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**Report to:** Planning Committee

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**Date of Meeting:** 28th November 2013

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**Subject:** Planning Application Ref 13/00206/FULL - Mixed Use development Comprising 39 Flats and 4 Commercial Ground Floor Units (Classes 1, 2 or 3) With Associated Parking, Footpaths, Open Space and Landscaping at Former Co-op, 11 Primrose Street, Alloa

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**Report by:** Keith Johnstone, Principal Planner

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## **1.0 Purpose**

- 1.1. This report comprises the Report of Handling on the above noted planning application and provides a recommendation to Members on the application.
- 1.2. The application is being reported to committee for determination as there is a Council interest in the development, as owner of part of the site.

## **2.0 Recommendations**

- 2.1. It is recommended that the application is APPROVED, subject to the following conditions:

1. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council as planning authority:

- (a) The proposed arrangements to manage the carparking and public realm areas within the site. The arrangements shall be designed to complement the Council's town centre parking strategy and will accommodate visitor/ shopper parking demand during daytime hours.

- (b) Details of the provision of affordable housing amounting to no less than 25% of the proposed number of flats within the site, unless otherwise agreed in writing by the Council, as planning authority.

- (c) The design, implementation and future maintenance of the measures to manage and treat surface water within the site,

(d) The design and location of cycle parking to serve both residents and visitors to the site. This shall include the arrangements to provide covered cycle parking for residents.

(e) The proposed measures to; safeguard any existing Town Centre CCTV infrastructure within or adjacent to the site during the construction process and; alter or extend the coverage of the existing Town Centre CCTV system to provide coverage of the proposed public realm areas created by the development a standard acceptable to the Council in consultation with Police Scotland.

(f) The design and location of the waste storage and collection arrangements for the development, including the relocation of the existing recycling facilities within the site.

Thereafter, the development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Council, as planning authority.

2. Before any works commence on site, details of all proposed works to the existing public roads and footways shall have been submitted to and approved in writing by the Council. Such details shall include:

a) The design and finishes of the junction between Primrose Place and the access road from Station Roundabout and the access to the public car park at King Street West.

b) The design and finishes to alter Primrose Place to a one way shared surface street including pedestrian links to the Speirs Centre and Primrose Street.

c) The design and finishes of the access to the service yard from the access road from Station Roundabout. This shall be designed, as far as practicably possible, to promote pedestrian priority and rationalise the number and design of the vehicular and pedestrian routes in the vicinity of the access.

d) A 2.0 metre wide footway along the frontage of the car parking and the access road from Station Roundabout.

e) A phasing plan detailing the period for commencement and completion of all of the above noted works.

Thereafter, the development shall be completed in accordance with such approved details to a standard adoptable by the Council, unless otherwise agreed in writing by the Council.

3. Before any works commence on site, a detailed specification of the layout and design of the proposed car parks, service yard, pedestrian routes, public open spaces and amenity space for residents within the site shall have been submitted to and approved in writing by the Council. Such details shall include:

(a) An autotrack assessment of the proposed access to and layout of the service yard to demonstrate that the largest vehicle likely to service the development could be safely manoeuvred having regard to road and pedestrian safety and parking provision.

(b) Details of the design and finish of all hard and soft surfaces, including roads, footways/paths, shared surfaces, parking bays, public open space, residential amenity space, lighting and street furniture. The public realm areas, including footpaths, footways, shared surfaces, pedestrian crossings and open space shall be designed in accordance with the principles set out in Designing Spaces, Designing Streets and PAN Nos 77 (Designing Safer Places) and 78 (Inclusive Design). The specification for pedestrian surfaces shall match the footways on Primrose Street, unless otherwise agreed in writing by the Council, as planning authority.

(c) Further to 3 (b) above, the design of the areas of open space shall include measures designed to create a sense of enclosure and shelter, including consideration of the provision of sections of walling between Primrose Street and the car park areas.

(d) Details of the arrangements for servicing of the approved commercial units. This shall include the provision of rear servicing of the units unless otherwise agreed in writing by the Council, as planning authority.

(e) The proposed arrangements for implementation, completion and future maintenance of these areas.

Thereafter, the development shall be completed in accordance with such approved details, unless otherwise agreed in writing by the Council.

4. Before any works commence on site, the following details shall have been submitted to and approved by the Council, as planning authority:

(a) Revised elevation drawings incorporating a revised palette of external materials and colours to reflect the predominant palette of masonry materials

and finishes on the neighbouring buildings on Primrose Street. The details on the Proposed Elevation drawings are not approved.

- (b) Samples of all external materials including on walls, shopfronts, windows and doors,
- (c) The security specification for all external ground floor entry doors,
- (d) Details of the results of a review of the design and means of enclosure of the northern end of the deck access located at the rear of the building which fronts Primrose Street.
- (e) Details of any means of enclosure within the site. This shall include details of any measures required to distinguish between public realm and private areas.
- (f) A specification for the design, implementation, establishment and future maintenance of the tree planting annotated on the approved Site Plan and any other areas of soft landscaping within the site.

Thereafter, the development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Council, as planning authority.

5. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council, as planning authority:

- (a) The proposed measures to minimise the risk of noise nuisance to residents within the site from any commercial uses within or adjoining the site or from the unloading or loading of goods vehicles associated with the development, based on an assessment of noise impact from these uses.
- (b) Details of the proposed measures to manage the risk of odour and noise nuisance from any ventilation equipment required in connection with the approved uses of the ground floor commercial uses. No external ventilation plant or equipment shall be installed without the prior approval of the Council, as planning authority.

Thereafter, the development shall be completed and operated in accordance with the approved details.

6. Further to Condition No 6 above, all mechanical plant and equipment, including equipment installed for heating, ventilation and air conditioning shall

be designed and operated in such a manner that the noise levels from the equipment shall not exceed Noise Rating Curve 25 when measured within the living apartments and bedrooms of any residential properties within the site.

7. Before any works commence on site, a construction and traffic management plan shall have been submitted to and approved in writing by the Council. It shall include:

- a) Details of construction traffic routes to/from the site, including signage.
- b) All road and pedestrian safety measures on the roads surrounding the site, including carriageway work, signage, traffic control measures and supervision.
- c) Internal site servicing and construction vehicle/site personnel parking.
- d) Details of a scheme to control dust emissions arising from construction activity on the site.
- e) Timescales for implementation before the start of any site works.

Thereafter, all construction works shall be carried out in accordance with such approved details.

8. Construction work and the associated use of vehicles, plant and machinery during this period, and the delivery of materials, shall only take place between the hours of 0800-1800 Monday to Friday, 0800-1300 on Saturday and at no time on Sunday, unless otherwise agreed in writing by the Council.

#### Reasons

1. To consider these details still to be submitted in the interests of the vitality and viability of Alloa Town Centre, the amenity of the area and the requirements of Clackmannanshire Local Plan Policies RES5 and INF4.
2. Insufficient details have been provided and in the interests of road and pedestrian safety and local environmental quality.
3. To consider these details yet to be submitted in the interests of road and pedestrian safety and local environmental quality.

4. In the interests of local environmental quality, visual amenity and community safety.

5. To consider these details yet to be submitted in order to safeguard the standard of residential amenity of the flatted accommodation hereby approved.

6. In the interests of residential amenity.

7. In the interests of road safety and residential amenity.

8. In the interests of residential amenity.

2.2. It is further recommended that the planning permission is issued on receipt on the unilateral undertaking described in Section 3.4 of this report.

2.3. Reasons for Decision

1. The proposed development would secure the redevelopment of an existing vacant brownfield site within Alloa town centre to provide a mix of commercial and residential uses which together would enhance the vitality and viability of the town centre and contribute to meeting the need for affordable housing in the area. Furthermore, subject to the conditions, the proposals would have a positive impact on the townscape qualities and sense of place of Alloa town centre through its design, layout and finishes thereby contributing to the regeneration of Alloa town centre.

2. Subject to the proposed conditions, the proposed access, parking and vehicular and pedestrian circulation provision would accord with the relevant Council standards and not result in an adverse impact on road safety or parking provision in the area.

3. The proposed development would accord with the Development Plan including the relevant policies relating to town centre development, brownfield land, design, residential amenity, and particular needs housing.

4. The proposed development, by reason of its proposed layout, design, materials and finishes, would have a positive impact on the setting of the Category A listed Speirs Centre adjacent to the site.

2.4. Plans Relating to the Decision

1. Location Plan

2. Existing Site Plan

3. Proposed Site Plan

4. Proposed Elevations 1

5. Proposed Elevations 2
6. Proposed Floor Plans

### **3.0 Background to the Proposals**

- 3.1. The application site comprises the vacant site of the former Co-op store and the existing car park area between the former store and Primrose Place. The northern part of the car park is owned by the Council and is managed as part of the town centre parking provision. The original buildings have recently been demolished and the site cleared. The site lies between the commercial properties on Drysdale Street to the south and the Category A listed Speirs Centre to the north. The north western boundary abuts Primrose Street while to the east the site abuts the public road from Station Roundabout and a private car park.
- 3.2. It is proposed to create a mixed use development, the main elements of which would include:
  - 4 commercial units at ground floor level which would create frontages to Primrose Street and the car park facing the Speirs Centre. The applicant has applied for more than one possible use of each of the units, namely Class 1 (Shops), Class 2 (Financial, Professional and Other Services) and Class 3 (Food and Drink), to maximise the marketability of the units should permission be granted. Consequently, the first use of each unit could be one of any of these uses.
  - 39 flats on three floors above comprising 1 or 2 bedroom units. There would be 2 stair/lift access points with deck access to individual flats located on the rear elevation.
  - Car parking areas for 75 cars which would be accessed from Primrose Place or the Station Roundabout access road.
  - Pedestrian links from the development to connect to the surrounding footpath network based on the predicted key desire lines.
  - Service vehicle access to the rear of the commercial units.
  - Two areas of public open space, one on Primrose Street and one at the Speirs Centre.
  - The provision of a roof garden above the flat roofed section of the commercial unit for residents.
- 3.3. The proposed building design would be 4 storeys in height. The finishing materials would be a mix of facing brick, masonry and render although the exact specification, including the palette of materials and colours, have still to be agreed.
- 3.4. The applicant has also offered to provide a unilateral obligation under Section 75 of the Act to help facilitate the future improvement of the existing lane to Drysdale Street. The scope of the obligation has still to be finalised at the time of writing the Report and Members will be updated at the Committee meeting.

However, it is likely to include the agreement to allow and facilitate access via the service yard as an alternative access to the private car parking spaces to enable a revised design of the private car park which would widen the existing pedestrian route. The delivery of a scheme could not reasonably be made a requirement of the current development and would rely on the agreement of the interested parties and the availability of adequate fundings. However, the current application presents the opportunity to examine and safeguard the potential for this work.

#### **4.0 Consultations**

- 4.1. Roads and Transportation have no objection in principle to the proposals. They have advised that; the proposed number and layout of the parking spaces and accesses are acceptable and would meet the relevant Council standards; the proposed parking management arrangements should be agreed with the developer; the proposed servicing arrangements would be satisfactory; further details of some of the junction designs and road layout would be required; and the public realm should be designed to match the standard provided on Primrose Street. *Comment: the proposed number of spaces is considered acceptable having regard to the mixed use character of the development and the levels of demand for town centre parking in this locality. The applicant has stated that they have no objection to the parking being managed as town centre parking. This could be regulated by a planning condition. The Council owns part of the car park area and could also exercise control over the future management of this area as landowner. The other issues could be regulated using suitably worded conditions. It is considered that the quality of the design and finishes of the areas of public realm are important in terms of the contribution of the development to the regeneration of the town centre and the bench mark should be the standard achieved by the recent environmental improvement works to the town centre footpath network and on Primrose Street.*
- 4.2. Environmental Health has not objected to the application. They recommend the provision of adequate waste storage facilities; the submission of a noise impact assessment; and the measures minimise nuisance during the construction period. *Comment: this could be regulated using suitably worded conditions. The principle of a mixed use development is considered to be acceptable within a town centre environment where the standards of residential amenity take account of the higher levels of activity and disturbance that can occur compared with a residential area.*
- 4.3. Housing Services advise that the Council's Housing Need and Demand Assessment has identified a need for affordable housing in Clackmannanshire. There is a particular shortage of smaller properties and the site could help meet this need. The affordable housing policy states that 25% of housing on sites of 20 or more should be affordable. They have identified this site as having potential to contribute to the Council's Strategic Housing Investment Plan. *Comment: The proposed development could contribute to this identified need. A condition would be attached to agree the provision of affordable housing.*

- 4.4. SEPA has no objection. Surface water drainage should be treated using SUDS. *Comment: The measures to design, implement and maintain surface water drainage provision could be regulated using a planning condition.*
- 4.5. Scottish Water has no objection. A public water supply could be provided and there is capacity at Alloa WWTW. The developer should submit a Development Impact Assessment. *Comment: The applicant has been made aware of the need to submit the Assessment to Scottish Water.*
- 4.6. Police Scotland has no objection to the proposed development. They recommend that any external access doors be designed to provide secure access. The development should not damage any existing Town Centre CCTV infrastructure and consideration should be given to ensure that any public realm areas are covered by the Town Centre system. *Comment - This could be regulated by planning condition.*
- 4.7. Alloa Traders Association, Clackmannanshire Business and Alloa BID were consulted but have not submitted comments on the application.
- 4.8. Historic Scotland have no adverse comments on the application. *Comment: Their advice was sought in relation to the relationship of the development to the setting of the Category A listed Speirs Centre.*
- 4.9. Alloa Community Council has not submitted any comments on the application.

## **5.0 Representations**

- 5.1 A total of 49 neighbouring properties were notified of the application and a notice placed in the Alloa Advertiser for neighbour notification reasons. In response, 4 objections were received although one has since been withdrawn following further information from the applicant about the issue raised. The remaining objections were received from:
- a. Susan Cowie, 34 Primrose Street, Alloa
  - b. A A Scott, East Lodge, Gean House, Tullibody Road, Alloa
  - c. H Morrison, 19 Stripehead, Alloa
- 5.2 The concerns raised by the above parties related to:
- a. The apparent reduction in the town centre parking that would occur as a result of the development. This would be to the detriment of other town centre businesses. *Comment: The proposed development would provide more spaces than presently exist and the concern appears to be related to a misreading of the proposed Layout Plan. The development would have a positive impact on the vitality of the town centre as a result of parking provision. The development would deliver a higher standard of parking and public realm for visitors to the town centre than currently exists.*
  - b. The potential closure of Primrose Place and the unsuitability of the alternative route using the lane between the TSB bank and dental practice. *Comment: Primrose Place would remain as part of the proposed development while the layout would provide more direct and better quality*

*pedestrian link through the site. It is temporarily closed to accommodate the refurbishment of the Speirs Centre and alternative routes are available.*

## **6.0 Development Plan Position**

6.1 The application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The site is located within the boundary of Alloa town centre as defined by the adopted Clackmannanshire Local Plan. The key Development Plan policies are contained in the Local Plan and are discussed below:

a. Policy EN6 (Listed Building) - states that new development should preserve the setting of any listed buildings. *Comment: Historic Scotland has no objections. The proposal accords with this policy.*

b. Policy EN11 (Enhancing Environmental Quality) - requires new development to positively contribute to its surroundings through its design, layout, landscaping and materials. *Comment: Following discussions with the Service both at the pre-application and application stage, we are satisfied that the proposed design and layout will make a positive contribution to the character of the area. The proposals would comprise a contemporary design and include improved public parking, pedestrian links and public open space. The proposal accords with this policy.*

c. Policy EN15 (Planning and Environmental Protection) - requires developers to demonstrate that any environmental protection relating to the development has been satisfactorily considered. *Comment: The issues highlighted by Environmental Health could be satisfactorily regulated using planning conditions. This would provide a degree of flexibility at this stage while ensuring an acceptable standard of residential amenity would be achieved commensurate with a town centre location. The policy is complied with.*

d. Policy JOB3 (Small Business) - provides support for new opportunities for small business within settlements on suitable brownfield sites. Where the previous use of a site was business, its retention for business use will be favoured. *Comment: The proposed mixed use development accords with this policy.*

e. Policy JOB4 (Bad Neighbour Locational Criteria) directs uses such as food and drink (Class 3) to town centre locations where it can be shown that the use would not have a detrimental impact on the occupiers of adjacent properties by reason of noise, activity or odour. *Comment: The applicant has applied for a range of uses (Class 1, 2 or 3) for the ground floor units to widen the scope for finding occupiers for the development. The principle of Class 3 use within the site would be acceptable. Subject to the proposed conditions, the development would accord with this policy.*

f. Policy JOB6 (New Shopping Facilities) - directs new retail development to town centre locations. *Comment: The policy is complied with. The proposed commercial uses would enhance the vitality and viability of Alloa town centre.*

g. Policy JOB7 (Commercial Uses in Town Centres) - provides an presumption in favour of allowing a variety of commercial uses in town centres to help maximise and diversify the mix of uses in core commercial areas. It also states that residential development at ground floor level will be discouraged and will not be permitted in the core area of Alloa town centre. Comment: *The proposals would comply with this policy.*

h. Policy JOB8 (Shop Front Design, Advertising and Security) - states that shop fronts and advertising should complement the building and area and set out criteria against which proposals for external security measures such as shutters will be assessed. Comment: *The proposed design and advertising space for the commercial premises would accord with the policy. The applicant does not propose the installation of external shutters. The proposed conditions would require the developer to ensure any public realm areas within the site are integrated within the town centre CCTV system to ensure coverage. Any existing cabling or infrastructure within the site would have to be retained or diverted at the developer's expense. Subject to the proposed conditions, the policy is complied with.*

i. Policy RES2 (Brownfield Development) - gives priority to residential development which would re-use vacant or underused buildings or land within settlements. Comment - *The proposed mix use development would be supported by this policy.*

j. Policy RES5 (Affordable and Particular Needs Housing) - seeks to encourage the provision of affordable and particular needs housing where a local need is established and seeks the provision of such housing where the development would involve 30 or more units. A target figure of 25% of affordable units is identified by the policy. Comment: *Having regard to the advice from Housing Services and the relevant policy guidance, it is considered that a target of 25% of affordable housing should be provided within the development. This could be regulated using a planning condition. This would accord with the policy.*

k. Policies RES7 (The Layout and Form of Development) and RES11 (Development Principles for Large Housing Developments) - set out criteria in relation to the layout and form of development. Comment: *It is concluded that the proposal would satisfy the relevant criteria in terms of the design principles and design quality demanded by these policies. The proposal satisfies these policies.*

l. Policy RES8 (Amenity Standards) - sets out amenity standards for new residential development, including in relation to amenity space for flats, bin storage and overlooking windows. Comment: *The proposals would satisfy the relevant standards related to flatted development.*

m. Policy RES9 (Open Space Principles) - supports the provision of appropriate recreational and amenity open space to serve occupiers of new housing areas. Comment: *It is concluded that the policy requirements would not be appropriate in a town centre location. However, the proposed areas of public open space and amenity space within the development would provide amenity and recreational opportunities for residents.*

n. Policy INF2 (Integration of Transport and Development Proposals) - supports new development which can be easily accessed by public transport, foot and cycle as well as the car. *Comment: The site location and proposed layout would satisfy this requirement. Cycle parking would also be provided for residents and visitors.*

o. Policy INF4 (Development Standards) - states that new development should meet the Council's Development Roads Guidelines and Specification. *Comment: Roads and Transportation have raised no objection to the development and are satisfied that the proposals would meet the relevant standards in terms of access and parking. Some detailed design issues still have to be addressed but these could be effectively regulated using planning conditions.*

p. Policy INF5 (Access for the Less Mobile) - requires that new buildings open to the public shall incorporate barrier free access for all users. *Comment: The development has been designed to provide level access to the commercial units through the site. The carparking includes accessible parking provision. The development would improve the existing standard of access and environmental quality of the area. The policy is complied with.*

q. Policy INF13 (Public Art) - states that public art will be encouraged as an element of major private sector development. *Comment: The application does not include provision of public art. However, it would create new areas of public open space and deliver a high quality public realm to further enhance the town centre. It is considered that these elements, if delivered, would compensate for public art in this instance. The proposal would not accord with this policy.*

6.3 In conclusion, the development would positively respond to nearly all of the relevant policies and therefore would accord with the Development Plan.

## **7.0 Other Material Considerations**

7.1 The following other material considerations have been taken into consideration:

a. The representations from third parties. *Comment: These are discussed at Section 5.0 above. They do not provide grounds to withhold permission.*

b. The responses from consultees. *Comment: Subject to the proposed conditions, the advice from consultees can be met as discussed in Section 4.0 above.*

c. Ensuring integration of the development with key routes in town centre. *Comment: The layout has been revised to include pedestrian routes which follow the main pedestrian desire lines within and to and from the site. The layout has also been designed to complement the access routes to the Speirs Centre and any future scheme to upgrade the pedestrian lane to Drysdale Street next to the TSB bank. The applicant has offered an obligation to facilitate an alternative access to the private car park via the service access if a scheme can be agreed with interested parties and funding is available. This would allow discussions to continue with the developer and the owner of the*

car park to identify a design which could enhance this existing link when funds become available.

d. The proposal would develop an existing vacant brownfield site within the town centre. *Comment: The mixed use development would have a positive impact on the existing character of the area and the vitality and viability of the town centre. However, the standard of layout, design, materials and finishes are important factors in maximising the beneficial impact on the town centre.*

e. Relevant guidance on town centre development contained in national policy guidance including; Scottish Planning Policy, Designing Places, Designing Streets, PAN 78 - Inclusive Design, PAN 77 - Designing Safer Places and PAN 59 - Improving Town Centres and the Government's National Town Centre review. *Comment: The proposal is considered to accord with the guidance.*

f. The requirements set out in the Schedule of Sites in the Proposed Clackmannanshire Local Development Plan which identifies the site for a mixed use development.

7.2 In summary, there are no material considerations which would outweigh the development plan support for the development and justify withholding permission.

## 8.0 Sustainability Implications

8.1 The development would redevelop a vacant brownfield site to create commercial floorspace and 39 flats, which would be sustainably designed and include affordable housing.

## 9.0 Resource Implications

### 9.1 Financial Details

9.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

9.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes

## 10.0 Exempt Reports

10.1 Is this report exempt? Yes  (please detail the reasons for exemption below) No

## 11.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box )

- |  |                                     |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses         | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive                          | <input checked="" type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/>            |
| Our communities are safer  | <input checked="" type="checkbox"/> |
| Vulnerable people and families are supported                             | <input type="checkbox"/>            |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/>            |
| Health is improving and health inequalities are reducing                 | <input type="checkbox"/>            |
| The environment is protected and enhanced for all                        | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence        | <input type="checkbox"/>            |

(2) **Council Policies** (Please detail)

Clackmannanshire Local Plan

**12.0 Equalities Impact**

- 12.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?  
Yes  No

**13.0 Legality**

- 13.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

**14.0 Appendices**

- 14.1 Please list any appendices attached to this report. If there are no appendices, please state "none".  
None

**15.0 Background Papers**

- 15.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)  
Yes  (please list the documents below) No


- Adopted Clackmannanshire Local Plan
- Scottish Planning Policy, Designing Places, Designing Streets, PAN 59, PAN 77, PAN 78

- Clackmannanshire Council Strategic Housing Investment Plan
- The Proposed Clackmannanshire Local Development Plan

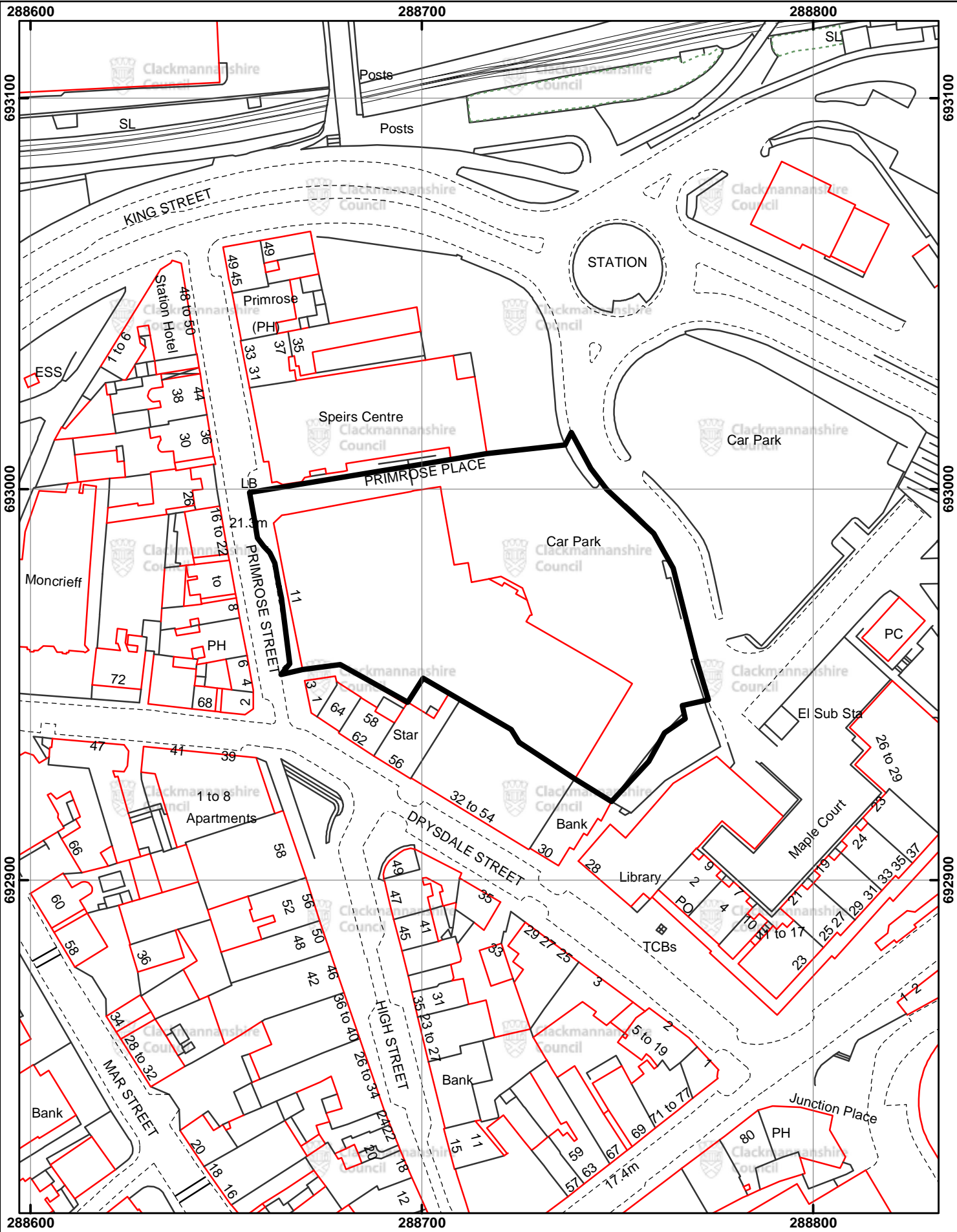
**Author(s)**

<b>NAME</b>	<b>DESIGNATION</b>	<b>TEL NO / EXTENSION</b>
Keith Johnstone	Principal Planner	2614

**Approved by**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
Julie Hamilton	Development Services Manager	





N  
  
 Date:  
 20-Nov-2013

**13/00206/FULL - 11 Primrose Street, Alloa**  
**Mixed Use Development Comprising 39 No. Flats And 4 No. Non-Residential Units With Associated Parking, Footpaths, Open Space And Landscaping**  
**Ward: Clackmannanshire South**  
**OS Grid Ref: NS 88 92 NE**  
 0 10 20 30 40  
  
 Meters  
 Scale: 1:1,250

**Clackmannanshire Council**  
[www.clacksweb.org.uk](http://www.clacksweb.org.uk)  
 Services to Communities  
 Kinraigs  
 Greenside Street  
 Alloa  
 FK10 1EB  
 Tel: 01259 450 000 Fax: 01259 727 452  
[development\\_services@clacks.gov.uk](mailto:development_services@clacks.gov.uk)

