



## DECISION NOTICE GRANT PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997, as amended

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West Lothian Council, in exercise of its powers under the Town & Country Planning (Scotland) Act 1997 (as amended), **grants planning permission for the development described below**, and in the planning application and docketted plan(s). This decision must be read in conjunction with any conditions set out on the following pages, the accompanying advisory notes, and any guidance from the Coal Authority on ground stability

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<b>APPLICATION REFERENCE</b>	<b>0413/FUL/18</b>
<b>PROPOSAL</b>	Erection of 7 houses
<b>LOCATION</b>	Land At Breichwater Place, Fauldhouse, West Lothian, , (GRID REF: 294233, 660796)
<b>APPLICANT</b>	RCK Developments Ltd, Flexspace, 30 Belgrave Street, Fauldhouse, West Lothian, EH47 9LU

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The above **local application was determined by an officer appointed by the council in accordance with its scheme of delegation**. Please see the advisory notes for further information, including how to request a review of any conditions.

Docquetted plans relative to this decision are identified in Annex 1, Schedule of Plans.

**Dated:**  
**13.07.2020**

**Craig McCorrison**  
**Head of Planning, Economic Development and Regeneration**

**West Lothian Council**  
**West Lothian Civic Centre**  
**Howden South Road**  
**Livingston**  
**EH54 6FF**

**Signature:**

A handwritten signature in black ink, appearing to read "Craig McCorrison", written over a horizontal line.

**The reason(s) why the council made this decision is (are) as follows:**

The proposed development is acceptable in its current form as it satisfactorily meets the relevant policy and guidance for, small scale infill residential development.

The proposal accords with the terms of the development plan, in particular, the West Lothian Local Development Plan policies, HOU 1 and Supplementary Guidance (Residential Development Guide)

There are no material considerations to indicate that the application should not be granted.

**This permission is granted subject to the following conditions:-**

- 1 The approved Remediation Statement (Plots 1 to 7, Breichwater Place, Fauldhouse, Remediation Statement, Ref: 1311- 226, Revision: 1, Terrenus Land & Water Ltd, 26/09/18) must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the agreed remediation. The planning authority must be given two weeks written notification of the commencement of the remediation works. Following completion of the measures identified in the approved Remediation Statement, a Verification Report that demonstrates the effectiveness of the remediation carried out must be prepared.

The Verification Report must be submitted to and approved in writing by the planning authority prior to commencement of the new use of the land.

Reason: To ensure that approved remediation works have been implemented.

- 2 The development shall not begin until details of the materials to be used as external finishes on all buildings, parking areas, driveways and other hardstanding areas have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 3 The development shall not begin until details of the position and design of all boundary enclosures (gates/fences/walls/railings etc) have been submitted to and approved in writing by the planning authority. Thereafter the details as approved shall be implemented prior to the development being occupied.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 4 Surface water from the development shall be treated and attenuated by a sustainable drainage system (SUDS) in accordance with the Water Assessment & Drainage Assessment Guide (published by SUDS Working Party) and The SUDS Manual C753 (published by CIRIA). The development shall not begin until a drainage assessment (also to include proposals for disposal of waste water) has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To minimise the cumulative effects of surface water and diffuse pollution on the water environment.

- 5 The development shall not begin until details of proposed ground and floor levels have been submitted to and approved in writing by the planning authority. Thereafter the development shall be

implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 6 The houses shall not be constructed until the roads and footpaths serving the site have been constructed to the adoptable standard of the council as roads authority.

Reason: To ensure that the development is accessible and has the appropriate provision of roadway.

- 7 The following restrictions shall apply during the construction of the dwellinghouses, unless otherwise agreed in writing :-

Construction Traffic

Construction vehicles shall not arrive or leave the site except between the hours of 0800 and 1800 Monday to Friday and 0900 and 1300 on Saturdays. No heavy goods vehicles shall arrive or leave the site on Sundays.

Hours of Operation

Construction works which cause noise that is audible in any noise sensitive premises beyond the boundary of the site shall take place between the hours of 0800 and 1800 Monday ' Friday and 0900 and 1300 on Saturdays only. No work that is audible in any noise sensitive premises beyond the site boundary shall occur on a Sunday.

Wheel Cleaning

All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on the adjacent public highway. Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

Site Compound

The location and dimensions of any site compound shall be agreed in writing with the planning authority prior to works commencing. All material not required for the construction of any building shall be immediately stored within this compound within sealed skips prior to its removal from site.

Soil Dumps

The location and height of soil dumps shall be agreed in writing with the planning authority prior to works commencing.

Reason: In the interests of visual and environmental amenity and in order to protect the residential amenity of neighbours.

**Advisory Notes to Developer**

Please read the following notes carefully as they contain additional information which is of relevance to your development.

**Statutory time period for the commencement of development**

This planning permission lapses on the expiration of a period of 3 years (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiration.

## **Notification of the start of development**

It is a legal requirement that the person carrying out this development must notify the planning authority prior to work starting on site. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. Failure to provide the above information may lead to enforcement action being taken.

A form which can be used for this purpose can be found using the following link:

<https://www.westlothian.gov.uk/article/33097/Initiation-of-Development>

## **Notification of completion of development**

The person who completes this development must, as soon as practicable after doing so, give notice of completion to the planning authority. A form which can be used for this purpose can be found using the following link:

<https://www.westlothian.gov.uk/article/33098/Completion-of-development>

## **Vehicle Access**

A vehicle access permit will be required for the driveway access across the footway. Lowered kerbs will be required to be installed along with resurfacing the footway. Please apply at <https://www.westlothian.gov.uk/article/2127/apply-for-a-permit>. A plan showing details of the proposed works will be required to be submitted with the application.

## **Contaminated land procedures**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease and the issue shall be reported in writing to the planning authority immediately. The developer is required to follow the councils Supplementary Planning Guidance Development of land potentially affected by contamination. This document provides developers and their consultants with information on dealing with the planning process in West Lothian when development is proposed on land which is suspected of being affected by contamination. This document and further guidance is provided via the Councils web pages at <https://www.westlothian.gov.uk/article/34731/Contaminated-Land>

## **Liaison with the Coal Authority**

As the proposed development is within an area which could be subject to hazards from current or past coal mining activity, the applicant is advised to liaise with the Coal Authority before work begins on site, to ensure that the ground is suitable for development.

Any activities which affect any coal seams, mine workings or coal mine entries (shafts) require the written permission of the Coal Authority. Failure to obtain such permission constitutes trespass, with the potential for court action. The Coal Authority is concerned, in the interest of public safety, to ensure that any risks associated with existing or proposed coal mine workings are identified and mitigated.

To contact the Coal Authority to obtain specific information on past, current and proposed coal mining activity you should contact the Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

### **Advisory note to developer - General**

Please note that it is the developer's responsibility to ensure that all relevant consents and certificates are in place prior to starting work on site and that it is the developer's responsibility to speak with service authorities to ensure safe connection is possible to allow the development to proceed.

### **How to challenge the council's Decision**

If your application was determined under delegated powers and you disagree with the council's decision on your application, or one or more of the conditions attached to the decision, you can apply for a review by the council's Local Review Body. If the application was heard at a committee, related to an advertisement consent or a listed building application, then you can seek an appeal of that decision to the Government's Directorate for Planning and Environmental Appeals. You can find information on these processes and how to apply for a review, or to appeal, here:

<https://www.westlothian.gov.uk/article/33128/Decisions-Reviews-and-Appeals>

### **Annex 1, Schedule of Plans - 0413/FUL/18**

Docquetted Number	Drawing Description	Drawing Number
1	Location and Site Plan	16-124-GA 900-F
2	Site Levels	16-124-GA 901
3	Site Plan	16-124-GA 902-C
4	Floor Plans & Elevations	16-124-GA 903
5	Proposed Elevations	16-124-GA 303
6	Floor Plan (proposed)	16-124-GA 301

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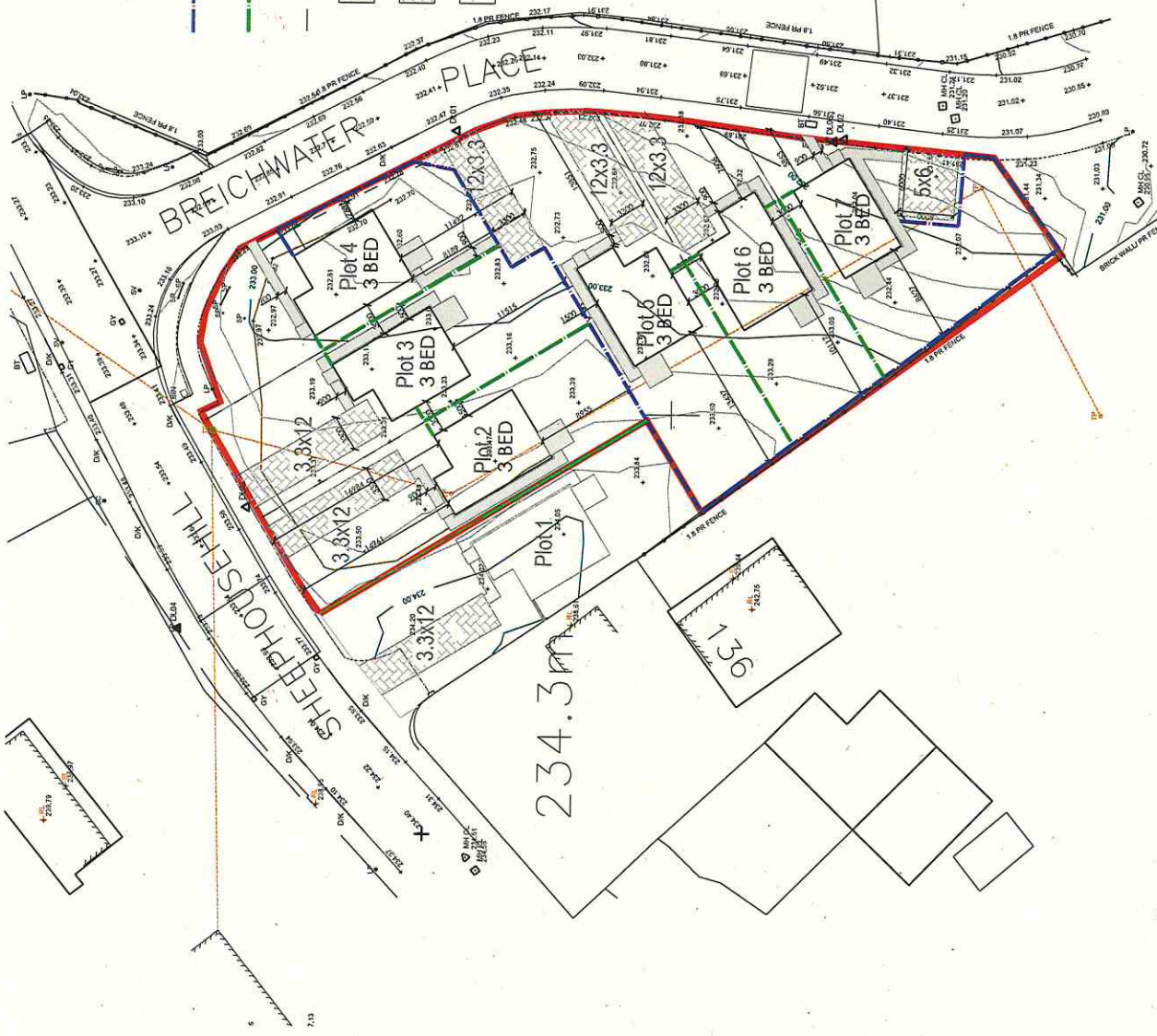
- 1.8m high timber open boarded fence (by developer)
- 1.8m high timber open boarded fence (by property owner). Contractor will provide a small feu line marker ONLY
- feu line marker (no fence)

0.9m wide conc pavior footpath with 2.4x2.4m conc pavior patric  
1.2 x 1.2m level plat at front door

grey monobloc

turfed by developer. All other areas to be finished by purchaser

Plot No.	Area	Orientation	No. of Panels - 9.25x5.0x1.0m
1	1.8m	S.E.	8
2	1.8m	S.E.	8
3	1.8m	S.E.	8
4	1.8m	S.E.	8
5	1.8m	S.W.	8
6	1.8m	S.W.	8
7	1.8m	S.W.	8



Plot 7  
Plot Developments  
for RCK Developments Ltd  
at Breichwater Road, Fauldhouse  
West Lothian  
Phase 6

Prepared by:  
Checked by:  
Reviewed by:  
Date:

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/07/2018	BLACKARCH
2	ISSUED FOR PERMIT	11/07/2018	BLACKARCH

16-124-GA 902-F  
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site plan 1:200 @ A1 (as proposed)



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www.blackarchitects.co.uk

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block plan 1:500 @ A1 (as proposed)



block plan 1:500 @ A1 (as existing)



location plan 1:1250 @ A1 (as existing)

PROJECT: Residential Development for Block Architects Ltd at Breichwater Road, Fauldhouse, West Lothian  
 DRAWING: Planning Application  
 DATE: 13.07.2020  
 SCALE: 1:500  
 SHEET: 1 OF 1  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



Head Office: Unit 28, Riverside, Balgownie Street, Edinburgh, EH4 6DP. Tel: 01699 652550. Email: admin@blockarchitects.co.uk

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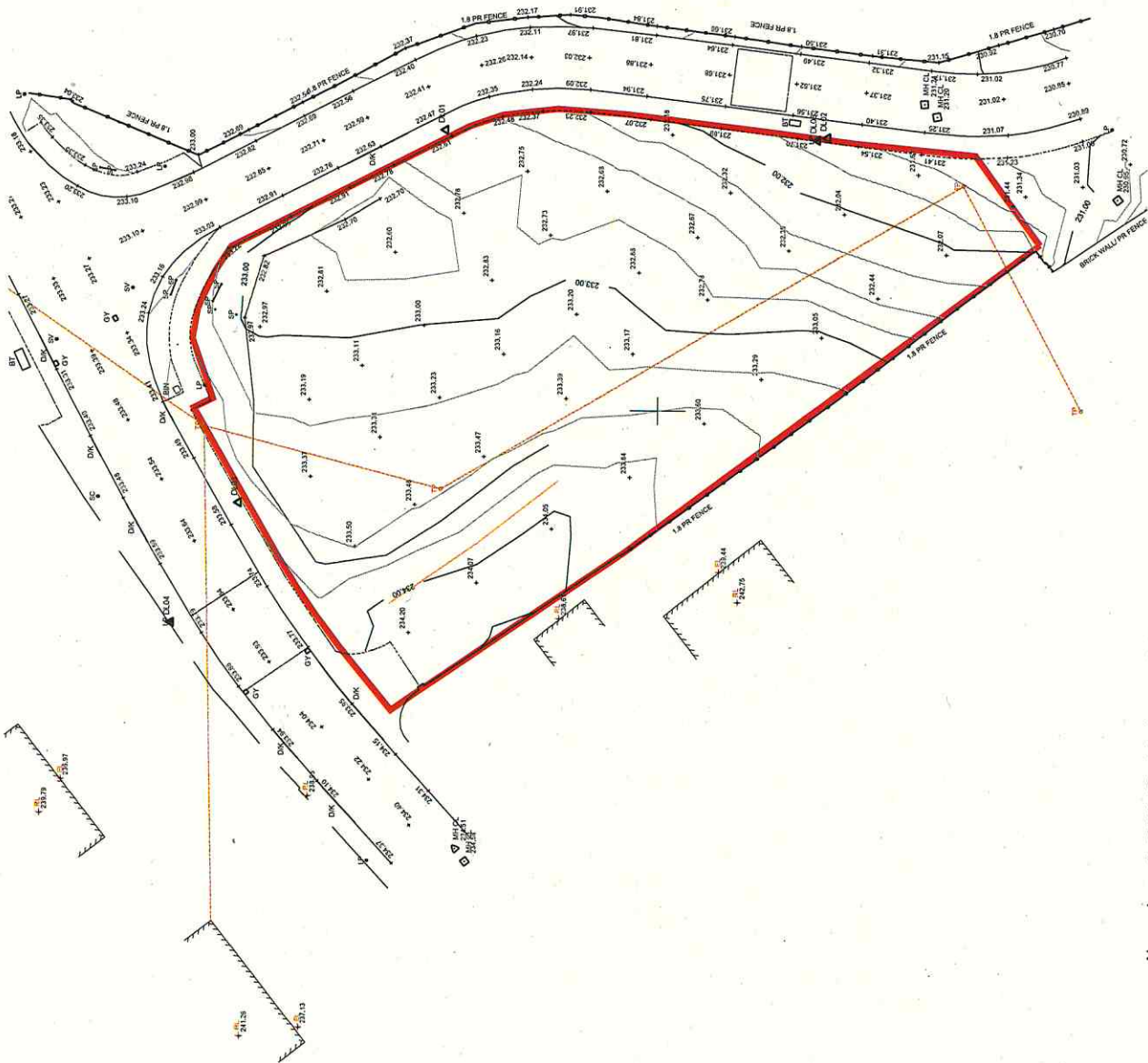
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Prepared for:  
**RCK Developments Ltd**  
 of Bitchwater Road, Fouldhouse  
 West Lopham  
 Phase 6

Project location:  
 Project No:  
 Reference:  
 Date:

DATE	DESCRIPTION	BY	CHKD
15.05.2020	ISSUED FOR PERMIT	...	...
13.04.2020	...	...	...

**16-124-GA 901**  
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site plan 1:200 @ A1 (as existing)



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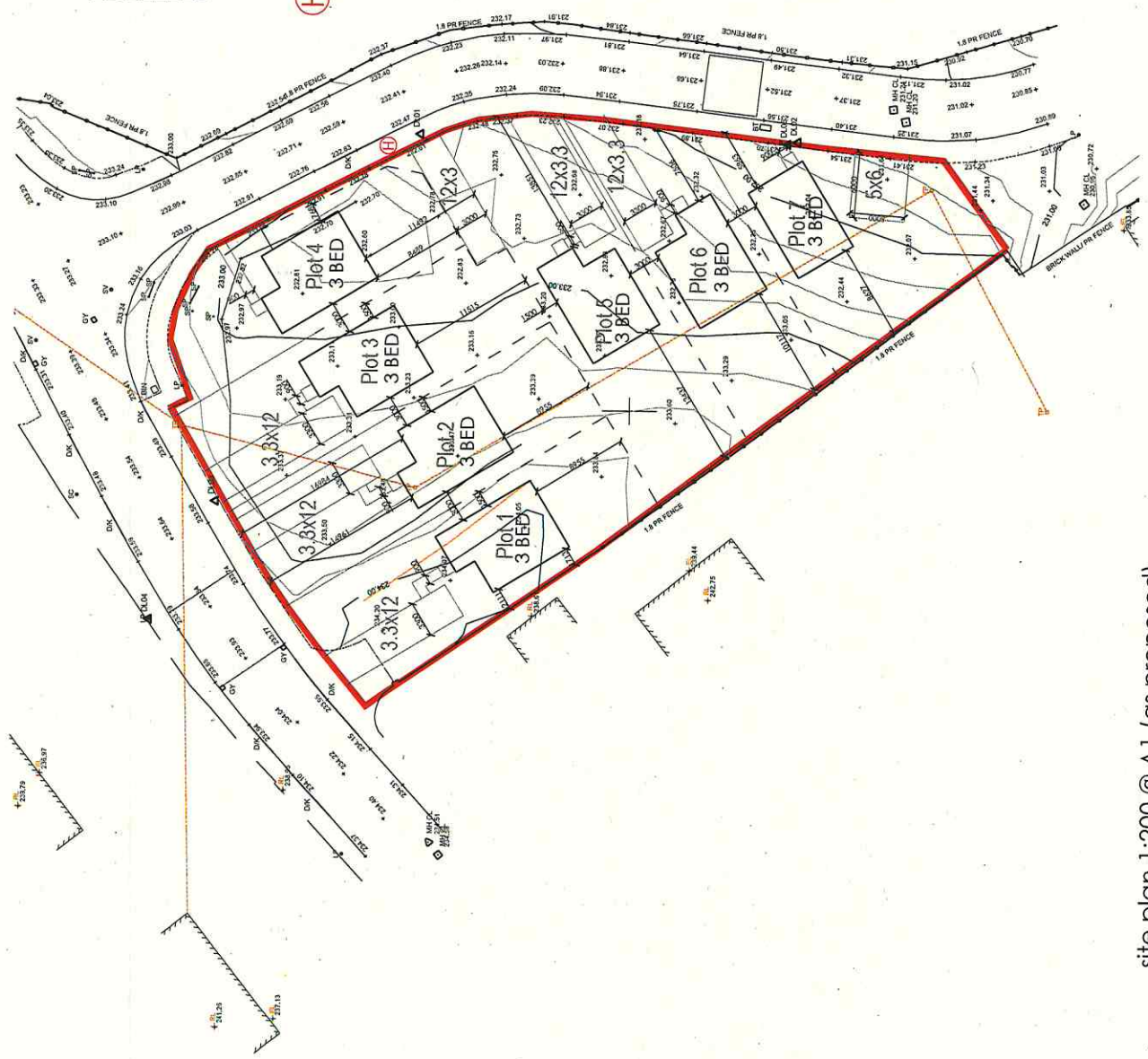
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FPO No.	K/W	Orientation	No of Panels - 0.255kw/panel
1	2	S.E	8
2	2	S.E	8
3	2	S.E	8
4	2	S.E	8
5	2	S.W	8
6	2	S.W	8
7	2	S.W	8

**H** A domestic building should be erected no more than 100m from a fire hydrant.  
 Where a new fire hydrant is required, it should be connected to a water service pipe capable of delivering water at a flow rate of 1500 litres per minute, provided by a water supply with a minimum water authority or a water supply provided under the fire (Scotland) Act 2005, as amended.  
 A fire hydrant should be clearly indicated by a plate, affixed nearby in a conspicuous position, in accordance with BS 3251:1974



Prepared by: Block Architects Ltd  
 for: RCK Developments Ltd  
 at: Birchwater Road, Fauldhouse  
 West Lothian  
 Date: 13/07/2020  
 Drawing No: 16-124-GA 902-C  
 Phase 6

Project No: 16-124-GA 902-C  
 Date: 13/07/2020  
 Drawing No: 16-124-GA 902-C  
 Phase: 6

Client: RCK Developments Ltd  
 Project No: 16-124-GA 902-C  
 Date: 13/07/2020  
 Drawing No: 16-124-GA 902-C  
 Phase: 6

16-124-GA 902-C  
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 Please refer to the appropriate planning and building regulations.



site plan 1:200 @ A1 (as proposed)

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THE DRAWINGS TO BE USED TO CONSTRUCT THIS HOUSE SHALL BE THE DRAWINGS WHICH ARE THE MOST RECENT AND WHICH MAY BE IDENTIFIED BY THE ARCHITECT'S SIGNATURE AND DATE.

DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECT'S DRAWINGS UNLESS OTHERWISE SPECIFIED.

THE ARCHITECT'S DRAWINGS SHALL BE USED TO CONSTRUCT THIS HOUSE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL OTHER RELEVANT LEGISLATION.

**GRANTED**

DATE: 13 JUL 2020

West Lothian Council

PROJECT: The Developments for the construction of Blockwork Road, Falkirk West Lothian Phase 6

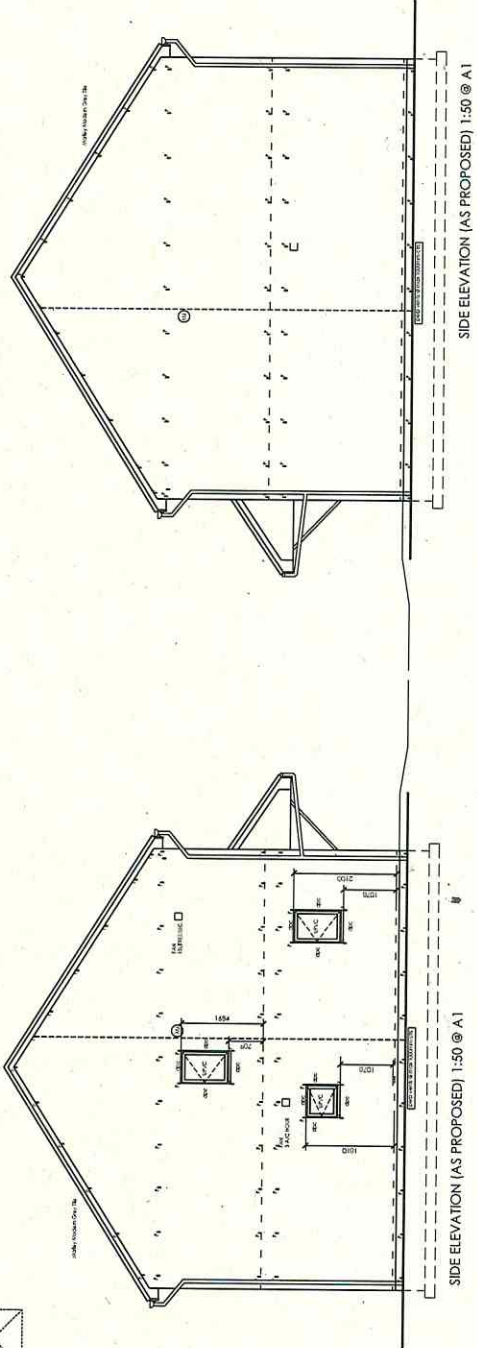
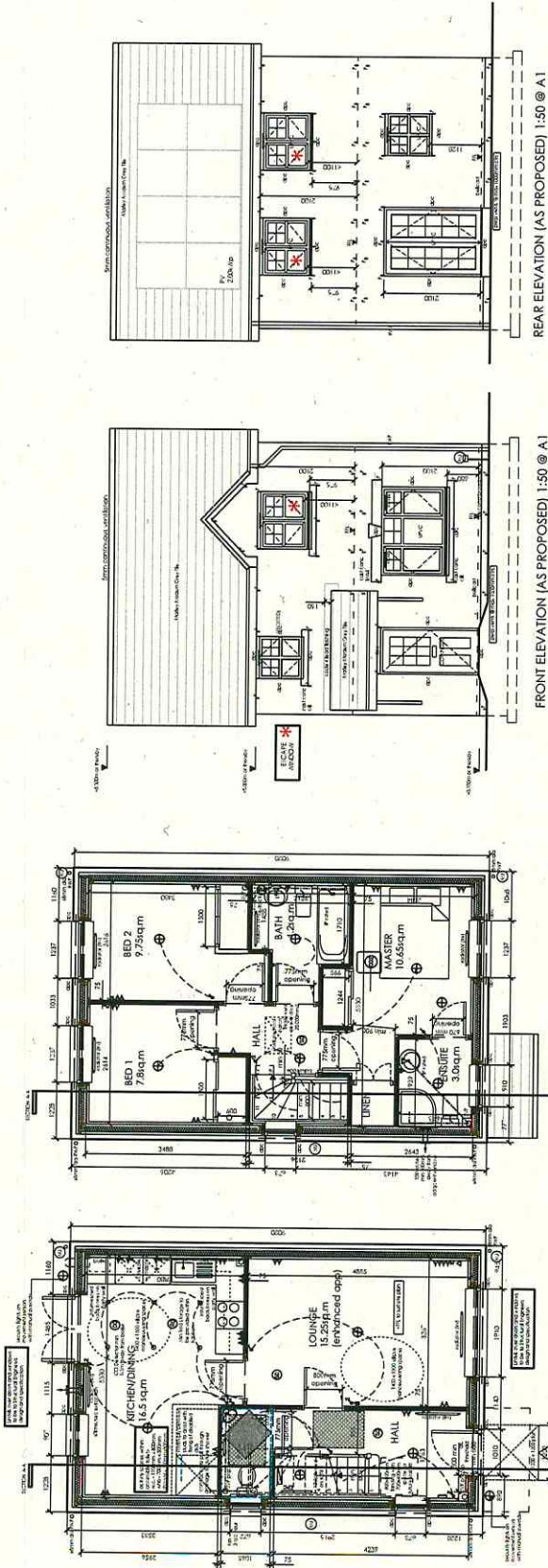
PROPOSED: HOUSE

DATE: 13 JUL 2020

16-124-GA 903

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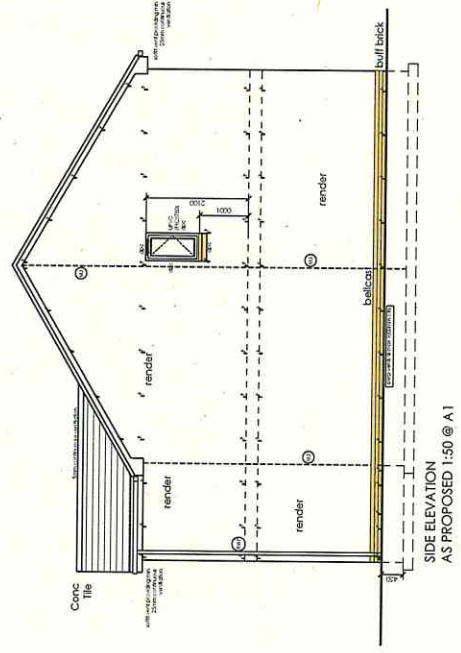
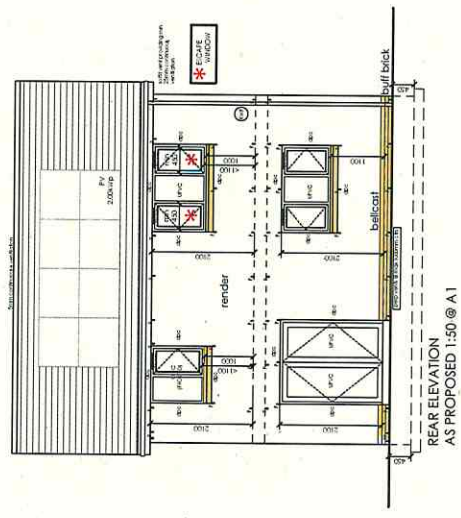
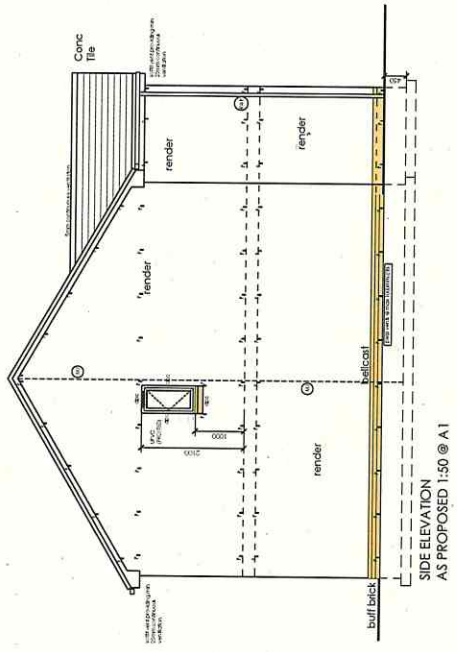
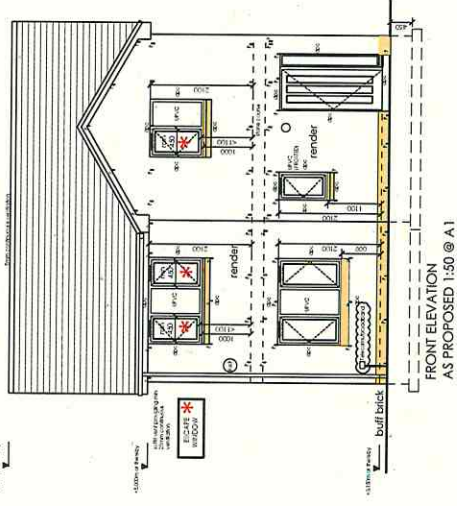
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Project: Plot Developments  
RCK Development Ltd  
at Bleichwater Road, Fauldhouse  
West Lothian  
3 bed detached  
elevations  
DRAWN BY: JACOB  
CHECKED BY: JACOB  
PROJECT NO: 16-124-GA-303  
DATE: 04/15/2020

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	04/15/2020	JACOB
2	ISSUED FOR PERMIT	13 JUL 2020	JACOB

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IN ACCORDANCE WITH THE BUILDING REGULATIONS, THE ARCHITECT HAS PREPARED THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF THE WORK.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATION AND CONTRACT DOCUMENTS.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATION AND CONTRACT DOCUMENTS.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATION AND CONTRACT DOCUMENTS.

**GRANTED**

01/12/2020  
12.12.2020  
12.12.2020

16-124-GA-301

16-124-GA-301

PROJECT: Developments at Birkdale Road, Faldhouse West Lothian

CLIENT: BIRD DETACHED

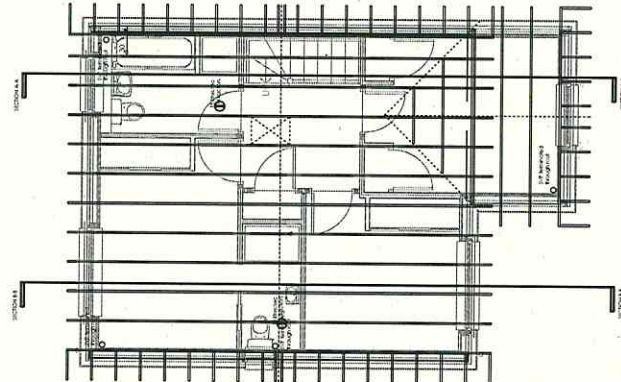
ARCHITECT: BLOCK ARCHITECTS

DATE: 12/12/2020

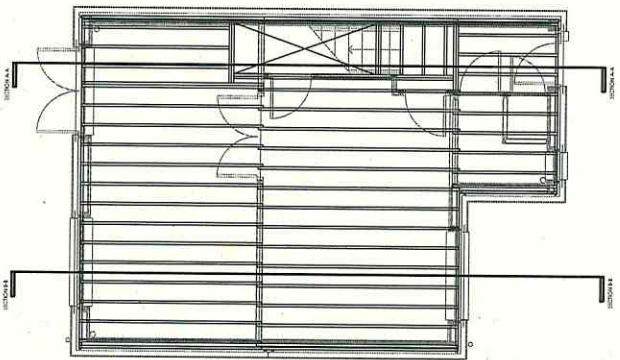
SCALE: 1:50 @ A1

16-124-GA-301

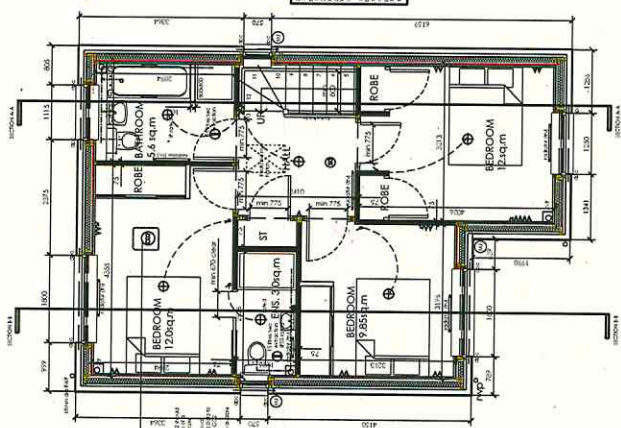
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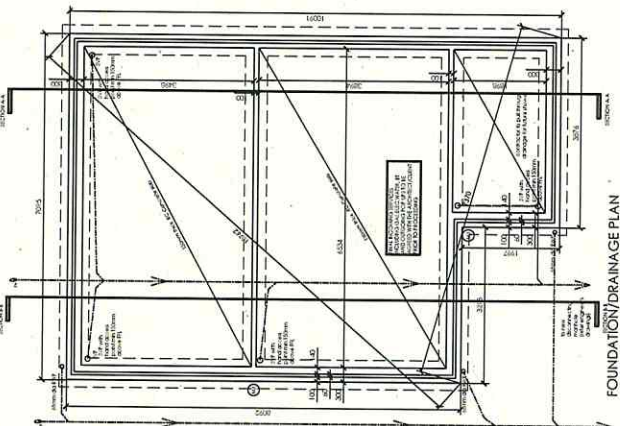
TRUSS PLAN (AS PROPOSED) 1:50 @ A1



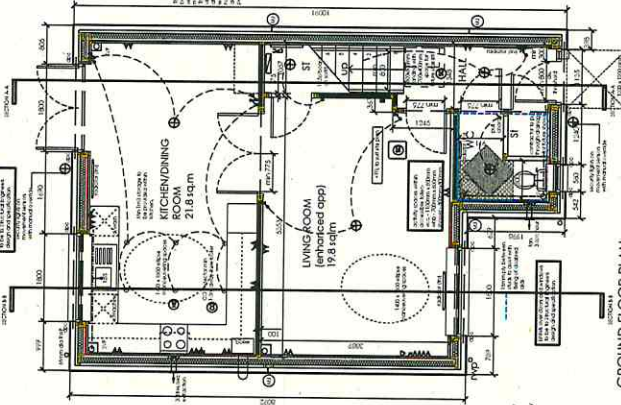
MID FLOOR JOIST PLAN (AS PROPOSED) 1:50 @ A1



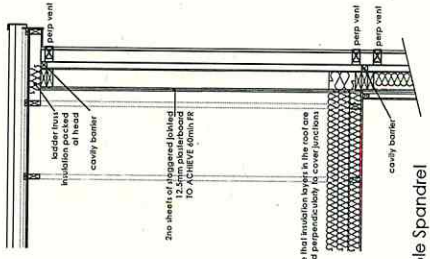
FIRST FLOOR PLAN (AS PROPOSED) 1:50 @ A1



FOUNDATION/ DRAINAGE PLAN (AS PROPOSED) 1:50 @ A1



GROUND FLOOR PLAN (AS PROPOSED) 1:50 @ A1



Gable Spandrel Detail 1:20 @ A1

NOTE: THE FOUNDATION PLAN IS TO BE CONSIDERED AS A GUIDE ONLY. THE FOUNDATION DESIGN IS TO BE CONFIRMED BY A STRUCTURAL ENGINEER.

NOTE: THE DRAINAGE PLAN IS TO BE CONSIDERED AS A GUIDE ONLY. THE DRAINAGE DESIGN IS TO BE CONFIRMED BY A STRUCTURAL ENGINEER.

**NOTES:**

- Check all dimensions and levels against the site plan and existing conditions.
- Ensure all foundations are on firm ground and are adequately detailed.
- Ensure all drainage pipes are correctly detailed and have adequate fall.
- Ensure all roof trusses are correctly detailed and have adequate bracing.
- Ensure all floor joists are correctly detailed and have adequate spacing.
- Ensure all walls and floors are correctly detailed and have adequate insulation.
- Ensure all windows and doors are correctly detailed and have adequate glazing.
- Ensure all external cladding is correctly detailed and has adequate finish.
- Ensure all internal finishes are correctly detailed and have adequate quality.
- Ensure all services are correctly detailed and have adequate protection.
- Ensure all materials are correctly specified and have adequate quality.
- Ensure all work is completed in accordance with the Building Regulations.