

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Head of Property & Facilities Management
Contact: Marc Bedwell, ext 5242

To: Head of Planning & Building Standards
Contact: Carlos Clarke ☎ 01835 826735

Date: 11 April 2016
Ref: 15/01557/FUL

PLANNING CONSULTATION

Name of Applicant: Book Developments

Agent: Camerons Ltd

Nature of Proposal: Erection of dwellinghouse

Site: Builders Yard Land South West Of 76 St Andrew Street Galashiels Scottish Borders

OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning

CONSULTATION REPLY

I refer to your request for Education's view on the impact of this proposed development, which is located within the catchment area for Heriot Primary School and Galashiels Academy.

Burgh PS Contributions

£9823

Gala Academy Contributions

£4512

Total = £14335

Gala Schools Review

We are in the process of undertaking a review of the Galashiels schools catchment with a view to some significant redevelopment of the school portfolio in this area. Contributions are sought to raise capital to extend or improve schools, or where deemed necessary to provide new schools, in order to ensure that over-capacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

Consequently, contributions towards additional capacity provision will be sought in every instance from residential development proposals. As portfolio rationalisation has not yet been definitively programmed, a 7 year spend deadline is required to enable the identification, programming and implementation of optimal solutions. If not dispersed within this timeframe for the purpose collected, relevant contributions will be returned with the addition of stipulated interest.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of March each year and may be changed to reflect changes in the BCIS index – therefore we reserve the right to vary the level of the contribution if the contribution detailed above is not paid before 1 April 2016.

If you require any further information, please do not hesitate to contact me.

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	15/01557/FUL
Uniform Ref	16/00099/PLANCO
Proposal	Erection of dwellinghouse
Address	Builders Yard, Land South West Of 76 St Andrew Street Galashiels
Date	8 th February 2016
Amenity and Pollution Officer	Reviewed. No Comments.
Contaminated Land Officer	Gareth Stewart

Contaminated land

Assessment of Application

The above application appears to be proposing the redevelopment and change of use of land which was previously operated as a builders yard. This land use is potentially contaminative and it is the responsibility of the developer to demonstrate that the land is suitable for the use they propose.

It is recommended that planning permission should be granted on condition that development is not be permitted to start until a site investigation and risk assessment has been carried out, submitted and agreed upon by the Planning Authority.

Any requirement arising from this assessment for a remediation strategy and verification plan would become a condition of the planning consent, again to be submitted and agreed upon by the Planning Authority prior to development commencing.

The attached standard condition may be helpful in this respect

Recommendation

<p>Delete as appropriate – Agree with application in principle, subject to conditions / Further Information Required Before Application is Determined / Information to be Provided Before Work Commences (see conditions) / No Comment / Object / Informative Note</p>

Conditions

Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. **No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.**

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

- a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council **prior to** addressing parts b, c, d, and, e of this condition.

and thereafter

- b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.
- c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
- d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, **shall be required by the Developer before any development hereby approved commences**. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

REGULATORY SERVICES



To: **Development Management Service**
FAO C.CLARKE

Date: **19/02/16**

From: **Roads Planning Service**
Contact: **John Frater**

Ext: **5137**

Ref: **15/01557/FUL**

Subject: ERECTION OF DWELLING
BUILDERS YARD 76 ST ANDREWS STREET – GALASHIELS

Although the internal arrangement for parking and turning is slightly constrained, I am content to support this proposal as I consider it to be far superior to its current use as a builder's yard. The pend access onto St Andrews Street has never appeared to be a safety issue in the past, and this proposal significantly reduces the number and type of vehicles which use this site at present.

In summary, I have no roads objections to this application.

JAF

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