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Our ref: PPA-390-2043

18 June 2018

Dear Mr Richardson

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
PLANNING APPEAL: DEVELOPMENT OF A PUBLIC PARK, RESIDENTIAL
DEVELOPMENT (INCLUDING AFFORDABLE HOUSING) OF 600 UNITS, COMMERCIAL
SPACE (NEIGHBOURHOOD CENTRE), IMPROVEMENTS TO ROAD AND DRAINAGE
INFRASTRUCTURE AND NEW PRIMARY SCHOOL ON LAND TO SOUTH OF AIRTHREY
KERSE DAIRY FARM, HENDERSON STREET, BRIDGE OF ALLAN**

1. This letter contains Scottish Ministers' decision on the above appeal you lodged on behalf of R Graham & Son and Mactaggart & Mickel.
2. Under the Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Scotland) Regulations 2010, the appeal came into a class to be determined by a person appointed by Scottish Ministers, rather than by Scottish Ministers themselves. However, in exercise of the powers under paragraph 3(1) of Schedule 4 to the Town and Country Planning (Scotland) Act 1997, Scottish Ministers directed, on 5 May 2016, that they would determine the appeal.
3. The appeal was considered by way of written submissions and site inspections conducted by Mr Dannie Onn BSc(Hons) DipArch RIAS IHBC a reporter appointed for that purpose. A copy of Mr Onn's report is attached for your information. The contents of the report are listed on page 1 with the reporter's conclusions and recommendations set out in Chapter 8.

Scottish Ministers' Decision

4. Scottish Ministers have carefully considered the evidence presented, the reporter's conclusions and recommendations. They accept the reporter's conclusions and recommendations and adopt them for the purpose of their own decision.
5. Accordingly, Scottish Ministers hereby dismiss the appeal and refuse planning permission in principle for the erection of a public park, residential development (including affordable

housing) of 600 units, commercial space (neighbourhood centre), improvements to road and drainage infrastructure and a new primary school on land to the south of Airthrey Kerse Dairy Farm, Henderson Street, Bridge of Allan.

6. The foregoing decision of Scottish Ministers is final, subject to the right conferred by Sections 237 and 239 of the Town and Country Planning (Scotland) Act 1997 of any person aggrieved by the decision to apply to the Court of Session within 6 weeks of the date hereof. On any such application the Court may quash the decision if satisfied that it is not within the powers of the Act, or that the appellant's interests have been substantially prejudiced by a failure to comply with any requirements of the Act, or of the Tribunals and Inquiries Act 1992, or any orders, regulations or rules made under these Acts.

7. A copy of this letter and the reporter's report has been sent to Stirling Council, Scottish Natural Heritage, Bridge of Allan Community Council and Causewayhead Community Council. Those parties who lodged representations will receive a copy of this letter.

Yours sincerely

JOHN McNAIRNEY
CHIEF PLANNER