Agenda Item 4

LANDSCAPE RESTORATION OF QUARRY VOID, COMPRISING PLANTING AND EARTHWORKS RESTORATION AND UPGRADING OF SOUTHERN SECTION OF SITE ACCESS ROAD LEADING TO THE A803 AT COWDENHILL QUARRY, CONEYPARK CRESCENT, BANKNOCK, BONNYBRIDGE, FK4 1TX FOR HOLCIM UK LIMITED - P/12/0380/FUL - CONTINUATION

AGENDA ITEM 4

FALKIRK COUNCIL

Subject:	**LANDSCAPE RESTORATION OF QUARRY VOID, COMPRISING PLANTING AND EARTHWORKS RESTORATION AND UPGRADING OF SOUTHERN SECTION OF SITE ACCESS ROAD LEADING TO THE A803 AT COWDENHILL QUARRY, CONEYPARK CRESCENT, BANKNOCK, BONNYBRIDGE, FK4 1TX FOR HOLCIM UK LIMITED - P/12/0380/FUL**
Meeting:	**PLANNING COMMITTEE**
Date:	**20 May 2026**
Author:	**DIRECTOR OF PLACE SERVICES**
Local Members:	**Ward - Denny and Banknock** **Councillor Fiona Collie** **Councillor Paul Garner** **Councillor Alf Kelly** **Councillor Brian McCabe**
Community Council:	**Banknock, Haggs and Longcroft**
Case Officer:	Kevin Brown (Acting Development Management Coordinator), Ext. 4701

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UPDATE REPORT

1. Members will recall that this application was presented to Planning Committee on 22 April 2026 (copy of report appended). At the meeting it was agreed to continue consideration of this application to allow the Committee to carry out an unaccompanied site visit.

2. The site visit was undertaken on Monday 18 May 2026. Members of the Committee viewed the application site and the surrounding area.

3. RECOMMENDATION

3.1 It is recommended that Planning Committee grant planning permission subject to the following condition(s):-

1. **The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**

2. **Prior to the extraction operations commencing at Tomfyne Farm the following details shall be submitted to and approved in writing by this Planning Authority:**

   (i) A timescale for the restorations of Cowdenhill and the proposed period of vegetation establishment;
   (ii) Details of the final re-graded landform for the Doups Burn corridor;
   (iii) A method statement for the regrading/levelling of the remainder of the quarry area and the regrading of the Doups Burn corridor;
   (iv) A method statement for the hydro-seeding of the quarry face together with a specification of the seed mix proposed;
   (v) Final confirmation of proposed management and treatment of water into the Doups Burn;
   (vi) A detailed specification for all areas to be tree and shrub planted;
   (vii) A fully detailed maintenance schedule for the initial maintenance to aid establishment of all planted and seeded areas for a 5 year period following completion of planting / seeding; and
   (viii) A method statement on the management and eradication of the Japanese Knotweed at the southern end of the site.

   Thereafter, the restoration works shall be carried out in accordance with the details unless otherwise agreed in writing with the Planning Authority.

3. **Prior to extraction operations commencing at Tomfyne Farm full details of road markings and proposed signage shall be submitted to and approved in writing by the Planning Authority , thereafter the development shall be carried out in accordance with these details unless otherwise agreed in writing by the Planning Authority.**

4. **The hours of operation for works relating to the regrading of the Doups Burn and upgrading of the access road shall be restricted to 0800 hours to 1700 hours Monday to Friday only. All other restoration work shall be restricted to the following hours.**

Monday to Friday	**0700 - 1900**
Saturday	**0700 -1200 (noon)**
Sunday -	**No works to be undertaken other than required maintenance of plant etc.**

5. **The access road from the A803 shall be maintained in a tidy condition, free from mud or slurry throughout the period of restoration and quarry operations at Tomfyne Farm and prior to the commencement of development at Tomfyne Farm, details of operations and measures to be taken to minimise dust generation including vehicle sheeting and the use of water bowsers to dampen road surfaces shall be submitted to and approved in writing by the Planning Authority. Thereafter the site shall be operated in accordance with these details unless otherwise agreed in writing by the Planning Authority.**

6. **Prior to the commencement of development at Tomfyne Farm, a wheel wash facility in accordance with details and specifications to be submitted to and approved in writing by this Planning Authority shall be installed on the site access road leading from the A803 in a position to be agreed with this Planning Authority. Thereafter the wheel wash facility shall be maintained in an efficient working order for the use of all heavy goods vehicles leaving the Tomfyne or Cowdenhill Quarry sites. Such facilities shall be retained, maintained and in operation for the duration of the restoration and quarrying operations.**

7. **All access road upgrade and bunding works shall be completed prior to extraction operations commencing at Tomfyne Farm as proposed under North Lanarkshire application reference 12/0729/FUL or other permissions granted for quarrying operations at Tomfyne Farm, whichever is the sooner.**

8. **Any mud, slurry or spillages deposited on the public highway (A803) as a result of quarry or restoration operations shall be removed by the operator to the satisfaction of the Planning Authority.**

9. **Unless otherwise agreed in writing by the Planning Authority, the following blasting limitations shall be adhered to in full:**

   (i) Any blasting operations shall take place five minutes either side of 1000 hours Monday - Saturday inclusive and no blasting shall occur on Sundays or public holidays. In the event of a blast failure, one blast shall be permitted five minutes either side of 1100 hours or 1200 hours and at no other time;
   (ii) There shall be no more than one blast per day;
   (iii) Blasting shall be carried out such that no component of peak particular velocity measured at any vibration sensitive building shall exceed 12mm/sec;
   (iv) All blasting shall be carried out in accordance with current regulations for the use of explosives at quarries;
   (v) All blasting shall be by down the hole initiation;
   (vi) There shall be no storage of explosive material on site at any time;
   (vii) In the event of emergency, where, in the interests of safety, blasting outwith the permitted times is considered necessary, the operator shall ensure that the Planning Authority is advised as soon as practicable of the nature and circumstances of such events;

(viii) All blasting shall be carried out in accordance with the requirements of the Director of Development Services, Falkirk Council, which would include prior notification of the intention to blast of at least 3 days, to the Environmental Health team.

10. Prior to the start of work on site full details of the proposed security fencing and signage including ongoing maintenance and inspection arrangements shall be submitted to and approved in writing by the Planning Authority thereafter the fencing and signage shall comply with these details unless otherwise agreed in writing by the Planning Authority.

11. Prior to the start of work on site, full details of the restoration plan, including details of the method and extent of working, and method statement for blasting and earthworks/ earth moving, shall be submitted to and agreed in writing by the Planning Authority in consultation with Scottish Gas Networks. Thereafter all work on site shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason(s):-

1. As these drawings and details constitute the approved development.

2. To ensure suitable restoration of the site is achieved.

3. To safeguard the interests of the users of the highway.

4. To ensure that occupants of nearby properties are safeguarded against excessive noise intrusion.

5-6, 8. To safeguard road safety and air quality.

7. To ensure that the access road is upgraded to an acceptable standard.

9. To ensure that safe working practices are adhered to and environmental amenity levels are safeguarded.

10. To ensure that the site is adequately secured.

11. To ensure protection of the adjacent high pressure gas pipeline.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03A, 04A, 05, 06A - 09A, 10, 11A, 12A, 13A - 23A,24B, 25A and 26 - 31.

2. **In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.**

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pp Director of Place Services

Date: 30 April 2026

Appendices

Appendix 1 - Previous Committee Report held on 22 April 2026

APPENDIX 1

FALKIRK COUNCIL

Subject:	**LANDSCAPE RESTORATION OF QUARRY VOID, COMPRISING PLANTING AND EARTHWORKS RESTORATION AND UPGRADING OF SOUTHERN SECTION OF SITE ACCESS ROAD LEADING TO THE A803 AT COWDENHILL QUARRY, CONEYPARK CRESCENT, BANKNOCK, BONNYBRIDGE, FK4 1TX FOR HOLCIM UK LIMITED - P/12/0380/FUL**
Meeting:	**PLANNING COMMITTEE**
Date:	**22 April 2026**
Author:	**DIRECTOR OF PLACE SERVICES**
Local Members:	**Ward - Denny and Banknock** **Councillor Fiona Collie** **Councillor Paul Garner** **Councillor Alf Kelly** **Councillor Brian McCabe**
Community Council:	**Banknock, Haggs and Longcroft**
Case Officer:	Kevin Brown (Acting Development Management Coordinator), Ext. 4701

View this Application on Public Access

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

1.1 This full planning application proposes the restoration of an existing quarry void at Cowdenhill, Banknock and the upgrading of the southern section of access road heading out onto the A803. The upgrading of the access road in this location includes widening, tarmac surfacing and the installation of a wheelwash facility. The restoration proposals include the re-grading of the Doups Burn to aid natural drainage of the site and planting and earthworks, designed to improve visual amenity, safety and biodiversity.

1.2 This application forms the second part of a cross-boundary proposal submitted by Aggregate Industries (now Holcim UK Ltd) to both Falkirk Council and North Lanarkshire Council. This cross-boundary proposal consists of the application outlined above, to be assessed by Falkirk Council, and a separate application for a new hardrock quarry at Tomfyne Farm, to be assessed by North Lanarkshire Council.

2. REASON FOR COMMITTEE CONSIDERATION

2.1 In terms of the Council's Scheme of Delegation, this application has been referred to the Planning Committee due to the previous minded to grant decision taken by Planning Committee on 30th October 2013.

3. SITE HISTORY

3.1 There has been an operational quarry at Cowdenhill since as early as 1926, and this was operated by Stirlingshire County Council in the 1940's. The site was then used intermittently for quarrying, with the Skene Group operating the quarry under modern working conditions approval F/99/0026 from 2000 until July 2011. The quarry has not been worked since 2011 despite the terms of permission F/99/0026 allowing for the extraction of material from the site until 2024. This permission has now lapsed and no further material can be extracted from Cowdenhill Quarry.

3.2 The site has been the subject of a number of applications during the time of its operation. The most recent and relevant planning history is summarised below:-

- F/92/0628 - registration of interim development order (minerals) - refused on 12 November 1992.
- F/99/0027 - installation of office and construction of weighbridge - granted on 7 May 1999.
- F/97/0919 - upgrading, widening and realignment of existing road - granted on 18 August 1999.
- F/99/0691 - amendment to condition 8 of planning permission F/97/0919 - granted on 17 November 1999.
- 05/0698/MRL - operations on land adjoining existing quarry to provide concrete plant, concrete block plant, tar (asphalt) plant and materials recycling plant and area for storage of soil and overburden and alterations to quarry access road - refused on 06 September 2006 - Appealed on 22 January 2007 - Appeal dismissed on 18 January 2008.

3.3 The current application was previously presented to Planning Committee on a number of occasions in 2013 with a minded to grant decision taken on 30th October 2013 subject to a suitably worded legal agreement being put in place to prevent further extraction at Cowdenhill Quarry whilst any new quarry was operational at Tomfyne Farm. This decision by Falkirk Council Planning Committee was taken following confirmation that North Lanarkshire Council Planning and Transportation Committee had issued a minded to grant decision on application 12/00729/FUL for a new hardrock quarry at Tomfyne Farm on 01 October 2013, and subject to a legal agreement to secure a restoration bond for Tomfyne Farm.

3.4 Since the decisions taken by Falkirk Council and North Lanarkshire Council in October 2013, work was undertaken by each local authority and the applicant's solicitors in an effort to conclude the respective legal agreements. Unfortunately, due to a series of legal disputes between the landowners/quarry operators and Scottish Gas Networks these agreements have never been concluded and both application P/12/0380/FUL for the restoration of Cowdenhill and application 12/00729/FUL for a new quarry at Tomfyne Farm remain live planning applications.

3.5 It is understood that the legal disputes preventing progress on the previously required legal agreements for these applications has now been resolved and as a result, in late 2024 the applicants, now known as Holcim UK Ltd, set about resurrecting the applications before Falkirk Council and North Lanarkshire Council.

3.6 Given the extensive time period which has elapsed since this application was last before Falkirk Council Planning Committee, along with the changing Development Plan policy climate, it was considered appropriate for the applicants to refresh their submissions, neighbour notification to be undertaken, and for a fresh assessment of the proposal to be undertaken against current policies. At the request of council officers, the applicants have also undertaken a series of public consultation events within the local area in an effort to liaise directly with local communities and reduce confusion surrounding the application process where possible.

4. CONSULTATIONS

4.1 The Council's Roads Development Unit has confirmed that they have no concerns in respect of road safety at the junction of the upgraded access road onto the A803. Roads have also advised that the upgrades to the access road to include a sealed surface should be sufficient to allow mud to be expelled from the wheels of vehicles before accessing the public road network. Comments in respect of potential further forward visibility improvements along the length of the access road by way of vegetation removal have been passed onto the applicants.

4.2 SEPA have no objections to the proposed development.

4.3 Falkirk Council Flooding team have no objections to the proposed development.

4.4 Historic Environment Scotland has no objection to the proposed development.

4.5 Museums - No objections to the proposed development. Conditions suggested.

4.6 Scottish Gas Networks has no objection to the proposed development subject to appropriate conditions being applied to any consent granted.

4.7 The Council's Transport Planning Unit has no objections to the proposed development.

4.8 The Council's Environmental Protection Unit has no objection to the proposed development.

4.9 NatureScot has no objection to the proposed development.

5. COMMUNITY COUNCIL

5.1 When this application was previously considered by Planning Committee in 2013, the Banknock, Haggs and Longcroft Community Council objected to this application. The main points of objection raised related to the historical working of Cowdenhill Quarry by the Skene Group and associated problems regarding road safety, fouling of the road, noise and vibration, pollution of watercourses and dust problems. The Community Council stated that they do not wish for a return to such circumstances.

5.2 No further submissions have been made following the resurrection of this application.

6. PUBLIC REPRESENTATION

6.1 When this application was last presented to Planning Committee in 2013, 172 letters of representation had been submitted to the Council, including 4 petitions. In total there were 417 petition signatures in support of the application and 750 petition signatories objecting to the proposal. Of the remaining letters, 163 were objections and 5 were in support of the application. one letter of objection was from the Community Council. The main issues raised in the objections are summarised below:-

- Previous poor working habits of Skene Group.
- Dust/vibration and noise issues related to transport movement.
- Congestion of road network.
- Damage to road caused by vehicle movement.
- Visual impact
- Ecological impact.
- Water and drainage quality.

6.2 The main issues raised in support are summarised below:-

- Employment benefits.
- Aggregate Industries are a reputable company.
- Restoration of Cowdenhill is reliant on planning permission being granted at Tomfyne.
- Restoration will improve safety of the site.

6.3 Since resurrection of this application and the undertaking of a fresh neighbour notification procedure in April 2025, further objections have been submitted by two individuals, one of these on behalf of BRACE (Banknock Residents Against Cowdenhill Expansion). The submissions also contain two new petitions containing 31 and 603 signatories respectively. The main additional issues raised in objection to the proposal are as follows:

- Congestion of road network and associated road safety concerns.
- Impact on cycling and pedestrian movements.
- Deficiencies within the submitted Transport Assessment data.
- The applicants do not own Cowdenhill Quarry or the access road, this may result in future problems over access.
- Unclear how the wheelwash facility will operate and be drained.
- Applicants would have no control over driver behaviour for the HGV’s using the site.
- Lack of rates income for Falkirk Council as a result of the proposed new quarry being within North Lanarkshire Council.
- Landscape and visual impact of additional quarry at Tomfyne Farm, including concerns over impact on the Antonine Wall and Forth and Clyde Canal.
- General amenity concerns associated with additional quarrying activities.
- Integrity of nearby gas pipeline.
- Air quality concerns.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

7a.1 The National Planning Framework 4 (NPF4) was adopted by Scottish Ministers on 13 February 2023. The statutory Development Plan now consists of NPF4 and The Falkirk Local Development Plan (LDP2)

7a.2 The proposed development was assessed against the following policy or policies:

National Planning Framework 4 and Falkirk Local Development Plan 2

Policy 1 - Tackling the Climate and Nature Crises

7a.3 The proposed restoration of this existing brownfield site would have an overall positive impact on the natural environment at this location. The proposal accords with policy 1.

Policy 2 - Climate Mitigation and Adaptation

7a.4 The proposed development within the Falkirk Council area primarily relates to the restoration of an existing quarry void. The works will help the site to naturalise over time with a general increase in tree and vegetation cover when compared to the existing situation. The proposal does not introduce additional greenhouse gas emissions and generally accords with policy 2.

Policy 3 - Biodiversity and PE19 Biodiversity and Geodiversity

7a.5 The proposal represents a general enhancement of the biodiversity value of this site. The application is also supported by detailed survey work identifying and proposing suitable protection measures for a range of species present on the site and within the surrounding area. The proposals would not result in adverse impacts on any protected species or habitats and is generally supported by policy 3 and PE19.

Policy 4 - Natural Places

7a.6 The application site straddles the boundary of the Cowden Wildlife Site. Suitable habitat and protected species survey work has been undertaken, and the proposed restoration scheme has been designed to minimise disturbance to existing habitat whilst enhancing the overall biodiversity value of the site. The proposal would have a generally positive impact on the natural environment at this location. The proposal accords with policy 4.

Policy 14 - Design Quality and Place and PE01 Placemaking

7a.7 The proposed restoration of the existing quarry void would result in a general improvement in the quality of the landscape at this location. The proposal is generally supported by policy 14 and PE01.

Policy 20 - Blue and Green Infrastructure, PE22 The Water Environment and PE13 Green and Blue Network

7a.8 The proposed restoration of the existing quarry void would serve to enhance the blue and green infrastructure of this location by improving biodiversity by creation of new habitat, improving natural drainage by regrading the Doups burn corridor and improving the overall landscape quality and visual amenity of the area. The proposal is generally supported by policy 20, policy PE22 and policy PE13.

Policy 22 - Flood Risk and Water Management and PE24 Flood Management

7a.9 The proposed restoration of the quarry void and regrading of the Doups burn corridor would serve as an improvement of the water environment at this location by improving the natural drainage of the site without increasing flood risk to nearby properties. The proposal is supported by a detailed flood risk assessment and drainage calculations. The proposal generally accords with policy 22 and PE24.

Policy 23 - Health and Safety and JE06 Major Hazards

7a.10 The proposed restoration scheme is located in close proximity to an existing gas pipeline which has been recently re-routed around the north of the existing quarry void. Consultation with Scottish Gas Networks has confirmed that there are no outstanding concerns in respect of the integrity of this pipeline. The proposed development is not considered to increase the level of risk associated with this pipeline. The proposal accords with policies 23 and JE06.

Policy 29 - Rural Development and PE14 Countryside

7a.11 The application site is located within the countryside and outside of the settlement boundary as defined by the Falkirk Local Development Plan. The existing quarry void and access road are already in place at this location. The proposed restoration scheme and upgrading of the access road do not therefore represent further encroachment of development into the rural area. The proposal represents an improvement to the overall landscape character and visual amenity of an established brownfield site which is currently a blight on the landscape. The proposal is generally supported by policy 29 and PE14.

7a.12 The proposal accords with the Development Plan

7b Material Considerations

7b.1 The material considerations to be assessed are consideration of the site in relation to coal mining legacy, assessment of public representations and the planning history of the site and surrounding area.

Coal Mining Legacy

7b.2 The application site falls within or is partially within the Development High Risk Area as defined by the Coal Authority. It is recognised that flexibility and discretion are necessary parts of the planning system and as such there may be exemptions to the requirement for a desk based Coal Mining Risk Assessment within the Development High Risk Area.

7b.3 Exemption can be on the grounds of the type of application or the nature of development. Only one of these needs to be met to exempt the need for a desk based Coal Mining Risk Assessment and also the consequential need for the Council to consult the Coal Authority. This proposal is considered to fall into one of these exempt groups, but ground conditions should still be considered as part of the Building Standards process, if relevant.

7b.4 Where planning permission is to be granted, an appropriate informative note appears on the Decision Notice.

Assessment of Representations

7b.5 The vast majority of representations submitted relate to the proposals for a new quarry at Tomfyne Farm and not to the proposed restoration at Cowdenhill Quarry. The proposed quarry is within the North Lanarkshire Council area. Falkirk Council is not the decision making authority for the Tomfyne Farm planning application site. Issues raised by objectors in relation to the previous poor management and operation of Cowdenhill Quarry by Skene Group and the subsequent issues relating to air quality, vibration and noise are not material planning considerations in relation to assessment of the planning application to Falkirk Council. Comments made in relation to the proposed Tomfyne development, such as roads congestion, air quality, drainage, visual and ecological impacts are noted but cannot be taken into account during the assessment of this application on the Cowdenhill Quarry site.

7b.6 No outright objections were submitted to the proposed restoration scheme, however, a number of representations did question the links between the Cowdenhill restoration scheme and the separate Tomfyne application. For the avoidance of doubt, whilst there is a physical link between the two applications in the form of surface overburden material from Tomfyne being proposed to be utilised to aid restoration of Cowdenhill, restoration of Cowdenhill Quarry is not solely reliant on planning permission being granted at Tomfyne.

Planning History of the Site and Surrounding Area

7b.7 At the time of writing, no decision has yet been taken by North Lanarkshire Council on application 12/00729/FUL for the formation of a new hardrock quarry at Tomfyne Farm. North Lanarkshire Council Planning Committee are due to consider this application at their meeting on 9th April 2026. The outcome of this meeting will therefore be known by the time of Falkirk Council Planning Committee on 22 April 2026 when a verbal update can be provided by officers. View this application on the North Lanarkshire planning portal.

7c Conclusion

7c.1 The proposal is an acceptable form of development and accords with the terms of the Development Plan. There are no material planning considerations that warrant a refusal of planning permission in this instance. The previous minded to grant decision of Falkirk Council was subject to the satisfactory conclusion of a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, as amended to ensure no further mineral extraction from Cowdenhill Quarry whilst a quarry at Tomfyne Farm was operational. Further to that decision of Falkirk Council in 2013 the planning permission for mineral extraction from Cowdenhill Quarry has lapsed. A legal agreement is therefore no longer required to achieve that objective.

8. HUMAN RIGHTS AND EQUALITY ASSESSMENT

8.1 Officers have considered the Human Rights Act 1998 in making this recommendation. It is considered that the proposed recommendation would not adversely impact on any protected characteristic groups as identified within the Equality Act 2010.

9. RECOMMENDATION

9.1 It is recommended that Planning Committee grant planning permission subject to the following condition(s):-

1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.

2. Prior to the extraction operations commencing at Tomfyne Farm the following details shall be submitted to and approved in writing by this Planning Authority:

- **(i) A timescale for the restorations of Cowdenhill and the proposed period of vegetation establishment;**
- **(ii) Details of the final re-graded landform for the Doups Burn corridor;**
- **(iii) A method statement for the regrading/levelling of the remainder of the quarry area and the regrading of the Doups Burn corridor;**
- **(iv) A method statement for the hydro-seeding of the quarry face together with a specification of the seed mix proposed;**
- **(v) Final confirmation of proposed management and treatment of water into the Doups Burn;**
- **(vi) A detailed specification for all areas to be tree and shrub planted;**
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Thereafter, the restoration works shall be carried out in accordance with the details unless otherwise agreed in writing with the Planning Authority.

3. Prior to extraction operations commencing at Tomfyne Farm full details of road markings and proposed signage shall be submitted to and approved in writing by the Planning Authority , thereafter the development shall be carried out in accordance with these details unless otherwise agreed in writing by the Planning Authority.

4. **The hours of operation for works relating to the regrading of the Doups Burn and upgrading of the access road shall be restricted to 0800 hours to 1700 hours Monday to Friday only. All other restoration work shall be restricted to the following hours.**

Monday to Friday	**0700 - 1900**
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5. **The access road from the A803 shall be maintained in a tidy condition, free from mud or slurry throughout the period of restoration and quarry operations at Tomfyne Farm and prior to the commencement of development at Tomfyne Farm, details of operations and measures to be taken to minimise dust generation including vehicle sheeting and the use of water bowsers to dampen road surfaces shall be submitted to and approved in writing by the Planning Authority. Thereafter the site shall be operated in accordance with these details unless otherwise agreed in writing by the Planning Authority.**

6. **Prior to the commencement of development at Tomfyne Farm, a wheel wash facility in accordance with details and specifications to be submitted to and approved in writing by this Planning Authority shall be installed on the site access road leading from the A803 in a position to be agreed with this Planning Authority. Thereafter the wheel wash facility shall be maintained in an efficient working order for the use of all heavy goods vehicles leaving the Tomfyne or Cowdenhill Quarry sites. Such facilities shall be retained, maintained and in operation for the duration of the restoration and quarrying operations.**

7. **All access road upgrade and bunding works shall be completed prior to extraction operations commencing at Tomfyne Farm as proposed under North Lanarkshire application reference 12/0729/FUL or other permissions granted for quarrying operations at Tomfyne Farm, whichever is the sooner.**

8. **Any mud, slurry or spillages deposited on the public highway (A803) as a result of quarry or restoration operations shall be removed by the operator to the satisfaction of the Planning Authority.**

9. **Unless otherwise agreed in writing by the Planning Authority, the following blasting limitations shall be adhered to in full:**

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(iii) Blasting shall be carried out such that no component of peak particular velocity measured at any vibration sensitive building shall exceed 12mm/sec;
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11. Prior to the start of work on site, full details of the restoration plan, including details of the method and extent of working, and method statement for blasting and earthworks/ earth moving, shall be submitted to and agreed in writing by the Planning Authority in consultation with Scottish Gas Networks. Thereafter all work on site shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason(s):-

1. As these drawings and details constitute the approved development.

2. To ensure suitable restoration of the site is achieved.

3. To safeguard the interests of the users of the highway.

4. To ensure that occupants of nearby properties are safeguarded against excessive noise intrusion.

5-6, 8. To safeguard road safety and air quality.

7. To ensure that the access road is upgraded to an acceptable standard.

9. To ensure that safe working practices are adhered to and environmental amenity levels are safeguarded.

10. To ensure that the site is adequately secured.

11. To ensure protection of the adjacent high pressure gas pipeline.

Informative(s):-

1. **For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03A, 04A, 05, 06A - 09A, 10, 11A, 12A, 13A - 23A,24B, 25A and 26 - 31.**

2. **In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.**

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pp Director of Place Services

Date: 1 April 2026

LIST OF BACKGROUND PAPERS

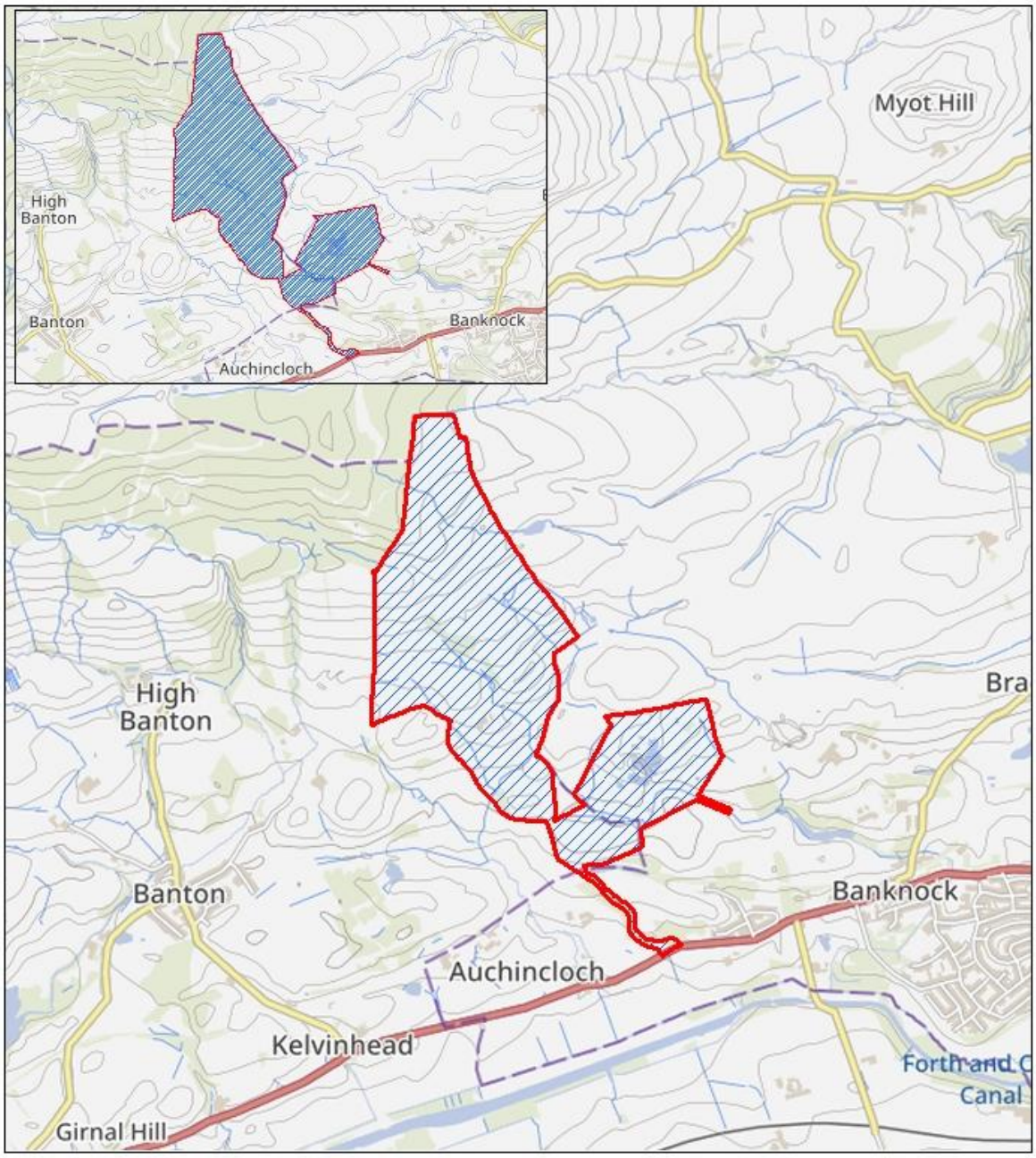
1. Falkirk Local Development Plan 2.
2. National Planning Framework 4.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504701 and ask for Kevin Brown,Acting Development Management Coordinator.

Planning Committee

Planning Application Location Plan P/12/0380/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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