



Planning & Building Standards Bulletin

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Planning & Building Standards Bulletin (Weekly List)

This bulletin is issued on a weekly basis as our statutory Weekly List. It contains details and information relating to planning applications, the local development plan and building warrant applications

- Planning Applications Received
- Delegated Planning Decisions
- Committee Planning Decisions
- Statutory Planning Advertisements
- Planning Reviews & Appeals
- Planning Enforcement
- Other Planning News
- Building Warrant Applications Received
- Building Warrant Decisions

The Bulletin is sent electronically to all Elected Members of the Council, Community Councils, local groups and organisations, newspapers, statutory consultees etc. It is also freely available on our website and members of the public can request to be added to the electronic mailing list at any time.

We hope you find this Bulletin useful. We are always keen to improve the information that we provide on all matters. Your comments on the Bulletin and suggestions for how it might be improved are always welcome.

Please contact: Planning at Kilncraigs, Greenside Street, Alloa, FK10 1EB or via email to planning@clacks.gov.uk if you have any comments



The lists of applications received and decisions issued below are offered as an aide only. The [public register](#) on our website offers a full range of search facilities, ie by date, weekly/monthly lists, address etc

Planning Applications Received

Please note that all applications are recorded on our Uniform software system.

This section only lists valid applications so you may find that some of the reference numbers appear out of sequence and any gaps will be as a result of applications deemed invalid on receipt.

Details of the individual planning applications can be found [here](#) (simply type in the reference number into the search field)

CASE NO.: [26/00034/FULL](#)

DATE REGISTERED: 24.02.2026

WARD: Clackmannanshire South

APPLICANT: Mr & Mrs P Bateman
19 Kent Road
Alloa
Clackmannanshire

AGENT: Alan McGhee Architectural Technician Services Ltd 13 Taran Alloa
FK10 1RF

LOCATION: 19 Kent Road Alloa Clackmannanshire FK10 2JN

MAP CO-ORDS 287698, 693916

DESCRIPTION: Erection of Porch to Front, Internal Alterations, Infill Rear Door and Formation of Patio Doors with Raised Decking Area to Rear

CASE OFFICER: Mark Stoddart email: planning@clacks.gov.uk

Delegated Planning Decisions

CASE NO.: [21/00069/PPP](#)

DATE REGISTERED: 29.04.2021

WARD:

Clackmannanshire Central

APPLICANT: Advance Construction (Scotland) Ltd, Strathclyde Business Park, 4 Linnet Way Belshill

AGENT: Graeme Laing, North Planning And Development Ltd, Tay House, 2nd Floor 300 Bath Street, Glasgow, G2 4JR

LOCATION: Carsebridge Bond, Carsebridge Road Sauchie, FK10 3LT

MAP CO-ORDS 289602, 693497

DESCRIPTION:

Proposed Mixed Use Development Including Residential (Class 9), Business (Class 4), Education (Class 10) and Other Ancillary Uses Together With Associated Access and Infrastructure and Landscaping Works On Former Carsebridge Distillery and Warehouse Site

DECISION

APPROVED

DATED 15.01.2026

Subject to the following conditions:

Condition 1 - Standard Permission Length

Unless the development hereby permitted has already begun, this permission will lapse after a period of 5 years beginning with the date of this Decision Notice. This condition is a condition pursuant to Section 59(2A)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended) for this permission.

Condition 2 - Matters Specified in Conditions

Prior to the commencement of development on this site, a further application or applications for Matters Specified in Conditions shall be submitted to and approved in writing by the Planning Authority. Once approved, the development shall then proceed in accordance with the approved application(s). The further application(s) shall include the following details:

- (a) The layout and design of the site including all proposed buildings and structures, roads including means of access, footpaths and cycleways, car and cycle parking, boundary enclosures, street lighting, and open spaces (including identifying private ground and common areas).
- (b) Plans, sections and elevations of all buildings and structures, indicating the type and colour of all external facing materials.
- (c) A detailed levels survey of the site and cross sections showing the proposed finished ground and floor levels relative to existing ground levels and a fixed datum point. These details shall include the location of any remaining trees within or adjacent to the site's boundaries (including root protection areas); and full details of how the proposed site levels will tie-in with the existing levels outwith the site whilst demonstrating that the need for engineered solutions have been omitted or minimised to achieve an appropriate landscape fit.

(d) A phasing plan which sets out a programme of works detailing the proposed phasing for the provision of the roads, housing (including affordable housing), structural landscaping, provision of play equipment and other associated works for each phase of the development.

(e) A Design and Access Strategy for each MSC application which sets out the relationship of the various elements within the detailed proposal and explains how a distinctive, welcoming, connected, safe, adaptable and resource efficient development will be achieved. The strategy shall reference elements such as access, key buildings, landscaping and open space.

Condition 3 - Programme of Archaeological Works

No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority. Such a programme of works could include some or all of the following: historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.

Condition 4 - Flood Risk Assessment

No development shall commence until a further detailed Flood Risk Assessment has been submitted to and approved in writing by the Planning Authority. The assessment shall inform the detailed design and layout of the development and shall demonstrate to the satisfaction of the Planning Authority that the detailed design will not increase the risk of flooding elsewhere. Following approval, the development shall be undertaken in full accordance with the approved details.

Condition 5 - Foul and Surface Water Drainage

No development shall take place on site until a surface and foul water drainage scheme has been submitted to and approved in writing by the Planning Authority. This scheme shall detail how surface water from the development is to be treated and attenuated by a sustainable urban drainage system (SuDS). Any SuDS must not be sited within 10 metres of the railway boundary and should be designed with long term maintenance plans which meet the needs of the development. The development shall be carried out only in full accordance with such approved details.

Condition 6 - Naturalised Channel and Deculverting of Brothie Burn

No development shall commence until details of the design and function of a new naturalised channel for the Brothie Burn (replacing the existing culverted section,) have been submitted to and approved in writing by the Planning Authority.

The submission shall include details on the timing of delivery, an assessment of the deculverting potential, the embankment gradients, levels and finishes, along with any planting and public walkways adjacent. The finish shall have regard to flood risk, amenity, biodiversity, and public access, and once details are approved, shall be implemented in accordance with the approved details.

Condition 7 - Open Spaces, Community Gardens, Public Art, Pond, Play Areas and Maintenance

No development shall commence until details of the proposed on-site open space provision, play areas, community gardens, pond, and public art provision, together with their timing of delivery and their long-term maintenance arrangements have been submitted to and approved in writing by the Planning Authority.

Once approved, the provisions shall be implemented in full in accordance with the approved details and delivered in accordance with a phasing programme as agreed in writing by the Planning Authority.

Condition 8 - Requirement for Ecological Impact Assessment

No development shall commence on site until a further Ecological Impact Assessment has been submitted to and approved in writing by the Planning Authority. The assessment shall measure current levels of biodiversity across the site; Identify and provide mitigation for any potential loss of biodiversity resulting from the development; and Include pre-development surveys for protected species, with surveys updated at least every 2 years until the relevant phase of development is implemented.

Once approved, the development shall be carried out in full accordance with the assessment and mitigation measures as approved by the Planning Authority.

Condition 9 - Landscaping

No development shall take place on site until such time as a scheme of landscaping has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of hard and soft landscaping works, proposed boundary treatments, and include plans showing how existing trees and features that are to be retained will be protected during the construction phase, along with a programme for the implementation of the landscaping. Details should also include a scheme of planting for the riparian areas and embankments to be introduced as part of the deculverting of Brothie Burn and the proposed pond to the south of the B909.

Once approved, landscaping shall be provided in the first planting season following the habitation of the final property within each phase of the development. Landscaping shall be implemented in full accordance with the details approved by the Planning Authority and any trees, shrubs or hedgerows, that become uprooted, damaged, diseased or which die within the first 5 years following the completion of planting, shall be removed and replaced with a tree, shrub, or hedge of the same species and specification no later than the end of the first available planting season following the disease/death/removal of the original planting unless otherwise approved in writing by the Planning Authority.

Where trees/shrubs are to be planted adjacent to the railway boundary these should be positioned at a minimum distance from the boundary which is greater than their predicted mature height. All landscaping, including planting, seeding and hard landscaping shall be carried out in full accordance with such approved details.

Condition 10 - Fencing

The applicant must provide a suitable trespass proof fence of at least 1.8 metres in height adjacent to Network Rail's boundary. Details of the proposed fencing along with details of its future maintenance shall be submitted to and approved in writing by the Planning Authority prior to installation and works shall be carried out in full accordance with such approved details thereafter.

Condition 11 - Rebuilding Carsebridge House

No development shall commence until a detailed Method Statement for the rebuilding of Carsebridge House has been submitted to and approved in writing by the Planning Authority. The Method Statement shall include, but not be limited to:

- (a) A full schedule and photographic record of all surviving historic fabric from the original listed building, identifying its condition and suitability for reuse;
- (b) Details of how and where original materials and elements (including masonry, architectural features and finishes) will be reused within the reconstructed building, and justification for any elements proposed to be replaced;
- (c) Full details demonstrating that the rebuilt structure will be erected on the original footprint, including scaled plans and sections;
- (d) Specifications for any new materials which are to be incorporated into the redevelopment. This shall match the original building in terms of type, appearance and finish unless otherwise agreed in writing by the Planning Authority;
- (e) A step-by-step construction methodology, including storage, protection, repair and reinstatement of historic fabric; and
- (f) The involvement and role of appropriately qualified conservation professionals throughout the rebuilding process.

The development shall thereafter be carried out strictly in accordance with the approved Method Statement and shall be completed in the first phase of development (unless otherwise approved in writing by the Planning Authority) and no later than the occupancy of the 200th home.

Condition 12 - Listed Walled Garden

The listed walled garden shall be retained and incorporated into the development and used as a community growing area. Prior to the first use of the walled garden for this purpose, and notwithstanding any details shown on the approved plans, the following shall be submitted to and approved in writing by the Planning Authority:

- (a) A detailed condition survey of the garden walls and any associated listed fabric, prepared by a suitably qualified professional, identifying necessary repair, stabilisation or safety works;
- (b) Full details of all works proposed to make the walls and associated structures safe and secure, including materials and methods, which shall preserve the special architectural and historic interest of the listed structures;
- (c) A layout plan for the community growing area, demonstrating how the space will be used, including plots, circulation, storage, and any ancillary features;
- (d) Details of access arrangements to the walled garden, including measures to ensure safe and inclusive access;
- (e) A Community Growing Management Plan, setting out how the area will be managed and maintained, including responsibilities, user arrangements, and long-term stewardship; and
- (f) A timetable for the implementation of the approved works and the commencement of the community growing use.

The approved works shall be carried out in full in accordance with the approved details prior to the first use of the walled garden as a community growing area, and the garden shall thereafter be retained and managed in accordance with the approved plans and management arrangements unless otherwise agreed in writing by the Planning Authority.

Condition 13 - Transport Assessment

The development shall be implemented in accordance with the submitted Transport Assessment unless otherwise approved in writing by the Planning Authority. In addition, prior to the development of each phase, details shall be submitted to and approved in writing by the Planning Authority for the following:

- (a) Cycle parking provision (including details of the provision of a mobility hub for the relevant phase)
- (b) A Residential Travel Plan to be distributed to each property
- (c) Design measures within the site to reduce vehicle speeds, including traffic-calming features and street layouts.

These measures once approved shall be implemented in full prior to the first occupation of any dwelling on the respective phase and shall be retained thereafter unless otherwise agreed in writing by the Planning Authority.

Condition 14 - Transport Assessment Review and Mitigation

Prior to the commencement of construction of the 390th dwelling, an updated Transport Assessment shall be submitted to and approved in writing by the Planning Authority. The Transport Assessment shall assess the cumulative transport and traffic impacts of the development up to that point and shall include:

- (a) An updated assessment of traffic generation and distribution, including peak period impacts on the surrounding road network and key junctions.
- (b) An evaluation of road safety and operational performance of affected junctions.
- (c) An assessment of the effectiveness of the approved active travel and sustainable transport measures; and
- (d) Identification of any additional or revised mitigation measures required to address impacts arising from the development.

Where the approved Transport Assessment identifies the need for new or additional mitigation, no further development shall take place until a timetable and details for the delivery of such measures have been submitted to and approved in writing by the Planning Authority. Any approved mitigation shall be implemented in accordance with an agreed programme of delivery and prior to the occupation of the 390th new dwelling.

Condition 15 - Noise, Vibration and Air Quality

No development shall commence until further noise, vibration and air quality assessments have been submitted to and approved in writing by the Planning Authority. Assessments shall use input data to model different scenarios from road and rail transportation within the vicinity of the site and from new infrastructure such as domestic heating sources and substation (where relevant). This shall include the current activity and the potential likely growth in activity, and these further assessments shall then be used to inform the detailed designed phases. Any mitigation required shall be implemented prior to occupation any property identified as requiring mitigation.

Condition 16 - Railway Standoff Distances

No new buildings or structures shall be situated 3m or less from Network Rail's boundary unless otherwise approved in writing by the Planning Authority.

Condition 17 - Coal Mining Investigations

Prior to, or concurrent with, an application for Matters Specified in Condition relating to the layout of each development phase, the findings of a scheme of intrusive site investigations to locate the recorded mine entries within the site shall be submitted to

and approved in writing by the Planning Authority, along with any details of remedial works necessary. The submission shall include a plan to show the established position of the mine entries, their calculated no-build zones, and how these relate to the layout. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Condition 18 - Coal Mining Remediation

Prior to commencement of the development (or any relevant phase), the remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

Condition 19 - Confirmation of Coal Mining Remediation

Prior to the first occupation of the development (or any relevant phase), a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Condition 20 - Contaminated Land Investigation Required

Prior to the commencement of any site works, a comprehensive contaminated land investigation shall be submitted to and approved by the Planning Authority in writing. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution 'The investigation of potentially contaminated sites - Code of Practice (BS 10175:2011)'. The report must include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note.

Condition 21 - Land Remediation Strategy to be Approved

Where the risks assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for approval. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.

Condition 22 - Undertake Land Contamination Remediation

Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.

Condition 23 - Confirmation of Land Contamination Remediation

On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Planning Authority confirming the works have been carried out in accordance with the remediation plan.

Condition 24 - Unsuspected or Unencountered Land Contamination

The presence of any previously unsuspected or unencountered contamination that

becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority.

Condition 25 - Construction Environmental Management Plan

No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Planning Authority. The approved Construction Environmental Management Plan shall thereafter be implemented in full for the duration of the development: works.

The Construction Environmental Management Plan shall include, but not be limited to, details of:

- (a) construction working hours and methods to minimise disturbance to neighbouring properties;
- (b) measures to control noise, vibration, dust, dirt and air pollution;
- (c) measures for the management of surface water, groundwater and pollution prevention, including fuel storage and refuelling arrangements;
- (d) site access arrangements, construction traffic management, delivery routing and parking for contractors;
- (e) the location of site compounds, welfare facilities and material storage areas;
- (f) waste management and recycling measures;
- (g) measures to protect existing trees, habitats and biodiversity;
- (h) procedures for community liaison, including a nominated site contact; and
- (i) emergency procedures and incident response measures.

Condition 26 - Developer to Update Planning Authority

As soon as possible after each of the phases of the development approved under the phasing plan is completed, written notice shall be given to the Planning Authority on the completion of each phase

CASE OFFICER: Jacob Muff , email: planning@clacks.gov.uk

Committee Planning Decisions

The date of the next Planning Committee is to be confirmed

Statutory Planning Advertisements

There are no adverts for this period.

Planning Reviews & Appeals

Planning appeals can be viewed at www.dpea.scotland.gov.uk or by clicking [here](#)

There are no Planning Appeals for this period.

Planning Enforcement

Details of all current notices can be found on our [Planning Enforcement](#) register

Other Planning News

No items for this period

Building Warrant Applications Received

CASE NO: 26/00027/CCNOBW

DATE REGISTERED: 24th February 2026

APPLICANT:

Mr Dougie Pryde
12 Caroline Crescent
Alva
FK12 5BT

AGENT:

GREIG STRANG
1 Coats Crescent
Alloa
FK10 2AQ

LOCATION: 12 Caroline Crescent Alva Clackmannanshire FK12 5BT

DESCRIPTION: External Wall Insulation

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00030/BWA

DATE REGISTERED: 24th February 2026

APPLICANT:

Mr Allan Herd
4 Whiteyetts Crescent
Sauchie
FK10 3GB

AGENT:

Alan McGhee
13 Taran
Alloa
FK10 1RF

LOCATION: 4 Whiteyetts Crescent Sauchie Clackmannanshire FK10 3GB

DESCRIPTION: Amendment to 25/00262/BW - Alterations to External Block Wall, External Wall Construction and Alterations to Drainage

CASE OFFICER: Andrew Young, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00031/BW

DATE REGISTERED: 27th February 2026

APPLICANT:

Mr & Mrs John McMillian
23 Brodie Avenue
Alloa
FK10 2FE

AGENT:

Alan McGhee
13 Taran
Alloa
FK10 1RF

LOCATION: 23 Brodie Avenue Alloa Clackmannanshire FK10 2FE

DESCRIPTION: Garage Conversion to Form Family Room

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00032/BW

DATE REGISTERED: 25th February 2026

APPLICANT:

Mr Ian and Justyna Duff and Kwiatek

AGENT:

Keith Owens
24 West Nicolson Street
Edinburgh
Midlothian
EH8 9DD

LOCATION:

Devonpark Cottage 46 Alexandra Street Devonside Tillicoultry
Clackmannanshire FK13 6HW

DESCRIPTION:

Removal of Conservatory and Replace with Pitched Roof Extension, Form
New Entrance and Replace Flat Utility Roof with Pitched Roof

CASE OFFICER:

Patrick Cairney, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00033/BW

DATE REGISTERED: 25th February 2026

APPLICANT:

Mr & Mrs Kenny Galloway
17 Smithfield Meadows
Alloa
FK10 1TE

AGENT:

Alan McGhee
13 Taran
Alloa
FK10 1RF

LOCATION:

17 Smithfield Meadows Alloa Clackmannanshire FK10 1TE

DESCRIPTION:

Partial Garage Conversion to Form WC and Storage

CASE OFFICER:

Andrew Young, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00035/BWA

DATE REGISTERED: 27th February 2026

APPLICANT:

Mr Craig Wilson
19 Pine Crescent
Menstrie
FK11 7DT

AGENT:

GREIG STRANG
1 Coats Crescent
Alloa
FK10 2AQ

LOCATION:

19 Pine Crescent Menstrie Clackmannanshire FK11 7DT

DESCRIPTION:

Amendment to 21/00377/BW - Deletion of Extension from Original Proposed
Works

CASE OFFICER:

Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00036/BW

DATE REGISTERED: 27th February 2026

APPLICANT:

Trust Housing Association
Pavilion 5
Watermark Business Park
345 Govan Road
Glasgow
G51 2SE

AGENT:

Dave MacWilliam
Hillington Park, innovation Centre
1 Ainslie Road
Hillington
Glasgow
G52 4RU

LOCATION: Flat 1 83 High Street Tillicoultry Clackmannanshire FK13 6AF

DESCRIPTION: Formation of Scooter Storage on Ground Floor and First Floor

CASE OFFICER: Patrick Cairney, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00037/BWA

DATE REGISTERED: 27th February 2026

APPLICANT:

Mr Steven Barrett
67 Arns Grove
Alloa
FK10 2EF

AGENT:

GREIG STRANG
1 Coats Crescent
Alloa
FK10 2AQ

LOCATION: 67 Arns Grove Alloa Clackmannanshire FK10 2EF

DESCRIPTION: Amendment to 22/00062/BW - Retention of Original Stair and Alteration to Study

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

Building Warrant Decisions

CASE NO: 25/00284/BW

DATE APPROVED: 24th February 2026

APPLICANT:

Mr Mark Richardson
6 Coalpots Way
Fishcross
Alloa
FK10 3HP

AGENT:

Greig Strang
1 Coats Crescent
Alloa
FK10 2AQ

LOCATION: 6 Coalpots Way Fishcross Clackmannanshire FK10 3HP

DESCRIPTION: Create New Rear Door Infill Existing Side Door and Form Access Door from Kitchen to Garage

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 26/00037/BWA

DATE APPROVED: 27th February 2026

APPLICANT:

Mr Steven Barrett
67 Arns Grove
Alloa
FK10 2EF

AGENT:

GREIG STRANG
1 Coats Crescent
Alloa
FK10 2AQ

LOCATION:

67 Arns Grove Alloa Clackmannanshire FK10 2EF

DESCRIPTION:

Amendment to 22/00062/BW - Retention of Original Stair and Alteration to Study

CASE OFFICER:

Brian McPeake, email: buildingstandards@clacks.gov.uk
