

# Development Management Committee

19 January 2022

Item 06 - Application : 1030/MS/20

Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 189 houses with associated works (as amended)

Land South of Sibbalds Brae and West of Falside Crescent - Bathgate









**West Lothian  
Council**

1030/MSC/20 - Land South of Sibbalds Brae and West of Falside Crescent - Bathgate

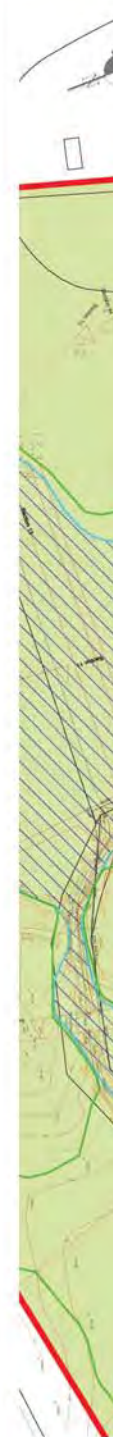
Development Management - West Lothian Civic Centre - EH54 6FF

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0 100 200 300 m







Resists wet weather of rain. Spalling in rain. Noncontaminates mud but less than 1/32 in. from the surface.

Each house to be provided with 2 in. 4000-2000-2000 (2 in. C 300) as a 2nd defense, adjacent to the main defense.

All loose and vegetative matter accumulating must be removed over the peak of each house and the ground immediately surrounding the house.

All breakdown of buildings to be to Engineers' Order.

Sublime surfaces that are exposed to provide solid engineering interest for saving time and in-filling and containing areas of subsidence.

Accordingly, the finished surface shown on this development has been designed to incorporate the strength of this material, either situated at this site or at other sites.

[illegible]

PLEASE REFER TO ENGINEERING DRAWING  
FOR ALL LEVELS & RETENTION INFORMATION

[illegible]

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Sibbalds Brae  
Bathgate

Development Layout  
Without Tree Constraints

02 / 01 / Rev R

Scale: 1:500 @ A0 Date: JAN/20

Drawn By: RMCH      Checked By:



Recesses with windows of these openings in metal floor assemblies must be less than 1/2 in from the joist.

Each frame to be provided with 2 by 4 (190X100X100) or 2 by 6 (240X100X100) as per detail, adjacent to each window frame.

As before and regardless matter concerning exact to be removed over the back of each frame and the greatest immediately adjoining the frame.

As per drawing of framing to be to Engineers (D&S).

Substrate framing shall be constructed to provide positive anchoring against the joists and in framing and containing area of substructure.

Accordingly, the finished surface walls at this development have been designed to incorporate the strength of this substrate, either located at this site, or as other place.

[illegible]

ALL PLOTWORKS ARE OUTWITH TREE  
ROOT PROTECTION ZONES.

FOOTPATHS & PARKING COURTS WILL BE  
IMPLEMENTED USING MITIGATED MEASURE  
PLEASE REFER TO RELEVANT TREE  
CONSTRAINTS PLANS & REPORTS

NO EXCAVATION WORKS WILL TAKE PLACE WITHIN THE EXISTING SLOPE WHERE TREE ROOTS ARE MOST LIKELY TO BE PRESENT.

PLEASE REFER TO ENGINEERING DRAWING  
FOR ALL LEVELS & RETENTION INFORMATION

PLEASE REFER TO ENGINEERING DRAWING  
FOR ALL LEVELS & RETENTION INFORMATION

[illegible]

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Sibbalds Brae  
Bathgate

### Development Layout With Tree Constraints

02 / 01 / Rev R

Issue: 1.500 @ A0	Date: JAN20
Open By: RMCH	Checked By:





**Legend**

- Site Boundary
- Proposed Development Design
- Existing Road
- Vertical Tree Protection Barrier
- Incompatible Trees and Tree Groups
- Incompatible Tree Locations
- Trees with RPA Infringement
- Compatible Tree Locations
- A - Retain (High Quality & Value)
- B - Retain (Moderate Quality & Value)
- C - Retain (Low Quality & Value)
- U - Remove (Unviable for Retention)
- Root Protection Area (RPA)

**Tree Group Extents & Quality Category**

- A - Retain (High Quality & Value)
- B - Retain (Moderate Quality & Value)
- C - Retain (Low Quality & Value)

**Watercourses**

**Ancient Woodland Inventory**

- Long-Established of Plantation Origin

Do not scale this map

**Client**  
Taylor Wimpey UK Ltd.

**Project**  
Sibbald's Brae New Junction Construction

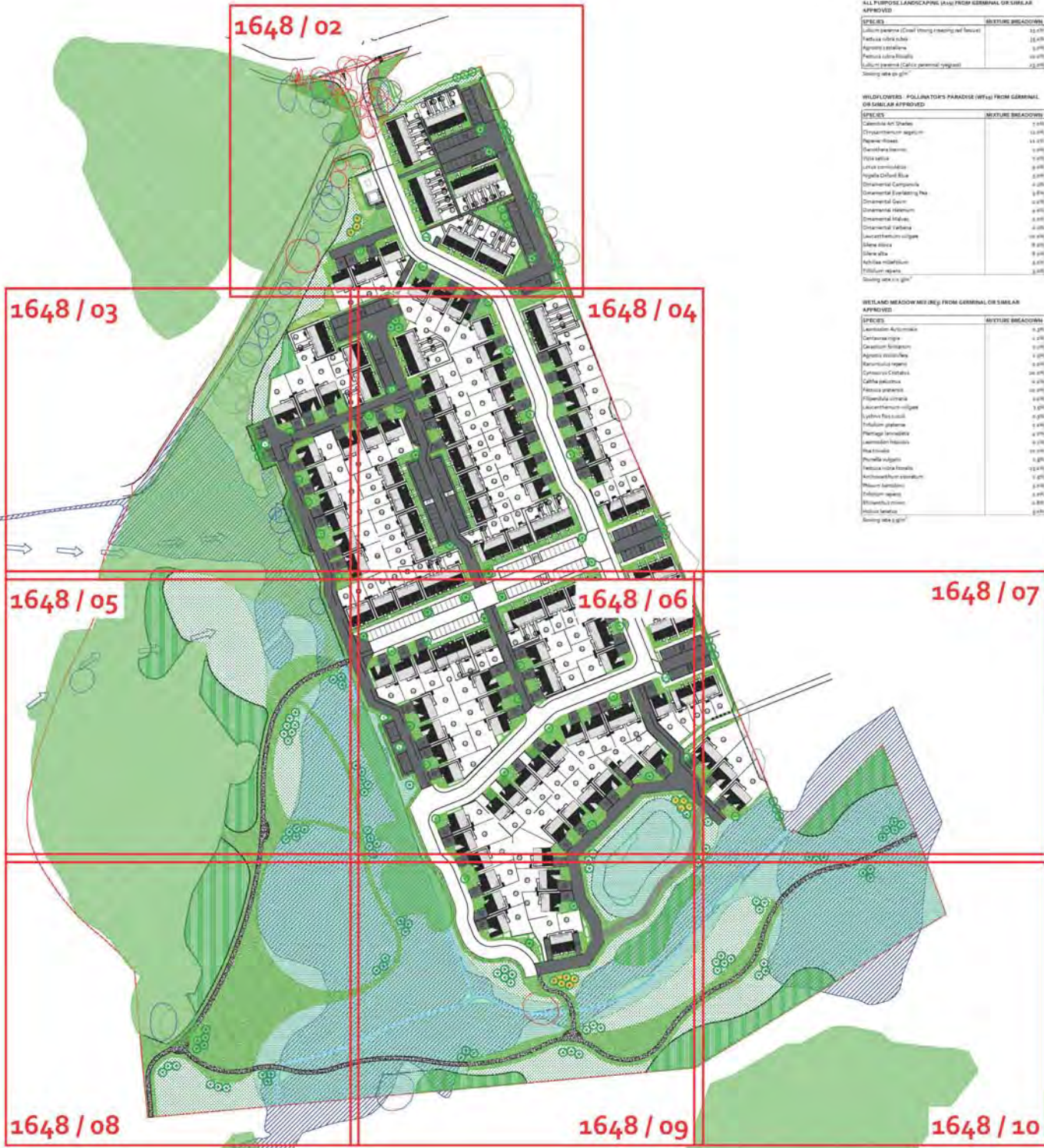
**Title**  
Provisional Tree Constraints Plan  
Full View (Plan 1 of 4)

<b>Status</b>		
DRAFT		
Drawing No. 774141-GIS001	Revision -	Date 31 March 2021
Drawn GW	Checked xx	Approved xx

Scale  
1:2,250 @A3 0 10 20 40 60 Metres

Rev	Date	Amendment	Initials
-	-	-	-





100

to separate A4 document.

© Asset House, East Mole Industrial Estate, Bromley, West London (Orp 3A)  
T: 01896 858 527    E: [info@dayassociates.co.uk](mailto:info@dayassociates.co.uk)  
D Bouldry Associates Ltd

- 8. Prior to commencement of any work on site, protective fencing must be erected around existing trees to be retained in accordance with BS 5822 (1991).
- 9. Prior to any deep cultivation or excavation of planting pits the landscape contractor must check with the site manager / engineer for any locations of any underground services.
- 10. Some tree positions may have to be amended to accommodate any amendments to locations of services.
- 11. For information on surface materials & details of hard landscape features such as walls & paving refer to architect's drawings.
- 12. Borehole Augerations is not to be undertaken for detection of failures of landfill footpath constructed over wet ground.
- 13. For information on levels & drainage refer to engineers' drawings.
- 14. No information with regard to levels, drainage & underground services is available to us at the time of preparation of drawings.
- 15. For Planning Notices and Maintenance & Management Proposals refer to separate A4 document.

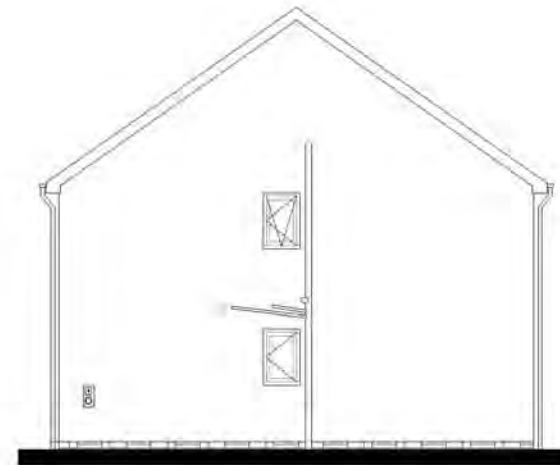


**NOTICE TO HOUSE - PURCHASERS**

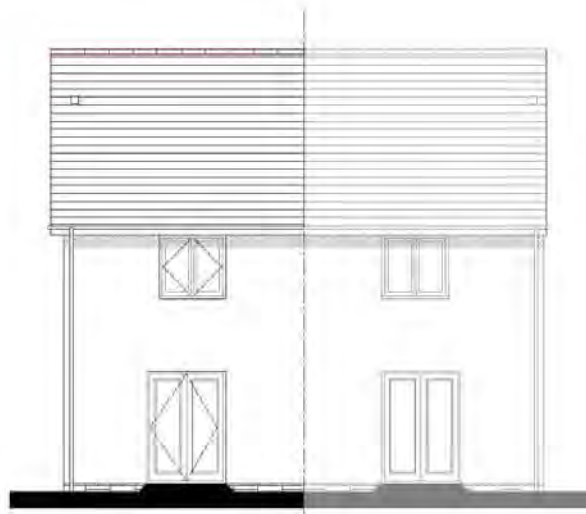
Property Measurement Act 1991  
Buyers are warned that this is a working drawing & it is intended to be treated as descriptive material only. In relation to any particular property or development, any of the specific matters prescribed by any order made under the above Act.  
The contents of this drawing may be subject to change at any time & alterations & variations can occur during the progress of the works without revision of the drawing. Consequently the style, form, content & dimensions of the finished construction may differ materially from those shown.  
Notwithstanding the contents of this drawing constitute a technical part of any contract or warranty.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

notes

C: Dimensions added  
B: Do not scale notes removed  
A: Optional car charging point added  
revision

**TaylorWimpey**

**TAYLOR WIMPEY WEST SCOTLAND LIMITED**  
UNIT C, GROUND FLOOR, CIRRUS BUILDING  
GLASGOW AIRPORT BUSINESS PARK  
MARLBURN DRIVE, ABBOTSDOWN, PAISLEY PA3 2SU  
Tel: 0141 848 5500

drawing title  
**PLANNING DRAWING**  
**TWES ELEVATION**

housetype  
**ANDREW 4 TK**

scale: 1:100 date: OCT 2016 drawn:

job no. file location

**Scottish TK Range 2016**

dwg no. <b>AND-4 TK/PL18</b>	rev. <b>C</b>
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None of the contents of this drawing constitute a contract, part of any contract or warranty.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

notes

C. Dimensions added  
B. Do not scale notes removed  
A. Optional car charging point added  
revision

TaylorWimpey

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MARLBURN DRIVE, ABBOTSLINCH, FAISLEY PA3 2SU  
Tel: 0141 848 5500

drawing title  
PLANNING DRAWING  
TWES ELEVATIONS

housetype  
BAXTER 4 TK

scale date drawn

1:100 OCT 2016

job no. file location

Scottish TK Range 2016

dwg no. rev.  
BAX 4 TK/PL18 C



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 Buyers are warned that this is a working drawing & is not intended to be treated as descriptive material describing, in relation to any particular property development, any of the specific features prescribed by any order made under the above Act.  
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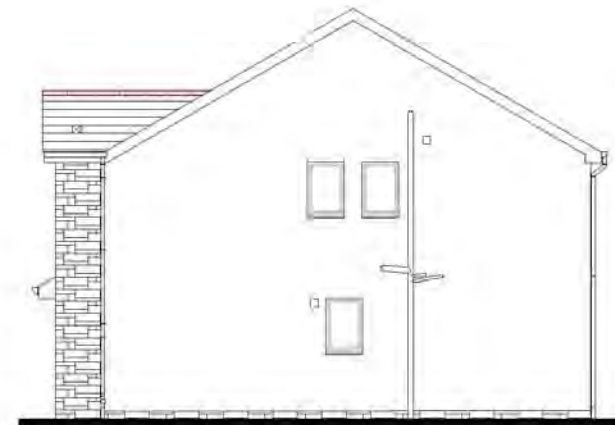
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

notes

C	Dimensions added
B	Do not scale notes removed
A	Optional centering point added
revision	

44

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Tel: 0141-849-5500

drawing title  
**PLANNING DRAWING**  
**TWES ELEVATIONS**

housetype
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DOUGLAS 4 TK

scale	date	drawn
1:100	OCT 2016	

job no.	file location
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Scottish TK Range 2016

dwg no.	rev.
DGS-4 TK/PL18	C



Architectural elevation drawing of a two-story house. The drawing shows a gabled roof with a dormer window. The first floor features a large window, a central door, and a garage. The second floor has three windows. Dimensions are indicated on the right side of the drawing:

- Overall height: 15'0" (4.57m)
- Height from ground to the top of the second floor: 11'0" (3.35m)
- Height from ground to the top of the roof: 15'0" (4.57m)
- Height from ground to the top of the dormer: 11'0" (3.35m)

Architectural elevation drawing of a building facade. The drawing shows a symmetrical facade with a central entrance door and four windows. The roof is hatched. The drawing is labeled 'Elevation' and 'Section'.

This architectural drawing shows the elevation of a house. It features a gabled roof with a chimney on the left side. A small window is visible on the right wall, and a door is located at the bottom center. The drawing is a line art representation.

notes	
C Dimensions added. B Do not scale notes removed A Optional canceling coordinates	
revision	

<h1>TaylorWimpey</h1>	
<b>TAYLOR WIMPEY WEST SCOTLAND LIMITED</b> UNIT C, GROUND FLOOR, CIRRUS BUILDING, GLASGOW AIRPORT BUSINESS PARK, MARCHBURN DRIVE, ABBOTSBRICH, PAISLEY PA3 2SU Tel: 0141 - 849 - 5550	
drawing title <b>PLANNING DRAWING</b> <b>FEATURE STONE ELEVATIONS</b>	
housetype <b>FRASER 4 TK</b>	
scale	date
1:100	NOV 2017
job no.	file location
Scottish TK Range 2016	
dwg. no.	rev.
<b>FRA- 4TK/PL19</b>	<b>C</b>



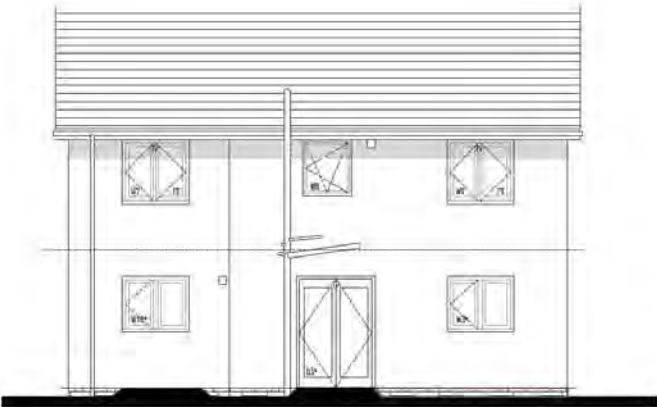
NOTICE TO HOUSE - PURCHASERS  
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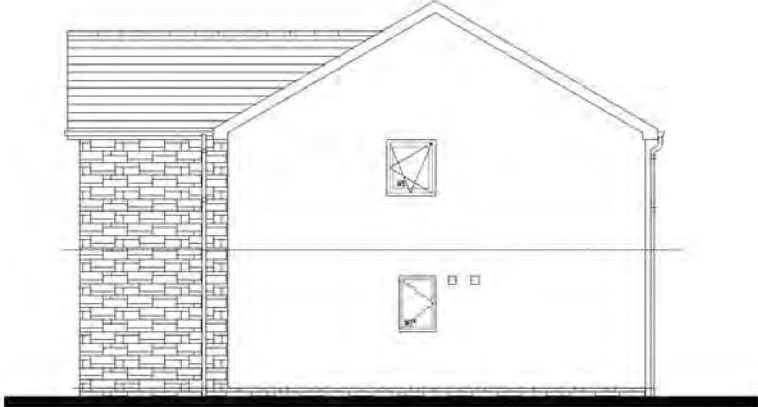
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

notes

C: Dimensions added.

B: Do not scale notes removed.

A: Optional car charging point added.

FW

revision

TaylorWimpey

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MARCHBURN DRIVE, ABBOTSHICH, PARSLEY PAU25U

Tel: 0141-848-5500

drawing title

PLANNING DRAWING

TWES ELEVATIONS - COLOUR

housetype

MAXWELL 4 TK

scale

1:100

date

OCT 2016

drawn

-

job no.

file location

Scottish TK Range 2016

dwg no.

MXL-4 TK/PL18

rev.

C



**NOTICE TO HOUSE - PURCHASERS**

Property Measurement Act 1981  
Buyers are warned that this is a working drawing & is not intended to be treated as descriptive material. It is intended to show the general layout of the property or development, any of the specified matters, and is not intended to be used as a basis for any other matter. The contents of this drawing may be subject to change at any time & alterations & variations may occur during the progress of the works without revision of the drawing. Consequently the layout, form, content & dimensions of the finished construction may differ materially from those shown. Any use of the contents of this drawing constitutes a contractual part of any contract or warranty.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

notes

- C. Dimensions added
- B. Do not scale notes removed
- A. Optional car charging point added

rw

revision

**TaylorWimpey**

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MARLBURN DRIVE, ABBOTSDOWN, PAISLEY PA3 2SL  
Tel: 0141 848 5500

drawing title  
**PLANNING DRAWING  
TWES ELEVATIONS**

housetype  
**BLAIR 4 TK**

scale date drawn  
**1:100 OCT 2016**

job no. file location

**Scottish TK Range 2016**

dwg no. <b>BLR- 4 TK/PL18</b>	rev. <b>C</b>
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Architectural elevation drawing of a two-story house. The drawing shows a symmetrical design with stone masonry walls and gabled roofs. On the left side, there is a large garage door on the ground floor and a window above it. On the right side, there is a front door on the ground floor and two windows, one above the door and one in the upper story. The overall height of the house is 2889mm (9'-3"). The height of the main floor is 4795mm (15'-3").

This architectural drawing shows the elevation of a house. It features a gabled roof with a chimney on the left side. The chimney is constructed of brick and has a small window. The main body of the house has a door with a window and a handle. The drawing is a line drawing with no shading.

notes
B Current drawing updates:
A    QW TWSL SCOTLAND LIMITED RIG
revision:
Taylor Wimpey
TAYLOR WIMPEY WEST SCOTLAND LIMITED UNIT C GROUND FLOOR, ORRIS BUILDING, GLASGOW AIRPORT BUSINESS PARK, MARLBURN DRIVE, ABBOTSINCH, PAISLEY PA27 2SU. Tel: 0141 - 942 - 5550.
drawing title: <b>PLANNING DRAWING TWS ELEVATIONS - COLOUR</b>
houses type: <b>WALLACE 4 TK</b>
scale: 1:100      date: OCT 2016      drawn: -
job no.      file location
<b>Scottish TK Range 2016</b>
dwg no.: WAL-4 TK/PL18
rev. B







































