

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	3rd December 2013
Planning Authority Reference	13/01876/APP
Nature of Proposal (Description)	Extend planning consent 10/01385/APP for erection of house and garage on
Site	Site At The Orchard Ashfield Garmouth Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133060227
Proposal Location Easting	333168
Proposal Location Northing	863922
Area of application site (Ha)	m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=MUPR6YBG0CQ00
Previous Application	10/01385/APP
Date of Consultation	19th November 2013
Is this a re-consultation of an existing application?	No
Applicant Name	The Architecture Studio
Applicant Organisation Name	
Applicant Address	The Orchard GARMOUTH Moray IV32 7LT
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Craig Swankie
Case Officer Phone number	01343 563303
Case Officer email address	craig.swankie@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 13/01876/APP

Extend planning consent 10/01385/APP for erection of house and garage on Site At The Orchard Ashfield Garmouth Moray for The Architecture Studio

I consider:-

	Please
	X
(a) that the application should be refused (<i>please state reasons below</i>)	<input type="checkbox"/>
(b) that the application should be approved unconditionally	<input type="checkbox"/>
(c) that the application should be approved, subject to certain conditions (<i>please state conditions and comments below</i>)	X
(d) that in addition to the above recommendation further information should be passed to the applicant (<i>please state these below</i>)	X
(e) that further information is required in order to consider the application.	<input type="checkbox"/>
(f) Other (please state comments below)	<input type="checkbox"/>

Conditions

1. Prior to any development works commencing:
 - i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 2.4 metres by 120 metres and a schedule of maintenance for the splay area shall be submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
 - ii) the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
 - iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 1.0 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.
2. Prior to the commencement of development details shall be submitted for the approval in writing of the Planning Authority, in consultation with the Roads Authority, to ensure no water or loose material shall be permitted to drain or be carried onto the public footpath/carriageway for the life time of the development.
3. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.
4. The first 10m of the access track, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam.

5. Parking provision shall be as follows:

- 2 spaces for a dwelling with three bedrooms or less; or
- 3 spaces for a dwelling with four bedrooms or more.

The car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

REASONS

1. To enable drivers of vehicles entering or exiting the site to have a clear view so that they can undertake the manoeuvre safely and with the minimum interference to the safety and free flow of traffic on the public road, in accordance with 2008 Moray Local Plan Policy T2.
2. To ensure acceptable infrastructure at the development access through the provision of details currently lacking, in accordance with 2008 Moray Local Plan Policy T2.
3. To ensure acceptable development that does not create any hazard to road users in the interests of road safety, in accordance with 2008 Moray Local Plan Policy T2.
4. To ensure acceptable infrastructure at the development access, in accordance with 2008 Moray Local Plan Policy T2.
5. To ensure an acceptable development in terms of parking provision and amenity of the area, in accordance with 2008 Moray Local Plan Policy T5.

Further information to be passed to applicant

The applicant is obliged to apply for a road opening permit in accordance with Section 85 of the Roads (Scotland) Act 1984. Advice on this matter can be obtained by emailing roads.permits@moray.gov.uk and reference to the following page on the Council web site Road Opening: http://www.moray.gov.uk/moray_standard/page_79860.html

Visibility splays relate to the visibility available to a driver at or approaching a junction in both directions. It is related to the driver's eye height, object height above the road, distance back from the main road known as the 'X' distance and a distance along the main road known as the 'Y' distance. The Y distance is related either to the design speed of the road and a corresponding 'stopping sight distance' or in some circumstances may be based on observed '85th percentile vehicle speeds'. Advice on this matter can be obtained by emailing transport.develop@moray.gov.uk and reference to the following pages on the Council web site

Transportation Service Requirements for Small Developments in the Countryside
Full document <http://www.moray.gov.uk/downloads/file79761.pdf>

Checklist <http://www.moray.gov.uk/downloads/file68812.pdf>

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the expense of the developer. In addition any existing roadside ditch may require a pipe or culvert. Advice on these matters can be obtained by emailing road.maint@moray.gov.uk

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

The applicant shall be responsible for ensuring that surface/ground water does not run from the public road into his property.

The applicants shall free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.

Contact: DA
email address:
transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 29 November 2013

Return response to	consultation.planning@moray.gov.uk
---------------------------	---

Please note that information associated with the application will be published on the Council's website at <http://public.moray.gov.uk/eplanning>.