

George E Borthwick
Transportation Manager

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Our Ref : *IR* GEB/IR/CEA/R/11/6/7-245-00/83516

Your Ref :

01 November 2006

Genesis Properties
5 Dullanbank
Dufftown
Aberlour
AB55 4ER

Dear Sir

**ROADS (SCOTLAND) ACT 1984
CONSTRUCTION CONSENT AND ROAD BOND
HOUSING DEVELOPMENT, CORSEMAUL DRIVE, DUFFTOWN, PHASE II,
GENESIS PROPERTIES LTD**


With reference to your application to construct a road or roads at **Corsemaul Drive, Dufftown**, Construction Consent has been granted and Consent Number R/11/6/7-245 dated 01 November 2006 is attached.

To comply with the Road Bond Regulations (SI 2080) made under Section 17 of the Roads (Scotland) Act 1984 the Bond to the value of [REDACTED] is required to be deposited with the Moray Council prior to commencement of erection or alteration of any building.

Where the road works are commenced prior to the "building works" the value of the Bond may be reduced, at the discretion of the Roads Authority, on submission of a Certificate furnished by a Chartered Engineer or Surveyor certifying the remaining value of the road works at present day prices. The Certificate to be accompanied by documentation and estimates to support the value of remaining work required to complete the road in accordance with the Construction Consent.

Once "building works" have commenced further release of security may be made by means of the aforementioned certificate subject to a minimum retention of 10% of the total amount of the original security required.

Yours faithfully


George E Borthwick
Transportation Manager

Enclosures : Drawing Nos 04/278 – DO1A, DO2A, LO1, R01A, R02B, SO1



ISO 9001:2000
FS 33734

Head of Direct Services: Alexander Ritchie
A Division of the Environmental Services Department: Robert A Stewart, Director

**THE MORAY COUNCIL
ENVIRONMENTAL SERVICES - ROADS**

ROADS (SCOTLAND) ACT 1984

**CONSTRUCTION CONSENT TO CONSTRUCT OR EXTEND A ROAD
CONSTRUCTION CONSENT NO R/11/6/7-245**

Construction Consent by the Moray Council (hereinafter referred to as "The Council") is to the construction/extension of roads in connection with the

HOUSING DEVELOPMENT, CORSEMAUL DRIVE, DUFFTOWN, PHASE II

The Council, acting under and by virtue of Section 21 of the Roads (Scotland) Act 1984 hereby grant construction consent as follows.

The Council grant authority to

Genesis Properties

5 Dullanbank

Dufftown

Aberlour

AB55 4ER

for roadworks in connection with

HOUSING DEVELOPMENT, CORSEMAUL DRIVE, DUFFTOWN, PHASE II

in accordance with (a) the plans submitted to and approved by the Council which plans are docqueted and signed by the Transportation Manager as relative hereto; (b) the particulars set forth in the Schedule annexed and signed as relative hereto and (c) the relative provisions of the said Roads (Scotland) Act 1984, on the following condition(s):-

1. All works are to be completed within a period of 3 years from the date of this Consent.
2. You shall inform this office of the name of the supervising engineer for the works along with his/her qualifications.
3. There will be a 12 month maintenance period from the completion of the construction of the road at which time any defects will be made good to the satisfaction of the Transportation Manager.
4. The Transportation Manager must be informed of the start of the works at least two weeks in advance.
5. All negatives of the road design drawings shall show the agreed amendments prior to the drawings being handed out to Contractors.

6. New gully grating bars shall be perpendicular to the edge of the carriageway.
 7. No frost susceptible material shall be placed within 450 mm of the final surface of the road.
 8. When asked, you will supply free of cost, samples and/or test certificates of materials to be used, together with particulars as to their source of supply of manufacture. You will require to pay for any testing of materials carried out by, or on the instruction of, the Transportation Manager.
 9. The Transportation Manager's representative must be afforded access to the site to ensure that the works have been undertaken in conformity with the Construction Consent.
 10. You must give the Transportation Manager a minimum of 48 hours notice (excluding weekends) of the following operations:
 - (a) Commencement of each pavement layer to the carriageway, footways and footpaths.
 - (b) Each concrete pour (including blinding) and commencement of steel fixing where reinforced concrete is used.
 - (c) Setting out of road lighting plant positions, backfilling of cable trenches and painting of lighting columns.
- It should be noted that these are minimum requirements and that, in certain cases, the developer may be required to notify the Transportation Manager's representative of additional construction stages.
11. You shall free and relieve the Roads Authority from any claims arising out of your operations on the road or extension to the road.
 12. If a surface water pipe is closer to the surface of the road than 1.0 metre, then the pipe shall be surrounded by 150 mm of concrete, Class C10P.
 13. Service strips of 2.0 metre width shall be incorporated as a burden in the Title of each plot (copy of the typical wording is to be found in Appendix C of the The Moray Council Roads Service's "Guidelines and Specification for Roads within Residential and Industrial Developments").
 14. Drop kerbs for pedestrians and wheelchairs shall be provided across all junctions.
 15. Polymeric fabric shall be used in any areas of road construction where excavation has exposed silty subsoils within 1.0 metres of the final road surface.
 16. All surface water drainage gullies shall be connected to a private sewerage system. The surface water sewers will not be adopted for maintenance by Moray Council Roads Service.
 17. When application is made to the Roads Authority for the road to be added to the List of Public Roads, "as built" copy drawings of the new road, along with a 1:2500 scale O.S. plan showing the new road layout, shall be provided. The roads will not be adopted onto the List of Public Roads until this information has been provided.
 18. The Developer shall be liable for the cost of manufacture and erection of street name plates.
 19. The Developer shall be liable for the cost of manufacture and erection of road signs and bollards.
 20. The Developer shall be liable for the cost of providing carriageway markings.
 21. Any excavations that require to be carried out outwith the boundary of the site will require a Road Opening Permit.
 22. The Roads Authority must be provided with copies of any revised drawings, issued with the Construction Consent, that require to be amended during the construction of the road, drainage works and erection of street lighting columns.
 23. A capping layer 350 mm deep of selected fill or an increased depth of sub-base shall be provided to all carriageway areas where CBR values are 2% to 5% and 600 mm deep where CBR values are less than 2%.
 24. Prior to adoption of the roads the Developer will be responsible for checking the run-off of all sewers by camera.

25. A bollard shall be installed on the footpath either side of the carriageway to indicate the locations of the "on and off" of the speed tables.
26. Housing soakaways must not be connected to road drainage trenches.
27. All filter drains shall be encased in polymeric fabric.
28. Signs to be erected prior to entering the site indicating "Traffic Calmed Area" and "No Through Road".
29. The existing footway fronting No 26 Mount Street to be widened to 1.8 metres and made up in full footway construction.
30. 40 mm hot rolled asphalt wearing course to commence at western boundary of No 26 Mount Street.
31. The turning circle must be constructed as part of Phase I of the development.

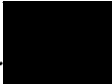
CONDITIONS APPLICABLE TO EACH SITE

- a) No boundary fences, hedges, walls or any obstruction whatsoever over 1.0 metre in height and fronting on to the public road shall be within 2.1 metres of the edge of the carriageway. Line of boundary fence or wall shall be fixed by the Transportation Manager.
- b) No water shall be permitted to drain on to the public footpath/carriageway.
- c) Parking spaces shall be provided at the rate of:
2 No for 3 bedroom houses, 3 No for 4 or more bedroom houses.
- d) You shall be responsible for ensuring that water does not run from the public road into your property and shall indemnify the Local Authority from any claims in this respect due to formation of the access.
- e) The Transportation Manager must always be contacted before any works commence. This includes any temporary access which should be agreed with the Transportation Manager prior to work on it commencing.
- f) No retaining walls shall be constructed along the edge of any road whether retaining the public road or ground adjoining the public road, without consultation with the Transportation Manager.
- g) Houses requiring two parking spaces shall have a driveway length of 6.0 metres minimum in front of a garage to permit a second car to park, unless alternative parking arrangements are provided. No part of the driveway shall be included in the public carriageway.
- h) Minor access or "Novel" roads shall be designed as "open plan" with no fencing along rear of service verges.
- i) Driveways over service verges shall be constructed to take vehicles and shall be finished in bituminous macadam.

NOTES

- a) The granting of Construction Consent does not imply that the local Roads Authority accepts any responsibility for the accuracy or suitability of the design.
- b) You are reminded that any person who contravenes or fails to comply with a condition imposed by Construction Consent, commits an offence.
- c) These conditions should be read in conjunction with any conditions which may have been discussed previously, with regard to the works.

Dated 01 November 2006

Signed  **Transportation Manager**

SCHEDULE REFERRED TO : R/11/6/7-245

ROAD DESCRIPTION

LENGTH

(Note that this may be done by reference to a plan)

Reference is made to Drawing Numbers : 04/278/DO1A
DO2A
LO1
RO1A
RO2B
SO1

MINOR ACCESS ROAD

From entrance to site at Corsemaul Drive in an easterly then a south easterly then a south westerly direction to terminate in a turning circle.

Width of carriageway = 4.0 metres and 5.5 metres
Width of footway = 1.8 metres
Width of service strip = 2.0 metres

Approximate length of road including turning circle

243 metres

SHORT CUL-DE-SAC

From Minor Access Road at Chainage 0+90 metres approximately in a south westerly direction to terminate in a turning hammerhead.

Width of carriageway = 5.5 metres
Width of footways = 1.8 metres
Width of service strips = 2.0 metres

Approximate length of road including turning hammerhead

61 metres