

08/00081/FUL
25th January 2008

Install wood pellet boiler with flue at 40 Findhorn Forres
Moray IV36 3YE for Mr Martin Blake

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Unresolved objection from statutory consultee (Community Council).
- Objections/representations received.
- Advertised under the current Listed Building and Conservation Area Regulations.
- Development within a Conservation Area.

Procedure:

- None.

Recommendation: Permit - Subject To The Following:-

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
2. Unless otherwise agreed with the Council, as Planning Authority, the development hereby approved shall be carried out strictly in accordance with the approved plans and conditions.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to ensure that there are no unauthorised departures from the approved plans which could adversely affect the development or character and amenity of the surrounding properties and area.

List of Informatives:

THE BUILDING STANDARDS MANAGER, has commented that:-

It is noted that an Application for a Building Warrant has been received in respect of these proposals.

THE CONTAMINATED LAND SECTION has commented that:-

Your property has been identified as being in the vicinity of the following potential source of contamination:

- Harbour approximately 30 metres to the south west as indicated on map group A.

Map Group A 1868 - 1897 Ordnance Survey Maps
Map Group B 1898 - 1906 Ordnance Survey Maps
Map Group C 1930 - 1938 Ordnance Survey Maps
Map Group D 1959 - 1971 Ordnance Survey Maps
Map Group E 1969 - 1992 Ordnance Survey Maps
Map Group F Present Day Ordnance Survey Maps

The Moray Council does not have information to confirm whether or not the ground has been contaminated, however it is recommended that you investigate this matter prior to proceeding with the proposed works. Should contamination be identified you should contact the Environmental Health section immediately and carry out agreed remediation works. For advice on researching/investigating a site, please visit the Council website at www.moray.gov.uk/ContaminatedLand. Alternatively you can contact the Environmental Health Section on 01343 563345 or by email to contaminated.land@moray.gov.uk