

07/01932/FUL
1st October 2007

Erect dwellinghouse on Site At The Clover Sheriffbrae Forres
Moray for John Robertson (North) Limited

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Competent written objections received from more than 5 separate households or other premises.
- Not advertised.

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.
3. No boundary fences, hedges, walls or any obstruction whatsoever over 1.0-m in height and fronting on to the adjacent road shall be within 2.4 m of the edge of the carriageway.
4. The width of the vehicular access shall be 2.4 - 3.0 m and have a maximum gradient of 1:20 measured for the first 5.0 m from the edge of the adjacent carriageway. Section of access over the public footpath/verge shall be to The Moray Council specification and surfaced in bitmac.
5. No water shall be permitted to drain or loose material be carried onto the adjacent footpath/carriageway.
6. New boundary walls/fences shall be set back from the edge of the adjacent carriageway at a distance of 2.5 m.
7. No development shall commence until details for surface water drainage involving a SUDs water system or equivalent is submitted to and approved by the Council as Planning Authority.

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.
3. In the interests of road safety.
4. In the interests of road safety.
5. In the interests of road safety.
6. In the interests of road safety.
7. To ensure that the surface water from the development is dealt with in a sustainable manner that avoids flooding and pollution.

List of Informatives:

THE BUILDING STANDARDS MANAGER, has commented that:-

A Building Warrant will be required for the proposals. Should you require further assistance please do not hesitate to contact Building Standards, Environmental Services Department, Council Office, High Street, ELGIN IV30 1BX or by telephoning 01343 563243.

THE DEVELOPMENT CONTROL MANAGER, DEVELOPMENT SERVICES, has commented that:-

During construction work the applicant and/or the developer should remain vigilant for signs of bats, if they come across any bats or any signs of bats, all work in that area must cease immediately and Scottish Natural Heritage must be contacted for further advice.

It should be noted that as bats are a European Protected Species, as listed in the Conservation (Natural Habitats &c.) Regulations 1994 it is illegal to:

- Deliberately kill, injure, disturb or capture/take European Protected Species of animal
- Damage or destroy the breeding sites or resting places of such animals.

Furthermore, where it is proposed to carry out works that will affect a European Protected Species or their shelter/breeding places, whether or not they are present, a licence is required from the appropriate licensing authority.

THE TRANSPORTATION MANAGER, DIRECT SERVICES, ACADEMY STREET,
ELGIN has commented that:-

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

The applicant shall ensure that their operations do not adversely affect any Public Utilities which should be contacted prior to commencement of operations.