

Forres WARD 08\_07

09/01093/FUL  
19th June 2009

**Erection of new NHS hospital and health centre and associated site works on Site On Grantown Road, Forres, Moray for The NHS Grampian**

---

**Comments:**

- MEMBERS WILL HAVE VISITED THE SITE
- Application is a major development as defined in the Scheme of Delegations as the gross floorspace area of the building exceeds 2,000m<sup>2</sup>.
- Objections/representations received.
- Not advertised.

**Procedure:**

- If minded to approve hearing not required.

**Recommendation:      Permit - Subject To The Following:-**

**That this application be delegated to the Director of Environmental Services to permit, subject to the receipt of satisfactory noise impact information, to confirmation of compliance with policy ER2 (Energy Reduction), to the conclusion of an appropriate legal agreement for the payment of developer contributions, and the following;**

1. The development to which this permission relates must be begun not later than the expiration of 3 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. Prior to the commencement of development, written approval from the Planning Authority must be obtained for the details of the proposed traffic signal controlled junction scheme for Grantown Road/Access Road junction, based on the preliminary proposal shown on drawing Fairhurst 7632/001.
4. Prior to the occupation or operation of the Hospital and Health Centre a Travel Plan, in accordance with the principles set out in PAN75 must be submitted for the approval in writing of the Planning Authority.
5. Prior to the occupation or operation of the Hospital and Health Centre the following measures shall be completed in accordance with the approved details:
  - Widen the footway along the frontage of the site adjacent to Grantown Road to a minimum width of 3.0 metres;

- Provide a link between the site and the existing footpath network (to connect with Grant Drive).
6. Prior to the occupation or operation of the Hospital and Health Centre the traffic signal controlled junction scheme for the Grantown Road/Access Road junction shall be completed in accordance with the approved details.
  7. Prior to the occupation or use of the approved development the parking provision shall be 15 Sheffield type cycle stands, 6 disabled user parking spaces and 114 standard parking spaces.
  8. That no development shall take place until a Landscape Scheme (drawn to scale) is submitted to and approved by this Council (as Planning Authority). This Landscape Scheme shall show:-
    - (a) the location of any existing trees, shrubs and hedgerows on the site and identify those to be retained and those to be removed;
    - (b) details of the measures to be taken to protect any existing trees, shrubs and hedgerows during the course of developing the site;
    - (c) details of the numbers, species, position, planting distances and sizes of all planting to be undertaken;
    - (d) the position of any children's play areas and public amenity open space. Details of the surface finishes, boundary enclosures and number, type (for example, inclusion of manufacturer's specification) and position of pieces of play equipment to be provided.
  9. That all planting, seeding or turfing forming part of the approved landscape scheme shall be carried out in the first planting and seeding seasons following the occupation of the development or the completion of the building works, whichever is the sooner. Any trees or plants which (within a period of 5 years from the planting) die, are removed or become seriously damaged or diseased shall be replaced in the following planting season with others of similar size, number and species unless this Council (as Planning Authority) gives written consent to any variation of this planning condition.
  10. Unless otherwise agreed with the Council (as Planning Authority) the development shall not commence until samples of the proposed roof and wall finishes have been submitted to and approved by the Head of Development Services.
  11. Prior to the commencement of development detailed SUDS proposals shall be submitted for the approval in writing of the Planning Authority in consultation with SEPA.

**Reasons:**

1. The time limit condition is imposed in order to comply with the requirements of Section 58(i) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.

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 an acceptable form of development and the provision of details omitted from the submission.
4. To promote active travel journeys to and from the site to users of the Hospital and Health Centre.
5. To enable walking and cycling journeys from the site in the interests of sustainable development.
6. To provide the level of vehicle access for the scale of development in the interests of connectivity and operation of the road network.
7. To ensure users of the Hospital and Health Centre have access to appropriate parking provision within the site.
8. In order that detailed consideration can be given to the landscaping of the site and provision of any play equipment.
9. In order to ensure that the approved landscaping works are timeously carried out and properly maintained in a manner which will not adversely affect the development or amenity and character of the area.
10. In order to ensure that the development harmonises with the appearance and character of the surrounding properties and area.
11. In order to prevent potential water 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 CONTAMINATED LAND SECTION has commented that:-

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

- Electricity sub station adjacent to the north-east as indicated on map group E.
- RAF Balnageith adjacent to the east and west as indicated on map group D, E
- Thornhill Farm and fuel tank adjacent to the north-west as indicated on map group D, E.

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's website at [www.moray.gov.uk/ContaminatedLand](http://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](mailto:contaminated.land@moray.gov.uk)

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

Road construction consent for works to the public road will be required under Section 21 of the Roads (Scotland) Act 1984 (Traffic signal control scheme at the Grantown Road/Access Road junction, works to footways and footpaths). 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 commencing on it. Road opening permit will be required. The Developer should contact the Transportation Manager, Direct Services, Environmental Services, Academy Street, Elgin IV30 1LL or by telephoning 01343 562500.

The applicant shall ensure that their operations do not adversely affect any public utilities that should be contacted prior to the commencement of operations.

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

Disabled parking spaces shall be 2.5 metres wide and 5.0 metres long with 0.9 metre strips between adjacent disabled spaces. General parking spaces shall be 2.5 metres wide and 5.0 metres long.