

Elgin City North WARD 06_07

**09/02062/APP
4th November 2009**

Proposed co-located child protection unit at Site At Duncan Drive, Elgin, Moray for The Moray Council

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Application is made by the planning authority

Procedure:

- None.

Recommendation:

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 work commencing on site the applicant shall complete the attached notification of initiation of development and submit it to the local planning authority.
4. Upon completion of the development or as soon as practicable after doing so the attached notification of completion of development shall be completed and submitted to the local planning authority.
5. Notwithstanding the details shown on the approved plans, and prior to development works commencing, details shall be submitted to and approved by the Council, as planning authority to
 - a) confirm the location of the boundary fence.
 - b) i) identify and confirm the location and species of all trees to be retained; and
ii) the arrangements to protect trees during and after constructionand
 - c) thereafter these trees as identified shall be protected and maintained both during and after the construction phase of the development in accordance with the approved details

6. The width of the vehicular access shall be as shown on drawing no 0816-31 Rev C and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway.
7. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.
8. Two private and 10 communal parking spaces shall be provided within the site and made available for use at all times in conjunction with the development.
9. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.
10. A pedestrian connection to the remote footpath, which runs alongside the eastern boundary of the site, as shown in drawing no 0816-31 Rev C shall be provided prior to the first use of the development commencing.
11. Prior to development commencing full details of the street lighting shall be submitted to and agreed in writing with the Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved details.

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. To ensure that the planning authority is aware that development is about to commence and any suspensive conditions can be followed up.
4. To ensure that the planning authority is aware that the development is complete and is able to follow up any conditions.
5. In the interest of the amenity of the surrounding area.
6. In the interests of road safety.
7. In the interests of road safety.
8. In the interests of road safety.
9. In the interests of road safety.
10. In the interests of road safety.
11. In the interests of road safety.

List of Informatives:

THE CONTAMINATED LAND SECTION has commented that: -

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

- Infectious diseases hospital adjacent to the north-west as indicated on map group B, C.
- Infilled quarry (Bishopmill Quarries) approximately 113 metres to the north-west as indicated on map group A to 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" 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

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

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

The developer must contact the Roads Authority Street Lighting Section at Ashgrove Depot, Elgin – Tel (01343) 557300, Ext. 7343 to discuss the proposals.

Comments received from SCOTTISH WATER are attached for your information.