

Elgin City North WARD 06_07

**10/00220/APP
9th March 2010**

Alterations to existing elevations and roof including demolition of existing public entrance and provide new public entrance to offices approved under application 09/01209/FUL at 2 High Street, Elgin, Moray, IV30 1BY for The Moray Council

Comments:

- None.

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 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. The installation of all fixed plant associated with the development shall be fixed such as to provide sound attenuation that the noise emitted from the fixed plant shall not exceed International Standards Organisation (ISO) Noise Rating (NR) 30 between 0700 and 2300 hours, or Noise Rating 25 between 2300 and 0700 hours, within any neighbouring residential premises, with windows partially opened when measured.
6. The carved date stone and interpretative plaque built into the existing north elevation identifying the location of the Old Public Wells shall be retained and incorporated into the new development. Details of how this will be achieved shall be submitted to this Council as planning authority for approval in writing prior to development commencing.

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. To ensure that full and proper consideration is given to installations on the building that may affect the amenity enjoyed by the surrounding area.
6. In order to preserve an historic artefact and to ensure it remains on the site.

List of Informatives:

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

- Road vehicle works on site as indicated on map group D.
- Filling station and fuel tank on site 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" 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