

Keith And Cullen WARD 02_07

**10/00439/APP
18th March 2010**

Erection of 2 new single storey steel framed clad bonded whisky warehouses on footprint of 2 existing bonded whisky warehouses to replace those damaged by excessive snow loading at Keith Bond No 1, Alexandra Road, Keith, Moray, AB55 5BX for Chivas Brothers Limited

Comments:

- Application is "major" development under approved Scheme of Delegation since it involves industrial development where the floor space exceeds 2000m².

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. Prior to the commencement of development, a detailed survey of the chosen route for delivery shall be submitted to and approved by the Council, as planning authority in consultation with the Transportation Manager in order to determine the locations of structures (e.g. bridges) and street furniture affected by any construction and abnormal load vehicle movements. The applicant shall discuss and agree any roads improvements/strengthening required as a result of the survey prior to any movements of any construction and abnormal load traffic.
3. Prior to commencement of development a Traffic Management Plan shall be submitted to and approved by the Council, as planning authority in consultation with the Transportation Manager to show the methods of dealing with large delivery vehicles. This plan shall include vehicle swept path analysis and the methods of marshalling and manoeuvring at junctions on the public road network. No heavy construction traffic shall access the site via the minor road to the north and east of the site, namely the C72H Newmill - Tarmore Road.
4. The applicant must run 'before and after' condition video surveys of the proposed delivery route along with the C72H Newmill - Tarmore Road where construction traffic is prohibited, provide a copy of the survey to the Council, as planning authority, in consultation with Moray Council Transportation (Traffic) and make good any damage which may be caused to the road network, including the verge, as a result of the construction traffic and passing vehicles.
5. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.

6. Prior to the commencement of any works, a full site specific Construction Method Statement must be submitted for the written approval of the planning authority in consultation with SEPA and other agencies, where appropriate and all work shall be carried out in accordance with the approved plan and within the time scales/stages stipulated. The Construction Method Statement shall identify all potential pollution risks associated with the proposals and all aspects of site works that might impact on the environment as well as preventative measures and mitigation.
7. Prior to commencement of any works, a scheme detailing one level of sustainable drainage (SUDS) surface water treatment for roof water run-off shall be submitted to and approved by the Council in accordance with the approved scheme.
8. The colour of the external walling and roofing shall be in Merlin Grey (BS ref. 18B25).
9. 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.
10. 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.
11. 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.

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 the interests of road safety.
3. In the interests of road safety.
4. In the interests of road safety.
5. In the interests of road safety.
6. To control pollution of air, land and water.
7. In order to ensure adequate provision in this respect and avoid potential problems from flooding elsewhere.
8. To avoid being visually intrusive.
9. 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.

10. To ensure that the planning authority is aware that development is about to commence and any suspensive conditions can be followed up.
11. To ensure that the planning authority is aware that the development is complete and is able to follow up any conditions.

List of Informatives:

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 applicant shall meet all costs of removal and re-erection of road signage, which may be required as a result of the delivery of any abnormal loads.

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.

The Transportation Manager must always be contacted before any works commence. This includes any temporary access, which should be agreed with the Roads Authority prior to work commencing on it.

Bridges and Structures - The developer must contact Neil Fotheringham, Senior Engineer, Moray Council Consultancy at Academy Street, Elgin - Tel (01343) 562542 to discuss his proposals.

Traffic Management - The developer must contact Andy Duff, Senior Engineer Traffic Section at Academy Street, Elgin - Tel (01343) 562537 to discuss his proposals.

Comments received from SCOTTISH WATER are attached for your information.

THE ENVIRONMENTAL HEALTH MANAGER, DEVELOPMENT SERVICES, has commented that: -

The premises will require to comply with the Health and Safety at Work etc Act 1974 and the Workplace (Health, Safety and Welfare) Regulations 1992.

Responsibility for enforcing health and safety in this particular premises rests with the Health and Safety Executive, Lord Cullen House, Fraser Place, Aberdeen.

THE SCOTTISH ENVIRONMENT PROTECTION AGENCY has commented that: -

The required SUDS scheme shall be developed in accordance with technical guidance contained in the SUDS Manual (by SEPA).