

Speyside Glenlivet WARD 01_07

**10/00567//APP
8th April 2010**

Change of use from amenity ground to driveway at 16 Croft Place, Craigellachie, Aberlour, Moray IV30 5XD for Mr Neal Wilcox

Comments:

- Application is made by the planning authority or relates to land in which the planning authority has a financial interest.

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 proposed driveway shall be to provide access to the front garden of No 16 Croft Place only. No vehicle shall park or any other obstruction be placed on the proposed driveway.
6. No boundary fences, hedges, walls or any other obstruction whatsoever shall be constructed as part of this proposal.
7. The boundary fence for no 16 Croft Place shall be less than 0.6m in height.
8. The width of the vehicular access shall be 5.5m and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The part of the access over the public footway/verge shall be to The Moray Council specification and surfaced with bituminous macadam.
9. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.

10. Drop kerbs shall be provided across the access to The Moray Council specification. A road opening permit must be obtained from the Roads Authority before carrying out this work.
11. A visibility splay of 2.4m x 25m across the proposed driveway shall be provided and maintained for the adjacent car park access.
12. Any gates to be erected as part of the access into the front garden of No 16 Croft Place shall open inwards and not obstruct the public footway.

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 interests of road safety.
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.
12. 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:

- Brick and tileworks adjacent to the west as indicated on map group B.

- Quarry/infilled ground approximately 30 metres to the south as indicated on map group B, D, and F.

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. 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 applicants 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.

The developer must contact the Roads Authority Street Lighting Section at Ashgrove Depot, Elgin – Tel (01343) 557300, Ext. 7343 to discuss the proposals as there may be street lighting cables within the road verge.

SCOTTISH WATER has commented that: -

Prior to commencement of development the applicant should contact Scottish water on 0845 601 8855 to confirm if any of their infrastructure is affected by the development. The granting of this planning consent does not guarantee the connection to any public utility.

It is the applicants responsibility to obtain the necessary approvals in this regard.