

## **Keith And Cullen WARD 02\_07**

**09/02210/APP  
4th December 2009**

**Construct temporary school building at Keith Primary School,  
School Road, Keith, Moray, AB55 5GS for Stewart Milne  
Construction**

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### **Comments:**

- MEMBERS WILL HAVE VISITED THE SITE.
- This proposal is linked with applications 09/02209/APP (Sports Pitch) and 09/02211/APP (New Primary School) which altogether relate to redevelopment of Keith Primary School, and a conjoined report has been prepared to consider all three applications.
- Cumulatively these 3 proposals comprise a site area of 5.8 hectares but they are submitted as three discreet proposals, each of less than 2ha and therefore not major applications.
- Application does not prejudice the OPP designation in Local Plan.

### **Procedure:**

- In the event that Committee is minded to approve this application, it will require to be forwarded to Ministers as the Council has an interest as owners of the ground.

**Recommendation:      Delegated powers to permit, subject to referral to Ministers, and 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. No works shall commence on site until details have been submitted to and approved by the Moray Council as Planning and Roads Authority in respect of a Construction Traffic Management Plan (TMP) which takes account of any construction access requirements based on the adjacent applications site covered by Planning Application no 09/0211/APP should it be approved and taken forward within the same construction period of this application or vice versa. Details should include information on the proposed phasing of works, temporary road signs, management of construction traffic, temporary parking provision for the school operation, construction parking, temporary access proposals, and proposals to safeguard pedestrian and cycle routes.

6. No works shall commence on site until details have been submitted to and approved by the Moray Council as Planning and Roads Authority in respect of details of a Temporary Travel Plan (TTP) covering travel/movements and arrangements during the period of the temporary 'school village'.
7. Prior to the 'school village' (including temporary building) becoming operational parking provision shall be made for a total of 23 spaces as indicated on Drawing No L(9)013.
8. Construction vehicles are prohibited from delivering/leaving the site during hours of operation of the part time 20mph speed limit associated with days when the schools are open.

**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 the impact of construction traffic is controlled to safeguard safety and the amenity of the area.
6. To ensure travel to/from and within the 'school village' is managed in the interests of safety and sustainable travel.
7. To ensure users of the 'school village' have access to appropriate parking provision within the site.
8. To control construction traffic using the road network in the interests of road safety and traffic management.

**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:

- Road vehicle works approximately 28 metres to the south east as indicated on map group D, E and F.

- Fuel tank and iron works approximately 25 metres to the south east as indicated on map group B, C and 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: -

- The applicant shall be responsible for ensuring that surface/ground water does not run from the public road onto 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 free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.
- A Road Opening Permit may be required. The Transportation Manager must always be contacted before any works commence. This includes temporary access, which should be agreed with the Roads Authority prior to work commencing on it.
- The current operation times for the part time 20mph speed limit are: 0825-0855; 1200-1335; 1430-1540. The applicant must check the status of the operational times with the Transportation Manager two weeks prior to the commencement of works.