

**THE MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT
1997, as amended**

PERMISSION FOR DEVELOPMENT

**[Speyside Glenlivet]
Application Approval Matters spec conds**

TO Rothes Forest Estate
 c/o Grant And Geoghegan
 96 Moss Street
 Keith
 Moray
 AB55 5HE

With reference to your application for planning permission under the above-mentioned Act as amended, the Council in exercise of their powers under the said Act hereby **GRANT** planning permission for the following development:-

Erect house on Site Adjacent To The Bridge Of Dowery Birnie Moray

in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, subject however to the following condition(s) and reason(s) as set out in the attached schedule.

This permission does not carry with it any necessary consent or approval to the proposed development under the building regulations or other statutory enactments and the development should not be commenced until all consents have been obtained.

Date of Notice: **14th November 2011**

A A Burnie

HEAD OF DEVELOPMENT SERVICES

Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
Moray IV30 1BX

IMPORTANT NOTE

YOU ARE OBLIGED TO COMPLY WITH THESE CONDITIONS AND NOTES

SCHEDULE OF CONDITIONS

By this Notice the Moray Council has **APPROVED** this proposal subject to conditions considered necessary to ensure implementation of the proposal, including conditions imposed under S.58/59 of the Town & Country Planning (Scotland) Act 1997, as amended. **It is important that these conditions are adhered to and failure to comply may result in enforcement action being taken.**

Permission is granted subject to the following conditions: -

- 1 That the development to which the permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of 3 years from the date of the grant of planning permission in principle; or
 - (ii) the expiration of 2 years from the final approval of the matters specified in conditions or in the case of approval on different dates the final approval of the last such matter to be approved.
- 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 That all planting, seeding or turfing forming part of the approved landscape scheme shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the building works, whichever is the sooner. Any trees or plants which (within a period of 5 years from the planting) die, are removed or become seriously damaged or diseased shall be replaced in the following planting season with others of similar size, number and species unless this Council (as Planning Authority) gives written consent to any variation of this planning condition.
- 6 No water shall be permitted to drain onto the public footpath/carriageway.

- 7 A parking layby 8.0m long x 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road to allow visiting and service vehicles to park clear of the public road. The vehicular access(es) should lead off the layby(s). Layby to be to The Moray Council specification and be surfaced in bitmac.
- 8 Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.
- 9 A turning area shall be provided within the curtilage of the site to enable vehicles to enter/exit in a forward gear.
- 10 A visibility splay of 2.4 metres x 60 metres shall be provided at the access in both directions, clear of any obstruction above 1.0 metre in height (measured from the level of the carriageway) and be maintained for the lifetime of the development.
- 11 Parking provision shall be outwith visibility splays.

The Council's reason(s) for imposing the above condition(s) are:-

- 1 The time limit condition is imposed in order to comply with the requirements of Section 59 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 order to ensure that the approved landscaping works are timeously carried out and properly maintained in a manner which will not adversely affect the development or amenity and character of the 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.

ADDITIONAL NOTES FOR INFORMATION OF THE APPLICANT

The following notes are provided for your information including comments received from consultees:-

THE BUILDING STANDARDS MANAGER, has commented that:-

A Building Warrant will be required for the proposals. Should you require further assistance please do not hesitate to contact Building Standards, Environmental Services Department, Council Office, High Street, ELGIN IV30 1BX or by telephoning 01343 563243.

MANAGER (DEVELOPMENT MANAGEMENT) has commented that:-

It is noted that your planning application proposes a septic tank and soakaway/infiltration drainage system and the suitability of the ground condition to accommodate this will be dealt with as part of your Building Warrant application.

Full details of a ground assessment, trial pit investigations and percolation test results, from a suitably qualified person as contained within the Council's List of Approved Certifiers, will be required prior to obtaining a Building Warrant

An application for a Building Warrant and compliance with the Building Regulations are entirely separate from Planning procedures. Furthermore, the granting of Planning Consent does not guarantee approval of a Building Warrant.

If you have not already done so and you may wish to satisfy yourself about the adequacy of ground conditions separately at this stage, if so I recommend that you contact the Building Standards Section directly at Environmental Services, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, telephone(01343) 563243.

Please note that any proposed discharges to land or the water environment will require authorisation from SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2011. For further details refer to SEPA website http://www.sepa.org.uk/water/water_regulation/regimes.aspx.

The MORAY COUNCIL, FLOOD RISK MANAGEMENT, has commented that:-

The Flood Risk Management (Scotland) Act 2009 requires every local authority to prepare a map which shows (or more than one map which, taken together, show) relevant bodies of water and sustainable urban drainage systems (SuDS) in its area. The developer shall provide any such information to the Council's Senior Engineer (Flood Risk Management) in an acceptable format on completion of the development.

THE SCOTTISH ENVIRONMENT PROTECTION AGENCY has commented that:-

Details of regulatory requirements and good practice advice for the applicant can be found on our website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at: 28 Perimeter Road, Pinefield, Elgin, IV30 6AF, tel: 01343 547663.

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

No building materials/scaffolding/builder's skip shall obstruct the public road (includes footpaths) without permission from this Department.

The applicant shall be responsible for ensuring that 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 free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.

No retaining walls shall be constructed along the edge of the road whether retaining the public road or ground adjoining the public road without consultation with the Transportation Manager.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

Reference Version	Title
010/0195/02	Block plan
010/0195/01	Site plan
010/0195/03	Location plan
010/0195/04	Elevations
010/0195/05	Floor plans
010/0195/06	Survey and section plan
010/0195/07	Sections A and B
010/0195/08	Sections C and D

DETAILS OF MATTERS SPECIFIED IN CONDITIONS

Reference number of application for planning permission in principle (or outline planning permission) in respect of which matters specified in conditions were imposed:

- 09/01457/OUT

Details of matters specified in conditions in respect of which approval, consent or agreement have been granted or refused:

- Conditions relating to the development in terms of the design and external appearance of the dwelling, site layout arrangements including the means of access, finished levels and landscaping.

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S.32A of 1997 ACT)

None

DETAILS WHERE DIFFERENT TIME-PERIOD(S) FOR DURATION OF PLANNING PERMISSION IMPOSED (S.58/59 of 1997 ACT)

None

TERMS OF S.75 AGREEMENT RELATING TO THIS APPLICATION

N/A

NOTICE OF APPEAL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, The Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scotland.gov.uk

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

NOTIFICATION OF INITIATION OF DEVELOPMENT

S.27A of the 1997 Act requires any person who has been granted planning permission (including planning permission in principle) and intends to start development must, as soon as practicable after deciding the date they will start work on the development, give notice to the planning authority of that date. This ensures that the planning authority is aware that the development is underway and can follow up on any suspensive conditions attached to the permission.

Therefore, prior to any work commencing on site, the applicant/developer must complete and submit to the Moray Council, as planning authority, the attached Notification of Initiation of Development. Failure to submit the required Notice will be a breach of planning control under S.123(1) of the 1997 Act.

NOTIFICATION OF COMPLETION OF DEVELOPMENT

S.27B of the 1997 Act requires any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority. This will ensure that the planning authority is aware that the development is complete and can follow up any planning conditions.

Therefore, on completion of the development or as soon as practicable after doing so, the applicant/developer must complete and submit to the Moray Council, as planning authority the attached Notification of Completion of Development.

Phased development – Under S.27B(2) of the 1997 Act where permission is granted for phased development, the permission is subject to a condition (see Schedule of Conditions above) requiring the applicant/developer as soon as practicable after each phase to give notice of that completion to the planning authority. This will allow the planning authority to be aware that particular phase(s) of the development is/are complete. **The non-compliance with this condition or failure to give notice may result in enforcement action being taken. When the last phase is completed the applicant/developer must also complete and submit a Notification of Completion of Development.**

The Moray Council

NOTIFICATION OF INITIATION OF DEVELOPMENT

Section 27A Town and Country Planning (Scotland) Act 1997

Planning Application Reference No: 11/01529/AMC

Date issued:

I hereby give notice that works as detailed under the above planning application will commence on:

Signed: Date:

THE FOLLOWING INFORMATION MUST BE PROVIDED:

1. Name and address of person carrying out the development:

.....
.....
.....

2. The full name and address of the landowner, if a different person:

.....
.....
.....

3. Where a site agent is appointed, their full name and contact details:

.....
.....
.....

4. The date of issue and reference number of the grant of planning permission:

.....
.....

Please return this form, duly completed to: - The Moray Council
Development Management
Development Services
Environmental Services Department
Council Office,
High Street
Elgin IV30 1BX

IMPORTANT

It is important that the Environmental Services Department is advised when you propose to start work as failure to do so may result in enforcement action be taken.

Please complete and return this form.

The Moray Council

NOTIFICATION OF COMPLETION OF DEVELOPMENT

Section 27B Town and Country Planning (Scotland) Act 1997

Planning Application Reference No: 11/01529/AMC

Date issued:

I hereby give notice that works as detailed under the above planning application will be completed on:

Signed: Date:

Please return this form, duly completed to: - The Moray Council
Development Management
Development Services
Environmental Services Department
Council Office
High Street
Elgin IV30 1BX

IMPORTANT

It is important that the Environmental Services Department is advised when the development has been completed as failure to do so may result in enforcement action be taken.

Please complete and return this form.



CIVIC GOVERNMENT (SCOTLAND) ACT 1982 STREET NAMING AND NUMBERING

The Moray Council have a statutory duty under the above Act to provide street names and numbering of properties where appropriate for any new development.

You are advised to make requests for new property addresses **AS SOON AS YOU COMMENCE BUILDING WORKS** in order that the new addresses can be allocated and confirmed prior to the building being occupied. (Procedures for new road/street names can take up to 3 months.)

Requests for this service should be made using the tear off slip below and be accompanied by a **SMALL SCALE LAYOUT PLAN** (and composite floor plans in the case of flats) and sent to :-

Transportation Manager
Environmental Services
Roads Service
Academy Street
Elgin
IV30 1LL

Web Site : www.moray.gov.uk

Planning Application Ref No : **11/01529/AMC**

Name and Current Address :

New Property Address

.....
.....
.....
.....

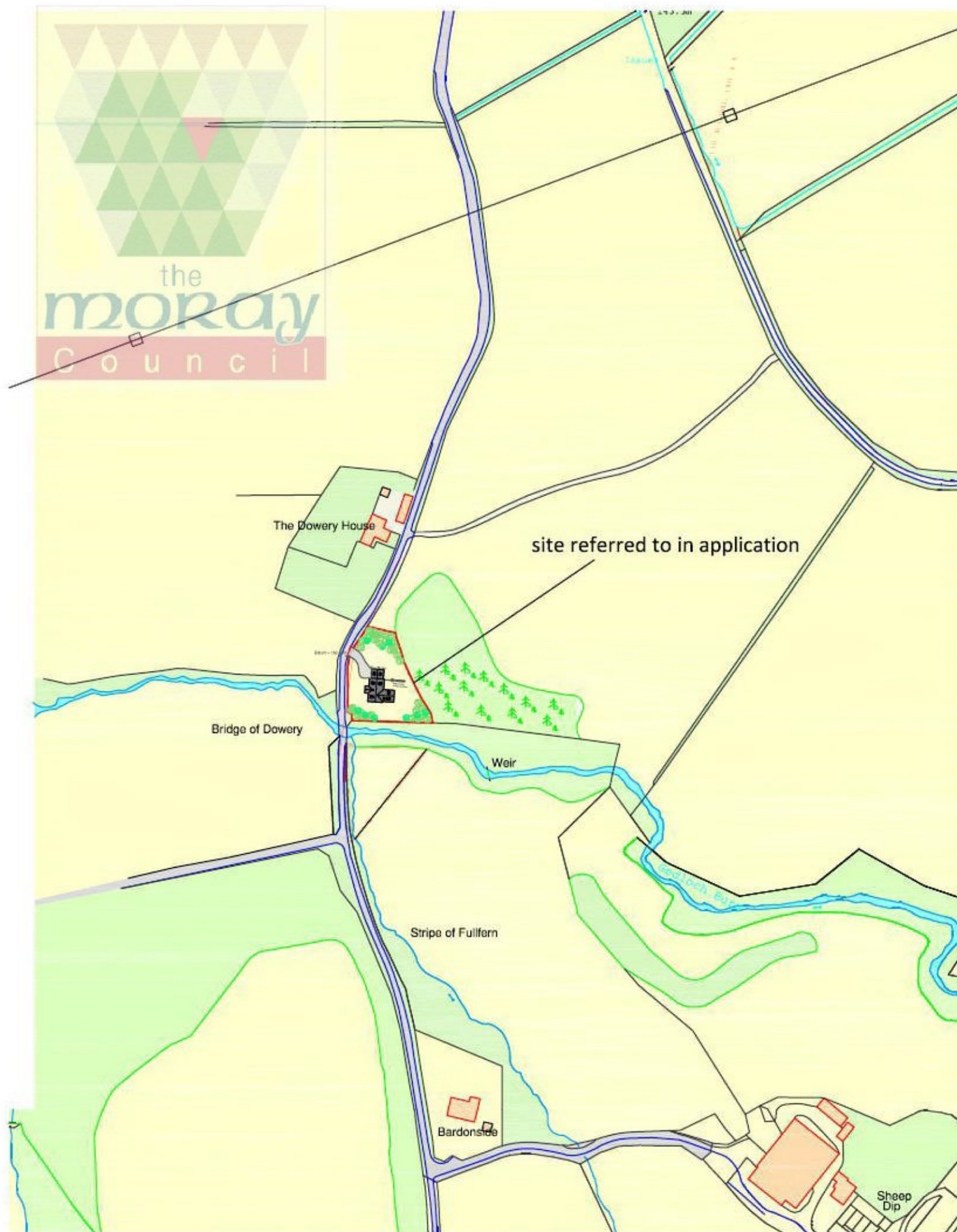
.....
.....
.....
.....

Telephone No :

.....

Approximate date of house occupation:

.....



Site at Bridge of Dowery, Birnie



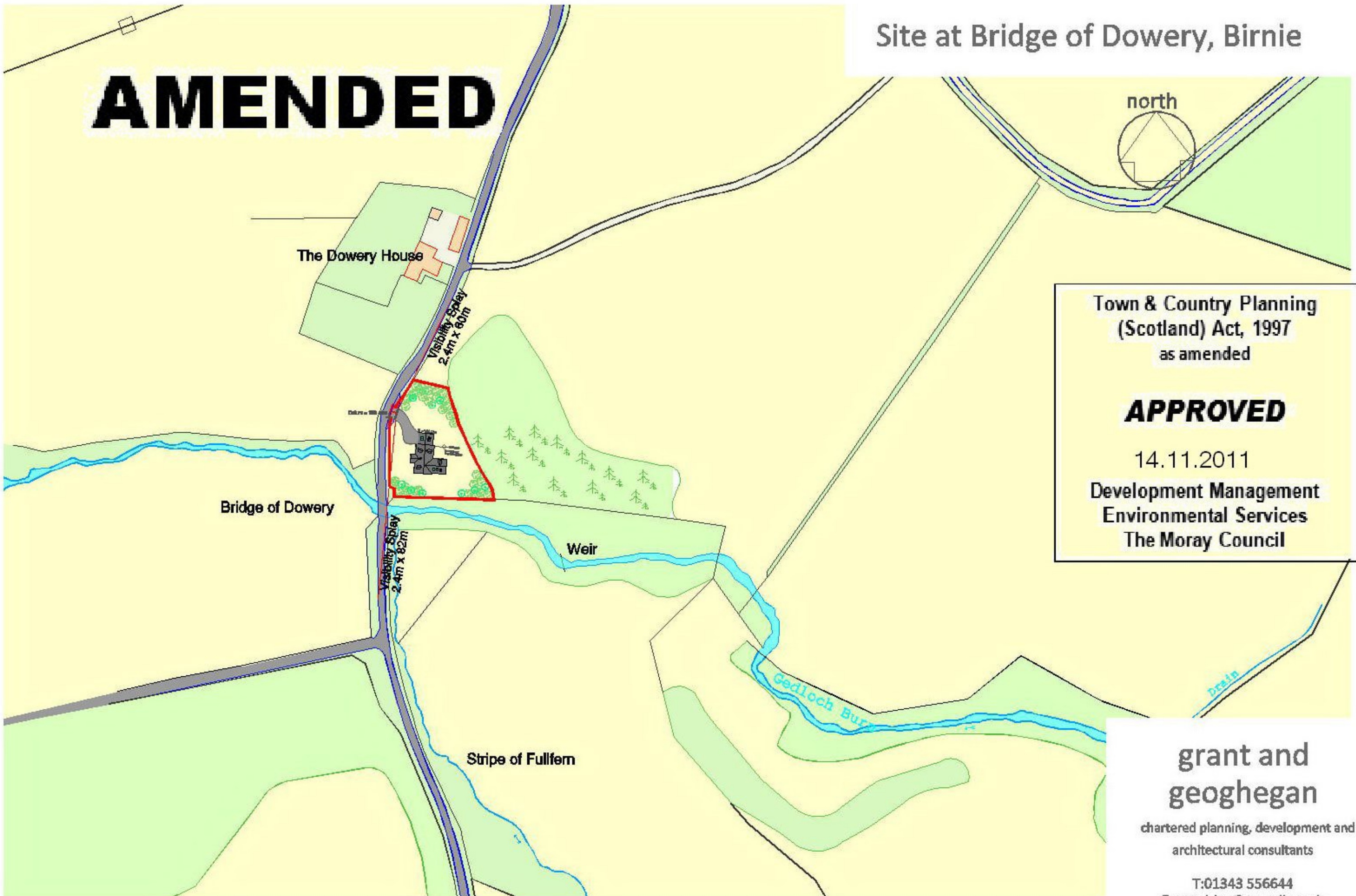
os map

grant and
geoghegan

chartered planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

AMENDED



Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

14.11.2011
Development Management
Environmental Services
The Moray Council

**grant and
geoghegan**

chartered planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

14.11.2011

Development Management
Environmental Services
The Moray Council

Site at Bridge of Dowery, Birnie



8.0x2.5m access lay by to
Moray Council
Transportation specification
to be surfaced in
bituminous macadam

Proposed mixture of native
woodland and shrub
species containing Ash,
Birch, Rowan and
Whitebeam to cover 25%
of site area

Datum = 153.48m

Aqua channel to be
installed to prevent surface
water runoff on to public
road

Public Road

FR = 154.15m

SEPTIC TANK
AND SOAKAWAY

Existing woodland
to be retained

Bridge of Dowery

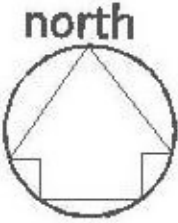
W

grant and
geoghegan

chartered planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

Site at Bridge of Dowery, Birnie



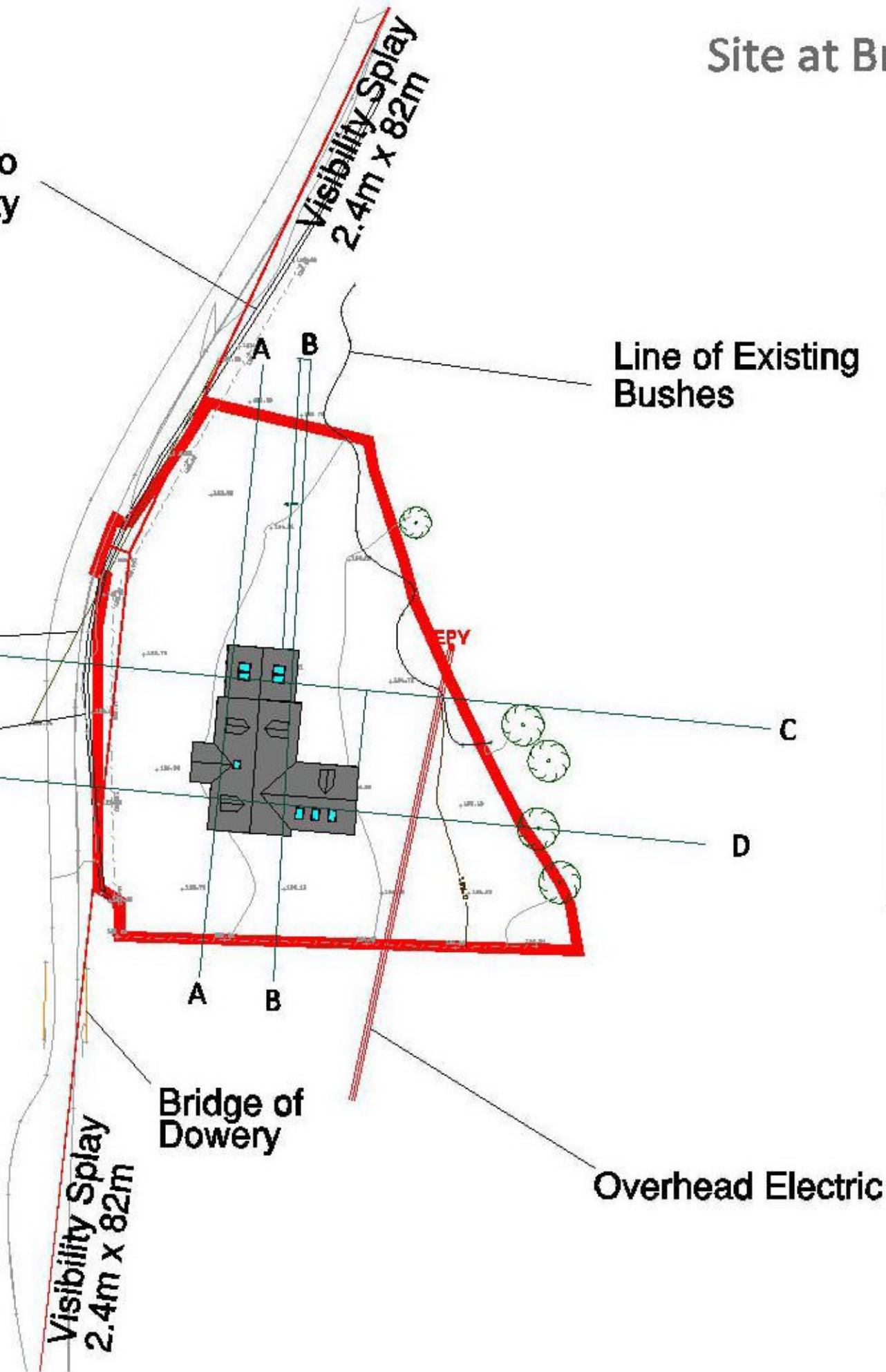
Existing Wall
To be No More
Than 1m High to
Achieve Visibility
2.4m x 60m

Visibility Splay
2.4m x 82m

Line of Existing
Bushes

Overhead Bt

Existing Wall
To be No More
Than 1m High to
Achieve Visibility
2.4m x 82m



Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

14.11.2011

Development Management
Environmental Services
The Moray Council

grant and
geoghegan

chartered planning, development and
architectural consultants

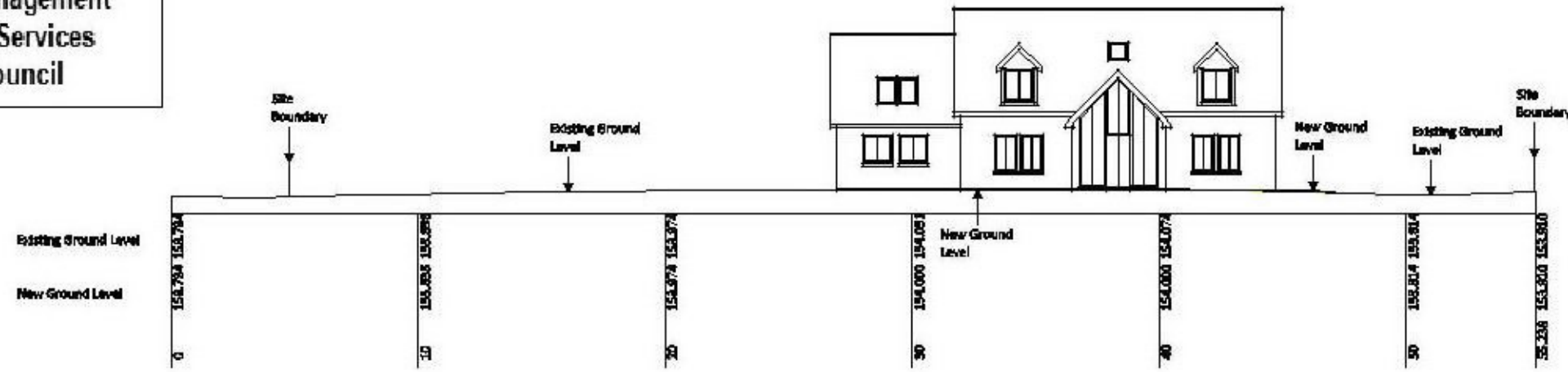
T:01343 556644
E:enquiries@ggmail.co.uk

APPROVED

14.11.2011

Development Management
Environmental Services
The Moray Council

Site at Bridge of Dowery, Birnie

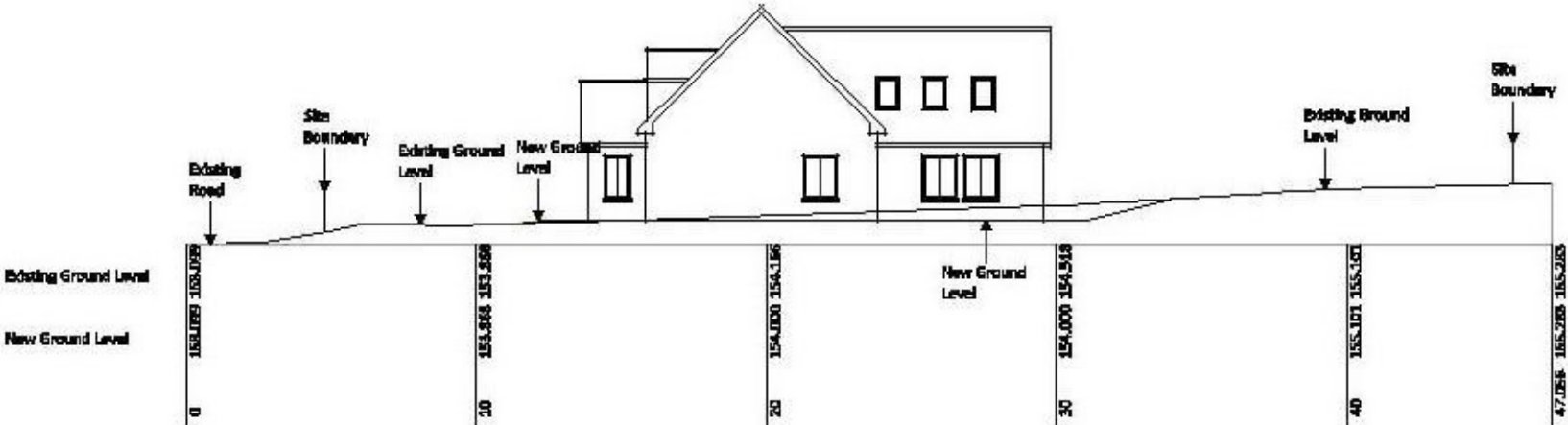
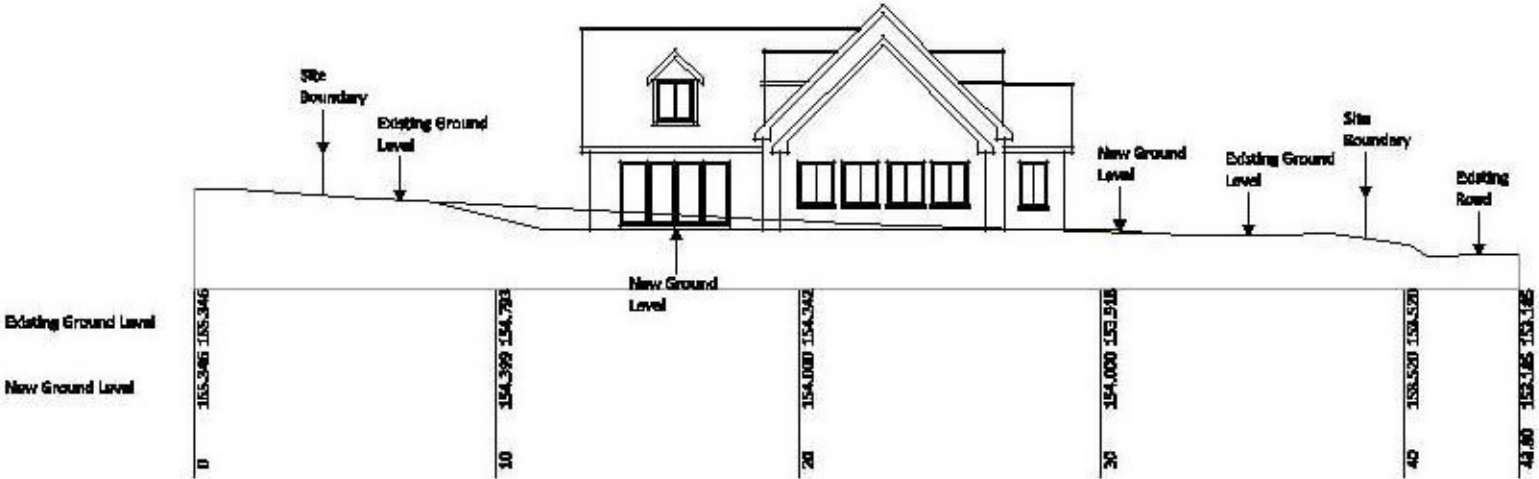


grant and
geoghegan

chartered planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

Site at Bridge of Dowery, Birnie



Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

14.11.2011
Development Management
Environmental Services
The Moray Council

grant and
geoghegan

chartered planning, development and
architectural consultants

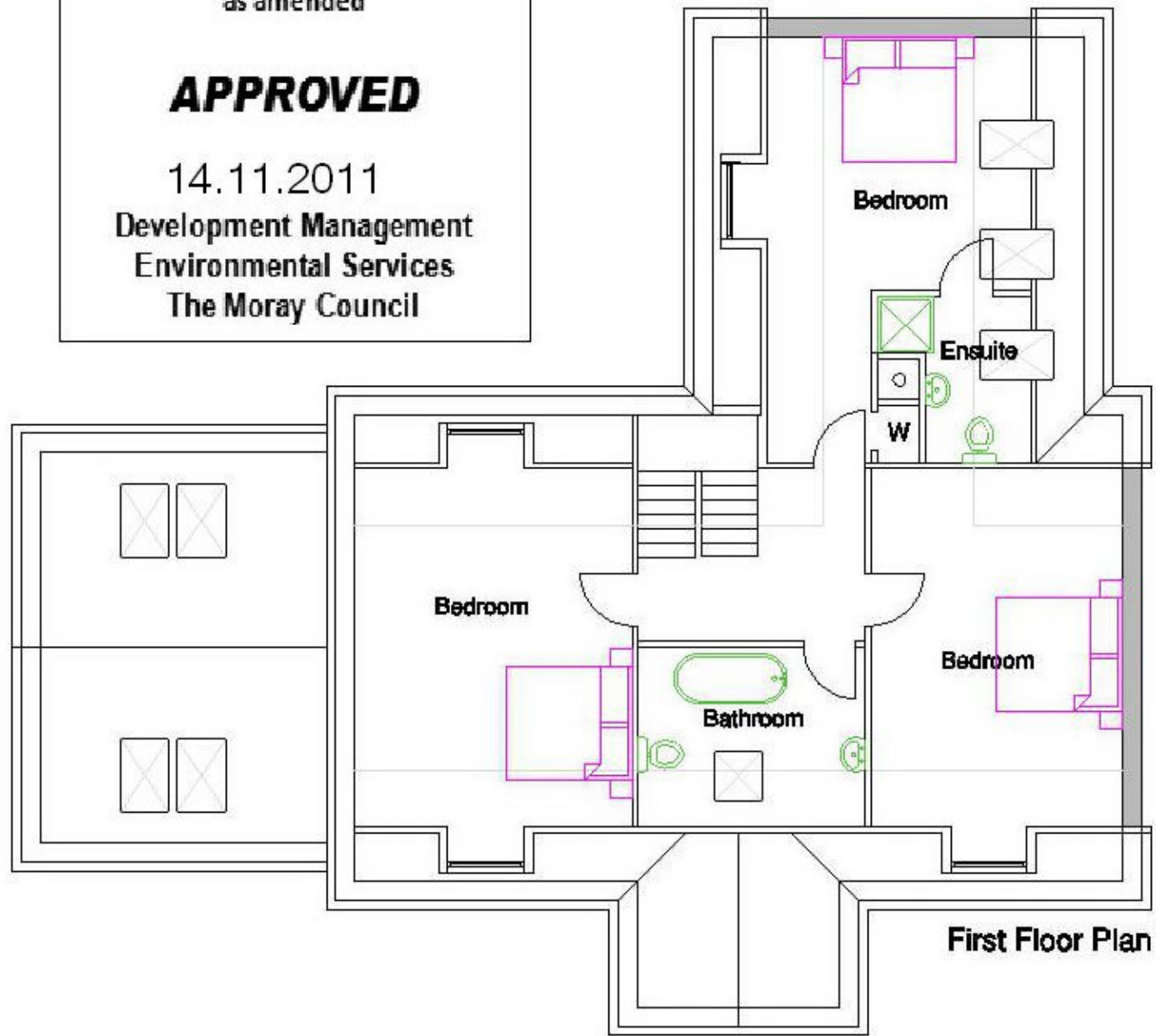
T:01343 556644
E:enquiries@gmail.co.uk

Site at Bridge of Dowery, Birnie

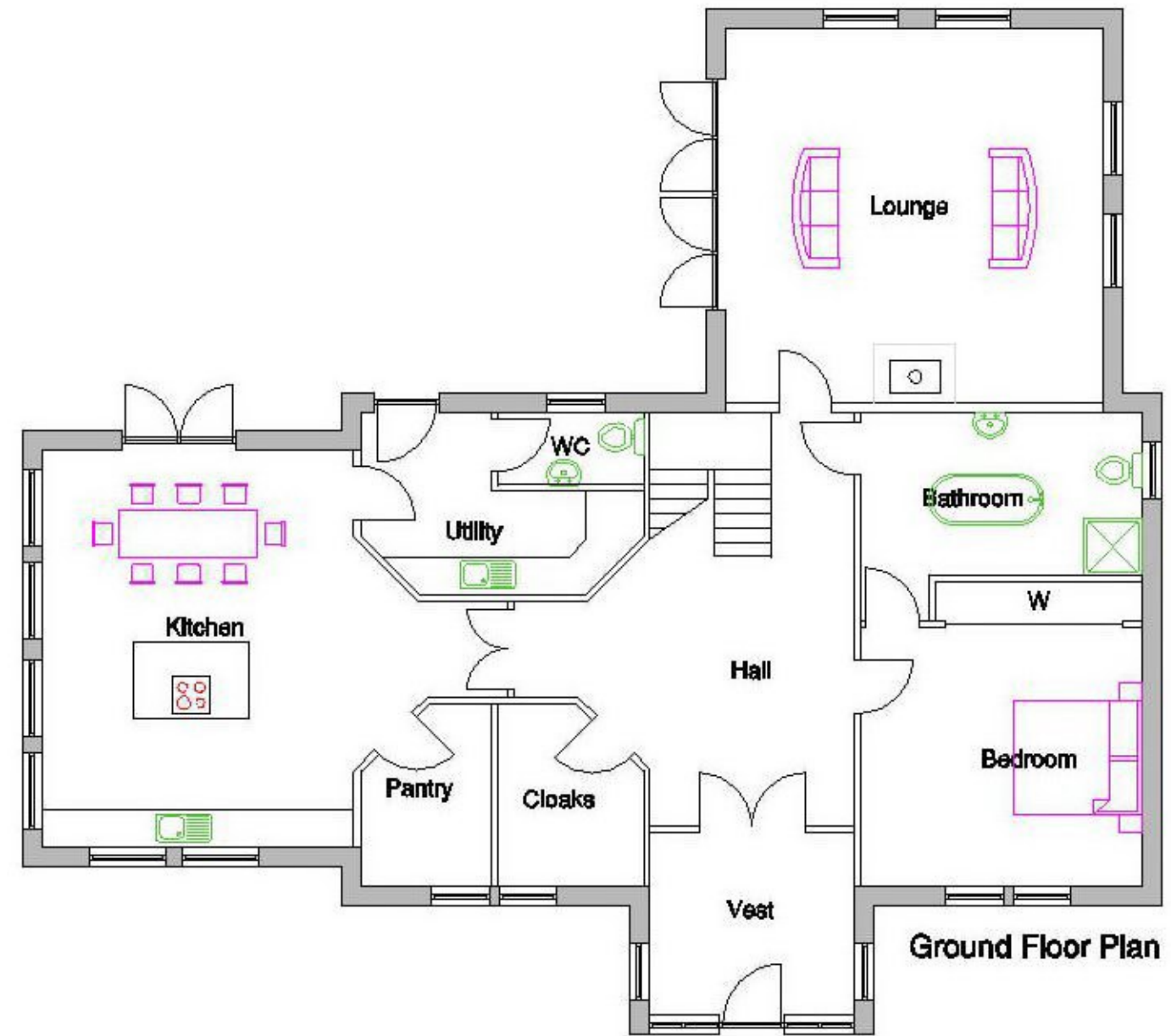
Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

14.11.2011
Development Management
Environmental Services
The Moray Council



First Floor Plan



Ground Floor Plan

**grant and
geoghegan**

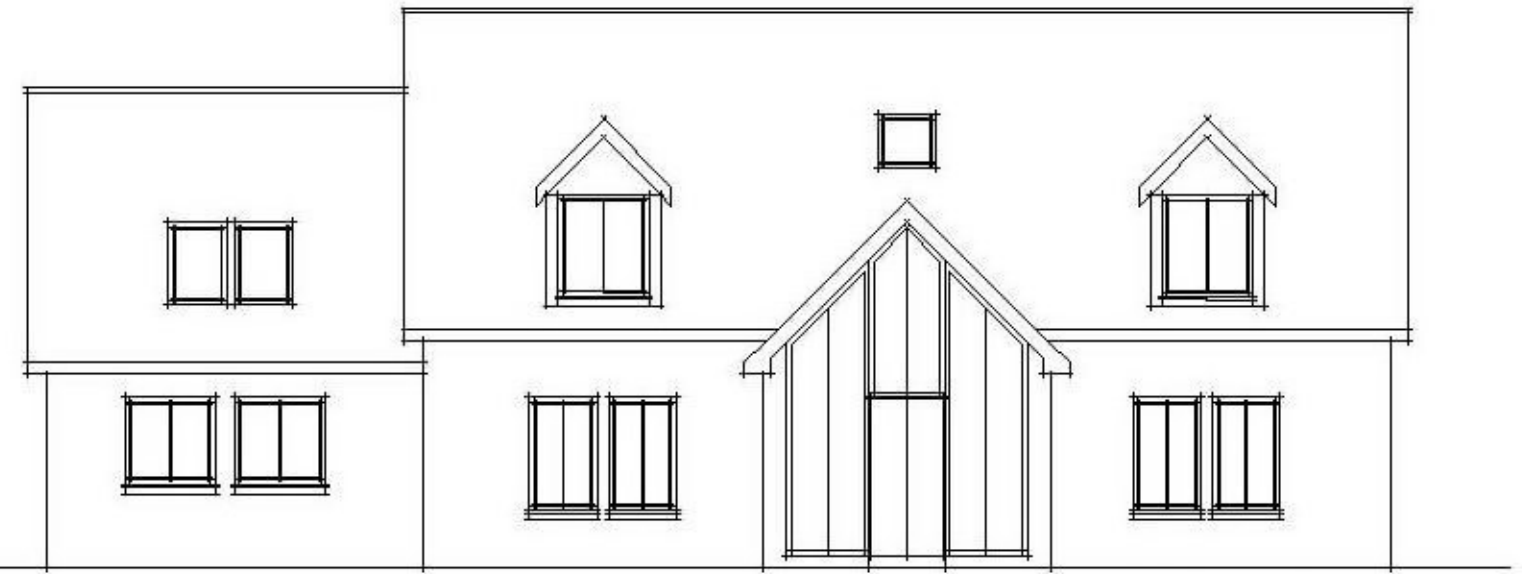
chartered planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

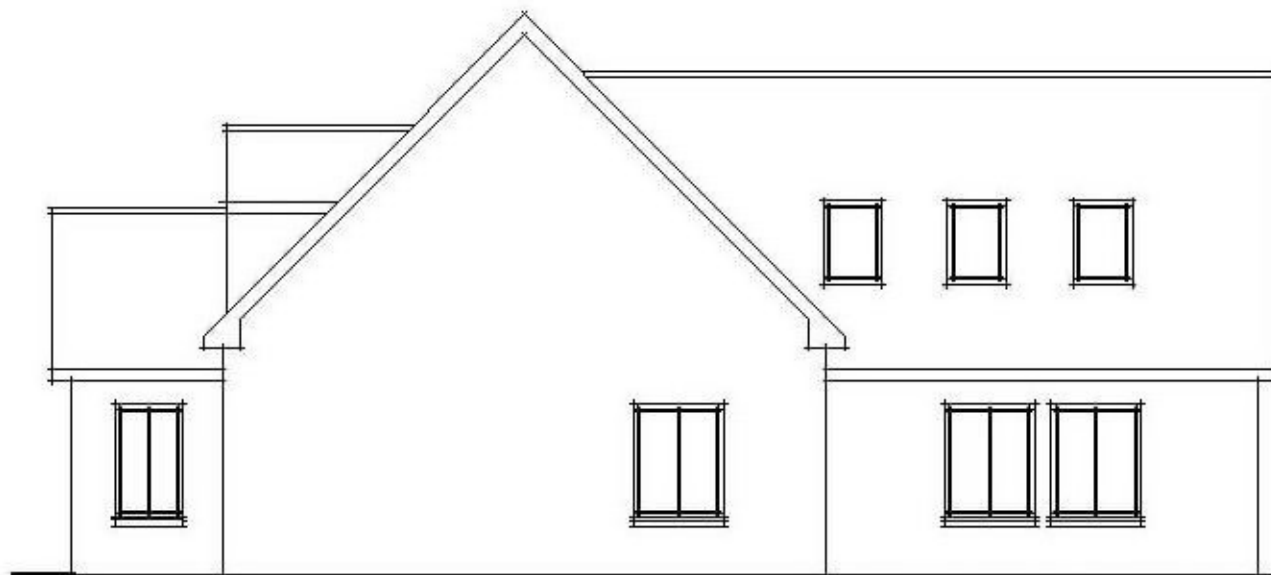
Site at Bridge of Dowery, Birnie



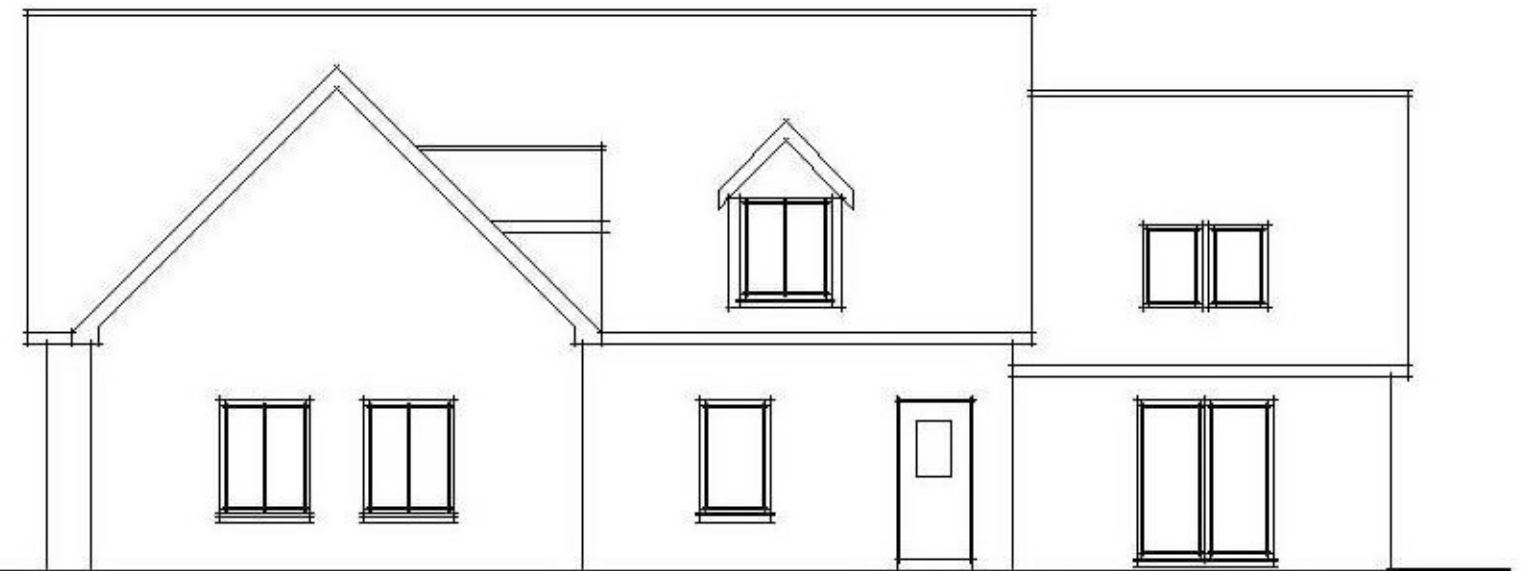
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

EXTERNAL FINISHES

ROOF
Natural Slate

WALLS
Wetdash Painted White

Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

14.11.2011

Development Management
Environmental Services
The Moray Council

grant and
geoghegan

chartered planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk