

## Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>15th February 2010</b>
Planning Authority Reference	<b>09/02358/PPP</b>
Nature of Proposal (Description)	<b>Planning Permission in Principle to erect new dwellinghouse and garage on</b>
Site	<b>Site At The Orchard Ashfield Garmouth Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133060227</b>
Proposal Location Easting	<b>333168</b>
Proposal Location Northing	<b>863922</b>
Area of application site (Ha)	<b>1500 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;caseNo=09/02358/PPP">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;caseNo=09/02358/PPP</a>
Previous Application	
Date of Consultation	<b>1st February 2010</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>The Architecture Studio</b>
Applicant Organisation Name	
Applicant Address	<b>The Orchard Ashfield Garmouth Moray</b>
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Maurice Booth</b>
Case Officer Phone number	<b>01343 563274</b>
Case Officer email address	<b>maurice.booth@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

**NOTE:**

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Transportation Manager

**Planning Application Ref. No:** 09/02358/PPP

**Planning Permission in Principle to erect new dwellinghouse and garage on Site At The Orchard Ashfield Garmouth Moray for The Architecture Studio**

I consider:-

- |  | <b>Please</b>                        |
|--|--------------------------------------|
| (a) that the application should be refused ( <i>please state reasons below</i> )   | <b>X</b><br><input type="checkbox"/> |
| (b) that the application should be approved unconditionally  | <input type="checkbox"/>             |
| (c) that the application should be approved, subject to certain conditions ( <i>please state conditions and comments below</i> )           | <b>X</b>                             |
| (d) that in addition to the above recommendation further information should be passed to the applicant ( <i>please state these below</i> ) | <input type="checkbox"/>             |
| (e) that further information is required in order to consider the application.   | <input type="checkbox"/>             |

### Reasons for refusal

#### Conditions

Prior to the commencement of development, a visibility splay of 2.4m x 120m shall be provided and maintained at the access onto the public road in both directions, clear of any obstruction above 0.6m in height.

No boundary fences, hedges, walls or any other obstruction whatsoever over 1.0m in height and fronting onto the public road shall be within 2.4m of the edge of the carriageway.

No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.

The first 10m of the access track, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam.

Parking provision shall be as follows:

- 2 spaces for a dwelling with three bedrooms or less; or
- 3 spaces for a dwelling with four bedrooms or more

#### Further information to be passed to applicant

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.

### **Further information required to consider the application**

**Contact: Diane Anderson**

**email address: [diane.anderson@moray.gov.uk](mailto:diane.anderson@moray.gov.uk)**

**Consultee: TRANSPORTATION**

**Date 29 April 2010**

**Phone No 01343 562557**

<b>Return response to</b>	<b><a href="mailto:consultation.planning@moray.gov.uk">consultation.planning@moray.gov.uk</a></b>
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Please note information about the application, including this consultation response may be published on the Moray Council's website.