

Mary Grier

From: Sara Krawczynska
Sent: 31 January 2006 10:01
To: Mary Grier
Subject: FW: Development at Dalfaber North - Planning application 05/101/CP

From: Fred McIntosh [mailto:Fred.McIntosh@highland.gov.uk]
Sent: 31 January 2006 09:57
To: Mary.Grier@cairngorms.co.uk
Cc: Iain Wallace
Subject: Development at Dalfaber North - Planning application 05/101/CP

Mary,

Please find attached, formal consultation response in respect of the above application.

I trust this is sufficient at present but please be in touch if you require further comment.

Regards,

Fred McIntosh
The Highland Council,
TEC Services, Nairn/Badenoch & Strathspey

Tel: 01540 664910/01667 458534
Fax: 01540 661732/01667 458547

E-mail: fred.mcintosh@highland.gov.uk

Cairngorms National Park Authority The information contained in this e-mail is confidential and intended for the exclusive use of the individual(s) or organisation specified above. Any unauthorised dissemination or copying of this e-mail, or mis-use or wrongful disclosure of information contained in it, is strictly prohibited and may be illegal. Please notify the sender by return e-mail should you have received this e-mail in error. Virus Warning: Although this email and any attachments are believed to be free from viruses, it is the responsibility of the recipient to ensure that they are virus free. No responsibility is accepted by the Cairngorms National Park Authority for any loss or damage arising in any way from their receipt or opening Spam. This e-mail has been scanned for Spam. However if you feel that this is Spam please forward this to mailmanager@cairngorms.co.uk

31/01/2006

Cairngorms National Park
Albert Memorial Hall
Station Square
BALLATER
Aberdeenshire
AB35 5QB

Please ask for:	Mr Fred McIntosh
Direct Dial:	(01540) 664913
Your Ref:	05/101/CP
Our Ref:	BS/05/062 FM
Date:	26.01.06

For the attention of: Mary Grier

Dear Sirs,

05/101 – PLANNING APPLICATION AT DALFABER NORTH, AVIEMORE

I refer to various correspondence and discussions in respect of the above planning application.

I have some concerns regarding additional trafficking of the Dalfaber Level Railway Crossing - by traffic likely to be generated by this development and other developments east of the level crossing for which consent has already been granted but which are not yet complete or which have not yet been started - whilst the crossing remains in its present form. However, subject to the approval of HSE, Railway Inspectorate for the anticipated increased use of the crossing, either in its present form or in an upgraded form, it is recommended that the following conditions are attached to any consent granted in respect of the current application.

Prior to any other work starting in connection with the proposed development the works listed in following paragraphs shall be completed and approved by the Planning Authority in consultation with the Roads Authority.

All internal roads serving more than four dwellings shall be designed and constructed to a standard suitable for adoption in compliance with the Council's Road Guidelines for New Developments.

Note: Consideration shall be given to the inclusion of appropriate traffic calming measures throughout the development.

Road Construction Consent shall be required in respect of all roads related works intended for adoption by Highland Council, as Roads Authority.

Drainage measures shall accord with SUDS principles and shall satisfy the respective requirements of Highland Council, Scottish Water and SEPA.

Note: Roadside filter trenches are not favoured. Measures incorporating a system of road gullies and carrier drains connecting to discrete soakaways or attenuation ponds and including overflow facilities to existing watercourses should be adopted where possible.

Cont'd.

Cont'd.

The drainage measures provided shall ensure the following:-

The post development run off for a 1 in 25 years flood event shall be attenuated to the level of the corresponding pre development run off for a 1 in 2 years flood event. A 1 in 200 years flood event shall be safely contained within the site without causing flood risk to properties or resulting in an unacceptable depth of inundation at any location.

There shall be no increase in flood risk to properties upstream or downstream of the development.

Where the finished level of any new road is higher than existing ground level, house and plot levels adjacent to the road shall be such that no ponding will occur within any plot.

A suitable management and maintenance agreement shall be established in respect of any drainage measures that are not to be adopted by Highland Council or Scottish Water.

All properties within the development shall be free from the effects of a 1 in 200 years flood event.

Appropriate Design and Check Certification shall be provided in respect of any structures to be incorporated in the works.

Visibility splays shall be provided and maintained on each side of each road junction. These splays are the triangles of ground bounded by the first x metres along the centreline of the minor road (the x dimension) and the nearside edge of the main road (the y dimension) measured in either direction from the intersection with the access road.

Visibility splays of metres 4.5 metres \times 70 metres shall be provided and maintained at the junction of the main access road and Dalfaber Drive.

Visibility splays of at least 4.5 metres \times 70 metres shall be provided and maintained at the junction of Corrou Road and the main access road and at the junction of secondary access serving Plots 56 – 81 and the main access road.

Visibility splays of at least 4.5 metres \times 70 metres shall be provided and maintained at the junction of secondary access road and Spey Avenue.

Appropriate visibility splays in compliance with the requirements of the Design Manual for roads and Bridges shall be provided and maintained at all roundabouts.

Visibility of at least 2.5 metres \times 30 metres shall be provided and maintained at all individual house accesses.

Within the visibility splays nothing shall obscure visibility between a driver's eye height of 1.0 metres positioned at the x dimension and an object height of 1.0 metre anywhere along the y dimension.

Cont'd.

Cont'd.

Parking and manoeuvring space for at least two cars shall be provided within the curtilage of each property such that each vehicle can enter and leave the plot independently.

Note: Within plots taking direct access to the main access road, parking and manoeuvring space shall also be such that each vehicle can enter and leave the site in forward gear.

The access to each plot shall be hard surfaced for a distance of at least 6 metres from the rear edge of the adjacent hard edge strip or footway as appropriate.

Suitable pedestrian/cycle links shall be provided to link the development to existing facilities nearby.

Note: Highland Council will consider for adoption only those pedestrian/cycle links that are considered strategic routes and that have been designed and constructed in accordance with the requirements of the Council's Road Guidelines for New Developments.

A suitable management and maintenance agreement shall be established in respect of any hard or soft landscaped areas, roads and footpaths/cycle links that are not to be adopted by Highland Council.

Street lighting shall be provided, as required, to the satisfaction of the Council's Senior Lighting engineer.

Reasons for conditions:

To ensure that all vehicles may enter and leave the site safely at all times.

To ensure that all properties will be free from the effects of flooding.

To ensure the long term management and maintenance of any elements that are not to be adopted by a statutory authority.

Note: All of the above conditions can be satisfied in engineering terms. Control of the land necessary to meet the conditions has not been investigated and will require to be determined.

Yours faithfully,

DI Wallace
Area Roads and Community Works Manager
TEC Services