

Highland Council  
Badenoch and Strathspey  
Planning and Building Control Service  
- 2 MAY 2007  
Received

## MEMORANDUM

To: Area Planning & Building Standards Manager  
From: D I Wallace, Badenoch & Strathspey  
Subject: BS/07/00094  
Date: 30.04.07  
Our ref: FM                      Your Ref: 07/00094/OUTBS  
Please ask for: F McIntosh

Calvin Gordon Mackenzie  
- 8 MAY 2007  
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### DEVELOPMENT OF 104 HOUSES AT LAND NORTH WEST AND SOUTH OF FORMER STEADINGS, DALFABER FARM, DALFABER DRIVE, AVIEMORE.

I refer to the planning application and plan submitted in respect of the above development.

It is recommended that the following conditions are attached to any consent granted.

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.

Any subsequent detailed planning application shall be supported by a transport assessment to demonstrate, amongst other things, that the additional traffic generated by the development can be accommodated by the local road network.

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.

**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.

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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 x 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 x 70 metres shall be provided and maintained at the junction of Corrou Road and the main access road.

Visibility of at least 2.5 metres x 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.

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.

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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.**

Improvements to local bus services shall be considered by the developer in consultation with the Council's Transport Development Officer. Any improvements to services deemed necessary by the Council shall be implemented at the developer's expense.

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,

P.F. 

D I Wallace  
Area Roads and Community Works Manager  
TEC Services