

Cairngorms National Park Authority

Application Reference: 07/494/CP

AGENT: Bracewell Stirling Architects
5 Ness Bank
Inverness
IV2 4SF

APPLICANT: Albyn Housing Society
98-100 High Street
Invergordon
IV18 0DL

The Cairngorms National Park Authority having considered your application to carry out the following development:

Erection of 13 Houses

at;

Land West of Tigh Na Fraoch, Nethy Bridge, Highland

and in accordance with the plan(s) docquetted as relative hereto and the particular given in the application, do hereby give notice of their decision to:

Approval of Reserved Matters

Subject to compliance with the following condition(s):

- 1. The development hereby approved shall be commenced by 28th May 2010.**

Reason: To comply with Section 58 of the Town and Country (Scotland) Planning Act, 1997

- 2. This approval relates solely to the reserved matters referred to in the outline planning permission reference no. 06/363/CP. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions imposed on the outline planning permission.**

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions imposed on that outline planning permission are still applicable.

**Albert Memorial Hall, Station Square, Ballater AB35 5QB
Telephone: 013397 53601 Facsimile: 013397 55334**

3. For the avoidance of doubt, the interlocking concrete roof tiles identified on the submitted drawings are not approved. All roofing material shall be natural slate.

Reason: To achieve consistency with the terms of the outline planning permission and in the interests of the visual amenity of the area.

4. For the avoidance of doubt, the white drydash render identified on the submitted drawings is not approved. Wet harling shall be used in place of the drydash render.

Reason : In the interests of the visual amenity and in the interests of the character of the building.

5. All timber cladding shall be finished in a natural stain, the details of which shall be agreed in writing with the Cairngorms National Park Authority acting as Planning Authority prior to the commencement of development.

Reason: In the interests of the visual amenity and in the interests of the character of the building.

6. Prior to the commencement of development details of all boundary treatments (including specification of materials, height, and locations) shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority.

Reason: In the interests of the general amenity and visual amenity of the area.

7. Prior to the commencement of development a detailed construction method statement for the specific site, in order to prevent potential pollution of the water environment, shall be submitted for the agreement of the Cairngorms National Park Authority acting as Planning Authority, in consultation with SEPA.

Reason: To prevent potential pollution of the water environment.

8. Prior to the commencement of development, a detailed landscaping plan shall be submitted for the agreement and written approval of the CNPA acting as Planning Authority. The landscaping shall be implemented and maintained in accordance with the approved plan. The plan shall include details of the siting, numbers, species (which shall be appropriate to the rural setting) and heights (at the time of planting) of all trees, shrubs and hedges to be planted shall ensure:-
- (a) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.
 - (b) The maintenance of the landscaped areas in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason : In the interests of visual amenity and enhancing the natural heritage of the area.

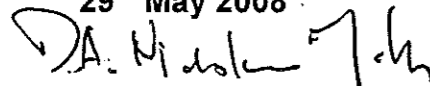
9. Working hours shall be confined to the period between 8.00am and 6.00pm, Monday to Saturday.

Reason : In the interests of the general amenity of the area.

Advice Notes:

1. The applicant / developer is advised to contact Scottish Water, which, whilst not objecting to the application, are keen to understand the proposed phasing and timescales in order to facilitate an examination of all options available to allow connection.
2. Roads Construction Consent will be required in respect of all roads and footpaths intended for adoption.

Dated: 29th May 2008



Don McKee - Head of Planning

For details of how to appeal to Scottish Ministers against any conditions please see attached notes.

THIS IS A LEGAL DOCUMENT - PLEASE RETAIN WITH YOUR TITLE DEEDS

**Albert Memorial Hall, Station Square, Ballater AB35 5QB
Telephone: 013397 53601 Facsimile: 013397 55334**



Coimhiginn National Park Authority
Planning Application No. 07/494/CP
28 DEC 2007
REGISTERED

PLANNING APPLICATION
(TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS)

PLEASE READ THE ENCLOSED EXPLANATORY NOTES CAREFULLY BEFORE STARTING. IT IS IMPORTANT THAT THIS FORM IS COMPLETED CORRECTLY TO AVOID DELAYS IN PROCESSING.

1	TYPE OF APPLICATION I / we hereby make application for:	<input type="checkbox"/> Planning Permission <input type="checkbox"/> Outline Planning Permission <input checked="" type="checkbox"/> Approval of Reserved Matters (submission of details following on from an earlier grant of Outline Consent) <input type="checkbox"/> Listed Building Consent <input type="checkbox"/> Conservation Area Consent
	2	APPLICANT'S NAME ALBYN HOUSING SOCIETY ADDRESS 98/100 HIGH STREET INVERGORDON POSTCODE IV18 0DL TELEPHONE NO. N/A FAX NO. N/A CONTACT NAME (if different) N/A
3	AGENT'S NAME BRACEWELL STIRLING ARCHITECTS ADDRESS 5 NESS BANK, INVERNESS IV2 4SF TELEPHONE NO. 01463 233760 FAX NO. 01463 233785 CONTACT NAME (if different) AMANDA MACRITCHIE	
4	DESCRIPTION OF PROPOSED DEVELOPMENT ERECTION OF 13 NO AMENITY BUNGALOWS	
5	LOCATION OF PROPOSED DEVELOPMENT POLLYANNA SITE, NETHYBRIDGE	
6	EXISTING USE OF LAND / BUILDINGS VACANT	
7	EXISTING BUILDINGS Existing buildings on the site will be <input checked="" type="checkbox"/> unaffected <input type="checkbox"/> altered/extended <input type="checkbox"/> demolished <input type="checkbox"/> changed in use Details:	
8	PREVIOUS DEVELOPMENTS 99/00069/OUTBS & 06/363/CP	

FOR OFFICIAL USE ONLY							
Application No.							
07 361	REMS						
20/12/07							
Fees							
Appl.	£ 3770						
Advert.	£						
TOTAL	3770						
Date Paid							
20/12/07							
Receipt No.							
1040066							
Grid Reference							
<table border="1"> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>							
Settlement							
Ward Number							
Local Plan							
Area No.							
Status							
Insert							
Type Applicant							
Application							

9

PROPOSED ARRANGEMENTS FOR ROAD VEHICLES

It is proposed to:-
[] use an existing access
[] improve an existing access
[x] form a new access
Name of road to which access is required B970
Number of parking spaces to be provided 16

10

PROPOSED DRAINAGE ARRANGEMENTS

a) SURFACE WATER - It is intended to use:
a connection to a public drain [x]
OR separate soakaways []
OR another method []
b) FOUL DRAINAGE - It is intended to use:
a connection to a public sewer [x]
OR an existing septic tank []
OR a new septic tank []
OR another method []

For SEPTIC TANK SYSTEMS, please specify whether the septic tank will drain to:
the sea []
OR to a watercourse or loch []
OR to a soakaway pit/perforated pipe system []

For SOAKAWAY PIT / PERFORATED PIPE SYSTEMS, please specify whether:-
a) Percolation tests have been undertaken in accordance with the British Standard: Yes [] No []
and
b) A signed copy of the Percolation Test results, approved and checked by the Council's Building Control Officer, is attached to this application (see note 10 of the Explanatory Notes) Yes [] No []

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PROPOSED WATER SUPPLY

It is proposed to use:
[x] the public supply
[] a private supply whose source is

12

PROPOSED EXTERNAL BUILDING MATERIALS

Outside walls: BLOCKWORK WITH DRY-DASH RENDER & TIMBER-CLAD PANELS
Roof covering: GREY NATURAL SLATE
Boundary enclosures (e.g. walls, fences etc.): VERTICAL TIMBER FENCING, HEDGING & DRY STONE WALLING

13

INDUSTRIAL AND COMMERCIAL USES

[] Industrial / Commercial questionnaire attached
[] Minerals questionnaire attached
[x] Not applicable

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PLANS

The undernoted plans are attached herewith:

[x] Four copies of site plan numbered 3198-LOC
[x] Four copies of block plan numbered 3198-P-050
[x] Four copies of floor plan numbered 3198-P-110 to 2393-P-150
[x] Four copies of cross sections numbered 3198-P-110 to 2393-P-150
[x] Four copies of elevations numbered 3198-P-110 to 2393-P-150
[x] One copy of a plan showing details of the neighbouring properties notified.

For Mineral Working applications, please list the numbers of all submitted drawings:

15

APPLICATION FEE

[x] A fee of £3770 is enclosed with this application.
[] No fee is required for this application

16

PUBLICITY FEE

A publicity fee of £ is enclosed with this application.
No publicity fee is required with this application.

NOTICE TO BE SERVED ON LANDOWNERS

IF YOU DO NOT OWN ALL OF THE LAND OR PROPERTY TO WHICH THE APPLICATION RELATES, YOU **MUST** NOTIFY THE OWNERS BEFORE SUBMITTING THIS FORM. THE APPLICATION WILL NOT BE PROCESSED IF THIS HAS NOT BEEN DONE. PLEASE READ THE ENCLOSED EXPLANATORY NOTES CAREFULLY.

If you do not know who owns the land and cannot complete this certificate, or if the application is for underground mining operations, please consult the Area Planning Officer.

A

FOR APPLICANTS WHO OWN ALL THE PROPERTY

(DELETE this section if not applicable)

I hereby certify that no person other than myself/the applicant* was an owner of any part of the land to which this application relates, at the beginning of the period of 21 days ending with the date of the application.

(You should also complete certificate C below)

OR

B

FOR APPLICANTS WHO DO NOT OWN ANY OR ALL OF THE PROPERTY

(DELETE this section if not applicable)

I hereby certify that I have/the applicant has* given the requisite notice to all persons other than myself/the applicant* who, at the beginning of the period of 21 days ending with the date of the application, were owners of any part of the land to which the application relates, viz.:

**Delete as appropriate*

NAME OF OWNER	ADDRESS	DATE OF SERVICE

AND

C

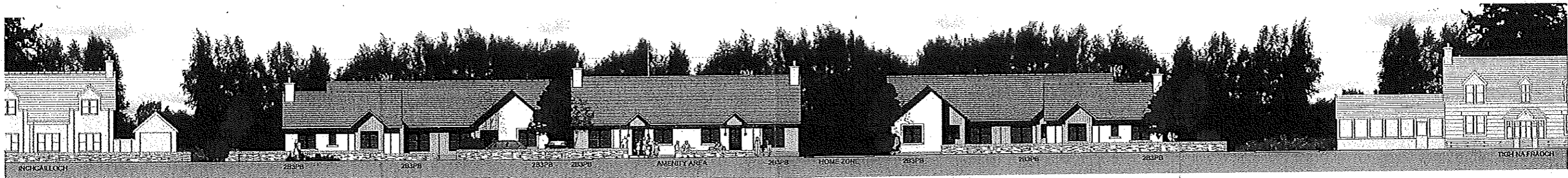
FOR ALL APPLICANTS

I further certify that

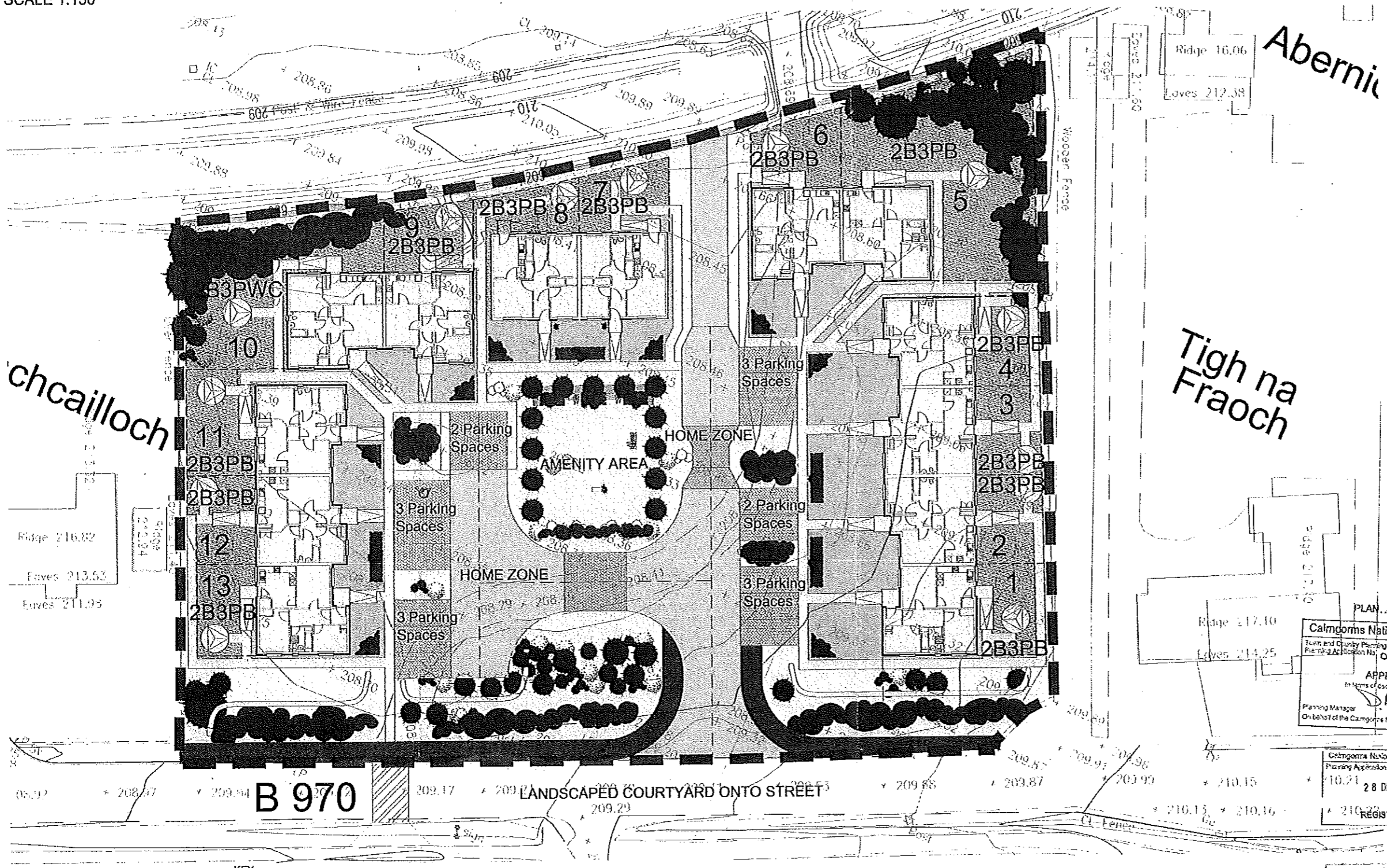
- * None of the land to which the application relates constitutes or forms part of an agricultural holding or Registered Croft: OR
- * I have/the applicant has* given the requisite notice to every person other than myself/the applicant* who, at the beginning of the period of 21 days ending with the date of this notice was a tenant of any agricultural holding or Registered Croft, any part of which was comprised in the land to which this application relates, viz.:

**Delete as appropriate*

NAME OF OWNER	ADDRESS	DATE OF SERVICE



STREETScape
SCALE 1:150



- PLANNING NOTES**
- THE APPLICATION IS TO COMPLY WITH SECTION 59 OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997.
 - ROADS TO BE DESIGNED AND CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF HIGHLAND COUNCIL'S ROAD GUIDELINES FOR NEW DEVELOPMENTS.
 - PROVISION FOR A 2 METRE WIDE FOOTWAY ALONG THE FULL ROADSIDE FRONTAGE OF THE DEVELOPMENT + A 2 METRE WIDE FOOTWAY OR REMOTE FOOTPATH ON THE SOUTH SIDE OF THE PUBLIC ROAD ALONG THE FULL ROADSIDE FRONTAGE OF THE FOOTBALL GROUND IS TO BE MADE.
 - A PEDESTRIAN CROSSING POINT IS TO BE ESTABLISHED ON THE B970 ROAD BY MEANS OF APPROPRIATE ROAD MARKINGS AND SIGNS. POSITION TO BE CONFIRMED.
 - STREET LIGHTING DETAILS TO BE PROVIDED TO THE SATISFACTION OF HIGHLAND COUNCIL'S SENIOR LIGHTING ENGINEER. PROPOSALS FOR UPGRADING EXISTING PUBLIC LIGHTING TO BE PROVIDED.
 - 16 CAR PARKING SPACES ARE PROVIDED. CAR PARKING AREAS TO HAVE A DURABLE AND DUST FREE SURFACE, WITH APPROPRIATE SURFACE WATER GULLY TRAPS TO PREVENT PONDING OF RAINWATER.
 - VISIBILITY SPLAYS TO BE PROVIDED AND MAINTAINED ON EACH SIDE OF THE ACCESS. THESE SPLAYS TO BE TRIANGLES OF GROUND BOUNDED BY THE FIRST 3.0 METRES ALONG THE CENTRELINE OF THE ACCESS ROAD AND THE NEARSIDE EDGE OF THE MAIN ROAD MEASURED, AS FAR AS POSSIBLE, 60 METRES IN EACH DIRECTION FROM THE INTERSECTION OF THE ACCESS ROAD WITH THE MAIN ROAD.
 - WITHIN VISIBILITY SPLAYS NOTHING SHALL OBSCURE THE VISIBILITY BETWEEN THE DRIVER'S EYE HEIGHT OF 1.0 METRES POSITIONED AT THE X DIMENSION AND AN OBJECT HEIGHT OF 1.0 METRES ANYWHERE ALONG THE Y DIMENSION.
 - NO WATER FROM THE DEVELOPMENT IS TO DISCHARGE ONTO THE PUBLIC ROAD.
 - ALL DRAINAGE MEASURES TO BE IN ACCORDANCE WITH SUDS PRINCIPLES.
 - APPLICATION TO INCLUDE DETAILS TO CONFIRM THAT THE DEVELOPMENT WILL BE FREE FROM THE EFFECTS OF A 1 IN 200 YEAR FLOOD EVENT.
 - ALL PUBLIC SERVICES FOR THE DEVELOPMENT INCLUDING ELECTRICAL, COMMUNAL TELEVISION AND TELEPHONE CABLES, SHALL BE LOCATED UNDERGROUND THROUGHOUT THE SITE.
 - ADEQUATE TEMPORARY CAR PARKING ACCOMMODATION SHALL BE PROVIDED ON THE SITE FOR THE USE OF EMPLOYEES ENGAGED IN CONSTRUCTION WORK ON THE SITE.

Abernith

Tigh na Fraoch

chcailloch

CNPA
PLAN 2 OF 7
Calmgorms National Park Authority
Town and Country Planning (Scotland) Act 1997
Planning Application No. 071444CP
APPROVED
In terms of decision notice dated 28 MAY 2008
Planning Manager
On behalf of the Calmgorms National Park Authority

Bracewell Stirling Architects

Calmgorms National Park Authority
Planning Application No. 071444CP
28 DEC 2007
REGISTERED

- 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF
TEL: 01259 756301 FAX: 01259 752365
- 5 NESS BANK, RIVERNESS, IV2 4SF
TEL: 01463 233760 FAX: 01463 233785

Development at Site opposite Football Ground
Nethbridge, Highlands
ALBYN HOUSING SOCIETY

Layout Plan PLANNING	
SCALE 1:200	DATE August 06 BY
DWG NO 3198.P.050	REV B

SITE LAYOUT
SCALE 1:200



- KEY**
- 2 Bed 3P Bungalows
 - TOTAL 13No.

