

Cairngorms National Park Authority

Application Reference: 06/363/CP

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

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

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

Erection of 13 Amenity Dwellings

at;

**Site to West of and Immediately Adjacent to Tigh Na Fraoch, On B970,
Nethy Bridge, Inverness-shire**

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

Grant Outline Planning Permission

Subject to compliance with the following condition(s):

- 1. A formal planning application and detailed plans indicating all matters relating to the siting, design and external appearance of all buildings, means of access thereto, means of enclosure and landscaping proposals shall be submitted for the prior approval of the Planning Authority within 3 years of the date of this consent and the development must be commenced within 5 years of the date of this permission or within 2 years of the date of final approval of all the foregoing reserved matters.**

Reason : To comply with Section 59 of the Town and Country Planning (Scotland) Act, 1997.



2. Unless otherwise agreed in writing with the CNPA acting as Planning Authority, the entire development hereby approved, shall comprise of 13 amenity dwellings (within the definition of 'amenity housing' as employed by Albyn Housing Society Ltd. at the present time i.e. "the type of housing mainly for people aged 50 or over; or who have a medical need or physical disability that requires the provision of amenity standard accommodation.") The proposed development shall also, in perpetuity, be subject to the current allocation policy of that Registered Social Landlord, and the allocation policy shall incorporate a Community Lettings Initiative. A copy of the allocation policy shall be submitted for the written agreement of the CNPA acting as Planning Authority within three months of the date of this decision, or at the time of submission of an application for Approval of Reserved Matters, whichever is the sooner. The development shall be carried out in association with a Registered Social Landlord.

Reason : In the interests of general amenity and social development.

3. The illustrative layout accompanying this application is not approved and any development shall comply with the following requirements - the principal feature of the site's layout as seen from the B970 public road shall be a building or series of buildings positioned in accordance with the building line established by the properties immediately to either the east or west, with gabled ridged roof or roofs whose ridge or ridges shall run parallel to the B970; all buildings shall be 1 or 1 ½ storeys in scale and height or an appropriate mix of 1 and 1 ½ storey; roofs shall be pitched between 40° and 45° and finished in natural slate.

Reason : In the interests of visual amenity and the proper planning and development of the area.

4. An application for approval of reserved matters shall
- (a) incorporate a road layout which shall be in general accordance with that shown on the indicative site layout plan (Drawing No. 3198 Sketch 1-1 Rev A). The roads shall be designed and constructed to a generally adaptable standard satisfying the requirements of Highland Council's Road Guidelines for New Developments;
 - (b) include proposals for the provision of a 2 metre wide footway along the full roadside frontage of the development and also the provision of a footway or remote footpath of similar width on the south side of the public road along the full roadside frontage of the football ground;
 - (c) identify a well defined pedestrian crossing point which shall be established on the B970 road by means of appropriate road markings and signs;

- (d) details of street lighting which shall be provided to the satisfaction of Highland Council's Senior Lighting Engineer, and also including, where necessary, proposals for upgrading existing public lighting.

All of the above detailed works shall be completed and approved by the Planning Authority in consultation with the Roads Authority prior to any other work starting in connection with the development.

Reason : In the interests of traffic safety and public safety.

5. A minimum of 16 car parking spaces shall be provided within the site of the proposed development. The car parking areas shall have a durable and dust free surface, with appropriate surface water gully traps to prevent ponding of rainwater.

Reason : In the interests of traffic safety.

6. Visibility splays shall be provided and maintained on each side of the access. These splays are the triangles of ground bounded by the first 3.0 metres along the centreline of the access road (the X dimension) and the nearside edge of the main road (the Y dimension) measured, as far as possible, 90 metres in each direction from the intersection of the access road with the main road.

Reason: In the interests of traffic safety.

7. Within the 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 metre anywhere along the y dimension.

Reason : In the interests of traffic safety.

8. No water from the development shall discharge onto the public road.

Reason : In the interests of public safety.

9. Drainage measures shall be in accordance with SUDS principles.

Reason : In the interests of public safety and general amenity.

10. An application for approval of reserved matters shall include details to confirm that the development will be free from the effects of a 1 in 200 year flood event.

Reason : In the interests of public safety.

11. All public services for the development including electrical, communal television and telephone cables, shall be located underground throughout the site.

Reason : In the interests of visual amenity.

12. Adequate temporary car parking accommodation shall be provided on the site for the use of employees engaged in construction work on the site.

Reason : In the interests of traffic safety.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (Scotland) Order 1992, no house extension shall be formed, and no greenhouse, shed, garage or other structure shall be erected without the prior written consent of the Planning Authority.

Reason : In the interests of visual amenity and achieving orderly development.

Dated: 2nd April 2007

Nora Greig

p.p. 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*



Cairngorms National Park Authority

Town and Country Planning (Scotland) Act 1997
 Planning Application No. 06/363/CP

APPROVED
 In terms of decision notice dated 24/07

Planning Manager
 On behalf of the Cairngorms National Park Authority

PLAN 2 OF 3

*** - DENOTES NEIGHBOURS NOTIFIED**

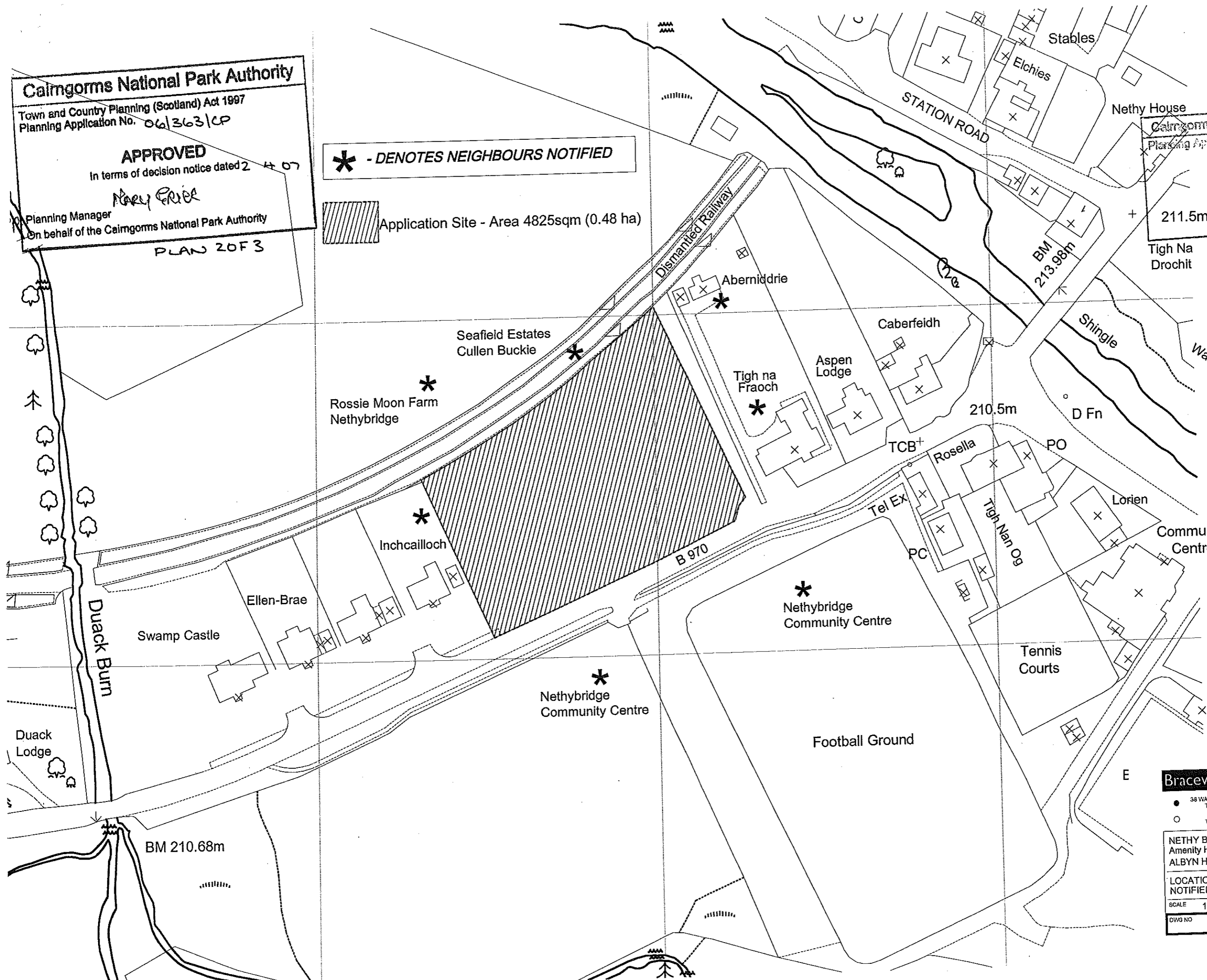
 Application Site - Area 4825sqm (0.48 ha)

Cairngorms National Park Authority
 Planning Application No. 06/363KP

- 8 SEP 2006

211.5m REGISTERED

THE HIGHLAND COUNCIL
 PLAN 2 OF 3 OF APPLICATION REFERENCE
 06/248/04765
 RECEIVED 11/9/06



Bracewell Stirling Architects

38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF
 TEL: 01259 750301 FAX: 01259 752955
 5 NESS BANK, INVERNESS, IV2 4SF
 TEL: 01463 233760 FAX: 01463 233765

NETHY BRIDGE
 Amenity Housing
 ALBYN HOUSING SOCIETY

LOCATION PLAN
 NOTIFIED NEIGHBOURS

SCALE 1:1000 DATE AUG 06 BY
 DWG NO 3198 - LOC REV

