

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE – 18  
June 2013**

Agenda Item	6.7
Report No	PLN/064/13

**13/00916/FUL : SSE  
Gordonbush Lodge Brora**

**Report by Area Planning Manager**

**SUMMARY**

**Description:** Replacement of existing bridge and associated minor road alterations at Allt Smeorail, Gordonbush.

**Recommendation: GRANT**

**Ward:** 5 - East Sutherland and Edderton

**Development category:** Local Development

**Pre-determination hearing:** None

**Reason referred to Committee:** The application is being reported to Committee as the Council has an interest in the replacement of the bridge as it affects a public road.

**1. PROPOSAL**

- 1.1 The proposal is in detail for the construction of a new bridge over the Allt Smeorail at Gordonbush. The existing bridge has been damaged by construction traffic associated with the Gordonbush windfarm and a replacement of it is the most efficient option. The new bridge is being provided by SSE and not by the Council and would lie to the east (upstream) of the existing bridge, with re-alignment of the bridge approaches.

**2. SITE DESCRIPTION**

- 2.1 The bridge is on the single track road from Brora to Gordonbush around 9.5km to the northwest of Brora.

**3. PLANNING HISTORY**

- 3.1 None

#### **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Expiry Unknown neighbours. Expiry 19.04.2013  
Representation deadline: 19.04.2013  
Timeous representations: None  
Late representations: None

#### **5. CONSULTATIONS**

- 5.1 **SEPA** – No objections

**SNH** – We have been advised by SSE (email dated 13 April 2013) that this planning application does not include the demolition of the existing bridge structure and that the new road bridge and road re-alignment can progress without the requirement to demolish the existing bridge at this current time. Demolition of the existing bridge may be considered in the future and if this happens.

**Archaeology Unit** - The bridge is of historical importance and should be subject to a detailed photographic recording in advance of replacement. This can be controlled by condition.

#### **6. POLICY**

- 6.1 The proposed development complies with Development Plan policy. There are no policy implications arising from this proposal.

#### **7. PLANNING APPRAISAL**

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 This is a straightforward application involving a minor development and is referred to Committee because it is a development in which the Council has an interest. There are no policy implications and no third party comments have been received. No technical difficulties have been highlighted by Consultees.
- 7.3 The proposal is therefore recommended for grant of planning permission.

#### **8. CONCLUSION**

- 8.1 The proposal accords with policy and will provide a modern bridge for the public road.

## RECOMMENDATION

<b>Action required before decision issued</b>	n
Notification to Scottish Ministers	n
Notification to Historic Scotland	n
Conclusion of Section 75 Agreement	n
Revocation of previous permission	n

**Subject to the above**, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. No development shall commence on site until the developer has undertaken a photographic record of the remains of old buildings and / or other features affected by the proposed development, in accordance with the attached specification, and submitted it for the approval in writing of the Planning Authority. No works shall commence on site until confirmation in writing has been received from the Planning Authority that the record made has been lodged and is satisfactory.

Reason: To protect the historic interest of the site.

2. Any areas which require to be re-seeded with grasses shall use a grass seed mix :Fescue Ovina 30%; Festuca Rubra Subsp Rubra 45%; Agrostis Castellana 25%.

Reason: In order to protect the natural heritage interests of the site.

### **Note to Applicant**

**Please note:** Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

**Flood Risk:** It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (of emanating from) the application site. As per Scottish Planning Policy 7: Planning & Flooding, planning permission does not remove the liability position of developers or owners in relation to flood risk.

**Road Openings Permit / Road Construction Consent:** you may require consent from the Roads Authority prior to the commencement of this development. You are therefore advised to contact them direct to discuss the matter.

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Signature: Dafydd Jones

Designation: Area Planning Manager North

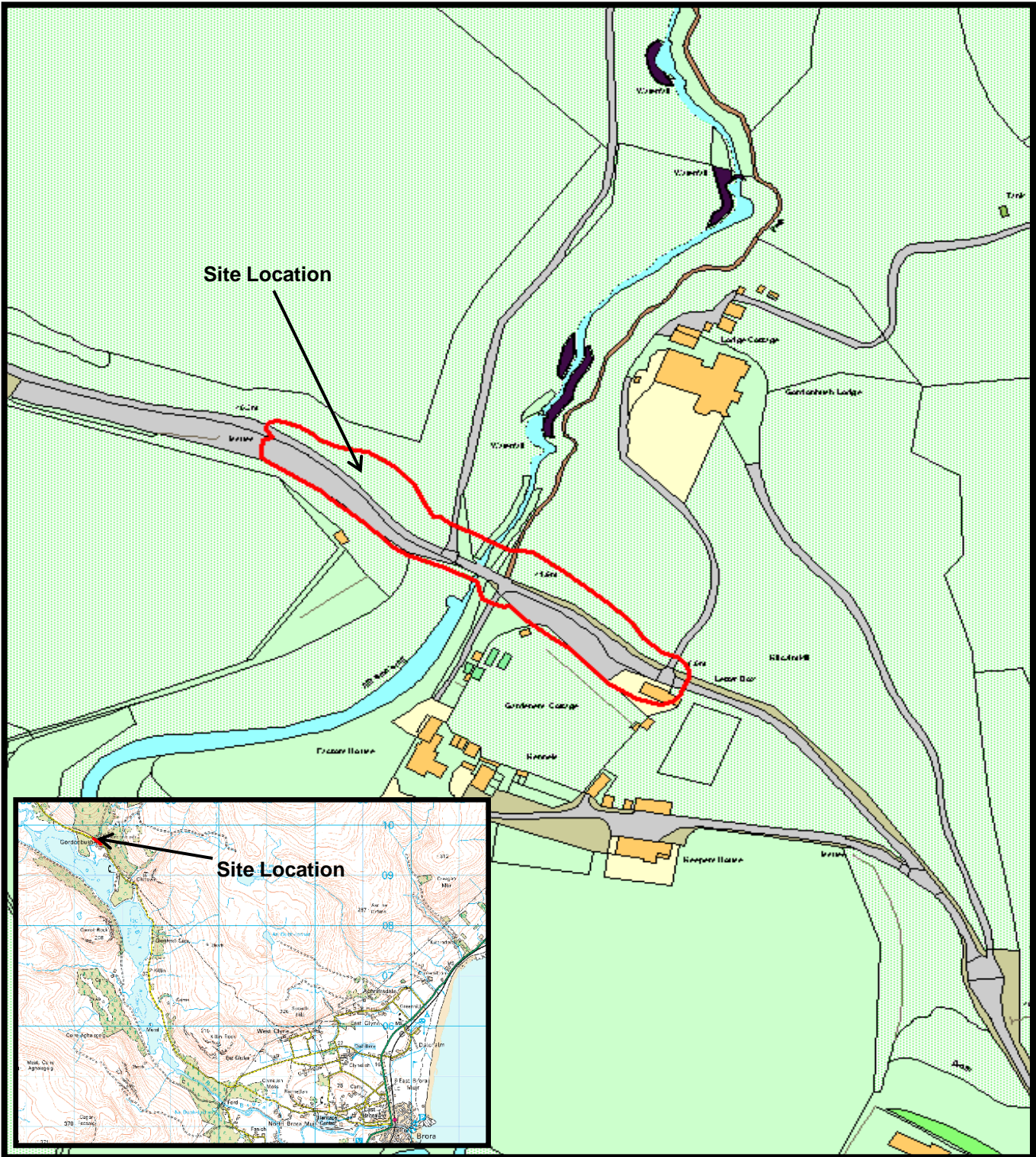
Case Officer: Bob Robertson

Background Papers: Highland Wide Local Development Plan

Relevant Plans: Plan 1 – 000001 LOCATION PLAN

Plan 2 – 000002 SITE LAYOUT PLAN

Plan 3 – 100 SITE LAYOUT PLAN



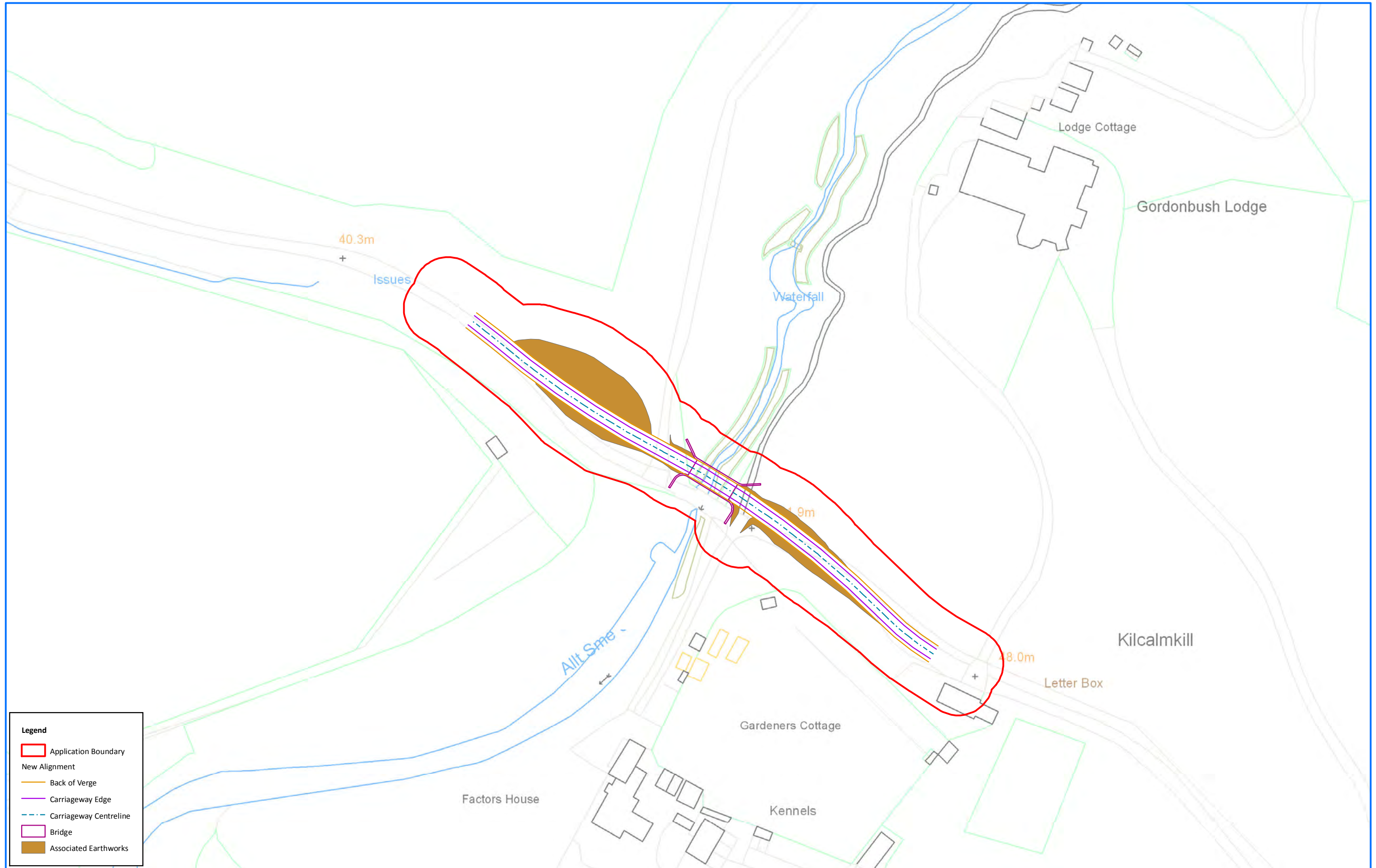
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**13/00916/FUL**

Replacement of existing bridge and associated minor road alterations at Allt Smeorail, Gordonbush.

**Date: 28 May 2013**





**Legend**

- Application Boundary
- New Alignment**
- Back of Verge
- Carriageway Edge
- Carriageway Centreline
- Bridge
- Associated Earthworks

