



ECONOMY, ENVIRONMENT AND FINANCE

Callum Ord

Building Standards Officer

Moray Council

PO Box 6760 Elgin Moray IV30 1BX

Telephone: 01343 563037 Fax: 01343 563990

Tomintoul And Glenlivet Development
c/o Andrew Black Design
The Mews
27 Tay Street Lane
Dundee
DD1 4EF

E-mail: callum.ord@moray.gov.uk

Website: www.moray.gov.uk

Your reference:

Our reference: 21/00226/BW

14 July 2021

Dear Sir(s)/Madam

Building (Scotland) Act 2003

Building (Scotland) Regulations 2004

**Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School
Main Street Tomintoul Moray AB37 9HA**

I refer to your application for Building Warrant received on 23 February 2021 and now have pleasure in enclosing your Warrant together with one copy of the docquetted plan(s).

This Building Warrant is issued on condition that all operations are carried out strictly in accordance with the approved plans. Deviation from these plans, no matter how trivial, without prior approval of this Authority, may result in non compliance with Building Regulations and consequently lead to difficulty in having a Completion Certificate accepted, without which the building may not be occupied or used. It should also be noted that applicants are strongly advised to engage their own professional advisers at all stages of construction. The acceptance of a Completion Certificate by a Verifier is no guarantee of the standard of workmanship, particularly with regard to cosmetic finishes.

The Building Warrant is also granted on the basis of the information and detail presented in the accompanying plan(s). The building designer must however ensure that the design submitted, including connections and compatibility with all other elements of the structure, and with adjacent structures, is satisfactory in terms of the overall stability of the entire building.

It is also the building owner's responsibility to ensure that any changes incorporated into the proposals arising from conditions found to be more onerous than envisaged at design stage should be brought to the attention of the relevant authority.

Where/

Where Building Warrants are issued to an Agent, this letter should be forwarded to the applicant.

Yours faithfully

A handwritten signature in black ink, consisting of several overlapping, slanted strokes that form a cursive-like shape.

Callum Ord
Building Standards Officer

Enc

Comments about our service? Please complete our brief online customer survey.
www.surveymonkey.com/s/MorayBuildingStandards



BUILDING (SCOTLAND) ACT 2003 BUILDING WARRANT

This warrant is granted by Moray Council in connection with the application by Tomintoul And Glenlivet Development dated 22 February 2021 for the erection of a building(s) at Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

The reference number of this building warrant is **21/00226/BW**

The following conditions apply:-

1. that the work will be carried out as described in the building warrant and in accordance with building regulations and that nothing in any drawing, specification or other information submitted with the application indicates that the building when constructed will fail to comply with building regulations

The following continuing requirement applies – None

The following matters/documents are not available for public inspection without the applicant's written approval – None

A copy of the agreed plans is returned

.....(Signed) for Moray Council

14 July 2021

NOTES

1. To be considered a limited-life building expiry must not be more than 5 years from the relevant date, which is the date of notification of acceptance of the completion certificate for the work, or the date of any permission for the temporary occupation of use of the building before acceptance of the completion certificate.
2. For construction, the stages specified in the procedure regulations are:-
 - a) construction of foundations; or
 - b) such other stages as the verifier considers appropriate having regard to any guidance issued by the Scottish Ministers.

3. For demolition, the stages specified in the procedure regulations are:-
- a) Isolation and removal of services, fixtures and fittings;
 - b) Isolation and protection of adjacent structures; or
 - c) Such other stages, appropriate to the method of demolition, as the verifier considers appropriate having regard to any guidance issued by the Scottish Ministers.
4. The verifier must be notified:-
- a) of the date on which work is commenced within 7 days of such date;
 - b) when any drain has been laid and is ready for inspection or test (unless this work is covered by a certificate of construction);
 - c) when a drain track has been in-filled and the drainage system is ready for a second inspection or test (unless this work is covered by a certificate of construction);
 - d) of the date on which the work is completed (unless a completion certificate is submitted in place of the notice);
 - e) of the date of completion of such other stages as the verifier may require; and
 - f) of the intention to use an approved certifier of construction.
- (a) above must be notification in writing. Other notifications are at the verifier's discretion.
5. It should be noted that where the owner is not the applicant, then the verifier will notify the owner of the grant of the building warrant as is required in terms of Section 9(7)(b) of the Building (Scotland) Act 2003.

IMPORTANT NOTICE

THIS BUILDING WARRANT IS VALID FOR 3 YEARS. A COMPLETION CERTIFICATE MUST BE SUBMITTED WHEN THE WORK IS COMPLETE. IF A COMPLETION CERTIFICATE IS NOT SUBMITTED WITHIN THAT PERIOD AN EXTENSION OF BUILDING WARRANT MUST BE OBTAINED BEFORE THE EXPIRY DATE.

WARNING

A BUILDING WARRANT DOES NOT EXEMPT YOU FROM OBTAINING OTHER TYPES OF PERMISSION THAT MAY BE NECESSARY, SUCH AS PLANNING PERMISSION OR LISTED BUILDING CONSENT. CONSULT THE LOCAL AUTHORITY IF IN DOUBT.

IT IS AN OFFENCE TO USE OR OCCUPY THE BUILDING(S) BEFORE OBTAINING ACCEPTANCE OF A COMPLETION CERTIFICATE, UNLESS THE WORK IS ALTERATION ONLY. PERMISSION FOR TEMPORARY OCCUPATION MAY BE REQUESTED FROM THE VERIFIER.

MORAY COUNCIL
NOTICE REGARDING START OF WORK
Plot 1

BUILDING WARRANT REFERENCE: 21/00226/BW
BUILDING (PROCEDURE) (SCOTLAND) REGULATIONS 2004

Notice under regulation 59(1)(a) of the commencement of work for which a building warrant has been granted. As required by building warrant reference number 21/00226/BW I hereby give notice that the works as detailed on the above Building Warrant have now commenced on

Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

1. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

Please return this form to:-

Moray Council
Building Standards
Economic Growth and Development Services
Economy, Environment and Finance
Council Office PO Box 6760
ELGIN
Moray IV30 1BX

IMPORTANT

YOU MUST INFORM THIS DEPARTMENT WHEN YOU PROPOSE TO START WORK
PLEASE COMPLETE AND RETURN THIS FORM

NEDO

MORAY COUNCIL NOTICE REGARDING START OF WORK

Plot 2

BUILDING WARRANT REFERENCE: 21/00226/BW BUILDING (PROCEDURE) (SCOTLAND) REGULATIONS 2004

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

2. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

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Plot 3

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

3. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
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**MORAY COUNCIL
NOTICE REGARDING START OF WORK**

Plot 4

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

4. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

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Plot 5

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

5. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
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.....

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Plot 6

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

6. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

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MORAY COUNCIL NOTICE REGARDING START OF WORK

Plot 7

BUILDING WARRANT REFERENCE: 21/00226/BW BUILDING (PROCEDURE) (SCOTLAND) REGULATIONS 2004

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

7. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

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MORAY COUNCIL NOTICE REGARDING START OF WORK

Plot 8

BUILDING WARRANT REFERENCE: 21/00226/BW BUILDING (PROCEDURE) (SCOTLAND) REGULATIONS 2004

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

8. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

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**MORAY COUNCIL
NOTICE REGARDING START OF WORK**

Plot 9

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Actual Date Work Started:

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Signed:

Date Signed:

NOTES

9. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

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Plot 10

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Actual Date Work Started:

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Signed:

Date Signed:

NOTES

10. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
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Plot 11

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Actual Date Work Started:

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Signed:

Date Signed:

NOTES

11. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
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Plot 12

BUILDING WARRANT REFERENCE: 21/00226/BW BUILDING (PROCEDURE) (SCOTLAND) REGULATIONS 2004

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Actual Date Work Started:

Erection of 12 affordable houses Plots 1-12 Former Tomintoul Secondary School Main Street Tomintoul Moray AB37 9HA

Signed:

Date Signed:

NOTES

12. Notice of work must be given within 7 days of commencement.

Name and Address of Main

Contractor/Builder (if known):
.....
.....

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