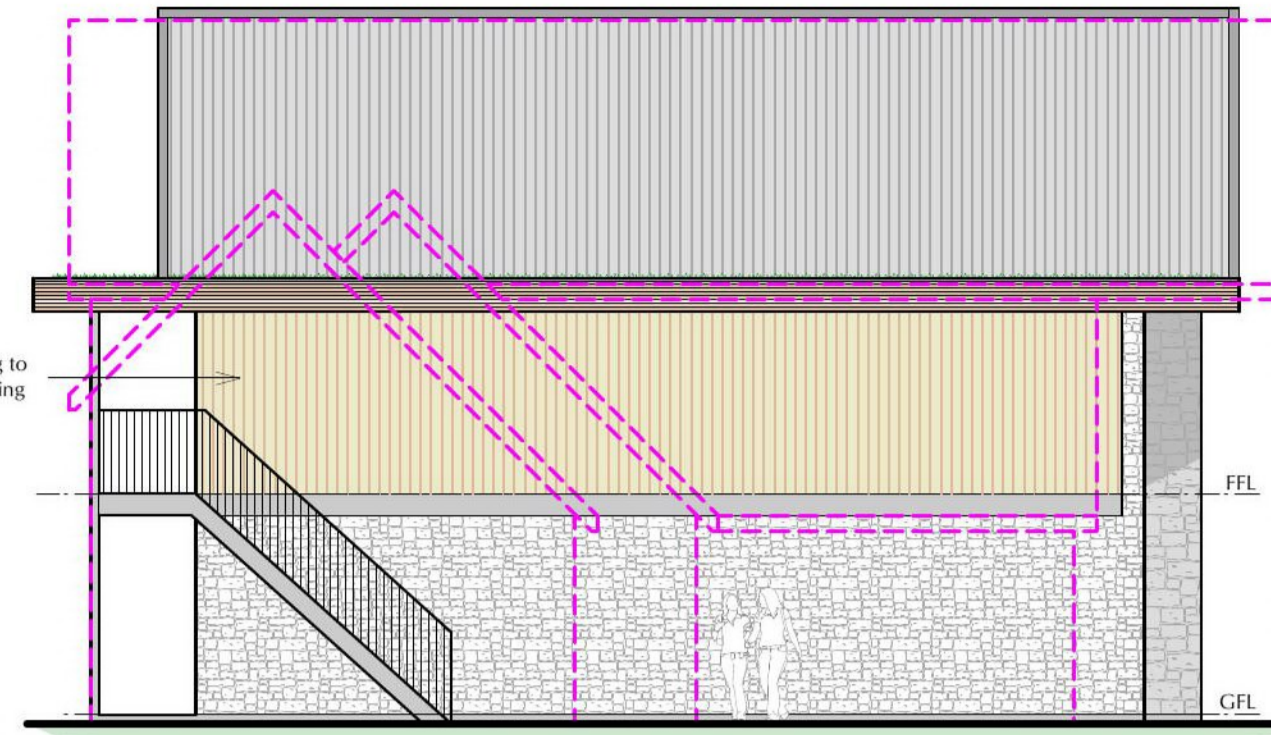
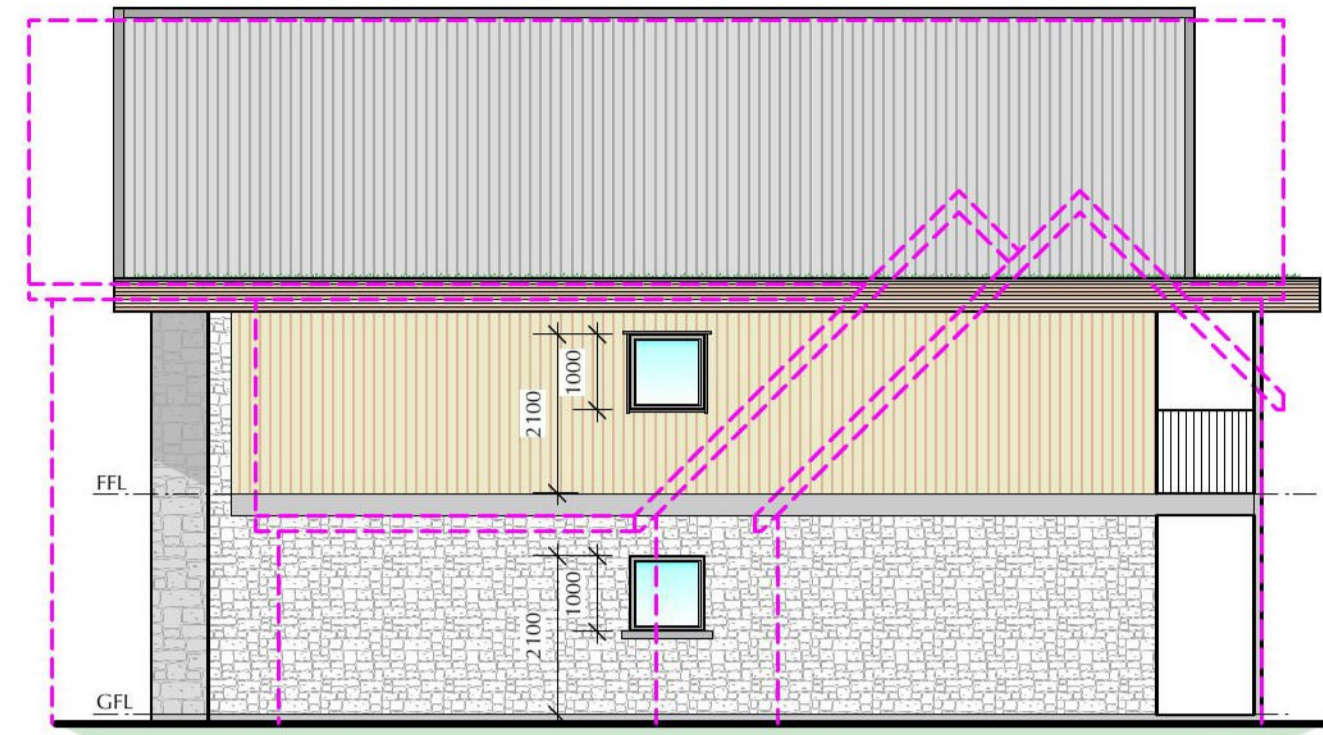


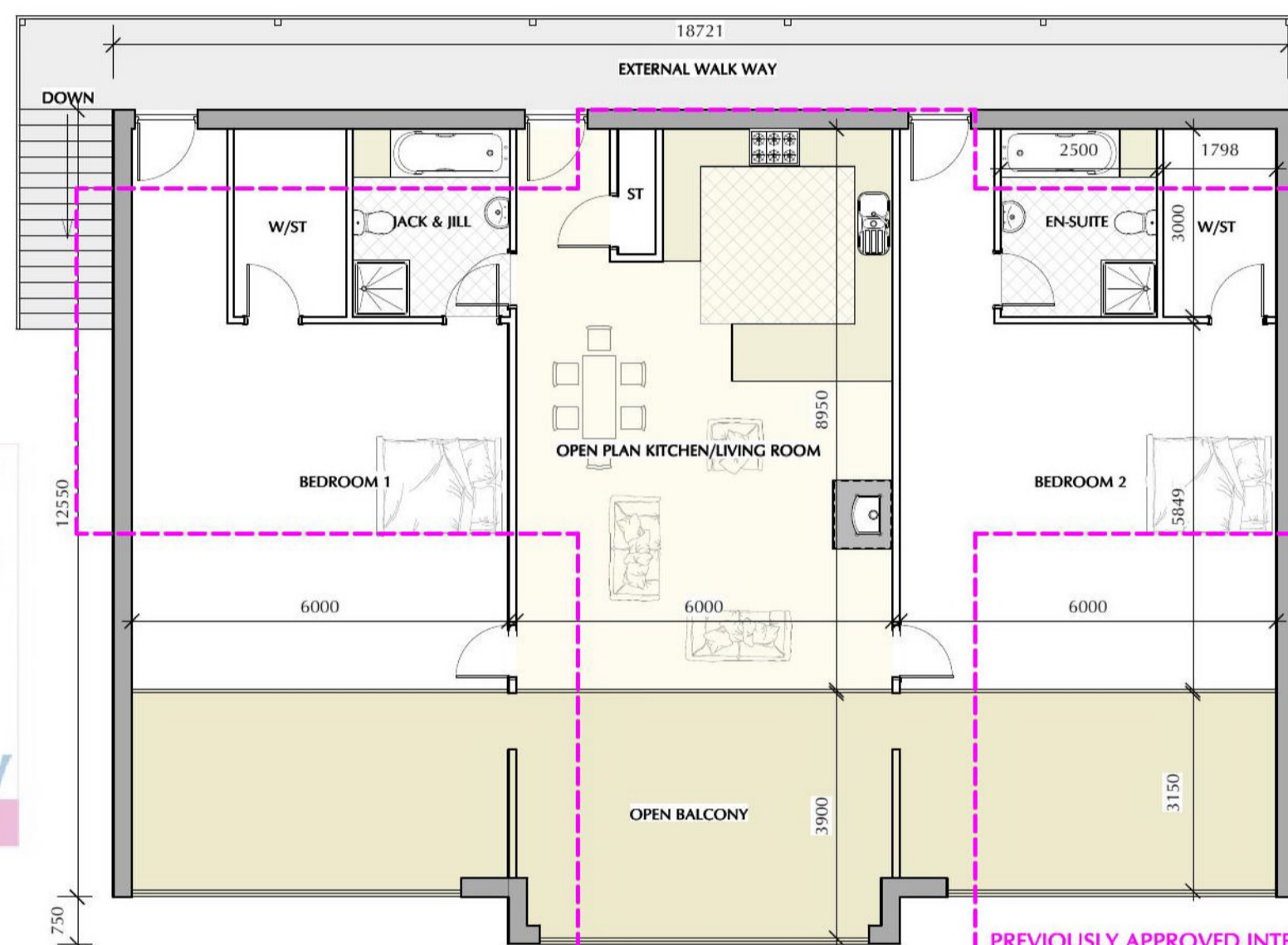
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



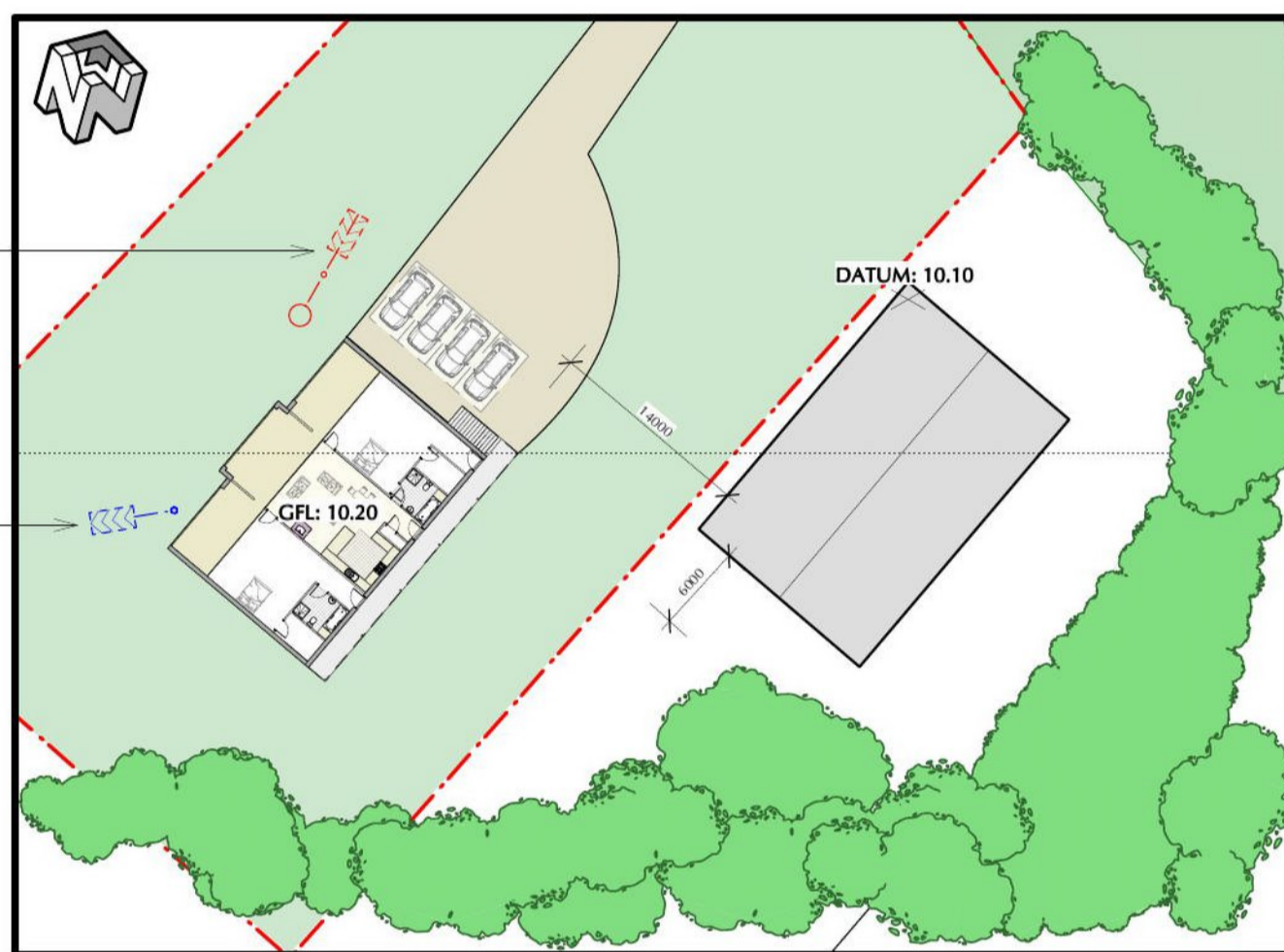
SIDE ELEVATION 1:100



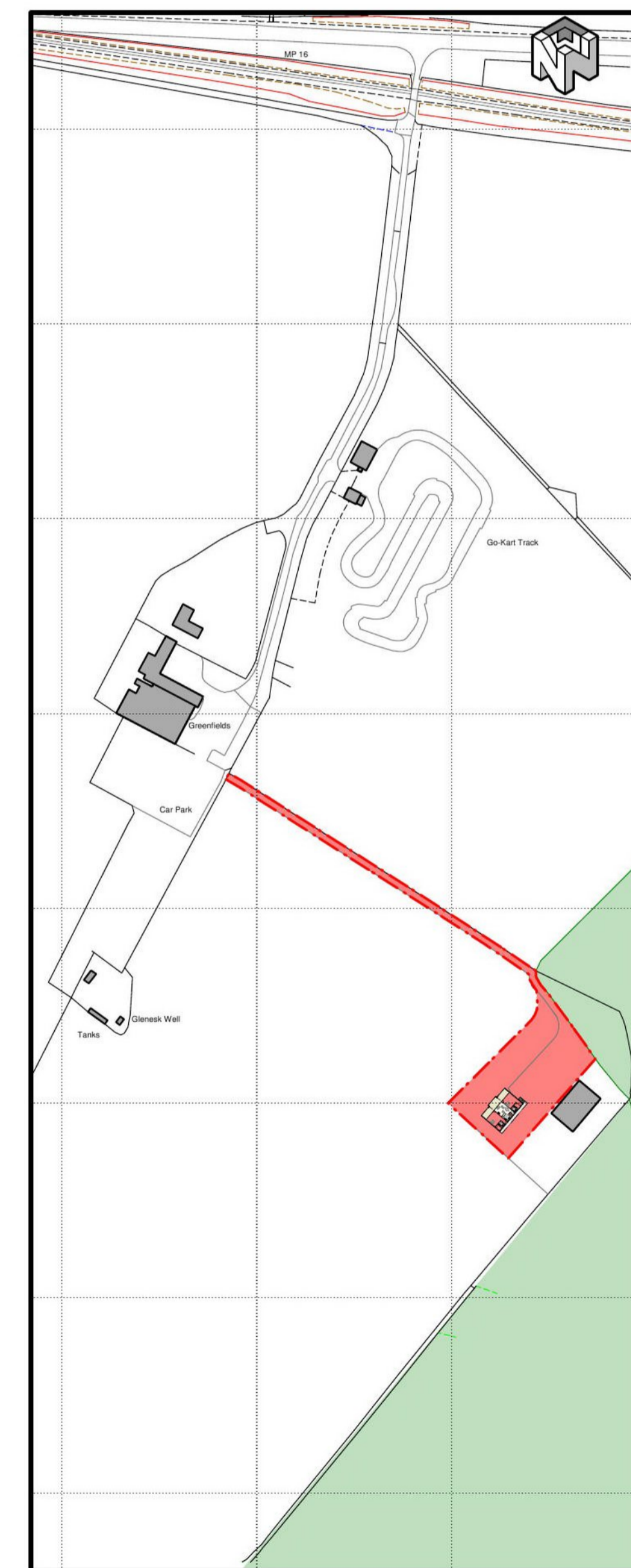
FIRST FLOOR PLAN 1:100

PREVIOUSLY APPROVED INTERNAL FIRST FLOOR AREA = 177m²
PROPOSED INTERNAL FIRST FLOOR AREA = 164m²

PINK DOTTED LINE DENOTES CURRENTLY APPROVED DWELLING



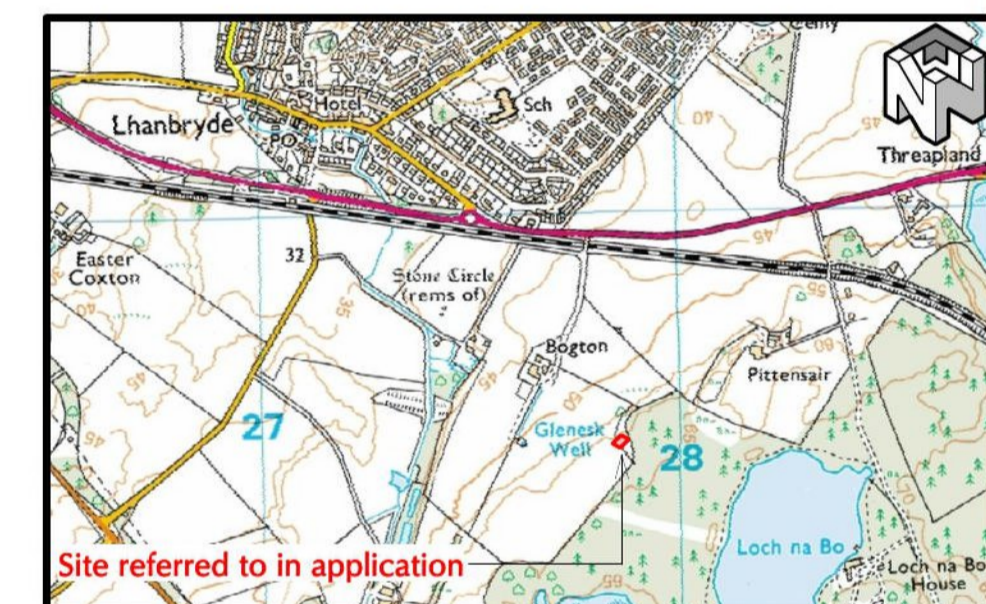
SITE PLAN 1:500



LOCATION PLAN 1:2500



REAR ELEVATION 1:200



Site referred to in application

LOCATION PLAN NTS

CONTRACTOR/CLIENT TO ENSURE THAT ONLY THE APPROVED BUILDING WARRANT DRAWINGS ARE USED FOR CONSTRUCTION
DO NOT SCALE OFF DRAWINGS. ALL SIZES ARE TO BE CHECKED CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED DRAWINGS



cmdesign
architectural consultants

ELGIN
51 Barends, 69 South Gully Street, Elgin, IV30 1QN
t 01343 540020

NAIRN
4 Bridge Street, Nairn, Highlands, IV12 4EJ
t 01667 300230

DEVON
3 Canada Cottages, Broadway, Woodbury, Devon, EX5 1NX
t 01392 345566

m 0781 3872818 w cmdesign.biz e office@cmdesign.biz
Olkos Architectural Ltd
Registered in Scotland No. 272263

Client: **MR ROBERTS**

Project: **NEW DWELLING HOUSE AT GREENFIELDS, LHANBRYDE, IV30 1LN**

Drawing: **PLANNING PROPOSALS**

FLOOR, LOCATION, SITE PLANS & ELEVATIONS

Date: Revisions: Rev. No:

Drawn By: **A James** Date: **18.11.15** Checked By: **Mr Craig Mackay** Date:

Drawing No: **150063.ROBERTS.04PP**

All plans are based upon the Ordnance Survey Map with the sanction of the Controller H.M. Stationery Office, Licence Number: 100020449

Town & Country Planning (Scotland) Act, 1997 as amended
REFUSED
18.01.2016
Development Management
Environmental Services
The Moray Council

DENDROLOGY & BOTANY PROPOSALS
In accordance with Policy H7 of the Moray Local Plan 2015, a minimum of 25% of the site area is to be retained/planted with native trees, shrubs and/or hedges.
Trees
The area hatched green is to be planted out with a mixture of 1800mm high native trees, which are to be planted in groups of species in a random pattern at approximately 3metre spacing. All new transplanted trees to be a mixture of Standard, Half-Standard and Whips. All new trees to be staked, tied and protected with growing shelters, rabbit, vole and/or silverer guards.
Any existing trees removed, severely damaged, dying or which become diseased during construction work (including site clearance works) shall be replaced with trees of similar species and in close proximity to the original location.
For the duration of the development, including site clearance works, all the trees to be retained within and adjoining the development site, shall be protected by fencing or suitable means of enclosure. Within this area all contractors will be advised that no activities associated with buildings operations shall take place.
All excavations and works above ground level in the crown spread of any tree to be retained, shall be carried out in a manner to ensure that all roots that are uncovered are retained and protected.
Following the completion of the development (taken from the date of the issue of Building Warrant Completion Certificate), on a yearly basis (for a five year period) all trees and hedges are to be inspected. Any trees/hedges found dying or diseased will be replaced with similar species in close proximity to the original location.
New native tree planting to consist of an even mixture of: Common Alder (Alnus Glutinosa), Mountain Ash (Sorbus Aucuparia), Silver Birch (Betula Pendula), Wild Cherry (Prunus Avium), Common Hawthorn (Crataegus Monogyna), Common Hazel (Corylus Avellana), Holly (Ilex Aquifolium), Blackthorn (Prunus Spinosus), Scots Pine (Pinus Sylvestris), Common Ash (Fraxinus Excelsior), Common Aspen (Populus tremuloides), Willow (Salix Caprea).
Hedging
New Beech hedging along the site boundaries (approx. 200m²) to be formed by a double row of 450x600mm plants, protected by rabbit proof fencing and mulch mat weed protection.
General Landscaping
Site to be levelled, weeded, cultivated and prepared for grass seeding and sown with a suitable grass seed mix.
Reference Material
Moray Development Plan - Trees & Development Supplementary Planning Guidance
BSI British Standards - BS5837:2005 Trees in relation to construction - recommendations
BSI British Standards - BS428:1989 Code of practice for general landscape operations - excluding hard surfaces

