

29<sup>th</sup> April 2016



Chief Legal Officer  
Mr D Westmacott  
Development Management  
Committee Services  
The Moray Council  
High Street  
Elgin  
IV30 1BX

Findlay McPherson  
E: FMcPherson@savills.com  
DL: +44(0) 1343 823004  
M: +44(0) 7525 950849  
F: +44(0) 1343 823030

7 The Square  
Fochabers  
IV32 7PG  
T: +44(0) 1343 823000  
Savills.com

Our Ref: 1048823/FM  
Your Ref: DW/LR144

Dear Sir

**Request of Review: Planning Application 15/01656/PPP - Replacement of Existing Building to Form a Single Dwelling on the Site at Rear of St Andrews School, Lhanbryde.**

Further to your letter dated 18<sup>th</sup> April 2016, please note our response to the letter received on behalf of the Transportation Manager.

- The hedge (under control of the appellant) noted in the Transportation comments will be completely removed and no replacement planting will be sited within the visibility splay as shown on the original application drawing.
- The removal of the existing hedge would therefore also improve the visibility for the adjacent access roads leading to Kirkside Lodge and Kilcluan House to the north and Winton House, St Andrews House and Callaway House to the south, thus enhancing the safety of road users and complying with Policy T2.
- TMC 01 - Site Photographs (dated 13<sup>th</sup> April 2016) - Photograph No.2 - The mature tree has been photographed to indicate that the tree would reduce the visibility, however the OS data supplied by Transportation clearly shows the visibility requirement to the front of the low wall and thus the photograph of the mature tree does not reflect the actual view from the proposed access looking north.
- Finally, there is an existing access into this site, which can be used by various vehicles in the management of the ground. In altering this access, as part of the application process, we have improved the safety implications in terms of visibility.

Yours faithfully



**Findlay McPherson**  
Architectural Assistant

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.  
Registered office: 33 Margaret Street, London, W1G 0JD