



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 01343 563 501 Fax: 01343 563 263 Email: development.control@moray.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100048824-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

New House

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	CM Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Craig	Building Name:	St Brendans
Last Name: *	Mackay	Building Number:	69
Telephone Number: *	01343540020	Address 1 (Street): *	South Guildry Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Elgin
Fax Number:		Country: *	United Kingdom
		Postcode: *	IV30 1QN
Email Address: *	office@cmdesign.biz		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Wester Gauldwell House
First Name: *	Jonathan	Building Number:	
Last Name: *	Bailey	Address 1 (Street): *	Wester Gauldwell House
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Craigellachie
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB38 9QX
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

WESTER GAULDWELL HOUSE

Address 2:

CRAIGELLACHIE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

ABERLOUR

Post Code:

AB38 9QX

Please identify/describe the location of the site or sites

Northing

845100

Easting

330541

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

2475.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Extended Garden Ground

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☒ Yes ☐ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Please refer to plans

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Craig Mackay

On behalf of: Mr Jonathan Bailey

Date: 17/04/2017

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Craig Mackay

Declaration Date: 17/04/2017

Payment Details

Online payment: XMEP00001389
Payment date: 17/04/2017 13:22:00

Created: 17/04/2017 13:22

Head Office - Moray

69 St Brendans
South Guildry Street
Elgin
Moray
IV30 1QN

t 01343 540020
e office@cmdesign.biz
w cmdesign.biz

Highland Office

4 Bridge Street
Nairn
Highlands
IV12 4EJ

t 01667 300230

Lossiemouth Office

Ellel, James Street
Lossiemouth
Moray
IV31 6BX

t 01343 612305

Devon Office

t 01392 345566

Monday, 17 April 2017

Our Ref: 170036.BAILEY.CJSM

Your Ref:

SUPPORTING STATEMENT

NEW HOUSE ON LAND ADJACENT TO LAVEROCK BRAE, WESTER GAULDWELL, CRAIGELLACHIE

This supporting statement relates to an application to site a new dwellinghouse upon a parcel of land adjacent to an existing new house site at Wester Gauldwell, Craigellachie.

The land is currently used as extended garden ground of the principle dwelling at West Gauldwell and occasion rough grazing.

The site extends to circa 2475m² and is bounded on 2 sides by the road frontage and the North West boundary of Laverock Brae.

The site enjoys existing screening along the mutual boundary with Laverock Brae and a further backdrop of landscaping and treeline is proposed to the new site.

The site slopes uphill along the carriageway providing further backdrop and does not present any negative impact upon the landscape

The site is situated outwith the scope of the current guidance on landscape and visual impacts of cumulative build-up of houses in the countryside and is subject to New Housing in the Countryside Policy H7.

The cluster of three houses that would be formed as a result of this development would continue to integrate well into the surrounding landform.

The proposed housetype would compliment the contemporary log effect cabin currently situated at Laverock Brae and the more substantial two story house at Wester Gauldwell.

This area of Craigellachie has not been deemed to be at risk of over development due to cumulative build up.

The site complies with Policy H7 and represents an acceptable development in this locale.

C.J.S Mackay
CM Design

Policy H7 New Housing in the Open Countryside

This policy assumes in favour of an application for a new house in the open countryside provided all of the following requirements are met:

Siting

- It reflects the traditional pattern of settlement in the locality and is sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (i.e. on a skyline, artificially elevated ground or in open settings such as the central area of a field) will not be acceptable;
- It does not detract from the character or setting of existing buildings or their surrounding area when added to an existing grouping or create inappropriate ribbon development;
- It does not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been a significant growth in the number of new house applications; and,
- At least 50% of the site boundaries are long established and are capable of distinguishing the site from surrounding land (e.g. dykes, hedgerows, fences, watercourses, woodlands, tracks and roadways).

Justification

The Plan aims to allow housing in the open countryside that can be easily absorbed into the landscape. New development should be low impact and reflect the character of the surrounding area in terms of the traditional pattern of settlement and the scale and design of housing. The introduction of suburban layouts and house styles and the incremental build up of new houses have the potential to alter the rural character and detrimentally impact on the area's high quality rural environment.

Proposals that add to an existing grouping, such as an established re-use or rehabilitation scheme, will be more satisfactorily integrated where they connect through built form, layout and landscape features. Development that adds to an existing suburban layout should be avoided. Infill development along a road or landscape feature may be appropriate where this does not detract from the character or setting of existing houses.

Innovative modern design and energy efficiency measures are encouraged to promote sustainable development.

REPORT OF HANDLING

Ref No:	17/00576/APP	Officer:	Iain T Drummond
Proposal Description/ Address	Erect new dwellinghouse at Site Adjacent To Laverock Brae Wester Gauldwell Craigellachie Moray		
Date:	09/06/2017	Typist Initials:	LRM

RECOMMENDATION

Approve, without or with condition(s) listed below		N
Refuse, subject to reason(s) listed below		Y
Legal Agreement required e.g. S,75		N
Notification to Scottish Ministers/Historic Scotland		N
Hearing requirements	Departure	N
	Pre-determination	N

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Contaminated Land	27/04/17	No objections
Environmental Health Manager	02/05/17	No objections
Transportation Manager	07/06/17	No objections subject to conditions and informatives
Scottish Water	08/05/17	No objections
Planning And Development Obligations	05/05/17	Contributions sought

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
PP1: Sustainable Economic Growth	Y	
H7: New Housing in the Open Countryside	Y	
EP5: Sustainable Urban Drainage Systems	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	
IMP3: Developer Obligations	N	
E7: AGLV and impacts on wider landscape	Y	

REPRESENTATIONS		
Representations Received	YES	
Total number of representations received ONE		
Names/Addresses of parties submitting representations		
Name and address details of parties submitting representations withheld in accordance with the Data Protection Act.		
Summary and Assessment of main issues raised by representations		
<p>Issue: concerns expressed regarding impact on privacy levels of the neighbouring property to the south east and request for planting to be provided between the properties.</p> <p>Comments (PO): There is considered to be sufficient window to window separation between the properties to ensure privacy levels are not eroded to an unacceptable degree.</p>		

OBSERVATIONS – ASSESSMENT OF PROPOSAL

Proposal

Planning permission is sought to erect new house and associated works site adjacent to Laverock Brae, Wester Gauldwell, Craigellachie.

The proposed dwelling is single storey design with lean-to glazing protruding portion to the north west and gabled protruding portion to the south east. The design also incorporates a glazed gable feature on the south west elevation. The proposed external finishes include slate effect concrete tile roof, off white render and wood effect cement fibre boarding walls.

The proposed drainage and water supply arrangements include an on-site biodisc treatment plant with outflow to a soakaway and a separate on-site surface water soakaway. A public water supply is proposed.

Access to the site is taken off the public road which bounds the site to the south west.

Site Characteristics

The site covers 2475 sq. m and is located in the Speyside Area of Great Landscape Value (AGLV) as designated in the Moray Local Development Plan 2015 (MLDP 2015).

The site is bounded to the northeast and northwest by open fields, to the southeast by the existing house at Laverock Brae and to the southwest by the public road and open field beyond.

Appraisal

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the development plan i.e. the adopted Moray Local Development Plan 2015 (MLDP) unless material considerations indicate otherwise. The main planning issues are considered below.

Siting and Impact on the Rural Character of the Surrounding Area (PP1, H7, E7 and IMP1)

The site is located in the Speyside Area of Great Landscape Value (AGLV) and Policy E7 advises that all developments in the AGLVs must incorporate the highest standards of siting and design for rural areas. It is also noted that to be acceptable proposals must not have a significant adverse impact on the landscape character of the area.

Policy H7 and associated supplementary planning guidance contains the location/siting and design criteria for assessing the acceptability of applications for new build houses in the open countryside. It

terms of location/siting, this policy requires proposals to reflect the existing traditional pattern of settlement in the locality, be sensitively integrated and not obtrusive in the landscape, not detract from the character or setting of existing development, not result in ribbon development and not to contribute to a build-up of development that detracts from the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been a significant growth in the number of new house applications. Policy H7 also requires that at least 50% of the boundaries are long established and capable of distinguishing the site from the surrounding landscape. Thereafter, the policy requires any development to be acceptable in design terms including requirements for landscape planting to be provided within the site.

Policy IMP1 seeks compatibility in terms of scale, density and character, requiring new development to integrate into the surrounding landscape and be sensitively sited, designed and serviced appropriate to the amenity and character of the area. Policy PP1 advocates sustainable economic growth that protects the natural and built environment.

In this case the proposed site is located directly adjacent to an existing pair of houses, Laverock Brae and Wester Gauldwell House. Policy H7 and associated supplementary guidance outlines that ribbon development along a roadside (i.e. 3 or more houses in a line) is not an acceptable form of development in the countryside. Ribbon development does not reflect the traditional rural development character of the area and will have an adverse impact on the character and appearance of the surrounding countryside. With this in mind the proposal is also contrary to the requirements of policies E7 and IMP 1 on the basis that the house siting does not represent the highest standards of siting, nor will it integrate well into the surrounding landscape.

In addition to the above when traveling along the A95 which lies a short distance to the south of the site and when viewed in the wider landscape, the house will appear very prominent and on occasion will be viewed on the skyline and lacks any form of backdrop or screening which offset this impact and as such is considered to constitute obtrusive development.

Although the site has the requisite 50% long established boundaries and the applicants are proposing the planting, these aspects do not outweigh the principle issues with the site as outlined above. With this in mind the development is not considered to comply with policies PP1, H7, E7 and IMP1 and is recommended for refusal on this basis.

Access and Parking (T2 and T5)

The Transportation service have no objection to the approval of the application subject to conditions and informatives.

Water and Drainage (EP5 and EP10)

The applicants have outlined that the site will be served via public water supply and Scottish water have no objection to the approval of their application.

The proposed arrangements for foul and surface water drainage, to include an on-site bio-disc treatment plant with soakaway and separate on-site surface water soakaway and are considered sufficient at this stage. Detailed arrangements will be determined as part of any Building Standards application but, in principle, these proposals are in line with policy EP10 and EP5.

Developer obligations (IMP3)

A developer contribution is required in relation to healthcare within the catchment area. The applicants have confirmed that they would be agreeable to making this contribution should the application be recommended for approval. Given that the application is being refused this contribution has not been taken, however, given the applicants is agreeable to the contribution the proposal is considered compliant with policy IMP3.

Conclusion

The application is considered to result in an unacceptable form of development which does not comply with the provisions of the development plan and is therefore recommended for refusal.

Recommendation

Refuse

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

Reference No.	Description			
	Decision		Date Of Decision	

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	No Premises Departure from development plan	25/05/17	
PINS	No Premises Departure from development plan	25/05/17	

DEVELOPER CONTRIBUTIONS (PGU)

Status	CONT SOUGHT
--------	-------------

DOCUMENTS, ASSESSMENTS etc. *

** Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc*

Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

S.75 AGREEMENT

Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)			
Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	9th May 2017
Planning Authority Reference	17/00576/APP
Nature of Proposal (Description)	Erect new dwellinghouse at
Site	Site Adjacent To Laverock Brae Wester Gauldwell Craigellachie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133070393
Proposal Location Easting	330452
Proposal Location Northing	845176
Area of application site (Ha)	2475 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OLCRXBG13A00
Previous Application	
Date of Consultation	25th April 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Jonathan Bailey
Applicant Organisation Name	
Applicant Address	Wester Gauldwell House Craigellachie Scotland AB38 9QX
Agent Name	C M Design
Agent Organisation Name	
Agent Address	St Brendans 69 South Guildry Street Elgin Moray IV30 1QN
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 17/00576/APP

Erect new dwellinghouse at Site Adjacent To Laverock Brae Wester Gauldwell Craigellachie Moray for Mr Jonathan Bailey

I have the following comments to make on the application:-

- | | Please |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | x
<input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | x |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Reason(s) for objection

Condition(s)

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Kevin Boyle
email address:
Consultee:

Date: 2 May 2017
Phone No

Return response to	consultation.planning@moray.gov.uk
---------------------------	---

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

8th May 2017

Moray Council
Development Services Environment Services
High Street
Elgin
IV30 1BX



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: AB38 Craigellachie Wester Gauldwell Site adjacent to Laverock Brae
PLANNING REF: 17/00576/APP
OUR REF: 744577
PROPOSAL: Erect new dwelling house

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

- There is currently sufficient capacity in the Badentinan Water Treatment Works to service your development. Please note further investigations may be carried out once formal application submitted.
- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- Scottish Water asset plans can be obtained from our appointed asset plan providers:

Site Investigation Services (UK) Ltd
Tel: 0333 123 1223
Email: sw@sisplan.co.uk
www.sisplan.co.uk

National One-Call
Tel: 0844 800 9957
Email: swplans@national-one-call.co.uk
www.national-one-call.co.uk/swplans
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

The applicant can download a copy of our PDE Application Form, and other useful guides, from Scottish Water's website using the following link.

www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms/pre-development-application

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Carole McLaughlin

Development Operations Analyst

Carole.mclaughlin@scottishwater.co.uk

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	9th May 2017
Planning Authority Reference	17/00576/APP
Nature of Proposal (Description)	Erect new dwellinghouse at
Site	Site Adjacent To Laverock Brae Wester Gauldwell Craigellachie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133070393
Proposal Location Easting	330452
Proposal Location Northing	845176
Area of application site (Ha)	2475 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OLCRXBG13A00
Previous Application	
Date of Consultation	25th April 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Jonathan Bailey
Applicant Organisation Name	
Applicant Address	Wester Gauldwell House Craigellachie Scotland AB38 9QX
Agent Name	C M Design
Agent Organisation Name	
Agent Address	St Brendans 69 South Guildry Street Elgin Moray IV30 1QN
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Contaminated Land

Planning Application Ref. No: 17/00576/APP

Erect new dwellinghouse at Site Adjacent To Laverock Brae Wester Gauldwell Craigellachie Moray for Mr Jonathan Bailey

I have the following comments to make on the application:-

- | | Please |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | x
<input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | x |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Reason(s) for objection

Condition(s)

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Adrian Muscutt
email address:
Consultee:

Date: 27 April 2017
Phone No

Return response to	consultation.planning@moray.gov.uk
---------------------------	---

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	9th May 2017
Planning Authority Reference	17/00576/APP
Nature of Proposal (Description)	Erect new dwellinghouse at
Site	Site Adjacent To Laverock Brae Wester Gauldwell Craigellachie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133070393
Proposal Location Easting	330452
Proposal Location Northing	845176
Area of application site (Ha)	2475 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OOLCRXBG13A00
Previous Application	
Date of Consultation	25th April 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Jonathan Bailey
Applicant Organisation Name	
Applicant Address	Wester Gauldwell House Craigellachie Scotland AB38 9QX
Agent Name	C M Design
Agent Organisation Name	
Agent Address	St Brendans 69 South Guildry Street Elgin Moray IV30 1QN
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 17/00576/APP

Erect new dwellinghouse at Site Adjacent To Laverock Brae Wester Gauldwell Craigellachie Moray for Mr Jonathan Bailey

I have the following comments to make on the application:-

Please

- | | | |
|-----|---|-------------------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below | <input type="checkbox"/> |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input checked="" type="checkbox"/> |
| (d) | Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Condition(s)

1. Prior to any development works commencing:
 - i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 2.4 metres by 120 metres in both directions, with all boundaries set back to a position behind the required visibility splay, and a schedule of maintenance for the splay area shall be submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
 - ii) the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
 - iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the carriageway in accordance with the agreed schedule of maintenance. The formation of the required visibility splay will involve the cutting back of trees, and the setting back of boundary fences.
2. Prior to the commencement of development details shall be submitted for the approval in writing of the Planning Authority, in consultation with the Roads Authority, to ensure no water or loose material shall be permitted to drain or be carried onto the public footpath/carriageway for the life time of the development.
3. No boundary fences, hedges, walls or any other obstruction whatsoever over 1.0m in height and fronting onto the public road shall be within 2.4m of the edge of the carriageway.
4. New boundary walls/fences shall be set back from the edge of the public carriageway

at a minimum distance of 2.0m and to a position behind the required visibility splays.

5. An access lay-by 8.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road to allow visiting service vehicles to park clear of the public road. The vehicular access should lead off the lay-by. The lay-by must be constructed in accordance with The Moray Council specification and surfaced with bituminous macadam.
6. The width of the vehicular access shall be minimum 3.0m, and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The first 5m of the access track, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam.
7. Any existing ditch, watercourse or drain under the site access shall be piped using a suitable diameter of pipe, agreed with the Roads Maintenance Manager (300mm minimum). The pipe shall be laid to a self-cleansing gradient and connected to an outfall.
8. Two car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.
9. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

REASONS

1. To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users.
2. To ensure the safety and free flow of traffic on the public road and access to the site by minimising the road safety impact from extraneous material and surface water in the vicinity of the new access.
3. To enable drivers of vehicles entering or exiting the site to have a clear view so that they can undertake the manoeuvre safely and with the minimum interference to the safety and free flow of traffic on the public road.
4. To ensure acceptable development in the interests of road safety.
5. To enable visiting service vehicles to park clear of the public road in the interests of road safety.
6. To ensure acceptable infrastructure at the development access.
7. To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.
8. To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.

9. To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the public road

Further comment(s) to be passed to applicant

Planning consent does not carry with it the right to carry out works within the public road boundary.

The formation of the required visibility splay will involve the cutting back of trees, and the setting back of boundary fences.

Before starting any work on the existing public road the applicant is obliged to apply for a road opening permit in accordance with Section 56 of the Roads (Scotland) Act 1984. This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing roadspermits@moray.gov.uk

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

The applicant shall be responsible for ensuring that surface/ground water does not run from the public road into their property.

The applicant shall free and relieve the Roads Authority from any claims arising out of their operations on the road or extension to the road.

Contact: DA/AG

Date 07 June 2017

email address: transport.develop@moray.gov.uk

Consultee: TRANSPORTATION

Return response to

consultation.planning@moray.gov.uk

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

From: DeveloperObligations
Sent: 4 May 2017 13:52:04 +0100
To: DC-General Enquiries
Cc: Iain Drummond
Subject: 17/00576/APP Erect new dwellinghouse at Site Adjacent to Laverock Brae, Wester Gauldwell, Craigellachie
Attachments: 17-00576-APP Erect new dwellinghouse at Site Adjacent to Laverock Brae, Wester Gauldwell, Craigellachie.docx

Hi

Please find attached the developer obligation assessment that has been undertaken for the above planning application. A copy of the report has been sent to the agent.

Regard,
Hilda

Find us on 
[Moray Council Planning](#)

Hilda Puskas
Developer Obligations Officer
Development Plans
hilda.puskas@moray.gov.uk
01343 563265

moray
council

DEVELOPER OBLIGATIONS: ASSESSMENT REPORT

Date: 04/05/2017

Reference: 17/00576/APP

Description: Erect new dwellinghouse at Site Adjacent to Laverock Brae, Wester Gauldwell, Craigellachie

Applicant: Mr Jonathan Bailey

Agent: C M Design

This assessment has been carried out by Moray Council. This assessment is carried out in relation to policy IMP3 Developer Obligations of the Moray Local Development Plan 2015 (LDP) and associated Supplementary Guidance (SG) on Developer Obligations which was adopted on 14 October 2016. The LDP and SG can be found at www.moray.gov.uk/planning.

Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport	Nil
Healthcare (<i>Contributions towards the reconfiguration of Aberlour Health Centre and 1 Additional Dental Chair</i>)	
Community Facilities	Nil
Sports and Recreation	Nil
Waste	Nil
Total Developer Obligations	

Breakdown of Calculation

Proposals are assessed on the basis of Standard Residential Unit Equivalents (SRUE) which is a 3-bedroomed residential unit. This application is considered to comprise of the following:

2 bed = 0.8 SRUE

This assessment is therefore based on 0.8 SRUE.

Developer Obligations Discount for Small Scale Development

A discount of 80% will be applied to the contribution for single unit developments to reflect their small scale nature.

INFRASTRUCTURE

Education

Primary Education

The pupils generated by this development are zoned to Craigellachie Primary School. The school is currently operating at 79% functional capacity and the additional pupil as a result of this development can be accommodated. As a result no mitigation is necessary.

Contribution towards Primary Education = Nil

Secondary Education

The pupils resident in Craigellachie are zoned to Speyside High School. The school is currently operating at 76% functional capacity and the additional pupil as a result of this development can be accommodated. As a result no mitigation is necessary.

Contribution towards Secondary Education = Nil

Transport

The Moray Council Transportation Services has confirmed that no developer obligations will be sought for this proposal.

Contributions towards Transport = Nil

Healthcare

Healthcare Facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities. The recommended number of patients is 1500 per General Practitioner (GP) and floorspace requirement per GP is 271m².

Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.24 persons*).

Aberlour Health Centre is the nearest settlement within which healthcare facilities can be assessed by the proposed development. NHS Grampian has confirmed that Aberlour Health Centre is working beyond design capacity and existing space will be required to be reconfigured and 1 Additional Dental Chair is required to support the potential increase in population.

Contributions are calculated based on a proportional contribution of ██████ per SRUE for the reconfiguration of the Health Centre and £██████ per SRUE for the Additional Dental Chair.

████████████████████

[REDACTED]

[REDACTED]

[REDACTED]

Contribution towards Healthcare= [REDACTED]

Community, Sports and Recreational Facilities

Community Facilities

There are no proposals being progressed for additional community hall provision in the immediate vicinity; therefore, in this instance, no contribution will be required.

Contribution for Community Facilities = Nil

Sports and Recreation Facilities

Existing sports provision within Craigellachie is considered to be adequate to serve the needs of the residents anticipated to be generated by this development. Therefore, in this instance, no contribution will be required.

Contribution for Sports and Recreation Facilities = Nil

Waste

Moray Waste Services have advised that the household and recycling facilities that would serve this development are operating within 90% capacity. Therefore, in this instance, no contribution is required.

Contribution for Waste = Nil

TERMS OF ASSESSMENT

This assessment report is valid for a period of 6 months from the date of issue.

Please note that any subsequent planning applications for this site may require a re-assessment to be undertaken on the basis of the policies and rates pertaining at that time.

PAYMENT OF CONTRIBUTIONS

Remittance of financial obligations can be undertaken either through the provision of an upfront payment or by entering into a Section 75 agreement. The provision of an upfront payment will allow a planning consent to be issued promptly. However, where the amount of developer contributions are such that an upfront payment may be considered prohibitive a Section 75 will likely be required. The payment of contributions may be tied into the completion of houses through a Section 75 Agreement or equivalent, to facilitate the delivery of development. Please note that Applicants are liable for both the legal costs of their own Legal Agent fees and Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

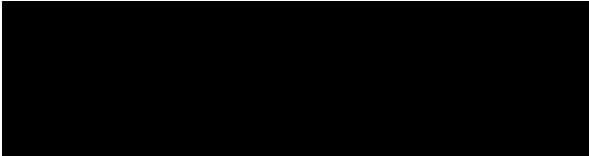
INDEXATION

Developer obligations are index linked to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) from Q3, 2016.

Received by e-mail

Good morning,

Regarding your neighbour notification of Planning Application number 17/00576/APP dated 19/4/17, I would respectfully request that Mr.Jonathan Bailey as the applicant will ensure that he will plant and nurture a line of trees at the south-eastern end of this new proposed property. These trees can be a mixture of conifers and broadleaves, or conifers, their purpose being that they form a boundary between my property (Laverock Brae) and his, and will act as a screen between both properties. As the proposal stands, due to the elevation of the land, Mr.Bailey's new house will be level with our upstairs bedroom windows and will afford him a direct line of view into our bedroom.

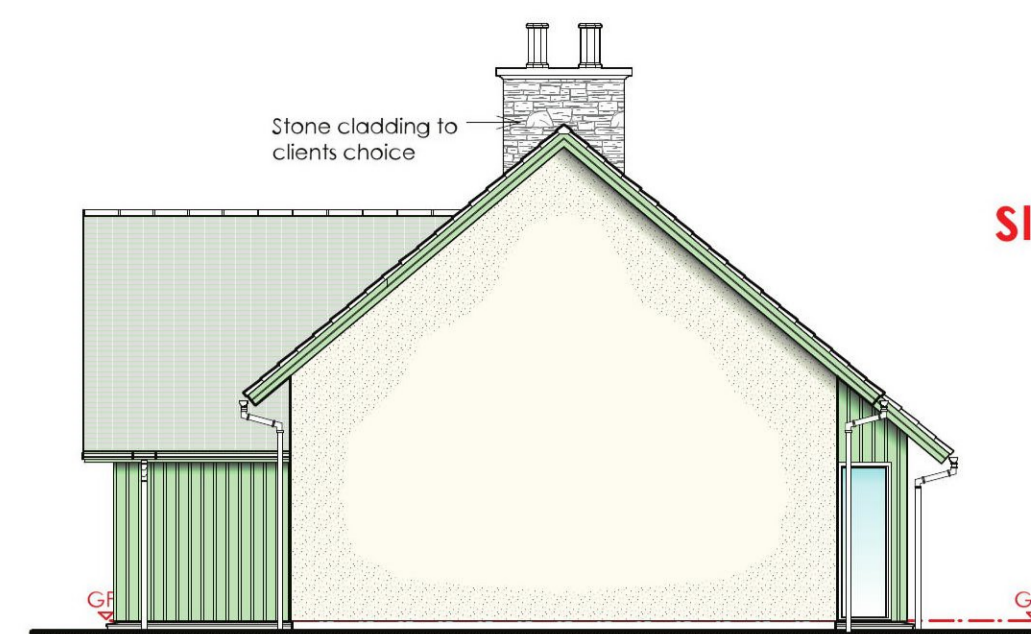




SOUTH WEST ELEVATION 1:100



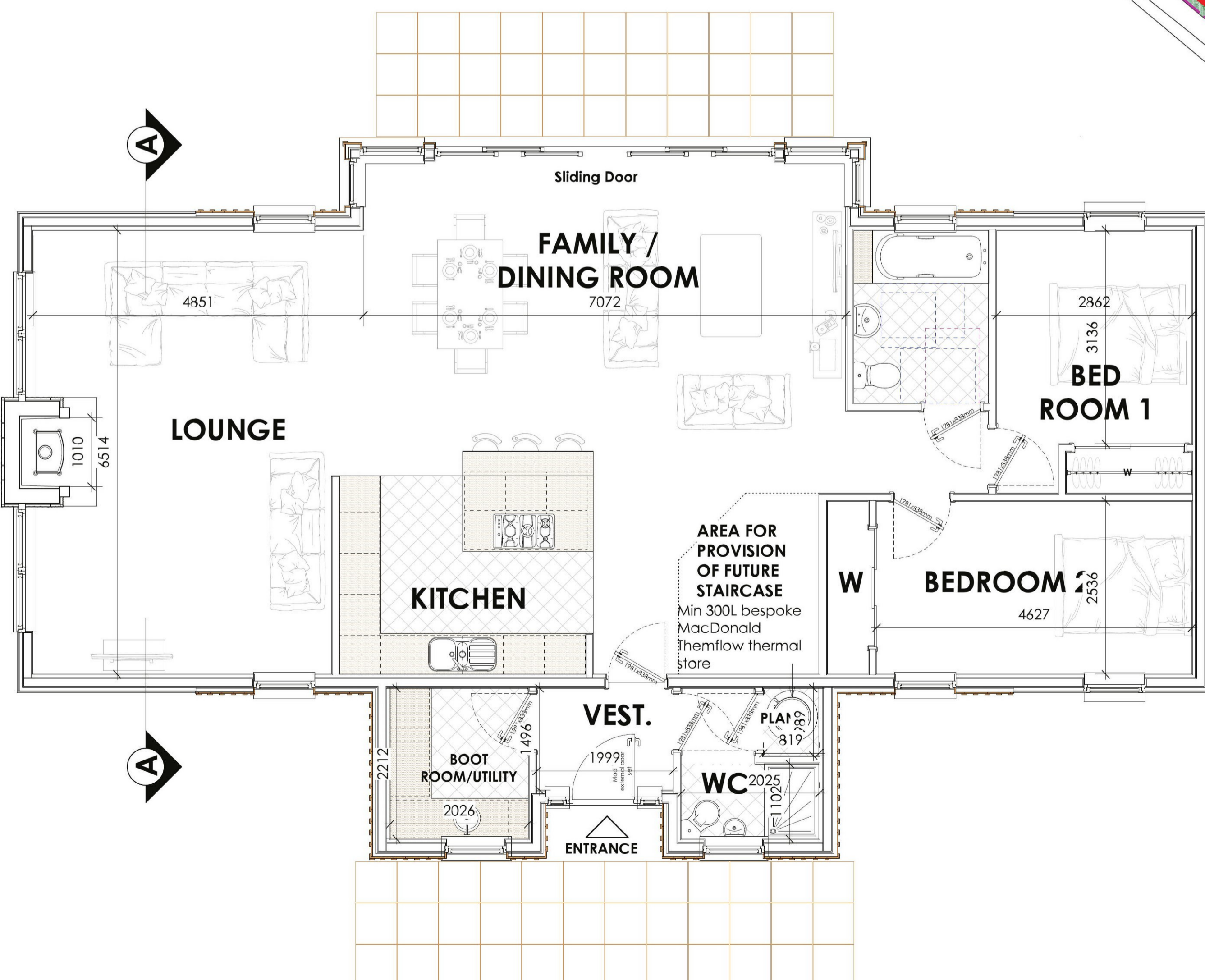
NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



GROUND FLOOR PLAN 1:100 (131m²)

New vehicular access formed onto public road, with a parking layby 8.0m long by 2.5m wide with 30 degrees played ends to be provided at the edge of the public road to allow visiting and service vehicles to park clear of the public road. The vehicular access will lead off the layby. The layby will be constructed to the Council specification and be surfaced in bitmac.

PINK HATCHED AREA DENOTES AREA THAT VISIBILITY SPLAY OVERLOOKS.

THIS AREA IS TO BE MAINTAINED AT ALL TIMES FREE FROM ANY OBSTRUCTION EXCEEDING 0.6m ABOVE THE LEVEL OF THE ROAD IN ACCORDANCE WITH THE FOLLOWING MAINTENANCE SCHEDULE:

SUMMER: BI-MONTHLY CUTS BETWEEN MARCH - SEPTEMBER
WINTER: 1 CUT BETWEEN NOVEMBER AND FEBRUARY

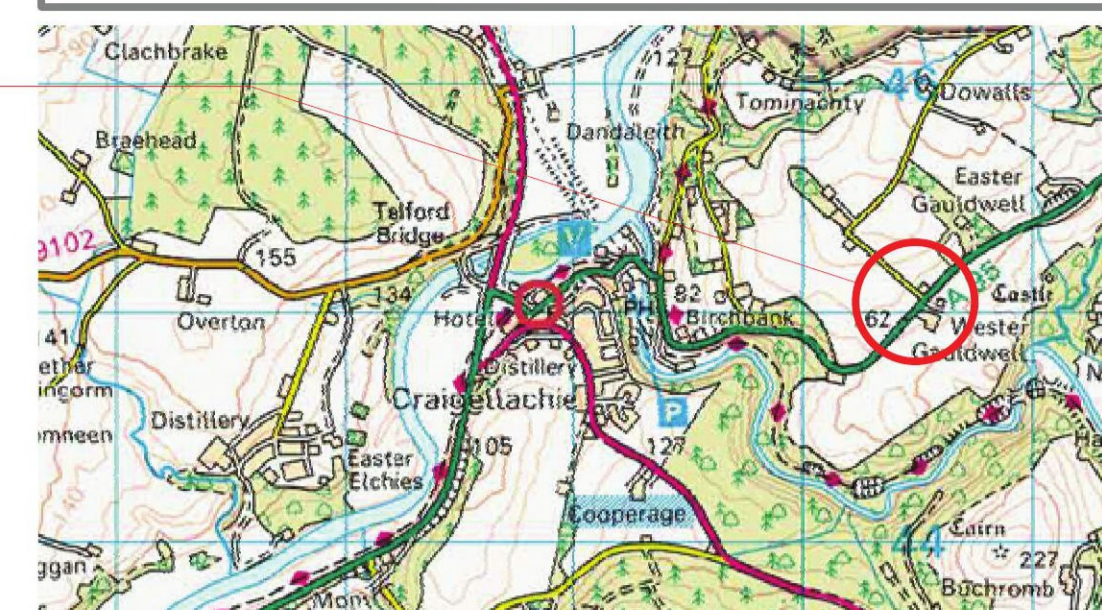
CLIENT/CONTRACTOR IS TO ENSURE THAT STEPS ARE TAKEN TO ENSURE NO WATER OR LOOSE MATERIAL SHALL BE PERMITTED TO DRAIN OR BE CARRIED ON TO THE PUBLIC CARRIAGEWAY

VISIBILITY SPLAY SET BACK 2.4 M ('X' DISTANCE) FROM EDGE OF ROAD. VISIBILITY SPLAY ('Y' DISTANCE) SET AT 120M SOUTH-EAST & 120M NORTH WEST MEASURED TO THE NEARER EDGE OF THE ROAD TO ITS INTERSECTION WITH THE CENTRE LINE OF THE ACCESS ('X' DISTANCE). WITHIN THE SPLAY (PINK HATCH) THERE ARE TO BE NO VISUAL OBSTRUCTIONS OVER THE HEIGHT OF 600MM SO AS TO ENSURE FULL VIEW OF VISIBILITY REQUIRED.

SITE/LOCATION PLAN 1:500

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

CONTRACTOR/CLIENT TO ENSURE THAT ONLY THE APPROVED BUILDING WARRANT DRAWINGS ARE USED FOR CONSTRUCTION



OS MAPPING .LOCATION NTS

DENDROLOGY & BOTANY PROPOSALS

In accordance with Policy HS of the Moray Local Plan 2008, 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 (###m²) 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 of 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 slither guards.

Any existing trees removed, severely damaged, dying or which become diseased during construction work (including site clearance work) 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 tree/hedging 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 spinosa), Scots Pine (Pinus sylvestris), Common Ash (Fraxinus excelsior), Common Aspen (Populus tremula) and Willow (Salix caprea).

Hedging
New Birch hedging shown along the site boundaries (approx. ###m²) to be formed by a double row of 450x600mm plants, protected by rabbit proof fencing and much mulch weed protection.

General Landscaping
Site to be levelled, weed-killed, 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: 1999 Code of practice for general landscape operations excluding hard surfaces

Town & Country Planning (Scotland) Act, 1997 as amended

REFUSED

09 June 2017

Development Management
Environmental Services
The Moray Council



HEAD OFFICE - MORAY
St Brendans, 67 South Gully Street, Elgin,
IV30 1GN
T01343 540020

HIGHLANDS
4 Bridge Street, Nairn, Highlands, IV12 4EJ
T01667 300230
M0781 3872818 W cmdesign.biz E office@cmdesign.biz

LOSSIEMOUTH OFFICE
Ellet, James Street, Moray,
IV30 6BX
T01343 810175
DEVON OFFICE
T01392 345566

MR J BAILEY

NEW HOUSE ON SITE ADJACENT TO LAVEROCK BRAE,
WESTER GAULDWELL, CRAIGELLACHIE, AB38 9QX

DETAILED PLANNING PROPOSALS

SITE PLAN, FLOOR PLAN AND ELEVATIONS

Date: Amendments: Rev:

Drawn By: CJSM Date: APRIL 2017 Checked By: Date:

170036.BAILEY.01PP