



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 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 100392570-001

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)

Erect dwellinghouse and garage on Site Adjacent To Wood Of Coneloch, Birnie, Elgin

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:	Grant and Geoghegan Ltd.		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Neil	Building Name:	per grant and geoghegan
Last Name: *	Grant	Building Number:	<input type="text"/>
Telephone Number: *	07769744332	Address 1 (Street): *	Grant Lodge
Extension Number:	<input type="text"/>	Address 2:	Birnie
Mobile Number:	<input type="text"/>	Town/City: *	ELGIN
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	IV30 8SW
Email Address: *	neil@ggmail.co.uk		

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:	<input type="text"/>	Building Name:	per grant and geoghegan
First Name: *	Harry	Building Number:	<input type="text"/>
Last Name: *	Fox	Address 1 (Street): *	Grant Lodge
Company/Organisation	<input type="text"/>	Address 2:	Birnie
Telephone Number: *	<input type="text"/>	Town/City: *	ELGIN
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	IV30 8SW
Fax Number:	<input type="text"/>		
Email Address: *	neil@ggmail.co.uk		

Site Address Details

Planning Authority:

Moray Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Site Adjacent To Wood Of Coneloch, Birnie, Elgin

Northing

854924

Easting

321474

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

5580.00

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)

Undeveloped land

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)? *

3

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

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Treatment plant to soakpit to existing watercourse.

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)

To Local Authority requirements

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: Neil Grant

On behalf of: Mr Harry Fox

Date: 07/04/2021

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)

3D visuals and site levels

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes 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 Neil Grant

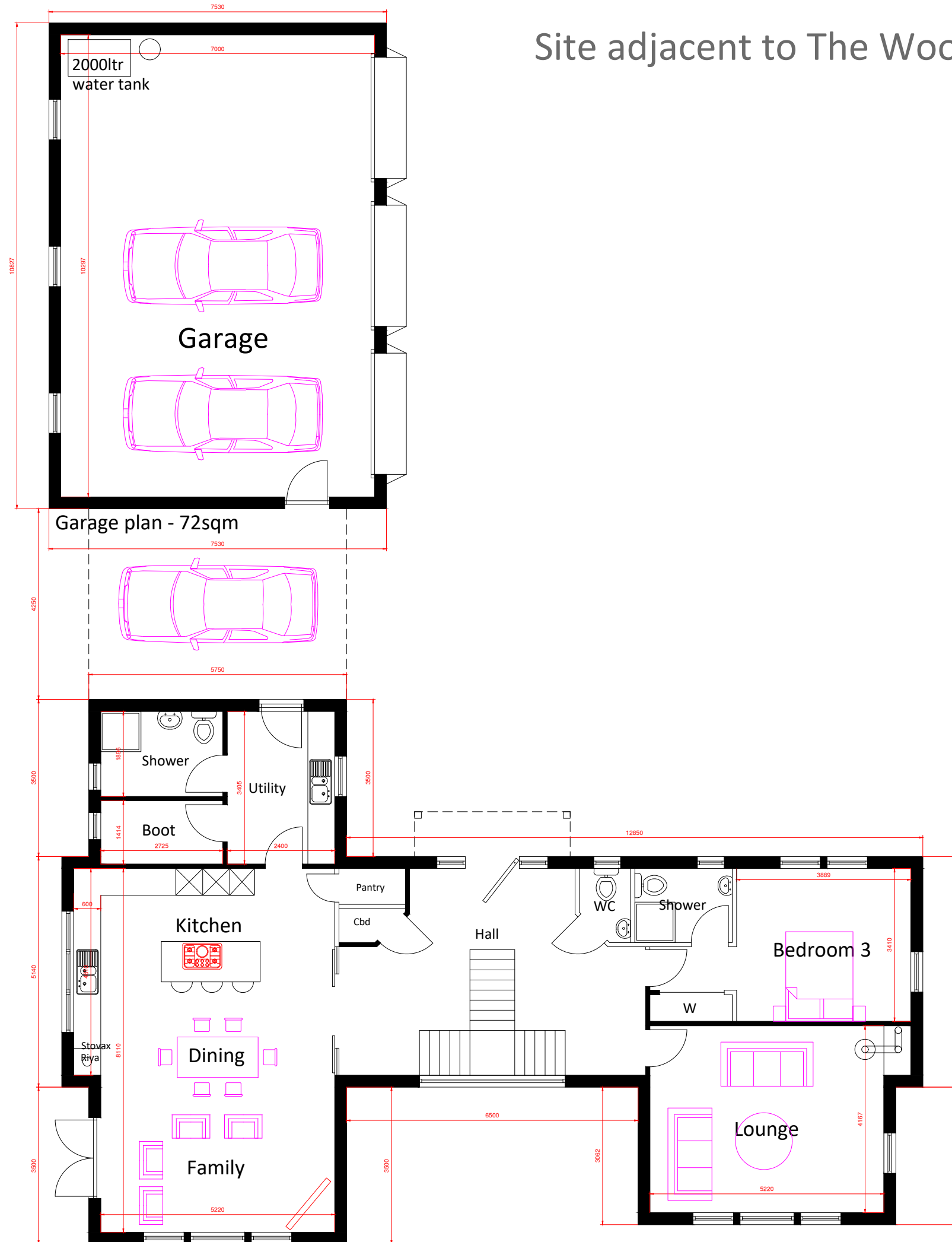
Declaration Date: 07/04/2021

Payment Details

Cheque: X, X

Created: 07/04/2021 17:43

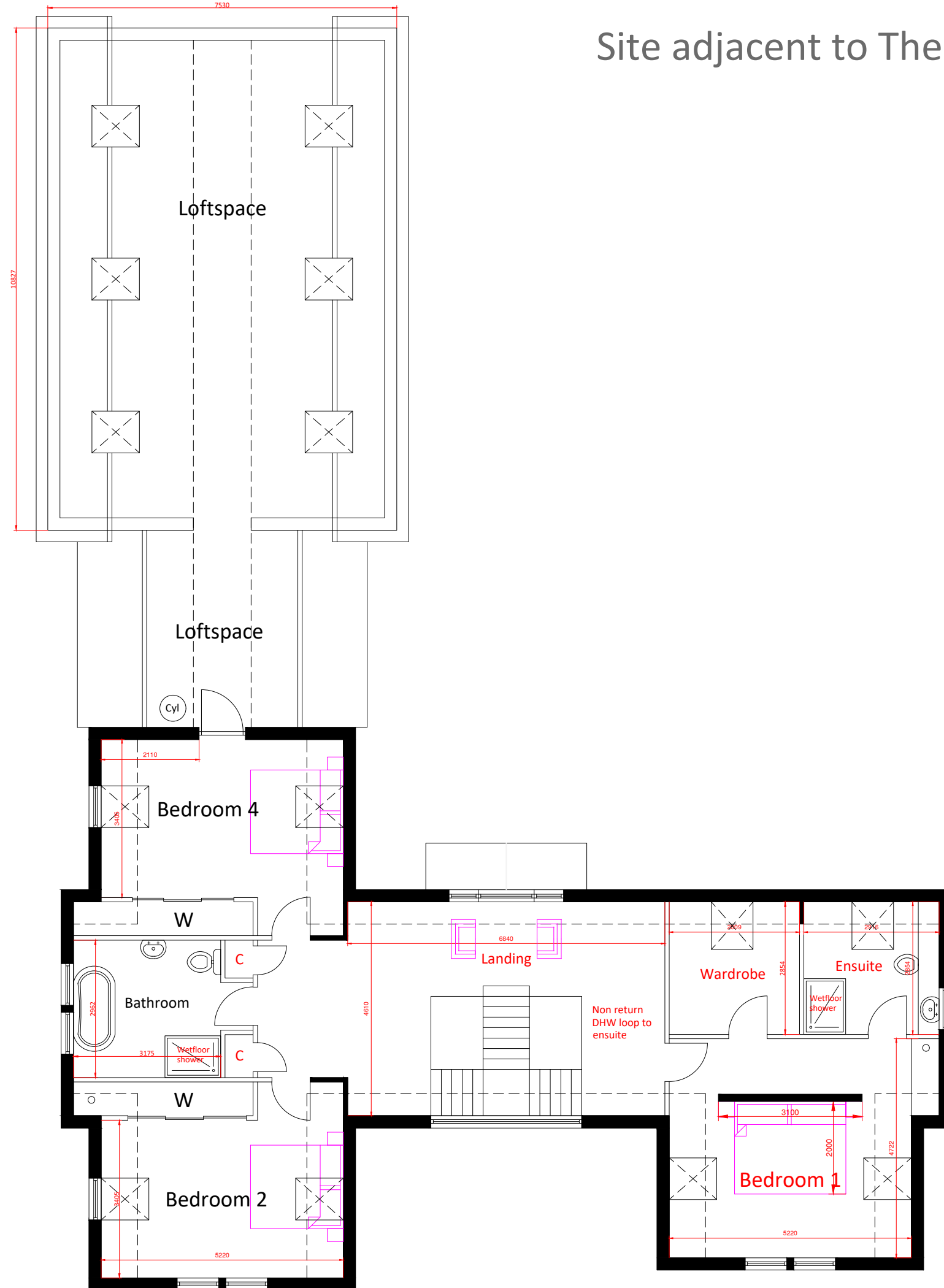
Site adjacent to The Wood of Coneloch, Birnie, Elgin



grant and
geoghegan
planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

Site adjacent to The Wood of Coneloch, Birnie, Elgin



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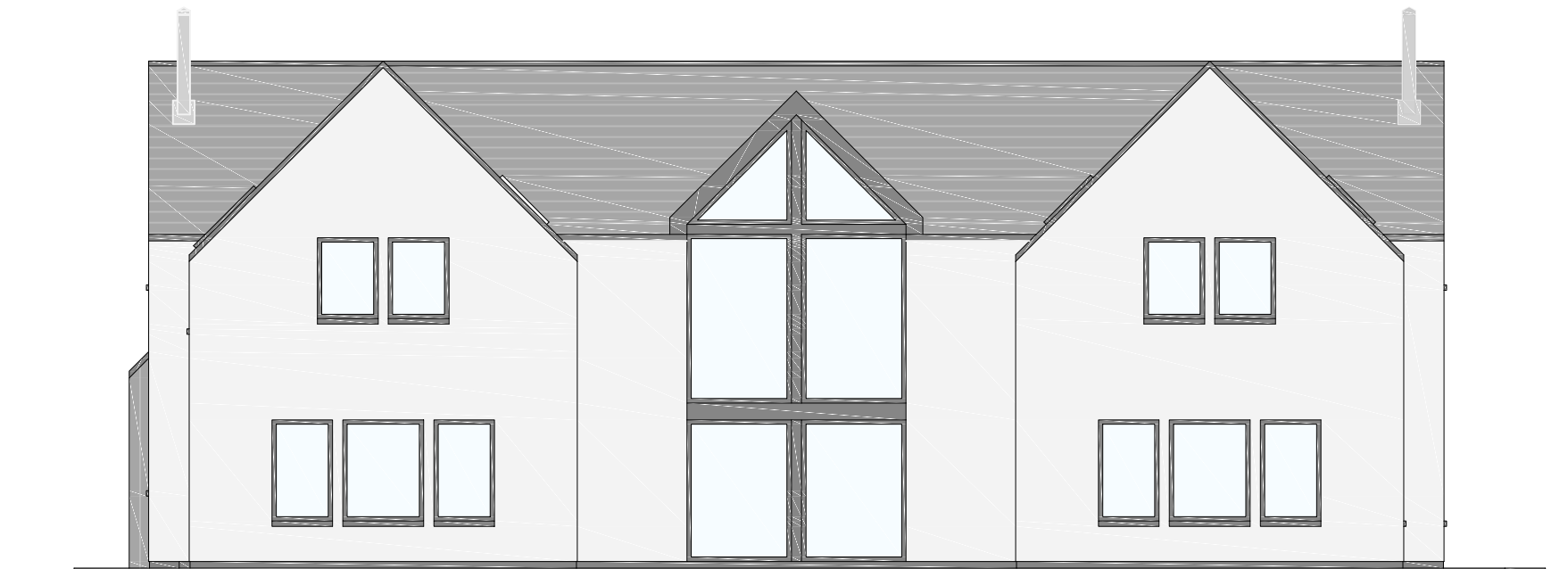
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E:enquiries@ggmail.co.uk

External finishes

Roof
Natural slate

Walls
K Rend smooth render - white
Anthracite cedar boarding

Windows/Doors
Anthracite



Southwest Elevation



Northeast Elevation

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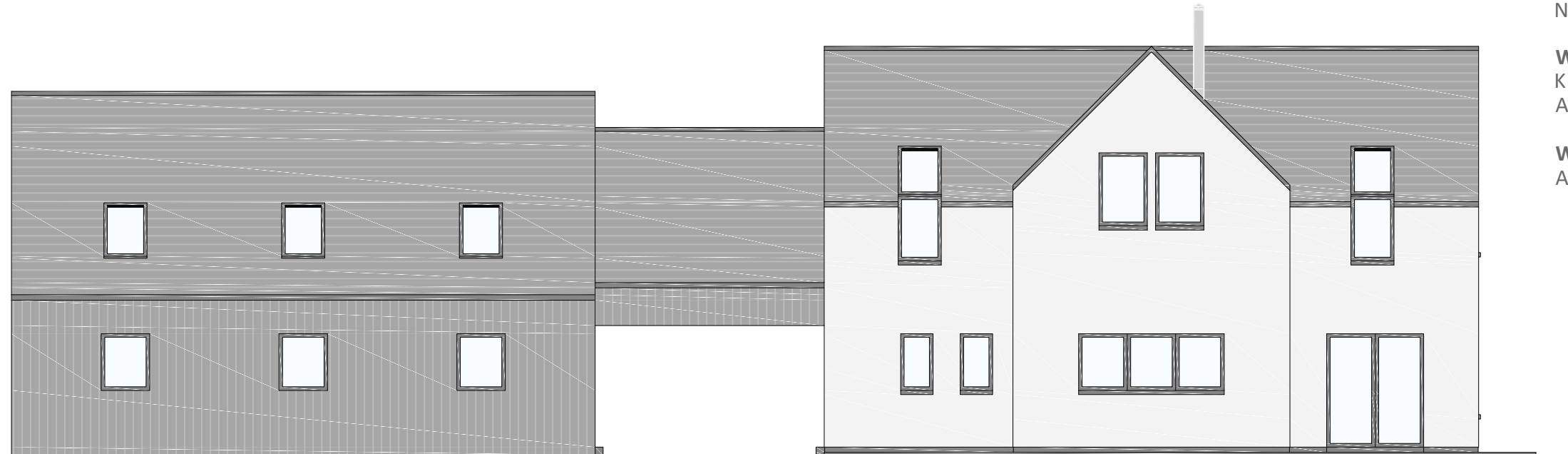
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E:enquiries@ggmail.co.uk

External finishes

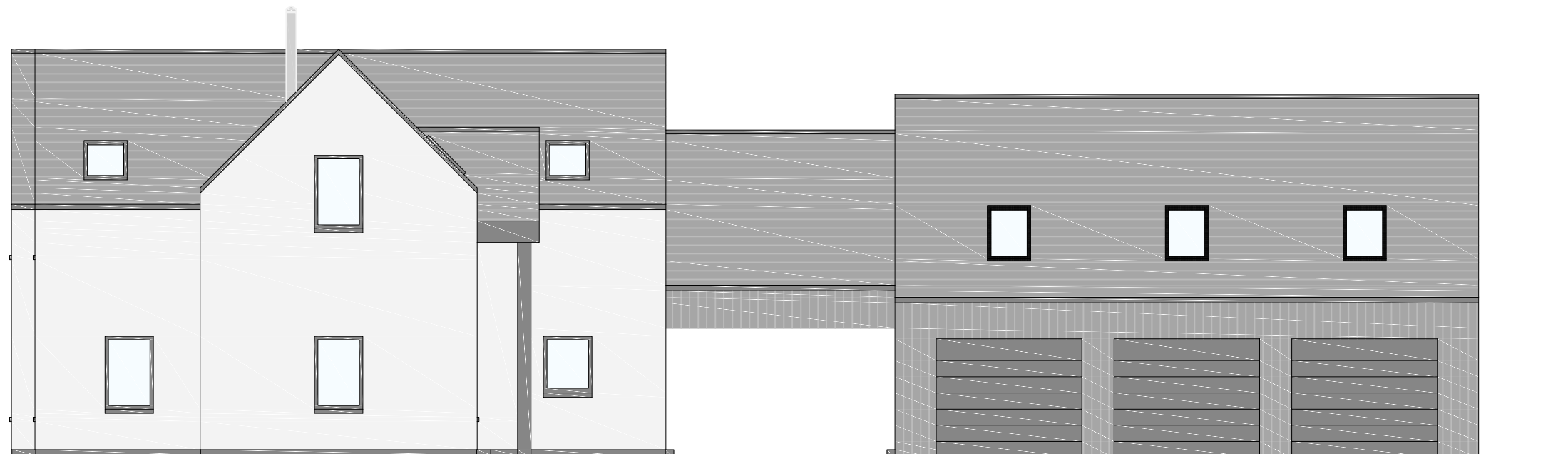
Roof
Natural slate

Walls
K Rend smooth render - white
Anthracite cedar boarding

Windows/Doors
Anthracite



Northwest Elevation



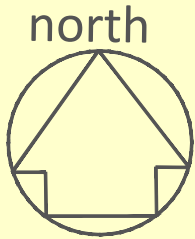
Southeast Elevation

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Site adjacent to The Wood of Coneloch, Birnie, Elgin

Transportation requirements
 Access lay by to fall away from the public road level to prevent water being drained or loose material be carried onto the public road



DATUM - 139.50m

Detention basin
 Treatment plant and soakpit

FEL - 139.93m

Tree/Hedge - Planting Size

- Rowan
150cm minimum
- Birch
150cm minimum
- Hazel
150cm minimum
- Norway Maple
150cm minimum
- Oak
150cm minimum
- Scots Pine
150cm minimum
- Norway Spruce
150cm minimum
- Fraser Fir
75cm minimum

All new planting to take place no later than the end of the planting season following the commencement of the new house.

Any trees which die, are damaged or removed within the first 5 years of planting shall be replaced in the following planting season with those of a similar type and size.

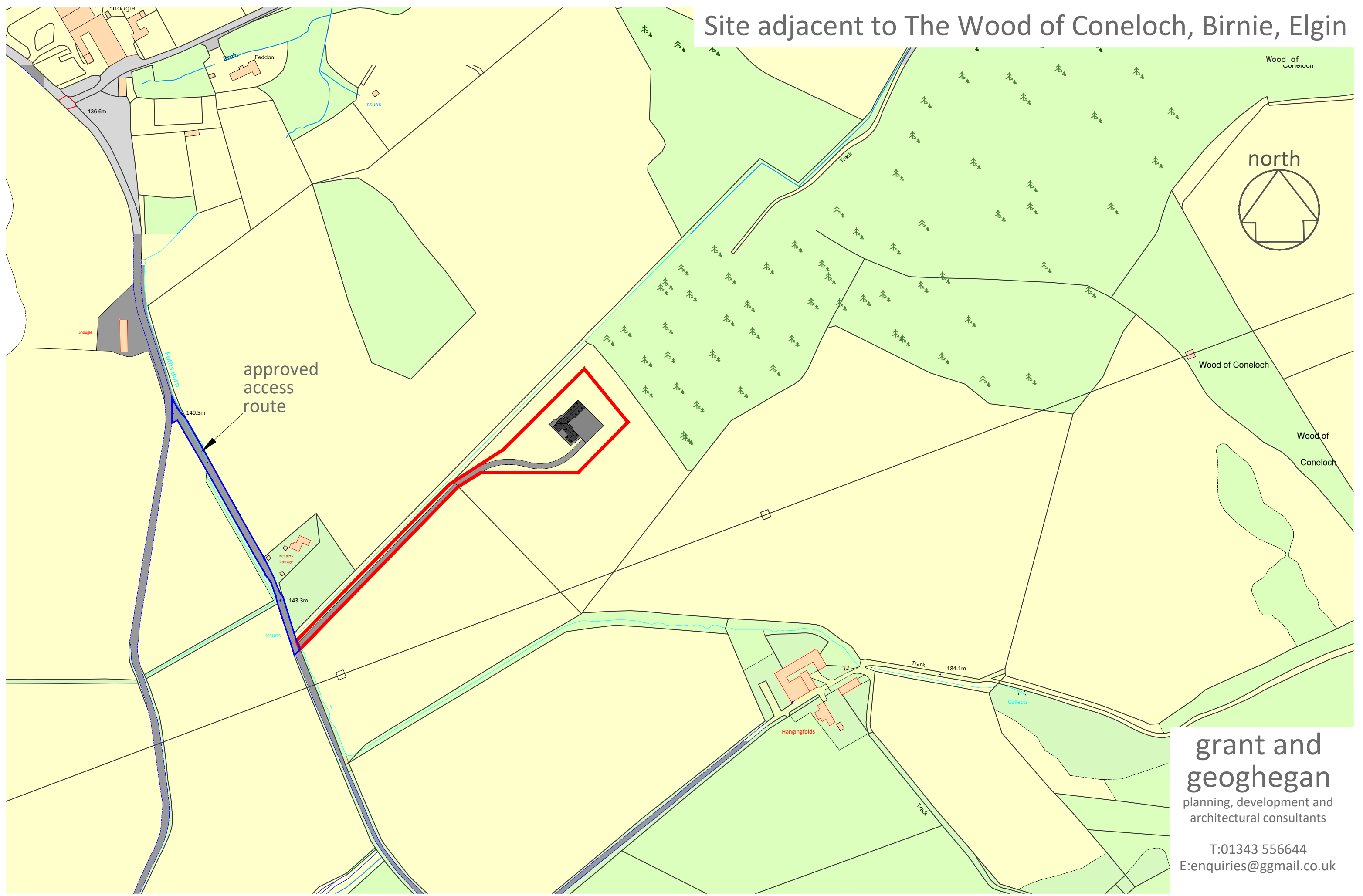
During construction the new planted trees will be protected with herras fencing.

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 E:enquiries@ggmail.co.uk

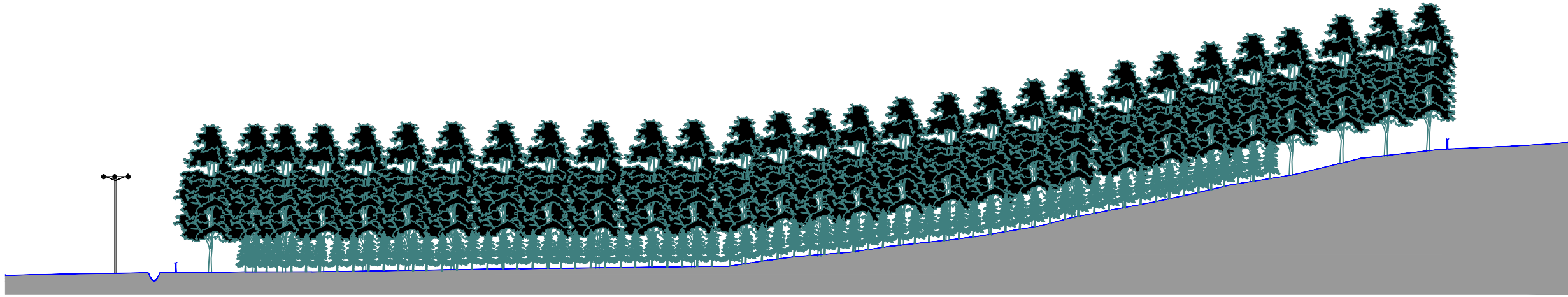
Site adjacent to The Wood of Coneloch, Birnie, Elgin



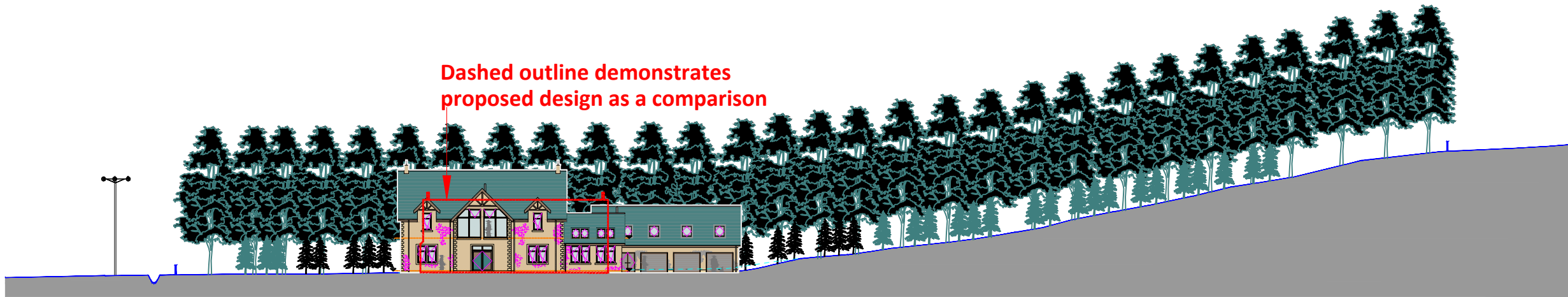
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Drawing Title	Scale at A3	Date:	Drawing No.
Location Plan	1:2500	26.3.21	020/879/06

Site adjacent to The Wood of Coneloch, Birnie, Elgin

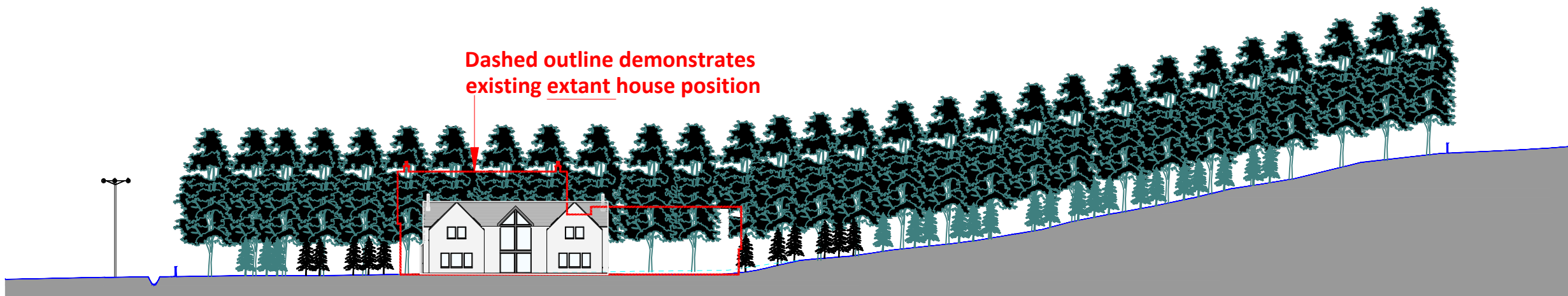


EXISTING SECTION THROUGH SITE



Dashed outline demonstrates proposed design as a comparison

EXISTING APPROVED SECTION THROUGH SITE



Dashed outline demonstrates existing extant house position

PROPOSED SECTION THROUGH SITE WITH PROPOSED HOUSE DESIGN SHOWN

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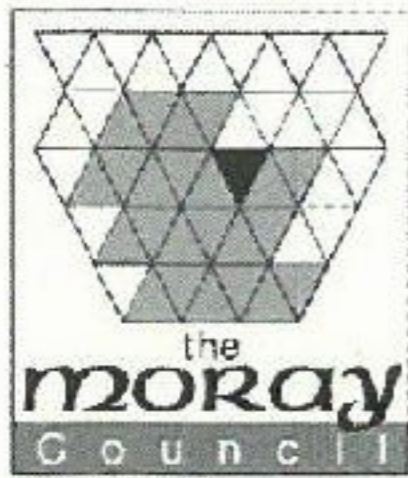
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E:enquiries@ggmail.co.uk

Site adjacent to The Wood of Coneloch, Birnie, Elgin



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architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk



E
Robert Forest Estate
Deer Larder

DEVELOPMENT SERVICES

Madalina Vancea
Technical Officer
The Moray Council

6760 High Street Elgin Moray IV30 9BX
01343 563430 Fax: 01343 563990

Teresa Tait
Peter Graham and Associates LLP
Coneloch
Elgin
Moray
IV30 8SN



E-mail: madalina.vancea@moray.gov.uk
Website: www.moray.gov.uk

Your reference:
Our reference: 06/00125/SPRING
17/00032/PWATER

MAVA - DUNNL

19 October 2017

Dear Madam

Private Water Supplies (Scotland) Regulations 2006 Type A Supply - Hangingfolds, 06/00125/SPRING

I refer to the sample of water which was taken from Hangingfolds Deer Larder on 28 September 2017.

The sample has now been analysed and a copy of the analyst's report is enclosed for your records.

The pH of the sample (5.4) was outwith the range prescribed in the above regulations (6.5 - 9.5).

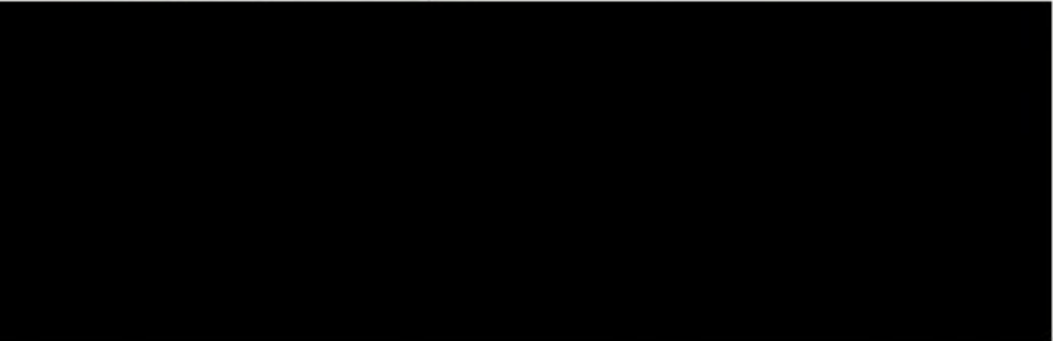
The remaining results complied with the requirements of the above regulations.

- A water of this pH may be aggressive to metal pipes and I would advise you provide pH correction treatment.

The account for the sampling and analysis will follow in due course.

Should you wish to discuss the matter further, please do not hesitate to contact me.

Yours faithfully


Madalina Vancea
Technical Officer

Certificate of Chemical Analysis

Potable Private Water Sample

Laboratory Reference: 10174991
Your Reference: 17/00642/PWSAMP
For the attention of: M Vancea
Received From: Moray Council Council Offices High Street
 Elgin Moray
Received On: 28 September 2017
Taken From: Deer larder tap, Hangingfolds Deer Larder, Birnie, Elgin
Taken On: 28 September 2017
Appearance: Clear, no sediment.
Odour: No smell.
Taste: No taste.

Results of Analysis

Method Code	Determination	Result	Prescribed Concentration or Value
i4221a (2)	Taste (0 pass, 1 fail)	0	
i4202a (2)	Odour (0 pass, 1 fail)	0	
i4203	pH	5.4	6.5 to 9.5
i4208	Colour (Pt/Co Scale)	< 2 mg/l	not more than 20 mg/l
i4204	Conductivity	85 µS/cm	not more than 2500 µS/cm
i4205	Turbidity	< 0.1 NTU	not more than 4.0 NTU
i4102a	Chloride (as Cl)	18 mg/l	not more than 250 mg/l
i4102c	Nitrate (as NO ₃)	6 mg/l	not more than 50 mg/l
i4104	Nitrite (as NO ₂)	< 0.01 mg/l	not more than 0.50 mg/l
i4520a	Ammonium (as NH ₄)	< 0.05 mg/l	not more than 0.50 mg/l
i4521at	Total Organic Carbon (total)	< 3 mg/l	
i4523_Al	Aluminium (as Al)	< 10 µg/l	not more than 200 µg/l
i4523_Mn	Manganese (as Mn)	3 µg/l	not more than 50 µg/l
i4523_Fe	Iron (as Fe)	2 µg/l	not more than 200 µg/l
i4005b	Lead (as Pb)	9 µg/l	not more than 10 µg/l

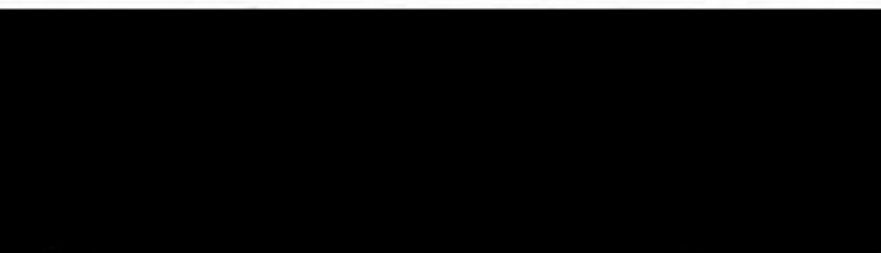
Comments:(1)

The pH value of the sample was outside of the range prescribed in The Private Water Supplies (Scotland) Regulations, 2006.

The remaining results of analysis complied with the requirements of the above Regulations.

(1) Comments, opinions and interpretations are outside the scope of UKAS accreditation.

(2) This determination is not included in the UKAS Accreditation Schedule of the laboratory

Signature:	
Name:	James Darroch BSc, CChem, MRSC
Status:	Laboratory Manager
Official Address:	Aberdeen Scientific Services Laboratory, Old Aberdeen House, Dunbar Street, Aberdeen, AB24 3UJ
Telephone Number:	(01224) 491648
Date of Report:	17 October 2017
Issue Number:	1



Certificate of Bacteriological Examination

Potable Water Sample

Laboratory Reference: 10174983
Your Reference: 17/00642/PWSAMP
For the attention of: M Vancea
Received From: Moray Council Council Offices High Street
Elgin Moray
Received On: 28 September 2017
Sample Name: Deer larder tap, Hangingfolds Deer Larder, Birnie, Elgin
Taken On: 28 September 2017
Date of Examination: 28 September 2017


Results of Examination


Method Code	Determination	Result	Units
i7404a	Total Coliforms	Not detected	Most Probable Number in 100 millilitre
i7404b	Escherichia coli	Not detected	Most Probable Number in 100 millilitre
i7001c	Colony Count (37°C / 44 hours)	Not detected	in 1 millilitre
i7001a	Colony Count (22°C / 68 hours)	Not detected	in 1 millilitre
i7602	Clostridium perfringens (including	Not detected	in 100 millilitre
i7604	Enterococci	Not detected	colony forming units per 100 millilitre

Comments: (1)

The above parameters comply with the requirements of the Private Water Supplies (Scotland) Regulations 2006.

(1) Comments, opinions and interpretations are outside the scope of UKAS accreditation

Signature:	
Name:	Kerry Parrott HNC, MIFST,
Status:	Principal Scientist
Official Address:	Aberdeen Scientific Services Laboratory, Old Aberdeen House, Dunbar Street, Aberdeen, AB24 3UJ
Telephone Number:	(01224) 491648
Date of Report:	4 October 2017
Issue Number:	1



UKAS
TESTING

1325

Page 1 of 1

Gary Mackintosh
Email: gmsurveys@gmail.com
Tel: 07557431702

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

REFUSED

08 October 2021

Development Management
Environmental Services
The Moray Council

gmsurveys

Surveys, Setting-Out Civil Engineering Design

Site Investigation & Drainage Assessment

WOOD OF CONELOCH

Gary Mackintosh Bsc
gmsurveys@gmail.com

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Client:

Mr H Fox

Site Address:

Site Adj to Wood of Coneloch

Birnie

Elgin

Planning Reference:

TBC

Date:

28th March 2021

Job Number:

0846

Company Information:

Assessment completed by:

Gary Mackintosh Bsc

GMCSurveys

34 Castle Street

Forres

Moray

IV36 1PW

Email: gmcsurveys@gmail.com

Telephone: 07557431702

Site Description:

The proposals are to erect a new single private dwelling within land located to the south west of the Wood of Coneloch, Birnie, By Elgin.

The SEPA Flood Maps have been consulted which indicate that the site is out with any areas impacted by fluvial or pluvial flooding up to a 1:200year event. The maps do indicate surface water flooding within the Wood of Coneloch to the north east and within the field area to the north.

GMC Surveys have been asked to carry out a Drainage Assessment based on previous ground investigations and provide a drainage solution for the proposed development.

Soil Conditions:

Excavations were carried out on 15th March 2020 to assess the existing ground conditions and carry out infiltration and percolation testing for the disposal of foul and surface waters via soakaways.

The trial pits were excavated to depths of 1.50m.

The existing soils consist of 300 – 400mm Topsoil overlying grey firm to stiff, gravelly slightly silty Clays proved to the depth of the excavation.

There was no evidence of fill material or contamination present within the test holes. The water table was present at a depth of 1.0m below ground level within each of the test holes.

Percolation/Soakaway Testing:

No testing was carried out within the test holes due to the presence of existing water table.

Conclusion and Recommendations:

Based on the onsite investigations it can be confirmed that the underlying soils are not suitable for the use of standard stonefilled soakaways as a drainage solution for both foul and surface waters.

Foul Water Discharge:

As the use of sub surface soakaway is deemed unsuitable within the site it is proposed that the foul water drainage from the property is to discharge to an existing watercourse located to the north west of the site which flows north east joining the wider network of water courses in the area. Secondary treatment will be required by means of a 'packaged sewage treatment plant'. The treatment plant is to disperse to a soakpit to provide an additional level of treatment and storage prior to discharge to the watercourse.

SEPA require that the soakpit have a minimum base area of 25m², the proposed dimensions are therefore to be 5.0m x 5.0m with 1.0m below the invert of the inlet. The 100mm outlet is to be set 300mm below the invert of the incoming pipe.

It is therefore proposed to install a treatment plant and soakpit prior to discharging to the existing watercourse.

The treatment plant will be required to meet the minimum SEPA requirements for discharge of B.O.D – 20mg/l and Ammonia Nitrogen level of 5mg/l.

It is recommended to install a Graff One2Clean packed sewage treatment plant which produces a effluent quality of: B.O.D – 7.0mg/l and Ammonia Nitrogen of 0.5mg/l.

Surface Water Dispersal:

As infiltration is not available within the site, it is proposed that the surface water will also discharge to the existing watercourse to the north west of the site. In order to do so, any surface water discharge will need to be attenuated to the pre-development runoff rate. Storage will be required to ensure that the surface waters can be attenuated and stored up to and including a 1:200year event. In accordance with The Moray Council Flood Team policy regarding above ground storage, it is proposed to install a small detention basin within the site boundary.

It is proposed therefore proposed to install a small surface water detention basin to manage, store and discharge surface waters at 0.5l/s.

The detention basin is to be sized to and attenuate the surface water flows up to and including a 1:200year event with 35% allowance for climate change.

The proposed indicative drainage layout can be found within Appendix A and the supporting calculations in Appendix B.

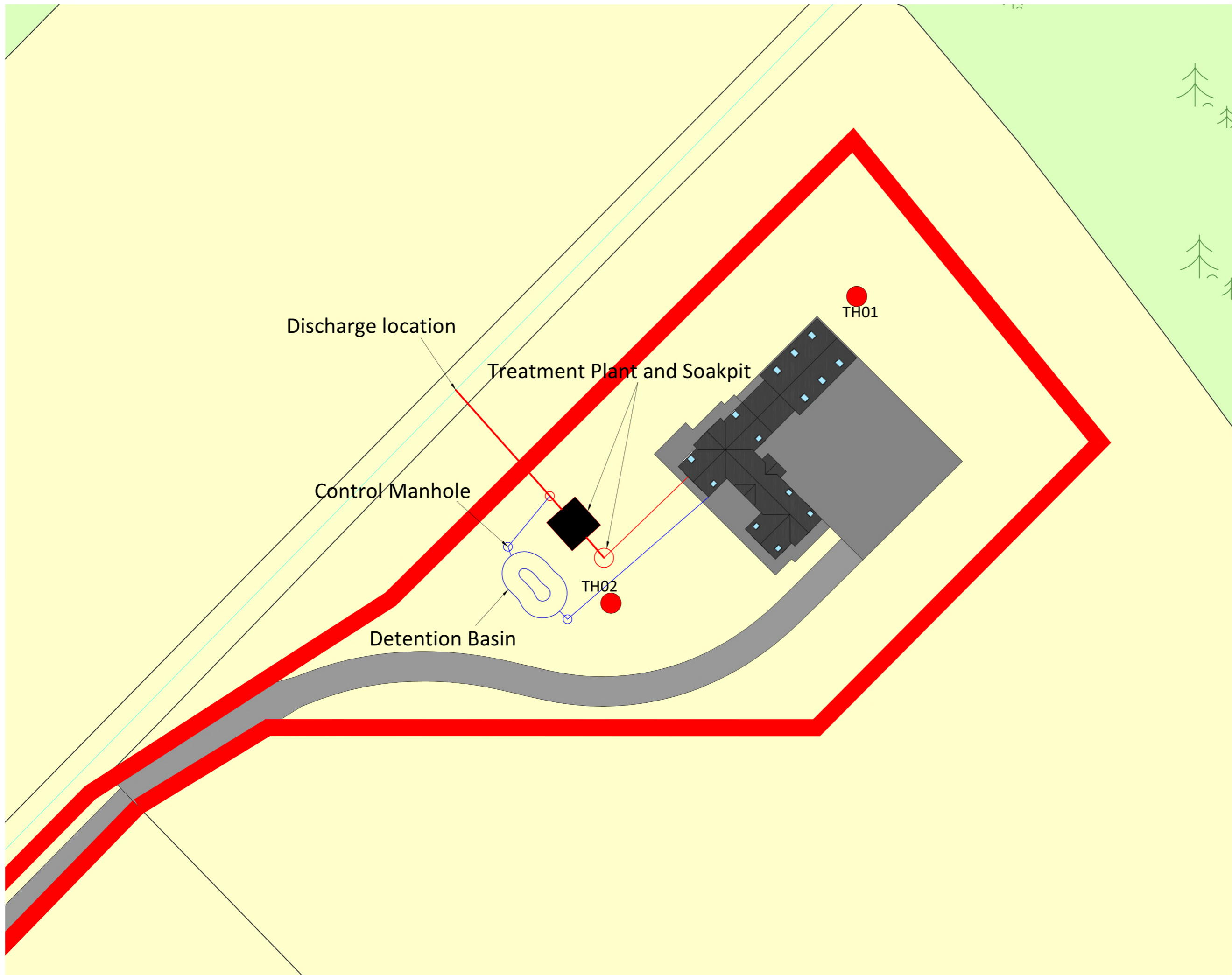
The design of the drainage features can be found in Appendix C.

References

1. Scottish Planning Policy 7: Planning and Flooding. Scottish Executive, Feb 2004.
2. Planning Advice Note 61: Planning and Sustainable Drainage Systems. Scottish Executive, July 2001.
3. CIRIA C521 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland, 2000.
4. CIRIA C697 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland 2007.
5. CIRIA C753 – The Suds Manual
6. Building Research Establishment. BRE Digest 365 – Soakaway Design, 1991.
7. CIRIA, Report 156, Infiltration Drainage – Manual of Good Practice, 1996.
8. Sewers for Scotland 3rd Edition
9. Water Assessment and Drainage Assessment Guide (WADAG) January 2016
10. Suds for Roads

APPENDIX A

Site and Drainage Layout/Test Hole Locations



REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUE			

gmcsurveys
 Surveys, Setting Out, Civil Engineering Design
 T: 07557 431 702
 E: gmcsurveys@gmail.com

CLIENT: Mr H Fox

SITE: Site Adj to Wood of Coneloch, Birnie, Elgin			
TITLE: Test Hole Location/ Site Plan/Indicative Layout			
SCALE AT A4: NTS	DATE: MAR21	DRAWN: GM	CHECKED:
PROJECT NO: 0846	DRAWING NO: Appendix A	REVISION: -	

APPENDIX B

Storage Requirements/Basin Sizing

Drainage Sizing

Storage Calculations

Proposed Discharge Rate = 0.50l/s

Impermeable Area (Roof and hard standings) = 270m² (roof area with extra over)

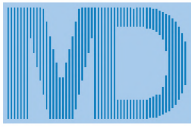
Total Storage Required = **15.20m³ (1:200year)**

Proposed Basin Sizing

The detention basin as shown within the appendix has a base area of 8.5m² with a plan area of 53m² and a depth of 750mm with 1:3 side slopes. The storage volume within the basin is therefore **15.38m³** with a minimum 250mm freeboard.

There is sufficient volume within the proposed basin to provide adequate storage up to and including a 1:200 year event.

The storage calculation sheets are shown below.



MasterDrain
SW

gmcsurveys
Surveys, Setting Out, Civil Engineering Design

Shireen Villa, 34 Castle Street
Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

Job No. 0846		
Sheet no. 1		
Date 29/03/21		
By GM	Checked	Approved

Project Site Adj to Wood of Coneloch
Title Surface Water Storage Requirement

Data:-

Location = ELGIN	Grid reference = NJ2162
M5-60 (mm) = 14	r = 0.24
Soil index = 0.40	SAAR (mm/yr) = 800
Return period = 200	WRAP = 3
UCWI = 84.0	Climate change = +35%

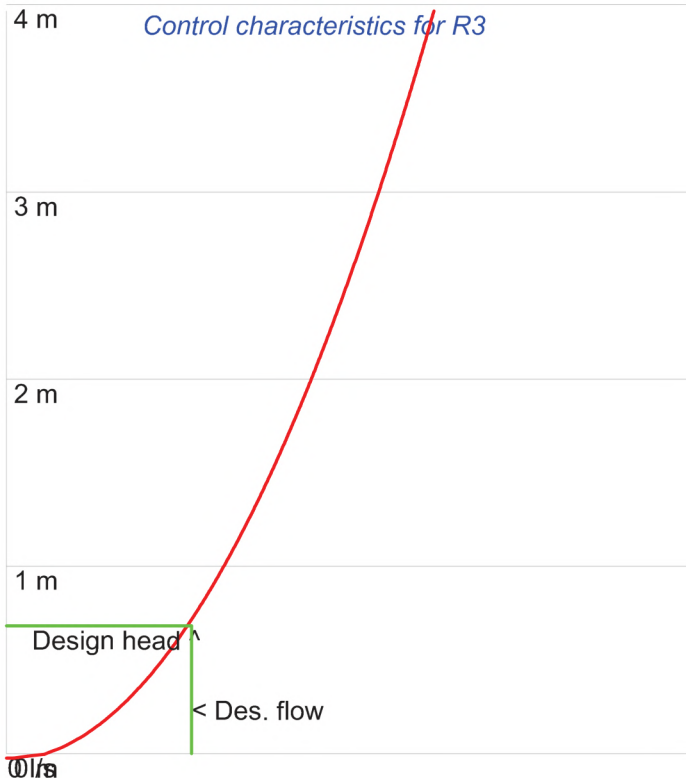
- i) Relatively impermeable soils in boulder and sedimentary clays, and in alluvium, especially in eastern England;
- ii) Permeable soils with shallow ground water in low-lying areas;
- iii) Mixed areas of permeable and impermeable soils, in approximately equal proportions.

Percentage runoff = 95.0% (manual setting)

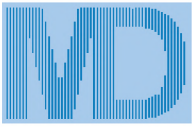
Imperv. area = 270 m ²	Pervious area = 0 m ²
Total area = 270 m ²	Equiv area = 256 m ² (Tot. area x % runoff).
Total runoff = 24.6 m ³	Discharge rate = 0.500 l/s

Design Head = 0.75m	Peak flow = 0.50 l/s
Control device = R3	Orifice diam = 21.2 mm
Max. calc. depth = 0.75 m	Available depth = 0.0 m ³

Pipeline storage = 0.0 m ³	Available MH storage = 0.0 m ³
Offline storage = 0.0 m ³	Peak input flow = 2.68 l/s
Total storage = 15.2 m ³	



Head (m)	Flow (l/s)	Head (m)	Flow (l/s)
0.01	0.02	2.01	0.82
0.05	0.13	2.05	0.83
0.10	0.18	2.10	0.84
0.15	0.22	2.15	0.85
0.20	0.26	2.20	0.86
0.25	0.29	2.25	0.87
0.30	0.32	2.30	0.88
0.35	0.34	2.35	0.89
0.40	0.37	2.40	0.89
0.45	0.39	2.45	0.90
0.50	0.41	2.50	0.91
0.55	0.43	2.55	0.92
0.60	0.45	2.60	0.93
0.65	0.47	2.65	0.94
0.70	0.48	2.70	0.95
0.75	0.50	2.75	0.96
0.80	0.52	2.80	0.97
0.85	0.53	2.85	0.97
0.90	0.55	2.90	0.98
0.95	0.56	2.95	0.99
1.00	0.58	3.00	1.00
1.05	0.59	3.05	1.01
1.10	0.61	3.10	1.02
1.15	0.62	3.15	1.02
1.20	0.63	3.20	1.03
1.25	0.65	3.25	1.04
1.30	0.66	3.30	1.05
1.35	0.67	3.35	1.06
1.40	0.68	3.40	1.06
1.45	0.70	3.45	1.07
1.50	0.71	3.50	1.08
1.55	0.72	3.55	1.09
1.60	0.73	3.60	1.10
1.65	0.74	3.65	1.10
1.70	0.75	3.70	1.11
1.75	0.76	3.75	1.12
1.80	0.77	3.80	1.13
1.85	0.79	3.85	1.13
1.90	0.80	3.90	1.14
1.95	0.81	3.95	1.15
2.00	0.82	4.00	1.15



MasterDrain
SW

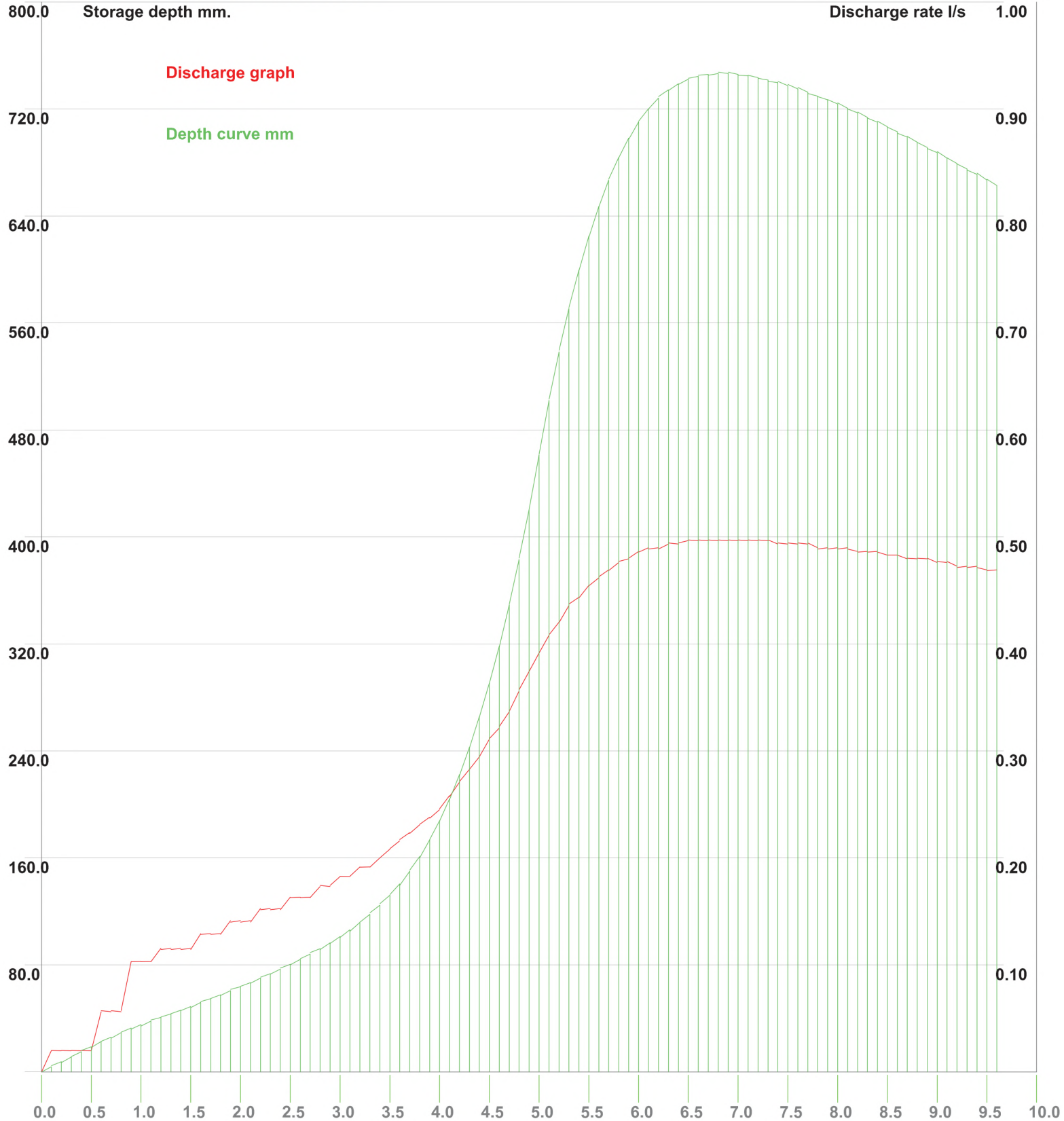
gmcsurveys
Surveys, Setting Out, Civil Engineering Design

Shireen Villa, 34 Castle Street
Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

Job No. 0846		
Sheet no. 2		
Date 29/03/21		
By GM	Checked	Approved

Project **Site Adj to Wood of Coneloch**
Title **Surface Water Storage Requirement**

Storage curves for a 10 hours storm.





Job No.	0846	
Sheet no.	3	
Date	29/03/21	
By	Checked	Approved
GM		

MasterDrain
SW

Project	Site Adj to Wood of Coneloch
Title	Surface Water Storage Requirement

Incremental rainfall figures.

Storm Mins	Storage Depth mm	Control Flow l/s	Storm Mins	Storage Depth mm	Control Flow l/s
6.0	3.9	0.02	306.0	502.1	0.41
12.0	7.6	0.02	312.0	538.4	0.42
18.0	11.2	0.02	318.0	570.8	0.44
24.0	15.0	0.02	324.0	599.5	0.44
30.0	18.8	0.02	330.0	625.0	0.45
36.0	22.7	0.06	336.0	647.3	0.46
42.0	25.9	0.06	342.0	666.8	0.47
48.0	29.3	0.06	348.0	683.8	0.48
54.0	32.7	0.10	354.0	698.2	0.48
60.0	35.4	0.10	360.0	710.3	0.49
66.0	38.0	0.10	366.0	720.2	0.49
72.0	40.8	0.12	372.0	728.0	0.49
78.0	43.4	0.12	378.0	734.3	0.49
84.0	46.1	0.12	384.0	738.9	0.49
90.0	48.9	0.12	390.0	742.1	0.50
96.0	51.9	0.13	396.0	744.4	0.50
102.0	54.8	0.13	402.0	745.8	0.50
108.0	57.7	0.13	408.0	746.4	0.50
114.0	60.7	0.14	414.0	746.4	0.50
120.0	63.7	0.14	420.0	745.8	0.50
126.0	66.8	0.14	426.0	744.8	0.50
132.0	70.1	0.15	432.0	743.4	0.50
138.0	73.4	0.15	438.0	741.6	0.50
144.0	76.8	0.15	444.0	739.6	0.49
150.0	80.5	0.16	450.0	737.4	0.49
156.0	84.1	0.16	456.0	735.0	0.49
162.0	88.0	0.16	462.0	732.4	0.49
168.0	92.2	0.17	468.0	729.6	0.49
174.0	96.5	0.17	474.0	726.7	0.49
180.0	101.2	0.18	480.0	723.6	0.49
186.0	106.3	0.18	486.0	720.4	0.49
192.0	111.8	0.19	492.0	717.0	0.49
198.0	117.9	0.19	498.0	713.6	0.49
204.0	124.7	0.20	504.0	710.1	0.49
210.0	132.2	0.21	510.0	706.6	0.48
216.0	140.5	0.22	516.0	702.8	0.48
222.0	150.1	0.22	522.0	699.0	0.48
228.0	161.0	0.23	528.0	695.1	0.48
234.0	173.5	0.24	534.0	691.2	0.48
240.0	187.7	0.24	540.0	687.2	0.48
246.0	204.1	0.26	546.0	683.2	0.48
252.0	222.3	0.27	552.0	679.2	0.47
258.0	242.8	0.28	558.0	675.1	0.47
264.0	265.5	0.29	564.0	671.0	0.47
270.0	290.7	0.31	570.0	666.9	0.47
276.0	318.5	0.32	576.0	662.7	0.47
282.0	349.2	0.34	582.0	658.5	0.47
288.0	383.1	0.36	588.0	654.2	0.47
294.0	420.4	0.37	594.0	650.0	0.46
300.0	461.4	0.39	600.0	645.6	0.46

Using the Get Max button causes the program to step through a series of storm durations until a maximum volume is obtained.

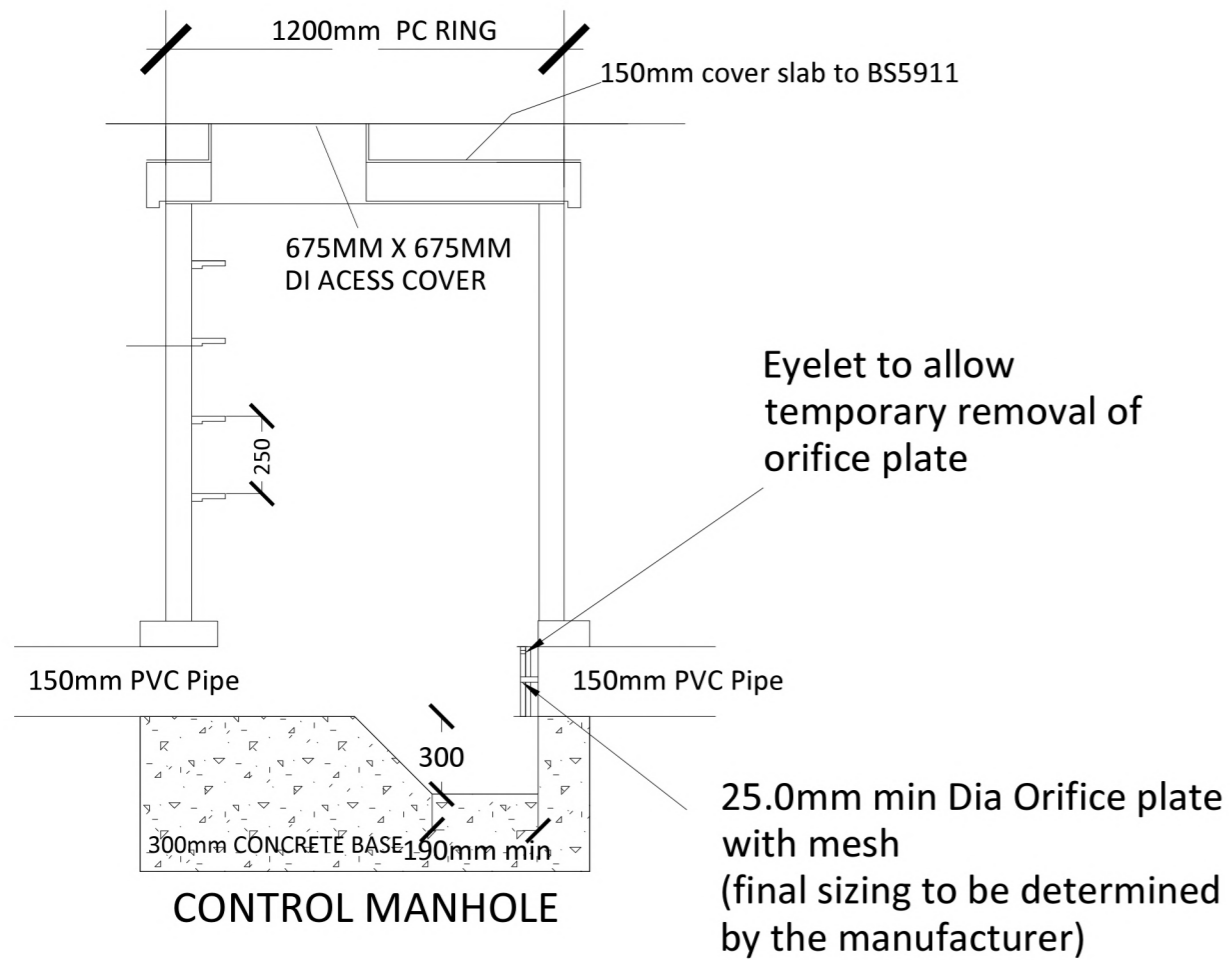
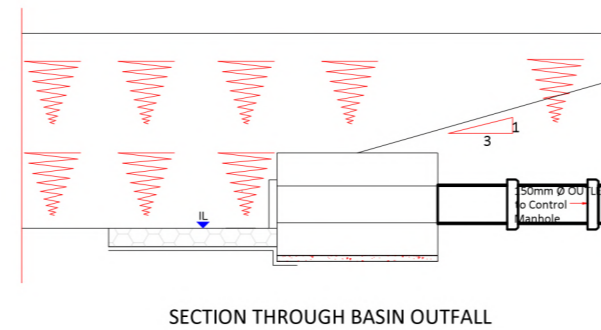
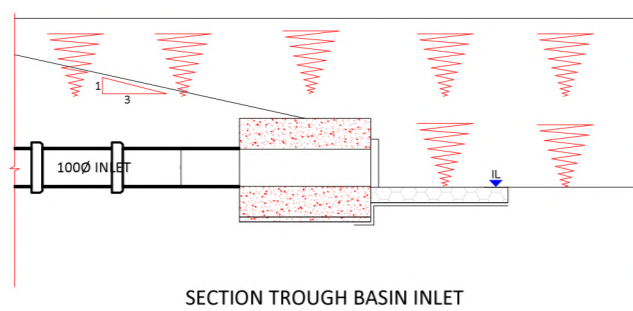
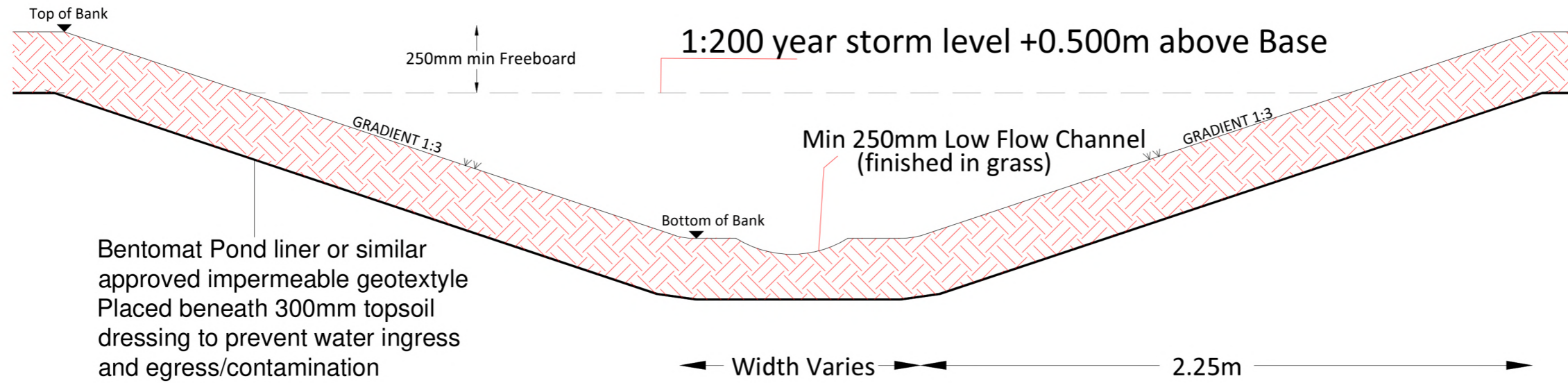
Each duration is sampled 600 times and the results recorded. The storm durations (hrs) are:-

0.25, 0.5, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 15, 18, 20, 24, 30, 36, 42, 48, 54, 60, 66, 72, 84, 96, 120, 150, 175, 200, 250, 300, 375, 500, 750, 1000, 1250, 1500, 1570, 2000, 2500, 3000, 3500, 4000

It should be noted that the six hour storm frequently requested rarely demonstrates the worst case for storage.

APPENDIX C

Drainage Details



REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUE			

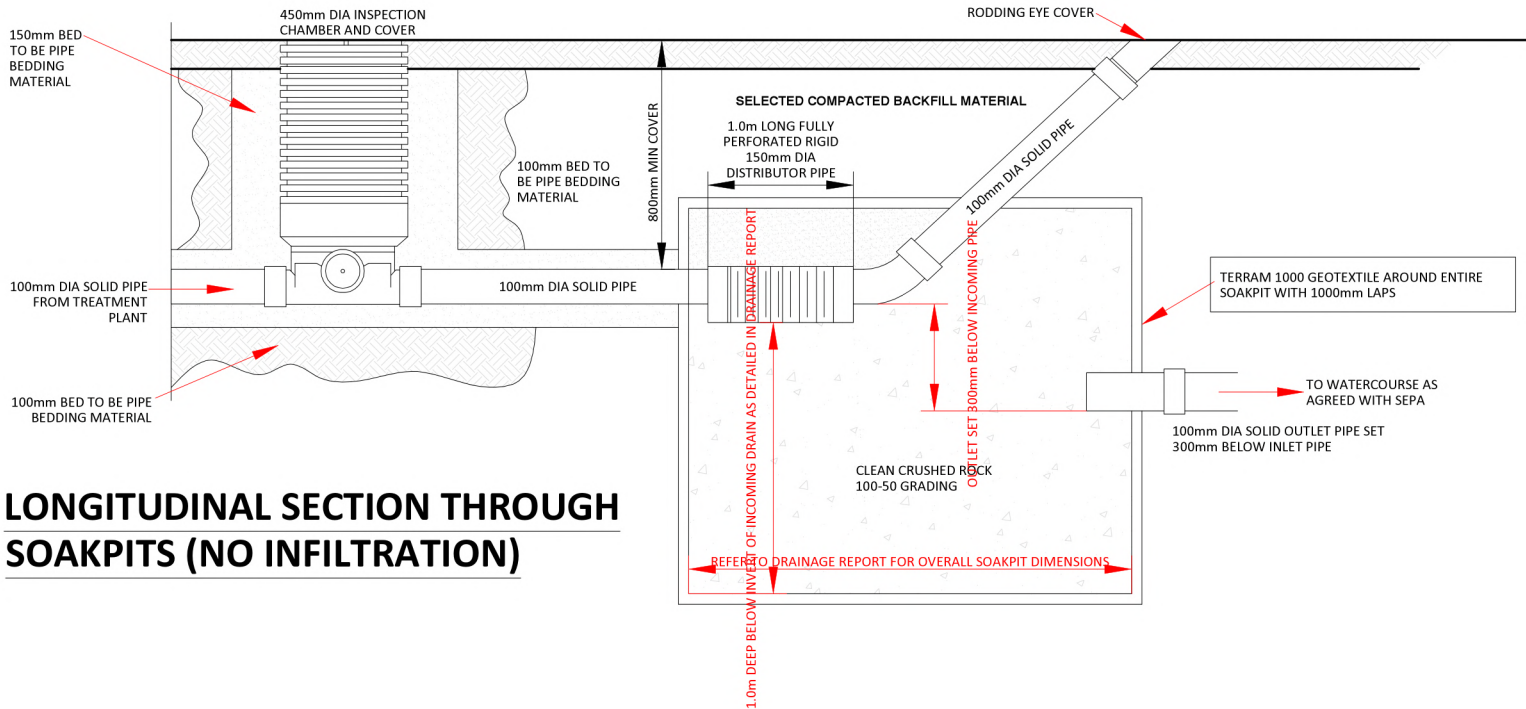
gmcsurveys
 Surveys, Setting Out, Civil Engineering Design
 T: 07557 431 702
 E: gmcsurveys@gmail.com

CLIENT: Mr H Fox

SITE: Site Adj to Wood of Coneloch, Birnie, Elgin

TITLE: Drainage Details

SCALE AT A4: NTS	DATE: MAR21	DRAWN: GM	CHECKED:
PROJECT NO: 0846	DRAWING NO: Appendix C1	REVISION:	-



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			ISSUE

gmcsurveys
 Surveys, Setting Out, Civil Engineering Design
 T: 07557 431 702
 E: gmcsurveys@gmail.com

CLIENT: Mr H Fox

SITE: Site Adj to Wood of Coneloch, Birnie, Elgin			
TITLE: Foul Soakpit			
SCALE AT A4: NTS	DATE: MAR21	DRAWN: GM	CHECKED:
PROJECT NO: 0846	DRAWING NO: Appendix C2	REVISION: -	

Report Number: 200918-1

Well / Borehole Test & Yield Report

Customer Information

Customer: Peter Graham & Associates	Contact Address	Site Address
Tel: 01343 863969	Coneloch, Longmorn, Elgin	Site near Brylach, Birnie, Elgin
email: peter.graham@petergassoc.co.uk		
	Postcode: IV30 8SN	Postcode: IV30 8RW

Well / Borehole Details

Test Location	Spring fed well
Well Depth	1.9m
Diameter of Well	1.2m
Well Level at Time of Test	1.2m
Pump Type & Model	RAS Premier 100 Petrol Pump
Flow Meter	No
Dipper	No

Results

Flow	50 litres per minute
Volume of Water in Well	1.36m ³

Water Analysis

Sample Taken for Analysis	Bacteriological	Chemical
	NO	NO

Engineers Comments

The well is fed by a spring.
Yield test carried out on 07/09/2018 during a very dry summer.
Spring constantly overflowing at 50 litres per minute.

Note: It may be necessary to install a storage tank to comply with building regulation or where the water demand varies throughout the day.

This report does not predict water table rise & fall throughout the year & is based on the water availability at the time of test.

Engineer: Ross Walker	Date of Test	Job Ref	Page No: 1 of 1
Manager: Gordon Charles	07/09/2018	070918-1	Date: 20/09/2018

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Moray Flood Risk Management

Planning Application Ref. No: 21/00517/APP

Erect dwellinghouse and garage on Site Adjacent To The Wood Of Coneloch Birnie Moray for Mr Harry Fox

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 | <input checked="" 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 type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Contact:	Javier Cruz	Date15/04/2021
email address:	Javier.cruz@moray.gov.uk	Phone No
Consultee:	The Moray Council, Flood Risk Management	

From: Andrew Miller
Sent: Mon, 19 Apr 2021 10:34:36 +0100
To: Planning Consultation
Subject: FW: 21/00517/APP Erect dwellinghouse and garage on Site Adjacent To The Wood Of Coneloch, Birnie

From: DeveloperObligations <DeveloperObligations@moray.gov.uk>
Sent: 19 April 2021 10:31
To: Andrew Miller <Andrew.Miller@moray.gov.uk>
Subject: 21/00517/APP Erect dwellinghouse and garage on Site Adjacent To The Wood Of Coneloch, Birnie

Hi,

No developer obligations will be sought for this application as it relates to an extant consent, 15/01751/APP

Thanks
Rebecca

Rebecca Morrison | Infrastructure Growth/Obligations Officer (Strategic Planning and Development) | Economic Growth and Development
Rebecca.morrison@moray.gov.uk | [website](#) | [facebook](#) | [moray council planning facebook](#) | [twitter](#) | [newsdesk](#)

Consultee Comments for Planning Application 21/00517/APP

Application Summary

Application Number: 21/00517/APP

Address: Site Adjacent To The Wood Of Coneloch Birnie Moray

Proposal: Erect dwellinghouse and garage on

Case Officer: Andrew Miller

Consultee Details

Name: Mr EH Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: Not Available

On Behalf Of: Environmental Health C12

Comments

No objections

Andy Stewart, PEHO

Consultee Comments for Planning Application 21/00517/APP

Application Summary

Application Number: 21/00517/APP

Address: Site Adjacent To The Wood Of Coneloch Birnie Moray

Proposal: Erect dwellinghouse and garage on

Case Officer: Andrew Miller

Consultee Details

Name: Mr CL Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: Not Available

On Behalf Of: Contaminated Land

Comments

Approved unconditionally

Consultation Request Notification - Private Water Supplies

Planning Authority Name	Moray Council
Response Date	27th April 2021
Planning Authority Reference	21/00517/APP
Nature of Proposal (Description)	Erect dwellinghouse and garage on
Site	Site Adjacent To The Wood Of Coneloch Birnie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133059504
Proposal Location Easting	321492
Proposal Location Northing	854935
Area of application site (M²)	5580
Additional Comments	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=QRFXN9BGM1B00
Previous Application	15/01751/APP 12/01175/AMC 09/01460/OUT
Date of Consultation	13th April 2021
Is this a re-consultation of an existing application?	Yes
Applicant Name	Mr Harry Fox
Applicant Organisation Name	
Applicant Address	Per Agent
Agent Name	Grant And Geoghegan Limited
Agent Organisation Name	
Agent Address	Grant Lodge Birnie Elgin Moray IV30 8SW
Agent Phone Number	Work Telephone : 01343 556644
Agent Email Address	N/A
Case Officer	Andrew Miller
Case Officer Phone number	01343 563274
Case Officer email address	andrew.miller@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.

Data Protection - Moray Council is the data controller for this process. Information collected about you on this form will be used to process your Planning Application, and the Council has a duty to process your information fairly. Information we hold must be accurate, up to date, is kept only for as long as is necessary and is otherwise shared only where we are legally obliged to do so. You have a legal right to obtain details of the information that we hold about you.

For full terms please visit http://www.moray.gov.uk/moray_standard/page_121513.html

For full Data Protection policy, information and rights please see http://www.moray.gov.uk/moray_standard/page_119859.html

You can contact our Data Protection Officer at info@moray.gov.uk or 01343 562633 for more information.

Please respond using the attached form:-

**MORAY COUNCIL
PLANNING CONSULTATION RESPONSE**

From: Environmental Health – Private Water Supplies

Planning Application Ref. No: 21/00517/APP

**Erect dwellinghouse and garage on Site Adjacent To The Wood Of Coneloch
Birnie Moray for Mr Harry Fox**

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 | <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 | x |

HOLDING COMMENTS

- | | |
|---|--------------------------|
| (d) Further information in relation to the proposed private water supply has been requested from the applicant and the application should not be approved nor submitted to committee for determination until the final consultation response clearing the supply has been received from Environmental Health (Private Water Supplies) | <input type="checkbox"/> |
|---|--------------------------|

Reason(s) for objection

To ensure that the development is served by an adequate and wholesome water supply

Condition(s)

Prior to the occupation of the house hereby approved a scheme of effective treatment to the private water supply shall be fully installed and properly maintained for the lifetime of the development. The scheme must ensure that the water to the house fully complies with the regulatory limits stated in The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 and should specifically include effective point of entry ultraviolet treatment, prefiltration and pH correction measures.

Further comment(s) to be passed to applicant

Contact: Adrian Muscutt
email address:

Date...30/04/21.....
Phone No

Consultee: Environmental Health – Private Water Supplies

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://publicaccess.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	Moray Council
Response Date	27th April 2021
Planning Authority Reference	21/00517/APP
Nature of Proposal (Description)	Erect dwellinghouse and garage on
Site	Site Adjacent To The Wood Of Coneloch Birnie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133059504
Proposal Location Easting	321492
Proposal Location Northing	854935
Area of application site (M²)	5580
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=QRFN9BGM1B00
Previous Application	15/01751/APP 12/01175/AMC 09/01460/OUT
Date of Consultation	13th April 2021
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Harry Fox
Applicant Organisation Name	
Applicant Address	Per Agent
Agent Name	Grant And Geoghegan Limited
Agent Organisation Name	
Agent Address	Grant Lodge Birnie Elgin Moray IV30 8SW
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Andrew Miller
Case Officer Phone number	01343 563274
Case Officer email address	andrew.miller@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.

Data Protection - Moray Council is the data controller for this process. Information collected about you on this form will be used to process your Planning Application, and the Council has a duty to process your information fairly. Information we hold must be accurate, up to date, is kept only for as long as is necessary and is otherwise shared only where we are legally obliged to do so. You have a legal right to obtain details of the information that we hold about you.

For full terms please visit http://www.moray.gov.uk/moray_standard/page_121513.html

For full Data Protection policy, information and rights please see http://www.moray.gov.uk/moray_standard/page_119859.html

You can contact our Data Protection Officer at info@moray.gov.uk or 01343 562633 for more information.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 21/00517/APP

Erect dwellinghouse and garage on Site Adjacent To The Wood Of Coneloch Birnie Moray for Mr Harry Fox

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"/> |

Note: Works have been confirmed as 'commenced' for this site which has been subject to previous ongoing consents from 2009 (original consent 09/01460/OUT). It should be highlighted that a number of conditions were sought by Transportation for the original 2009 application but were subsequently removed by planning officers. The following conditions are provided on the basis that the consent is still extant and therefore only the previously applied planning conditions would still apply (with the exception of Electric Vehicle charging infrastructure):

Condition(s)

1. No development works shall commence on the dwelling house until a detailed drawing (scale 1:200) has been submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority confirming the provision of, or location where a future Electric Vehicle (EV) charging unit is to be connected to an appropriate electricity supply, including details (written proposals and/ or plans) to confirm the provision of the necessary cabling, ducting, and consumer units capable of supporting the future charging unit; and thereafter the EV charging infrastructure shall be provided in accordance with the approved drawing and details prior to the first occupation of the dwelling house.

Reason: In the interests of an acceptable form of development and the provision of infrastructure to support the use of low carbon transport, through the provision of details currently lacking.

2. No water shall be permitted to drain or loose material be carried onto the public carriageway.

Reason: 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 access.

3. Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwelling house, 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.

Reason: To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development.

4. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

Reason: To ensure the provision for vehicles to enter/exit in a forward gear.

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 provision of Electric Vehicle (EV) chargers and/or associated infrastructure shall be provided in accordance with Moray Council guidelines. Cabling between charging units and parking spaces must not cross or obstruct the public road including footways. Infrastructure provided to enable EV charging must be retained for this purpose for the lifetime of the development unless otherwise agreed in writing by the Planning Authority. Guidance on Electric Vehicle (EV) Charging requirements can be found at: <http://www.moray.gov.uk/downloads/file134860.pdf>

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.

Contact: AG
email address: transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 19 April 2021

Return response to	consultation.planning@moray.gov.uk
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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://publicaccess.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

04 MAY 2021

DEVELOPMENT MANAGEMENT AND BUILDING
STANDARDS 27/04/2021

Dear Sir

P/APPLICATIONS 21/00377/APR +
21/00447/APR + 21/00448/APR + 21/00333/APR
21/00517/APR

Please ensure that all Wildlife
Flora & Fauna on Enclave site
Fully protected including Mounds &
Hedges & Roads and other
features. Bird Nesting now in
process

Best Wishes Have a Pleasant
Holiday Weekend

Yours faithfully

ally

REPORT OF HANDLING

Ref No:	21/00517/APP	Officer:	Andrew Miller
Proposal Description/ Address	Erect dwellinghouse and garage on Site Adjacent To The Wood Of Coneloch Birnie Moray		
Date:	05.10.2021	Typist Initials:	SS

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
Moray Flood Risk Management	15/04/21	No objections.
Planning And Development Obligations	19/04/21	No obligations sought.
Environmental Health Manager	16/04/21	No objections.
Contaminated Land	22/04/21	No objections.
Private Water Supplies	30/04/21	No objections subject to condition requiring a suitable private water supply.
Transportation Manager	19/04/21	No objections subject to conditions.

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
PP3 Infrastructure and Services	N	
DP1 Development Principles	N	
DP2 Housing	N	
DP4 Rural Housing	Y	
EP12 Management and Enhancement Water	N	
EP13 Foul Drainage	N	

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 General Data Protection Regulations.
Summary and Assessment of main issues raised by representations
Issue: Impact of proposal on flora and fauna.
Comments (PO): The proposal is not considered to have a significant adverse impact on flora and fauna that would warrant further investigation or refusal of the application.

OBSERVATIONS – ASSESSMENT OF PROPOSAL

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 2020 (MLDP) unless material considerations indicate otherwise. The main planning issues are considered below:

Site

An area of agricultural ground with an implemented planning consent for the erection of a house (15/01751/APP). The site is accessed via an existing track which joins a private road which has a junction with the public road to the west of the site. There is a ditch to the north west of the site and extensive tree cover beyond the site to the north east. The site is flat. There is one house to the south west of the application site adjacent to the private road. Development is otherwise well dispersed.

Proposal

Planning permission is sought for the erection of a house with attached triple garage. As noted above, an existing consent is in place with records on file showing foundation trenches and access having been formed.

The proposed house would be a different design to that consented. It would comprise an L-shaped footprint and be 1.5 storey in height. The house itself has two protruding gables on the southwest elevation along with a flush fully glazed central gable. The north east elevation would have a gable style glazed entrance, along with another protruding section with linking roof connecting to the garage. The house would be finished in white render and whilst the garage would be finished in dark grey cladding. Both would have a slate roof and dark grey doors and window frames. Foul water would discharge to a septic tank and soakaway, surface water to a soakaway and water would be supplied via an existing connection to a private water supply.

Rural Housing (DP4)

The extant consent was permitted under the Moray Local Development Plan 2015, which has since been superseded by the 2020 MLDP. As a result rural housing policy has changed with new design and siting requirements introduced under policy DP4, as well as areas of Moray designated where there is a build-up of rural housing. In these areas (designated "Pressurised and Sensitive") policy DP4 creates a presumption against new housing development.

This site does not fall in a Pressurised and Sensitive Area, but given the extant consent in place the principle of a house on the site is established. Consideration therefore lies with the design of the house, relative to the criteria contained in policy DP4.

The proposed house is of an appropriate scale for the site and formed of simple, well-proportioned elements. Whilst there are glazed gable features these are not excessive. There are no more than two primary wall finishes, with the natural slate roof a suitable finish. The roof pitch and gable widths are within the specified limits and window openings have a vertical emphasis. However, the height of the house at 7.5 metres exceeds the maximum limit of 6.75 metres as specified in policy DP4.

The sections submitted showing the consented house compared to that proposed are noted. All new rural housing is required to meet this criteria. Consent for the house permitted on site has been in place since 2012. Given the length of time that has passed since the original consent this is considered to have limited weight and does not justify a departure from policy DP4. Accordingly the proposal fails to comply with policy DP4 on the basis the height of the house exceeds the maximum specified in the design criteria.

Access and Parking (PP3)

The consented access arrangement would be utilised, with the Transportation Manager raising no objections to this but recommending conditions in relation to provision of EV charging, parking and turning areas. Subject to these conditions the proposal complies with policy PP3.

Drainage (EP12, EP13)

Foul drainage would be treated via a septic tank to soakaway, whilst surface water would be treated via its own soakaway. A drainage assessment submitted with the application found ground conditions on site are suitable for the arrangement proposed. The proposal therefore complies with policies EP12 and EP13.

Private Water Supply

The existing supply to the site will be utilised, and Environmental Health have not objected to this but recommend a condition requiring the supply to be treated to ensure the supply is potable.

Developer Obligations (PP3, DP2)

Developer obligations are not required in this case under policy PP3, as well as DP2 in respect of affordable housing, on the basis the site has an extant consent for the erection of a house.

Conclusion

The proposed house fails to comply with policy DP4 on the basis its height (7.5 metres) exceeds the maximum specified under the design criteria (6.75 metres), therefore refusal is recommended.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

Reference No.	Description			
15/01751/APP	Erect house garage and workshop Site Adjacent To The Wood Of Coneloch Birnie Moray			
	Decision	Permitted	Date Of Decision	30/10/15
12/01175/AMC	Erect house garage and workshop on Site Adjacent To The Wood Of Coneloch Birnie Moray			
	Decision	Permitted	Date Of Decision	11/09/12
09/01460/OUT	Erection of dwellinghouse on Site Adjacent To The Wood Of Coneloch Birnie Elgin Moray			
	Decision	Permitted	Date Of Decision	10/12/09

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	Departure from development plan No Premises	13/05/21
PINS	Departure from development plan No Premises	13/05/21

DEVELOPER CONTRIBUTIONS (PGU)	
Status	NONE SOUGHT

DOCUMENTS, ASSESSMENTS etc. *		
<i>* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc</i>		
Supporting information submitted with application?	YES	
Summary of main issues raised in each statement/assessment/report		
Document Name: Drainage Statement.		
Main Issues: Details ground conditions and proposed drainage arrangement.		

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)			



**MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

**[Speyside Glenlivet]
Application for Planning Permission**

TO



With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect dwellinghouse and garage on Site Adjacent To The Wood Of Coneloch
Birnie Moray**

and for the reason(s) set out in the attached schedule.

Date of Notice: **8 October 2021**



HEAD OF ECONOMIC GROWTH AND DEVELOPMENT

Economy, Environment and Finance
Moray Council
Council Office
High Street
ELGIN
Moray
IV30 1BX

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposed house fails to comply with policy DP4 - Rural Housing of the Moray Local Development Plan 2020 because its height at 7.5 metres exceeds the maximum height specified in policy DP4's design criteria, requiring rural houses to be no more than 6.75 metres in height.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

Reference	Version	Title
020/879/01		Ground floor plan
020/879/02		First floor plan
020/879/03		Elevations 1
020/879/04		Elevations 2
020/879/05		Site plan
020/879/06		Location plan
020/879/08		Site levels

NOTICE OF APPEAL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scotland.gov.uk

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.