

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

REFUSED

11/05/12

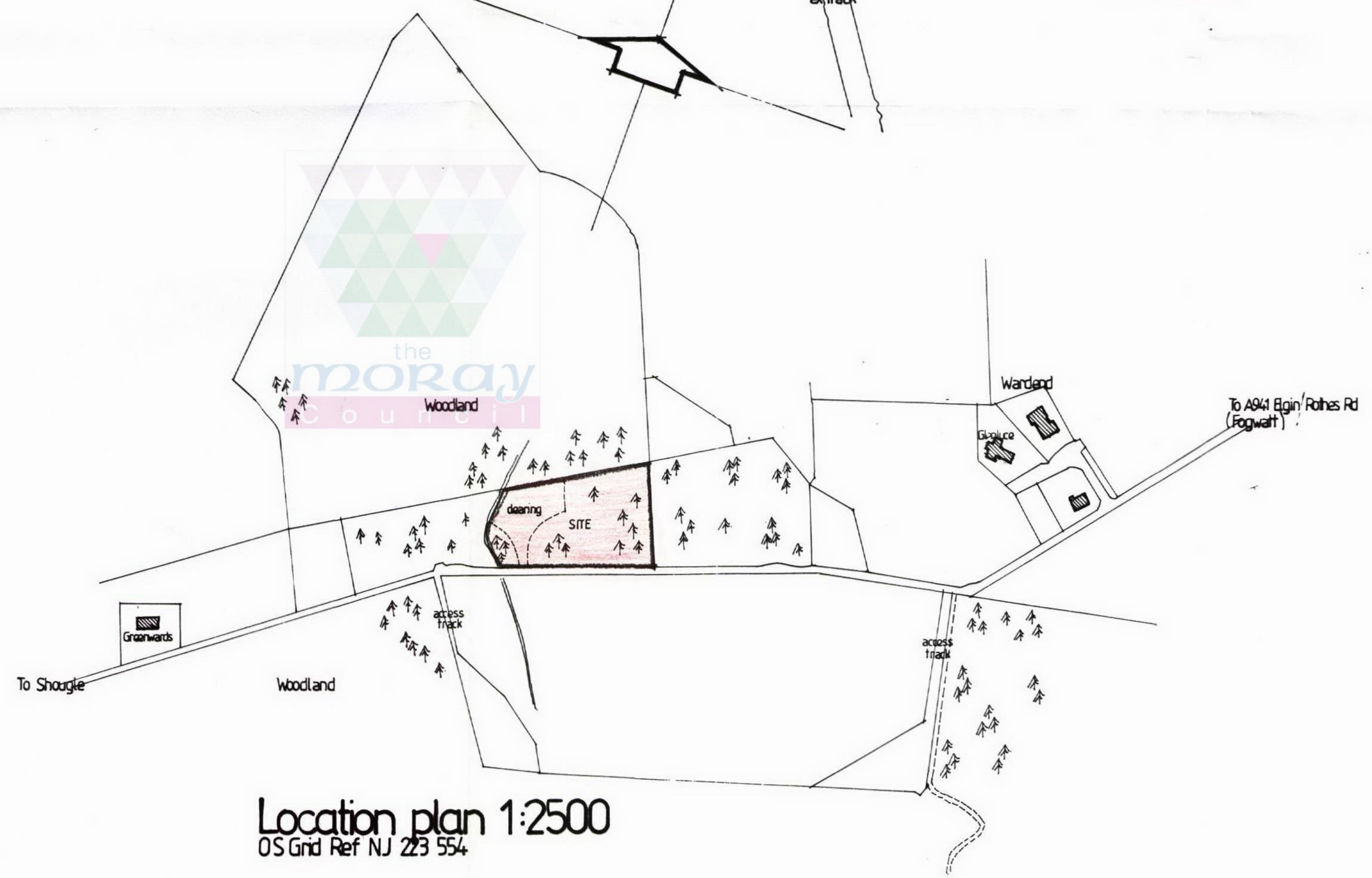
Development Management
Environmental Services
The Moray Council

Visibility
Area of visibility splay Westwards overlaps grass roadside verge within applicants ground and control. An area of grass roadside verge on opposite side of roadway is also overlapped, this area forms part of the visibility splay for existing access track to neighbouring property.

Site plan/visibility splay 1:500
Site area 0.67 hectares or thereby

Access
Visibility splay of 120m minimum to be provided along roadway in each direction from centre of access, measured 2.4m back from edge of roadway. No obstructions within visibility splay to be greater than 1.0m above road surface and area kept clear of such obstructions in perpetuity.

Visibility
Area of visibility splay Eastwards overlaps grass roadside verge within applicants ground and control, with small area of verge outwith applicants boundary.



Location plan 1:2500
OS Grid Ref NJ 223 554

PLANNING REF. No.		
BUILDING WARRANT No.		
ENGINEERS REF. No.		
CROWN COPYRIGHT. ALL RIGHTS RESERVED. LICENSE NUMBER 100041145		
REVISIONS & DISTRIBUTIONS	DATE	IMPORTANT NOTES FOR CLIENTS/CONTRACTORS
		NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT PLANNING, BUILDING WARRANT OR GRANT APPROVAL HAS BEEN OBTAINED.
		CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS.
		ANY DEVIATIONS TO THE APPROVED PLANS TO BE REPORTED TO THIS OFFICE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS GIVEN DIMENSIONS ONLY TO BE USED. DO NOT SCALE PLANS.
		ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.
CLIENT Mr D Howlett	SCALE 1:500 1:2500	DRAWN BY I. Robertson
		DATE Jan 2011
PROJECT PPP for new dwellinghouse at Wardens, Birnie, By Elgin		PROJECT No. 10/73

RECEIVED
20 MAR 2012



**ARCHITECTURAL
DESIGN CONSULTANTS**

TELEPHONE No. 01343 842635
FAX No. 01343 842785
MOBILE No. 07766 315501
WEB: www.plans-plus.co.uk
PARTNERS: COLIN & CATRIONA KEIR

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG