

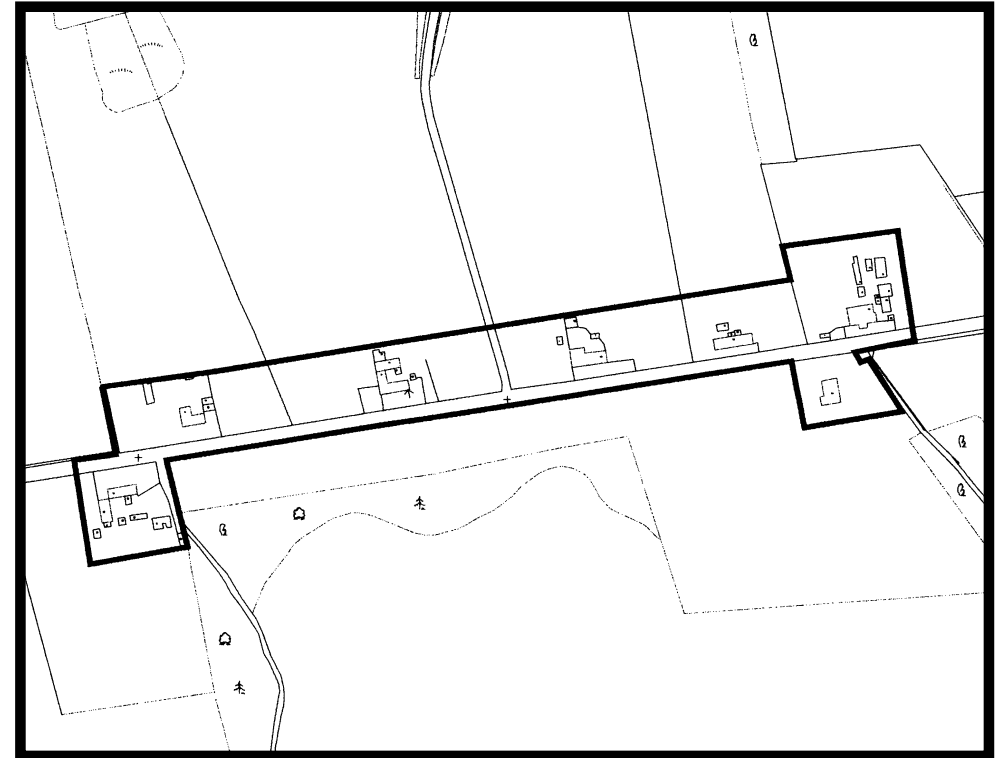
## MINMORE

A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. There is no public water supply or drainage. Development will depend on the suitability of ground conditions for soakaways. Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.

**Character Description:** 5 Distillery Village.

### Special Character Features

- Group 'B' buildings dominant.



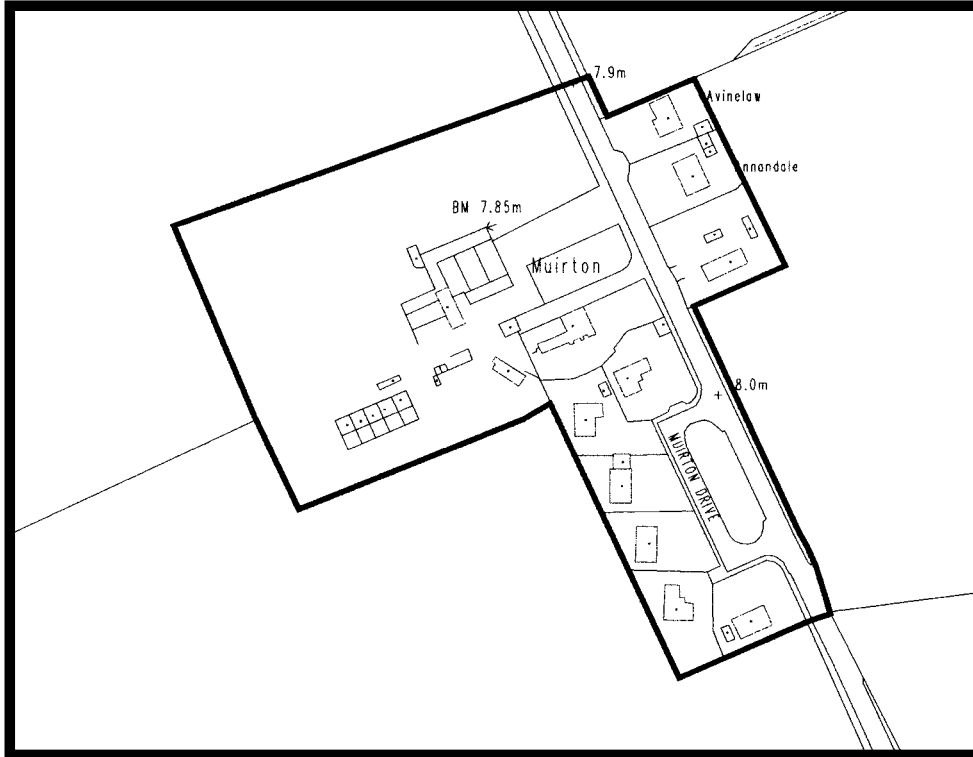
## MUIR OF LOCHS

The Council will not approve further development because of existing character (small croft holdings evenly spaced), and ribbon development. Opportunities are therefore restricted to replacement and renovation only.

**Character Description:** 2 Crofting Township.

### Special Character Features

- Group 'A' buildings dominant.
- Spacing between buildings.



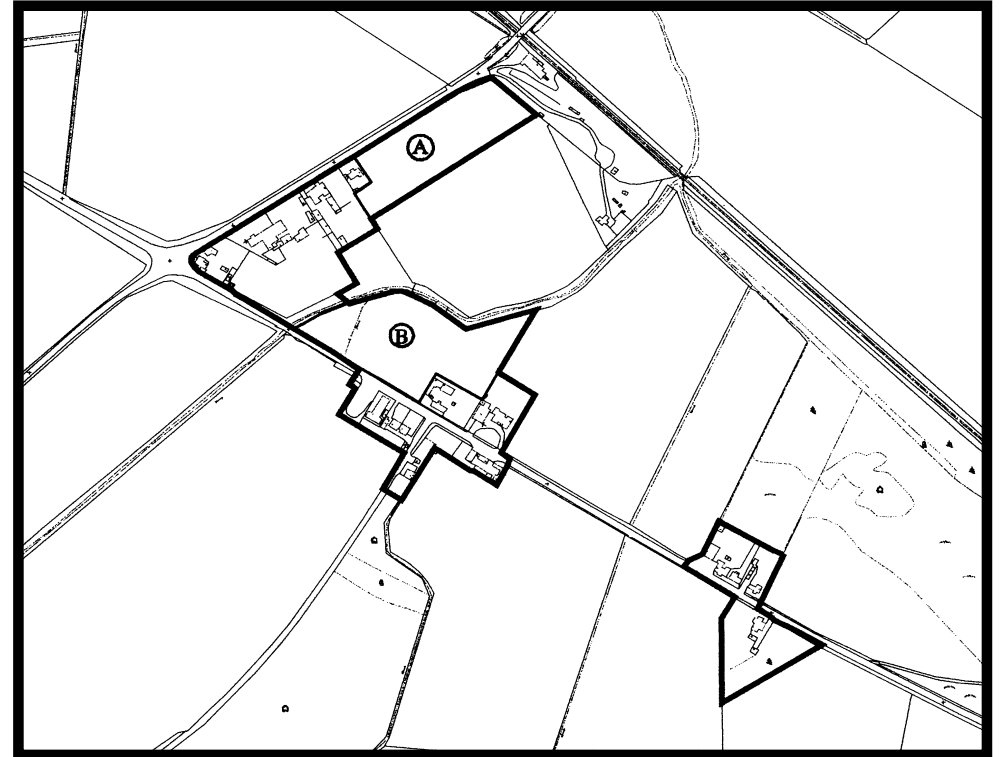
## MUIRTON

Opportunity for extensive conversion of the existing steading at Muirton in association with a number of newbuild properties on surrounding ground. Development on this site will require a single access onto the main road. Individual septic tanks and soakaways will be required for redevelopment at the steading as there are no suitable watercourses in the vicinity.

**Character Description:** 3 Hamlet/Clachan.

### Special Character Features

- Group 'A' buildings dominant.



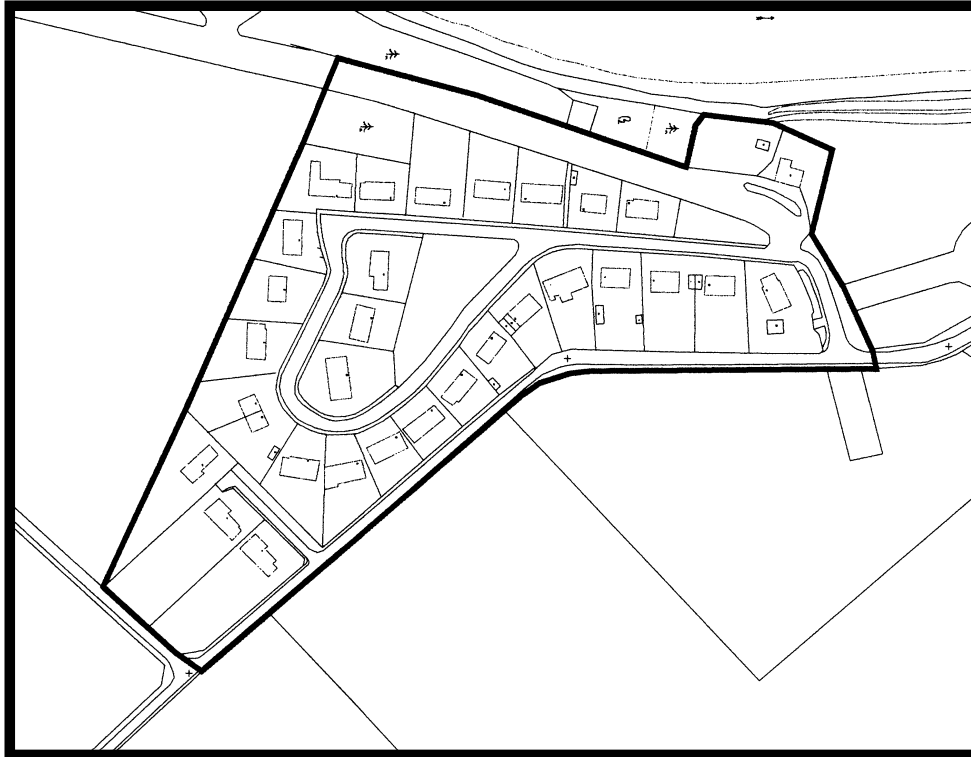
## MULBEN

Opportunities for new development exist at Site 'A' between "Dunedin" and Mulben Station, (for a maximum of five individual house sites), and Site 'B' for approximately 12 house sites, the latter to be subject to a development brief to be prepared by the Council. There is no public water supply or drainage.

**Character Description:** 3 Hamlet/Clachan.

### Special Character Features

- Group 'B' buildings dominant.



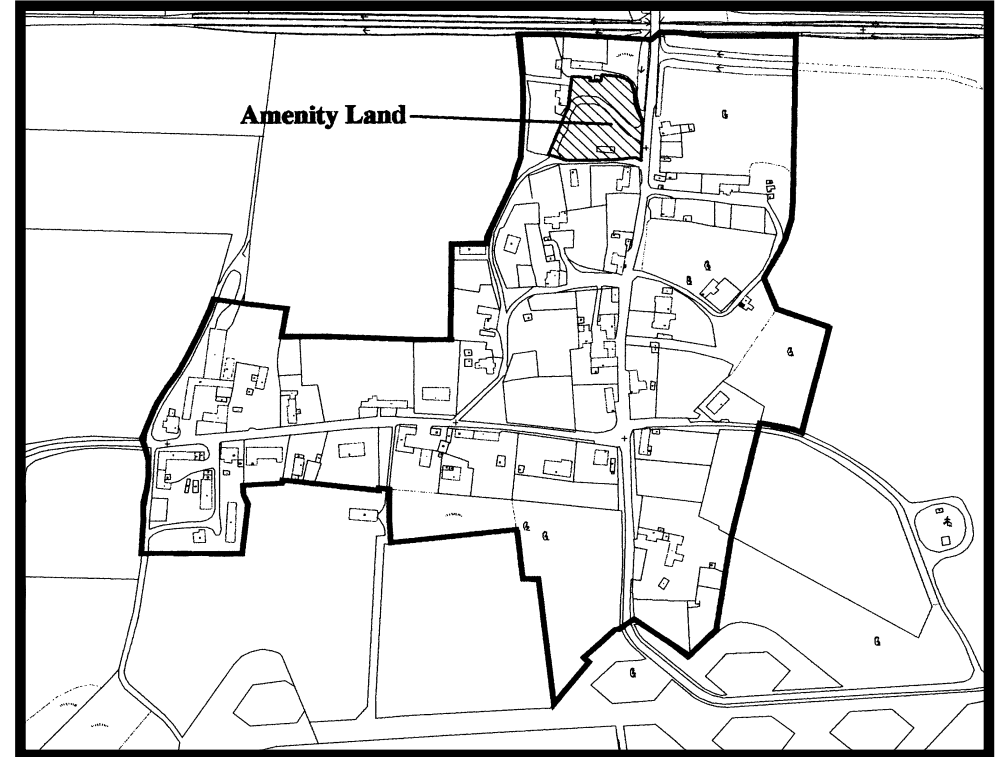
## MUNDOLE

This is a self contained community within which the Council will not permit further housing development. Opportunities are thereby restricted to replacement and renovation only. A public water supply is available but the public drainage system (which serves only part of the community) is operating near capacity.

**Character Description:** 6 Post War Community.

### Special Character Features

- Group 'C' buildings dominant.



## NETHER DALLACHY

Opportunities for infill and gap site development throughout the community. Existing character would dictate generous plot sizes and a random disposition of new development. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

**Character Description:** 2 Crofting Township.

### Special Character Features

- Group 'A' buildings dominant (i.e. single storey croft cottages).



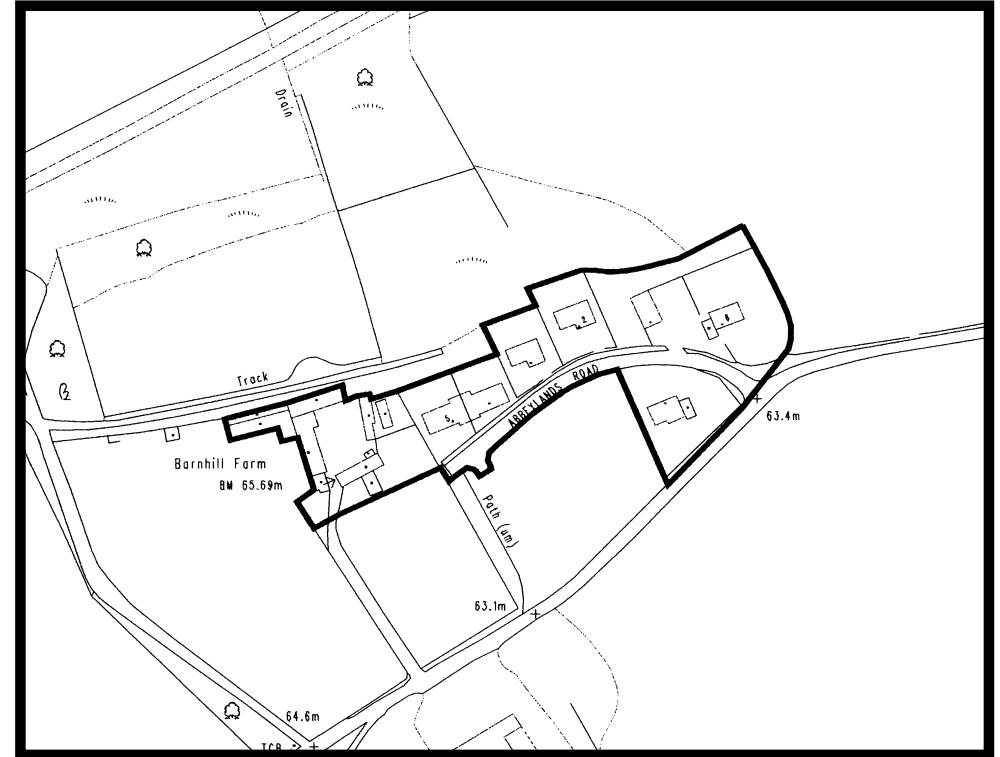
## NEWTON

Limited opportunities for new development. Site A could accommodate a maximum of two house sites but access must be taken from the Forestry Enterprise land to the south. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

**Character Description:** 3 Hamlet/Clachan.

### Special Character Features

- Mix of Group 'A' and 'C' buildings.



## PLUSCARDEN

Opportunity exists for the renovation of the existing stone steadings only at Barnhill Farm, for residential use. No additional new housing development (including "replacement") will be permitted within Pluscarden or in an Area of Special Control identified around the Benedictine Abbey, except where there are special needs (i.e. for the purposes of agriculture, forestry, etc.), in order to safeguard and protect the very special character and setting of the Abbey and its exceptional environment. The Area of Special Control surrounding Pluscarden is identified in the accompanying map.

**Character Description:** 3 Hamlet/Clachan.

### Special Character Features

- Mix of Group 'A' and 'C' buildings.
- Proximity to Pluscarden Abbey.
- Location within an Area of Great Landscape Value.

# Pluscarden Area of Special Control

