



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 100039782-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed alterations and first floor extension to existing bothy.

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:	George Douglas Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Steven	Building Name:	
Last Name: *	Douglas	Building Number:	4
Telephone Number: *	01224524139	Address 1 (Street): *	Mackenzie Place
Extension Number:		Address 2:	Old Aberdeen
Mobile Number:		Town/City: *	Aberdeen
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB24 3EG
Email Address: *	info@georgedouglas.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> 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:	
First Name: *	John	Building Number:	17
Last Name: *	Webb	Address 1 (Street): *	Lower Blantyre Street
Company/Organisation		Address 2:	Cullen
Telephone Number: *		Town/City: *	Buckie
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB56 4RQ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Moray Council

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

Address 1:

ROSE HAVEN COTTAGE

Address 2:

17 LOWER BLANTYRE STREET

Address 3:

CULLEN

Address 4:

Address 5:

Town/City/Settlement:

BUCKIE

Post Code:

AB56 4RQ

Please identify/describe the location of the site or sites

Northing

867343

Easting

351200

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

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.

Access and Parking

Are you proposing a new or 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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: Steven Douglas

On behalf of: Mr John Webb

Date: 14/02/2017

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Steven Douglas

Declaration Date: 15/02/2017

Payment Details

Cheque: Patrician Properties Ltd, 001414

Created: 15/02/2017 09:05

REPORT OF HANDLING

Ref No:	17/00230/APP	Officer:	Cathy Archibald
Proposal Description/ Address	Proposed alterations and first floor extension to existing bothy at Rose Haven Cottage 17 Lower Blantyre Street Cullen Buckie		
Date:	04/05/17	Typist Initials:	FJA

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
Environmental Health Manager	23/02/17	No objection
Contaminated Land	23/02/17	No objection

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
H4: House Alterations and Extensions	Y	
BE3: Conservation Areas	Y	
EP9: Contaminated Land	N	If approved asbestos should be considered
IMP1: Developer Requirements	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		
Issue: Balcony at back of house would overlook neighbours in Campbell Street and Lower Blantyre street. Possible conflict with Moray Council Development Plan, Residential Development Policy H4 and Built Environment Policy BE3.		
Comments (PO): See observations below, issue of overlooking specifically addressed.		

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 2015 (MLDP) unless material considerations indicate otherwise. The main planning issues are considered below.

The Proposal

The application seeks planning permission for the upgrading and extending the existing bothy building to provide ancillary accommodation to the adjoining property. The proposal includes

- A new slated pitched roof with new roof light and two traditional bow fronted dormers
- Flat roofed dormer on the rear elevation contained within the roof slope and set well in from the eaves and gables of the building with double glazed timber framed windows.
- Four patio doors opening onto a small balcony on the rear elevation and enclosed by a low glass barrier; supported on three thin timber columns.
- The material finishes are natural slate roof, stonework retained at the and timber painted dormers facing Lower Blantyre Street; harled blockwork on north -west elevation.
- The new accommodation includes domestic/storage area on the first floor level and bout house, store, WC and bothy on the ground floor level and patio.

Planning History

Application 10/02125/APP for the same proposal was refused and the decision overturned at the Local Review Body on 23rd July 2012.

The applicant has received approval for a similar style dormer, without the balcony, at number 19 South Blantyre Street 09/01581/APP, approved on the 23 February 2010. This dormer is also located on the rear of the dwelling and will not be readily seen from the surrounding public ways. In addition the surrounding properties to number 19 help to screen the rear of this property from public view.

The Planning Officer was unable to gain access to the rear of the property after contacting the Agent on more than one occasion. The site was viewed from neighbouring properties.

Site and Surrounds

17 Lower Blantyre Street is a 1.5 storey semi-detached unlisted house with an adjacent bothy located within Cullen Victoria Street Conservation Area, this area is characterised by small compact houses and gardens. The garden is back to back with the neighbouring gardens in Campbell Street which lie slightly lower than the Lower Blantyre Street and adjacent to the neighbouring garden at No 13 Lower Blantyre Street. Whilst the distance to the existing garden boundaries is approx. 24m and 5/6m respectively due to topography and boundary treatments between gardens, the development would be open to view from the surrounding properties and the public road.

Policy Assessment

The proposal is contrary to policies IMP1, BE3 and H5 of the Moray Local Plan 2015 based on the following considerations.

The proposals are required to be assessed against Policy H4: House Alterations and Extensions and IMP1: Development Requirements in terms of style, scale, proportions, materials and the potential impact on the surrounding area. The main issue for consideration is whether the proposal will have any adverse effects or impacts on the amenity of the existing house and the surrounding area, including any neighbouring dwellings.

Policy BE3: Conservation Areas states that:-

"Development proposals within Conservation Areas will require to be submitted as full detailed planning applications and will be refused if the adversely affect the character or appearance of the Conservation Area in terms of scale, height, materials, colour, detailed design and use.

All development within a Conservation Area should preserve or enhance the established traditional character and appearance of the area".

The Cullen Conservation Appraisal which was approved by committee on 14 June 2016 states that as roof dormers are such a predominant visual feature throughout the Conservation Area it is important that their design is in keeping with and is visually subordinate to the roof upon which it is set. There are numerous examples of inappropriate box dormers that incorporate modern non-traditional designs. Inappropriate designs, materials, or dormers that dominate the building can have a detrimental impact to the character of the Conservation Area.

With due consideration to the above criteria the impact of a long platform style dormer to the rear of the bothy, which is open to view, will detract from and adversely affect the character and appearance of the Conservation Area in terms of scale and detailed design. The resulting development will dominate the traditional design, scale and proportions of the original cottage to such an extent that these features and qualities will be lost in their entirety on the rear elevation. This style of structure is not sensitive to the scale, proportions and design of the surrounding properties.

Given its location, open aspect and distance from the neighbouring adjacent properties, overlooking already occurs however the proposed balcony in such a prominent position would have more of a significant adverse impact, in terms of overlooking or privacy than already occurs and detract from neighbours enjoying their garden, contrary to the amenity requirement of policy IMP1.

The development on the front elevation is considered to be acceptable; and indeed the use of appropriate material finishes (harled blockwork and slates and timber framed windows all to match the existing building) would ensure that the building would respond well to its setting and preserve/enhance the character and appearance of the conservation area.

The applicant was asked to omit the balcony from the proposal but has declined to agree to this change of design.

In light of this it is considered that the proposal is unacceptable and is recommended for refusal.

REASONS FOR REFUSAL

The Council's reason(s) for making this decision are:-

On the basis of the above, it is considered that the proposal does not conform to the relevant policies in the Moray Local Plan and therefore the application is recommended for refusal.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

Reference No.	Description			
10/02125/APP	Proposed alterations to existing bothy at 17 Lower Blantyre Street Cullen Buckie Moray AB56 4RQ			
	Decision	Refuse	Date Of Decision	05/01/12

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Banffshire Advertiser	Planning application affecting LB/CA	20/03/17
PINS	Planning application affecting LB/CA	20/03/17

DEVELOPER CONTRIBUTIONS (PGU)	
Status	N/A

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?		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)			

Comments for Planning Application 17/00230/APP

Application Summary

Application Number: 17/00230/APP

Address: Rose Haven Cottage 17 Lower Blantyre Street Cullen Buckie Moray AB56 4RQ

Proposal: Proposed alterations and first floor extension to existing bothy at

Case Officer: Cathy Archibald

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Loss of privacy (being overlooked)

Comment: Balcony at back of house would overlook neighbours in Campbell street and Lower Blantyre street. Possible conflict with Moray Council Development Plan, Residential Development Policy H4 and Built Environment Policy BE3.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	8th March 2017
Planning Authority Reference	17/00230/APP
Nature of Proposal (Description)	Proposed alterations and first floor extension to existing bothy at
Site	Rose Haven Cottage 17 Lower Blantyre Street Cullen Buckie Moray AB56 4RQ
Site Postcode	N/A
Site Gazetteer UPRN	000133020493
Proposal Location Easting	351200
Proposal Location Northing	867343
Area of application site (Ha)	m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OLGGY2BGJJG00
Previous Application	10/02125/APP
Date of Consultation	22nd February 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr John Webb
Applicant Organisation Name	
Applicant Address	17 Lower Blantyre Street Cullen Buckie Scotland AB56 4RQ
Agent Name	George Douglas Architects
Agent Organisation Name	
Agent Address	4 Mackenzie Place Old Aberdeen Aberdeen United Kingdom AB24 3EG
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Cathy Archibald
Case Officer Phone number	01343 563101
Case Officer email address	cathy.archibald@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: 17/00230/APP

Proposed alterations and first floor extension to existing bothy at Rose Haven Cottage 17 Lower Blantyre Street Cullen Buckie for Mr John Webb

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"/> |

Contact: Adrian Muscutt

Date...23.02.2017.....

email address:

.....
Phone No

Consultee:

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://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	8th March 2017
Planning Authority Reference	17/00230/APP
Nature of Proposal (Description)	Proposed alterations and first floor extension to existing bothy at
Site	Rose Haven Cottage 17 Lower Blantyre Street Cullen Buckie Moray AB56 4RQ
Site Postcode	N/A
Site Gazetteer UPRN	000133020493
Proposal Location Easting	351200
Proposal Location Northing	867343
Area of application site (Ha)	m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OLGGY2BGJJG00
Previous Application	10/02125/APP
Date of Consultation	22nd February 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr John Webb
Applicant Organisation Name	
Applicant Address	17 Lower Blantyre Street Cullen Buckie Scotland AB56 4RQ
Agent Name	George Douglas Architects
Agent Organisation Name	
Agent Address	4 Mackenzie Place Old Aberdeen Aberdeen United Kingdom AB24 3EG
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Cathy Archibald
Case Officer Phone number	01343 563101
Case Officer email address	cathy.archibald@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

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Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 17/00230/APP

**Proposed alterations and first floor extension to existing bothy at Rose Haven Cottage 17
Lower Blantyre Street Cullen Buckie for Mr John Webb**

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: James McLennan

Date...23.02.2017.....

email address:

**.....
Phone No**

Consultee:

Return response to	consultation.planning@moray.gov.uk
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Planning Reference: 17/00230/APP

Case Officer Name: Cathy Archibald

Proposal: Proposed alterations and first floor extension to existing bothy

Site Address: Rose Haven Cottage 17 Lower Blantyre Street Cullen Buckie Moray

Site Post Code: AB56 4RQ

Grid Reference: NJ 5121 6734

Apologies for the delay in submitting my comments on this application.

Having considered the above application, which affects a bothy dating to the 19th Century, I would ask that the following condition is applied:

“Photographic Survey Condition (PAN 2/2011, SPP, HESP)

No demolition or development shall take place prior to a photographic survey being undertaken by the developer and approved by the planning authority. All elevations, **both external and internal** (where it is safe to access the building), together with the setting of the building, and any unusual feature/s, shall be photographed and **clearly annotated on a plan**. Photographs, which should be **digital files (jpeg, tiff, pdf) submitted by email, on CD or via online file sharing services**, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited with the Archaeology Service for addition into the local Sites and Monuments Record.

Reason: to ensure a historic record of the building.”

Should you have any comments or queries regarding the above, please do not hesitate to contact me.

Kind regards,

Claire Herbert MA(Hons) MA MCIfA FSA Scot

Archaeologist
Archaeology Service
Infrastructure Services
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

07825356913

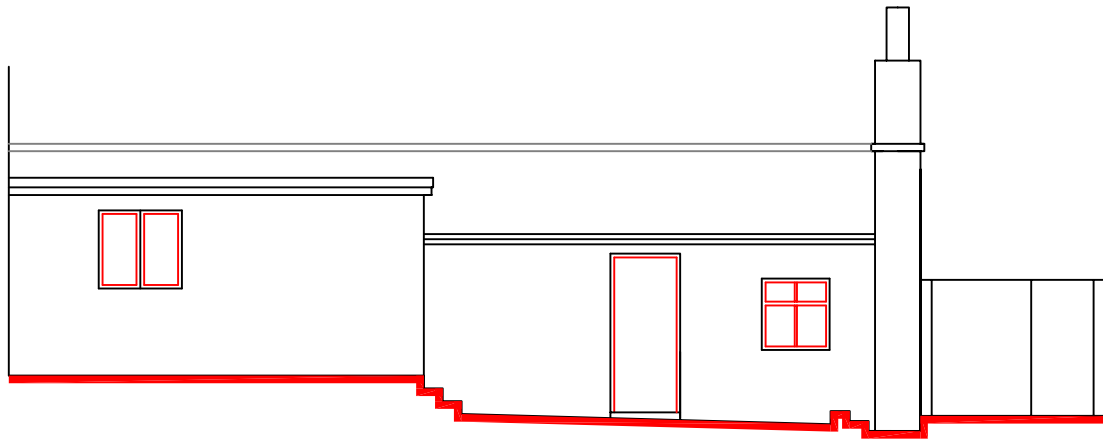
claire.herbert@aberdeenshire.gov.uk

Archaeology Service for Aberdeenshire, Moray, Angus & Aberdeen City Councils

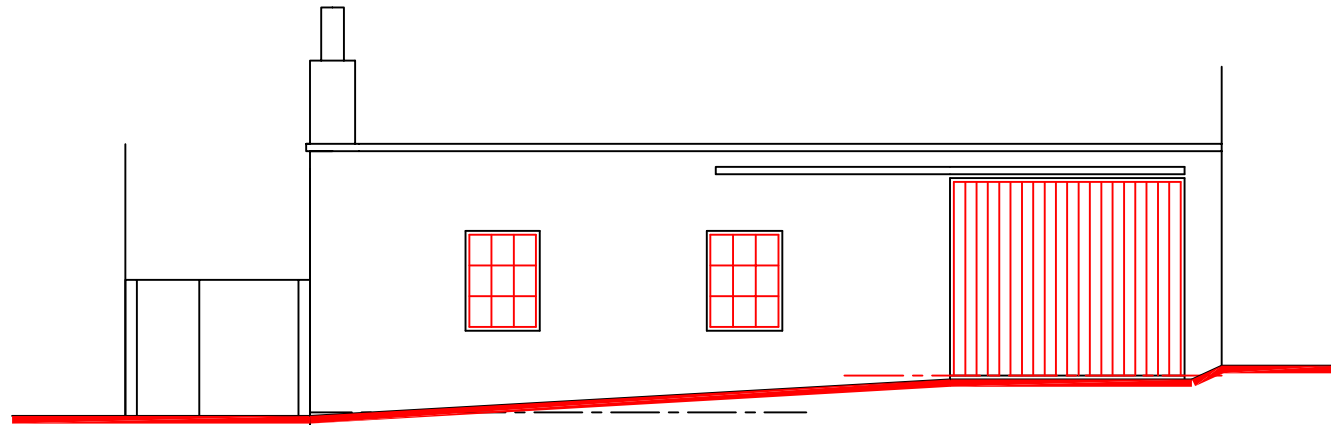
[2017: Celebrating the History, Heritage & Archaeology of North East Scotland](#)

<https://www.aberdeenshire.gov.uk/leisure-sport-and-culture/archaeology/>

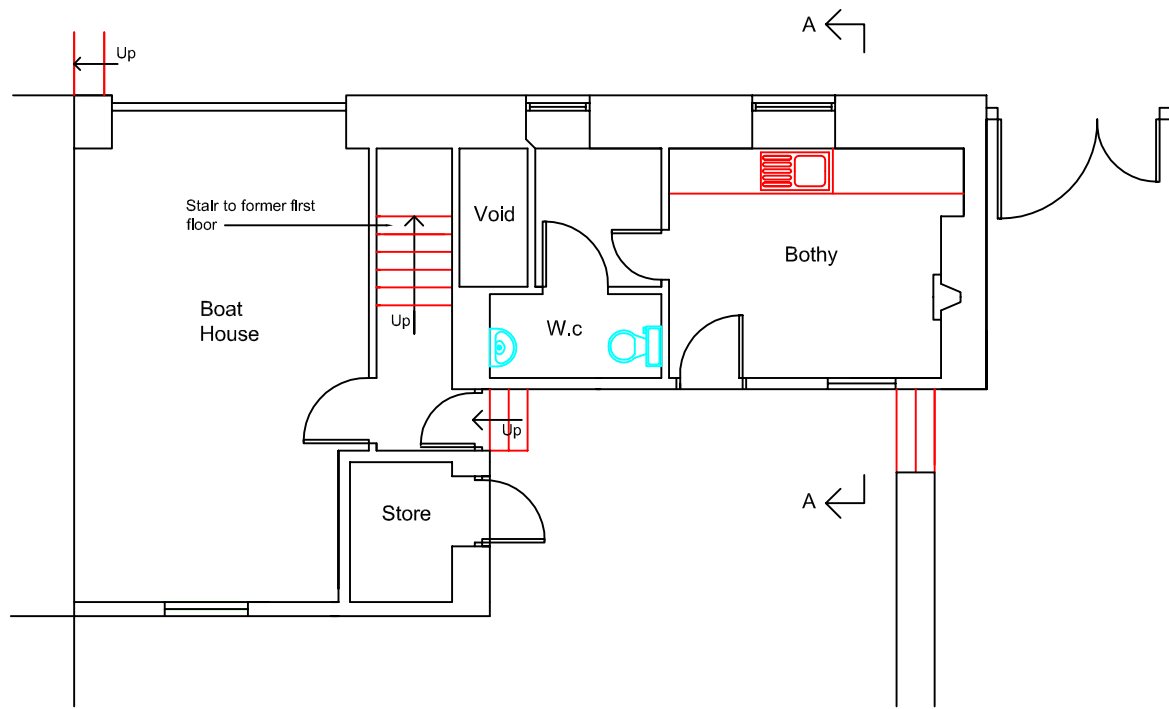
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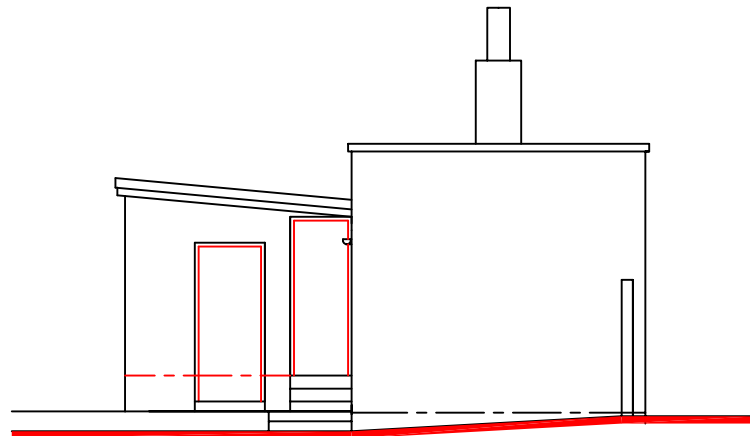
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1:100



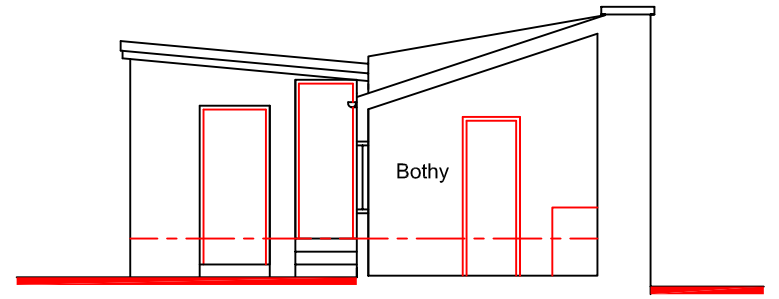
South West Elevation
1:100




Floor Plan
1:100

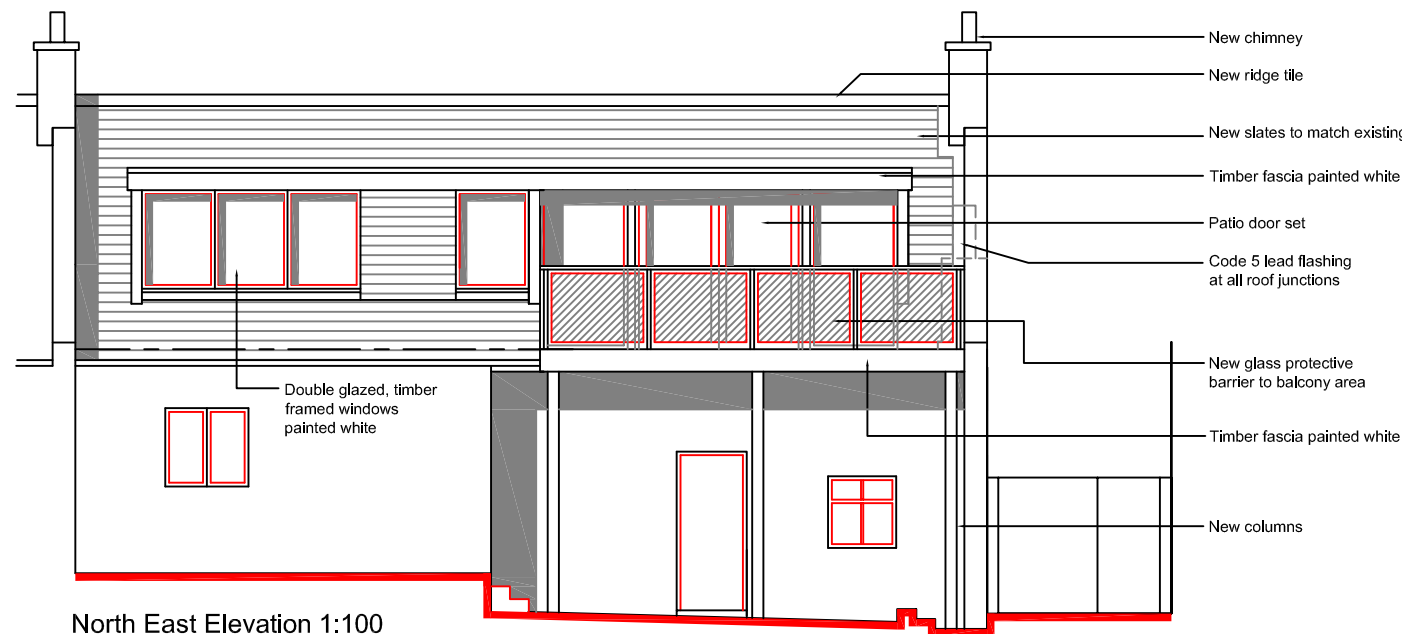


North West Elevation
1:100

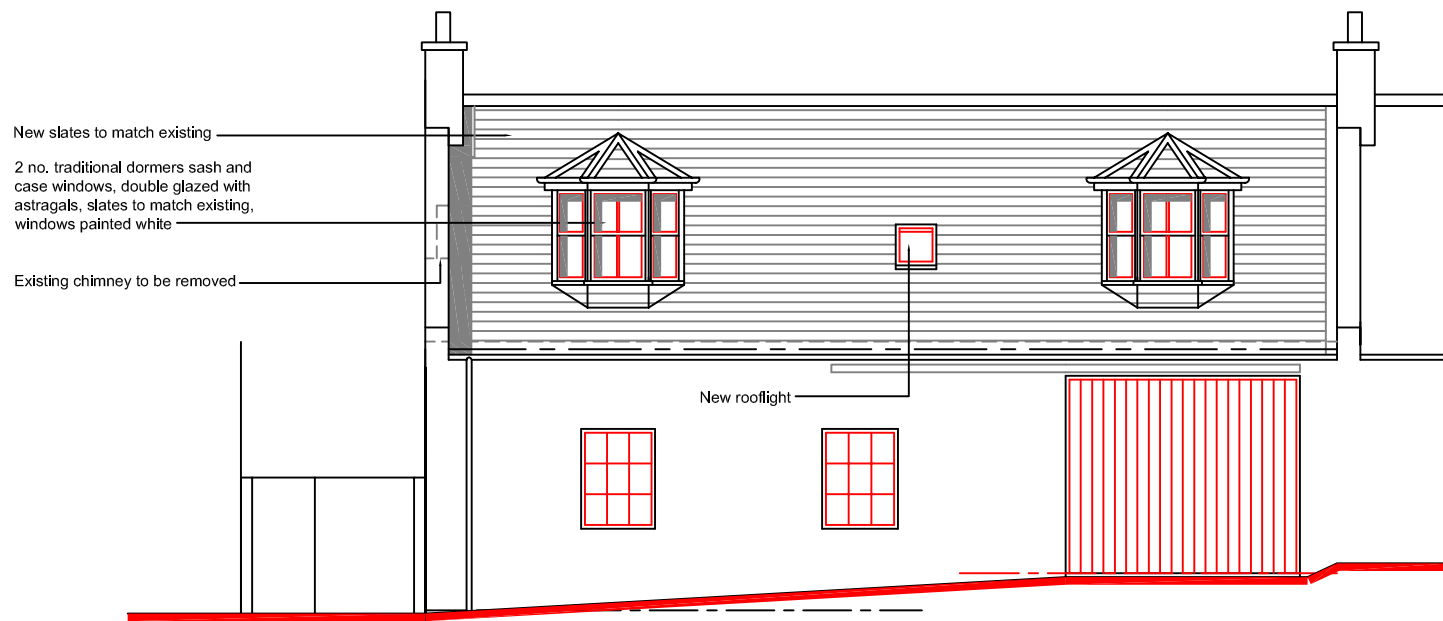


Section A-A
1:100

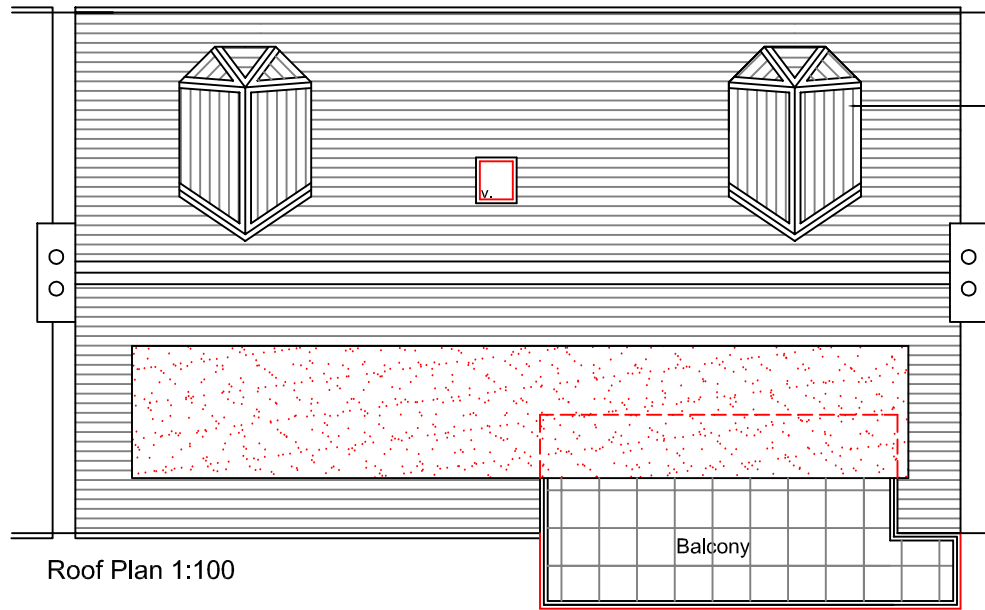
REV	DATE	COMMENTS
<div>  <div> GEORGE DOUGLAS LIMITED 4 Mackenzie Place, Old Aberdeen Aberdeen, AB24 3EG Tel: 01224 524139 Fax: 01224 524137 Email: info@georgedouglas.co.uk </div> </div>		
CLIENT JOHN WEBB		
PROJECT 17 LOWER BLANTYRE STREET, CULLEN		
CONTENT EXISTING PLANS, SECTION, ELEVATIONS		
DATE	SCALE	DRAWING NO.
FEBRUARY 2017	1:100 @ A3	3162_02
<small> Reproduction or use in whole or in part is prohibited without the prior permission of George Douglas. Do not scale from drawings. Any queries to be raised with the architect. </small>		



North East Elevation 1:100



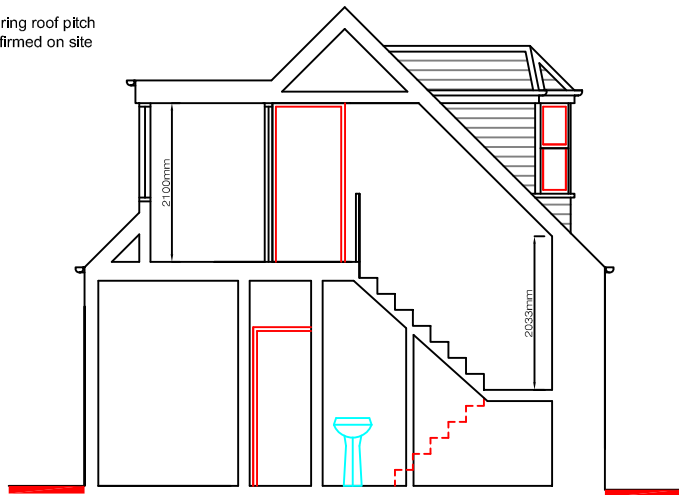
South West Elevation 1:100



Roof Plan 1:100

2 no. traditional dormers sash and case windows, double glazed with astragals, slates to match existing, windows painted white

Neighbouring roof pitch to be confirmed on site



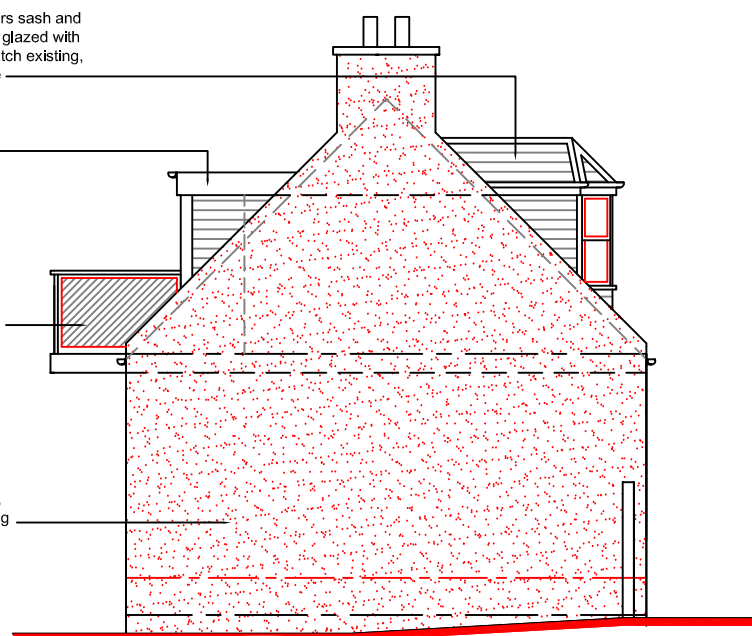
Section A-A 1:100

2 no. traditional dormers sash and case windows, double glazed with astragals, slates to match existing, windows painted white

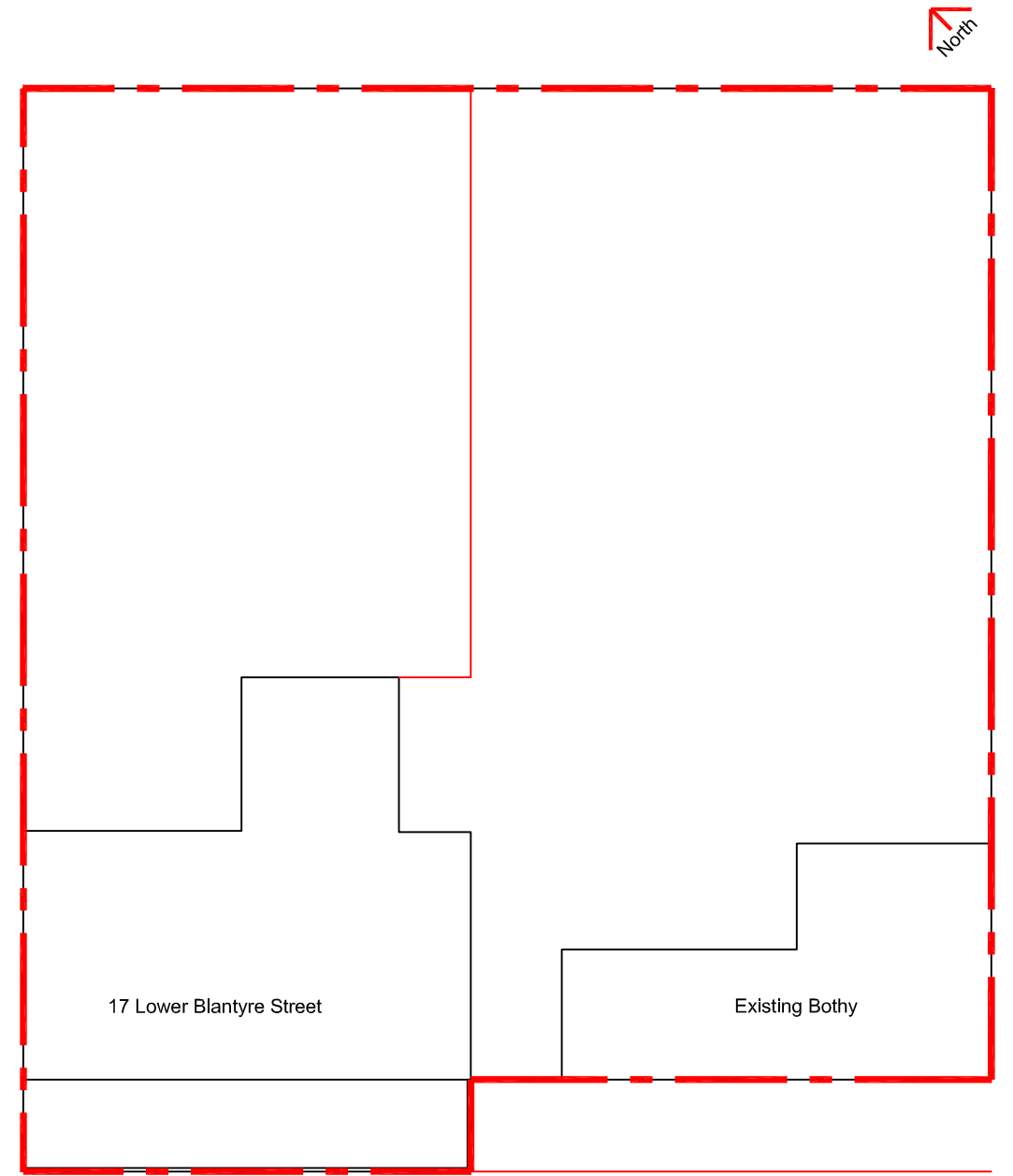
New timber fascia painted white

New glass protective barrier to balcony area

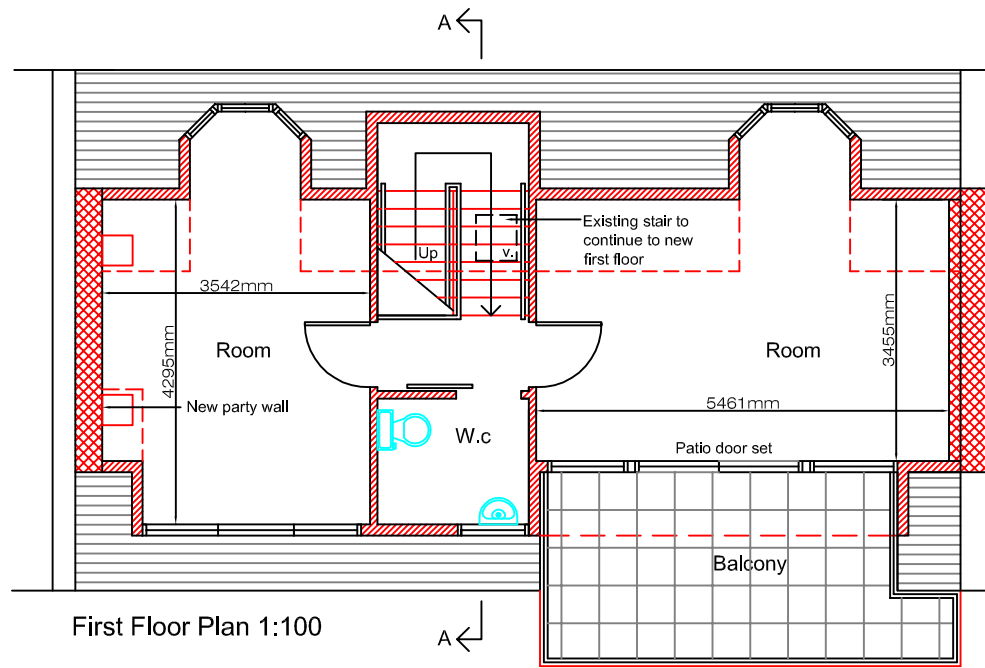
New harled blockwork, colour to match existing



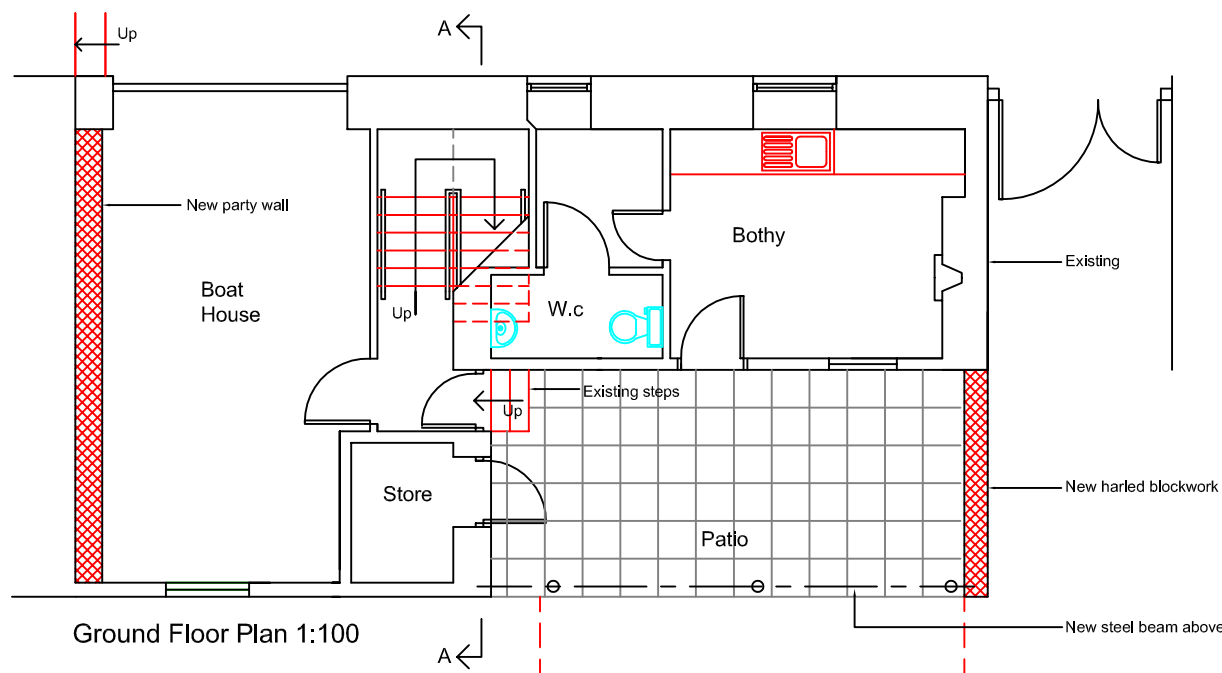
North West Elevation 1:100



Site Plan 1:200

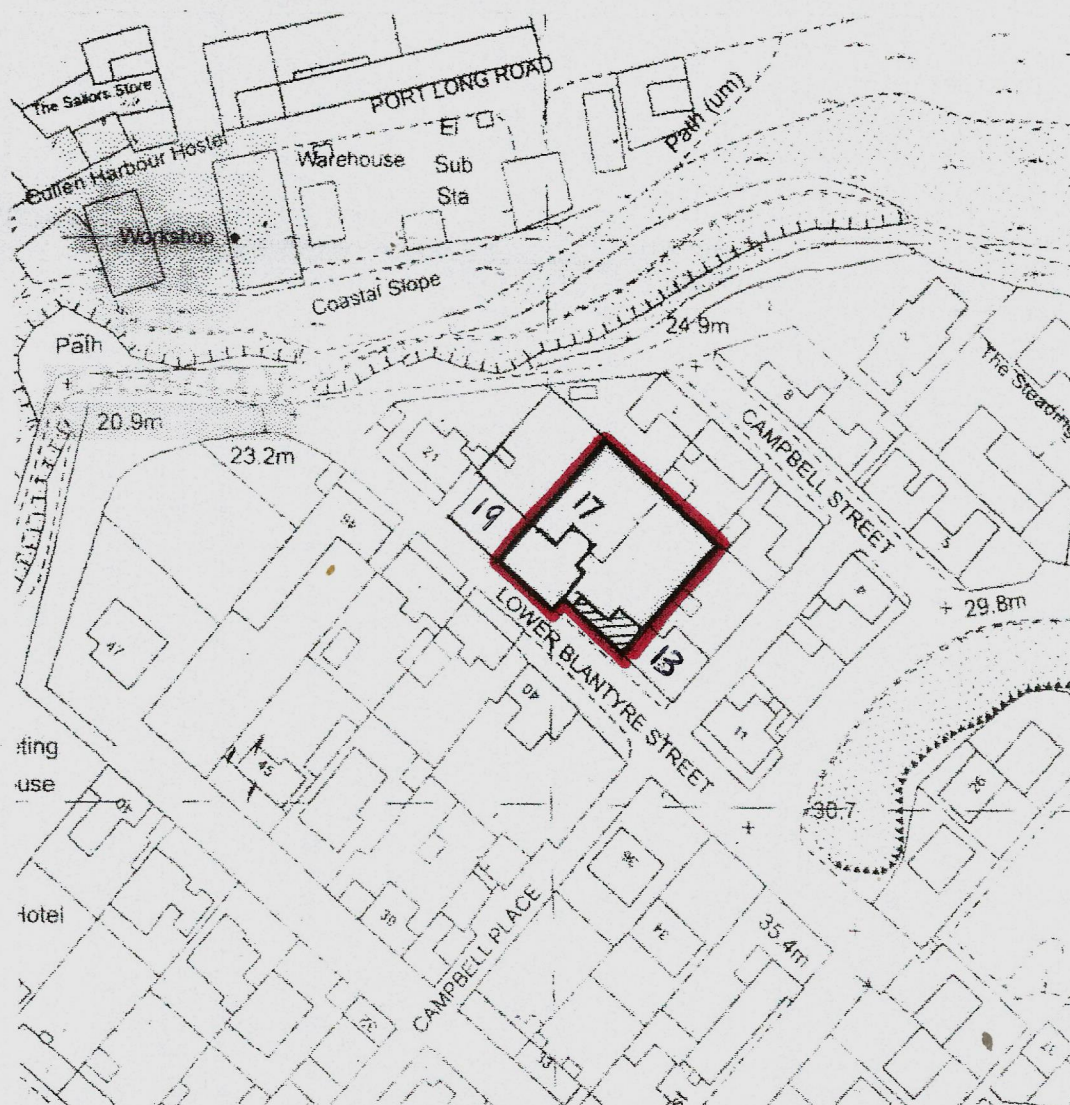
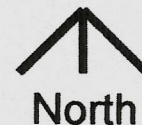


First Floor Plan 1:100




Ground Floor Plan 1:100

REV	DATE	COMMENTS
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CLIENT	JOHN WEBB	
PROJECT	17 LOWER BLANTYRE STREET, CULLEN	
CONTENT	PROPOSED PLANS, SECTION, ELEVATIONS	
DATE	SCALE	DRAWING NO.
FEBRUARY 2017	1:100 @ A2	3162_03
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Location Plan

REV	DATE	COMMENTS
 <div>GEORGE DOUGLAS ARCHITECTS 4 Mackenzie Place, Old Aberdeen Aberdeen, AB24 3EG Tel: 01224 524139 Fax: 01224 524137 Email: info@georgedouglas.co.uk</div>		
CLIENT JOHN WEBB		
PROJECT 17 LOWER BLANTYRE STREET, CULLEN		
CONTENT LOCATION PLAN		
DATE FEBRUARY 2017	SCALE 1:1250 @ A4	DRAWING NO. 3162_01
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