



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 100056374-001

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)

Proposed erection of dwelling-house with integrated garage

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:	Strathdee Properties Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	Viewfield Farm
Last Name: *	Reid	Building Number:	<input type="text"/>
Telephone Number: *	01340 881784	Address 1 (Street): *	Craigellachie
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Aberlour
Fax Number:	<input type="text"/>	Country: *	Scotland, UK
		Postcode: *	AB38 9QT
Email Address: *	stewart@strathdeeproperties.com		

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:	Viewfield Farm
First Name: *	Gavin	Building Number:	<input type="text"/>
Last Name: *	Strathdee	Address 1 (Street): *	Craigellachie
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Aberlour
Extension Number:	<input type="text"/>	Country: *	Scotland, UK
Mobile Number:	<input type="text"/>	Postcode: *	AB38 9QT
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## 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

Northing

846371

Easting

331209

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

2919.00

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)? \*

5

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).

What private arrangements are you proposing for the New/Altered septic tank? \*

- Discharge to land via soakaway.  
 Discharge to watercourse(s) (including partial soakaway).  
 Discharge to coastal waters.

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

Foul water will be taken to a suitable septic tank and then onto an appropriately designed soakaway. Surface water will be taken to an appropriately designed soakaway.

Do your proposals make provision for sustainable drainage of surface water?? \*  Yes  No  
(e.g. SUDS arrangements) \*

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)

Recycled material and general refuse will be collected from the track entrance by the local authority collection units.

## 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

Are you able to identify and give appropriate notice to ALL the other owners? \*  Yes  No

### Certificate Required

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

Certificate B

### Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: \*

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

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Stewart Reid

On behalf of: Mr Gavin Strathdee

Date: 22/06/2017

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

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

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

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

Provide copies of the following documents if applicable:

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

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



## **Declare – For Application to Planning Authority**

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

Declaration Name: Mr Stewart Reid

Declaration Date: 22/06/2017

## **Payment Details**

Cheque: STRATHDEE PROPERTIES LTD., 100600

Created: 22/06/2017 15:57

## **REPORT OF HANDLING**

<b>Ref No:</b>	17/01001/APP	<b>Officer:</b>	Maurice Booth
<b>Proposal Description/ Address</b>	Proposed erection of dwelling-house with integrated garage Dufftown View Craigellachie Moray		
<b>Date:</b>	04.08.2017	<b>Typist Initials:</b>	LMC

### **RECOMMENDATION**

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

### **CONSULTATIONS**

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Transportation Manager	24/07/17	No objection subject to standard conditions.
Planning And Development Obligations	05/07/17	See above
Scottish Water	10/07/17	No objection
Environmental Health Manager	10/07/17	No objection
Contaminated Land	30/06/17	No objection
Forestry Commission		No response

### **DEVELOPMENT PLAN POLICY**

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
IMP3: Developer Obligations		
H7: New Housing in the Open Countryside	Y	
EP9: Contaminated Land		
IMP1: Developer Requirements	Y	
EP10: Foul Drainage		
T2: Provision of Access		
T5: Parking Standards		
ER2: Development in Woodlands		
E4: Trees and Development		

REPRESENTATIONS		
Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		

## OBSERVATIONS – ASSESSMENT OF PROPOSAL

### History

12/02104/APP House approved to the west of 'Scatterbrook' (under construction).  
12/02104/APP Approval at the LRB for a house on the adjoining plot to the west.

### Proposal

Proposed dwellinghouse with a detached garage.

The proposed dwelling will have a 1½ storey design, with upper floor accommodation indicated in the section but no floor plan of this.

White render/roughcast proposed to the walls and slate/slate type tiles to the roof.

The proposed drainage and water supply arrangements include a private septic tank (with discharge to land via a soakaway), surface water soakaway and a connection to the public water supply.

### Site Characteristic

The site area is 2919 sq m. of upland grazing, sloping to the south away from the unclassified road fronting the site. To the front of the site there is a small overgrown area.

There are residential properties along the road to the east and west, with Fiddich Lodge adjoining the site to the east and, west of the neighbouring house site granted approval at the LRB (reference 12/02104/APP), the house 'Scatterbrook'.

There is forestry to the north of the site and reflecting the exposed openness of the site there are extensive views out to the south across the Maggieknocater valley.

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

Policy H7 provides the specific criteria by which new housing applications in the countryside are assessed. This policy assumes in favour of an application for a new house in the open countryside provided all of the following requirements are met:

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

- applications; and,
- d) At least 50% of the site boundaries are long established and are capable of distinguishing the site from surrounding land (e.g. dykes, hedgerows, fences, watercourses, woodlands, tracks and roadways).

In relation to (a) above, the proposal clearly does not reflect the 'traditional' settlement pattern in the locality since a clear ribbon form of development is now being contributed to, contrary to the widely dispersed scattering of houses originally found in the area. The site is extremely exposed and the openness of the site significantly contributes to the rural character this part of the Moray countryside. The house proposed would have a significantly detrimental visual impact in this respect.

In relation to (b) the site contributes to (further) ribbon development. Together with the other new development the proposal contributes to a significant build-up of new residential development in the area

In relation to (c) it is evident that the creeping urbanisation of the setting is significantly compromising the historic rural openness of the area.

On the basis of the above considerations the proposals do not meet the criteria (a), (b) and (c) of policy H7 and therefore the proposals should be refused.

It is noted that the provisions of policy IMP1 are more general in relation to the proposal, and the main specific criteria by which the proposals are to be assessed are contained in H7.

### **Developer Contributions (IMP3)**

A Developer Contribution has been identified towards Transport and Healthcare. The applicant has indicated their willingness to make the contribution sought if the application is to be approved.

However, this matter has not been pursued at this stage since the proposals are being refused.

### **Access and Parking (T2 & T5)**

The Transportation Service has raised no objection to the proposal subject to conditions covering provision of a satisfactory access to the dwelling including the provision of a lay-by, parking facilities and road drainage. Therefore the proposal complies with Policies T2 and T5.

### **Conclusion**

The application is considered to result in an unacceptable form of development which does not comply with the provisions of the development plan and so should be refused.

In making this assessment the decision by the LRB on the neighbouring plot has been acknowledged, but this decision is not considered to be a justification for approving further intrusive development in the location.

## **OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT**

There are no other material considerations that would alter this assessment.

<b>HISTORY</b>			
<b>Reference No.</b>	<b>Description</b>		
	<b>Decision</b>		<b>Date Of Decision</b>

<b>ADVERT</b>		
<b>Advert Fee paid?</b>	<b>Yes</b>	
<b>Local Newspaper</b>	<b>Reason for Advert</b>	<b>Date of expiry</b>
Northern Scot	No Premises Departure from development plan	27/07/17
PINS	No Premises Departure from development plan	27/07/17

<b>DEVELOPER CONTRIBUTIONS (PGU)</b>	
<b>Status</b>	<b>Contribution required, but this has not been pursued owing to the proposals being refused</b>

<b>DOCUMENTS, ASSESSMENTS etc. *</b>		
<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:		

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

<b>DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)</b>			
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)			

**From:** DeveloperObligations  
**Sent:** 3 Jul 2017 15:45:26 +0100  
**To:** DC-General Enquiries  
**Cc:** Maurice Booth  
**Subject:** 17/01001/APP Proposed erection of dwelling-house with integrated garage at Dufftown View, Craigellachie  
**Attachments:** 17-01001-APP Proposed erection of dwelling-house with integrated garage at Dufftown View, Craigellachie.docx

Hi

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

Regards,  
Hilda

Find us on   
[Moray Council Planning](#)

**Hilda Puskas**  
Developer Obligations Officer  
Development Plans  
[hilda.puskas@moray.gov.uk](mailto:hilda.puskas@moray.gov.uk)  
01343 563265

  
The logo for Moray Council, featuring the word 'MORAY' in a stylized, lowercase, pink font with a horizontal line underneath, and the word 'council' in a smaller, lowercase, pink font below it.

## DEVELOPER OBLIGATIONS: ASSESSMENT REPORT

**Date:** 03/07/2017

**Reference:** 17/01001/APP

**Description:** Proposed erection of dwelling-house with integrated garage at Dufftown View, Craigellachie

**Applicant:** Mr Gavin Strathdee

**Agent:** Strathdee Properties Limited

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

### Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport	
Healthcare	
Community Facilities	Nil
Sports and Recreation	Nil
Waste	Nil
<b>Total Developer Obligations</b>	

### **Breakdown of Calculation**

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

4 bed = 1.2 SRUE

This assessment is therefore based on 1.2 SRUE.

### **Developer Obligations Discount for Small Scale Development**

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

## **INFRASTRUCTURE**

### **Education**

#### **Primary Education**

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

**Contribution towards Primary Education = Nil**

#### **Secondary Education**

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

**Contribution towards Secondary Education = Nil**

### **Transport**

The Moray Council Transportation Services has confirmed that contribution towards the Council's Demand Responsive Transport Service is required to mitigate the impact, in terms of increased usage, on this service given the proposed development is located within a rural area with no access to bus services. In accord with the Moray Council's Supplementary Guidance on Developer Obligations, a contribution of [REDACTED] per SRUE is sought. Therefore:

[REDACTED]

**Contributions towards Transport = [REDACTED]**

### **Healthcare**

Healthcare Facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities. The recommended number of patients is 1500 per General Practitioner (GP) and floorspace requirement per GP is 271m<sup>2</sup>.

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

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



Contributions are calculated based on the proportional contribution of [REDACTED] per SRUE for the reconfiguration of the Health Centre and [REDACTED] per SRUE for the Additional Dental Chair.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Contribution towards Healthcare= [REDACTED]**

### **Community, Sports and Recreational Facilities**

#### *Community Facilities*

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

**Contribution for Community Facilities = Nil**

#### *Sports and Recreation Facilities*

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

**Contribution for Sports and Recreation Facilities = Nil**

### **Waste**

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

**Contribution for Waste = Nil**

## **TERMS OF ASSESSMENT**

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

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

## **PAYMENT OF CONTRIBUTIONS**

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

## **INDEXATION**

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

## Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>10th July 2017</b>
Planning Authority Reference	<b>17/01001/APP</b>
Nature of Proposal (Description)	<b>Proposed erection of dwelling-house with integrated garage</b>
Site	<b>Dufftown View Craigellachie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>999999999999</b>
Proposal Location Easting	<b>331209</b>
Proposal Location Northing	<b>846371</b>
Area of application site (Ha)	<b>2919 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=ORZKTUBGM4X00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=ORZKTUBGM4X00</a>
Previous Application	
Date of Consultation	<b>26th June 2017</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Gavin Strathdee</b>
Applicant Organisation Name	
Applicant Address	<b>Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Maurice Booth</b>
Case Officer Phone number	<b>01343 563274</b>
Case Officer email address	<b>maurice.booth@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

**NOTE:**

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

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

Please respond using the attached form:-

**MORAY COUNCIL**

**PLANNING CONSULTATION RESPONSE**

**From:** Environmental Health Manager

**Planning Application Ref. No: 17/01001/APP**

**Proposed erection of dwelling-house with integrated garage Dufftown View Craigellachie Moray for Mr Gavin Strathdee**

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

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

**Reason(s) for objection**

**Condition(s)**

**Further comment(s) to be passed to applicant**

**Further information required to consider the application**

**Contact: Kevin Boyle**  
**email address:**  
**Consultee:**

**Date: 7 July 2017**  
**Phone No** .....

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
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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.

10<sup>th</sup> July 2017

Moray Council  
Council Office  
High Street  
Elgin  
IV30 9BX



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

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

Dear Sir/Madam

**SITE: AB38 Moray Craigellachie Dufftown View**  
**PLANNING REF: 17/01001/APP**  
**OUR REF: 747310**  
**PROPOSAL: Proposed erection of dwelling-house with integrated garage**

**Please quote our reference in all future correspondence**

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

**Water**

- There is currently sufficient capacity in the **Badentinan** Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

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

**Surface Water**

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

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

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

#### **General notes:**

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

**Site Investigation Services (UK) Ltd**

**Tel: 0333 123 1223**

**Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)**

**[www.sisplan.co.uk](http://www.sisplan.co.uk)**

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- **If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude. The nearest Scottish Water Main is approximately 300m away.**
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

#### **Next Steps:**

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

**For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example**

rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

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

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

- **Non Domestic/Commercial Property:**

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

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

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

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

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

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

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

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



Yours sincerely

**Lisa Lennox**

Development Operations Analyst

[Lisa.lennox2@scottishwater.co.uk](mailto:Lisa.lennox2@scottishwater.co.uk)

## Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>10th July 2017</b>
Planning Authority Reference	<b>17/01001/APP</b>
Nature of Proposal (Description)	<b>Proposed erection of dwelling-house with integrated garage</b>
Site	<b>Dufftown View Craigellachie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>999999999999</b>
Proposal Location Easting	<b>331209</b>
Proposal Location Northing	<b>846371</b>
Area of application site (Ha)	<b>2919 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=ORZKTUBGM4X00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=ORZKTUBGM4X00</a>
Previous Application	
Date of Consultation	<b>26th June 2017</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Gavin Strathdee</b>
Applicant Organisation Name	
Applicant Address	<b>Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Maurice Booth</b>
Case Officer Phone number	<b>01343 563274</b>
Case Officer email address	<b>maurice.booth@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

**NOTE:**

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

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

two month determination period to be exceeded.

Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Transportation Manager

**Planning Application Ref. No: 17/01001/APP**

**Proposed erection of dwelling-house with integrated garage Dufftown View Craigellachie Moray for Mr Gavin Strathdee**

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

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

#### **Condition(s)**

1. Prior to any development works commencing:
  - i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 4.5 metres by 120 metres to the west, and 4.5 metres by 76 metres to the east, and a schedule of maintenance for the splay area shall be submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
  - ii) the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
  - iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.26 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.
2. New boundary walls/fences shall be set back from the edge of the public carriageway at a minimum distance of 2.0m and to a position behind the required visibility splays.
3. The width of the vehicular access shall be minimum 5.0m and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The first 10m of the access track, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam.
4. An access lay-by 12.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road to allow visiting service vehicles to park clear of the public road. The vehicular access(es) should lead off the lay-by. The lay-by must be constructed in accordance with The Moray Council specification and

surfaced with bituminous macadam.

5. Any existing ditch, watercourse or drain under the site access shall be piped using a suitable diameter of pipe, agreed with the Roads Maintenance Manager (300mm minimum). The pipe shall be laid to a self-cleansing gradient and connected to an outfall.
6. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.
7. Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.
8. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

#### REASONS

1. To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users through the provision of details currently lacking.
2. To ensure acceptable development in the interests of road safety.
3. To ensure acceptable infrastructure at the development access.
4. To enable visiting service vehicles to park clear of the public road in the interests of road safety.
5. To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.
6. To ensure the safety and free flow of traffic on the public road and access to the site by minimising the road safety impact from extraneous material and surface water in the vicinity of the new access.
7. To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.
8. To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the public road

#### **Further comment(s) to be passed to applicant**

The formation of the required visibility splay will involve the removal of trees and vegetation, and the lowering of ground levels. An existing 'passing place' sign shall require to be relocated, the cost of which is to be borne by the developer. Advice on this matter can be obtained by emailing [road.maint@moray.gov.uk](mailto:road.maint@moray.gov.uk)

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

Before starting any work on the existing public road the applicant is obliged to apply for a road opening permit in accordance with Section 56 of the Roads (Scotland) Act 1984.

This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing [roadspermits@moray.gov.uk](mailto:roadspermits@moray.gov.uk)

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

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

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

No retaining structures or embankments shall be constructed along the edge of the road, whether retaining the public road or ground adjoining the public road without prior consultation and agreement of the Roads Authority.

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

**Contact: DA/AG**  
**email address: [transport.develop@moray.gov.uk](mailto:transport.develop@moray.gov.uk)**  
**Consultee: TRANSPORTATION**

**Date 24 July 2017**

<b>Return response to</b>	<b><a href="mailto:consultation.planning@moray.gov.uk">consultation.planning@moray.gov.uk</a></b>
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## Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>10th July 2017</b>
Planning Authority Reference	<b>17/01001/APP</b>
Nature of Proposal (Description)	<b>Proposed erection of dwelling-house with integrated garage</b>
Site	<b>Dufftown View Craigellachie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>999999999999</b>
Proposal Location Easting	<b>331209</b>
Proposal Location Northing	<b>846371</b>
Area of application site (Ha)	<b>2919 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=ORZKTUBGM4X00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=ORZKTUBGM4X00</a>
Previous Application	
Date of Consultation	<b>26th June 2017</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Gavin Strathdee</b>
Applicant Organisation Name	
Applicant Address	<b>Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Maurice Booth</b>
Case Officer Phone number	<b>01343 563274</b>
Case Officer email address	<b>maurice.booth@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

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Please respond using the attached form:-



**MORAY COUNCIL**

**PLANNING CONSULTATION RESPONSE**

**From:** Contaminated Land

**Planning Application Ref. No:** 17/01001/APP

**Proposed erection of dwelling-house with integrated garage Dufftown View Craigellachie Moray for Mr Gavin Strathdee**

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

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

**Reason(s) for objection**

**Condition(s)**

**Further comment(s) to be passed to applicant**

**Further information required to consider the application**

**Contact:** Adrian Muscutt  
**email address:**  
**Consultee:**

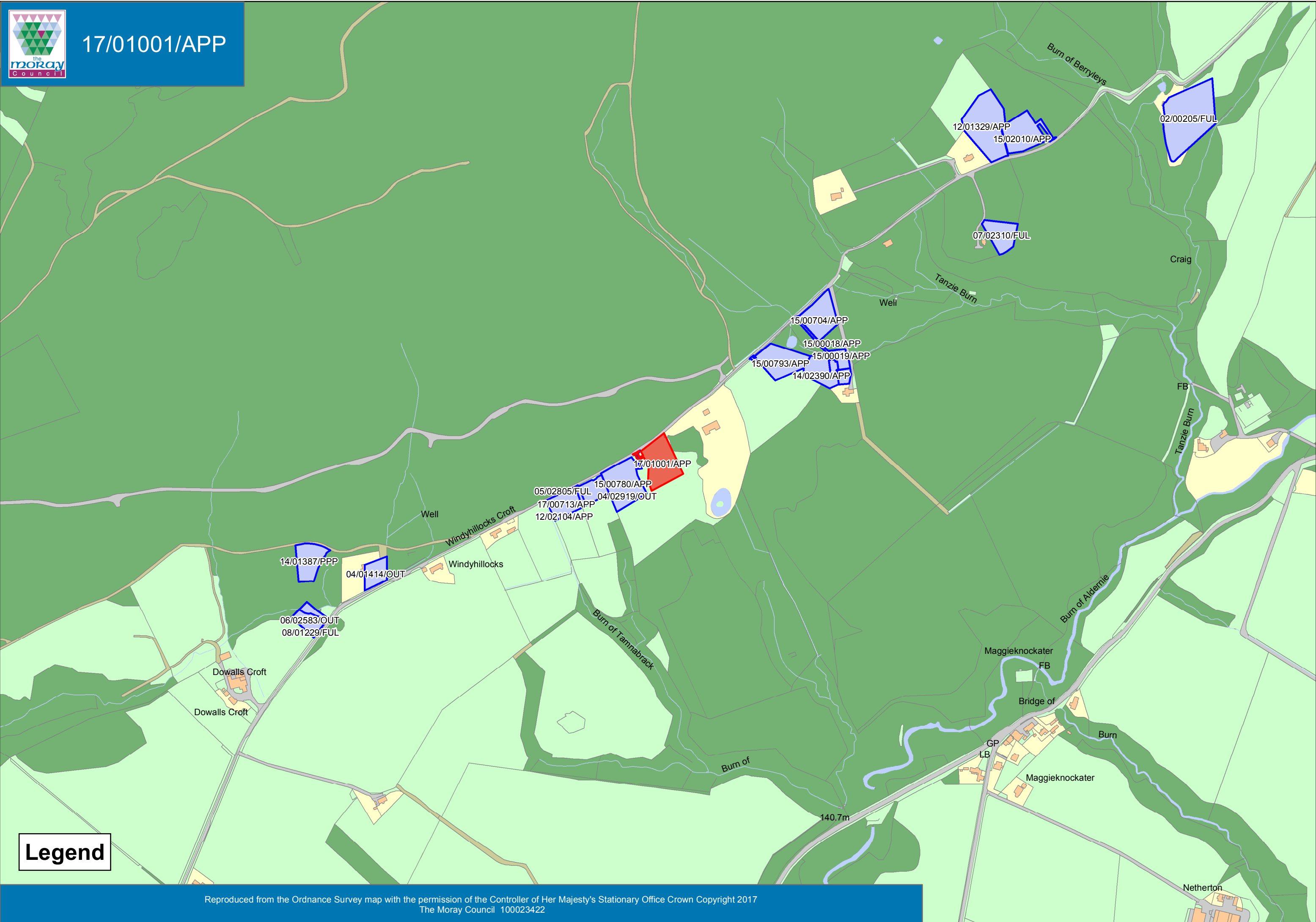
**Date.....**30/06/17.....  
**Phone No** .....

**Return response to**

**consultation.planning@moray.gov.uk**

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



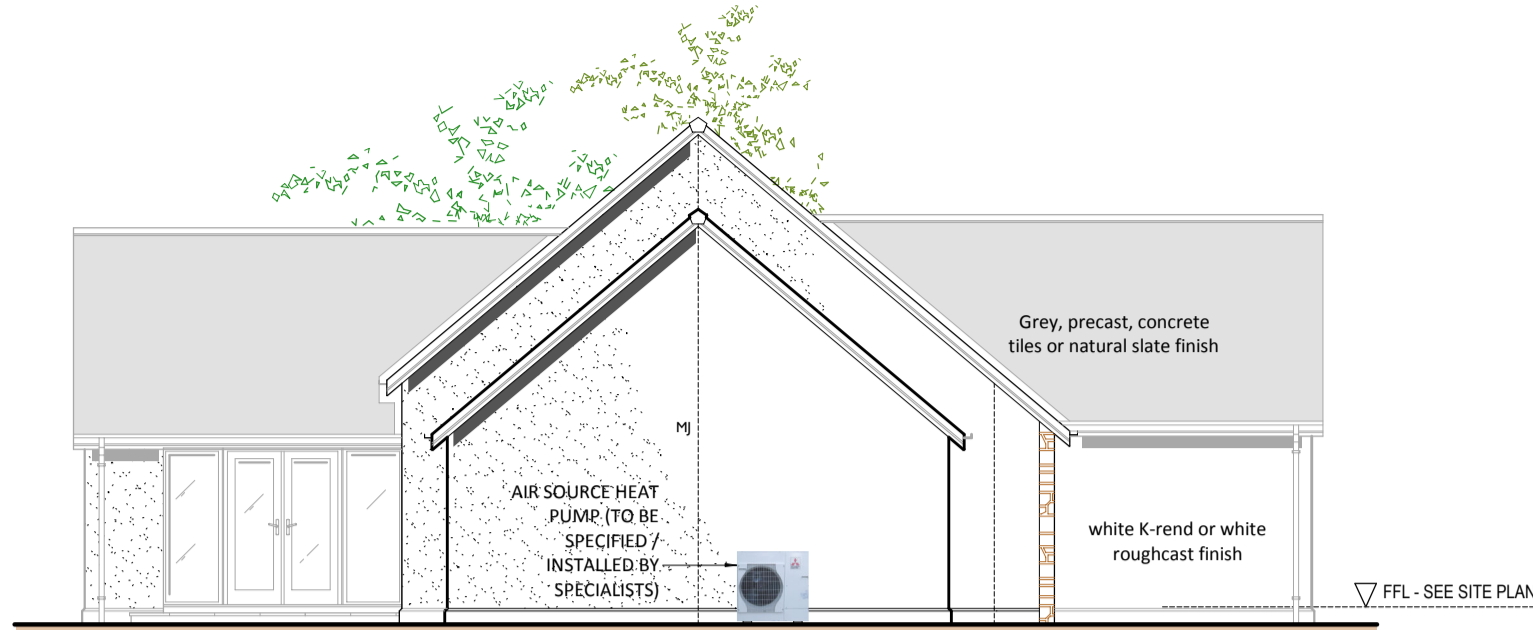


**Legend**

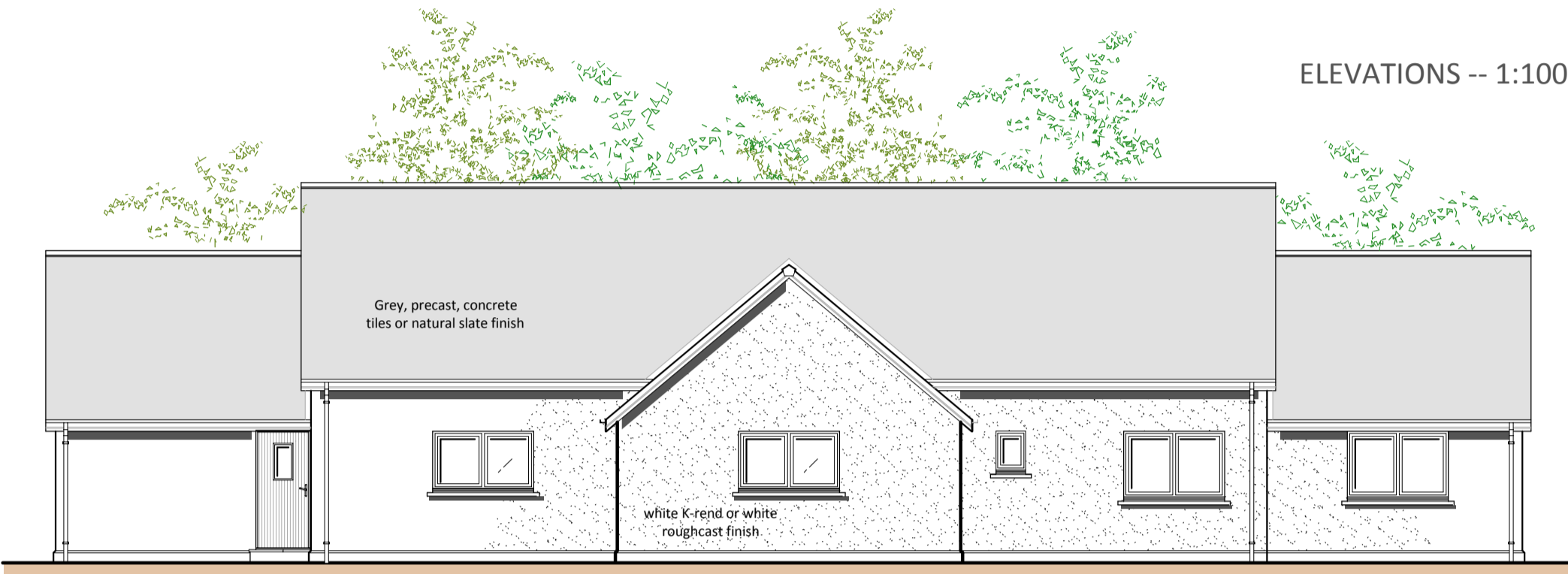




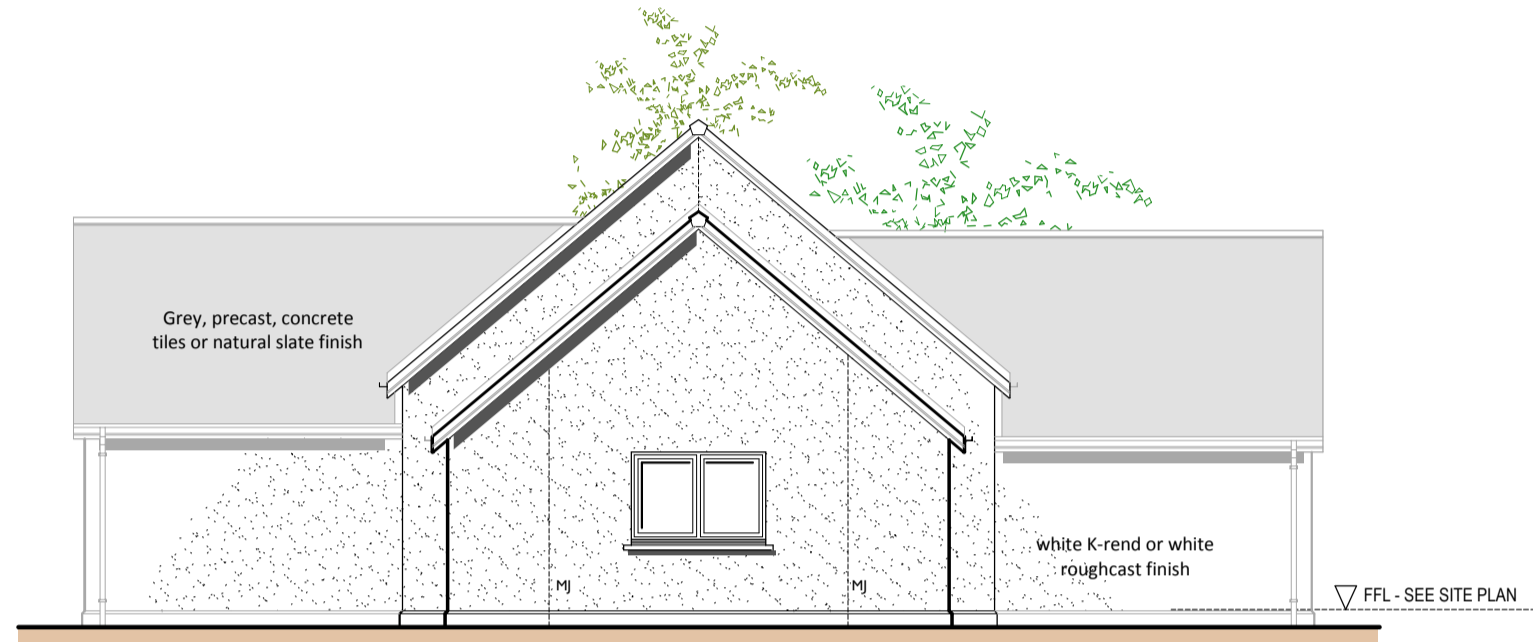
FRONT ELEVATION



SIDE ELEVATION

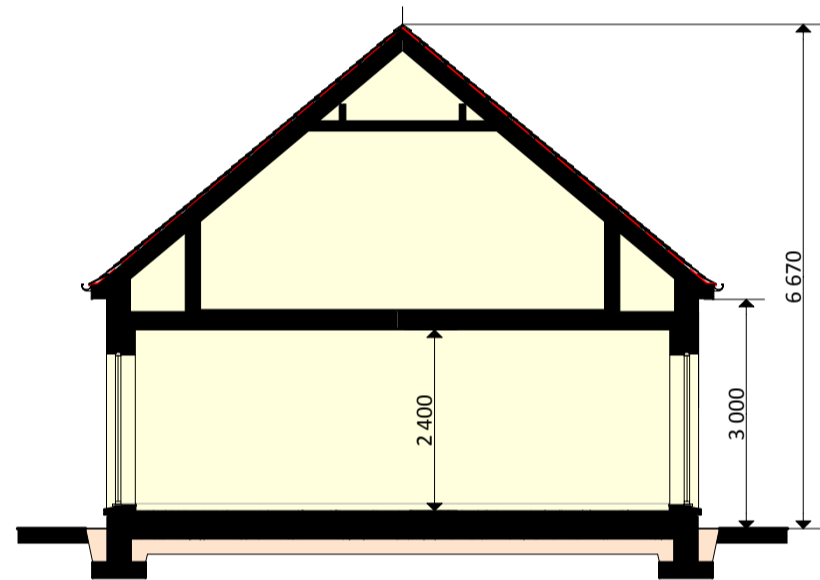


REAR ELEVATION



SIDE ELEVATION

ELEVATIONS -- 1:100 SCALE



TYPICAL SECTION



3D PHOTOMONTAGE DENOTING HOW DWELLING-HOUSE MAY APPEAR WHEN COMPLETE

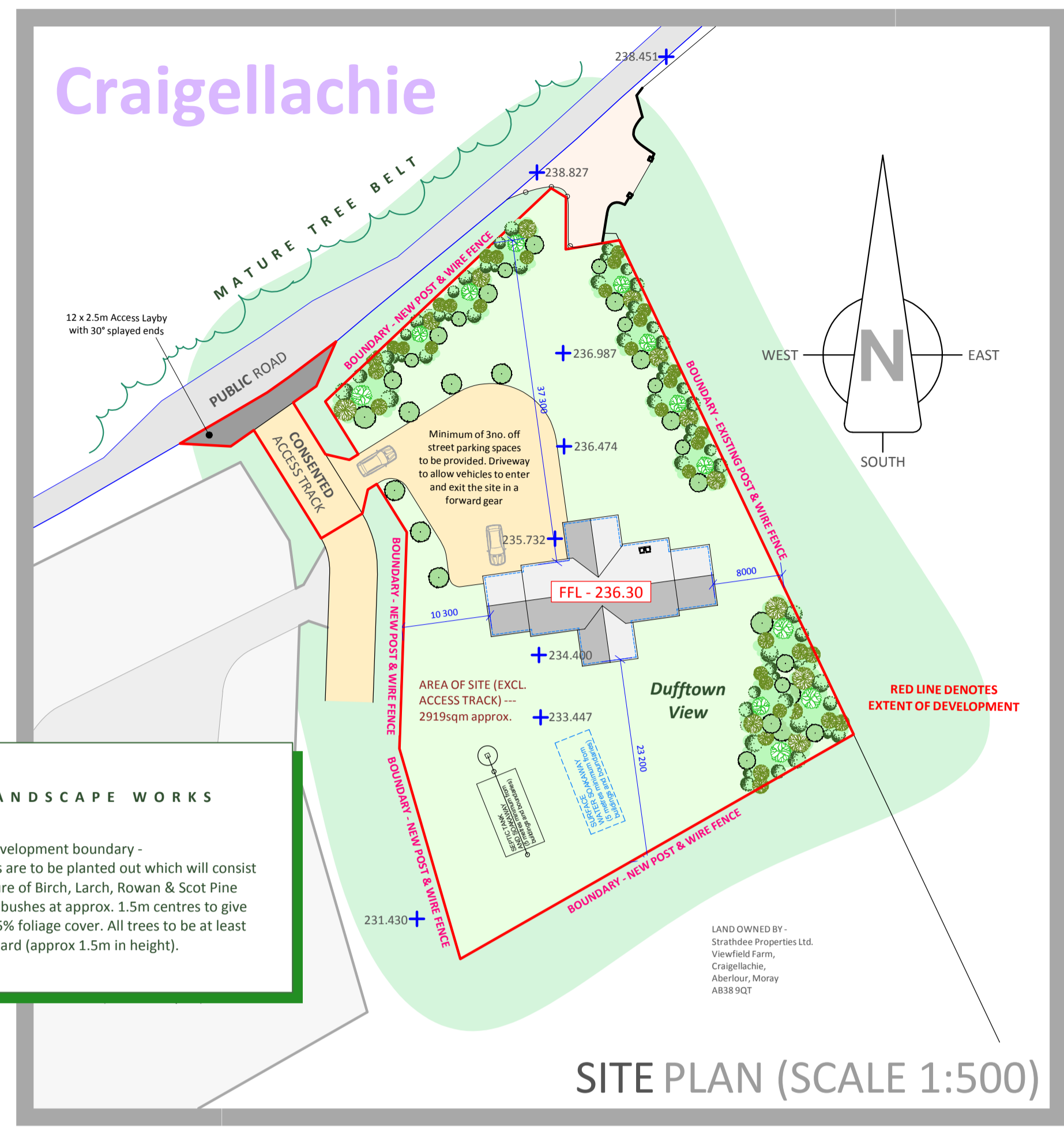
**SPECIFICATION**

- DRAINAGE**  
Foul water taken to septic tank.  
Surface water taken to soakaway
- EXTERNAL WALLS**  
White 'K' rend or white roughcast.  
Natural stone.
- ROOF**  
Grey, precast, concrete tiles or natural slates
- WINDOWS / DOORS**  
Grey / White Upvc / timber windows



GROUND FLOOR PLAN

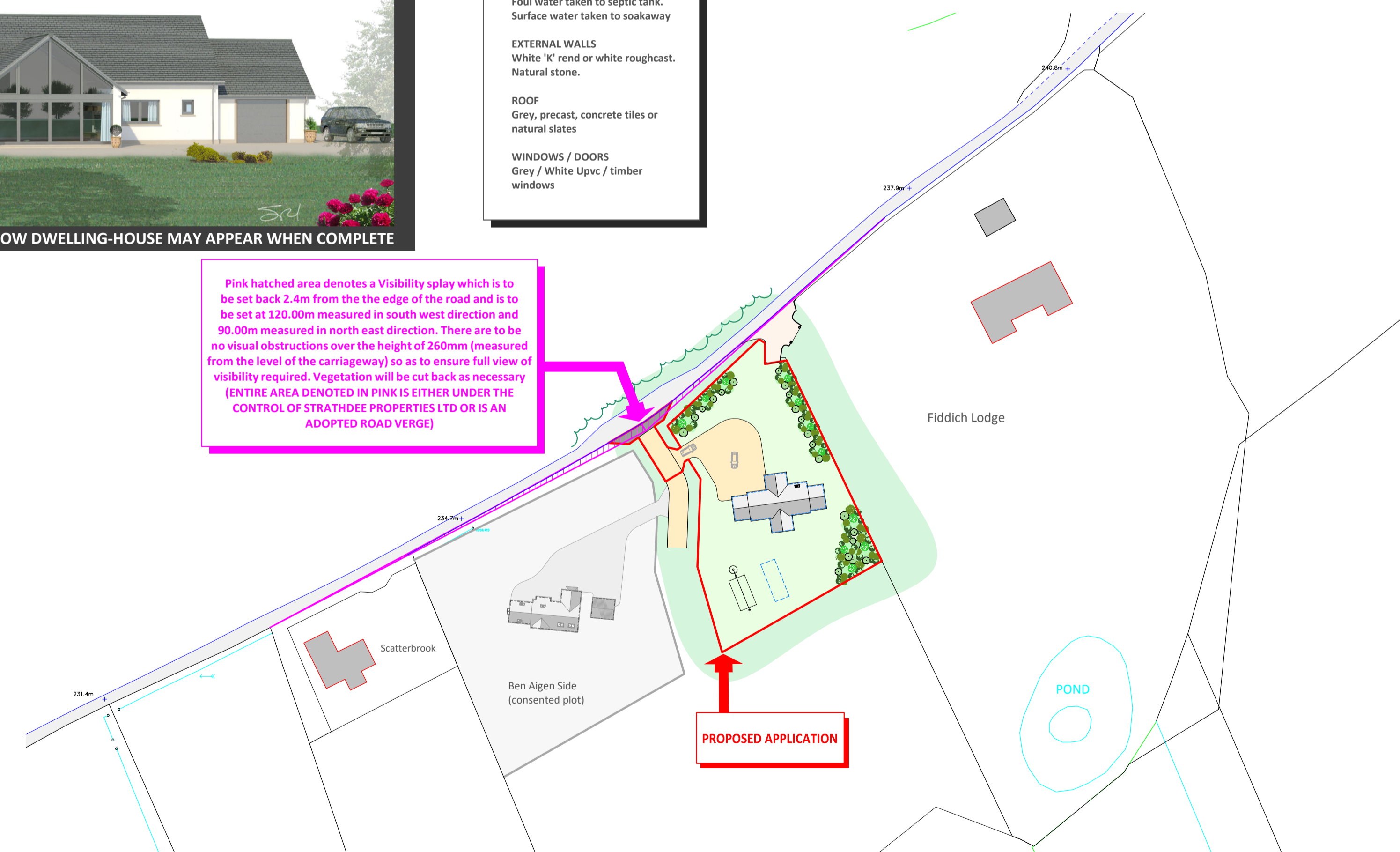
(SCALE -- 1:100)  
FLOOR AREA -- 193 sqm  
GARAGE -- 26 sqm



Craigellachie

**LANDSCAPE WORKS**  
Within development boundary - New trees are to be planted out which will consist of a mixture of Birch, Larch, Rowan & Scot Pine trees and bushes at approx. 1.5m centres to give at least 25% foliage cover. All trees to be at least half standard (approx 1.5m in height).

SITE PLAN (SCALE 1:500)



Pink hatched area denotes a Visibility splay which is to be set back 2.4m from the edge of the road and is to be set at 120.00m measured in south west direction and 90.00m measured in north east direction. There are to be no visual obstructions over the height of 260mm (measured from the level of the carriageway) so as to ensure full view of visibility required. Vegetation will be cut back as necessary (ENTIRE AREA DENOTED IN PINK IS EITHER UNDER THE CONTROL OF STRATHDEE PROPERTIES LTD OR IS AN ADOPTED ROAD VERGE)

VISIBILITY SPLAY ARRANGEMENT (SCALE 1:1000)

Dufftown View



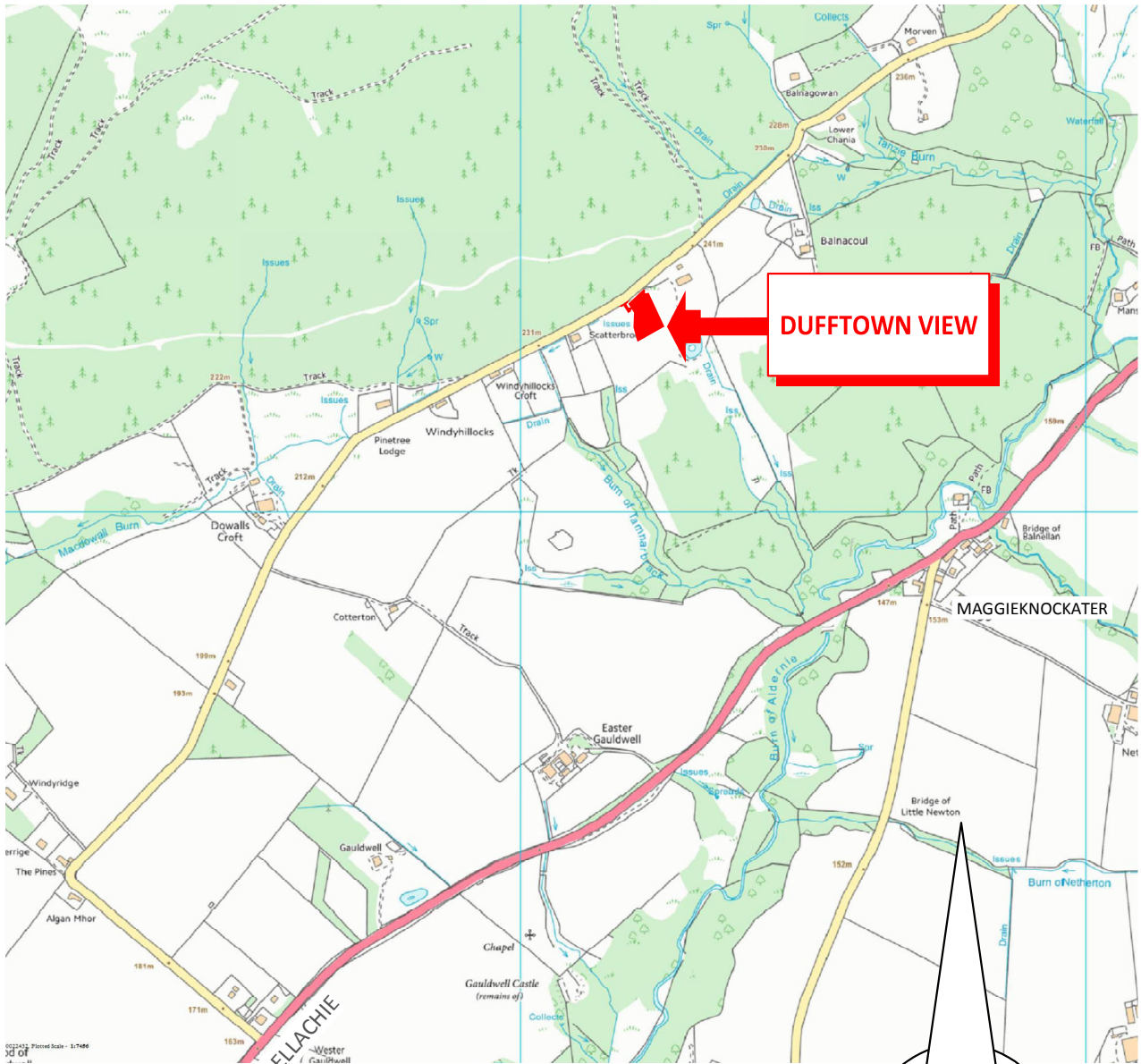
Strathdee Properties Ltd.

DRAWING no. DUFF-VIEW / PLANNING / 01  
SCALE AS STATED (A1)  
DRAWN BY S.Reid MCIAT  
DATE JUNE 2017

Proposed erection of dwellinghouse with integrated garage At Dufftown View, Craigellachie, Moray For Mr Gavin Strathdee  
planning drawing general arrangement

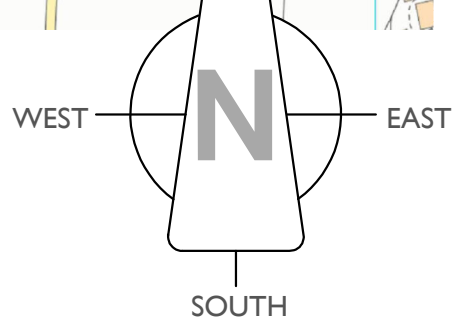
VIEWFIELD FARM, CRAIGELLACHIE, ABERLOUR, MORAY, AB38 9QT  
T - (01340) 881784  
E - info@strathdeeproperties.com





OS LOCATION PLAN (NOT TO SCALE)

TO CRAIGELLACHIE



**Proposed erection of dwelling-house with integrated garage At Dufftown View, Craigellachie, Moray For Mr Gavin Strathdee**

