



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 Email: development.control@moray.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100158098-001

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)

Reapplication of Previously Refused Ref:18/00271/PPP - Erect Replacement Dwellinghouse

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:	CM Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Craig	Building Name:	St Brendans
Last Name: *	Mackay	Building Number:	69
Telephone Number: *	01343540020	Address 1 (Street): *	South Guildry Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Elgin
Fax Number:		Country: *	United Kingdom
		Postcode: *	IV30 1QN
Email Address: *	office@cmdesign.biz		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	D	Building Number:	40
Last Name: *	Campbell	Address 1 (Street): *	Lochlann Road
Company/Organisation:		Address 2:	
Telephone Number: *		Town/City: *	Culloden
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	IV2 7HB
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Moray Council

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

Address 1:

HILLVIEW

Address 2:

GARMOUTH ROAD

Address 3:

LHANBRYDE

Address 4:

Address 5:

Town/City/Settlement:

ELGIN

Post Code:

IV30 8PD

Please identify/describe the location of the site or sites

Northing

861268

Easting

327346

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

326.00

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)

Foundations of Previous House

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)? *

2

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

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

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Please refer to plans

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:

Mrs Lynn Littlejohn

Address:

20, Hazel Avenue, Culloden, Scotland, IV2 7WR

Date of Service of Notice: *

20/03/2019

(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: Craig Mackay

On behalf of: Mr & Mrs D Campbell

Date: 20/03/2019

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. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

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

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

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

Declare – For Application to Planning Authority

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

Declaration Name: Mr Craig Mackay

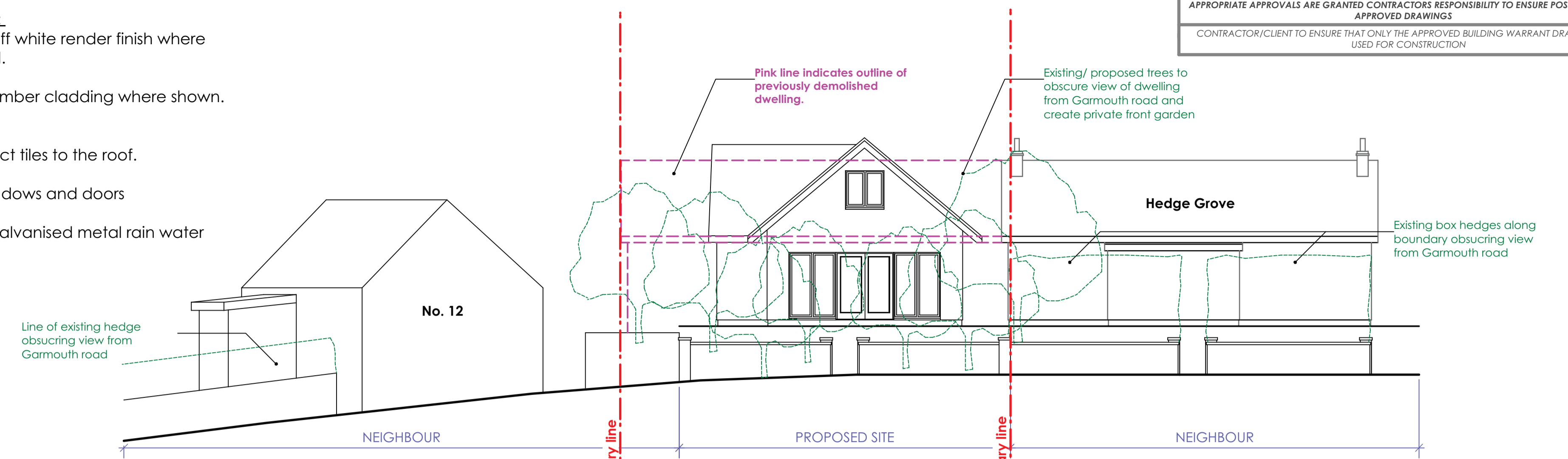
Declaration Date: 20/03/2019

DO NOT SCALE OFF DRAWINGS. ALL SIZES ARE TO BE CHECKED/CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED DRAWINGS
 CONTRACTOR/CLIENT TO ENSURE THAT ONLY THE APPROVED BUILDING WARRANT DRAWINGS ARE USED FOR CONSTRUCTION

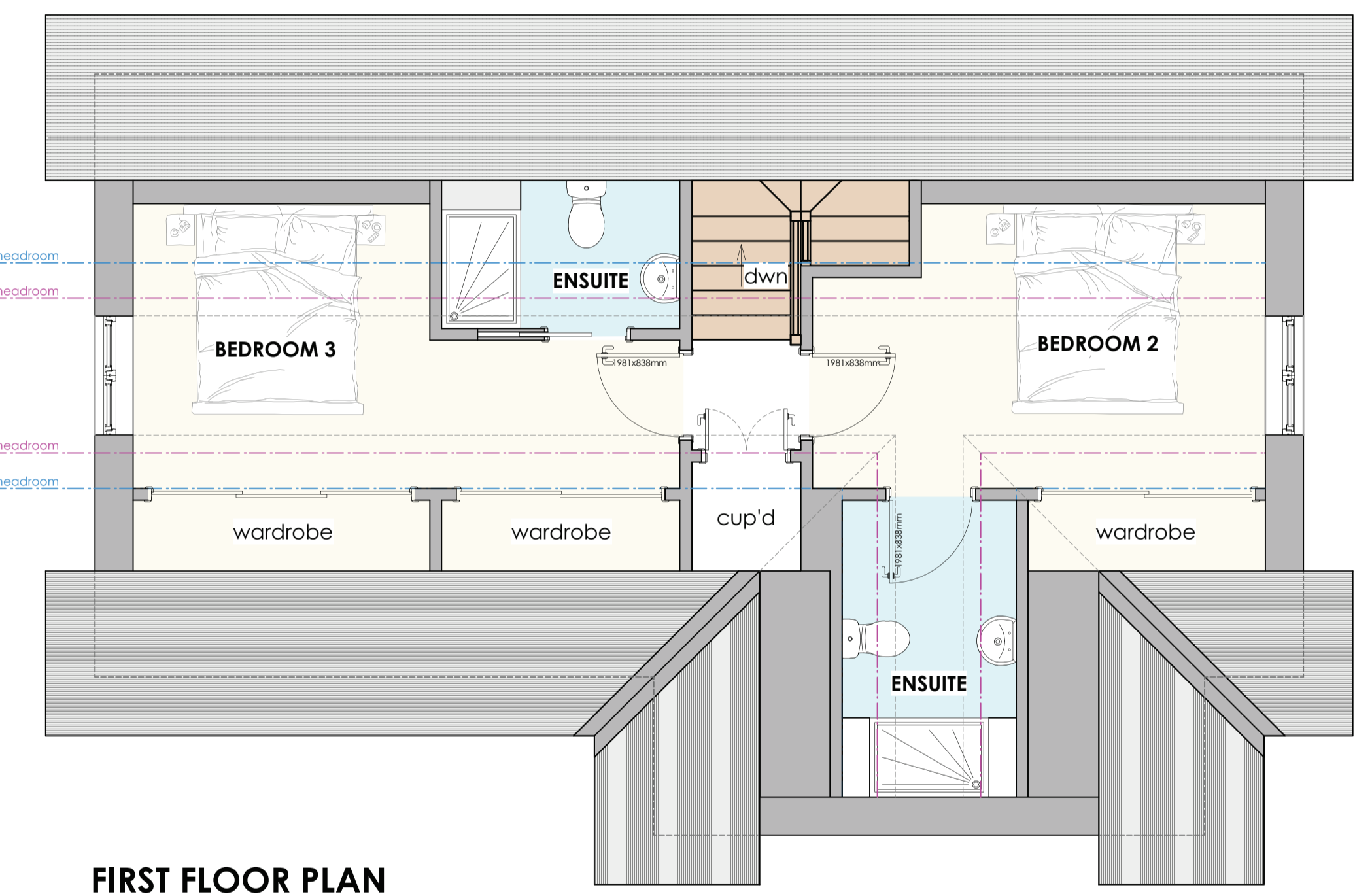


SIDE ELEVATION
(Scale 1:50)

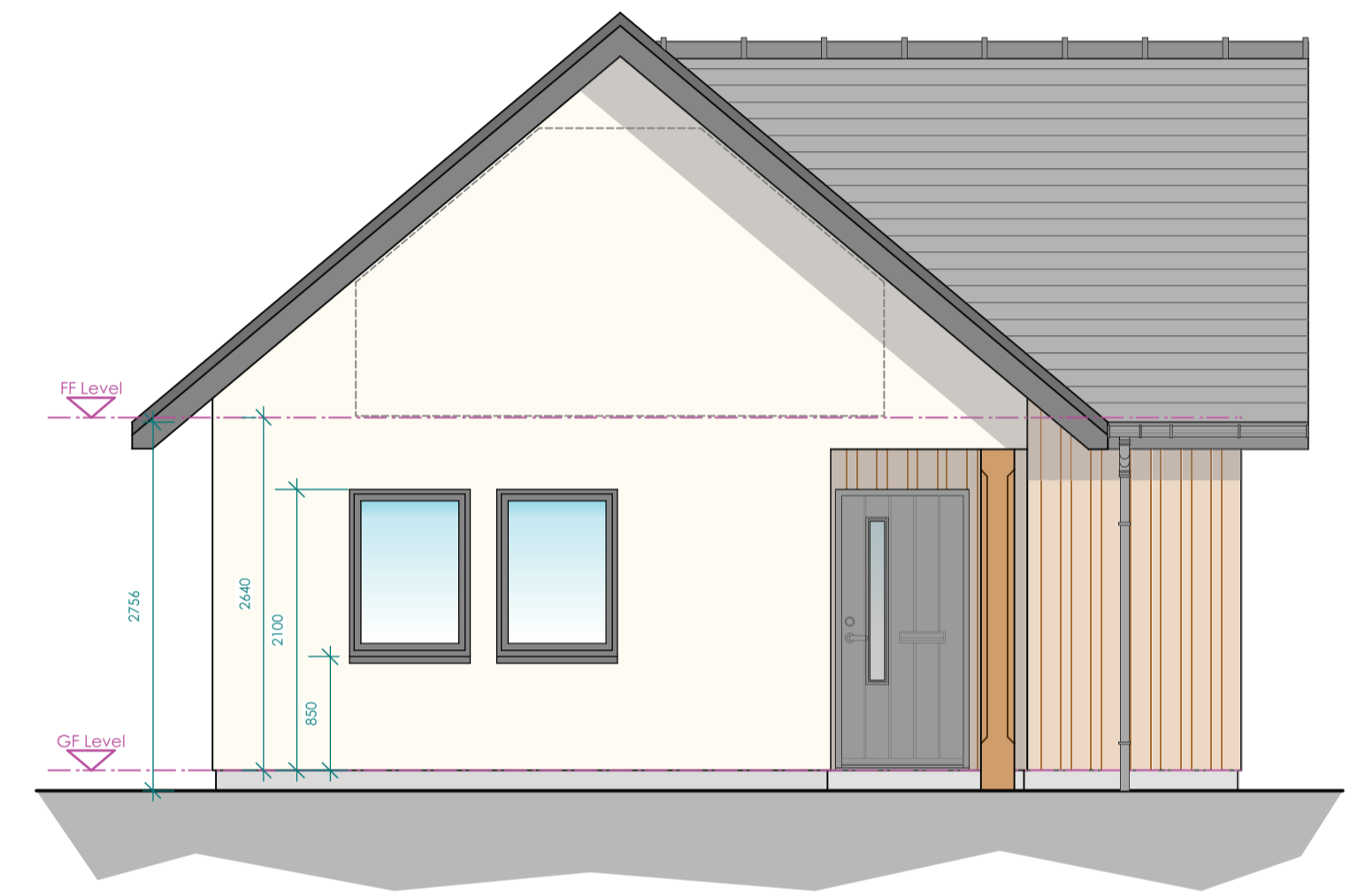
Materials:
 Smooth off white render finish where indicated.
 Vertical timber cladding where shown.
 Slate effect tiles to the roof.
 UPVC windows and doors
 Lin dab galvanised metal rain water goods



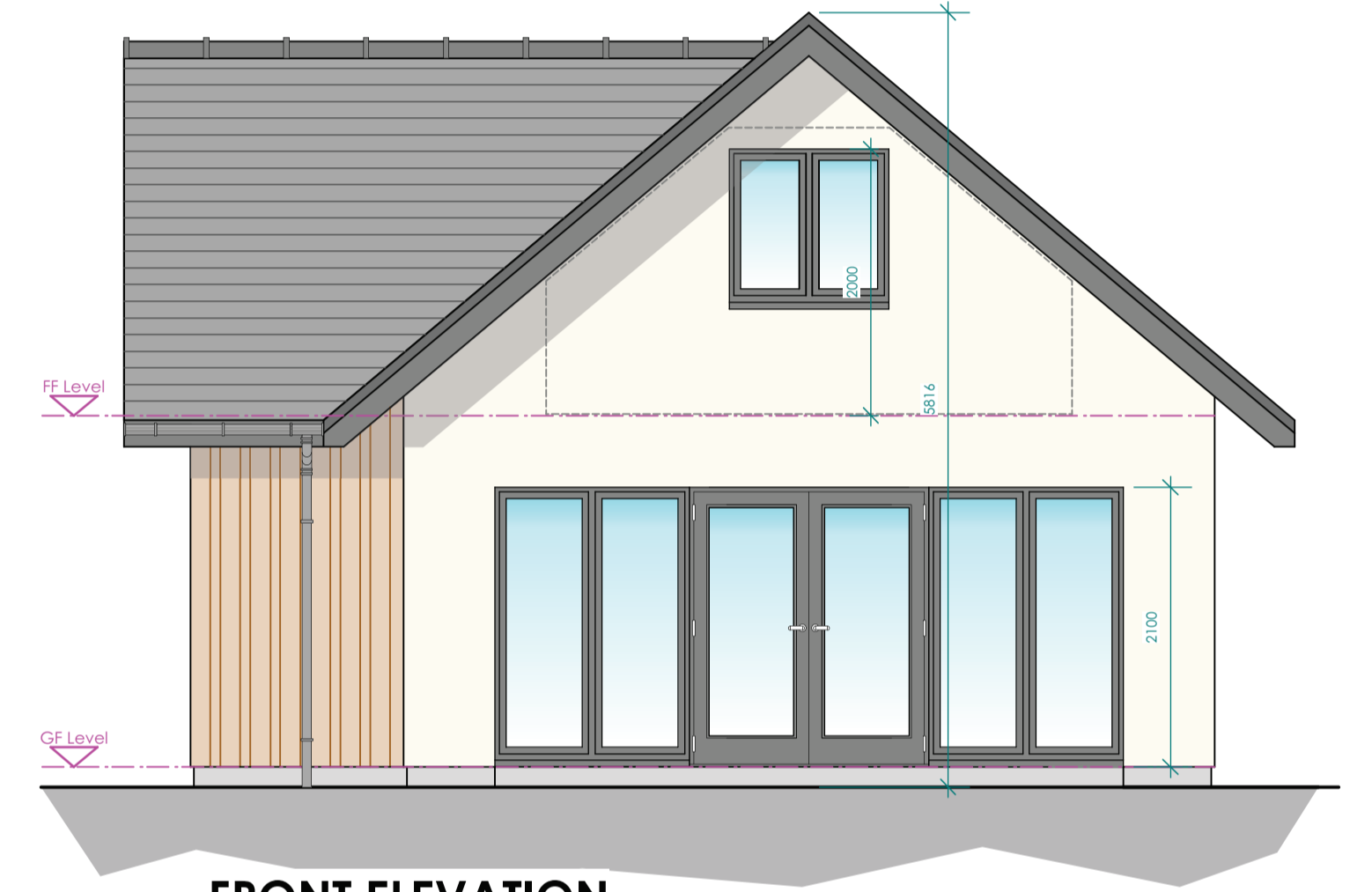
PROPOSED STREET SCAPE
 Approx size of neighbouring dwellings
(Scale 1:100)



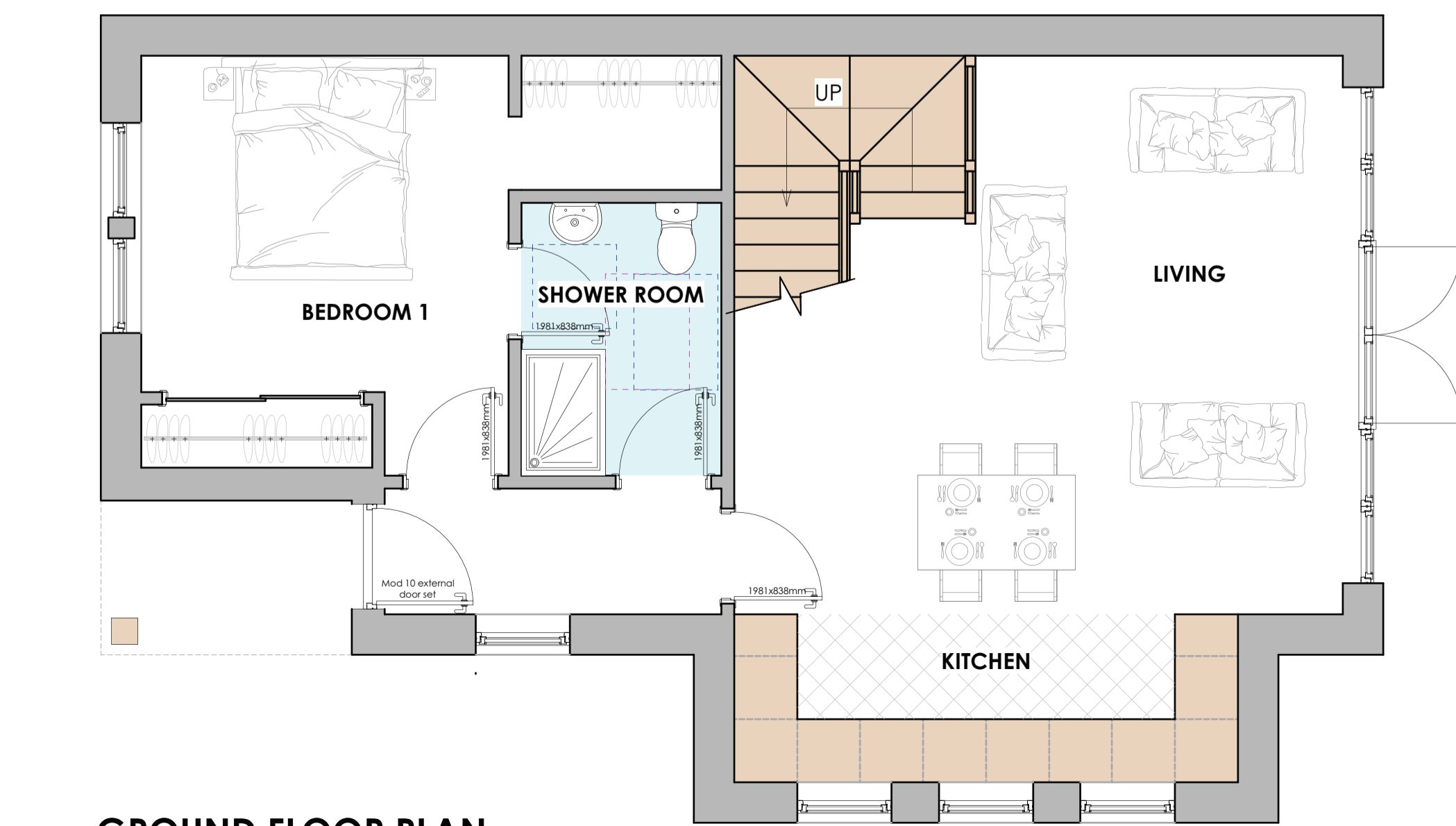
FIRST FLOOR PLAN
(Scale 1:50)



REAR ELEVATION
(Scale 1:50)

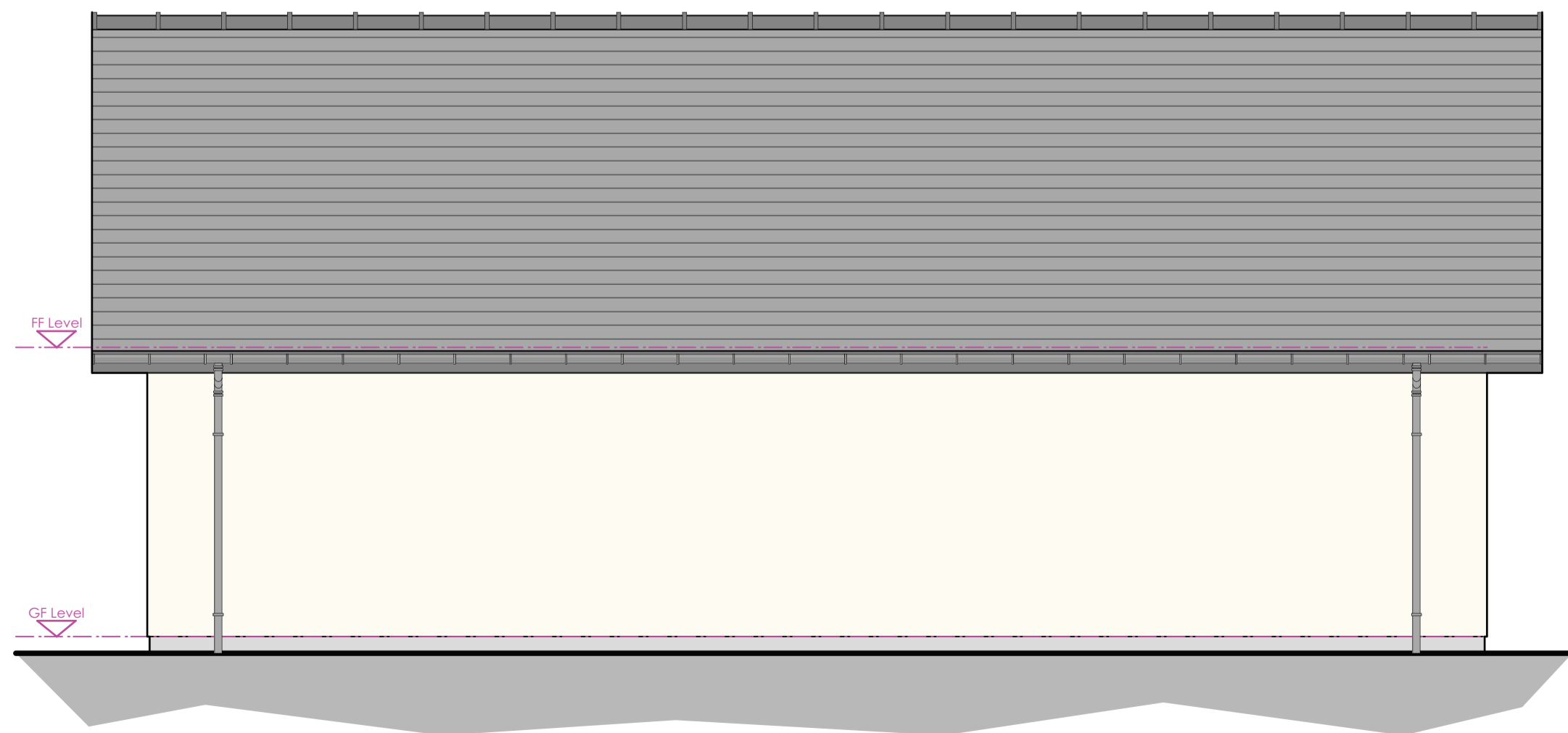


FRONT ELEVATION
(Scale 1:50)

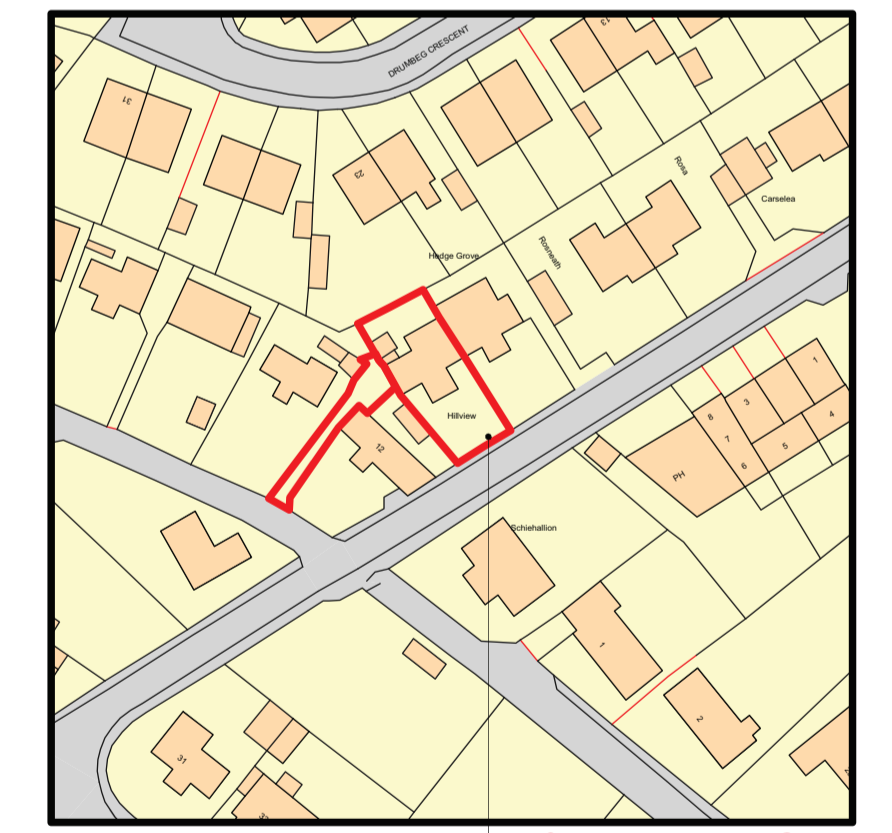


GROUND FLOOR PLAN
(Scale 1:50)

Internal floor area ground floor 65.4sqm
 Internal floor area first floor 40sqm



SIDE ELEVATION
(Scale 1:50)



LOCATION PLAN
(Scale 1:1250)
 SITE REFERRED TO IN APPLICATION

cmdesign
 architectural consultants

HEAD OFFICE - MORAY
 51 Brendans, 69 South Guildry Street, Elgin, IV30 1GN
 101343 540020

LOSSIEMOUTH OFFICE
 Ellet, James Street, Moray, IV30 6BX
 101343 810175

HIGHLANDS
 4 Bridge Street, Nairn, Highlands, IV12 4EJ
 101667 300230

DEVON OFFICE
 101392 345566

m 0781 3872818 w cmdesign.biz e office@cmdesign.biz

Mrs D Campbell

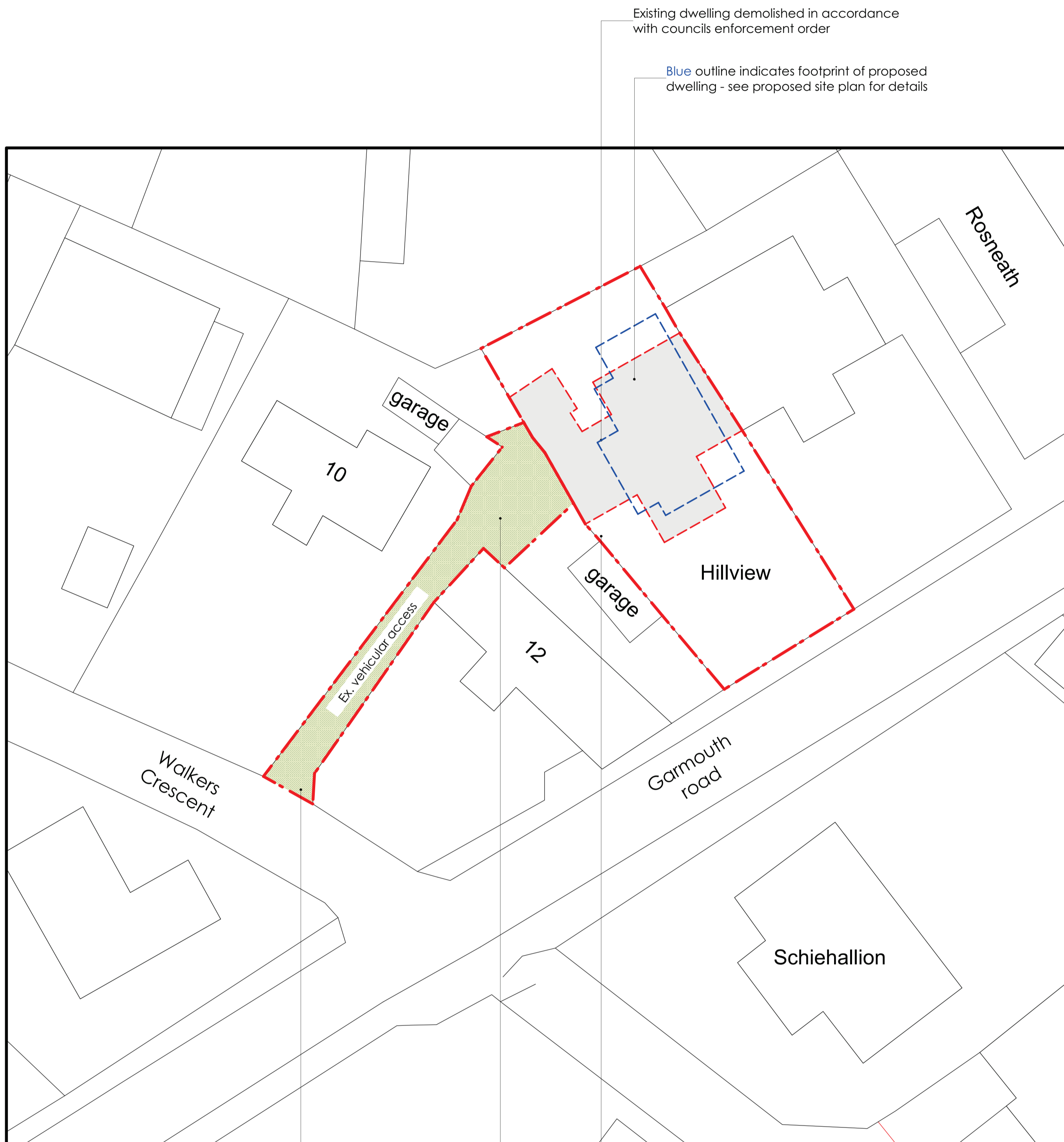
PROPOSED REPLACEMENT DWELLING ON EXISTING FOOTPRINT AT HILLVIEW GARMOUTH ROAD, LHANBRYDE

DESIGN PROPOSALS
 PROPOSED HOUSE DESIGN

Date: 07.03.19
 Amendments: Design updated
 Rev: A

Drawn By: A. CARSWELL
 Date: 29.01.2018
 Checked By: []
 Date: []

180002.CAMPBELL.02PP A



EXISTING SITE PLAN
(Scale 1:200)

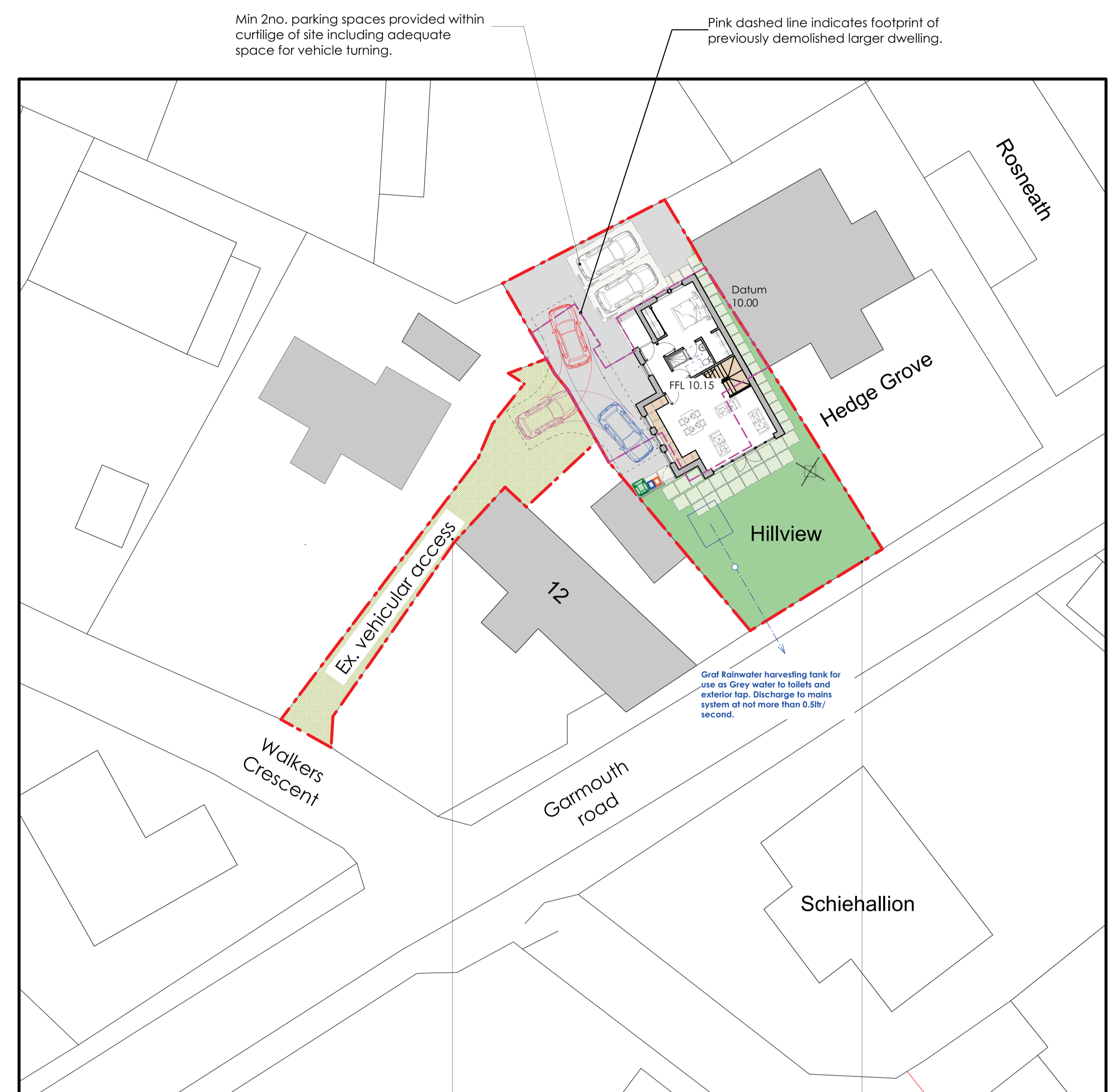
Site area (excluding shared access) 326sqm
 Footprint existing dwelling 117sqm

Existing dwelling demolished in accordance with councils enforcement order
 Blue outline indicates footprint of proposed dwelling - see proposed site plan for details

Red line indicates site referred to within application

Hatched area indicates area of shared ownership and shared driveway route to existing dwelling and 2no. neighbours (10 & 12 Walkers Crescent)

Existing site access to both No. 10 & No. 12 Walkers Crescent and Site access to Hillview pre-demolition. The site access was **accepted** by the Transport manager under application 18/00271/PPP and was not a reason for refusal.



PROPOSED SITE PLAN
(Scale 1:200)

Hatched area indicates **existing** shared driveway access to rear of dwelling. Parking to rear of the dwelling with suitable turning area within the site to allow vehicles to access and exit in a forward gear.

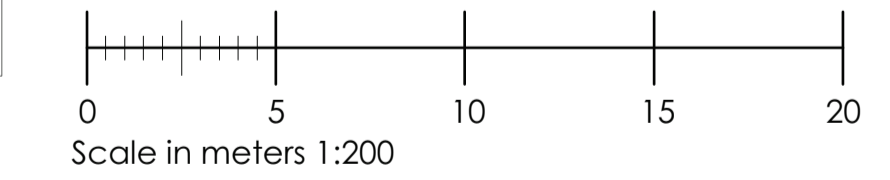
Site area (excluding shared access) 326sqm
 Footprint proposed dwelling 80sqm

Min 2no. parking spaces provided within curtilge of site including adequate space for vehicle turning.

Pink dashed line indicates footprint of previously demolished larger dwelling.

Grat Rainwater harvesting tank for use as Grey water to toilets and exterior tap. Discharge to mains system at not more than 0.5lit/second.

Red line indicates site referred to within application



cmdesign
architectural consultants

HEAD OFFICE - MORAY
51 Bredans, 69 South Guldry Street, Elgin, IV30 1GN
1 01343 540020

HIGHLANDS
4 Bridge Street, Naim, Highlands, IV12 4EJ
1 01667 300230

m 0781 3872818 w cmdesign.biz e office@cmdesign.biz

LOSSIEMOUTH OFFICE
Eliel, James Street, Moray, IV30 6BX
1 01343 810175

DEVON OFFICE
1 01392 345566

Mrs D Campbell

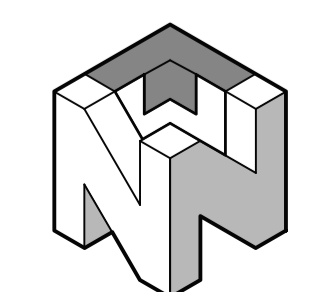
PROPOSED REPLACEMENT DWELLING ON EXISTING FOOTPRINT AT HILLVIEW GARMOUTH ROAD, LHANBRYDE

DESIGN PROPOSALS
EXISTING AND PROPOSED SITE PLAN

Date:	Amendments:	Rev:
07.03.19	Car Turn table added	A
29.04.19	Revised further to transport comments	B
29.04.19	Revised further to transport comments	C

Drawn By: A. CARSWELL Date: 29.01.2018 Checked By: Date:

180002.CAMPBELL.01PP C



Consultation Request Notification

Planning Authority Name	Moray Council
Response Date	19th April 2019
Planning Authority Reference	19/00309/PPP
Nature of Proposal (Description)	Erect replacement dwellinghouse
Site	Hillview Garmouth Road Lhanbryde Elgin Moray IV30 8PD
Site Postcode	N/A
Site Gazetteer UPRN	000133006515
Proposal Location Easting	327346
Proposal Location Northing	861268
Area of application site (M²)	326
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=POPFLKBGJLW00
Previous Application	18/00271/PPP
Date of Consultation	5th April 2019
Is this a re-consultation of an existing application?	No
Applicant Name	Mr & Mrs D Campbell
Applicant Organisation Name	
Applicant Address	40 Lochlann Road Culloden Scotland IV2 7HB
Agent Name	C M Design
Agent Organisation Name	
Agent Address	St Brendans 69 South Guildry Street Elgin Moray IV30 1QN
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Shona Strachan
Case Officer Phone number	01343 563303
Case Officer email address	shona.strachan@moray.gov.uk

PA Response To	consultation.planning@moray.gov.uk
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NOTE:

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

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

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

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

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

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

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Aberdeenshire Council Archaeology Service

Planning Application Ref. No: 19/00309/PPP

Erect replacement dwellinghouse Hillview Garmouth Road Lhanbryde Elgin for Mr & Mrs D Campbell

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

None

Condition(s)

None

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Claire Herbert
email address:
archaeology@aberdeenshire.gov.uk
Consultee: Archaeology service

Date...08/04/2019.....
Phone No ...01467 537717

Return response to	consultation.planning@moray.gov.uk
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Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the

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

Consultee Comments for Planning Application 19/00309/PPP

Application Summary

Application Number: 19/00309/PPP

Address: Hillview Garmouth Road Lhanbryde Elgin Moray IV30 8PD

Proposal: Erect replacement dwellinghouse

Case Officer: Shona Strachan

Consultee Details

Name: Mr CL Consultations

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

Email: clconsultations@moray.gov.uk

On Behalf Of: Contaminated Land

Comments

No objections

Adrian Muscutt, CLO

From: DeveloperObligations
Sent: 12 Apr 2019 14:47:06 +0100
To: Shona Strachan
Cc: DC-General Enquiries
Subject: 19/00309/APP Erect replacement dwellinghouse at Hillview, Garmouth Road, Lhanbryde

Hi

No developer obligations will be sought due to being a replacement house.

Regards
Hilda

Hilda Puskas | Developer Obligations Officer (Development Planning & Facilitation) |
Development Services
hilda.puskas@moray.gov.uk | [website](#) | [facebook](#) | [moray council planning facebook](#) | [twitter](#) |
[newsdesk](#)
01343 563265



**MORAY COUNCIL
PLANNING CONSULTATION RESPONSE**

From: The Moray Council, Flood Risk Management

Planning Application Ref. No: 19/003909/PPP

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

- | | Please |
|---|-------------------------------------|
| | x |
| (a) I OBJECT to the application for the reason(s) as stated below | <input checked="" 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 type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Reason(s) for objection

Lack of drainage information with application.

Further information required to consider the application

- Infiltration / Soil test results to confirm adequate rates / sub-soils for soakaway.
- Attenuation calculations to show SuDS is designed to store capacity from a 1 in 30 year storm period.
- Plan drawing of the SuDS in relation to the site.

Contact: James Ross

Date 24/05/2019

email address: James.ross@moray.gov.uk

Phone No 01343 563771

Consultee: The Moray Council, Flood Risk Management

9th April 2019

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 Local Planner

**IV30 Elgin Garmouth Road Hillview
PLANNING APPLICATION NUMBER: 19/00309/PPP
OUR REFERENCE: 775516
PROPOSAL: Erect replacement dwellinghouse**

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.

Foul

- There is currently sufficient capacity in the Moray West Waste 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** 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 taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, 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

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.
- 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

- **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 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

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

Yours sincerely

Angela Allison

Angela.Allison@scottishwater.co.uk

Consultation Request Notification

Planning Authority Name	Moray Council
Response Date	19th April 2019
Planning Authority Reference	19/00309/PPP
Nature of Proposal (Description)	Erect replacement dwellinghouse
Site	Hillview Garmouth Road Lhanbryde Elgin Moray IV30 8PD
Site Postcode	N/A
Site Gazetteer UPRN	000133006515
Proposal Location Easting	327346
Proposal Location Northing	861268
Area of application site (M²)	326
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=POPFLKKBGJLW00
Previous Application	18/00271/PPP
Date of Consultation	5th April 2019
Is this a re-consultation of an existing application?	No
Applicant Name	Mr & Mrs D Campbell
Applicant Organisation Name	
Applicant Address	40 Lochlann Road Culloden Scotland IV2 7HB
Agent Name	C M Design
Agent Organisation Name	
Agent Address	St Brendans 69 South Guildry Street Elgin Moray IV30 1QN
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Shona Strachan
Case Officer Phone number	01343 563303
Case Officer email address	shona.strachan@moray.gov.uk

PA Response To	consultation.planning@moray.gov.uk
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NOTE:

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

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

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

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

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

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

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 19/00309/PPP

Erect replacement dwellinghouse Hillview Garmouth Road Lhanbryde Elgin for Mr & Mrs D Campbell

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

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

Note: this updated response is provided with regard to details shown on Drawing No 180002.Campbell.01PP C, uploaded on 1st May 2019 to the planning portal.

Condition(s)

1. Parking Provision shall be as follows:

- Two car parking spaces for a dwelling with three bedrooms or less; or
- Three car parking spaces for a dwelling with four bedrooms or more.

The 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.

Reason: 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.

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

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

Further comment(s) to be passed to applicant

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

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

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 his property.

Contact:LL
email
address:transport.develop@moray.gov.uk
Consultee: Transportation

Date 07.05.19

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

Consultee Comments for Planning Application 19/00309/PPP

Application Summary

Application Number: 19/00309/PPP

Address: Hillview Garmouth Road Lhanbryde Elgin Moray IV30 8PD

Proposal: Erect replacement dwellinghouse

Case Officer: Shona Strachan

Consultee Details

Name: Mr EH Consultations

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

Email: ehplanning.consultations@moray.gov.uk

On Behalf Of: Environmental Health C12

Comments

No objections.

Andrew Stewart

SEHO

I am emailing regarding the proposed replacement dwelling at Hillview, Garmouth Road, Lhanbryde. In principal I have no objections to the house however I have concerns regarding the shared lane between 11 and 12 Walker's Crescent as an access for the property. The lane is much too narrow and the bottom of the lane at Walker's Crescent can be extremely dangerous to exit. I am the owner of 12 Walker's Crescent and you can see damage to the gable end of my property on the lane where cars have knocked into it and damaged the wall trying to exit the lane. I am fearful that this will only get worse as more cars use the lane . I look forward to receiving a reply to my email.

██████████

REPORT OF HANDLING

Ref No:	19/00309/PPP	Officer:	Shona Strachan
Proposal Description/ Address	Erect replacement dwellinghouse Hillview Garmouth Road Lhanbryde Elgin		
Date:	04.06.2019	Typist Initials:	LMC

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	08/04/19	No objection
Contaminated Land	09/04/19	No objection
Transportation Manager	07/05/19	Initially objected to the proposal, the objection was removed following the submission of amended plans. The concluded response confirms, there are no objections subject to conditions and informatives
Scottish Water	09/04/19	No objection but this does not guarantee connection to Scottish Water Infrastructure.
Planning And Development Obligations	12/04/19	None sought in this instance.
Aberdeenshire Council Archaeology Service	08/04/19	No objection
Moray Flood Risk Management	24/05/19	Object on grounds of lack of information on drainage information. A 'late consultation' was requested following the adoption of the Supplementary Guidance of Drainage and Flood Risk.

DEVELOPMENT PLAN POLICY		
Policies	Dep	Any Comments (or refer to Observations below)
Moray Local Development Plan 2015		
PP1: Sustainable Economic Growth	N	
PP3: Placemaking	N	
H1: Housing Land	Y	The application is contrary to the provisions of this policy and this forms the basis of one of the reasons of refusal for this application.
EP5: Sustainable Urban Drainage Systems	Y	The application is contrary to the provisions of this policy and this forms the basis of one of the reasons of refusal for this application.
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
T2: Provision of Access	Y	The application is contrary to the provisions of this policy and this forms the basis of one of the reasons of refusal for this application.
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	The application is contrary to the provisions of this policy and this forms the basis of one of the reasons of refusal for this application.
IMP3: Developer Obligations	N	
2020 Proposed Local Development Plan		
PP1 Placemaking		
PP3: Placemaking		
DP1 Development Principles		
DP2 Housing		
EP13 Foul Drainage		
EP14 Pollution, Contamination & Hazards.		

REPRESENTATIONS		
Representations Received	YES	
Total number of representations received: ONE		
Names/Addresses of parties submitting representations		
Name and address details of parties submitting representations withheld in accordance with the General Data Protection Regulations.		
Summary and Assessment of main issues raised by representations		
<p>Issue: concerns regarding the shared lane between 11 and 12 Walker's Crescent as an access for the property. The lane is much too narrow and the bottom of the lane at Walker's Crescent can be extremely dangerous to exit. The contributor is fearful that this will only get worse as more cars use the lane.</p>		

Comments (PO): The comments have been noted. This matter is addressed in more detail in the observations section of the assessment (reference details below).

OBSERVATIONS – ASSESSMENT OF PROPOSAL

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires applications to be determined in accordance with the Development Plan i.e. the adopted Moray Local Plan 2015 (MLDP) unless material considerations indicate otherwise.

On 18 December 2018, at a special meeting of the Planning and Regulatory Services Committee, the Proposed Plan was approved as the "settled view" of the Council and minimal weight will be given to the Proposed Plan, with the 2015 MLDP being the primary consideration.

Proposal

As amended, this application seeks Planning Permission in Principle for a replacement dwellinghouse at Hillview Garmouth Road.

Whilst this application seeks Planning Permission in Principle, the application has been supported by an indicative site plan (as amended) which seeks to show 2 parking spaces within the curtilage of the site as well as turning space within the site. Indicative elevation drawings and related floor plans of a three bedroom house have also been submitted as part of this application.

In order to remove an initial objection from Transportation, the indicative site plan has been amended to demonstrate that parking and turning can be achieved within the site. However, it is noted that the amended site plan reflects the site plan which was refused under application 18/00271/PPP (as issued by decision on 3 May 2018). This means that the current application is the same as the proposal that was submitted under 18/00271/PPP with no material change in circumstance in planning policy terms or in the material consideration of the case (with the exception of the Supplementary Guidance on Flood Risk and Drainage Impact Assessment for new Developments). This means the assessment under 18/00271/PPP remains a valid assessment of the proposal against the provisions of the Moray Local Development Plan 2015 with the addition of assessment of the proposal against the requirements of the drainage and flood risk Supplementary Guidance.

Site Characteristics

Extending to 326.00 sq m, the site is currently an overgrown area of vacant land with a single garage located in the northwest corner of the site. The site and the neighbouring properties to the east and west are located above of the level of the public road, with a steep drop on to the level of the road. The access to the site is via the narrow lane (approximately 2.4m wide) off Walkers Crescent. This lane runs between nos. 11 and 12 Walkers Crescent and enters the site on its western boundary.

The site previously accommodated a substandard house which was demolished in 2015. The previous dwelling on the site was attached to the neighbouring property to the east.

Planning History

An application for a replacement dwellinghouse on the site was initially submitted under 16/00893/PPP, however, this application was withdrawn following concerns over whether the site was of sufficient size to accommodate a house together with the necessary parking and turning and issues over access provision.

Application 17/01519/PPP (as issued by decision on 24 November 2017) was refused was on grounds of overdevelopment, amenity considerations and access and parking concerns, with an objection from the Transportation Service.

Thereafter, the proposal submitted under application 18/00271/PPP sought to address the matters raised in the reason for refusal of 17/01519/PPP and as such the proposal had a revised indicative house design and location when compared to this previous application. The application also sought to demonstrate that two parking spaces and requisite turning could be accommodated within the site. The Transportation accepted the information submitted and raised no objection to the proposal, in terms of the impact of the development upon the public road network. However, during the assessment of this application it was noted that both the driveway and the Walker Crescent are private un-adopted roadways outwith the control of the Roads Authority and as such the assessment of their suitability fell outwith the mandate of the Transportation Manager. Therefore, the decision taken by the Development Management section was to assess the suitability of the access in terms of the impact on amenity under policies T2, T5 and IMP1 and it was concluded that: The existing lane was inadequate to receive additional traffic and would not meet the requirements of Policy T2 and IMP1 which requires an access to be appropriate to the needs of the development. This meant that the application was refused on overdevelopment, amenity, and access considerations.

Policy Assessment

As noted previously, this means that the current application is the same as the proposal that was submitted under 18/00271/PPP with no material change in circumstance in planning policy terms or in the material consideration of the case (with the exception of the Supplementary Guidance on Flood Risk and Drainage Impact Assessment for new Developments). This means the assessment under 18/00271/PPP remains a valid assessment of the proposal against the provisions of the Moray Local Development Plan 2015 with the addition of assessment of the proposal against the requirements of the drainage and flood risk Supplementary Guidance.

Policy Assessment

Principle of New House (H1, IMP1)

It is accepted that the site up until recently accommodated a semi detached house which was demolished due to its substandard condition. The site is now vacant and the proposal for a new detached house on the site must meet the requirements of current planning policy and house plot requirements.

In this instance, the proposed site which measures 326.00 sq m is small and constrained by its location with a very narrow access track off Walkers Crescent which is also narrow. This means that the site is of insufficient size to provide for a detached house, off street parking and turning for vehicles with adequate levels of amenity which avoids an intrusive impact on neighbouring houses. It is also considered that the necessary layout respecting building lines and need for parking in the north western corner of the site results in cramped, over development of the site which would be to the detriment to the character of the area and residential amenity.

Water and Drainage (EP5, EP10 and IMP1)

The proposed house is to connect to the public sewer and water supply and it is noted here that Scottish Water has raised no objection to the proposal. However, this does not guarantee connection to Scottish Water infrastructure and any connection would be the subject of separate liaison with the applicant and Scottish Water directly at the appropriate juncture.

Following the recent adoption of the Supplementary Guidance on Flood Risk and Drainage Impact Assessment for new Developments, a late consultation was undertaken with Moray Flood Risk Management MFRM. Following consultation MFRM objected to the application because of lack of drainage information. The consultation response identified the additional information needed to assess the proposal, this included:

- Infiltration / Soil test results to confirm adequate rates / sub-soils for soakaway.
- Attenuation calculations to show SuDS is designed to store capacity from a 1 in 30 year storm period.
- Plan drawing of the SuDS in relation to the site.

This request for additional information was shared with the agent and an appropriate timeframe given to its consideration. The agent confirmed that this lack of information should be included within the reasons for refusal of the application and this matter will be addressed further as part of the appeal process. On the basis that the information has not been submitted allowing consideration of whether full compliance with policy EP5 (and its associated supplementary guidance) can/has been achieved, the proposal departs from this Policy.

Access and Parking (T2, T5 and IMP1)

As noted previously, the Transportation Manager initially objected to the proposal as it was considered that the proposed layout could not full support the required parking provision. Following this objection amended plans were submitted which reflected the site layout as submitted under application 17/01519/PPP which removed the objection from the Transportation Manager.

However, as with the assessment under application 17/01519/PPP, the Transportation Manager has not commented upon the suitability of the access to accommodate additional traffic as both the driveway and the Walker Crescent are private un-adopted roadways outwith the control of the Roads Authority. Therefore, the Development Management Section needs to assess the suitability of the access in terms of the impact on amenity under policies T2, T5 and IMP1.

To this end, it is considered that even if space was made available within the plot to allow for off street parking as illustrated in the amended plan, to allow additional traffic to access Walker Crescent from an already restricted and poor access would be to the detriment of amenity for other roads users and pedestrians in the locality. It is noted that the top end of the lane forming the access is used for off street parking by property to the south and the demolished property subject of this application only had pedestrian access from the lane previously. In making this assessment it is noted that the current occupants of houses also utilising this lane is the subject of public representation and the enduring impact of the development upon the locality requires an assessment of the impact upon other users of lane in perpetuity. The submitted plans shows off street parking and a turning area to be provided at the western end of the plot alongside the indicative house position that understandably seeks to maintain the general building line along the front of Garmouth Road. This effectively sees the parking, turning area and residence position within the western two thirds of the plot, which equates to approximately 220sqm. This area is too small to comfortably accommodate both the parking and house which would be orientated and positioned to experience an adequate degree of amenity. It is noted in the submitted site plan that the turning area will partly lie within the communal access space. Assessed in conjunction with the effect this would have upon the existing properties using this lane for access and parking in the area where vehicles already park, the proposal would fail to provide an appropriate level of new access to the proposal as required under Policy T2 Provision of Access.

However, this is separate to the main policy objection to this proposal on siting and amenity grounds.

Developer Obligations (IMP3)

An assessment has been carried out in relation to Policy IMP3 Developer Obligations of the Moray Local Development Plan 2015. The assessment identifies that no Developer Obligation will be sought in this instance.

Conclusion and Recommendation

The proposal is considered to result in a development which by virtue of the physical constraints of the site would result in a form of development which does comply with the provision of the MLDP 2015 and is therefore recommended for refusal.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY			
Reference No.	Description		
18/00271/PPP	Erect replacement dwellinghouse at Hillview Garmouth Road Lhanbryde Elgin Moray		
	Decision	Refuse	Date Of Decision
17/01519/PPP	Erect replacement dwellinghouse at Hillview Garmouth Road Lhanbryde Elgin Moray		
	Decision	Refuse	Date Of Decision

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	No Premises Departure from development plan	02/05/19
PINS	No Premises Departure from development plan	02/05/19

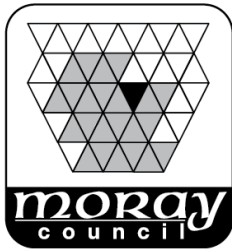
DEVELOPER CONTRIBUTIONS (PGU)	
Status	NONE SOUGHT

DOCUMENTS, ASSESSMENTS etc. *		
<i>* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc</i>		
Supporting information submitted with application?		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)			



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

REFUSAL OF PLANNING PERMISSION

**[Fochabers Lhanbryde]
Planning Permission in Principle**

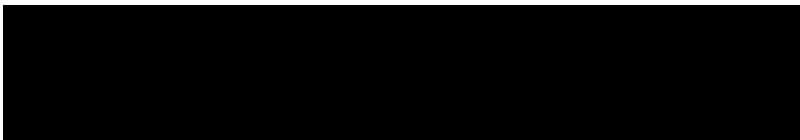
TO Mr & Mrs D Campbell
c/o C M Design
St Brendans
69 South Guildry Street
Elgin
Moray
IV30 1QN

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

Erect replacement dwellinghouse Hillview Garmouth Road Lhanbryde Elgin

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

Date of Notice: **6 June 2019**



HEAD OF DEVELOPMENT SERVICES
Environmental Services Department
Moray Council
Council Office
High Street
ELGIN
Moray
IV30 1BX

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

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

1. The proposal is contrary to policies H1 and IMP1 in the Moray Council Development Plan for the following reason: the site is of insufficient size to provide for a house with adequate levels of amenity which avoids an intrusive impact on neighbouring houses, it is also considered that any reasonably sized house on the site would result in cramped, over development of the site which would be to the detriment to the character of the area and residential amenity and as such the proposal is contrary to the provisions of The Moray Local Development Plan 2015.
2. By virtue of reliance for off street parking and turning to take access onto a narrow confined lane with poor access onto Walker Crescent, close to its junction with Garmouth Road the additional traffic would result in a detrimental impact to the amenity of the locality and to other users of the lane. The existing lane is therefore inadequate to receive additional traffic and would not meet the requirements of Policy T2 which requires an access to be appropriate to the needs of the development.
3. There is currently insufficient information to assess the proposals against the requirements of Policies EP5 and IMP1 and associated Supplementary Guidance Flood Risk and Drainage Impact Assessments for New Development. On the basis that site drainage cannot be confirmed as compliant with the above policies in terms of the provision of surface water disposal and treatment from the site.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
180002.CAMPBELL.02PP		Elevations floor plans and location plan
180002.CAMPBELL.01PP	C	Existing and proposed site plan

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

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

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

