

Lindsey Robinson

From: Greig Munro <g@coast2coastarchitects.co.uk>
Sent: 08 May 2025 17:22
To: Lindsey Robinson
Subject: Re: Planning Application - 24/01056/APP - Response

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Subject: Response to Additional Objections Submitted Regarding Planning Application 24/01056/APP

Dear Mrs. Robinson,

We are writing in response to the additional objections submitted regarding the **Tomnamoon Passive House** application (24/01056/APP). We would like to briefly address the points raised.

1. **Traffic and Transport:**

As noted by the **Roads Authority**, there are no objections regarding the **traffic impact**. The concerns about the single-track road are therefore not an issue.

2. **Community Impact:**

The proposed house is designed to **integrate** seamlessly with the surrounding environment, with minimal visual impact, especially considering the **existing wind turbines** which are the dominant visual feature in the area. The design reflects a **sustainable approach** that aligns with the rural character of the location.

3. **Land Use and Zoning:**

The site has **Planning Permission in Principle (PPP)** under **ref 21/01873/PPP**, which was granted in 2022. This has already addressed all relevant issues, including **design, impact on the area, and sustainability**. The development fully adheres to the **local development framework** and **planning policies**, which were specifically designed to allow for **responsible rural growth**.

4. **Historical and Cultural Heritage:**

The proposed design respects the **local architectural character** and has been crafted to blend with the rural setting, as demonstrated by **Darklass**, a similar project that received council approval and is part of the **Moray LDP**.

Thank you for considering these points as part of the review process.

We trust that the **Local Review Body** will find that the development aligns with both **local planning policies** and **sustainability goals**, and we respectfully request approval for the project to proceed.

Yours

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Greig Munro
Director - Coast2Coast Architects
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On 2025-05-06 16:41, Lindsey Robinson wrote:

Good afternoon Greig

Please find attached a letter notifying you that a further representation has been received in relation to the review of the above planning application.

Regards

Lindsey

Lindsey Robinson

Committee Services and Election Support Officer | Governance, Strategy and Performance

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