



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 100698741-001

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 dwelling-house and detached 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:	S Reid Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	The Sma Glen
Last Name: *	Reid	Building Number:	
Telephone Number: *	+447598299753	Address 1 (Street): *	Roths
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberlour
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB38 7AG
Email Address: *	info@sreiddesign.co.uk		
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:		Building Name:	Unit 12
First Name: *	Shaun	Building Number:	
Last Name: *	Stewart	Address 1 (Street): *	Chanonry Road North
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Elgin
Extension Number:		Country: *	Scotland, UK
Mobile Number:		Postcode: *	IV30 6NB
Fax Number:			
Email Address: *	info@sreiddesign.co.uk		

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

Site at Charlestown, Roseisle, Moray IV30 5YG

Northing

866999

Easting

313271

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

3337.00

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)

Unused 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.

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).

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

Proposed foul water to be taken to a packaged sewage treatment plant and then into a mound soakaway with a distribution area of 10 x 5.5m. Surface water taken to storage tank for re-use where shown. See Arthian Site Investigation Drainage Assessment.

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.

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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Signed: Stewart Reid

On behalf of: Mr Shaun Stewart

Date: 21/01/2025

☒ 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 Stewart Reid

Declaration Date: 21/01/2025

Payment Details

Cheque: Applicant will pay by BACS., 00000000

Created: 21/01/2025 10:22

Roseisle

Site at Charlestown, Roseisle

RED OUTLINE DENOTES
EXTENT OF APPLICATION
BOUNDARY (3337 sqm).
ALL OWNED BY APPLICANT

VISIBILITY SPLAY MAINTENANCE
VISIBILITY SPLAY SHALL BE MAINTAINED
AT ALL TIMES FREE FROM ANY OBSTRUCTION
EXCEEDING 1.0 METRE ABOVE THE LEVEL
OF THE CARRIAGEWAY

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 200.00m measured in north west direction and 200.00m measured in south east direction. (ENTIRE AREA DENOTED IN PINK IS EITHER UNDER THE CONTROL OF THE APPLICANT OR IS A MORAY COUNCIL ADOPTED ROAD VERGE)

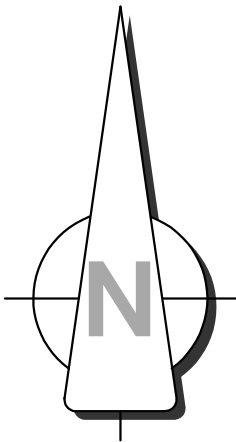
Grey solid area denotes new vehicular access formed onto public road, with a parking layby 8.0m long x 2.5m wide with 30 degrees splayed ends to be provided at the edge of the public road to allow visiting and service vehicles to park clear of the public road. The vehicular access leading off the layby will be constructed to the Moray Council specification and is surfaced with bituminous macadam

PROPOSED SITE

EXISTING WOODLAND

SITE AT CHARLESTOWN

CHARLESTOWN COTTAGES

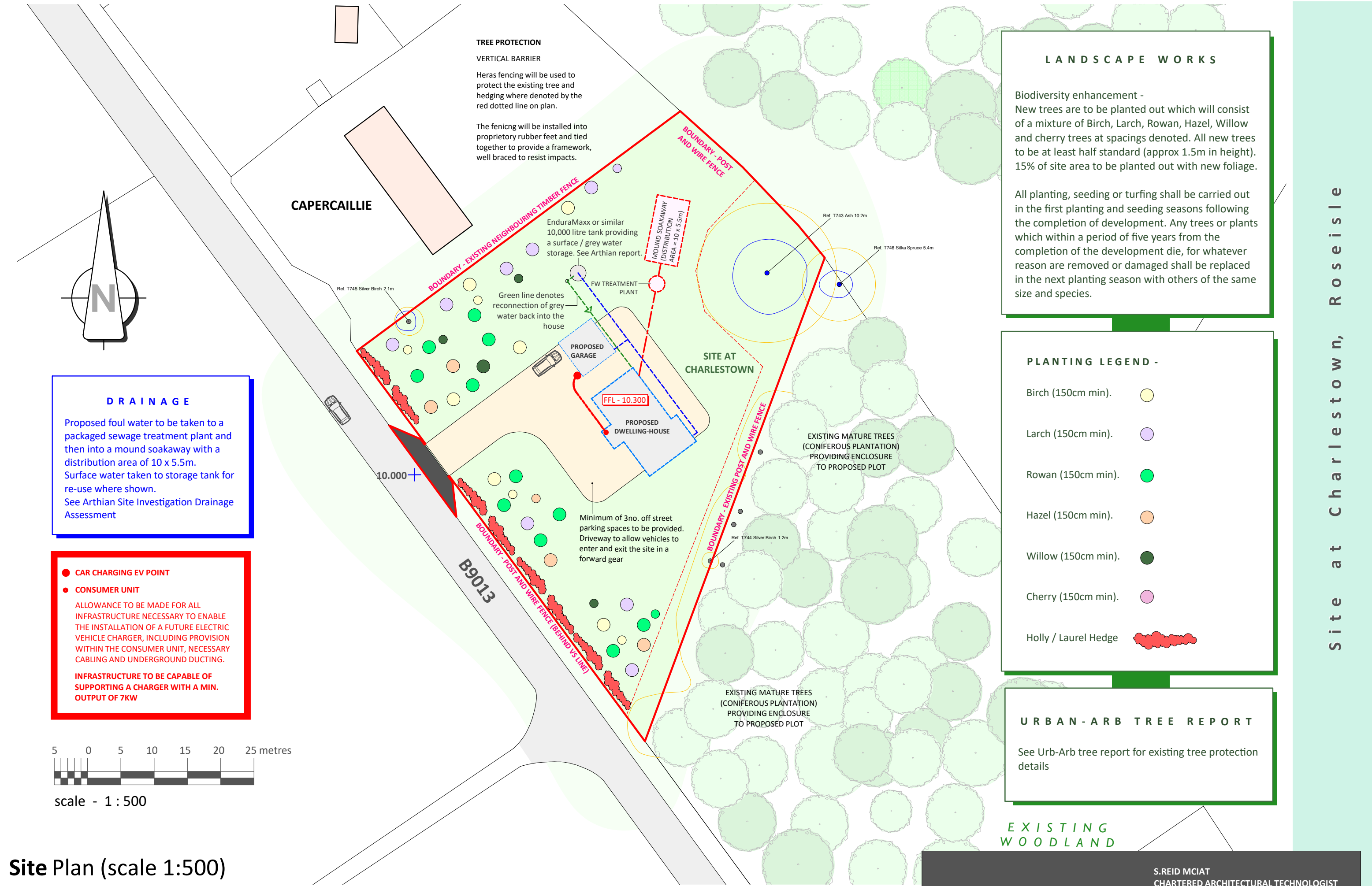


Block Plan (scale 1:1250)

Proposed dwelling-house and detached garage at
Site at Charlestown, Roseisle, Moray IV30 5YG
For Mr S.Stewart

S Reid Design
CHARTERED ARCHITECTURAL DESIGN SERVICE

S.REID MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST
THE SMA GLEN, ROTHES, ABERLOUR, AB38 7AG
M - (07598) 299753
M - (07926) 151101
E - info@sreiddesign.co.uk
W - www.sreiddesign.co.uk



Site Plan (scale 1:500)

Proposed dwelling-house and detached garage at
Site at Charlestown, Roseisle, Moray IV30 5YG
For Mr S.Stewart

LANDSCAPE WORKS

Biodiversity enhancement -
New trees are to be planted out which will consist of a mixture of Birch, Larch, Rowan, Hazel, Willow and cherry trees at spacings denoted. All new trees to be at least half standard (approx 1.5m in height). 15% of site area to be planted out with new foliage.

All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of development. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

- PLANTING LEGEND -**
- Birch (150cm min).
 - Larch (150cm min).
 - Rowan (150cm min).
 - Hazel (150cm min).
 - Willow (150cm min).
 - Cherry (150cm min).
 - Holly / Laurel Hedge

URBAN - ARB TREE REPORT

See Urb-Arb tree report for existing tree protection details

S Reid Design
CHARTERED ARCHITECTURAL DESIGN SERVICE

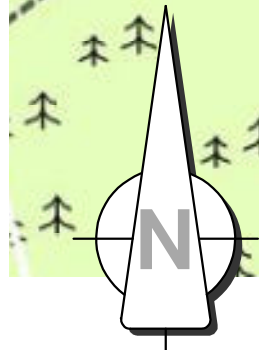
DATE	SCALE	DRG. NO.
JAN 2025	1:500 (A3)	S.STEW / PL / 01

S.REID MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST
THE SMA GLEN, ROTHES, ABERLOUR, AB38 7AG
M - (07598) 299753
M - (07926) 151101
E - info@sreiddesign.co.uk
W - www.sreiddesign.co.uk

Proposed dwelling-house and detached garage at Site at Charlestown, Roseisle, Moray IV30 5YG For Mr S.Stewart

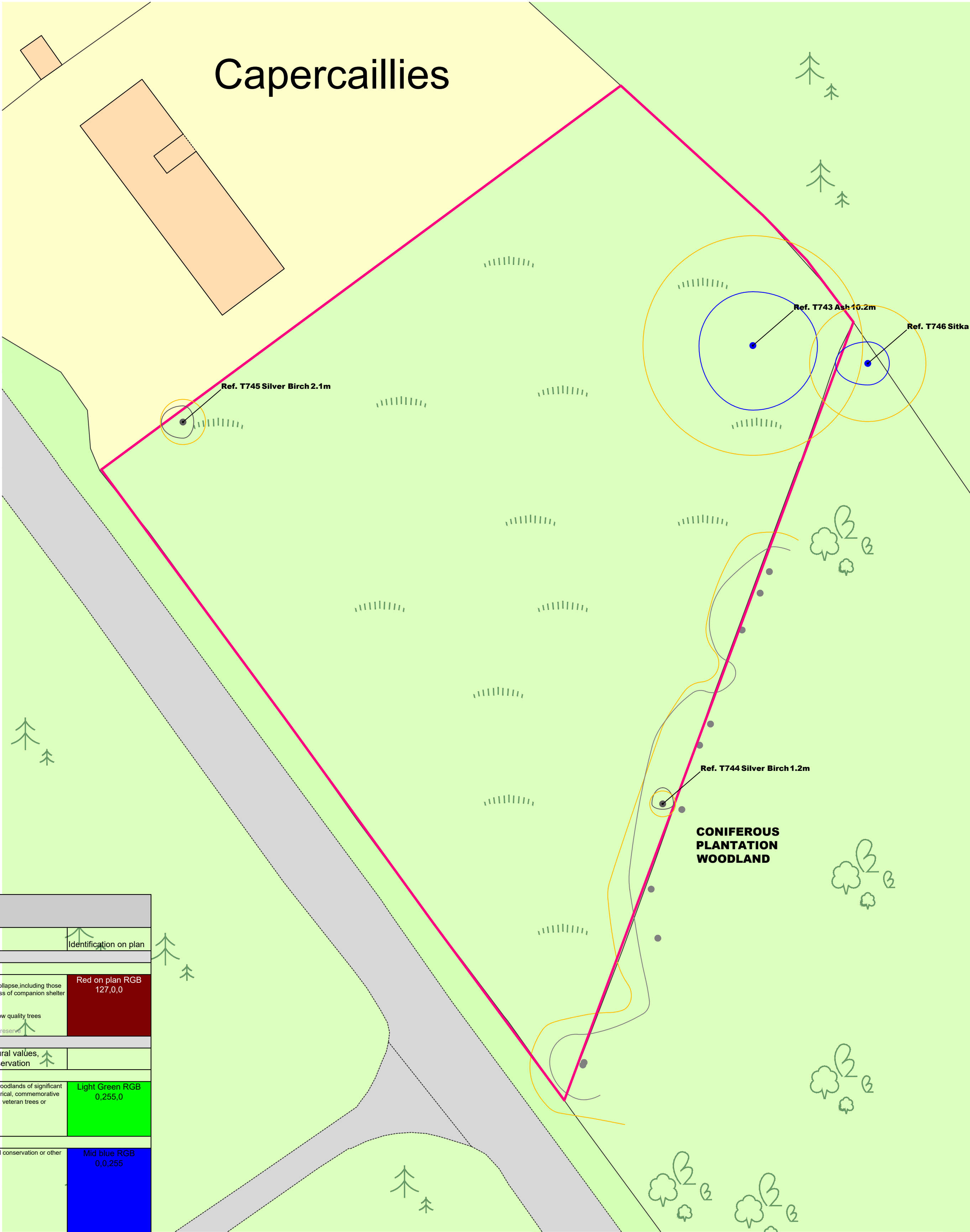
S.REID MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST
THE SMA GLEN, ROTHES, ABERLOUR, AB38 7AG
M - (07598) 299753
M - (07926) 151101
E - info@sreiddesign.co.uk
W - www.sreiddesign.co.uk

APPLICATION SITE

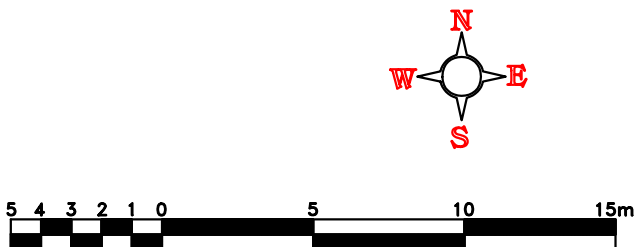


DATE	SCALE	DRG. NO.
JAN 2025	1:5000 (A4)	S.STEW / LP

Tree Constraints Plan



BS5837:2012 Cascade chart for tree quality assessment				
Category & Definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention				
Category U				
Those in such a condition that they cannot realistically be retained as living trees in the context of the current and use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			Red on plan RGB 127,0,0
Trees to be considered for retention				
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Category A				
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light Green RGB 0,255,0
Category B				
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue RGB 0,0,255
Category C				
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey RGB 091,091,091



General Notes

KEY

Tree Reference, Common Name and Root Protection Area radius

Ref: T001 Silver Birch 2.3m

Stem

Tree Canopy

Root Protection Area (RPA)

Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention

Grey: Low quality

Blue: Moderate quality

Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

Survey Area Boundary

Woodland edge

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 20.05.2025

Urban-Arb LLP
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address

Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey Bay
Fochabers
Moray IV32 7PN
www.urban-arb.com

Project Name and Address

Site at Roseisle
Moray

Project	Sheet
TREE CONSTRAINTS PLAN	
Date	
26.05.2025	001
Scale	
1:250@A1	

Tree Protection Plan

CAPERCAILLIE

BOUNDARY - EXISTING NEIGHBOURING TIMBER FENCE

BOUNDARY - POST AND WIRE FENCE

Ref. T745 Silver Birch 2.1m

Ref. T743 Ash 10.2m

Ref. T746 Sitka Spruce 5.4m

PROPOSED GARAGE

FFL - 10.300

PROPOSED DWELLING-HOUSE

Ref. T744 Silver Birch 1.2m

CONIFEROUS PLANTATION WOODLAND

B9013

10.000+

BOUNDARY - POST AND WIRE FENCE (BEHIND V/S LINE)

EXISTING WOODLAND

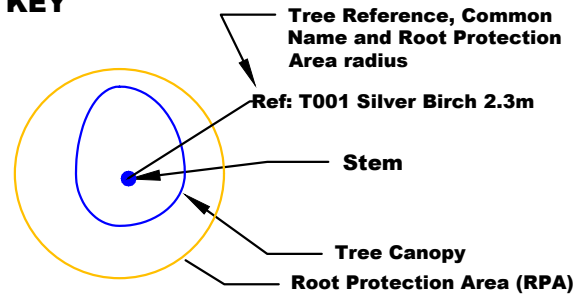


PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



TREE PROTECTION AREA
KEEP OUT!
(TOWN & COUNTRY PLANNING (DESIGN) ACT 1997)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION.
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.

KEY



Colours are in accordance with BS5837:2012 quality grading:

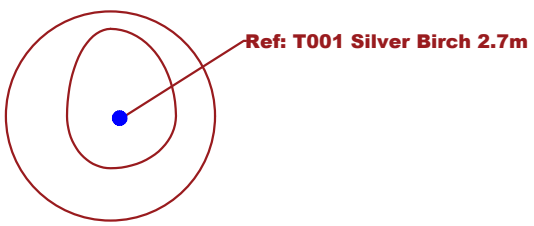
Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

Survey Area Boundary



TREE TO BE REMOVED



Tree Protection Fencing

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 20.05.2025

Urban-Arb LLP
Arboricultural Consultants

No. Revision/Issue Date

Firm Name and Address
Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey Bay
Fochabers
Moray IV32 7PN
www.urban-arb.com



Project Name and Address

Site at Roseisle
Moray

Project

TREE PROTECTION PLAN

Date

26.05.2025

Scale

1:250@A1

Sheet

002

Urban-Arb
Arboricultural Consultants

Tree Protection Guidelines

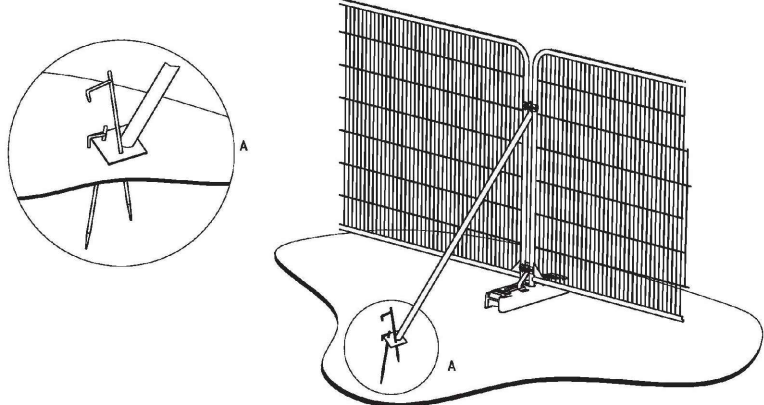
In order to safeguard the trees on this site please observe the following:

- Do not move the tree protection barriers
- Do not enter the protected area
- Report any damage to protection barriers at the site office
- Do not use the area within the protection barriers to store or mix materials
- Do not carry out any excavation works within the protection barriers
- Avoid handling fuels or liquid contaminants within 10 metres of the protected area.

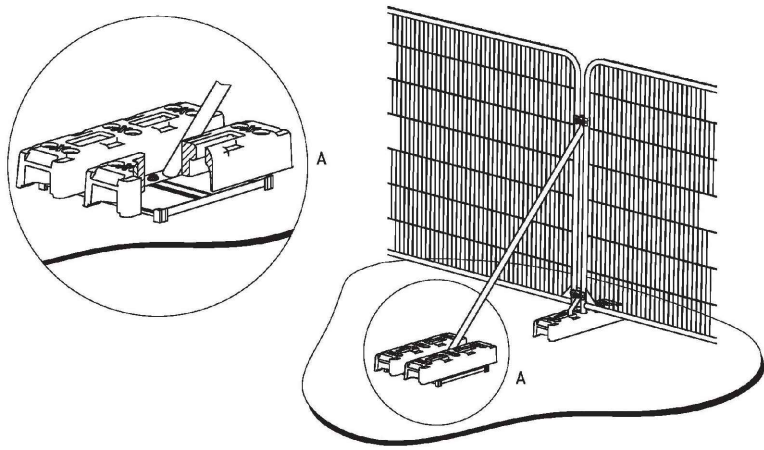
In the event of damage to a retained tree on this site please contact:

Arboriculturist: Callum McCutcheon
Tel: (01463) 821753
Mob: 07766735488

W: www.urban-arb.com Email: callum@urban-arb.com Tel: 01463 821753/07766 735488
Urban-Arb LLP is a Limited Liability Partnership, Registered in Scotland, Registered Office: 11 The Muir, Bogmoor, Spey Bay, Fochabers, Moray IV32 7PN, Partnership No. SC002082



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Tree Protection Fencing Specification

Arboricultural Impact Assessment/Method Statement



Site at Roseisle, Moray

26.05.2025

Callum McCutcheon BSc (Hons), M.Arbor.A
Principal Arboriculturist Urban-Arb LLP

All key site personnel should be issued copies of this report and the Tree Protection Plan prior to works commencing.

Contents

1.	Key contact details	2
2.	Survey method	2
3.	Site description	2
4.	Description of the proposed development.....	3
5.	Designations relating to trees	3
6.	Implications of the proposed development.....	3
6.1	Direct loss of trees	3
6.2	Indirect impacts.....	3
6.2.1	Changes in ground level	3
6.2.2	Changes to ground surface/installation of structures within exclusion zones	3
6.2.3	Services.....	3
6.2.4	Special engineering works	3
7.	Changes in site use and tree management implications.....	3
7.1	General.....	3
7.2	Roads, footpaths and parking bays.....	3
7.3	Potential root damage to infrastructure.....	4
7.4	Potential nuisance.....	4
8.	Recommended arboricultural works	4
9.	Arboricultural method statement	4
9.1	Tree protection fencing	4
9.2	On-site storage and use of building materials	5

Appendix A: Tree Survey Schedule

Separate Documents: Tree Constraints Plan (001)
Tree Protection Plan (002)

1. Key contact details

Project Arboriculturist:

Mr Callum McCutcheon

Company: Urban-Arb LLP

Telephone: 01343 821763. Mob: 07766 735488

Email: callum@urban-arb.com

2. Survey method

The tree survey was performed in May 2025 and each tree (>75mm stem diameter) was given a unique identity number. A visual tree assessment was then undertaken, and the following data was recorded in accordance with BS5837:2012:

- Tree position
- Individual number
- Height
- Stem diameter at 1.5m (DBH)
- Crown spread at 4 cardinal points
- Crown clearance
- Height and direction of the lowest branch
- Condition
- Structural condition
- Quality grading
- Recommendations for arboricultural work and comments regarding the trees' physiological or structural condition
- Root protection area (RPA)

3. Site description

The site is currently made up of a rough grassed area, with a coniferous commercial plantation woodland to the east and north. There is an existing dwelling to the west and a public road to the south.

The tree survey identified two small Silver Birch trees, and a mature Ash tree within the site boundary. One individual Sitka Spruce was also identified just outside of the site boundary in the north east corner and the edge of the woodland to the east was plotted as a group.

The condition of the trees is generally good.

4. Description of the proposed development

The proposed development includes a new dwelling with detached garage, access and services.

5. Designations relating to trees

No designations related to the trees have been found.

6. Implications of the proposed development

6.1 Direct loss of trees

It will not be necessary to remove any of the trees in order to develop the site to the proposed layout.

6.2 Indirect impacts

6.2.1 Changes in ground level

No changes in ground level within RPAs are proposed. .

6.2.2 Changes to ground surface/installation of structures within exclusion zones

No changes to the ground surface within RPAs are proposed.

6.2.3 Services

Services are not proposed within RPAs.

6.2.4 Special engineering works

No special engineering works are proposed.

7. Changes in site use and tree management implications

7.1 General

Any proposed development which involves the introduction of people and property to areas close to trees will increase the need to consider the ongoing management of those trees. It is recommended that occupiers of the site should monitor the trees and if any issues arise then an Arboriculturist should be consulted.

7.2 Roads, footpaths and parking bays

It is not thought that the trees would present significant issues with regard to access infrastructure.

7.3 Potential root damage to infrastructure

No soil testing or analysis was carried out for the purpose of assessing soil plasticity.

In terms of direct damage, the distances between the proposed development and the trees recommended for retention are sufficient to allow root growth without causing damage to the building structures.

7.4 Potential nuisance

It is not thought that the retained trees would present any significant nuisance.

8. Recommended arboricultural works

See the Tree Survey Schedule for details of other recommended arboricultural works.

9. Arboricultural method statement

9.1 Tree protection fencing

- A tree protection barrier should be installed as per the Tree Protection Plan (a separate document) to prevent access to the exclusion zone by either personnel or machinery.
- Protective fencing should be erected after the arboricultural works are completed and prior to any development works.
- The tree protection barrier should comply with BS5837:2012. It should be erected using welded mesh panels attached to a timber or scaffolding pole frame, and secured to the ground in a way that ensures that it will not be removed or altered during the development works (see Figure 1).

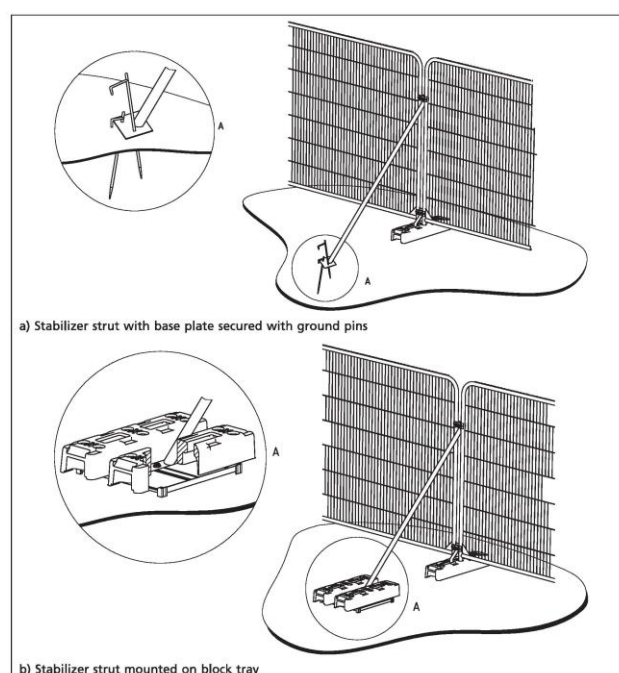


Figure 1: Tree protection fencing specification

9.2 On-site storage and use of building materials

- Special provisions should be made to avoid storing or mixing construction materials within 10 metres of any RPA or uphill where it is likely that liquids may run towards a tree and contaminate the soil.
- Any fuel, oils, or chemicals should be stored in sealed lockers, and any refuelling/ mixing etc. should be undertaken on an impervious area designated for such use. All waste materials and containers should be removed from the site for disposal.
- Fires should not be lit within 25m of any tree as radiant heat is likely to cause damage to trees.

Tree Survey Schedule

Survey Ref	Species	Common Name	Grade	Life-Stage	Height (M)	1st Branch Height (M)	1st Branch Direction	Canopy Height (M)	Canopy N	Canopy E	Canopy S	Canopy W	No of Stems	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Combined Stem Diameter (>5)	Structural Condition	Physiological Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations
T743	Fraxinus excelsior	Ash	B1	Mature	10	1	N	1	5	6	6	5	10						854	Good	Good	20 to 40	Multi-stemmed form.	Monitor for Ash Dieback disease
T746	Picea sitchensis	Sitka Spruce	B1	Mature	13	1	S	1	2	2	2	3	1	450						Good	Good	20 to 40	Outside of site boundary	None
T744	Betula pendula	Silver Birch	C1	Young	6	1	N	1	1.5	1	0.5	1	1	100						Good	Good	20 to 40	None	None
T745	Betula pendula	Silver Birch	C1	Middle-age	7	1	W	1	1.5	1.5	1.5	2	1	180						Good	Good	20 to 40	Excavation within RPA on south side	None

Urban-Arb LLP
11 The Muir
Bogmoor
Spey Bay
Fochabers
Moray IV32 7PN

Tel: (01343) 821763
Mob: 07766 735488

E-mail: info@urban-arb.com
Web: www.urban-arb.com



NPF4

Policy 1 Sustainable Places

The dwellinghouse will be designed to be as carbon neutral as possible.

Policy 2 Climate Mitigation and Adaptation

The dwellinghouse will be designed to maximise solar gain with south facing windows and rooflights. Heating will be by means of a clean, green system. Either air source or ground source heating will be incorporated, complimented with solar thermal panels.

Policy 3 Biodiversity

Bird boxes and bat boxes will be located within the plot boundary to encourage bio-diversity. Fruit trees will also be planted out which will further enhance and encourage bio-diversity.

Policy 5 Soils

The plot sits on a plot which consists of unused, barren land.

Policy 6 Forestry, Woodland and Trees

The site has one mature tree to the rear (NE) corner. This tree will be protected and retained in line with MLP 2020.

Policy 11 Energy

The dwellinghouse will be designed to be as green as possible. Solar gain will be maximised with south facing windows and rooflights. Heating will be by means of a clean, green system - either air source or ground source.

Policy 12 Zero Waste

Locally sourced materials will be used wherever possible. Any greenhouse gases resulting from processing and transportation of waste to and from the site will be minimised.

Policy 13 Sustainable Transport

Infrastructure for an EV charging point will be included (see site plan).

Policy 14 Design, Quality and Place

The proposal will be designed to fit in with the local vernacular and will be of a scale which suits the location. We feel the proposal will also be a positive addition to the area.

Policy 16 Quality Homes

The proposal will consist of a high quality design / build providing an energy efficient, aesthetically pleasing addition to the area.

Policy 18 Infrastructure First

The proposal will obtain water from a private supply. Electricity is nearby. Drainage will be designed as per Mabbett report.

Policy 22 Flood Risk and Water Management

The proposal is not in a flood area.

Policy 23 Health and Safety

There will be no health and safety issues associated with the proposal.

SUPPORTING STATEMENT

Proposed dwelling-house and detached garage at
Site at Charlestown, Roseisle, Moray IV30 5YG
For Mr S.Stewart

S Reid Design
CHARTERED ARCHITECTURAL DESIGN SERVICE

Drainage Assessment

Prepared by: Cameron McCallum

For: Milne S Reid Design Ltd

Site: Charlestown, Roseisle, IV30 5YG

Date: 18/12/2024

Document Ref: 318149

Issue-01

www.arthian.com

Quality Assurance

Issue Record

Revision	Description	Date	Author	Reviewer	Approver
1.0	First Draft	18.12.24	CM	GM	GM

Staff Detail

Initials	Name	Position	Signature
CM	Cameron McCallum	Apprentice Civil Engineer	
GM	Gary Mackintosh	Principal Engineer	



Contents

- 1. Introduction 4
 - 1.1 Brief 4
- 2. Surface Water Drainage 5
 - 2.1 Introduction to Surface Water Drainage 5
- 3. Foul Water Drainage 7
- 4. Foul Water Discharge 8
 - 4.1 Recomendations. 8
 - 4.2 Mound Calculations. 8
- 5. Surface Water Discharge10
 - 5.1 Drainage Hierarchy 10
 - 5.2 Scottish Water Policy 10
 - 5.3 Attenuation Storage 11
 - 5.4 Proposed Drainage Solution - Recommendation 12

Tables

- Table 1: Pollution Hazard Indices 9
- Table 2: SuDS Mitigation Indices9

Appendices

- Appendix A 14
- Appendix B 16
- Appendix C 18



1. Introduction

1.1 Brief

1.1.1 Arthian Ltd(ARTHIAN) has been requested by Milne S Reid Design Ltd to undertake an assessment of the surface water and foul water drainage management options for a proposed development to be built at Charlestown, Roseisle, IV30 5YG at or about NGR NJ 13272 67005. The development will consist of a new, 4 bedroom, dwelling. A site plan is provided in Appendix A.

1.1.2 The site currently is undeveloped land which is not formally drained and is therefore considered to be permeable.

1.1.3 National Planning Framework (NPF4) requires that all development proposals will:

- Not increase the risk of surface water flooding to others, or itself be at risk.
- Manage all rain and surface water through sustainable urban drainage systems (SuDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer; and
- Seek to minimise the area of impermeable surface.

1.1.4 In order to ensure the proposed development will not increase flood risk elsewhere, surface and foul water discharge from the site will be controlled.



2. Surface Water Drainage

2.1 Introduction to Surface Water Drainage

2.1.1 With regard to surface water treatment and dispersal, Regulation 3.6 of the Building (Scotland) Regulations 2004, as reproduced below, states that:

Every building and hard surface within the curtilage of a building, must be designed and constructed with a surface water drainage system that will:

(a) ensure the disposal of surface water without threatening the building and the health and safety of the people in and around the building; and

(b) have facilities for the separation and removal of silt, grit and pollutants

Section 3.6.3 of the Technical Handbook provides methods of discharging surface water that, if employed, would meet the requirements of the authorities.

2.1.2 With regard to SEPA's requirements, General Binding Rule (GBR) 10, in pursuance of the Water Environment (Controlled Activities) (Scotland) Regulations 2011, states that the provision of a sustainable urban drainage system (SuDS) is required unless the discharge arises from a single house or if the discharge is to be made to coastal waters. GBR10 and the relevant associated rule is outlined below:

GBR10:

- a) Discharge of surface water run-off from a surface water drainage system to the water environment from:
 - i. Up to 60 hectares of land used for residential premises;
 - ii. Land used for non-residential premises or yards, except where the buildings or yards are in an industrial estate;
 - iii. Land used as a motorised vehicle parking area with up to 1,000 parking spaces;
 - iv. Metalled roads other than motorways and A roads;
 - v. Waterbound roads; or
- b) Discharge of water run-off from a construction site to the water environment where the site, including any constructed access tracks does not:
 - i. Exceed 4 hectares;
 - ii. Contain a road or track length in excess of 5 km; or



- iii. Including any area of more than 1 hectare or any length of more than 500 metres on ground with a slope in excess of 25°.

Rules:

- d) the discharge must not contain any water run-off from any built developments, the construction of which is completed on or after 01 April 2007, or from construction sites operated on or after 01 April 2007, unless:
 - i. during construction those developments are drained by a SUD system or equivalent systems equipped to avoid pollution of the water environment;
 - ii. following construction those developments are drained by a SUD system equipped to avoid pollution of the water environment;
 - iii. the run-off is from a development that is a single dwelling and its curtilage; or
 - iv. the discharge is to coastal water.

(Source; SEPA: The Water Environment (Controlled Activities) (Scotland) Regulations 2011 - A Practical Guide) Version 9.3, June 2023).



3. Foul Water Drainage

The Building (Scotland) Regulations 2023:Non Domestic must be adhered to when a construction project is being undertaken. Regulation 3.7 of the Regulations, as reproduced below, states that:

Every wastewater drainage system serving a building must be designed and constructed in such a way as to ensure the removal of wastewater from the building without threatening the health and safety of the people in and around the building, and:

- (a) That facilities for the separation and removal of oil, fat, grease and volatile substances from the system are provided;
- (b) That discharge is to a public sewer or public wastewater treatment plant, where it is reasonably practicable to do so; and
- (c) Where discharge is to a public sewer or public wastewater treatment plant is not reasonably practicable that discharge is to a private wastewater treatment plant or septic tank.

As a public sewer connection was not possible a private septic tank/waste-water treatment plant and traditional soakaway infiltration system option was the preferred route to pursue for the treatment and final dispersal of the sewage that would be generated from the proposed development. Section 3.9.1 of the Technical Handbook requires a preliminary “ground assessment” and this was undertaken by Mabbett. The ground assessment results were favourable to allow for a soakaway on site (see below for details).

(Source; SEPA: The Water Environment (Controlled Activities) (Scotland) Regulations 2011 - A Practical Guide) Version 9.3, June 2023.



4. Foul Water Discharge

Due to the existing ground conditions within the site it is proposed to discharge the foul waters to a filter mound. Secondary treatment will be required by means of a 'packaged sewage treatment plant'.

The final details of the treatment plant are to be confirmed by the chosen supplier.

The Foul drainage system will be required to include early warning alarm systems with telemetry to provide warning to the occupant of the proposed property to protect against any potential failure. The full details of the system are to be provided by the chosen manufacturer/supplier of the plant to be installed.

Following the conclusion from SEPA that a drainage mound would be required, additional testing was carried out in order to establish the percolation available in the upper soil levels in the area of the proposed mound.

The test holes were carried out by mechanical digger on 12th December 2024 and excavated to a depth of 1.2m.

The existing ground conditions comprise of approximately 300 –400mm of topsoil overlying light orange brown, medium fine sands to a depth of 900mm and light brown silty sands to the depth of the excavation.

The water table was present at 1.2m within both test holes. The natural ground has a bearing capacity of 70kn/m²

4.1 Recommendation

Based on the onsite investigations it can be confirmed that the height of the water table makes a standard stone filled soakaway unfeasible for the purpose of foul water discharge. Therefore, a mound system will be put in place.

4.2 Mound Calculation

Soil Percolation Value –25/mm

No of Persons (4 bedroom) –6

Min distribution area ($A=V_p \times PE \times 0.20$) = 30m²

Calculate for three pipe distribution with minimum spacing of 1m in trenches 0.5m wide: $1.5 + 4 = 5.5\text{m}$ width

Distribution pipe work length = $30/3 = 10\text{m}$ (each pipe)

Total Distribution Area = $10\text{m} \times 5.5\text{m} = 55\text{m}^2$



4.3 Filter/base area

Cap depth 300mm

Depth of filter material minimum 700mm

Fill material bellow infiltration pipes to be 300mm

Sideslope Taper = $(0.7 + 0.3 + 0.3) \times 3 = 3.9\text{m}$

Downslope Taper = $(0.7 \times 0.3 \times 0.3) \times 3 = 3.9\text{m}$

Mound Length = $(2 \times 3.9) + 10 = 17.8\text{m}$

Mound Width = $(2 \times 3.9) + 5.5 = 13.3\text{m}$

Base Area = 236.74m^2



5. Surface Water Discharge

5.1 Drainage Hierarchy

5.1.1 The recommended surface water drainage hierarchy (Paragraph 080 of the NPPG: Flood Risk and Coastal Change) is to utilise soakaway systems or infiltration as the preferred option, followed by discharging to an appropriate watercourse. If this is not feasible, the final option is to discharge to an existing public sewer.

Discharge to Soakaway	The first consideration for the disposal of surface water is infiltration (soakaways and permeable surfaces). It had been established that the water table is only 1.2 metres below ground level . It can be concluded that soakaways may not be suitable for the discharge of surface water runoff.
Discharge to Watercourse	The nearest watercourse is located approximately 120m South of the site. Therefore, a connection to the watercourse would not to be feasible. The site is separated from the watercourse by third party, land. Therefore, discharge to the watercourse would require permission from the landowner.
Discharge to Sewer	A surface water sewer doesn't exist in or around the site. Therefore, a connection to a public sewer is not feasible.

5.2 Scottish Water Policy

5.2.1 Scottish Water Surface Water Policy states a 5-step process when assessing and designing solutions for rainwater management.

<u>Preferred Option 1:</u> Rainwater is stored and reused, such as rainwater harvesting and/or water butts	The use of storage and reuse within the site is the best option for this site.
<u>Preferred Option 2:</u>	It had been established that given the height of the water table a soakaway would be unfeasible.



The surface water is drained in to the soil through the use of a soakaway.	
<u>Preferred Option 3:</u> Surface Water is drained to a watercourse (open or piped) canal, loch or existing/existing proposed SuDS.	There are no existing watercourses within the area of the development. The nearest watercourse exists approximately 120m east of the site and is considered unfeasible for discharge due to the distance and third-party ownership.
<u>Preferred Option 4:</u> Surface Water is drained to a surface water sewer	There is no surface water sewer located on or around the site. Therefore, discharge to a public sewer is unfeasible.

5.3 Attenuation Storage

5.3.1 Arthian recommends the surface water from the roof area and hardstanding associated with the proposed dwelling be discharged to a rainwater harvesting tank. The tank should be used to carry out general garden maintenance and for grey water use within the dwelling such as W/C flushing. It is the intention that the stored water is to be fully reused within the site.

5.3.2 The size of rainwater harvesting tank required based on manufacturers recommendations is shown below:

- Cleaning use based on 2.5m³ per person per annum = 12,500 litres
- Garden use is estimated at 150l/m² per annum in the UK. Garden is assumed to be 750m² = 112,500 litres
- A buffer storage of 20 days has been applied

The tank size required is calculated as Demand x Buffer/365
= 6,850 litres

5.3.3 It is prudent to allow for storage up to and including a 1:200year event to ensure sufficient storage is provided for exceedance events. The calculations within Appendix B indicate that 9.956m³ is required therefore it is proposed to install a minimum 10,000litre tank.



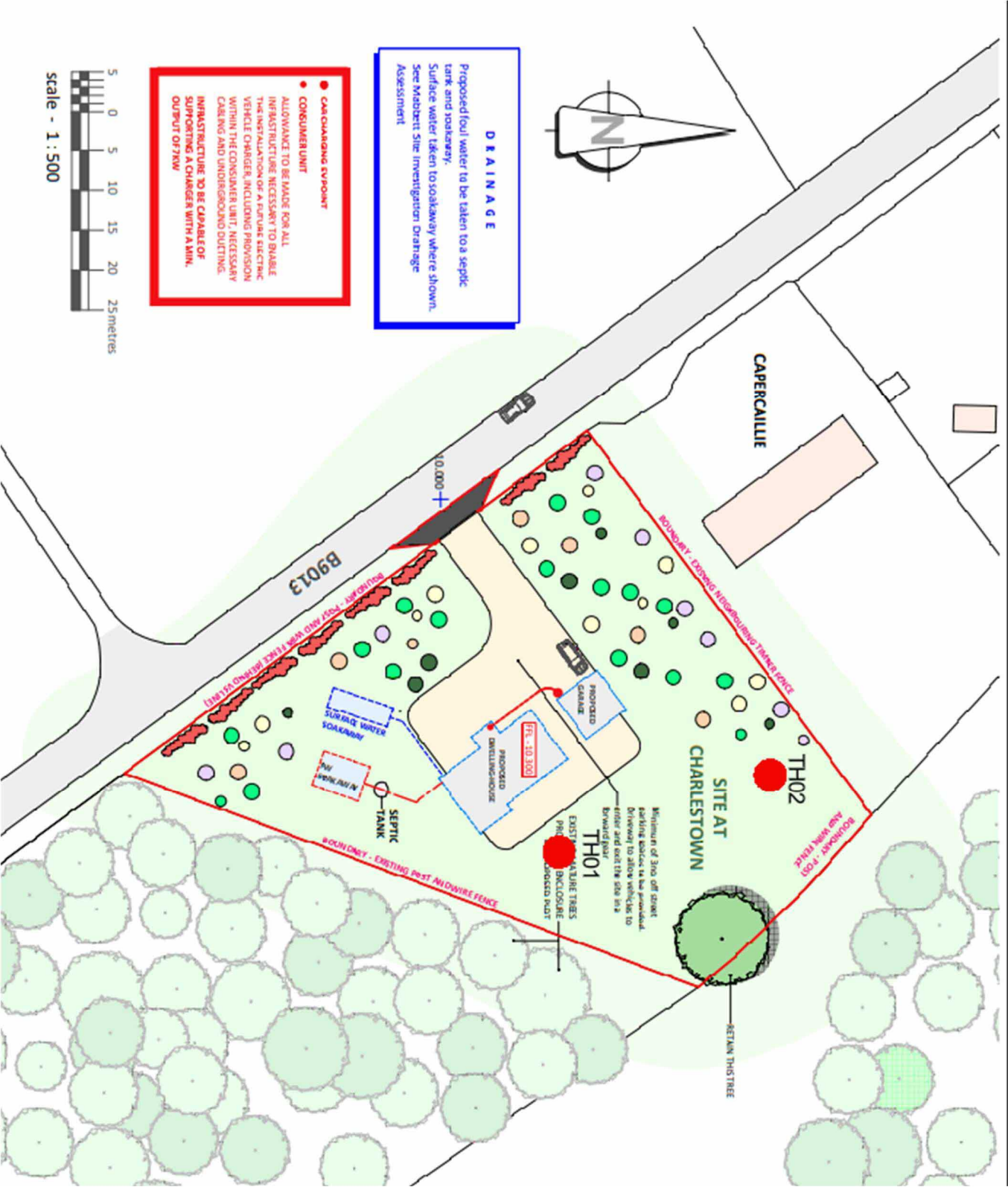
5.4 Proposed Drainage Solution - Recommendation

- 5.4.1 Soakaways are not feasible, therefore it is proposed to install a rainwater harvesting tank to manage flows up to and including a 1:200year event. The system is to feed back to the property for grey water reuse as well as within the garden area and external cleaning.
- 5.4.2 We can confirm therefore that a mound system would have to be installed for the foul water because of the height of the water table.
- 5.4.3 Mound details are provided within Appendix C.



Appendices

Appendix A



Appendix B



	Mabbett & Associates Ltd Unit 1 Horizon Scotland Busine The Enterprise Park, Forres	File: Flow storage calcs.pfd Network: Storm Network Cameron McCallum 19/12/2024	Page 1 Charlestown, Roseisle, IV30 5YG																																																																																																																																									
	Design Settings <table border="0"> <tr> <td>Rainfall Methodology</td> <td>FSR</td> <td>Maximum Time of Concentration (mins)</td> <td>30.00</td> </tr> <tr> <td>Return Period (years)</td> <td>100</td> <td>Maximum Rainfall (mm/hr)</td> <td>50.0</td> </tr> <tr> <td>Additional Flow (%)</td> <td>0</td> <td>Minimum Velocity (m/s)</td> <td>1.00</td> </tr> <tr> <td>FSR Region</td> <td>Scotland and Ireland</td> <td>Connection Type</td> <td>Level Soffits</td> </tr> <tr> <td>M5-60 (mm)</td> <td>14.000</td> <td>Minimum Backdrop Height (m)</td> <td>0.200</td> </tr> <tr> <td>Ratio-R</td> <td>0.300</td> <td>Preferred Cover Depth (m)</td> <td>1.200</td> </tr> <tr> <td>CV</td> <td>0.750</td> <td>Include Intermediate Ground</td> <td>✓</td> </tr> <tr> <td>Time of Entry (mins)</td> <td>5.00</td> <td>Enforce best practice design rules</td> <td>✓</td> </tr> </table> Nodes <table border="0"> <tr> <th>Name</th> <th>Area (ha)</th> <th>T of E (mins)</th> <th>Cover Level (m)</th> <th>Diameter (mm)</th> <th>Depth (m)</th> </tr> <tr> <td>Storage</td> <td>0.025</td> <td>5.00</td> <td>100.000</td> <td>1200</td> <td>2.000</td> </tr> </table> Simulation Settings <table border="0"> <tr> <td>Rainfall Methodology</td> <td>FSR</td> <td>Analysis Speed</td> <td>Normal</td> </tr> <tr> <td>FSR Region</td> <td>Scotland and Ireland</td> <td>Skip Steady State</td> <td>x</td> </tr> <tr> <td>M5-60 (mm)</td> <td>14.000</td> <td>Drain Down Time (mins)</td> <td>240</td> </tr> <tr> <td>Ratio-R</td> <td>0.300</td> <td>Additional Storage (m³/ha)</td> <td>20.0</td> </tr> <tr> <td>Summer CV</td> <td>0.750</td> <td>Check Discharge Rate(s)</td> <td>x</td> </tr> <tr> <td>Winter CV</td> <td>0.840</td> <td>Check Discharge Volume</td> <td>x</td> </tr> </table> Storm Durations <table border="0"> <tr> <td>15</td><td>30</td><td>60</td><td>120</td><td>180</td><td>240</td><td>360</td><td>480</td><td>600</td><td>720</td><td>960</td><td>1440</td> </tr> </table> Return Period Climate Change Additional Area Additional Flow <table border="0"> <tr> <td>(years)</td> <td>(CC %)</td> <td>(A %)</td> <td>(Q %)</td> </tr> <tr> <td>200</td> <td>42</td> <td>0</td> <td>0</td> </tr> </table> Node Storage Online Hydro-Brake® Control <table border="0"> <tr> <td>Flap Valve</td> <td>x</td> <td>Objective</td> <td>(HE) Minimise upstream storage</td> </tr> <tr> <td>Replaces Downstream Link</td> <td>✓</td> <td>Sump Available</td> <td>✓</td> </tr> <tr> <td>Invert Level (m)</td> <td>98.000</td> <td>Product Number</td> <td>CTL-SHE-0032-5000-1000-5000</td> </tr> <tr> <td>Design Depth (m)</td> <td>1.000</td> <td>Min Outlet Diameter (m)</td> <td>0.075</td> </tr> <tr> <td>Design Flow (l/s)</td> <td>0.5</td> <td>Min Node Diameter (mm)</td> <td>1200</td> </tr> </table> Node Storage Depth/Area Storage Structure <table border="0"> <tr> <td>Base Inf Coefficient (m/hr)</td> <td>0.00000</td> <td>Safety Factor</td> <td>2.0</td> <td>Invert Level (m)</td> <td>98.000</td> </tr> <tr> <td>Side Inf Coefficient (m/hr)</td> <td>0.00000</td> <td>Porosity</td> <td>1.00</td> <td>Time to half empty (mins)</td> <td>176</td> </tr> </table> <table border="0"> <tr> <th>Depth (m)</th> <th>Area (m²)</th> <th>Inf Area (m²)</th> <th>Depth (m)</th> <th>Area (m²)</th> <th>Inf Area (m²)</th> <th>Depth (m)</th> <th>Area (m²)</th> <th>Inf Area (m²)</th> </tr> <tr> <td>0.000</td> <td>10.0</td> <td>0.0</td> <td>1.000</td> <td>10.0</td> <td>0.0</td> <td>1.001</td> <td>0.0</td> <td>0.0</td> </tr> </table> Flow+ v10.6.234 Copyright © 1988-2024 Causeway Technologies Ltd			Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00	Return Period (years)	100	Maximum Rainfall (mm/hr)	50.0	Additional Flow (%)	0	Minimum Velocity (m/s)	1.00	FSR Region	Scotland and Ireland	Connection Type	Level Soffits	M5-60 (mm)	14.000	Minimum Backdrop Height (m)	0.200	Ratio-R	0.300	Preferred Cover Depth (m)	1.200	CV	0.750	Include Intermediate Ground	✓	Time of Entry (mins)	5.00	Enforce best practice design rules	✓	Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Depth (m)	Storage	0.025	5.00	100.000	1200	2.000	Rainfall Methodology	FSR	Analysis Speed	Normal	FSR Region	Scotland and Ireland	Skip Steady State	x	M5-60 (mm)	14.000	Drain Down Time (mins)	240	Ratio-R	0.300	Additional Storage (m³/ha)	20.0	Summer CV	0.750	Check Discharge Rate(s)	x	Winter CV	0.840	Check Discharge Volume	x	15	30	60	120	180	240	360	480	600	720	960	1440	(years)	(CC %)	(A %)	(Q %)	200	42	0	0	Flap Valve	x	Objective	(HE) Minimise upstream storage	Replaces Downstream Link	✓	Sump Available	✓	Invert Level (m)	98.000	Product Number	CTL-SHE-0032-5000-1000-5000	Design Depth (m)	1.000	Min Outlet Diameter (m)	0.075	Design Flow (l/s)	0.5	Min Node Diameter (mm)	1200	Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	98.000	Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	176	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	0.000	10.0	0.0	1.000	10.0	0.0	1.001	0.0
Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00																																																																																																																																									
Return Period (years)	100	Maximum Rainfall (mm/hr)	50.0																																																																																																																																									
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00																																																																																																																																									
FSR Region	Scotland and Ireland	Connection Type	Level Soffits																																																																																																																																									
M5-60 (mm)	14.000	Minimum Backdrop Height (m)	0.200																																																																																																																																									
Ratio-R	0.300	Preferred Cover Depth (m)	1.200																																																																																																																																									
CV	0.750	Include Intermediate Ground	✓																																																																																																																																									
Time of Entry (mins)	5.00	Enforce best practice design rules	✓																																																																																																																																									
Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Depth (m)																																																																																																																																							
Storage	0.025	5.00	100.000	1200	2.000																																																																																																																																							
Rainfall Methodology	FSR	Analysis Speed	Normal																																																																																																																																									
FSR Region	Scotland and Ireland	Skip Steady State	x																																																																																																																																									
M5-60 (mm)	14.000	Drain Down Time (mins)	240																																																																																																																																									
Ratio-R	0.300	Additional Storage (m³/ha)	20.0																																																																																																																																									
Summer CV	0.750	Check Discharge Rate(s)	x																																																																																																																																									
Winter CV	0.840	Check Discharge Volume	x																																																																																																																																									
15	30	60	120	180	240	360	480	600	720	960	1440																																																																																																																																	
(years)	(CC %)	(A %)	(Q %)																																																																																																																																									
200	42	0	0																																																																																																																																									
Flap Valve	x	Objective	(HE) Minimise upstream storage																																																																																																																																									
Replaces Downstream Link	✓	Sump Available	✓																																																																																																																																									
Invert Level (m)	98.000	Product Number	CTL-SHE-0032-5000-1000-5000																																																																																																																																									
Design Depth (m)	1.000	Min Outlet Diameter (m)	0.075																																																																																																																																									
Design Flow (l/s)	0.5	Min Node Diameter (mm)	1200																																																																																																																																									
Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	98.000																																																																																																																																							
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	176																																																																																																																																							
Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)																																																																																																																																				
0.000	10.0	0.0	1.000	10.0	0.0	1.001	0.0	0.0																																																																																																																																				



CAUSEWAY



Mabbett & Associates Ltd

Unit 1 Horizon Scotland Busine

The Enterprise Park, Forres

File: Flow storage calcs.pfd

Network: Storm Network

Cameron McCallum

19/12/2024

Page 2

Charlestown,

Roseisle,

IV30 5YG

Results for 200 year +42% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
180 minute winter	Storage	172	98.875	0.875	3.1	9.9590	0.0000	OK

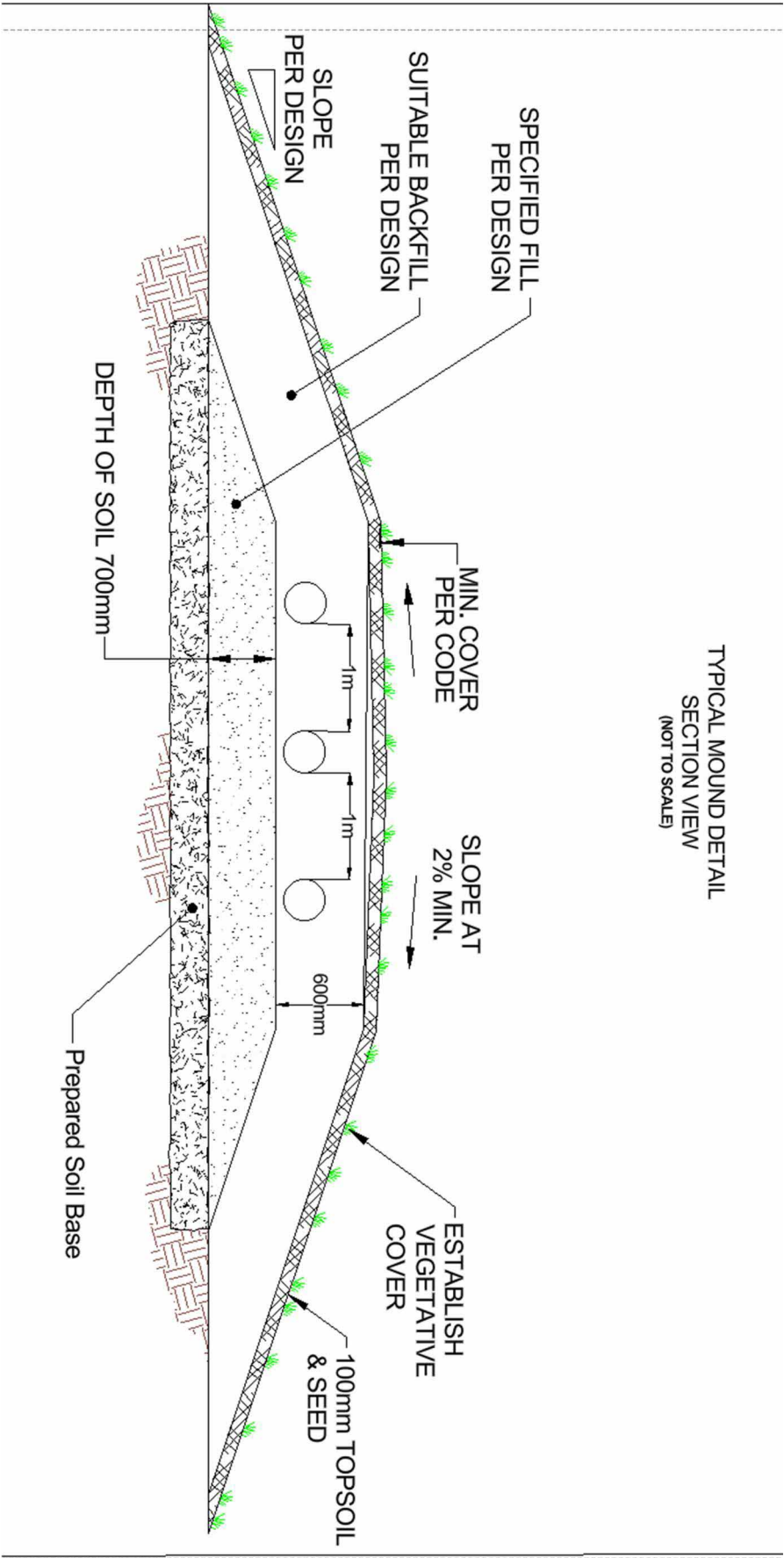
Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
180 minute winter	Storage	Hydro-Brake*	0.5	9.5

Flow+ v10.6.234 Copyright © 1988-2024 Causeway Technologies Ltd



Appendix C





From: Shaya Anderson <Shaya.Anderson@moray.gov.uk>

Sent: 14 Feb 2025 12:15:07

To: DMSMyEmail@moray.gov.uk

Cc:

Subject: FW: 25/00075/PPP Proposed dwelling-house and detached garage on Site At Charlestown, Roseisle, Moray, IV30 5YG

Attachments: 25-00075-PPP Proposed dwelling-house and detached garage on Site At Charlestown, Roseisle, Moray, IV30 5YG.pdf

From: DeveloperObligations <DeveloperObligations@moray.gov.uk>

Sent: 12 February 2025 14:37

To: Shona Strachan <Shona.Strachan@moray.gov.uk>

Cc: DC-General Enquiries <development.control@moray.gov.uk>

Subject: 25/00075/PPP Proposed dwelling-house and detached garage on Site At Charlestown, Roseisle, Moray, IV30 5YG

Hi, Shona

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 applicant.

Thanks,

Erynn

Erynn Crombie | Infrastructure Growth/Obligations Officer (Strategic Planning and Development) | Economic Growth and Development

erynn.crombie@moray.gov.uk | [website](#) | [facebook](#) | [twitter](#) | [instagram](#) | [news](#)

moray
council

Developer Obligations & Affordable Housing: ASSESSMENT REPORT



moray
council

Summary of Obligations

Date: 12/02/2025

Reference: 25/00075/PPP

Description: Proposed dwelling-house and detached garage on Site At Charlestown, Roseisle, Moray, IV30 5YG

Applicant: Mr Shawn Stewart

Agent: S Reid Design

This assessment has been carried out by Moray Council. For developer obligations, the assessment is carried out in relation to policy PP3 Infrastructure and Services of the adopted Moray Local Development Plan 2020 (MLDP2020) and Supplementary Guidance (SG) on Developer Obligations which was adopted on 30 September 2020. And, for affordable housing, the assessment is carried out in relation to policy DP2 Housing of the MLDP2020. Affordable housing is a policy requirement not a developer obligation however for ease of reference the Affordable Housing contribution is included within this assessment.

The MLDP2020 can be found at www.moray.gov.uk/MLDP2020 and the Developer Obligations SG can be found at <http://www.moray.gov.uk/downloads/file134184.pdf>

Primary Education	Nil
Secondary Education	Nil
Transport <i>(Contribution towards Demand Responsive Transport)</i>	
Healthcare <i>(Contribution towards extension of Maryhill Medical Practice or such other healthcare facilities for which the Council is able to demonstrate reasonable justification and will serve the residents of the Development and 5 Additional Dental Chairs)</i>	
Sports and Recreation	Nil
Total Developer Obligations	
Affordable Housing	
TOTAL	



Moray Council DEVELOPER OBLIGATIONS

Breakdown of Calculation

Proposals for developer obligations 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:

3 bed = 1 SRUE

This assessment is therefore based on 1 SRUE.

INFRASTRUCTURE

Education

Primary Education

The pupils generated by this development are zoned to Burghead Primary School. The school is currently operating at 63% physical capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary in this instance.

Contribution towards Primary Education = Nil

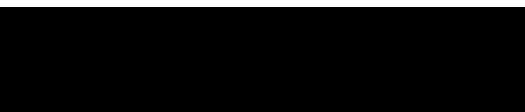
Secondary Education

The pupils generated by this development are zoned to Lossiemouth High School. The school is currently operating at 86% capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary in this instance.

Contribution towards Secondary Education = Nil

Transport

The Moray Council Transportation Services has confirmed that a 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:



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 271m².

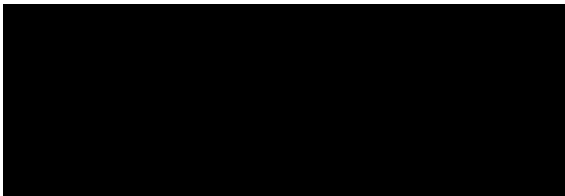
Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.17 persons -Census 2011).

Maryhill Medical Practice is the nearest GP Practice within which healthcare facilities can be accessed by the proposed development. NHS Grampian has confirmed that Maryhill Medical Practice is currently working beyond design capacity and existing space will be



required to be extended and that 5 Additional Dental Chairs will be required.

Contributions are calculated based on a proportional contribution of [REDACTED] per SRUE for the extension of the health center or such other healthcare facilities for which the Council is able to demonstrate reasonable justification and will serve the residents of the Development and [REDACTED] per SRUE for the additional dental chairs each.



Sports and Recreational Facilities

Existing sports provision within Lossiemouth 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

AFFORDABLE HOUSING

The average market value of a serviced plot for 1 Affordable Unit within the Elgin local Housing Market Area is [REDACTED]. Contributions are based on 25% of the total number of units proposed in the application:



Therefore, the total contribution towards affordable housing is:



Affordable housing is a policy requirement not a developer obligation and will not be subject to negotiation.



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 towards Moray Council infrastructure 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, 2017 and obligations towards NHS Grampian infrastructure are index linked to All in Tender

Price Index (TPI) as published by the Royal Institute of Chartered Surveyors (RICS) from Q2, 2017.



Consultee Comments for Planning Application 25/00075/PPP

Application Summary

Application Number: 25/00075/PPP

Address: Site At Charlestown Roseisle Moray IV30 5YG

Proposal: Proposed dwelling-house and detached garage on

Case Officer: Shona Strachan

Consultee Details

Name: Allan Park

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

Email: Not Available

On Behalf Of: Contaminated Land

Comments

Approved Unconditionally.

Consultation Request Notification

Planning Authority Name	Moray Council
Response Date	19th February 2025
Planning Authority Reference	25/00075/PPP
Nature of Proposal (Description)	Proposed dwelling-house and detached garage on
Site	Site At Charlestown Roseisle Moray IV30 5YG
Site Postcode	N/A
Site Gazetteer UPRN	000133077545
Proposal Location Easting	313281
Proposal Location Northing	866996
Area of application site (M²)	3337
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=SQHA6PBG MJY00
Previous Application	
Date of Consultation	5th February 2025
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Shaun Stewart
Applicant Organisation Name	
Applicant Address	Unit 12 Chanonry Road North Elgin Scotland, UK IV30 6NB
Agent Name	S Reid Design
Agent Organisation Name	
Agent Address	The Sma Glen Rothes Aberlour United Kingdom AB38 7AG
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Shona Strachan
Case Officer Phone number	01343 563303
Case Officer Mobile number	07794 166912
Case Officer email address	shona.strachan@moray.gov.uk

PA Response To	consultation.planning@moray.gov.uk
-----------------------	------------------------------------

NOTE:

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

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

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: 25/00075/PPP

Proposed dwelling-house and detached garage on Site At Charlestown Roseisle Moray IV30 5YG for Mr Shaun Stewart

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

Please

- | | | |
|-----|---|-------------------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below | ☐ |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | ☐ |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | ☒ |
| (d) | Further information is required in order to consider the application as set out below | ☐ |

Condition(s)

1. Notwithstanding the submitted details no development shall commence until:
 - 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 2.4 metres by 215 metres in both directions, with all boundaries set back to a position behind the required visibility splay, and a schedule of maintenance for the splay area has been submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
 - ii) thereafter 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.

Reason: 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 submission of details presently lacking.

2. Parking provision shall be as follows:

- 2 spaces for a dwelling with two or three bedrooms; or
- 3 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 dwelling house, 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.

3. Prior to the first occupation of the dwelling house, a minimum of the first 5m of the access track, measured from the edge of the public carriageway, shall be constructed to the Moray Council specification and surfaced with bituminous macadam. The width of the vehicular access shall be minimum 3.5 metres, and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway.

Reason: To ensure acceptable infrastructure at the development access.

4. Prior to the first occupation of the dwelling house, an access lay-by 8.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road. The vehicular access should lead off the lay-by. The lay-by must be constructed in accordance with the Moray Council specification and surfaced with bituminous macadam.

Reason: To enable visiting service vehicles to park clear of the public road in the interests of road safety.

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.

Reason: To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.

6. No water shall be permitted to drain or loose material be carried onto the public carriageway.

Reason: 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. 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 the safety and free flow of traffic on the public road

8. No boundary fences, hedges, walls or any other obstruction whatsoever over 1.0m in height (measured from the level of the road) and fronting onto the public road shall be within 2.4m of the edge of the carriageway.

Reason: To enable drivers of vehicles entering or exiting the site to have a clear view so that they can undertake the manoeuvre safely and with the minimum interference to the safety and free flow of traffic on the public road.

9. Boundary walls/fences shall be set back from the edge of the public carriageway at a

minimum distance of 3.0m and to a position behind the required visibility splays.

Reason: To ensure acceptable development in the interests of road safety.

Further comment(s) to be passed to applicant

Note - The visibility splay maintenance regime has been shown incorrectly as 1.0m instead of 0.26m and the visibility splay Y distances have been shown as 200m instead of the required 215m, and this should be corrected on any subsequently submitted drawings. The formation of the visibility splay will require the removal of an existing redundant hoarding sign a short distance to the south.

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

Note – Electric Vehicle (EV) charger infrastructure would require to be provided for the new property; however, for clarity the EV details shall be assessed separately as part of any associated building warrant submission. Guidance on Electric Vehicle (EV) Charging requirements can be found at <http://www.moray.gov.uk/downloads/file147031.pdf>

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

Any existing provisions for the site to accept water from the public road must be retained or relocated to a location agreed with the Roads Authority. Advice on this matter can be obtained by emailing roads.asset@moray.gov.uk

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

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

Contact: AG
email address: transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 12 February 2025

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://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 25/00075/PPP

Application Summary

Application Number: 25/00075/PPP

Address: Site At Charlestown Roseisle Moray IV30 5YG

Proposal: Proposed dwelling-house and detached garage on

Case Officer: Shona Strachan

Consultee Details

Name: Douglas Caldwell

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

Email: Not Available

On Behalf Of: Environmental Health C12

Comments

Approved Unconditionally.

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: The Moray Council, Flood Risk Management

Planning Application Ref. No:

25/00075/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 | ☐ |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | ☒ |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | ☐ |
| (d) Further information is required in order to consider the application as set out below | ☐ |

Contact: Natalie Nowinski

Date: 19/06/2025

email address: Natalie.nowinski@moray.gov.uk

Consultee: The Moray Council, Flood Risk Management

Wednesday, 25 June 2025



Local Planner
Development Services
Moray Council
Elgin
IV30 1BX

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 Customer,

Site At Charlestown, Roseisle, Moray, IV30 5YG
Planning Ref: 25/00075/PPP
Our Ref: DSCAS-0135166-D9V
Proposal: Proposed dwelling-house and detached garage

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

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

Waste Water Capacity Assessment

- According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal

connection application has been submitted, 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 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 refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Next Steps:

Single house developments; unless utilising private water or drainage sources, are required to submit a Water Connection Application and Waste Water Application via our Customer Portal to allow us to fully appraise the proposals. Please note that Single House developments are not required to submit a Pre-Development Enquiry form (PDE) however local network capacity will be assessed on receipt of application forms.

Further information on our application and connection process for Single Household development can be found on our website <https://www.scottishwater.co.uk/Business-and-Developers/NEW-Connecting-to-Our-Network/Single-Household-Customers>

I trust the above is acceptable however if you require any further information regarding this matter, please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you

should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Supplementary Guidance

- 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 Development Operations 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 a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
- Please find information on how to submit application to Scottish Water at our Customer Portal

Comments for Planning Application 25/00075/PPP

Application Summary

Application Number: 25/00075/PPP

Address: Site At Charlestown Roseisle Moray IV30 5YG

Proposal: Proposed dwelling-house and detached garage on

Case Officer: Shona Strachan

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Loss of privacy (being overlooked)
- Reduction of natural light

Comment: Proposed building to be a continuance of the building line of the present properties.

The proposed planting plan shows Larch trees along the boundary of our property, these are large trees and would effectively block the sunlight to our solar array. Also please be reminded that we are located in the Roseisle forest and are already surrounded by large trees some of which already reduce our light from October to March.

REPORT OF HANDLING

Ref No:	25/00075/PPP	Officer:	Shona Strachan
Proposal Description/ Address	Proposed dwelling-house and detached garage on Site At Charlestown Roseisle Moray IV30 5YG		
Date:	20.06.2025	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
Planning And Development Obligations	12/02/25	Response confirms that Developer Obligations would be required towards Demand Responsive Transport and local health care. Affordable Housing Contribution is also required.
Environmental Health Manager	12/02/25	No objection.
Contaminated Land	06/02/25	No objection.
Transportation Manager	12/02/25	No objection with conditions and informatives recommended to ensure safe access and parking.
Moray Flood Risk Management	19/06/25	No objection.
Scottish Water	25/06/25	No objection subject to the Scottish Water Pre Development Enquiry Process at the appropriate juncture.

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
National Planning Framework 2023		
NPF1 - Tackling the Climate	N	
NPF2 - Climate mitigation and adaptation	N	
NPF3 - Biodiversity	N	
NPF5 - Soils	N	
NPF6 - Forestry, woodland and trees	N	
NPF13 - Sustainable transport	N	

NPF14 - Design, quality and place	N	
NPF17 - Rural homes	Y	See observations
NPF18 - Infrastructure first	N	
NPF22 - Flood risk	N	
Moray Local Development Plan 2020		
PP3 Infrastructure and Services	N	
DP1 Development Principles	Y	See observations
DP4 Rural Housing	Y	See observations
EP12 Management and Enhancement Water	N	
EP13 Foul Drainage	N	
EP7 Forestry Woodland and Trees	N	

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		
Issue: Proposed building would be a continuance of the building line of the present properties. Comments (PO): This comment is accepted and agreed as the proposed dwelling would lead to the outward expansion and continuation of roadside dwellings at this location resulting in a build up of ribbon development at this location which is in contravention of the siting requirements of Policy DP4.		
Issue: Loss of privacy (being overlooked). Comments (PO): The proposed development would increase the level of unacceptable build up of ribbon development at this location, therefore, the proposed residential development is not accepted at this location and the proposal is contrary to siting requirements of Policy DP4 which advises against ribbon development. That said, considering privacy and overlooking as matters separate to the unacceptable siting of the proposal; a dwelling at this location would not deviate from the amenity levels at this location. However, the proposed development is not supported at this location as it would increase the level of unacceptable build up of ribbon development at this location and contravenes the siting requirements of policy DP4.		
Issue: The proposed planting plan shows Larch trees along the boundary these large trees may block the sunlight to our solar array. Comments (PO): This application is for planning permission in principle and the site plan shows indicative details only. Due to the unacceptable siting of the proposed site this application is recommended for refusal.		

Landscaping proposals would be assessed further in any detailed and or Matters Specified in Condition application which would allow further consideration to be given to an appropriate landscape scheme which is suitable for the site cognisant of its surrounds and edge of woodland location.

Issue: Please be reminded that we are located in the Roseisle forest and are already surrounded by large trees some of which already reduce our light from October to March.

Comments (PO): Again, this application is for planning permission in principle and the site plan shows indicative details only. Due to the unacceptable siting of the proposed site this application is recommended for refusal.

Landscaping proposals would be assessed further in any detailed and or Matters Specified in Condition Application which would allow further consideration to be given to an appropriate landscape scheme which is suitable for the site cognisant of its surrounds and edge of woodland location.

OBSERVATIONS – ASSESSMENT OF PROPOSAL

Legislative Framework for Determination

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the development plan, namely the adopted National Planning Framework 4 and adopted Moray Local Development Plan 2020 (MLDP 2020) unless material considerations indicate otherwise.

The main planning issues are considered below:

Proposal

This application seeks planning permission in principle for a dwellinghouse and detached garage on Site at Charlestown Roseisle Moray.

This is an application for planning permission in principle, therefore, detailed design information has not been provided. The site plan does show an indicative position and footprint for the proposed dwelling and detached garage. The site plan shows the existing trees on and bordering the site, access and parking arrangements, drainage and landscaping along with tree protection measures. The application has been supported by a Tree Survey and Drainage Assessment.

Site

The site has a roadside location on land to the south of an existing roadside cluster of houses with woodland located to the south and east of the site and the B9013 located immediately to the west of the site providing access to the site. The site would share a mutual boundary with the existing dwelling to the north. Land uses around the site include: forestry, rural dwellings and agriculture.

The site is approximately 500m to the north of Collage of Roseisle and whilst the site itself is not located within the Pressurised and Sensitive designation under the terms of Policy DP4 extensive parts of the countryside in proximity to the site do fall within Pressurised and Sensitive designation due to the build up of rural dwellings around this locality.

Since the time of application submission the site has been cleared and dug into with the Tree Survey identifying that the site excavation has encroached into the Root Protection Area of tree T745 which is a good condition category C1 Silver Birch. It is thought that the clearing and digging onsite occurred in May/June 2025.

Pre-application advice was undertaken on the site by the applicant and the specific siting issue of build up of ribbon development was raised within the response.

Policy Assessment

Rural Housing Requirements NPF 17 & 14 / MLDP DP4 & DP1

All proposals for rural housing are assessed principally against NPF4 Policy 17 and MLDP Policy DP4. NPF4 Policy 17 requires the Local Development Plan to set out a tailored approach to rural housing and reflect locally appropriate delivery approaches. Moray Council's 'tailored approach' is based on a rural development hierarchy set out in Policy DP4 Rural Housing of the Moray Local Development Plan 2020 (MLDP). The hierarchy seeks to direct new development to rural groupings, then the reuse and replacement of traditional buildings and finally new houses in the open countryside. In the open countryside a spatial strategy has been developed to direct development away from the most sensitive locations by identifying Pressurised Sensitive Areas and Areas of Intermediate Pressure.

The site is located at an Area of Intermediate Pressure Under MLDP 2020 Policy DP4, in these areas proposals for single houses must be well-sited and designed to fit with the local landscape character and will be assessed on a case by case basis.

In terms of specific siting requirements Policy DP4 advises that: *"The new house must not create ribbon development, contribute to an unacceptable build-up of housing or detrimentally alter the rural character of an area due to its prominent or roadside location". It is also advised that "Artificial mounding, cut and fill and/or clear felling woodland to create plots will not be permitted".*

Policy DP1 and NPF4 Policy 14 together set out the need for the scale, density and character to be appropriate to the surrounding area to create a sense of place, integrated into the surrounding landscape with no adverse impact upon neighbouring properties in terms of privacy, daylighting, or overbearing loss of amenity. Policy DP1 also advises that: Development proposals must "retain original land contours and integrate into the landscape".

The proposal fails to meet the siting requirements outlined above because the proposed dwelling would result in an additional roadside dwelling at this location. The proposed dwelling in conjunction with the existing dwellings to the north would lead to the outward expansion and extension of roadside dwellings at this location resulting in the continued build up of ribbon development along this roadside which would be detrimental to the character and setting of the open countryside at this location. This outward expansion, extension and build up of ribbon development would also reduce the existing separation distance to the properties to the south and would further contribute to the sense of over development and build of rural houses at this locality undermining the rural character of the open countryside at this location.

Since the time of application submission, the site has been cleared and dug into, it is thought this activity took place around May/June 2025. These excavation works cover much of the site area contrary to the provision of both Policies DP4 and DP1 in which it advised that existing land contours should be retained and earth regrading works to "create plots will not be permitted".

As a result the proposal is contrary to the provision of Policies NPF 17 & 14 and MLDP DP4 & DP1 and the application will be refused as a result.

Rural Design and Landscaping NPF 17 & 14 / MLDP DP4 & DP1

As this is an application for planning permission in principle detailed design information has not been provided, noting that this would be assessed as part of any detailed planning application and or the subject of a Matters Specified in Condition application.

The site plan does show an indicative position and footprint for the proposed dwelling and detached garage. A design which meets the rural design requirements as set out in Policy DP4 could be achieved on the site. However, rural house design is a separate matter and does not override the

contravention of the siting requirements of Policy DP4 which advises against ribbon development.

The site plan shows landscape proposals, however, as noted previously landscaping proposals would be assessed further in any detailed application and or Matters Specified in Condition application which would allow further consideration to be given to an appropriate landscape scheme which is suitable for the site cognisant of its surrounds and edge of woodland location. It is considered that an appropriate landscape scheme could be achieved for the site. However, this is a separate matter and does not override the contravention of the siting requirements of Policy DP4 which advises against ribbon development.

Trees and Development NPF 6 / MLDP EP7

The application has been supported by a Tree Survey comprising the Tree Survey Report, The Tree Constraints plans and The Tree Protection Plan. The existing trees have also been shown in the site plan. Four existing trees have been identified on and bordering the site. The tree survey indicates that tree T745 (a good condition category C1 Silver Birch located near to the northern boundary of the site) has had excavations within its root protection area which would appear to be related to the earth works that have taken place on site. No specific recommendations or mitigation have been given in the Tree Survey following this comment in the tree survey and on the balance of considerations it is not considered that this matter would warrant an additional reason for refusal of the application. The proposal is therefore not considered to impinge upon Policies NPF 6 / MLDP EP7. However, this is a separate matter and does not override the contravention of the siting requirements of Policy DP4 which advises against ribbon development.

Water and Drainage NPF 22 / MLDP EP 12

The application has been supported by a Drainage Assessment which identifies that the drainage proposal for the site will include a packaged sewage treatment plant to mound soakaway and onsite water storage tank with grey water to be re-used within the development. The drainage details have been accepted by Moray Flood Risk Management and are compliant with policy requirements. Scottish Water has raised no objection to the proposal subject to their Pre-Development Enquiry Process. However, these are separate matters and do not override the contravention of the siting requirements of Policy DP4 which advises against ribbon development.

Access and Parking (NPF13 and DP1)

There are no objections from Transportation subject to conditions and informatives. Subject to compliance with these the proposal is acceptable in access and parking terms. However, compliance with access and parking requirements is a separate matter and does not override the contravention of the siting requirements of Policy DP4 which advises against ribbon development.

Developer Obligations and Affordable Housing Contribution NPF 18 / MLDP PP3 & DP1

The Assessment identifies that Developer Obligations towards Demand Responsive Transport and Local Healthcare is required. An Affordable Housing contribution is also required.

The applicant has confirmed willingness to accept the obligations and the contribution and would pay the obligation and contribution upfront prior to the issue of consent. The proposal would therefore be acceptable under the requisite requirements of policies. However, this is separate from and does not override the contravention of the siting requirements of Policy DP4 which advises against ribbon development.

Climate Change, Soils and Biodiversity NPF 1, 2, 3 & 5

The site is not located on Prime Agricultural Land and the level of soil disruption for a single dwelling is not considered to be significantly detrimental to the global nature and climate crisis to the extent which would warrant the refusal of the application on these grounds. Appropriate energy efficiency measures would be required for any proposed dwelling in line with Building Regulations. On site landscaping would provide for biodiversity enhancement and it is noted that this current application was submitted before the adoption of the "Policy 3 Biodiversity Guidance for Planning Applications"

However, these matters are separate from and do not override the contravention of the siting requirements of Policy DP4 which advises against ribbon development.

Conclusion and Recommendation

The proposed development would lead to the outward expansion and continuation of roadside dwellings at this location resulting in a build up of ribbon development at this location which is in contravention of the siting requirements of Policy DP4. The site clearing and regrading is contrary to the provisions of Policies DP4 and DP1 in which it advised that existing land contours should be retained and earth regrading works to create plots will not be permitted. The proposed development is therefore unacceptable at this location, fails to comply with the Development Plan and is recommended for refusal.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

Reference No.	Description			
	Decision		Date Of Decision	

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	No Premises	06/03/25	
PINS	No Premises	06/03/25	

DEVELOPER CONTRIBUTIONS (PGU)

Status	Required
--------	----------

DOCUMENTS, ASSESSMENTS etc. *

** Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc*

Supporting information submitted with application?	YES	
Summary of main issues raised in each statement/assessment/report		
Document Name:	Drainage Assessment	
Main Issues:	Details the on-site drainage arrangements.	
Document Name:	Tree Survey	
Main Issues:	Provides details of trees on or bordering the site, providing their root protection areas and protection methodology.	
Document Name:	NPF4 Statement	
Main Issues:	Seeks to provide NPF4 policy comments.	

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)			

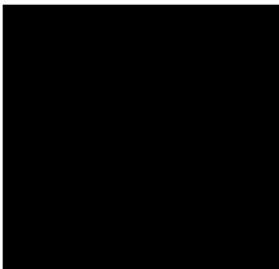


**MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

**[Heldon And Laich]
Planning Permission in Principle**

TO



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:-

**Proposed dwelling-house and detached garage on Site At Charlestown
Roseisle Moray IV30 5YG**

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

Date of Notice: **1 July 2025**



HEAD OF ECONOMIC GROWTH AND DEVELOPMENT

Economy, Environment and Finance
Moray Council
PO Box 6760
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 Council's reason(s) for this decision are as follows: -

The proposal is contrary to the provisions of Development Plan Policies: National Planning Framework Policy 17 Rural Homes, and, Moray Local Development Policy DP4 Rural Housing and Policy DP1 Development Principles because:

- 1) The proposed development would lead to the outward expansion and continuation of roadside dwellings at this location resulting in a build up of ribbon development at this location which would be detrimental to the character and setting of the open countryside at this location and is in contravention of the siting requirements of Policy DP4.
- 2) The site clearing and regrading which has occurred is contrary to the provisions of Policies DP4 and DP1 in which it is advised that existing land contours should be retained and earth regrading works to create plots will not be permitted.

The proposed development is therefore unacceptable at this location, fails to comply with Development Plan Policies National Planning Framework Policy 17 Rural Homes, and, Moray Local Development Policy DP4 Rural Housing and Policy DP1 Development Principles and therefore is refused.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
S.STEW / PL / 02		Block plan
S.STEW / PL / 01		Site plan
S.STEW / LP		Location plan
001		Tree constraints plan
002		Tree protection 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.

