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 100706479-001

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)

Erect new dwelling house at ground to the North West of Tomdugard, Dallas.

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:	Plans Plus		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Colin	Building Name:	Plans Plus Offices
Last Name: *	Keir	Building Number:	
Telephone Number: *	01343 842635	Address 1 (Street): *	Main Street
Extension Number:		Address 2:	Urquhart
Mobile Number:		Town/City: *	By Elgin
Fax Number:		Country: *	Moray
		Postcode: *	IV30 8LG
Email Address: *	ctkplans@aol.com		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	DR.	Building Name:	Tomdugard
First Name: *	Chris	Building Number:	
Last Name: *	Eastham	Address 1 (Street): *	Tomdugard
Company/Organisation		Address 2:	Dallas
Telephone Number: *		Town/City: *	Moray
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	IV36 2RZ
Fax Number:			
Email Address: *	ctkplans@aol.com		

Site Address Details

Planning Authority: Moray Council

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

Address 1: TOMDUGARD

Address 2: DALLAS

Address 3:

Address 4:

Address 5:

Town/City/Settlement: FORRES

Post Code: IV36 2RZ

Please identify/describe the location of the site or sites

Northing 850429 Easting 311219

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

General comments which was felt inaccurate.

Title: Miss Other title:

First Name: Fiona Last Name: Olsen

Correspondence Reference Number: 24/01580/PELOC Date (dd/mm/yyyy): 04/12/2024

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 0.80

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)

Scrub land.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * ☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? * 4

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

☐ Yes – connecting to public drainage network

☒ No – proposing to make private drainage arrangements

☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

☐ New/Altered septic tank.

☒ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

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

The ground does not support drainage for a traditional style of septic tank therefore a bio disc is required.

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

Note:-

Please include details of SUDS arrangements on your plans

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

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

☐ Yes
☒ No, using a private water supply
☐ No connection required

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

Assessment of Flood Risk

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

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

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

Trees

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

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

Waste Storage and Collection

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

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

Normal recycling bins set out at the roadside.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ☒ Yes ☐ No

How many units do you propose in total? * 1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

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: Colin Keir

On behalf of: DR. Chris Eastham

Date: 27/03/2025

☒ 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 principal 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:

- [x] Site Layout Plan or Block plan.
- [x] Elevations.
- [x] Floor plans.
- [x] Cross sections.
- [x] Roof plan.
- [ ] Master Plan/Framework Plan.
- [x] 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.

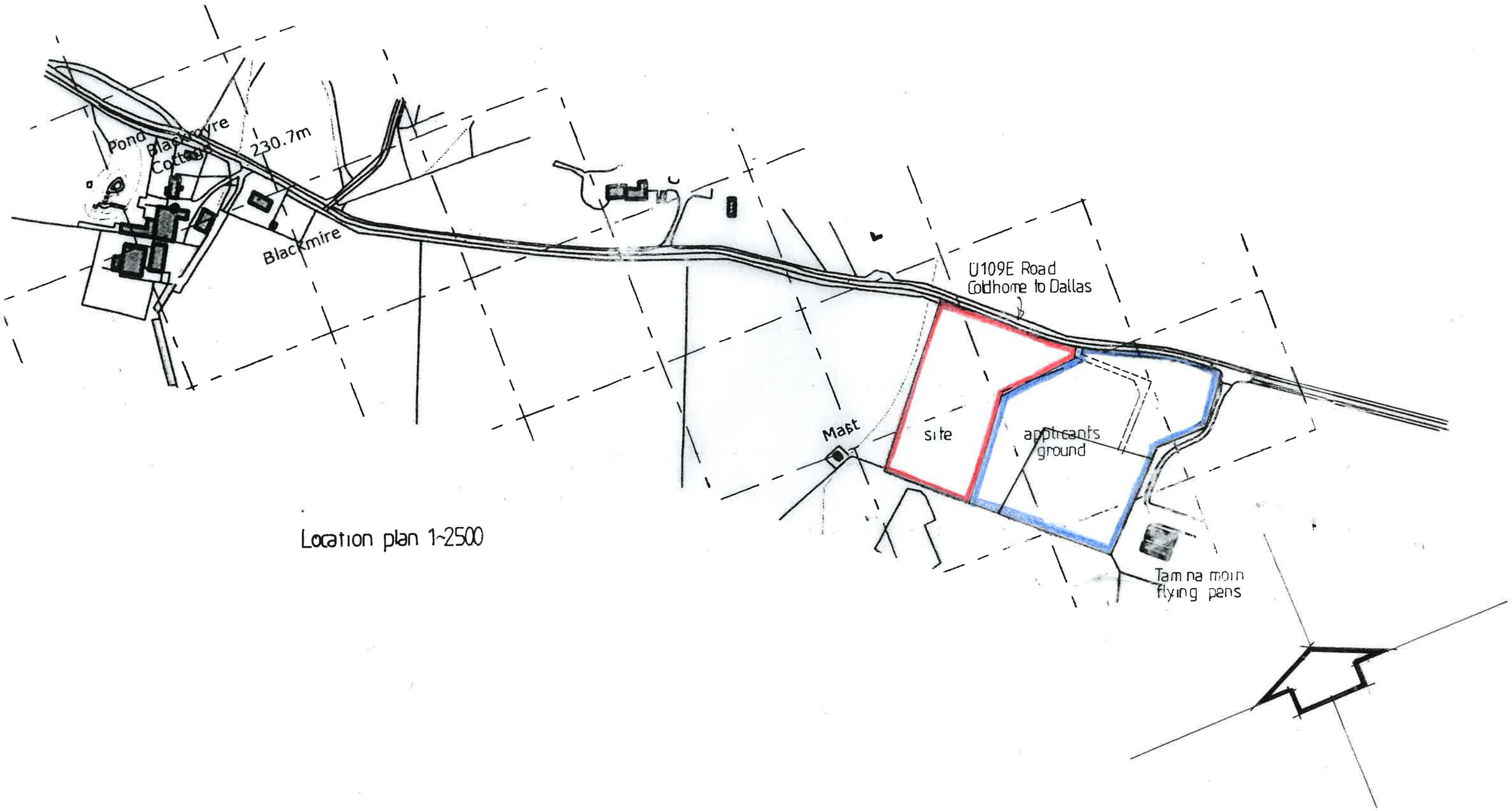
Declaration Name: Mr Colin Keir

Declaration Date: 27/03/2025

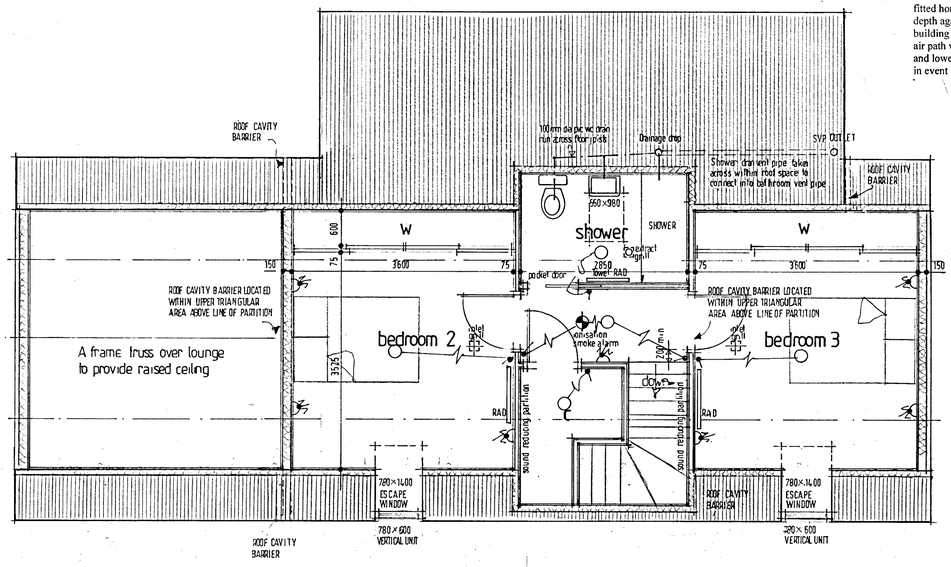
Payment Details

Cheque: Plans Plus, 0144767

Created: 27/03/2025 15:14



Location plan 1~2500



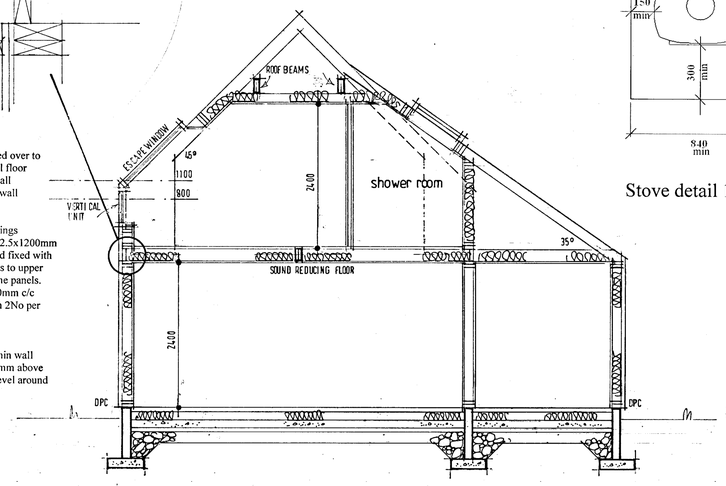
First floor plan 1:50

Tenmat 102/50 intumescent strip fitted horizontally within first floor depth against timber joists around building perimeter to provide free air path within cavity between upper and lower areas, and sealing of cavity in event of a fire

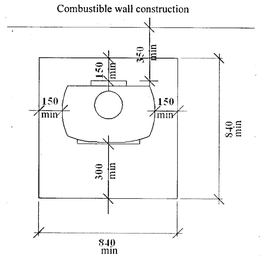
Floor insulation lapped over to provide insulation full floor depth and maintain wall u value against outer wall

Intermediate floor fixings
Bat ms gal straps 30x2.5x1200mm centred over floor and fixed with min 3No 8 gauge nails to upper and lower timber frame panels. Straps located at 1200mm c/c around perimeter with 2No per corner.

Dpc incorporated within wall construction min 150mm above surrounding ground level around building perimeter.



Cross section 1:50



Stove detail 1:20

Key

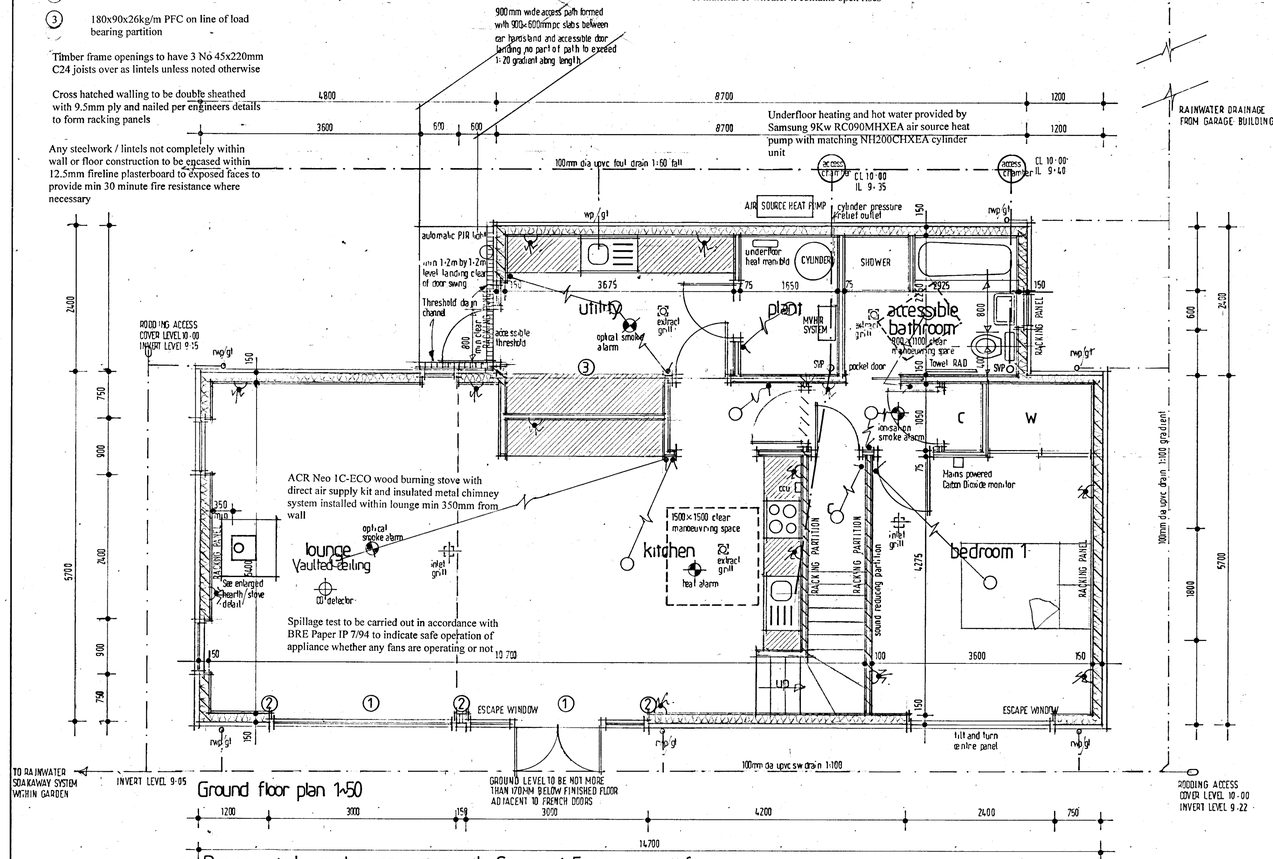
1. 150x90x24kg/m PFC lintel over
2. Min 3 No 45x145mm C16 timber studs
3. 180x90x26kg/m PFC on line of load bearing partition

Timber frame openings to have 3 No 45x220mm C24 joists over as lintels unless noted otherwise

Cross hatched walling to be double sheathed with 9.5mm ply and nailed per engineers details to form racking panels

Any steelwork / lintels not completely within wall or floor construction to be encased within 12.5mm fireline plasterboard to exposed faces to provide min 30 minute fire resistance where necessary

Going at tapered treads to be uniform and not less than the going of straight treads. Going to be at least 50mm at inner end. Tapered treads to be constructed in accordance with BS 585: Part 1: 1989, Appendices B1 and B3, irrespective of material or whether it contains open rises



Ground floor plan 1:50

Drawings to be read in conjunction with Structural Engineers specifications and details Ref 148681 Fairhurst, 25a High St., Elgin

Cross section 1:50

Stairway
Risers 204mm x 13No straight & tapered
Going 235mm straight treads @ 41° pitch
Going 288mm tapered treads @ 35° pitch
Width 900mm clear

Stairway to have a min 2000mm clear unobstructed headroom above stair pitch line and landing areas. Handrail fixed between 840-1000mm above pitch line and landings, and a barrier with no openings which would allow a 100mm dia sphere to pass through.

Balustrade
900mm high balustrade securely fixed to surrounding structure and capable of resisting loads calculated in accordance with BS EN 1991-1-1 and associated PD 6688-1-1. Any openings to be capable of stopping a 100mm dia sphere from passing through, and designed so children cannot easily climb.

Electrical safety
Electrical installation to be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS7671: 2008. Installation must be certified by member of SELECT or NICEIC only.

Lighting
New light fittings to be low energy type, with a luminous efficacy at least 45 lumens / circuit watt. Fittings may be either dedicated with separate control gear taking only low energy lamps or -standard fittings supplied with low energy lamps with integrated control gear (e.g. Bayonet or Edison screw base lamps)

Electrical outlets
Light switches located between 900 and 1100mm above floors. Electrical outlets located min 400mm above floors or 150mm above worktops and max 1200mm above floors unless absolute need for higher position. All switches and controls located min 350mm from internal corners, projecting walls or similar obstructions

External lighting
To be rated at not more than 100 lamp-watts per fitting with automatic control by movement detector and photocell, and incorporate manual override switching if desired.

Fire detection
Smoke alarms conforming to BS EN 14604: 2005, and heat detectors conforming to BS 5446: Part 2: 2003, all with an integral standby supply in accordance with BS 5839: Part 6: 2019 to be installed to provide min grade D fire detection and alarm system. All units interconnected and wired into regularly used lighting circuit electrically protected at consumer unit.

Partitions
Partitions constructed with 75×50mm twv framing at 600mm c/c with centre dwangs, along with single top and double bottom rails. Partitions around apartments lined with 12.5mm "wallboard 10" plasterboard, min mass per unit area of 10kg/m² and incorporate an absorbent layer of mineral wool min 25mm thick with min density 10kg/m³ suspended between framing. All other partitions finished with 12.5mm plasterboard. Moisture resistant plasterboard fitted behind wet areas.

Windows / Doors
Upvc window and doors to incorporate low emissive double glazing providing a u-value not more than 1.4W/m²K. Supplier to provide certification for materials and U-values provided. Any glazing within 800mm of floor level, part of a door leaf or within 300mm of a door leaf and within 1500mm of floor to be designed to resist human impact as set out in BS6262: Part 4: 2005

Window controls
Window handles to be located min 350mm from internal corners, projecting walls or similar obstructions. Handles to be max 1.7m high where access unobstructed, max 1.5m where access limited by projections not exceeding 900mm high by 600mm deep, max 1.2m high in enhanced apartment or accessible sanitary accommodation

Window & Door security
Windows and glazing to ground storey or otherwise easily accessible from outside to be designed and installed to resist forced entry. Such as BS PAS 24:2007 for doors or BS 7950:1997 for windows. All accessible windows and doors manufactured to meet min recognised product standards and defined component performance to resist forced entry. Units installed in accordance with recommendations given in section 8 of BS 8213-4: 2007 or manufacturers instructions where they meet or exceed standard.

Escape windows
Escape windows provided to first floor apartments and any inner rooms providing a clear opening area of 0.33m². Opening area to be min 450mm by 740mm, with bottom of opening located between 800mm and 1100mm above finished floor level.

Easy cleaning
All first floor windows to have an opening sash that permits cleaning of external surfaces from within building

Ventilation
Dwelling to incorporate proprietary continuously operating balanced supply and extract mechanical ventilation system, with heat exchanger. Installation should be in accordance with the guidance in BRE Digest 398. In hot weather windows can be opened to cool the dwelling while the system is not operating.

Drying facilities
An indoor area in addition to an external area to be provided for drying of clothes. Area to allow for 1.7m of clothes line per apartment, with internal area providing min 1.0m³ with no size less than 0.7m. Indoor drying area to incorporate a fan providing an extract rate of 15lts/sec minimum, operated by humidistat set to operate between 50% and 65% humidity

Network access
30mm dia pvc pipe duct to be incorporated through wall construction , angled to fall towards exterior and fitted with suitable weather proof temporary seals to suit. Ducts located at low level, positioned to enter dwelling below stairway area as indicated.

Accessible sanitary facilities
Timber walls adjacent to accessible sanitary fitments to incorporate 18mm exterior grade plywood fixed to framing behind 12.5mm moisture resistant plasterboard to provide robust fixing for grab rails at any location. 1100×800mm manoeuvring space to be provided clear of any obstructions or door swings oriented in direction of entry, and activity spaces, 1100×800mm provided in front of wc pan, 800×700mm to whb and 800×800mm to shower. Activity spaces may overlap each other and manoeuvring space.

Sanitation
Sanitary fitments to have deep seal traps, with top removable traps to shower trays. Wet wall panels around shower trays to provide waterproof finish. Instantaneous electric shower unit located above tray. Wall to wet areas lined with moisture resistant plasterboard. Partitions around rooms to incorporate 80mm glasswool as sound deadening.

Thermostatic mixer valves fitted to bath and wash basin supplies to limit water temperature to between 37-46° max at outlet.
Wash hand basin to incorporate aerator or flow restrictor to limit flow to below 6ltr/minute
Wc pan flush volume not to exceed 4.5ltr (total combined for duel flush system)

Carbon Dioxide CO^2 monitoring
Mains powered CO^2 monitoring unit located within principal bedroom, incorporating easily understood visual indicator and capable of logging and displaying readings within a range of at least 0 – 5,000 parts per million at no more than 15 minute intervals, over a 24 hour period. Unit to be capable of providing information on CO2 levels for at least the preceding 24 hour period. Monitor to be located per manufactures instructions. If detector/monitor has an audible alarm this should be capable of being permanently deactivated.

Thermal bridging
25mm Kingspan rigid urethane located behind plasterboard to head and side returns around door and window openings and below inner window cill boards. 30 min fire resistant insulated firestops located in cavity around openings

General
All new door openings formed, to provide a min clear opening width of 800mm between door edge and jamb. New circulation areas to provide a min clear width of 900mm at all points, with a manoeuvring space 800×1100mm clear of any obstructions or door swings.

Symbol key

O	Light fitting
	Double 13A electric socket
	Smoke alarm / heat detector
⊕CO	Battery powered carbon monoxide detector
	Wall switch
Rwp	68mm dia rainwater down pipe
Svp	100mm dia soil vent pipe
wp/gt	waste pipe / gulley trap
Pv	Trickle ventilator 4000mm²

NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT PLANNING, BUILDING WARRANT OR GRANT APPROVAL HAS BEEN OBTAINED.

CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS.

ANY DEVIATIONS TO THE APPROVED PLANS TO BE REPORTED TO THIS OFFICE.
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS
GIVEN DIMENSIONS ONLY TO BE USED.
DO NOT SCALE PLANS.

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.

CLIENT	SCALE	DRAWN BY	DATE
Dr C Eastham	1:50	IR	Mar 2025

PROJECT
Proposed new dwelling and garage on site to North West of Tomdugard, Dallas, IV36 2RZ

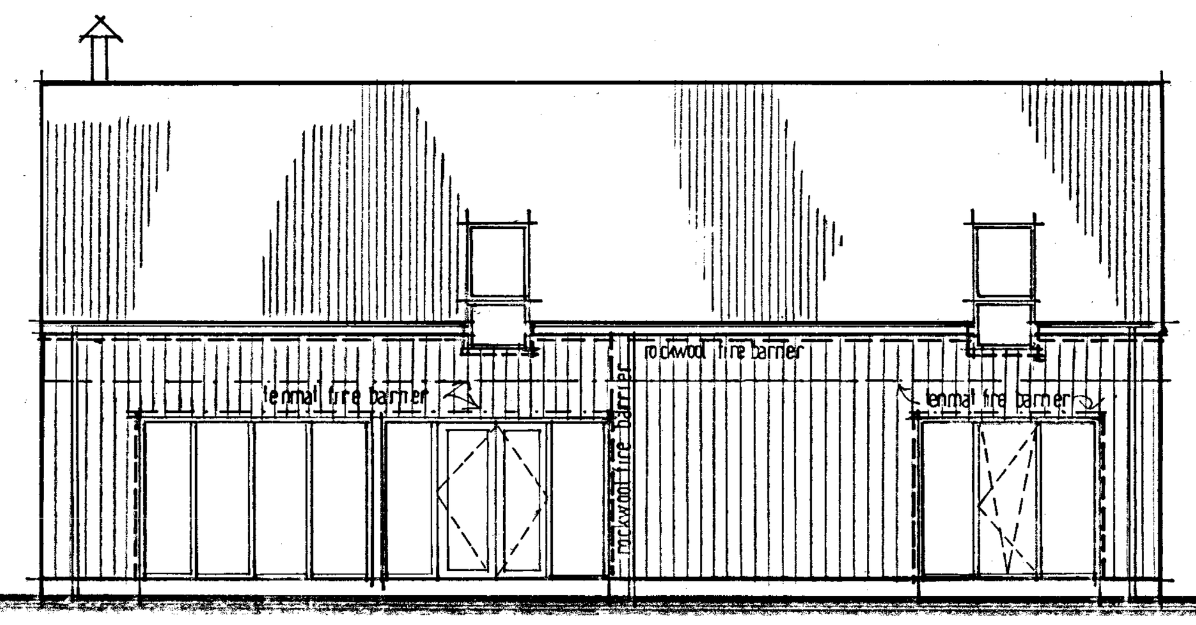
PROJECT No.
24-66
Dwg 1-3

plans plus

ARCHITECTURAL DESIGN CONSULTANTS

TELEPHONE No. 01343 842635
MOBILE No. 07766 315501
EMAIL: ctkplans@aol.com
WEB: www.plans-plus.co.uk
PARTNERS: COLIN & CATRIONA KEIR

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG

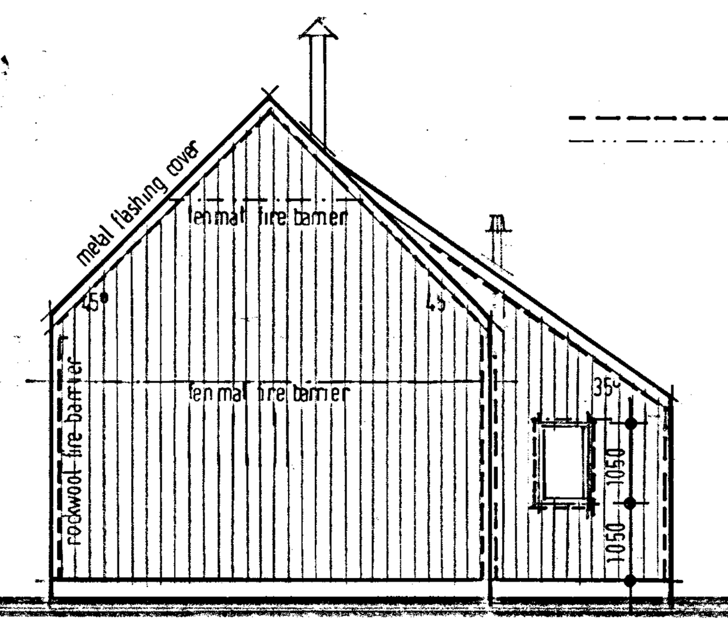


Front elevation 1~100

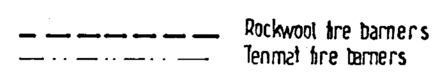
Roof finished with dark grey profiled metal sheeting with matching gable flashings

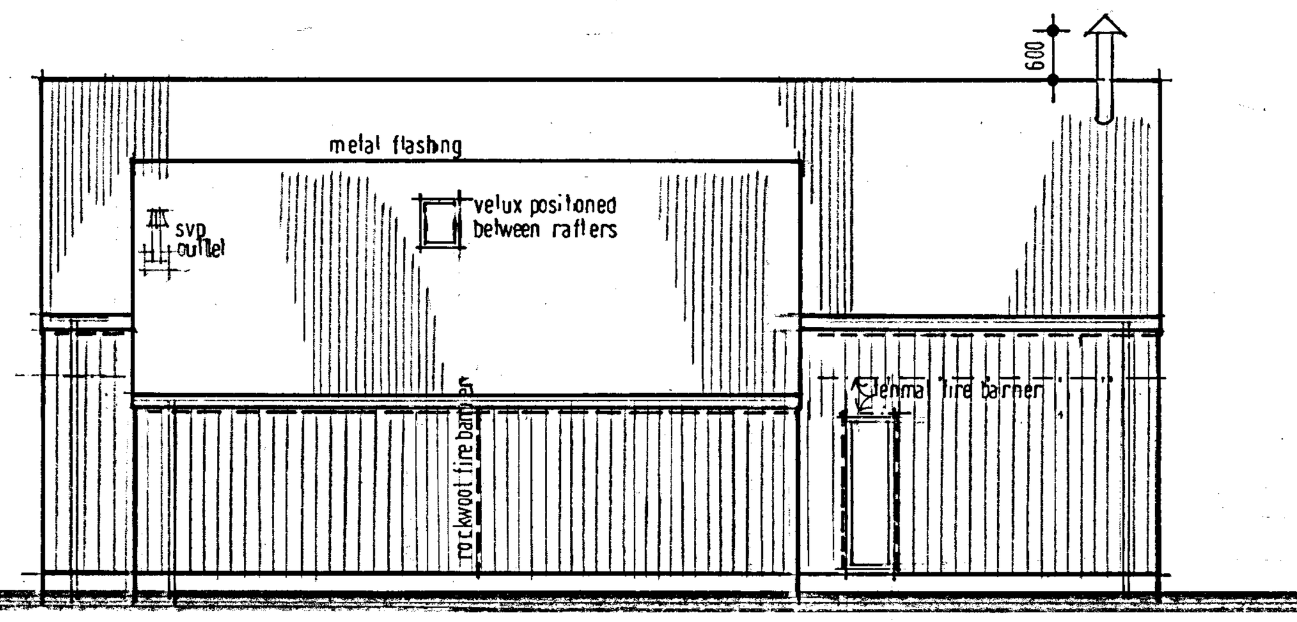
Walls finished with vertical timber larch linings above smooth cement basecourse

Dark grey upvc double glazed door and window units with matching rhones and downpipes



Side elevation 1~100



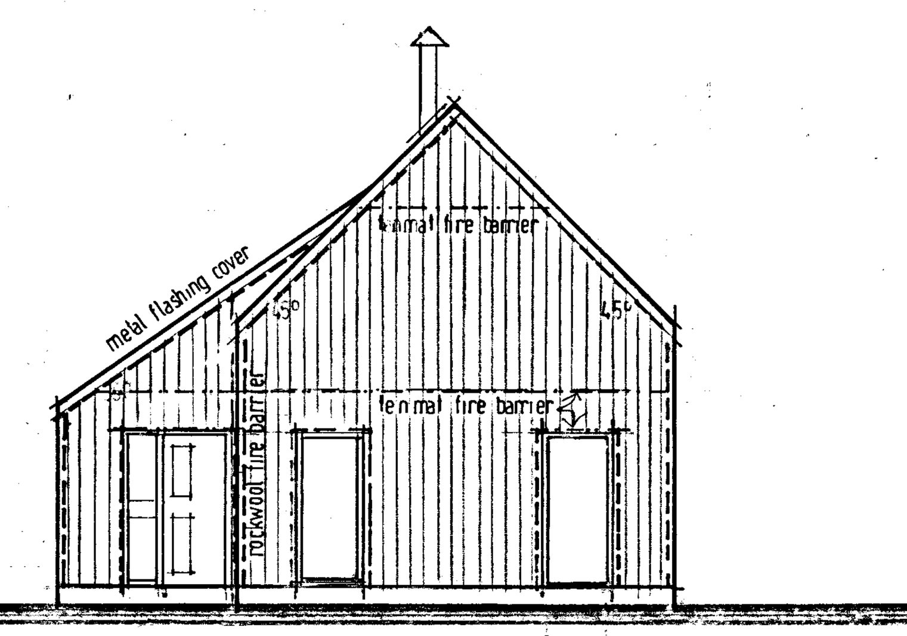


Rear elevation 1~100

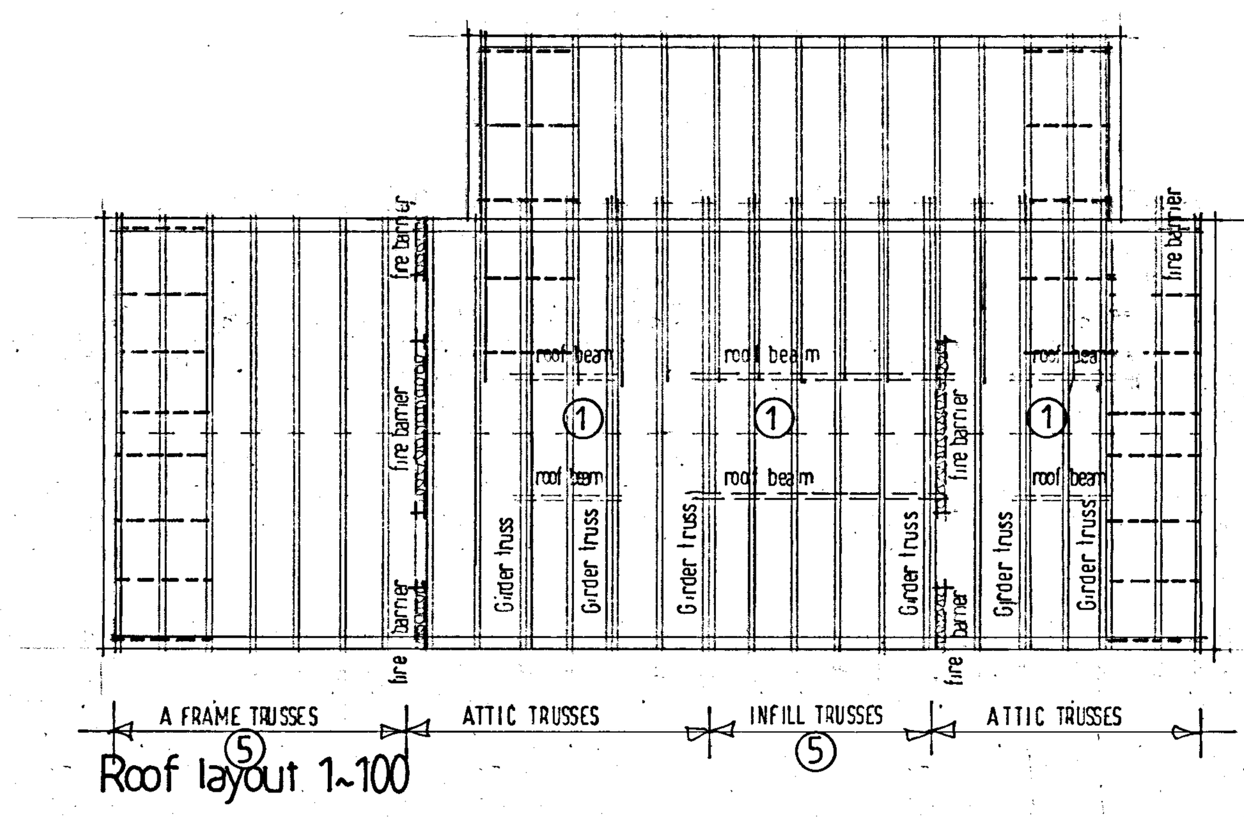
Roof finished with dark grey profiled metal sheeting with matching gable flashings

Walls finished with vertical timber larch linings above smooth cement basecourse

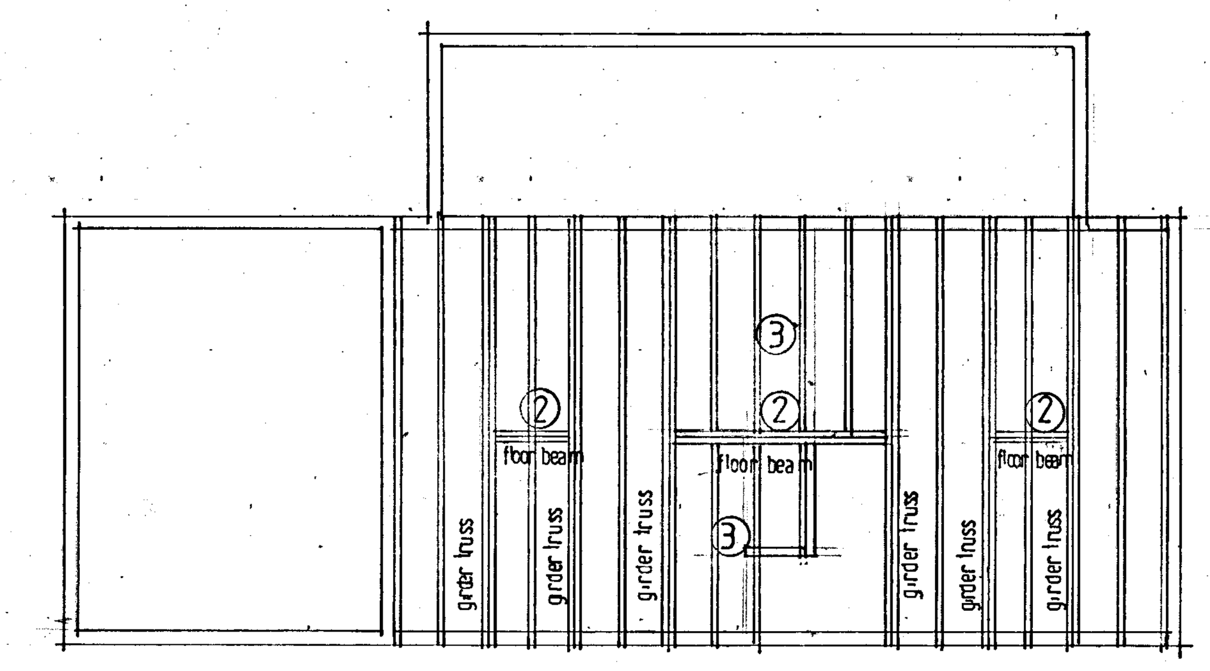
Dark grey upvc double glazed door and window units with matching rhones and downpipes



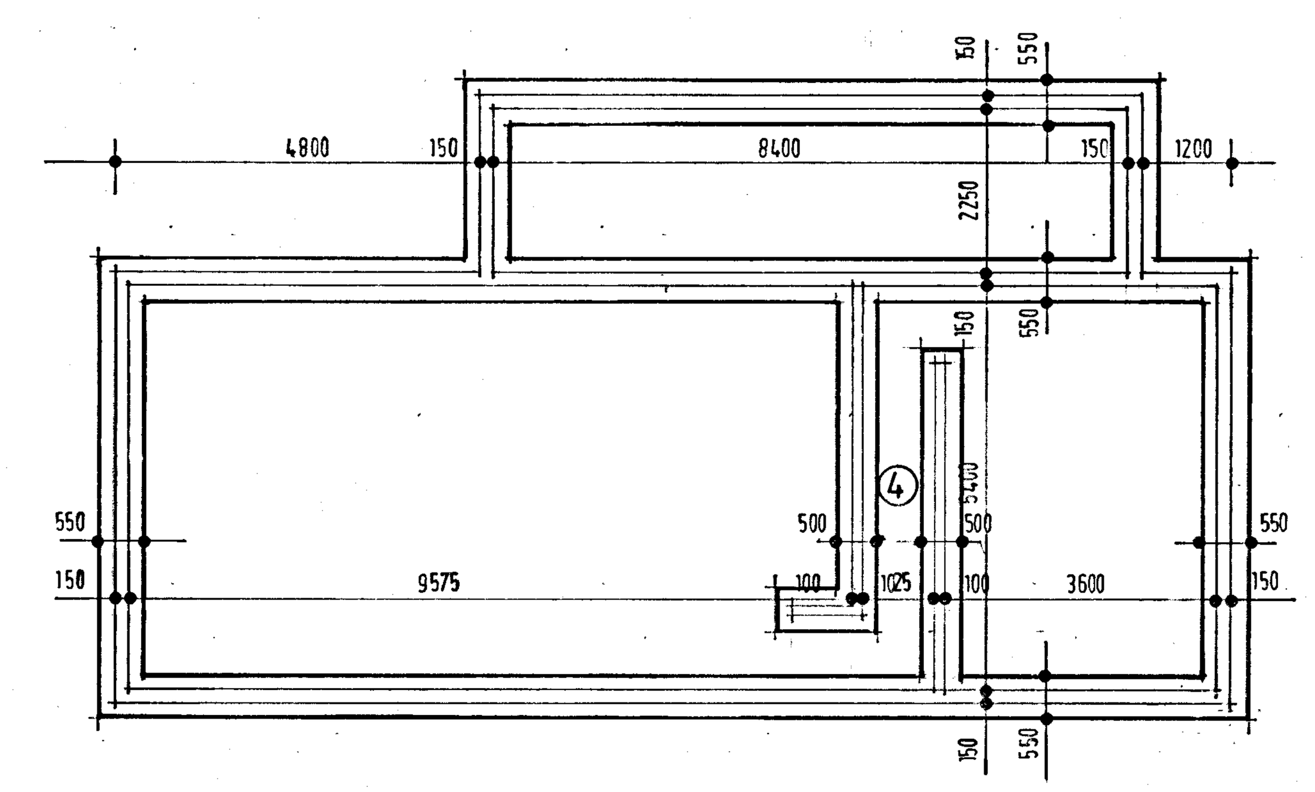
Side elevation 1~100



Roof layout 1~100



First floor layout 1~100



Foundation plan 1~100

Key

1 2 No 45x220mm C24 roof trimmers

2 2 No 45x220mm C24 floor trimmers

3 45x220mm C24 loose fill floor joists at 600mm c/c

4 500x200mm RC 30/37 concrete strips below racking/ loadbearing partitions

5 Height of truss ties to be determined by roof truss manufacturer

Drawings to be read in conjunction with Structural Engineers specifications and details Ref 148681 Fairhurst, 25a High St., Elgin

Foundations
Foundations formed with 200mm thick concrete projecting 200mm beyond wall faces, cast in a monolithic manner and incorporating A252 reinforcement mesh with 50mm bottom cover taken down onto suitable load bearing layer with min 450mm ground covering at all points.

Any drainage passing below works to be min 100mm dia upvc and haunched with 5-10mm pea gravel 150mm thick all around drains and protected at walls by lintolling as necessary, no blockwork closer than 40mm to drains. Foundations cast below drain invert level

All black earth and organic materials to be removed from the footprint of proposed development before construction begins. Any backfill bottoming laid in 150mm thick layers, each well compacted up to finished level.

Concrete ground floor
70mm concrete screed incorporating proprietary underfloor heating pipework on 130mm Kingspan Thermafloor TF70 rigid urethane insulation on 125mm thick concrete floor with A252 reinforcement mesh with 25mm top and side cover on 1200 gauge polythene dpm on 50mm thick sand blinding on 150mm well compacted dry bottoming. 50mm strip of insulation located around floor perimeter as thermal break and expansion joint.

Timber frame
20mm vertical larch linings with min 10mm air gap along base and above openings on 25x50mm tww battens on 25x50mm tww counter battens over Tyvek Reflex breather membrane on 9mm OSB sterling board fixed with 3.35mm dia by 65mm long nails at 150mm c/c on sheet perimeter and 300mm c/c internally on sheet to 150×50mm tww posts at 600mm c/c with 140mm FrameTherm Roll32 between overlaid with vapour control layer
behind 35mm Kingspan rigid urethane behind 25×50mm battens to provide service void, finished with 12.5mm plasterboard internally.

Timber frame anchorage
Timber frame panels tied down with bat wall / frame anchor straps 1100×3×38mm at 1200mm c/c around perimeter with 2No per corner. Straps nailed to framing with min 3No 8 gauge nails and built into blockwork construction min 2 courses below wall plates.

Cladding firestops
50×50mm proprietary insulated 30 minute firestops fitted around all openings in timber frame and vertically at corners, Tenmat 102/50 vented intumescent firestops fitted horizontally at first floor level, above openings, and at gable ceiling levels to allow air flow through. Dpc to be fitted between firestops and linings, fixed behind breather paper at horizontal firestops.

Upper floor
22mm T&G chipboard flooring with all joints glued, min mass 15kg/m², fixed to truss ceiling ties at max 600mm c/c, with min 100mm deep mineral wool min density between 10 - 60kg/m³ between joists finished to underside with 2 layers of 12.5mm "wallboard 10" plasterboard, min mass per unit area of 10kg/m²

Main pitched roof
Dark grey 0.7mm polyester coated box profiled metal sheeting on 25x50mm tww battens on 25x50mm tww counter battens over Kingspan Nilvent breather membrane fitted in strict accordance with manufactures instructions on 16mm sarking boards with 2mm gaps between on prefabricated roof trusses at 600mm c/c

First floor development
Horizontal ties to incorporate 140mm Frametherm Roll32 between ties with additional 140mm layer above taken over ties at 90°, finished with 12.5mm plasterboard over vcl

Hanging posts finished with 100mm rigid urethane between with 35mm layer over, finished with vcl behind 25×50mm battens lined with 12.5mm plasterboard

Rafters to incorporate 2 layers of 90mm Frametherm Roll32 between, overlaid with 35mm layer behind vcl finished with 12.5mm plasterboard internally

Design certificate
Roof truss profiles to be forwarded to structural engineer for appraisal prior to ordering roof trusses. Design certificate to be forwarded to structural engineer to allow engineer to sign project off at end and allow issue of a completion certificate by local authority

Truss bracing
Trusses to incorporate 100×25mm tww bracing fixed to each truss with 2 No 3.35mm dia gal wire nails 75mm long. Trusses secured to wall plates with ms gal clips at each end of every truss, with ms gal straps 1000×2.5×38mm fixed to every 3rd truss and wall construction

Lateral restraint straps
Bat ms gal 1800×30×5mm lateral restraint straps incorporated at 1200mm c/c up slopes of rafters and horizontally over ceiling ties to all gables. Straps fixed to wall construction and over min 3 No timbers with dwangs located between timbers at strap positions

Roof barriers
Roof void to incorporate Rockwool fire barrier system, (50mm rockwool faced with 25mm galvanised wire mesh), providing 30 minute fire resistance. Barriers fixed to surrounding structure with screws through metal straps, to divide roof space into sections max 10m measured horizontally, and extend across any boxed eaves

Heating
Proprietary air source heat pump to be installed to supply underfloor heating system with between 30°C-40°C operating temperature. Underfloor heating to consist of min two zones, with independent temperature control, one being main living area.

Heat pump controls to include
a: control of distribution water temperature
b: control of water pump
c: defrost control of external airside heat exchanger (air source unit)
d: control of outdoor fan operation (air source unit)
e: protection for water flow failure
f: protection for high water temperature
g: protection for high refrigerant pressure
h: protection for external air flow failure(air source unit)

Additional controls which are not integral to unit should include
Room thermostat to regulate the space temperature and interlocked with heat pump operation and
Timer to optimise operation of heat pump

Underfloor heating
Underfloor heating to incorporate thermostats for each room, automatic setback of room temperature during unoccupied times and night, with boiler interlock. Along with following controls;
A. separate flow temperature high limit thermostat should be used for warm water systems connected to any high water temperature heat supply; and
B. mixed systems containing both radiators and underfloor heating, connected to a common high water temperature supply operating at more than 60°C should be provided with a separate means of reducing the underfloor water temperature.

Heating instructions
Written information be provided for the use of the occupier on the operation and maintenance of the heating, ventilation, cooling and hot water service system, any additional low carbon equipment installations and any decentralised equipment for power generation to encourage optimum energy efficiency .
In addition to above a quick start guide, identifying all installed building services, the location of controls and identifying how systems should be used for optimum efficiency should also be provided for each new dwelling.

Water / heating standards
The minimum performance of, space heating and hot water systems, heating appliances and controls to follow guidance in the Domestic Building Services Compliance Guide for Scotland relevant to boiler type fitted http://www.gov.scot/Topics/Built-Environment/Building/Building-standards/techbooks/techhandbooks/dbscgs.

Pipework insulation
Guidance on the insulation of pipes, ducts and vessels to be followed, in the context of the systems of which they form a part, as set out in the Domestic Building Services Compliance Guide for Scotland
http://www.gov.scot/Topics/Built-Environment/Building/Building-standards/techbooks/techhandbooks/dbscgs.

Unventilated cylinder
Cylinder to incorporate a temperature / pressure relief valve discharging into a tundish within 500mm of valve, located within same enclosure away from electrics and clearly visible. Copper pipe min one pipe size larger than relief valve outlet, and min 300mm long vertically to be located below tundish before any bends. Discharge pipework taken down and out below ground floor, min 1:200 fall, terminal max 100mm above ground level with wire cover. Safety fittings and pipework insulated in accordance with BS 5422: 2001without compromising safe operation or visibility of the warning discharges.

Sustainability label
A sustainability label must be fixed to the building on completion. The sustainability label should be indelibly marked and located in a position that is readily accessible, protected from weather and not easily obscured. Suggested position beside EPC certificate by utility meter. A copy of label to be submitted to local authority at completion stage.

Energy system commissioning
Heating, hot water, ventilation and any cooling system within dwelling to be inspected and commissioned by installation contractor in accordance with manufacturers instructions to ensure optimum energy efficiency and client issued with certification by installer

Energy Performance Certificate
Certificate to be calculated in accordance with a methodology of calculation approved under regulation 7(a) of the Energy Performance of Buildings (Scotland) Regulations 2008 and the energy performance of the building is capable of reducing carbon dioxide emissions

A copy of the energy performance certificate is to be submitted at completion stage, produced from data lodged to the Scottish EPC register. Energy performance certificate to be produced by an EPC assessor who is a member of an approved organisation appointed by Scottish Ministers

Indelibly marked certificate to be firmly affixed to building adjacent to utility meter. Certificate to display address, building type, issuer, date, floor area, heating system, software used, CO2 emissions and potential emissions, seven scale coloured banding, approximate energy use in kWh/ m², list of possible improvements and a statement to effect " THIS CERTIFICATE MUST BE AFFIXED TO BUILDING AND NOT REMOVED UNLESS TO REPLACE WITH UPDATED VERSION"

Air-tightness testing
Air tightness testing to be carried out in accordance with BS EN 13829: 2001 "Thermal performance of buildings - determination of air permeability of buildings - fan pressurization method" by certified member of a professional organisation which accredits its members as competent to test and confirm results of testing. Test results to be forwarded to local authority prior to issue of completion certificate.

Air infiltration
Air infiltration and thermal bridging to be limited by following "Accredited Construction Details (Scotland) 2010" in addition to following

a. sealing the gaps, at roof space openings, between dry linings and masonry walls at the edges of window and door openings, and at junctions between walls, floors and ceilings.

b. sealing vapour control membranes in timber framed and other framed panel constructions

c. sealing at service penetrations of the fabric or around boxing / ducting for services

d. fitting draught seals to the opening parts of windows, doors, access hatches and roof lights.

e. using joist hangers or sealing around joist ends built into the inner leaf of external cavity walls. BR 262 gives other examples of appropriate design details and construction practice.

Stove
Stove located on min 12mm thick non combustible hearth (min 840×840mm) projecting min 150mm beyond sides and rear, and 300mm beyond front of stove. Stove installation to be constructed and installed in accordance with the requirements of BS8303 part 1 to 3: 1994

Chimney construction
150mm dia SS Selkirk insulated twin walled metal chimney per BS EN 1856-1: 2003 fitted to stove, with fireplates incorporated at floor and roof intersections. No combustible material to be closer than 50mm to external chimney surface. Chimney cleaning provided by removal of raincap from top or via stove by removal of throat plate.

NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT PLANNING. BUILDING WARRANT OR GRANT APPROVAL HAS BEEN OBTAINED.

CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS.

ANY DEVIATIONS TO THE APPROVED PLANS TO BE REPORTED TO THIS OFFICE.
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS
GIVEN DIMENSIONS ONLY TO BE USED.
DO NOT SCALE PLANS.

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.

CLIENT	SCALE	DRAWN BY	DATE
Dr C Eastham	1:100	IR	Mar 2025

PROJECT	PROJECT No.
Proposed new dwelling and garage on site to North West of Tomdugard, Dallas, IV36 2RZ	24-66 Dwg 2-3

plans plus
ARCHITECTURAL DESIGN CONSULTANTS
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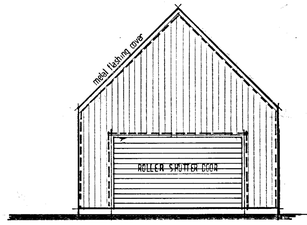
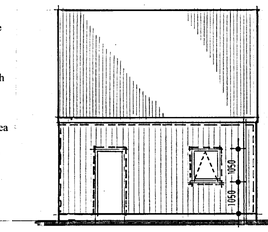
PARTNERS: COLIN & CATRIONA KEIR

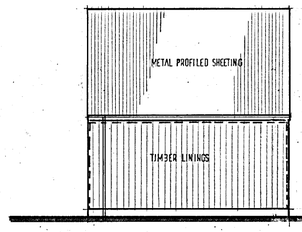
MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG



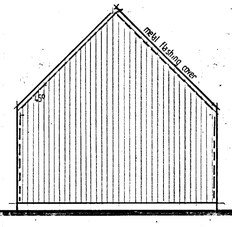
Front elevation 1-100



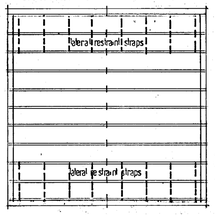
Side elevation 1-100



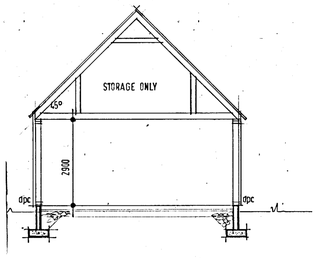
Side elevation 1-100



Rear elevation 1-100

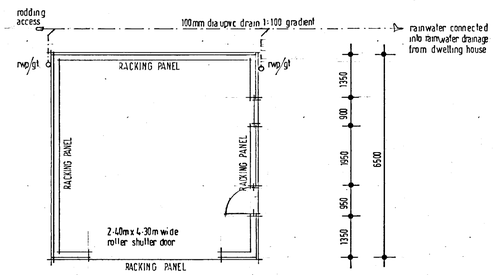


Roof plan 1-100

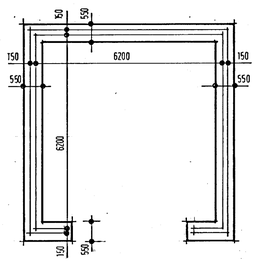


Cross section 1-100

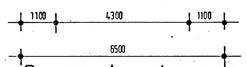
Openings to incorporate 3 No 45x220mm C24 joists over as lintels



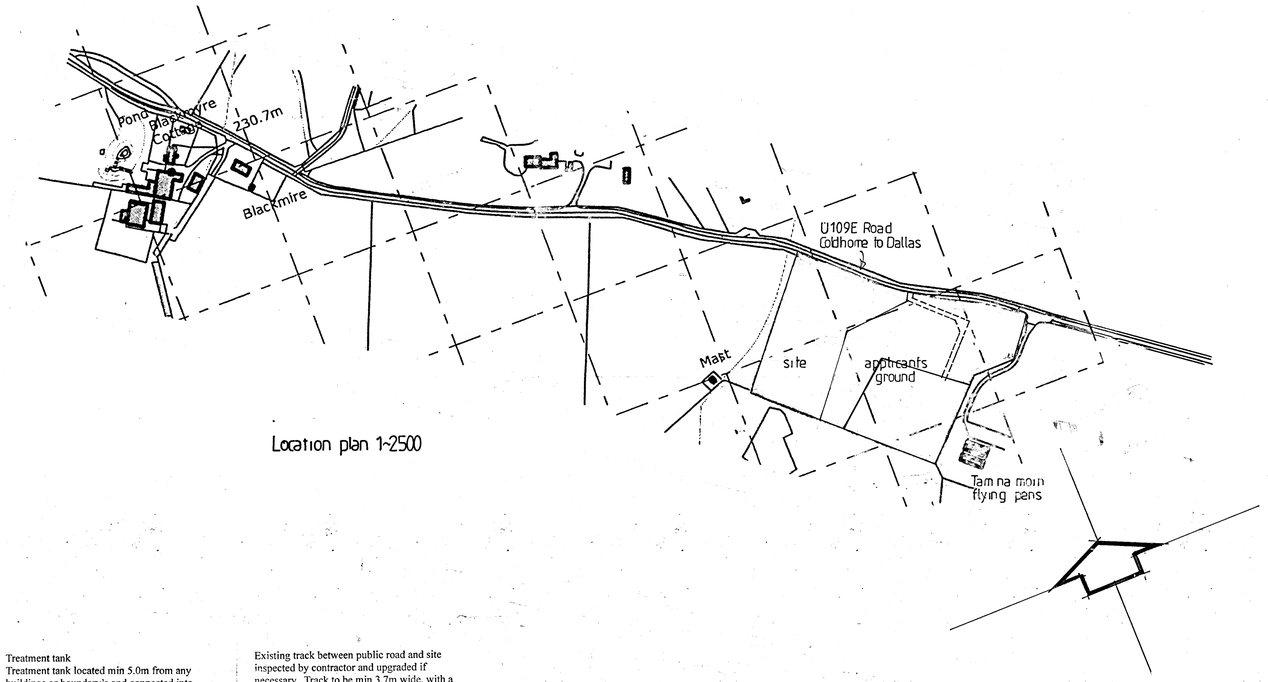
Floor plan 1-100



Foundation plan 1-100



Drawings to be read in conjunction with Structural Engineers specifications and details Ref 148681 Fairhurst, 25a High St., Elgin



Location plan 1-2500

Foundations
Foundations formed with 200mm thick concrete projecting 200mm beyond wall faces, cast in a monolithic manner and incorporating A252 reinforcement mesh with 50mm bottom cover taken down onto suitable load bearing layer with min 450mm ground covering at all points.

Any drainage passing below works to be min 100mm dia upvc and haunched with 5-10mm pea gravel 150mm thick all around drains and protected at walls by lintolling as necessary, no blockwork closer than 40mm to drains. Foundations cast below drain invert level

All black earth and organic materials to be removed from the footprint of proposed development before construction begins. Any backfill bottoming laid in 150mm thick layers, each well compacted up to finished level.

Garage floor
125mm thick float finished concrete floor with A252 reinforcement mesh with 25mm top & side cover on 1200 gauge polythene dpm on 50mm thick sand blinding on 150mm well compacted dry bottoming.

Garage walls
20mm vertical larch linings with min 10mm air gap along base and above openings on 25x50mm tww battens on 25x50mm tww counter battens on layer of breather paper on 9mm plywood sheathing on 150x50mm tww framing at 600mm c/c located on dpc on 140mm blockwork scarcement walls. Garage walls also internally sheeted with 9mm plywood to form racking panels.

Garage roof
Dark grey 0.7mm polyester coated box profiled metal sheeting on 25x50mm tww battens on 25x50mm tww counter battens over roofing felt on 9mm OSB sterling board on prefabricated roof trusses at 600mm c/c

Truss bracing
Trusses to incorporate 100×25mm tww bracing fixed to each truss with 2 No 3.35mm dia gal wire nails 75mm long. Trusses secured to wall heads with ms gal clips at each end of every truss, with ms gal straps 1000×2.5×38mm fixed to every 3rd truss and wall construction

Lateral restraint straps
Bat ms gal 1800×30×5mm lateral restraint straps incorporated at 1200mm c/c up slopes of rafters and horizontally over ceiling ties to both gables. Straps fixed to wall construction and over min 3 No timbers with dwangs located between timbers at strap positions

Electrical safety
Electrical installation to be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS7671: 2008. Installation must be certified by member of SELECT or NICEIC only. Supply to garage taken from house via RCD at consumer unit

Firestops
50×50mm solid timber firestops located around all openings in timber frame, where cavity changes direction, at cavity head, and to divide cavity at not more than 10m c/c apart.

Treatment tank
Treatment tank located min 5.0m from any buildings or boundary's and connected into 10.40m x 6.0m (62.34m² min) infiltration system located min 5.0m from any buildings or boundary's, 10m min from any roadway, railway or watercourse, and min 50m from any spring, well or borehole used as a drinking water supply per gmcsurveys site investigation and drainage report dated 8th Feb 2022.

Sampling chamber
Sampling chamber with secure lid to be provided at treatment tank outlet prior to soakaway. Chamber to have min 300mm internal dia and inlet pipe to be min 150mm above base of chamber with min 75mm overhang. Outlet pipe to be flush with base.

Drainage
Durable clearly readable label to be located adjacent to water stop valve incorporating the wording "The drainage system from this property discharges to a wastewater treatment tank. The owner is legally responsible for routine maintenance and to ensure the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance" along with recommended maintenance requirements and time schedule

Rainwater
Rainwater drainage taken via 100mm dia upvc underground drains to 12.50m x 4.50m rainwater soakaway located min 5.0m from any buildings, or boundary's and designed in accordance with gmcsurveys site investigation and drainage report dated 8th Feb 2022

Accessible access
3.3×4.8m level car parking hardstand to be provided within site as indicated as part of driveway formed with pc slabs laid over 150mm thick well compacted hardcore. 900mm wide access path to be formed with pc slabs from hardstand area to main door landing area not exceeding 1:20 gradients

Existing track between public road and site inspected by contractor and upgraded if necessary. Track to be min 3.7m wide, with a min 3.7m headroom, and capable of supporting a vehicle axle load of 14 tonnes. Hammerhead provided at site access to provide turning area and parking for desludging tanker / fire appliance

Wood store
Wood store constructed with polyester coated box profiled metal sheeting on 75×50mm tww framing lined with tww boarding in hit and miss fashion to provide protection against rain while allowing air through to assist drying , store to be capable of storing min 1.0m³. Store located min 1.0m from boundary and 1.8m from any other buildings

CLIENT	SCALE	DRAWN BY	DATE
Dr C Eastham	1-100	IR	Mar 2025

PROJECT
Proposed new dwelling and garage on site to North West of Tomdugard, Dallas, IV36 2RZ

PROJECT No.
24-66
Dwg 3-3

plans plus

ARCHITECTURAL DESIGN CONSULTANTS

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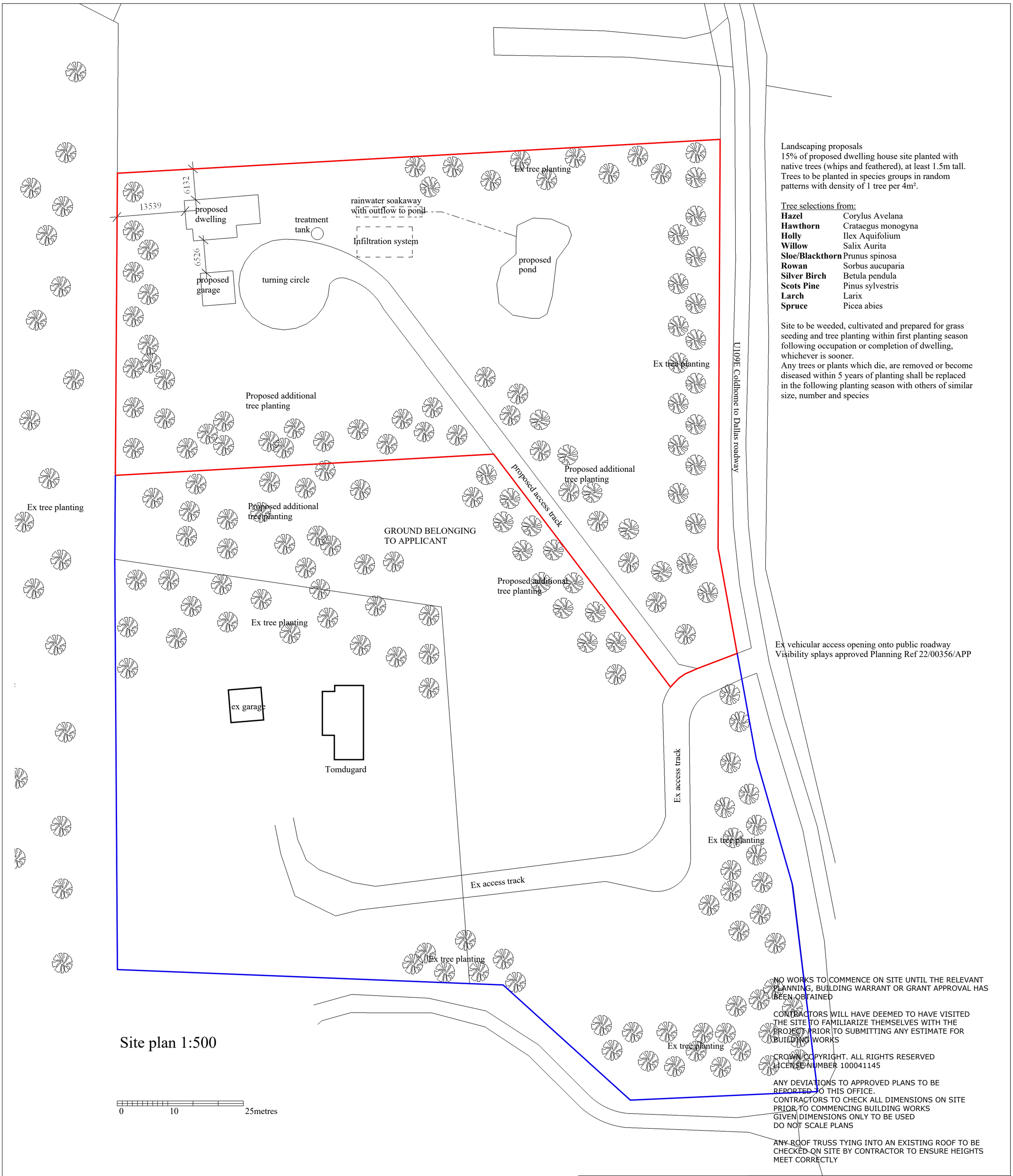
PARTNERS: COLIN & CATRIONA KEIR

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG



Landscaping proposals
15% of proposed dwelling house site planted with native trees (whips and feathered), at least 1.5m tall. Trees to be planted in species groups in random patterns with density of 1 tree per 4m².

Tree selections from:

Hazel	Corylus Avelana
Hawthorn	Crataegus monogyna
Holly	Ilex Aquifolium
Willow	Salix Aurita
Sloe/Blackthorn	Prunus spinosa
Rowan	Sorbus aucuparia
Silver Birch	Betula pendula
Scots Pine	Pinus sylvestris
Larch	Larix
Spruce	Picea abies

Site to be weeded, cultivated and prepared for grass seeding and tree planting within first planting season following occupation or completion of dwelling, whichever is sooner.
Any trees or plants which die, are removed or become diseased within 5 years of planting shall be replaced in the following planting season with others of similar size, number and species

NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT PLANNING, BUILDING WARRANT OR GRANT APPROVAL HAS BEEN OBTAINED

CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS

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CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS
GIVEN DIMENSIONS ONLY TO BE USED
DO NOT SCALE PLANS

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY

CLIENT	SCALE	DRAWN BY	DATE
Dr C Eastham	1:500	IR	Mar 2025

PROJECT	PROJECT No
Proposed new dwelling and garage on site to North West of Tomdugard, Dallas, IV36 2RZ	24-66

plans plus

ARCHITECTURAL DESIGN CONSULTANTS

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MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG

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gmcsurveys

Surveys, Setting-Out Civil Engineering Design

Site Investigation & Drainage Assessment

SITE BY TAM NA MOIN

Gary Mackintosh Bsc
gmcsurveys@gmail.com

Contents

Client:

Dr Chris Eastham

Site Address:

Proposed New Dwelling
Site by Tam Na Moin
Dallas

Planning Reference:

TBC

Date:

8th February 2022

Job Number:

GMC22-024

Company Information:

Assessment completed by:

Gary Mackintosh Bsc
GMCSurveys
34 Castle Street
Forres
Moray
IV36 1PW
Email: gmcsurveys@gmail.com
Telephone: 07557431702

Site Description:

The proposals are to erect a single private dwelling within land located to the north of existing property Tam Na Moin, to the south of Dallas, together with associated infrastructure.

The SEPA Flood Maps have been consulted which indicate that the proposed site is not impacted by pluvial or fluvial flooding up to and including a 1:200year event.

GMC Surveys have been asked to carry out a site investigation in order to provide a drainage solution for the proposed development.

Soil Conditions:

Excavations were carried out using a mechanical digger on 4th February 2022 in order to assess the existing ground conditions and carry out infiltration and percolation testing for the dispersal of foul and surface waters via soakaways.

The trial pits were excavated to a depth of 2.1m. The pits were left open, and some ground water ingress was noted at the base of the excavations.

The soils encountered consisted of 250mm Topsoil overlying light brown/orange, medium, sandy gravelly silts with sub rounded/sub angular gravels and occasional cobbles proved to the depth of the excavations.

There was no evidence of fill material or contamination within the test holes and the natural soils have a bearing capacity of 100kn/m^2.

Percolation/Soakaway Testing:

Percolation testing was carried out at a depth of 1.5m in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic) and the results can be found in the table below.

	1st	2nd	3rd	Mean
Date of Test	**08/02/22**	**08/02/22**	**08/02/22**	
TP01	654os	744os	846os	748os
Average Soil Vp				**49.87s/mm**

Infiltration testing:

Infiltration testing was carried out in full accordance with BRE digest 365. The results can be found in the table below.

Infiltration Test	Pit Dimensions (w/l)	Test Zone (mbgl)	Infiltration Rate (m/s)
INF01	1.0m – 1.0m	1.0 – 1.8	9.43×10^{-6}

Conclusion and Recommendations:

Based on the onsite investigations it can be confirmed that the underlying soils are suitable for the use of standard stonefilled soakaways as a drainage solution for both foul and surface waters.

It is proposed that the soakaways will be designed with a shallow depth to ensure a minimum 1.0m clearance above the recorded water table at 2.10m.

The Vp rate is above the maximum threshold of 15s/mm therefore a standard septic tank would be adequate, the final details of which are to be confirmed by the chosen supplier.

Foul Water Discharge via Soakaway:

The proposals are for a 3bed property, based on the above the soakaway sizing can be shown as:

A = Vp x PE x 0.25 Therefore:
A = 49.87 x 5 x 0.25 = **62.34m²**

This area can be provided with soakaway plan dimensions of 10.40m x 6.0m at a depth of 0.45m below invert level, alternative dimensions may be used ensuring that the minimum base area of **62.34m²** is maintained.

Surface Water Dispersal via Soakaway:

Please see attached surface water calculations detailing the requirement and suitability for soakaway dimensions of **12.50m x 4.50m at a depth of 0.60m** below the invert level based on the proposed contributing area of 160m² (roof area with extra over for hardstanding) up to a 1 in 30year event with 35% allowance for climate change.

Soakaway Details can be found in Appendix B.

SEPA and Building Regulations require that infiltration systems (soakaways) are located at least:

- 50m from any spring, well or borehole used as drinking water supply
- 10m horizontally from any water course and any inland and coastal waters, permeable drain (including culvert), road or railway
- 5m from a building or boundary

MasterDrain
SW 16.53

gmcsurveys
Surveyors Serving Our Civil Engineering Design
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Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

Job No.	Sheet no.	Date
GMC22-024	1	08/02/22

Project	By	Checked	Approved
Site by Tam Na Moin	GM		

Title: Surface Water Soakaway

Rectangular pit design data:-

Pit length	= 12.5 m	Pit width	= 4.5 m
Depth below invert	= .6 m	Percentage voids	= 30.0%
Imperm. area	= 160 m²	Infilt. factor	= 0.000009 m/s
Return period	= 30 yrs	Climate change	= 35%

Calculations :-

Surface area of soakaway to 50% storage depth (not inc. base):-

a_{s50} = 2 x (length + width) x depth/2 = 10.2 m²

Outflow factor : O = a_{s50} x Infiltration rate = 0.0000918 m/s

Soakaway storage volume : S_{actual} = length x width x depth x %voids/100 = 10.1 m³

Duration	Rainfall mm/hr	Inflow m³	Depth (hmax) m	Outflow m³	Storage m³
5 mins	103.1	1.4	0.08	0.03	1.34
10 mins	80.8	2.1	0.12	0.05	2.09
15 mins	67.9	2.7	0.16	0.08	2.63
30 mins	48.4	3.9	0.22	0.17	3.71
1 hrs	32.9	5.3	0.29	0.33	4.93
2 hrs	21.7	7.0	0.37	0.66	6.30
4 hrs	14.2	9.1	0.46	1.32	7.74
6 hrs	11.0	10.5	0.51	1.98	8.56
10 hrs	7.9	12.7	0.56	3.30	9.41
24 hrs	4.6	17.5	0.57	7.93	9.56

Actual volume : S_{actual} = 10.125 m³

Required volume : $S_{reqd.}$ = 9.560 m³

Soakaway volume storage OK.

Minimum required a_{s50} : 9.63 m²

Actual a_{s50} : 10.20 m²

Minimum depth required: 0.57 m

Time to maximum 24 hrs

Emptying time to 50% volume = t_{s50} = S_{reqd} x 0.5 / (a_{s50} x Infiltration rate) = 14:27 (hr:min))

Soakaway emptying time is OK.

gmcsurveys
Surveys Serving Our Civil Engineering Design
Shireen Villa, 34 Castle Street
Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

MasterDrain
SW 16.53

Job No.	GMC22-024
Sheet no.	2
Date	08/02/22
Project	Site by Tam Na Moin
Title	Surface Water Soakaway
By	GM
Checked	
Approved	

Location hydrological data (FSR):-

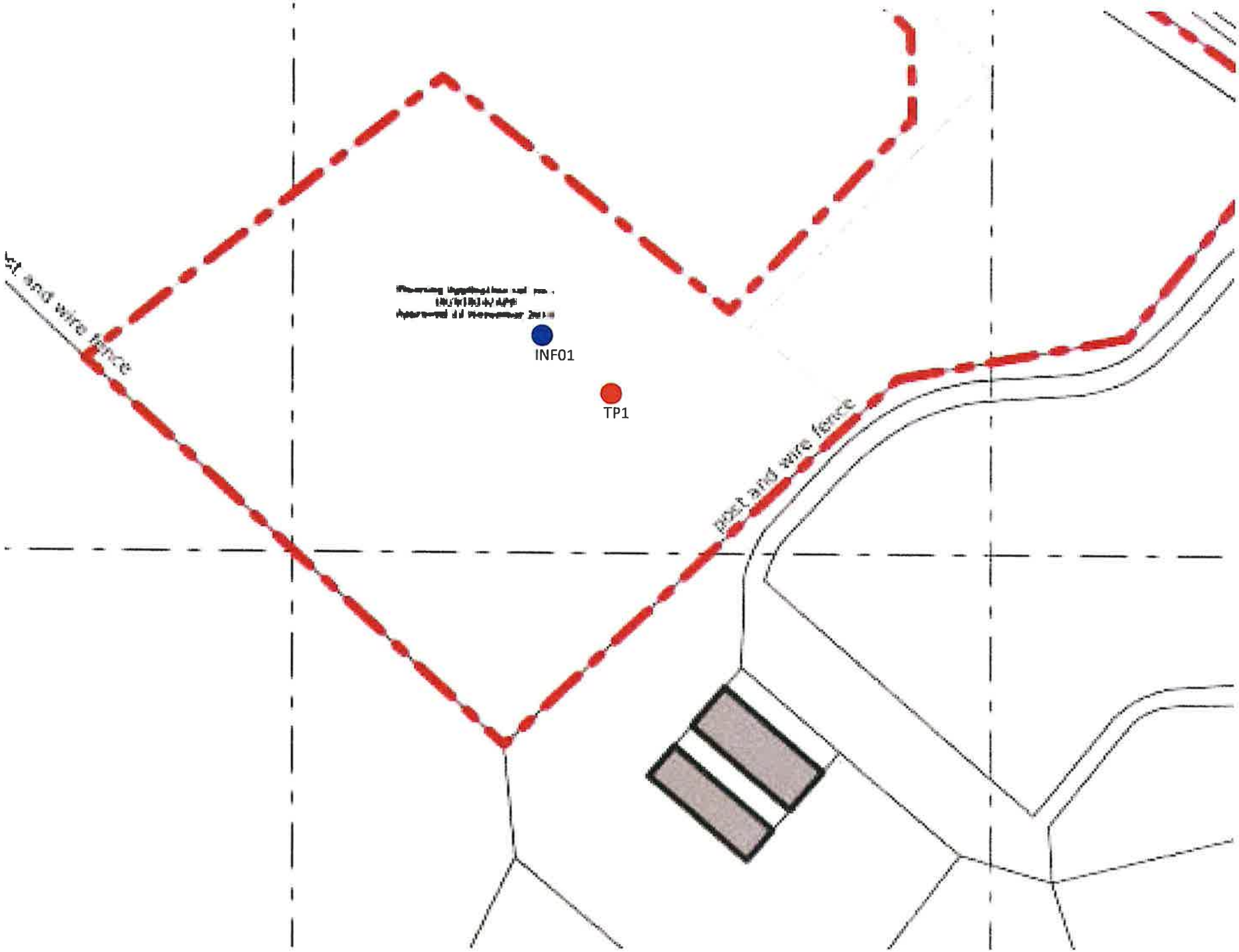
Location	= DALLAS	Grid reference	= NJ1252
M5-60 (mm)	= 16.1	r	= 0.22
Soil index	= 0.30	SAAR (mm/yr)	= 890
WRAP	= 2	Area = Scotland and N. Ireland	

Soil classification for WRAP type 2
i) Very permeable soils with shallow ground water;
ii) Permeable soils over rock or fragipan, commonly on slopes in western Britain associated with smaller areas of less permeable wet soils;
iii) Moderately permeable soils, some with slowly permeable subsoils.

N.B. The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.

APPENDIX A

Test Hole Location



REV	DESCRIPTION	BY	DATE
STATUS	ISSUE		

gmcsurveys
Surveys, Setting Out, Civil Engineering Design
T: 07557 431 702
E: gmcsurveys@gmail.com

CLIENT
Dr Chris Eastham
C/O Plans Plus

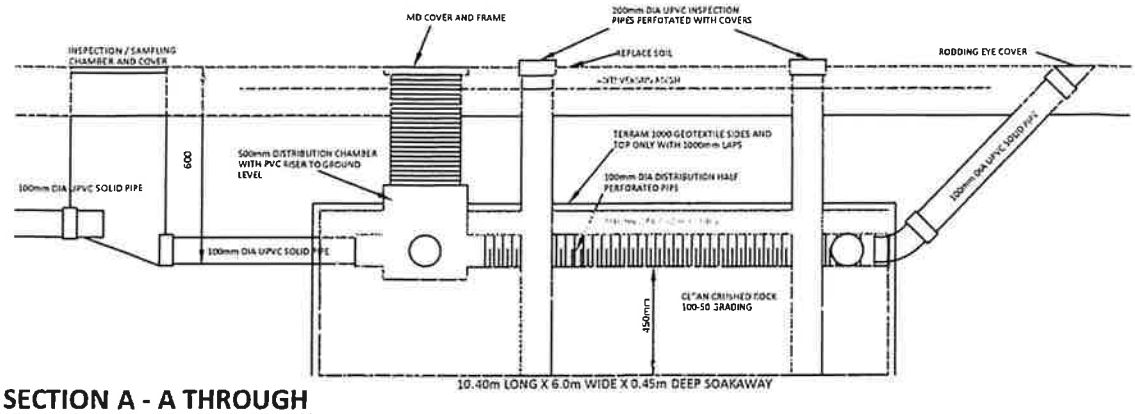
SITE
Proposed New Dwelling
Site by Tam Na Moin

TITLE
Test Hole Location

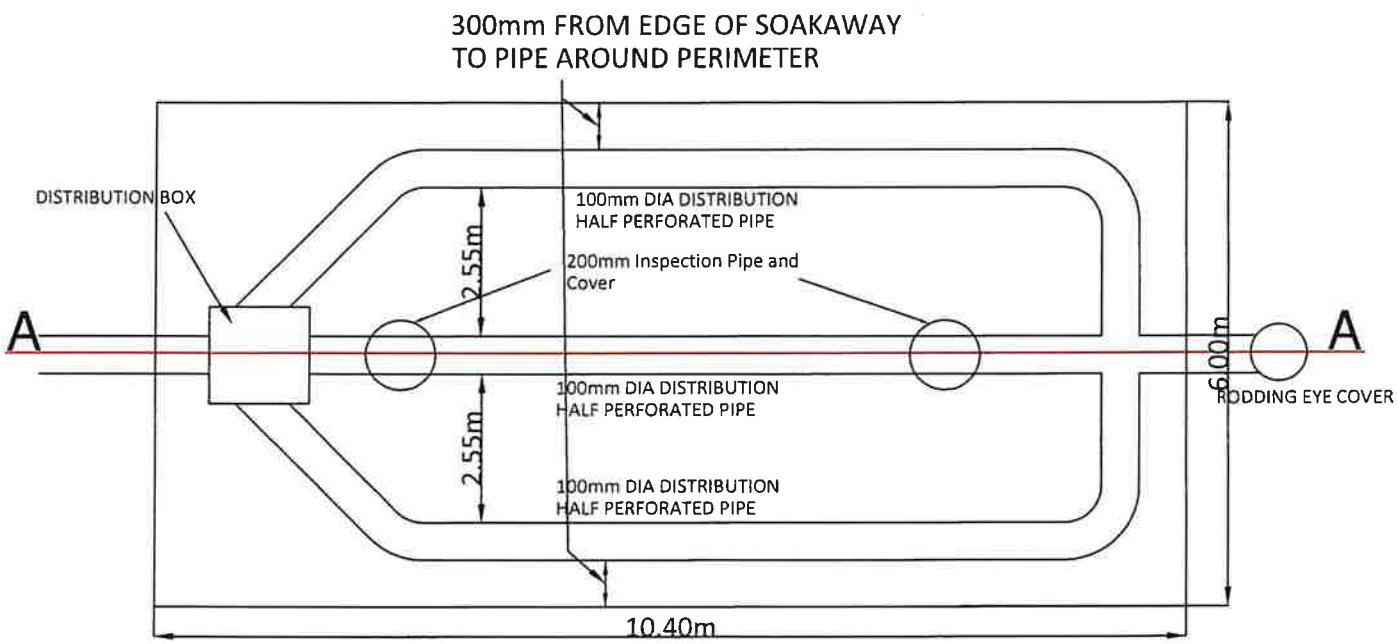
SCALE @ A4	DATE	DRAWN	CHECKED
NTS	FEB22	GM	
PROJECT NO.	DRAWING NO.		REVISION

APPENDIX B

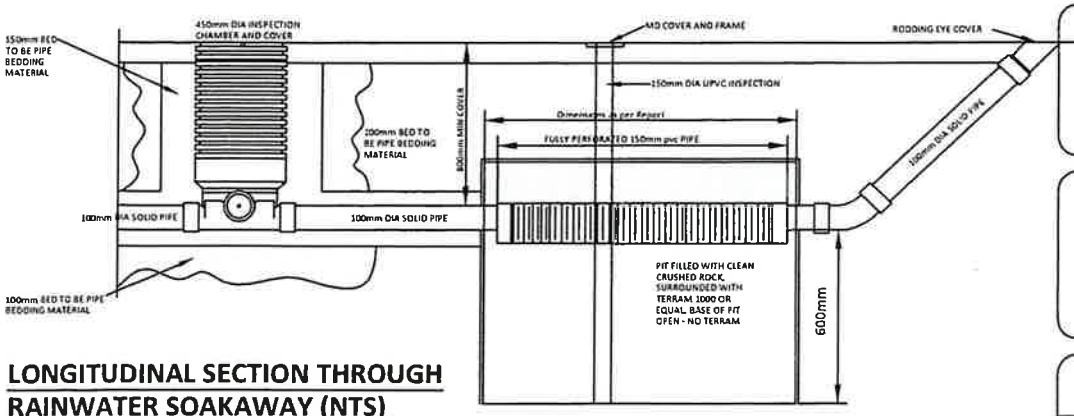
Soakaway Details/Certificates



SECTION A - A THROUGH
FOUL WATER SOAKAWAY (NTS)



PLAN VIEW
SOAKAWAY ARRANGEMENTS (NTS)



LONGITUDINAL SECTION THROUGH
RAINWATER SOAKAWAY (NTS)

REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUE

gmcsurveys
Surveys, Setting Out, Civil Engineering Design
T: 07557 431 702
E: gmcsurveys@gmail.com

CLIENT:
Dr Chris Eastham
C/O Plans Plus

SITE:
Proposed New Dwelling
Site by Tam Na Moin

TITLE:
Soakaway Details

SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	FEB22	GM	

PROJECT NO:	DRAWING NO:	REVISION:
GMC22-024	Appendix B	-

gmcsurveys
Surveys,Setting Out Civil Engineering Design

Certificate For Proposed Sub – Surface Soakaways Foul Water

Applicants Name: Dr C Eastham
Address: C/O Plans Plus Ltd, 2 Main Street, Urquhart, Elgin
Site Address: Site to North of Tam Na Moir, Dallas
Date of Tests: 4th February 2022
Weather Conditions: Wintry Showers

Percolation Test/Soakaway Sizing:

	1st	2nd	3rd	Mean
Date of Test	**08/02/22**	**08/02/22**	**08/02/22**	
TP01	6540s	7440s	8460s	7480s
Average Soil Vp				**49.87s/mm**

Location: TP1
Average Soil Vp: 49.87s/mm
PE: 5
Base Area (min): 62.34m^2

I hereby certify that I have carried out the above tests in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic).

Signed: G Mackintosh Gary Mackintosh BSc. Date: 8th February 2022

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

gmcsurveys
34 castle Street
Forres
Moray
IV36 1PW
T: 07557 431 702
E:gmcsurveys@gmail.com

gmcsurveys
Surveys,Setting Out Civil Engineering Design

Certificate For Proposed Sub – Surface Soakaways
Surface Water

Applicants Name: Dr C Eastham
Address: C/O Plans Plus, 2 Main Road, Urquhart, Elgin
Site Address: Site to North of Tam Na Moir, Dallas
Date of Tests: 4th February 2022
Weather Conditions: Wintry Showers

Trial Pit Test – Surface Water:

Depth of Excavation: 1.6
Water Table Present: No

Infiltration Test:

Location: INF01
Infiltration Test Zone: 0.8 – 1.6mbgl
Infiltration Rate (m/s): 9.43×10^{-6}
Contributing Area: $160m^2$ (Roof Area and Extra Over)
Soakaway Size: 12.5m x 4.5m x 0.6m Below the invert of the Inlet.

I hereby certify that I have carried out the above tests in accordance with the procedures specified in BRE Digest 365:1991.

Signed: G Mackintosh Gary Mackintosh BSc. Date: 8th February 2022

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

gmcsurveys
34 castle Street
Forres
Moray
IV36 1PW
T: 07557 431 702
E:gmcsurveys@gmail.com

Certificate of Bacteriological Examination
Potable Water Sample

Laboratory Reference: 10185000
Your Reference: SOP 3388
For the attention of: R Sweeney
Received From: Filpumps Thainstone Business Park Inverurie Aberdeenshire
Received On: 5 July 2018
Sample Name: Blackmyre Farm, Dallas, Forres
Taken On: 5 July 2018
Date of Examination: 5 July 2018

Results of Examination

Method Code	Determination	Result	Units
i7404a	Total Coliforms	3	Most Probable Number per 100 millilitre
i7404b	Escherichia coli	Not detected	Most Probable Number in 100 millilitre
i7001c	Colony Count (37℃ / 44 hours)	5	colony forming units per 1 millilitre
i7001a	Colony Count (22℃ / 68 hours)	> 300	colony forming units per 1 millilitre
i7604	Enterococci	Not detected	colony forming units per 100 millilitre

Comments: (1)

The Private Water Supplies (Scotland) Regulations 2006 require Coliform bacteria to be absent from 100 millilitres of water. Therefore, the sample did not comply with this requirement of the Regulations.

(1) Comments, opinions and interpretations are outside the scope of UKAS accreditation

Signature: [redacted]

Name: Janet Mathers
Status: Senior Scientist
Official Address: Aberdeen Scientific Services Laboratory, Old Aberdeen House, Dunbar Street, Aberdeen, AB24 3UJ
Telephone Number: (01224) 491648
Date of Report: 9 July 2018
Issue Number: 1

UKAS TESTING
1325

Certificate of Chemical Analysis
Potable Private Water Sample

Laboratory Reference: 10185006
Your Reference: SOP 3388
For the attention of: R Sweeney
Received From: Filpumps Thainstone Business Park Inverurie Aberdeenshire

Received On: 5 July 2018
Taken From: Borehole, Blackmyre Farm, Dallas, Forres
Taken On: 5 July 2018
Appearance: Hazy, no sediment.
Odour: No smell.

Results of Analysis

Method Code	Determination	Result	Prescribed Concentration or Value
i4203	**pH**	**6.1**	**6.5 to 9.5**
i4204	Conductivity	95 µS/cm	not more than 2500 µS/cm
i4205	Turbidity	3.2 NTU	not more than 4.0 NTU
i4222a	Total Dissolved Solids	65 mg/l	
i4102c	Nitrate (as NO3)	< 3 mg/l	not more than 50 mg/l
i4523_Pb	Lead (as Pb)	2 µg/l	not more than 10 µg/l
i4523_Mn	**Manganese (as Mn)**	**500 µg/l**	**not more than 50 µg/l**
i4523_Mg	Magnesium (as Mg)	1.7 mg/l	
i4523_Ca	Calcium (as Ca)	7.3 mg/l	
i4523_Fe	**Iron (as Fe)**	**440 µg/l**	**not more than 200 µg/l**
i4523_TH	Total Hardness (perm't)(mg/l CaCO3)	25 mg/l	
i4523tFe	Iron (total) (as Fe)	426 µg/l	

Comments: (1)

The pH value of the sample was outside of the range prescribed in The Private Water Supplies (Scotland) Regulations 2006.

The manganese level of the sample exceeded the maximum concentration or value prescribed in The Private Water Supplies (Scotland) Regulations 2006.

The iron level of the sample exceeded the maximum concentration or value prescribed in The Private Water Supplies (Scotland) Regulations 2006.

(1) Comments, opinions and interpretations are outside the scope of UKAS accreditation

Signature: [redacted]

Name: James Darroch BSc, CChem, MRSC
Status: Laboratory Manager
Official Address: Aberdeen Scientific Services Laboratory, Old Aberdeen House, Dunbar Street, Aberdeen, AB24 3UJ
Telephone Number: (01224) 491648
Date of Report: 20 July 2018
Issue Number: 1

UKAS TESTING
1325

Certificate of Chemical Analysis
Potable Private Water Sample

Laboratory Reference:	10185006
Your Reference:	SOP 3388
For the attention of:	R Sweeney
Received From:	Filpumps Thainstone Business Park Inverurie Aberdeenshire
Received On:	5 July 2018
Taken From:	Borehole, Blackmyre Farm, Dallas, Forres
Taken On:	5 July 2018

The remaining results of analysis complied with the requirements of the above Regulations.

The elevated level of manganese in this sample could make the supply unsatisfactory for culinary or laundry purposes.

(1) Comments, opinions and interpretations are outside the scope of UKAS accreditation

Signature: [redacted]

Name: James Darroch BSc, CChem, MRSC

Status: Laboratory Manager

Official Address: Aberdeen Scientific Services Laboratory, Old Aberdeen House, Dunbar Street, Aberdeen, AB24 3UJ

Telephone Number: (01224) 491648

Date of Report: 20 July 2018

Issue Number: 1

UKAS TESTING

1325

Form 172C Engineering Services
Indicative Yield Test Data Sheet for Boreholes and Wells

Filpumps

Filpumps Information

Engineer	Date of Test	SOP / Job No	Page No
J Mitchell	04-07-2018	3388	of

Customer Information

	Contact Address	Site Address
	Blackmyre Farm Dallas Forres Moray	As over
	Post Code IV36 2RZ	Post Code

Borehole Details

Flow required (if known) – 3000 LTR/ DAY

Drillers Yield Estimate (if known) – 5000 LTR/HR

Test Location – Blackmyre Farm, Dallas, Forres, Moray, IV36 2RZ

Depth of borehole – 45m

Depth of water table in borehole -

Diameter of casing – 168.3mm

Diameter of well screen – 114mm

Measuring Point (Datum) – Top of casing

GPS Location of Borehole - 57.536497, -3.488810

Test Equipment Details

Pump Model No. – Grundfos SQE 5-70

kW – 1.85

Flowmeter – Arad Multiset 1"

Dipper – BFK 100

Any problems with pump? - No

Power Supply Available - No

Diameter of well screen (must be checked on site) – 4"

Flow at Stabilised Water Level

Flow – 1.05m³/h

Total volume pumped – 5.389m³

Level – 40.5m below datum

Water Analysis

Sample taken for analysis: Yes ✓ No ☐ Type A ☐ Type B ✓

Borehole Indicative Yield

The borehole was pumped for 3 hours. A total volume of 6.79m³ was pumped.

The final flowrate (calculated from Form 172A) was 1.05m³/hr

The estimated potential flowrate at this site is therefore 25.25m³ / day, which equals 25,250 (litres / day).

This quantity of water is sufficient to provide a supply for up to 126 people at a consumption of 200 litres / person / day.

You may also have to consult SEPA regarding water abstraction.

NOTE: It may be necessary to install a storage tank to comply with Building Regulations or where water demand varies throughout the day.

This indicative test does not predict water table rise and fall throughout the year and is based on the water availability at the time of the test. For this reason, it is therefore only indicative of the longer-term yield.

Operations Manager	Signature	Date
A MCLEOD	[redacted]	20-07-18

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health – Private Water Supplies

Planning Application Ref. No: 25/00359/APP

Erect new dwelling house and garage on Ground To The North West Of Tomdugard Dallas Forres Moray for Dr Chris Eastham

Applicant's response

Red text is from Pilpumps (the company that installed and tested the existing water supply)

Blue text is from the Applicant

- Please confirm where the potable water supply will come from and supply a plan showing the location of all infrastructure required to provide the supply to the development including any water storage arrangements including water demand variation storage to the development. This should be an accurate readable plan that identifies key points.

The potable water supply comes from a shared water borehole on site, which also supplies the neighbouring property, Blackmyre Farm. The borehole yield was confirmed as being able to consistently provide a flow rate of 1.05m^3/hr, which equates to an available volume of 25,250L per day. This is sufficient to provide water for a population of 126 people, based on the established consumption of 200L per person per day.

The submersible pump in the borehole pressurises the water to each property on the supply. Each property on the supply has it's own weatherproof and insulated shed, in which the water tank and necessary water treatment system is located. The water enters the shed and passes through an initial course filter, to remove the worst of the particulate that may come up with the water.

The water then flows an Iron-Manganese reduction unit, which draws out and traps the metals in the water. To optimise performance and service life, the unit automatically carries out a self-cleaning backwash function, which cleans and re-charges the media, carrying the held metals away to drain.

The water then flows through a pH correction vessel, which neutralises the acidity of the water.

Next, the water enters a storage tank. While the borehole can provide water to multiple properties, up to a max population of 126 people as advised, the flow rate is insufficient to supply a single property directly. This necessitates that each property has it's own 1,000L water storage tank, to act as a suitable buffer between the supply and the live demand.

A domestic water booster pump is installed on the outlet of the tank, to pressurise the water to all points of use within the property. This pump has a variable speed function, allowing it to only use as much energy and water as is required, to meet the live demand.

Following the booster pump, the water flows through a fine filter, to remove any remaining particulate down to 5 microns in size.

Finally, the water passes through a suitably sized UV sterilisation unit, providing the recommended 98% dose rate at 40mJ/cm^2, before entering the property.

- Details of the management of the supply, including ownership, responsibility for maintenance and relevant permissions to connect to the supply.

Ownership of the borehole itself and responsibility for it's management, is held by the owner of Blackmyre Farm. Responsibility for managing and maintaining the water treatment and tank system, rests with the owners of each individual property.

- The development will require to be listed to the appropriate water supply. If other supplies are to be utilised to provide a sufficiency of potable water, then each supply must be identified detailing the management of the supply, including ownership, responsibility for maintenance and relevant permissions to connect to the supply.

Above comments address these points.

- A water use assessment for the proposed development based on the number of persons expected to occupy the development and number of garages.

We would require the details of the planned development to advise. However, as advised above, the borehole water supply has the capacity to supply a population of 126 people. Therefore, provided the planned development did not excess this population level, the water supply would be sufficient to meet the additional demand.

- An up to date water yield report showing the adequacy of the supply or supplies for the proposed use and the number of existing properties and realistic maximum number of people relying on the supply, with full details of the test method used.

See attached yield test report, carried out after the borehole was drilled in 2018. While this was some years ago, the borehole supply comes from protected and confined aquifers, therefore there is minimal risk that the supply will have changed over this time.

- A bacteria and chemical sample of water taken from the intended supply in compliance with The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 parameters at this time . The water sample should be taken by a competent professional and analysed at a UKAS Accredited laboratory and be less than 12 months old (from date of sampling) at the time of application.

I have attached the full water sample analysis that was carried out at the time of drilling, confirming the raw water quality. As above, the borehole supply is coming from protected and confined aquifers in the bedrock, so it is not expected that the raw water will have changed significantly since that time. However, if a new sample is required, we can arrange for a new water analysis through Aberdeen Scientific Services Ltd, a UKAS accredited laboratory.

- Details of any past, present, or known problems including water scarcity, proposed further developments or changes regarding yield, water quality or land use including any change in character following rainfall or drought.

We can only comment on the borehole water supply itself. To our knowledge, there has been no reported issues of reduced flow in the borehole. The water is drawn from confined aquifers in the bedrock, which are protected from seasonal and climatic change that may be occurring at the surface. For this reason, the supply is at minimal risk of change from any of the factors listed in the above statement.

I confirm there has been no problem with the water supply or quality.

plans plus design consultants
Phone: 01343 842635
Fax: 01343 842785
Mobile: 07766 315501
Email: ctkplans@aol.com
Web: http://members.aol.com/ctkplans
Main Street, Urquhart, Elgin, Moray, IV30 8LG

PLANNING DESIGN AND DRAINAGE STATEMENT

PROJECT :- ERECT NEW DWELLING HOUSE AT PLOT TO THE NORTH WEST OF TOMDUGARD DALLAS MORAY IV36 2RZ.

PROJECT NUMBER 24-66

This is an application for a single dwelling house in an almost identical style to that of a recently approved house known as Tomdugard. As the design of Tomdugard was considered acceptable, it is assumed that an identical style would also be looked at favourably.

The intention is to use an existing access point used by Tomdugard approved under planning reference number 22/00356/APP which had a visibility splay agreed and implemented.

The site itself has a back drop of an existing woodland which is outwith the applicants control but considered acceptable in terms of application 22/00356/APP. There are no plans to cut this woodland and even if the trees were to be cut down the hill itself would provide a backdrop for the house. It would be reasonable to expect this woodland to remain in-situ whilst the existing trees already planted around the site, and the addition of the proposed new planting, will have time to mature and screen the house from the public road network. It should be noted that the proposed site is only visible from a short section of a single minor road (U109E Coldhome to Dallas roadway). The existing woodland, planted trees on site at present and proposed new planting will provide ample screening from this minor road.

The tree planting between the proposed house and the existing house Tomdugard creates sufficient separation so as to avoid any possibility of creating ribbon development. The tree planting along the access track will also create an avenue feel to the approach to the proposed new house.

Included in the overall design is a small pond which is hoped to attract wildlife and improve the biodiversity of the area. The pond will be connected to the the rainwater soakaway, thus providing additional surface water drainage. Being a keen Ornithologist, the applicant would also include the provision for 5 No bat boxes and 10 No bird boxes located on the site to attract and maintain wildlife.

All new tree planting will be native spicies. At least 15% of the proposed site will be covered with new tree planting.

Drainage will be to a treatment plant and infiltration system. The ground conditions have been tested for Tomdugard and we have assumed that there will be no change in ground conditions despite being approximately 150m away from the original drainage testing point.

Similar to Tomdugard, the proposed house will be well insulated, have a renewable energy heating system (likely to be an air source heat pump, solar panels and battery storage), and where possible, built from locally sourced materials, such as Scottish larch cladding.

From: Tiia Lakkamaki <Tiia.Lakkamaki@moray.gov.uk>
Sent: 06 Oct 2025 03:30:06
To: DMSMyEmail@moray.gov.uk
Cc:
Subject: FW: 25/00359/APP Erect new dwelling house and garage on Ground To The North West Of Tomdugard, Dallas, Forres, Moray, IV36 2RZ
Attachments: 25-00359-APP Erect new dwelling house and garage on Ground To The North West Of Tomdugard, Dallas, Forres, Moray, IV36 2RZ.pdf

---

From: DeveloperObligations <DeveloperObligations@moray.gov.uk>
Sent: 06 October 2025 12:53
To: DC-General Enquiries <development.control@moray.gov.uk>
Cc: Emma Mitchell <Emma.Mitchell@moray.gov.uk>
Subject: 25/00359/APP Erect new dwelling house and garage on Ground To The North West Of Tomdugard, Dallas, Forres, Moray, IV36 2RZ

Hi,

Please find attached an updated developer obligations response for the above.

Kind regards
Rebecca

Rebecca Morrison
Senior Infrastructure Growth/Obligations Officer | Economic Growth and Development

news | website | Facebook | Instagram | YouTube
rebecca.morrison@moray.gov.uk | 01343 563583 / 07971879253

Work pattern: Hybrid (Mon – Fri)

Developer Obligations & Affordable Housing: ASSESSMENT REPORT

Date: 06/10/2025

Reference: 25/00359/APP

Description: Erect new dwelling house and garage on Ground To The North West Of Tomdugard, Dallas, Forres, Moray, IV36 2RZ

Applicant: Dr Chris Eastham

Agent: Plans Plus

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

Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport *(Contribution towards Demand Responsive Transport)*	[redacted]
Healthcare *(Contribution towards extension at Forres Health Centre or such other healthcare facilities for which the Council is able to demonstrate reasonable justification and will serve the residents of the Development, 2 Additional Dental Chairs and reconfiguration to existing Pharmacy outlets)*	[redacted]
Sports and Recreation	[redacted]
Total Developer Obligations	[redacted]
Affordable Housing	[redacted]
TOTAL	[redacted]

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:

[redacted]

This assessment is therefore based on [redacted] SRUE.

INFRASTRUCTURE

Education

Primary Education

The pupils generated by this development are zoned to Dallas Primary School. The school is currently operating at 54% 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 Forres Academy. The school is currently operating at 75% 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:

[redacted]

Contributions towards Transport = [redacted]

Healthcare

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

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).

Forres Health Centre is the nearest GP Practice within which healthcare facilities can be accessed by the proposed development. NHS Grampian has confirmed that Forres Health Centre is working at design capacity and the existing space will be required to be extended and that 2 Additional Dental Chairs and a reconfiguration to existing Pharmacy outlets 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 [redacted] for the additional dental chairs and [redacted] per SRUE for the pharmacy.

[redacted]

Contribution towards Healthcare = [redacted]

Sports and Recreational Facilities

The nearest sports and recreational facilities that serve this development are located in Forres. The Moray Local Development Plan 2020 identifies a requirement for new development to contribute towards additional capacity of sports and recreational facilities. As set out in the Review of Sport, Leisure and Recreational Provision in Moray (April 2014), current pitch provision in Forres falls below national standards in terms of both quantity and quality. The Review set out the preference is to provide synthetic grass pitches given the ever improving developments of synthetic turf technology, flexibility offered by the surface in terms of game size and capacity for repeated play without detrimental effect.

The Planning Facilities Model 2018 sets out that Moray currently meets 0.5 pitches per 10,000 population, which is significantly lower than the national average of 0.9 pitches per 10,000 population. Moray Council has agreed that the Council aim is to provide every secondary school with convenient/adjacent access to a 3G pitch given that sportscotland stipulates that pitches should be adjacent to schools. Therefore, contributions will be sought towards a 3G pitch in Forres on the following basis:

[redacted]

Contribution for Sports and Recreation Facilities = [redacted]

AFFORDABLE HOUSING

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

[redacted]

Therefore, the total contribution towards affordable housing is:

[redacted]

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.

MORAY COUNCIL
PLANNING CONSULTATION RESPONSE
From: The Moray Council, Flood Risk Management
Planning Application Ref. No: 25/00359/APP

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	☐

Reason(s) for objection

Conditions(s)

Further comments(s) to be passed to applicant
It is noted that drainage will be to a treatment plant and infiltration system with ground conditions assumed to be the same as they were for Application 22/00356/APP under the same applicant. For completeness of record, the Drainage Assessment undertaken for Application 22/00356/APP should also be included as a Document under this new application (25/00359/APP).

Further information required to consider the application

Contact: FRM Consultation Date 22/04/25
email address: frmconsultation@moray.gov.uk
Consultee: The Moray Council, Flood Risk Management

Consultee Comments for Planning Application 25/00359/APP

Application Summary

Application Number: 25/00359/APP
Address: Ground To The North West Of Tomdugard Dallas Forres Moray IV36 2RZ
Proposal: Erect new dwelling house and garage on
Case Officer: Emma Mitchell

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

From: Emma Mitchell <Emma.Mitchell@moray.gov.uk>
Sent: 02 Sep 2025 05:06:59
To: DMSMyEmail@moray.gov.uk
Cc:
Subject: FW: 25/00359/APP Plot near Tomdugard Dallas
Attachments: PWS Registration Form 1 (002).doc

From: Mike Middlehurst <Mike.Middlehurst@moray.gov.uk>
Sent: 02 September 2025 16:52
To: Emma Mitchell <Emma.Mitchell@moray.gov.uk>
Subject: RE: 25/00359/APP Plot near Tomdugard Dallas

Hi Emma,

Apologies for the delay,

The application does not identify a potable private water supply of wholesome water for the development. There is not a mains water connection close to the development.

Outstanding. There is no borehole registered to Blackmyre Farm. Blackmyre Farm is served, according to our records, by 06/00156/SPRING.

o Please confirm where the potable water supply will come from and supply a plan showing the location of all infrastructure required to provide the supply to the development including any water storage arrangements including water demand variation storage to the development. This should be an accurate readable plan that identifies key points.

Outstanding. There is no borehole registered to Blackmyre Farm. They are served, according to our records by 06/00156/SPRING. No detailed plan has been submitted as requested.

o Details of the management of the supply, including ownership, responsibility for maintenance and relevant permissions to connect to the supply.

Outstanding. Borehole requires to be registered attached.

o The development will require to be listed to the appropriate water supply. If other supplies are to be utilised to provide a sufficiency of potable water, then each supply must be identified detailing the management of the supply, including ownership, responsibility for maintenance and relevant permissions to connect to the supply.

Outstanding. Borehole requires to be registered, attached, and details need to be clarified by the applicant or the agent not a third party based on 7 year old information.

o A water use assessment for the proposed development based on the number of persons expected to occupy the development and number of garages.

Outstanding. Specific to this property is still required.

o An up to date water yield report showing the adequacy of the supply or supplies for the proposed use and the number of existing properties and realistic maximum number of people relying on the supply, with full details of the test method used.

Outstanding. Yield report submitted is 7 years old, dated 04.07.18. An up to date yield test is required, taken within the last 12 months.

o A bacteria and chemical sample of water taken from the intended supply in compliance with The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 parameters at this time . The water sample should be taken by a competent professional and analysed at a UKAS Accredited laboratory and be less than 12 months old (from date of sampling) at the time of application.

Outstanding. Testing certificates submitted are 7 years old, dated 05.07.18. They require to be less then 12 months old from the date of the application.

o Details of any past, present, or known problems including water scarcity, proposed further developments or changes regarding yield, water quality or land use including any change in character following rainfall or drought.

Outstanding. Document lodged 19.06.25 relates to information submitted by a third party based on information 7 years old specifically about the drilling of the borehole. It requires to be up to date and attributable to the applicant or agent.

At this moment, the applicant has not demonstrated that a wholesome and adequate water supply can be provided for the proposal which is contrary to National Planning Framework policy 22 and the Moray Local Development Plan policy EP13.

Mike Middlehurst

Mike Middlehurst

Technical Officer | Private Water Grants | Environmental Health

news | website | Facebook | Instagram | YouTube
mike.middlehurst@moray.gov.uk | 07890 275520

Work pattern part time Tuesday Wednesday Thursday

From: Emma Mitchell <Emma.Mitchell@moray.gov.uk>
Sent: 01 September 2025 10:19
To: Mike Middlehurst <Mike.Middlehurst@moray.gov.uk>
Subject: FW: 25/00359/APP Plot near Tomdugard Dallas

Hi Mike

I hope you are well.

The agent has confirmed that no further information re private water will be submitted, see below. Can you please provide a final consultation response on this basis.

Kind regards
Emma

Consultee Comments for Planning Application 25/00359/APP

Application Summary

Application Number: 25/00359/APP
Address: Ground To The North West Of Tomdugard Dallas Forres Moray IV36 2RZ
Proposal: Erect new dwelling house and garage on
Case Officer: Emma Mitchell

Consultee Details

Name: Russell Anderson
Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX
Email: Not Available
On Behalf Of: Environmental Health C12

Comments

Approved unconditionally

Consultation Request Notification

Planning Authority Name	Moray Council
Response Date	23rd April 2025
Planning Authority Reference	25/00359/APP
Nature of Proposal (Description)	Erect new dwelling house and garage on
Site	Ground To The North West Of Tomdugard Dallas Forres Moray IV36 2RZ
Site Postcode	N/A
Site Gazetteer UPRN	000133072981
Proposal Location Easting	311219
Proposal Location Northing	850429
Area of application site (M^2)	8000
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=STTNJMBGG9Z00
Previous Application	18/01024/APP 21/00042/APP 22/00356/APP
Date of Consultation	9th April 2025
Is this a re-consultation of an existing application?	No
Applicant Name	Dr Chris Eastham
Applicant Organisation Name	
Applicant Address	Tomdugard Dallas Moray IV36 2RZ
Agent Name	Plans Plus
Agent Organisation Name	
Agent Address	Main Street URQUHART By Elgin Moray IV30 8LG
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Emma Mitchell
Case Officer Phone number	01343 563326
Case Officer Mobile number	07966 120592
Case Officer email address	emma.mitchell@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: 25/00359/APP
Erect new dwelling house and garage on Ground To The North West Of Tomdugard Dallas Forres Moray for Dr Chris Eastham

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	**x**
(d)	Further information is required in order to consider the application as set out below	❑

This proposal is to erect a new dwelling to be served via an existing access for one other property. It is noted that the previous conditions (21/00042/APP) associated with the access for the existing property are yet to be completed and at the time of the site visit the previously sought visibility splays were also not available. The submitted details make reference to the previous visibility splay and access requirements being provided; however, as this is now for an additional property the previous single property access requirements are superseded and now replaced with more onerous ones (as was highlighted in a recent pre-application response 24/01580/PELOC). The applicant does however appear to own all the land required for the access and visibility splay improvements and therefore it would be considered reasonable to apply suspensive style conditions for the corrected drawings to be submitted at a later stage (and prior to any works commencing). The following conditions would apply:

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 4.5 metres by 120 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 0.6 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 provision of details presently lacking.

2. Notwithstanding the submitted details no development shall commence until a drawing (scale 1:500) has been submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority showing the following:

- The existing access widened to 5.0m for the first 10m measured from the edge of the carriageway and constructed to Moray Council specification in bituminous macadam for a minimum of the first 10m, with a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway;
- Provision of an access lay-by to Moray Council specification 12.0m long by 2.5m wide with 30 degrees splayed ends at the edge of the public road with the access leading off the lay-by;
- Provision of a bin store to safely store bins at the access (set back behind the required visibility splays)

And thereafter the access, Lay-by and bin store shall be provided in accordance with the approved details prior to the first occupation of the new dwelling house.

Reason: To ensure acceptable infrastructure at the development access and to enable visiting service vehicles to park clear of the public road in the interests of road safety through the provision of details presently lacking.

3. No development shall commence until a detailed drawing (scale 1:500) showing the location and design of a passing place on the section of the U109E Coldhome - Dallas Road (to the Moray Council standards and specification), has been submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority; and thereafter the passing place shall be constructed in accordance with the approved drawing prior to any development works commencing (except for those works associated with the provision of the passing place).

Reason: To enable drivers of vehicles to have adequate forward visibility to see approaching traffic and for two vehicles to safely pass each other ensuring the safety and free flow of traffic on the public road.

3. Two car parking spaces shall be provided within the site prior to the first occupation of the dwelling house. 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.

4. 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.

5. 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 upgraded access.

6. 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

7. New boundary walls/fences shall be set back from the edge of the public carriageway at a minimum distance of 2.0m and to a position behind the required visibility splays.

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

Further comment(s) to be passed to applicant

The formation of the required visibility splay will involve the removal of gorse and vegetation.

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 commencing development the applicant is obliged to apply for Construction Consent in accordance with Section 21 of the Roads (Scotland) Act 1984 for new roads (passing place). The applicant will be required to provide technical information, including drawings and drainage calculations. Advice on this matter can be obtained from the Moray Council web site or by emailing constructionconsent@moray.gov.uk

Before starting any work on the existing public road the applicant is obliged to apply for a road opening permit in accordance with Section 56 of the Roads (Scotland) Act 1984. This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing roadspermits@moray.gov.uk

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

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

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

Contact: AG **Date 11 April 2025**
email address: Transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Return response to	**consultation.planning@moray.gov.uk**

Comments for Planning Application 25/00359/APP

Application Summary

Application Number: 25/00359/APP
Address: Ground To The North West Of Tomdugard Dallas Forres Moray IV36 2RZ
Proposal: Erect new dwelling house and garage on
Case Officer: Emma Mitchell

Customer Details

[redacted]

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
- Affecting natural environment

Comment:I do not oppose a house/garage in principle. However, the council seems to allow the 'development' of more and more land along the U109E. Several boreholes have been drilled in the past years. This could possibly have quite an impact on the aquifer, medium and long term, eventually affecting all households in our immediate area. Aquifers typically run dry first on high ground because of the natural flow of ground water.

Our area has suffered draught in the past with a couple of wells/boreholes running low or dry altogether. I hope the council takes this into consideration for future 'development' applications.

Alternatively, I suggest the council consider bringing public water to the households along the U109E? This seems like the safest solution to guarantee water supply for all properties along our road.

Comments for Planning Application 25/00359/APP

Application Summary

Application Number: 25/00359/APP
Address: Ground To The North West Of Tomdugard Dallas Forres Moray IV36 2RZ
Proposal: Erect new dwelling house and garage on
Case Officer: Emma Mitchell

Customer Details

Name: [redacted]
Address: [redacted]

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
- Affecting natural environment

Comment:Can you please advise me on the water situation for this development? We rely on a shared natural spring about 500m below this proposed development. We are concerned that if any more boreholes are drilled this would make three within 350m of each other and we fear this could affect our water supply. All boreholes have been recently drilled. The original dwellings on this hill still rely solely on natural springs. We fear that a continuing ribbon development along the U109E will overstretch a limited natural water supply.

REPORT OF HANDLING

Ref No:	25/00359/APP	**Officer:**	Emma Mitchell
Proposal Description/ Address	Erect new dwelling house and garage on Ground To The North West Of Tomdugard Dallas Forres Moray		
Date:	03.11.2025	**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	06/10/25	Contribution sought – if permission were to be granted the contribution would be required to be paid upfront or secured via a S.75 legal agreement – the applicant has agreed to this
Environmental Health Manager	10/04/25	No objection
Contaminated Land	17/04/25	No objection
Private Water Supplies	17/04/25	Object – it has not been demonstrated that a wholesome and adequate water supply can be provided
Transportation Manager	11/04/25	No objection subject to conditions and informatives being attached to the consent (if granted)
Moray Flood Risk Management	22/04/25	No objection

DEVELOPMENT PLAN POLICY		
Policies	**Dep**	**Any Comments (or refer to Observations below)**
National Planning Framework (NPF)		
NPF1 - Tackling the Climate	N	
NPF2 - Climate mitigation and adaptation	N	
NPF3 - Biodiversity	N	
NPF5 - Soils	N	
NPF6 - Forestry, woodland and trees	N	
NPF12 - Zero waste	N	

NPF13 - Sustainable transport	N	
NPF14 - Design, quality and place	N	
NPF15 - Local living	N	
NPF16 - Quality homes	N	
NPF17 - Rural homes	Y	See observations
NPF18 - Infrastructure first	N	
NPF22 - Flood risk and Water Management	Y	See observations
NPF23 - Health and safety	N	
Moray Local Development Plan 2020 (MLDP)		
PP1 Placemaking	N	
PP3 Infrastructure and Services	N	
DP1 Development Principles	Y	See observations
DP2 Housing	N	
DP4 Rural Housing	Y	See observations
EP1 Natural Heritage Designation	N	
EP7 Forestry Woodland and Trees	N	
EP12 Management and Enhancement Water	N	
EP13 Foul Drainage	Y	See observations
EP14 Pollution Contamination Hazards	N	

REPRESENTATIONS		
Representations Received	YES	
Total number of representations received: TWO		
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: Build-up in area • Council seems to allow more and more development along the U109E. **Comments (PO):** The proposal is being refused partly due to contributing to an unacceptable build-up of housing in this rural location which is contrary policy. Please see observation section for further details.		
Issue: Water Supply • Several boreholes have been drilled in the past years. This could impact on the aquifer, medium and long term, eventually affecting all households in our immediate area. Aquifers typically run dry first on high ground because of the natural flow of groundwater. • Our area has suffered drought in the past with a couple of wells/boreholes running low or dry. This should be taken in to consideration. • Alternatively, the council could consider bringing public water to households along the U109E.		

This seems like the safest solution to guarantee water supply for all properties in this area.

- Neighbouring properties rely on a shared natural spring about 500m below this proposed development. If any more boreholes are drilled this would make three within 350m of each other and we fear this could affect neighbouring water supplies.
- The original dwellings on this hillside rely solely on natural springs. All the boreholes in this area have been recently drilled.

Comments (PO): The proposal is being refused partly due to fact it has not been demonstrated that a wholesome and adequate water supply can be provided to the development. Please see observation section for further details.

OBSERVATIONS – ASSESSMENT OF PROPOSAL

Proposal

- Planning permission is sought for the erection of a dwelling house and detached garage on ground to the north west of Tomdugard, Dallas.
- A 3. bed single storey dwelling with living space in the attic is proposed.
- External materials include vertical timber larch claddings with dark grey profiled metal sheeting roofing.
- The detached garage has a foot print of approx. 49 sqm and is approx. 6.7m.
- External materials include vertical timber larch claddings with dark grey profiled metal sheeting roofing.
- A treatment plant is proposed. A private water supply is intended.
- The site is accessed via an existing access of the U109E.

Site Characteristics

- The almost rectangular site on a roadside location is 8000 sqm in size and is set in countryside approx. 1.8 km south west of Dallas.
- The grassed site is on a hillside position, rising to the south west. The site is described as scrubland on the planning application form.
- Mature woodland is located to the south west of the site. Thorabella Farm is located to the north west of the site and Tomdugard (a dwelling) is located to the south east. The public road bounds the site to the north east.
- The site is located in rural countryside, there is a mix of agriculture, dwellings and forestry surrounding the site.

Policy

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the Development Plan i.e. the adopted National Planning Framework 4 (NPF4) and Moral Local Development Plan 2020 (MLDP) unless material considerations indicate otherwise.

The main planning issues are considered below:

Siting and Design (NPF 14 and 17 / MLDP PP1, DP1 and DP4)

Policy 14 aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Policy PP1 Placemaking seeks to ensure that new development is designed to create successful healthy places that improve people's wellbeing, safeguard the environment and support economic development, promote character and identity and biodiversity. Policy DP1 Development Principles sets 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 17 stipulates that

new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development complies with further criteria. In addition to this policy DP4 seeks to direct new housing to appropriate locations within the countryside promoted by a rural development hierarchy, firstly by directing development to rural groupings, secondly by the re-use and replacement of traditional stone and slate buildings and finally, to sites in the open countryside. Proposals for houses within the countryside must meet the design criteria of this policy which includes the height of the new dwelling not exceeding 6.75m, the house being of an appropriate scale and massing, excess detailing involving gable features, balconies etc that have a suburban feel must be avoided, roof pitches must be between 30 and 50 degrees and meet the gable/pitch formula, all roofing must be finished in slate or an alternative profiled cladding, windows with a horizontal emphasis must be generally avoided, restrictions on boundary treatments apply and access arrangements must be sympathetic to the rural setting.

The proposal site is in open countryside and the siting of a new dwelling in this location is not acceptable under NPF policy 17 and MLDP polices DP1 and DP4 as it contributes to an unacceptable build-up of housing, eroding the character of the countryside and the site lacks enclosure and containment.

The proposal site is located in a rural part of Moray which is mainly farmland, with farm related buildings and dwellinghouses and single dwellinghouses. There is forestry located to the south west of the site. There are number of new dwellings within close proximity of the proposal site.

The site is considered visually prominent and would be detrimental to the character and setting of the countryside at this location. While the site has a back drop of larch trees, this is not deemed sufficient in this instance to meet the policy requirements given three of the boundaries area open. The proposed introduction of a further house in this location alongside existing housing is considered to constitute an unacceptable cumulative build-up of housing which will negatively impact the landscape character of this area of countryside contrary to the siting requirements of policies NPF 17 and MLDP DP4.

The design of the proposal meets the gable formula and the other stipulations of Policy DP4 including materials, window layout, maximum height and roof pitch. There are no amenity issues for neighbouring properties.

Given the size of the site a condition would be attached to the consent if it were to be granted asking for the curtilage of the dwelling to be defined. Out with the defined curtilage there will be no permitted development rights. The reason for this is to safeguard the landscape against unsympathetic siting and design of development which can be carried out without planning permission under Article 2(4) of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011.

Under policy DP4 15% native tree planting must be provided on the site to help the proposal integrate into the landscape setting. Landscaping is proposed as part of the proposal which meets the requirements of policy DP4. The standard landscaping condition relating to planting times and maintenance etc would be attached to the consent if it were to be approved.

Access and Parking (NPF 13 / MLDP DP1)
Policy 13 states that development proposals will be supported where they are designed to incorporate safety measures. Policy DP1 requires that proposals must provide a safe entry and exit from the development and conform with the Council's current policy on Parking Standards.

Transportation were consulted on the proposal and no have no objection to the proposal subject to conditions relating to the requirement for a visibility splay, widening the access, a passing place, parking spaces, turning area, and boundary walls/fences being attached to the consent if planning permission were to be granted.

Drainage (NPF 22 / MLDP EP12)
Policies 22, DP1, EP12 and EP13 together seek to ensure that acceptable water and drainage provision is made, including the use of sustainable urban drainage (SUDS).

Moray Flood Risk Management were consulted on the proposal have no objections to it. If the proposal were to be consented a condition would be attached to the consent to ensure adherence with the submitted drainage assessment.

Water (NPF 22 / MLDP EP13)
Policies 22 and EP13 require new development to connect to the main system whenever possible. When it is not possible all proposals to use a private water supply must demonstrate that a wholesome and adequate supply can be provided. A professional yield test report and recent laboratory analysis of the source water will typically be required, and information about the source and other properties on the supply may also be requested. This information is necessary to enable the appropriate authorities to advise on adequacy and wholesomeness of the supply for existing and proposed users, as well as pollution risks and treatment requirements.

The applicant has failed to demonstrate that a wholesome and adequate water supply can be provided. The applicant has confirmed that a borehole located on the neighbouring properties land (Thorabella Farm) is intended to serve the proposal however the further information requested in order to demonstrate that a wholesome and adequate water supply can serve the proposal has not been submitted.

The following information was requested (and not provided): -

- A plan showing the location of all infrastructure to provide the water supply;
- Details of management of supply;
- Details of other users of the supply;
- A water use assessment for the proposed development;
- An up-to-date yield report (showing the adequacy of the supply or supplies for the proposed use and the number of existing properties and realistic maximum number of people relying on the supply, with full details of the test method used);
- Details of any past, present, or known problems including water scarcity, proposed further developments or changes regarding yield, water quality or land use including any change in character following rainfall or drought; and
- A bacteria and chemical sample of water taken from the intended supply in compliance with The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 parameters at this time. The water sample should be taken by a competent professional and analysed at a UKAS Accredited laboratory and be less than 12 months old (from date of sampling) at the time of application.

It is noted that a certificate of bacteriological examination, certificate of chemical analysis and an indicative yield test data sheet was submitted however the documents are dated 4/7/18 and 5/7/18 therefore they are now over 7 years old. Given they should be less than 12 months old this is clearly unacceptable.

The proposal is therefore contrary to policies NPF22 and MLDP EP13.

Sustainability (NPF 1 & 2)
Policy 1 states that significant weight will be given to the global climate and nature crisis. Policy 2s intent is to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Design features increase natural light and heat into the dwelling thereby reducing energy consumption and lighting requirements, and good thermal performance measures will also help to

limit heat losses from the dwelling. The Planning Statement details that the proposed house will be insulated, have a renewable energy hating system and where possible built from locally sourced materials such as Scottish larch cladding. The criteria in the policy has been met.

Biodiversity (NPF 3)
Local development is required to include appropriate measures to conserve, restore and enhance biodiversity under policy 3.

A mixture of native tree planting is being proposed within the site which will enhance the biodiversity of the site. The species chosen will provide food in the form of berries and nuts, and opportunities for nesting and shelter. If permission were to be granted a condition requiring a plan showing three bird/bat boxes to be submitted and agreed in writing prior to works commencing would be attached to the consent. These bird/bats boxes would be required to be in situ prior to occupation of the dwelling. The bird/bat boxes would further help to assist in enhancing the biodiversity of the site along with the proposed pond shown on the site plan. The criteria in the policy has been met.

Please note this application was submitted prior to the Moray Council's planning policy on biodiversity being adopted therefore it is not applicable to this proposal.

Developer Obligations and Affordable Housing (NPF 16 / MLDP PP3 & DP2)
Policy PP3 Infrastructure and Services states development must be planned and co-ordinated with infrastructure to ensure that places function properly and proposals are adequately served by infrastructure and services. In relation to infrastructure and services developments can be required to provide contributions towards Education, Health, Transport, Sports and Recreation and Access facilities in accord with Supplementary Guidance on Developer Obligations and Open Space. Policy DP2 Housing stipulates for proposals of less than 4 market housing units a commuted payment is required towards meeting housing needs in the local housing market area.

If planning permission were to be granted a developer obligation would be required to be paid up front prior to planning consent being issued or secured through a Section 75 legal agreement. The applicant has confirmed willingness to pay the obligation if consent were to be granted.

Recommendation
Refuse.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

Reference No.	Description			
18/01024/APP	Erect dwellinghouse and associated aviary on Site At Blackmyre Farm Dallas Forres Moray IV36 2RZ			
	Decision	Permitted	**Date Of Decision**	22/11/18
21/00042/APP	Change site access approved under 18/01024/APP at Site At Blackmyre Farm Dallas Forres Moray			
	Decision	Permitted	**Date Of Decision**	10/03/21
22/00356/APP	Amended design approved under ref 18/01024/APP for erection of dwellinghouse on Site At Blackmyre Farm Dallas Forres Moray			
	Decision	Permitted	**Date Of Decision**	27/05/22

ADVERT		
Advert Fee paid?	**Yes**	
Local Newspaper	**Reason for Advert**	**Date of expiry**
Forres Gazette	No Premises	13/05/25
PINS	No Premises	13/05/25

DEVELOPER CONTRIBUTIONS (PGU)	
Status	Cont sought

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: Planning Design and Drainage Statement Main Issues: Details proposals design and drainage.		
Document Name: Various documents relating to private water supply (cert of bacteriological examination, certificate of chemical analysis, indicative yield test data sheet) – all dated 2018 Main Issues:		

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

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)			
Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			

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

REFUSAL OF PLANNING PERMISSION

[Speyside Glenlivet]
Application for Planning Permission

TO [redacted]

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

Erect new dwelling house and garage on Ground To The North West Of Tomdugard Dallas Forres Moray

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

Date of Notice: **4 November 2025**

[redacted]

HEAD OF ECONOMIC GROWTH AND DEVELOPMENT
Economy, Environment and Finance
Moray Council
Council Office
High Street
ELGIN
Moray
IV30 1BX

Ref: 25/00359/APP

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

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

The development is contrary to National Planning Framework (NPF) policies 17 (Rural Homes) and 22 (Flood Risk and Water Management) and the Moray Local Development Plan 2020 (MLDP) policies DP1 (Development Principles), DP4 (Rural Housing) and EP13 (Foul Drainage (Supplementary Guidance)) for the following reasons: -

The proposed introduction of a further house in this location, together with other development in the immediate vicinity, would have the effect of detrimentally altering the rural character of the area and contributing to an unacceptable build-up of housing which is contrary to the siting criteria of policies NPF 17 and MLDP DP4.
The proposed site lacks sufficient enclosure and containment, resulting in a development that would appear visually intrusive and poorly integrated with the surrounding landscape, as such the proposal fails to meet this aspect of the siting requirements of policy DP4.
It has not been demonstrated that the proposed house could be served with an adequate and wholesome water supply as required by policies NPF 22 and MLDP EP13.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference Version	**Title**
1-3	Floor plans, section and stove detail
2-3	Elevations, roof layout, first floor layout and foundation plan
3-3	Elevations, roof plan, cross section, floor plan, foundation and location plan
	Site plan
	Location 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.scotland.gov.uk

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.