



Mr Neal MacPherson

Planning Officer

Development Control

The Moray Council

Elgin

IV30 1BX

Our Ref. 080142/mjh

Dear Neal:

PLANNING APPLICATION: 08/02487/FUL – RENOVATE AND REUSE REMAINS OF THE EXISTING LIME KILN TO CREATE NEW HOUSE AT BRAEHEAD QUARRY, KEITH, MORAY

I write with reference to the above subject and your letter dated 13th January 2009 enclosing the letters of objection from Mr Alistair Watt from Coldhome Farm, Keith.

Initially, I would like to thank you for giving our client the opportunity to provide a response to the letter of objection and he has asked us to advise you of the following;

The precise location of the new house was not the area utilised as the landfill site, which was the former quarry behind the Lime Kiln. Nevertheless, our client is aware of the potential for contamination from the landfill area and has already invested significant sums in order to identify if any contamination has migrated into adjoining lands, this work is ongoing, as are the discussions with the Council Contaminated Land Section.

We reference to the house site, as part of the construction process our client will ensure any contamination discovered will be safely removed in accordance with the relevant guidance

Mr Watt also raises concerns that the development in his opinion will not be in keeping with the area. Our client however, disputes this as he considers that the house was carefully designed to be well hidden in this rural landscape, by reusing the existing stone frontage and existing earth embankments. Furthermore, the principal living accommodation will all front into the site and will not be overtly prominent from the public roadway.

Notwithstanding, the above comments our client is willing to engage in positive discussions with the Council on how the proposal can be further integrated into

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to completion*

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the rural landscape, by either reducing the size of the building, extending the existing earth embankments and/or adding structural planting strategically around the site and we would ask that you do not hesitate to contact me should you wish to discuss the above.

With regards to Mr Watt final paragraph, our client is not aware of any legal caveat on the site which would preclude the use of his land for residential purposes. Even if this was the case it is a private legal matter for our client to overcome and is not a material planning consideration.

I hope the above answer the concerns of Mr Watt. However, should you feel we have omitted anything, please do not hesitate to contact me.

Sincerely,

Matthew Hilton

**Managing Director & Town Planning Consultant
CM Design**

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