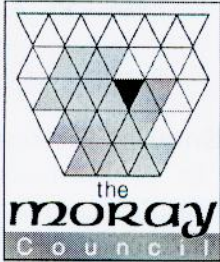


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Alan Short

Development Control Manager

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Your Ref: 090011/FORBES/MJH
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6th November 2009

Mr Graham Forbes
c/o C M Design
1-5 Pinetree House
Pinefield Crescent
ELGIN
IV30 6HZ



Dear Sir(s)/Madam

Preliminary Enquiry

**Pre application consultation for demolition and rebuilding of Castle Inn 29
Caroline Street Forres Moray IV36 1AQ**

I refer to your enquiry, which we have recorded in our system as a "Preliminary Enquiry". The reference number for your enquiry and the name of the officer dealing with it are at the top of this letter.

Determining formal planning applications which have been submitted (along with payment of a fee), is the main priority for the Development Control Section. It is possible that the response to your enquiry will take longer than 4 weeks. If you have queries about the likely timescale for a reply then please contact the case officer in the first instance.

If you decide to submit a planning application following your enquiry it will be dealt with on the basis of planning policies in the Council's Development Plan. The Development Plan is made up of the adopted Moray Local Plan 2008 (or Moray Local Plan 2000 if the site is located within the Cairngorm National Park Boundary) and the approved Moray Structure Plan 2007. The response to your enquiry will identify likely relevant Development Plan policies and there may be additional comments provided as well.

The current Planning Act requires planning applications to be dealt with in accordance with policies in the plan unless there are exceptional reasons to justify a departure from these policies. Reasons to justify a departure from the plan are identified in the planning legislation as "material considerations".

It is very important/

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It is very important to appreciate that the response to your Preliminary Enquiry cannot predetermine the outcome of a formal planning application. Responses to preliminary enquiries cannot anticipate all of the issues that might arise during a formal application for example the outcome of neighbour notification, advertisement procedures or the views of consultees. Therefore responses to preliminary enquiries are entirely without prejudice to the outcome of a formal planning application.

It is only when a proposal is fully assessed through a formal planning application that it is possible to prepare a final recommendation taking account of the Council's planning policies and any other "material considerations" that may arise.

Yours faithfully

Mr Alan Short
Development Control Manager

