MORAY LOCAL REVIEW BODY

16 NOVEMBER 2023

SUMMARY OF INFORMATION FOR CASE No LR295

Ward 1 – Speyside Glenlivet
Planning Application 23/00423/PPP – Erect dwellinghouse and detached garage on site at Boharm Neuk, Boharm, Craigellachie

Planning permission in principle was refused under the Statutory Scheme of Delegation by the Appointed Officer on 20 July 2023 on the grounds that:

The development is contrary to Moray Local Development Plan 2020 Policies DP4: Rural Housing and DP1: Development Principles and to National Planning Framework Policy 17 Rural Homes for the following reasons:

1. The proposed development does not fit into the local landscape character in that the new house will be set far back from, and above, the public road out of character with the prevailing original development pattern in the area with the visual impacts of this exacerbated by the relationship to liveplanning consents for new house sites in the immediate area.

2. The proposed development, together with the number of live planning consents for new house sites in the immediate area, will contribute to an unacceptable build-up of housing and detrimentally alter the rural character of the area, creating unacceptable visual and landscape impacts.

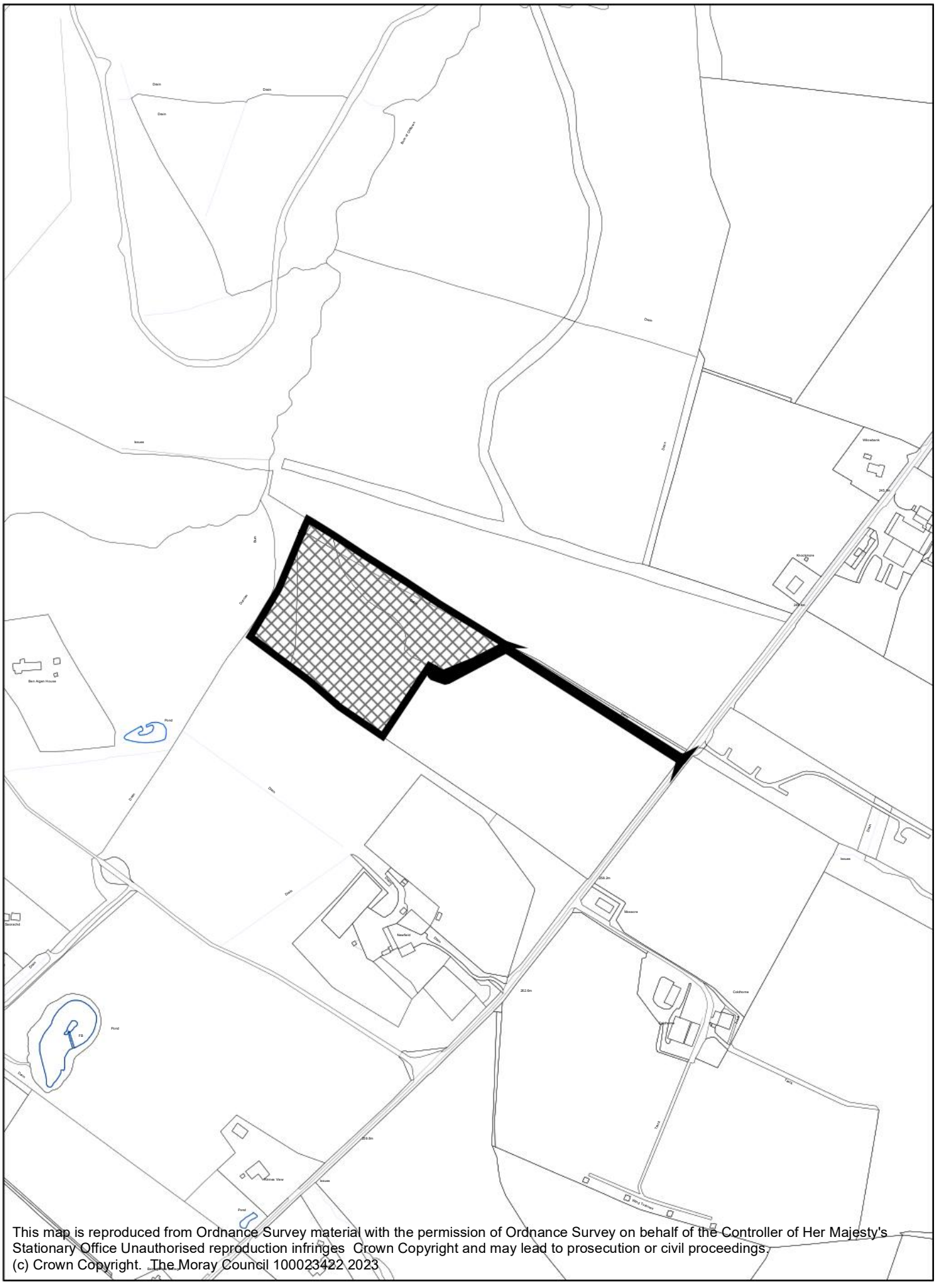
3. The proposed development is contrary to Moray Local Development Plan Policy DP4 Rural Housing and its associated Policy Guidance on Cumulative Build Up as, together with other live planning consents for new houses sites in the immediate area, it will result in new houses overwhelming the presence of older buildings such that new houses are the predominant components of the landscape with the original settlement pattern difficult to perceive; the incidence and inter-visibility of new houses will become a major characteristic of the landscape; there will be a prominence of new houses from key viewpoints such as the public road; and there will be sequential visual effects of cumulative build-up of new housing experienced when travelling along roads in the vicinity of the site.

Documents considered or prepared by the Appointed Officer in respect of the above planning application are attached as **Appendix 1**.

The Notice of the Review, Grounds for Review and any supporting documents submitted by the Applicant are attached as **Appendix 2**.

At the meeting of the Moray Local Review Body (MLRB) on 16 February 2023, the MLRB noted that National Planning Framework 4 (NPF4) had been adopted by the Council on Monday 13 February 2023 and that all planning applications determined beyond this date would have to take NPF4 into consideration, as this is now part of the MLDP 2020 and deferred consideration of the above Review to request further information from the Appointed Officer and Interested Parties after considering the planning application in light of NPF4 with any response received being forwarded to the Applicant for comment.

Location plan for Planning Application Reference Number : 23/00423/PPP



APPENDIX 1

DOCUMENTS CONSIDERED OR PREPARED BY THE APPOINTED OFFICER

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 100620896-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

☐ Application for planning permission (including changes of use and surface mineral working).

☒ Application for planning permission in principle.

☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed dwelling-house and detached garage

Is this a temporary permission? * ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * ☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	S Reid Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	The Sma Glen
Last Name: *	Reid	Building Number:	
Telephone Number: *	+447598299753	Address 1 (Street): *	Rothes
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberlour
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB38 7AG
Email Address: *	info@sreiddesign.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Mosacre
First Name: *	Robert	Building Number:	
Last Name: *	Morrison	Address 1 (Street): *	Boharm
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Craigellachie
Extension Number:		Country: *	Scotland, UK
Mobile Number:		Postcode: *	AB38 9RL
Fax Number:			
Email Address: *	info@sreiddesign.co.uk		

Site Address Details

Planning Authority: Moray Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL

Northing 848020 Easting 332739

Pre-Application Discussion

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

Site Area

Please state the site area: 26967.00

Please state the measurement type used: ☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Unused farmland

Access and Parking

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

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

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

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

Water Supply and Drainage Arrangements

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

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

☐ Yes – connecting to public drainage network
☒ No – proposing to make private drainage arrangements
☐ Not Applicable – only arrangements for water supply required

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

What private arrangements are you proposing? *

☐ New/Altered septic tank.
☒ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

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

Foul water will be taken to a proposed treatment plan and then into a nearby watercourse. See GMC Surveys report. Surface water will be taken to a proposed raingarden and then into a nearby watercourse. See GMC Surveys report.

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

Note:-

Please include details of SUDS arrangements on your plans

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

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

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

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

Assessment of Flood Risk

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

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

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

Trees

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

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

All Types of Non Housing Development – Proposed New Floorspace

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

Schedule 3 Development

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

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

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

Planning Service Employee/Elected Member Interest

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

Certificates and Notices

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

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

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

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

Do you have any agricultural tenants? * ☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? * ☒ Yes ☐ No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:	Mr Scott Morrison
Address:	Coldholm Farm, Boharm, Craigellachie, ABERLOUR, Scotland, UK, AB38 9RL
Date of Service of Notice: *	10/03/2023

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

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:	
Address:	
Date of Service of Notice: *	

Signed:	Stewart Reid
On behalf of:	Mr Robert Morrison
Date:	10/03/2023

☒ 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:

☒ Site Layout Plan or Block plan.
☐ Elevations.
☐ Floor plans.
☐ Cross sections.
☒ Roof plan.
☐ Master Plan/Framework Plan.
☒ Landscape plan.
☐ Photographs and/or photomontages.
☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	☐ Yes	☒ N/A
A Design Statement or Design and Access Statement. *	☐ Yes	☒ N/A
A Flood Risk Assessment. *	☐ Yes	☒ N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	☐ Yes	☒ N/A
Drainage/SUDS layout. *	☒ Yes	☐ N/A
A Transport Assessment or Travel Plan	☐ Yes	☒ N/A
Contaminated Land Assessment. *	☐ Yes	☒ N/A
Habitat Survey. *	☐ Yes	☒ N/A
A Processing Agreement. *	☐ Yes	☒ N/A

Other Statements (please specify). (Max 500 characters)

A Drainage Assessment and Tree Survey Report have been uploaded.

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Stewart Reid

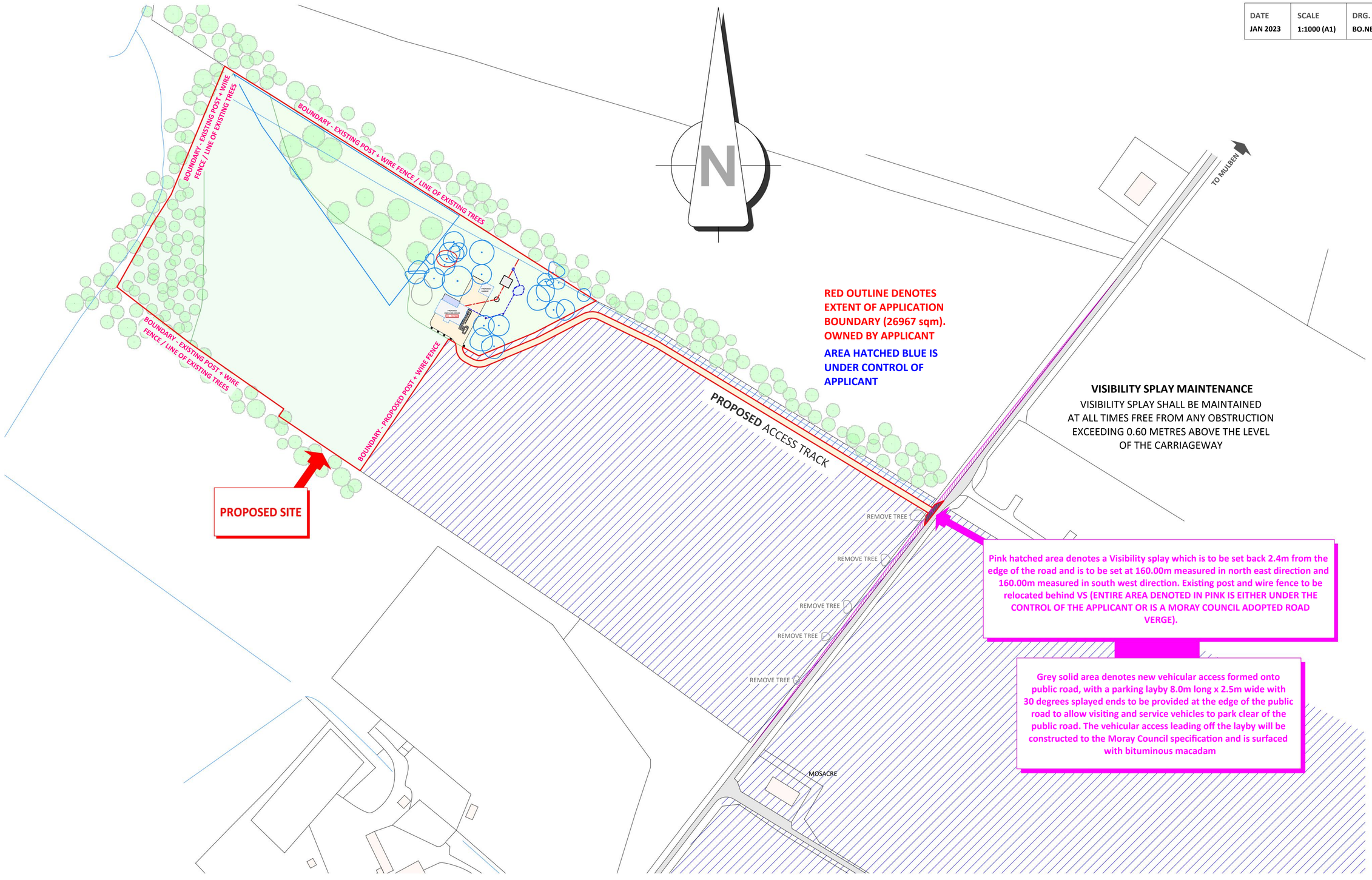
Declaration Date: 10/03/2023

Payment Details

Cheque: Applicant will pay by BACS, 00000000

Created: 10/03/2023 15:55

DATE	SCALE	DRG. NO.
JAN 2023	1:1000 (A1)	BO.NEUK / PIP / 02

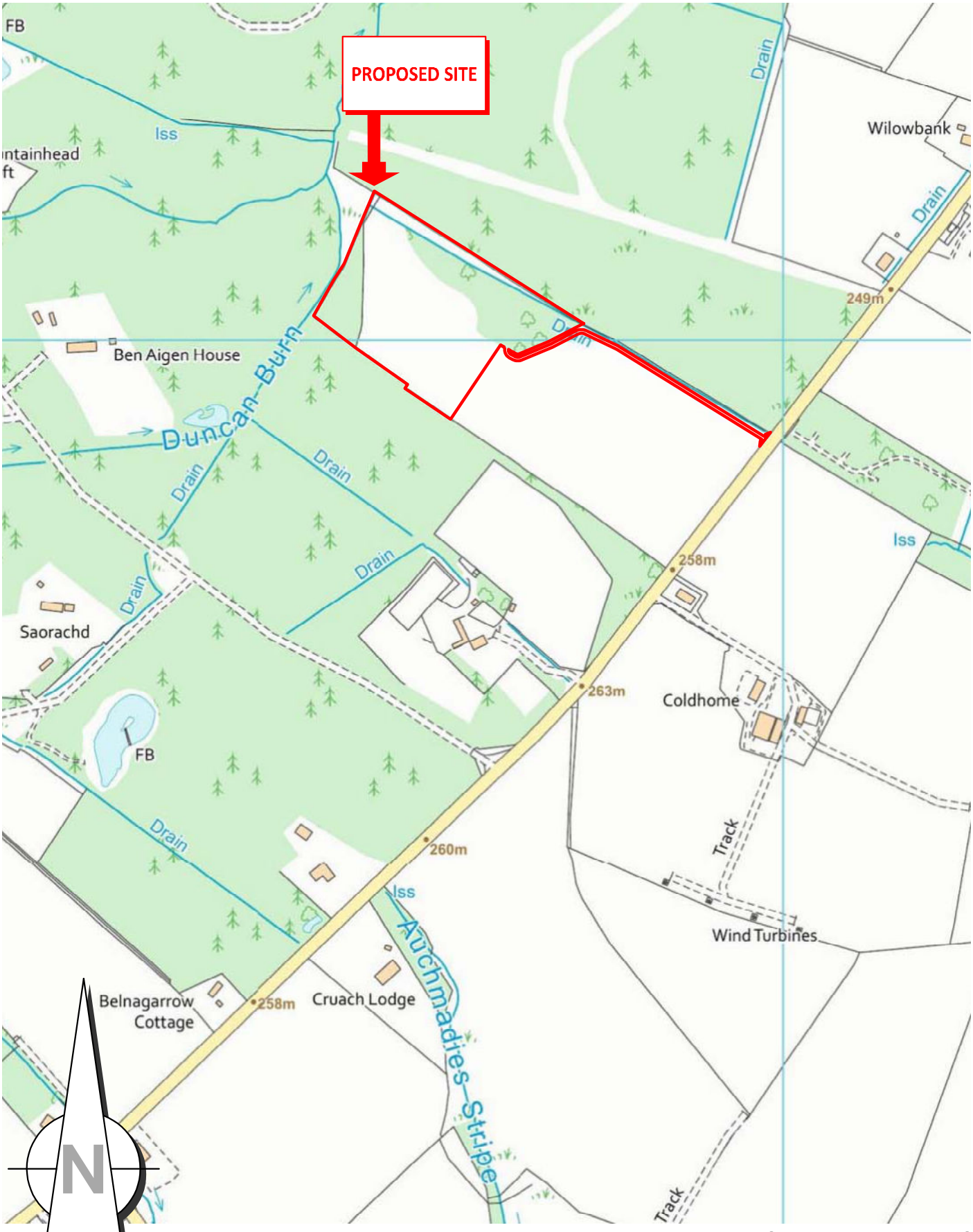


Block Plan (scale 1:1000)

Proposed dwelling-house and detached garage at
Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL
For Mr and Mrs Morrison

S Reid Design
CHARTERED ARCHITECTURAL DESIGN SERVICE

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

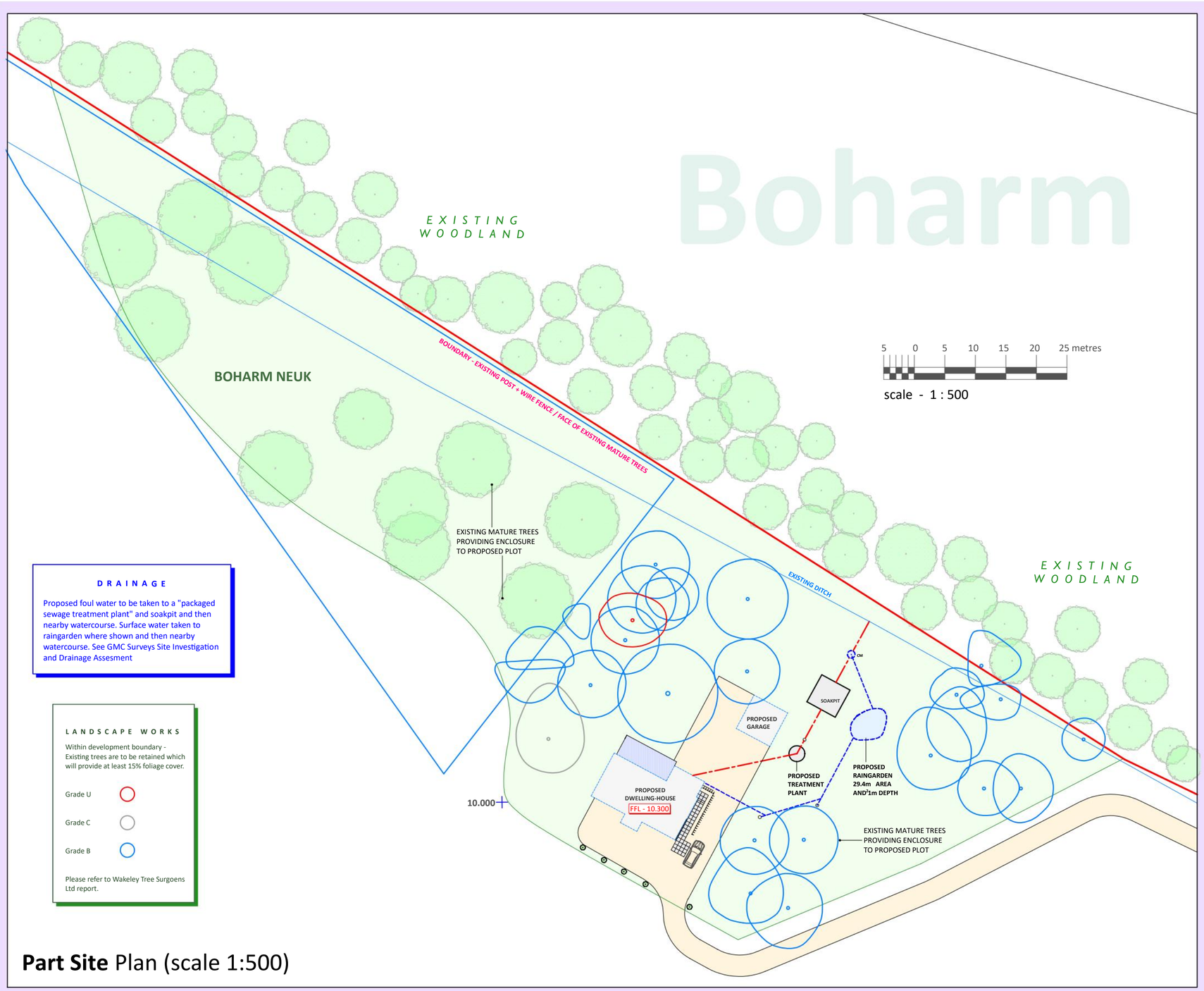


OS LOCATION PLAN (SCALE - 1:5000)

Proposed dwelling-house and detached garage at Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL
For Mr and Mrs Morrison

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

DATE	SCALE	DRG. NO.
JAN 2023	1:500 (A2)	BO.NEUK / PIP / 01



DRAINAGE

Proposed foul water to be taken to a "packaged sewage treatment plant" and soakpit and then nearby watercourse. Surface water taken to raingarden where shown and then nearby watercourse. See GMC Surveys Site Investigation and Drainage Assesment

LANDSCAPE WORKS

Within development boundary - Existing trees are to be retained which will provide at least 15% foliage cover.

Grade U

Grade C

Grade B

Please refer to Wakeley Tree Surgoens Ltd report.

Part Site Plan (scale 1:500)

Boharm Neuk

Proposed dwelling-house and detached garage at
Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL
For Mr and Mrs Morrison

S Reid Design
CHARTERED ARCHITECTURAL DESIGN SERVICE

S.REID MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST
THE SMA GLEN, ROTHES, ABERLOUR, AB38 7AG
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Gary Mackintosh
Email:gmcsurveys@gmail.com
Tel: 07557431702

gmcsurveys

Surveys, Setting-Out Civil Engineering Design

Site Investigation & Drainage Assessment

BOHARM NEUK

Gary Mackintosh BSc
gmcsurveys@gmail.com

Contents

Client:

Mr and Mrs Morrison

Site Address:

Boharm Neuk
Boharm
By Craigellachie

Planning Reference:

TBC

Date:

1st March 2023

Job Number:

GMC23-024

Company Information:

Assessment completed by:

Gary Mackintosh Bsc
GMCSurveys
34 Castle Street
Forres
Moray
IV36 1PW
Email: gmcsurveys@gmail.com
Telephone: 07557 431 702

Site Description:

The proposals are to erect a new single dwelling and detached garage within land located at Boharm to the northeast of Craigellachie together with all associated infrastructure.

The SEPA Flood Maps have been consulted which confirm that the development lies out with any areas of fluvial and pluvial flooding during a 1:200year event. There is and area of surface water flooding shown to the southeast, downstream of the site associated with and existing ditch. In order to ensure that the development has no detrimental impact on the surrounding are, it is proposed that any surface water infrastructure is designed to manage flows up to and including a 1:200year event.

GMC Surveys were asked to carry out a site investigation and to provide a drainage solution for the proposals.

Soil Conditions:

Excavations were carried out on 21st February 2023 to assess the existing soils and the suitability for the use of sub surface soakaways as a method of foul and surface water management.

The trial pits were excavated to a depth of 1.6m.

300mm Topsoil overlying reddish/brown, firm to stiff, slightly silty, gravelly clays proved to the depth of the excavations. Some water ingress was noted at the base of the excavations.

The trial hole locations can be found in Appendix A.

There was no evidence of contamination within the trial pits.

The percolation and Infiltration testing within the pits was abandoned due to the water ingress.

Conclusion and Recommendations:

Based on the onsite investigations it can be confirmed that the underlying soils are not suitable for the use of standard stone filled soakaways as a drainage solution for both foul and surface waters.

Foul Water

There is an existing drainage ditch located along the northeast boundary of the proposed site. Ditch flows southeast, culverting the public road and entering the wider network of watercourses within the area.

Based on the above it is proposed that the foul waters are to discharge to the to the existing Drainage ditch as shown within Appendix A.

A Packaged sewage treatment plant will require to be installed, the final make and model are to be confirmed by the chosen supplier.

Prior to discharge SEPA require an additional level of treatment and storage in the form of a filter bed with a minimum base area of 25m².

The soakpit dimensions are therefore to be **5.0m x 5.0m with 1.0m** below the invert of the inlet. The 100mm outlet is to be set 300mm below the invert of the incoming pipe.

Alternative dimensions may be used for the soakpit in order to suit the layout of the site ensuring that the base area of **25m²** is maintained. Due to the presence of the water ingress encountered during the testing, the foul water soakpit is to be wrapped in an impermeable polypropylene membrane or similar approved to prevent water ingress into the foul water system.

It is recommended to install a Graff One2Clean packed sewage treatment plant with a minimum 6PE (4bed) which produces an effluent quality of: B.O.D – 7.0mg/l and Ammonia Nitrogen of 0.5mg/l however the final tank specification is to be determined by the applicant.

Surface Water Dispersal:

It is proposed that the surface water is also to discharge to the existing drainage ditch.

Prior to discharge the surface waters will require to be stored, treated and attenuated to a pre - determined rate in order to ensure the post development runoff does not exceed the pre - development rate.

In line with The Moray Council Flood Risk Management Teams current policy, it is proposed to discharge the surface waters to a rain garden providing a sustainable method of surface water management. The rain garden will have stone filled storage beneath sized to accommodate flows up to and including a 1:200year event with 37% allowance for climate change.

The calculation sheets below indicate a minimum storage of **8.80m³** based on a contributing area of 170m² (proposed house and garage roof area with extra over) with the discharge limited to 0.5l/s.

Allow for a depth of 1.0m maximum of 30% storage within 40mm Stone = 8.80 / 0.3 = **29.40m²**.

I can therefore confirm that there is adequate space available within the site to accommodate the proposed rain garden. The plan view of the rain garden will form an irregular shape ensuring that the depth remains as 1.0m of storage below the invert of the inlet and the overall area is equal to a minimum of 29.40m².

Typical details for the rain garden and the foul water soakpit have been included within Appendix B. Due to the presence of the water ingress encountered during the testing, raingarden structure is to be wrapped in an impermeable polypropylene membrane or similar approved to prevent water ingress into the system.

The design of the drainage features can be found in Appendix C.

SEPA consent will be required prior to installation of the proposed drainage.

References

1. Scottish Planning Policy 7: Planning and Flooding. Scottish Executive, Feb 2004.

2. Planning Advice Note 61: Planning and Sustainable Drainage Systems. Scottish Executive, July 2001.

3. CIRIA C521 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland, 2000.

4. CIRIA C697 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland 2007.

5. CIRIA C753 – The Suds Manual

6. Building Research Establishment. BRE Digest 365 – Soakaway Design, 1991.

7. CIRIA, Report 156, Infiltration Drainage – Manual of Good Practice, 1996.

8. Sewers for Scotland 3rd Edition

9. Water Assessment and Drainage Assessment Guide (WADAG) January 2016

10. Suds for Roads

MasterDrain SW

gmcsurveys
Surveys, Setting Out Civil Engineering Design

Shireen Villa, 34 Castle Street
Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

Job No.	Sheet no.	Date
GMC23-024	1	01/03/23

Project: Boharm Neuk, Boharm, Craigellachie

Title: Surface Water Storage Requirements

By	Checked	Approved
GM		

Data:-

Location = CRAIGELLACHIE
M5-60 (mm) = 15.8
Soil index = 0.30
Return period = 200
UCWI = 0.0

Grid reference = NJ2844
r = 0.25
SAAR (mm/yr) = 800
WRAP = 2
Climate change = +37%

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; The layer is low in organic matter, mottled and (fragipan - a natural subsurface horizon having a higher bulk density than the solum above. Seemingly cemented when dry but showing moderate to weak brittleness when moist. Slowly or very slowly permeable to water. It is found in profiles of either cultivated or virgin soils but not in calcareous material).
iii) Moderately permeable soils, some with slowly permeable subsoils.

Percentage runoff = 95.0% (manual setting)

Imperv. area = 170 m²
Total area = 170 m²
Total runoff = 17.1 m³

Pervious area = 0 m²
Equiv area = 162 m² (Tot. area x % runoff).
Discharge rate = 0.500 l/s

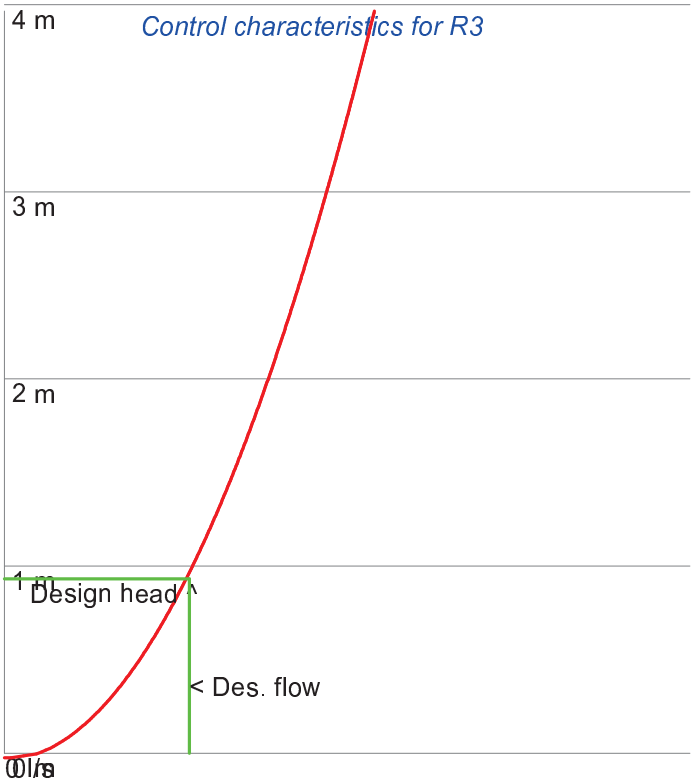
Design Head = 1.0m
Control device = R3
Max. calc. depth = 0.99 m

Peak flow = 0.50 l/s
Orifice diam = 19.8 mm
Available depth = 0.0 m³

Pipeline storage = 0.0 m³
Offline storage = 0.0 m³
Total storage = 8.8 m³

Available MH storage = 0.0 m³

Peak input flow =1.86 l/s



Head (m)	Flow (l/s)	Head (m)	Flow (l/s)
0.01	0.02	2.01	0.71
0.05	0.11	2.05	0.72
0.10	0.16	2.10	0.72
0.15	0.19	2.15	0.73
0.20	0.22	2.20	0.74
0.25	0.25	2.25	0.75
0.30	0.27	2.30	0.76
0.35	0.30	2.35	0.77
0.40	0.32	2.40	0.77
0.45	0.34	2.45	0.78
0.50	0.35	2.50	0.79
0.55	0.37	2.55	0.80
0.60	0.39	2.60	0.81
0.65	0.40	2.65	0.81
0.70	0.42	2.70	0.82
0.75	0.43	2.75	0.83
0.80	0.45	2.80	0.84
0.85	0.46	2.85	0.84
0.90	0.47	2.90	0.85
0.95	0.49	2.95	0.86
1.00	0.50	3.00	0.87
1.05	0.51	3.05	0.87
1.10	0.52	3.10	0.88
1.15	0.54	3.15	0.89
1.20	0.55	3.20	0.89
1.25	0.56	3.25	0.90
1.30	0.57	3.30	0.91
1.35	0.58	3.35	0.92
1.40	0.59	3.40	0.92
1.45	0.60	3.45	0.93
1.50	0.61	3.50	0.94
1.55	0.62	3.55	0.94
1.60	0.63	3.60	0.95
1.65	0.64	3.65	0.96
1.70	0.65	3.70	0.96
1.75	0.66	3.75	0.97
1.80	0.67	3.80	0.97
1.85	0.68	3.85	0.98
1.90	0.69	3.90	0.99
1.95	0.70	3.95	0.99
2.00	0.71	4.00	1.00

MasterDrain SW

gmcsurveys
Surveys, Setting Out Civil Engineering Design
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Job No.	GMC23-024
Sheet no.	2
Date	01/03/23
Project	Boharm Neuk, Boharm, Craigellachie
Title	Surface Water Storage Requirements
By	GM
Checked	
Approved	

Storage curves for a 10 hours storm.

MasterDrain SW

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Job No. GMC23-024			
Sheet no. 3			
Date 01/03/23			
Project Boharm Neuk, Boharm, Craigellachie	By GM	Checked	Approved
Title Surface Water Storage Requirements			

Incremental rainfall figures.

Storm Mins	Storage Depth mm	Control Flow l/s	Storm Mins	Storage Depth mm	Control Flow l/s
6.0	6.2	0.02	306.0	695.1	0.42
12.0	11.8	0.02	312.0	747.6	0.43
18.0	17.5	0.02	318.0	793.6	0.44
24.0	23.3	0.05	324.0	833.6	0.46
30.0	27.8	0.05	330.0	868.1	0.46
36.0	32.4	0.09	336.0	897.6	0.47
42.0	35.7	0.09	342.0	922.6	0.48
48.0	39.1	0.09	348.0	943.3	0.48
54.0	42.6	0.10	354.0	959.9	0.49
60.0	45.6	0.10	360.0	972.9	0.49
66.0	48.7	0.10	366.0	982.3	0.49
72.0	52.0	0.11	372.0	988.4	0.49
78.0	54.8	0.11	378.0	992.0	0.50
84.0	57.8	0.11	384.0	993.0	0.50
90.0	61.0	0.12	390.0	991.8	0.50
96.0	64.1	0.12	396.0	989.1	0.49
102.0	67.2	0.12	402.0	985.2	0.49
108.0	70.6	0.13	408.0	980.0	0.49
114.0	73.7	0.13	414.0	973.8	0.49
120.0	77.0	0.13	420.0	966.8	0.49
126.0	80.5	0.14	426.0	959.2	0.49
132.0	84.0	0.14	432.0	951.1	0.49
138.0	87.8	0.14	438.0	942.4	0.48
144.0	91.9	0.15	444.0	933.4	0.48
150.0	95.8	0.15	450.0	924.2	0.48
156.0	100.2	0.16	456.0	914.6	0.48
162.0	104.5	0.16	462.0	905.0	0.47
168.0	109.3	0.16	468.0	895.1	0.47
174.0	114.7	0.17	474.0	885.1	0.47
180.0	120.3	0.17	480.0	874.8	0.47
186.0	126.4	0.17	486.0	864.5	0.46
192.0	133.3	0.18	492.0	854.1	0.46
198.0	141.1	0.19	498.0	843.5	0.46
204.0	149.7	0.19	504.0	832.9	0.46
210.0	159.7	0.19	510.0	822.5	0.45
216.0	171.0	0.21	516.0	811.7	0.45
222.0	183.9	0.21	522.0	800.8	0.45
228.0	199.0	0.22	528.0	789.9	0.44
234.0	216.5	0.23	534.0	779.2	0.44
240.0	236.6	0.24	540.0	768.4	0.44
246.0	259.8	0.25	546.0	757.8	0.43
252.0	286.0	0.26	552.0	747.1	0.43
258.0	315.5	0.28	558.0	736.4	0.43
264.0	348.3	0.29	564.0	725.8	0.42
270.0	384.9	0.31	570.0	715.2	0.42
276.0	425.4	0.32	576.0	704.5	0.42
282.0	470.4	0.34	582.0	694.0	0.42
288.0	520.0	0.36	588.0	683.4	0.41
294.0	574.8	0.38	594.0	673.0	0.41
300.0	635.4	0.40	600.0	662.4	0.41

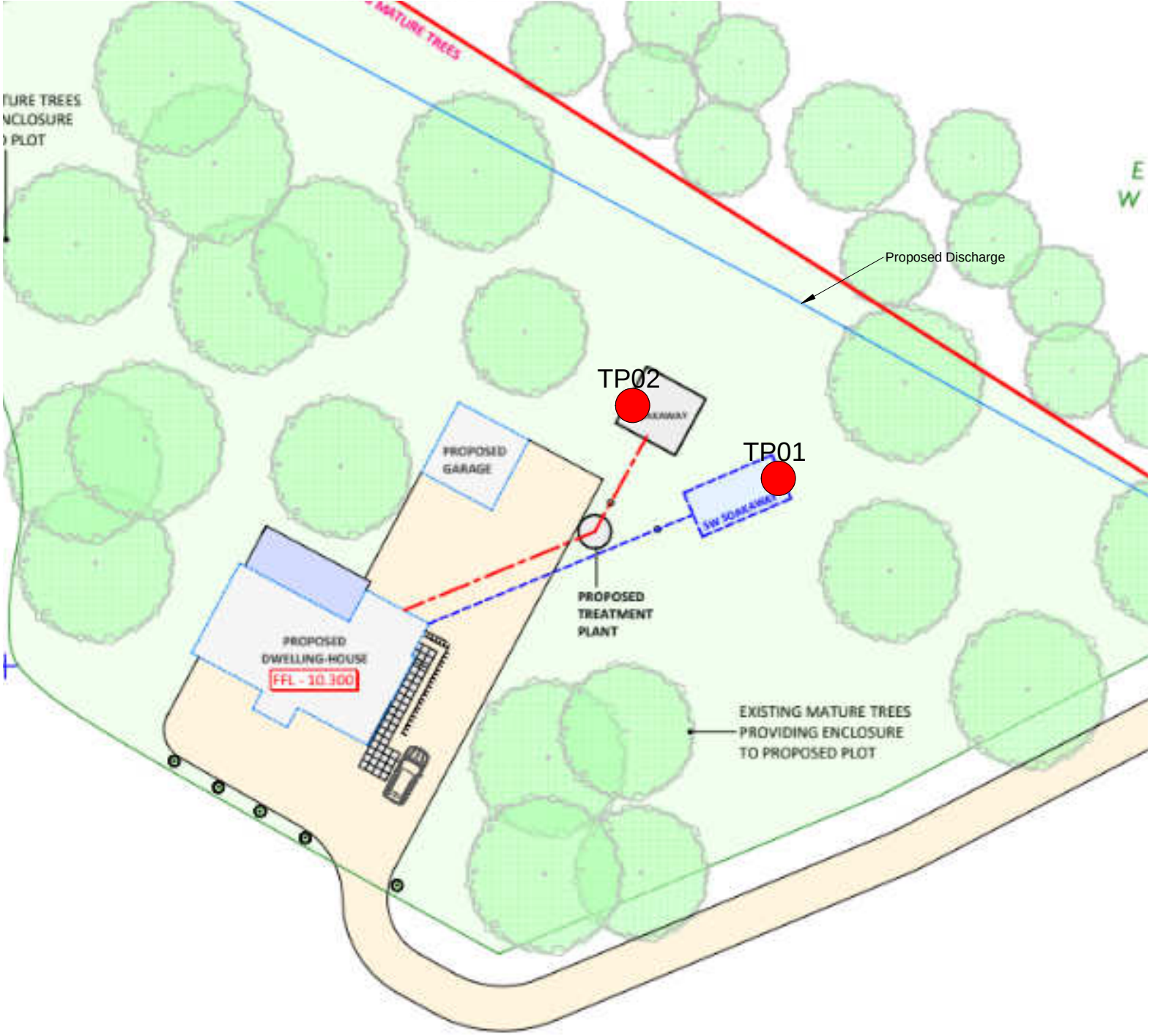
Using the Get Max button causes the program to step through a series of storm durations until a maximum volume is obtained.
Each duration is sampled 600 times and the results recorded. The storm durations (hrs) are:-

0.25, 0.5, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 15, 18, 20, 24, 30, 36, 42, 48, 54, 60, 66, 72, 84, 96, 120, 150, 175, 200, 250, 300, 375, 500, 750, 1000, 1250, 1500, 1570, 2000, 2500, 3000, 3500, 4000

It should be noted that the six hour storm frequently requested rarely demonstrates the worst case for storage.

APPENDIX A

Site Layout/Test Hole Locations



REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUE

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

CLIENT: Mr and Mrs Morrison

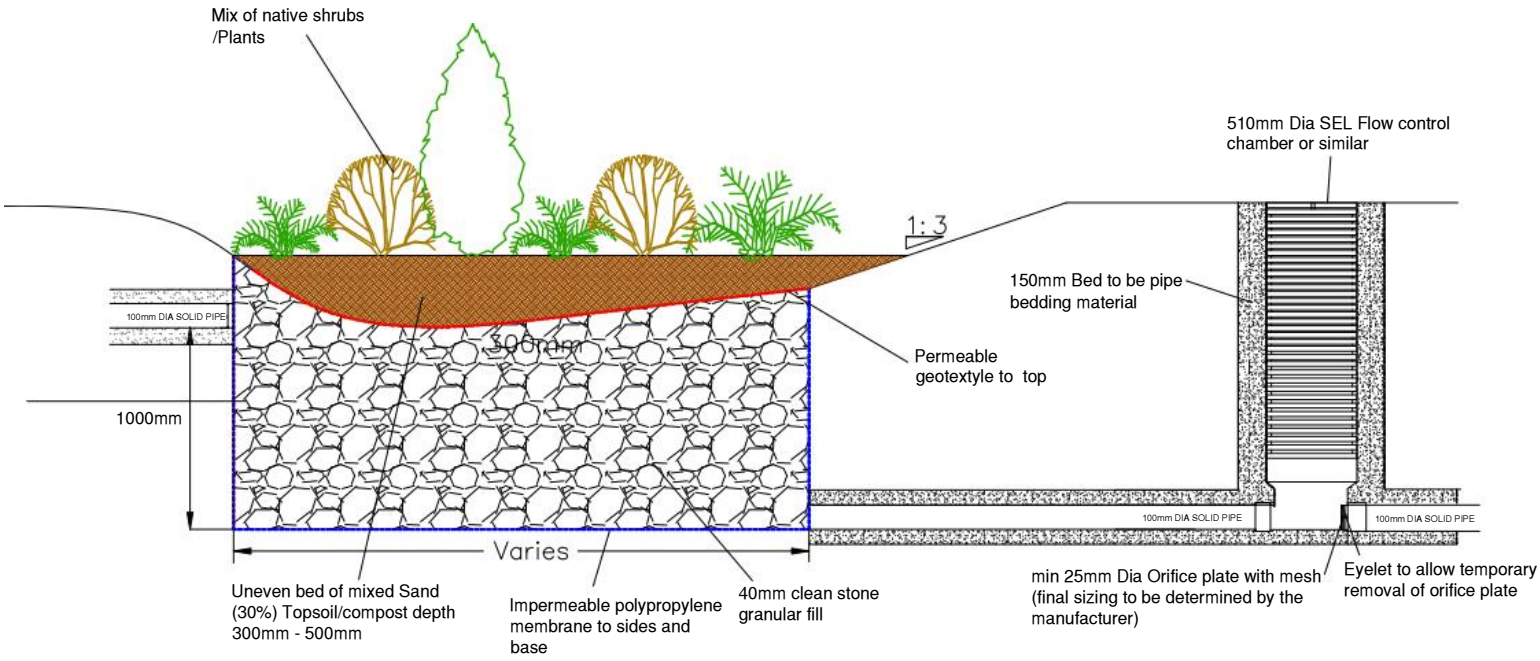
SITE: Boharm Neuk
Boharm, Craigellachie

TITLE: Test Hole Location

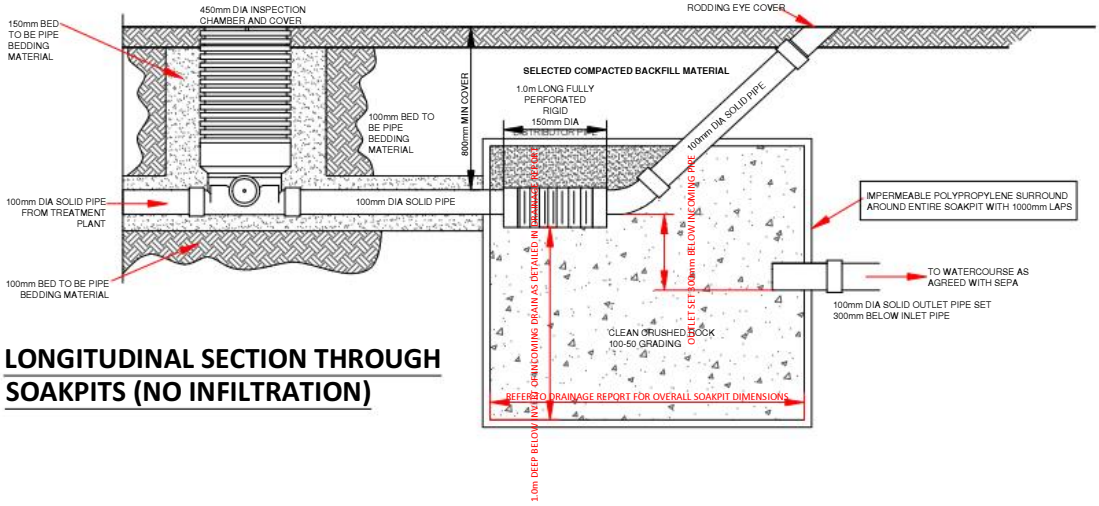
SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	MAR23	GM	
PROJECT NO:	DRAWING NO:		REVISION:
GMC23-024	Appendix A		-

APPENDIX B

Drainage Details



LONGITUDINAL SECTION THROUGH PROPOSED RAINGARDEN



LONGITUDINAL SECTION THROUGH SOAKPITS (NO INFILTRATION)

REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUE

gmcsurveys
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CLIENT: Mr and Mrs Morrison

SITE: Boharm Neuk
Boharm, Craigellachie

TITLE: Foul and Surface Water Drainage Details

SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	MAR23	GM	

PROJECT NO:	DRAWING NO:	REVISION:
GMC23-024	Appendix B	

EST 1987

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Arboricultural Report

Proposed Site : Boharm Neuk, Boharm, Craigellachie

Contents

1.0 Introduction

1.1 The following pre-development tree survey has been carried out by Wakeley Tree Surgeons Ltd. to assess and identify the impact a proposed development may have on trees within and adjacent to a proposed plot at Boharm.

1.2 The survey has been carried out by Jonathan Boocock (PTI) of Wakeley Tree Surgeons, in accordance with British Standards 'Trees in relation to design, demolition and construction – Recommendations (BS5837:2012).

1.3 All trees have been inspected using Ground Visual Inspection techniques. No climbing inspections or below ground investigations have been undertaken. Should a more detailed inspection be deemed appropriate, this will be advised in recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending upon internal and external factors. The conclusions and recommendations contained within this report relate to the trees only at the time of inspection and do not constitute a tree risk assessment report.

1.4 Inspection was undertaken on the 15th February 2023. The weather conditions at the time of inspection were a damp 6 degrees centigrade, clearing throughout the day.

1.5 The objective of this survey was to identify and gather information pertaining to the location of trees and hedgerows on the site and how they may be impacted by construction and development of the site. The survey will detail any constraints to the proposed development. An arboricultural impact assessment addresses the likely impact of the proposed development on trees within and adjacent to the site. Recommendations are made for tree works considered necessary for health and safety reasons or to facilitate the protection of trees during construction work in accordance with BS 3998:2010 Recommendation for tree works, and an arboricultural method statement is included to provide guidance in relation to tree protection during construction. If landscape planting recommendations are required, please do not hesitate to contact Wakeley Tree Surgeons Ltd. for further advice.

2.0 Survey Methodology

2.1 Unless otherwise stated tree inspections have been undertaken from ground level using non-invasive techniques only.

2.2 All trees, groups of trees and hedgerows surveyed have been given a number prefixed by a letter, T, G, H respectively and were assessed using the 'Cascade chart for tree quality assessment' as described in Table 1 of the BS 5837:2012. Where accessible and it was deemed necessary trees were physically tagged with an individual numbered identification tag. The locations of trees, groups of trees and hedgerows on and adjacent to the site are shown on the Tree Constraints Plan (TCP Appendix 4).

2.3 In accordance with BS 5837:2012 only trees with a stem diameter of 75mm or greater were surveyed and for these trees tree species, height, stem diameter and crown spread were recorded. Trees forming obvious groups were assessed as such.

2.4 The findings of the survey are given in tabular form in Appendix 1. A full explanation of survey headings is given in Appendix 2.

2.5 No information was provided or shared about the sites soil structure and no onsite assessment has taken place as part of this survey. BS 5837:2012 states that a soil assessment should be carried out by a competent person to establish the structure and clay content to assess its shrinkability, the pH and composition. A soil survey of this nature is considered outside the scope of this arboricultural assessment however British Geological Society Viewer has been used to gather some of this information.

2.6 An arboricultural method statement is included to provide guidance in relation to tree protection during construction, however for soil structure in relation to construction advice should be sought from a Structural Engineer.

3.0 Site Overview

3.1 Location

Map 1

Map 2

3.1.1 The sites access is located just under a mile south from the A95 in Boharm. The proposed access will make use of an old field entrance currently serviced by an overgrown and unusable metal gate.

3.1.2 The field in which the plot is situated is surrounded by stock fencing on wooden posts. The proposed plot was not individually fenced or marked out at the time of this survey.

3.2 Topography

3.2.1 An accurate topographical survey of the site was not provided. During the survey tree locations were plotted using GPS or measured in relation to site boundaries and other known features and triangulated. The Tree Constraints Plan provides a good representation of tree location in relation to the site and proposed development however this information should be layered on to the accurate topographical survey whenever possible.

3.2.2 The site is reasonably level, dropping away towards the west. There are drainage channels throughout the trees on site and a running ditch alongside the proposed driveway.

3.3 Geology and Soils

3.3.1 British Geological society viewer indicates that the site consists of Findlater Flag Formation with and area of alluvium and river terrace deposits, of gravel, sand, silt and clay.

3.4 Climate

3.4.1 The climate of the locality is typical of much of the Highland region in having average summer temperatures for its relative UK latitude, combined with low rainfall totals and long daylight hours. The northerly latitude of the site has a direct bearing on winter conditions, with on average 15 days of the month having air frost from 1st December – 28th February. Winds are a prevailing westerly, but a desiccating north-north easterly wind can be a feature of the winter period.

4.0 Potential Constraints

4.1 Legal Constraints

4.1.1 Investigation with the Local Planning Authority has revealed that there are no Tree Preservation Orders (TPO) enforced upon the site, and the site is not within a designated Conservation Area. Permission should be sought from the relevant landowner.

4.1.2 As the site extent is less than 5ha, an Environmental Impact Assessment (EIA) is not required as defined by the forestry operations threshold (EU Directive 337 (1985).

4.1.3 Investigation with Historic Scotland has revealed that there are no Scheduled Monuments present within the site boundary.

4.2 Ecological Constraints

4.2.1 There were no direct sightings or evidence of protected species during the site visit, however the trees assessed constitute a limited but wholly integrated part of a much larger tree network. It is likely that species such as Red Squirrels may utilise the trees to varying degrees, although there is no evidence of permanent residence.

4.2.2 It should also be taken into consideration that nesting birds are protected by law (Section 1, Wildlife and Countryside Act (1981)), and reasonable measures should be taken to minimise disturbance and physical impacts. There were no signs of nesting birds at the time of the survey.

5.0 Summary of Findings and Conclusion

5.1 A total of 35 trees or groups have been surveyed. A breakdown of the number of trees in each retention category is shown in the Table 1 below;

Table One: Breakdown of Tree Categorisation

	Category A	**Category B**	**Category C**	**Category U**
Trees	0	24	6	1
Groups	0	4	0	0
Hedgerows	0	0	0	0

5.2 Category A trees are high quality trees with an estimated remaining life expectancy of at least 40 years and there would be a general presumption for retention of these trees.

5.3 Category B trees are trees of moderate quality with an estimated remaining life expectancy of at least 20 years

5.4 Category C trees are of low quality with an expected remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

5.5 Category U trees are those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than ten years.

6.0 Arboricultural Impact Assessment

6.1 Based on the proposed site layout, from drawings provided, the arboricultural impact of the proposed development was assessed as follows:

6.1.1 The proposed dwellings will have limited impact to trees within the site. The footprint has intentionally been placed between the existing trees taking into account RPA's with the intention to retain all the trees.

6.1.2 Proposed plans indicate that a layby is to be positioned on the roadside at the start of the access driveway. Currently the access gateway is overgrown with a young willow tree (T27), this will need to be removed.

6.1.3 Removal of T31, T30, T29,T28 will be required to facilitate the required visibility splay. These are poor examples of tree due to repeat maintenance by flailing, in order to prevent them from growing across the highway.

6.1.4 There are multiple windblown trees within Group 4, some of which protrude onto the highway verge to the north of the proposed access track. It will be required that these fallen trees are taken back beyond the woodland fencing in order to not obstruct the view within the required visibility splay.

6.1.5 There is a drainage ditch running between the proposed driveway and G4. Due to the depth of this ditch and resultant distance between the trees and the driveway any required ground works will not impact these trees.

6.2 Replanting; No indication of how the site is to be landscaped has been discussed. Potentially removal of trees and scrub will be required to facilitate this build and as such replacement landscape planting should take account of any habitats lost onsite. The new planting scheme should include an assemblage of native species of local provenance, resulting in an uplift in the quality of trees onsite.

6.3 Tree Constraints Plan

Refer to the tree constraints Plan (TCP) for the location of trees and hedgerows on site (Appendix 3). The TCP has been produced as the basis for the assessment of the constraints imposed by existing trees on the proposed design.

6.4 Tree Protection Plan

The tree Protection plan (TPP: Appendix 4) shows the indicative position of the Root Protection Area (RPA) for the trees and hedgerows with a retention priority. **The RPA (as described in BS5837:2012 sec. 3.7) represents the minimum area around a tree in which the ground should remain undisturbed** and is shown as a yellow line on the TPP. Refer to Tree Survey Data: appendix 1 for accurate RPA radiuses).

7.0 Arboricultural Method Statement

The Arboricultural Method Statement provides information about how to protect trees and their root systems during the construction process. The steps described below should be used as reference by the main contractor in order to prepare a site specific method statement for the construction works. The method statement is to be used in conjunction with the TPP which details the extent of root protection areas.

7.1 Pre-Construction

The Developer will appoint an arboriculturalist to oversee tree protection measures for the duration of the project. The arboriculturalist should make regular visits to ensure continued compliance and deal with project specific issues as they arise.

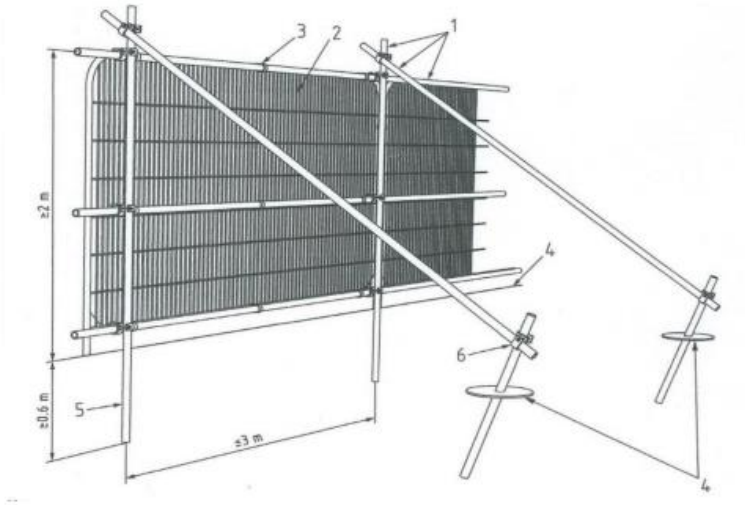
7.2 Tree Works

The developer will appoint qualified arborists to complete pruning and felling works as specified in the tree survey recommendations (Appendix 3). All works must be carried out must conform to BS3998:2010 Tree Work. Recommendations. Any damage caused to a tree during the construction phase should be reported immediately to the site manager so that inspection and/or remedial works can be undertaken.

7.3 Protective Fencing

On completion of tree works, protective fencing should be erected where required, as specified in the Tree Protection Plan, in accordance with BS 5837:2012 . Fencing is intended as a precautionary measure to prevent accidental damage to the rooting area of retained trees. This protective fencing must stay in place for the duration of construction works and remain intact and undamaged.

Figure 1: : Illustration of Default Specification Vertical Barrier (reproduced from BS5837:2012)



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall, galvanised tube & welded mesh infill panels
3 Panels secured to uprights & cross members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

7.4 Ground Protection

Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a temporary set-back in the alignment of the tree protection barrier. Temporary ground

protection within the RPA must be capable of supporting any load without affecting or compacting the underlying soil. These operations must only take place after consultation, and with the supervision of the project arboriculturalist.

7.5 Post Construction

On completion of construction works, it is recommended that retained trees are re-inspected by an arborist in order to identify any additional remedial works required to ensure tree health and site safety.

8.0 References

http://www.rhs.org.uk

http://www.subsidencebureau.com

http://www.historic-scotland.gov.uk/

http://moray.gov.uk/

http://metoffice.gov.uk/

BS 5837:2012 Trees in relation to design, demolition and construction – recommendations.

BS 3998:2010 Tree work – recommendations.

British Geological Society Viewer

NatureScot SiteLink

9.0 Photographs

Photo 1: Roadside Rowans needing removed to facilitate visibility splay

Photo 2: T19 Silver Birch tree with Birch polypore fruiting body

Photo 3: T4 Scots pine; typical example of the pine trees within this site

Photo 4: G2 Young woodland at the northwest of the plot consisting mostly of planted Alder

10.0 Appendices

Appendix One: Tree Survey Data

Appendix Two: Survey Headings

Appendix Three: Tree Survey Recommendations

Appendix Four: Tree Constraints Plan

Appendix Five: Tree Protection Plan

Appendix One: Tree Survey Data

Ref.	Species	Structure	Measurements	General Observations	Retention Category	Spread	RPA
G1	Scots Pine x42 *(Pinus sylvestris)*	Group	Height (m): 12 42 stems, avg.(mm): 400 Spread (m): 7N, 7E, 7S, 7W	Group of 42 Mature Scots Pine trees, between 10 and 15m tall, with an average DBH of around 400mm. 2 standing dead trees within the group area.	B2	N:7 E:7 S:7 W:7	Area: 3700 sq m, plus a 1m buffer.
G2	Spruce *(Picea sp.)* Alder *(Alnus sp.)* Scots Pine *(Pinus sylvestris)*	Group	Height (m): 7 3 stems, avg.(mm): 100 Spread (m): 5N, 5E, 5S, 5W	Fenced area of younger planting. Mostly Alder planted with several self set spruce coming through There is a small group of mature Scots pine within the fenced area	B2	N:5 E:5 S:5 W:5	Area: 5614 sq m, plus a 1m buffer.
G3	Sitka Spruce *(Picea sitchensis)*	Group	Height (m): 20 Stem Diam (mm): 350 Spread (m): 5N, 5E, 5S, 5W	Sitka Spruce Plantation with 3x Rowan along fence line	B2	N:5 E:5 S:5 W:5	Area: 4696 sq m, plus a 1m buffer.

G4	Sitka Spruce *(Picea sitchensis)* European Larch *(Larix decidua)* Norway Spruce *(Picea abies)*	Group	Height (m): 20 3 stems, avg.(mm): 400 Spread (m): 6N, 6E, 6S, 6W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Plantation with areas of different species planting; Sitka, Norway Spruce and Larch	B2	N:6 E:6 S:6 W:6	Area: 50053 sq m, plus a 1m buffer.
T001	Silver Birch *(Betula pendula)*	Tree	Height (m): 6 Stem Diam (mm): 180 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Main union 2m	B2	N:3 E:3 S:3 W:3	Radius: 2.2m. Area: 15 sq m.
T002	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Historic pruning stubs up trunk to 2m	B2	N:5 E:5 S:5 W:4	Radius: 6.0m. Area: 113 sq m.
T003	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 11 Stem Diam (mm): 450 Spread (m): 4N, 5E, 4S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Concrete rubble within root plate	B2	N:4 E:5 S:4 W:4	Radius: 5.4m. Area: 92 sq m.

T004	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 450 Spread (m): 2N, 3E, 3S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:2 E:3 S:3 W:6	Radius: 5.4m. Area: 92 sq m.
T005	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 2 stems, avg.(mm): 350 Spread (m): 5N, 6E, 3S, 2W Life Stage: Mature Rem. Contrib.: 30+ Years	Bifocates at 1m above ground	B2	N:5 E:6 S:3 W:2	Radius: 5.9m. Area: 109 sq m.
T006	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 11 Stem Diam (mm): 450 Spread (m): 4N, 4E, 2S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Hanging branch at 4m	B2	N:4 E:4 S:2 W:4	Radius: 5.4m. Area: 92 sq m.
T007	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 2 stems, avg.(mm): 400 Spread (m): 6N, 4E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	Forks near ground level	B2	N:6 E:4 S:5 W:5	Radius: 6.8m. Area: 145 sq m.
T008	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 11 Stem Diam (mm): 500 Spread (m): 7N, 6E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Lowest branch below 1m	B2	N:7 E:6 S:5 W:5	Radius: 6.0m. Area: 113 sq m.

T009	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 450 Spread (m): 5N, 5E, 6S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Pruning stub to north at 2m	B2	N:5 E:5 S:6 W:6	Radius: 5.4m. Area: 92 sq m.
T010	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 8 Stem Diam (mm): 450 Spread (m): 7N, 5E, 4S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Low branch to north at 1m	B2	N:7 E:5 S:4 W:6	Radius: 5.4m. Area: 92 sq m.
T011	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.
T012	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 8 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Multistemmed from 1m	B2	N:5 E:5 S:5 W:5	Radius: 6.0m. Area: 113 sq m.
T013	Silver Birch *(Betula pendula)*	Tree	Height (m): 6 Stem Diam (mm): 350 Spread (m): 5N, 5E, 5S, 5W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Lean to north west	B2	N:5 E:5 S:5 W:5	Radius: 4.2m. Area: 55 sq m.

T014	Silver Birch *(Betula pendula)*	Tree	Height (m): 12 2 stems, avg.(mm): 450 Spread (m): 6N, 6E, 6S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Forks at ground level	B2	N:6 E:6 S:6 W:6	Radius: 7.6m. Area: 181 sq m.
T015	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 500 Spread (m): 8N, 8E, 8S, 8W Life Stage: Mature Rem. Contrib.: 30+ Years	Forks at ground	B2	N:8 E:8 S:8 W:8	Radius: 6.0m. Area: 113 sq m.
T016	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 Stem Diam (mm): 550 Spread (m): 8N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Cavity at base with visible frass in bottom	C2	N:8 E:5 S:5 W:5	Radius: 6.6m. Area: 137 sq m.
T017	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:5 W:5	Radius: 6.0m. Area: 113 sq m.
T018	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	Low branch at 1m to north	B2	N:5 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.

T019	Silver Birch *(Betula pendula)*	Tree	Height (m): 9 2 stems, avg.(mm): 250 Spread (m): 4N, 5E, 4S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Polypore at 50cm	U	N:4 E:5 S:4 W:5	None - due to Retention Category of U.
T020	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 Stem Diam (mm): 450 Spread (m): 5N, 5E, 5S, 5W	Small suppressed secondary upright to north	B2	N:5 E:5 S:5 W:5	Radius: 5.4m. Area: 92 sq m.
T021	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 8 Stem Diam (mm): 400 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Low branch to north	B2	N:4 E:4 S:4 W:4	Radius: 4.8m. Area: 72 sq m.
T022	Silver Birch *(Betula pendula)*	Tree	Height (m): 9 Stem Diam (mm): 300 Spread (m): 4N, 4E, 4S, 4W	S shaped trunk in bottom 2m	B2	N:4 E:4 S:4 W:4	Radius: 3.6m. Area: 41 sq m.
T023	Silver Birch *(Betula pendula)*	Coppiced	Height (m): 8 Stem Diam (mm): 200 Spread (m): 5N, 5E, 5S, 5W		B2	N:5 E:5 S:5 W:5	Radius: 2.4m. Area: 18 sq m.
T024	Silver Birch *(Betula pendula)*	Tree	Height (m): 8 Stem Diam (mm): 200 Spread (m): 2N, 1E, 3S, 3W		B2	N:2 E:1 S:3 W:3	Radius: 2.4m. Area: 18 sq m.

T025	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 1S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:1 W:5	Radius: 4.8m. Area: 72 sq m.
T026	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 1N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:1 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.
T027	Goat Willow *(Salix caprea)*	Tree	Height (m): 5 4 stems, avg.(mm): 150 Spread (m): 4N, 4E, 2S, 4W Life Stage: Young Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:4 E:4 S:2 W:4	Radius: 3.6m. Area: 41 sq m.
T028	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:3 E:3 S:3 W:1	Radius: 1.2m. Area: 5 sq m.
T029	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:3 E:3 S:3 W:1	Radius: 1.2m. Area: 5 sq m.
T030	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 2N, 3E, 2S, 1W	Previously flailed on roadside Rooted in ditch side bank	C2	N:2 E:3 S:2 W:1	Radius: 1.2m. Area: 5 sq m.

T031	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 6 Stem Diam (mm): 100 Spread (m): 2N, 2E, 2S, 1W	Previously flailed on roadside Rooted in ditch side bank	C2	N:2 E:2 S:2 W:1	Radius: 1.2m. Area: 5 sq m.

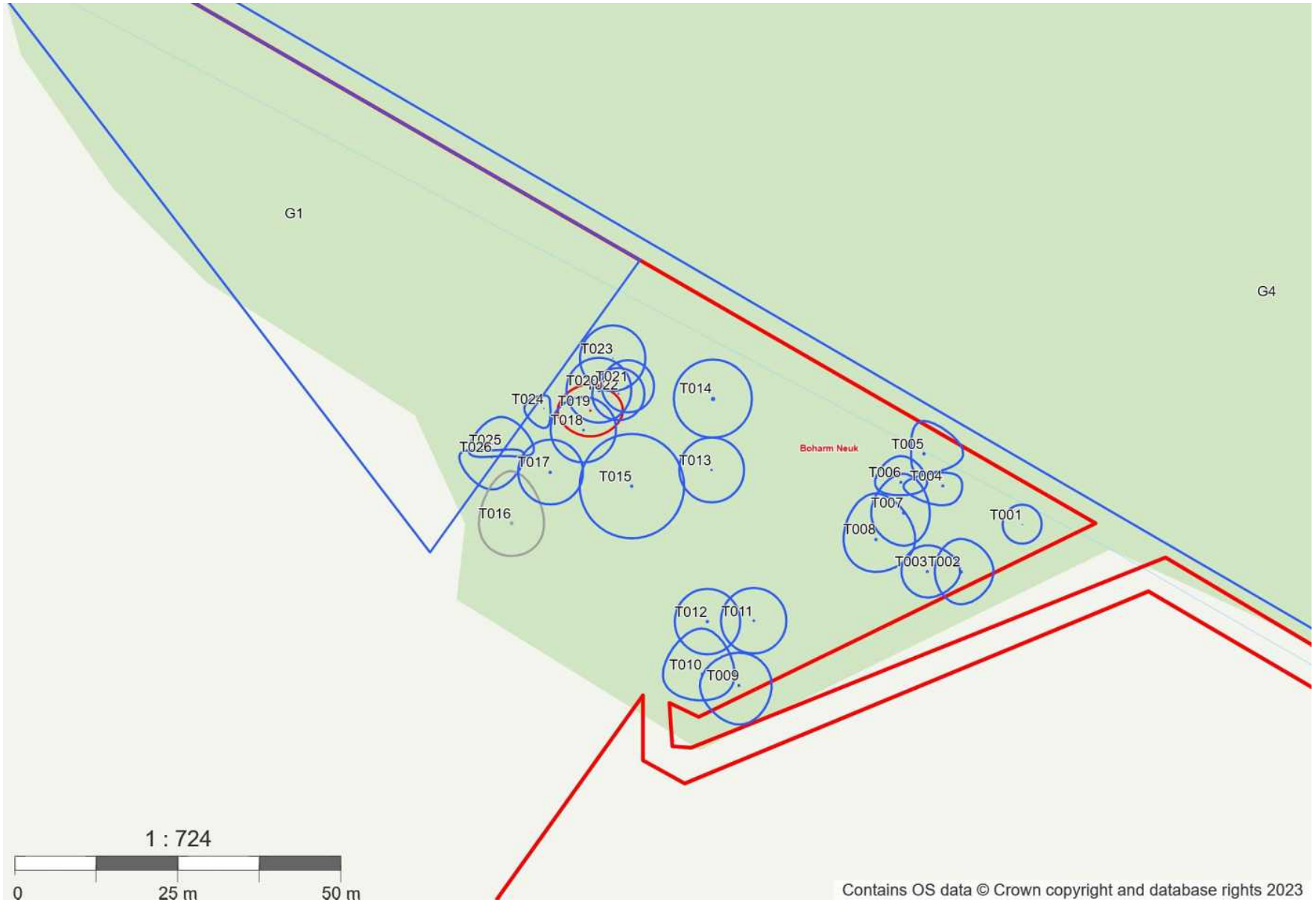
Appendix Two: Key to Tree Survey Schedule Criteria and Headings

Ref.	This number identifies the trees, and corresponds with the provided plans
Species	The Common and Scientific name is given for each tree
Structure	Identifies if it is a tree, group of trees, or hedge
Measurements	Gives details of the trees Height in meters, number of stems, crown spread, life stage and remaining contribution
General Observations	Gives specific identifying features about the tree
Retention Category	Retention Category in relation to BS5837:2012 ref. Table1
Spread	Distance of crown spread in meters across the cardinal points
RPA Radius	Minimum distance Tree Protection Barriers should be placed from the trunk of trees that are to be retained
RPA	Minimum area below a tree, or group of trees Tree Protection Barriers should enclose

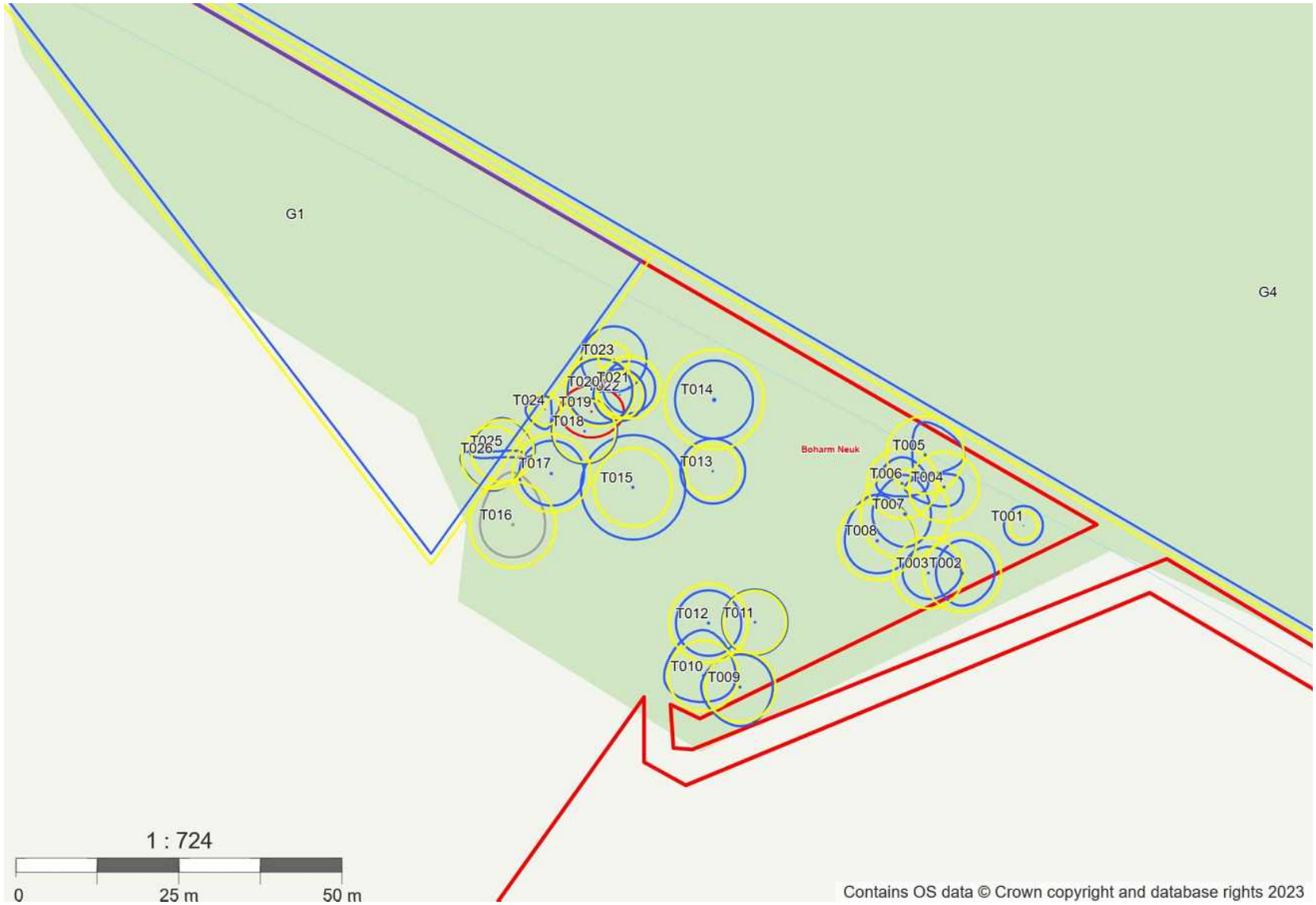
Appendix Three: Tree Survey Recommendations

Ref.	Species	Measurements	Recommendation
G4	Sitka Spruce *(Picea sitchensis)* European Larch *(Larix decidua)* Norway Spruce *(Picea abies)*	Height (m): 20 3 stems, avg.(mm): 400 Spread (m): 6N, 6E, 6S, 6W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Remove protruding fallen tree tops from roadside verge to facilitate visibility splay
T027	Goat Willow *(Salix caprea)*	Height (m): 5 4 stems, avg.(mm): 150 Spread (m): 4N, 4E, 2S, 4W Life Stage: Young Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T028	Rowan *(Sorbus aucuparia)*	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T029	Rowan *(Sorbus aucuparia)*	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T030	Rowan *(Sorbus aucuparia)*	Height (m): 7 Stem Diam (mm): 100 Spread (m): 2N, 3E, 2S, 1W	Remove tree to facilitate visibility splay
T031	Rowan *(Sorbus aucuparia)*	Height (m): 6 Stem Diam (mm): 100 Spread (m): 2N, 2E, 2S, 1W	Remove tree to facilitate visibility splay

Appendix Four: Tree Constraints Plan


G1
G4
T023
T020
T021
T022
T024
T019
T018
T014
T025
T026
T017
T015
T013
T016
Boharm Neuk
T005
T006
T004
T007
T001
T008
T003
T002
T012
T011
T010
T009
1 : 724
0
25 m
50 m
Contains OS data © Crown copyright and database rights 2023

Appendix Five: Tree Protection Plan



From: Shaya Anderson <Shaya.Anderson@moray.gov.uk>
Sent: 21 Mar 2023 09:26:25
To: DMSMyEmail@moray.gov.uk
Cc:
Subject: FW: 23/00423/PPP Erect dwellinghouse and detached garage, Site At Boharm Neuk
Attachments: 23-00423-PPP Erect dwellinghouse and detached garage Site At Boharm Neuk.pdf

---

From: Katrina Martin <Katrina.Martin@moray.gov.uk>
Sent: 21 March 2023 08:14
To: Katherine Donnachie <Katherine.Donnachie@moray.gov.uk>
Cc: DC-General Enquiries <development.control@moray.gov.uk>
Subject: 23/00423/PPP Erect dwellinghouse and detached garage, Site At Boharm Neuk

Hi Katherine,

Please find attached the developer obligations assessment that has been undertaken for the above planning application. A copy of the report has been sent to the applicant.

Kind regards

Katrina Martin|Senior Infrastructure Growth/Obligations Officer (Strategic Planning & Development)|Economic Growth and Development
katrina.martin@moray.gov.uk | website | facebook | twitter | instagram | news
moray council

MORAY COUNCIL
PLANNING CONSULTATION RESPONSE
From: The Moray Council, Flood Risk Management
Planning Application Ref. No: 23/00423/PPP

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

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

Contact: Stefania Brady Date 27/03/2023
email address: Stefania.brady@moray.gov.uk Phone No 07815647387

Consultee: The Moray Council, Flood Risk Management

Friday, 17 March 2023

Local Planner
Development Services
Moray Council
Elgin
IV30 1BX

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Follow Us

Dear Customer,

Site At Boharm Neuk, Boharm, Craigellachie, AB38 9RN
Planning Ref: 23/00423/PPP
Our Ref: DSCAS-0083237-XN3
Proposal: Erect dwellinghouse and detached garage

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- There is currently sufficient capacity in the Badentinan Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- The nearest public water main is approx. 750m from the proposed site.

Waste Water Capacity Assessment

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
    - Site Investigation Services (UK) Ltd
    - Tel: 0333 123 1223
    - Email: sw@sisplan.co.uk
    - www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.

- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

- Please find information on how to submit application to Scottish Water at our Customer Portal.

Next Steps:

All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

Trade Effluent Discharge from Non-Domestic Property:

- Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject “Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found here.
- Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

- For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

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

Yours sincerely,

Angela Allison
Development Services Analyst
PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Consultee Comments for Planning Application 23/00423/PPP

Application Summary

Application Number: 23/00423/PPP
Address: Site At Boharm Neuk Boharm Craigellachie Moray
Proposal: Erect dwellinghouse and detached garage
Case Officer: Katherine Donnachie

Consultee Details

Name: Mr CL Consultations
Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX
Email: Not Available
On Behalf Of: Contaminated Land

Comments

Approved unconditionally
By Adrian Muscutt EHO

Consultee Comments for Planning Application 23/00423/PPP

Application Summary

Application Number: 23/00423/PPP
Address: Site At Boharm Neuk Boharm Craigellachie Moray
Proposal: Erect dwellinghouse and detached garage
Case Officer: Katherine Donnachie

Consultee Details

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

Comments

Approved unconditionally by Andrew Stewart, Principal Environmental Health Officer (20/3/23)

Consultation Request Notification

Planning Authority Name	Moray Council
Response Date	31st March 2023
Planning Authority Reference	23/00423/PPP
Nature of Proposal (Description)	Erect dwellinghouse and detached garage
Site	Site At Boharm Neuk Boharm Craigellachie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133053173
Proposal Location Easting	332826
Proposal Location Northing	847908
Area of application site (M^2)	26967
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=RRG64UBGMJO00
Previous Application	
Date of Consultation	17th March 2023
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Robert Morrison
Applicant Organisation Name	
Applicant Address	Mosacre Boharm Craigellachie Mora AB38 9RL
Agent Name	S Reid Design
Agent Organisation Name	
Agent Address	The Sma Glen Rothes Aberlour Moray AB38 7AG
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Katherine Donnachie
Case Officer Phone number	01343 563101
Case Officer email address	katherine.donnachie@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: 23/00423/PPP
Erect dwellinghouse and detached garage Site At Boharm Neuk Boharm Craigellachie Moray for Mr Robert Morrison

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	❑

Condition(s)

1. No development shall commence until:

i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 2.4 metres by 120 metres in both directions, 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.

2. 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 U60H Belnagarrow - Oldtown 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. No development works shall commence on the dwelling house shall commence until a detailed drawing (scale 1:200) has been submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority confirming the provision of, or location where a future Electric Vehicle (EV) charging unit is to be connected to an appropriate electricity supply, including details (written proposals and plans) to confirm the provision of the necessary cabling, ducting, and consumer units capable of supporting the future charging unit; and thereafter the EV charging infrastructure shall be provided in accordance with the approved drawing and details prior to the first occupation of the dwelling house.

Reason: In the interests of an acceptable form of development and the provision of infrastructure to support the use of low carbon transport, through the provision of details currently lacking.

4. No development shall commence until details have been submitted for the approval in writing of the Planning Authority, in consultation with the Roads Authority, for provision of a bin store to safely contain recycling bins. The bin store should be located in close proximity to the site access onto the public road but out with the required visibility splays; and thereafter the bin store shall be constructed in accordance with the approved details prior to the first occupation of the dwelling house.

To ensure acceptable development that does not create any hazard to road users in the interests of road safety through the provision of details currently lacking

5. Parking provision shall be as follows:

- 2 spaces for a dwelling with two or three bedrooms; or
- 3 spaces for a dwelling with four bedrooms or more.

The car parking spaces shall be provided within the site prior to the 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.

6. Prior to the first occupation of the dwelling house, the first 10m of the access track, measured from the edge of the public carriageway, shall be constructed to the Moray Council specification and surfaced with bituminous macadam. The width of the vehicular access shall be minimum 3.5 metres, and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway.

Reason: To ensure acceptable infrastructure at the development access.

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

with the Moray Council specification and surfaced with bituminous macadam.

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

8. 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.

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

Reason: To ensure the safety and free flow of traffic on the public road and access to the site by minimising the road safety impact from extraneous material and surface water in the vicinity of the new access.

10. 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

11. Boundary walls/fences shall be set back from the edge of the public carriageway at a distance of as existing.

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 cutting back/ removal of gorse, small trees and vegetation, and may require minor regrading works to the verge.

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

The provision of Electric Vehicle (EV) chargers and/or associated infrastructure shall be provided in accordance with Moray Council guidelines. Cabling between charging units and parking spaces must not cross or obstruct the public road including footways. Infrastructure provided to enable EV charging must be retained for this purpose for the lifetime of the development unless otherwise agreed in writing by the Planning Authority. Guidance on Electric Vehicle (EV) Charging requirements can be found at: http://www.moray.gov.uk/downloads/file134860.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 23 March 2023**
email address: Transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

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

REPORT OF HANDLING

Ref No:	23/00423/PPP	**Officer:**	Katherine Donnachie
Proposal Description/ Address	Erect dwellinghouse and detached garage at Site At Boharm Neuk Boharm Craigellachie Moray		
Date:	19.07.2023	**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	21/03/23	Developer obligations required towards healthcare (contribution towards reconfiguration of Aberlour Health Centre and one additional dental chair) and towards transport (contribution towards demand responsive transport – dial a bus.) Under policy requirements affordable housing contribution will be required – this is not a developer obligation but rather a policy requirement.
Moray Flood Risk Management	29/03/23	No objections.
Environmental Health Manager	22/03/23	No objections.
Contaminated Land	21/03/23	No objections.
Transportation Manager	23/03/23	No objections subject to conditions including electric vehicle charging provision, provision of passing place on U60H Belnagarrow – Oldtown road, provision and control of visibility splays, bin storage details, parking turning and layby provision, surfacing of access, and standard boundary and drainage conditions.
Scottish Water	17/03/23	No objections – note that there is public water supply available. Applicant will require to confirm capacity with the agency.

DEVELOPMENT PLAN POLICY		
Policies	**Dep**	**Any Comments (or refer to Observations below)**
PP1 Placemaking		Refer to observations
PP3 Infrastructure and Services		Refer to observations
DP1 Development Principles	Y	
DP2 Housing		Refer to observations
DP4 Rural Housing	Y	
EP1 Natural Heritage Designation		Refer to observations
EP2 Biodiversity		Refer to observations
EP7 Forestry Woodland and Trees		Refer to observations
EP12 Management and Enhancement Water		Refer to observations
EP13 Foul Drainage		Refer to observations
NPF1 - Tackling the Climate		Refer to observations
NPF2 - Climate mitigation and adaptation		Refer to observations
NPF3 - Biodiversity		Refer to observations
NPF6 - Forestry, woodland and trees		Refer to observations
NPF13 - Sustainable transport		Refer to observations
NPF14 - Design, quality and place		Refer to observations
NPF17 - Rural homes	Y	Refer to observations
NPF22 - Flood risk		Refer to observations
NPF18 - Infrastructure first		Refer to observations

REPRESENTATIONS		
Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		

OBSERVATIONS – ASSESSMENT OF PROPOSAL

Proposals
This application seeks planning in principle consent for a new house in the countryside. As this is simply an application for the principle of a new house no details of design and siting have been provided at this stage. The site plan does however indicate that the new house could be located in the south eastern part of the site within a clearing in the mature Scots Pines in this part of the site.

Access will be taken via an existing field gate opening onto the Belnagarrow - Oldtown public road which runs along the far south east of site passing the applicant's current house at Mosacre by Coldhome. This opening will be upgraded and it is proposed to form a new track leading north westwards along the field boundary up from the access point to the proposed house site in order to serve the new development.

The supporting site plan indicates that existing mature trees on site will be retained, although as set out in the Tree Survey report some younger roadside native trees will require to be removed to facilitate visibility splays.

Surface water will be disposed of to a rain garden with discharge to ditch. Similarly foul water will be discharged to this ditch via a treatment plant. It is proposed to connect to the public water supply.

Site

The proposed site comprises part of an agricultural field on Coldhome Farm which is located on the minor back road leading from Aulton to Belnagarrow, running above, and parallel to, the main Mulben to Craigellachie road. Coldhome Farm itself lies to the south of this minor road as does the applicant's current house at Mosacre. The proposed house site lies at the top of a sloping agricultural field leading westwards up from this road with a new access track to be formed along the northern site boundary to service the site. Woodland lies to the northeast of this proposed track and this land is outwith the applicant's control.

The site lies over 200 metres back from the public road and is large, roughly square and contains an area of mature trees including Scots Pine in the eastern part. It is proposed to site the house within this area. Further woodland lies to the north and west and agricultural land to the south between the site and the public road.

Planning History

Whilst there is no specific planning history on the site itself there is considerable planning history in the immediate area with a number of extant planning consents dating from some years ago yet to be developed, but remaining live as work was confirmed to have commenced on site.

Key sites are as follows:

- 12/01259/APP - house site to immediate west of application site approved and extant at Newfield Neuk
- 10/00207/APP - house site to south west on roadside approved and extant at Lower Newfield
- 11/01484/APP house site further west on roadside approved and extant at Belnagarrow Heights Newfield
- 08/00538/FUL- house site to south on opposite side of road and to north of Coldhome Farm approved and extant at Newfield Oldtown Boharm
- 08/00539/FUL -house site to south on opposite side of road and to north of Coldhome Farm approved and extant at Viewfield Oldtown
- 13/00988/APP -house site to south on opposite side of road and to north of Coldhome Farm approved and extant at South Oldtown Oldtown

These last three sites effectively form a row of housing here. There have been other refusals near these plots. An additional plot was approved here in 2008 at Hillside Oldtown which appears to have expired (reference 08/01426/FUL.) A build up plan to illustrate this has been produced by this Service.

There are also numerous other new houses in the wider area which is recognised by the Local Development Plan designation further west as a “sensitive and pressurised” area. The application site itself lies outwith this designation.

APPRAISAL

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

Principle
In terms of rural housing (as is the case here) all proposals are assessed against NPF4 policy 17 Rural Home and MLDP policy DP4 Rural Housing. NPF4 policy 17 requires that the Local Development Plan should set out a tailored approach to rural housing and reflect locally appropriate delivery approaches. Moray Council's 'tailored approach' is based on a rural development hierarchy set out in MDLP Policy DP4 Rural Housing. The hierarchy seeks to direct new development to rural groupings, then the reuse and replacement of traditional buildings and finally new houses in the open countryside. In the open countryside a spatial strategy has been developed to direct development away from the most sensitive locations by identifying pressurised/sensitive areas and areas of intermediate pressure.

Proposals for a single house will be supported within a rural grouping or an area of intermediate pressure as identified in the MLDP policy DP4 where it meets the siting and design criteria of MLDP policy DP4. These sites are 'allocated' for the purposes of NPF4 policy 17a (i).

In this case the site lies outwith any designated rural groupings and within an area of intermediate pressure which, as noted above, is considered to be an "allocated" area for the purposes of NPF Policy 17 Rural Homes. Consequently there is support for a new house in the countryside providing it meets with the siting and design criteria of MDLP policy DP4. As the site is not within a pressurised and sensitive area there is no need to make a business or farming case for the development whereby the applicants supporting case is not relevant to the consideration of the application - it is simply whether or not the proposal meets the siting and design criteria of policy DP4 which falls to be considered. This will be considered now.

Siting, Landscape and Amenity Issues
MDLP Policy DP4 sets out that proposals for single houses must be well sited and designed to fit with the local landscape character. This is echoed in NPF Policy 17 which states 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.

Policy DP4 sets out that new proposals will be assessed in relation to siting criteria which have been devised to ensure that new development is low impact, integrates sensitively into the landscape, reflects the rural character and is of a high design quality, with siting criteria set out as follows:

1. There must be existing landform, mature trees, established woodland or buildings of a sufficient scale to provide acceptable enclosure, containment and backdrop for the proposed house. These features must be immediately adjoining the site (i.e. on the boundary) Field drains, ditches, burns, post and wire fencing, roads and tracks do not provide adequate enclosure or containment.
2. The new house must not create ribbon development, contribute to an unacceptable build- up of housing or detrimentally alter the rural character of an area due to its prominent or roadside location.
3. Artificial mounding, cut and fill and /or clear felling woodland to create plots will not be permitted.
4. 15% of the plot must be landscaped with native tree species with detail provided within this particular criterion setting out what would be required.

Policy DP4 is supported by a policy guidance note on cumulative build up which sets out that cumulative build- up of rural housing is occurring across Moray and can take the form of sequential build up when travelling through the area, the concentration of new houses in an area that overwhelms traditional buildings, and identifiable clusters of suburban development.

MDLP Policy DP1: Development Principles also requires that all new development must be integrated into the surrounding landscape with scale, density and character appropriate to the surrounding area, creating a sense of place as required by Policy PP1: Placemaking. As noted earlier NPF Policy 17 similarly requires new rural housing to be suitably sited.

In this case the application site forms part of an agricultural field. It is a large site and there is a degree of visual enclosure offered by the existing vegetation on site, and by the woodland to the east and north. Depending on where a new house was situated on site there could potentially be sufficient containment for a new house. As this is only an application for planning in principle it is difficult to fully assess this point given the scale of the house site which extends northward over farmland to the woodland to the north east. However the applicant's supporting site plan does indicate that a new house would be located within a clearing in the existing tree cover. Providing existing trees were retained and their roots protected this could be feasible and if supported suitable planning conditions could be attached to achieve this.

However the site is not considered to be fully in keeping with the landscape and development pattern area here, being set well back from the road and in an area where there is a clear build-up of new housing development as set out in the planning history section earlier. There are numerous live consents in the immediate area and if these proceed - as they could - it is considered that a cumulative build-up of housing will occur contrary to policy DP4 which seeks to avoid an unacceptable build-up of housing.

As noted earlier Policy DP4 is supported by a policy guidance note on cumulative build up which sets out that cumulative build- up of rural housing is occurring across Moray and can take the form of sequential build up when travelling through the area, the concentration of new houses in an area that overwhelms traditional buildings, and identifiable clusters of suburban development. To help identify where build up is becoming an issue and having unacceptable landscape and visual impacts a number of siting and design build up indicators have been developed against which applications can be assessed. There criteria explain that siting indicators include:

- when the number of new houses overwhelms the presence of older buildings such that the new houses are the predominant components of the landscape.
- the incidence and inter-visibility of -new houses are a major characteristic of the landscape.
- there is a prominence of new houses from key viewpoints such as roads, paths and settlements
- there is sequential visual effects of cumulative build-up of new housing when travelling along roads in the vicinity of the site.
- new housing would result in ribbon development by effectively joining up concentrated clusters of development.

With the exception of ribbon development (which the positioning of the site back from the public road avoids) the proposed development is considered to display all of these indicators when viewed in combination with all the consented live consents in the immediate area. As such the development is considered to be contrary to MDLP Policy DP4 and NPF Policy 17.

In terms of design indicators for cumulative build-up as this is an application for planning in principle and the other live consents have not yet been built this is not a particular consideration at this stage. Also in relation to design if the application was otherwise acceptable suitable planning conditions could be attached to ensure that a satisfactory design was delivered.

It is noted that in terms of wider amenity due to the location of the proposed site relative to other houses in the area there is not considered to be any impacts on residential amenity arising.

Finally whilst the family circumstances of the applicants are appreciated in that the house may be required for the working of the farm this is not considered to constitute a land use planning reason to set aside policy on siting of new rural housing.

Servicing
MDLP Policy PP3 Infrastructure and Services sets out how new development should be coordinated with infrastructure to ensure that places function properly and are adequately serviced. Policy DP1 of the 2020 Plan also sets out the need for appropriate servicing and access. NPF Policy 13 Sustainable Transport similarly supports new development where it is in line with the sustainable transport and investment hierarchies.

In this respect the proposed development would upgrade an existing access point onto the public road network. The technical consultee (Transportation Manager) has no objections subject to conditions which be readily attached in the event of the application being supported. The impact upon existing young roadside trees in terms of trimming back/removal to achieve the necessary visibility splays is also not considered to present a particular land use planning difficulty as compensatory planting could be readily secured if required.

In terms of sustainable transport the development relates to a site which it is understood is intended to provide accommodation for the farmer with a contribution towards the dial a bus scheme to be secured by developer obligations in this case. In these circumstances the proposed development is considered to comply with NPF Policy 13.

MDLP Policy DP1 also requires that acceptable water and drainage provision is made including the use of sustainable urban drainage systems (SUDS) for the disposal of surface water. This is expanded upon in Policy EP12 Management and Enhancement of the Water Environment and Policy EP13 Foul Drainage. NPF Policy 22 - Flood Risk and Water Management similarly creates a presumption against all development at risk from flooding and seeks to ensure that that there is no risk of surface water flooding to others and that all rain and surface water is managed through sustainable urban drainage systems (SUDS).

The technical consultee (Flood Risk Management Team) has no objection to the proposed arrangements for surface and foul water disposal whilst Scottish Water has raised no objections to the proposal in terms of connection to public water supplies, although their consent will be required to make such connections.

The development is therefore considered to comply with policy on servicing subject to appropriate conditions being attached in the event of the application being supported.

Environmental Impacts
Policy DP1: Development Principles sets out that development should conserve and enhance the natural and built environment and cultural resources. This is reinforced by Policy EP1 Natural Heritage Designations which seeks to ensure that development does not have an adverse effect on any European Protected Species (EPS). MDLP Policy DP1 Development Principles requires new development to demonstrate how it will conserve and enhance the natural environment. This is reinforced by policy EP2 Biodiversity which seeks to enhance biodiversity. NPF Policy 4 - Natural Places similarly does not support development which will have an unacceptable impact on the natural environment whilst NPF Policy 3 Biodiversity requires development to contribute to the enhancement of biodiversity and where possible ensuring that nature based solutions have been integrated into the development. Policy 3 explains that measures should be proportionate to the nature and scale of the development.

The proposed site is currently a mixture of grassland and woodland with a tree survey submitted to demonstrate that a house could be accommodated without any loss of mature trees. If the application was supported planning conditions could be attached to ensure that additional planting was secured which could be readily delivered on this large site. There would therefore be some potential over time to enhance biodiversity. Consequently the proposed development is considered to be comply with policy. Furthermore it does not contravene policy on tree loss (MDLP policy EP7 and NPF Policy 6)

Finally in relation to environmental impacts Policy DP1 Development Requirements seeks to ensure that proposals address and mitigate any contaminated land issues. In this case the Council Contaminated Land Team has no objections.

Developer Obligations and Affordable Housing Contributions
MDLP Policy PP3: Infrastructure and Services sets out that contributions will be sought from developers in cases where a development would have a measurable adverse or negative impact upon existing infrastructure, community facilities or amenity. The Developer Obligations Team has calculated that a contribution towards healthcare and transport (dial a bus) is required in this case. The applicant is willing to pay these contributions should the application be supported. Accordingly a Section 75 legal agreement or upfront payment would be required to secure the payments if the application was supported.
.
Policy DP 2(d): Housing also now sets out that all housing developments must provide a contribution towards the provision of affordable housing. The applicant is also willing to pay this contributions so if the application was supported then a Section 75 legal agreement or upfront payment would be required for this too.

Conclusion
In these overall circumstances the proposed development is not considered to comply with the Moray Local Development Plan and National Planning Framework policies for rural housing due to its contribution to the unacceptable build-up of housing in the area and the detrimental effect on the rural character of the area arising from this. Accordingly refusal is recommended.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY				
Reference No.	**Description**			
	Decision		**Date Of Decision**	

ADVERT		
Advert Fee paid?	**Yes**	
Local Newspaper	**Reason for Advert**	**Date of expiry**
Northern Scot	No Premises	13/04/23
PINS	No Premises	13/04/23

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: Site Investigation and Drainage Assessment Main Issues: Confirms site outwith areas of fluvial and pluvial flooding. Notes that there is surface water flooding areas on the SEPA maps to the southeast downstream of the site associated with the existing ditch. To avoid any impacts the surface water arrangements have been designed to manage flows up to and including a 1:200 event. Ground conditions are unsuitable for use of standard stone filled soakaways. Foul water is to be disposed of via treatment plant with outfall to existing drainage ditch with additional filter bed treatment before discharge. The soakpit to be wrapped in impermeable membrane to prevent water ingress. Surface water will also discharge to the ditch via suitably sized rain garden attenuation. SEPA consent will be required for the discharges.		
Document Name: Policy 17 Rural Homes Statement Main Issues: Explains the farming case for the site setting out that Coldhome farm consists of 30 hectares of arable land owned by the applicant's brother who lives at Spey Bay where he runs another farm. The applicant lives at Mosacre Coldhome and helps with the running of the farm and also runs a forestry harvesting business. His current accommodation is too small and he requires a larger house on site with the original house to then be occupied by his eldest child. It concludes that there is an operational need for the house.		
Document Name: Tree Survey Report Main Issues: Considers impacts of development upon trees and hedgerows on the site and contains arboricultural impact assessment to address any impacts, makes recommendations for any works to trees considered to be necessary and contain guidance on tree protection. Concludes that although there was no evidence of red squirrels in the trees they may use them. Concludes that a house could be sited within the site with limited impact on the trees. Provision of access and layby will result in loss of young roadside willow tree along with further tree removal (mainly category C rowan trees) along roadside to facilitate visibility splays. Trees on the site include numerous category B scots pine.		

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)			

23/00423/PPP

Pond
FB
Issues
Springs
Loganberry Lodge
Fountainhead Croft
Drain
Drain
Drain
Burn
Duncan
Drain
23/00423/PPP
12/01259/APP
08/00538/FUL
08/00539/FUL
13/00988/APP
10/00207/APP
11/01484/APP

Legend

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

REFUSAL OF PLANNING PERMISSION

[Speyside Glenlivet]
Planning Permission in Principle

TO [redacted]

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

Erect dwellinghouse and detached garage at Site At Boharm Neuk Boharm Craigellachie Moray

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

Date of Notice: **20 July 2023**

[redacted]

HEAD OF ECONOMIC GROWTH AND DEVELOPMENT
Economy, Environment and Finance
Moray Council
PO Box 6760
ELGIN
Moray
IV30 1BX

Ref: 23/00423/PPP

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

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

The development is contrary to Moray Local Development Plan 2020 Policies DP4: Rural Housing and DP1: Development Principles and to National Planning Framework Policy 17 Rural Homes for the following reasons:

1. The proposed development does not fit into the local landscape character in that the new house will be set far back from, and above, the public road out of character with the prevailing original development pattern in the area with the visual impacts of this exacerbated by the relationship to live planning consents for new house sites in the immediate area.
2. The proposed development, together with the number of live planning consents for new house sites in the immediate area, will contribute to an unacceptable build-up of housing and detrimentally alter the rural character of the area, creating unacceptable visual and landscape impacts.
3. The proposed development is contrary to Moray Local Development Plan Policy DP4 Rural Housing and its associated Policy Guidance on Cumulative Build Up as, together with other live planning consents for new houses sites in the immediate area, it will result in new houses overwhelming the presence of older buildings such that new houses are the predominant components of the landscape with the original settlement pattern difficult to perceive; the incidence and inter-visibility of new houses will become a major characteristic of the landscape; there will be a prominence of new houses from key viewpoints such as the public road; and there will be sequential visual effects of cumulative build-up of new housing experienced when travelling along roads in the vicinity of the site.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference Version	**Title**
BO.NEUK/PIP/02	Block plan
BO.NEUK/PIP/01	Part site plan
	Location plan

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S.32A of 1997 ACT)

Revised plan to show land ownership.

NOTICE OF APPEAL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scot/eplanningClient

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

APPENDIX 2

NOTICE OF REVIEW, GROUNDS FOR REVIEW & SUPPORTING DOCUMENTS

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 100620896-006

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.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	S Reid Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	The Sma Glen
Last Name: *	Reid	Building Number:	
Telephone Number: *	+447598299753	Address 1 (Street): *	Rothes
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberlour
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB38 7AG
Email Address: *	info@sreiddesign.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	The Sma Glen
First Name: *	Robert	Building Number:	
Last Name: *	Morrison	Address 1 (Street): *	Rothes
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberlour
Extension Number:		Country: *	Scotland, UK
Mobile Number:		Postcode: *	AB38 7AG
Fax Number:			
Email Address: *	info@sreiddesign.co.uk		

Site Address Details

Planning Authority: Moray Council

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

Address 1:	
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	
Post Code:	

Please identify/describe the location of the site or sites

Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL

Northing	848020	Easting	332739

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed dwelling-house and detached garage

Type of Application

What type of application did you submit to the planning authority? *

☐ Application for planning permission (including householder application but excluding application to work minerals).

☒ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see NOR "Grounds for Review" document for full explanation.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Grounds For Review document Location Plan Site Plan Block Plan Tree Survey report Drainage Assessment

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00423/PPP

What date was the application submitted to the planning authority? *

13/03/2023

What date was the decision issued by the planning authority? *

20/07/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

If a site inspection is possible then this would be helpful.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Stewart Reid

Declaration Date: 12/10/2023

Notice of Review
Supporting Statement

Proposed dwelling-house and detached garage at
Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL
For Mr and Mrs Morrison

Planning Reference - 23 / 00423 / PPP

S Reid Design

CHARTERED ARCHITECTURAL DESIGN SERVICE

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

Background to Application

The proposal is on land which is part of a farm run by the applicant, Mr Robert Morrison.

The Morrison family have owned the farm at Boharm for generations.
When Robert's grandparents passed away a number of years ago his brother Scott inherited the farm while Robert inherited the workshop and yard which he utilizes for his forestry business.
Scott predominantly runs another farm based at Spey Bay while Robert runs the farm here at Boharm. He also bases his forestry business in the farm workshop and yard as mentioned above.

Robert, his wife Wendy and their three grown up children have lived in the Boharm area for many years. They lived at a property next door to the farm until 2016 when Robert's mother sadly passed away. It was then necessary for the family to move into his mother's house (Mosacre) which is also part of the farm, for a number of reasons including security of stock and equipment, unloading of lorries at any time of the day or night etc.
Unfortunately, Mosacre is too small for the family. Both of his daughters share a bedroom (ages 22 and 14) and there is barely any room for storage.

The oldest children, his son who is 25 and his daughter who is 22 have looked at moving out but it's not possible in the current market given the fact that most properties are being sold well in excess of the asking price.

For all of the above reasons a slightly larger dwelling-house where denoted on the application site plan would be an ideal solution given the fact that Robert could continue to be based here for work reasons and it would suit his families needs too.

Reasons for Refusal

In the refusal notice for the proposal under point 1 the council state the following -

The development is contrary to Moray Local Development Plan 2020 Policies DP4: Rural Housing and DP1: Development Principles and to National Planning Framework Policy 17 Rural Homes for the following reasons:

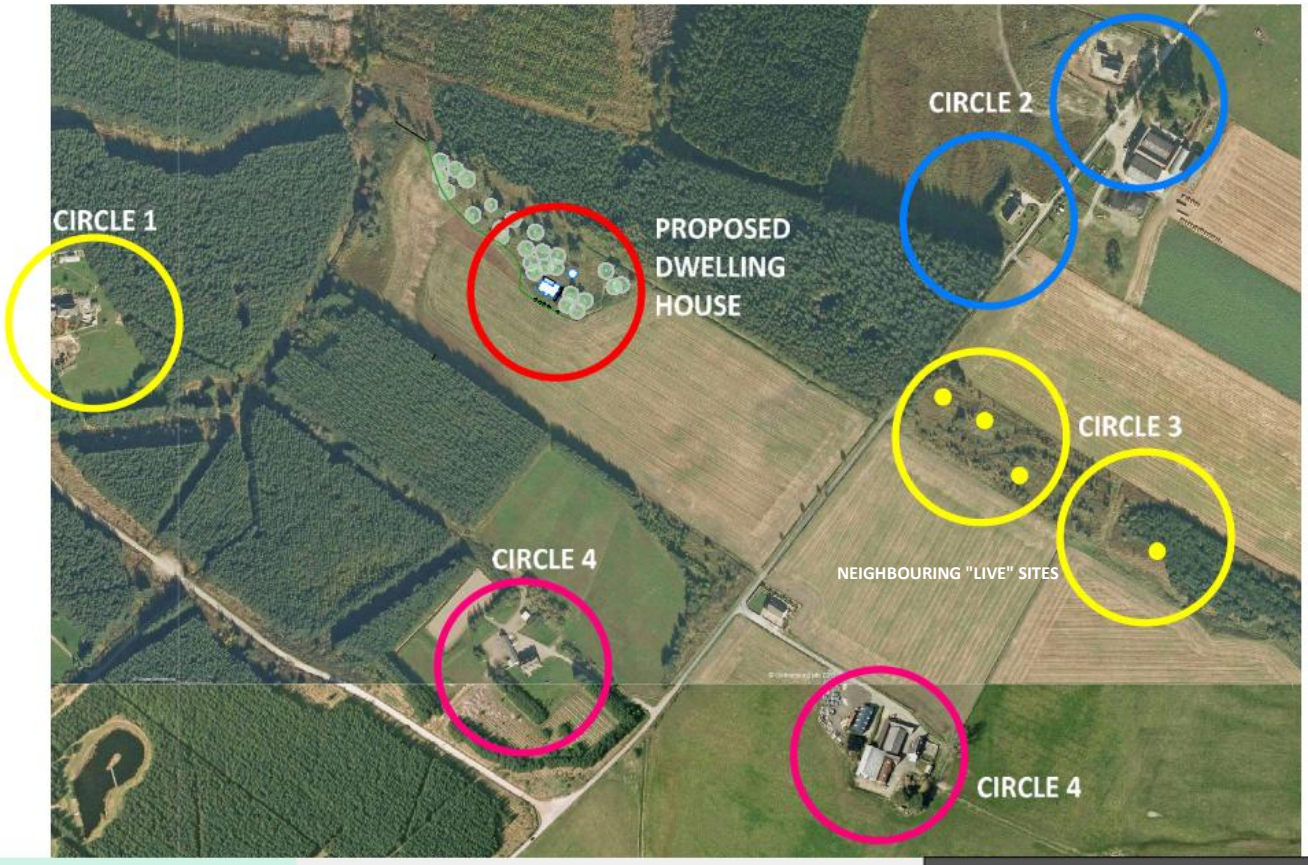
1. The proposed development does not fit into the local landscape character in that the new house will be set far back from, and above, the public road out of character with the prevailing original development pattern in the area with the visual impacts of this exacerbated by the relationship to live planning consents for new house sites in the immediate area.

Response to Point 1

We believe that the proposed house would fit well with the local landscape character of the area and would integrate into the surrounding landscape for the following reasons -

Within the vicinity of the proposal there area are a number of existing houses which are located randomly across the area. Please see aerial plan below which denotes this. Circle 1 denotes a dwellinghouse set well away from the road. Circle 2 denotes properties on the road. Circle 3 denotes a cluster of "live" plots in a layout perpendicular to the public road. Circle 4 denotes other random farm buildings and houses. As can be seen our proposal would consist of another similarly placed dwelling which would be would be in keeping with these other properties.

Given the above arrangement we are confident the proposed dwelling will not detract in any way from the character and setting of the existing buildings. Indeed, we feel the proposal would compliment the development pattern in this area.

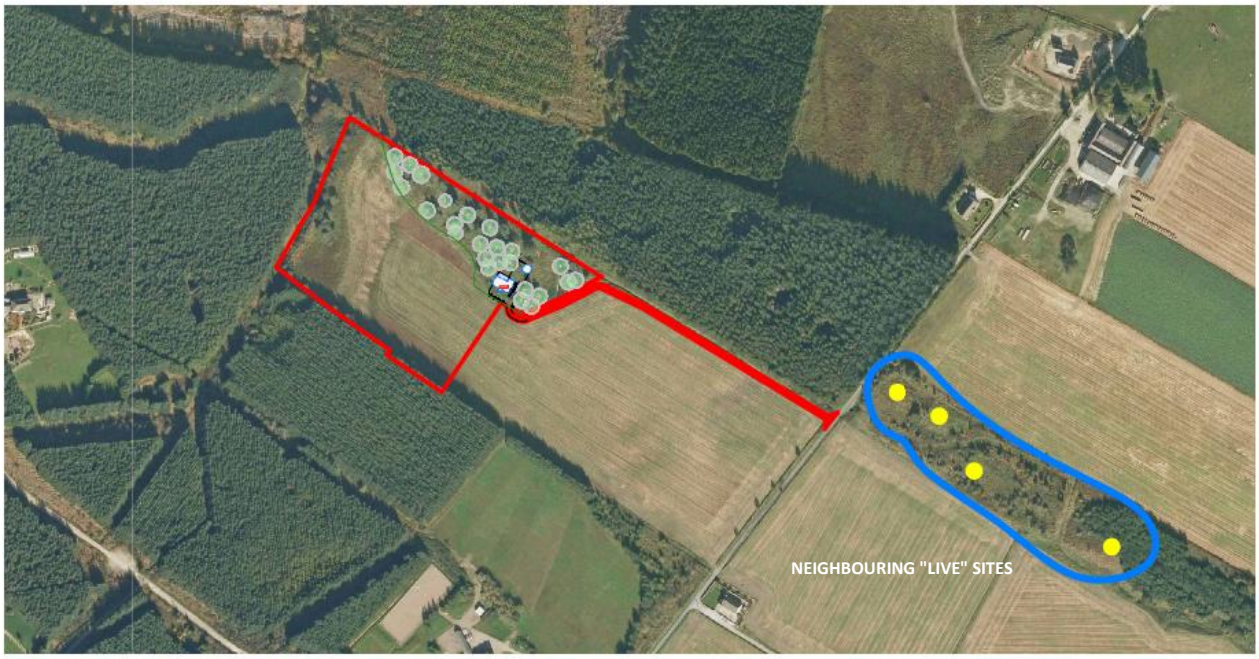


The second point of refusal states the following -

2. The proposed development, together with the number of live planning consents for new house sites in the immediate area, will contribute to an unacceptable build-up of housing and detrimentally alter the rural character of the area, creating unacceptable visual and landscape impacts.

Response to Point 2

We feel this point is not justified. There are a few "live" planning consents nearby however the proposal does not lie within a "pressurised and sensitive area" as per the Moray Local Plan 2020. We are firmly of the view that this proposal, surrounded in mature trees would not have any detrimental impact to this area. Further, as demonstrated in point 1 the development sits in a location similar to the surrounding randomly placed properties.



The third point of refusal states the following -

3. The proposed development is contrary to Moray Local Development Plan Policy DP4 Rural Housing and its associated Policy Guidance on Cumulative Build Up as, together with other live planning consents for new houses sites in the immediate area, it will result in new houses overwhelming the presence of older buildings such that new houses are the predominant components of the landscape with the original settlement pattern difficult to perceive; the incidence and inter-visibility of new houses will become a major characteristic of the landscape; there will be a prominence of new houses from key viewpoints such as the public road; and there will be sequential visual effects of cumulative build-up of new housing experienced when travelling along roads in the vicinity of the site.

Response to Point 3

The third point of refusal is very similar to the second refusal point.
Having articulated why we feel the proposal would comply with Planning Policy DP4 in terms of it's location and integration we would also like to make clear that the proposed dwellinghouse would be built among mature pine trees, owned by the applicant. This will ensure a level of containment and enclosure is provided as per the Moray Local plan "rural housing" criteria. Further to this a forest of mature trees also exist to the north of the development. which will provide further enclosure / backdrop. Please see the following images.

PHOTO DENOTING MATURE TREES WITHIN PLOT / APPROXIMATE HOUSE LOCATION

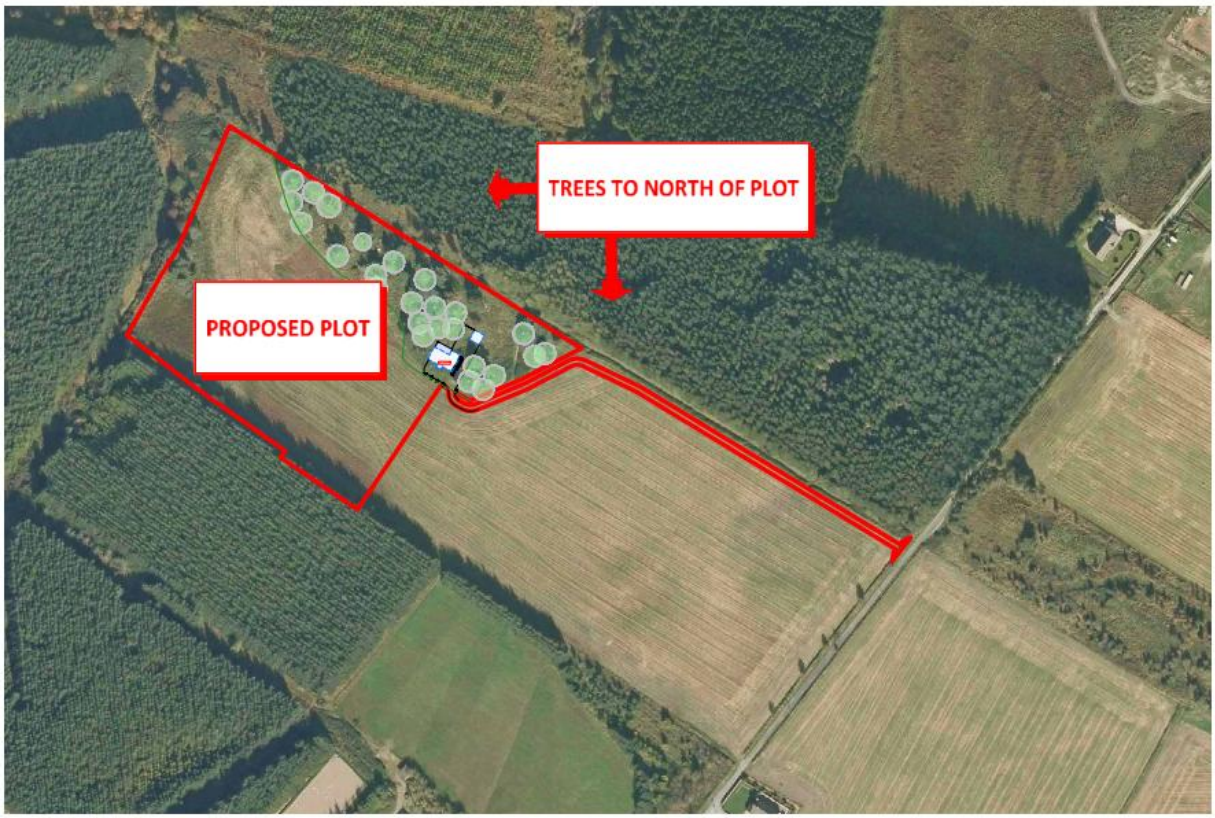


PHOTO DENOTING MATURE TREES TO THE NORTH

Notice of Review
Supporting Statement

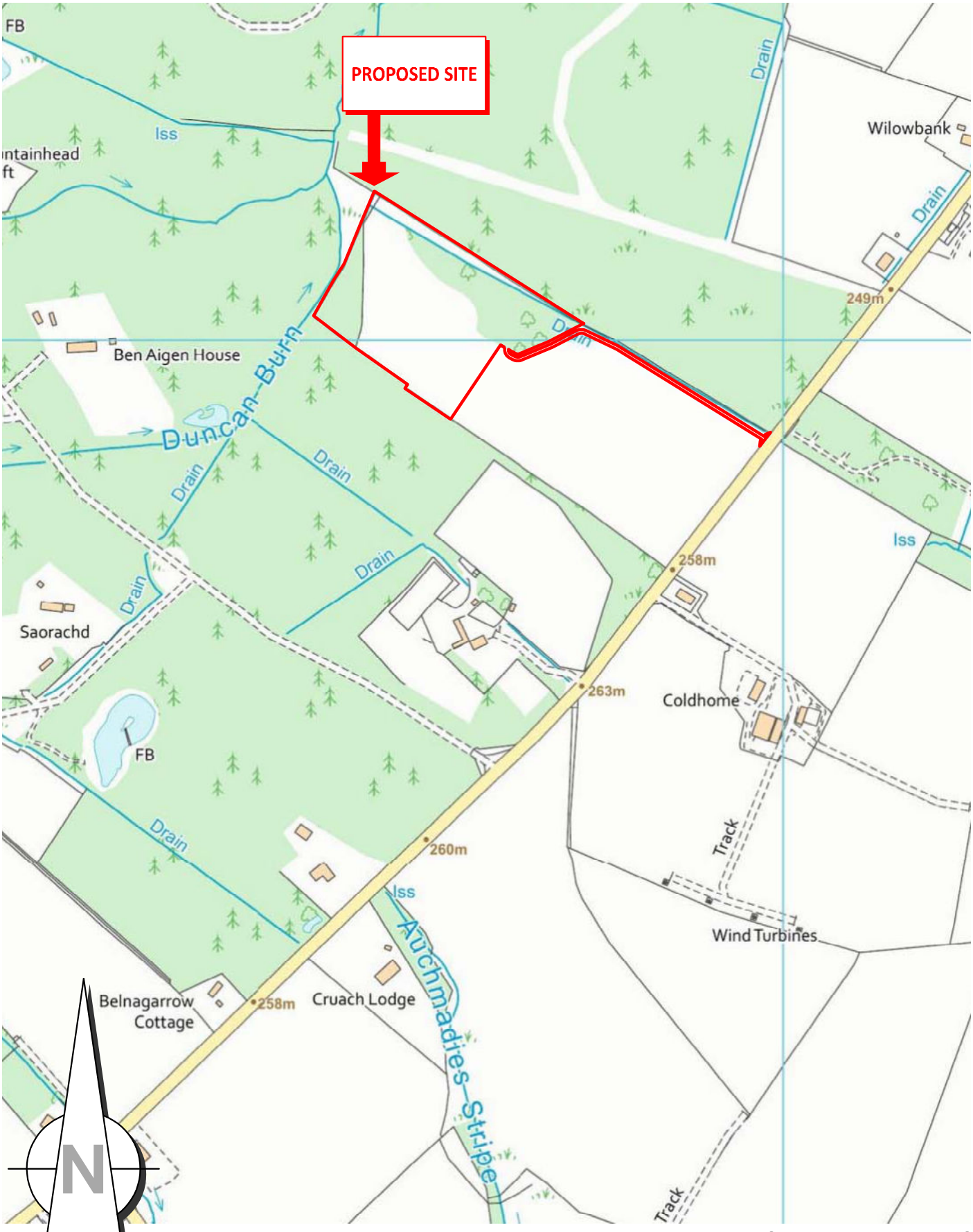
Conclusion

In conclusion, we respectfully ask the LRB panel to consider what this proposal means for the applicant.

Robert's business is based here and he also needs to look after the farm. He needs to be based in Boharm. Secondly, the proposed dwellinghouse would suit the families needs.

In terms of planning policy we strongly feel that the proposal would integrate well and is in line with the DP4 section (rural housing) of the Moray Local Plan 2020. This is due to the fact that it's placing is similar to the random development pattern in the area. Further to this the proposed dwelling and garage would be surrounded by existing mature pine trees owned by the applicant. These trees would provide the necessary containment and enclosure as set in the Moray Local Plan 2020 policies. Lastly, while we acknowledge the rural character of the area needs to be maintained we disagree that this one dwellinghouse would be in anyway detrimental. This location is not classed as a "pressurised and sensitive area" in terms of rural housing as per the Moray Local Plan 2020. We also feel it complies with the policies in NPF4.

We respectfully ask that the appointed LRB panel approves this appeal.



OS LOCATION PLAN (SCALE - 1:5000)

Proposed dwelling-house and detached garage at Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL
For Mr and Mrs Morrison

S.REID MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST
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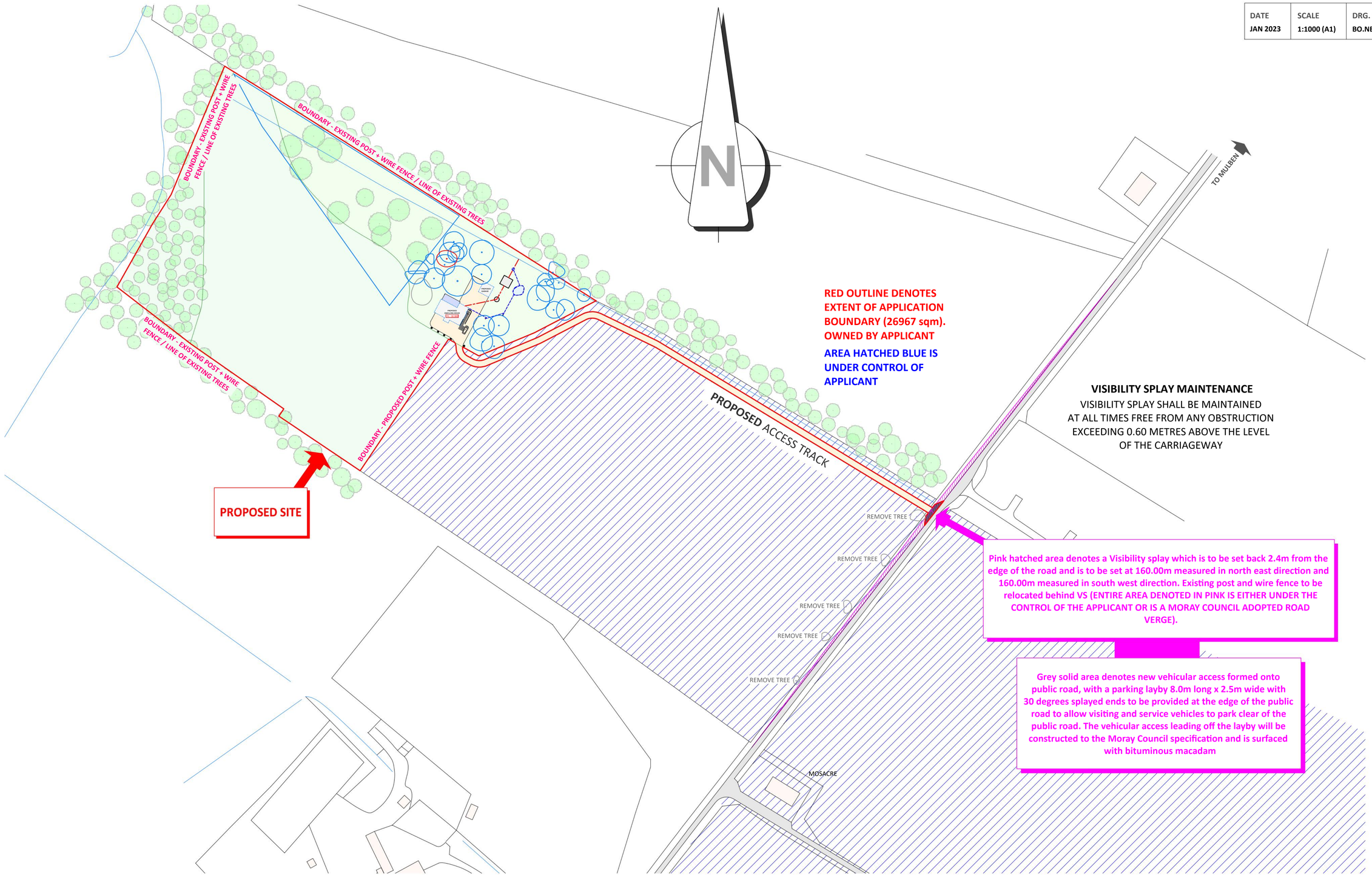
DATE	SCALE	DRG. NO.
JAN 2023	1:1000 (A1)	BO.NEUK / PIP / 02



Block Plan (scale 1:1000)

Proposed dwelling-house and detached garage at
Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL
For Mr and Mrs Morrison

S Reid Design
CHARTERED ARCHITECTURAL DESIGN SERVICE

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Gary Mackintosh
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gmcsurveys

Surveys, Setting-Out Civil Engineering Design

Site Investigation & Drainage Assessment

BOHARM NEUK

Gary Mackintosh BSc
gmcsurveys@gmail.com

Contents

Client:

Mr and Mrs Morrison

Site Address:

Boharm Neuk
Boharm
By Craigellachie

Planning Reference:

TBC

Date:

1st March 2023

Job Number:

GMC23-024

Company Information:

Assessment completed by:

Gary Mackintosh Bsc
GMCSurveys
34 Castle Street
Forres
Moray
IV36 1PW
Email: gmcsurveys@gmail.com
Telephone: 07557 431 702

Site Description:

The proposals are to erect a new single dwelling and detached garage within land located at Boharm to the northeast of Craigellachie together with all associated infrastructure.

The SEPA Flood Maps have been consulted which confirm that the development lies out with any areas of fluvial and pluvial flooding during a 1:200year event. There is and area of surface water flooding shown to the southeast, downstream of the site associated with and existing ditch. In order to ensure that the development has no detrimental impact on the surrounding are, it is proposed that any surface water infrastructure is designed to manage flows up to and including a 1:200year event.

GMC Surveys were asked to carry out a site investigation and to provide a drainage solution for the proposals.

Soil Conditions:

Excavations were carried out on 21st February 2023 to assess the existing soils and the suitability for the use of sub surface soakaways as a method of foul and surface water management.

The trial pits were excavated to a depth of 1.6m.

300mm Topsoil overlying reddish/brown, firm to stiff, slightly silty, gravelly clays proved to the depth of the excavations. Some water ingress was noted at the base of the excavations.

The trial hole locations can be found in Appendix A.

There was no evidence of contamination within the trial pits.

The percolation and Infiltration testing within the pits was abandoned due to the water ingress.

Conclusion and Recommendations:

Based on the onsite investigations it can be confirmed that the underlying soils are not suitable for the use of standard stone filled soakaways as a drainage solution for both foul and surface waters.

Foul Water

There is an existing drainage ditch located along the northeast boundary of the proposed site. Ditch flows southeast, culverting the public road and entering the wider network of watercourses within the area.

Based on the above it is proposed that the foul waters are to discharge to the to the existing Drainage ditch as shown within Appendix A.

A Packaged sewage treatment plant will require to be installed, the final make and model are to be confirmed by the chosen supplier.

Prior to discharge SEPA require an additional level of treatment and storage in the form of a filter bed with a minimum base area of 25m².

The soakpit dimensions are therefore to be **5.0m x 5.0m with 1.0m** below the invert of the inlet. The 100mm outlet is to be set 300mm below the invert of the incoming pipe.

Alternative dimensions may be used for the soakpit in order to suit the layout of the site ensuring that the base area of **25m²** is maintained. Due to the presence of the water ingress encountered during the testing, the foul water soakpit is to be wrapped in an impermeable polypropylene membrane or similar approved to prevent water ingress into the foul water system.

It is recommended to install a Graff One2Clean packed sewage treatment plant with a minimum 6PE (4bed) which produces an effluent quality of: B.O.D – 7.0mg/l and Ammonia Nitrogen of 0.5mg/l however the final tank specification is to be determined by the applicant.

Surface Water Dispersal:

It is proposed that the surface water is also to discharge to the existing drainage ditch.

Prior to discharge the surface waters will require to be stored, treated and attenuated to a pre - determined rate in order to ensure the post development runoff does not exceed the pre - development rate.

In line with The Moray Council Flood Risk Management Teams current policy, it is proposed to discharge the surface waters to a rain garden providing a sustainable method of surface water management. The rain garden will have stone filled storage beneath sized to accommodate flows up to and including a 1:200year event with 37% allowance for climate change.

The calculation sheets below indicate a minimum storage of **8.80m³** based on a contributing area of 170m² (proposed house and garage roof area with extra over) with the discharge limited to 0.5l/s.

Allow for a depth of 1.0m maximum of 30% storage within 40mm Stone = 8.80 / 0.3 = **29.40m²**.

I can therefore confirm that there is adequate space available within the site to accommodate the proposed rain garden. The plan view of the rain garden will form an irregular shape ensuring that the depth remains as 1.0m of storage below the invert of the inlet and the overall area is equal to a minimum of 29.40m².

Typical details for the rain garden and the foul water soakpit have been included within Appendix B. Due to the presence of the water ingress encountered during the testing, raingarden structure is to be wrapped in an impermeable polypropylene membrane or similar approved to prevent water ingress into the system.

The design of the drainage features can be found in Appendix C.

SEPA consent will be required prior to installation of the proposed drainage.

References

1. Scottish Planning Policy 7: Planning and Flooding. Scottish Executive, Feb 2004.

2. Planning Advice Note 61: Planning and Sustainable Drainage Systems. Scottish Executive, July 2001.

3. CIRIA C521 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland, 2000.

4. CIRIA C697 Sustainable Urban Drainage Systems, Design Manual for Scotland and Northern Ireland 2007.

5. CIRIA C753 – The Suds Manual

6. Building Research Establishment. BRE Digest 365 – Soakaway Design, 1991.

7. CIRIA, Report 156, Infiltration Drainage – Manual of Good Practice, 1996.

8. Sewers for Scotland 3rd Edition

9. Water Assessment and Drainage Assessment Guide (WADAG) January 2016

10. Suds for Roads

MasterDrain SW

gmcsurveys
Surveys, Setting Out Civil Engineering Design

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Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

Job No.	Sheet no.	Date
GMC23-024	1	01/03/23

Project: Boharm Neuk, Boharm, Craigellachie

Title: Surface Water Storage Requirements

By	Checked	Approved
GM		

Data:-

Location = CRAIGELLACHIE
M5-60 (mm) = 15.8
Soil index = 0.30
Return period = 200
UCWI = 0.0

Grid reference = NJ2844
r = 0.25
SAAR (mm/yr) = 800
WRAP = 2
Climate change = +37%

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; The layer is low in organic matter, mottled and (fragipan - a natural subsurface horizon having a higher bulk density than the solum above. Seemingly cemented when dry but showing moderate to weak brittleness when moist. Slowly or very slowly permeable to water. It is found in profiles of either cultivated or virgin soils but not in calcareous material).
iii) Moderately permeable soils, some with slowly permeable subsoils.

Percentage runoff = 95.0% (manual setting)

Imperv. area = 170 m²
Total area = 170 m²
Total runoff = 17.1 m³

Pervious area = 0 m²
Equiv area = 162 m² (Tot. area x % runoff).
Discharge rate = 0.500 l/s

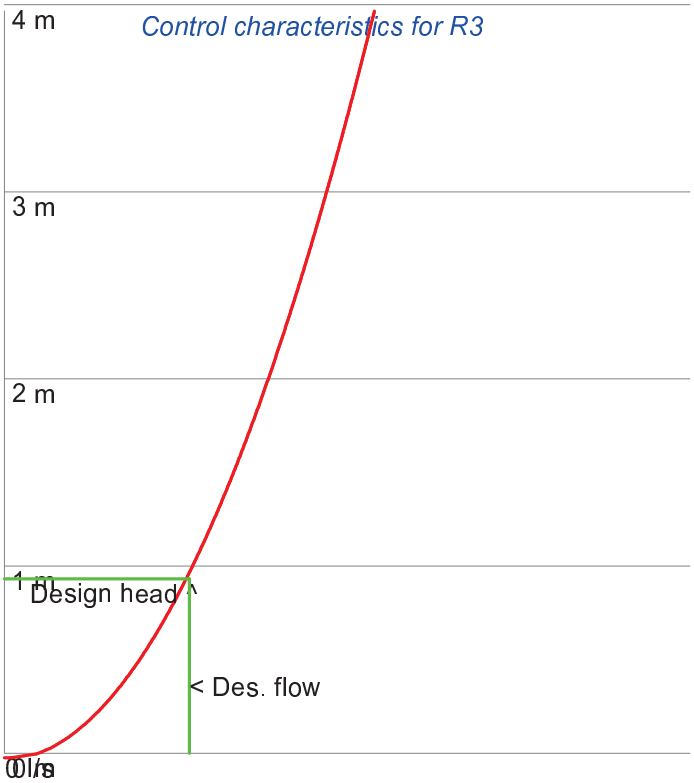
Design Head = 1.0m
Control device = R3
Max. calc. depth = 0.99 m

Peak flow = 0.50 l/s
Orifice diam = 19.8 mm
Available depth = 0.0 m³

Pipeline storage = 0.0 m³
Offline storage = 0.0 m³
Total storage = 8.8 m³

Available MH storage = 0.0 m³

Peak input flow =1.86 l/s



Head (m)	Flow (l/s)	Head (m)	Flow (l/s)
0.01	0.02	2.01	0.71
0.05	0.11	2.05	0.72
0.10	0.16	2.10	0.72
0.15	0.19	2.15	0.73
0.20	0.22	2.20	0.74
0.25	0.25	2.25	0.75
0.30	0.27	2.30	0.76
0.35	0.30	2.35	0.77
0.40	0.32	2.40	0.77
0.45	0.34	2.45	0.78
0.50	0.35	2.50	0.79
0.55	0.37	2.55	0.80
0.60	0.39	2.60	0.81
0.65	0.40	2.65	0.81
0.70	0.42	2.70	0.82
0.75	0.43	2.75	0.83
0.80	0.45	2.80	0.84
0.85	0.46	2.85	0.84
0.90	0.47	2.90	0.85
0.95	0.49	2.95	0.86
1.00	0.50	3.00	0.87
1.05	0.51	3.05	0.87
1.10	0.52	3.10	0.88
1.15	0.54	3.15	0.89
1.20	0.55	3.20	0.89
1.25	0.56	3.25	0.90
1.30	0.57	3.30	0.91
1.35	0.58	3.35	0.92
1.40	0.59	3.40	0.92
1.45	0.60	3.45	0.93
1.50	0.61	3.50	0.94
1.55	0.62	3.55	0.94
1.60	0.63	3.60	0.95
1.65	0.64	3.65	0.96
1.70	0.65	3.70	0.96
1.75	0.66	3.75	0.97
1.80	0.67	3.80	0.97
1.85	0.68	3.85	0.98
1.90	0.69	3.90	0.99
1.95	0.70	3.95	0.99
2.00	0.71	4.00	1.00

MasterDrain SW

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Job No.	GMC23-024
Sheet no.	2
Date	01/03/23
Project	Boharm Neuk, Boharm, Craigellachie
Title	Surface Water Storage Requirements
By	GM
Checked	
Approved	

Storage curves for a 10 hours storm.

MasterDrain SW

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Job No. GMC23-024			
Sheet no. 3			
Date 01/03/23			
Project Boharm Neuk, Boharm, Craigellachie	By GM	Checked	Approved
Title Surface Water Storage Requirements			

Incremental rainfall figures.

Storm Mins	Storage Depth mm	Control Flow l/s	Storm Mins	Storage Depth mm	Control Flow l/s
6.0	6.2	0.02	306.0	695.1	0.42
12.0	11.8	0.02	312.0	747.6	0.43
18.0	17.5	0.02	318.0	793.6	0.44
24.0	23.3	0.05	324.0	833.6	0.46
30.0	27.8	0.05	330.0	868.1	0.46
36.0	32.4	0.09	336.0	897.6	0.47
42.0	35.7	0.09	342.0	922.6	0.48
48.0	39.1	0.09	348.0	943.3	0.48
54.0	42.6	0.10	354.0	959.9	0.49
60.0	45.6	0.10	360.0	972.9	0.49
66.0	48.7	0.10	366.0	982.3	0.49
72.0	52.0	0.11	372.0	988.4	0.49
78.0	54.8	0.11	378.0	992.0	0.50
84.0	57.8	0.11	384.0	993.0	0.50
90.0	61.0	0.12	390.0	991.8	0.50
96.0	64.1	0.12	396.0	989.1	0.49
102.0	67.2	0.12	402.0	985.2	0.49
108.0	70.6	0.13	408.0	980.0	0.49
114.0	73.7	0.13	414.0	973.8	0.49
120.0	77.0	0.13	420.0	966.8	0.49
126.0	80.5	0.14	426.0	959.2	0.49
132.0	84.0	0.14	432.0	951.1	0.49
138.0	87.8	0.14	438.0	942.4	0.48
144.0	91.9	0.15	444.0	933.4	0.48
150.0	95.8	0.15	450.0	924.2	0.48
156.0	100.2	0.16	456.0	914.6	0.48
162.0	104.5	0.16	462.0	905.0	0.47
168.0	109.3	0.16	468.0	895.1	0.47
174.0	114.7	0.17	474.0	885.1	0.47
180.0	120.3	0.17	480.0	874.8	0.47
186.0	126.4	0.17	486.0	864.5	0.46
192.0	133.3	0.18	492.0	854.1	0.46
198.0	141.1	0.19	498.0	843.5	0.46
204.0	149.7	0.19	504.0	832.9	0.46
210.0	159.7	0.19	510.0	822.5	0.45
216.0	171.0	0.21	516.0	811.7	0.45
222.0	183.9	0.21	522.0	800.8	0.45
228.0	199.0	0.22	528.0	789.9	0.44
234.0	216.5	0.23	534.0	779.2	0.44
240.0	236.6	0.24	540.0	768.4	0.44
246.0	259.8	0.25	546.0	757.8	0.43
252.0	286.0	0.26	552.0	747.1	0.43
258.0	315.5	0.28	558.0	736.4	0.43
264.0	348.3	0.29	564.0	725.8	0.42
270.0	384.9	0.31	570.0	715.2	0.42
276.0	425.4	0.32	576.0	704.5	0.42
282.0	470.4	0.34	582.0	694.0	0.42
288.0	520.0	0.36	588.0	683.4	0.41
294.0	574.8	0.38	594.0	673.0	0.41
300.0	635.4	0.40	600.0	662.4	0.41

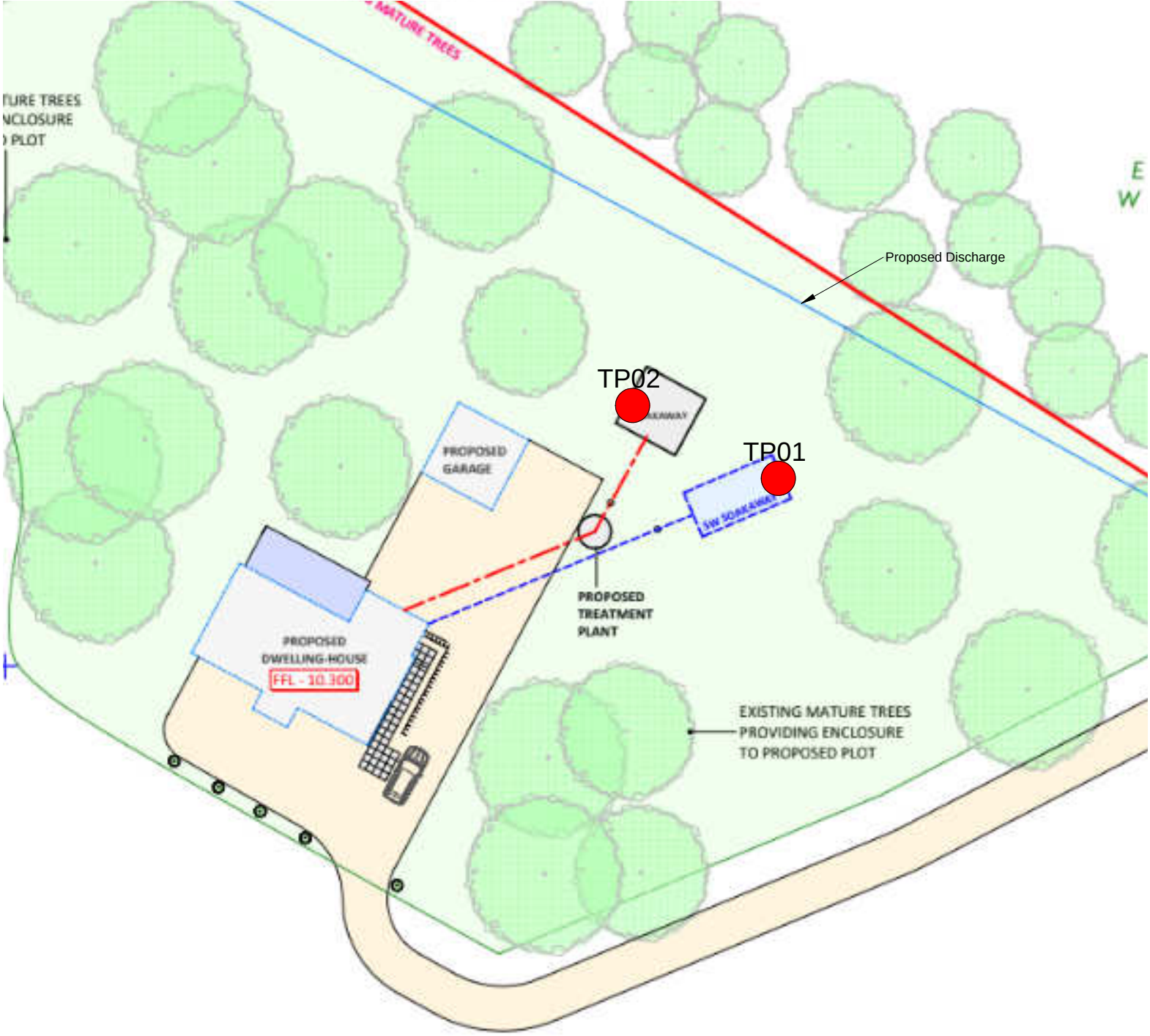
Using the Get Max button causes the program to step through a series of storm durations until a maximum volume is obtained.
Each duration is sampled 600 times and the results recorded. The storm durations (hrs) are:-

0.25, 0.5, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 15, 18, 20, 24, 30, 36, 42, 48, 54, 60, 66, 72, 84, 96, 120, 150, 175, 200, 250, 300, 375, 500, 750, 1000, 1250, 1500, 1570, 2000, 2500, 3000, 3500, 4000

It should be noted that the six hour storm frequently requested rarely demonstrates the worst case for storage.

APPENDIX A

Site Layout/Test Hole Locations



REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUE

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E: gmcsurveys@gmail.com

CLIENT: Mr and Mrs Morrison

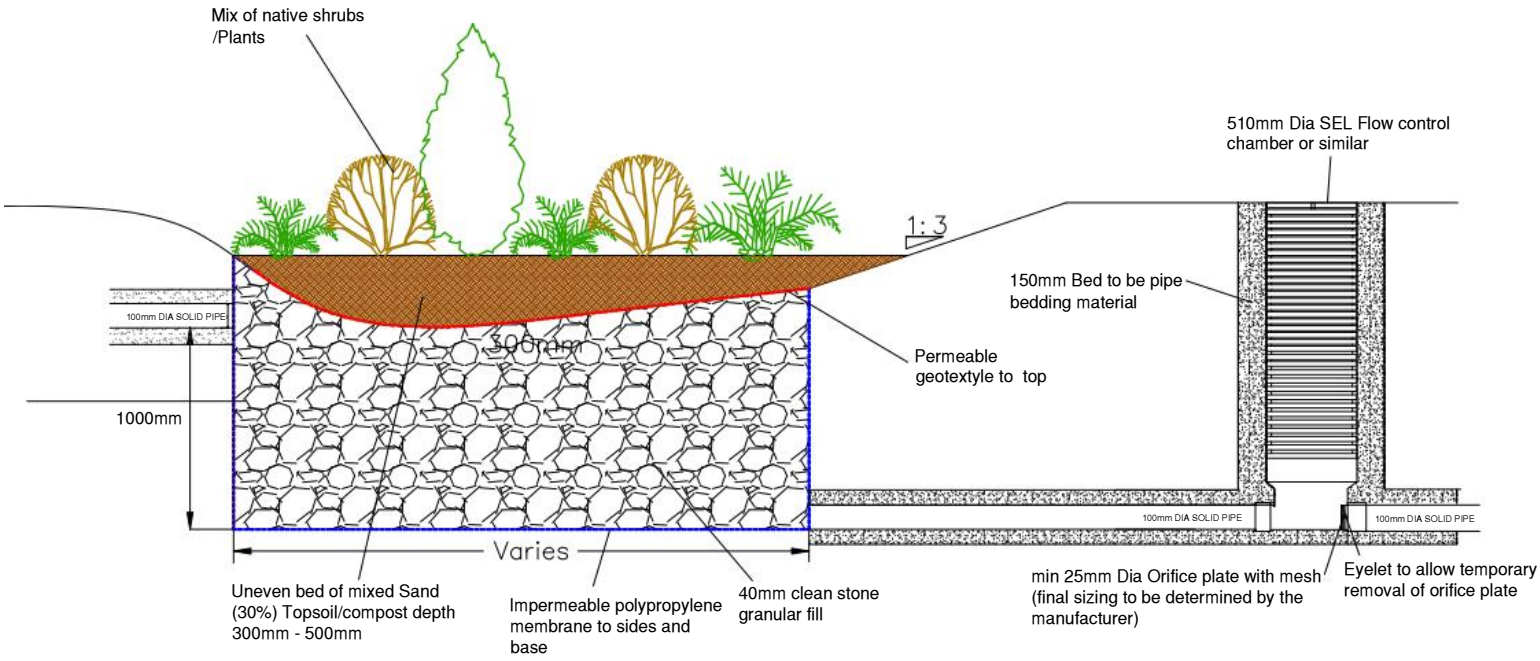
SITE: Boharm Neuk
Boharm, Craigellachie

TITLE: Test Hole Location

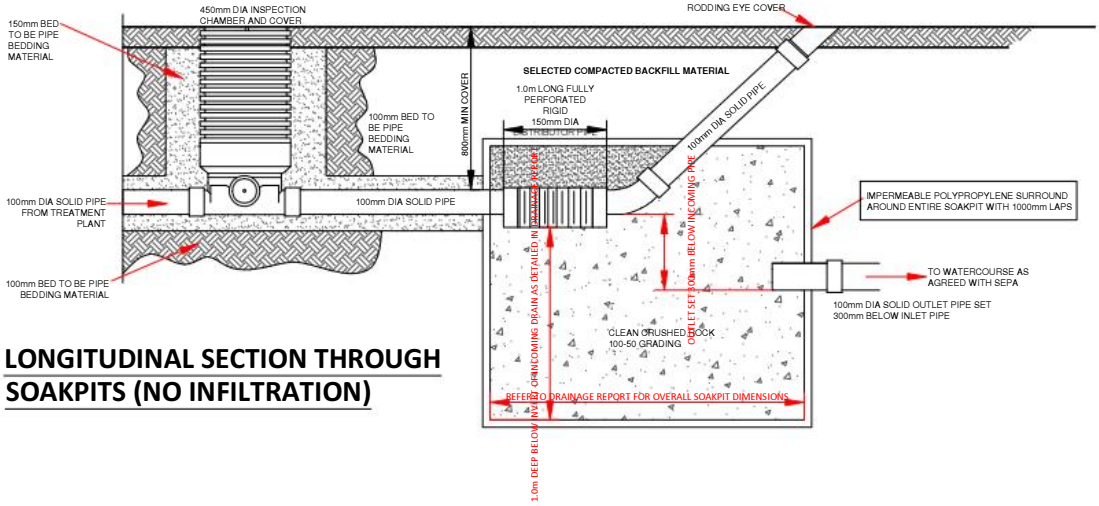
SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	MAR23	GM	
PROJECT NO:	DRAWING NO:		REVISION:
GMC23-024	Appendix A		-

APPENDIX B

Drainage Details



LONGITUDINAL SECTION THROUGH PROPOSED RAINGARDEN



LONGITUDINAL SECTION THROUGH SOAKPITS (NO INFILTRATION)

REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUE

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CLIENT: Mr and Mrs Morrison

SITE: Boharm Neuk
Boharm, Craigellachie

TITLE: Foul and Surface Water Drainage Details

SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	MAR23	GM	

PROJECT NO:	DRAWING NO:	REVISION:
GMC23-024	Appendix B	

EST 1987

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VAT Reg No. 604 982 431

Arboricultural Report

Proposed Site : Boharm Neuk, Boharm, Craigellachie

Contents

1.0 Introduction

1.1 The following pre-development tree survey has been carried out by Wakeley Tree Surgeons Ltd. to assess and identify the impact a proposed development may have on trees within and adjacent to a proposed plot at Boharm.

1.2 The survey has been carried out by Jonathan Boocock (PTI) of Wakeley Tree Surgeons, in accordance with British Standards 'Trees in relation to design, demolition and construction – Recommendations (BS5837:2012).

1.3 All trees have been inspected using Ground Visual Inspection techniques. No climbing inspections or below ground investigations have been undertaken. Should a more detailed inspection be deemed appropriate, this will be advised in recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending upon internal and external factors. The conclusions and recommendations contained within this report relate to the trees only at the time of inspection and do not constitute a tree risk assessment report.

1.4 Inspection was undertaken on the 15th February 2023. The weather conditions at the time of inspection were a damp 6 degrees centigrade, clearing throughout the day.

1.5 The objective of this survey was to identify and gather information pertaining to the location of trees and hedgerows on the site and how they may be impacted by construction and development of the site. The survey will detail any constraints to the proposed development. An arboricultural impact assessment addresses the likely impact of the proposed development on trees within and adjacent to the site. Recommendations are made for tree works considered necessary for health and safety reasons or to facilitate the protection of trees during construction work in accordance with BS 3998:2010 Recommendation for tree works, and an arboricultural method statement is included to provide guidance in relation to tree protection during construction. If landscape planting recommendations are required, please do not hesitate to contact Wakeley Tree Surgeons Ltd. for further advice.

2.0 Survey Methodology

2.1 Unless otherwise stated tree inspections have been undertaken from ground level using non-invasive techniques only.

2.2 All trees, groups of trees and hedgerows surveyed have been given a number prefixed by a letter, T, G, H respectively and were assessed using the 'Cascade chart for tree quality assessment' as described in Table 1 of the BS 5837:2012. Where accessible and it was deemed necessary trees were physically tagged with an individual numbered identification tag. The locations of trees, groups of trees and hedgerows on and adjacent to the site are shown on the Tree Constraints Plan (TCP Appendix 4).

2.3 In accordance with BS 5837:2012 only trees with a stem diameter of 75mm or greater were surveyed and for these trees tree species, height, stem diameter and crown spread were recorded. Trees forming obvious groups were assessed as such.

2.4 The findings of the survey are given in tabular form in Appendix 1. A full explanation of survey headings is given in Appendix 2.

2.5 No information was provided or shared about the sites soil structure and no onsite assessment has taken place as part of this survey. BS 5837:2012 states that a soil assessment should be carried out by a competent person to establish the structure and clay content to assess its shrinkability, the pH and composition. A soil survey of this nature is considered outside the scope of this arboricultural assessment however British Geological Society Viewer has been used to gather some of this information.

2.6 An arboricultural method statement is included to provide guidance in relation to tree protection during construction, however for soil structure in relation to construction advice should be sought from a Structural Engineer.

3.0 Site Overview

3.1 Location

Map 1

Map 2

3.1.1 The sites access is located just under a mile south from the A95 in Boharm. The proposed access will make use of an old field entrance currently serviced by an overgrown and unusable metal gate.

3.1.2 The field in which the plot is situated is surrounded by stock fencing on wooden posts. The proposed plot was not individually fenced or marked out at the time of this survey.

3.2 Topography

3.2.1 An accurate topographical survey of the site was not provided. During the survey tree locations were plotted using GPS or measured in relation to site boundaries and other known features and triangulated. The Tree Constraints Plan provides a good representation of tree location in relation to the site and proposed development however this information should be layered on to the accurate topographical survey whenever possible.

3.2.2 The site is reasonably level, dropping away towards the west. There are drainage channels throughout the trees on site and a running ditch alongside the proposed driveway.

3.3 Geology and Soils

3.3.1 British Geological society viewer indicates that the site consists of Findlater Flag Formation with and area of alluvium and river terrace deposits, of gravel, sand, silt and clay.

3.4 Climate

3.4.1 The climate of the locality is typical of much of the Highland region in having average summer temperatures for its relative UK latitude, combined with low rainfall totals and long daylight hours. The northerly latitude of the site has a direct bearing on winter conditions, with on average 15 days of the month having air frost from 1st December – 28th February. Winds are a prevailing westerly, but a desiccating north-north easterly wind can be a feature of the winter period.

4.0 Potential Constraints

4.1 Legal Constraints

4.1.1 Investigation with the Local Planning Authority has revealed that there are no Tree Preservation Orders (TPO) enforced upon the site, and the site is not within a designated Conservation Area. Permission should be sought from the relevant landowner.

4.1.2 As the site extent is less than 5ha, an Environmental Impact Assessment (EIA) is not required as defined by the forestry operations threshold (EU Directive 337 (1985).

4.1.3 Investigation with Historic Scotland has revealed that there are no Scheduled Monuments present within the site boundary.

4.2 Ecological Constraints

4.2.1 There were no direct sightings or evidence of protected species during the site visit, however the trees assessed constitute a limited but wholly integrated part of a much larger tree network. It is likely that species such as Red Squirrels may utilise the trees to varying degrees, although there is no evidence of permanent residence.

4.2.2 It should also be taken into consideration that nesting birds are protected by law (Section 1, Wildlife and Countryside Act (1981)), and reasonable measures should be taken to minimise disturbance and physical impacts. There were no signs of nesting birds at the time of the survey.

5.0 Summary of Findings and Conclusion

5.1 A total of 35 trees or groups have been surveyed. A breakdown of the number of trees in each retention category is shown in the Table 1 below;

Table One: Breakdown of Tree Categorisation

	Category A	**Category B**	**Category C**	**Category U**
Trees	0	24	6	1
Groups	0	4	0	0
Hedgerows	0	0	0	0

5.2 Category A trees are high quality trees with an estimated remaining life expectancy of at least 40 years and there would be a general presumption for retention of these trees.

5.3 Category B trees are trees of moderate quality with an estimated remaining life expectancy of at least 20 years

5.4 Category C trees are of low quality with an expected remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

5.5 Category U trees are those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than ten years.

6.0 Arboricultural Impact Assessment

6.1 Based on the proposed site layout, from drawings provided, the arboricultural impact of the proposed development was assessed as follows:

6.1.1 The proposed dwellings will have limited impact to trees within the site. The footprint has intentionally been placed between the existing trees taking into account RPA's with the intention to retain all the trees.

6.1.2 Proposed plans indicate that a layby is to be positioned on the roadside at the start of the access driveway. Currently the access gateway is overgrown with a young willow tree (T27), this will need to be removed.

6.1.3 Removal of T31, T30, T29,T28 will be required to facilitate the required visibility splay. These are poor examples of tree due to repeat maintenance by flailing, in order to prevent them from growing across the highway.

6.1.4 There are multiple windblown trees within Group 4, some of which protrude onto the highway verge to the north of the proposed access track. It will be required that these fallen trees are taken back beyond the woodland fencing in order to not obstruct the view within the required visibility splay.

6.1.5 There is a drainage ditch running between the proposed driveway and G4. Due to the depth of this ditch and resultant distance between the trees and the driveway any required ground works will not impact these trees.

6.2 Replanting; No indication of how the site is to be landscaped has been discussed. Potentially removal of trees and scrub will be required to facilitate this build and as such replacement landscape planting should take account of any habitats lost onsite. The new planting scheme should include an assemblage of native species of local provenance, resulting in an uplift in the quality of trees onsite.

6.3 Tree Constraints Plan

Refer to the tree constraints Plan (TCP) for the location of trees and hedgerows on site (Appendix 3). The TCP has been produced as the basis for the assessment of the constraints imposed by existing trees on the proposed design.

6.4 Tree Protection Plan

The tree Protection plan (TPP: Appendix 4) shows the indicative position of the Root Protection Area (RPA) for the trees and hedgerows with a retention priority. **The RPA (as described in BS5837:2012 sec. 3.7) represents the minimum area around a tree in which the ground should remain undisturbed** and is shown as a yellow line on the TPP. Refer to Tree Survey Data: appendix 1 for accurate RPA radiuses).

7.0 Arboricultural Method Statement

The Arboricultural Method Statement provides information about how to protect trees and their root systems during the construction process. The steps described below should be used as reference by the main contractor in order to prepare a site specific method statement for the construction works. The method statement is to be used in conjunction with the TPP which details the extent of root protection areas.

7.1 Pre-Construction

The Developer will appoint an arboriculturalist to oversee tree protection measures for the duration of the project. The arboriculturalist should make regular visits to ensure continued compliance and deal with project specific issues as they arise.

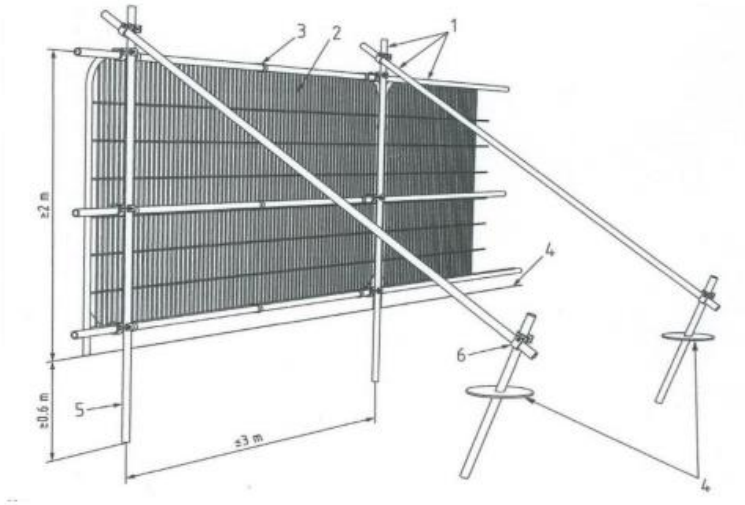
7.2 Tree Works

The developer will appoint qualified arborists to complete pruning and felling works as specified in the tree survey recommendations (Appendix 3). All works must be carried out must conform to BS3998:2010 Tree Work. Recommendations. Any damage caused to a tree during the construction phase should be reported immediately to the site manager so that inspection and/or remedial works can be undertaken.

7.3 Protective Fencing

On completion of tree works, protective fencing should be erected where required, as specified in the Tree Protection Plan, in accordance with BS 5837:2012 . Fencing is intended as a precautionary measure to prevent accidental damage to the rooting area of retained trees. This protective fencing must stay in place for the duration of construction works and remain intact and undamaged.

Figure 1: : Illustration of Default Specification Vertical Barrier (reproduced from BS5837:2012)



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall, galvanised tube & welded mesh infill panels
3 Panels secured to uprights & cross members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

7.4 Ground Protection

Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a temporary set-back in the alignment of the tree protection barrier. Temporary ground

protection within the RPA must be capable of supporting any load without affecting or compacting the underlying soil. These operations must only take place after consultation, and with the supervision of the project arboriculturalist.

7.5 Post Construction

On completion of construction works, it is recommended that retained trees are re-inspected by an arborist in order to identify any additional remedial works required to ensure tree health and site safety.

8.0 References

http://www.rhs.org.uk

http://www.subsidencebureau.com

http://www.historic-scotland.gov.uk/

http://moray.gov.uk/

http://metoffice.gov.uk/

BS 5837:2012 Trees in relation to design, demolition and construction – recommendations.

BS 3998:2010 Tree work – recommendations.

British Geological Society Viewer

NatureScot SiteLink

9.0 Photographs

Photo 1: Roadside Rowans needing removed to facilitate visibility splay

Photo 2: T19 Silver Birch tree with Birch polypore fruiting body

Photo 3: T4 Scots pine; typical example of the pine trees within this site

Photo 4: G2 Young woodland at the northwest of the plot consisting mostly of planted Alder

10.0 Appendices

Appendix One: Tree Survey Data

Appendix Two: Survey Headings

Appendix Three: Tree Survey Recommendations

Appendix Four: Tree Constraints Plan

Appendix Five: Tree Protection Plan

Appendix One: Tree Survey Data

Ref.	Species	Structure	Measurements	General Observations	Retention Category	Spread	RPA
G1	Scots Pine x42 *(Pinus sylvestris)*	Group	Height (m): 12 42 stems, avg.(mm): 400 Spread (m): 7N, 7E, 7S, 7W	Group of 42 Mature Scots Pine trees, between 10 and 15m tall, with an average DBH of around 400mm. 2 standing dead trees within the group area.	B2	N:7 E:7 S:7 W:7	Area: 3700 sq m, plus a 1m buffer.
G2	Spruce *(Picea sp.)* Alder *(Alnus sp.)* Scots Pine *(Pinus sylvestris)*	Group	Height (m): 7 3 stems, avg.(mm): 100 Spread (m): 5N, 5E, 5S, 5W	Fenced area of younger planting. Mostly Alder planted with several self set spruce coming through There is a small group of mature Scots pine within the fenced area	B2	N:5 E:5 S:5 W:5	Area: 5614 sq m, plus a 1m buffer.
G3	Sitka Spruce *(Picea sitchensis)*	Group	Height (m): 20 Stem Diam (mm): 350 Spread (m): 5N, 5E, 5S, 5W	Sitka Spruce Plantation with 3x Rowan along fence line	B2	N:5 E:5 S:5 W:5	Area: 4696 sq m, plus a 1m buffer.

G4	Sitka Spruce *(Picea sitchensis)* European Larch *(Larix decidua)* Norway Spruce *(Picea abies)*	Group	Height (m): 20 3 stems, avg.(mm): 400 Spread (m): 6N, 6E, 6S, 6W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Plantation with areas of different species planting; Sitka, Norway Spruce and Larch	B2	N:6 E:6 S:6 W:6	Area: 50053 sq m, plus a 1m buffer.
T001	Silver Birch *(Betula pendula)*	Tree	Height (m): 6 Stem Diam (mm): 180 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Main union 2m	B2	N:3 E:3 S:3 W:3	Radius: 2.2m. Area: 15 sq m.
T002	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Historic pruning stubs up trunk to 2m	B2	N:5 E:5 S:5 W:4	Radius: 6.0m. Area: 113 sq m.
T003	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 11 Stem Diam (mm): 450 Spread (m): 4N, 5E, 4S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Concrete rubble within root plate	B2	N:4 E:5 S:4 W:4	Radius: 5.4m. Area: 92 sq m.

T004	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 450 Spread (m): 2N, 3E, 3S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:2 E:3 S:3 W:6	Radius: 5.4m. Area: 92 sq m.
T005	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 2 stems, avg.(mm): 350 Spread (m): 5N, 6E, 3S, 2W Life Stage: Mature Rem. Contrib.: 30+ Years	Bifocates at 1m above ground	B2	N:5 E:6 S:3 W:2	Radius: 5.9m. Area: 109 sq m.
T006	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 11 Stem Diam (mm): 450 Spread (m): 4N, 4E, 2S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Hanging branch at 4m	B2	N:4 E:4 S:2 W:4	Radius: 5.4m. Area: 92 sq m.
T007	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 2 stems, avg.(mm): 400 Spread (m): 6N, 4E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	Forks near ground level	B2	N:6 E:4 S:5 W:5	Radius: 6.8m. Area: 145 sq m.
T008	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 11 Stem Diam (mm): 500 Spread (m): 7N, 6E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Lowest branch below 1m	B2	N:7 E:6 S:5 W:5	Radius: 6.0m. Area: 113 sq m.

T009	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 450 Spread (m): 5N, 5E, 6S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Pruning stub to north at 2m	B2	N:5 E:5 S:6 W:6	Radius: 5.4m. Area: 92 sq m.
T010	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 8 Stem Diam (mm): 450 Spread (m): 7N, 5E, 4S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Low branch to north at 1m	B2	N:7 E:5 S:4 W:6	Radius: 5.4m. Area: 92 sq m.
T011	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.
T012	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 8 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Multistemmed from 1m	B2	N:5 E:5 S:5 W:5	Radius: 6.0m. Area: 113 sq m.
T013	Silver Birch *(Betula pendula)*	Tree	Height (m): 6 Stem Diam (mm): 350 Spread (m): 5N, 5E, 5S, 5W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Lean to north west	B2	N:5 E:5 S:5 W:5	Radius: 4.2m. Area: 55 sq m.

T014	Silver Birch *(Betula pendula)*	Tree	Height (m): 12 2 stems, avg.(mm): 450 Spread (m): 6N, 6E, 6S, 6W Life Stage: Mature Rem. Contrib.: 30+ Years	Forks at ground level	B2	N:6 E:6 S:6 W:6	Radius: 7.6m. Area: 181 sq m.
T015	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 500 Spread (m): 8N, 8E, 8S, 8W Life Stage: Mature Rem. Contrib.: 30+ Years	Forks at ground	B2	N:8 E:8 S:8 W:8	Radius: 6.0m. Area: 113 sq m.
T016	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 Stem Diam (mm): 550 Spread (m): 8N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years	Cavity at base with visible frass in bottom	C2	N:8 E:5 S:5 W:5	Radius: 6.6m. Area: 137 sq m.
T017	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 Stem Diam (mm): 500 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:5 W:5	Radius: 6.0m. Area: 113 sq m.
T018	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	Low branch at 1m to north	B2	N:5 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.

T019	Silver Birch *(Betula pendula)*	Tree	Height (m): 9 2 stems, avg.(mm): 250 Spread (m): 4N, 5E, 4S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Polypore at 50cm	U	N:4 E:5 S:4 W:5	None - due to Retention Category of U.
T020	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 12 Stem Diam (mm): 450 Spread (m): 5N, 5E, 5S, 5W	Small suppressed secondary upright to north	B2	N:5 E:5 S:5 W:5	Radius: 5.4m. Area: 92 sq m.
T021	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 8 Stem Diam (mm): 400 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 30+ Years	Low branch to north	B2	N:4 E:4 S:4 W:4	Radius: 4.8m. Area: 72 sq m.
T022	Silver Birch *(Betula pendula)*	Tree	Height (m): 9 Stem Diam (mm): 300 Spread (m): 4N, 4E, 4S, 4W	S shaped trunk in bottom 2m	B2	N:4 E:4 S:4 W:4	Radius: 3.6m. Area: 41 sq m.
T023	Silver Birch *(Betula pendula)*	Coppiced	Height (m): 8 Stem Diam (mm): 200 Spread (m): 5N, 5E, 5S, 5W		B2	N:5 E:5 S:5 W:5	Radius: 2.4m. Area: 18 sq m.
T024	Silver Birch *(Betula pendula)*	Tree	Height (m): 8 Stem Diam (mm): 200 Spread (m): 2N, 1E, 3S, 3W		B2	N:2 E:1 S:3 W:3	Radius: 2.4m. Area: 18 sq m.

T025	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 5N, 5E, 1S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:5 E:5 S:1 W:5	Radius: 4.8m. Area: 72 sq m.
T026	Scots Pine *(Pinus sylvestris)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 1N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 30+ Years		B2	N:1 E:5 S:5 W:5	Radius: 4.8m. Area: 72 sq m.
T027	Goat Willow *(Salix caprea)*	Tree	Height (m): 5 4 stems, avg.(mm): 150 Spread (m): 4N, 4E, 2S, 4W Life Stage: Young Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:4 E:4 S:2 W:4	Radius: 3.6m. Area: 41 sq m.
T028	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:3 E:3 S:3 W:1	Radius: 1.2m. Area: 5 sq m.
T029	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Previously flailed on roadside Rooted in ditch side bank	C2	N:3 E:3 S:3 W:1	Radius: 1.2m. Area: 5 sq m.
T030	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 7 Stem Diam (mm): 100 Spread (m): 2N, 3E, 2S, 1W	Previously flailed on roadside Rooted in ditch side bank	C2	N:2 E:3 S:2 W:1	Radius: 1.2m. Area: 5 sq m.

T031	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 6 Stem Diam (mm): 100 Spread (m): 2N, 2E, 2S, 1W	Previously flailed on roadside Rooted in ditch side bank	C2	N:2 E:2 S:2 W:1	Radius: 1.2m. Area: 5 sq m.

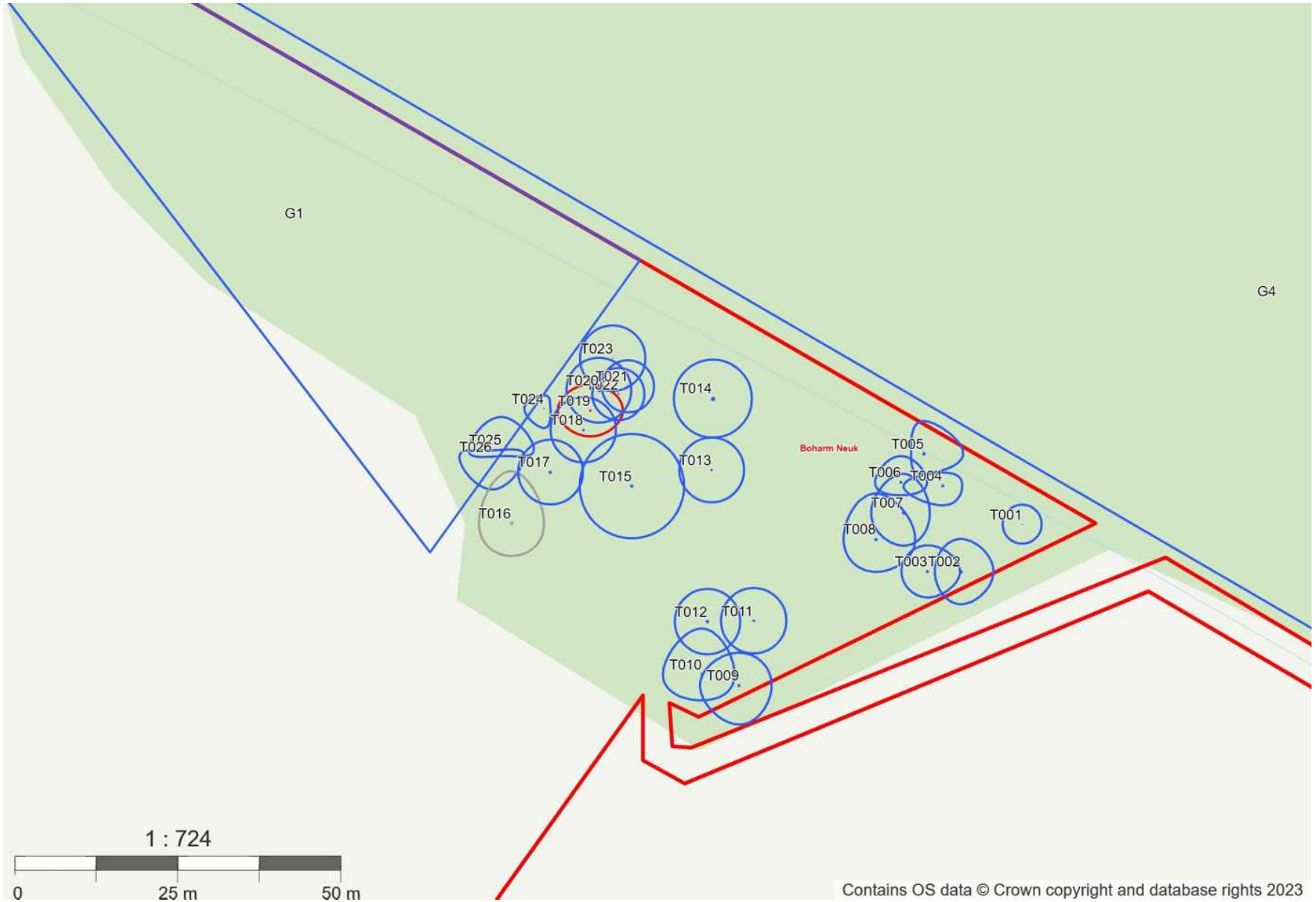
Appendix Two: Key to Tree Survey Schedule Criteria and Headings

Ref.	This number identifies the trees, and corresponds with the provided plans
Species	The Common and Scientific name is given for each tree
Structure	Identifies if it is a tree, group of trees, or hedge
Measurements	Gives details of the trees Height in meters, number of stems, crown spread, life stage and remaining contribution
General Observations	Gives specific identifying features about the tree
Retention Category	Retention Category in relation to BS5837:2012 ref. Table1
Spread	Distance of crown spread in meters across the cardinal points
RPA Radius	Minimum distance Tree Protection Barriers should be placed from the trunk of trees that are to be retained
RPA	Minimum area below a tree, or group of trees Tree Protection Barriers should enclose

Appendix Three: Tree Survey Recommendations

Ref.	Species	Measurements	Recommendation
G4	Sitka Spruce *(Picea sitchensis)* European Larch *(Larix decidua)* Norway Spruce *(Picea abies)*	Height (m): 20 3 stems, avg.(mm): 400 Spread (m): 6N, 6E, 6S, 6W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Remove protruding fallen tree tops from roadside verge to facilitate visibility splay
T027	Goat Willow *(Salix caprea)*	Height (m): 5 4 stems, avg.(mm): 150 Spread (m): 4N, 4E, 2S, 4W Life Stage: Young Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T028	Rowan *(Sorbus aucuparia)*	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T029	Rowan *(Sorbus aucuparia)*	Height (m): 7 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Remove tree to facilitate visibility splay
T030	Rowan *(Sorbus aucuparia)*	Height (m): 7 Stem Diam (mm): 100 Spread (m): 2N, 3E, 2S, 1W	Remove tree to facilitate visibility splay
T031	Rowan *(Sorbus aucuparia)*	Height (m): 6 Stem Diam (mm): 100 Spread (m): 2N, 2E, 2S, 1W	Remove tree to facilitate visibility splay

Appendix Four: Tree Constraints Plan


G1
G4
T023
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Appendix Five: Tree Protection Plan