

Appendix 2

18/01190/PAN

Moray Local Development Plan 2015 (Extract)

R1: West of St Andrew's Road

Site R1 is capable of accommodating 65 houses. Due to the close proximity of the site to the A96, the development must include provision for landscaping to provide a buffer along the length of the boundary with the A96. Footways will need to be extended along the length of the site frontage onto St Andrew's Road to provide pedestrian connectivity. The design principles should address the key design principles set out in the accompanying map. An archaeological evaluation is required prior to development commencing. A Transport Assessment will be required and two points of access should be taken from St Andrew's Road.

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site. A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirements to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

