

LRB-2020-13 – 19/01781/FLL - Erection of a dwellinghouse, land 40 metres north west of Carraig Mhor, Sauchie Road, Crieff

INDEX

- (a) Papers submitted by the Applicant (***Pages 505-576***)
- (b) Decision Notice (***Pages 579-580***)
 - Report of Handling (***Pages 581-588***)
 - Reference Documents (***Pages 589-594***)
- (c) Representations (***Pages 595-614***)
- (d) Further Information (***Pages 615-628***)

LRB-2020-13 – 19/01781/FLL - Erection of a dwellinghouse, land 40 metres north west of Carraig Mhor, Sauchie Road, Crieff

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.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 100194748-003

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:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Unit 8"/>
First Name: *	<input type="text" value="Joe"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Bryce"/>	Address 1 (Street): * <input type="text" value="Gartferry Rd"/>
Company/Organisation	<input type="text" value="Tradecast Building Services"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: * <input type="text" value="Moodiesburn"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Glasgow"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="G69 0JD"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Land to West of Sauchie Road, Crieff.

Northing	<input type="text" value="721918"/>	Easting	<input type="text" value="285883"/>
----------	-------------------------------------	---------	-------------------------------------

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)

Erection of a Dwellinghouse at Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff

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 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 attached document "Local Review Board Appeal Report Submission" for full details of reasons for appeal to Local Review Board.

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)

Local Review Board Appeal Report Submission 02 - proposed site plan rev B 03 - proposed site plan rev B Sauchie Road Crieff - Ecological Appraisal V1 Sauchie Rd, tree report Final Sauchie Road, Crieff - TREE development area correction on TOPO VP01 - visibility splay drawing CG View 1 - from fields below CG View 2 - from road above

Application Details

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

19/01781/FLL

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

28/10/2019

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

21/01/2020

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

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 Robert Jack

Declaration Date: 20/04/2020

Erection of a dwellinghouse Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff

Application Number: **19/01781/FLL – Refusal Date 21st January 2020**

Dear Sir / Madam,

Following the recent refusal of the above application we would like to appeal the decision as follows and in the order that the reasons for refusal were given on the council's decision notice.

1. *The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 14 Open Space Retention and Provision: Existing Areas as the proposal does not constitute development which is ancillary to the existing use and it would have a detrimental impact on the amenity value of the site.*

- It is our assertion that the proposed residential development only “involves a minor part of the site which would not affect its use as a recreational or amenity resource” – under sub section (b) to this part. We only intend to build upon a very small proportion of the local open space group and we are retaining all but 4 (of the smaller and less mature) trees on our site (which is providing a visual barrier between the true open space areas of the sports pitches to the west and the residential areas of the west) – see confirmation of this in our topographical drawing, requested during the application period. Please also see Photomontage / CGI views of the development that support our view that sensitive siting of the proposed house shall mitigate any detrimental impact to this aspect of the amenity.
- We would further argue that this portion of the open space serves no further recreational value or amenity (you can't walk in this area as it is too steep) and it certainly doesn't come under the classifications in the local development plan under this section (open space park, outdoor sports facility, pitches and allotments, etc.) and it is our assertion is that this portion of the open-space provides a very low level of amenity with regards to 'Open space'. The tree and ecology report (never asked for during the application but submitted here in support of the appeal) confirm the same, see attached, and we can confirm that we will conform with all recommendations and protections for flora and fauna prescribed by our consultants, who have confirmed that, with the adequate protections, the proposed development would not adversely affect the nature of the proposed area in this regard.

2&3. *The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 1A Placemaking as the development of the site would not contribute positively to the quality of the surrounding built and natural environment as it would lead to the loss of an area of open space. The proposal is contrary to the Perth and Kinross Local Development Plan 2019 Policy 1B Placemaking as it does not satisfy criteria (a), (b), (c), (d) and (g) as set out in the policy.*

- It is argued that we do in fact meet the following placemaking criteria under section 1A and 1B of the local development policy 1: Placemaking as shown:-

- A) ***Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*** - Our proposed development continues a domestic linear street structure that is well established on Sauchie Road, comprising of older and newer dwellings. See attached photomontage CGI taken from the view up Sauchie road which supports our assertions.
- B) ***Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*** - Our proposed development shows respect and consideration of the site topography but proposing a split level proposal – thereby blocking NO view from any neighbouring residents, having the house disappear into the hillside – and then only situating the house where it would be able to keep all mature trees in place (retaining the wider landscape character of the area). See attached photomontage CGI views taken from the view up Sauchie road and from the west which support our assertions.
- C) ***The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*** - Our proposed development compliments the surroundings by proposing a similarly plotted scale of house in footprint, only showing a single storey to the roadside AND choosing light render and slate affect concrete rooftiles which are in-keeping with the remainder of the street. See attached photomontage CGI taken from the view up Sauchie road which supports our assertions.
- D) ***Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*** - Our proposed development continues a domestic linear street structure that is well established on Sauchie Road, comprising of older and newer dwellings.
- E) ***All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.*** - Our proposed development continues a domestic linear street structure that is well established on Sauchie Road, comprising of older and newer dwellings. It is also considered that we intend to extend footpath further up the western side of Sauchie Road by approx. 20m (a section of road which does not have any footpath at present). This should be considered a material improvement to the safety and accessibility of the area.
- F) ***Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.*** - Our proposed development, by its very nature of being built into the hillside, will perform well with regards to heat retention due to the exceptional shelter the bank and the trees themselves will provide. We will of course be fully committed to meeting and exceeding building control regulations with regards energy performance and carbon emissions – which does mean including some form of renewable technology these days.
- G) ***Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*** - Our proposed development shows respect and consideration of the surrounding topography and features in proposing a split level proposal – thereby blocking NO view from any neighbouring residents, having the house disappear into the hillside – and then only situating the house where it would be able to keep all mature trees in place (retaining the wider landscape character of the area). See attached photomontage CGI views taken from the view up Sauchie road and from the west which support our assertions.

4. The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 40B Forestry, Woodland and Trees as no information has been provided to assess the existing trees on site or to demonstrate that development could be accommodated whilst maintaining the root protection areas of the trees to be retained.

- It is noted that the planning officer who was appointed to this case was off ill during the planning period and no request was made of the applicant in this regard and it is our assertion that this contributed to not having the opportunity to address this during the application itself. We have commissioned this report and attach this as part of this appeal. We would confirm that our specialists has addressed all potential concerns and impacts and made recommendations for removal and protection which we would adhere to rigorously before and during any potential build. It is our assertion that this now satisfies this section.

5. The proposal is contrary to Policy 41 of the Perth and Kinross Local Development Plan 2019 as no information has been provided to assess the impact of the proposed development on protected species.

- It is noted that the planning officer who was appointed to this case was off ill during the initial planning period and no request was made of the applicant in this regard and it is our assertion that this contributed to not having the opportunity to address this during the application itself. We have commissioned this report and attach this as part of this appeal. We would confirm that our specialist has addressed all potential concerns and impacts and has confirmed that there is thought to be no impact on protected species from this initial survey. It is our assertion that this now satisfies this request.

6. The proposal is contrary to Policy 60B of the Perth and Kinross Local Development Plan 2019 as the parking area as shown on the proposed plan does not allow for vehicles to turn and access the carriageway in a forward gear, and the location of the parking area is immediately adjacent to an existing neighbouring fence which will impact considerably on forward visibility.

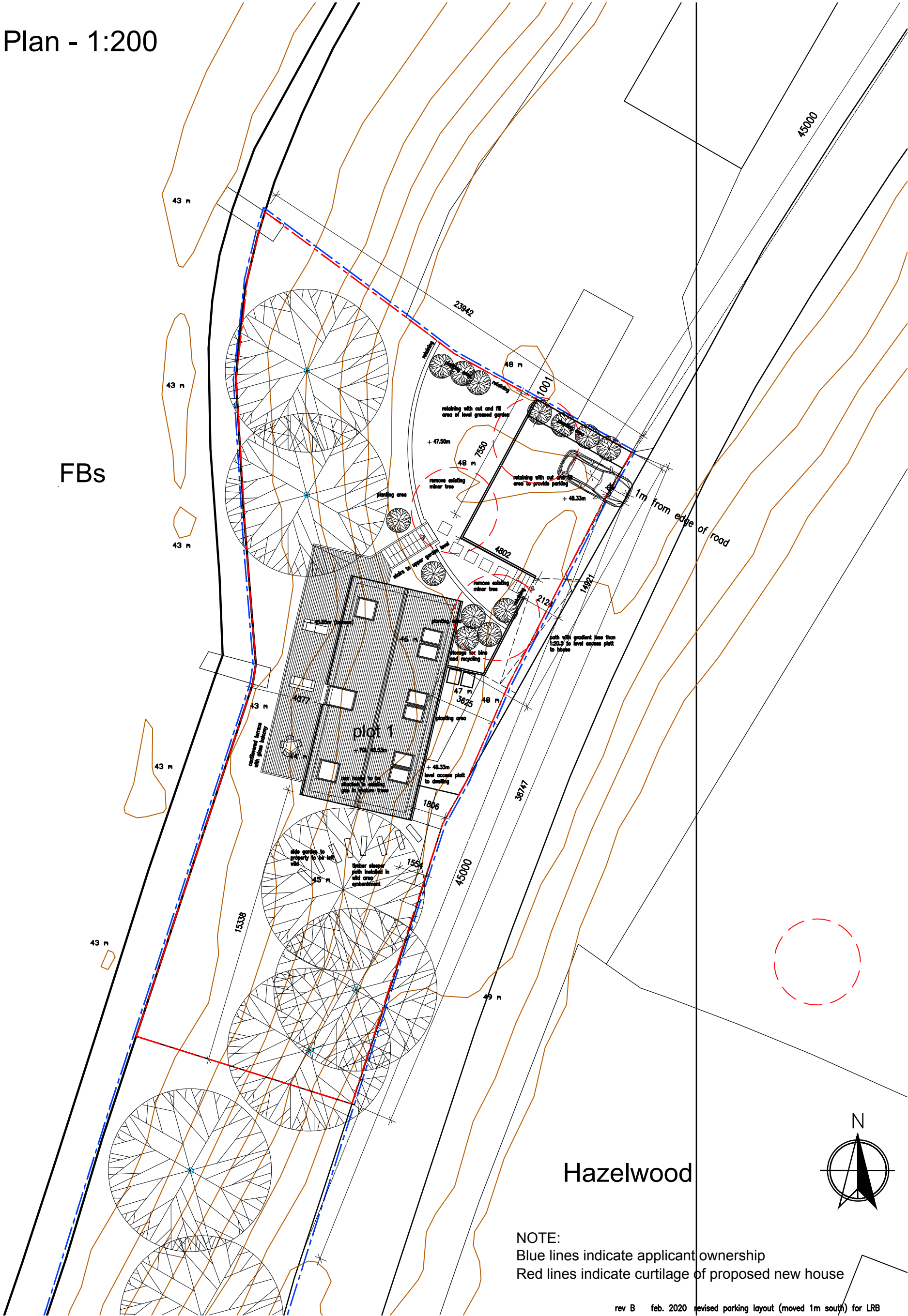
- It is noted that the planning officer who was appointed to this case was off ill during the initial planning period and no request was made of the applicant in this regard and it is our assertion that this contributed to not having the opportunity to address this during the application itself. We attach a revised site layout plan, which shows the slightly amended parking arrangement and achievable visibility splays, which is in compliance, we believe. The splay requirement is actually easy to achieve and surpass due to the bends in the road at our proposed site. Maximum calculated visibility splays north are around 90m and 80m south.
- It is noted that the visibility splay requirement and the requirement for accessing the carriageway in a forward gear is not clearly referenced to in the local planning policy document, Nor is any guidance to be found in the supplementary planning guidance documents or anywhere on Perth and Kinross' website (in fact a phone call to the person answering calls for this dept. couldn't find it either!).
- It is further argued that the requirement for all required numbers of parking vehicles entering and leaving the site in a forward gear has not been achieved by any of the existing single house plots on Sauchie Road (what tends to be the case is that residents reverse into their own drive – which would ultimately be the case on our development) – we would therefore argue that it is an unfair comment to make on our proposals only. We would ask whether this requirement is ultimately practicable in the circumstances and whether it should be considered as a material requirement for approval of the development.

It is our opinion that the above reasons for refusal have been shown to be unfounded and the application should be approved with appropriate conditions.

Report carried out by Mr Robert Jack (Agent) for Tradecast Building Services Ltd. (Applicant)

Site Plan - 1:200

FBs



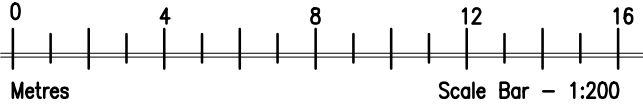
Hazelwood



NOTE:
Blue lines indicate applicant ownership
Red lines indicate curtilage of proposed new house

Schedule of Accommodation	
	Plot 1
Area of Plot 1 Dwelling (GIFA)	190sq.m (approx. - 2.5 storey)
Area of Plot	636sq.m
Parking (off-street)	3 (min.)

Total built square footprint - 66sq.m approx.
Site Ownership Area - 0.19hectares (1850sq.m) approx.

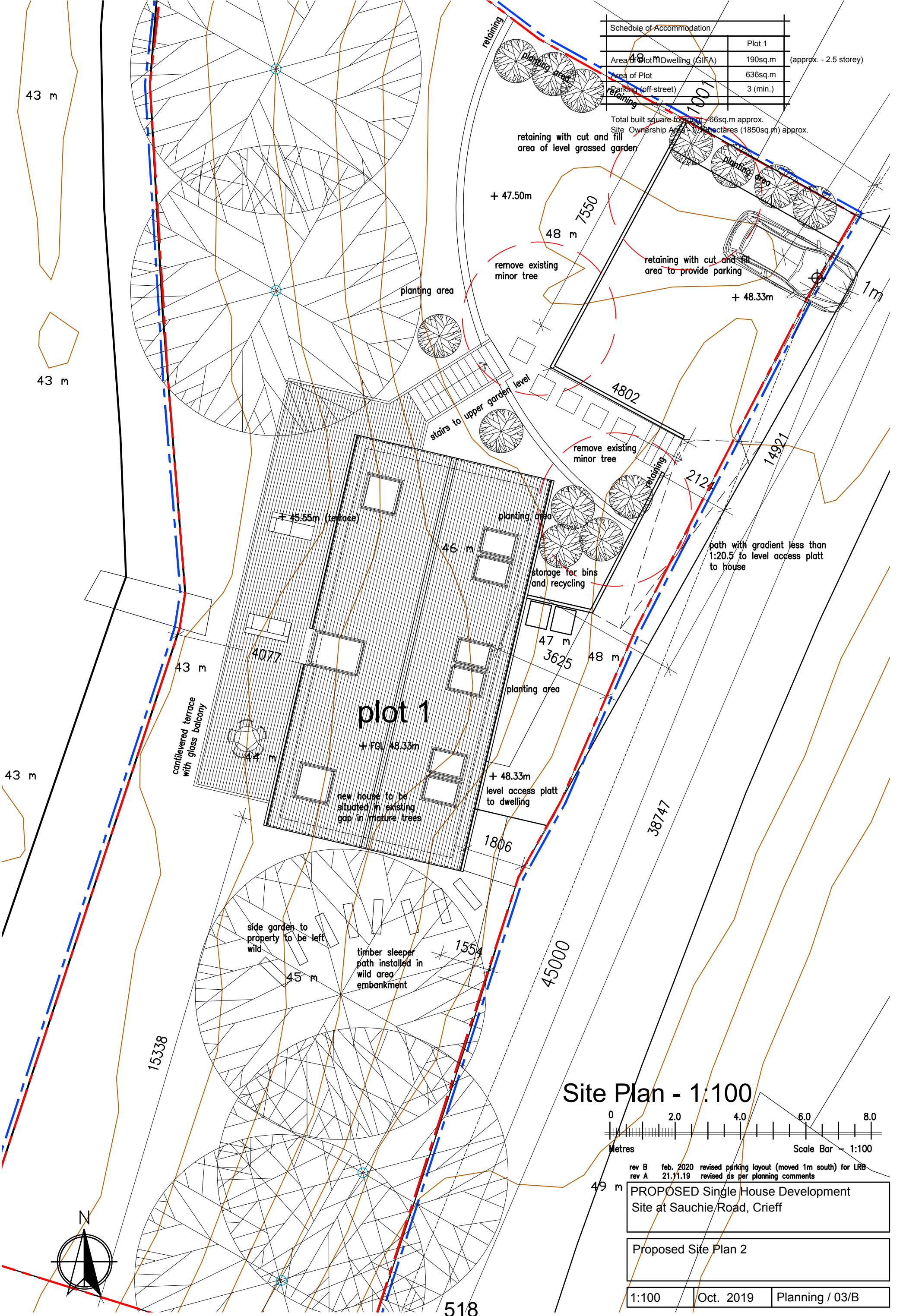


rev B feb. 2020 revised parking layout (moved 1m south) for LRB
rev A 21.11.19 revised as per planning comments

PROPOSED Single House Development
Site at Sauchie Road, Crieff

Proposed Site Plan

1:200 Oct. 2019 Planning / 02 / B



Schedule of Accommodation		
	Plot 1	
Area of Plot Dwelling (GIFA)	190sq.m	(approx. - 2.5 storey)
Area of Plot	636sq.m	
Parking (off-street)	3 (min.)	

Total built square footprint - 66sq.m approx.
Site Ownership Area - 0.0 hectares (1850sq.m) approx.

Site Plan - 1:100



rev B feb. 2020 revised parking layout (moved 1m south) for LRB
rev A 21.11.19 revised as per planning comments

PROPOSED Single House Development
Site at Sauchie Road, Crieff

Proposed Site Plan 2

1:100	Oct. 2019	Planning / 03/B
-------	-----------	-----------------







PRELIMINARY ECOLOGICAL APPRAISAL

**PROPOSED SINGLE HOUSE DEVELOPMENT
SITE, SAUCHIE ROAD, CRIEFF**

**PREPARED FOR: TRADECAST BUILDING
SERVICES**

19th APRIL 2020



FDM Ecology Limited
Longphort
Craigard Road
Crieff
Perthshire
PH7 4AE

Scottish Registered Company No. 362825
VAT Registration Number 979 9925 19

This report has been prepared by ecological specialists and references made to legal requirements or restrictions do not constitute legal advice. Where any doubt exists to the interpretation of the law in this report, specialist legal services should be sought.

Date	Issue	Author	Checked	Revision/notes
19/04/2020	V1	Robin Dowse BSc	Jonathan Fairbairn PhD M.C.I.E.E.M.	

CONTENTS

1	INTRODUCTION	1
1.1	Terms of Reference and Scope of Study	1
1.2	Legislation and Policy Context	1
1.3	Summary of Site	3
2	SURVEY AND ASSESSMENT METHODOLOGY	5
2.1	Search for Designated Nature Conservation Sites	5
2.2	Desk Based Survey	5
2.3	Extended Phase 1 Habitat Survey	5
2.4	Survey Limitations	5
3	RESULTS	7
3.1	Designated Sites	7
3.2	Desk Based Survey	7
3.3	Extended Phase 1 Habitat Survey	8
3.3.1	Habitats	8
3.3.2	Protected species (excluding bats)	8
3.3.3	Bats	8
4	CONCLUSIONS AND POTENTIAL IMPACTS	11
4.1	Habitats	11
4.1.1	Potential impacts	11
4.2	Bats	11
4.2.1	Potential impacts	12
4.3	Nesting birds	12
4.3.1	Potential impacts	12
5	Appendix I – Photographs	13
6	APPENDIX II - Legislation (EUROPEAN PROTECTED SPECIES AND BIRDS)	15

1 INTRODUCTION

1.1 Terms of Reference and Scope of Study

The following preliminary ecological appraisal was commissioned by Iain Chalmers of Tradecast Building Services and covers land to the north of Carraig Mhor on Sauchie Road, Crieff, Perthshire, PH7 4EE.

The scope of the preliminary ecological appraisal was to conduct an extended Phase 1 Habitat Survey to identify habitats on site in addition to signs of, or potential for, protected animal species.

This document provides an overview of the present ecological baseline conditions of the site as surveyed in March 2020. Recommendations for further survey are made where necessary to determine presence/absence of species protected by law.

1.2 Legislation and Policy Context

EC Directive on the Conservation of Natural Habitats and Wild Flora and Fauna, 92/43/EEC, 1992

The EC Habitats Directive promotes the maintenance of biodiversity in Europe. The Directive provides for the creation of a network of protected areas across the continent, designated by Member States as Special Areas of Conservation (SACs). Together with Special Protection Areas (SPAs) designated under the EC Birds Directive (See ornithology report), SACs form a network of pan-European protected areas known as Natura 2000 sites. The annexes to the Directive list habitats and species of importance in a European-wide context. Annex I of the Directive comprises a list of 189 habitat types for which Member States must consider designation for SACs. A sub-set of the Annex I habitat types are defined as being 'priority' because they are considered to be particularly vulnerable and are mainly, or exclusively, found within the European Union. Annex II of the Directive comprises a list of species for which Member States must consider designation for SACs. Member States are required to ensure strict protection of species listed in Annex IV.

The Conservation (Natural Habitats &c) Regulation 1994 (as amended in Scotland)

These regulations transpose Council Directive 92/43/EEC into national law. The Regulations provide for the designation of Natura 2000 sites, the protection of European Protected Species (EPS), and the adaptation of planning and other controls for the protection of Natura 2000 sites.

Wildlife and Countryside Act (1981) as amended

The Wildlife and Countryside Act is the primary legislation for the protection of wildlife in Great Britain. The act provides for the designation of protected areas through the designation of Sites of Special Scientific Interest (SSSI), which are selected for their nationally important assemblages of habitats, species and geological interest. The act provides additional protection for certain plants and animals.

Nature Conservation (Scotland) Act 2004

This act places duties on public bodies in relation to the conservation of biodiversity and strengthens protection for SSSIs and wildlife enforcement. The Act places a duty on every public body to further the conservation of biodiversity in a consistent manner with the proper exercise of their functions.

Protection of Badgers Act 1992

This Act provides protection for badgers *Meles meles* and their habitats. It makes it an offence to wilfully take, kill, injure or ill-treat a badger, to obstruct, destroy or damage badger sett or to disturb badgers whilst they are in a sett.

Wildlife and Natural Environment (Scotland) Act 2011

The Wildlife and Natural Environment (Scotland) Act amends the Wildlife and Countryside Act 1981, the Protection of Badgers Act 1992 and the Nature Conservation (Scotland) Act 2004 amongst others. It variously makes changes to the licensing system, enhances protection for badgers and regulates invasive and non-invasive species making it illegal to release any non-native animal from captivity or to cause any non-native plant species to grow in the wild.

Scottish Planning Policy

The Scottish Government published its Scottish Planning Policy document in June 2014. It is concerned with delivering high-quality places designed to create a more successful country by developing opportunities for the whole country to flourish through increased and sustainable economic growth. Part of the policy aims to help protect and enhance existing natural assets by conserving and enhancing protected sites and species. The policy also requires that benefits should be sought for biodiversity from new developments where possible. This should aim to allow development to take place within the environmental limits and pass healthy ecosystems to later generations.

UK post-2010 Biodiversity Framework

In 2010 international governments reached an agreement to halt global declines in biodiversity. They developed a Strategic Plan for Biodiversity 2011-2020, comprising 5 strategic goals and 20 global targets with a vision that: "By 2050, biodiversity is valued, conserved, restored and wisely used, maintaining ecosystem services, sustaining a healthy planet and delivering benefits essential for all people". The UK Biodiversity Framework was developed in 2012 and sets out a structure for action across the UK in order to:

- Set out a shared vision and priorities for UK-scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute.
- Identify priority work at a UK level which will be needed to help deliver the targets and the EU Biodiversity Strategy.
- Facilitated the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual work.
- Streamline governance arrangements for UK-scale activity.

The Framework was developed to replace the pre-existing UK Biodiversity Action Plan and create a more integrated approach to biodiversity conservation across the UK.

Scottish Biodiversity List

The Scottish Biodiversity List (SBL) is a list of flora, fauna and habitats considered by the Scottish Ministers to be of principal importance for biodiversity conservation and its publication was a requirement of Section 2(4) of The Nature Conservation (Scotland) Act 2004. The main aim of the list and associated initiatives is to halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats and it provides a vision for 2030 where biodiversity loss in Scotland has been halted.

1.3 Summary of Site

The site occupies steeply sloping ground between Sauchie Road on the east of the site and Morrison's school playing fields on the west in Crieff, Perth & Kinross.

The site is wooded and a drainage channel, which is the continuation of the mill lade flowing from the Turret burn through Macrosty Park, is located at the base of the wooded slope.

The approximate centre of the site is at National Grid Reference NN 85882 21911.

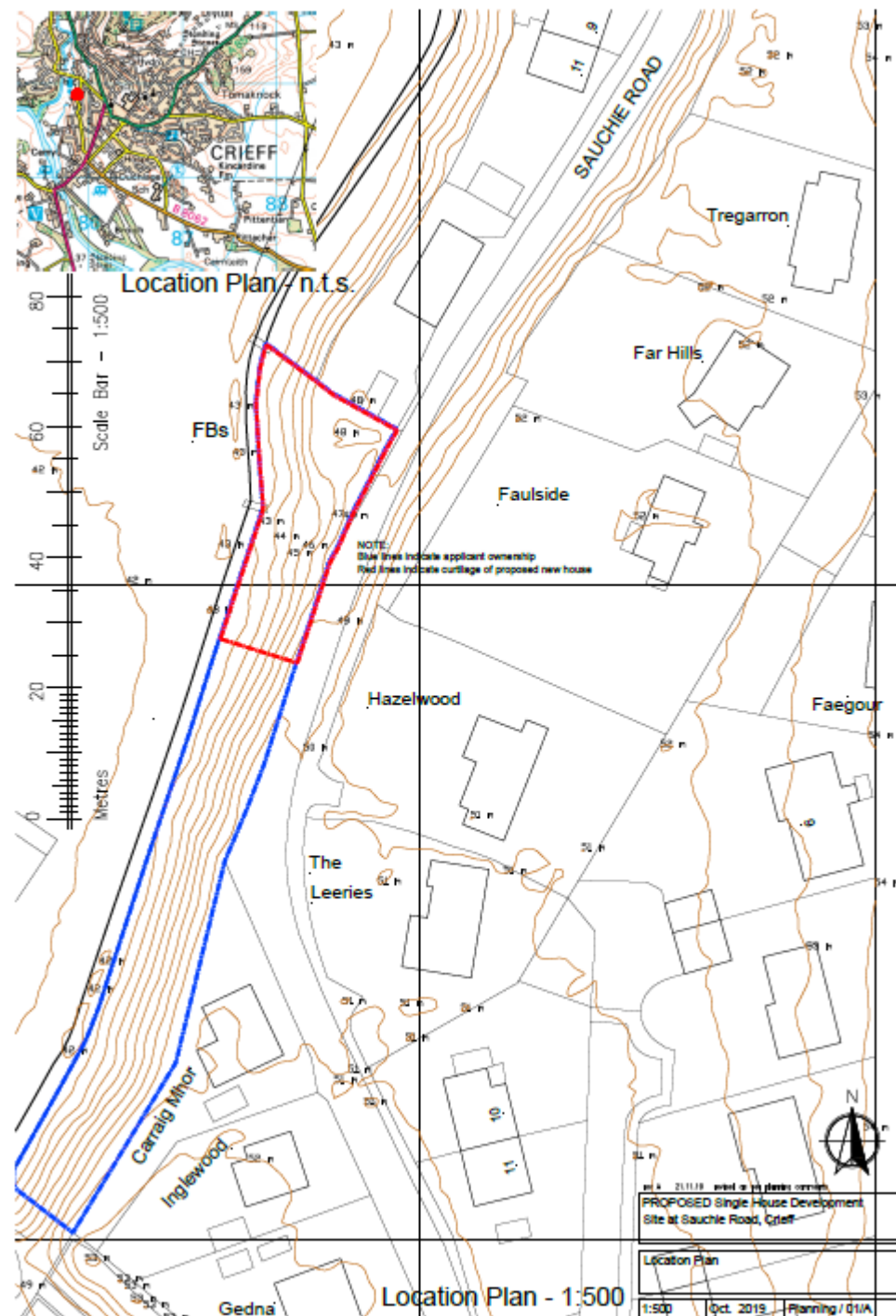


Figure 1. Site location plan, showing development boundary.



Figure 2. Site location plan showing approximate location of site.

2 SURVEY AND ASSESSMENT METHODOLOGY

2.1 Search for Designated Nature Conservation Sites

Prior to a site survey a review was undertaken of both statutory and non-statutory designated nature conservation sites located on and adjacent to the proposed development site. The review involved the use of the SNH Sitelink website¹.

2.2 Desk Based Survey

Prior to the site survey a desk based search using the National Biodiversity Network (NBN) Gateway website² was carried out to locate records of protected amphibian, reptile and mammal species present at or near to the site.

Distribution maps³ and records from FDM Ecology Ltd's previous surveys in this part of Scotland were also reviewed to identify the potential species present in the area.

2.3 Extended Phase 1 Habitat Survey

The survey of the site was conducted by Robin Dowse during dry weather conditions on the 2nd March 2020. The survey was based on methods⁴ for conducting a Phase 1 Habitat Survey (JNCC, 2010). All areas within the site boundary were walked to identify habitats in accordance with a list of ninety specified habitat types. Descriptive notes were taken for habitat parcels recorded and habitat condition was considered during the survey. Habitats were mapped at an appropriate scale using the standard numerical codes. Target notes were used to provide supplementary information and were made for any habitats or features which were too small to map. Target notes were also to be used to identify stands of invasive plant species.

In addition to the basic habitat survey methodology outlined above, the survey aimed to provide further details in relation to notable or protected species. Signs of protected and/or notable species were searched for, and the potential of habitat to support protected species including birds, badger, otter, beaver, pine marten, red squirrel, and bats was also considered. Standard methodologies for protected species survey were followed as appropriate including surveying to a distance of 30m outwith the site boundary for badger and red squirrel and 200m along the former mill lade for otter and beaver. Trees within the site boundary were assessed for their suitability to provide roosting opportunities for bats in line with standard guidance⁵. All survey was undertaken within daylight hours.

2.4 Survey Limitations

Survey of habitats was conducted outside the main flowering period.

Assessment of trees for bat roost potential was undertaken from the ground level. No bat activity surveys of the site were undertaken as part of this assessment.

The survey was completed outside the bird breeding season, although nesting habitat suitability has been identified where present.

¹ <http://gateway.snh.gov.uk/sitelink/>

² <http://data.nbn.org.uk/>

³ Harris, S. and Yalden, D.W. Eds (2008). Mammals of the British Isles: Handbook, 4th Edition. The Mammal Society, Southampton.

⁴ JNCC (2010). Handbook for Phase 1 habitat surveys – a technique for environmental audit. JNCC

⁵ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists (3rd edn). The Bat Conservation Trust, London

The survey presented here is a snapshot of the habitats and species using the site, and may change over time. The findings remain accurate for a limited time, and should be repeated if a significant period of time elapses between the survey and application for planning consent.

3 RESULTS

3.1 Designated Sites

The site is not affected by any nature conservation designations. Designated sites within 5km of the site are listed below.

Sites of Special Scientific Interest:

Drummond Lochs SSSI (approximately 3km south of the site).

Greylag goose (*Anser anser*), non-breeding

Lichen assemblage

Lowland mixed broadleaved woodland

Monzie Wood SSSI (approximately 4.2km north east of the site).

Upland oak woodland

Special Areas of Conservation:

Upper Strathearn Oakwoods SAC (approximately 3.1km south of the site).

Western acidic oak woodland

Special Protection Areas:

South Tayside Goose Roosts SPA (approximately 3km south of the site).

Greylag goose (*Anser anser*), non-breeding

Pink-footed goose (*Anser brachyrhynchus*), non-breeding

RAMSAR Sites:

South Tayside Goose Roosts RAMSAR (approximately 3km south of the site).

Greylag goose (*Anser anser*), non-breeding

Pink-footed goose (*Anser brachyrhynchus*), non-breeding

3.2 Desk Based Survey

This area of Scotland is within the known range of the following protected terrestrial mammal species:

- Red squirrel *Sciurus vulgaris*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Common pipistrelle *P. pipistrellus*
- Nathusius' pipistrelle *P. nathusii*
- Daubenton's bat *Myotis daubentonii*
- Natterer's bat *M. nattereri*
- Brown long-eared bat *Plecotus auritus*
- Badger *Meles meles*
- Otter *Lutra lutra*
- Beaver *Castor fiber*
- Pine marten *Martes martes*

This area of Scotland is within the known range of the following protected reptiles and amphibians:

- Adder *Vipera berus*

- Common lizard *Zootoca vivipara*

Although the above species are considered to be resident or regularly occurring in this part of Scotland, the presence or possible presence of other species was not ruled out during survey.

3.3 Extended Phase 1 Habitat Survey

3.3.1 Habitats

A1.1.1 Woodland and scrub: broadleaved, semi-natural.

The majority of the site comprises semi-natural woodland. Tree cover appears semi-natural in origin with ash *Fraxinus excelsior* dominant in the canopy. Several alder *Alnus glutinosa* are present, particularly at the wetter slope base alongside the continuation of the mill lade which flows from the Turret Water via Macrosty Park. Elsewhere beech *Fagus sylvatica* is present in the canopy, particularly on the drier slopes to the south of the plot. The understorey is well-developed and dense in parts with elder *Sambucus nigra*, holly *Ilex aquilifolium*, hawthorn *Crataegus monogyna* together with regeneration of the canopy species. Ground vegetation appears relatively diverse reflecting the semi-natural origins of the woodland and despite the time of survey. Ground vegetation also reflects some base-rich flushing of the slope. Species include dog's mercury *Mercurialis perennis*, ivy *Hedera helix*, wild garlic *Allium ursinum*, bluebell *Hyacinthoides non-scripta*, bramble *Rubus fruticosus* agg., raspberry *R. idaeus*, water avens *Geum rivale*, snowdrop *Galanthus nivalis* ground elder *Aegopodium podagraria* and herb robert *Geranium robertianum*. The presence of both fallen and standing deadwood provides further diversity on site and habitat for saproxylic communities.

G1 Standing water

Within the site boundary and running along near to the western boundary of the site is the former mill lade which flows from the Turret Burn through Macrosty Park and along the side of Morrison's Academy playing fields. Although this was not flowing on the day of survey it is assumed that it occasionally does. Flow direction is from north to south.

3.3.2 Protected species (excluding bats)

No evidence of protected mammal species was found during the survey. The site is subject to disturbance from both the playing fields to the west and from the road above on the east.

The site provides plentiful bird nesting habitat within trees and scrub which covers the site. There is plentiful deadwood habitat including standing deadwood and some of the trees on site are covered with ivy, further increasing the value of the site to nesting birds.


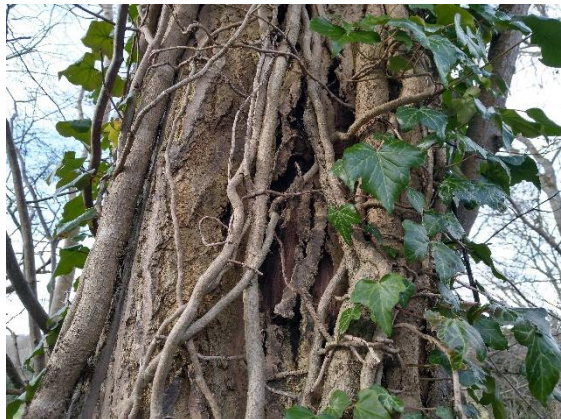
Excluding bats (see below) no other signs of or potential for protected species were found during the site survey.

3.3.3 Bats

Three trees with potential to support roosting bats were identified. The results of this ground based inspection are detailed in Table 1 below. Further survey is required to determine whether these trees are used by bats for roosting purposes.

Tree cover on the site is likely to provide shelter for foraging and commuting bats.

Table 1. Results of ground based inspection of trees with identified bat roost potential.

Grid Reference / Tree tag number	Species	Results of ground based inspection
No tag at time of survey. Subsequently labelled 'T1' in arborist report and tagged '529'. NN8588021910	Ash	<p>Large ash. Significant bat roost potential in rot holes in limbs and in main stem above 4m. Several features noted.</p> <p>Labelled '1' on Figure 3.</p> 
No tag at time of survey. Subsequently labelled 'T3' in arborist report and tagged '365'. NN8588121905	Alder	<p>Ivy clad alder. Bat roost potential due to dense ivy growth – this may obscure potential features or may provide bat roost potential itself.</p> <p>Labelled '2' on Figure 3.</p>
No tag at time of survey. Not clear from arborist report which tree this refers to but assumed to be 'T14', tag '599'. NN8588421883	Ash	<p>Large ivy clad ash. Features with bat roost potential in main stem partially obscured by ivy growth.</p> <p>Labelled '3' on Figure 3.</p> 

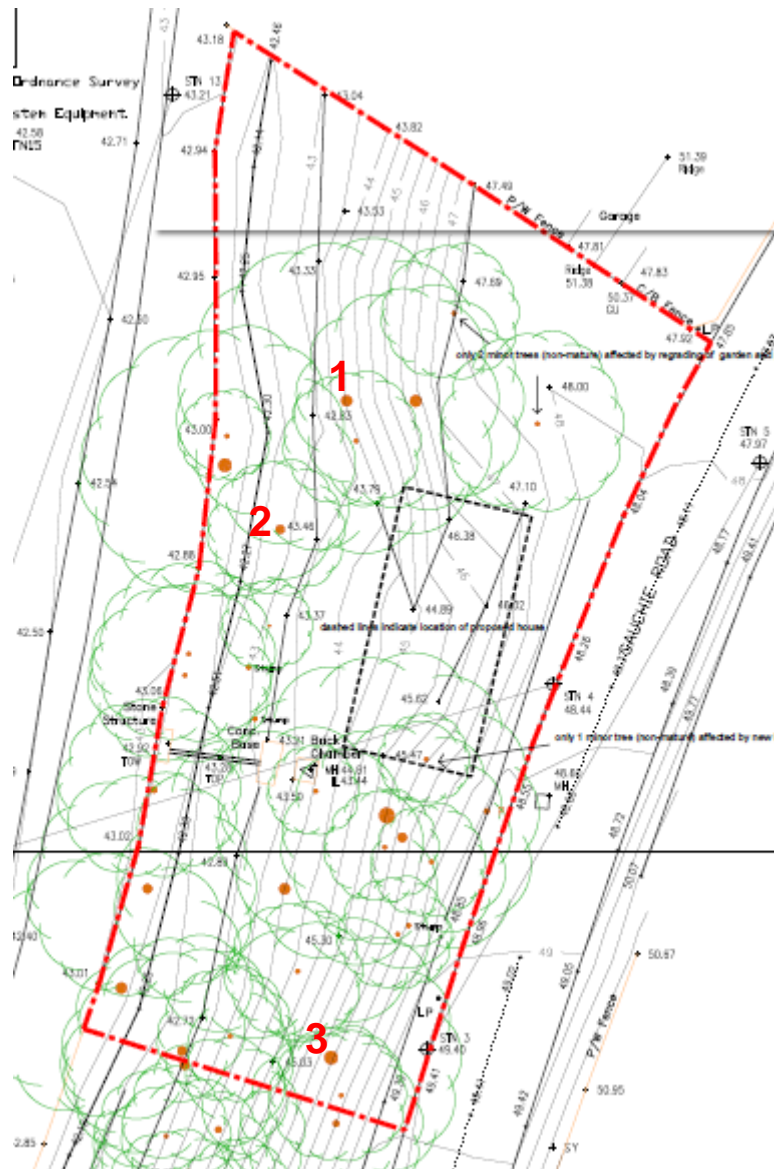


Figure 3. Annotated site topographical plan showing locations of trees with bat roost potential.

4 CONCLUSIONS AND POTENTIAL IMPACTS

The following section provides an assessment of potential impacts arising from the proposed development. The assessment is limited to those habitats and features confirmed to be present, or potentially present within the zone of influence of the development. Where species have not been confirmed, additional survey or mitigation is presented where considered necessary.

4.1 Habitats

The steeply sloping site is comprised chiefly of mature semi-natural woodland cover which fits within the Lowland Mixed Deciduous Woodland UK BAP Priority Habitats classification and the Tayside LBAP Lowland Mixed Broadleaf (Deciduous) Woodlands priority habitats category⁶.

Although the woodland is not listed within the Ancient Woodland Inventory for Scotland⁷ the habitat appears to be relatively diverse and species present are reflective of local ground conditions. Fallen and standing deadwood on site increases the potential diversity and value of the habitat. At the base of the slope is a man-made ditch with standing water which is the continuation of the mill lade which flows through Macrosty Park. This feature further adds diversity and biodiversity value to the site.

4.1.1 Potential impacts

The proposed dwelling has been designed to fit into the woodland on site with minimal tree removal. However, the arborist report⁸ recommends removal of four mature trees together with removal of scrub/regeneration.

Impacts to the woodland on site will be total loss of habitat for the footprint of the dwelling and associated landscaping and car parking areas.

Following construction of the development, there will be an increased level of disturbance to habitats and species within the garden grounds. This may result in a degradation of quality of the habitat over the medium and long-term.

4.2 Bats

Three trees with bat roost potential were recorded on site. Further survey is recommended to assess whether these trees are utilised by roosting bats if these trees are to be affected by the proposals (the arborist report indicates that four trees will be removed including T1, T2, T12 and T13).

A tree climbing survey using appropriately qualified and licensed surveyors is recommended for trees with bat roost potential which are likely to be affected by the proposed development of the site. This includes trees proposed for felling or limb removal. If bats or evidence of bat roosts are found then activity surveys may be required to determine species and number of bats.

⁶ <https://www.taysidebiodiversity.co.uk/wp-content/uploads/2016/08/Tayside-LBAP-report-Woodland.pdf>

⁷ <https://map.environment.gov.scot/sewebmap/>

⁸ Tree Survey & Arboricultural Impact Assessment and Constraints Report. BS 5837: 2012 Trees in Relation to Design, Demolition, Construction- Recommendations. TD Tree & Land Services Ltd. April 2020.

Trees on site and the continuation of the woodland cover occupying the sloping ground of the site is likely to provide sheltered foraging areas and commuting routes for foraging bats in the wider area. It is assumed that the western edge of the site is most suitable for foraging and commuting bats as this is both sheltered at the base of the slope and shaded from the streetlights of Sauchie Road.

4.2.1 Potential impacts

Confirmation is required as to which trees will be affected by the proposed development of the site.

Potential impacts to bat roosts are unknown at this stage. Further survey is therefore required of any tree with bat roost potential that is to be removed.

Impacts to foraging bats due to the removal of a small number of trees are unknown but are deemed to be negligible.

Exterior lighting of the developed property could impact negatively upon foraging and commuting bats. It is recommended that lighting design does not include exterior lights on the western elevation of the building. Any other external lighting requirements should use downward pointing lights with attached cowls to prevent upward spillage of light.

4.3 Nesting birds

The site provides bird nesting habitat within the woodland and scrub occupying the site.

4.3.1 Potential impacts

Scrub and tree removal may disturb nesting birds if undertaken during the bird breeding season (February to September inclusive, though subject to inter-annual and geographic variation).

Works should ideally be scheduled to commence outwith the bird breeding season in order to avoid potential disturbance to nesting birds. If works are scheduled to commence within the bird breeding season then a screening survey should be undertaken by an ecologist prior to work at the site.

5 APPENDIX I – PHOTOGRAPHS



Photo 1.

View of the site from the NE.



Photo 2.

View of the site looking west from Sauchie Road. Standing water at base of slope visible, with playing fields beyond.



Photo 3.

View of the site from playing fields to west.



Photo 4.

View of the site showing approximate area for proposed dwelling.



Photo 5.

View of the southwest part of the site with lade in foreground.



Photo 6.

View of the northern boundary of the site from the playing fields, showing cleared trees on neighbouring property.



Photo 7.

View of the site showing the mill lade at the base of the slope.



Photo 8.

View of the site showing the mill lade at the base of the slope.

6 APPENDIX II - LEGISLATION (EUROPEAN PROTECTED SPECIES AND BIRDS)

European Protected Species (EPS): legal protection

Otter and all species of bats occurring within Scotland are protected under the Conservation (Natural Habitats, &c.) Regulations 1994 (the Habitats Regulations) as amended in 2004 and 2007. Beaver was added to this list in Scotland in 2019. In February 2007 amendments to Regulations 39, 40, in respect of protection of European Protected Species of animal, were brought about with a view to improving the transposition of the Habitats Regulations in Scotland. Along with all other European Protected Species of animal, all species of bats were removed from Schedule 5 of the Wildlife and Countryside Act (1981), meaning that the Conservation (Natural Habitats, &c.) Regulations 1994 as amended is the primary legislation protecting these species and their places of shelter.

Regulation 39(1) now contains the following offences:

- (a) deliberately or recklessly to capture, injure or kill a wild animal of a European protected species;
- (b) deliberately or recklessly-
 - (i) to harass a wild animal or group of wild animals of a European protected species;
 - (ii) to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
 - (iii) to disturb such an animal while it is rearing or otherwise caring for its young;
 - (iv) to obstruct access to a breeding site or resting place of such an animal, or otherwise to deny the animal use of the breeding site or resting place;
 - (v) to disturb such an animal in a manner that is, or in circumstances which are, likely to significantly affect the local distribution or abundance of the species to which it belongs; or
 - (vi) to disturb such an animal in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young;
- (c) deliberately or recklessly to take or destroy the eggs of such an animal; or
- (d) to damage or destroy a breeding site or resting place of such an animal.

Importantly the regulations previously provided a defence for offences which were the incidental result of lawful operations (subject to certain conditions). This defence has now been removed.

There are provisions in the legislation to allow actions to take place under licence that would otherwise contravene the law. Licences may be given authorising activities involving European Protected Species which would otherwise be illegal under the Regulations. The licences are granted by SNH. For a licence to be issued the following three tests must be satisfied:

- That the development is 'in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- That there is 'no satisfactory alternative';

- That the derogation (*i.e.* any permission/licence granted) is 'not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range'.

Birds: legal protection

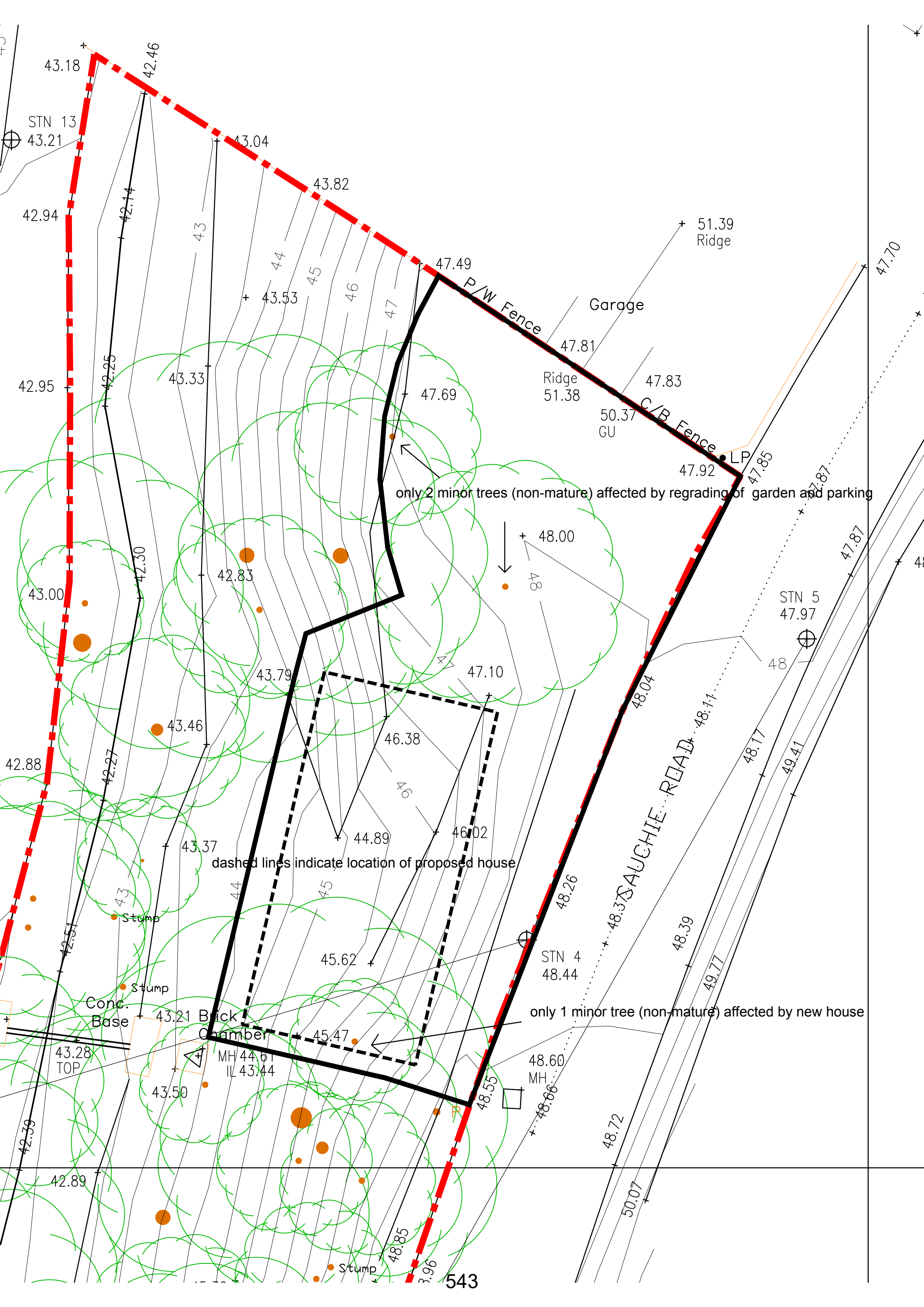
Section 1 of the WCA provides protection to all birds, their eggs and nests when they are being built or are in use. It is an offence to intentionally or recklessly destroy, or otherwise interfere with the nest of any bird if it is in use, or whilst it is being built. This includes preventing access to a nest at these times.

Enhanced protection is provided for bird species listed on Schedule 1, including Golden Eagle, Kingfisher, Osprey, Peregrine, Barn Owl and Crossbill. It is an offence to recklessly disturb Schedule 1 species when they have dependent young. Licences are available for the disturbance to birds and their nests for certain purposes.

Additionally, for birds listed on Schedule A1, it is an offence to take, damage, destroy or otherwise interfere with a nest habitually used by the species at any time of year.

Any works which may potentially cause disturbance to these Schedule 1 or Schedule A1 species requires prior consultation with SNH.

Exceptions exist for game birds during the open season and pest species which may be controlled under licence. The Scottish Government operates a 'general licence' for pest species, where control can be undertaken for the purposes of protecting public health and safety. These species include Great Black-backed Gull (to April 2020), Herring Gull, Collared Dove (to April 2020), Feral Pigeon, Woodpigeon, Carrion Crow, Hooded Crow, Jackdaw, Magpie, Rook (to April 2020) and Canada Goose.



T : 01368 830776 M : 07801 538717

E : info@tdtrees.co.uk www.tdtrees.co.uk

Head Office : Platform 1, Station Road Industrial Estate, Duns, Berwickshire TD11 3HS



TD TREE & LAND SERVICES LTD

Professional Tree Surgeons : Arboricultural Contracting & Consultancy : Forestry : Grounds Maintenance

Tree Survey & Arboricultural Impact Assessment and Constraints Report

BS 5837: 2012 Trees in Relation to Design, Demolition, Construction- Recommendations

Date: 17/04/2020
Version: 1B

Site: Sauchie road
Crieff
PH7 4EE

Client: Tradecast Building Services
Unit 8, Bridgend Industrial Estate
Gartferry Road
Moodiesburn
G69 0JD

Author: Mr Rikki Soroczynski
Survey Manager
TD Tree & Land Services Ltd
Platform 1
Station Road Industrial Estate
Duns
Berwickshire
TD11 3HS

This report is intended for the sole use of Mr Iain Chalmers of Tradecast Building Services and their client. No responsibility can be assumed by the author for any third party's actions arising through their interpretation of the document. Any third party relying on this document therefore does so entirely at his or her own risk.

Table of Contents

<i>References</i>	2
<i>Introduction</i>	2
<i>Authors Qualifications</i>	3
<i>Limitations</i>	3
<i>Methodology</i>	4
TREE SURVEY RESULTS	5
THE SITE:	5
<i>Trees Surveyed</i>	6
<i>Discussion</i>	6
<i>Recommendations</i>	6
BS 5837:2012 CATEGORY GRADING	7
APPENDIX 1, TD TREES, SAUCHIE ROAD, BS5837:2012	9
APPENDIX 2, TREE PROTECTION PLAN	18
INTRODUCTION	18
SEQUENCE OF EVENTS	18
APPENDIX 3: TOPOGRAPHICAL MAPS	27

References

The Body Language of Trees (Mattheck/Breloer 1995)
The Principles of Tree Hazard Assessment (Lonsdale 1999)
BS 5837:2012 Trees in Relation to Design, Demolition and Construction
BS 3998:2010 Tree work. Recommendations
Bat Conservation Trust, Bat surveys for Professional Ecologists, Good Practice Guidelines Third Edition, 2016 (BCT 2016 Collins)

Introduction

TD Trees and Land Services Ltd were commissioned to provide a tree survey and Arboricultural Impact Assessment (AIA) and constraints report BS5837: 2012 for Mr Iain Chalmers of Tradecast Building Services on the 4/2/2020.

Mr Chalmers offered that the report related to a planning application for proposed development on the site at Sauchie Road, Crieff, PH7 4EE.

A topographical map was provided on the 9/3/2020 outlining the area of the proposed development to be surveyed. [*See Appendix 3: topographical maps*](#)

The related report follows British Standards Institute (BSI) publication BS 5837: 2012 Trees in relation to design, Demolition and Construction – Recommendation. It may be used to form future planning applications to the Local Planning Authority (LPA):

- 20 trees and 2 groups of trees were surveyed as part of this report.
- Only trees with a Diameter Breast Height (DBH) of over 150mm were inspected
- Inspected trees were tagged with aluminium numbered tags (Tree Tag)
- Inspected trees were GPS plotted using TreeSmart Arb Software and their recorded position shown in maps.

This report must be read in conjunction with *Appendix 1: TD Trees, Sauchie Road, BS5837: 2012*

Mr Rikki Soroczynski, Survey Manager of TD Trees undertook the assessment and report writing. The report was technically checked and proofed by Mr David Whyte, European Protected Species and Training Manager.

Authors Qualifications

This report is based upon the observations and investigations carried out by the author who is an experienced Ecological consultant and Arborist with 6 years' experience.

Rikki joined the TD Trees team in 2019 as an Ecological consultant and Survey manager. His main roles are:

- Arboricultural consultancy and tree surgery
- Arboricultural surveying
- Ecological surveying for management of Bats and their habitat
- Tree conservation and their management

His qualifications include:

- NPTC 0020-12, 0020-13, 0021-01, 0021-02, 0021-08
- LANTRA Professional Tree Inspector
- SNH licensed bat worker
- British Red Cross First Aid at Work + F

Limitations

- The findings of this report are valid for a period of 12 months from the date of issue. Trees are living organisms that are constantly growing and changing – it is important that they are inspected regularly.
- Trees were inspected visually from ground level; no invasive or non-invasive quantitate assessments were used.
- Whilst every effort has been made to detect defects within the individual trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.
- This report has been prepared for the sole use of Mr Iain Chalmers of Tradecast Building Services and their client. Any third party referring to this report or relying on the information contained therein does so entirely at his or her own risk.
- No soil, foliage or root samples were taken for analysis – should this be required, recommendations will be stated below.

- No decay measurement techniques were used during this survey – should further investigation be necessary, specific recommendations will be made below.
- The plotted location of the trees was taken and reproduced using TreeSmart Arb Software and is accurate to 5m. Its position is therefore to be used as a guide only.
- Height and crown spreads were measured using Nikon Forestry Pro Hypsometer.
- Diameter at breast height (DBH) was measured using Arboricultural diameter and circumference measuring tape.
- Any durations or timescales mentioned in this report should be taken from the date of inspection as recorded in [*Appendix 1: TD Trees, Sauchie Road, BS5837: 2012*](#)

Methodology

- Trees within the survey area were inspected from ground level following methods described in Visual Tree Assessment (VTA type 1), (Mattheck and Breloer, 1994).
- Only trees with a Diameter at breast height (DBH) of over 150mm were inspected.
- Measurements and calculations related to and required by British Standards Institute (BSI) publication *BS 5837:2012 Trees in relations to design, demolition and construction* – recommendations were made.
- Considerations were made to the future development of the site; to neighbouring property development; site traffic and plant; excavation; construction and further private use.
- Trees of DBH> 150mm within groups were visually counted. A walkthrough visual count of trees was performed and repeated 3 times. The average number of the counts is used in this report.
- The individual tree data was recorded using the TreeSmart Arb software.
- Maps and tree positions therein are accurate to 5m

Information recorded includes (but not limited to):

- **Tree ID** - Identification number of tree as shown on plan
- **Species** - Botanical and Common name of species. Where the sub-group was unknown (Spp) has been used alongside the genus.
- **Age class** - Young (Y), Early Mature (EM), Mature (M), Late mature. (LM) and Veteran (V)

- **Hgt** - Height of tree in meters.
- **DBH** - Diameter at Breast Height: trunk diameter in cm measured at 1.5m.
- **Crown spread** - Average of 4 measurements taken of North, South, East and West crown spread.
- **MS** - Multi-stemmed.
- **RPA** - Root Protection Area, calculated as 12x the DBH unless multi-stemmed, in which case 10 the DBH.
- **Retention Category** – All trees within the survey have been ascribed a Retention Category as per *BS 5837: 2012*. This takes account of the tree, as well as its amenity and landscape value and suitability for retention within any proposed development. The retention category for each tree is shown in the Tree Survey Schedule.
- **Comments** – General comments on tree health, condition and form, highlighting any defects and/or areas of concern.
- **Recommended Management** - Recommended remedial action/Arboricultural work described in detail or No work required (NWR)

Tree Survey Results

The site:

- Grid reference: NN 85873 21894
- Access to the site can be made from Sauchie Road that runs parallel South to North on the Eastern boundary of the site.
- The Northern boundary is marked neighbouring properties.
- The Eastern boundary is marked by Sauchie road that runs South to North.
- The Western boundary is marked by Taylor park that extends from Dallerie road to the South and Turretbank Road to the North.
- The extent of the woodland area continues out with the survey area South along the boundary between Taylor park and neighbouring properties on Sauchie road.

Mr Rikki Soroczynski of TD Tree & Land Services Ltd. visited the site on the 5/3/20 to conduct the surveys recorded in this report.

The Site includes various native species including Ash (*Fraxinus excelsior*), Elder (*Sambucus nigra*), Oak (*Quercus robur*), Beech (*Fagus sylvatica*), Alder (*Alnus glutinosa*) and Holly (*Ilex aquafolium*).

Trees Surveyed

The development site contains 20 individual trees of varying age class and 2 groups of trees.

- Only trees with a Diameter Breast Height (DBH) of 150mm were inspected.
- 20 Trees were surveyed
- 2 Groups of trees were surveyed.
- Inspected trees were tagged with aluminium numbered tags (Tree ID)

Appendix 1: TD Trees, Sauchie Road, BS 5837:2012 assessment schedule details the current condition, short term life expectancy and, observations for potential remedial works or trees located within and around the perimeter boundary. ***See Appendix 3: topographical maps.***

Discussion

The site at Sauchie road is situated on a major declining gradient from East to West and North to South. A waterway runs along the Western boundary where there are also trees situated between the site and Taylor park. A mixed age class of trees are present ranging in condition from dead/poor to good.

The design of the proposed development has been created to limit the impact to the wooded area, with significant steps being undertaken by the client and their appointed architect to minimise conflict.

The topography of the site does warrant a more cautious approach when considering the effects of development on RPA (Root Protection Areas) where subsidence could legitimately be an issue ***See Appendix 3: topographical maps.*** T1, T2, T12 and T13 are directly conflicting the design and will require removal. G1 consists of small diameter young (*Fraxinus excelsior*, *Alnus glutinosa* and *Fagus sylvatica*) to semi mature (*Sambucus nigra*). The groups regeneration throughout the site of proposed development creates a conflict with the design and will require removal.

See Appendix 2. Tree Protection Plan to ensure RPA is not negatively affected by the proposed development. Further recommendations may be made post construction to reduce risk of hazard

Recommendations

- A BS8596: Surveying for Bats in Trees and Woodlands is commissioned for the site prior to any further recommendations being implemented.
- A full Ecological report is commissioned prior to any further recommendations being implemented that includes Nesting bird survey and NVC phase 1 habitat survey for protected flora and fauna.

- The requirements of the Tree Protection Plan (TPP) are satisfied prior to any further recommendations being implemented.
- An Arboricultural Condition and Hazard survey is commissioned prior to the removal of any trees identified within this report to remove any potential hazard during the development of the site.
- Remove G1
- Remove T1, T2, T12 and T13
- Regular hazard and condition surveys are commissioned post development to ensure the minimizing of risk and hazard to the property and its inhabitants.
- All tree works are carried out to the standards defined in the BS 3998: 2010.
- Recommendations for tree work to be undertaken by arborists with the appropriate insurance and qualifications and approved contractors of the Arboricultural Association. TD Tree & Land Services Ltd are AA approved contractors. *see www.TDTREES.co.uk

BS 5837:2012 Category Grading

The trees were categorised for quality, based on guidance given in British Standard BS 5837: 2012 *Trees in relation to, Demolition and Construction – Recommendations*. Trees were classified per their retention category. An explanation of the categories and their meanings is given below:

Category & Definition	Criteria - Subcategories
Trees unsuitable for retention	
Category U <i>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 10 years.</i>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>
Trees to be considered for retention	
Category A High quality and value with an estimated life expectancy of at least 40 years.	<p>Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature.</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value.</p>
Category B Moderate quality and value with an estimated life	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management or storm</p>

<p>expectancy of at least 20 years.</p>	<p>damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p> <p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p> <p>Trees with material conservation or other cultural value.</p>
<p>Category C Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p> <p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.</p> <p>Trees with no material conservation or other cultural value.</p>

Appendix 1, TD Trees, Sauchie Road, BS5837:2012

Prepared by:	TD Trees
Address:	TD Tree & Land Services Ltd Platform 1 Station Rd Duns Berwickshire TD113HS
Work Package:	Sauchie Road
Site Name/Order No:	
Inspector's Name:	TD Trees
Date of Report:	17-04-2020

Executive Summary:

TD Tree & Land Services Ltd was commissioned to provide a tree report in line with BS: 5837 for site at Sauchie Road, Crieff, PH7 4EE

As part of this report:

20 Individual trees were surveyed






2 groups of trees were surveyed

This tree and woodland survey was undertaken by a qualified inspector from ground level. It is advised that following any extreme weather conditions any damaged tree or tree movement that has occurred and noticed by persons on site or ground staff is reported to the surveyor for further advice or a revisit if required.

Keys:

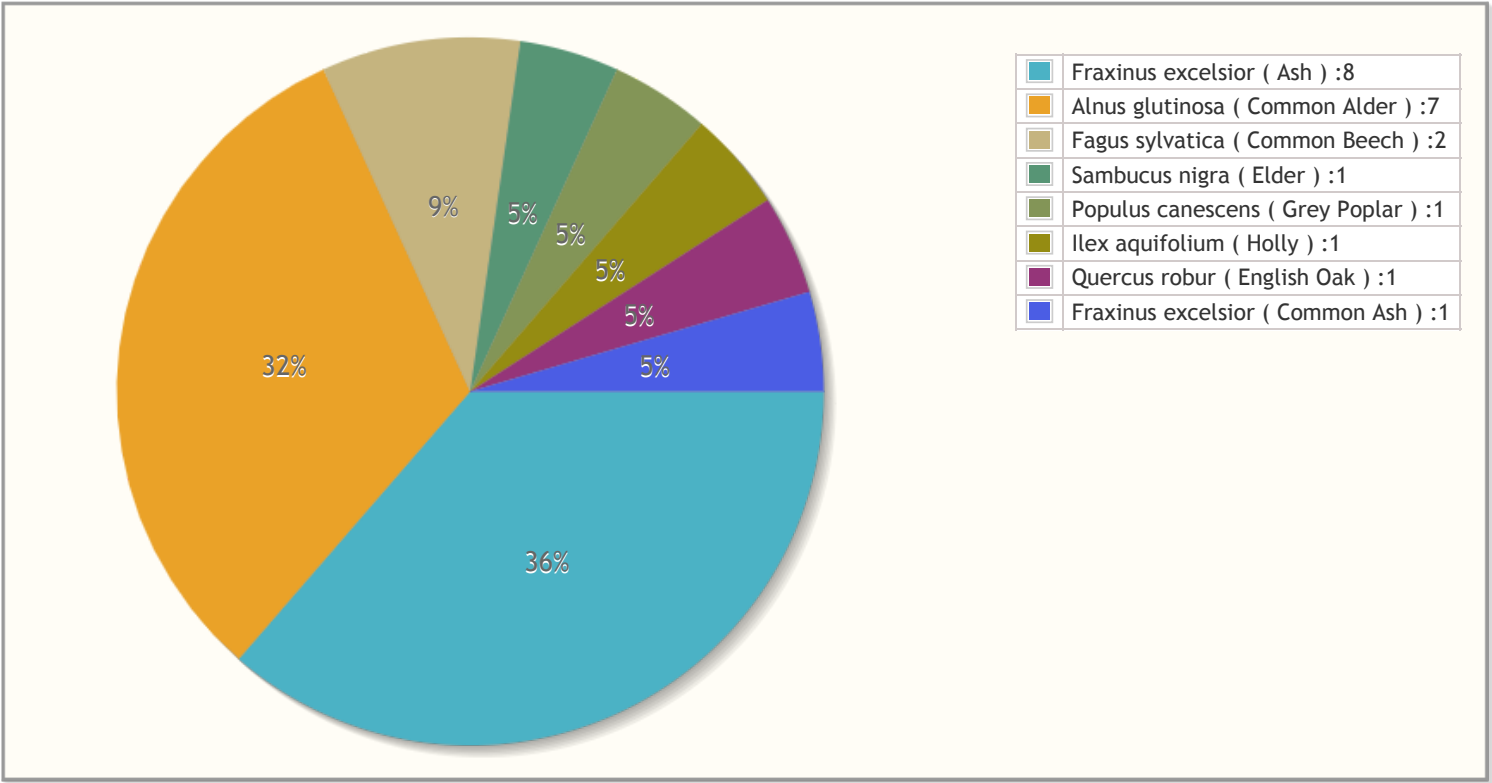
Condition	Definition
Good	Good - Healthy full crown, long life expectancy, no significant defects.
Fair	Fair - Generally healthy, some thinning in the crown, with defects of low significance.
Poor	Poor - Lacking vigour, poor leaf cover, with significant defects.
Dangerous	Dangerous - Urgent removal required
Dead	Dead

Treework Priority	Definition
0	No work required
1	Within 2 weeks
2	Within 1 month
3	Within 3 months
4	Within 6 Months
5	Within 1 Year

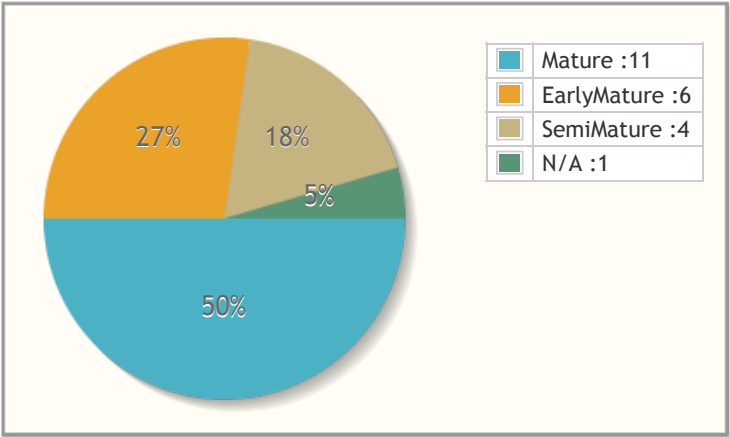
Category	Definition	BS5837 Classification
A		Trees of high quality and value capable of making a significant contribution to the area for 40 or more years.
B		Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years.
C		Trees of low quality, adequate for retention for a minimum of 10 years expecting new planting to take place; or young trees that are less than 15 cms in diameter which should be considered for re-planting where they impinge significantly on the proposed development.
U		Unretainable
?		Category not known

Subcategory	Definition
1	Mainly arboricultural values
2	Mainly landscape values
3	Mainly cultural values, including conservation

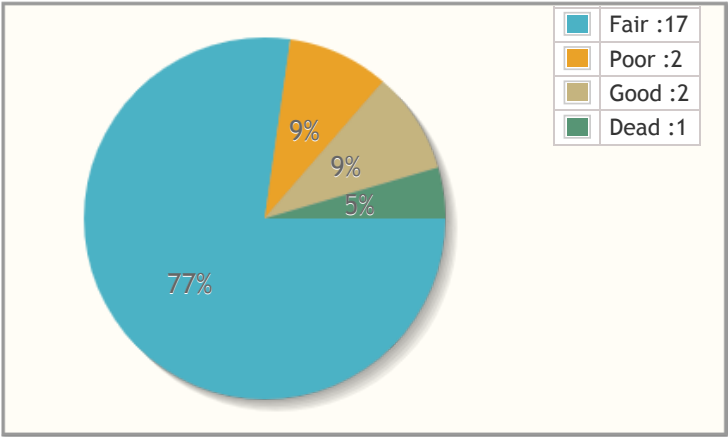
Species



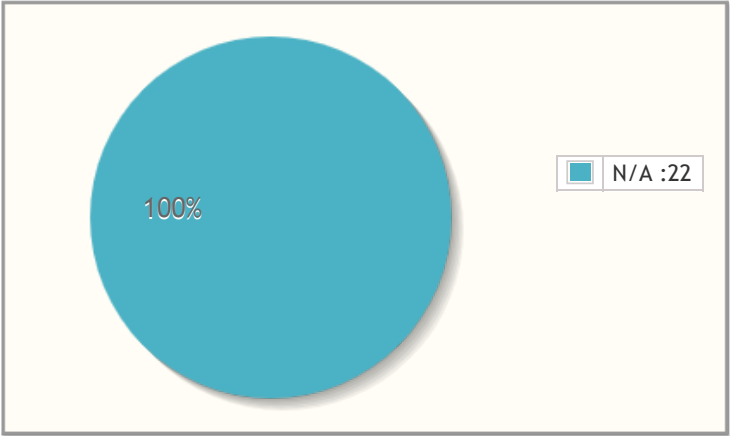
Age Class



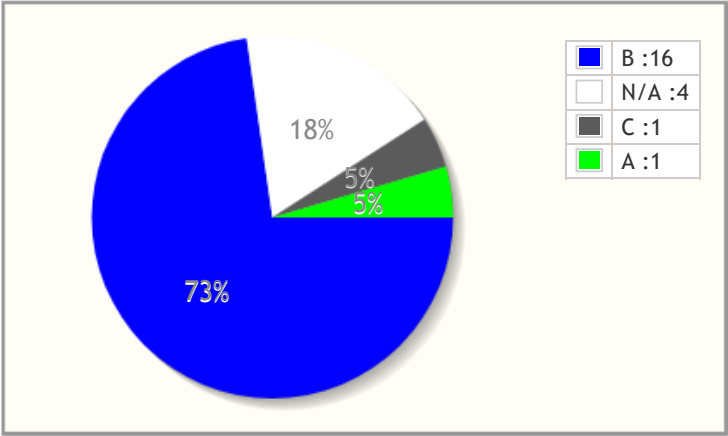
Physical Condition



Work Priority



BS5837 Category



No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
G1	Sambucus nigra (Elder) (group)	4	SemiMature	05-03-2021		0
	TREE/GROUP TAG 540 ; KT ASSET ID 110106051 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; EST. NUMBER OF TREES 50 SPECIES Sambucus nigra (Elder) 40% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS SemiMature SPECIES Alnus glutinosa (Common Alder) 30% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS SemiMature SPECIES Fraxinus excelsior (Ash) 30% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS Young AMENITY VALUE Low ; COMMENT SR ; EASTING/NORTHING point(285875.09 721891.17) ; USER NAME TD Trees		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T1	Fraxinus excelsior (Ash)	14	Mature	05-03-2021		0
	GENERAL OBSERVATIONS Crown in state of decline. multiple PRF observed CATEGORY B3 ; PHYSICAL_CONDITION Poor ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY <10 years ; TREE/GROUP TAG 529 ; KT ASSET ID 110106052 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 425.65313199782m² ; RPA RADIUS 11.64m ; ORIENTATION OF FIRST BRANCH S ; HEIGHT OF FIRST BRANCH 4 ; CANOPY SPREAD N 2m, E 5m, S 4m, W 4m ; CANOPY HEIGHT 6 ; AMENITY VALUE Medium ; STEM DIAMETERS 97cm ; COMMENT SR ; EASTING/NORTHING point(285880.95 721917.48) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T2	Fraxinus excelsior (Ash)	6	Mature	05-03-2021		0
	GENERAL OBSERVATIONS historically monolithed to 2 m. ivy growth to 2m CATEGORY B3 ; PHYSICAL_CONDITION Poor ; STRUCTURAL_CONDITION Poor ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 433 ; KT ASSET ID 110106053 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 358.33759789082m² ; RPA RADIUS 10.68m ; ORIENTATION OF FIRST BRANCH N ; HEIGHT OF FIRST BRANCH 2 ; CANOPY SPREAD N 2m, E 3m, S 2m, W 2m ; CANOPY HEIGHT 2 ; AMENITY VALUE Medium ; STEM DIAMETERS 89cm ; COMMENT SR ; EASTING/NORTHING point(285883.28 721913.34) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T3	Alnus glutinosa (Common Alder)	8	Mature	05-03-2021		0
	GENERAL OBSERVATIONS ivy growth covers entire tree CATEGORY B3 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Poor ; LIFE EXPECTANCY <10 years ; TREE/GROUP TAG 356 ; KT ASSET ID 110106054 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 76.046648409856m² ; RPA RADIUS 4.92m ; ORIENTATION OF FIRST BRANCH E ; HEIGHT OF FIRST BRANCH 2 ; CANOPY SPREAD N 2m, E 2m, S 2m, W 2m ; CANOPY HEIGHT 5 ; AMENITY VALUE Medium ; STEM DIAMETERS 41cm ; COMMENT SR ; EASTING/NORTHING point(285877.25 721913.14) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T4	Alnus glutinosa (Common Alder)	13	Mature	05-03-2021		0
	GENERAL OBSERVATIONS co dom stem major lean favours W over target playing fields PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 356 ; KT ASSET ID 110106055 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 2 ; RPA 203.07757567629m² ; RPA RADIUS 8.04m ; ORIENTATION OF FIRST BRANCH W ; HEIGHT OF FIRST BRANCH 3 ; CANOPY SPREAD N 5m, E 3m, S 5m, W 7m ; CANOPY HEIGHT 5 ; STEM DIAMETERS 48cm, 47cm ; COMMENT SR ; EASTING/NORTHING point(285873.39 721917.78) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T5	Alnus glutinosa (Common Alder)	8	EarlyMature	05-03-2021		0
	GENERAL OBSERVATIONS major lean favours N CATEGORY C3 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Poor ; LIFE EXPECTANCY <10 years ; TREE/GROUP TAG 321 ; KT ASSET ID 110106056 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 43.474615777437m² ; RPA RADIUS 3.72m ; ORIENTATION OF FIRST BRANCH N ; HEIGHT OF FIRST BRANCH 7 ; CANOPY SPREAD N 6m, E 2m, S 1m, W 2m ; CANOPY HEIGHT 7 ; AMENITY VALUE Low ; STEM DIAMETERS 31cm ; COMMENT SR ; EASTING/NORTHING point(285875.58 721907.23) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T6	Fraxinus excelsior (Ash)	10	EarlyMature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B3 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 220 ; KT ASSET ID 110106057 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 52.2962079487171m² ; RPA RADIUS 4.08m ; ORIENTATION OF FIRST BRANCH W ; HEIGHT OF FIRST BRANCH 3 ; CANOPY SPREAD N 3m, E 3m, S 2m, W 2m ; CANOPY HEIGHT 4 ; AMENITY VALUE Medium ; STEM DIAMETERS 34cm ; COMMENT SR ; EASTING/NORTHING point(285870.25 721902.94) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T7	Populus canescens (Grey Poplar)	6	SemiMature	05-03-2021		0
	GENERAL OBSERVATIONS co dom stem CATEGORY B ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 320 ; KT ASSET ID 110106058 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 2 ; RPA 35.4673244219673m² ; RPA RADIUS 3.36m ; ORIENTATION OF FIRST BRANCH N ; HEIGHT OF FIRST BRANCH 1 ; CANOPY SPREAD N 3m, E 3m, S 3m, W 3m ; CANOPY HEIGHT 2 ; AMENITY VALUE Medium ; STEM DIAMETERS 20cm, 19cm ; COMMENT SR ; EASTING/NORTHING point(285870.55 721903.10) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T8	Fraxinus excelsior (Ash)	10	EarlyMature	05-03-2021		0

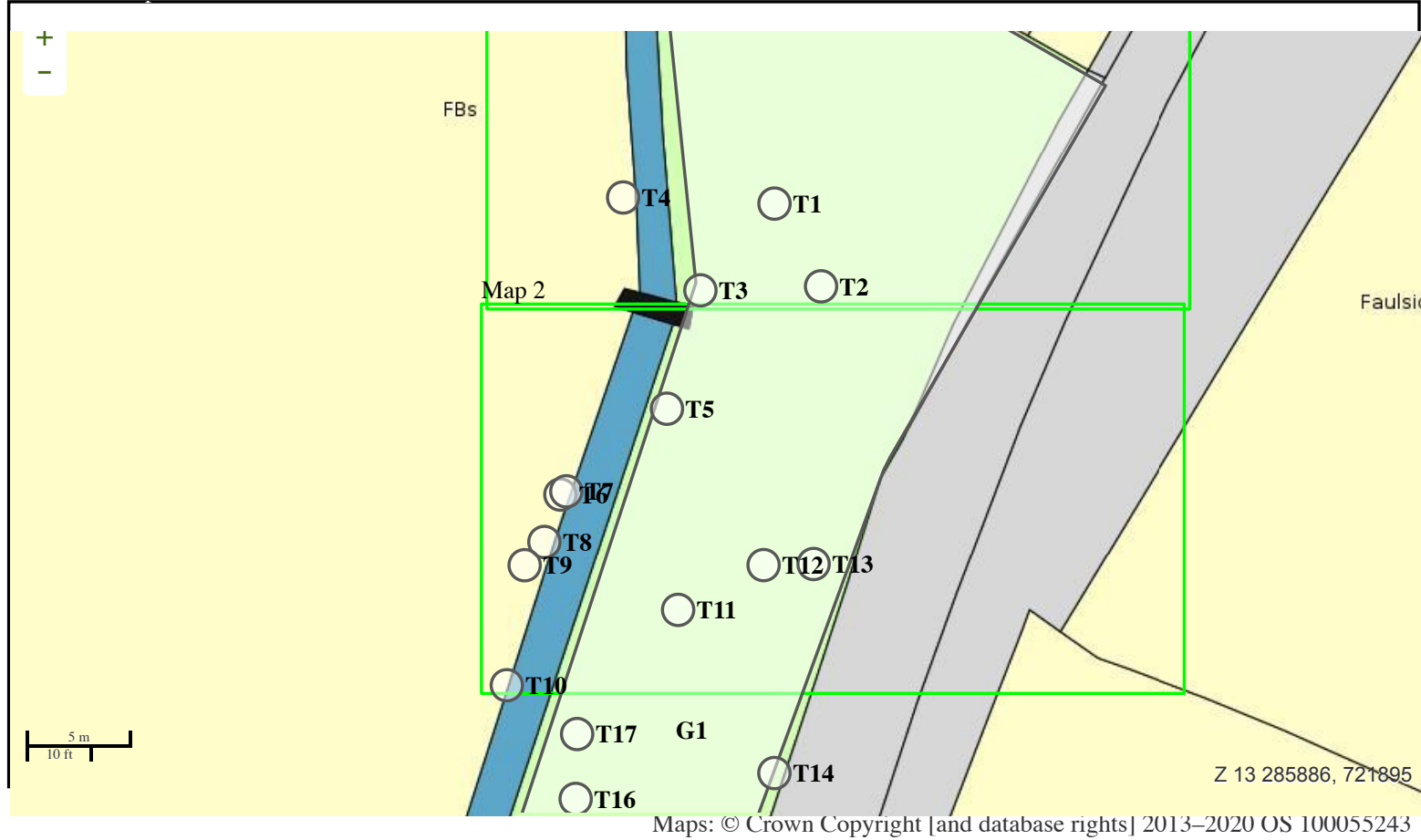
--	--	--	--	--	--	--

No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
	GENERAL OBSERVATIONS co dom stem. dieback in crown CATEGORY B3 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 219 ; KT ASSET ID 110106059 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 2 ; RPA 83.6467893574204m² ; RPA RADIUS 5.16m ; ORIENTATION OF FIRST BRANCH S ; HEIGHT OF FIRST BRANCH 2 ; CANOPY SPREAD N 2m, E 3m, S 3m, W 2m ; CANOPY HEIGHT 3 ; AMENITY VALUE Medium ; STEM DIAMETERS 32cm, 29cm ; COMMENT SR ; EASTING/NORTHING point(285869.45 721900.57) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T9	Fraxinus excelsior (Ash)	6	SemiMature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 230 ; KT ASSET ID 110106060 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 58.6296587383542m² ; RPA RADIUS 4.32m ; ORIENTATION OF FIRST BRANCH W ; HEIGHT OF FIRST BRANCH 2 ; CANOPY SPREAD N 2m, E 2m, S 3m, W 4m ; CANOPY HEIGHT 3 ; AMENITY VALUE Medium ; STEM DIAMETERS 36cm ; COMMENT SR ; EASTING/NORTHING point(285868.47 721899.41) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T10	Alnus glutinosa (Common Alder)	14	Mature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 319 ; KT ASSET ID 110106061 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 152.183774688135m² ; RPA RADIUS 6.96m ; ORIENTATION OF FIRST BRANCH E ; HEIGHT OF FIRST BRANCH 4 ; CANOPY SPREAD N 3m, E 4m, S 6m, W 4m ; CANOPY HEIGHT 4 ; AMENITY VALUE Medium ; STEM DIAMETERS 58cm ; COMMENT SR ; EASTING/NORTHING point(285867.58 721893.41) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T11	Fagus sylvatica (Common Beech)	15	Mature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Good ; STRUCTURAL_CONDITION Good ; LIFE EXPECTANCY >40 years ; TREE/GROUP TAG 323 ; KT ASSET ID 110106062 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 191.134497044403m² ; RPA RADIUS 7.8m ; ORIENTATION OF FIRST BRANCH N ; HEIGHT OF FIRST BRANCH 4 ; CANOPY SPREAD N 4m, E 5m, S 4m, W 5m ; CANOPY HEIGHT 6 ; AMENITY VALUE Medium ; STEM DIAMETERS 65cm ; COMMENT SR ; EASTING/NORTHING point(285876.13 721897.18) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T12	Fraxinus excelsior (Ash)	18	Mature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B3 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 322 ; KT ASSET ID 110106063 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 2 ; RPA 4.70665871538454m² ; RPA RADIUS 1.224m ; ORIENTATION OF FIRST BRANCH N ; HEIGHT OF FIRST BRANCH 5 ; CANOPY SPREAD N 5m, E 4m, S 6m, W 5m ; CANOPY HEIGHT 8 ; AMENITY VALUE Medium ; STEM DIAMETERS 65cm, 78cm ; COMMENT SR ; EASTING/NORTHING point(285880.41 721899.42) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T13	Fraxinus excelsior (Ash)	15	Mature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 229 ; KT ASSET ID 110106064 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 95.7255847919424m² ; RPA RADIUS 5.52m ; ORIENTATION OF FIRST BRANCH S ; HEIGHT OF FIRST BRANCH 10 ; CANOPY SPREAD N 2m, E 3m, S 3m, W 5m ; CANOPY HEIGHT 10 ; AMENITY VALUE Medium ; STEM DIAMETERS 46cm ; COMMENT SR ; EASTING/NORTHING point(285882.90 721899.47) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T14	Fraxinus excelsior (Ash)	18	Mature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 599 ; KT ASSET ID 110106065 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 342.413493048304m² ; RPA RADIUS 10.44m ; ORIENTATION OF FIRST BRANCH S ; HEIGHT OF FIRST BRANCH 10 ; CANOPY SPREAD N 4m, E 5m, S 4m, W 5m ; CANOPY HEIGHT 10 ; AMENITY VALUE Medium ; STEM DIAMETERS 87cm ; COMMENT SR ; EASTING/NORTHING point(285880.94 721889.03) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T15	Alnus glutinosa (Common Alder)	9	SemiMature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 589 ; KT ASSET ID 110106066 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 46.3246686327737m² ; RPA RADIUS 3.84m ; ORIENTATION OF FIRST BRANCH E ; HEIGHT OF FIRST BRANCH 1 ; CANOPY SPREAD N 3m, E 3m, S 3m, W 3m ; CANOPY HEIGHT 3 ; AMENITY VALUE Medium ; STEM DIAMETERS 32cm ; COMMENT SR ; EASTING/NORTHING point(285877.87 721884.77) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE -; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T16	Ilex aquifolium (Holly)	11	EarlyMature	05-03-2021		0

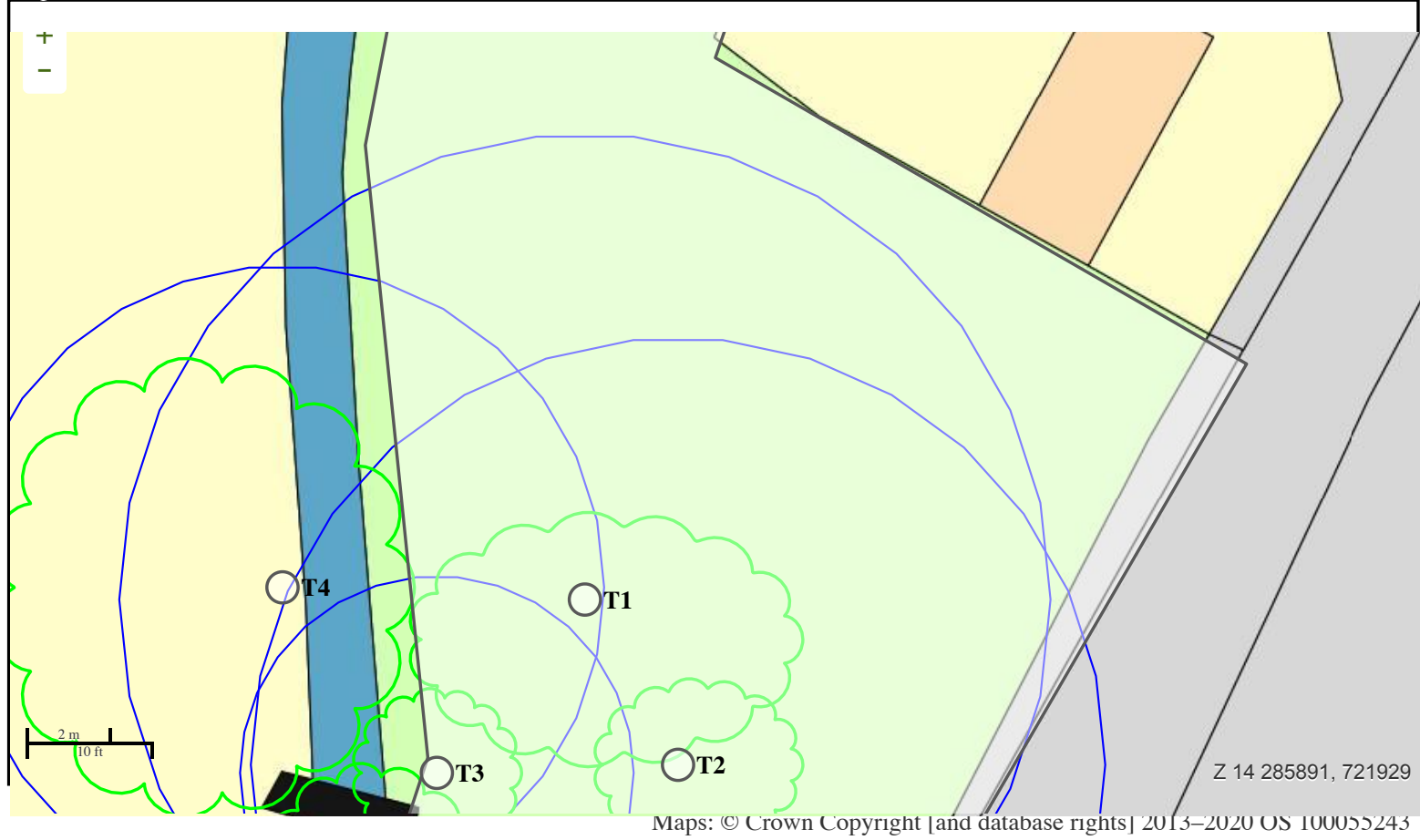
--	--	--	--	--	--	--

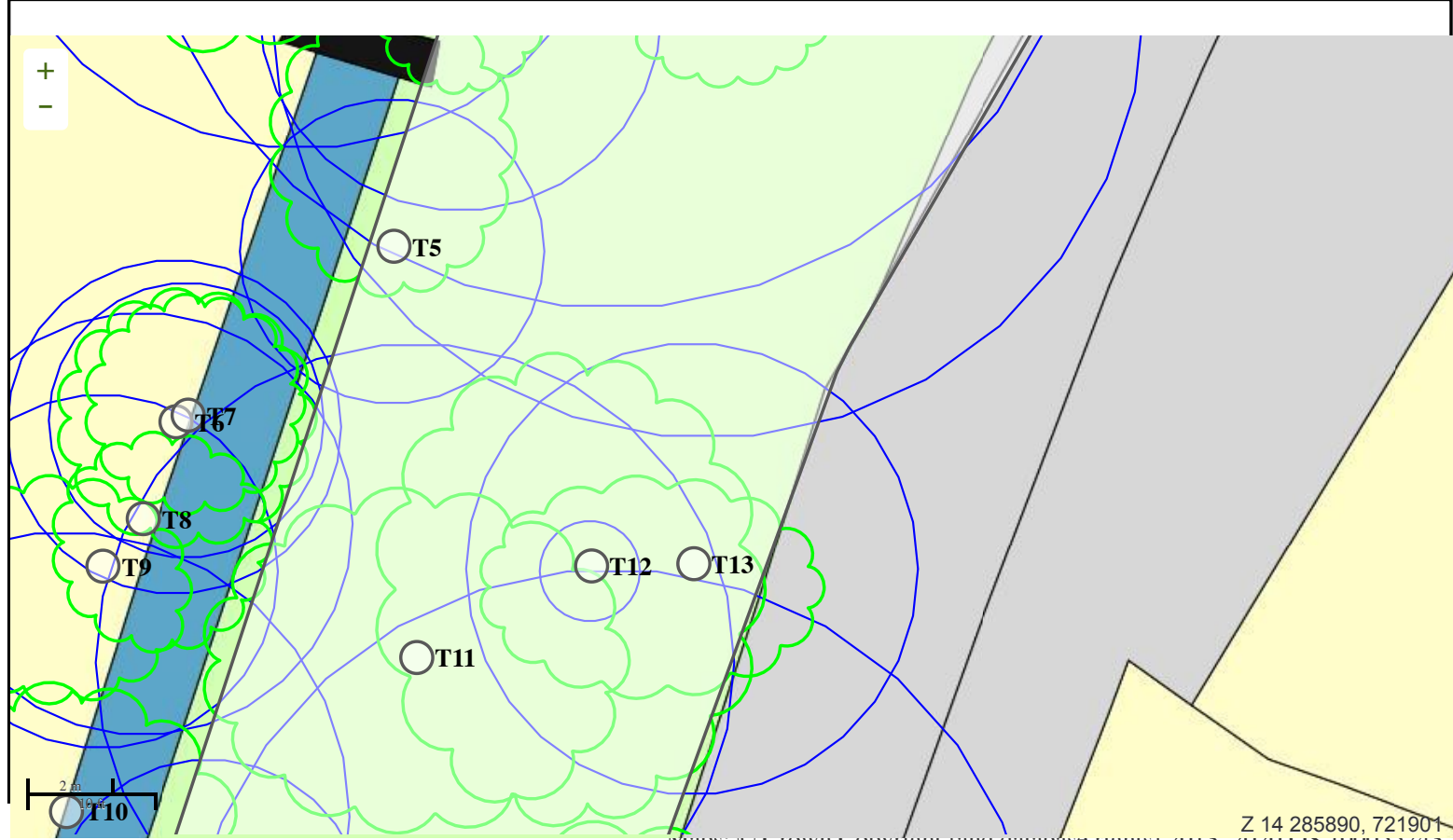
No	Species	Height (m)	Age Class	Inspection	Priority	Duration
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 566 ; KT ASSET ID 110106067 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 55.4176944093239m² ; RPA RADIUS 4.2m ; ORIENTATION OF FIRST BRANCH E ; HEIGHT OF FIRST BRANCH 2 ; CANOPY SPREAD N 3m, E 3m, S 4m, W 4m ; CANOPY HEIGHT 3 ; AMENITY VALUE Medium ; STEM DIAMETERS 35cm ; COMMENT SR ; EASTING/NORTHING point(285871.02 721887.73) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
G2	Alnus glutinosa (Common Alder) (group)	10	EarlyMature	05-03-2021		0
	TREE/GROUP TAG 576 ; KT ASSET ID 110106068 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; EST. NUMBER OF TREES 6 SPECIES Fraxinus excelsior (Common Ash) 50% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS EarlyMature SPECIES Alnus glutinosa (Common Alder) 50% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS EarlyMature AMENITY VALUE Medium ; COMMENT SR ; EASTING/NORTHING point(285873.13 721882.37) ; USER NAME TD Trees		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T17	Alnus glutinosa (Common Alder)	11		05-03-2021		0
	GENERAL OBSERVATIONS PHYSICAL_CONDITION Dead ; STRUCTURAL_CONDITION Dead ; TREE/GROUP TAG 567 ; KT ASSET ID 110106069 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 46.3246686327737m² ; RPA RADIUS 3.84m ; ORIENTATION OF FIRST BRANCH N ; HEIGHT OF FIRST BRANCH 0 ; CANOPY SPREAD N 0m, E 0m, S 0m, W 0m ; CANOPY HEIGHT 0 ; STEM DIAMETERS 32cm ; COMMENT SR ; EASTING/NORTHING point(285871.09 721890.97) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T18	Quercus robur (English Oak)	18	Mature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY A3 ; PHYSICAL_CONDITION Good ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY >40 years ; TREE/GROUP TAG 568 ; KT ASSET ID 110106070 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 452.38934211693m² ; RPA RADIUS 12m ; ORIENTATION OF FIRST BRANCH W ; HEIGHT OF FIRST BRANCH 5 ; CANOPY SPREAD N 6m, E 8m, S 9m, W 8m ; CANOPY HEIGHT 5 ; AMENITY VALUE High ; STEM DIAMETERS 10cm ; COMMENT SR ; EASTING/NORTHING point(285874.17 721874.53) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T19	Fagus sylvatica (Common Beech)	12	Mature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B2 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY >40 years ; TREE/GROUP TAG 569 ; KT ASSET ID 110106071 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; NUMBER OF STEMS 1 ; RPA 83.6467893574204m² ; RPA RADIUS 5.16m ; ORIENTATION OF FIRST BRANCH N ; HEIGHT OF FIRST BRANCH 3 ; CANOPY SPREAD N 4m, E 3m, S 4m, W 5m ; CANOPY HEIGHT 3 ; AMENITY VALUE Medium ; STEM DIAMETERS 43cm ; COMMENT SR ; EASTING/NORTHING point(285870.70 721873.10) ; CAVAT FUNCTIONAL VALUE 0% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			
T20	Fraxinus excelsior (Common Ash)		EarlyMature	05-03-2021		0
	GENERAL OBSERVATIONS CATEGORY B3 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Poor ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 572 ; KT ASSET ID 110106072 ; INSPECTION TYPE Cyclical ; TRAFFIC MANAGEMENT REQD None ; AMENITY VALUE Low ; COMMENT SR ; EASTING/NORTHING point(285866.33 721876.37) ; CAVAT FUNCTIONAL VALUE 50% ; CAVAT CASH VALUE - ; USER NAME TD Trees ; LAST INSPECTED 05-03-2020		NO WORKS REQUIRED AT THE TIME OF INSPECTION OPERATIONS CARRIED OUT SINCE WORK-PACKAGE CREATED Inspect			

Overview Map



Map 1





Intentionally left blank.

Appendix 2, Tree Protection Plan

Introduction

TD Trees and Land Services Ltd were commissioned to provide a supplementary Tree Protection Plan (TPP) to the associated Tree survey and Arboricultural restraints report BS5837: 2012 for Iain Chalmers of Tradecast Building Services on the 4/2/2020.

This is a site-specific TPP and is not applicable to any other site or situation. It has been compiled from data gathered during the associated *TD Trees, Sauchie Road, BS5837:2012* report.

Analysis of conflict with the retained trees was made via comparison of the site design proposal *see Appendix 4: Topographical Maps*

- 20 trees and 2 groups of trees were surveyed as part of this report
- Only trees with a Diameter Breast Height (DBH) of over 150mm were inspected
- Inspected trees were tagged with aluminium numbered tags (Tree Tag)
- Inspected trees were GPS plotted using TreeSmart Arb Software and their recorded position shown in maps
- 13 Trees are protected by the TPP

This report must be read in conjunction with *Appendix 1: TD Trees, Sauchie Road, BS5837: 2012*

Sequence of Events

Events to be agreed at the pre-commencement meeting, these recommended events may be subject to change. Any change to this sequence that may directly or indirectly impact on the retained trees must be approved by the LPA Arboriculturalist.

Pre-development Stage

- Pre-commencement site meeting between Local Planning Authority, client and developers' architect. Work plan drafted and agreed.
- Removal of defective trees recommended for felling in AIA.
- Remedial pruning of trees as recommended in the AIA development:
- Removal of trees in conflict with the design as per the AIA.
- Tree protection measures installed around retained trees (protective fencing).

- Site to be inspected by the appointed Arboriculturalist and works approved.

Development Stage

- This stage is subject to site monitoring visits by the appointed Arboriculturalist at intervals as agreed at the pre-commencement site meeting. These visits are to ensure that the agreed protection measures are functional and correctly achieving their purpose.
- Site accessible to demolition and construction traffic.

Post Development

- Removal of Protective Fencing as agreed by the appointed Arboriculturalist.
- Landscape operatives to be briefed by project Arboriculturalist.
- Compensation replanting takes place.
- Arboricultural supervision is to be carried out at all crucial stages throughout the development process to ensure detailed tasks are carried out as per the approved methodology. At points as detailed in section 1.1 and during:
 - Any incursion into RPA for whatever reason
- This supervision will require the Arboriculturalist to be present throughout the tasks, to ensure all the arboricultural objectives are met.
- Supervision may be reduced to telephone contact between the site Project Manager and the Arboriculturalist on mutual agreement.
- The local authority Arboriculturalist will have access to the site and pass any recommendations direct to the developers Arboriculturalist.
- Any alterations to the Protective Fencing should be approved by the developers Arboriculturalist and local authority Arboriculturalist.

Root Protection Areas

- Reference must be made to document ***TD Trees, Sauchie Road, BS5837:2012*** The RPA's detailed in the maps of this document are designed to protect at least a functional minimum of tree root mass in order to ensure that the trees survive the construction process.
- It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

Restrictions within Tree Protection Areas

The exclusion area of the Protective Fencing, follows the drawing in the TPP, with in this zone the following shall apply:

- No mechanical excavation
- No excavation by any other means without arboricultural site supervision. (Compensation replanting)
- No hand digging without a written method statement having first been approved by the LPA Arboriculturalist.
- No ground level changes whatsoever.
- No storage of plant or materials.
- No storage or handling of any chemicals.
- No vehicular access.

Tree Protection Fencing

- The Tree Protection Plan (TPP) shows the position of the Tree Protection Fencing. This fencing comprises of one type as detailed below. The protective fencing should be erected before any materials or machinery are brought onto site and before any development commences.
- Once erected these barriers will be regarded as permanent and will not be removed or altered without prior agreement of the appointed Arboriculturalist and written approval of the local planning authority.
- Tree protective fencing will be fit for the purpose of excluding constructive activity, regular checks must be made of the fencing to ensure its stability and structure. Scheduled site visits of the appointed Arboriculturalist or the LPA will record these checks.
- The barriers will consist of a scaffold framework in accordance with Fig. 2 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps.
- Once the construction exclusion zone has been protected by the barriers, construction can commence. Signs should be fixed to the fencing panels with the words: “Construction Exclusion Zone – No Access” or similar.

Direct quotation of Bs5837: 2012

“BRITISH STANDARD BS 5837:2012”

Barriers and ground protection

General

- *All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are*

brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).

- *Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.*
- *The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project Arboriculturalist and, where necessary, approval from the local planning authority.*
- *Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project Arboriculturalist or local planning authority if appropriate (see also 8.8.1).*
- *It should be confirmed by the project Arboriculturalist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.*

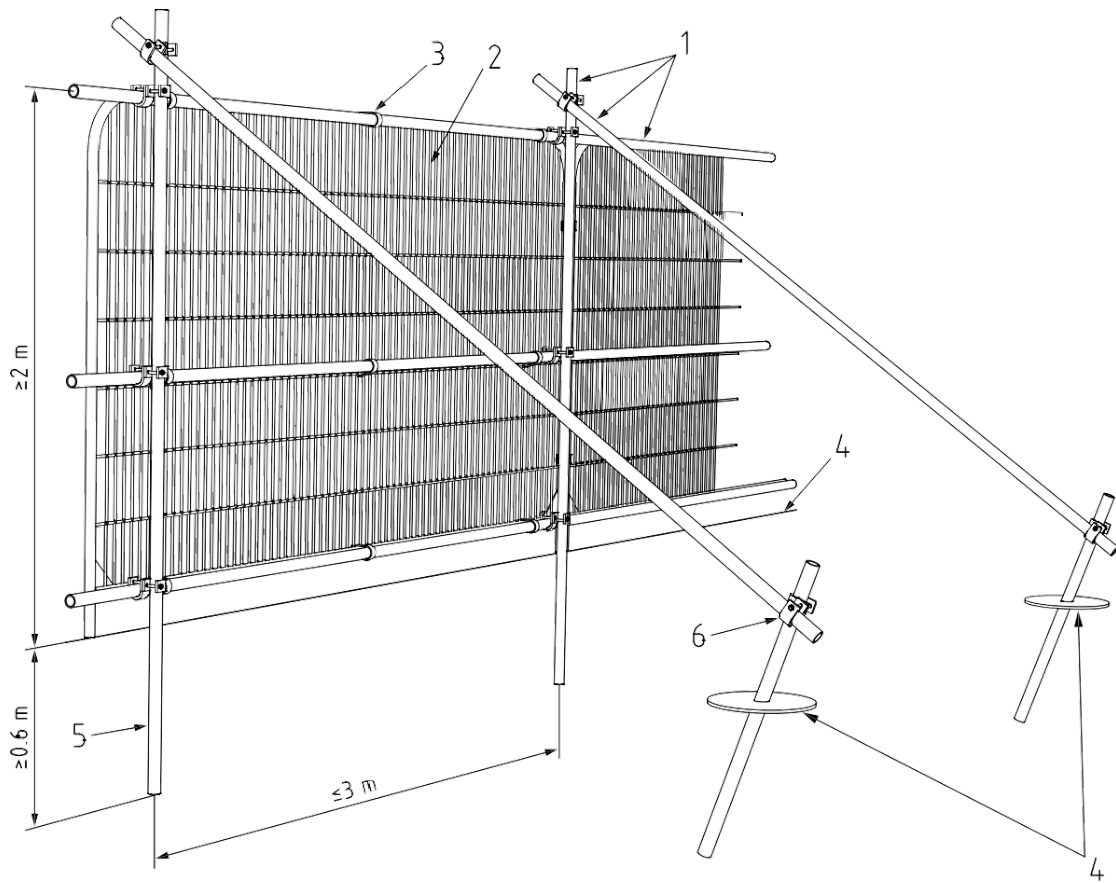
Barriers

- *Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.*
- *The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project Arboriculturalist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.*
- *Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project Arboriculturalist and, where relevant, agreed with the local planning authority. For example, 2 m tall welded mesh panels on rubber or concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases, the fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1 m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be*

attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

- *NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.*
- *NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.*

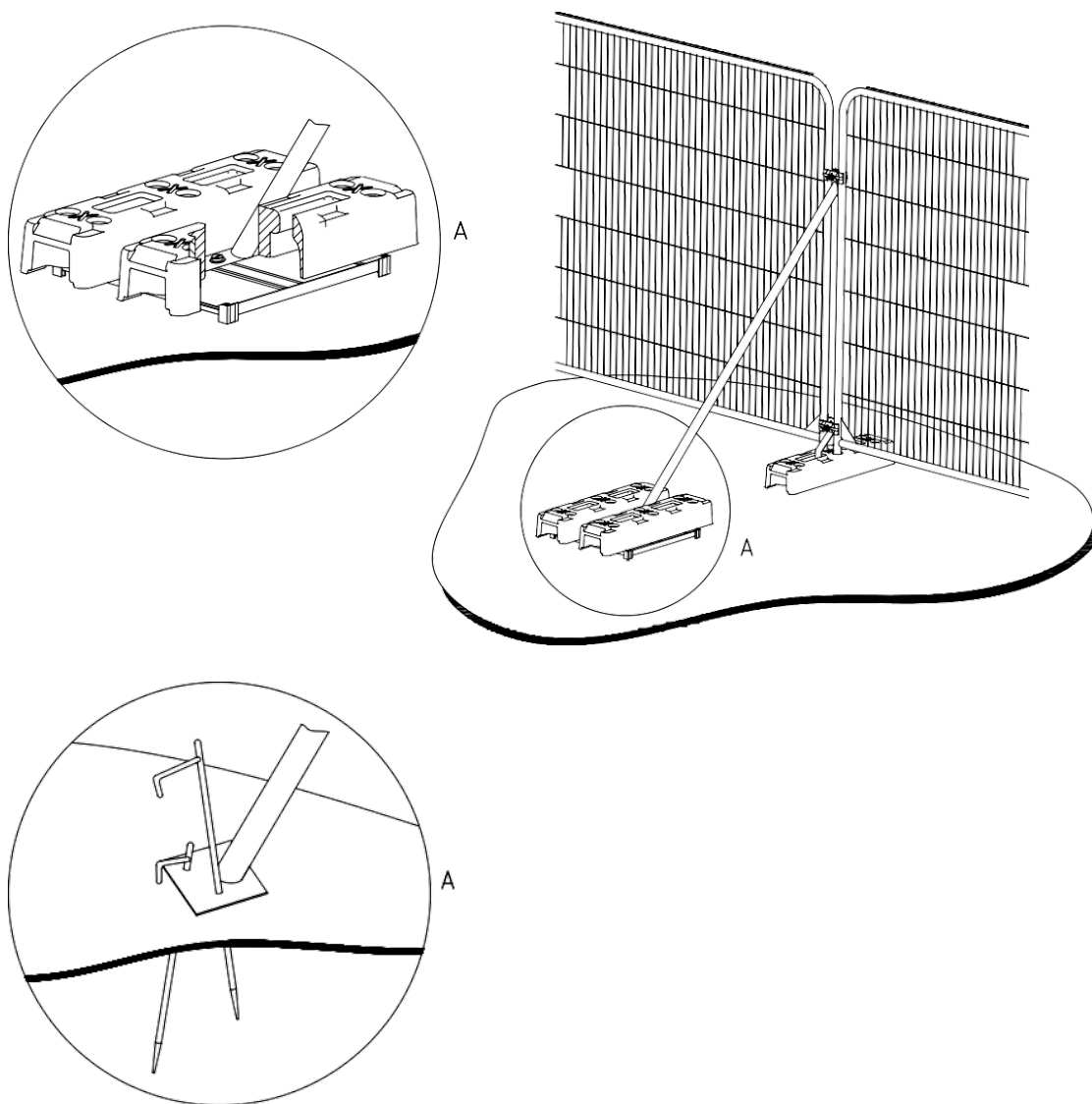
Figure 2: Default specification for protective barrier



Key

- Standard scaffold poles
- Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- Panels secured to uprights and cross-members with wire ties
- Ground level
- Uprights driven into the ground until secure (minimum depth 0.6 m)
- Standard scaffold clamps
- Stabiliser strut with base plate secured with ground pins
- Stabiliser strut mounted on block tray

Figure 3: Examples of above-ground stabilizing systems

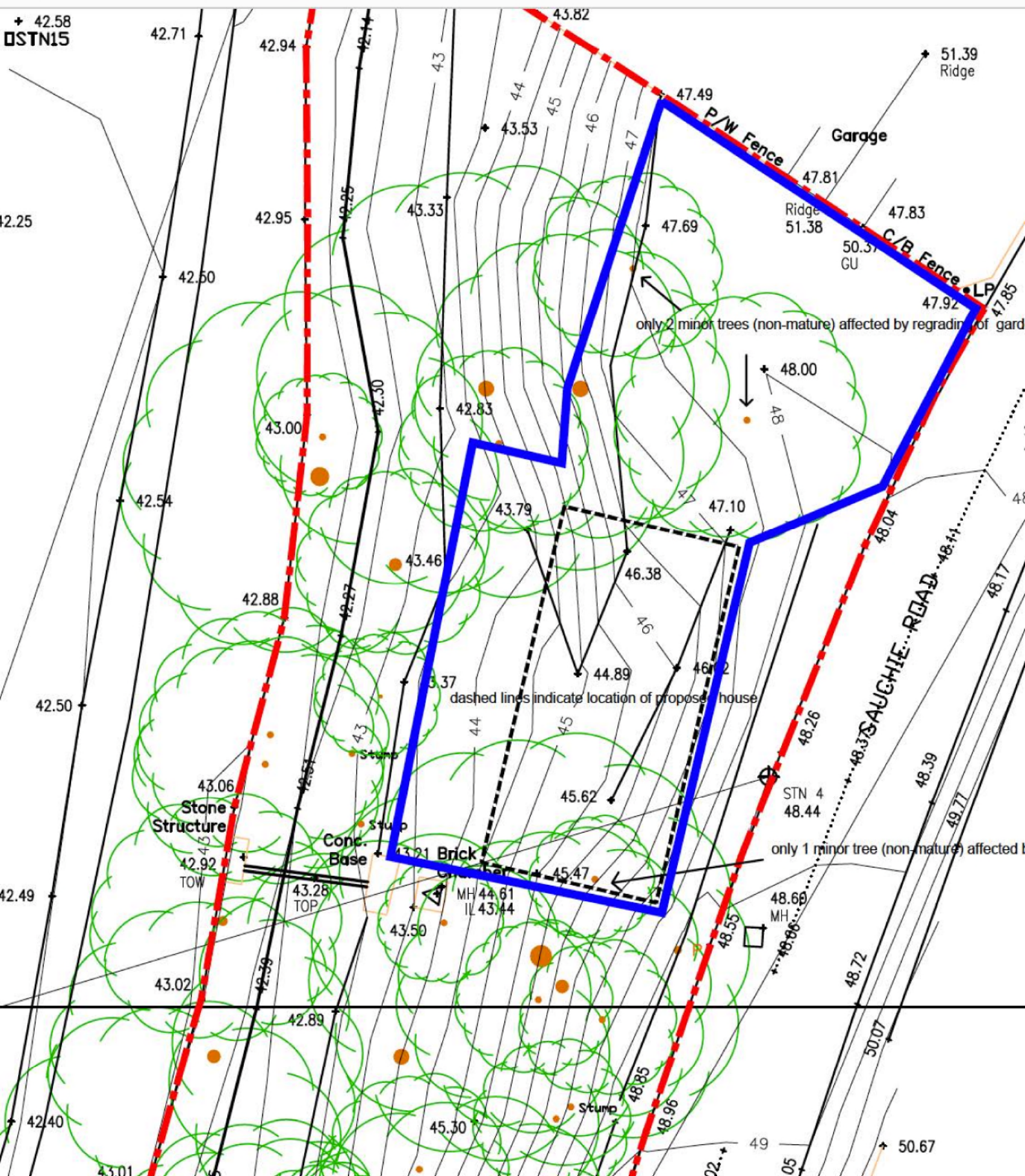


Avoiding Crown and Stem Damage

- Under no circumstance shall construction personnel undertake any tree pruning operations.
- Great care must be exercised when working close to retained trees. Plan and machinery with booms should be controlled by a banksman to maintain adequate clearance.
- If further pruning is necessary, the works will be reviewed by the appointed Arboriculturalist and approved by the LPA Arboriculturalist in writing.

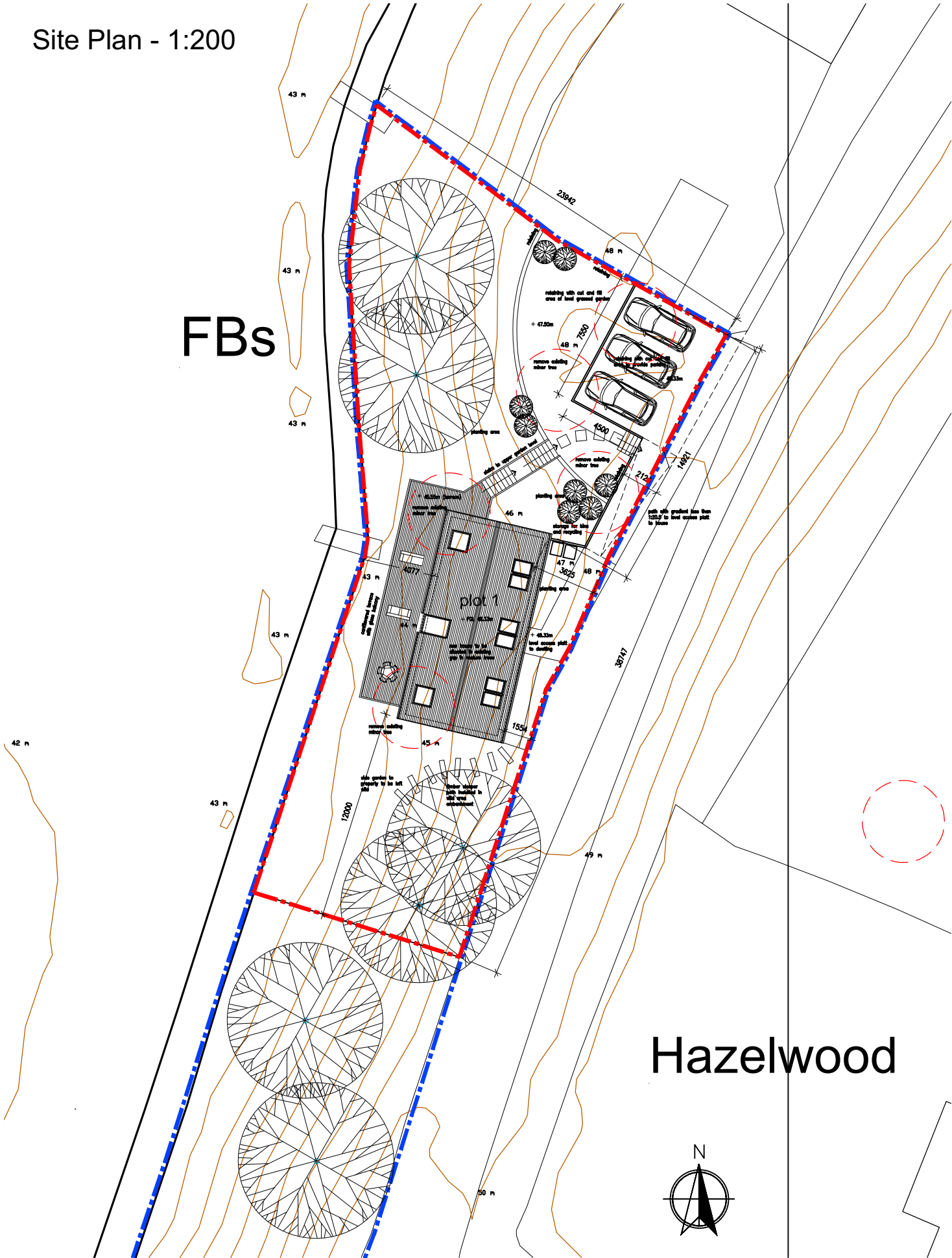
Tree Surgery

- All felling operations must be in accordance with *BS 3998:2010 Tree work. Recommendations* This work is to be carried out by a suitably qualified Tree Surgeon (ideally chosen from the Arboricultural Association's Approved Contractors list). Proof of experience and insurance provisions will be required.
- All operations shall be carefully carried out to avoid damage to the trees being retained. No trees to be retained shall be used for anchorage or winching purposes.



Appendix 3: Topographical Maps

FBs



Hazelwood



Schedule of Accommodation		
	Plot 1	
Area of Plot 1 Dwelling (GIFA)	190sq.m	(approx. - 2.5 storey)
Area of Plot	636sq.m	
Parking (off-street)	3 (min.)	

Total built square footprint - 66sq.m approx.
Site Ownership Area - 0.19hectares (1850sq.m) approx.

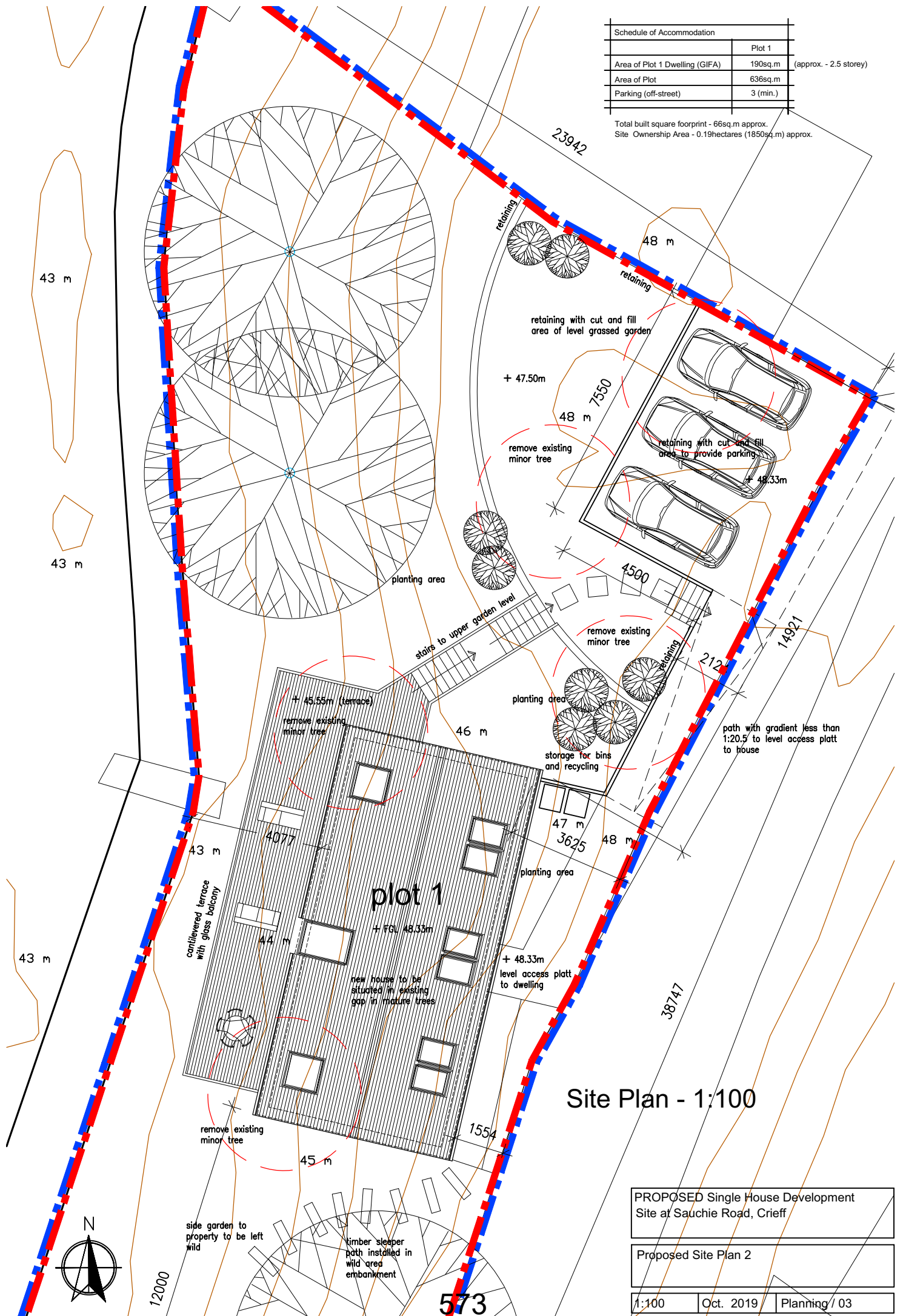
PROPOSED Single House Development
Site at Sauchie Road, Crieff

Proposed Site Plan

1:200 Oct. 2019 Planning / 02

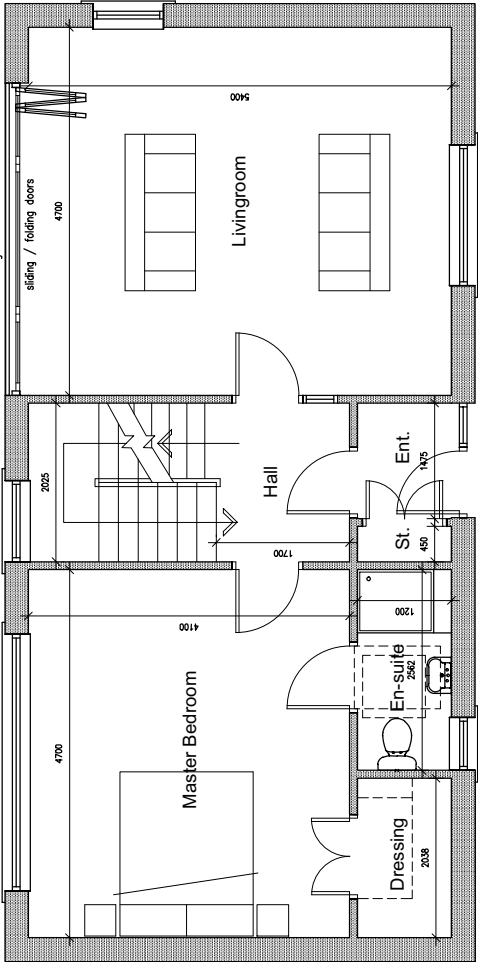
Schedule of Accommodation		
	Plot 1	
Area of Plot 1 Dwelling (GIFA)	190sq.m	(approx. - 2.5 storey)
Area of Plot	636sq.m	
Parking (off-street)	3 (min.)	

Total built square footprint - 66sq.m approx.
Site Ownership Area - 0.19hectares (1850sq.m) approx.

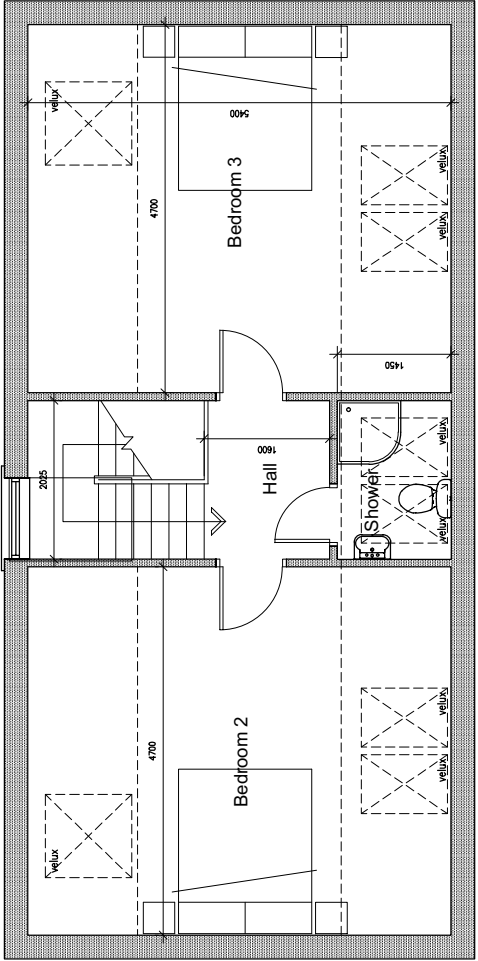


Site Plan - 1:100

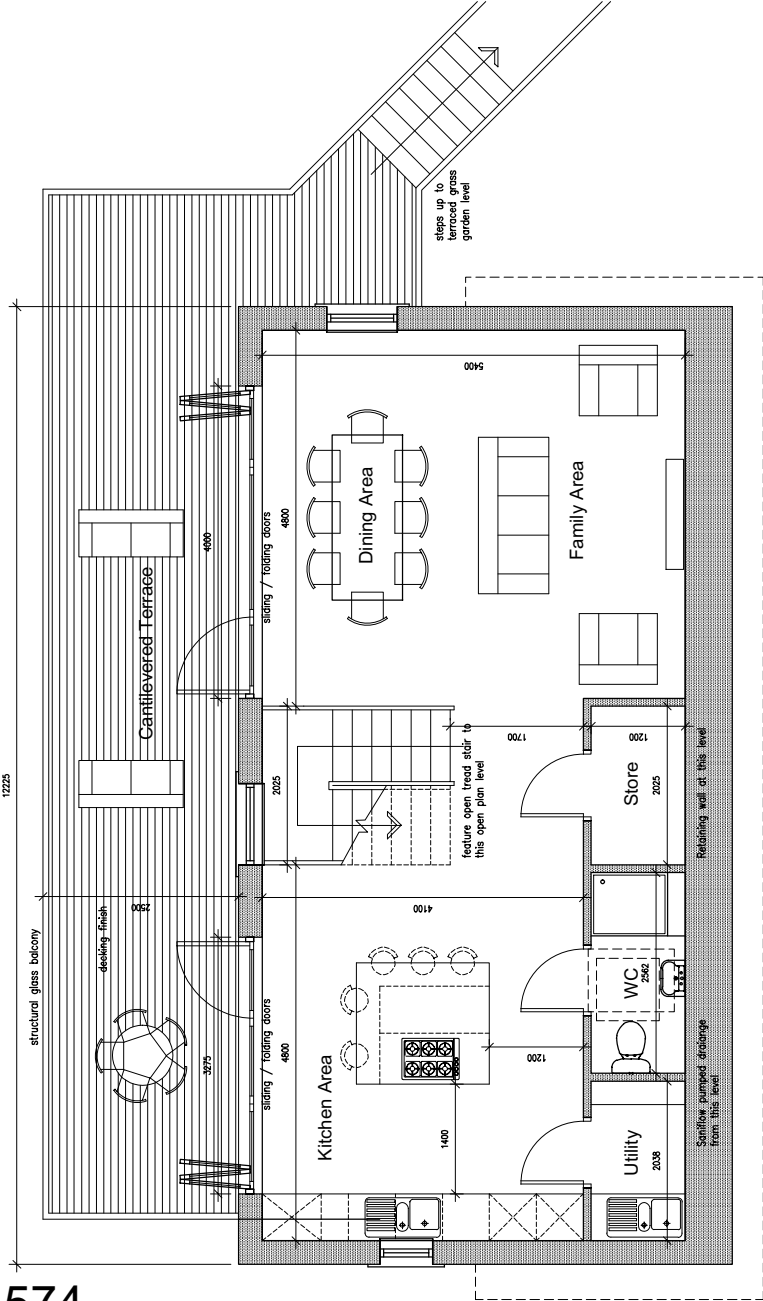
PROPOSED Single House Development Site at Sauchie Road, Crieff		
Proposed Site Plan 2		
1:100	Oct. 2019	Planning / 03



Proposed Ground Floor Plan - 1:50



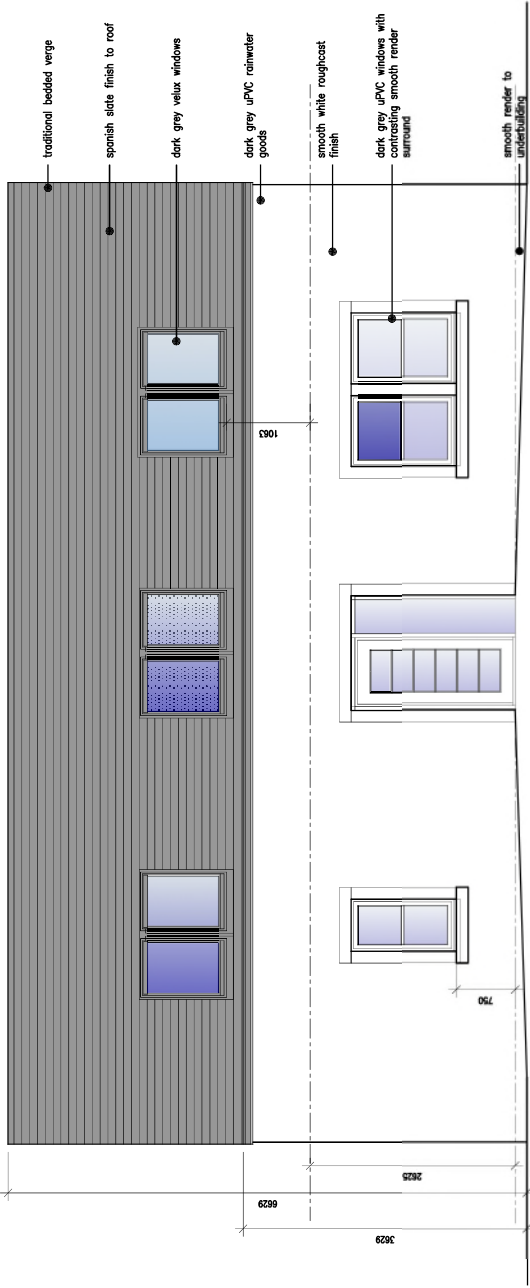
Proposed Upper Floor Plan - 1:50



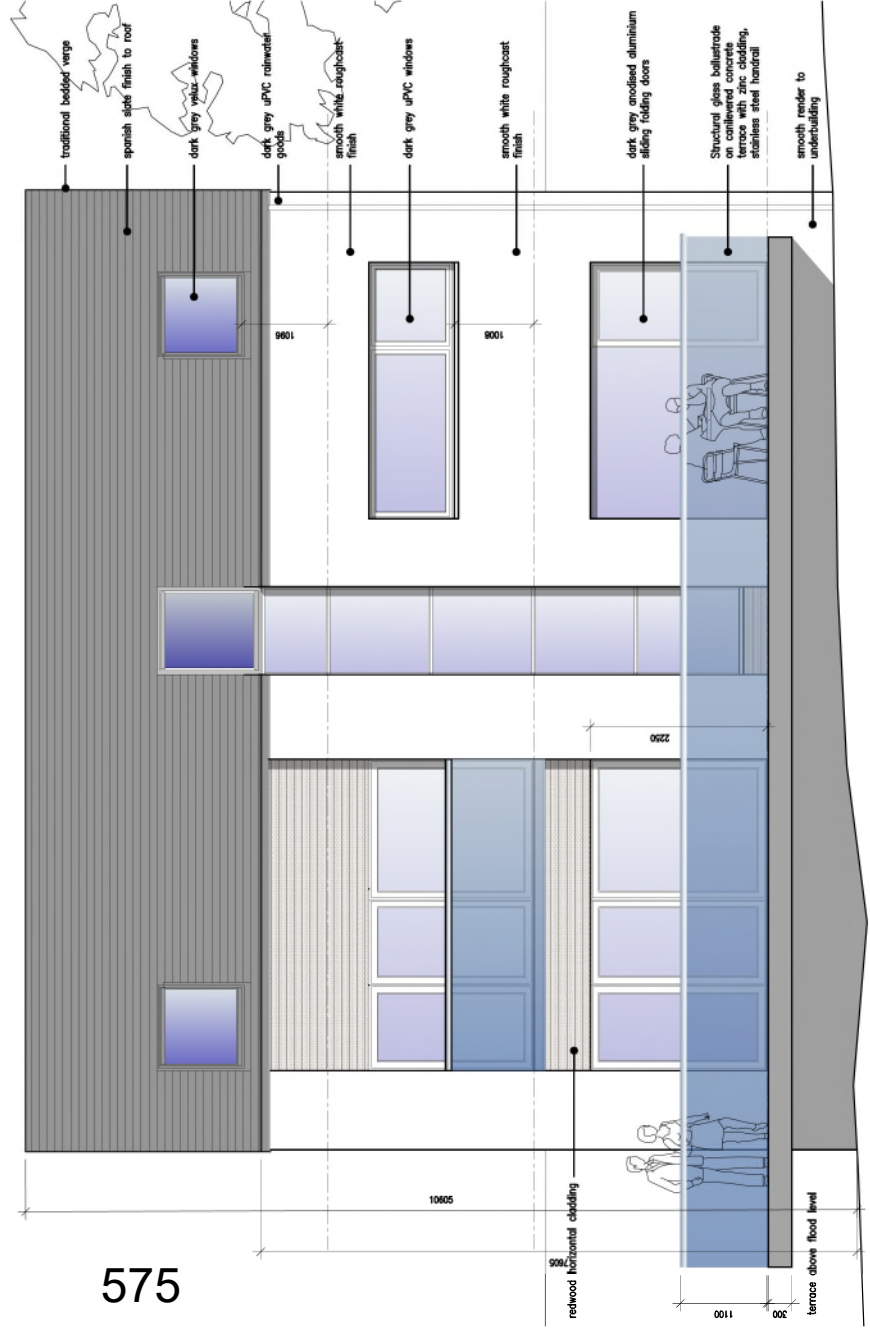
Proposed Lower Ground Floor Level - 1:50

Schedule of Accommodation	
	Plot 1
Area of Plot 1 Dwelling (GIFA)	190sq.m (approx. - 2.5 storey)
Area of Plot	638sq.m
Parking (off-street)	3 (min.)

Total built square footprint - 66sq.m approx.
Site Ownership Area - 0.19hectares (1850sq.m) approx.

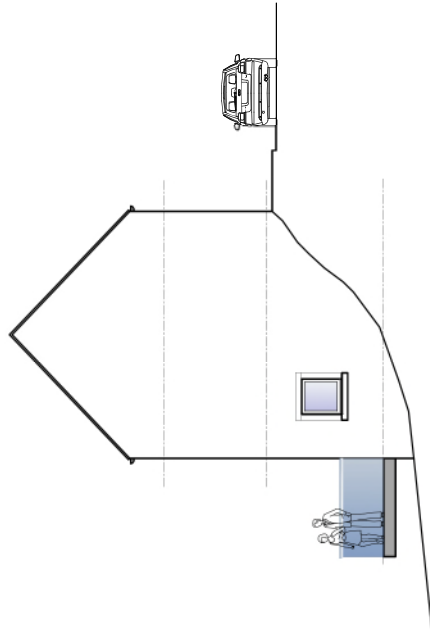
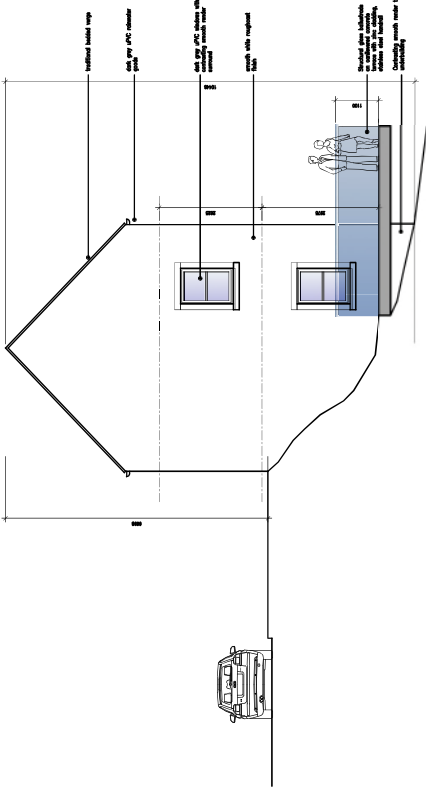


Proposed Front Elevation - 1:50



Proposed Rear Elevation - 1:50

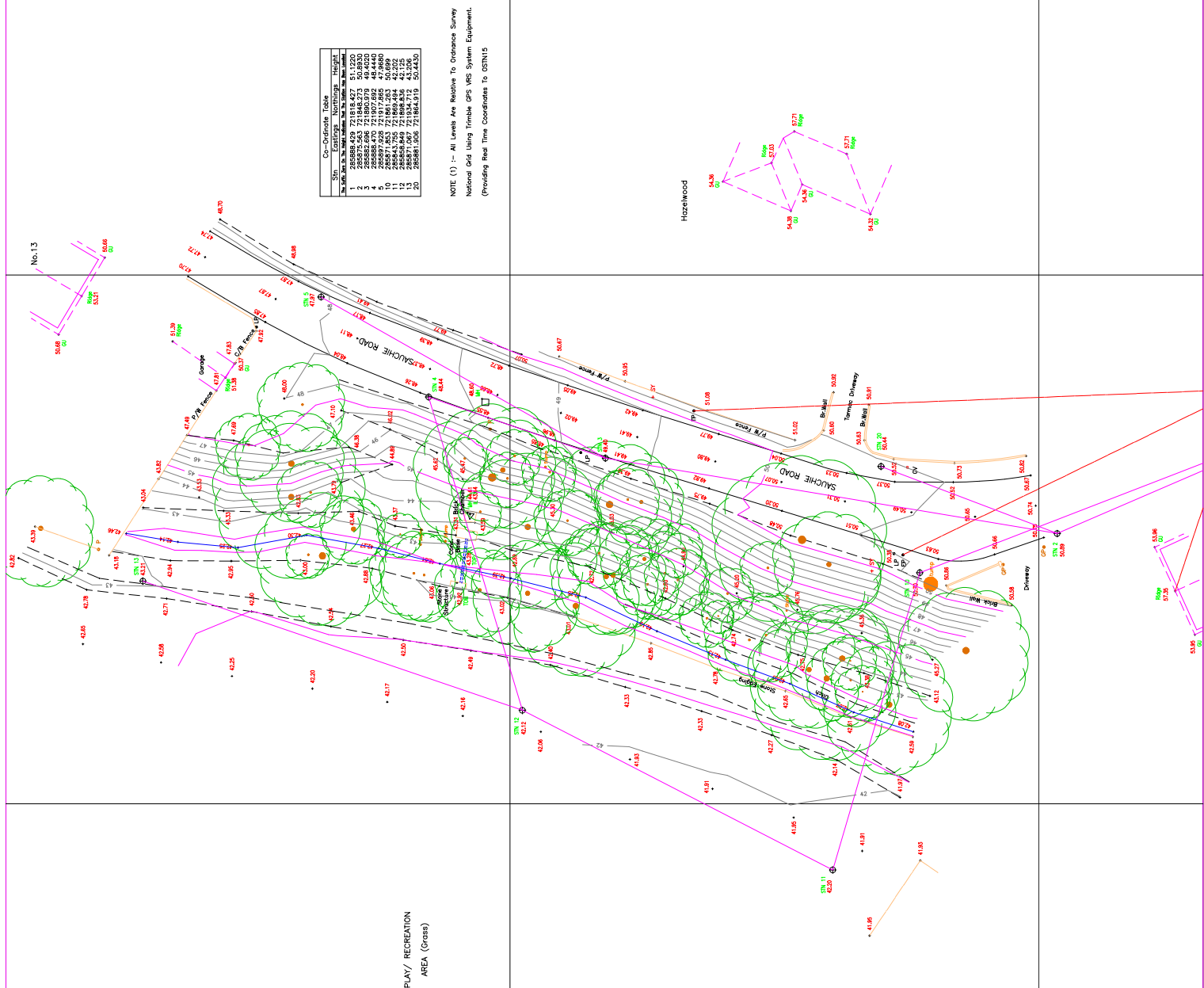
575



Proposed Side Elevations - 1:100

Schedule of Accommodation	
Plot 1	150sq. m. (approx. - 2.5 storey)
Area of Plot 1 Dwelling (GFA)	838sq. m.
Area of Plot	3 (m ²)
Plot 1	150sq. m. (approx. - 2.5 storey)
Area of Plot 1 Dwelling (GFA)	838sq. m.
Area of Plot	3 (m ²)
Plot 1	150sq. m. (approx. - 2.5 storey)
Area of Plot 1 Dwelling (GFA)	838sq. m.
Area of Plot	3 (m ²)

Total built square footprint - 86sq. m approx.
Site Ownership Area - 0.1 hectares (1500sq. m) approx.



Co-Ordinate Table	Stn	Eastings	Northings	Height
	1	285888.98	720 1218.427	51.1220
	2	285875.563	721 1848.273	50.8930
	3	2858582.696	721 1909.979	49.4420
	4	2858858.470	721 1907.692	48.4440
	5	285897.928	721 1917.865	47.9680
	10	285871.653	721 1861.263	50.699
	11	28584.765	721 1669.494	42.202
	12	28586.849	721 1689.836	42.125
	13	285871.067	721 1934.712	43.206
	20	285881.906	721 1984.919	50.4300

NOTE (1) :- All Levels Are Relative To Ordnance Survey
National Grid Using Trimble GPS VRS System Equipment.
(Providing Real Time Coordinates To OSTN15

NOTE :- This Survey Has Been Carried Out In Line With The Standard 1:200 Specification, And Is Suitable For Design And Construction Works.

Paul Hunter

Legend

Red Channels	Top of Fence
Blue Channels	Top of Step
Black Channels	Gutter
Orange Channels	Top of Chimney
White Channels	Top of Roofline
Yellow Channels	Stairs Curbs
Green Channels	Electric Code Marker
Blue Channels	Roofing
Orange Channels	Queen Dials
Blue Channels	Hedge Crops
Blue Channels	Stairs

Internals Legend

FL	Floor Level
BM	Beam Level
MS	Master Sill
WH	Window Head
F = S	Floor – Soffit
F = B	Floor – Beam
F = C	Floor – Ceiling
F = FC	Floor – False Ceiling
Kn	Knob On/Off

Pinnacle Phoenix
Buildings Specialists
Land Surveys
Setting Out/Monitoring

**McColm Engineers
Civil & Structural**
Mission Hall
2A Waterloo Road
KA9 2AA
Tel No. 01292 737 224

Topo Survey
Sauchie Road
Crieff
November 2019
Contract No. 7812
Scale 1:200@A1

Pinnacle Phoenix Surveys Ltd
Suite 5, Academy House
1346 Shettleston Road
Glasgow G32 9AT
TEL 0141 573 8640
DD 07876 741 710
info@phoenixsurveys.co.uk

LRB-2020-13 – 19/01781/FLL - Erection of a dwellinghouse, land 40 metres north west of Carraig Mhor, Sauchie Road, Crieff

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Tradecast Building Services
c/o Robert Jack
3 Brick Row
Gladsmuir
East Lothian
EH33 1EE

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 21st January 2020

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **19/01781/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 22nd November 2019 for permission for **Erection of a dwellinghouse Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff** for the reasons undernoted.

Head of Planning and Development

Reasons for Refusal

- 1 The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 14 Open Space Retention and Provision: Existing Areas as the proposal does not constitute development which is ancillary to the existing use and it would have a detrimental impact on the amenity value of the site.
- 2 The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 1A Placemaking as the development of the site would not contribute positively to the quality of the surrounding built and natural environment as it would lead to the loss of an area of open space.
- 3 The proposal is contrary to the Perth and Kinross Local Development Plan 2019 Policy 1B Placemaking as it does not satisfy criteria (a), (b), (c), (d) and (g) as set out in the policy.

- 4 The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 40B Forestry, Woodland and Trees as no information has been provided to assess the existing trees on site or to demonstrate that development could be accommodated whilst maintaining the root protection areas of the trees to be retained.
- 5 The proposal is contrary to Policy 41 of the Perth and Kinross Local Development Plan 2019 as no information has been provided to assess the impact of the proposed development on protected species.
- 6 The proposal is contrary to Policy 60B of the Perth and Kinross Local Development Plan 2019 as the parking area as shown on the proposed plan does not allow for vehicles to turn and access the carriageway in a forward gear, and the location of the parking area is immediately adjacent to an existing neighbouring fence which will impact considerably on forward visibility.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Notes

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

19/01781/1

19/01781/2

19/01781/3

19/01781/4

19/01781/5

19/01781/6

REPORT OF HANDLING

DELEGATED REPORT

Ref No	19/01781/FLL	
Ward No	P6- Strathearn	
Due Determination Date	21.01.2020	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 40 Metres North West Of Carraig Mhor Sauchie Road
Crieff

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 16.01.2020

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The site is located on the edge of existing playing fields at the western edge of Crieff. It is within an area designated as existing open space in the Local Development Plan 2 (2019) - (LDP2). This application seeks planning permission for the erection of a three storey dwelling on the site.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: N/A

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 (2019) – Adopted November 2019

The Local Development Plan 2 is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 14A: Open Space Retention and Provision: Existing Areas

Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

CONSULTATION RESPONSES

Scottish Water

No objection

Structures and Flooding

The site lies on a steep site with the lade flowing to the west along the site boundary. It is proposed to have a lower ground floor. We require information on the height difference between the lade and the lower ground floor.

We recommend an interception ditch/pipe is created along the eastern side of the development to capture and divert any local surface water runoff derived outwith the site around the dwelling. Finished floor levels on the ground floor should be raised above external round levels

Transport Planning

Objects to the application on the following grounds:

The parking area as shown on the proposed plan does not allow for vehicles to turn and access the carriageway in a forward gear.

The location of the parking area is immediately adjacent to an existing neighbouring fence which will impact considerably on forward visibility.

From a point 2.4m back from the centre of the vehicle access, 43m should be visible in both directions.

Biodiversity Officer

Further information regarding potential for presence of protected species on site required.

Development Negotiations Officer

Education contribution of £6460 required.

REPRESENTATIONS

The following points were raised in the 2 representation(s) received:

- Object on grounds that there is a severe waste water flooding risk linked directly to sewerage system which causes frequent flooding to neighbouring houses. No further outflow should be allowed to enter the sewerage system until his problem is resolved.
- Visibility for drivers is severely restricted on this section of Sauchie Road.
- Development would overlook Morrisons playing field.

Overlooking of the playing field is not a planning consideration; the other points raised have been addressed in the relevant sections of the report below.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	No information submitted to assess potential impacts on trees, protected species or flood risk.

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2 (2019).

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The site is located within an area zoned as open space covered by Policy 14: Open Space Retention and Provision of the Local Development Plan (LDP). This policy seeks to protect areas of public and private open space where development is not permitted except in circumstances where:

- a) Where the site is principally used as a recreation resource, the proposed development is ancillary to the principal use of the site as a recreational resource
- b) The proposed development involves a minor part of the site which would not affect its continued use as a recreational or amenity resource
- c) In the case of proposals involving the loss of a recreational facility, the recreational facility is replaced by a comparable or better site
- d) The proposal would constitute loss of a sports pitch and certain criteria are met

The proposal for residential development would not be an ancillary use to open space. This would be, for example, a pavilion. The proposal would therefore not meet criteria a).

Although the proposal would involve a minor part of the site, it would affect its continued use as a recreational space. Consequently, the amenity value of the area to be retained would be compromised by the proposed dwelling. The area forms part of the wooded slope which creates a clear landscape boundary between the site and the residential development beyond and the proposed dwelling would have a detrimental impact on that boundary.

The remaining criteria c) and d) would not apply to this site. It is therefore considered that the proposal is contrary to Policy 14 of the LDP2.

The site currently forms part of a steep wooded slope which runs from the edge of the playing fields to the residential development beyond. The proposed dwelling would occupy the whole of the slope within the site and as such would have a detrimental impact on the landscape character of the surrounding natural environment. Overall, the design, density and siting of the development would not respect the character and amenity of the place and would be contrary to Policy 1A.

The existing buildings on this part of Sauchie Road are sited at the top of the slope and are generally well screened by trees and vegetation. By virtue of its siting and design the proposed dwelling would be a visually intrusive feature within the existing built and natural landscape and as such would fail to meet criteria (a), (b), (c), (d) and (g) of the criteria set out in Policy 1B.

Policy 40B requires that tree surveys, undertaken by a suitably qualified professional, should accompany all applications for planning permission where there are existing trees on a site. As a tree survey has not been provided the proposal does not comply with the policy.

Policy 41 states that planning permission will not be granted for development that would be likely to have an adverse effect on protected species. As no information has been provided to allow the impact on protected species to be assessed the proposal does not comply with the policy.

Policy 52 states that there will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a medium to high risk of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. Insufficient information has been provided to assess the difference in level from the Turret Burn to the proposed dwelling therefore it is not possible to carry out a full assessment of the risk of flooding. Therefore the proposal does not comply with Policy 52.

Policy 60B states that be designed for the safety and convenience of all potential users. The parking area as shown on the proposed plan does not allow for vehicles to turn and access the carriageway in a forward gear. In addition, the location of the proposed parking area is immediately adjacent to an existing neighbouring fence

which will impact considerably on forward visibility. Therefore the proposal does not comply with Policy 60B

Design and Layout

In design terms the three storey height and proposed white rendered finish of the proposed dwelling would not be in keeping with its surroundings and would amplify the harmful visual impact of the building on the existing landscape.

Landscape, Trees and Visual Amenity

No tree survey has been submitted and the root protection areas of these trees have not been noted on the plans so it is not possible to assess the developable area of the site with these constraints. The development would be contrary to Policy 40B Forestry, Woodland and Trees as the proposal does not demonstrate that the trees could be retained and protected as part of the development of the site.

As set out above the site forms an important part of the boundary between the playing fields and the residential development beyond. The proposed dwelling, by virtue of its siting, scale and design would erode the character and appearance of that boundary and result in a detrimental impact on landscape and visual amenity.

Residential Amenity

Should the principle of residential use be acceptable the proposed development would not provide sufficient private amenity space for what would be a substantial three bedroom dwelling.

Roads and Access

The transport planning team have objected to the proposed development on two grounds. The parking area as shown on the proposed plan does not allow for vehicles to turn and access the carriageway in a forward gear and the location of the parking area is immediately adjacent to an existing neighbouring fence which will impact considerably on forward visibility.

From a point 2.4m back from the centre of the vehicle access, 43m should be visible in both directions.

Therefore the proposed access would not comply with Policy 60B and given the physical constraints of the site it is difficult to see how these issues could be overcome.

Drainage and Flooding

The Structures and Flooding team have been unable to assess the proposed development in terms of flood risk as the information provided is insufficient and the scheme is therefore not compliant with Policy 52 New Development and Flooding.

It is noted that objections have been received regarding flooding from the sewer system however Scottish Water have stated that there is currently sufficient capacity

in both water and waste water treatment works. Any further investigations required would be dealt with by Scottish Water as part of their formal application process and are therefore outwith the remit of planning.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal subject to the reasons below.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1 The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 14 Open Space Retention and Provision: Existing Areas as the proposal does not constitute development which is ancillary to the existing use and it would have a detrimental impact on the amenity value of the site.

2 The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 1A Placemaking as the development of the site would not contribute positively

to the quality of the surrounding built and natural environment as it would lead to the loss of an area of open space.

3 The proposal is contrary to the Perth and Kinross Local Development Plan 2019 Policy 1B Placemaking as it does not satisfy criteria (a), (b), (c), (d) and (g) as set out in the policy.

4 The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 40B Forestry, Woodland and Trees as no information has been provided to assess the existing trees on site or to demonstrate that development could be accommodated whilst maintaining the root protection areas of the trees to be retained.

5 The proposal is contrary to Policy 41 of the Perth and Kinross Local Development Plan 2019 as no information has been provided to assess the impact of the proposed development on protected species.

6 The proposal is contrary to Policy 60B of the Perth and Kinross Local Development Plan 2019 as the parking area as shown on the proposed plan does not allow for vehicles to turn and access the carriageway in a forward gear, and the location of the parking area is immediately adjacent to an existing neighbouring fence which will impact considerably on forward visibility.

7. The proposal is contrary to Policy 52 of the Perth and Kinross Local Development Plan 2019 as the information provided is insufficient to assess the proposed development in terms of flood risk.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Informatives

N/A

Procedural Notes

Not Applicable.

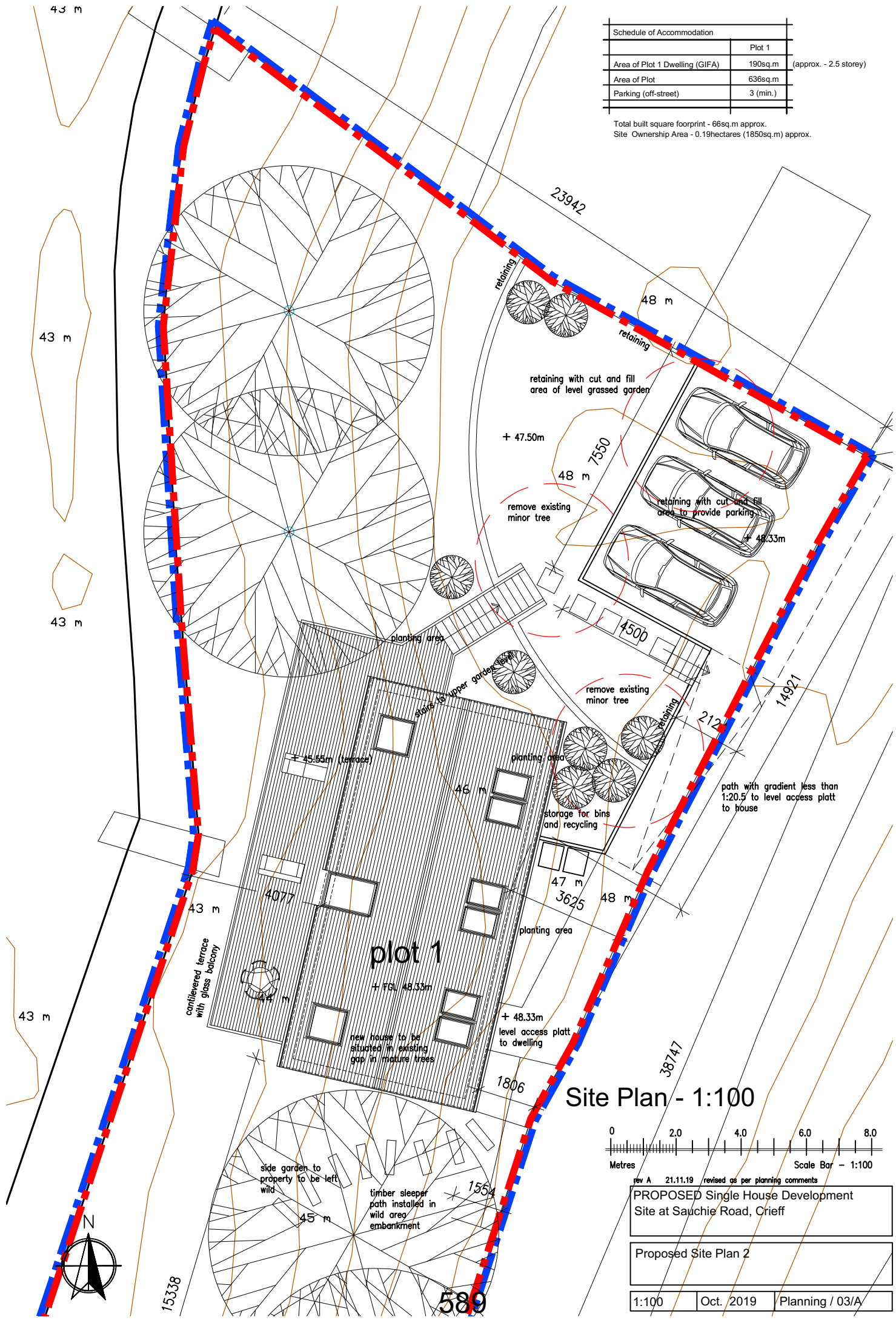
PLANS AND DOCUMENTS RELATING TO THIS DECISION

19/01781/1	19/01781/4
19/01781/2	19/01781/5
19/01781/3	19/01781/6

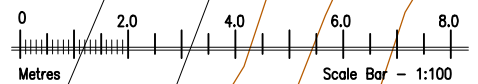
Date of Report 21.01.2020

Schedule of Accommodation	
Plot 1	
Area of Plot 1 Dwelling (GIFA)	190sq.m (approx. - 2.5 storey)
Area of Plot	636sq.m
Parking (off-street)	3 (min.)

Total built square footprint - 66sq.m approx.
 Site Ownership Area - 0.19hectares (1850sq.m) approx.



Site Plan - 1:100



rev A 21.11.19 revised as per planning comments

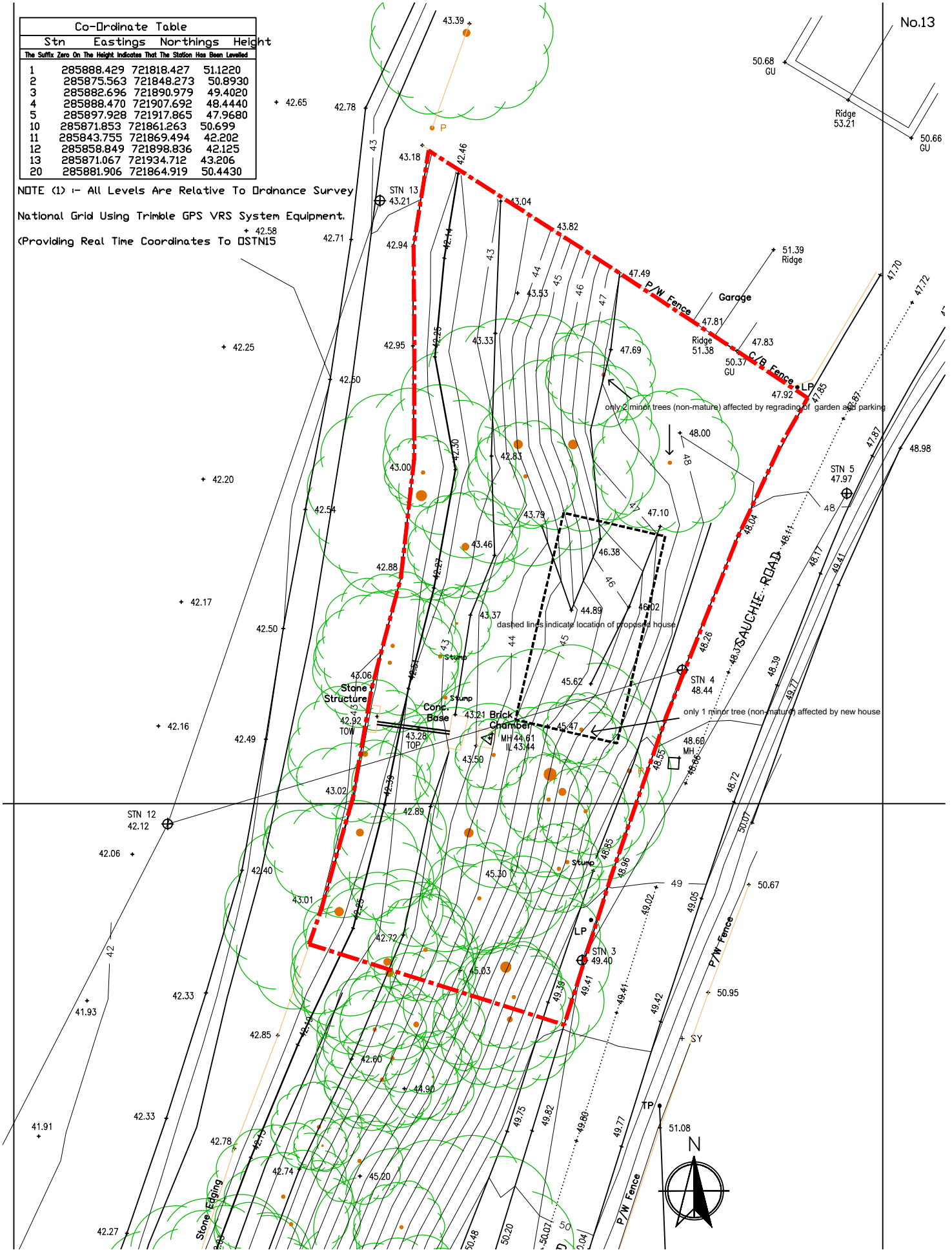
PROPOSED Single House Development
 Site at Sauchie Road, Crieff

Proposed Site Plan 2

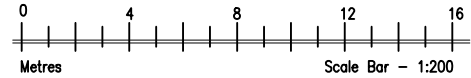
1:100 Oct. 2019 Planning / 03/A

Co-Ordinate Table			
Stn	Eastings	Northings	Height
The Suffix Zero On The Height Indicates That The Station Has Been Levelled			
1	285888.429	721818.427	51.1220
2	285875.563	721848.273	50.8930
3	285882.696	721890.979	49.4020
4	285888.470	721907.692	48.4440
5	285897.928	721917.865	47.9680
10	285871.853	721861.263	50.699
11	285843.755	721869.494	42.202
12	285858.849	721898.836	42.125
13	285871.067	721934.712	43.206
20	285881.906	721864.919	50.4430

NOTE (1) :- All Levels Are Relative To Ordnance Survey
National Grid Using Trimble GPS VRS System Equipment.
(Providing Real Time Coordinates To OSTN15



Topographical Plan - 1:200



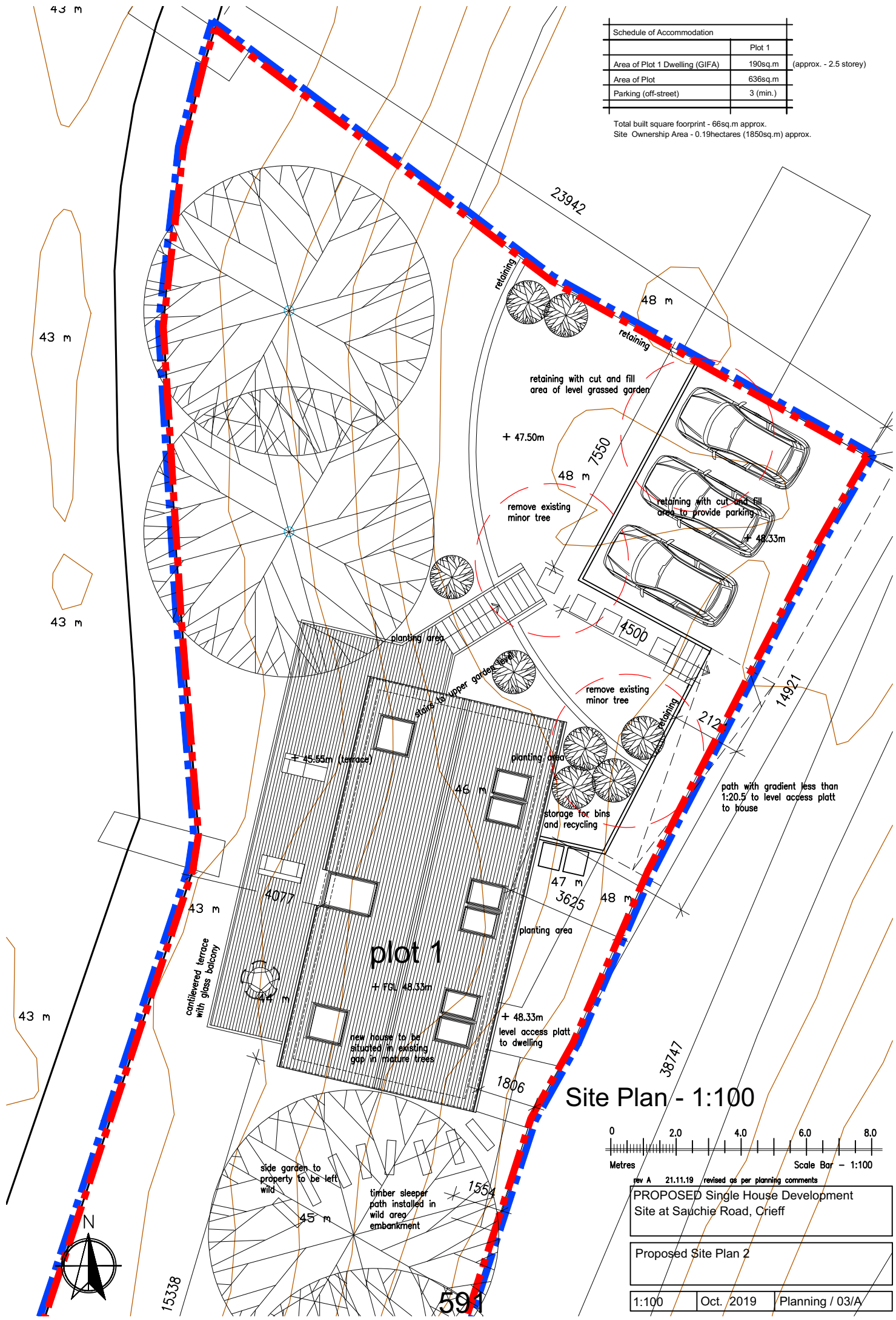
PROPOSED Single House Development
Site at Sauchie Road, Crieff

Topographical Plan

1:200Nov. 2019Planning / 06

Schedule of Accommodation	
Plot 1	
Area of Plot 1 Dwelling (GIFA)	190sq.m (approx. - 2.5 storey)
Area of Plot	636sq.m
Parking (off-street)	3 (min.)

Total built square footprint - 66sq.m approx.
 Site Ownership Area - 0.19hectares (1850sq.m) approx.



Site Plan - 1:100



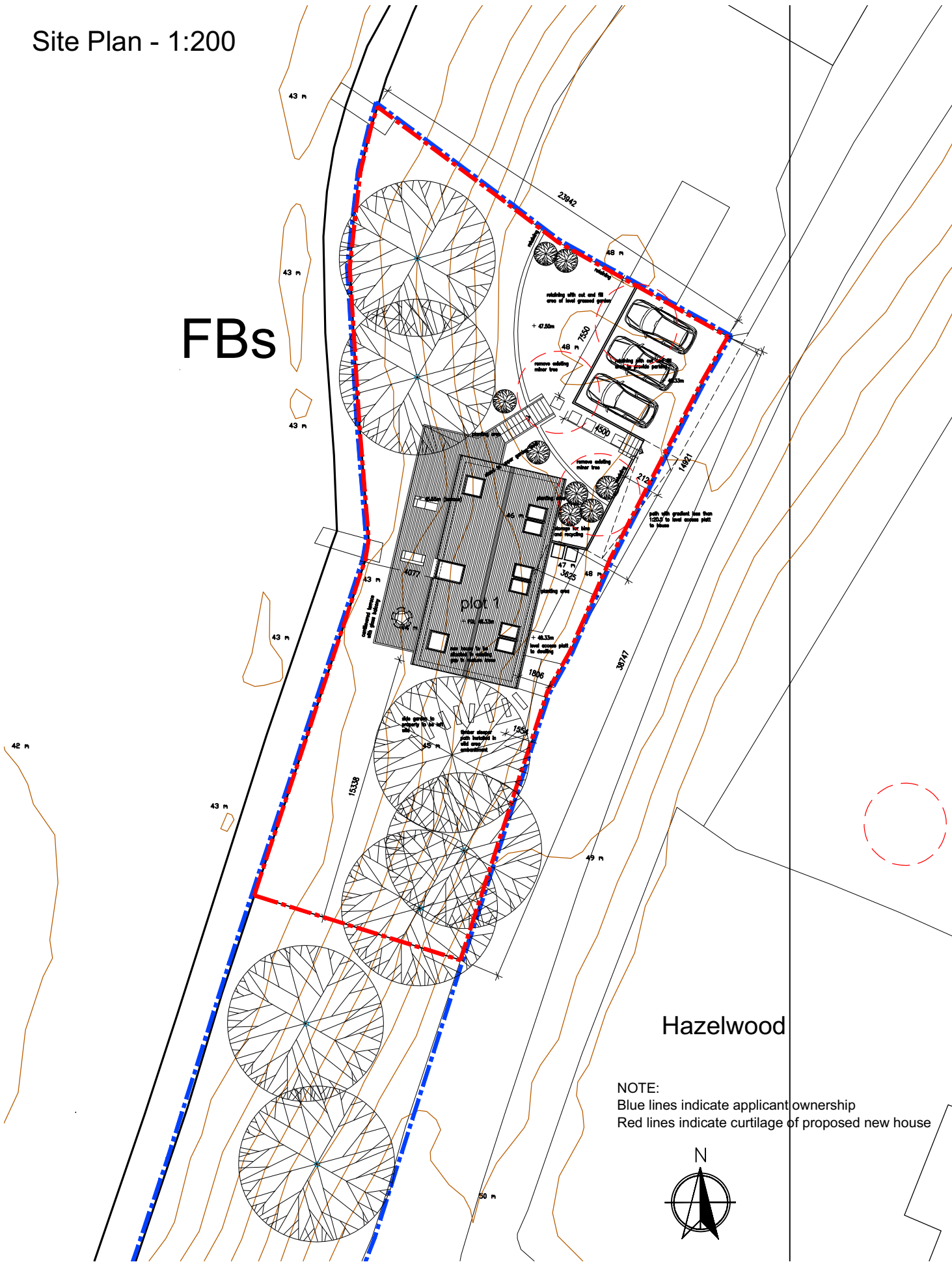
rev A 21.11.19 revised as per planning comments

PROPOSED Single House Development
 Site at Sauchie Road, Crieff

Proposed Site Plan 2

1:100 Oct. 2019 Planning / 03/A

FBs



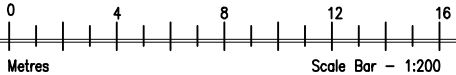
Hazelwood

NOTE:
Blue lines indicate applicant ownership
Red lines indicate curtilage of proposed new house



Schedule of Accommodation	
	Plot 1
Area of Plot 1 Dwelling (GIFA)	190sq.m (approx. - 2.5 storey)
Area of Plot	636sq.m
Parking (off-street)	3 (min.)

Total built square footprint - 66sq.m approx.
Site Ownership Area - 0.19hectares (1850sq.m) approx.

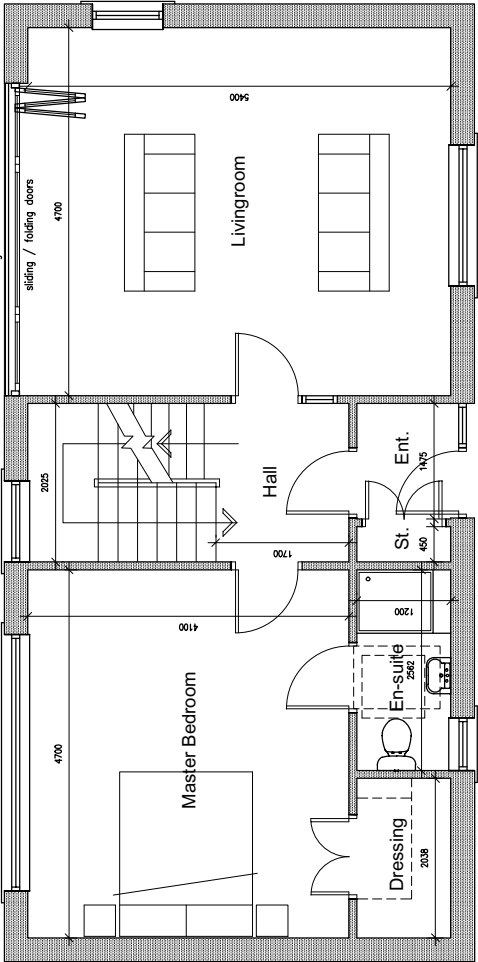


rev A 21.11.19 revised as per planning comments

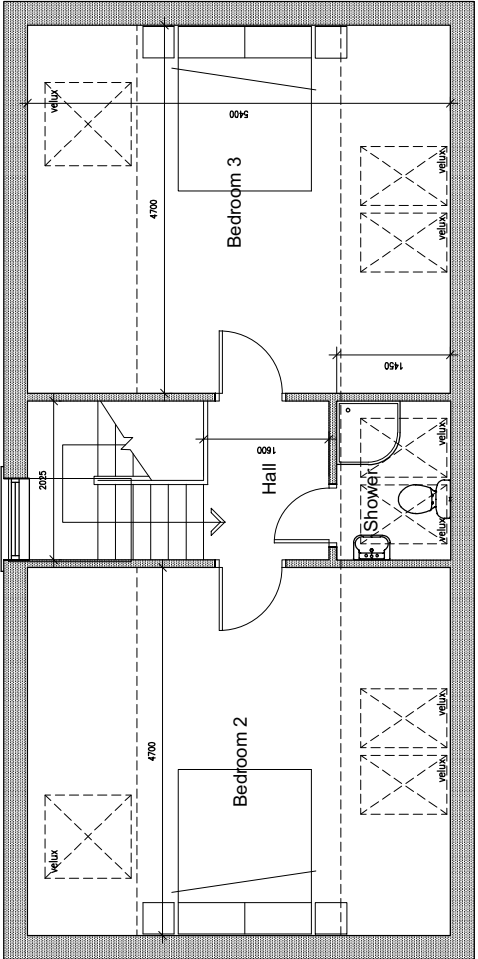
PROPOSED Single House Development
Site at Sauchie Road, Crieff

Proposed Site Plan

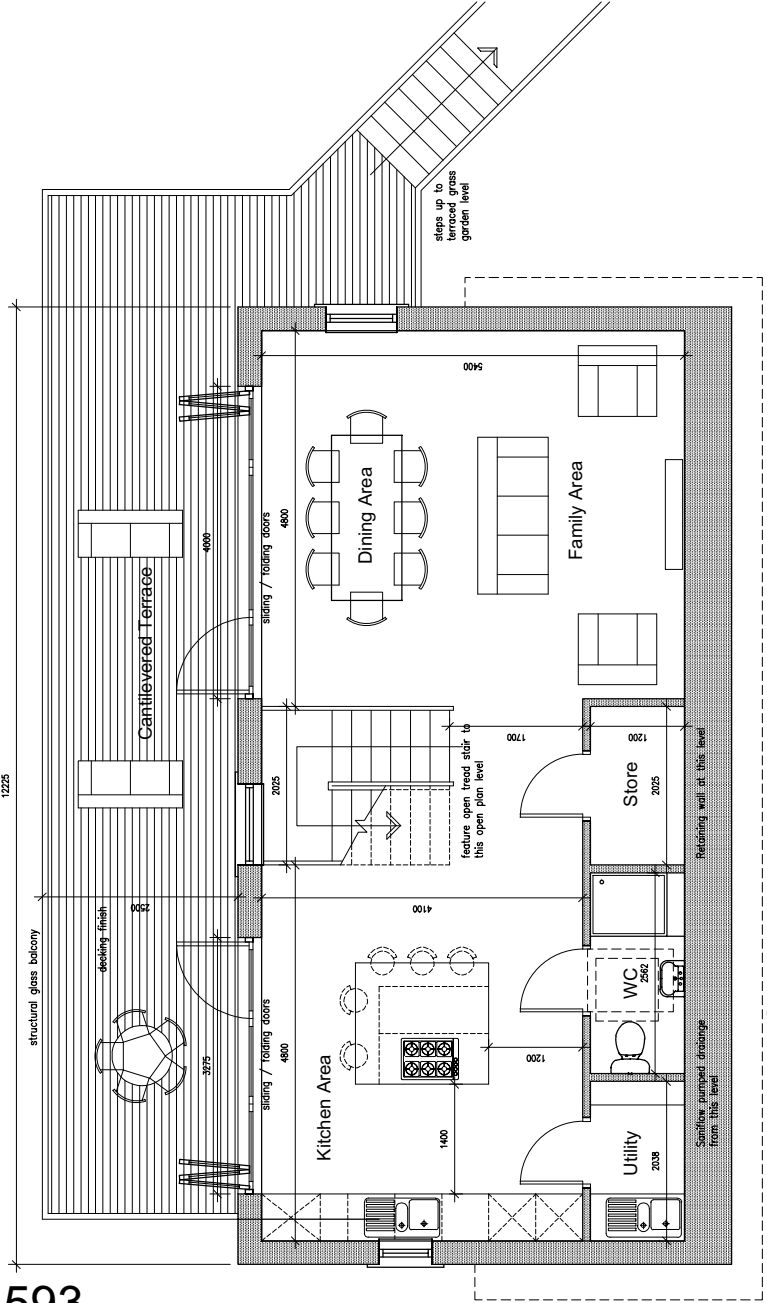
1:200 Oct. 2019 Planning / 02 /A



Proposed Ground Floor Plan - 1:50



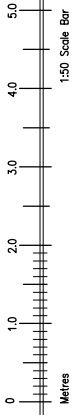
Proposed Upper Floor Plan - 1:50

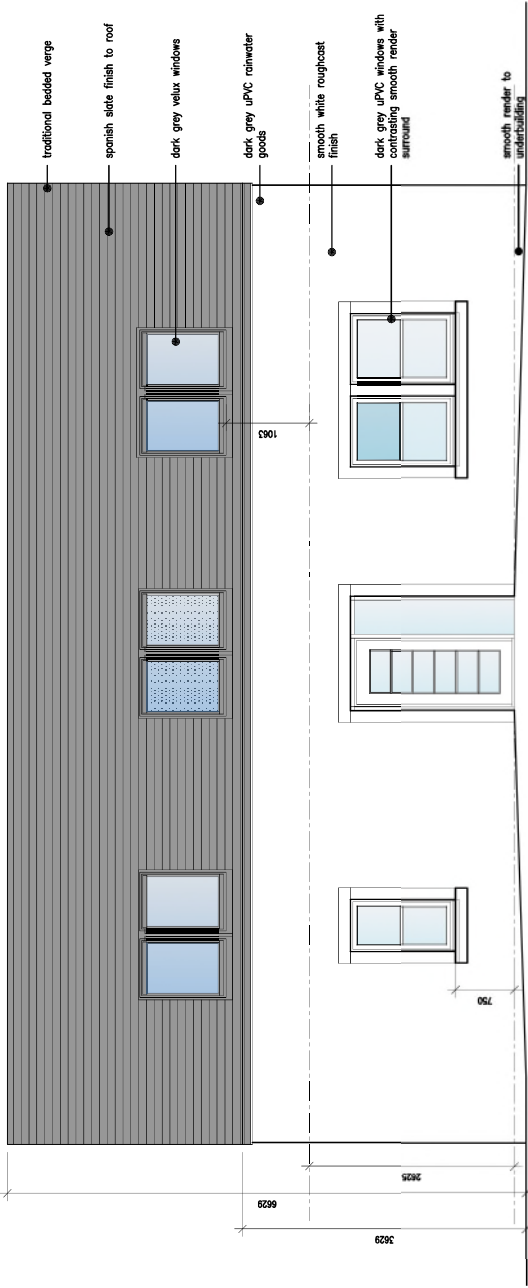


Proposed Lower Ground Floor Level - 1:50

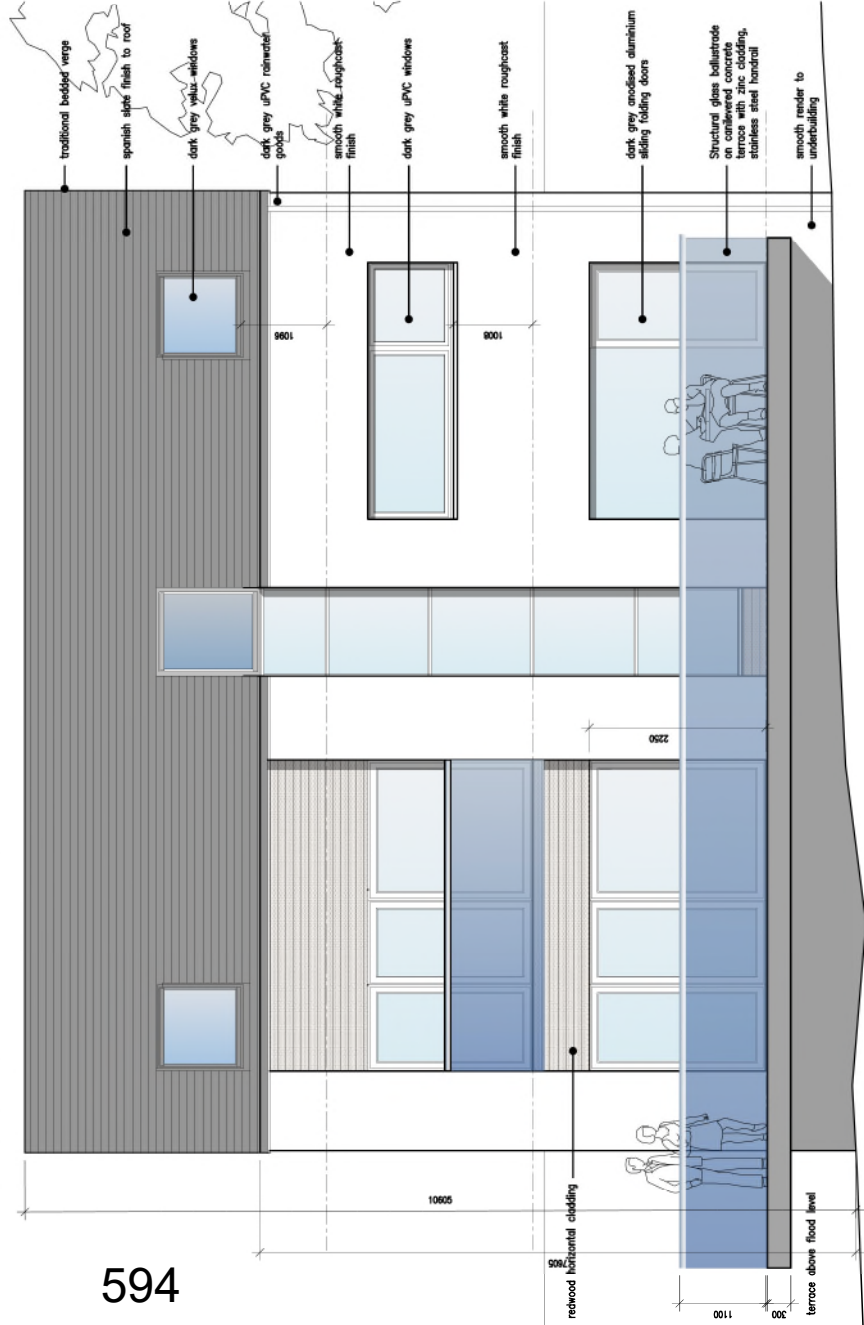
Schedule of Accommodation	
Plot 1	
Area of Plot 1 Dwelling (GIFA)	190sq.m (approx. - 2.5 storey)
Area of Plot	636sq.m
Parking (off-street)	3 (min.)

Total built square footprint - 66sq.m approx.
Site Ownership Area - 0.19hectares (1850sq.m) approx.



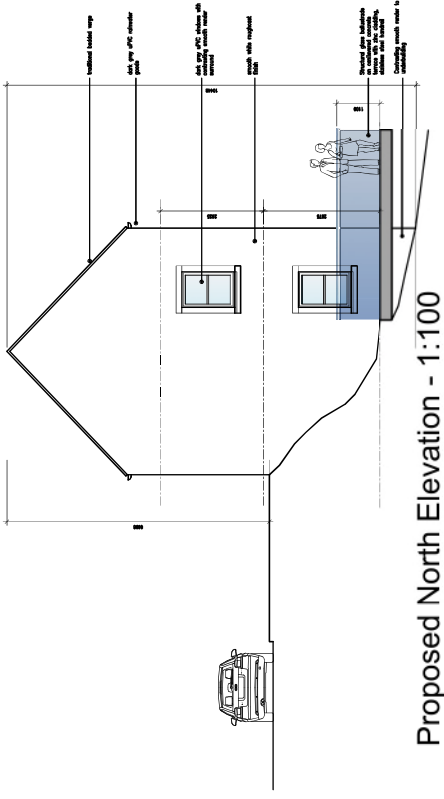


Proposed East Elevation - 1:50

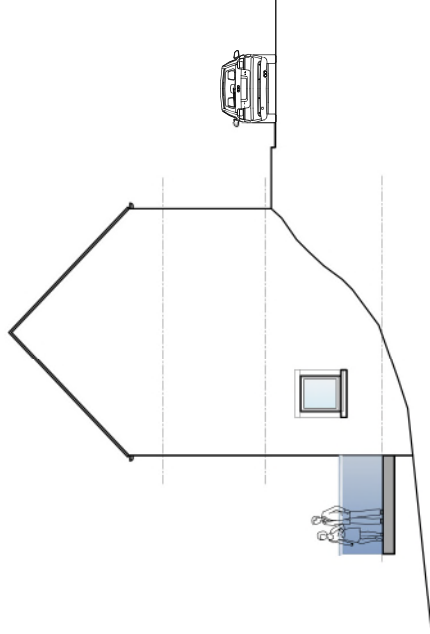


Proposed West Elevation - 1:50

594



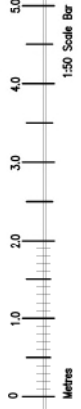
Proposed North Elevation - 1:100



Proposed South Elevation - 1:100

Schedule of Accommodation	
Plot 1	186sq.m (approx. - 2.5 storey)
Area of Plot 1 Dwelling (GFA)	638sq.m
Area of Plot	3 (m ²)
Parking (off-road)	

Total built square footprint - 186sq.m approx.
Site Ownership Area - 1.1 Hectares (10500sq.m) approx.



LRB-2020-13 – 19/01781/FLL - Erection of a dwellinghouse, land 40 metres north west of Carraig Mhor, Sauchie Road, Crieff

REPRESENTATIONS

4th December 2019

Perth & Kinross Council
Pullar House 35 Kinnoull Street
Perth
PH1 5GD



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

Dear Local Planner

**PH7 Crieff Carraig Mhor Sauchie Road Land 40 Metre
PLANNING APPLICATION NUMBER: 19/01781/FLL
OUR REFERENCE: 785815
PROPOSAL: Erection of a dwellinghouse**

Please quote our reference in all future correspondence

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 and would advise the following:

Water

- There is currently sufficient capacity in the Turret Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- There is currently sufficient capacity in the Crieff Waste Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

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.

Infrastructure within boundary

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team directly at service.relocation@scottishwater.co.uk.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.

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."

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 taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, 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 all of our application forms on our website at the following link <https://www.scottishwater.co.uk/Business-and-Developers/Connecting-to-Our-Network>**

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water 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 up 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 Dom 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 or not the discharge from your premises is likely to be considered 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 using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

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

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Angela Allison

[Redacted signature]

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01781/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED] [REDACTED]
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 40 Metres North West Of Carraig Mhor, Sauchie Road, Crieff		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Crieff Primary School.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £6,460 (1 x £6,460)</p> <p><u>Total: £6,460</u></p> <p>Phasing</p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.</p>		

	<p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.</p> <p>If a Section 75 Agreement is entered into the full contribution should be received 10 days prior to occupation.</p>
Recommended informative(s) for applicant	<p>Payment</p> <p>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</p> <p>Methods of Payment</p> <p>On no account should cash or cheques be remitted.</p> <p>Scheduled within a legal agreement</p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p>NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p>Other methods of payment</p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p>Bank Transfers</p> <p>All Bank Transfers should use the following account details;</p> <p style="padding-left: 40px;">Sort Code: 834700</p> <p style="padding-left: 40px;">Account Number: 11571138</p> <p>Please quote the planning application reference.</p> <p>Direct Debit</p> <p>The Council operate an electronic direct debit system whereby payments may be made over the phone.</p> <p style="padding-left: 40px;">To make such a payment please call 01738 475300 in the first instance.</p> <p style="padding-left: 40px;">When calling please remember to have to hand:</p>

	<p>a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly.</p> <p>Education Contributions For Education contributions please quote the following ledger code: 1-30-0060-0001-859136</p> <p>Indexation</p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p>Accounting Procedures</p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
Date comments returned	05 December 2019

Comments for Planning Application 19/01781/FLL

Application Summary

Application Number: 19/01781/FLL

Address: Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff

Proposal: Erection of a dwellinghouse

Case Officer: David Niven

Customer Details

Name: Mr James Wishart

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Flooding Risk
- Loss Of Trees
- Out of Character with the Area
- Over Looking
- Road Safety Concerns

Comment: I object to the application on the grounds of a severe waste water flooding risk that still takes place in Ryan Place and a couple of properties opposite the proposed application. Scottish Water are dealing with this risk, but I believe nothing will materialise until 2021. I am in touch with Scottish Water on this subject. There is no rain water drainage from the bridge on Sauchie Rd till past the proposed building.

I also think that the road is too narrow as it is and there is no pedestrian path on this stretch of road. Cars will be coming out onto this road on a bit that is not easily seen.

It will also over look Morrison Academies Playing Fields.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01781/FLL	Comments provided by	Richard Hamilton
Service/Section	TES/Flooding	Contact Details	██████████ ████████████████████
Description of Proposal	Erection of a dwellinghouse,		
Address of site	Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff		
Comments on the proposal	<p>The site lies on a steep site with the lade flowing to the west along the site boundary. It is proposed to have a lower ground floor. We require information on the height difference between the lade and the lower ground floor.</p> <p>We recommend an interception ditch/pipe is created along the eastern side of the development to capture and divert any local surface water runoff derived outwith the site around the dwelling. Finished floor levels on the ground floor should be raised above external round levels</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant	PKC Flooding and Flood Risk Guidance Document (June 2014)		
Date comments returned	10/12/19		

Comments for Planning Application 19/01781/FLL

Application Summary

Application Number: 19/01781/FLL

Address: Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff

Proposal: Erection of a dwellinghouse

Case Officer: David Niven

Customer Details

Name: Mr Bruce Ford

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Flooding Risk
- Road Safety Concerns

Comment: We object to the application on the grounds that there is a severe waste water flooding risk linked directly to the sewerage system. As a direct result of this, frequent flooding has occurred, for a number of years, on two properties opposite the proposed building application, and in Ryan Place. This flooding has been reported to Scottish Water, from the first occurrence, but the flooding frequency has increased considerably since the new houses were built in Mill Wynd, and in 2019 alone, one property has been flooded on five occasions. Scottish Water acknowledge there is a problem and that the sewer is, quote, "not coping with the capacity" that is entering it. Therefore we feel that no further outflow should be allowed to enter the sewerage system in this area, by the building of this property, or any others, until the problem is resolved.

Sauchie Road is very narrow along this section and there is no footpath for the numerous pedestrians that use this route. Visibility for drivers is severely restricted in some sections and vehicles will be entering and exiting from the proposed property onto such a section.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01781/FLL	Comments provided by	Joanna Dick Tree and Biodiversity Officer
Service/Section	Strategy and Policy	Contact Details	Phone 75377 Email biodiversity@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse.		
Address of site	Land 40 Metres North West Of Carraig Mhor, Sauchie Road, Crieff		
Comments on the proposal	<p>Policy 40: Forestry, Woodland and Trees The Council will apply the principles of the Scottish Government Policy on Control of Woodland Removal and there will be a presumption in favour of protecting woodland resources. Where the loss of woodland is unavoidable, mitigation measures in the form of compensatory planting will be required.</p> <p>From the information submitted, it appears trees will be felled to make way for this proposed development. A tree survey is required outlining which trees will be affected and how this will be compensated for with the planting of additional trees.</p> <p>Policy 41: Biodiversity The Council will seek to protect and enhance all wildlife and habitats, whether formally designated or not, considering natural processes in the area. Planning permission will not be granted for development likely to have an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated.</p> <p>No habitat or protected species survey of the proposed development area was submitted alongside this application. More information is required on the effect of this proposed development on biodiversity.</p>		
Recommended planning condition(s)	More information is required to progress this application.		
Recommended informative(s) for applicant			
Date comments returned	20 January 2020		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01781/FLL	Comments provided by	Mike Lee Transport Planning Officer
Service/Section	Transport Planning	Contact Details	[REDACTED]
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff		
Comments on the proposal	<p>Insofar as the Roads matters are concerned, I object to this proposal on the following grounds.</p> <p>The parking area as shown on the proposed plan does not allow for vehicles to turn and access the carriageway in a forward gear.</p> <p>The location of the parking area is immediately adjacent to an existing neighbouring fence which will impact considerably on forward visibility. From a point 2.4m back from the centre of the vehicle access, 43m should be visible in both directions.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	20/01/20		

LRB-2020-13 – 19/01781/FLL - Erection of a dwellinghouse, land 40 metres north west of Carraig Mhor, Sauchie Road, Crieff

FURTHER INFORMATION

Memorandum

To	Local Review Body	From	Development Management and Building Standards Manager
Your ref	LRB-2020-13	Our ref	19/01781/FLL
Date	9 November 2020	Tel No	

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Additional Information requested by the Local Review Body Consultation on an Application for Planning Permission

Town & Country Planning (Scotland) Act 1997

The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2013

Application Ref: 19/01781/FLL - Erection of a dwellinghouse, land 40 metres north west of Carraig Mhor, Sauchie Road, Crieff

I refer to your letter dated 26 October 2020 in connection with the above application and have the following comments to make:

(ii) Categories (a), (b), (c), (d) and (g) of Policy 1B of the Perth and Kinross Local Development Plan 2 (2019) - The local review body has invited comment on why the proposal is deemed to be contrary to these criteria.

The proposal is considered contrary to these criteria for the following reasons:

Category (a) The proposed dwelling would be sited on the wooded slope and would not form part of the existing coherent structure of development along the top of the slope. It would be an incongruous feature within the wooded slope.

Category (b) The proposed dwelling would does not consider or respect the landscape character of the area which consists of a wooded bank providing amenity value to the edge of the playing fields and screening the built environment beyond.

Category (c) The introduction of a substantial dwelling would not complement the existing surroundings which consist of establish woodland along a steep slope.

Category (d) The proposed dwelling would sit forward of the existing building line along Sauchie Road which sits at the top of the slope. Establishing a new building line along the edge of the burn is considered detrimental to the woodland character and amenity value of the site.

Category (g) The existing wooded appearance of the site forms part of a natural feature which contributes to the local townscape.

(iii) Developer Contribution for Education – The Local Review Body has requested clarification on whether a Developer Contribution for Education would be required.

A contribution of £6460 is required as per the consultation response from the Development Negotiations Officer.

(iv) Policy 52 of the Perth and Kinross Local Development Plan 2 (2019) - The Local Review Body has requested clarification on whether Policy 52, New Development and Flooding, of the Perth and Kinross Local Development Plan 2 (2019), was assessed and viewed as a ground of refusal.

The attention of the local review body is drawn to point 7 of the **Conditions and Reasons for Recommendation** section of the report of handling:

7. The proposal is contrary to Policy 52 of the Perth and Kinross Local Development Plan 2019 as the information provided is insufficient to assess the proposed development in terms of flood risk.

(v) Drainage Issues - The local review body has invited comment on drainage issues raised by representations.

As noted in the **Drainage and Flooding** section of the report of handling, objections were received regarding flooding from the sewer system however Scottish Water have stated that there is currently sufficient capacity in both water and waste water treatment works. Any further investigations required would be dealt with by Scottish Water as part of their formal application process and are therefore outwith the remit of planning.

(vi) Visibility Splays - The local review body has invited comment on the revised site plan relating to the provision of visibility splays submitted as part of the Notice of Review.

The Transport Planning officer has reviewed the revised site plan and confirmed that an acceptable level of forward visibility cannot be achieved with the current design.

A distance of 1 metre from the carriageway has been used to calculate visibility splays. Generally a distance of 2.4 metres from the carriageway is used. The following is a quote from the National Roads Development Guide. “A minimum figure of 2 metres may be considered in some very lightly-trafficked and slow-speed situations, but using this value will mean that the front of some vehicles will protrude slightly into the running carriageway of the major arm. The ability of drivers and cyclists to see this overhang from a reasonable distance, and to manoeuvre around it without undue difficulty, should be considered.”

(vii) Speed Limit - The local review body has invited comment on whether or not there is an intention to introduce a 20mph speed limit on Sauchie Road.

The Transport Planning officer has confirmed that there are no plans at present to introduce a 20mph speed limit on Sauchie Road.

(viii) Vehicular Access – The Local Review Body has requested clarification on whether or not there is any requirement that vehicles must leave the site in forward gear.

The Transport Planning officer has stated that in the interests of road safety it is always preferable to access the public road in a forward gear. The following is a quote from The

Highway Code. "Rule 201 - Do not reverse from a side road into a main road. When using a driveway, reverse in and drive out if you can."

(ix) Ecological Appraisal - The Local Review Body has requested comment on the Ecological Appraisal submitted by the applicant as part of the Notice of Review.

The Tree and Biodiversity Officer has reviewed the submitted ecological appraisal and notes that further surveys are required to establish whether the trees proposed for removal are used by bats for roosting.

As the survey season does not resume until spring the surveys cannot be carried out at present. In line with the letter from the Scottish Chief Planner of 16th May 2006 it is not permitted to issue decisions with suspensive conditions requiring bat surveys.

Therefore the proposal would still not comply with Policy 41 of the Perth and Kinross Local Development Plan 2019 as insufficient information has been provided to assess the impact of the proposed development on protected species.

(x) Tree Survey and Arboriculture Impact Report - The Local Review Body has requested comment on the Tree Survey and Arboriculture Impact Report submitted by the applicant as part of the Notice of Review.

The Enforcement Officer (Trees) has reviewed the Tree Survey and Arboriculture Impact Report. In his view the proposed development cannot be developed without resulting in extensive impact on individual trees and woodland, and the adverse impact on amenity arising is considered unacceptable.

The trees identified for removal are category B, which are considered of amenity value, and have a useful life expectancy, and their loss will affect the visual amenity of this area of Crieff, as a result of the proposed development.

Therefore the proposal would be contrary to Policy 40A (a), (d) and (e) as it would fail to protect existing trees and woodland, would not encourage the protection and good management of a group of trees important for visual amenity and would not safeguard trees on a development site.

(xi) Other Aspects - The Local Review Body has requested comment on any other aspects submitted by the applicant as part of the Notice of Review.

The attention of the local review body is drawn to the lack of information provided regarding Reason for Refusal 1: The proposal is contrary to the Perth and Kinross Local Development Plan 2019, Policy 14 Open Space Retention and Provision: Existing Areas as the proposal does not constitute development which is ancillary to the existing use and it would have a detrimental impact on the amenity value of the site.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01781/FLL	Comments provided by	Joanna Dick Tree and Biodiversity Officer
Service/Section	Strategy and Policy	Contact Details	Email biodiversity@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse.		
Address of site	Land 40 Metres North West Of Carraig Mhor, Sauchie Road, Crieff.		
Comments on the proposal	<p>Policy 40: Forestry, Woodland and Trees The Council will apply the principles of the Scottish Government Policy on Control of Woodland Removal and there will be a presumption in favour of protecting woodland resources. Where the loss of woodland is unavoidable, mitigation measures in the form of compensatory planting will be required.</p> <p>The submitted Tree Survey Report (TD Tree and Land Services Ltd, 17th April 2020) states that to allow this development to proceed 4 mature trees (T1, T2, T12 and T13) and a group of smaller trees (G1) require to be felled.</p> <p>Policy 41: Biodiversity The Council will seek to protect and enhance all wildlife and habitats, whether formally designated or not, considering natural processes in the area. Planning permission will not be granted for development likely to have an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated.</p> <p>The submitted Preliminary Ecological Appraisal Report (FDM Ecology, 19th April 2020) is good quality and in accordance with published best practice.</p> <p>Published best practice by the Chartered Institute of Ecology and Environmental Management (CIEEM) advises that Preliminary Ecological Appraisal Reports rarely contains enough information to inform a planning application especially if it highlights that more survey work is required as in this case.</p> <p>European Protected Species <u>Bats</u> All bat species found in Scotland are classed as European protected species. They receive full protection under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) making it an offence to disturb a bat in a roost, obstruct access to a roost and damage or destroy a breeding or resting place of such an animal. The impact of development on bats must be understood before planning permission can be granted.</p> <p>Three trees with potential to support roosting bats were identified (T1, T3, T14) in the submitted Preliminary Ecological Appraisal Report and it states that further survey is required to determine whether these trees are used by</p>		

	<p>bats for roosting. The results from this survey is required before this planning application can be progressed.</p> <p>Nationally Protected Species</p> <p><u>Breeding Birds</u></p> <p>For all wild bird species in Great Britain, it is an offence to intentionally or recklessly kill, injure or take a bird; take, damage, destroy or interfere with a nest of any bird while it is in use or being built; or obstruct or prevent any bird from using its nest.</p> <p>The site provides bird nesting habitat within the woodland and scrub occupying the site. Works should ideally be scheduled to commence outwith the bird breeding season in order to avoid potential disturbance to nesting birds. If works are scheduled to commence within the bird breeding season, then a screening survey should be undertaken by an ecologist prior to work commencing.</p>
Recommended planning condition(s)	More information is required to progress this application.
Recommended informative(s) for applicant	
Date comments returned	28 October 2020

Consultation Response to a Planning Application

Consultee		Planning App. Ref:	Request Date	Response Date
Paul Kettles Enforcement Officer (Trees)		19/01781/FLL	27.10.20	04.11.20
Proposed Development		Erection of a dwellinghouse.		
Site Address		Land 40 Metres North West Of Carraig Mhor, Sauchie Road, Crieff.		
Introduction	The planning application received for a two & half storey dwellinghouse at Sauchie Road was refused planning permission 21 January 2020, and currently subject to review by the LRB. A Tree Survey and Arboricultural Impact Assessment & Constraints Report, dated 17 April, 2020, was submitted by T D Tree & Land Services Limited, in respect of the development proposals and its impact on the trees at this site.			
Proposed Tree Removal	Individual tree species noted in the report include ash (9), alder (6), holly (1), oak (1), beech (2), and grey poplar (1). The report takes account of 30 trees within the site, 20 of which are individually recognised, and G1 a group of 6 alder/ash/elderberry & G2 a mixed group of ash/alder. Of the 20 x trees assessed 16 are Category B, 1 x Oak is Cat A, 1 x alder is dead, and 1 x alder is not categorised. The report advises that the development will result in 4 x ash trees being removed that being T1, T2, T12, & T13, and the tree group identified as G1.			
Report Assessment	The report is considered repetitive, confusing and lacking clear guidance as to how the proposed development will impact on trees at the site, and does not assess the proposed development impact in practice. Whilst reference is made to sections of BS5837: 2012, the report and other supporting information fail to specify how the dwelling could actually be constructed on such a complex site, without affecting trees determined for retention. Notwithstanding the assertions and claims of the report concerning tree protection methods to be adopted, given the severity of the banking (4.0m + change in level), and the proximity of the footprint of the structure to trees, it is inevitable that the design construction of the proposed dwelling will require extensive engineering and a physical working area, which will undoubtedly conflict with the Root Protection Areas of trees identified for retention, and result on impact of trees, and to this woodland. The writer therefore questions the proposed tree loss and asserts that the loss will be greater than suggested.			
Woodland Impact	The development is proposed within a woodland comprised of predominantly native tree species, considered of significant benefit to this leafy part of Crieff. The woodland banking provides amenity value to the edge of the playing fields, and serves to provide useful screening of the road, and the built environment beyond. The advent of development will involve the loss of trees and reduce the visual linear effect this woodland banking provides. The introduction of a two and half storey dwelling will be			

<p>Conclusion</p>	<p>incongruous to this location, will result in the loss of woodland extending along the east edge of the playing fields, and will have an adverse impact on the amenity of this area.</p> <p>The proposed development cannot be developed without resulting in extensive impact on individual trees and woodland, and the adverse impact on amenity arising is considered unacceptable.</p> <p>The trees identified for removal are category B, which are considered of amenity value, and have a useful life expectancy, and their loss will affect the visual amenity of this area of Crieff, as a result of the proposed development.</p>
<p>Recommendations</p>	<p>Refuse the application for reasons stated above.</p> <p>Paul Kettles Enforcement Officer (Trees) 04.11. 2020.</p>

Erection of a dwellinghouse Land 40 Metres North West Of Carraig Mhor Sauchie Road Crieff

Application Number: **19/01781/FLL – Refusal Date 21st January 2020**

Dear Sir / Madam,

Following the request for additional information from the Local Review Board – and the submissions provided by Perth and Kinross Council Planning Department and others, We would comment on the following:-

(ii) Categories (a), (b), (c), (d) and (g) of Policy 1B of the Perth and Kinross Local Development Plan 2 (2019) - The local review body has invited comment on why the proposal is deemed to be contrary to these criteria.

- We would stand by our LRB submission notes at this time and re-iterate that the location for the proposed house was chosen as it is in a clearing of taller mature trees and the vast majority of removals would be in the smaller tree type which, at present, does not provide a significant amount of screening (very little of them breaking the height of Sauchie Road which they run beside. We would ask whether the computer generated image actually shows an unacceptable level of loss of screening or character – in our opinion the planning department has not provided a compelling argument for this – nor any of the other policies above.

(iii) Developer Contribution for Education – The Local Review Body has requested clarification on whether a Developer Contribution for Education would be required.

- We would state again that the developer is in agreement with the proposed levels of developer contribution for the site and proposals should planning be granted.

(iv) Policy 52 of the Perth and Kinross Local Development Plan 2 (2019) - The Local Review Body has requested clarification on whether Policy 52, New Development and Flooding, of the Perth and Kinross Local Development Plan 2 (2019), was assessed and viewed as a ground of refusal.

- As this was not part of the 6 reasons for refusal in the formal decision notice provided to us, we would allow the Local Review Board to make their own conclusions on this aspect of the proposals – save only to say that a report or justification on this was never asked of us during the application, which would be the norm.
- We would also state that common sense should prevail on this point (the site would collect surface water and discharge it, with agreement from Scottish Water during the building warrant process, to a safe location which would allow the burn and the local environment to be drained safely – partial management of the surface water would, in effect, actually improve matters. Moreover, the proposed new dwelling floor level is more than 3m above the base level of the dry burn – if this was to flood the playing fields adjacent would also be under 2-3m of water – which is very unlikely even in the most extreme case).

(v) Drainage Issues - The local review body has invited comment on drainage issues raised by representations.

- We have no comments to this aspect – as it seems that Scottish Water themselves have confirmed that there is capacity for the drainage if the site. We would then ask that this be ignored when considering the appeal.

(vi) Visibility Splays - The local review body has invited comment on the revised site plan relating to the provision of visibility splays submitted as part of the Notice of Review.

- Again, we would state that a normal application process would have provided us with some opportunity to amend the design to the Transport Planning Officer's recommendations – however we were afforded no such chance. Only in the comments received recently has the transport officer provided us with the dimensions required for this splay set-back and overall distance – something we could easily have 'designed-out' as part of the planning process (we would still accept a condition of side-on parking to be agreed, which would alleviate this parking/sightlines issue). It is an extremely complicated document to assess and apply the various tables, charts and regulations to every road type and some assistance/ confirmation of the criteria we should meet would have assisted us greatly (as would a request for a report or study by an industry professional during the planning process).

(vii) Speed Limit - The local review body has invited comment on whether or not there is an intention to introduce a 20mph speed limit on Sauchie Road.

- We have no comment to make on this issue.

(viii) Vehicular Access – The Local Review Body has requested clarification on whether or not there is any requirement that vehicles must leave the site in forward gear.

- We would state that the council is casting a very wide net in relation to the rules we need to show compliance with in order to avoid an objection on this. It is our understanding that the reasons for refusal should be set in council policy – or at least referred to in such policy. In this instance neither seems to be the case. We do accept the responsibility to provide safe parking and access and (see point vi above) would be happy to amend the parking to be agreed with the transport manager to like side-on parking along the road – something which would be easy to accommodate. It is simply difficult to accept a reason for refusal which is not explicitly set out in council policy and at the same time asking us to comply with these criteria that the vast majority of the dwellings on this road do not comply with at present.

(ix) Ecological Appraisal - The Local Review Body has requested comment on the Ecological Appraisal submitted by the applicant as part of the Notice of Review.

- We would state that the findings of the Tree and Biodiversity Officer are quite harsh in that we could have possibly provided a full report within roosting season if planning had asked for this during the planning process, and provided one this calendar year if there wasn't such a delay in the LRB process due to external circumstances. Again, we will have to wait until early summer next year to provide this information. It is extremely hard to operate as a developer in these circumstances where ecological consultants / council officers are extremely reticent to employ common sense or worst case conditions which we would readily agree to to ensure that the proposals do not significantly impact the bats or any other species.

(x) Tree Survey and Arboriculture Impact Report - The Local Review Body has requested comment on the Tree Survey and Arboriculture Impact Report submitted by the applicant as part of the Notice of Review.

- It is our assertion that the scheme has been located in a clearing of mature trees, where the impact would be minimal to the trees which contribute to the local tree embankment as a whole. Work on the site itself and access to it would all be from Sauchie Road, which does not have any mature trees as a barrier and we contest the officer's assertions that the tree loss will be greater and the scale of engineering operations be greater than we have suggested (only an engineering professional can make those decisions – our experience is that operations can be contained within the footprint of the building – and more of an issue would be the temporary road closures related to the works at certain stages). Overall we would ask whether the computer generated image actually shows an unacceptable level of loss of screening or character – in our opinion the planning department has not provided a compelling argument for this. In fact the building itself will provide increased screening to the built environment beyond if this is the main consideration.

(xi) Other Aspects - The Local Review Body has requested comment on any other aspects submitted by the applicant as part of the Notice of Review.

- The council's response to this section is cyclical and we have since provided all support information that should have been asked for as part of the main planning application. As we have referred to before – the absence of the planning officer due to sickness seems to have been a detriment to the process in this instance, and we believe that we have shown compliance with the policies mentioned for refusal since.

Report carried out on 27th November 2020 by Mr Robert Jack (Agent) for Tradecast Building Services Ltd. (Applicant)

