

**LRB-2022-60**  
**22/00980/FLL - Erection of a dwellinghouse, land 40 metres north west of 11 Glenisla View, Airlie View, Alyth, PH11 8LW**

## **INDEX**

- (a) Papers submitted by the Applicant (***Pages 267-342***)
- (b) Decision Notice (***Pages 345-347***)
  - Report of Handling (***Pages 349-356***)
  - Reference Documents (***Pages 281-342***)
- (c) Representations (***Pages 357-372***)



**LRB-2022-60**

**22/00980/FLL - Erection of a dwellinghouse, land 40 metres  
north west of 11 Glenisla View, Airlie View, Alyth, PH11  
8LW**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**







Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto: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 100605783-001

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

## 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:	Bell Ingram		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Catherine	Building Name:	Dum
Last Name: *	Newton	Building Number:	
Telephone Number: *	01738621121	Address 1 (Street): *	Isla Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Perthshire
		Postcode: *	PH2 7HF
Email Address: *	catherine.newton@bellingram.co.uk		

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="Lindsay Court"/>
First Name: *	<input type="text" value="Steven"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Duffy"/>	Address 1 (Street): *	<input type="text" value="Gemini Cresent"/>
Company/Organisation	<input type="text" value="Airlie Green Low Energy Homes"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Dundee"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="DD2 1SW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

## 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

<input type="text" value="Land 40m northeast of 11 Glenisla View, Airlie View, Alyth"/>
---

Northing	<input type="text" value="749035"/>	Easting	<input type="text" value="324835"/>
----------	-------------------------------------	---------	-------------------------------------

## 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 Land 40 North West of 11 Glenisla View, Airlie View, Alyth

## 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.

See attached appeal statement November 2022

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)

Bell Ingram LRB Appeal Statement November 2022; Design Statement May 2022; Arboricultural Impact Assessment April 2022; Arboricultural Impact Plan ; Ecological Appraisal April 2022; Tree Survey; Proposed location plan, sections and elevations; Location plan; Existing block plan; Proposed block plan; Existing site plan; Proposed site plan; Artist Impression views.

## Application Details

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

22/00980/FLL

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

27/05/2022

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

09/08/2022

## Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure \*

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

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

A site visit would help to understand the context and current status of the site and the trees. See supporting statement.

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site has secured by fencing and locked gate to deter garden waste and fly tipping and damage to trees.

## 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: Ms Catherine Newton

Declaration Date: 06/11/2022





**Planning Application for Erection of a Dwellinghouse**  
**Land 40m North-west of 11 Glenilisa View, Airlie View, Alyth**

**Ref: 22/00980/FLL**

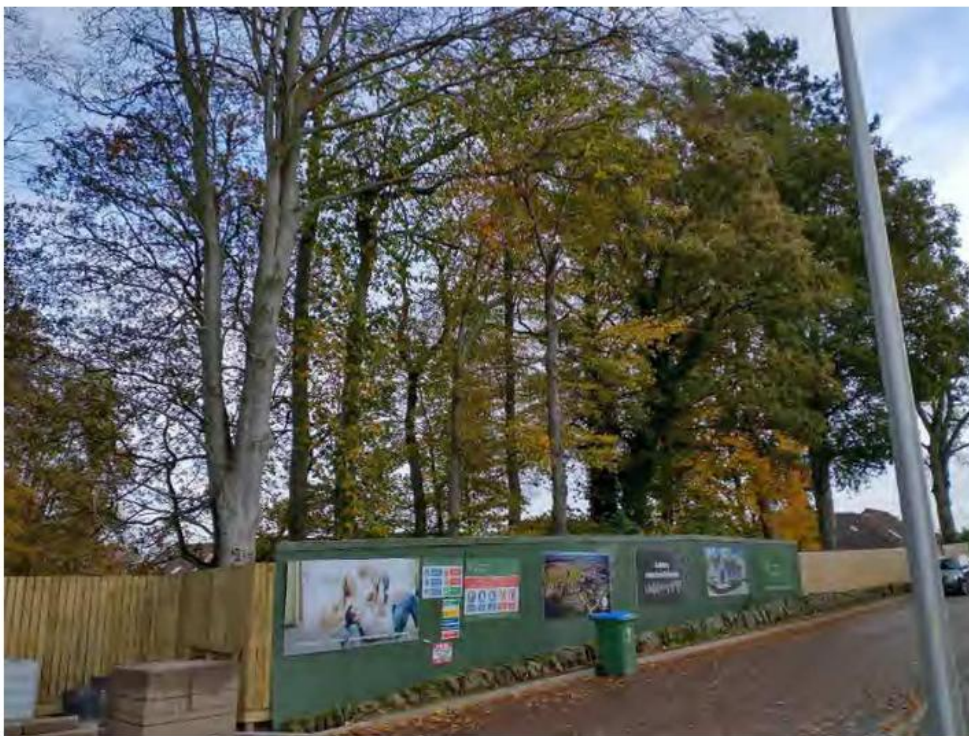
**Local Review Body Supporting Appeal Statement**

**Introduction**

Bell Ingram Design has been instructed to appeal, under Section 43A of the Town and Country Planning (Scotland) Act 1997, the Planning Department's decision under delegated powers to refuse planning permission for a single house on land at north end of Airlie View, Alyth.

**Background**

The applicant, Airlie Green Low Energy Homes, is nearing the completion of a development of 22 new houses at Airlie View (17/00342/FLL) on land to the west of the appeal site. The appeal site was not included within application site boundary of that planning consent for 22 houses. The appeal site was however previously included in the red line boundary of the original planning permission in principle (13/00615/IPL), together with the small area of land which has since been used to construct the water pumping station which serves the new houses (Ref: 20/00842/FLL).



1. Looking east towards the proposed house site from Airlie View





2. Looking east across the proposed house site from Arlie View

### **Appeal Statement**

After the new housing development has been completed and sold, Airlie Green Low Energy Homes would therefore be left with the appeal site, which lies within the settlement boundary of Alyth.

In the past 2-3 years the site has increasingly become a regular dumping ground for local garden waste. Fly tipping of tyres and other waste has also become an increasing and ongoing problem because there is no onsite presence. The applicant has had to pay for rubbish to be cleared from the land on several occasions, in order to avoid it attracting even more illegal tipping.



3. Examples of fly tipping including old fence panels, garden waste, boulders and old cars/lorry tyres.





4 Branches and logs from a tree felled by a neighbour complaining about the trees overhanging gardens

The trees on the site are very important to the visual amenity of the area and provide important habitat for a variety of wildlife species. The majority of the trees (15 no. Category B) are however of moderate quality with a remaining life span of approximately 20 years. The rest are low quality with a remaining life span of approximately 10 Years (8 no. Category C) and one adjacent to the road which is dead and needs to be removed in the interests of health and safety. Other trees with branches overhanging the pavement and road have been pruned recently in the interest of health and safety and good management. There are no Category A trees on the site (See Arboricultural Impact Assessment Table 2). Active long-term management of the trees is therefore required to ensure the trees remain in good health, are safe, continue to thrive and are replaced/replanted as appropriate.

To address these matters the applicant seeking to secure a feasible and viable use for the site which would both provide an onsite presence and ensure good long-term management of the trees, which is necessary in order to preserve and enhance the visual amenity and valuable wildlife habitat which they provide.

Airlie Green Low Energy Homes accepts that the successful development of a woodland site, which retains the majority of the trees, is challenging and requires an imaginative and innovative solution. The development by the applicant of the small house proposed would however be a logical solution in this location, in keeping with the surrounding residential



uses in the area. The future management of the site and trees would then be ensured by the new owner/occupier.

Archid Architects Limited therefore designed an energy efficient, low impact house which has been specifically and carefully designed for this site to ensure the character of the woodland setting is maintained and enhanced. The Design Statement submitted in support of the application very clearly explains that the construction method would use screw piles to minimise impact on root protection areas and the driveway would be formed of a 'no dig' construction on cellular protection mesh to ensure there is no compaction of tree roots. The Arboricultural Impact Statement also explains how the development could be carefully implemented without damage occurring to any of the trees on site. This information does not however appear to have been taken into consideration in the determination of the application, because significant damage to 10 trees and root protection areas and loss visual amenity provided by the trees are all stated as Reasons for Refusal No. 1 and 3.

The proposed siting of the house has also been carefully selected (rather than manufactured as stated in the Reasons for Refusal No.1) within an existing open area and the proposed loss of only 4 no. trees (2 no. of which are Category C trees of low quality, young specimen tree, and 2 no. of which are Category B trees of moderate quality) out of a total of 24 across the site. An Arboricultural Impact Assessment undertaken by Heritage Ecological Limited was also submitted in support of the application which recommends planting of further 8 no. trees elsewhere on the site to compensate for those to be lost.

The relevance of the low impact of the design and construction methods on the existing trees could have better informed the determination of the application if the PKC Tree Officer had provided a consultation response on the submitted Arboricultural Impact Assessment.

A preliminary Ecological Appraisal (April 2022) was also undertaken by Heritage Ecology Limited to ensure all ecological features were taken into consideration by the proposed development and that any potential impact would not be significant. The report made recommendations on avoidance, mitigation and/or compensation measures to ensure the proposed development would provide a biodiversity net gain overall.

The Ecological Appraisal included an assessment of bat roosts and likely impact on bat habitat, which was not considered to be significant given to limited extent of the project. The Appraisal recommended that all the trees identified as providing potential bat roosts features should be subject to a further Level 3 Specialist Ecological Survey to ascertain the presence/absence of roosting bats. The applicant was therefore aware of the need for further survey work, and this could have been undertaken and mitigation likely agreed since the initial assessment concluded that significant impact was not expected. Had the Planning Officer requested the survey work prior the determination of the application, this Reason for Refusal (No. 2) could have been easily addressed.

## **Conclusion**

The Design Statement, Arboricultural Impact Assessment and Ecological Appraisal submitted in support of the application explained how a single low impact house would be overall beneficial to the amenity of the site and the surrounding area. Facilitating the future active management of the site would secure the retention of the existing trees and replanting in the future. The submitted plans, elevation and artist's impression have also sought to illustrate how this could be successfully achieved on this challenging site. Reason for Refusal No.4 fails to acknowledge these overall benefits of the proposed residential use.

It is very disappointing that the Planning Officer was not able to undertake a site visit, in order to be better informed about the current status of the site and the quality of the trees, when recommending refusal of a scheme which has been specifically designed to secure a beneficial future for the site, rather than jeopardise or undermine it. Whilst the implied pressure for the loss of further trees could reasonably be controlled through the use of relevant conditions attached to any planning permission issued.

Airlie Green Low Energy Homes Ltd therefore welcomes the opportunity to have the decision to refuse planning permission for a carefully designed scheme reassessed by the Local Review Body. A viable long-term use for the site needs to be facilitated, without which the visual amenity and habitat value of the site remains uncertain.

**4 November 2022**





Date: Apr 2021  
Our Ref: 382/3.1

## DESIGN STATEMENT

Project Ref: House Among Trees, Airlie View, Alyth PH11 8BF

## INTRODUCTION

The proposed development is for a new house in woodland adjacent to a development of twenty new houses in Airlie View, Alyth. The woodland is an area 'left over' after the development of the houses and has historically been used as something of a dumping ground for garden waste and rubbish.

This proposal for a new house has been carefully and sensitively designed to preserve its woodland setting without damage to the existing trees and enhance it with the addition of new planting. The house would also have the advantage of bringing the trees into beneficial ownership, which will ensure the ongoing care and management of the woodland.



▲ Artists impression of house from the North.

## SITE ANALYSIS



▲ Proposed site and new houses at 18-39 Airlie Green

The site forms part of a piece of land purchased by Airlie Green Low Energy Homes for the development of new, high quality, low energy houses, which are currently on site.





▲ Photo looking East on Airlie View site showing development on site towards site and trees in background

As this part of the site is largely tree covered and the trees do add amenity to the community, it was not included in the original outline planning application for the site back in 2013 prior to our involvement and has not been included since. The trees are not subject to tree preservation orders or in a conservation area but have been carefully protected throughout the work in accordance with surveys and Arboricultural Impact Assessments associated with the approvals and conditions for the housing development above.



▲ Photo looking East past pumping station prior to its enclosure (fence) being erected

The site has direct access from Airlie View to the South, sloping down towards the Back Burn at the North boundary, a change in elevation of around 3.5m.

There are 24No. trees on the site as detailed in the accompanying arboricultural impact assessment. Although 5No. trees would be lost as a result of the development, it is proposed to plant a minimum of 8No trees in compensation.



▲ Photo looking north west with a Norway Maple tree in foreground

The trees on site are mainly grouped to the west side, with less towards the east side of the site.





▲ Artist's impression showing the house in context from the drive

The objective of the proposed house is to make beneficial use of this site, which is effectively left over after a larger area was developed. It represents an 'infill' site in a residential area and the proposal represents the most efficient use of the land while respecting its environs in line with Policy 17 of the Local Development Plan 2019.

The house is placed to avoid most of the trees within the site and would be built on screw piles to minimise disturbance within the root protection areas of existing trees.



▲ Extract showing the proposed site plan

The driveway is of 'no dig' construction on cellular protection mesh to ensure there is no compaction of tree roots in the RPA's. This method has been used successfully on the site next door. Digging on site will only be required for the foul drainage connection over a short distance in a very localised area.

Although it would cause some negative impact in the short term in terms of loss of trees. We would argue that the proposed development will have a positive impact in the medium and longer term, and would encourage the protection and good management of this group of trees, important for visual amenity in line with policy 40A d) and e) of the Local Development Plan 2019.



## Buildings – Sustainable Design – A Low Carbon Place

The proposed house has been carefully designed to have as low an environmental impact as possible in terms of carbon emissions and energy use. It will use off site manufacture for both sub



▲ Photo showing screw piling in close proximity to existing trees

structure (screw piles) and superstructure (timber frame) to maximise efficiency, minimise waste and minimise disturbance of the ground on site.

The house will be very well insulated and utilise triple glazed timber framed windows along with renewable technology for heating and hot water in the form of an air source heat pump to provide under floor heating.

The majority of the building would be of natural materials, with timber superstructure and cladding and some natural slate cladding.

Steel is used sparingly in the (light weight) roofing and rain water goods and in the screw piles of the underbuilding. This would be re-cyclable in future. The almost complete absence of concrete and cement in the proposals is highly unusual and could make the house something of a sustainability exemplar if approved.



▲ Artists impression of house from the North.

All other more normal planning concerns have been considered in the development of the design. The simple form fits with local house types and it sits as low as possible while causing minimum disturbance to the ground, the ridge sitting approximately 5.7m from ground level on the South side. As the trees rise to some 25m in close proximity, the development would cause no additional overshadowing issues locally.

The proposed house sits approximately 26m from the nearest adjacent properties and privacy issues are avoided by having no window openings at all on the east elevation apart from a Velux roof window. The east wall also extends along the edge of the balcony, providing both a privacy and sound barrier to the neighbouring properties in Glenisla View.

The preliminary ecological appraisal raises no species-specific issues in relation to the development and has established that some use of the trees by bats is likely and the site is used by red squirrels. There are enhancement measures proposed to install a number of squirrel, bird and bat boxes on site, which the applicant would be happy to do to enhance the habitat.



## CONCLUSION

As mentioned above the site has historically been used as a dumping ground for garden waste and rubbish. Although every effort has been made to protect the trees during the construction of houses on the adjacent site, there is currently little incentive for the protection and future management of this wooded piece of land.

The proposed house would bring the woodland into beneficial use and ownership which would help to ensure the future management of the woodland. We also feel that it is a good design, which is entirely suited to its woodland setting and carefully designed for minimal environmental impact.



**Airlie View, Alyth – Lodge Development:  
Arboricultural Impact Assessment**

April 2022

**A Report to Archid Architects on behalf of Airlie Green  
Low Energy Homes SPV Ltd.**

	DATE	PREPARED	REVIEWED	REMARKS
ISSUE 1	29/04/2022	MB	SG	~
REVISION 1				
REVISION 2				
REVISION 3				

The Manse, 24 High Street,  
Auchterarder, Perthshire,  
PH3 1DF  
T 01764 660067  
post@heritage-environmental.co.uk  
www.heritage-environmental.co.uk

VAT Registration No. : 683 0029 48  
Registered in Scotland.  
Company No. : SC 174098



## **1 INTRODUCTION**

### **1.1 Preamble**

1.1.1 This document is an independent report prepared by Heritage Ecological Ltd (HEL) for Archid Architects on behalf of Airlie Green Low Energy Homes SPV Ltd., outlining the results of an Arboricultural Impact Assessment (ArbIA) in relation to a planning application for a proposed lodge development (the Project) at Airlie View, Alyth in Perth and Kinross Council (PKC) area. The Project is located at OS Grid Reference NO 24856 49022.

1.1.2 Avoidance, mitigation, compensation and/or enhancement measures have been recommended where it is anticipated that the proposed Project may result in a significant arboricultural effect, without measures being implemented or in accordance with Best Practice guidelines, or to fulfil legal obligations. The scope of this report does not include an Arboricultural Method Statement (ArbMS), describing the detailed measures that should be adopted during the construction of the Project to reduce impacts on trees – it is proposed that this would be prepared subject to a post consent planning condition with PKC.

1.1.3 The fieldwork and report for this ArbIA has been completed by Mark Bates MCIEEM (HEL Director), who has successfully completed The Arboricultural Association course on *British Standard 5837: 2012 Trees in Relation to Design, Demolition & Construction – Recommendations* and the *Lantra Basic Tree Survey and Inspection Course*.

1.1.4 A stand-alone Preliminary Ecological Appraisal (PEA) has also been prepared for the Project by HEL.

### **1.2 Policy and Guidance**

1.2.1 The ArbIA has been completed with specific regard to recommendations given in the following:

- British Standard 5837: 2012 Trees in relation to Design, Demolition & Construction – Recommendations (BS 5837).

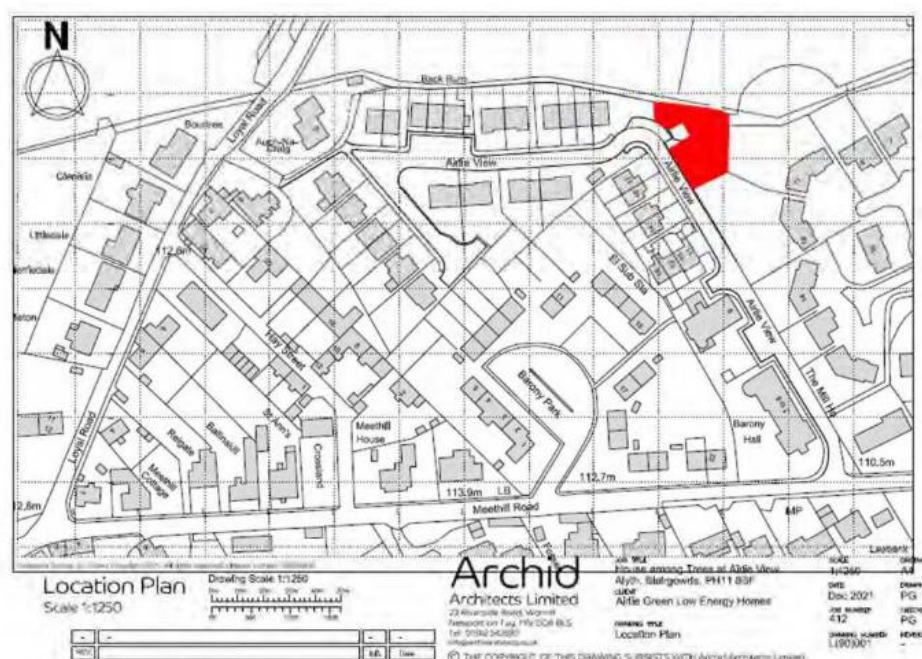
### **1.3 Description and Location of Project**

1.3.1 The location of the proposed Project is shown on the drawing provided by the Client and presented in **Figure 1**, below. It is understood that the development aims to be *low impact* on trees, minimising the number to be lost and including the erection of a lodge on screw piles with associated access from Airlie Road to the south and associated parking area using no dig construction techniques and Cellweb ground protection to prevent soil compaction.

### **1.4 Scope and Study Areas**

1.4.1 The study area included the footprint of the proposed Project plus any adjacent overhanging trees, where present, in order to take account of the Project's potential zone of influence.

Figure 1: Location Plan



## 2 METHODS

### 2.1.1

The survey study site was systematically walked on 29<sup>th</sup> March and 1<sup>st</sup> April 2022, and all trees were assessed according to the current recommendations in BS 5837. A visual assessment from the ground was undertaken of all trees >75 mm stem diameter measured at 1.5 m, and the following recorded in accordance with BS 5837:

- Tree position identified from a topographical survey;
- Individual tag number with tags affixed on main stem south-west facing at c. 1.5 m above ground level (agl);
- Common and scientific name of tree according to *New Flora of the British Isles* (3<sup>rd</sup> Edition), Stace, C. Cambridge University Press;
- Tree quality and value assessment, defining trees as Category U, A, B and C (refer to **Table 1**, below);
- Type defined as single tree (T), tree group (G) or hedgerow (H);
- Life stage defined as either: Y= Young (less than 1/3 normal life expectancy), MA= Middle aged trees (1/3 to 2/3 normal life expectancy), M= Mature (over 2/3 normal life expectancy) or OM= Over Mature (beyond usually expected life span);
- Height (m) recorded using a clinometer to the nearest half metre for heights up to 10 m and the nearest whole metre for heights > 10m;
- Number of stems at 1.5 m agl;



- Stems 1-5 diameter (mm), or if >5 stems mean stem diameter (mm) rounded to the nearest 10 mm;
- 1<sup>st</sup> branch height (m) and direction, noted as north (N), east (E), south (S) or west (W);
- Canopy height (m);
- Branch spread (m) taken to the nearest half metre at the four cardinal points (N,E,S,W) measured from trunk;
- Root Protection Area (RPA) defined for single stem trees as an area equivalent to a circle with a radius x12 the stem diameter. For trees with two to five stems the combined stem diameter is calculated according to the following:  
$$\sqrt{(stem\ diameter\ 1)^2 + (stem\ diameter\ 2)^2 \dots + (stem\ diameter\ 5)^2}$$
or trees with more than five stems the combined stem diameter calculated as  
$$\sqrt{(mean\ stem\ diameter)^2 \times number\ of\ stems};$$
- Structural/physiological condition defined as Good, Fair, Poor, Moribund or Dead, and any presence of decay and/or physical defects;
- Remaining contribution of tree, defined as <10, 10+, 20+ or 40+ years; and
- Comments.

2.1.2 As per BS 5837 recommendation, hedgerows and stands of trees containing individuals that are arboriculturally similar in character have been assigned either as a hedgerow (H) or tree group (G). All hedgerows and tree groups have not been tagged but were assigned as H1#...Hn, or G1#...Gn respectively.

2.1.3 Trees are large dynamic organisms whose health and condition can change rapidly; therefore due to the changing nature of trees and other site considerations, this report and any recommendations made are only valid for the 12 month period following the site survey. It should be noted that the tree survey undertaken does not constitute a comprehensive Tree Hazard Survey. No soil survey was made available or used as part of this tree survey/assessment.

**Table 1: Assessment of Tree Quality**

Category and Definition	Criteria (including sub-categories where appropriate)			Identification on figures
Trees unsuitable for retention				
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for <10 years	<ul style="list-style-type: none"><li>- Trees that have 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);</li><li>- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline;</li><li>- 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.</li></ul>			Dark Red
Trees to be considered for retention				
<b>Category A</b> Trees of high quality with an estimated remaining life expectancy of at least 40 years	<b>1. Mainly arboricultural qualities</b>  Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	<b>2. Mainly landscape qualities</b>  Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	<b>3. Mainly cultural values, including conservation</b>  Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture).	Light Green
<b>Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in Category A, but are down-graded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit Category A designation.	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.	Trees with material conservation or other cultural value.	Mid Blue
<b>Category C</b> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey

### Notes on Tree Categories

- 2.1.4 Category U trees signifies trees that are in such a poor condition that they cannot be realistically be retained as living trees in the context of the current land use for longer than 10 years (typically less) and which should, in the current proposed development context, be removed for reasons of sound arboricultural management or health and safety, irrespective of any development proposals.



- 2.1.5 Category A trees signifies trees that are of a high quality and value with an estimated remaining life expectancy of at least 40 years. Occasionally a veteran tree, although not in the best condition may warrant this category because of its wildlife and cultural value. The design of the proposed development should take into account the retention of Category A trees where possible. A masterplan layout that suggests the removal of Category A trees has a considerably increased risk of planning refusal.
- 2.1.6 Category B trees signifies trees that are of a moderate quality and value with an estimated remaining life expectancy of at least 20 years. The design of the proposed development, where feasibly possible, should take into account the retention of Category B trees. A design layout that suggests the removal of Category B trees has an increased risk of planning refusal particularly if no compensation measures (i.e. replacement planting) are proposed.
- 2.1.7 Category C trees signifies trees that are of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. They are generally trees that could remain and are expected to have a safe useful life expectancy of between 10 and 20 years if no development were to occur. The loss of Category C trees within a development area under normal circumstances would not normally represent a significant constraint on the development proposal – refer to relevant note at foot of Table 1 of BS 5837.
- 2.1.8 Therefore all Category A and where possible Category B trees will, under normal circumstances, be retained on development sites where possible, and should influence and inform the design, site layout, and in some cases the specific construction methods to be used – the root protection areas of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build within these areas providing that appropriate specifications have been agreed between the local planning authority, the consulting arboriculturist and the developer/client.
- 2.1.9 Where Ash Die-back (caused by *Hymenoscyphus fraxineus* - an Ascomycete fungus resulting in a chronic fungal disease of ash trees in Europe, characterised by leaf loss and crown dieback and typically death of infected trees) is encountered a pragmatic approach to their categorisation is adopted. Where no Ash Die-back is recorded for a particular tree then it is assessed entirely as outlined in **Table 1** above. Where only minor symptoms of the disease are recorded then the tree is assessed as Category C with a remaining life expectancy of >10 years. However, where trees exhibit significant symptoms (e.g. die-back of branches and stems, lesions on the bark, secondary infections, etc.) and life expectancy is <10 years then the tree is assessed as Category U. It should be noted that trees affected with Ash Die-back should be regularly checked to assess development of the disease.

## 2.2 Assessment of Effects

### ***Introduction***

- 2.2.1 The process of ArblA has been completed where sufficient information is available during the preparation of this report. The assessment of effects has been undertaken by consideration of best practice guidance outlined in BS 5837, and professional judgement, in order to provide a methodology that is robust and fit for purpose for this project.
- 2.2.2 As recommended within BS 5837, ArblA involves consideration of the collected information and evaluation of the direct and indirect effects of the proposed project, and where necessary recommends measures to reduce impacts to non-significant levels. The following measures are considered as part of the ArblA:

### ***Avoidance Measures***

- 2.2.3 Avoidance measures (where required and possible) are recommended that will avoid impacts on important tree features, such as consideration of alternative sites, revision of site layout/extent, etc.

### ***Mitigation Measures***

- 2.2.4 Mitigation measures are recommended where it is anticipated that a significant effect may result without measures being implemented or in accordance with Best Practice guidelines, or to fulfil legal obligations. Examples of mitigation measures include protection of root protection areas from works.

### ***Compensation Measures***

- 2.2.5 Compensation measures are recommended where it is anticipated that a significant residual effect may result even with avoidance and/or mitigation measures being implemented. Examples of compensation measures include replacement planting of site appropriate trees to be lost to the Project.

### ***Enhancement Measures***

- 2.2.6 In order to ensure that the Project results in biodiversity net gain, enhancement measures will be recommended where these are considered to be proportional and relative to the scale and nature of the Project.

### ***Assessment of Residual Effects***

- 2.2.7 An assessment of avoidance/post-mitigation/compensation effects is provided to show the overall effect of the proposed Project.

### **3 SURVEY RESULTS**

#### **3.1 Site Designations**

##### **Tree Preservation Orders**

- 3.1.1 A Tree Preservation Order (TPO) is an order made by a Local Planning Authority in respect of trees or woodlands made under Section 160 of the Town and Country Planning (Scotland) Act 1997. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the authority's consent.
- 3.1.2 None of the trees within the proposed Project site (or adjacent properties) are afforded TPO status, according to Perth and Kinross Council Interactive TPO and Conservation Area Map (<https://www.pkc.gov.uk/heritagemap>) reviewed on 11<sup>th</sup> April 2022.
- 3.1.3 Given that no TPO's will be directly/indirectly impacted as a result of the proposed Project it is considered that there will be no requirement for avoidance, mitigation or compensation measures for TPO's.

##### **Conservation Area**

- 3.1.4 Trees often contribute significantly to the character of Conservation Areas, and it is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree in a Conservation Area unless six weeks' notice has been given to the Local Planning Authority. This gives the Council time to consider making a TPO in appropriate circumstances.
- 3.1.5 The study area is not located within a Conservation Area, according to Perth and Kinross Council Interactive TPO and Conservation Area Map (<https://www.pkc.gov.uk/heritagemap>) reviewed on 11<sup>th</sup> April 2022.
- 3.1.6 Given that no Conservation Areas will be directly/indirectly impacted as a result of the proposed Project it is considered that there will be no requirement for avoidance, mitigation or compensation measures for this designation.

##### **Ancient Woodland Inventory (AWI) for Scotland**

- 3.1.7 The Scottish Environment Website, reviewed on 11<sup>th</sup> April 2022\*, confirms that the study area is not listed on the Ancient Woodland Inventory (AWI) Scotland, or listed as Native Woodland under the Native Woodland Survey of Scotland (NWSS).
- 3.1.8 Given that no woodland listed as AWI/NWSS will be directly/indirectly impacted as a result of the proposed Project it is considered that there will be no requirement for avoidance, mitigation or compensation measures for these designations.

#### **3.2 General Description of Study Area**

- 3.2.1 The Project area is c. 500 m<sup>2</sup> and comprises an area of mature broadleaved plantation woodland, with the Back Burn forming the northern boundary and new residential properties associated with Airlie View and Glenisla View forming the boundaries to the south and west, and east respectively. A new water pumping station has recently been constructed as part of the Airlie Green Low Energy Homes within this area of woodland bordering Airlie View. A temporary access track constructed of Type 1 material has recently been built from Airlie View across the Back Burn bridge to allow for storage of

---

\* <https://map.environment.gov.scot/sewebmap/> date accessed 11/04/2022



topsoil, and part of the woodland is currently being used to store building materials (e.g. sand/gravel, blocks, etc.) which has resulted in some habitat disturbance.

### 3.3 Overview of Trees

3.3.1 The Project area includes a total of 24 tree, with no tree groups or hedges recorded. **Table 2** below provides an overview of the tree survey, with **Figure 2** in **Appendix A.1** showing the location of all trees/hedgerows/tree groups together with their associated categories and RPAs. **Table 7** in **Appendix A.2** provides a tree schedule and tree descriptions for the study site. **Photographs 1 - 4** are provided below to illustrate the trees within the study area.

**Table 2: Overview of Tree Survey**

Tree Category	Single Trees	Tree Groups	Hedges	Retention Value on Site
U	1	0	0	Trees with life expectancy of <10 years. The reasons for removal include trees being dead/moribund, presence of significant rot, Ash Die-back, poor form, suppression or general die-back within the tree. Details for each tree can be found in the survey data in Appendix A.2.
A	0	0	0	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	15	0	0	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years .
C	8	0	0	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm .
<b>Total Number</b>	<b>24</b>	<b>0</b>	<b>0</b>	

#### Category U

3.3.2 Of the 24 trees present within the study area, Category U trees (unsuitable for retention with a life expectancy of <10 years) within the study area comprise 1 tree representing c. 4% of the total number of trees within the site. The following was classified as a Category U tree:

- Gean *Prunus avium* (Tag No. 0420) – present on southern edge of the Project site bordering Airlie View. The tree is in late stages of senescence, with only minor branches still alive at 4 m agl and majority of scaffold branches lost hence limited spread to 1 m. Main stem shows signs of longitudinal cracking and peeling of bark. Adjacent to public road and tree should be removed. Tree has bat roost potential and should be surveyed prior to removal (refer to PEA).

3.3.3 It is recommended that the above tree should be removed for reasons of health and safety and good arboricultural management. Arboricultural works should be completed by an Arboricultural Association Approved Contractor, and according to *BS 3998: 2010. Tree*

*Work. Recommendations* (refer to **Section 4: Mitigation and Compensation Recommendations**).

### **Category A**

- 3.3.4 No trees within the Project study site were assessed as being Category A tree (= trees of High Quality).

### **Category B**

- 3.3.5 A total of 15 Category B tree (= trees of Moderate Quality) were recorded within the Project study site for their landscape qualities (B2), namely:

- Lime sp. *Tilia* sp. (Tag No. 0401) – mature tree with a height of c. 14 m and main stem diameter of 345 mm;
- Lime sp. (Tag No. 0402) – mature tree with a height of c. 24 m and main stem diameter of 790 mm;
- European beech *Fagus sylvaticus* (Tag No. 0403) - mature tree with a height of c. 25 m and main stem diameter of 890 mm;
- Lime sp. (Tag No. 0405) – mature tree with a height of c. 24 m and main stem diameter of 950 mm;
- Pedunculate oak *Quercus robur* (Tag No. 0406) - mature tree with a height of c. 23 m and main stem diameter of 700 mm;
- Sycamore *Acer pseudoplatanus* (Tag No. 0409) - mature tree with a height of c. 21 m and main stem diameters of 650 mm and 500 mm;
- Norway maple *Acer platanoides* (Tag No. 0410) - mature tree with a height of c. 25 m and main stem diameter of 780 mm;
- Norway maple (Tag No. 0412) - middle-aged tree with a height of c. 18 m and main stem diameter of 310 mm;
- European beech (Tag No. 0415) - mature tree with a height of c. 24 m and main stem diameter of 900 mm;
- Sycamore (Tag No. 0417) - mature tree with a height of c. 19 m and main stem diameter of 490 mm;
- Copper beech *Fagus sylvaticus* var. *purpurea* (Tag No. 0418) – mature tree with a height of c. 22 m and main stem diameter of 485 mm;
- European beech (Tag No. 0421) - middle-aged tree with a height of c. 16 m and main stem diameter of 325 mm;
- Lime sp. (Tag No. 0422) – mature tree with a height of c. 18 m and main stem diameter of 525 mm;
- European beech (Tag No. 0423) - mature tree with a height of c. 25 m and main stem diameter of 785 mm; and
- Lime sp. (Tag No. 0424) – mature tree with a height of c. 24 m and main stem diameter of 545 mm.

- 3.3.6 These trees are predominantly mature with heights > 18 m (maximum 25 m) with typically single main stems in the range of 310 – 900 mm diameter, forming a cohesive broadleaved woodland that was probably planted in the early 20<sup>th</sup> Century.

### Category C

- 3.3.7 A total of 8 Category C tree (= trees of Moderate Quality) were recorded within the Project study site for their landscape qualities (C2), namely:
- Norway maple (Tag No. 0404) - middle-aged tree with a height of c. 12 m and main stem diameter of 190 mm;
  - Wych elm *Ulmus glabra* (Tag No. 0407) - young tree with a height of c. 11 m and main stem diameter of 150 mm;
  - Wych elm (Tag No. 0408) - middle-aged tree with a height of c. 10 m and main stem diameters of 120 mm and 70 mm;
  - Wych elm (Tag No. 0411) - young tree with a height of c. 6 m and main stem diameter of 130 mm;
  - Wych elm (Tag No. 0413) - young tree with a height of c. 6.5 m and main stem diameters of 110 mm and 80 mm;
  - Sycamore (Tag No. 0414) - young tree with a height of c. 17 m and main stem diameters of 210 mm;
  - Norway maple (Tag No. 0416) - young tree with a height of c. 6 m and main stem diameter of 150 mm; and
  - European ash *Fraxinus excelsior* (Tag No. 0419) – mature tree with a height of c. 19 m and main stem diameter of 480 mm.
- 3.3.8 These Category C trees, generally comprise a mix of middle-aged and young trees which are typically suppressed trees. Many of these suppressed trees have poorly developed canopies, having developed within a closed-canopy from adjacent trees, and have asymmetrical crowns with poor quality branch structure. The mature European ash is suffering from Ash Dieback and has therefore been down-graded (refer to para. 2.1.9).



Airlie View, Alyth – Lodge Development:  
Arboricultural Impact Assessment

---

**Photograph 1:** View of woodland from south. Left to right Category B2 trees lime *Tilia* sp. (Tag No.0401 & 0402) and European beech (Tag No. 0423) next to new water pumping station adjacent to Airlie View on southern edge of woodland.



**Photograph 2:** View of woodland from north showing Category B Norway maple (Tag No. 0410) that will be lost to the Project. Note fly-tipped material adjacent to fence, recently constructed water pumping station on right with altered ground levels, and storage of construction materials.



## 4 ARBORICULTURAL IMPACT ASSESSMENT

### 4.1 Introduction

4.1.1 The following provides an Arboricultural Impact Assessment (ArbIA) of the proposed Project, considering pre-mitigation/compensation impacts in terms of direct loss of trees, damage to trees and indirect impacts.

### 4.2 Direct Loss of Trees

4.2.1 The proposed Project has been designed to minimise the direct loss of trees and retain trees where possible, in recognition of the mature trees found within the woodland; refer to **Figure 3** in **Appendix A.1** which shows the location of proposed infrastructure and trees to be retained and lost.

4.2.2 No Category A trees would be directly lost as a result of the proposed Project. However, the Project will result in the direct loss of 4 trees, comprising 2 Category B and 2 Category C trees. **Table 3**, below provides a summary of the direct loss of trees according to the various categories.

**Table 3: Overview of Direct Loss of Trees/Groups/Hedges**

Tree Category	Single Trees	Tree Groups	Hedges
A	0	0	0
B	2	0	0
C	2	0	0
<b>Total Number</b>	<b>4</b>	<b>0</b>	<b>0</b>

4.2.3 **Table 4**, below shows a breakdown of those trees that will be directly lost by the Project.

**Table 4: Analysis of Direct Loss of Trees/Groups/Hedges**

Tag No.	Species	Category	Tree/Group/Hedge	Life-stage
0410	Norway maple	B2	T	M
0411	Wych elm	C2	T	Y
0418	Copper beech	B2	T	M
0419	European ash	C2	T	M

4.2.4 The loss of the above 2 Category C trees is not considered to represent a significant constraint on the Project. These trees are of low quality, comprising young specimens of both wych elm and Norway maple, and a mature European ash that has signs of Ash Die-back with its canopy very reduced in extent (and this tree may succumb in <10 years). The loss of the above Category C trees is therefore not considered to represent a significant arboricultural impact.

4.2.5 However, the loss of 2 Category B trees of moderate quality, comprising a mature Norway maple and copper beech, is considered to represent a medium negative impact that will result in a significant arboricultural impact at the local level (i.e. within 5 km) prior to enactment of mitigation/compensation measures, due to their visual importance in forming a cohesive mature woodland feature.



- 4.2.6 Compensation measures, in the form of new planting are outlined in **Section 5: Mitigation and Compensation Recommendations**, in order to ensure that the residual impact of the Project is not significant.

### 4.3 Damage to Trees

- 4.3.1 Damage to trees during the construction phase of the Project (including initial vegetation clearance and earth works) may occur to trees to be retained if the works are not carefully planned and the trees not adequately protected. This is particularly relevant within this site, which is limited in extent and also constrained by the presence of the current tree resource.

- 4.3.2 Potential damage includes physical damage to tree roots, stems and branches (during ground investigation, vegetation clearance, earthworks and construction) by plant and vehicles, and when works are within their respective RPA's by damage to their roots and compaction and/or pollution of soils. Any changes in ground levels can also adversely affect trees. Such damage to trees may result in early senescence and ultimately loss of these trees.

- 4.3.3 For the purpose of this assessment, potential damage to trees has been defined as any Project works within RPAs (but excluding felling which is considered under *Direct Loss of Trees* above). However, all retained trees within the Project area have the potential to be adversely affected by ill-planned works and storage of construction materials.

- 4.3.4 **Table 5**, below provides a summary of the trees which may be subject to potential damage and where works are within their RPA's, according to the various categories. This includes 10 trees comprising 7 Category B trees and 3 Category C trees.

**Table 5: Overview of potential damage to Trees/Groups/Hedges**

Tree Category	Single Trees	Tree Groups	Hedges
A	0	0	0
B	7	0	0
C	3	0	0
<b>Total Number</b>	<b>10</b>	<b>0</b>	<b>0</b>

- 4.3.5 **Table 6**, below provides a summary of potential damage to trees, tree groups and hedgerows. Specific detail on potential damage to the tree resource is provided in paras. 4.3.6-4.3.7 below.

- 4.3.6 If the proposed works do not take cognisance of the retained trees with appropriate stand-offs during construction or use of sensitive construction techniques, this will result in damage to roots and/or soil compaction within the RPAs of retained trees. Soil compaction reduces the pore space within soil, resulting in a poor soil structure that damage and restricts the development and function of plant roots. Poor rooting significantly inhibits tree growth on compacted soils and can also increase the risk of trees being blown over during storm events. As well as the footprint of the new building, construction of the new driveway and car parking could also result in damage to trees if construction methods do not minimise damage. **Table 6** identifies that both construction of the proposed new driveway and parking, and the new building will be within the RPAs of retained trees.

- 4.3.7 However, the Project construction and design has been developed to minimise impacts on retained trees. The new driveway and car parking will use no dig construction

techniques and ground protection to prevent soil compact using Cellweb Tree Protection System. The erection of the lodge will be on screw piles to avoid ground compaction, with the fabrication of the building being completed off-site where possible. The implementation of an Arboricultural Method Statement (ArbMS), aimed at protecting all retained trees (refer to **Section 5: Mitigation and Compensation Recommendations**) during the site preparation and construction phase, is critical to ensuring that potential damage to trees during the Project will be mitigated, and that impacts on trees will be negligible and represent a non-significant effect.

**Table 6: Summary of potential damage to Trees/Groups/Hedges due to works within their RPAs**

Tag No.	Species	Category	Tree/Group /Hedge	Life-stage	Potentially Damaging Works
0409	Sycamore	B2	T	M	c. 20% of RPA on footprint of Lodge, and general construction activities
0412	Norway maple	B2	T	MA	c. 30% of RPA within footprint of driveway, and general construction activities
0413	Wych elm	C2	T	Y	c. 20% of RPA within footprint of driveway, and general construction activities
0414	Sycamore	C2	T	Y	c. 20% of RPA within footprint of driveway, and general construction activities
0415	European beech	B2	T	M	c. 35% of RPA within footprint of driveway, and general construction activities
0416	Norway maple	C2	T	Y	c. 1% of RPA within footprint of driveway, and general construction activities
0417	Sycamore	B2	T	M	c. 20% of RPA within footprint of driveway, and general construction activities
0421	European beech	B2	T	MA	c. 25% of RPA within footprint of driveway, and general construction activities
0422	Lime sp.	B2	T	M	c. 10% of RPA within footprint of driveway, and general construction activities
0423	European beech	B2	T	M	c. 5% of RPA within footprint of driveway, and general construction activities

## 4.4 Indirect Impacts

4.4.1 All retained trees within the Project area may require future arboricultural management, for example as part of the standard tree risk assessments completed in order to ensure health and safety. On-going maintenance, potentially in the form of crown lifting/reduction, removal of any deadwood and removal of any unsafe trees, will therefore likely be required as part of this on-going arboricultural management.

- 4.4.2 It is important that all future arboricultural works are completed by an Arboricultural Association Approved Contractor, and according to BS 3998: 2010. Tree Work. Recommendations. This will ensure that future arboricultural works do not have a significant impact on any retained trees.
- 4.4.3 Falling leaves, fruit and flowers also have potential to cause minor seasonal nuisance to the Project. However, general maintenance and good housekeeping will ensure such seasonal nuisance is not a significant issue.
- 4.4.4 Indirect impacts on trees as a result of the Project are therefore considered to be of negligible impact magnitude and not arboriculturally significant.

## **5 MITIGATION/COMPENSATION RECOMMENDATIONS**

### **5.1 Introduction**

- 5.1.1 The following provides a series of mitigation and compensation measures that are recommended to ensure that the arboricultural impacts of the proposed Project are not significant.

### **5.2 Arboricultural Method Statement (ArbMS)**

- 5.2.1 It is recommended that a detailed Arboricultural Method Statement (ArbMS) should be prepared to outline how the Project works will be carried out close to trees to ensure their protection and without causing damage to their crowns/stems or root systems. It is proposed that the ArbMS would be prepared subject to a post consent planning condition with PKC.
- 5.2.2 The following should be included within the ArbMS:
- Tree felling and other arboricultural works methods;
  - Restrictions within tree protection zones;
  - Specification for tree protection fencing and signage;
  - Ground protection measures;
  - Measures to avoid crown and stem damage;
  - Any tree surgery works required;
  - Installation of underground services;
  - Construction of all built structures, access and car parking; and
  - Enhancement measures in the form of new planting to replace trees to be lost and encourage woodland habitat diversity, detailing the species and planting and establishment maintenance programme.

#### **Built Structures**

- 5.2.3 The ArbMS will detail the pre-emptive measures required to construct the proposed lodge to minimise soil compaction and ensure protection of all trees, utilising best practice guidance.

#### **Driveway & Car Parking**

- 5.2.4 The ArbMS will detail the measures required to construct the new driveway and car parking using the Cellweb Tree Protection System ensuring protection of all trees and utilising best practice guidance, e.g. The Arboricultural Association Guidance Note 12: The Use of Cellular Confinement Systems Near Trees.



### **Tree Felling & Other Tree Works**

- 5.2.5 It is important that all tree felling and other tree works are completed by an Arboricultural Association Approved Contractor, and according to *BS 3998: 2010. Tree Work. Recommendations*. The ArbMS will detail all tree works.

### **Storage of Construction Materials & Site Compound**

- 5.2.6 The ArbMS will detail the location of all construction material storage areas and site compounds in order to protect retained trees.

## **5.3 Compensation Measures Recommendations**

- 5.3.1 The following compensation measures are recommended to off-set the arboricultural impacts of the Project reported in **Section 4**:

- Provision of new planting of a minimum of eight trees, with the aim of replacing the trees (two trees for each of the four) to be lost to the Project.

- 5.3.2 The ArbMS will detail the species to be planted and their locations.

## **6 ASSESSMENT OF RESIDUAL EFFECTS**

- 6.1.1 Given the enactment of the mitigation and compensation measures proposed and outlined in **Section 5** including the preparation of an ArbMS, the overall residual effect of the proposed Project is considered to be a low negative impact magnitude at the local level, representing a non-significant arboricultural impact.

## **7 REFERENCES**

**British Standards Institution. 2012** *BS 5837: Trees in relation to design, demolition and construction - Recommendations.*

**British Standards Institution. 2010.** *BS 3998: Tree Work - Recommendations.*

## APPENDICES

### APPENDIX A.1 FIGURES



## APPENDIX A.2 TREE SCHEDULE

Table 7: Tree Schedule

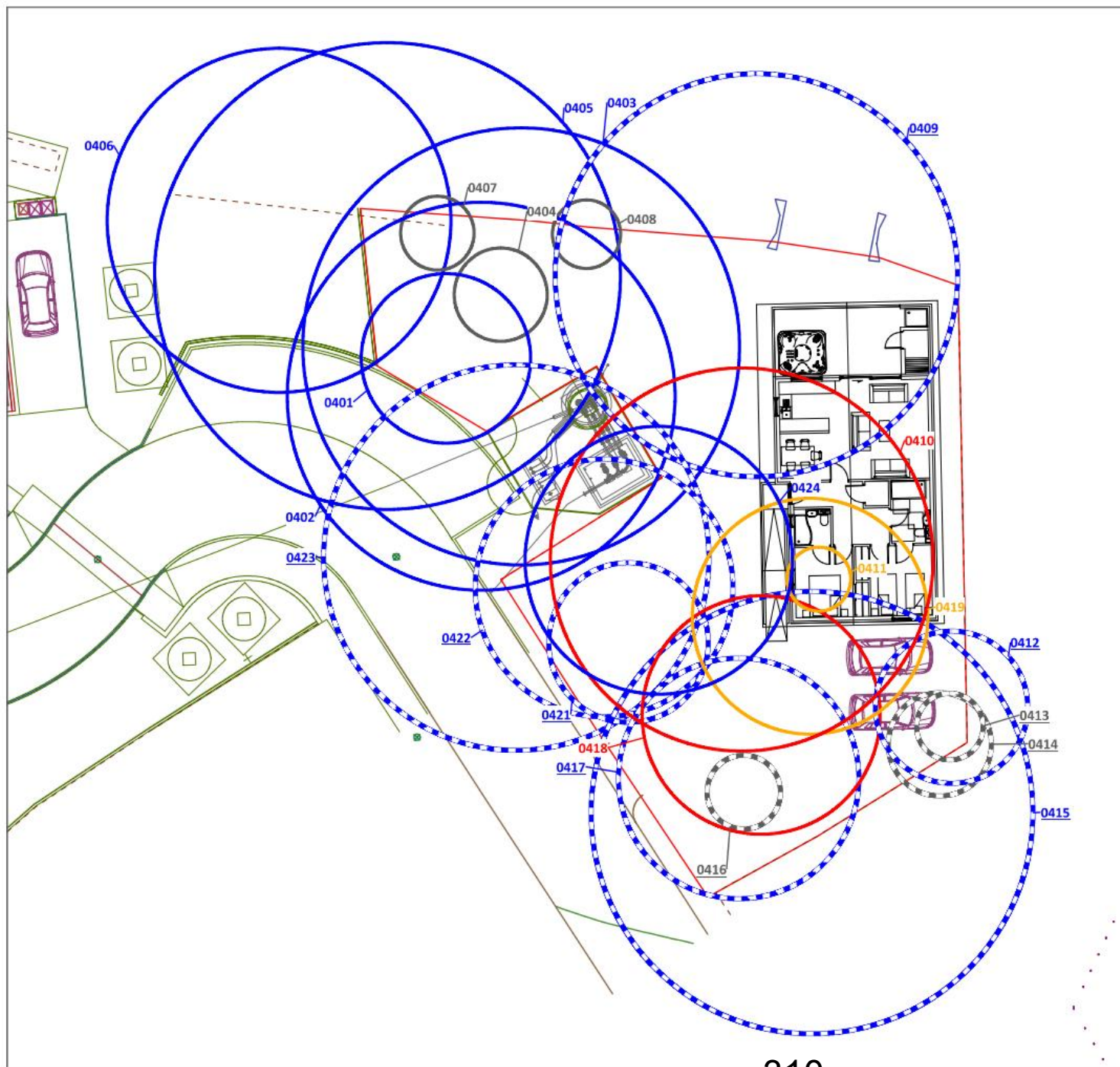
Tag No.	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)				1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m <sup>2</sup> )	Comments
0401 (1854)	<i>Lime Tilia sp.</i>	B2	T	M	14	1	345				0.5	W	6	4.5	4	3	3	Good	Fair	20+	4.14	53.85	Asymmetrical crown, with evidence of crown lifting to 5m above ground level (agl) with some regrowth. A temporary access track of Type 1 material has been constructed around tree.
0402 (1856)	<i>Lime Tilia sp.</i>	B2	T	M	24	1	790				0.5	W	12	3	5	6	6	Good	Good	20+	9.48	282.34	Crown lifted to 8 m agl, with one limb poorly cut. Adjacent to pump station works and according to neighbour had roots exposed for several weeks.
0403 (1855)	<i>European beech Fagus sylvatica</i>	B2	T	M	25	1	890				4.5	S	10	11	14	8	6	Good	Good	20+	10.68	358.34	Asymmetrical canopy, mainly to east. Adjacent to pump station works and according to neighbour had roots exposed for several weeks.
0404	<i>Norway maple Acer platanoides</i>	C2	T	MA	12	1	190				2	E	7.5	5	4	0.5	0.5	Fair	Poor	10+	2.28	16.33	Asymmetrical crown mainly to north and east. Recent mechanical damage to several stems on south side to 3m agl. Tear-out on main stem on south side at 0.5 m agl with associated butt rot. A temporary access track of Type 1 material has been constructed on south side of tree.
0405 (1833)	<i>Lime Tilia sp.</i>	B2	T	M	24	1	950				0.5	N	12	6	6	7	8	Good	Good	20+	11.40	408.28	Tree has straight bole for c. 7m and then has three main stems. Typical shooting at base. Crown lifted to 7 m agl. A temporary access track of Type 1 material has been constructed on south side of tree.
0406 (1852)	<i>Pedunculate oak Quercus robur</i>	B2	T	M	23	1	700				0.25	S	12	7	5	4	8	Good	Good	20+	8.40	221.67	Crown lifted to 7 m agl. Flush cut on main stem at 2.5 m agl with associated rot cavity. Tear-out on scaffold limb (near join with main stem) at c. 12 m agl. A temporary access track of Type 1 material has been constructed on south side of tree.
0407	<i>Wych elm Ulmus glabra</i>	C2	T	Y	11	1	150				0	NESW	1	3	5	2	3	Fair	Fair	10+	1.80	10.18	Lean to north-east. Signs of suckering from base and to 1 m on south side.
0408	<i>Wych elm Ulmus glabra</i>	C2	T	MA	10	2	120	70			1	N	2	4	2	2	3	Poor	Poor	10+	1.67	8.73	A temporary access track of Type 1 material has been constructed on south side of tree, partially exposing some roots. Possibly previously suffered from Dutch Elm Disease with tree having regrown from base.
0409 (1868)	<i>Sycamore Acer pseudo-platanus</i>	B2	T	M	21	2	650	500			1.5	W	2	8	7	7	6	Fair	Fair	10-20	9.84	304.23	Bifurcated at 0.5 m agl, with pronounced buttressing on south-west side. A temporary access track of Type 1 material has been constructed on south side of tree. Area of recent mechanical wounding on main stem between 1.5 – 2m agl and snapped minor limbs on south-west at 4 m and 5 m agl.

Airlie View, Alyth – Lodge Development:  
Arboricultural Impact Assessment

Tag No.	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)				1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments	
0410 (1862)	Norway maple <i>Acer platanoides</i>	B2	T	M	25	1	780					2	E	6	7	10	4	5	Good	Fair	20+	9.36	275.23	Tree has a lean to the east and asymmetrical crown, mainly to east. Tree has a major sweeping scaffold limb at 2.5 m agl. Tree has weld of two scaffold limbs at 5 m agl, with associated rot feature. Minor limb at 7 m agl with small hazard-beam with associated rot. Tree has had ground level recently changed by water pumping works; raised by 200-400 mm on west side. Signs of stress buckling on main stem.
0411	Wych elm <i>Ulmus glabra</i>	C2	T	Y	6	1	130					2	E	2	5	5	4	3	Fair	Fair	10+	1.56	7.65	Tree is suppressed by adjacent trees with asymmetrical canopy.
0412	Norway maple <i>Acer platanoides</i>	B2	T	MA	18	1	310					2	N	2	5	6	0.5	4	Good	Fair	20+	3.72	43.47	Asymmetrical canopy because of competition with sycamore (Tag No. 0414), and also slight sweep to east at base. Crown lifted on east side to 5 m agl.
0413	Wych elm <i>Ulmus glabra</i>	C2	T	Y	6.5	2	110	80				0.25	E	1.5	6	4	4	3	Good	Poor	10+	1.63	8.37	Tree is suppressed by adjacent Norway maple (Tag No. 0412) and sycamore (Tag No. 0414), with asymmetrical canopy.
0414	Sycamore <i>Acer pseudo-platanus</i>	C2	T	Y	17	1	210					0.1	N	3	2	3	3	3	Good	Fair	10-20	2.52	19.95	Tree is suppressed by adjacent European beech (Tag No. 0414) and wych elm (Tag No. 0413).
0415	European beech <i>Fagus sylvatica</i>	B2	T	M	24	1	900					4.5	N	8	7	6	6	7	Good	Good	20+	10.80	366.44	Main stem ivy covered to c. 11 m agl. Well-proportioned tree with bole relatively clean to 8 m agl. Some minor dead wood in canopy.
0416	Norway maple <i>Acer platanoides</i>	C2	T	Y	6	1	150					4	S	2.5	1	3	5	3	Fair	Poor	10+	1.80	10.18	Suppressed tree with asymmetrical canopy and dominant growth to south.
0417 (1865)	Sycamore <i>Acer pseudo-platanus</i>	B2	T	M	19	1	490					1.5	S	2.5	3	3	3	8	Good	Fair	10-20	5.88	108.62	Tree is suppressed by adjacent European beech (Tag No. 0416) with asymmetrical crown. Partial ivy cover of main stem and scaffold limbs to 14 m agl. Minor limb removed on south side at 2 m agl.
0418 (1866)	Copper beech <i>Fagus sylvatica</i> var. <i>purpurea</i>	B2	T	M	22	1	485					3	N	4	3	4	4	4	Good	Fair	20+	5.82	106.41	Poorly developed lower canopy with majority > 14 m agl. Pronounced buttress on north side.
0419 (1867)	European ash <i>Fraxinus excelsior</i>	C2	T	M	19	1	480					5	S	10	5	5	3	3	Poor	Poor	<10?	5.76	104.23	Tree has signs of Ash Dieback, with canopy very reduced in extent, and tree may succumb in <10 years. Signs of scaffold limb loss with several knot holes on main stem to 10 m agl. Main stem has lean to east.

Airrie View, Alyth – Lodge Development:  
Arboricultural Impact Assessment







Tag No.	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
<b>0420 (1864)</b>	<i>Gean Prunus avium</i>	U	T	M	14	1	365					4	S	4	1	1	1	1	Moribund	Moribund	<10	4.38	60.27	Tree is in late stages of senescence, with only minor branches still alive at 4 m agl and majority of scaffold branches lost hence limited spread to 1 m. Main stem shows signs of longitudinal cracking and peeling of bark. Adjacent to public road and tree should be removed.
<b>0421 (1863)</b>	<i>European beech Fagus sylvatica</i>	B2	T	MA	16	1	325					2.5	W	2.5	2	5	5	1	Good	Poor	20+	3.90	47.78	Tree has asymmetrical canopy due to competition with adjacent lime sp. (Tag No. 0422), with topmost part of crown at 7 m agl strongly growing to south-east. Pronounced buttress on north side.
<b>0422 (1860)</b>	<i>Lime sp. Tilia sp.</i>	B2	T	M	18	1	525					1	W	2	3	4	5	2	Fair	Poor	10+	6.30	124.69	Crown lifted to 9 m agl, with new shoots present. Typical basal sprouting at base of tree. Asymmetrical crown due to suppression by adjacent European beech (Tag No. 0423), with top of crown growing significantly to south-east. Main scaffold stem has hazard beam.
<b>0423 (1859)</b>	<i>European beech Fagus sylvatica</i>	B2	T	M	25	1	785					4	N	4	7	6	8	6	Good	Good	20+	9.42	278.77	Tree has had ground level recently changed by water pumping works; raised by 150-200 mm within RPA. Tree is bifurcate at 5 m agl with main stems in compression union. Crown lifted on south side to 9 m agl.
<b>0424 (1861)</b>	<i>Lime sp. Tilia sp.</i>	B2	T	M	24	1	545					11	E	15	5	5	4	4	Good	Fair	20+	6.54	134.37	Tree has very high canopy, with main crown > 15 m agl. Tree has slight lean at base to east. Tree has had ground level recently changed to north and west by water pumping works; raised by 150-300 mm within RPA.




310

Legend:

AbIA - Tree Quality/Impact

-  B - No Impact
-  B - Direct Loss
-  B - RPA Impacted
-  C - No Loss
-  C - Direct Loss
-  C - RPA Impacted

Project:	Airlie View Lodge Development	
Title:	Figure 3: Arboricultural Impact Assessment	
Client:	Archid Architects	
Drawn:	SG	 HERITAGE ECOLOGICAL LIMITED
Approved:	M/B	
Date:	28/04/2022	
Drawing ref.:	Figure3AlythAbIAv1	



## Airlie View, Alyth – Lodge Development: Preliminary Ecological Appraisal

April 2022

### A Report to Archid Architects on behalf of Airlie Green Low Energy Homes SPV Ltd.

	DATE	PREPARED	REVIEWED	REMARKS
ISSUE 1	29/04/2022	MB	DD	~
REVISION 1				
REVISION 2				
REVISION 3				

Heritage Ecological Ltd  
Poppy Cottage, Ardargie,  
Near Forteviot, Perth and Kinross  
PH2 9DQ  
post@heritage-ecological.co.uk





## **1 INTRODUCTION**

### **1.1 Preamble**

1.1.1 This document is an independent report prepared by Heritage Ecological Ltd (HEL) for Archid Architects on behalf of Airlie Green Low Energy Homes SPV Ltd., outlining the results of a Preliminary Ecological Appraisal (PEA), in relation to a planning application for a proposed lodge development (the Project) at Airlie View, Alyth in Perth and Kinross Council (PKC) area. The Project is located at OS Grid Reference NO 24856 49022.

1.1.2 The PEA comprises a Level 1 Desktop Study and Level 2 Ecological Walkover. An Ecological Impact Assessment (EclA) has been completed for ecological features where sufficient information is available during the preparation of this report. Avoidance, mitigation and/or compensation measures have been recommended where it is anticipated that the proposed Project may result in a significant effect on ecology without measures being implemented or in accordance with Best Practice guidelines, or to fulfil legal obligations. In order to ensure that the Project results in biodiversity net gain, enhancement measures are recommended where these are considered to be proportional and relative to the scale and nature of the Project.

1.1.3 A daytime walkover survey was undertaken on 29th March 2022 by a suitably qualified ecologist: Mark Bates MCIEEM, HEL Director of Ecology who has over 25 years' experience as a professional ecologist.

1.1.4 A stand-alone Arboricultural Impact Assessment (ArbIA) has also been prepared for the Project by HEL.

### **1.2 Policy and Guidance**

1.2.1 In order to ensure the Project is legally compliant and in line with Best Practice, the scope of this PEA has considered recommendations and legislative requirements given in the following:

- The Conservation (Natural Habitats &c.) Regulations 1994 (as amended in Scotland);
- Nature Conservation (Scotland) Act 2004 (NCSA);
- Wildlife and Countryside Act 1981 (WCA);
- Wildlife and Natural Environment (Scotland) Act 2011 (WANE Act);
- The Protection of Badgers Act 1992;
- Scottish Planning Policy;
- The Scottish Biodiversity List (SBL);
- Chartered Institute of Ecology and Environmental Management (CIEEM); Guidelines for Ecological Impact Assessment in the UK and Ireland, 2018; and
- A Handbook on Environmental Impact Assessment, Scottish Natural Heritage, 2018.

### **1.3 Description and Location of Project**

1.3.1 The location of the proposed Project is shown on the drawing provided by the Client and presented in **Figure 1**, below. It is understood that the development will involve the construction of a lodge with associated access from Airlie Road to the south and associated parking area.





## **Badger**

- 1.4.4 Badger *Meles meles* and their setts are comprehensively protected by the Protection of Badgers Act 1992 (as amended by the Nature Conservation (Scotland) Act 2004). In addition to protecting the animals themselves from certain acts of cruelty, the Acts makes it an offence to interfere with a badger sett either intentionally or recklessly causing or allowing:
- damage to a sett or any part of it;
  - destruction of it;
  - sett access to be obstructed, or any entrance of it; and
  - disturbance to a badger when it is occupying it.
- 1.4.5 The Protection of Badgers Act 1992 allows licensing, for the purposes of development, of activities that would otherwise be prohibited. This allows developments, as defined in the Town and Countryside Planning (Scotland) Act 1997, to interfere with a badger sett within an area specified in the licence by any means so specified. Licences must be applied for from NatureScot.
- 1.4.6 Licences are not normally issued during the breeding season, which is between 30<sup>th</sup> November and 01<sup>st</sup> July, and cannot be issued retrospectively.

## **Water Vole**

- 1.4.7 Enhanced statutory protection is afforded to those species protected under Schedule 5 of the WCA (as amended). Water vole *Arvicola amphibius* varies from other Schedule 5 listed mammals in that in Scotland it is afforded enhanced statutory protection under Schedule 5 – in respect of section 9 (4) only. This makes it an offence to disturb or damage any water vole resting place or habitat, but the animals themselves are not protected. This legislation means that water vole habitat is comprehensively protected in Britain, and that any planned activity which might affect this species requires prior consultation with the appropriate statutory conservation organisation (NatureScot).
- 1.4.8 If the development cannot avoid an offence with respect to water voles, a licence will be required from NatureScot to allow work to proceed. Such a licence can only be issued for development purposes if: a) the development will give rise to significant social, economic or environmental benefit, and b) there is no other satisfactory solution. There is a presumption against licensing disturbance or damage/destruction of burrows while they contain dependent young and outwith the active water vole period of October to April.

## **Red Squirrel**

- 1.4.9 Red squirrel *Sciurus vulgaris* and pine marten *Martes martes* their dreys/dens (resting places) receive full protection under Schedules 5 and 6 of the WCA (as amended). It is an offence to intentionally or recklessly:
- kill, injure or take a red squirrel/pine marten;
  - damage, destroy or obstruct access to a drey/den or any other structure or place which a red squirrel/pine marten uses for shelter or protection; and
  - disturb a red squirrel/pine marten when it is occupying a structure or place for shelter or protection.
- 1.4.10 This protection does not apply to areas where red squirrels only feed.
- 1.4.11 If the development cannot avoid an offence with respect to red squirrel/pine marten, a licence will be required from NatureScot to allow work to proceed. Such a licence can only

be issued for development purposes if: a) the development will give rise to significant social, economic or environmental benefit, and b) there is no other satisfactory solution. There is a presumption against licensing disturbance or damage/destruction of places of shelter while they contain dependent young.

### **Reptiles**

1.4.12 Under the WCA (as amended), widespread species of reptile (common lizard *Zootoca vivipara*, slow-worm *Anguis fragilis* and adder *Vipera berus*) are protected against:

- intentional or reckless killing and injury; and
- trade – i.e. sale, barter, exchange, transport for sale, or advertise for sale or to buy.

1.4.13 No licensing system is in place for common lizard, slow-worm and adder for the purposes of development, and it is important that where impacts may occur on reptiles that appropriate mitigation is enacted prior to start of works.

### **Birds**

1.4.14 All birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 (as amended), and it is thus an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird; and
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.

1.4.15 The birds listed in Schedule 1 of the WCA (as amended) are further protected, making it an offence to intentionally or recklessly disturb adults and/or young at, on or near an 'active' nest.

### **Invasive non-native Species (INNS) - Plants**

The law on non-native species is covered by the [WCA](#) (as amended by the Wildlife and Natural Environment (Scotland) Act 2012.). In Scotland, it is an offence to plant, or otherwise cause to grow, a plant in the wild at a location outside its native range. Therefore any works that may impact on non-native species must ensure that appropriate mitigation measures are enacted to prevent their spread.



## **2 SURVEY METHODOLOGY**

### **2.1 Level 1 Desk Study**

2.1.1 A Level 1 Desktop Study included review of:

- Scotland's Environment website for designated sites for nature conservation and Ancient Woodland Inventory (<http://www.environment.gov.scot>).

2.1.2 Consideration has been given to designated sites in relation to separation distances and the sites' respective qualifying features as to whether these are likely to be adversely affected by the proposed Project. The following designated sites have been considered:

- Special Protection Areas (SPAs) and Ramsar sites;
- Special Areas for Conservation (SACs) and Sites of Special Scientific Interest (SSSIs); and
- Other sites (Local Nature Reserves [LNRs], Local Nature Conservation Sites [LNCSs], Ancient Woodlands, etc.).

2.1.3 Relevant records from the desk study are included in **Section 4**, where appropriate.

### **2.2 Level 2 Ecological Walkover**

#### **Study Areas**

2.2.1 The following study areas<sup>1</sup> with regard to the Project area (shown as application site boundary in **Figure 1**, above), have been assessed:

- Vegetation and flora, birds afforded general protection, reptiles: proposed application site boundary;
- Bats: Any trees or structures within proposed proposed application site boundary and to a minimum of 10 m beyond;
- Birds listed on Schedule 1: proposed proposed application site boundary and to a minimum of 500 m beyond;
- Water vole: proposed application site boundary and to a minimum of 30 m beyond;
- Badger and red squirrel: proposed application site boundary and to a minimum of 50 m beyond; and
- Pine marten, otter and Eurasian beaver: proposed application site boundary and to a minimum of 200 m beyond.

2.2.2 The above study areas have been defined in recognition of current survey guidelines and professional judgement, and are considered to be appropriate in assessing any potential effects on ecology arising from the Project.

### **2.3 Fieldwork Methods**

2.3.1 A walkover of the study area was undertaken in order to identify any features of ecological significance. This included, but was not limited to:

- Identification of potentially important vegetation communities and/or invasive non-native plants;
- Identification of potential roosting features within structures and trees for bats;

---

<sup>1</sup> Study areas apply to where suitable habitat exists, access is available (private grounds were not surveyed) and/or there are no obvious barrier to animal movement.



- Comprehensive survey for badger, red squirrel, otter, beaver and pine marten, and
- Assessment of habitats for the potential to support water vole, reptiles and birds of conservation interest.

### **Vegetation and Flora**

2.3.2 An assessment of the study area was made with regard to identifying habitats of significance that may be impacted on through the proposed works. Such habitats are defined here as good examples (in terms of quality, size and connectivity) of Habitats Directive Annex I habitats (e.g. semi-natural riparian woodland, blanket bog and wet heath). Notes on habitat, current and historical influences and surrounding land use were taken into consideration.

2.3.3 Stands of invasive non-native plants, including Japanese knotweed *Reynoutria japonica* and giant hogweed *Heracleum mantegazzianum* were target noted where encountered.

### **Bats**

2.3.4 An assessment of the presence of bat roosts within the study area was undertaken according to current guidance as detailed in in *Bat Surveys for Professional Ecologists – Good Practice Guidelines* produced by Bat Conservation Trust (Collins 2016). It should be noted that impacts on bat foraging habitat are considered not likely to be significant given the limited extent of the proposed Project, and therefore bat activity surveys have been scoped out. The following provides a summary of the survey methodology.

2.3.5 An assessment was made of the suitability of buildings, structures and trees within the study area for bat roosts. These were inspected for signs of bats from the ground, such as droppings, worn entrances and staining. Inspections of buildings and structures was undertaken from ground level with the aid of a powerful torch and high quality binoculars, where appropriate. No detailed internal searches were undertaken of any buildings, structures or tree cavities. Any bat droppings found were collected for further analysis.

2.3.6 For each feature, an assessment of roosting potential was completed as per the definitions set out in **Table 1**, below.

### **Protected Mammals (other than bats)**

2.3.7 Walkover surveys of the study site were undertaken by an experienced mammal surveyor to identify potential ecological constraints associated with protected mammal species (EPS and Nationally protected species) that may occur within the geographical area. Surveys were undertaken within the relevant study areas (refer Para. 2.2.1).

2.3.8 Survey for protected mammal species were completed using standardised survey methods in: Gurnell *et al.* (2009) for red squirrel; Birks *et al.* (2012) for pine marten; Harris *et al.* (1989) for badger; Ward *et al.* (1994) for otter; Campbell-Palmer *et al.* (2018) for Eurasian beaver and, Dean *et al.* (2016) for water vole. As well as sightings of protected mammal species, evidence of the presence/recent presence of species including prints, paths, droppings, places of shelter (including setts, dreys) and feeding remains were recorded and mapped where encountered. Where suitable habitat for water vole is identified and significant effects are likely, further survey may be recommended.

**Table 1: Bat roosting suitability in buildings/structure/trees/rock exposures**

Roosting suitability	Criteria
<b>Confirmed</b>	Evidence of roosting bats recorded.
<b>High</b>	A building/structure/tree/rock exposure with one or more potential roost features that appear to offer suitability for high conservation status roosts (e.g. maternity, nursery or hibernation roosts with significant numbers of bats), due to factor(s) including size, shelter, protection, conditions and surrounding habitat (including connectivity to good foraging habitat). Buildings/structures with ideal high roost potential include complex attic and roof space features, deep cracks in stonework, etc. Trees with ideal features for roosting bats include features such as deep, dry features. These could include well developed hazard beams, splits or crevices. Rock exposures with high suitability would offer multiple deep and complex crevices/cavities.
<b>Moderate</b>	A building/structure/tree/rock exposure with one or more potential roost features that appear to offer suitability for use by bats but considered unlikely to support roosts of high conservation status (e.g. maternity, nursery or hibernation roosts with significant numbers of bats), due to factor(s) including size, shelter, protection, conditions and surrounding habitat (including connectivity to good foraging habitat). Typically, buildings/structures/trees/rock exposures with such roost suitability support either single bats or small non-breeding groups.
<b>Low</b>	Buildings/structures/trees/rock exposures that appear to offer a limited range or poor quality of roosting features. Typically, these features could be used by solitary or small numbers of bats, as occasional or transient roosts. Such features in buildings/structures/rock exposures include small, open cavities and in trees include shallow knot-holes that lack a higher grade of suitability either due to their exposed nature and/or shallow depth.
<b>Negligible/None</b>	Buildings/structures/trees/rock exposures that do not support features that bats are likely to access and use for roosting.

## Reptiles

- 2.3.9 A walkover of the study site was undertaken to identify potentially suitable areas for reptiles. This included consideration of a combination of elements required by reptiles including, basking, feeding, shelter and hibernation habitat, as well as connectivity to other suitable reptile habitat. In addition, any incidental records of reptiles were noted.
- 2.3.10 Where suitable reptile habitat is confirmed, further surveys and/or mitigation may be recommended if there is potential for ecological impacts on this group.

## Birds

- 2.3.11 An assessment of the study area was completed which considers the presence and suitability of habitats to support breeding Schedule 1 species (e.g. barn owl) and those species afforded general protection under the WCA. Where suitable wintering and/or breeding habitat is confirmed, further surveys may be recommended.



## 2.4 Assessment of Effects

### Introduction

2.4.1 The process of Ecological Impact Assessment (EclA) has been completed for ecological features where sufficient information is available during the preparation of this PEA report. The assessment of effects has been undertaken by consideration of best practice guidance outlined in CIEEM guidelines (2018), and professional judgement, in order to provide a methodology that is robust and fit for purpose for this project. The following provides an outline of the methodology used to provide a structured approach to determining potential adverse effects of the project.

2.4.2 The EclA involved the following process:

- Evaluation of biodiversity value of ecological features;
- Impact assessment of the project;
- Recommendations to avoid impacts through project design (where possible);
- Provision of mitigation measures to reduce effects to acceptable levels;
- Provision of compensation measures to further reduce effects that can not be fully mitigated or reduced to acceptable levels;
- Provision of enhancement measures to ensure biodiversity net gain; and
- Assessment and statement of residual effects of the project.

### Evaluation of Biodiversity Value

2.4.3 The first stage of EclA involves applying a biodiversity value to each ecological feature (i.e. species, vegetation type or group) present within the defined study areas. Ecological features are assigned a value based on evaluation criteria adapted from existing guidelines and professional judgement. **Table 2** below shows the level of values and examples that are used as a guide in the evaluation process. Thus, ecological features are assigned a value according to a scale of Negative to International Value.

### Impact Assessment of Project

2.4.4 In order to define the implications of the proposed development on biodiversity an impact assessment of the project has been completed. Methods of impact prediction used in this assessment have included direct measurements and expert opinion. Published information (where available) has also been used to determine impacts. Impacts have been considered in relation to the probability of the impact occurring, whether they are predicted to be direct, indirect, temporary, permanent, reversible or irreversible.

2.4.5 For each potential impact of the project, an assessment of impact magnitude has been provided based on the guidelines given below in **Table3: Guidelines for Assessing Impact Magnitudes**. The magnitude of an impact has been assessed in conjunction with the value of the ecological feature to provide an assessment of effect significance. Impact magnitude is ranked according to a scale of None to High, based on increasing magnitude. A Positive category is also provided to indicate where there is a predicted increase in biodiversity value compared to the base-line.

2.4.6 For the purpose of this assessment a significant effect on biodiversity is defined, as outlined in CIEEM (2018) guidelines on EclA, as an effect that either supports (positive) or undermines (negative) biodiversity conservation objectives for important ecological features. As stated by CIEEM (2018) it should be noted that a significant effect does not

necessarily equate to an effect so severe that consent for the project should be refused planning permission.

**Table 2: Guideline Nature Conservation Evaluation Criteria**

Level of Value	Examples
<b>International (European or Global)</b>	Habitats and/or species that meet published criteria for international designation such as World Heritage Sites, Biosphere Reserves, Biogenetic Reserves, RAMSAR Sites or sites of EU importance i.e. SPA's or SAC's.  Outstanding examples of ecological features in a European context (i.e. high quality, good extent, viable areas of habitats and high density, core part of species population, etc.) of habitat types and species listed in Annex I and Annex II of the Habitats Directive.
<b>National (UK or Scotland)</b>	Habitats and/or species that meet published criteria for national designation such as SSSI's, NNR's or MNR's.  Outstanding examples of ecological features in a national context (i.e. high quality, good extent, viable areas of habitats and high density, core part of species population, etc.) of habitat types and species listed in Schedules 1, 5 & 8 of the WCA and UK BAP Priority Species and Habitats.
<b>Regional (SNH Natural Heritage Zone)</b>	Habitats and/or species not satisfying international (e.g. SAC, SPA, etc.) or national (e.g. SSSI etc.) designation criteria, but are good examples of the following: <ul style="list-style-type: none"> <li>• areas of priority habitat and important populations of priority species included on the UK BAP;</li> <li>• sites containing regionally important numbers of a single species (e.g. &gt;1% of SNH Natural Heritage Zone population for birds); and</li> <li>• species outlined in a Local BAP to be of regional rarity or localisation.</li> </ul>
<b>District (PKC area)</b>	Viable areas of habitat or species identified in an LBAP. Good population sizes and/or assemblages of Red/Amber List birds. Extant areas of semi-natural ancient woodland. Sites meeting the criteria for Local District Authority area designation (e.g. SINC's or LNR's).
<b>Local (Proposed development site and 5 km beyond)</b>	Those ecological features considered to enrich the natural resource within the local environs, e.g. linear features such as hedgerows or boundary trees. Certain examples of habitats of conservation concern which are fragmentary and in poor condition. Non-critical habitat elements (e.g. a non-natal/temporary place of shelter or limited area of foraging resource) of certain widespread and/or abundant ecological features of conservation concern.
<b>Negligible</b>	Sites and/or specific examples of habitats of limited ecological value; including agriculturally intensified land (excluding species-rich margins), and other low grade and/or common and widespread habitats. Very common and abundant species.
<b>Negative</b>	Invasive and/or alien flora/fauna which have a deleterious ecological effect e.g. exotic, invasive species.

## Avoidance Measures

- 2.4.7 Avoidance measures (where required and possible) are recommended that will avoid impacts on ecological features, such as consideration of alternative sites, revision of site layout/extent, etc.

## Mitigation Measures

- 2.4.8 Mitigation measures are recommended where it is anticipated that a significant effect may result without measures being implemented or in accordance with Best Practice guidelines, or to fulfil legal obligations.



## Compensation Measures

- 2.4.9 Compensation measures are recommended where it is anticipated that a significant residual effect may result even with avoidance and/or mitigation measures being implemented.

## Enhancement Measures

- 2.4.10 In order to ensure that the Project results in biodiversity net gain, enhancement measures will be recommended where these are considered to be proportional and relative to the scale and nature of the Project.

## Assessment of Residual Effects

- 2.4.11 An assessment of avoidance/post-mitigation/compensation effects has been provided to show the overall effect of the proposed Project.

**Table 3: Guidelines for Assessing Impact Magnitudes**

Impact Magnitude	Guidelines
<b>High Negative</b>	A negative, fundamental change to the ecological baseline. Impact(s) that have a substantial effect on ecological feature(s) with regard to magnitude, extent and duration. For example complete or substantial, <ul style="list-style-type: none"><li>• loss of an ecological feature;</li><li>• reduction in population viability.</li></ul>
<b>Medium Negative</b>	A negative, material change to the ecological baseline. Impact(s) that have a moderate effect on ecological feature(s) with regard to magnitude, extent and duration. For example moderate, <ul style="list-style-type: none"><li>• deterioration in habitat quality;</li><li>• reduction in population distribution.</li></ul>
<b>Low Negative</b>	A negative change of limited scale to the ecological baseline. Impact(s) that have a limited effect on ecological feature(s) with regard to magnitude, extent and duration. For example limited, <ul style="list-style-type: none"><li>• short term reduction in species diversity;</li><li>• habitat loss of temporary duration.</li></ul>
<b>Negligible Negative</b>	A very slight, detectable negative change to the ecological baseline. Impact(s) that have a very limited effect on ecological feature(s) with regard to magnitude, extent and duration. For example very limited, <ul style="list-style-type: none"><li>• disturbance of a temporary nature to species/habitats;</li><li>• impacts that would not affect the viability or carrying capacity of the site.</li></ul>
<b>None</b>	No detectable impact(s) on the ecological baseline.
<b>Positive</b>	Impact(s) resulting in positive effect(s) on the ecological baseline.

### 3 RESULTS & ASSESSMENT

#### 3.1 Introduction

- 3.1.1 The following provides the results of the Level 1 Desktop Study and Level 2 Ecological Walkover Surveys, and provides an EcIA of the Project where sufficient information is available at this stage. **Photographs 1 – 2** show general views of the Project application site.

#### 3.2 Level 1 Desk Study

##### Designated Sites

- 3.2.1 The search of Scotland's Environment website accessed on 12<sup>th</sup> April 2022 confirmed that there are no statutory designated nature conservation sites within the potential zone of influence of the Project. Given this, no avoidance, mitigation or compensation measures are required for designated sites as part of the proposed Project.

##### Ancient Woodland Inventory (AWI) for Scotland

- 3.2.2 The Scottish Environment Website, reviewed on 11<sup>th</sup> April 2022<sup>2</sup>, confirms that the study area is not listed on the Ancient Woodland Inventory (AWI) Scotland, or listed as Native Woodland under the Native Woodland Survey of Scotland (NWSS).
- 3.2.3 Given that no woodland listed as AWI/NWSS will be directly/indirectly impacted as a result of the proposed Project it is considered that there will be no requirement for avoidance, mitigation or compensation measures for these designations.

#### 3.3 Level 2 Ecological Walkover

##### Vegetation/Flora

- 3.3.1 The Project area is c. 500 m<sup>2</sup> and comprises an area of generally mature broadleaved plantation woodland, with the Back Burn forming the northern boundary and new residential properties associated with Airlie View and Glenisla View forming the boundaries to the west, and east respectively. Airlie View forms the southern boundary.
- 3.3.2 The woodland is comprised of 23 broadleaved trees (above 75 mm stem diameter at 1.5 m above ground level [agl]), including a mix of lime sp. *Tilia* sp., European beech *Fagus sylvatica*; pedunculate oak *Quercus robur*; sycamore *Acer pseudoplatanus*; European ash *Fraxinus excelsior*, Norway maple *Acer platanoides*, gean *Prunus avium* and copper beech *Fagus sylvatica* var. *purpurea*. These trees are predominantly mature with heights > 18 m (maximum 25 m) with typically single main stems in the range of 310 – 900 mm diameter, forming a cohesive broadleaved woodland that was probably planted in the early 20<sup>th</sup> Century. A number of middle-aged and young trees are also present including wych elm *Ulmus glabra*. The mature European ash is suffering from Ash Dieback and the single gean is senescent.
- 3.3.3 The shrub and field layers of this woodland are generally poorly developed with occasional saplings of elder *Sambucus nigra*, holly *Ilex aquifolium* and European beech, with dominant ground elder *Aegopodium podagraria* with associates including common cleavers *Galium aparine*, hedge parsley *Torilis arvensis*, herb-robert *Geranium robertianum*, bramble *Rubus fruticosus* agg., lesser celandine *Ficaria verna* and fox-glove *Digitalis purpurea*.

---

<sup>2</sup> <https://map.environment.gov.scot/sewebmap/> date accessed 11/04/2022



- 3.3.4 The woodland has been subject to both historical and more recent disturbance, including substantial fly-tipping of garden waste presumed from adjacent properties in Airlie View and Glenisla View. A new water pumping station has recently been constructed as part of the Airlie Green Low Energy Homes within this area of woodland bordering Airlie View. A temporary access track constructed of Type 1 material has also recently been built from Airlie View across the Back Burn bridge to allow for storage of topsoil, and part of the woodland is currently being used to store building materials (e.g. sand/gravel, blocks, etc.) which has resulted in some habitat disturbance.
- 3.3.5 The woodland is considered to be of *Local Value*, given its relatively small extent, lack of naturalness (being planted and subject to disturbance), presence of invasive non-native species (refer to **Invasive Non-native Species**, para. 3.3.7-3.3.8) and poor habitat diversity. An assessment of the individual values of the trees is provided in the ArBIA for the Project prepared by HEL. The Project has been designed to minimise the loss of trees within the woodland with only 5 of the 23 trees present being required to be removed; however, approximately 40% of the woodland extent will be lost as a result of the footprint of the lodge and the proposed access and car parking. Therefore the Project will result in a medium negative impact at the local level which is not considered to be ecologically significant.
- 3.3.6 The northern boundary of the application site boundary is formed by the Back Burn, which is a minor watercourse that is culverted both upstream and downstream outwith the study area but is probably a tributary of the Alyth Burn. The Back Burn has earth banks c. 0.5 – 1 m high with a wetted width of 1 – 1.5 m and average depth of <0.1 m with shallow run being the main river habitat type. The substrate is a mix of mainly fine sediment with pebbles and gravels with occasional cobbles. No aquatic vegetation was noted and the riparian habitats are poorly developed due to woodland shading. The Back Burn is included within the *Rivers* category on the Scottish Biodiversity List, however it is considered to be of *Local Value* because of its lack of naturalness, poor diversity and culverted sections. No works are proposed to this watercourse and no direct impacts are predicted; however it is important that control and mitigation measures are enacted to protect the Back Burn from indirect impacts (e.g. pollution) on a precautionary basis (refer to **Section 4**).

### **Invasive Non-native Species (INNS)**

- 3.3.7 The following INNS were identified within the study area:
- A single bush of common laurel *Prunus laurocerasus*, approximately 12m<sup>2</sup> in extent, is present in the central area of the woodland within the application site boundary at OS Grid Ref. NO 2484 4901; and
  - A small clump of Spanish bluebell *Hyacinthoides hispanica*, approximately 35 plants over 4 m<sup>2</sup>, is present along the central eastern boundary of the woodland within the application site boundary at OS Grid Ref. NO 2484 4904.
- 3.3.8 As INNS, both common laurel and Spanish bluebell are of *Negative Value*, due to their adverse impacts on native vegetation and particularly woodland habitats. The location of both INNS are within the footprint of the proposed lodge and it important that works do not facilitate their spread by seed or vegetative growth. It is therefore important that the Project enacts control measures to eradicate these species and prevent their spread (refer to **Section 4**).

**Photograph 1:** General view of woodland showing route of proposed access off Airlie View and location of proposed lodge. Note bush of common laurel present above wooden pallets.



**Photograph 2:** General view of woodland with two lime *Tilia* sp on left and a European beech on right, with recently constructed water pumping station.





## Bats

3.3.9 No built structures are present within the study area that provide potentially suitable bat roost features. However, the following bat roost features were identified in the trees within the study area:

- Norway maple (Tag No. 0403) – tear-out at 0.5 m above ground level (agl) on main stem, with associated butt rot progressing up stem. Also tear-out on scaffold limb near union with main stem at c. 12 m agl. Considered to provide moderate bat roost suitability. Tree is c. 15 m west of proposed lodge within the proposed application site boundary;
- Pedunculate oak (Tag No. 0406) – flush cut on main stem at 2.5 m agl with rot cavity. Considered to provide moderate bat roost suitability. Tree is c. 5 m west of the proposed application site boundary;
- Norway maple (Tag No. 0410) – weld of two scaffold limbs with noticeable cavity at c. 5m agl. Minor limb has hazard beam with associated cavity at 7 m agl. Considered to provide moderate bat roost suitability. Tree is c. 2 m west of proposed lodge and within application site boundary. Proposed to be removed to facilitate Project;
- Gean (Tag No. 0420) – senescent tree with cracking and raised bark associated with main stem between 2 m and 4 m agl. Considered to provide moderate bat roost suitability. Tree is c. 4 m north-west of the proposed site access from Airlie View and within application site boundary. Proposed to be removed as Category U (not suitable for retention) within the ArblA; and
- Lime (Tag No. 0422) – x2 tear-outs with associated rot cavities on scaffold limb near union with main stem at c. 12 m and 14 m agl respectively. Considered to provide moderate bat roost suitability. Tree is c. 5 m west of the proposed site access and within application site boundary.

3.3.10 Given the potential presence of bat roosts within the above trees, further assessment is required to confirm suitability and Level 3 Specialist Ecological Survey in the form of emergence/re-entry or aerial inspection will be required to determine the presence/absence of bat roosts within the study area, in order to complete an EcIA of the Project, and ensure legal compliance (refer to **Section 4**). Any avoidance, mitigation or compensation measures required as part of the proposed Project with respect to bats can only be determined following this further assessment.

## Otter

3.3.11 No evidence of otter presence was recorded from within the study area during the Level 2 Ecological Walkover Survey, which included a detailed search of the Back Burn and associated habitats. It is possible that otter may occasionally use the Back Burn as a commuting route.

3.3.12 The study area is considered to be of *Negligible Value* for otter, and given no impacts are predicted for this species, no avoidance, avoidance or mitigation measures are required.

## Eurasian Beaver

3.3.13 No evidence of Eurasian beaver presence was recorded from within the study area during the Level 2 Ecological Walkover Survey, which included a detailed search of the Back Burn and associated habitats.

- 3.3.14 The study area is considered to be of *No Value* for Eurasian beaver, and given no impacts are predicted for this species, no avoidance, avoidance or mitigation measures are required.

### **Red Squirrel**

- 3.3.15 The following evidence and sign of red squirrel was identified within the study area during the Level 2 Ecological Walkover Survey:

- Red squirrel was seen on two occasions commuting through the trees along the Back Burn and into Glenisla View residential gardens where a number of mature Scots pine *Pinus sylvestris* are present. (Several local residents from Airlie View anecdotally confirmed that red squirrel regularly feed on their bird tables, confirming that squirrels cross this minor road and enter their gardens);
- Feeding remains (presumed to be red squirrel rather than grey squirrel) of Scot's pine cones were found at the base of a tree in one of the Glenisla View gardens which overhangs Airlie View; and
- A disused and defunct (partially fallen out of tree) squirrel drey structure (presumed to be red squirrel) was identified in a mature Norway maple (Tag No. 0410) located within the application site boundary.

- 3.3.16 No active dreys or dens were confirmed within the study area; however, the study area and woodland beyond is considered to support a local population of red squirrel. No evidence of foraging activity was confirmed within the application site boundary although it is probable that the mature trees provide food and commuting habitat. The study area is considered to be of *District Value* for red squirrel, given their status as *Priority Species* on the Scottish Biodiversity List.

- 3.3.17 The proposed Project will not result in the loss of any red squirrel places of shelter. However, the loss of five trees (including two young specimens of wych elm *Ulmus glabra* and Norway maple, and three mature trees of Norway maple, copper beech and European ash respectively) is required to provide the footprint of the lodge and access, and will represent a loss of red squirrel habitat. Despite the loss of the above trees the application site boundary will still support a significant number of mature and middle-aged trees and importantly retain the red squirrel aerial commuting route in trees along the Back Burn. The ArbIA for the Project has committed to the provision of replanting two for every tree lost, and recommendations for tree replacement to benefit red squirrel are provided in **Section 4** of this PEA. Habitat loss as a result of the proposed Project is therefore considered to represent a low negative impact which is not considered to be ecologically significant.

- 3.3.18 The Project will also result in some disturbance to red squirrel during the construction phase, although this will be of a temporary duration, and will not affect any places of shelter. Red squirrel are adaptive species and any localised disturbance as a result of the Project is therefore considered to represent a negligible negative impact which is not considered to be ecologically significant.

### **Badger**

- 3.3.19 No evidence of badger presence was recorded from within the study area during the Level 2 Ecological Walkover Survey, which included a detailed search of all adjoining woodland and associated habitats. It is possible that badger forage within the adjoining fields to the north of the Back Burn, although there was no identified signs of foraging behaviour or badger presence.



- 3.3.20 The study area is considered to be of *Negligible Value* for badger, and given no impacts are predicted for this species, no avoidance, avoidance or mitigation measures are required.

### **Pine Marten**

- 3.3.21 No evidence of pine marten presence was recorded from within the study area during the Level 2 Ecological Walkover Survey.
- 3.3.22 The study area is considered to be of *Negligible Value* for pine marten, and given no impacts are predicted for this species, no avoidance, avoidance or mitigation measures are required.

### **Water Vole**

- 3.3.23 No evidence of water vole presence was recorded from within the study area during the Level 2 Ecological Walkover Survey, and the Back Burn is not considered to provide suitable habitat for this species, being shaded by trees and lacking adequate riparian vegetation.
- 3.3.24 The study area is considered to be of *No Value* for water vole, and given no impacts are predicted for this species, no avoidance, avoidance or mitigation measures are required.

### **Reptiles**

- 3.3.25 No evidence to indicate the presence of reptiles was recorded from within the study area during the Level 2 Ecological Walkover Survey, and the woodland habitats are not considered to be suitable for this group.
- 3.3.26 The study area is considered to be of *No Value* for reptiles, and given no impacts are predicted for this group, no avoidance, avoidance or mitigation measures are required.

### **Birds**

- 3.3.27 An assessment of the study area was completed during the Level 2 Ecological Walkover which considered the suitability of breeding habitat, and whether the study area is likely to support breeding birds on Schedule 1 of the WCA. In addition, a search was completed of any suitable habitat within the study area.
- 3.3.28 Suitable breeding habitat for birds list on Schedule I is not considered to be present within the study area, principally because the Project area is located on the northern boundary of Alyth and is subject to relatively high levels of human disturbance. The Back Burn is not considered to provide suitable breeding habitat for kingfisher *Alcedo atthis*. Mature trees, including European ash, European beech, sycamore, Scot's pine and Norway spruce *Picea abies* within the study area were scanned for the nests of Schedule 1 birds but no evidence of their presence was confirmed. No Schedule I species were noted during the Level 2 Ecological Walkover.
- 3.3.29 The woodland habitat within the application site boundary provides suitable breeding bird habitat for a suite of common and/or widespread breeding birds associated with scrub and woodland habitats. Those recorded during the Level 2 Ecological Walkover included: great tit *Parus major*, wood pigeon *Columba palumbus*, mistle thrush *Turdus viscivorus*, chaffinch *Fringilla coelebs*, chiffchaff *Phylloscopus collybita*, robin *Erithacus rubecula* and wren *Troglodytes troglodytes*. The associated breeding bird assemblage is considered likely to be of *Local Value*.
- 3.3.30 The proposed Project will result in the loss of five trees (including two young specimens of wych elm and Norway maple, and three mature trees of Norway maple, copper beech and European ash respectively) required to provide the footprint of the lodge and access,



and will represent a loss of bird habitat. Despite the loss of the above trees the application site boundary will still support a significant number of mature and middle-aged trees. The ArbIA for the Project has committed to the provision of replanting two for every tree lost, and therefore habitat loss will not be permanent. Habitat loss as a result of the proposed Project is therefore considered to represent a negligible negative impact which is not considered to be ecologically significant.

- 3.3.31 The Project may also result in some disturbance to breeding birds during the construction phase if completed during the breeding bird season. Any Project disturbance would be of a temporary nature potentially affecting only one breeding season, and therefore disturbance effects on birds are considered to represent a negligible negative impact which is not considered to be ecologically significant. However, measures are presented in **Section 4** with respect to ensuring that the Project is legally compliant with the WCA.

## **4 RECOMMENDED LEVEL 3 SPECIALIST ECOLOGICAL SURVEY AND AVOIDANCE/COMPENSATION/ MITIGATION MEASURES**

### **4.1 Introduction**

- 4.1.1 The following provides recommendations for any further Level 3 Specialist Ecological Survey, and any avoidance/compensation/mitigation measures that will be required to avoid/reduce impacts and ensure legal compliance.

### **4.2 Habitats**

#### **Protection of Watercourses – Back Burn**

- 4.2.1 It is recommended that any Project works within 10 m of the Back Burn be undertaken according to a Construction Environmental Management Plan (CEMP), detailing measures to minimise impacts and protect the water environment. The CEMP should detail all measures to ensure no sedimentation and/or pollution of this watercourse.
- 4.2.2 All works with the potential to negatively impact on the Back Burn should be undertaken with due regard to the relevant SEPA Pollution Prevention Guideline (PPG) and/or Guidance for Pollution Prevention (GPP)<sup>3</sup>, specifically:
- GPP 2: Above ground oil storage tanks;
  - PPG 6: Working at construction and demolition sites;
  - GPP 21: Pollution incident response planning; and
  - GPP 22: Dealing with spills.
- 4.2.3 Of particular relevance are the following elements:
- All chemicals hazardous to watercourses, including petrol and diesel, will be stored in suitable containers as specified by current COSHH Regulations, and kept at least 10 m away and not upslope from the watercourse;
  - Where there is a risk of pollution/sediment entering a watercourse appropriate sediment/pollution fencing should be installed prior to start of works; and
  - Works in close proximity to the watercourse should be overseen by an Ecological Clerk of Works (ECoW).
- 4.2.4 It is considered that provision of the above mitigation measures will ensure that residual impacts of the Project are not ecologically significant on the Back Burn.

#### **INNS**

- 4.2.5 In order to ensure legal compliance with the WCA it is recommended that all INNS are eradicated within the application site boundary. The following measures should be enacted by a competent contractor:

#### ***Common Laurel***

- 4.2.6 The common laurel bush should be cut at the base and immediate stump treatment should be undertaken using a stem injection herbicide treatment. Any seedlings present should be hand-pulled or the plants dug-out manually ensuring no roots are retained. Any subsequent re-growth from the cut stump should be treated with a foliar herbicide spray

---

<sup>3</sup> A review plan for the PPGs is currently underway, replacing them with a replacement guidance series, Guidance for Pollution Prevention (GPPs). GPPs provide environmental good practice guidance for the whole UK, and environmental regulatory guidance directly to Northern Ireland, Scotland and Wales only.

mixed with an adjuvant (this breaks down the waxy layer on the surface of the leaf) between May to October. The cuttings should be burnt on-site ensuring that the fire does not damage any adjacent trees. Due to the relatively small extent of this species on site there is no requirement to remove the toxic leaf litter (which prevents the growth of many herbaceous species).

### **Spanish Bluebell**

- 4.2.7 The Spanish bluebell plants and bulbs should be mechanically excavated and removed although care should be taken to remove all of the plant material as missed bulbs have the potential to propagate new colonies. The best time to undertake mechanical control is early spring before the plant starts flowing. Bulbs can survive garden composting and therefore all plant material should therefore be considered 'controlled' waste and must be disposed of appropriately. This process should be repeated the following year to ensure eradication of any missed plants.

## **4.3 Bats**

- 4.3.1 In order to ensure compliance with the Conservation (Natural Habitats, &c.) Regulations 1994 as amended by The Conservation (Natural Habitats &c.) Amendment (Scottish) Regulations 2007, it is recommended that all trees identified as providing potential bat roost features are subject to further Level 3 Specialist Ecological Survey to ascertain presence/absence of roosting bats and record the species and status of any roost identified. No works which may result in damage and/or disturbance to a bat roost should be completed within 10 m of any trees prior to the completion of this further survey.
- 4.3.2 All trees should be subject to further climbing survey, based on the survey recommendations in the *Bat Tree Habitat Key (3rd Edition)* (Andrews, 2016). The survey should be completed by a trained team of climbers including at least one licensed bat surveyors, in order to determine presence/absence of roosts and determine the requirement for avoidance, mitigation or compensation measures.
- 4.3.3 The aerial inspection of all identified potential roost features should be systematically inspected with the aid of torches and endoscope where required. Should a bat roost be confirmed, a NatureScot licence is likely to be required with an accompanying Bat Species Protection Plan to ensure appropriate mitigation is in place for the Project. An EclA of the Project on bats should be completed on completion of the above surveys.

## **4.4 Red Squirrel**

- 4.4.1 An update red squirrel survey should be undertaken as part of pre-construction works if the planning application takes more than 12 months.
- 4.4.2 In order to compensate for the loss of five trees within the application site boundary on red squirrel it is recommended that the Project ArbMS ensures that the compensatory tree planting takes account of the ecological requirements of red squirrel.
- 4.4.3 The compensatory planting should therefore focus on ensuring a strong link of existing woodland suitable for red squirrel along the Back Burn. Species preferred by grey squirrels, such as oak, beech *Fagus* spp., sweet chestnut *Castanea sativa*, and hazel *Corylus avellana*, should not be planted in areas where these species are scarce as this could encourage grey squirrel into the area. Planting trees/shrubs favoured by red squirrels should be such as undertaken, including: blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, gean, yew *Taxus baccata*, larch *Larix* spp., Douglas fir *Pseudotsuga menziesii*, Norway spruce and Scots pine.



- 4.4.4 It is considered that provision of the above avoidance and compensatory measures will ensure that the Project is legally compliant with the WCA, and that residual impacts of the Project are of a negligible impact magnitude at the local level, representing a non-significant impact.

## 4.5 Birds

- 4.5.1 Avoidance measures are required if the proposed Project works (including any pre-works tree felling, vegetation clearance, etc.) are planned during the breeding bird season (generally defined as mid-March to mid-August, although some species may breed out with this period).
- 4.5.2 It is recommended that bird nest checks are completed by an experienced ecologist if any works are undertaken within the breeding bird season. Any active nests should be delineated with an appropriate buffer, depending on the species. No works should be undertaken within this exclusion buffer until breeding has been completed and the young have left the nest. All existing active nests should be monitored to ensure that the nests are no longer active before the start of works within the delineated buffer
- 4.5.3 It is considered that provision of the above avoidance measures will ensure that residual impacts of the Project are legally compliant with the WCA.

## 5 ENHANCEMENT MEASURES

- 5.1.1 In order to ensure that the Project results in biodiversity enhancement the following is recommended that is considered to be proportional and relative to the scale and nature of the Project :

### Red Squirrel

- 5.1.2 It is recommended that x2 red squirrel nest boxes are installed at a suitable location within the woodland adjacent to the Project.

### Bats

- 5.1.3 It is recommended that x 3 Schwegler bat boxes (<https://www.schwegler-natur.de>) or similar should be installed within the woodland adjacent to the Project.

### Birds

- 5.1.4 It is recommended that x 2 bird nest boxes should be installed within the woodland adjacent to the Project to provide hole and cavity nesting species with additional habitat. It is recommended that the following Schwegler bird nest boxes or similar are provided (<https://www.schwegler-natur.de>):

- x 1 Schwegler Nestbox 1B with 26 mm hole – suitable for blue tit *Cyanistes caeruleus*/marsh tit *Poecile palustris* and coal tit *Periparus ater*; and
- x 1 Schwegler Nestbox 1B with 32 mm hole – suitable for great tit *Parus major*/common redstart *Phoenicurus phoenicurus*/tree sparrow *Passer montanus*/nuthatch *Sitta europaea*/blue tit/marsh tit and coal tit.

## 6 ASSESSMENT OF RESIDUAL IMPACTS

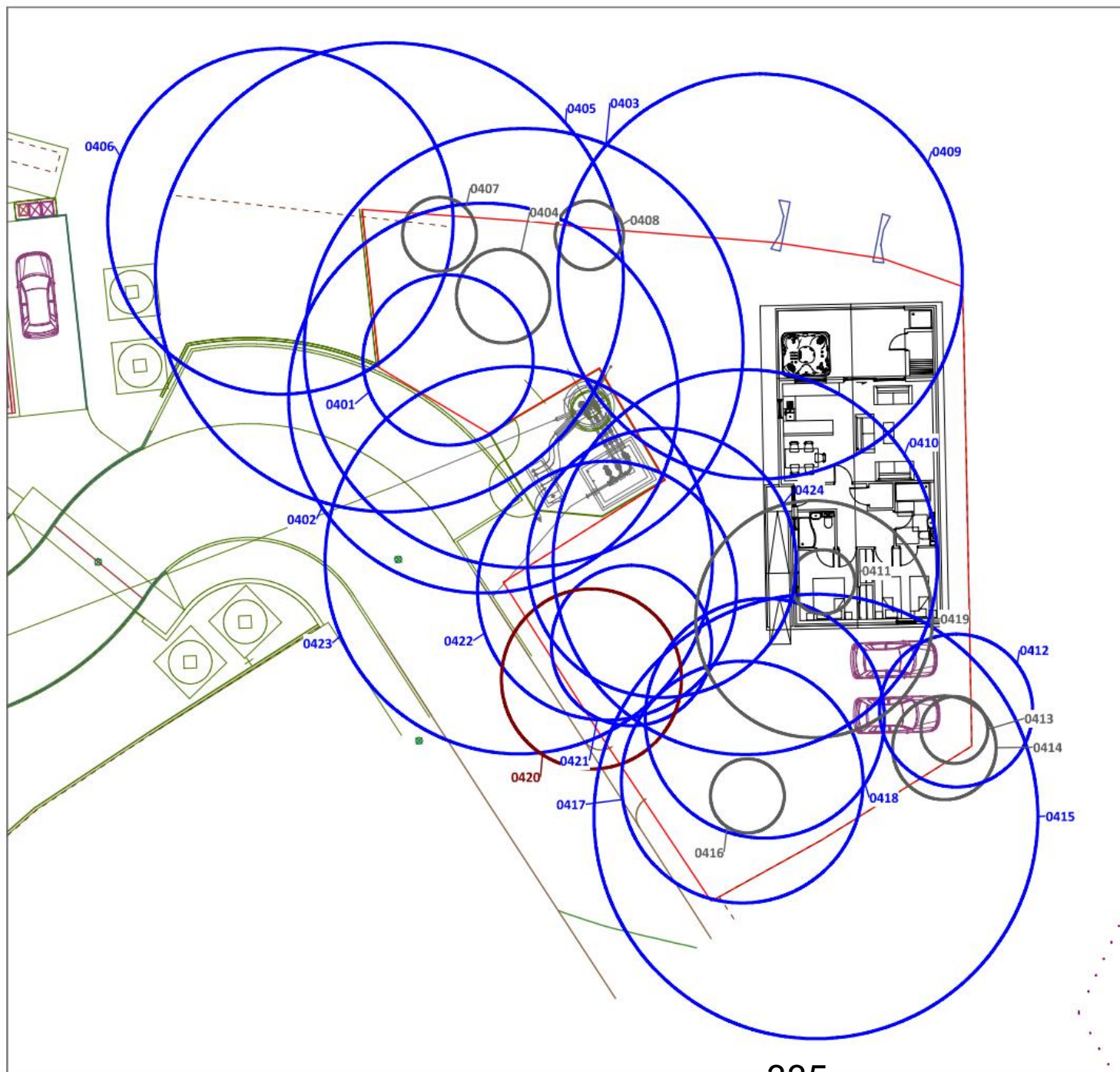
- 6.1.1 Further bat survey of suitable roost trees and assessment is required (see **Section 4.3**) before a comprehensive assessment of residual impacts on ecology can be provided for the Project. For all other ecological features considered within this PEA, the residual impact of the Project on biodiversity is not considered to be ecologically significant, with potential impacts appropriately mitigated and enhancement measures recommended.

## 7 REFERENCES

- Andrews, H. 2016.** *Bat Tree Habitat Key (3rd Edition)*. AEcol, Bridgwater, Somerset.
- Birks, J. 2012.** Pine marten. In: Cresswell W, Birks J, Dean M, Pacheco, M Trehwella W, Wells D and Wray S (Eds). *Interim Guidelines for Survey Methodologies, Impact Assessment & Mitigation*. The Mammal Society, Southampton.
- Collins, J. (ed) 2016.** *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn)*. The Bat Conservation Trust, London.
- Dean, M., Strachan, R., Gow, D. & Andrews, R. 2016.** *The Water Vole Mitigation Handbook (The Mammal Society Mitigation Guidance Series)*. Eds Fiona Matthews & Paul Chanin. The Mammal Society, London.
- Gilbert, G., Gibbons, D.W., & Evans, J. 1998.** *Bird Monitoring Methods: a manual of techniques for key UK species*. RSPB, Sandy.
- Gurnell, J. and Lurz, P.W.W. 2012** Red Squirrel. In: Cresswell W, Birks J, Dean M, Pacheco, M Trehwella W, Wells D and Wray S (Eds). *Interim Guidelines for Survey Methodologies, Impact Assessment & Mitigation*. The Mammal Society, Southampton.
- Harris, S., Cresswell, P. & Jefferies, D. 1989.** *Surveying Badgers*. The Mammal Society, London.
- Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000).** Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10(4), 143-155.
- Sewell, D., Griffiths, R.A., Beebee, T.J.C., Foster, J. and Wilkinson J.W. 2013.** *Survey protocols for the British herpetofauna*. ARC.
- Ward, D., Holmes, N. & Jose, P. (Eds). 1994.** *The New Rivers and Wildlife Handbook*. RSPB, Bedfordshire.







#### Legend:

##### RPA's - Tree Quality Category

- B - Moderate Quality
- C - Low Quality
- U - Unsuitable for Retention

Project: **Airie View Lodge Development**

Title: **Figure 2: Tree Survey**

Client: **Archid Architects**

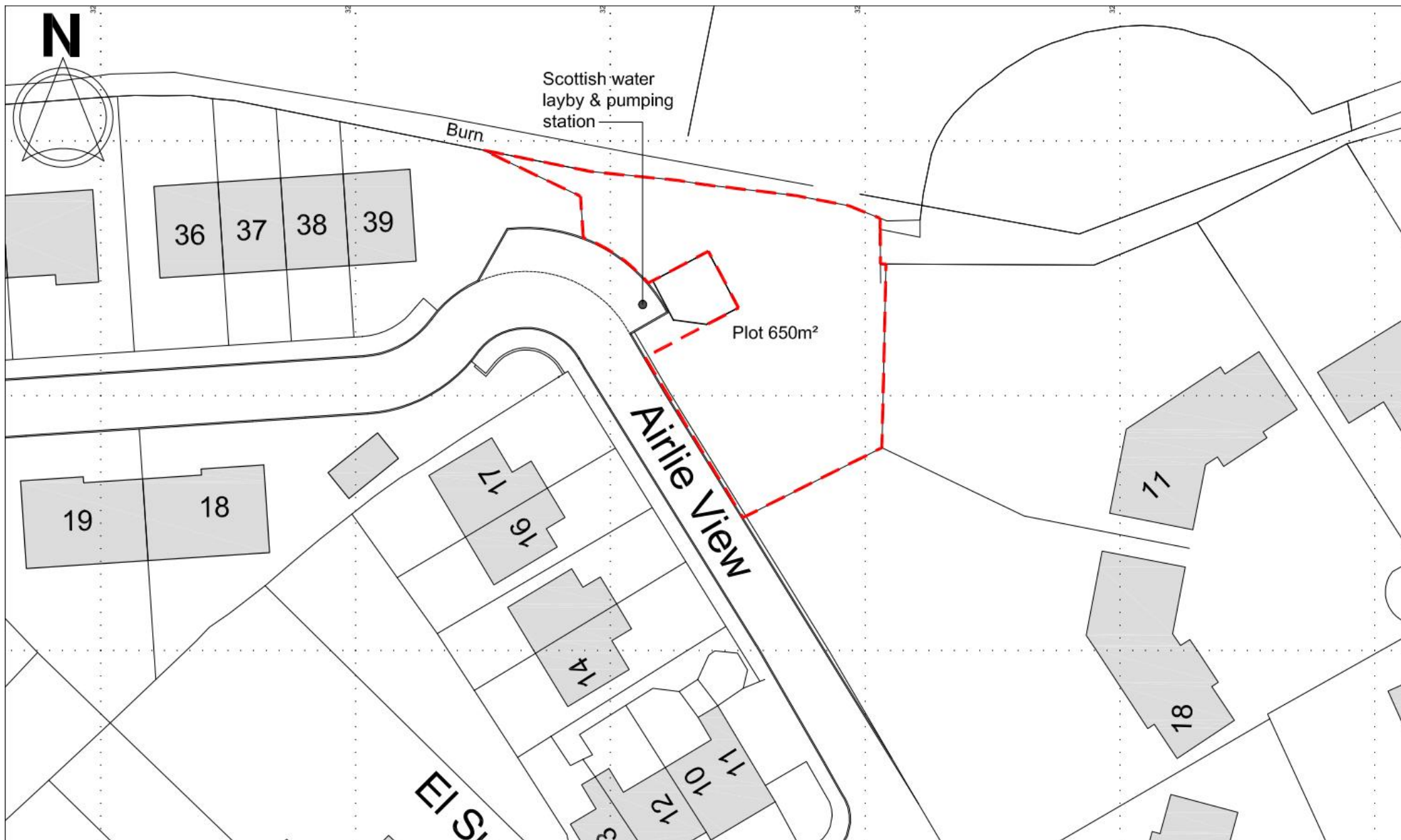
Drawn: SG

Approved: MB

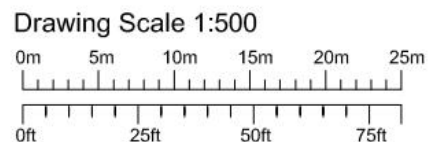
Date: 19/04/2022

Drawing ref.: Figure2AlythTreeSurveyV1





Existing Block Plan  
Scale 1:500



**Archid**  
Architects Limited  
22 Riverside Road, Wormit  
Newport on Tay, Fife DD6 8LS  
Tel: 01382 542883  
info@archidarchitects.co.uk

JOB TITLE  
House among Trees at Airlie View  
Alyth, Blairgowrie, PH11 8BF  
CLIENT  
Airlie Green Low Energy Homes

DRAWING TITLE  
Existing Block Plan

SCALE  
1:500

DATE  
Dec 2021

JOB NUMBER  
412

DRAWING NUMBER  
L(90)002

ORIGINAL  
A4

DRAWN  
PG

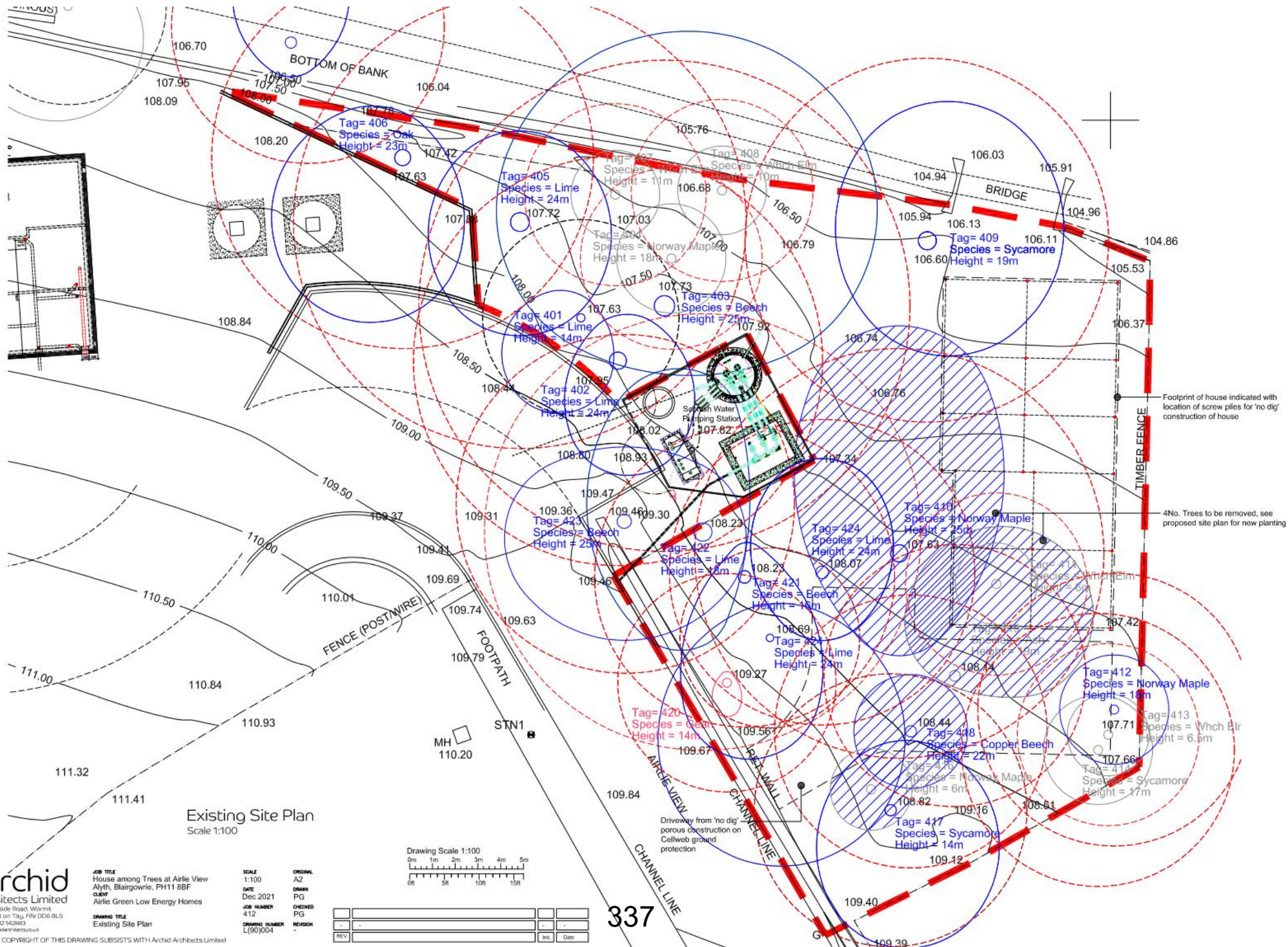
CHECKED  
PG

REVISION  
-

REV.		Init.	Date

336 © THE COPYRIGHT OF THIS DRAWING SUBSISTS WITH Archid Architects Limited





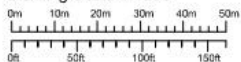




## Location Plan

Scale 1:1250

Drawing Scale 1:1250



REV.		Init.	Date

**Archid**  
Architects Limited  
22 Riverside Road, Wormit  
Newport on Tay, Fife DD6 8LS  
01330 542883  
info@archid.co.uk

**338**

© THE COPYRIGHT OF THIS DRAWING SUBSISTS WITH Archid Architects Limited

JOB TITLE  
House among Trees at Airlie View  
Alyth, Blairgowrie, PH11 8BF  
CLIENT  
Airlie Green Low Energy Homes

DRAWING TITLE  
Location Plan

SCALE  
1:1250

DATE  
Dec 2021

JOB NUMBER  
412

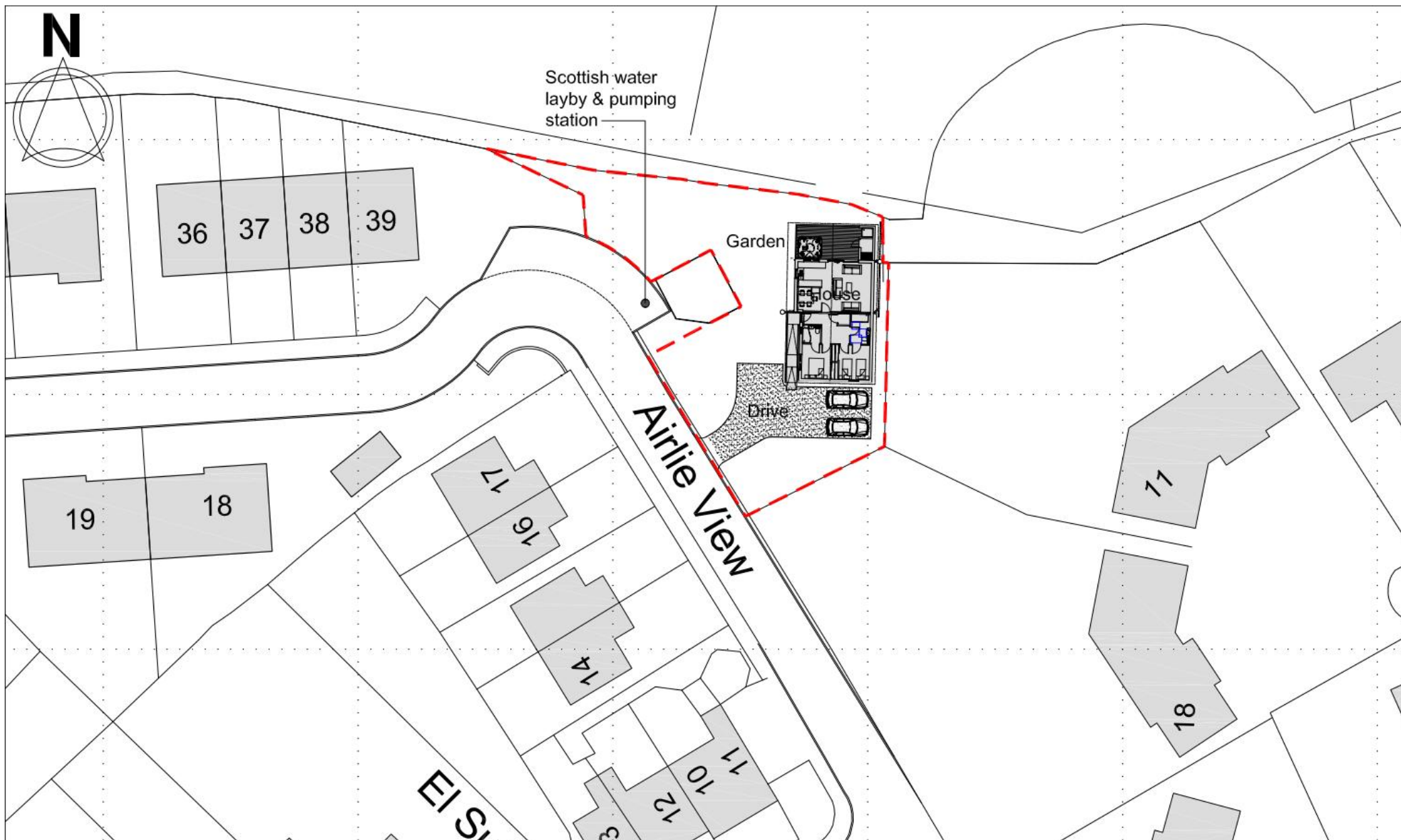
DRAWING NUMBER  
L(90)001

ORIGINAL  
A3

DRAWN  
PG

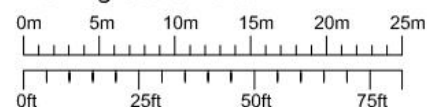
CHECKED  
PG

REVISION  
-



# Proposed Block Plan Scale 1:500

Drawing Scale 1:500



**Archid**  
Architects Limited

22 Riverside Road, Wormit  
Newport on Tay, Fife DD6 8LS  
Tel: 01382 542883  
info@archidarchitects.co.uk

339

JOB TITLE  
House among Trees at Airlie View  
Alyth, Blairgowrie, PH11 8BF  
CLIENT  
Airlie Green Low Energy Homes

DRAWING TITLE  
Proposed Block Plan

SCALE  
1:500

DATE  
Dec 2021

JOB NUMBER  
412

DRAWING NUMBER  
L(90)003

ORIGINAL  
A4

DRAWN  
PG

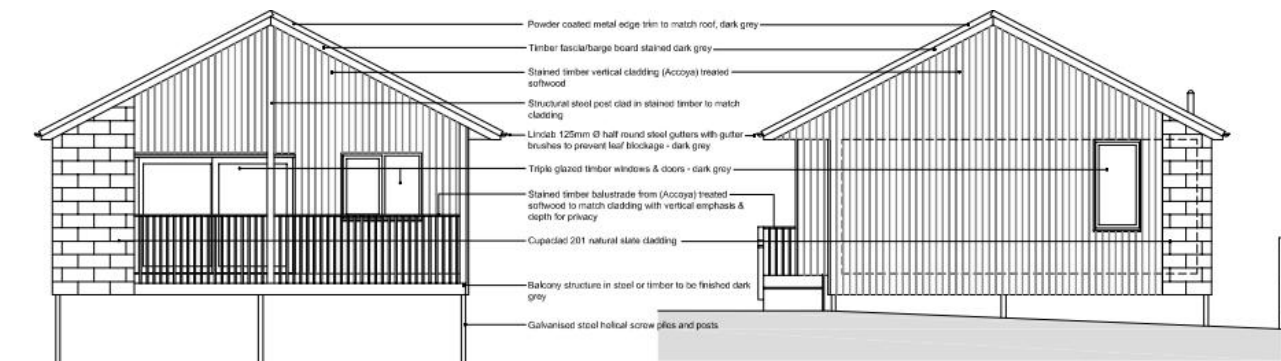
CHECKED  
PG

REVISION  
-

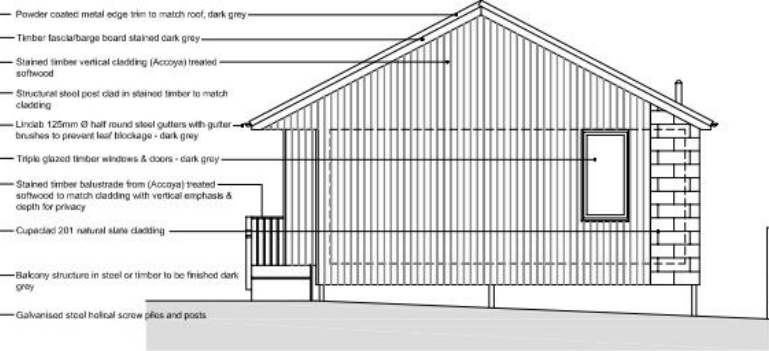
REV.		Init.	Date

© THE COPYRIGHT OF THIS DRAWING SUBSISTS WITH Archid Architects Limited

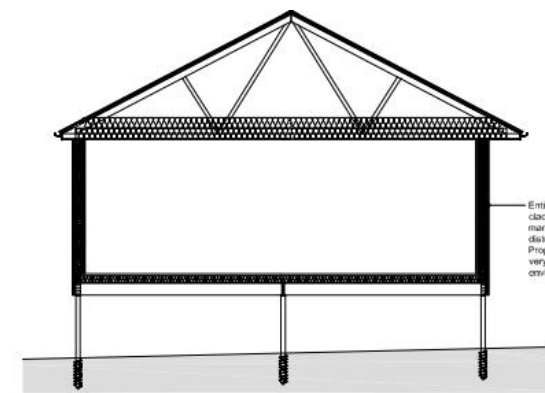




Proposed North Elevation  
Scale 1:50

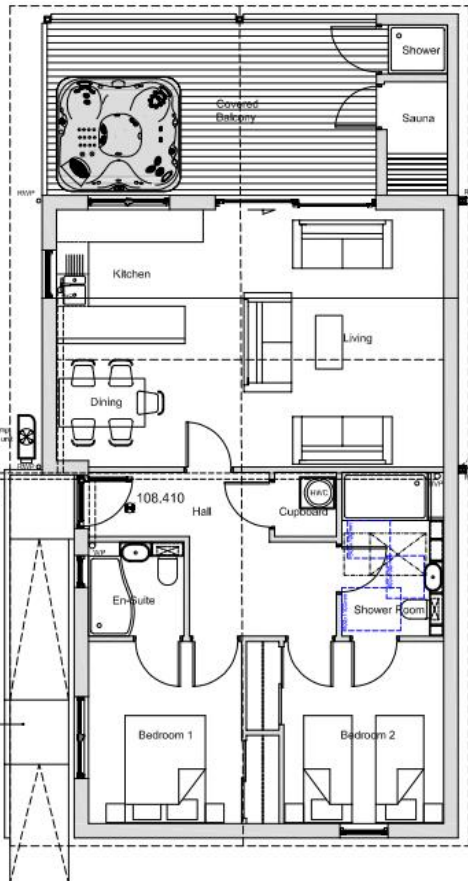


Proposed South Elevation  
Scale 1:50



Proposed Section A-A  
Scale 1:50

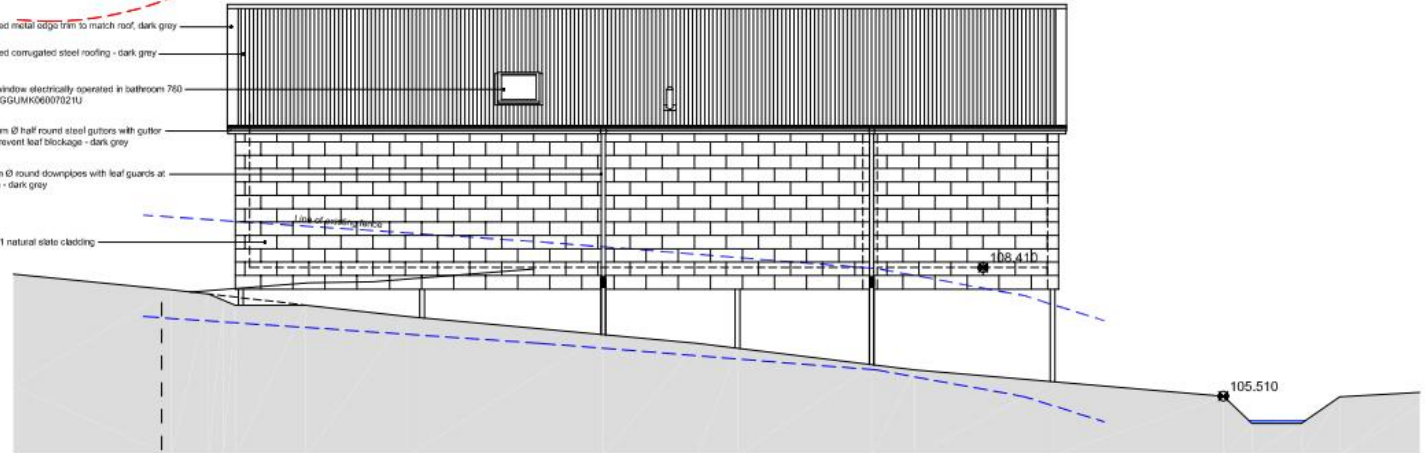
Entire building superstructure & majority of cladding from timber using extensive off site manufacturing to minimise waste & site disturbance. Proposed house would have very low energy use, very low embodied energy and very low environmental impact.



Proposed Ground Floor Plan  
Scale 1:50

Surface water to burn in line with SEPA CAR regulations

- Powder coated metal edge trim to match roof, dark grey
- Powder coated corrugated steel roofing - dark grey
- Velux Roof window electrically operated in bathroom 760 x 1180mm - GGUMK06007021U
- Lindab 125mm Ø half round steel gutters with gutter brushes to prevent leaf blockage - dark grey
- Lindab 75mm Ø round downpipes with leaf guards at base of each - dark grey
- Cupacel 201 natural slate cladding



Proposed East Elevation  
Scale 1:50



Proposed West Elevation  
Scale 1:50

Drawing Scale 1:50  
340  
0ft 5ft 10ft 15ft  
1m 2m 3m 4m 5m

1	Total and retain access for open air application	PG	21/01/20
PG		PG	2/01/20

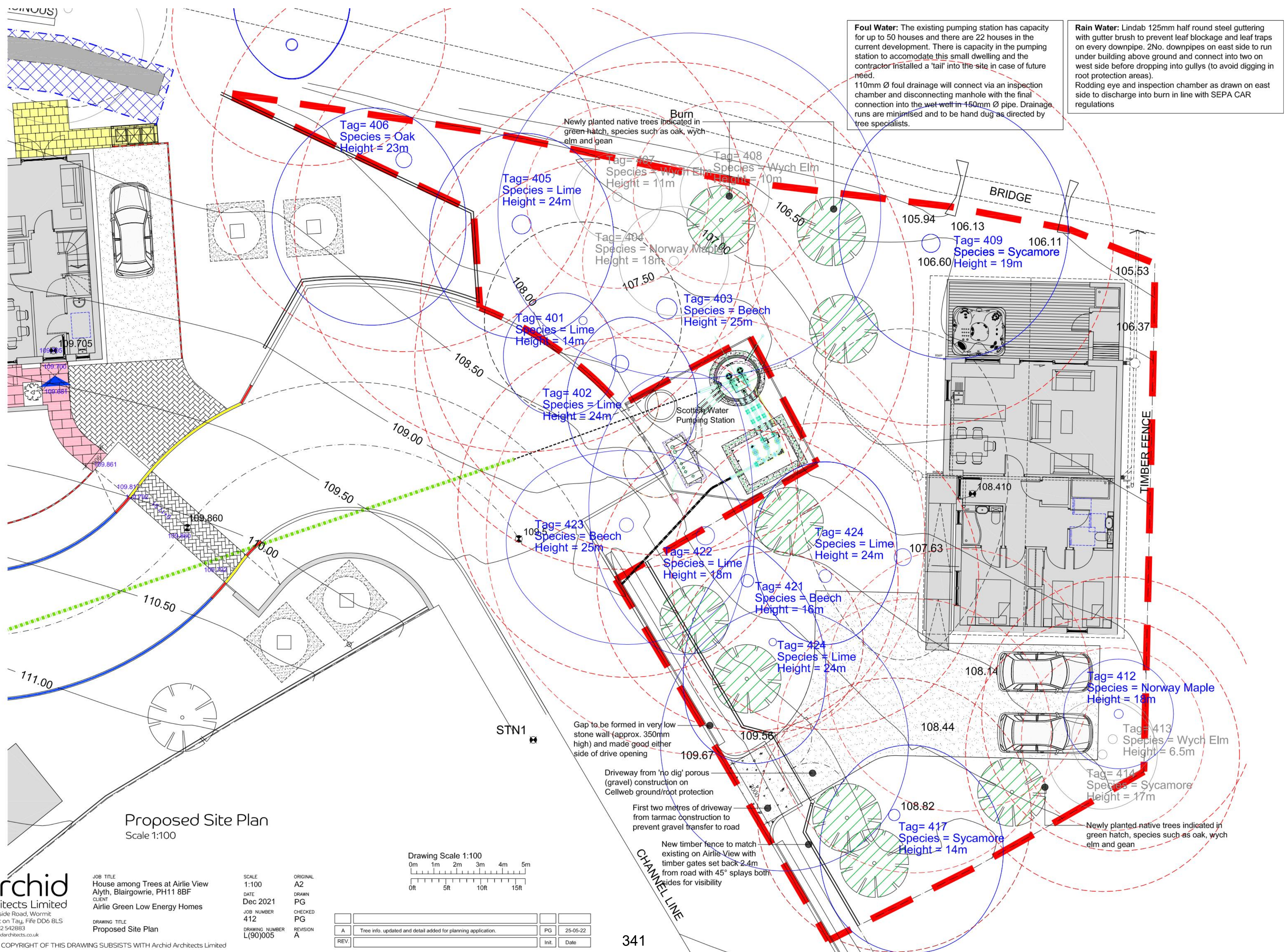
Archid  
Architects Limited  
22 Riverside Road, Warrington  
Cheshire WA1 1JF  
Tel: 01924 40385  
info@archid.co.uk

JOB TITLE  
House among Trees at Althe View  
Architect, Cheshire, WA11 1JF  
DATE  
Dec 2021  
JOB NUMBER  
412  
DESIGN FILE  
Proposed Plans & Elevations  
DESIGN NUMBER  
L27001  
REVISION  
A

© THE COPYRIGHT OF THIS DRAWING REMAINS WITH Archid Architects Limited



**Rain Water:** Lindab 125mm half round steel guttering with gutter brush to prevent leaf blockage and leaf traps on every downpipe. 2No. downpipes on east side to run under building above ground and connect into two on west side before dropping into gullies (to avoid digging in root protection areas).  
Rodding eye and inspection chamber as drawn on east side to discharge into burn in line with SEPA CAR regulations



JOB TITLE  
House among Trees at Airlie View  
Alyth, Blairgowrie, PH11 8BF  
CLIENT  
Airlie Green Low Energy Homes

DRAWING TITLE  
Proposed Site Plan

SCALE  
1:100  
DATE  
Dec 2021  
JOB NUMBER  
412  
DRAWING NUMBER  
L(90)005

ORIGINAL  
A2  
DRAWN  
PG  
CHECKED  
PG  
REVISION  
A

A	Tree info. updated and detail added for planning application.	PG	25-05-22
REV.		Init.	Date





View from North



View from Drive

•		•	
REV.		Init.	Date

**Archid**  
Architects Limited  
22 Riverside Road, Wormit  
Newport on Tay, Fife DD6 8LS  
01392 642883  
info@archid.co.uk

342

JOB TITLE  
House among Trees at Airlie View  
Alyth, Blairgowrie, PH11 8BF  
CLIENT  
Airlie Green Low Energy Homes  
DRAWING TITLE  
Artist Impression Views

SCALE  
NTS  
DATE  
May 2022  
JOB NUMBER  
412  
DRAWING NUMBER  
SK001

ORIGINAL  
A3  
DRAWN  
PG  
CHECKED  
PG  
REVISION  
-

© THE COPYRIGHT OF THIS DRAWING SUBSISTS WITH Archid Architects Limited

**LRB-2022-60**

**22/00980/FLL - Erection of a dwellinghouse, land 40 metres north west of 11 Glenisla View, Airlie View, Alyth, PH11 8LW**

## **PLANNING DECISION NOTICE**

## **REPORT OF HANDLING**

**REFERENCE DOCUMENTS** *(included in applicant's submission, pages 281-342)*







Airlie Green Low Energy Homes Ltd  
c/o Archid Architects Ltd  
Peter Gunning  
22 Riverside Road  
Wormit  
Newport On Tay  
Fife  
DD6 8LS

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **7th August 2022**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **22/00980/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 24th June 2022 for Planning Permission for **Erection of a dwellinghouse Land 40 Metres North West Of 11 Glenisla View Airlie View Alyth**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

- 1 The proposed site is manufactured and includes the removal of 4 trees and will directly impact on the root protection areas (RPA) of a further 10 trees. It has not been demonstrated how the development can be implemented without significant damage occurring to the 10 trees which have their RPA affected by the development. If implemented, there would also be significant pressure for the further removal of remaining trees to create a more suitable residential environment for the occupiers of the dwelling. In light of this, the proposal is therefore contrary to the principals of Policy 40B (Trees, Woodland and Development) of the Perth and Kinross Local Development Plan 2 2019 which seek to avoid the necessary removal of individual or groups of trees.
- 2 The ecology survey submitted (Plan 11) is not detailed enough to fully assess what impact the development would have on protected species (bats), and what mitigation measures may be necessary to address any adverse impact. Additional surveys are required, as per the conclusions of the submitted ecology report. The proposal is therefore contrary to Policy 41 (bio-diversity) of the Perth and Kinross Local Development Plan 2 2019 which seek to protect both local and protected wildlife.
- 3 The removal of existing trees to create space for the dwelling, parking and driveway

would have an instant adverse impact on the visual amenity of the area. This would be increased further if additional trees within the site are removed either after being damaged during construction or on completion, both of which are reasonably probable. The proposal is therefore contrary to Policy 1A (Placemaking) of the Perth and Kinross Local Development Plan 2 2019 as the development would have an adverse impact on the visual amenity of the area and the development proposed would not contribute positively to the quality of the existing natural environment.

- 4 As a result of the awkward shape of the site and the presence of existing trees across the site, the proposal site is being manufactured and would appear to be squeezed in and out of character with the surrounding building pattern of the area. The removal of the existing trees would also result in an adverse impact on the visual amenity of the area. The proposal is therefore contrary to Policy 17 (residential areas) of the Perth and Kinross Local Development Plan 2 2019 which seeks to ensure that all new developments within settlements are compatible with the (visual) amenity and character of the area concerned.

### **Justification**

- 1 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](http://www.pkc.gov.uk) "Online Planning Applications" page**

#### Plan Reference

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10
- 11







## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	22/00980/FLL	
Ward No	P2- Strathmore	
Due Determination Date	23rd August 2022	
Draft Report Date	3rd August 2022	
Report Issued by	AMB	Date 4 August 2022

**PROPOSAL:** Erection of a dwellinghouse

**LOCATION:** Land 40 Metres North West Of 11 Glenisla View,  
Airlie View, Alyth

#### SUMMARY:

This report recommends **refusal** of a detailed planning application for a new dwelling on a wooded area of land within the settlement of Alyth, 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.

#### SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

The case officer is however aware of the site via his previous dealing with earlier planning applications.

#### BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain detailed planning permission for the erection of a dwelling within an area of woodland in Alyth, on a site at the end of Airlie View, a residential street. To the west of the site is an under construction residential development by the same applicant (22 units).

The proposed dwelling will offer living accommodation over one level only and will (according to the tree survey) require the removal of four existing trees to physically accommodate the house, driveway and access. The house, driveway and access areas would also be located within the RPA of a number of retained other trees, and the canopies of those trees would overhang a considerable amount of the residential curtilage, as well as over the dwelling.



A new SW pumping station is located a few metres to the west of the site.

## **SITE HISTORY**

Detailed permission was granted on the site to the west in 2019 (17/00342/FLL) for the erection of 22 dwellinghouses with associated roads, drainage and landscaping, and that permission is currently under construction.

In addition to this, an application for a water pumping station (20/00842/FLL) was approved in 2020, and that development has been installed.

## **PRE-APPLICATION CONSULTATION**

None undertaken.

## **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.

The SPP supports new homes in suitable locations, but also seeks to ensure that trees are not necessarily damaged / felled, and that our bio-diversity assets are protected.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (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 – Adopted November 2019**

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The site is located within the settlement boundary of the settlement of Alyth, and within an area which is covered by existing trees – a number of which will be directly affected by this proposal.

To this end, the following policies are applicable to this proposal,

Policy 1A/B: Placemaking  
Policy 5: Developer Contributions  
Policy 17: Residential Areas  
Policy 40: Trees  
Policy 41: Bio-diversity

## **OTHER COUNCIL POLICIES**

### **Placemaking Guide 2020**

This is the most recent expression of Council policy towards Placemaking Standards.

### **Developer Contributions and Affordable Housing 2020**

This is the most recent expression of Council policy towards developer contributions and affordable housing.

## **EXTERNAL CONSULTATION RESPONSES**

**Scottish Water** have commented on the proposal and raised no objections.

## **INTERNAL COUNCIL COMMENTS**

**Transport Planning** have commented on the proposal in terms of access and parking related issues and have no objections.

**Development Contributions Officer** has confirmed that there would be a requirement for an affordable housing provision as this development is considered to be an extension of the approved residential permission to the west.

**Biodiversity/Tree Officer** was consulted on the planning application but has opted not to make any specific comments.

## **REPRESENTATIONS**

One letter of representation has been received raising an objection to the proposal. The main issues raised within the objection are,

- Impact on trees
- Impact on wildlife
- Inappropriate land use
- Contrary to the Development Plan

These issues are assessed below.

## ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact	Tree and ecology survey submitted.

## 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 and the adopted LDP2.

In terms of other material considerations, consideration of the Council's SPG's on Placemaking and Developer Contributions are material considerations.

### Policy Appraisal

The site is located within the settlement of Alyth and the development proposed would affect a number of existing trees. To this end, *Policies 1 (Placemaking), 17 (residential areas), 40 (trees) and 41 (bio-diversity)* are all directly applicable.

*Policy 1* seeks to ensure that all new developments do not have an adverse impact on the areas in which they are located, whilst *Policy 17* looks to ensure that new developments within settlements are compatible with the surrounding land uses.

*Policy 40* looks to protect existing trees from unnecessary removals, whilst *Policy 41* seeks to ensure that suitable habitat surveys are submitted so that the impact on both local and protected wildlife can be assessed.

### Land Use acceptability

The site would be compatible with the surrounding land uses (residential), but it is a) an awkward shape that is out of character with the surroundings, and b) would involve the removal of trees, and potential damage to a number of others – which in turn would impact adversely on the visual amenity of the area.

The level of usable amenity space would also be affected by existing trees, and be affected by overhead canopies that would inevitably block light. The position of the dwelling at the eastern end of the plot (to free up amenity space to the west) also creates an uneasy relationship with the neighbours to the east, and could result in difficulties if windows are added in the future to the east elevation.



As such the proposal is not considered to be compatible with the (visual) amenity or character of the area, and is contrary to *Policy 17* of the LDP2.

### **Visual Impact, Design and Layout**

The site is manufactured and would result in four direct tree losses and also the potential permanent damage to a number of other trees. Occupiers of the resultant house would inevitably look for more tree removal and tree work to improve their residential amenity, which would be poor due to the level of existing trees within its curtilage. The required trees loss, and likely additional loss would have an adverse impact on the visual amenity of the area.

In terms of the actual design of the house, in isolation it is in offensive however it will be squeezed into an awkward shaped site and be positioned only a matter of metres from the back boundary with limited usable amenity space – and a good portion of that amenity space would be affected by the tree's canopies.

Accordingly, the proposal is contrary to the Council's Placemaking Standards, and also the principles of *Policy 17* of the LDP2 which relates to new development within settlements.

### **Residential Amenity**

In terms of direct impact on existing residential amenity, there would be no direct overlooking due to the design of the dwelling, and no windows facing the neighbours to the east. In the event of any approval being forthcoming, consideration of the need to withdraw permitted development rights for windows on that elevation should be considered.

In terms of the level of residential amenity which would be provided for future occupiers of the dwelling, the level of usable amenity space would be affected by the level of existing trees which are shown for retention. There would also be a heavy degree of shade from overhead branches, which could result in pressure from the owners to remove further trees to create a more pleasing environment.

### **Roads and Access**

Vehicular access to the site would be via new access off Airlie View, which in Transport Planning have no objection to. An existing tree, and a section of small walling will be required to be removed. In terms of the parking and turning areas within the site, these are largely under the canopies of existing trees and within their root protection areas.

### **Drainage and Flooding**

The proposal raises no issues in terms of drainage or flooding matters.

## **Conservation Considerations**

The proposal does not affect any listed building, conservation area or local archaeology.

## **Impact on Trees**

The site being manufactured (via tree removals) and is not a natural site for a dwelling. The tree survey suggests that to allow for the development to be physically built out, 4 trees are required to be removed and a further 10 trees would be subject to potential damage during the construction phase as their RPA area within the area of physical development. This is an unacceptable arrangement.

There are minimal details within the applicant's submission about how the development will be able to be undertaken within so many RPA's impacted upon, other than simply stating that a Arboricultural Method Statement is required to be prepared and implemented for the entire site comprising 24 trees.

## **Natural Heritage and Biodiversity**

An ecology survey has been submitted, and this includes an assessment for bats. The survey suggests that to fully understand the impact on bats a further survey was necessary, but that does not seem to have undertaken or submitted as part of the planning application. In the absence of this, it has not been demonstrated fully that protected species (notably bats) have been fully assessed, and mitigation options made available.

## **Developer Contributions**

In the event of any approval being forthcoming, there will be a requirement for an affordable housing provision. This extra unit is essentially an extension of the already consented development of 22 to the west so the affordable housing provision will increase.

## **Economic Impact**

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

## **VARIATION OF APPLICATION UNDER SECTION 32A**

The application has not been varied.

## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly the proposal is refused on the grounds identified below.

1. The proposed site is manufactured and includes the removal of 4 trees and will directly impact on the root protection areas (RPA) of a further 10 trees. It has not been demonstrated how the development can be implemented without significant damage occurring to the 10 trees which have their RPA affected by the development. If implemented, there would also be significant pressure for the further removal of remaining trees to create a more suitable residential environment for the occupiers of the dwelling. In light of this, the proposal is therefore contrary to the principals of Policy 40B (Trees, Woodland and Development) of the Perth and Kinross Local Development Plan 2 2019 which seek to avoid the necessary removal of individual or groups of trees.
2. The ecology survey submitted (Plan 11) is not detailed enough to fully assess what impact the development would have on protected species (bats), and what mitigation measures may be necessary to address any adverse impact. Additional surveys are required, as per the conclusions of the submitted ecology report. The proposal is therefore contrary to Policy 41 (bio-diversity) of the Perth and Kinross Local Development Plan 2 2019 which seek to protect both local and protected wildlife.
3. The removal of existing trees to create space for the dwelling, parking and driveway would have an instant adverse impact on the visual amenity of the area. This would be increased further if additional trees within the site are removed either after being damaged during construction or on completion, both of which are reasonably probable. The proposal is therefore contrary to Policy 1A (Placemaking) of the Perth and Kinross Local Development Plan 2 2019 as the development would have an adverse impact on the visual amenity of the area and the development proposed would not contribute positively to the quality of the existing natural environment.
4. As a result of the awkward shape of the site and the presence of existing trees across the site, the proposal site is being manufactured and would appear to be squeezed in and out of character with the surrounding building pattern of the area. The removal of the existing trees would also result in an adverse impact on the visual amenity of the area. The proposal is therefore contrary to Policy 17 (residential areas) of the Perth and Kinross Local Development Plan 2 2019 which seeks to ensure that all new developments within settlements are compatible with the (visual) amenity and character of the area concerned.



**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**

None, refusal.

**Procedural Notes**

Not Applicable.

**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

01 – 12 (inclusive)

**LRB-2022-60****22/00980/FLL - Erection of a dwellinghouse, land 40 metres  
north west of 11 Glenisla View, Airlie View, Alyth, PH11  
8LW**

## **REPRESENTATIONS**





Friday, 01 July 2022



Local Planner  
Planning and Development  
Perth and Kinross Council  
Perth  
PH1 5GD

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

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Land 40 Metres North West Of, 11 Glenisla View, Airlie View Alyth, PH11 8BF**  
**Planning Ref: 22/00980/FLL**  
**Our Ref: DSCAS-0067960-YJG**  
**Proposal: Erection of a dwellinghouse | Land 40 Metres North West Of 11**  
**Glenisla View Airlie View Alyth**

**Please quote our reference in all future correspondence**

### **Audit of Proposal**

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

### **Water Capacity Assessment**

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

- ▶ This proposed development will be fed from LINTRATHIN Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

### **Waste Water Capacity Assessment**

- ▶ There is currently sufficient capacity for a foul only connection in the ALYTH Waste Water Treatment works to service your development. However, please

note that further investigations may be required to be carried out once a formal application has been submitted to us.

- ▶ This proposed development will be serviced by Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

---

### **Please Note**

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

---

## **Drinking Water Protected Areas**

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

---

## **Surface Water**

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

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

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

## General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
    - ▶ Site Investigation Services (UK) Ltd
    - ▶ Tel: 0333 123 1223
    - ▶ Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)
    - ▶ [www.sisplan.co.uk](http://www.sisplan.co.uk)
  - ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
  - ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
  - ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
  - ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
  - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
- 

## Next Steps:

### ▶ **All Proposed Developments**

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

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

### ▶ **Non Domestic/Commercial Property:**



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

► **Trade Effluent Discharge from Non-Domestic Property:**

- Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

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

Yours sincerely,

**Ruth Kerr**

Development Operations Analyst

Tel: 0800 389 0379

[developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)

### **Scottish Water Disclaimer:**

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





**From:** Laurie Crisp [REDACTED]  
**Sent:** 10 July 2022 15:54  
**To:** Development Management  
**Subject:** Planning Application Reference 22/00980/FLL M

**CAUTION:** This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

**Dear Sirs or to Whom it may Concern.**

Description of Development.

Erection of a Dwellinghouse.

Comments/objections need to be made before 19 July 2022.

From Dr R K Crisp and Mrs L A Crisp occupants of [REDACTED]  
[REDACTED]

Reasons for Comments.

1. Wildlife including Squirrels in adjacent woodland.
2. Loss of Trees.
3. Proposed Building close to Foul Water Pumping Station.
4. Domestic Development already in Alyth.
5. Poor Plan Representation given regarding Planning Application 22/00980/FF M

COMMENTS.

1. The Wildlife in the woodland up to and adjacent to land proposed for the erection of a dwellinghouse is the permanent home of RED SQUIRRELS who annually raise their kits therein foraging for food and caching food in the Autumn. Any further development would disturb this environment by the noise and pollution of building any further domestic development. We are in possession of video material which shows the RED SQUIRRELS visiting our gardens and would refute any argument to the contrary.  
Other wildlife in the adjacent woodland includes Bats, Greater Spotted Woodpeckers, Pheasants and a rich variety of other birds either resident or migratory. Roe Deer graze peacefully throughout the woodland from time to time Bucks and Does with their young but only when there is no excessive noise.
2. Loss of any trees needed to be felled for an erection of any development is counter to the need to plant more trees not cut them down for whatever reason. All ecologists concerned with protecting our very fragile ecology of the planet knows that trees are the lungs necessary for our very survival. Trees are not being planted quick enough to increase numbers very relevant to the health of the planet and our environment.
3. Both my husband and myself feel that any further development at 20 – 40 metres from our property will result in not only the noise and pollution whether by building equipment or future noise by future occupants of a subsequent dwellinghouse will disturb all wildlife including Red Squirrels in the adjacent woodland.
4. Recent development of housing sites in and around Alyth including Pitcrocknie Village, the land behind Alyth Primary School and the development in Airlie Green has increased the number of homes considerably one more pushed into Airlie Green Planning Application Reference 22/00980/FF M is just plain greedy and unnecessary.
5. Planning Application – The Site Plan 2020 OS100016971 is a poor representation of the area for the proposed proposed erection of a dwellinghouse and does not show where such a dwelling would be in relation to the Foul Water Pumping Station now existing on the land for proposed development.

Yours faithfully

Ronald K Crisp and Lorraine A Crisp.



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	22/009980/FLL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Erection of a dwellinghouse		
<b>Address of site</b>	Land 40 Metres North West Of 11 Glenisla View, Airlie View, Alyth		
<b>Comments on the proposal</b>	<p>The applicant is proposing to erect a two bedroomed dwellinghouse. The dwellinghouse will be accessed from the existing public road network via Airlie View.</p> <p>The applicant proposes to form a new vehicle access onto the public road network by removing part of the wall, which is approximately 350mm in height. The tree adjacent to the public road network will be removed, which should allow residents an appropriate visibility splay. The fence and gates will be set back 2.4 metres from the edge of the public road network with a 45 degrees splay to give visibility for vehicles.</p> <p>A 3 metre vehicle access will be provided into the site and surfaced for a minimum of 2 metres back from the edge of the public road network. A condition is recommended to secure this.</p> <p>The level of car parking within the site, is acceptable and meets the requirements of the National Roads Development Guide.</p> <p>If the applicant is successful in gaining planning consent, they must apply for a Vehicle Access Consent before starting works on its upgrade. This will allow the applicants contractor to apply for the necessary consents to work within the public road network. More information on the process can be found on the following website: <a href="https://www.pkc.gov.uk/vehicleaccess">https://www.pkc.gov.uk/vehicleaccess</a>. Please note, that as planning permission has been applied for, currently no fee is required for the Vehicle Access Consent (VA1 form), please include the planning application number on your VA application form.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following condition.</p>		



<b>Recommended planning condition(s)</b>	<p>Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth &amp; Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail. The Type B Road construction detail shall continue for a minimum of 2 metres into the site from the edge of the public road network.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p>
<b>Recommended informative(s) for applicant</b>	<p>The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at <a href="http://www.pkc.gov.uk/vehicleaccess">www.pkc.gov.uk/vehicleaccess</a>. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.</p>
<b>Date comments returned</b>	19 July 2022

## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	22/00980/FLL	<b>Comments provided by</b>	Lucy Sumner
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Contributions Officer:</b> Lucy Sumner Email: <a href="mailto:LSumner@pkc.gov.uk">LSumner@pkc.gov.uk</a>
<b>Description of Proposal</b>	Erection of a dwellinghouse		
<b>Address of site</b>	Land 40 Metres North West Of 11 Glenisla View Airlie View Alyth		
<b>Comments on the proposal</b>	<p><b>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.</b></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><b>Affordable Housing</b></p> <p>With reference to the above planning application the Council's Affordable Housing Policy requires that 25% of the total number of houses, above a threshold of 5 units, for which planning consent is being sought is to be in the form of affordable housing.</p> <p>The site has extant consent (17/00342/FLL) for which a S75 Agreement is currently in place. In line with the Supplementary Guidance, any subsequent applications submitted for additional units which are clearly part of the same development and resulting in the total number of units increasing to five or more will have the affordable housing policy applied retrospectively.</p> <p>The scheme was proposed 22no units, the Affordable Housing requirement therefore is 5.5 units. This unit will be included in the overall site capacity, taking the total to 23no units. The revised Affordable Housing requirement will be 5.75. The commuted sum rate in the Strathmore Housing Market Area is £15,000 per unit.</p> <p><b>Primary Education</b></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 Alyth Primary School. Education contributions have been secured through the existing S75 Agreement. There will be no additional requirement for Education contributions.</p>
<b>Recommended planning condition(s)</b>	<p><b>Summary of Requirements</b></p> <p>Affordable Housing: (15.75 – 15.5) 0.25 x £15,000  Education: £0  <b>Total: £3,750</b></p> <p><b>Phasing</b></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 variation to the existing 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>
<b>Recommended informative(s) for applicant</b>	<p><b>Payment</b></p> <p><b>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.</b></p> <p><b>Methods of Payment</b></p> <p>On no account should cash or cheques be remitted.</p> <p><b>Scheduled within a legal agreement</b></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><b>NB:</b> 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><b>Other methods of payment</b></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><b>Bank Transfers</b>  All Bank Transfers should use the following account details;  <b>Sort Code:</b> 834700  <b>Account Number:</b> 11571138</p> <p>Please quote the planning application reference.</p> <p>The Council operate an electronic direct debit system whereby payments may be made over the phone.  To make such a payment please call 01738 475300 in the first instance.  When calling please remember to have to hand:</p> <ul style="list-style-type: none"> <li>a) Your card details.</li> <li>b) Whether it is a Debit or Credit card.</li> <li>c) The full amount due.</li> <li>d) The planning application to which the payment relates.</li> <li>e) If you are the applicant or paying on behalf of the applicant.</li> <li>f) Your e-mail address so that a receipt may be issued directly.</li> </ul> <p>Affordable Housing  For Affordable Housing contributions please quote the following ledger code:  1-30-0060-0000-859136</p> <p><b>Indexation</b></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><b>Accounting Procedures</b></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>
<b>Date comments returned</b>	04 August 2022

