

**LRB-2021-22
20/00952/FLL – Erection of a dwellinghouse and change
of use of former reservoir building to form ancillary
accommodation, former water reservoir, Blairgowrie
Road, Dunkeld**

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LRB-2021-22

20/00952/FLL – Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation, former water reservoir, Blairgowrie Road, Dunkeld

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100424080-001

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:

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

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

Ms

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

Other Title:

Building Name:

First Name: *

Caroline

Building Number:

Last Name: *

Robinson

Address 1
(Street): *

Company/Organisation

Address 2:

Telephone Number: *

Town/City: *

Extension Number:

Country: *

Mobile Number:

Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Former Water Reservoir, Blairgowrie Road, Dunkeld

Northing

Easting

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

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 submitted Grounds for Review and supporting documents

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

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

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

Grounds for Review, Documents 1-6, Annex 1 and Covering Letter

Application Details

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

20/00952/FLL

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

21/07/2020

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

20/05/2021

Review Procedure

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

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

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

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)

Checklist – Application for Notice of Review

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

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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

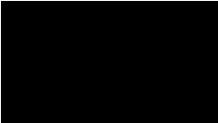
Declare – Notice of Review

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

Declaration Name: Mr Michael Hyde

Declaration Date: 04/06/2021

Caroline & Euan Robinson



3 June 2021

To the members of the Local Review Body,

Thank you for considering our application for review for application 20/00952/FLL. We are a family of four who live, work and go to school in Dunkeld. We are hoping to build a modest and sustainable family home in the village.

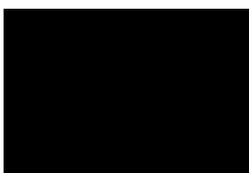
We purchased the site with planning permission in August 2019 and following a positive pre-application meeting with the planning case officers submitted our planning application in July 2020. Given the time it has taken to determine the application, it is clear that this has been a marginal decision. Whilst the grounds for refusal relate to tree loss and biodiversity it was unfortunate that we were not granted the opportunity to meet with the tree and biodiversity officer on site to discuss our proposals, in particular the extensive planting, deer-fencing and biodiversity-enhancement measures we propose to carry out as part of the Woodland Management Plan accompanying our application. Throughout the ten months that our application was being considered we sought to co-operate with the case officer and provide as much additional material as possible.

As the Ground for Review document makes clear, we believe our proposals add up to a substantial biodiversity net gain when compared to the extant permission. This position is supported by a wide range of esteemed tree, ecology and biodiversity experts, some of whom have submitted letters to accompany our application for review. The extant permission develops more of the site, builds a road across the woodland, removes more trees, and includes no detailed plans to improve the biodiversity of the site, or deal with the key threats to the woodland from invasive species and over-grazing. By contrast, our proposals remove fewer trees, address overgrazing, and include compensatory planting of 280 trees and shrubs as well as habitat enhancement through the accompanying Woodland Management Plan.

We thank you very much for your time and interest in our application.

Kind regards,

Caroline Robinson
Euan Robinson



**REQUEST FOR REVIEW IN RESPECT OF THE
REFUSAL OF AN APPLICATION FOR
PLANNING PERMISSION FOR THE
ERECTION OF A DWELLINGHOUSE,
FORMER WATER RESERVOIR,
BLAIRGOWRIE ROAD, DUNKELD (LPA
REFERENCE 20/00952/FLL)**

GROUNDS FOR REVIEW

Submitted on behalf of Ms Caroline Robinson by



REQUEST FOR REVIEW IN RESPECT OF THE REFUSAL OF AN APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF A DWELLINGHOUSE, FORMER WATER RESERVOIR, BLAIRGOWRIE ROAD, DUNKELD (LPA REFERENCE 20/00952/FLL)

GROUNDS FOR REVIEW

1. Background:

- 1.1 The site the subject of application reference 20/00952/FLL extends to 0.66 hectares of steeply sloping land to the north of Dunkeld. It is, to the west, north and east, enclosed within a bend in the A923 Blairgowrie Road. To the south the site boundary is formed by a 'drystone dyke'.
- 1.2 Towards the centre of the site there is a former reservoir building. This has been the subject of a number of planning approvals dating back to 2010. These can be summarised as follows:
 - Conversion of former reservoir building to dwellinghouse (LPA reference 08/01100/FLL);
 - Renewal of planning permission (08/01100/FLL) to convert former reservoir building to dwellinghouse (LPA reference 13/02156/FLL); and
 - Change of use and alterations to former reservoir building to form a dwellinghouse (LPA reference 16/01594/FLL).
- 1.3 Planning permission 16/01594/FLL would have expired on 27 October 2020. However, on the basis of the provisions of the Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Regulations 2021 this permission will now not expire until 31 March 2022.
- 1.4 This extant permission is a material consideration that must be given significant weight.
- 1.5 Prior to the submission of the review application, on 30 October 2019, a pre-application meeting was held with the Council's Planning Officer. The notes of this meeting indicate that with respect to the application process:

"PKC recommended to submit the new application within the validity period of the current live application (before Oct 2020) so that the new application will replace the existing application. Once the new application is at the minded to approve stage, the current live application can be revoked, then the approval notice for the new application will be issued. PKC noted that this will help the process as the application is the same use with the only

difference being the change in location of the house. PKC recommended that the applicant emphasises the benefits of re-siting the house in the planning submission – noting benefits of lesser extent of driveway, flood risk mitigated, easier buildability, better environment for the new occupants, better views, more technically feasible as basement water proofing of an historic building is avoided.

- 1.6 It is clear from this that Officers were of the opinion that in essence the application proposal was simply being submitted in order to relocate the previously approved dwelling within the application site boundary. It was also clear that a number of significant benefits in this respect were identified, i.e., the lesser extent of the development footprint, reduced engineering operations, a reduction in potential flood risk etc.
- 1.7 Following the initially positive pre-application discussions with Officers the review application was submitted in July 2020. It was validated on 7 August 2020 and should therefore have been determined by 7 November 2020. An extension of time for the determination of the application was however agreed, until 21 May 2021.

2. Proposed Development:

- 2.1 The development proposed is the erection of a single dwellinghouse. When originally submitted the application also proposed the conversion of the former reservoir building to ancillary accommodation. This element of the proposal has however now been removed.
- 2.2 Should the application the subject of this review be approved, the extant planning permission reference 16/01594/FLL would be able to be revoked by way of a condition attached to the new permission.
- 2.3 The review application is accompanied by a detailed Design Statement prepared by Brown & Brown Architects. This explains and illustrates the principles and concepts of the design of the proposed development in a structured way and sets out the thought process that has led to the final design. It demonstrates that the site and its surroundings have been fully appraised, and that the final design solution promoted takes full account of the detailed advice on the preparation of Design Statements contained in the Scottish Government's PAN 68: Design Statements, and also the relevant design policies contained in the Local Development Plan and Supplementary Planning Guidance.
- 2.4 **Policy 1A** of the Local Development Plan states that development must contribute positively to the quality of the surrounding built and natural

environment, and that the design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale of the development.



Figure 1: Illustration of Proposed New Dwelling



Figure 2: Illustration of Proposed New Dwelling

2.5 With respect to these requirements the proposed new dwelling has been designed to sit sensitively on the site, following the 'Touch This Earth Lightly' mantra of the Australian architect Glenn Murcutt. The design of the new dwelling is unashamedly contemporary and will in part sit above the sloping ground on a series of 'stilts'. This design solution will avoid heavy engineering operations and will allow the regeneration of the forest floor below the new house. Externally the walls of the building will be clad in timber, and there will be a wildflower green roof. The new building will help deliver the Scottish Government's aspirations for 'exemplar design' as established in Creating Places: A Policy Statement on Architecture and Place for Scotland (2013). As Planning Advice Note 72 also states "new developments should try to fit into or nestle within the landscape. Skyline development should normally be avoided, as should heavily engineered platforms".

3. Reasons for Refusal:

3.1 The review application was refused on 20 May 2021 for the following three reasons:

1. *The proposal requires a significant number of trees to be removed, which are rich in biodiversity and are within both an Ancient Woodland and an area which has been identified as an area of Upland Birchwood which is a priority habitat in the UK Bio-diversity Action Plan. Notwithstanding the 39 trees which are shown for removal to accommodate the dwelling, access and visibility splays, additional trees will be required to be removed to ensure that the maximum available visibility splays are delivered and the pressure for further tree removals within the area of healthy trees will increase by the presence of a dwelling in the location proposed. The proposal is contrary to Policy 40A of Perth and Kinross adopted Local Development Plan 2 (2019) which seeks to ensure that existing areas of existing woodland of natural, historic and heritage value are protected.*
2. *The proposed removal of trees to a) accommodate the development and b) as part of the woodland management plan, will have an adverse impact on the bio-diversity of the area in the short term. This impact exceeds and differs to that which would result from that associated to the extant approved development associated to the wider site. In the absence of a long-term woodland management scheme in place and secured for the future, the proposal is contrary to Policy 41 of Perth and Kinross*

adopted Local Development Plan 2 (2019) which seeks to protect wildlife and their habitats.

3. *The proposal involves the removal of a number of trees to create a site which is suitable for a dwelling. The proposal is contrary to the principles of Policy 19 of the adopted Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 which both seek to ensure that sites in the countryside are not manufactured.*

4. Relevant Development Plan Policies:

- 4.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that "where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise".
- 4.2 The Development Plan relevant to the review application comprises the:
 - Perth and Kinross Local Development Plan (2019)
- 4.3 The following policies of the adopted Local development Plan are referred to in the reasons for refusal:

Policy 19, which states that the Council will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:

- (1) building groups;
- (2) infill sites;
- (3) new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;
- (4) renovation or replacement of houses;
- (5) conversion or replacement of redundant non-domestic buildings;
- (6) development on rural brownfield land.

The application of this policy is limited within the Green Belt to proven economic need, conversions or replacement buildings.

Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs.

Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.

Policy 40A, which states that the Council will support proposals which:

- (a) deliver woodlands that meet local priorities as well as maximising benefits for the local economy, communities, sport and recreation and environment;
- (b) protect existing trees/woodland including orchards, especially those with high natural, historic and cultural heritage value;
- (c) seek to expand woodland cover in line with the guidance contained in the Perth and Kinross Forest and Woodland Strategy Supplementary Guidance;
- (d) encourage the protection and good management of amenity trees, or groups of trees, important for visual amenity, sport and recreation or because of their cultural or heritage interest;
- (e) ensure the protection and good management of amenity trees, safeguard trees in Conservation Areas and trees on development sites in accordance with BS5837 'Trees in Relation to Construction';
- (f) seek to secure establishment of new woodland in advance of major developments where practicable and secure new tree planting in line with the guidance contained in the Perth and Kinross Forest and Woodland Strategy. The planting of native trees and woodland will be sought where it is appropriate.

Policy 41, which states that the Council will seek to protect and enhance all wildlife and wildlife habitats, whether formally designated/protected or not, taking into account the ecosystems and natural processes in the area. The Council will apply the principles of the Planning for Nature: Development Management and Wildlife Guide and will take account of the Tayside Local Biodiversity Action Plan (LBAP) and relevant national and European legislation relating to protected species when making decisions about applications for development.

Proposals that have a detrimental impact on the ability to achieve the guidelines and actions identified in these documents will not be supported unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated. In particular, developers may be required to:

- (a) ensure a detailed survey is undertaken by a qualified specialist where one or more protected or priority species is known or suspected. In accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, development proposals that could have a significant impact on the environment may require an Environmental Impact Assessment;

- (b) demonstrate all adverse effects on species and habitats have been avoided wherever possible. A Landscape Plan may be required to demonstrate the impact of the development and how good design and site layout can enhance the existing biodiversity;
- (c) include mitigation measures and implementation strategies where adverse effects are unavoidable;
- (d) enter into a Planning Obligation or similar to secure the preparation and implementation of a suitable long-term management plan or a site Biodiversity Action Plan, together with long-term monitoring.

Local Development Plan - Supplementary Guidance

4.4 Supplementary Guidance supports the content of the Local Development Plan by providing further detail on specific policy areas or strategic development sites. They help to inform applicants of the Council's expectations when determining planning applications. Some of these documents are statutory, they have been subject to consultation and formal adoption procedures, and they form part of the Local Development Plan. The following Supplementary Guidance is specifically referred to in the reasons for refusal:

- Housing in the Countryside (adopted in 2020)

5. Grounds for Review

5.1 As noted above the review application site benefits from an extant planning permission for the change of use and alterations to former reservoir building to form a dwellinghouse (LPA reference 16/01594/FLL). This permission will not expire until 31 March 2022 and will be implemented should the review application not be approved.

5.2 This 'fall-back' position must be given significant weight. In this regard, the Court of Appeal in Mansell v. Tonbridge & Malling Borough Council [2017] EWCA Civ 1314 clarified when a fall-back argument might be a material planning consideration when considering an alternative development proposal (in this case the erection of the new dwelling). In his Judgement Lindblom LJ confirmed the legal considerations in determining the materiality of the 'fall back' position should be:

- That for a prospect to be a 'real prospect' it does not have to be probable or likely, a possibility will suffice; and
- That there is no rule of law that in every case the 'real prospect' will depend, for example, on the site having been allocated for the alternative development in the development plan or planning

permission having been granted for that development, or on there being a firm design for an alternative scheme. In some cases, that degree of clarity and commitment may be necessary; in others it might not. This will always be a matter for the decision-maker's planning judgement in the particular circumstances of the case in hand.

- 5.3 In the current situation the implementation of the planning permission for the conversion of the former reservoir building to form a dwellinghouse is a very 'real prospect'; the applicants would clearly have no option but to undertake the previously approved development.
- 5.4 The key issue for the Local Review Body to consider is therefore whether the implementation of planning permission 16/01594/FLL would be more or less damaging to the existing woodland, and the biodiversity value of the site, than the implementation of proposal the subject of the review application.
- 5.5 In this respect it is first important to note that the extant permission develops 571 m² of the site, whereas the review proposal develops just 514 m². These areas include the access, driveway and house, and both exclude the existing reservoir building footprint. The proposed new dwelling (including the terrace) has an area of c280 m² however, as can be seen in **Figures 1 and 2** above, this will be constructed on stilts meaning that the land below this will not be developed as such. Taking account of this key fact, the current proposal would develop approximately 60% less of the site than if the extant permission were to be implemented. This calculation also does not take account of the proposed wildflower green roof of the new building, which in itself will add to the overall biodiversity value of the site.
- 5.6 For the following reasons it is furthermore considered that there are other very significant benefits that can be secured should the review application be approved, and that these benefits outweigh any potential conflict with the provisions of the development plan. These benefits would however not be able to be secured should the extant planning permission be implemented.

Potential Impact on Woodland

- 5.7 It is accepted that the review application site is indicated on the Ancient Woodland Inventory (AWI) to be Long Established of Plantation Origin (LEPO). This is interpreted as plantation from maps of 1750 or 1860, that has been continuously wooded since. The AWI is a provisional guide to

the location of Ancient Woodland. On the Native Woodland Survey of Scotland, the woodland is listed as 'upland birchwood'.

- 5.8 Although there is a general presumption against removal of ancient woodland, NatureScot provides the following relevant advice (<https://www.nature.scot/guide-understanding-scottish-ancient-woodland-inventory-awi>):

“A note of caution. The AWI was derived from the Roy maps (c1750) and the OS 1st edition (c1860). It is not definitive and should be used with care; when evaluating woods, it is important to: a) examine the site on the ground, looking for archaeological, biological and other indicators of antiquity and of its current biodiversity value.

- 5.9 As required by **Policy 40B** of the Local Development Plan the review application was accompanied by a detailed **Tree Survey Report (Document 1)**. The fieldwork undertaken identified 197 individual trees for survey and one Tree Group (TG1). Of these 14 trees were considered unviable for retention (Category U), with a further 11 classified as Category C/U on the basis that they comprise standing deadwood which could be considered for retention in order to maintain this element of the woodland ecosystem.
- 5.10 The Officer's report in respect of application 16/01594/FLL, under the heading “Impact on Ancient Woodland”, stated:

“The site lies within an area which has been identified as an Ancient Woodland. Whilst 39 trees are to be removed, these trees are not of any particular merit and are largely birch. This development has the potential to open up some of the ground for flora to expand, and for new planting to be take place which will collectively be to the benefit of the area”.

- 5.11 While the extant permission was approved under the previous Local Development Plan (2014), the wording of the relevant Policies 40 and 41 (Policies NE1, NE2 and NE3) have not substantively changed since the publication of the latest Local Development Plan (2019).
- 5.12 Within TG1 the dominant species is silver birch with sycamore and occasional beech, pedunculate oak, goat willow and wych elm. Ash is also present however these trees are in poor condition with significant dieback which is likely the disease known as Chalara (*Hymenoscyphus fraxineus*), which occurs in the wider area. *Rhododendron ponticum* is also prolific around the northern part of the burn. According to

NatureScot, *Rhododendron ponticum* is “one of the most problematic non-native invasive species currently threatening Scottish biodiversity” (NatureScot Research Report 1157) and is specifically listed as a threat to upland birch woodlands. *Rhododendron* is linked to the spread of *Phytophthora ramorum*, which is also present in the locale which, whilst is associated with larch (*Larix sp.*), has the capacity to pass between species. *Rhododendron ponticum* will continue to expand across the site without proactive management.

5.13 With respect to tree removal the Officer’s report states that in order to implement the review development it is likely that the felling of around 63 trees would be required. This conclusion cannot be substantiated. A comparison between the number of trees to be removed in order to implement extant permission, and the proposed development, is shown in the table below:

	Extant Planning Permission	Proposed Development
High Quality (A)	0	1
Medium Quality (B)	20	25
Low Quality (C)	15	11
Unviable (U)	6	2
Total	41	39

5.14 This clearly demonstrates that in order to implement the review permission fewer trees will need to be removed from within the woodland.

5.15 With respect to ‘new planting’ Condition 12 of the planning permission states:

“Prior to the commencement of the development hereby approved, a detailed landscaping and planting scheme for the site shall be submitted for the further written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted and must include a minimum of 30 new specimen trees. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing

to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained."

5.16 With respect to the implementation of the review proposal, it is acknowledged that marginally more 'medium' than 'low' quality trees and one 'high' quality tree (non-native beech) would be required to be removed when compared to the extant permission. This in itself does not however mean that the application had to be refused. The submitted Tree Survey report states that in order to compensate for the necessary tree removal, and to enhance on site biodiversity, the finalised landscaping design should consider the following recommendations:

- Compensatory on-site planting at a minimum ratio of 1:1 as stipulated in the Control of Woodland Removal policy; however, an increased ratio would assist in achieving a net gain for biodiversity.
- Removal and eradication of *Rhododendron ponticum* on site.
- Generation of a Woodland Management Plan to support establishment and biodiversity objectives.
- Planting to create/enhance woodland habitats and 'Nectar Networks' through selection of native or nectar rich tree and shrub species.
- Soil samples to confirm chemical and biological characteristics of proposed landscaping/planting areas with the aim of aiding planting selection and success.
- Use of tree protection to reduce mammal browsing and increase the probability of successful establishment.
- Installation of bat and bird boxes to increase habitat potential.
- Where site native trees are scheduled for removal, appropriate material arisings could be retained as deadwood (including standing where feasible) and stacked or buried to optimise saproxylic habitats.

5.17 Appendix E of the Tree Survey Report contains detailed specifications for planting within the woodland, the riparian areas and for the proposed hedgerows to either side of the site access.

5.18 In the context of the removal of trees it is noted that in the third of the reasons for refusal it is stated that Officers consider that the proposal is contrary to the principles of Policy 19 of the adopted Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 which seek to ensure that sites in the countryside are not "manufactured". It is extremely disappointing that this is now being raised as a concern given that at the pre-application stage it was noted that the review application would be for the same use of land, with

the only difference being the change in location of the house (which was not specifically objected to). Officers in fact noted the “clear benefits of lesser extent of driveway, flood risk mitigated, easier buildability, better environment for the new occupants, better views, more technically feasible as basement water proofing of an historic building is avoided”.

5.19 The submitted Tree Survey Report recommends the generation of a **Woodland Management Plan** (WMP) to support establishment and biodiversity objectives. The review application is therefore also supported by a detailed WMP prepared by Dr Richard Worrell (**Document 2**). Dr Worrell is locally based and is a nationally renowned ‘upland birchwood’ expert. He has more than 30 years’ experience as a forestry consultant writing policy documents for Scottish Forestry and NatureScot. He previously chaired the Perth and Argyll Regional Forestry Forum for four years advising on regional implementation of forestry policy. Most recently he was the lead author of NatureScot’s report and guidance on ‘Establishing woodland plants in broadleaved woods’ (NatureScot Report 1211).

5.20 The proposed WMP prepared by Dr Worrell notes the following:

“The woodland on the application site is currently in an unfavourable condition by reason of the lack of any active woodland management, and high deer pressure. As a result, there has been no recent regeneration of native trees or shrubs, and non-native species such as beech, sycamore and rhododendron ponticum are expanding.

Improving the ecological status of the woodland can only be achieved by deer control, followed by the nurturing of seedlings of native trees and shrubs (and further planting them where these fail to arrive naturally); alongside the control of undesirable trees, shrubs and invasive plants that often become apparent following the exclusion of deer from a site”.

5.21 With respect to browsing by deer the WMP contains an **Herbivore Impact Assessment**. This states that present herbivore impact levels are having a significant negative impact on biodiversity, limiting the structure of the woodland to what is largely a single storey where natural regeneration is unable to successfully establish due to persistent high browsing levels. The ground flora is also being suppressed, with flowering herbs limited in size and distribution and a typical shrub layer for this woodland structure unable to become established. The present browsing level is limiting both future structure development and current biodiversity benefits. Serious consideration should therefore be given to significantly reducing the

herbivore impacts to promote both natural regeneration and the development of the field layer so this woodland can reach its potential to deliver key services for biodiversity.

5.22 In order to address the declining ecological status of the woodland the management actions described in the WMP would see:

- Deer control via the erection of a perimeter deer fence;
- Removal of invasive non-native species such as *Rhododendron ponticum*;
- Compensatory planting of native trees and shrubs;
- Fostering of natural regeneration of native trees and shrubs;
- Strengthening of woodland plant communities via careful introduction of common woodland plants tailored to the microsite types;
- The provision of bird boxes; and
- Re-routing of the existing path to provide privacy for the residents whilst maintaining access.

5.19 The overall effect of the new management regime proposed by the applicant would be a strong positive effect on the biodiversity value of the wood; would minimise the local landscape impacts of the development and would maintain local access.

5.23 With respect to re-planting, the WMP indicates that 280 new trees and shrubs will be planted to compensate for the trees that require to be removed. This equates to 7 replacement trees/shrubs for each tree removed, compared to a net loss of 11 trees should the extant planning permission be implemented (41 to be removed v. 30 to be planted).

5.24 Through the implementation of the WMP the applicant will also prevent browsing by deer, remove and control invasive species such as *Rhododendron ponticum* and commit to the ongoing management the woodland for its biodiversity value. The undertaking of the compensatory tree and shrub planting proposed in the Tree Survey Report, alongside the implementation of the WMP, will therefore significantly improve the long-term value of the woodland, and the overall biodiversity value of the review application site. None of these significant benefits will be able to be achieved should the review application not be approved.

5.25 In this context it is noted that the Officer's report therefore erroneously states:

"However, the impact on a significant number of existing trees, many of which are to be completely removed and the resultant

impact on existing bio-diversity, with no robustly clear pathway to securing a long-term regeneration of the woodland, ultimately leads to a refusal recommendation."

5.26 The second of the reasons for refusal then states that "in the absence of a long-term woodland management scheme in place and secured for the future, the proposal is contrary to **Policy 41** of Perth and Kinross adopted Local Development Plan 2 (2019) which seeks to protect wildlife and their habitats." This conclusion has no validity. It is only through the granting planning permission for the review proposal that the implementation of submitted WMP could be secured, i.e., there would be no similar requirement if it were the extant permission that were to be implemented.

5.27 These 'Grounds for Review' are accompanied by a letter from Dr Worrell, the author of the WMP, written following the refusal of the review application (**Document 3**). This contains the following summary:

- 1 *If this planning permission and accompanying Woodland Management Plan is implemented, in 10 years time (the term of the main provisions of the woodland plan), the woodland would be a good example of small-scale, diverse native woodland carefully managed by the owners who are resident in the wood. It will provide native woodland habitat of high biodiversity value.*
2. *The tree loss associated with the proposed development will have only a limited impact on the wood as a whole, while the compensatory planting and the implementation of the woodland management plan, will have an overall net positive affect on the biodiversity of the wood.*
- 3 *A continuation of the poor management that the site has been subject to over recent decades would lead to a gradual decrease in biodiversity of the woodland, as the birch and other native trees reach maturity but fail to regenerate; and as non-native trees and rhododendron slowly expand over the site."*

5.28 To therefore conclude under this heading:

- The woodland on the application site is currently in an unfavourable condition and is in decline. This is because of a combination of a lack of any active woodland management, browsing by deer and the ongoing spread of invasive species such as sycamore and *Rhododendron ponticum*;

- The current proposal would develop approximately 60% less of the application site than if the extant permission were to be implemented;
- The current proposal would require the removal of fewer trees (39) than if the extant permission were to be implemented (41);
- The current proposal would involve the planting of 280 new trees and shrubs, compared with just 30 new trees should the extant permission be implemented; and
- It is only through the approval of the review application that the Council could secure the implementation of a long term Woodland Management Plan. This can be through the imposition of a planning condition or alternatively, if considered necessary, a Section 75 Agreement.

Potential Impact on Biodiversity

5.29 The review application site is not specifically designated for its biodiversity value. Nevertheless, alongside the Tree Survey report and the Woodland Management Plan, the review application is accompanied by an **Ecological Survey Report (Document 4)**. The Phase 1 habitat survey undertaken identified three main habitat types: continuous semi-natural broadleaved woodland, with a little scrub in the understory, and neutral unimproved grassland. The report notes that:

"The development will take a small area of woodland which is of low ecological value. The majority of this small site consists of semi-natural woodlands, including some native (mainly birch) but many non-native trees. The woodland is limited in ecological value due to the presence of non-native beech and sycamore which dominate large areas of the canopy while the limited ash cover is suffering from dieback (Chalara infection). These non-native trees limit the ecological value of this site. The ash should be removed to prevent further spread of this disease. The woodland cover is >95% with a few areas of Rhododendron 5% and bracken. A few patches of neutral grassland under the 11Kv electricity line and some linear features of running water occur under the tree canopy with some Rhododendron and bracken more conspicuous in one area on the bend in the road. The woodland flora and field layer is limited due to deer pressure with little development of shrub or field layers."

5.30 Protected species surveys were undertaken in respect of badger, red squirrel, birds and other mammals. No badger setts, or any conclusive proof of badger utilization of the site (prints, latrines, hairs etc) was observed. Red squirrels use the site on occasions. The main use appears

to be foraging and storage of beech nuts as there is little else of significance to red squirrels on this site. An anecdotal survey of birds was taken during separate visits in May and July during the breeding season. Birds recorded included Chiff chaff (*Phylloscopus collybita*), great spotted woodpecker (*Dendrocopos major*), robin (*Erithacus rubecula*), willow warbler (*Phylloscopus trochilus*), treecreeper (*Certhia familiaris*), mistle thrush (*Turdus viscivorus*) and blackbird (*Turdus merula*). However, none of these appeared to be breeding as there appeared to be few old trees with holes or suitable canopies for nesting. One birch tree may support breeding great spotted woodpecker however this will not be removed. A number of deer species were recorded using the site including Fallow deer (*Dama dama*) and Roe deer (*Capreolus capreolus*). Deer numbers appeared to be high with evidence of heavy grazing in this area which limits the growth of new and young trees and shrubs.

5.31 The Ecological Survey Report concludes by saying that:

"The proposed site has a low nature conservation value but some landscape and amenity value. The loss of small areas of birch trees, non-native beech and sycamore trees with bracken is likely to be of low impact on the ecology of the site. Removal of trees, some birch and non-native trees is possible without having a great impact on the woodland habitat".

5.32 In order to compensate for any tree loss, the following mitigation is recommended:

*"Small scale native tree and shrub planting such as standard trees, sessile oak (*Quercus petraea*), English oak (*Quercus robur*), rowan (*Sorbus aucuparia*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*), birch (*Betula pendula*) with some alder (*Alnus glutinosa*) would also help improve the ecological value and support and encourage native wildlife to the area. Planting of some scots pine (*Pinus sylvestris*) on the margins on drier knolls may also help link the adjacent conifer woods and provide added amenity value. In addition, wet margins along the burn should be planted with goat willow (*Salix spp*), crack willow (*Salix fragilis*) and grey willow (*Salix cinerea*) with hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*) in the woodland areas as an understorey to the main woodland to provide cover, food and shelter for birds and animals. Native tree species could progressively replace non-native trees and help restore more wildlife in this area. This should be part of a woodland management plan.*

Additional planting of hedgerows with hawthorn, hazel, holly and blackthorn would help cover around the periphery thus improving habitat for birds and other wildlife on the site. The site should be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals."

5.33 As noted above the application is accompanied by a detailed Woodland Management Plan. The implementation of the WMP can only be secured should the review application be approved, via either the imposition of an appropriately worded planning condition, or alternatively through the entering into of a Section 75 Agreement. The WMP notes that improving the ecological status of this woodland can only be achieved by deer control followed by carefully nurturing seedlings of native trees and shrubs (and planting them where these fail to arrive naturally); plus control of undesirable trees shrubs and invasive plants that often become apparent following deer control.

5.34 These 'Grounds for Review' are accompanied by a letter from Adrian R Davis, Naiad Environmental Consultancy, written following the refusal of the review application (**Document 5**). This states that the site currently has a low ecological value and is made up of long established woodland of plantation origin, as described in the Ancient Woodland Inventory. It states further that:

"The currently approved planning permission develops more of the site, will require substantial engineering works to construct the road/driveway, and does not have any associated woodland management plan and only limited replanting. In my opinion, the new proposals offers an opportunity to significantly improve the biodiversity value of the woodland compared to the current planning application."

5.35 Also now submitted, under this heading, is a letter from Mr Graeme Findlay, GF Management (**Document 6**). Mr Findlay has been involved in the management of native woodlands and studying impacts of herbivores for over twenty years. He has a specialist consultancy company that advises woodland managers on the impact of grazing animals and have a wide range of experience in managing native woodlands in Scotland. Mr Findlay states 'up front' that he fully supports the proposed development because it will lead to a significant net positive return for biodiversity.

5.36 Mr Findlay confirms, as have Dr Worrell and the Naiad Environmental consultancy, that the development the subject of the review application would:

- Reduce the total area of impact by relocating the proposed residential property and removing the need for significant engineering operations;
- Reduce the number of trees removed when compared to the extant Permission.
- Confirms that the trees to be removed are not of high conservation value, i.e., they are not veterans with rot holes, profuse deadwood and a wide array of lower plants living on them;
- Confirms that the site is not ancient woodland as would generally be referred to in woodland management terms, it is Long Established of Plantation Origin (LEPO) which shows that there have been planted woodlands at this location for a long-time; and
- Notes that the current herbivore impact is having a hugely detrimental impact on the woodland as a whole and its ability to function as it should. The proposals within the woodland management plan would have a significant net biodiversity benefit that will offset the impact of the development through additional floristic diversity, survival and spread of highly palatable species that are important for pollinators and natural regeneration of native broadleaves and scrub which will help diversify the woodland.

5.37 In conclusion Mr Findlay is of the opinion that the proposed application offers a significant net positive gain for biodiversity, and to refuse the application on the grounds of tree loss and biodiversity does not take into account the current woodland condition, structure, relatively low value of the trees to be removed and the significant benefits of the submitted woodland management plan.

5.38 To therefore conclude under this heading:

- The existing woodland is limited in ecological value due to the presence of non-native beech and sycamore which dominate large areas of the canopy, the lack of a diverse age structure (with most trees being 70 years old), and the fact that the limited ash cover is suffering from dieback;
- The loss of small areas of birch trees, and non-native beech and sycamore trees is likely to have a low impact on the overall ecological value of the site;
- The ecological mitigation proposed in the Woodland Management Plan, i.e., native tree and shrub planting, would significantly improve the ecological value of the woodland, and support and encourage native wildlife to the area;
- Through implementation of The Woodland Management Plan, native tree species will progressively replace non-native trees,

introduce a new age class of trees to the wood, and help restore more wildlife in this area; and the site will be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals.

6. Overall Conclusions:

- 6.1 The review application was refused by Officers principally because it was believed by them that an approval would be contrary to the provisions of **Policy 40A** the Local Development Plan, which seeks to ensure that existing areas of existing woodland of natural, historic and heritage value are protected, and also **Policy 41** which seeks to protect wildlife and their habitats. The Officers assessment is not accepted by the applicants, or their professional advisors, who include recognised experts in both upland birchwood management and biodiversity enhancement.
- 6.2 The existing woodland is not 'Ancient Woodland', it is Long Established of Plantation Origin (LEPO), which simply indicates that there have been planted woodlands on the site for a long-time. The woodland is also currently in an unfavourable condition and is in decline. This is because of a combination of a lack of any active woodland management, browsing by deer and the ongoing spread of invasive species such as sycamore and *Rhododendron ponticum*. *Rhododendron ponticum* is one of the most problematic non-native invasive species currently threatening Scottish biodiversity and is specifically listed as a threat to upland birch woodlands. In the **Tayside Local Biodiversity Action Plan**, it states that there are serious threats to individual woodlands, including Ash Dieback and the invasive non-native *Rhododendron ponticum*.
- 6.3 The starting point for the determination of the review application is the extant planning permission for the development of a dwelling on the site. The implementation of this permission would be more damaging to the woodland on the basis that it would require the removal of more trees, and the undertaking of significant engineering operations. The approved dwelling (i.e., the conversion of the former reservoir building) would furthermore be at a greater risk from flooding.
- 6.4 With respect to compensatory planting, the implementation of the extant permission would secure the planting of 30 new trees whereas the implementation of the review application, should permission for this be granted by the Local review Body, would secure not only the planting of 280 new trees and shrubs but also, more importantly with respect to the long-term biodiversity value of the woodland, the implementation of a Woodland Management Plan.

- 6.5 Given that implementing of the review proposal would involve the removal of fewer trees than if the extant permission were to be implemented, and furthermore that via the proposed Woodland Management Plan over nine times more new trees and shrubs would be required to be planted, it is therefore difficult to understand how Officers could consider the application proposal to be more damaging to the existing woodland and thus contrary to **Policy 40B** of the Local Development Plan.
- 6.6 All of the acknowledged experts agree that the implementation of the Woodland Management Plan would result in a significant net biodiversity benefit that would more than offset the limited impacts of the proposed development. Improving the biodiversity value of the woodland can only be achieved by deer control, followed by the nurturing of seedlings of native trees and shrubs (and further planting them where these fail to arrive naturally) alongside the control of invasive and non-native species. The implementation of the Woodland Management Plan prepared for the review application site by Dr Worrell can only be secured should the Officer's decision to refuse planning permission be overturned. Subject to securing the implementation of the Woodland Management Plan, by way of a planning condition (or if considered to be necessary a Section 75 Agreement), there can be no conflict with **Policy 41** of the Local Development Plan.
- 6.7 Finally, the third reason for refusal states that Officers consider that the review application is also contrary to **Policy 19** of the Local Development Plan and the Council's Housing in the Countryside Guide 2020, the latter of which indicates that felling of an area of woodland or orchard specifically to create a site will not be acceptable. As noted in paragraph 5.18 above it is extremely disappointing that this is now being raised as a concern. At the pre-application stage Officers noted that the application proposal would be for the same use of land, with the only difference being the change in location of the house, which was not specifically objected to. Rather than raising any concerns in this regard Officers in fact welcomed the clear benefits associated with the lesser extent of the engineering operation and the movement of the new dwelling out with an area of flood risk.
- 6.8 Whilst it is accepted that trees will be removed in order to re-site the new dwelling away from the area of potentially significant flood risk, as has been noted above, this will require fewer trees to be removed than if the extant permission were to be implemented. Furthermore, any conflict with the generality of the advice contained in the Supplementary Guidance must be balanced against the significant benefits to the woodland in the applicant's ownership through deer control, the eradication of invasive

non-native species and the compensatory planting of 280 new native trees and shrubs, all of which can only be secured through the implementation of the submitted Woodland Management Plan.

- 6.9 In conclusion members of the Council's Local Review Body are requested to overturn the Officers refusal of the review application, and on the basis of the obvious associated benefits to the long-term biodiversity value of the woodland on the application site, which can only be secured through the implementation of the submitted Woodland Management Plan, grant planning permission for the erection of the proposed new dwellinghouse.

**Brown
&Brown**



**Dunkeld Reservoir
Tree Survey Report (Amended V2)**



September 2020

Dunkeld Reservoir

Tree Survey Report (Amended V2)

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EXECUTIVE SUMMARY

EnviroCentre Ltd was commissioned by Brown & Brown Architects to undertake a tree survey for a proposed development site at known as Dunkeld Reservoir. The surveys will inform a full planning application for a residential development.

The desk study noted that the woodland is identified on the Ancient Woodland Inventory (AWI) as Long Established (of Plantation Origin) 2b (LEPO 2b).

The fieldwork identified 197 trees for individual survey and one Tree Group (TG1). The tree-stock range from young to mature and condition was generally deemed fair, however, the ash component is exhibiting signs of significant dieback (suspected *Chalara*) and will require management. Fourteen trees were considered unviable (U) for retention with a further 11 classified as C/U because they comprise standing deadwood which could be considered for retention to maintain this element of the woodland ecosystem.

The construction seeks to minimise negative impacts on the woodland through a stilt house design that elevates the residence and minimises tree loss and soil loss/impacts. To accommodate the current design would require the felling of approximately 0.24Ha of Tree Group 1 (TG1), which includes 73 of the individually surveyed trees.

This report includes the survey scope, methods, results and recommendations for further work, and broad mitigation and enhancement measures. General good practice guidance has been provided for arboricultural operations, tree protection meeting British Standards and broad methods for working within the Root Protection Area (RPA).

To address LDP and Scottish Government planning policies, the following primary mitigation measures are recommended:

- Dependent on condition, the retention of site soils for use in on site compensatory planting.
- Good practice should be applied to landscaping and works adjacent to, or within, the RPA.
- Habitat connectivity is maintained and enhanced where possible.

To compensate for loss to and enhance on site biodiversity, the finalised landscaping design could consider:

- Compensatory planting to enhance species and structural diversity.
- Removal and eradication of *Rhododendron ponticum* on site.
- Generation of a Woodland Management Plan.
- Planting to create/enhance woodland habitats and 'Nectar Networks'
- Soil samples to aid planting selection and success.
- Use of tree-protection to reduce mammal browsing.
- Installation of bat and bird boxes.
- Creation of deadwood habitats.

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1 INTRODUCTION

1.1 Remit

EnviroCentre Ltd was commissioned by Brown & Brown Architects to undertake a tree survey for a proposed development site at known as Dunkeld Reservoir. The surveys will inform a full planning application for a residential development.

1.2 Aims and Objectives

The aim of this study was to identify constraints in relation to trees and vegetation to inform proposed future development of the site. The objectives of the study were as follows:

- Undertake a desk study to ascertain and statutory/ non-statutory designations pertaining to the site, including tree preservation orders (TPOs) in addition to pertinent guidance from Dundee City Council Local Development Plan;
- Undertake a tree survey in reference to BS5857:2012 *Trees in relation to design, demolition and construction –Recommendations*, to gather data on individual trees and tree groups within influence of the proposed development site;
- Identify trees which would be removed as part of sound arboricultural management (i.e. dead/unviable trees);
- Provide outline management recommendations to encourage the persistence of any high quality trees and tree groups on or adjacent to the site; and
- Provide mitigation and enhancement recommendations as required.

1.3 Site and Proposed Development Description

The site is an area of mixed woodland located immediately south of the A923 and approximately 0.7km north of the centre of Dunkeld village centre, at Ordnance Survey Grid Reference NO 02634 43261. The woodland is dominated by broadleaved trees and is bisected by a burn that runs from north to south. To the north and east lies the Rotmell Wood with residential properties to the south and west. In the wider environment, the landscape is dominated by woodland to the north, east and west with the village of Dunkeld to the south.

The proposed development will comprise a residential development with an associated road, utilities as well as hard- and soft-landscaping. The proposed development designs can be found in Appendix A.

1.4 Report Usage

The information and recommendations contained within this report have been prepared in the specific context stated above and should not be utilised in any other context without prior written permission from EnviroCentre.

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2 METHODS

2.1 Guidance Documents

The surveys were conducted applying the standards and methods outlined in BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*¹; Arboricultural Association Guidance Note 7 *Tree Surveys: A Guide to Good Practice*²; and Arboricultural Association *BS 5387: 2012 Advanced Tree Assessment for Planning*³.

2.2 Desk Study

A desk study was undertaken to ascertain the presence of the following designations that are applicable to the tree stock:

- Available aerial Imagery⁴;
- Tree Preservation Orders (TPOs) as well as other statutory and non-statutory designated sites⁵;
- The Ancient Woodland Inventory⁶;
- The Native Woodland Survey of Scotland, National Forest Inventory, Scottish Forestry Grants and Regulations (SFGR) and, where applicable, Scottish Government policy⁷;
- Tree species and habitats listed on the Scottish Biodiversity List (SBL) and the Tayside Local Biodiversity Action Plan (LBAP)⁸; and
- Perth & Kinross Council Local Development Plan 2019⁹ for policies and supplementary planning guidance applicable to tree-stock and biodiversity.

2.3 Tree Survey

Trees and groups of trees were visually assessed from ground level. No invasive instruments were used in assessing the trees' condition. The following information was recorded for each individual tree:

- Unique identification number;
- Species;
- Height;
- Diameter at 1.5m;
- Crown dimensions;
- Life stage (age profile);

¹ Available from: <http://shop.bsigroup.com/en/ProductDetail/?pid=000000000030213642>

² Dowson, D, Fay, N and Helliwell, R. (2005) Guidance Note 7: Tree Surveys A Guide to Good Practice, The Arboricultural Association.

³ Barrell, J. (2016). *BS 5387: 2012 Advanced Tree Assessment for Planning*. Arboricultural Association: Stroud.

⁴ Available from Google Earth at: <https://earth.google.com/web/@56.57137861,-3.58636021,106.37815663a,478.62869109d,35y,0h,0t,0r2.6521741,59.2200992a,548.1877758d,35y,0h,0t,0r/data=CigjJgokCZuQmAoPi0xAEXf9ImjVjExAGWBVJwR4nQHAI5BXcuPWlwLA> (accessed on 03.06.20).

⁵ Available at: <https://gateway.snh.gov.uk/sitelink/searchmap.jsp> (accessed at 03.06.20).

⁶ Available at: <http://www.environment.scotland.gov.uk/> (accessed at 03.06.20)

⁷ Available at: [https://www.forestry.gov.uk/PDF/fcfc125.pdf/\\$FILE/fcfc125.pdf](https://www.forestry.gov.uk/PDF/fcfc125.pdf/$FILE/fcfc125.pdf) (accessed on 09.09.20) and *The Scottish Government's Control of Woodland Removal Policy* (Forestry Commission Scotland (2009)).

⁸ Available at <http://www.gov.scot/Topics/Environment/Wildlife-Habitats/16118/Biodiversitylist/SBL> and <https://www.taysidebiodiversity.co.uk/action-plan/action-plan-new-lbap-2015/> (both accessed on 08.06.20).

⁹ Available at <https://www.pkc.gov.uk/ldp2> (accessed 09.06.20).

- Condition;
- General observations including any preliminary management recommendations;
- Tree quality categorisation; and
- Photographic record (tree groups only).

2.3.1 Tree Numbering and Identification

Individually surveyed trees were afforded identification tags attached on the main stem approximately 1.5m above ground level. Tree groups have been assigned an identification code using the acronym *TG#*.

The height and crown spread of each individually surveyed tree was estimated in metres. The stem diameter of single stemmed trees on level ground was measured at 1.5m above ground level, otherwise referred to as diameter at breast height (DBH), in millimetres using a calibrated girth tape. For multi-stemmed trees and those on sloping ground, variance to the measurement method was made according to BS5837: 2012.

2.3.2 Life Stage

Trees were classified in terms of their life stage using the categories outlined in Table 2.1 below.

Table 2.1: Age profile of trees and tree groups

Abbreviation	Category	Description
Y	Young	A juvenile tree newly planted or recently established.
EM	Early mature	A tree that is becoming established increasing in height and landscape significance.
SM	Semi-mature	An established tree but not showing any species specific mature characteristics such as ridged bark.
M	Mature	A tree which has reached maturity and contains features such as anticipated climax height, and species specific mature characteristics.
LM	Late mature	A tree which is exhibiting physiological and biomechanical changes associated with aging and has the potential to become veteran or ancient.
V	Veteran	A tree usually in the mature stage of its life and has important wildlife and habitat features including: hollowing or associated decay fungi; holes; wounds and large dead branches.
A	Ancient	A tree with one or more of the following characteristics: <ul style="list-style-type: none"> • Biological, aesthetic or cultural interest because of its great age; • A growth stage that is described as ancient or post-mature; • A chronological age that is old relative to others of the same species.

2.3.3 General Observations and Management Recommendations

General (non-invasive) observations were made of individual trees regarding their structural and physiological condition (e.g. the presence of decay or physical defects shown by external bio-mechanical signs). Trees were classified in terms of their general condition using the categories outlined in Table 2.2.

Table 2.2: Condition categorisation of individual trees

Abbreviation	Category	Description
G	Good	A tree not showing more mechanical defects than would be expected or that could be easily remedied.
F	Fair	A tree showing more defects than could be reasonably expected, or which could be remedied.
P	Poor	A tree in a poor structural condition with defects which could not be easily remedied.
D	Dead	A tree afflicted with a pathogen, or having suffered a trauma which has resulted in death.

Tree groups were classified in terms of their general condition using the categories outlined in Table 2.3 below.

Table 2.3: Condition categorisation of tree groups

Abbreviation	Category	Description
G	Good	The majority of trees did not show more mechanical defects and/or ill-health than would be expected and/ or signs of ill-health.
F	Fair	Some of the trees show more defects and/or ill-health than could be reasonably expected.
P	Poor	The majority of trees show signs of in poor structural condition or health

2.3.4 Tree Quality Categorisation

Individual trees and groups of trees were afforded a general quality categorisation from A/B/C for retention or 'U' for removal. The categorisation also reflects the future contribution that the tree or group may provide. Please refer to Appendix B: Tree Quality Assessment Criteria for further details of the categorisation.

2.3.5 Root Protection Areas (RPA)

The RPA was calculated as an area equivalent to a circle with a radius 12 times that of the stem DBH or the equivalent diameter for multi-stemmed trees. Where trees meet criteria for classification as "Locally Notable" or greater¹⁰, i.e., they have the potential to become or are ancient or veteran trees, an extended RPA of 15 times the DBH rather than 12 has been applied as per the most recent guidance from the Woodland Trust¹¹.

For the tree groups, an estimated RPA is calculated as the area equivalent to a buffer zone with a radius 12 times the average DBH for the trees within that group (based on averaged measurements) and allowing for predicted future growth potential and, where applicable, any particularly large boundary trees whose roots may extend towards the development site.

¹⁰ As detailed in *Ancient and Other Veteran Trees: Further guidance on management* (Lonsdale, D (Ed.) 2013),

¹¹ *Planning for Ancient Woodland: Planners' Manual for Ancient Woodland and Veteran Trees*. (Woodland Trust (2019)) (Available at: <https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/> (accessed on: 08.06.20)).

2.4 Tree Reference Plans

Individual trees have been plotted on the tree constraints plan following survey of the site using a GPS location and cross-referenced with aerial imagery and the topographical survey supplied by Brown & Brown Architects.

The Tree Survey Plan shows the following information:

- The location of the surveyed trees and groups of trees on site;
- The tree quality colour code of individual trees and tree groups;
- The estimated extent of individual tree crowns and tree group canopies;
- The calculated individual and tree group RPAs;

In addition to the above, the Tree Constraints Plan also shows

- The area of identified on the AWI;
- An overlay of the proposed development design; and
- Trees that are deemed physically incompatible with the current design and areas of RPA infringement.

Please note that tree group extents are to the canopy edge and thus are inclusive of part or all of the RPA. Consequently, and in line with BS5837:2012, the construction exclusion zone should be the extent of the RPA or the canopy, whichever is greater. For details of the full RPA, please refer to the Tree Schedule in Appendix C.

2.5 Disclaimers

This report summarises finding of the tree survey and background research: it does not constitute an Arboricultural Impact Assessment.

This survey does not specifically address or quantify the health and safety risks posed by tree groups, although where potential hazards have been recognised it is possible to recommend an appropriate strategy for management. Regular arboricultural assessment should be undertaken of trees, particularly those recognised as posing a risk to persons or property within the site.

The survey conclusions relate solely to the conditions recorded at the time of inspection. Trees can be affected by environmental changes such as weather events, topographical alterations or changes in hydrological regime and therefore such changes may necessitate further survey.

The Tree Schedule presented in this document includes preliminary management recommendations but is not a schedule of works and is not designed to be submitted to a contractor. A tree works schedule can be provided if required.

3 RESULTS

3.1 Desk Study

Table 3.1: Desk Study

Source	Information Provided		
Statutory and Non-statutory Designations:	CONSERVATION & HISTORIC ENVIRONMENT DESIGNATIONS There are no active statutory or non-statutory designations pertaining to the site.		
Ancient Woodland Inventory (AWI)	Tree Group TG1 is identified on the Ancient Woodland Inventory (AWI) as Long Established (of Plantation Origin) 2b (LEPO 2b) which is interpreted as plantation from maps of 1860 and continuously wooded since ¹² .		
Native Woodland Survey for Scotland (NWSS), National Forest Inventory (NFI) and Scottish Forestry Grant Regulations (SFGR)	<p>NWSS: The NWSS identifies the dominant habitat as Upland Birchwood (80%).</p> <p>NFI: Tree Group TG1 is identified as 'Broadleaved Woodland'.</p> <p>SFGR: There are no Scottish Forestry grants or regulations relating to the site.</p>		
Relevant tree species and habitats listed on the Scottish Biodiversity List (SBL) and Local Biodiversity Action Plan (LBAP)		SBL	LBAP
	Priority Species	✓	✓
	Juniper (<i>Juniperus communis</i>)	✓	
	Dwarf Elder (<i>Sambucus ebulus</i>)	✓	
	Woolly Willow (<i>Salix lanata</i>)	✓	✓
	Downy Willow (<i>Salix lapponum</i>)	✓	
	Whortle-leaved Willow (<i>Salix myrsinites</i>)	✓	
	Willow sp. (<i>Salix</i> so.)		✓
	Pedunculate Oak (<i>Quercus robur</i>)		✓
	Hawthorn		✓
	Blackthorn		✓
	Dwarf Birch (<i>Betula nana</i>)		✓
	Hazel (<i>Corylus avellana</i>)		✓
	Invertebrates		✓
	Lower Plants		✓
	Fungi and Lichen		✓
Priority Habitats			
Lowland Mixed Deciduous Woodland	✓	✓	
Upland Birchwoods		✓	
Upland Oakwoods		✓	
Aspen (<i>Populus tremula</i>)		✓	
Relevant Policy from the Local Development Plan (LDP)	<p>SITE ALLOCATION The site is not allocated in the LDP.</p> <p>LDP POLICIES AND SUPPLEMENTARY GUIDANCE: Existing Supplementary Guidance to be re-consulted on:</p> <ul style="list-style-type: none"> • Green & Blue Infrastructure • Landscape • Forest and Woodland Strategy • Housing in the Countryside 		

¹² A Guide to Understanding the Scottish Ancient Woodland Inventory (SNH, 2011) Available at: <https://www.nature.scot/guide-understanding-scottish-ancient-woodland-inventory-awi> (accessed on 08.06.20).

3.2 Current Tree-stock

The following sections should be read in conjunction with:

- Appendix C: Tree Schedules; and
- Appendix D: Tree Reference Plans.

Species recorded during the survey are detailed in Table 3.2.

Table 3.2: Species recorded

Vernacular name	Scientific name	Vernacular name	Scientific name
Ash	<i>Fraxinus excelsior</i>	Holly	<i>Ilex aquifolium</i>
Beech	<i>Fagus sylvatica</i>	Pedunculate Oak	<i>Quercus robur</i>
Bramble	<i>Rubus fruticosus</i>	Rowan	<i>Sorbus aucuparia</i>
Broom	<i>Cytisus scoparius</i>	Silver Birch	<i>Betula pendula</i>
Downy Birch	<i>Betula pubescens</i>	Sycamore	<i>Acer pseudoplatanus</i>
Goat Willow	<i>Salix caprea</i>	Wych Elm	<i>Ulmus glabra</i>
Grand Fir	<i>Abies grandis</i>		

3.2.1 Individual Trees and Arboricultural Features

A total of 197 trees were identified for individual survey as well as one tree group. The trees range from young to mature in age whilst condition was generally fair, 14 trees were identified as unviable (U) with 10 classified as C/U as they could be retained as standing deadwood.

The dominant species is silver birch with sycamore and occasional beech, pedunculate oak, goat willow and wych elm. Ash is also present however they are in poor condition with significant dieback which is likely the disease known as Chalara (*Hymenoscyphus fraxineus*), which occurs in the wider area. *Rhododendron ponticum* is also prolific around the northern part of the burn. *Rhododendron* is linked to the spread of *Phytophthora ramorum*, which is also present in the locale which whilst is associated with larch (*Larix* sp.) has the capacity to pass between species.

3.2.2 Tree Groups and Silvicultural Features

One tree group was identified within influence of the site. A synopsis is as follows:

- **TG1** is a broadleaved woodland group that covers the whole of the site and is dominated by semi-mature trees including silver birch, sycamore and beech. The habitat has some structural diversity and ground flora. It has been assigned a 'B' quality categorisation.

The woodland would benefit from management to removal invasive species, such as rhododendron as well as the creation and enhancement of habitats including riparian and woodland edge.

3.3 Tree Constraints

The current design aims to minimise impact of the site through the use of a stilt house model which would aid tree and soil retention: please see Appendix A for plans. To accommodate the current design would require the felling of approximately 0.24HaHa within tree group TG1, inclusive of 73 individually surveyed trees. Please refer to Table 3.3 on the following page for more details.

Table 3.3: Tree-stock scoped for removal based on current design information

Tree ID	Species	BS Category		Tree / Tree Group IDs	Species/ Hectarage	BS Category
3404	Ash	U		3467	Rowan	C
3405	Ash	U		3468	Silver Birch	B
3413	Silver Birch	C/U		3469	Silver Birch	C
3416	Sycamore	B		3470	Silver Birch	C/U
3417	Sycamore	C		3471	Goat Willow	C/U
3418	Sycamore	B		3472	Sycamore	B
3419	Goat Willow	C		3473	Silver Birch	B
3420	Silver Birch	C		3474	Silver Birch	C
3421	Sycamore	C		3475	Silver Birch	C
3422	Goat Willow	C		3477	Goat Willow	C
3423	Goat Willow	C		3479	Silver Birch	C
3424	Silver Birch	C		3480	Silver Birch	B
3425	Silver Birch	C		3481	Silver Birch	C
3426	Sycamore	B		3482	Silver Birch	C
3427	Sycamore	C		3483	Silver Birch	C
3428	Silver Birch	B		3484	Silver Birch	C
3429	Silver Birch	B		3485	Silver Birch	B
3430	Silver Birch	B		3486	Silver Birch	B
3431	Silver Birch	B		3487	Downy Birch	B
3432	Silver Birch	B		3488	Silver Birch	C/U
3433	Sycamore	B		3489	Downy Birch	B
3434	Silver Birch	C		3490	Silver Birch	C
3435	Sycamore	B		3491	Silver Birch	B
3436	Wych Elm	A		3492	Silver Birch	B
3437	Sycamore	B		3493	Downy Birch	B
3439	Sycamore	C		3499	Silver Birch	B
3440	Sycamore	B		3500	Silver Birch	B
3441	Beech	C		3501	Silver Birch	U
3442	Silver Birch	B		3516	Sycamore	B
3443	Silver Birch	C/U		3522	Silver Birch	B
3444	Silver Birch	C		3523	Silver Birch	C
3445	Silver Birch	C		3524	Silver Birch	C
3446	Silver Birch	B		3525	Silver Birch	B
3459	Silver Birch	B		3526	Beech	B
3464	Silver Birch	B		3527	Beech	A
3465	Sycamore	B		3583	Silver Birch	B
3466	Sycamore	C		TG1	0.24Ha	B

4 MITIGATION AND ENHANCEMENT RECOMMENDATIONS

The following suggestions have been extrapolated from the industry standards BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations* or on a site specific basis.

The baseline data compiled to inform this document should be referred to and amended, if required, on receipt of an updated design. This may include but not be limited to: utility and service drawings; road engineering details; and any amendments to the indicative footprint of the proposed development.

4.1 Mitigation Recommendations

To address LDP and Scottish Government planning policies, the following primary mitigation measures are recommended:

- Dependent on condition, retention of site soils for use in on site compensatory planting.
- Where construction encroaches on the RPA, good practice methods should be applied¹³.
- Habitat connectivity should be maintained and enhanced where possible.

Finalised landscape design proposals should aim to include trees and woodlands in order to create and enhance green space features. Tree species to be considered for new plantings should reflect the locally successful species and those that would provide biodiversity and amenity benefits in the long term.

New plantings should be located to ensure adequate space is allowed for future growth (to maturity) of root systems, stem(s) and crown structure. Due attention should be paid to potential direct conflict with structures, services, general access, views and sunlight provisions throughout all seasons taking into account full leaf cover. Where possible, planting should be located to maintain and enhance connectivity for wildlife across the site and into the wider area.

4.2 Tree and Woodland Protection

In order to preserve retained trees and tree groups, the protection of their structure and health during construction will be required. The following methods should be adopted:

- Site operations should be planned to take into account the location of the tree stem, crown and root protection areas. Transit, traverse and operation of machinery should be supervised by a banksman to ensure adequate clearance of the aforementioned constraints. Pruning of trees may be required to facilitate access of such machinery. All pruning of this nature should be undertaken following consultation with a project arboriculturist.
- It is suggested that retained trees in proximity to development activities are afforded protection using the default barrier specification as described in Figure 4.1.
- All other trees, not in direct threat of damage through construction activities, can be afforded a reduced specification barrier, or demarcation of their rooting area.
- Installation of tree protection barriers in accordance with the Tree Reference Plans in Appendix D and audited by a project arboriculturist (or Environmental Clerk of Works¹⁴).

¹³ For example, *Site Guidance Note 7: Excavation in root protection areas*; *Site Guidance Note 9 Installing, upgrading surfacing in root protection areas*; and *Site Guidance Note 10: Installing structures in root protection areas*.

¹⁴ Role of an ECoW available at: <http://www.aeecow.com/role-of-an-ecow.html> (accessed at 09.06.20).

- All plant and vehicles, either stored or engaged in construction works, should operate outside the calculated RPA of adjacent trees.
- Where construction works are required within the barrier position cautionary rooting zones, works should be mitigated under the guidance of a project arboriculturist.
- Existing ground levels within the RPA should be maintained with the existing topsoil remaining in situ.
- Limited manual excavation, if required, may be justified using hand-held tools. Engineered level changes should be subject to specifically designed mitigation in conjunction with a project arboriculturist.
- In some cases it is prudent to also protect the soil condition in areas identified for new planting. This may reduce the need for costly soil conditioning and enhancement prior to the planting of new trees.
- Measures to control noise, dust, and other forms of water and airborne pollution should be adopted.

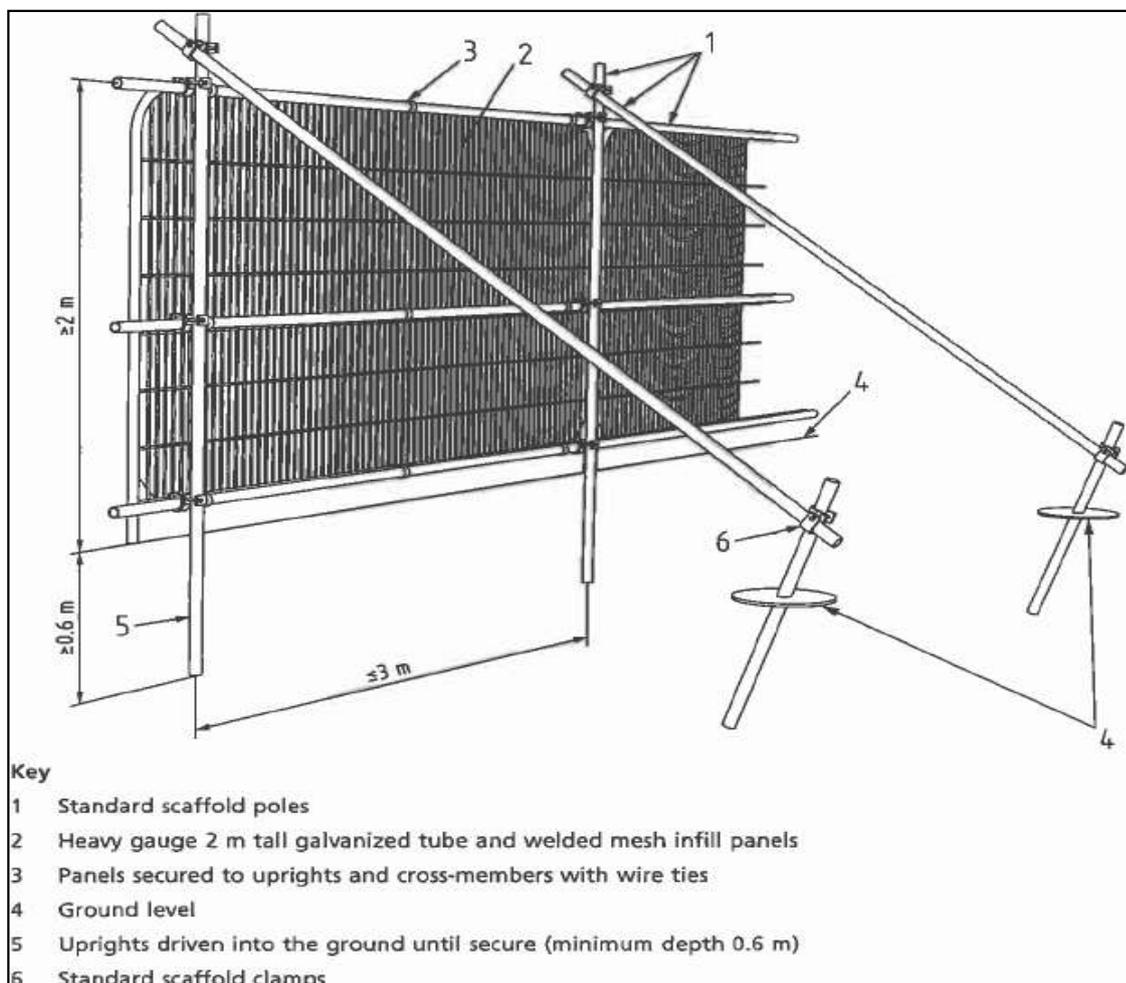


Figure 4.1: Default specification tree protection barrier

4.3 Working within the RPA

Where site operations may require the RPA of retained trees and woodland groups to be infringed, the following guidelines should be adopted:

- If required, activities within the RPA should follow the principle that the tree and soil structure take priority, ensuring adequate soil density to achieve root growth and function.

- The alteration of tree protection barriers, and working with root protection areas should be guided by an appointed project arboriculturist who can produce a task specific method statement, supervise and document works and report compliance to the local authority to inform the records of the tree preservation order.
- Changes in ground levels should be avoided within calculated rooting areas. In particular, changes in levels should not create localised ponding of water or burial of root collars, or limit gaseous exchange or the tree's root system access to water.
- Where ground levels and engineering specification allow, calculated rooting areas scoped for surface changes such as footpaths or car parking may be bridged with cellular confinement systems to spread loading, allow percolation of water and gaseous exchange¹⁵.
- If required, surface material in calculated rooting areas should be dislodged with compressed air and hand tools with the aim of not damaging tree roots.
- Excavations within RPAs and pruning of roots <25mm using a sharp hand tool should be supervised by a project arboriculturist.
- Arboricultural/forestry operations and soil improvement strategies may be required for trees which have been subject to root pruning or alteration of soil conditions. This should be guided during works by a project arboriculturist.
- All trees subject to RPA infringement should be included in a regular regime of Visual Tree Assessment.

4.4 Monitoring and Further Survey

It is recommended that trees scheduled for retention and protection are monitored regularly by a project arboriculturist during the construction. Importantly, this should include supervision of any activity taking place within the calculated RPA of the tree stock.

4.5 Compensation and Enhancement Measures

To enhance on site biodiversity, the finalised landscaping design could consider the following recommendations:

- Compensatory on-site planting at a minimum ratio of 1:1 as stipulated in the Control of Woodland Removal policy; however an increased ratio would assist in achieving a net gain for biodiversity. Please see the planting plan in Appendix E for details.
- Removal and eradication of *Rhododendron ponticum* on site.
- Generation of a Woodland Management Plan to support establishment and biodiversity objectives.
- Planting to create/enhance woodland habitats and 'Nectar Networks' through selection of native or nectar rich tree and shrub species¹⁶.
- Soil samples to confirm chemical and biological characteristics of proposed landscaping/planting areas with the aim of aiding planting selection and success.
- Use of tree protection to reduce mammal browsing and increase the probability of successful establishment.
- Installation of bat and bird boxes to increase habitat potential.
- Where site native trees are scheduled for removal, appropriate material arisings could be retained as deadwood (including standing where feasible) and stacked or buried to optimise saproxylic habitats.

¹⁵ Information on Greenfix Geoweb available at: <http://greenfix.co.uk/geoweb/> (accessed at 09.06.20).

¹⁶ Scottish Wildlife Trust (2017). 50 For the Future: Create new wildflower meadows. (available at: <https://scottishwildlifetrust.org.uk/2016/09/50-for-the-future-create-new-wildflower-meadows/> (accessed on 09.06.20))

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APPENDICES

A PROPOSED DEVELOPMENT DESIGN PLANS

New tree planting shown in bold - refer to Arboricultural report



do not scale drawing, note dimensions only, if in doubt seek clarification

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Client

Caroline & Euan Robinson

Project

New house at Dunkeld Reservoir

Title

Site Plan as Proposed

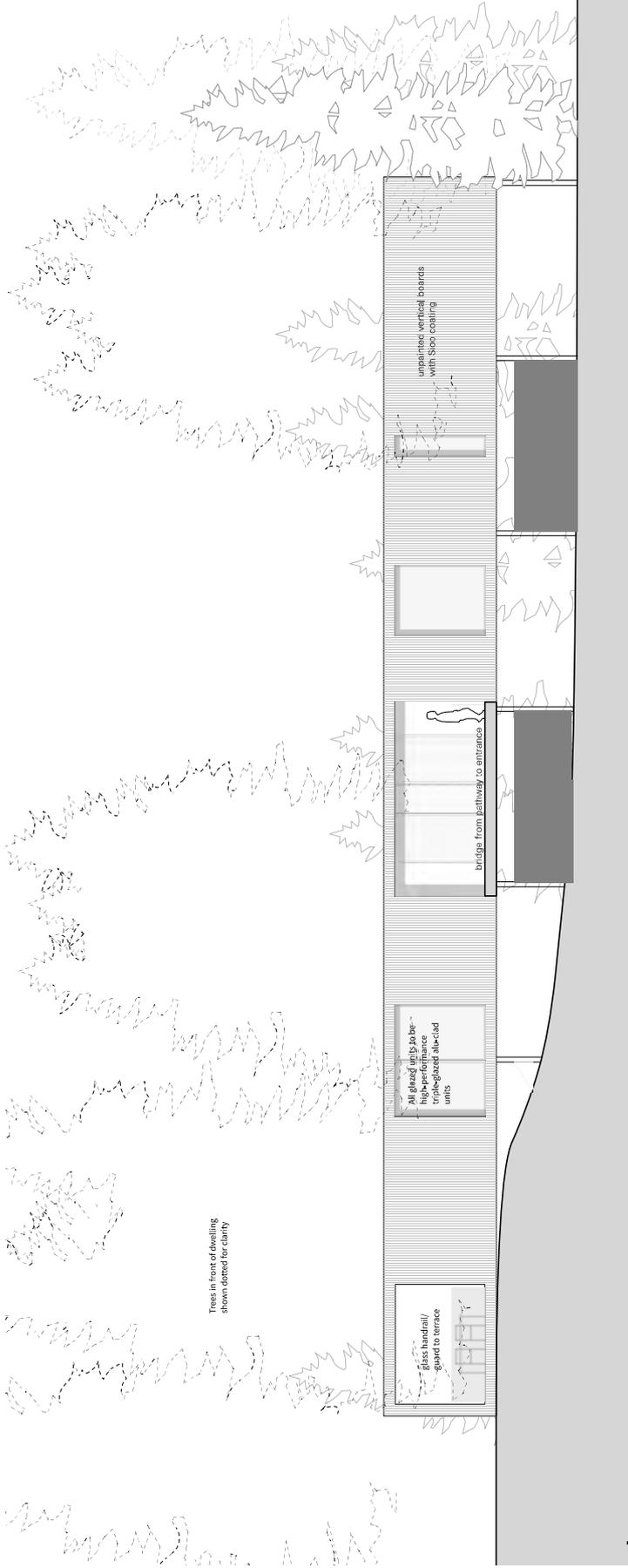
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Drwg No

249/p003

Status

planning



These in front of dwelling shown dashed for clarity

glass handrail/
ground or terrace

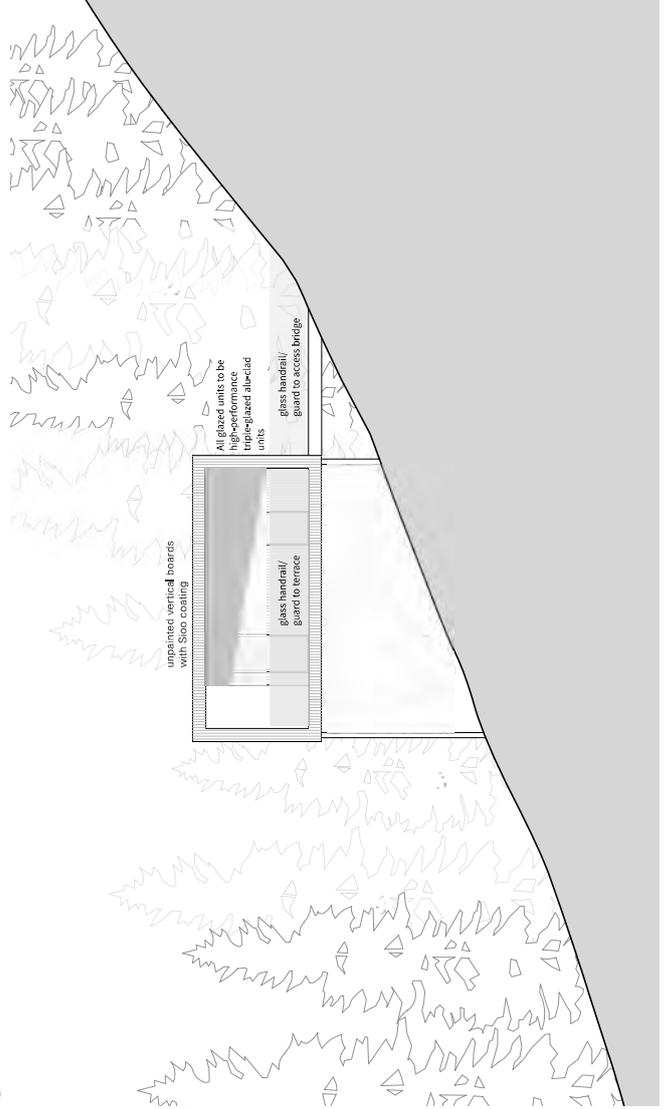
All glazed units to be
high performance
triple-glazed aluminium
units

bridge from pathway to entrance

unprimed vertical boards
with S100 coating

Proposed East Elevation 1:100

103



unprimed vertical boards
with S100 coating

glass handrail/
ground or terrace

All glazed units to be
high performance
triple-glazed aluminium
units

glass handrail/
ground to access bridge

Proposed South Elevation 1:100

do not scale drawing, note dimensions only,
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dpm

Caroline and Euan Robinson

Project

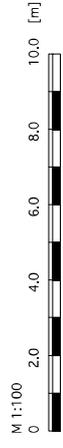
New house at Dunkeld Reservoir

Title

Proposed East and South
Elevations

Scale 1:100 Date 22.06.2020 Drawn MH Checked AB

Dwg No. 249/p111 Status planning



B TREE QUALITY ASSESSMENT CRITERIA

Category and colour on TCP		Criteria		
<p>U - Removal</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>	<ul style="list-style-type: none"> Trees that have a serious, irremediable structural defect such that early loss is expected through collapse, or become unviable after removal of other category U trees. Trees that are dead or are showing signs of significant, immediate or irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other nearby trees or trees of very low quality, suppressing adjacent trees of better quality. 			
		<p>A - Retain</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years.</p>	<p><u>Mainly arboricultural value</u></p> <p>1 Trees that are particularly good examples of their species, especially if rare or unusual. Essential components of groups or formal or semi-formal arboricultural features (i.e. dominant/principal trees in an avenue).</p>	<p><u>Mainly landscape value</u></p> <p>2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>
<p>B - Retain</p> <p>Those of moderate quality with an estimated remaining life expectancy of at least 20 years.</p>	<p>1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. remediable defects or poor past management/storm damage) such that they are unlikely to be suitable for retention beyond 40 years.</p>	<p>2 Trees present in numbers usually as groups or woodlands, such that they form distinct landscape features thereby attracting a higher collective rating than they might as individuals, or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>3 Trees with measurable conservation or cultural value.</p>	
				<p>C - Retain</p> <p>Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.</p>

C TREE SCHEDULES

Individually Surveyed Trees

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/LM/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W					
3391	Ash	18	273	2	2	2	4	EM	P	Dual-stemmed from base; significant dieback (suspected <i>Chalara</i>); <u>Recommendation:</u> <i>Fell and replace</i>	U	3.28
3392	Sycamore	20	500	5	4	5	5	M	F		B	6.00
3393	Sycamore	23	608	6	6	6	6	M	F	Dual-stemmed from base	B	7.30
3394	Sycamore	21	584	3	3	3	2	M	F	Dual-stemmed from 0.4m; northern stem bifurcated from 1.75m with compression union and included bark	C	7.01
3395	Sycamore	25	529	6	6	6	6	M	F	7 stems	C	6.35
3396	Sycamore	20	870	8	8	7	6	M	F	9 stems	C	10.44
3397	Sycamore	15	439	8	6	1	5	M	F	Triple-stemmed	C	5.27
3398	Ash	17	430	4	2	5	4	SM	F	Minor dieback and reduced crown vitality (suspected <i>Chalara</i>)	B	5.16
3399	Beech	25	251	8	8	9	8	M	F	Dual-stemmed	C	3.01
3400	Ash	15	250	1	1	1	1	EM	P	Significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	3.00
3402	Ash	14	250	1	1	1	2	EM	P	Suppressed and producing epicormics in the crown <u>Recommendation:</u> <i>Fell and replace</i>	U	3.00
3403	Sycamore	24	400	6	6	7	5	SM	F		B	4.80
3404	Ash	6	150	1	1	1	1	EM	D	Significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	1.80
3405	Ash	19	260	1	1	1	1	SM	P	Significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	3.12
3406	Ash	11	150	1	1	1	1	EM	D	Significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	1.80

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/LM/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W					
3407	Sycamore	27	629	9	6	8	6	M	F	Dual-stemmed from base	B	7.55
3408	Sycamore	9	150	1	1	1	1	EM	F		C	1.80
3409	Silver Birch	15	280	1	1	1	1	SM	D	Standing dead	C/U	3.36
3410	Sycamore	8	150	1	1	1	1	EM	F		C	1.80
3411	Sycamore	28	436	5	8	7	6	M	F	Dual-stemmed from base	B	5.23
3412	Sycamore	28	400	6	6	6	6	SM	F	Inaccessible (no tag on tree)	B	4.80
3413	Silver Birch	16	354	1	1	1	1	SM	D	Standing dead; inaccessible (no tag on tree)	C/U	4.25
3414	Ash	12	141	1	1	1	1	Y	D	Dual-stemmed; significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	1.69
3415	Ash	18	229	1	1	1	1	EM	D	Triple-stemmed from base; significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	2.75
3416	Sycamore	25	534	6	8	2	7	M	F	Triple-stemmed from base and eastern stem bifurcated from 1.5m	B	6.41
3417	Sycamore	29	344	2	8	8	8	M	F	Dual-stemmed from 0.3	C	4.13
3418	Sycamore	19	380	6	6	6	6	SM	F		B	4.56
3419	Goat Willow	15	220	3	3	3	3	EM	F		C	2.64
3420	Silver Birch	13	160	3	3	3	1	EM	F	Minor reduced crown vitality	C	1.92
3421	Sycamore	12	290	3	2	3	2	SM	F		C	3.48
3422	Goat Willow	18	326	4	4	3	2	SM	F	Dual-stemmed from 0.5m	C	3.91
3423	Goat Willow	14	230	3	3	3	3	EM	F		C	2.76
3424	Silver Birch	17	230	2	2	2	2	EM	F	Minor reduced crown vitality	C	2.76
3425	Silver Birch	19	180	2	2	2	2	EM	F	Minor reduced crown vitality	C	2.16
3426	Sycamore	26	455	6	6	6	6	M	F	Dual-stemmed from 0.3m	B	5.46
3427	Sycamore	21	210	3	3	3	3	EM	F		C	2.52
3428	Silver Birch	23	330	3	3	3	3	SM	F	Minor reduced crown vitality	B	3.96
3429	Silver Birch	20	240	3	3	3	4	EM	F	Minor reduced crown vitality	B	2.88
3430	Silver Birch	24	320	6	2	2	2	SM	F	Minor reduced crown vitality	B	3.84
3431	Silver Birch	19	410	4	1	6	8	M	F	Dual-stemmed from 0.1m	B	4.92
3432	Silver Birch	23	280	3	3	3	3	SM	F	Minor reduced crown vitality	B	3.36
3433	Sycamore	28	580	8	8	8	8	M	F		B	6.96
3434	Silver Birch	19	200	2	2	2	2	EM	F	Minor reduced crown vitality	C	2.40
3435	Sycamore	22	420	6	6	6	6	SM	F	Basal sucker conjoined with stem main stem to 1.25m	B	5.04
3436	Wych Elm	26	350	6	6	3	3	SM	F		A	4.20

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/LM/V	Condition		General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W		G/F/P/D				
3437	Sycamore	15	340	6	6	6	6	SM	F	Minor reduced crown vitality	B	4.08	
3438	Silver Birch	18	180	3	3	3	3	EM	F		B	2.16	
3439	Sycamore	13	160	2	4	2	1	EM	F		C	1.92	
3440	Sycamore	24	485	7	7	7	7	M	F	Triple-stemmed from base; compression union for south-eastern and south-western stems	B	5.82	
3441	Beech	7	230	4	4	4	4	EM	F		C	2.76	
3442	Silver Birch	21	280	2	2	3	2	SM	F	Reduced crown vitality	B	3.36	
3443	Silver Birch	14	230	1	1	1	1	EM	D	Standing dead	C/U	2.76	
3444	Silver Birch	17	180	1	1	1	1	EM	P	Suppressed and reduced crown vitality	C	2.16	
3445	Silver Birch	18	160	2	2	2	2	EM	F	Minor reduced crown vitality	C	1.92	
3446	Silver Birch	16	290	3	3	4	3	SM	F	Minor reduced crown vitality	B	3.48	
3447	Silver Birch	15	180	3	3	4	3	EM	F		C	2.16	
3448	Silver Birch	16	190	2	2	4	4	EM	F		C	2.28	
3449	Silver Birch	19	200	1	1	3	2	EM	F		C	2.40	
3450	Sycamore	22	200	2	2	2	2	EM	F		C	2.40	
3451	Silver Birch	23	190	1	1	1	1	EM	F	Inaccessible (no tag)	C	2.28	
3452	Sycamore	28	721	9	9	9	9	M	F	Dual-stemmed	B	8.65	
3453	Silver Birch	21	230	3	2	4	5	EM	F		C	2.76	
3454	Silver Birch	21	160	1	1	1	1	EM	F		C	1.92	
3455	Silver Birch	17	160	1	1	1	1	EM	F		C	1.92	
3456	Sycamore	15	291	3	3	3	3	SM	F	Dual-stemmed	C	3.49	
3457	Silver Birch	25	230	2	2	2	2	EM	F		B	2.76	
3458	Silver Birch	10	170	1	1	1	1	EM	D	Standing dead	C/U	2.04	
3459	Silver Birch	17	300	3	3	3	5	SM	F		B	3.60	
3460	Silver Birch	22	190	2	2	2	2	EM	F		C	2.28	
3461	Silver Birch	17	253	2	3	5	4	EM	F	Triple-stemmed from base	C	3.04	
3462	Silver Birch	18	340	2	2	3	4	SM	F	Reduced crown vitality	B	4.08	
3463	Silver Birch	14	160	2	1	1	1	EM	F	Reduced crown vitality	C	1.92	
3464	Silver Birch	15	260	5	1	1	5	SM	F		B	3.12	
3465	Sycamore	19	300	5	5	5	5	SM	F		B	3.60	
3466	Sycamore	16	190	2	2	2	2	EM	F		C	2.28	
3467	Rowan	11	190	4	4	4	4	EM	F		C	2.28	
3468	Silver Birch	22	260	3	3	3	3	SM	F	Reduced crown vitality	B	3.12	
3469	Silver Birch	15	160	1	1	2	2	EM	F	Reduced crown vitality	C	1.92	
3470	Silver Birch	6	150	1	1	1	1	EM	D	Standing dead	C/U	1.80	

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/L/M/V	Condition		General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W		G/I/P/D				
3471	Goat Willow	8	160	1	1	3	1	EM		D	Standing dead	C/U	1.92
3472	Sycamore	27	566	6	7	7	7	M		F	Dual-stemmed from base	B	6.79
3473	Silver Birch	23	280	4	2	2	2	SM		F	Reduced crown vitality	B	3.36
3474	Silver Birch	16	170	3	1	1	1	EM		F		C	2.04
3475	Silver Birch	19	210	5	1	2	4	EM		F		C	2.52
3476	Goat Willow	25	450	8	8	8	8	M		F		B	5.40
3477	Goat Willow	23	410	6	6	6	6	SM		F		C	4.92
3478	Goat Willow	5	347	8	1	2	4	SM		P	Phoenixing	C	4.16
3479	Silver Birch	21	260	2	2	2	2	SM		F	Reduced crown vitality	C	3.12
3480	Silver Birch	20	205	3	3	3	3	EM		F	Dual-stemmed from 0.25m; reduced crown vitality	B	2.46
3481	Silver Birch	22	200	1	1	1	2	EM		F		C	2.40
3482	Silver Birch	21	160	1	1	1	1	EM		F		C	1.92
3483	Silver Birch	19	200	1	1	1	2	EM		F		C	2.40
3484	Silver Birch	25	230	2	4	4	3	EM		F		C	2.76
3485	Silver Birch	14	220	1	1	1	1	EM		F		B	2.64
3486	Silver Birch	20	280	4	3	3	5	SM		F		B	3.36
3487	Downy Birch	20	230	2	2	2	2	EM		F		B	2.76
3488	Silver Birch	4	160	1	1	1	1	EM		D	Standing dead	C/U	1.92
3489	Downy Birch	16	220	2	2	2	2	EM		F		B	2.64
3490	Silver Birch	15	170	3	1	4	7	EM		F		C	2.04
3491	Silver Birch	20	358	4	4	4	4	SM		F	Dual-stemmed from base	B	4.30
3492	Silver Birch	19	240	2	1	1	1	EM		F		B	2.88
3493	Downy Birch	19	280	3	3	5	4	SM		F		B	3.36
3494	Downy Birch	22	370	3	3	3	3	SM		F		B	4.44
3495	Sycamore	26	420	5	5	5	5	SM		F		C	5.04
3496	Silver Birch	14	240	4	1	1	1	EM		F		B	2.88
3497	Silver Birch	19	330	3	3	3	3	SM		F		B	3.96
3498	Silver Birch	11	170	2	4	2	2	EM		F		C	2.04
3499	Silver Birch	22	260	2	1	4	3	SM		F		B	3.12
3500	Silver Birch	24	326	3	2	4	4	SM		F	Dual-stemmed from 0.8m	B	3.91
3501	Silver Birch	16	210	5	2	1	2	EM		P	Vertical torsion failure at 2m Recommendation: • Fell and replace	U	2.52
3502	Silver Birch	18	250	6	3	2	3	SM		F	Tree #3501 hung-up in crown	B	3.00
3503	Silver Birch	18	200	2	2	2	2	EM		F		C	2.40

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/L/M/V	Condition		General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W		G/F/P/D				
3504	Silver Birch	21	220	2	2	2	2	EM	F		C	2.64	
3505	Silver Birch	23	250	3	3	3	3	SM	F		B	3.00	
3506	Silver Birch	25	260	3	3	3	3	SM	F		B	3.12	
3507	Sycamore	16	412	6	6	6	6	SM	F	Dual-stemmed from 1m	B	4.94	
3508	Silver Birch	12	150	2	2	2	2	EM	F	Reduced crown vitality	C	1.80	
3509	Goat Willow	20	490	6	6	6	6	M	P	crown dieback and reduced crown vitality; monitor	C	5.88	
3510	Goat Willow	16	480	6	6	6	6	M	P	crown dieback and; monitor	C	5.76	
3511	Silver Birch	18	400	6	6	6	6	SM	F		B	4.80	
3512	Sycamore	18	520	8	8	8	8	M	F		B	6.24	
3513	Goat Willow	7	180	3	5	2	2	EM	F	<u>Recommendation:</u> <i>Fell and replace</i>	U	2.16	
3514	Sycamore	16	430	6	6	6	6	SM	F		B	5.16	
3515	Acer sp.	17	350	5	5	5	5	SM	F		B	4.20	
3516	Sycamore	19	440	6	6	6	6	SM	F		B	5.28	
3517	Sycamore	20	270	2	1	2	4	EM	F		C	3.24	
3518	Sycamore	22	381	6	4	7	6	SM	F	Swept stem; triple-stemmed from 1.5m	B	4.57	
3519	Sycamore	24	340	6	3	6	4	SM	F		B	4.08	
3520	Sycamore	19	308	4	4	4	4	SM	F	Triple-stemmed from 1m	C	3.70	
3521	Sycamore	20	350	5	3	2	5	SM	F		B	4.20	
3522	Silver Birch	17	280	2	2	2	6	SM	F		B	3.36	
3523	Silver Birch	17	160	1	1	1	1	EM	F		C	1.92	
3524	Silver Birch	14	170	1	1	1	1	EM	F		C	2.04	
3525	Silver Birch	19	220	3	1	3	3	EM	F		B	2.64	
3526	Beech	27	400	6	3	5	8	SM	F		B	4.80	
3527	Beech	30	650	8	8	8	8	M	F		A	7.80	
3528	Rowan	7	210	3	5	6	5	EM	F		C	2.52	
3529	Rowan	8	200	4	4	4	4	EM	F		B	2.40	
3530	Silver Birch	18	230	5	2	6	2	EM	F		B	2.76	
3531	Silver Birch	19	380	3	1	3	3	SM	F		B	4.56	
3532	Silver Birch	16	210	3	3	3	3	EM	F		B	2.52	
3533	Beech	22	450	6	6	6	6	SM	F		B	5.40	
3534	Silver Birch	19	240	2	2	2	2	EM	F		C	2.88	
3535	Silver Birch	21	380	5	5	5	5	SM	F		B	4.56	
3536	Silver Birch	23	360	5	3	3	4	SM	F		B	4.32	
3537	Silver Birch	19	250	3	2	2	4	EM	F		B	3.00	

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/LM/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W					
3538	Silver Birch	4	240	1	1	1	1	EM	D	Standing dead	C/U	2.88
3539	Silver Birch	11	240	1	1	1	1	EM	D	Standing dead	C/U	2.88
3540	Silver Birch	13	310	1	1	1	1	SM	F		B	3.72
3541	Silver Birch	24	360	3	3	3	3	SM	F		B	4.32
3542	Beech	18	283	4	4	4	4	SM	F	Dual-stemmed	C	3.40
3543	Silver Birch	14	260	2	2	2	2	SM	F		B	3.12
3544	Silver Birch	9	370	3	3	3	3	SM	F		B	4.44
3545	Beech	14	210	3	3	3	3	EM	F		C	2.52
3546	Beech	11	210	4	4	4	4	EM	F		C	2.52
3547	Sycamore	12	200	6	2	3	7	EM	F		C	2.40
3548	Silver Birch	16	280	3	3	3	3	SM	F		B	3.36
3549	Silver Birch	21	290	2	2	2	2	SM	F		B	3.48
3550	Silver Birch	20	250	3	3	3	3	SM	F		B	3.00
3551	Beech	17	260	5	5	5	5	EM	F		C	3.12
3552	Silver Birch	19	320	2	2	2	2	SM	F		B	3.84
3553	Silver Birch	16	210	2	2	2	2	EM	F		C	2.52
3554	Beech	9	170	3	3	3	3	EM	F		C	2.04
3555	Silver Birch	16	270	2	2	2	2	SM	F		B	3.24
3556	Beech	9	160	2	2	2	2	EM	F		C	1.92
3557	Silver Birch	18	440	5	5	5	5	SM	F		B	5.28
3558	Silver Birch	6	180	1	1	1	1	EM	D	Standing dead	C/U	2.16
3559	Silver Birch	20	240	4	1	1	3	EM	F		C	2.88
3560	Silver Birch	22	240	2	2	2	2	EM	F		C	2.88
3561	Silver Birch	23	330	5	5	5	5	SM	F		B	3.96
3562	Silver Birch	20	460	5	2	5	5	M	F		B	5.52
3563	Silver Birch	18	210	1	1	1	1	EM	F		C	2.52
3564	Silver Birch	21	470	4	4	4	4	M	F		B	5.64
3565	Silver Birch	9	200	1	1	1	1	EM	D	Standing dead	C/U	2.40
3566	Downy Birch	19	420	2	2	2	2	SM	F		B	5.04
3567	Silver Birch	18	370	3	3	3	3	SM	F		B	4.44
3568	Sycamore	22	360	4	4	4	4	SM	F		B	4.32
3569	Ash	15	280	4	4	4	4	EM	D	Significant dieback (suspected Chalara) Recommendation: Fell and replace	U	3.36

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/LM/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W					
3570	Ash	10	280	4	4	4	4	EM	D	Significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	3.36
3571	Wych Elm	10	320	6	6	6	6	SM	F		A	3.84
3572	Silver Birch	22	260	3	2	4	2	SM	F		B	3.12
3573	Sycamore	15	480	6	6	6	6	SM	F		B	5.76
3574	Silver Birch	17	230	2	2	2	2	EM	F		C	2.76
3575	Silver Birch	20	260	1	3	1	1	SM	F		B	3.12
3576	Silver Birch	21	270	2	2	2	2	SM	F		B	3.24
3577	Silver Birch	23	280	1	1	1	1	SM	F		B	3.36
3578	Silver Birch	19	220	1	1	2	2	EM	F		C	2.64
3579	Silver Birch	22	470	4	2	5	5	M	F		B	5.64
3580	Silver Birch	23	400	2	2	2	2	SM	F		B	4.80
3581	Silver Birch	20	300	4	2	1	2	SM	F		B	3.60
3582	Silver Birch	21	310	1	1	1	1	SM	F		B	3.72
3583	Silver Birch	22	380	3	3	3	3	SM	F		B	4.56
3584	Pedunculate Oak	14	424	8	8	8	8	M	F	Dual-stemmed from base	B	5.09
3585	Ash	12	220	5	3	3	3	EM	P	Significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	2.64
3586	Silver Birch	23	380	3	3	3	3	SM	F		B	4.56
3587	Beech	10	450	7	7	7	7	SM	F		B	5.40
3588	Ash	7	180	5	5	5	5	EM	P	Significant dieback (suspected <i>Chalara</i>) <u>Recommendation:</u> <i>Fell and replace</i>	U	2.16

Tree Groups

Tree Group ID	Species composition	Average height of Upper Storey # (m)	Average DBH of Upper Storey (mm)	Age profile	General Condition	Group Descriptors	Photographic Record	British Standard Category	RPA radius (m)
TG1	<p>Upper Storey <i>Semi-mature and mature trees</i></p> <ul style="list-style-type: none"> • Sycamore • Silver Birch • Beech • Wych Elm • Goat Willow • Downy Birch <p>Mid Storey <i>Early- and semi-mature trees</i></p> <ul style="list-style-type: none"> • Silver Birch • Pedunculate Oak • Beech • Sycamore • Ash • Goat Willow • Wych Elm • Rowan <p>Under Storey: <i>Young trees and saplings</i></p> <ul style="list-style-type: none"> • Beech • Rowan • Sycamore • Silver Birch • Goat Willow • Rhododendron • Bramble • Broom • Grand Fir 	23	329	Y - M	F	<p>Tree group TG1 covers the site boundary and comprises semi-mature, semi-natural woodland. Tree forms also indicate a history of herbivory. Ground flora including tall tufted ferns, bramble, grasses and forbs including violet, wood sorrel, St. John's wort and germander speedwell.</p>	 <p>The area proposed for the house</p>  <p>R. ponticum adjacent the burn</p>   <p>The north-western part of the site with examples of ash in poor condition</p>	B	3.95

D TREE REFERENCE PLANS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Site Boundary
 - Tree Locations
- Tree Crown Extents & Quality Category
- A
 - B
 - C
 - C/U
 - U
- Tree Group Extent & Quality Category
- B
 - Root Protection Area (RPA)

Do not scale this map.

Client

Brown & Brown Architects

Project

Dunkeld Reservoir

Title

Tree Survey Plan
Full View (Plan 1 of 3)

Status

FINAL

Drawing No.	Revision	Date
373807-GIS001A	-	10th June 2020
Drawn	Checked	Approved
GW	JEP	DB

Scale 1:750 @A3
0 3.75 7.5 15 30.0 Metres

Rev	Date	Amendment	Initials
-	-	-	-



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302500

743300

205

302500



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Site Boundary
- Tree Locations

Tree Crown Extents & Quality Category

- A
- B
- C
- C/U
- U

Tree Group Extent & Quality Category

- B
- Root Protection Area (RPA)

Do not scale this map.

Client

Brown & Brown Architects

Project

Dunkeld Reservoir

Title

Tree Survey Plan
Northern View (Plan 2 of 3)

Status

FINAL

Drawing No.	Revision	Date
373807-GIS001B	-	10th June 2020
Drawn	Checked	Approved
GW	JEP	DB

Scale 1:300 @A3
0 1.5 3 6 9 Meters

Rev	Date	Amendment	Initials
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Legend

- Site Boundary
- Tree Locations

Tree Crown Extents & Quality Category

- A
- B
- C
- C/U
- U

Tree Group Extent & Quality Category

- B
- Root Protection Area (RPA)

Do not scale this map.

Client

Brown & Brown Architects

Project

Dunkeld Reservoir

Title

Tree Survey Plan
Southern View (Plan 3 of 3)

Status

FINAL

Drawing No.

373807-GIS001C

Revision

-

Date

10th June 2020

Drawn

GW

Checked

JEP

Approved

DB

Scale

1:300 @A3

Amendment

-

Initials

-

Rev

-

Date

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Amendment

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Initials

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Legend

- Site Boundary
- Proposed Development Design
- Visibility Splays
- Tree Locations
- Tree Crown Extents & Quality Category**
- A
- B
- C
- C/U
- U
- Tree Group Extent & Quality Category**
- B
- Root Protection Area (RPA)
- Incompatible Trees and Tree Group
- Ancient Woodland Inventory
- Long-Established (of plantation origin) 2b

Do not scale this map.

Client

Brown & Brown Architects

Project

Dunkeld Reservoir

Title

Tree Constraints Plan
Full View (Plan 1 of 3)

Status

FINAL

Drawing No.

373807-GIS002A

Revision

-

Date

6th July 2020

Drawn

GW

Checked

GW

Approved

DB

Scale

1:750 @A3

Scale

0 3.75 7.5 15 30.5 metres

Rev

-

Date

-

Amendment

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Initials

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Legend

- Site Boundary
- Proposed Development Design
- Visibility Splays
- Tree Locations
- Tree Crown Extents & Quality Category

Tree Crown Extents & Quality Category

- A
- B
- C
- C/U
- U

Tree Group Extent & Quality Category

- B
- Root Protection Area (RPA)
- Incompatible Trees and Tree Group
- Ancient Woodland Inventory
- Long-Established (of plantation origin) 2b

Do not scale this map.

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

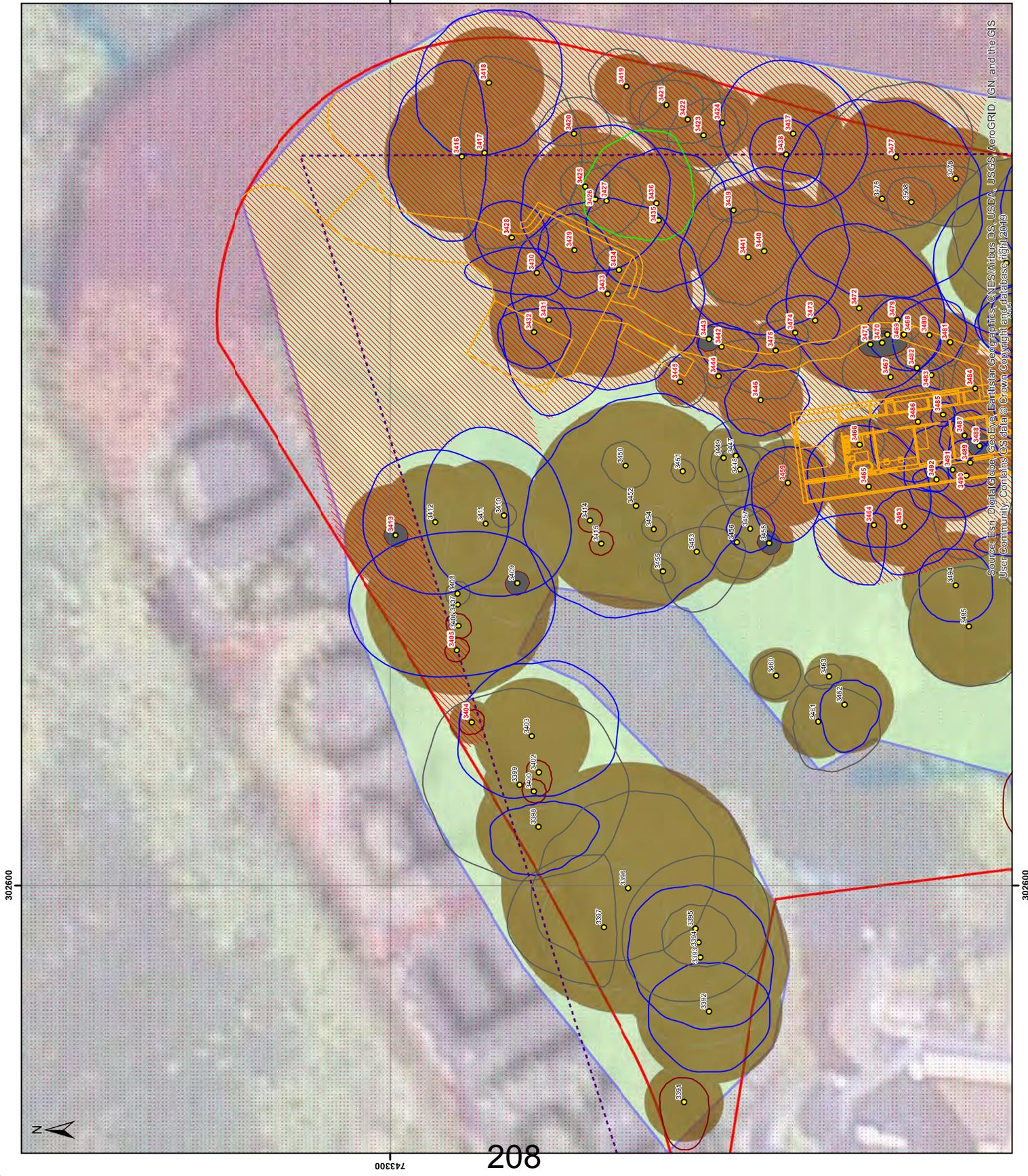
Title
Tree Constraints Plan
Northern View (Plan 2 of 3)

Status FINAL

Drawing No.	Revision	Date
373807-GIS002B	-	6th July 2020
Drawn	Checked	Approved
GW	GW	DB

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Rev	Date	Amendment	Initials
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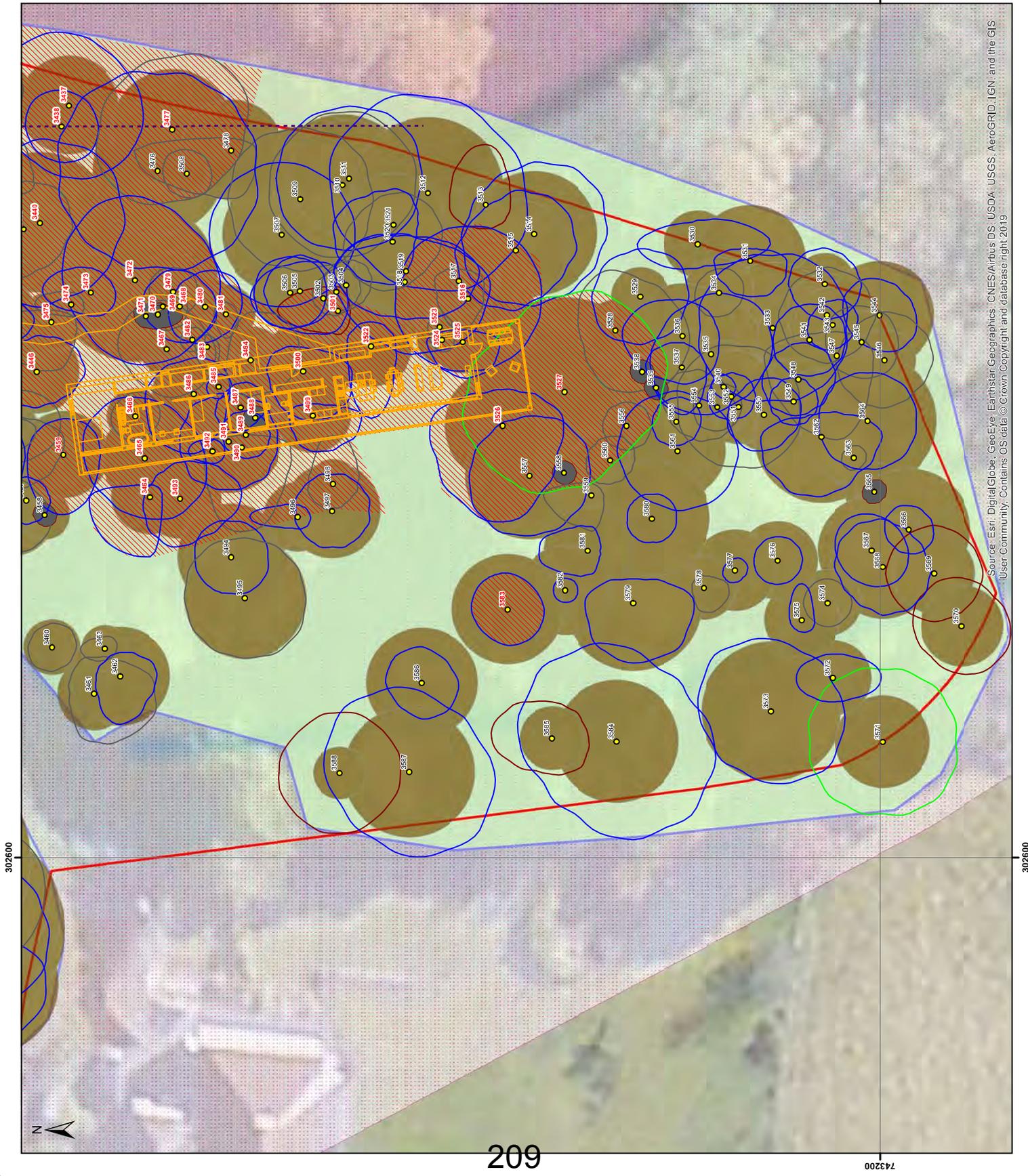


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Legend

- Site Boundary
 - Proposed Development Design
 - Visibility Splays
 - Tree Locations
- Tree Crown Extents & Quality Category**
- A
 - B
 - C
 - C/U
 - U

- Tree Group Extent & Quality Category**
- B
 - Root Protection Area (RPA)
 - Incompatible Trees and Tree Group
 - Ancient Woodland Inventory
 - Long-Established (of plantation origin) 2b

Do not scale this map.

Client

Brown & Brown Architects

Project

Dunkeld Reservoir

Title

Tree Constraints Plan
Southern View (Plan 3 of 3)

Status

FINAL

Drawing No.

373807-GIS002C

Revision

6th July 2020

Drawn

GW

Checked

GW

Approved

DB

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Date

Amendment

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E RETAINED TREES & NEW PLANTING PLANS



To aid tree retention, tree crowns can be lifted to facilitate construction and visibility splays.

- Legend**
- Site Boundary
 - Proposed Development Design
 - Visibility Splays
 - Retained Tree Locations

- Retained Tree Crown Extents & Quality Category
- A
 - B
 - C
 - C/U

- Retained Tree Group Extents & Quality Category
- B
 - Root Protection Area (RPA)
 - Suggested New Planting
 - Hedgerow Planting
 - Riparian Planting
 - Woodland Planting

Do not scale this map.

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Retained Trees & New Planting Plan
Full View (Plan 1 of 3)

Status FINAL

Drawing No.	Revision	Date
373807-GIS003A	-	6th July 2020
Drawn	Checked	Approved
GW	FR	DB

Scale 1:750 @A3
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Rev	Date	Amendment	Initials
-	-	-	-



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Legend

- Site Boundary
- Proposed Development Design
- Visibility Splays
- Retained Tree Locations
- Retained Tree Crown Extents & Quality Category
 - A
 - B
 - C
 - C/U
- Retained Tree Group Extents & Quality Category
 - B
- Root Protection Area (RPA)
- Suggested New Planting
 - Hedgerow Planting
 - Riparian Planting
 - Woodland Planting

Do not scale this map.
Client
 Brown & Brown Architects

Project
 Dunkeld Reservoir

Title
 Retained Trees & New Planting Plan
 Northern View (Plan 2 of 3)

Status FINAL

Drawing No.	Revision	Date
373807-GIS003B	-	6th July 2020
Drawn	Checked	Approved
GW	FR	DB

Scale 1:300 @A3
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Rev	Date	Amendment	Initials
-	-	-	-



To aid tree retention, tree crowns can be lifted to facilitate construction and visibility splays.

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To aid tree retention, tree crowns can be lifted to facilitate construction and visibility splays.

Legend

- Site Boundary
- Proposed Development Design
- Visibility Splays
- Retained Tree Locations
- Retained Tree Crown Extents & Quality Category
 - A
 - B
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 - C/U
- Retained Tree Group Extents & Quality Category
 - B
- Root Protection Area (RPA)
- Suggested New Planting
 - Hedgerow Planting
 - Riparian Planting
 - Woodland Planting

Do not scale this map.

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Retained Trees & New Planting Plan
Southern View (Plan 3 of 3)

Status
FINAL

Drawing No. 373807-GIS0030	Revision -	Date 6th July 2020
Drawn GW	Checked FR	Approved DB

Scale
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Scale
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Rev	Date	Amendment	Initials
-	-	-	-

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Suggested Species Mixes

Hedgerow Planting Mix

Small – Medium Trees Song-post Trees

- Rowan (*Sorbus aucuparia*)
- Crabapple (*Malus sylvestris*)
- Gean (*Prunus avium*)

Hedging

- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)
- Hazel (*Corylus avellana*)
- Elder (*Sambucus nigra*)
- Dwarf Elder (*Sambucus ebulus*)

Lower Plants

- Woolly Willow (*Salix lanata*)
- Downy Willow (*Salix lapponum*)
- Whortle-leaved Willow (*Salix myrsinites*)
- Dwarf/ Mountain Birch (*Betula nana*)

Riparian Planting Mix

Upper Storey (Tolerant To Waterlogging)

- Common Alder (*Alnus glutinosa*)
- Aspen (*Populus tremula*)/ Columnar Aspen (*Populus tremula* 'Erecta') [suggested replacement for ash]¹⁷

Mid Storey (Moderately Tolerant To Waterlogging)

- Downy birch (*Betula pubescens*)
- Bird Cherry (*Prunus padus*)

Under Storey (Tolerant To Waterlogging)

- Grey Sallow (*Salix cinerea*)
- Alder buckthorn (*Frangula alnus*)

Lower Storey (grasses, rushes and wildflowers)

Scotia Seed's 'Pond Edge Mix'¹⁸ for marshy conditions or water margins, these wildflowers provide interest and colour.

- Sneezewort (*Achillea ptarmica*)
- Angelica (*Angelica sylvestris*)
- Marsh Marigold (*Caltha palustris*)
- Oval sedge (*Carex leporina*)
- Marsh Thistle (*Cirsium palustre*)
- Marsh Cinquefoil (*Comarum palustre*)
- Hare's tail Cottongrass (*Eriophorum vaginatum*)
- Meadowsweet (*Filipendula ulmaria*)

¹⁷ As identified by the Scottish Wildlife Trust (available at: https://scottishwildlifetrust.org.uk/docs/002_057__livingwithashdieback_jan2013_1357644133.pdf) and The Tree Council (available at: <https://treecouncil.org.uk/wp-content/uploads/2019/12/4-Replacing-ash-appropriate-tree-selection-DADBRF-Dec-2018.pdf> (both accessed on 06.07.20).

¹⁸ Available at: <https://www.scotiaseeds.co.uk/shop/pond-edge-mix/> (accessed on 06.07.20)

- Marsh Bedstraw (*Galium palustre*)
- Water Avens (*Geum rivale*)
- Square stemmed St John's wort (*Hypericum tetrapterum*)
- Yellow Flag Iris (*Iris pseudacorus*)
- Purple Loosestrife (*Lythrum salicaria*)
- Water Forget me not (*Myosotis scorpioides*)
- Ragged Robin (*Silene flos-cuculi*)
- Marsh Woundwort (*Stachys palustris*)
- Reedmace (*Typha latifolia*)
- Valerian (*Valeriana officinalis*)
- Brooklime (*Veronica beccabunga*)

Woodland Planting Mix

Upper Storey

- Pedunculate Oak (*Quercus robur*)
- Disease resilient Elm such as *Ulmus* 'Lutece', 'Lobel', 'New Horizon', 'Rebona', 'Columnella' and Camperdown Elm (*Ulmus glabra* Camperdownii) [suggested replacement for ash]¹⁹
- Aspen (*Populus tremula*)

Mid Storey

- Downy birch (*Betula pubescens*)
- Bird Cherry (*Prunus padus*)
- Rowan (*Sorbus aucuparia*)

Under Storey (Woodland edge)

- Juniper (*Juniperus communis*)
- Wild Privet (*Ligustrum vulgare*)
- Guelder Rose (*Viburnum opulus*)

Lower Storey (grasses, rushes and wildflowers)

Scotia Seed's 'Hedgerow Meadow Mix'²⁰: a tall mix of perennial, biennial and annual wildflowers for areas of light shade beside hedges or walls or in woodland clearings

- Giant Bellflower (*Campanula latifolia*)
- Common Knapweed (*Centaurea nigra*)
- Crosswort (*Cruciata laevipes*)
- Foxglove (*Digitalis purpurea*)
- Herb Bennet (*Geum urbanum*)
- Wood Cranesbill (*Geranium sylvaticum*)
- St John's Wort (*Hypericum perforatum*)
- Field Scabious (*Knautia arvensis*)
- Ox eye Daisy (*Leucanthemum vulgare*)
- Yellow Rattle (*Rhinanthus minor*)
- Red Campion (*Silene dioica*)
- Ragged Robin (*Silene flos-cuculi*)
- Hedge Woundwort (*Stachys sylvatica*)
- Greater Stitchwort (*Stellaria holostea*)

¹⁹ As identified by the Scottish Wildlife Trust (available at: https://scottishwildlifetrust.org.uk/docs/002_057__livingwithashdieback_jan2013_1357644133.pdf) and The Tree Council (available at: <https://treecouncil.org.uk/wp-content/uploads/2019/12/4-Replacing-ash-appropriate-tree-selection-DADBRF-Dec-2018.pdf> (both accessed on 06.07.20).

²⁰ Available at: <https://www.scotiaseeds.co.uk/shop/hedgerow-mix/> (accessed on 06.07.20)

- Wood Sage (*Teucrium scorodinia*)
- Upright Hedge Parsley (*Torilis japonica*)
- Bush Vetch (*Vicia sepium*)
- Common Bent (*Agrostis capillaris*)
- Crested Dog's Tail (*Cynosurus cristatus*)
- Chewings Fescue (*Festuca rubra ssp commutata*)
- Wood Meadow Grass (*Poa nemoralis*)

LAND EAST OF TIGH GRIANACH

WOODLAND MANAGEMENT PLAN 2021-2040



Dr Richard Worrell, Forestry Consultant

Commissioned October 2020

Summary

This plan covers an area of woodland 1.04 ha in extent near Dunkeld, the northern half of which (0.6ha) is subject to planning approval for a house; and the current owners are proposing an alternative location for the house on the eastern slopes of the site.

Vision: If this woodland management plan is enacted, in ten years time this woodland will be a good example of small-scale, diverse native woodland carefully managed by the owners who are resident in the wood. It will provide native woodland habitat of high biodiversity value. The housing site will be screened as far as possible from neighbours, the road and the path by planting of native trees and shrubs.

Tree removal and compensatory planting: Around 39 trees (mainly birch and sycamore) are planned to be removed to allow for the building of the house and its access as per the applicants updated designs (February 2021). This will have a small impact on the wood as a whole and is more or less insignificant in relation to the contiguous area of woodland that it forms a part of. Compensatory planting will ensure about 280 trees and shrubs will be re-planted comprising a diverse range of native tree and shrub species; which will have an overall positive affect on the biodiversity value of woodland.

Conservation value: The wood is listed in the Inventory of Ancient and Semi-natural Woodland as being “*Long Established Woodland of Plantation Origin*”. This means that it was planted as a mix of conifers and broadleaves, probably between 1750 and 1860; and is not “ancient semi-natural woodland”. It is currently mainly mature birch, with some sycamore and beech, and a few other native trees, which probably regenerated naturally following felling of the original woodland. There are virtually no shrubs present and the woodland plants are of medium value.

Landscape value. The wood is attractive, but is only visible from a limited number of nearby location, because it is set down in the landscape; but is important to neighbouring houses and uses of the path that runs through it.

Access: A path runs through the wood used mainly by residents on either side of the wood to connect the Blairgowrie Road with Spoutwells and vice versa.

Current condition: At present the woodland is in quite poor condition as a result of a lack of management for several decades. The main problems are as a consequence of high deer pressure which eliminates all regeneration of native trees and shrubs, whilst allowing expansion of some non-native trees, shrubs and herbaceous plants, most notably Rhododendron. Should the current management regime continue, the long-term prospects for the wood are relatively poor.

Improving the ecological status of this woodland can only be achieved by deer control followed by carefully nurturing seedlings of native trees and shrubs (and planting them where these fail to arrive naturally); plus control of undesirable trees shrubs and invasive plants that often become apparent following deer control.

Proposed management

The management actions described in this woodland plan would see:

- deer control via a perimeter deer fence
- compensatory planting of native trees and shrubs
- fostering of natural regeneration of native trees and shrubs
- strengthening of woodland plant communities via careful introduction of common woodland plants tailored to the microsite types
- provision of bird boxes
- re-routing of the path to provide privacy for the resident but maintain access.

The overall effect of the new management proposed by the owners would have a strong positive effect on the biodiversity value of the wood; would minimise the local landscape impacts of the development and maintain local access.

1. Location and background

Dunkeld Reservoir Wood is situated in a small valley draining the woods on Crieff Hill and is located immediately below the A923, 1 km north of Dunkeld (Grid Ref NO 0261 / 4328). It is 1.04 ha in extent. The northern half of the wood (0.6ha) is subject to planning approval for conversion of the former reservoir building to a house; and the current owners are seeking alternative location for the house on the eastern slopes of the site.

The following maps accompany this plan:

1. Proposed replanting.
2. Other management actions.

2. Woodland description

2.1 Woodland management history

The Inventory of Ancient and Semi-natural Woodland records the woodland, and those in the near vicinity, as being of “**Long Established Woodlands of Plantation Origin**” i.e. having originally been planted at some time between 1750 and 1860. Early Ordnance Survey maps record the woodland in both circa 1860 and 1900 as a mix of conifer and broadleaved (see figs 1a and b), hence its categorisation as “plantation origin”. This means that the site is not “ancient semi-natural woodland”.



Figure 1 Left; the property circa 1860. Right ca. 1900 showing the mix of conifer and broadleaved trees and therefore planted origin.

Its initial planted origin means that it is in the lowest category of conservation value on the Inventory of ASNW Inventory. However the *current generation* of trees are naturally regenerated (presumably following felling), which adds to the conservation value of the woodland.

The most likely explanation is that the original plantation was felled, probably during the second world war, and the broadleaves currently present then appeared by natural regeneration. The restricted number of ground flora species and lack of riparian trees beside the burn also suggest strongly that this is not ancient semi-natural woodland, but that the woodland was planted a long time ago on former agricultural land.

The woodland does not appear to have been managed for several, possibly many, decades. This is probably because of its awkward access and topography for woodland operations, and its peripheral location on Atholl Estates. A few trees were felled in about 2017 as part of works preparing the reservoir building for development; and some recent felling by Scottish Power has happened under the powerlines.

The current owners have been undertaking bracken control throughout the wood. Prior to this, bracken covered around 70% of the site.

An old track, now a footpath, between Cally Lodge and Spoutwells traverses the site. This was also used as a servitude for access by Scottish Water, which Scottish Water have confirmed is no longer needed.

2.2 Tree species and age

The site comprises mature native woodland, mainly silver birch (circa 80%) and sycamore, plus small numbers of beech, downy birch and ash, and a few individual oak, rowan and goat willow.

Table 1 Breakdown of woodland by tree species (see map 1).

Tree species		Area
Main species	Other species	
Silver birch, sycamore, ash	Downy birch, Goat willow, Elm, Rowan	0.26 ha
Silver birch, beech	Oak, Ash, Rowan	0.59 ha
Open ground		0.19 ha
Total		1.04 ha

There is also an area of *Rhododendron ponticum* between the former reservoir and the road extending to 0.06 ha (600 m²). The sycamore is most frequent near the development site and road, whilst the woodland further down the small valley (south of the reservoir building) is more or less pure birch, with scattered beech trees.

The woodland conforms loosely the “Upland Birch Woodland” Habitat Action Plan woodland type (HAP woodland types are judged mainly by their canopy composition); though it could equally be described as an early successional version of the “lowland mixed broadleaved” HAP woodland type.

It has three main National Vegetation Classification Woodland types, (these are judged by the composition of ground flora as well as tree and shrub species) i.e.:

- on higher and convex slopes NCW W11 Oak – birch woodland
- on lower and concave slopes NVC W9 Upland ash woodland
- a narrow strip of NVC 7 Alder wet woodland immediately beside the burn.

These NVC woodland types describe the types of woodland that would naturally occupy the site and that future management should seek to reinstate.

Tree age

The mature trees appear mainly to be about 70 years old, suggesting that the current generation of trees established roughly at the time of the second world war. In addition, there are beech and sycamore trees of more variable ages that have established during recent decades.

There are no notable, large or veteran trees. Native shrubs are missing from the site, with the exception of a few elder bushes and heavily grazed holly seedlings.

Tree condition

The birch trees are mature, tall (20-24 m). Several are impressively straight and well formed (mainly below and away from the housing site); and there is a component of trees, including those around the proposed house site that are more spindly, with small crowns. Because they have never been thinned, there is considerable ongoing natural mortality as less vigorous trees are shaded out by taller neighbours and, in the absence of thinning, these smaller trees will continue to die in the next years and decades due to this process. The birch trees range in stem diameter between about 15 cm and 40 cm.

The sycamore and beech trees are typically rather larger and are semi-mature and are in good condition. They are shade tolerant and less likely to be affected by shading from neighbours. Some of the older trees are of an impressive size and add to the landscape value of the wood. There is widespread beech regeneration in the areas of native woodland which manifests itself as heavily browsed seedlings, which is not desirable. Ash of all ages is affected by ash dieback and is expected to die out from the wood.

There is an increasing component of deadwood arising from natural mortality of the birch trees, which adds to the conservation value of the wood.

About 39 small and medium sized trees are proposed to be felled for the house and access, covering about 0.18 ha i.e. about 10% of the woodland area; and these are to be replaced by planting of native trees and shrubs elsewhere on the site (see sections 2.9 and 6.1c)

Non-wooded land

Small area of grassland exists under the powerlines, and immediately around and below the reservoir building comprising common grasses and a few herb species (common sorrel, germander speedwell, dog violet and white clover). This is of low conservation value.

Stocking

The trees are at fairly tight spacing and in forestry terms, most of the woodland is in need of gradual thinning.

2.3 Conservation value

The woodland is of medium biodiversity value and an overview of factors contributing to this are shown in table 1. Table 1 Summary of features contributing or detracting from biodiversity value – see text below for details

Features contributing to biodiversity value	Features limiting biodiversity value
Moderate diversity of tree species including 6 native tree species	Lack of several native tree and most native shrub species usually associated with this site type, especially oak and hazel. Lack of a shrub layer
	No shrub layer and only one native shrub species present
Current generation of trees are self-seeded	Not an ancient semi-natural woodland site

Trees sufficient age size and diversity to provide canopy for a range of common woodland birds, mammals and insects	Fairly even aged structure.
Presence of trees suitable for red squirrel feeding areas (birch, beech)	Presence of invasive non native trees and shrubs, especially <i>rhododendron ponticum</i>
Presence of several woodland ground flora species especially those typical of for oak-birch woodland	Few plant species typical of the ash and alder woodland types.
Moderate potential for bat habitat	Limited value of trees for bat roosts
Reasonable habitat and cover for deer	Deer populations too high to allow tree and shrub regeneration. Deer restrict flowering and seeding of woodland plants
Part of a woodland corridor along a small watercourse	Little or no riparian woodland and shrub species
Some deadwood on site from suppressed and dying birch	No large deadwood or veteran trees

Ground flora

There is a number of common woodland plants (as surveyed in mid October) on the 3 different site types i.e.:

Oak-Birch Woodland type (NVC W11)

Oak -birch ground flora species include: bluebells, wood sorrel, wood sage, perforate St. Johnswort, heath bedstraw, broom, dog violet, fine grasses (*Festuca*, *Agrostis*, Sweet vernal grass and wavy hair grass), bracken; plus rowan and holly seedlings.

Ash woodland (NVC W9)

Ash woodland ground flora species are restricted to herb robert, frequent *Deschampsia caespitosa* (which is a grass and is a fairly reliable indicator of ash woodland in Perthshire), Yorkshire fog, male fern, broad buckler fern, plus a few generalist species (germander speedwell, dog violet, wood sorrel, common sorrel, foxglove); and ash seedlings.

Alder wet woodlands (W7)

This is indicated by the presence of opposite-leaved golden saxifrage and marsh violet immediately beside the burn.

Bracken is expanding its cover, and under some of this there is very little other ground cover, whereas elsewhere on the site it is present together with bluebells, which is a common association on oak-birch sites.

The site has some attractive boulders which provide micro habitat mainly for common acidiphilous mosses and a few lichens. On the upper slope near the proposed housing site there is considerable rock debris from the public road foundations with relatively little vegetation.

There are two garden escape herbs both of which are somewhat invasive – pink purslane and tutsan, which could be monitored and controlled by future management.

More plant species would probably be apparent if the site was surveyed in the spring or summer. Considering the history of the site as originally planted woodland, the site has a reasonable basic suite of common woodland plants for the oak-birch sites; but only very poor representation of species for the ash and alder woodland types. Ground flora species could be carefully added to by future management.

As is usual with beech, the ground under mature and semi-mature beech trees is almost devoid of ground flora and further expansion of beech would not be desirable for this reason.

Deer

The woodland has a high population of fallow and roe deer, to the extent that no tree and shrub regeneration is happening and seedlings are badly browsed. The deer move freely between the woodland above the public road and the farmland below it. Local control measures are inadequate to keep numbers at acceptable levels. The principle risk affecting the wood is browsing and fraying of tree seedlings and saplings by deer. This:

- prevents the recruitment of sapling trees and shrubs - there are seedlings of rowan, holly, ash, oak and beech on site, but these never grow beyond the seedlings stage;
- reduces the flowering and seeding of woodland plants.

A Woodland Herbivore Impact Assessment (HIA) fieldwork was carried out in October 2020 using the standard methodology as set out in “Assessing Herbivore Impacts in Woodlands: A Subjective Method” by Armstrong, et al, 2014 (see appendix 1). Due to the small size of the woodland, three survey plots were undertaken, the results of which are shown in table 2.

Table 2 Herbivore Impact Assessment results

Plot	Grid reference	Basal Shoots	Epicormic / lower shoots	Bark stripping	Seedlings / Saplings	Preferentially browsed	Sward	Ground disturbance	Overall Plot Impact
1	NO 0265,4326	High	High	Medium	High	High	High	Medium	High
2	NO 0261,4319	High	High	Low	Medium	High	High	High	High
3	NO 0266,4320	Very High	Very High	Low	N/A	High	High	High	High
Overall indicator Impact		High	High	Low	High	High	High	High	Overall site impact: High

The results above present a clear picture of the current herbivore impact within the woodland, with all three of the plots averaging out as High. It is generally a requirement that herbivore impact levels are ‘moderate’ or below for the native woodland feature to be considered as being in ‘favourable condition’. Present herbivore impact levels are having a significant negative impact on biodiversity, limiting the structure of the woodland to largely a single storey where natural regeneration is unable to successfully establish due to persistent high browsing levels. The ground flora is also being suppressed, with flowering herbs limited in size and distribution and a typical shrub layer for this woodland structure unable to become established.

So deer are clearly having a considerable environmental impact and will act to hinder future management outcomes in the wood. They will need to be controlled, and fencing is the only viable option for this wood.

Other mammals

Red squirrels are present in small numbers foraging in the canopies of the trees. An ecological survey identified no squirrel dreys. Grey squirrel are not currently observed, but known to be present in the vicinity. The woodland has moderate potential as bat habitat, with only a few larger tree with potential roost sites. There are no badgers present.

Forest Habitat Network

The woodland is part of a large area of forest habitat network extending north-east from Dunkeld, but the wood itself does not form an important link in this.

2.4 Woodland dynamics under current management

Birch dominated woodland on lowland sites like this are usually a pioneer or transitional stage to other more diverse native woodland types, where the canopy is dominated by oak, ash (prior to *Chalara* dieback) or sometimes alder woodland; and where a shrub layer becomes established (e.g. hazel). Often this process is prevented by a lack of nearby seed sources of native trees and shrubs, and/or the vectors needed to move seed; and by overgrazing which prevents seedlings growing on to become saplings. At the same time non-native trees and shrubs are sometime able to seed in, and can overcome deer pressure and become established (especially beech, sycamore and various conifers).

This woodland has been held in an unfavourable condition by lack of management and high deer pressure, and as a result there has been no recent recruitment of native trees or shrubs. Non native species are expanding slowly i.e. beech, sycamore, rhododendron and some garden escape herbs. Improving the ecological status of this woodland only be achieved by deer control followed by carefully nurturing seedlings of native trees and shrubs (and planting them where these fail to arrive naturally); plus control of undesirable trees shrubs and invasive plants that often become apparent following deer control. This woodland plan set out how this will be done (section 6) and outlines the benefits to biodiversity that would result (see section 7).

2.5 Landscape value

The wood is attractive, but is only visible from a limited number of nearby locations, because it is set down in the landscape. The woodland around the development site is part of a larger area of wood visible from parts of Dunkeld and the Tay valley, though it is not a key part of the landscape. The wood is briefly visible from the A923. The main landscape value of the wood is for the neighbouring houses and users of the path that runs through it.

2.6 Designations

There are no national or European designations that cover the wood. Management will need to consider the habitat needs of designated woodland species i.e. red squirrel, bats. There is a powerline traversing the site supplying power to nearby houses (probably 11kv).

2.7 Public access

A path crosses the property close to the reservoir building and traverses the lower part of the housing site before joining an old track on the east side of the wood. It is not a core path and does not appear on local path network map¹ - but is used by residents on either side of the wood to connect the Blairgowrie Road with Spoutwells and vice versa. A new house and garden on either the original or proposed site would be clearly visible from this path and would negatively impact the user experience, especially at during and immediately after building. Equally the path on its current route crosses the curtilage of the proposed house and would have considerable impact of the residents' privacy. The owners wish to establish a new route for the path beside the curtilage which maintains access but protects the residents' privacy.

¹ https://www.pkc.gov.uk/media/25247/Dunkeld-Path-Network-leaflet/pdf/DunkeldPathsleaflet_amended1.pdf?m=636102146205230000

2.8 Woodland Protection

Plant Health (including tree health and invasive or noxious plants)

There is an area of invasive *Rhododendron ponticum* between the public road and the former reservoir building, which is expanding downslope. This shades out all other vegetation including tree seedlings and saplings and needs to be controlled. The ash trees are showing clear signs of *Chalara* ash dieback and will need to be felled in the next few years. Another threat to the native woodland ecology is the spread of beech seedlings. Some of the older beech trees are valued parts of the wood for their landscape and conservation benefits (squirrel habitat and mushrooms); however further expansion of beech is not seen as desirable because it has a detrimental impact on the ancient woodland ground flora. Pink purslane and tutsan is present on the site, which can become invasive and will need to be monitored and possibly controlled.

Water & Soil (soil erosion, acidification of water, pollution etc.)

A small burn runs through the property, but there are no risks associated with this.

Climate Change Resilience (provenance, lack of diversity, uniform structure)

The wood has a uniform age and structure and is dominated by birch. Its future resilience would be improved by diversifying the species composition and age class structure of the woodland by some planting of “missing” native trees and shrubs and encouraging regeneration. How this might be done are set out in this plan.

2.9 Proposed felling associated with the planning permission

About 39 small and medium sized trees are proposed to be felled for the house and access. Of these 8 are non native species (sycamore, beech) and 2 are already dead (according to the owners’ tree survey²); and the remaining are native (mainly birch). It is likely that a few further trees would be lost to windblow at the edge of this felled area in the 2-3 winters after felling. This felling will only have a small impact on the wood as a whole and is more or less insignificant in relation to the contiguous area of woodland that it forms a part of. Compensatory planting will take place as a condition of planning by establishing of about 280 trees and shrubs comprising a diverse range of native tree and shrub species; which will have an overall positive affect on the biodiversity value of woodland (see section 7 below).

² Envirocentre Dunkeld Reservoir Tree Report

3. Vision and Objectives

3.1 Vision

In 10 years time Dunkeld Reservoir Wood will be a good example of small-scale, diverse native woodland carefully managed by the owners who are resident in the wood. It will provide high quality native woodland habitat of high biodiversity value. Access for local residents will be enabled by maintaining a footpath across the site for as long as there is a clear need; and on a route that maintains the residents' privacy. The woodland won't be detrimentally affected by browsing animals or invasive, non-native species. The proportion of beech will be reduced.

3.2 Management Objectives

1. Maintain and enhance the nature conservation value

- Restore areas of ancient semi-natural woodland to a more natural composition and structure.
- Control invasive non-native species of tree and plant
- Restore the woodland ground flora, improve habitat and nesting sites for birds
- Control deer

2. Maintain the recreational potential

- Maintain a path on an alternative route through the property as long as this is needed.

3. Maintain and enhance the appearance of the woodland i.e. internal views and contribution to the landscape

- Maintain key views of the surrounding countryside from the housing site and public footpath by carefully targeted pruning and thinning;
- Ensure future tree planting does not compromise existing views
- Screen the house, garden and deer fence by planting of trees and shrubs

4. Community engagement

- Maintain good relations with members of the public who use the wood regularly; and seek their views when needed.

5. Use firewood produced on site

4. Stakeholder Engagement

This draft plan has been produced without stakeholder engagement, but draws on feedback about the woodland site received from local interest received as part of the planning process.

5. Analysis and management strategy

5.1 Constraints and Opportunities

FEATURE / ISSUE	CONSTRAINT	OPPORTUNITY
Native Woodland conservation value	Site is of “medium” conservation value, with several important aspects for biodiversity that need to be maintained.	There are many opportunities for enhancing conservation value through both basic good woodland management and targetted conservation management
Housing site	Building in the wood will detract from the recreational experience for most walkers; and impact the views of residents in some of the neighbouring houses. Thinning/ felling and building work associated with housing site will need to be carefully planned and undertaken to minimise impacts.	Appropriate management by resident owners has potential to improve several aspects of appearance of the woodland and mitigate some of the impacts associated with building.
Public footpath	The footpath currently crosses the curtilage of the planned house and will impact on resident’s privacy. Public access through the site needs to be maintained as long as it is needed.	The path will be rerouted to safeguard residents’ privacy. The appearance and biodiversity value of the woodland, views out of the wood from the path, tree safety and the surface of the path could all be improved.
Deer	Deer are significantly negatively impacting the biodiversity of the woodland and will need controlling via fencing. Fencing/ gates will detract to some extent from the experience of walkers.	Reduced deer numbers will allow regeneration of trees and shrubs, more flowering and seeding of woodland plants. Deer fencing can be partially screened by planting native shrubs
Invasive trees and plants	Several species of undesirable tree and plant are expanding their presence on the site.	These could easily be controlled and monitored by resident owners.
Topography and soils	The site is generally steep with some exposed soils. Site works need to avoid unnecessary impact on soils	
Powerlines	Powerlines, with their wayleaves, traverse the site and will need to taken into account in any felling or tree-planting work	The wayleaves make suitable small areas for open habitats, and planting of “missing” woodland shrubs such as hazel.

The proposal for the housing site to be moved from the former reservoir building to the birchwood on the eastern side of the den will have some negative and positive consequences for the woodland itself; and will impact the view of woodland from Tigh Grianach.

5.2 Management Strategy

The long term strategy for the woodlands is set out below

Woodland species composition and structure

The main needs are to:

- diversify the species composition of the woodland
- encouraging formation of a shrub layer
- diversifying the age and size range trees in the wood over a long time frame
- somewhat reduce the extent of beech.

Open space

Open space which are important for landscape (outward views), or botanical or recreational reasons will be retained.

Landscape

Considerable effort will be made to mitigate impacts of building in the wood.

Recreation and access

Public access will be welcomed and a solution sought that entails maintaining the values of the path for local walkers whilst safeguarding privacy for the residents.

Deer

Deer control will be instituted for conservation reasons, with a perimeter deer fence being the only viable option.

Diversifying the woodland ground flora

After the site has been fenced for a couple of years, the ground flora will be surveyed and plans drawn up to extend and diversify the woodland flora. Bracken will be controlled but not eliminated.

Control of invasive species

The rhododendron and excessive beech regeneration will be controlled. The tutsan and pink purslane will be monitored and removed where this causes a problem for the native flora.

Timber production

Small scale timber production will be restricted to removal of thinnings for on-site use as firewood

6. Management Proposals

6.1 Diversify the species composition of the woodland

a. Tree species

This will be done by small scale planting of several “missing” species of native tree (including compensatory planting for the felling at the housing site); and recruiting natural (NR) regeneration of native species. Tree species established will be:

- along the burn and in damp areas on the lower slopes on W7 and W9 sites: alder, downy birch (NR), cherry, and goat and/or grey willow (NR), gean (wild cherry);

- on upper slopes and drier areas (W11 sites): oak (NR), silver birch (NR), gean (wild cherry) and aspen.
-

b. Encourage formation of a shrub layer

Hazel will be planted quite widely in the wood, especially on areas where *Rhododendron* has been removed; and where low level screening is required. Flowering shrubs i.e. hawthorn, blackthorn, elder, wild apple and honeysuckle will be introduced at edges of clearings nectar/pollen sources for insects. Holly seedlings currently exist on site and will become established after fencing. Shrubs and small trees (from the lists above) will be established to mitigate views of the housing site from the path (see below).

c. Compensatory Planting

Approximately 280 trees and shrubs will be planted in the early years of this plan to compensate for the 39 trees felled as a consequence of the planning permission (compensatory planting - see map 1). This will involve the tree and shrub species outlined above and will take place in the following locations (see map 1):

- on the boundary between the property and the neighbouring house of Tigh Grianach so as to screen the development site from this house. This will include semi-mature saplings to give an instant effect, probably Scots pine; and subject to agreement with the owners of Tigh Grianach;
- near the houses to the south of the development site to screen garden ground that may be established there;
- where the *Rhododendron* has been removed;
- in open ground on the banking between the western end of the reservoir building and the public road above;
- in areas where birch trees are sparse;
- beside the burn below the housing site;
- under the powerline (shrubs);
- beside the deer fence to screen it from view from the house, garden ground and the path;
- as a screen between the re-routed path and the housing site
- at the edge of visibility splays.

6.2 Diversify the age and size range trees

The birch and most of the sycamore and beech are of similar age (60-80 years). The birch has several dead and dying trees as a result of the wood self-thinning and so will be lightly thinned to retain the best trees. Standing deadwood will be retained where it does not form a safety hazard, but otherwise diseased or unstable trees will be removed. The tree planting and regeneration outlined above will introduce a new age class of trees to the wood.

6.3 Reduce the extent of beech

Beech seedlings are very extensive on the site and will establish themselves after fencing. These will be removed continually by hand pulling when young. A few beech and sycamore trees will be removed, especially pole-stage ones growing under the birch canopy; or trees that are starting to obscure views out from the housing site and footpath.

6.4 Maintain open space

Some of the areas of open ground in the will be retained by preventing regeneration (pulling seedlings); pruning edge trees and occasionally felling trees beside them.

6.5 Maintain landscape

Existing views out of the site and from the footpath will be maintained and enhanced by careful high-pruning and occasional felling as tree crowns expand. A particular effort will be made to screen

views of the proposed housing site as seen from the neighbouring house at Tigh Grianach by planting mutually acceptable trees, possibly Scots pine, near the boundary between the properties.

6.6 Timber production – firewood for on-site use

Small scale thinning will be carried out for firewood comprising hand tools and motor manual felling of a few of trees a year, and will be processed and used on site as firewood.

6.7 Recreation

Public access will be enabled on a rerouted footpath. Shrubs / small trees will be established beside the path where it passes close to the housing site to act as screening.

6.8 Deer control

Deer control will be instituted by a perimeter fence to protect the wood and garden ground; and using the existing wall where the wood marches with Tigh Grianach. Control by shooting is not feasible this site. The location of the fence will be discussed with neighbours.

6.9 Diversify the woodland ground flora

One the woodland flora has recovered following fencing, seeds of woodland plants already established on the site will be collected, grown on and planted into areas dominated by grass and bracken. A few common “missing” woodland plants will be introduced (e.g. primrose, yellow pimpernell, bugle, red campion) by planting plants from locally collected seed or from seed supplied by Scotia Seed, Brechin.

6.10 Deadwood

Some standing and lying deadwood will be maintain on site where it is safe to do so, to provide habitat for saproxylic species and nest sites for hole nesting birds. Nest boxes will be also installed.

6.11 Control invasive species

The rhododendron will be entirely removed by cutting and application of herbicide to the stumps and/or grubbing out by digger; followed by monitoring and treating any re-emerging shoots and seedlings. Beech seedlings will be removed continually by hand pulling, and this is likely to be required indefinitely. Tutsan and pink purslane will be monitored and tolerated where it has a net benefit (attractive flowers), but removed where it threatens the native plants.

6.12 Silvicultural practice

- Silviculture will be based on a continuous cover approach with thinning, and recruitment generally by natural regeneration.
- Planting of trees and shrubs will take place initially where these are species missing from the wood (especially shrubs) and where screening is required.
- Thinning of the mature and semi mature woodland will be by motor-manual selective thinning aimed at providing more space for the best timber trees. This will comprise mainly low thinning (removal of suppressed trees)

7. Outcomes of proposed management

At present the woodland is in quite poor condition as a result of a lack of management during the last several decades. The main problems are as a consequence of high deer pressure, which eliminates regeneration of native trees and shrubs, whilst allowing gradual recruitment of some non-native trees, shrubs and herbaceous plants, most notably Rhododendron. Should the current management regime continue, the long-term prospects for the wood are relatively poor.

The management actions described in this woodland plan would see about 0.18Ha of tree felled to make way for the proposed house, parking place and access. Following this the following actions are planned to take place:

- deer control via a perimeter deer fence
- compensatory planting of native trees and shrubs
- fostering of natural regeneration of native trees and shrubs
- strengthening of woodland plant communities via careful introduction of common woodland plants tailored to the microsite types
- provision of bird boxes
- re-routing of the path to provide privacy for the resident but maintain access.

The overall effect of the new management proposed by the owners would have strong positive effect on the biodiversity value of the wood; would minimise the local landscape impacts of the development and maintain local access.

Overview of management activity years 1-5 and 6-20

MANAGEMENT ACTIVITY	YEARS 1-5					Years 6-20
	2021	2022	2023	2024	2025	
Plant native trees and shrubs – including about 280 as compensatory planting.	X	X			X	X
Establish potted larger trees at boundary with Tigh Grianach	X	X				
Monitoring and protect emerging tree and shrub seedlings		X	X	X	X	X
Fell trees at housing site, dangerous trees, trees impeding views or light	X	X				
Thin wood lightly favouring native trees				X		X
Control beech seedlings		X	X	X	X	X
Pruning edge trees to preserve views				X	X	X
Process felled/thinned trees for firewood		X	X	X	X	X
Re route path and provide initial guidance to walkers and neighbours via signage.	X	X				
Deer control – build deer fence, gates for walkers	X	X				
Diversify woodland flora – monitor, understand, improve by careful planting				X	X	XX
Install nest boxes			X	X		
Remove rhododendron, monitor any regrowth	X	X			X	
Control bracken, pink purslane, tutsan as needed			X	X	X	

Appendix 1 Herbivore Impact Assessment summary

Woodland Herbivore Impact Assessment (HIA) fieldwork was carried out in October 2020 using the standard methodology as set out in “Assessing Herbivore Impacts in Woodlands: A Subjective Method” by Armstrong, et al, 2014. Due to the small size of the woodland only three survey plots were undertaken, the results of which are shown below.

Plot	Grid reference	Basal Shoots	Epicormic / lower shoots	Bark stripping	Seedlings / Saplings	Preferentially browsed	Sward	Ground disturbance	Overall Plot Impact
1	NO 0265,4326	High	High	Medium	High	High	High	Medium	High
2	NO 0261,4319	High	High	Low	Medium	High	High	High	High
3	NO 0266,4320	Very High	Very High	Low	N/A	High	High	High	High
Overall indicator Impact		High	High	Low	High	High	High	High	Overall site impact: High

The results above present a clear picture of the current herbivore impact within the woodland, with all three of the plots averaging out as High. All the indicators also averaged out as High, except for bark stripping which was Low. Seedlings and saplings averaged out between Medium and High but it was decided that a true reflection of the current impact would be High, particularly given that the structure within Plot 3 was suitable for natural regeneration and consistent browsing here was likely to be the main reason for its absence. Light levels are not a significant limiting factor on site, with many niches suitable for regen.

In the context of ‘site condition monitoring’ of native woodland features within important protected areas in the UK (such as SSSIs and SACs) it is generally a requirement that herbivore impact levels are ‘moderate’ or below this for the grazing target to be met, and for the native woodland feature to be assessed as being in ‘favourable condition’ (JNCC, 2004). In the context of this survey a score of ‘Medium’ would be broadly comparable to ‘moderate’. It can therefore be concluded that the current herbivore impact levels here are too high for the woodland to be considered as being in favourable condition, something backed up by the current woodland structure. Typical highly palatable species for an upland oakwood were largely absent, or where present (for example bramble) they were limited in size and spread due to consistent browsing. The same can be said for basal shoots and epicormic growth, with even unpalatable species like beech showing high to very high impact and only old woody shoots managing to survive. Impacts should have been at their lowest in the autumn due to the presence of alternative browse across the spring and summer months, yet even the likes of beech showed recent signs of deer damage. Natural regeneration across the woodland was sparse, and where present was largely represented by either first year growth of beech, larch and holly, or by a small number of individual saplings that had managed to reach around one metre in height due to protection by other vegetation or physical structures like dykes and fences. Some holly seedlings hugged the ground and only showed growth from the 2020 season, although the lower stems would indicate that the plants themselves were more likely three to five years old. Impacts on natural regeneration and ground flora were the most significant in relation to the future of this woodland. Present herbivore impact levels are having a significant negative impact on biodiversity, limiting the structure of the woodland to what is largely a single storey where natural regeneration is unable to successfully establish due to persistent high browsing levels. The ground flora is also being suppressed, with flowering herbs limited in size and distribution and a typical shrub layer for this woodland structure unable to become established. The present browsing level is limiting both future structure development and current biodiversity benefits. Serious consideration should be given to significantly reducing the herbivore impacts to

promote both natural regeneration and the development of the field layer so this woodland can reach its potential to deliver key services for biodiversity.

References

- Assessing Herbivore Impacts in Woodlands: A Subjective Method. (Helen Armstrong, et al, 2014)
- **Joint Nature Conservation Committee (2004) Common Standards Monitoring guidance for woodland habitats. Version August 2004. JNCC, Peterborough.**

Map 1 - Proposed replanting

LAND EAST OF TIGH GRIANACH



Basemap supplied by client
All development features are approximate

Map 2 - Other Management Actions



Basemap supplied by client.
Development features are approximate.

LAND EAST OF TIGH GRIANACH

Overview of likely woodland and biodiversity outcomes of implementing proposed woodland management plan associated with 20/00952/FLL

Dr Richard Worrell, Forestry Consultant

This document gives an overview of the likely woodland and biodiversity outcomes of the house on its newly proposed site, with the owners implementing the provisions in the woodland management plan.

1. If this planning permission and accompanying Woodland Management Plan is implemented, in 10 years time (the term of the main provisions of the woodland plan), the woodland would be a good example of small-scale, diverse native woodland carefully managed by the owners who are resident in the wood. It will provide native woodland habitat of high biodiversity value.
2. The tree loss associated with the proposed development will have only a limited impact on the wood as a whole, while the compensatory planting and the implementation of the woodland management plan, will have an overall net positive affect on the biodiversity of the wood.
3. A continuation of the poor management that the site has been subject to over recent decades would lead to a gradual decrease in biodiversity of the woodland, as the birch and other native trees reach maturity but fail to regenerate; and as non-native trees and rhododendron slowly expand over the site.

I understand from the applicant that the *existing* approved scheme has no accompanying woodland management provisions and includes compensatory planting of 30 trees. In that case, the new planning application with its accompanying woodland management plan and compensatory planting of 280 trees and shrubs provides considerably improved prospects for the biodiversity of the woodland.

Background

Current biodiversity value: The woodland is currently of medium biodiversity value. It is not ancient semi-natural woodland but is of “long-established plantation origin”. Features that contribute to its biodiversity value derive mainly from the presence of mature native trees, a few areas with some woodland ground flora species and lichens – and its habitat value for deer, squirrel and bats. Features limiting its biodiversity value centre on the limited number of native tree species (i.e. mainly birch); the lack of native tree regeneration, the lack of native shrubs, the limited presence of woodland plants and the presence of invasive non-native trees, rhododendron and “garden escape” plants.

Past and ongoing management: The site appears to have had no woodland management for years possibly decades. There is a high population of deer that use the woodland and surrounding areas, and browsing by these eliminates all regeneration of native trees and shrubs,

whilst allowing expansion of non-native trees, shrubs and herbaceous plants, most notably Rhododendron. The ongoing presence of high numbers of deer is leading to a gradually declining biodiversity value and makes improving the biodiversity of the woodland very difficult.

Intended outcomes of the woodland management plan on biodiversity:

Tree removal and compensatory planting: Around 39 trees (mainly birch and sycamore) are planned to be removed to allow for the building of the house and its access. This will have only a limited impact on the wood as a whole, especially in relation to the larger contiguous area of woodland that it forms a part of. Compensatory planting will ensure about 280 trees and shrubs will be re-planted comprising a diverse range of native tree and shrub species; which will have an overall positive affect on the biodiversity.

Wider management aims: The management actions described in this woodland plan would see:

- deer control via a perimeter deer fence
- fostering of natural regeneration of native trees and shrubs
- compensatory planting of 280 native trees and shrubs
- strengthening of woodland plant communities via careful introduction of common woodland plants tailored to the microsite types
- provision of bird boxes
- re-routing of the path to provide privacy for the resident but maintain access.

Dr Richard Worrell, Forestry Consultant June 2021

Naiad Environmental Consultancy

**ECOLOGICAL REPORT,
LAND TO THE EAST OF TIGH GRIANACH, DUNKELD,
PERTSHIRE
FOR
MR EUAN ROBINSON**

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Summary

Naiad Environmental Consultancy was asked to undertake an ecological survey and appraisal for land for a proposed new house at land east of Tigh Grianagh, Dunkeld, Perthshire for Mr Euan Robinson, December 2020.

The site is one of Long Established woodland of plantation origin, as described in the Ancient Woodland Inventory. The proposed site has low nature conservation value due to non-native species of tree such as beech and sycamore dominating over natives birch, ash or oak. The site has some landscape and amenity value. The loss of small areas of birch trees, non-native beech and sycamore trees with bracken is likely to be of low impact on the ecology of the site. Removal of trees, some birch and non-native trees is possible without having a great impact on the quality of the woodland habitat. Removal of Rhododendron, bracken and other non-native species will improve the current natural value of the area and reduce the threat of invasive species. Mitigation in the form of planting native trees and shrubs, deer fencing and hedgerow borders will greatly enhance the ecological value of the site. It will also act as a screen in the medium term (3-5 years) providing enhanced landscape character.

The woodland can be greatly enhanced by small scale native tree and shrub planting as part of a woodland management plan. Planting of standard trees, sessile oak (*Quercus petraea*), English oak (*Quercus robur*), rowan (*Sorbus aucuparia*), birch (*Betula pendula*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*) with some alder (*Alnus glutinosa*) would help improve the ecological value and encourage native wildlife to the area. Planting of some scots pine (*Pinus sylvestris*) on the margins on drier knolls may also help link the adjacent conifer woods and provide added amenity value. Native shrubs should also be planted to improve the woodland structure which is currently poor. Native tree species could progressively replace non-native trees and help restore more wildlife in this area.

Additional planting of hedgerows with hawthorn, hazel, holly and blackthorn would help cover around the periphery thus improving screening and habitat for birds and other wildlife on the site. The site should be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals.

1.0 INTRODUCTION

1.1 Naiad Environmental Consultancy was asked to undertake an ecological survey and appraisal for land for a proposed new house at land east of Tigh Grianagh, Dunkeld, Perthshire for Mr Euan Robinson, December 2020. This ecological survey provides information in support of a planning application for a new house development above Dunkeld at the site of the former water supply, public reservoir. The detailed plans of the house, its location, access or design and footprint on the site are illustrated in Figure 1.

The Site

1.2 The site is situated within woodland above the existing houses and adjacent but below the A923 road which bends steeply at this point to the house Tigh Grianagh from Dunkeld to Blairgowrie, Perthshire. The site is approximately 400m long by 100m wide at the widest point.

Background

1.3. The land was purchased from an adjacent property with outline planning permission. This report was updated in August 2020 to take account of woodland plants, animals and birds and includes information regarding the ecological status of the site and woodland area. The land is on steep slopes, south and west facing, covered by a mixture of broadleaved trees and some shrubs. The site supports an existing building which is a water station, formerly serving the community of Dunkeld. The land is generally covered in trees and has several areas of road stone with old derelict walls within the boundary with bracken on some open ground on the slopes to the south. The bracken was strimmed and cut in summer 2020 to prevent further encroachment. There is also an 11kv power line running through the site.

1.4 The existing trees and shrubs are able to provide some limited cover for birds and animals. Breeding birds were present during the breeding season and some assessment of the habitat and potential breeding birds should be undertaken if works are likely to commence during April-July.

Ecological Aims and Objectives

1.5 The surveys were carried out with four objectives:

- To map the areas of habitats and identify key habitats & plant species;
- To identify signs of protected mammal species which may be using the site;
- To outline potential impacts of proposed development activities on the site
- To identify biodiversity loss, provide mitigation and potential recommendations for future natural heritage benefits

Figure 1 Site location and title



Naiad, Ecology Survey, Land East of Tigh Grianagh, Dunkeld.

2.0 BACKGROUND LEGISLATION AND PLANNING FRAMEWORK

European Legislation

2.1 There is specific international legislation from the European Union to protect many mammals in Europe. Similar protection is given in the Wildlife and Countryside Act WCA (1981) but is now amended in the EU Regulations and Statutory Instruments (SI) below. The Habitats Directive is transposed into the law of Scotland by means of The Conservation (Natural Habitats, &c.) Regulations 1994 as amended by SI 1997 No. 3055, SI 2000 No. 192, Scottish Statutory Instrument (SSI) 2004 No.475 and SSI 2007 No. 80. European protected species are part of these 1994 regulations (Schedules 2 and 4). The protection of a particular species is quite distinct from the arrangements, which govern the protection of European Sites (e.g. Special Protection Area SPA for birds and Special Area of Conservation SAC for habitats and protected species) as it covers them wherever they occur. Within part III regime, Regulation 39 gives particular effect to the provisions of article 12 of the Directive, by making it an offence to:

- deliberately to capture or kill a protected species
 - deliberately to disturb any such animal while using its place of shelter
 - destroy, damage or obstruct access to its resting place or place of shelter deliberately
- disturb a protected species

UK Legislation

2.2 The primary legislation is covered in the Wildlife and Countryside (Amendment) Act 1991 and part 1 of the Act details a large number of offences in relation to the killing and taking of wild birds, other animals and plants. It is an offence to commit or attempt to commit detailed actions in relation to protected species. The Wildlife and Countryside Act 1981 was a fairly simple source of wildlife law in Great Britain when it was enacted to implement the Birds Directive and Bern Convention. Devolution resulted in changes to the 1981 Act, through the: Nature Conservation (Scotland) Act 2004 Wildlife and Natural Environment (Scotland) Act 2011. The WCA was updated and reviewed in 2004 and 2011.

2.3 The Nature Conservation (Scotland) Act 2004 deals with conserving biodiversity and protecting and enhancing Scotland's natural features. It also amends rules on protecting certain birds, animals and plants.

2.4 The legislation also protects birds from development and explains what can and cannot be done to protect birds, their nests and habitat from development proposals and other threats. The presence of nesting birds can generally only delay development, not prevent it although there are exceptions to this.

2.5 The principal law protecting badgers in Scotland is the Protection of Badgers Act 1992. Protection of Badgers Act 1992 makes it an offence to wilfully kill, injure, take, or attempt to kill or take a badger. This also sets out the exceptions, licences, enforcement and penalties for this offence. It should also be noted that badger setts are protected by law and can only be removed under licence from SNH.

Planning

2.6 In the context of National Planning Policy Guideline 14 Scotland's natural heritage includes its plants and animals, its landforms and geology, and its natural beauty and amenity. Natural heritage embraces the combination and interrelationship of landform, habitat, wildlife and landscape and their capacity to provide enjoyment and inspiration.

NPPG14:

- Sets out national planning policy considerations in relation to Scotland's natural heritage;
- Summarises the main statutory obligations in relation to the conservation of natural heritage;
- Provides guidance on the approach to be adopted in relation to local and non-statutory designations; and
- Draws attention to the importance of safeguarding and enhancing natural heritage beyond the confines of designated areas.

Landscape

2.7 The site is one of Long Established woodland of plantation origin, as described in the Ancient Woodland Inventory. The location of the proposed house is in a National Scenic Area (NSA) which affords protection to the landscape and amenity value of the area. NSA is a conservation designation used in Scotland, and administered by Nature Scot formerly Scottish Natural Heritage (SNH). The designation's purpose is to identify areas of exceptional scenery and to protect them from inappropriate development. The River Tay (Dunkeld) NSA covers the landscape surrounding the cathedral town of Dunkeld. It is characterised by beautiful woodlands and a fertile, lowland strath situated below the rugged hills of the Highland edge.

The Special Qualities of the River Tay (Dunkeld) NSA are listed in SNH's Commissioned Report as being:

- the beauty of cultural landscapes accompanying natural grandeur;
- the 'Gateway to the Highlands';
- characterful rivers, waterfalls and kettle-hole lochs;
- exceptionally rich, varied and beautiful woodlands;
- the picturesque cathedral town of Dunkeld;
- drama of The Falls of Braan and The Hermitage;
- Dunkeld House policies;
- significant specimen trees; and
- the iconic view from King's Seat.

Biodiversity Net Gain

2.8 Biodiversity Net Gain (BNG) is development that leaves biodiversity in a better state than before. It is an approach whereby developers work with local governments, landowners, wildlife organisations, and other stakeholders to minimise impacts and maximise outputs for biodiversity.

3.0 ECOLOGY SURVEY METHODS

Botanical survey- Phase 1 habitat survey

3.1 Botanical survey methods are based on terrestrial habitats assessed by walkover surveys conducted on the 17 January and 19 August 2020. Habitats were classified according to The Joint Nature Conservation Committee (JNCC) methodology for Phase 1 Habitat Survey, followed the methodology by JNCC (2003)¹.

Background

3.2 The woodland is part of the wider Atholl woods linking this area of Dunkeld to the wider environment on the northern edge of Dunkeld. The wood is mostly an area of planted and self-sown broadleaved forest, small patches of bracken and *Rhododendron Rhododendron ponticum*. Much of this area is included in the Woodland Inventory of Ancient woodland, where there has been continuous woodland cover over the last 400 years. In the United Kingdom, an ancient woodland is a woodland that has existed continuously since 1600 or before in England, Wales and Northern Ireland (or 1750 in Scotland). Planting of woodland was uncommon before those dates, so a wood present in 1600 is likely to have developed naturally.

Mammal surveys

3.3 Mammal survey methods are based on standard mammal surveys as outlined¹ below, by walkover surveys conducted on the 17 January 2020. Bats were not considered in this initial assessment due to the time of year the ecological survey was undertaken. Bat surveys should be undertaken during the active bat breeding season between May and September which should include an assessment of any suitable trees and buildings within the site boundary.

Badger surveys

3.4 Badgers surveys² were carried out on 17 January 2020 and followed methods for best practice, looking for signs such as setts, footprints, latrines and scats, badger hair and trails.

Red Squirrel surveys

3.5 Red squirrel surveys were conducted using the Forestry Commission guidance Pepper et al 2017³. Red squirrels are a common sight in this area and therefore a complete account of red squirrels should be undertaken if trees are to be removed in the future.

¹ JNCC (2010). *Handbook for Phase 1 habitat survey*. Joint Nature Conservation Committee, Peterborough.

² Harris S, Cresswell P and Jefferies D (1989)² and Best Practice Guidance -

³ Practical Techniques for Surveying and Monitoring Squirrels (PDF-3830K) Forestry Commission Practice Note 11, 2009 and Gurnell, J. & Lurz, P.W.W. (2012). Red Squirrel, In: Cresswell, W., Birks, J., Dean, M.D., Pacheco, M., Trehwella, W., Wells, D., Wray, S. (Eds.) UK BAP Mammals.

Bird Surveys

3.6 Bird surveys should be undertaken if works are likely to commence and impact on breeding birds. Further details of the methodology “Surveys for breeding birds” BBS⁴ following the BTO, RSPB JNCC will be required to be completed as an addendum if required between April and July as part of the conditions of planning consent. BBS fieldwork involves three visits a reconnaissance visit and two bird recording visits between April and July.

4.0 RESULTS

Phase 1 habitat survey – habitats

4.1 A phase 1 habitat survey was undertaken on the site and a habitat map produced identifying the main types (see appendix 1). A habitat map shows the extent and location of the main habitat types; in this case continuous semi-natural broadleaved woodland with a little scrub in the understory. A complete botanical survey should be undertaken in the summer months to determine all the plants on the site.

Semi-natural broadleaved woodland.

4.2 The woodland is a mixture of different types in the main higher canopy with predominantly silver birch (*Betula pendula*), sycamore (*Acer pseudoplatanus*) and beech (*Fagus sylvatica*) with some downy birch (*Betula pubescens*) and ash (*Fraxinus excelsior*). There is some mature oak (*Quercus petraea*) on the boundary of the site. There are a few mature trees but the majority are approximately 25–40 years old with the odd exception. The shrub layer is rather sparse probably due to overgrazing by deer. There were large patches of bracken (*Pteridium aquilinum*) until this was strimmed and the remains are evident. Rhododendron (*Rhododendron ponticum*) exists near the existing building near the watercourse and generally under the main canopy but they do not contribute a significant element within the shrub and field layer. A few elder (*Sambucus nigra*) shrubs occur with little else in the shrub layer. The field layer is quite sparse and poor probably due to excessive deer grazing. There is a varied fern community, the most common of which is bracken (*Pteridium aquilinum*), male fern (*Dryopteris felix mas*) and buckler ferns (*Dryopteris dilatata*). There are common woodland plants in the field layer such as small dwarf seedlings Holly (*Ilex aquifolium*) browsed by deer, wood sorrel (*Oxalis acetosella*), wood violet (*Viola riviniana*), germander speedwell (*Veronica chamaedrys*), perforate St Johns wort (*Hypericum perforatum*), tutsan (*Hypericum androsaemum*), foxgloves (*Digitalis purpurea*), pink purslane (*Montia sibirica*), and grasses including fescues (*Festuca* spp), bend grasses (*Agrostis capillaris*), yorkshire fog (*Holcus lanatus*), wavy hair grass (*Deschampsia flexuosa*), tufted hair grass (*Deschampsia cespitosa*) and wood meadow grass (*Poa nemoralis*). There are a few ruderal plants associated with the rubble on site including nettle (*Urtica dioica*).

⁴ Breeding Bird Survey British Trust for Ornithology BTO, Royal Society for Protection of Birds RSPB and the Joint Nature Conservation Committee JNCC. Gregory, R D, Bashford, R I, Balmer, D E, Marchant, J H, Wilson, A M and Baillie, S R 1997, The Breeding Bird Survey 1995-1996, BTO, Thetford.

Scattered scrub

4.3 Scattered scrub is predominantly Rhododendron with a little broom (*Cytisus scoparius*). There are also a few holly seedlings.

Neutral grassland, unimproved

4.4 A small area of neutral grassland occurs close to the burn and existing building. This is predominantly a mixture of grasses including creeping bent grass (*Agrostis capillaris*), sheeps fescue (*Festuca ovina*), Yorkshire fog (*Holcus lanatus*), sweet vernal grass (*Anthoxanthum odoratum*) and some tufted hair grass (*Deschampsia cespitosa*). There are a few herbs including dog violet, germander speedwell, white clover (*Trifolium repens*), common sorrel (*Rumex acetosa*), eyebright (*Euphrasia officinalis* agg) and perforate StJohn wort.

Tall herb, bracken

4.5 There are a few scattered patches of bracken mostly on the periphery of the site, much of which has now been strimmed.

Running Water

4.6 A small burn, which is narrow, 1m wide watercourse, drains the site and is partly marshy along its narrow margins especially in the top half of the site with some soft rush (*Juncus effusus*), tufted hair grass (*Deschampsia cespitosa*) and marsh plants such as marsh violet (*Viola palustris*). Rhododendron is conspicuous at the top of the site adjacent to the existing building.

Protected Mammal and Bird Surveys

Badgers

4.7 The site was surveyed for the presence of badgers. No badger setts, or any conclusive proof of badger utilization of the site (prints, latrines, hairs etc) was observed.

Red Squirrel surveys

4.8 Red squirrels use the site on occasions. The main use appears to be foraging and storage of beech nuts as there is little else of significance to red squirrels on this site. Adjacent oak trees may also be of value and they are likely to use the site for safe passage to other wooded areas elsewhere. There were no red squirrel dreys or shelters found during the survey and no likely trees for them to use as a shelter.

Bird Surveys

4.9 An anecdotal survey of birds was taken during separate visits in May and July during the breeding season. Birds recorded included Chiff chaff (*Phylloscopus collybita*), great spotted woodpecker (*Dendrocopos major*), robin (*Erithacus rubecula*), willow warbler (*Phylloscopus trochilus*), treecreeper (*Certhia familiaris*), mistle thrush (*Turdus viscivorus*) and blackbird (*Turdus merula*). However none of these appeared to be breeding as there appeared to be few old trees with holes or suitable canopies for nesting. One birch tree may support breeding great spotted woodpecker.

Other mammals

4.10 A number of deer species were recorded using the site including Fallow deer (*Dama dama*) and Roe deer (*Capreolus capreolus*). Deer numbers appeared to be high with evidence of heavy grazing in this area which limits the growth of new and young trees and shrubs.

5.0 DISCUSSION

5.1 The development will take a small area of woodland which is of low ecological value. The majority of this small site consists of semi-natural woodlands, including some native (mainly birch) but many non-native trees. The woodland is limited in ecological value due to the presence of non-native beech and sycamore which dominate large areas of the canopy while the limited ash cover is suffering from dieback (*Chalara* infection). These non-native trees limit the ecological value of this site. The ash should be removed to prevent further spread of this disease. The woodland cover is >95% with a few areas of Rhododendron 5% and bracken. A few patches of neutral grassland under the 11Kv electricity line and some linear features of running water occur under the tree canopy with some Rhododendron and bracken more conspicuous in one area on the bend in the road. The woodland flora and field layer is limited due to deer pressure with little development of shrub or field layers.

5.2 The tributary to the burn and bankside vegetation associated with it, are narrow small strips on the margins of the site and are unlikely to be affected directly by the development. The burn links to the above woodlands which are predominantly coniferous plantations of larch (*Larix* spp) and spruce, and the watercourse drains over the road and across the site. The watercourse is of low conservation importance as it is small and narrow some 20-50cm wide running steeply down to the River Tay under Dunkeld. The burn may have an influence on flooding downstream due to its steep nature and rapid run-off.

5.3 The NSA is described as exceptionally rich, varied and beautiful woodlands but this small woodland area does not fulfil these criteria. The natural potential for this area can be greatly enhanced by tree and shrub planting with screening using hedgerows and deer fencing to prevent deer browsing.

6.0 POTENTIAL IMPACTS OF DEVELOPMENT AND MITIGATION

6.1 The proposed site has a low nature conservation value but some landscape and amenity value. The loss of small areas of birch trees, non-native beech and sycamore trees with bracken is likely to be of low impact on the ecology of the site. Removal of trees, some birch and non-native trees is possible without having a great impact on the woodland habitat. Bracken cover is extensive in the bottom corner of the site and supports large numbers of deer which may also carry ticks which may be a health issue. This bracken should be removed where possible and the area planted with native trees and shrubs such as hazel (*Corylus avellana*). Management of the drainage will be required and this presents some opportunity to create water features in the form of small man made lagoons to hold water to prevent flooding downstream and to manage water run-off more effectively.

Woodland management and planting

6.2 Small scale native tree and shrub planting such as standard trees, sessile oak (*Quercus petraea*), English oak (*Quercus robur*), rowan (*Sorbus aucuparia*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*), birch (*Betula pendula*) with some alder (*Alnus glutinosa*) would also help improve the ecological value and support and encourage native wildlife to the area. Planting of some scots pine (*Pinus sylvestris*) on the margins on drier knolls may also help link the adjacent conifer woods and provide added amenity value. In addition wet margins along the burn should be planted with goat willow (*Salix* spp), crack willow (*Salix fragilis*) and grey willow (*Salix cinerea*) with hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*) in the woodland areas as an understorey to the main woodland to provide cover, food and shelter for birds and animals. Native tree species could progressively replace non-native trees and help restore more wildlife in this area. This should be part of a woodland management plan.

6.3 Additional planting of hedgerows with hawthorn, hazel, holly and blackthorn would help cover around the periphery thus improving habitat for birds and other wildlife on the site. The site should be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals.

6.4 The biodiversity character of the NSA would be enhanced by the mitigation above and a woodland management plan which could be adopted as part of planning conditions.

Appendix 1 Phase 1 Habitat Survey map



Naiad Environmental Consultancy



To Whom It May Concern
Perh and Kinross Planning Department
Perth
Perthshire

Dear Sir

Planning application – Appeal - Land to the east of Tigh Grianach, Dunkeld.

I support the appeal to the refusal of the planning application for the above property on the edge of Dunkeld. This development will have a long term benefit to the local environment with appropriate mitigation as described below. As a professional ecological consultant with over 30 years of experience, I have reviewed the information and site character. The site currently has a low ecological value and is made up of long established woodland of plantation origin, as described in the Ancient Woodland Inventory.

The currently approved planning permission develops more of the site, will require substantial engineering works to construct the road/driveway, and does not have any associated woodland management plan and only limited replanting. In my opinion, the new proposals offers an opportunity to significantly improve the biodiversity value of the woodland compared to the current planning application. The scale of the proposed development will take a small area of woodland (approximately 1/10th), leaving a much greater area to be enhanced. The design of the new property will be in keeping with the woodland character with adequate design, screening and new ecological woodland mitigation, see below. The adjoining areas of woodland will incorporate new native tree and shrub planting which will overall greatly enhance the biodiversity of the area.

The site has low nature conservation value due to non-native species of tree such as beech and sycamore dominating. The structure of the woodland is also poor with little understorey shrubs, while the ground flora is limited to a few woodland plants but the bare ground often caused by beech inhibits ground flora development. The loss of a very small area of birch trees, non-native beech and sycamore trees, with bracken is likely to be of low impact on the ecology of the site. Removal of beech trees and some birch will not have any significant impact on the quality of the woodland habitat. There is a current threat to the quality of this woodland habitat by non-native species including invasive Rhododendrons, beech and the spread of bracken which inhibits development of native woodland in this area are a greater threat to the woodland environment. Deer also cause a significant problem as they browse the non-native trees and therefore prevent natural regeneration of native trees such as oak and ash on this site. The following mitigation will greatly enhance the ecological value of the site, improve wildlife for birds and the diversity of mammals and will also act as a screen in the medium term (3-5 years) providing enhanced landscape character.

Mitigation can be achieved in the form of

Naiad Environmental Consultancy, 4 Murthly Terrace, Dunkeld, PH80BG Tel
01350 727201 mobile 07761673231 E mail: naiadecology@hotmail.co.uk

Naiad Environmental Consultancy



- deer fencing
- planting native trees and shrubs and,
- hedgerow borders
- wildflower mixes such as suitable for an oakwood habitat.

The woodland can be greatly enhanced by small scale native tree and shrub planting as part of a woodland management plan. Planting of standard trees, sessile oak (*Quercus petraea*), English oak (*Quercus robur*), rowan (*Sorbus aucuparia*), birch (*Betula pendula*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*) with some alder (*Alnus glutinosa*) along the burn, would help improve the ecological value and encourage native wildlife to the area. Planting of some scots pine (*Pinus sylvestris*) on the margins on drier knolls may also help link the adjacent conifer woods and provide added amenity value. Native shrubs such as juniper (*Juniperus communis*), hazel (*Corylus avelana*), hawthorn (*Crataegus monogyna*), holly (*Ilex europaeus*) and blackthorn (*Prunus spinosa*) should also be planted to improve the woodland structure which is currently poor. Native tree species could progressively replace non-native trees and help restore more wildlife in this area.

Additional planting of hedgerows with hawthorn, hazel, holly and blackthorn would help cover around the periphery thus improving screening and habitat for birds and other wildlife on the site. The site should be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals.

Yours Faithfully

Adrian R Davis
Naiad Environmental Consultancy

GF Land Management

2 Atholl Park

Dunkeld

PH8 0AG

01/06/2021

To whom it may concern.

I am writing this letter in support of the Planning appeal relating to application [20/00952/FLL](#).

For background I have been involved in the management of native woodlands and studying impacts of herbivores for over twenty years. I have a specialist consultancy company that advises woodland managers on the impact of grazing animals and have a wide range of experience in managing native woodlands in Scotland.

There are a number of points that I would like to raise in relation to the evidence provided as part of the Planning Application being turned down, however I would like to state up front that I fully support the proposed development as it will lead to a significant net positive return for biodiversity, a point that I will reference several times below.

- Impact of the development – Given that extant Planning is in place it has to be noted that the reference point for this application should be the existing plans and the current proposals should be evaluated with this as a key factor. The new proposals reduce the total area of impact by relocating the proposed residential property and removing the need for a significant drive. This is not fully reflected in the determination document and the reduction in footprint by around 10%, as well as the quality of the build proposed, has also been somewhat dismissed in some parts of the report rather than noted as a positive. The fact that the building is raised on stilts will also allow the woodland floor underneath the building to regenerate.
- Removal of trees – The current proposal reduces the number of trees removed compared to the extant Permission. A larger number is discussed in the planning determination, but this is clearly conjecture and not based on the plans provided for the development. The construction of the dwelling is such that removal of trees is to be minimised and done in a sensitive way towards the site.
- High conservation value trees – The vast majority of the tree's proposed for removal are pole stage birch. These are not trees of high conservation value, they are not veterans with rot holes, profuse deadwood and a wide array of lower plants living on them. These types of trees are felled day in day out across Highland Perthshire as part of firewood production and the assertion that the vast majority of trees are of high conservation value at this point in time is disingenuous.

- Ancient woodland – The site is not ancient woodland as would generally be referred to in woodland management terms, it is Long Established of Plantation Origin (LEPO) which shows that there have been planted woodlands at this location for a long-time. Whilst this appears on the Nature Scot Ancient Woodland database as ancient woodland, it is very different to native woodland in that it contains multiple non-native species and does not have the structural diversity that might be expected of true ancient woodland. It is also worth pointing out that the Native Woodland Survey of Scotland refers to this area as Upland Birchwood, a priority habitat. Given it's setting in the landscape and altitude it should be noted that this area is almost certainly Upland Oakwood, in its early succession stage where birch often dominates. This is important to register as the current composition is not the climax woodland cover that would be expected here, rather an early stage towards that priority habitat. The woodland management proposals would see compensatory planting for the trees to be felled with the likes of pole stage sycamore and birch replaced with more site appropriate species like oak and hazel, moving the overall woodland closer to the ultimate climax habitat of Upland Oakwood. This would be a biodiversity gain and would help to restore the site back towards what would be the site native woodland type.
- Tree loss - From a woodland management perspective, thinning and removal of many more trees than are proposed as part of this development would be my recommendation to improve and diversify the woodland structure here. At present it is largely closely spaced pole stage birch and beech across much of the woodland. Some thinning to increase the light levels to the forest floor would have a positive impact in terms of the value of the woodland to biodiversity. I am making this point as there seems to be a general presumption that any tree felling is bad where the reality is far from that.
- Current pressures – Much is made of the fact that woodland is on the Native Woodland Survey of Scotland (NWSS), yet the clear pressures noted during this independent survey, ones that are indeed due to be tackled by the woodland management plan, are not mentioned at all. The two primary issues are around Invasive Non-Native Species (INNS - rhododendron) and herbivore impact. The supporting evidence for refusing the planning permission notes that regeneration was found on site during a site visit. It should be noted that what limited regeneration there is was either heavily browsed or dying off due to herbivore impact, something backed up by the Herbivore Impact Assessment carried on site and presented as part of the woodland management plan. In short, the current herbivore impact is having a hugely detrimental impact on the woodland as a whole and its ability to function as it should. The proposals within the woodland management plan would have a significant net biodiversity benefit that will offset the impact of the development through additional floristic diversity, survival and spread of highly palatable species that are important for pollinators and natural regeneration of native broadleaves and scrub which will help diversify the woodland. It is important to note that the mature rhododendron bushes have stopped any light from reaching the forest floor across much of the area in question extending to 0.06 ha (600 m²). It is clear that by removing the INNS there will be significant areas able to support native woodland vegetation that up until now wouldn't have, again offsetting the impact of the development and helping to provide net biodiversity gain. In short, the NWSS notes negative pressures on this site that are limiting the ecosystem services delivered by the woodland. The proposed development and associated woodland management plan propose to tackle these two issues which will have a transformational impact for the better.

In conclusion, it is my view that the proposed application offers a significant net positive gain for biodiversity. and to refuse the application on the grounds of tree loss and biodiversity does not take into account the current woodland condition, structure, relatively low value of the trees to be removed and the significant benefits of the submitted woodland management plan.

Yours sincerely

Graeme Findlay



Mrs Caroline Robinson
c/o Brown + Brown Architects
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35 Kinnoull Street
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PH1 5GD

Date of Notice: **20th May 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **20/00952/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 7th August 2020 for Planning Permission for **Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation Former Water Reservoir Blairgowrie Road Dunkeld**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal requires a significant number of trees to be removed, which are rich in bio-diversity and are within both an Ancient Woodland and an area which has been identified as an area of Upland Birchwood which is a priority habitat in the UK Bio-diversity Action Plan. Notwithstanding the 39 trees which are shown for removal to accommodate the dwelling, access and visibility splays, additional trees will be required to be removed to ensure that the maximum available visibility splays are delivered and the pressure for further tree removals within the area of healthy trees will increase by the presence of a dwelling in the location proposed. The proposal is contrary to Policy 40A of Perth and Kinross adopted Local Development Plan 2 (2019) which seeks to ensure that existing areas of existing woodland of natural, historic and heritage value are protected.
2. The proposed removal of trees to a) accommodate the development and b) as part of the woodland management plan, will have an adverse impact on the bio-diversity of the area in the short term. This impact exceeds and differs to that which would result from that associated to the extant approved development associated to the wider site. In the absence of a long-term woodland management scheme in place and secured for the future, the proposal is contrary to Policy 41 of Perth and Kinross adopted Local Development Plan 2 (2019) which seeks to protect wildlife and their habitats.

3. The proposal involves the removal of a number of trees to create a site which is suitable for a dwelling. The proposal is contrary to the principles of Policy 19 of the adopted Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 which both seek to ensure that sites in the countryside are not manufactured.

Justification

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

Notes

- 1 There are no relevant Informatives

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

Plan Reference

- 01
- 02
- 04
- 05
- 06
- 07
- 08
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- 16

REPORT OF HANDLING

DELEGATED REPORT

Ref No	20/00952/FLL	
Ward No	P5- Strathtay	
Due Determination Date	6th October 2020	
Draft Report Date	14th April 2021	
Case Officer	AMB	Date 20 May 2021

PROPOSAL: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

LOCATION: Former Water Reservoir, Blairgowrie Road, Dunkeld

SUMMARY:

This report recommends **refusal** of a detailed planning application for the erection of a dwellinghouse within a woodland area near Dunkeld, as the development is considered to be contrary to the relevant provisions of the Development Plan, and whilst there are some material considerations (site history) that are apparent, these are not sufficient to justify setting aside the Development Plan.

DATE OF SITE VISIT: The site has been previously visited by the case officer, who did not undertake a further site inspection during the course of this planning application due to the Covid19 restrictions. However, both the Transport Planning Officer and the Bio-Diversity Officer visited the site. In addition, the site and its context have been further reviewed by means of Streetview, aerial/satellite photographs and photographs provided by the applicant in their supporting documents. This approach is considered sufficient to bring this planning application to a conclusion.

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a detailed planning permission for the erection of a new dwellinghouse on a 0.65ha woodland site near Dunkeld, but outside the settlement boundary. Site topography is sloping generally down from south to north and there is a former water reservoir building in the north-west corner. Much of the site is covered by trees.

The dwelling proposed is of a linear design, of high architectural quality, which looks to take advantage both of views to the south and passive heating through the sun entering via large areas of glazing on the west elevation. It is to be positioned in a central position approx. 20m south-east of the existing

reservoir building and measures approx. 285sqm in area with a width of some 7.5m and a length of 38.5m – including an outside terraced area. A new vehicular access is to be formed from the north – directly off the public road.

To facilitate the dwelling, and the new vehicular access/parking, a number of trees are to be removed. The application indicates a long-term management of the woodland is to be undertaken, in the event of the proposal being supported, which will include various tree works and a long-term replanting programme. The supporting documents suggest that the applicant sees this proposal as having a positive impact on the character of the woodland and would enhance and safeguard the bio-diversity and ecosystems within the existing site.

The existing building on the site, where there is an extant permission for alterations and conversion of it to a dwelling (Ref: 16/01594/FLL), is proposed to be used as ancillary accommodation for the occupiers of the new dwelling.

Along the western edge of the site is an informal path, which is not a core path or right of way.

Due to ongoing concerns over flood risk the current applicants wish to abandon that the aforementioned extant permission to alter and convert that existing building, and '*relocate*' that residential permission to a higher part of the site, away from the risk of flooding. The current applicants were not involved in the earlier planning permissions, having only recently purchased the site.

SITE HISTORY

Detailed planning permission was first granted for the conversion of the existing reservoir building to form a dwelling in 2008 (08/01100/FLL), and that permission was later renewed in 2013 (13/02156/FLL).

A further planning application, which amended the vehicular access arrangements, was approved in 2016 (16/01594/FLL). This permission remains live, until March 2022 - due to Covid19 related extensions of planning permission durations.

This current planning application essentially seeks to relocate the residential use, related to the approved conversion of the reservoir building, into a newly constructed building of contemporary design elsewhere on the site, although using a similar point of vehicular access. This and other relevant factors are discussed below.

PRE-APPLICATION CONSULTATION

Informal discussions took place with the applicant (via a different agent) regarding the potential for an amended proposal on the site to potentially

replace the extant permission. The informal advice offered was that consideration of the additional (comparable) impact on trees, compliance with the HITCG 2020 and making a justification for the movement of the dwelling would be the key issues.

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.

Of relevance to this proposal are:

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Of relevance to this application are,

- Paragraphs 74 – 83, Promoting Rural Development
- Paragraphs 109 – 134, Enabling Delivery of New Homes
- Paragraphs 193 – 218, Valuing the Natural Environment
- Paragraphs 254 – 268, Managing Flood Risk & Drainage

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 lies within the landward area of the LDP2, where the following policies are applicable,

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 15: Public Access

Policy 19: Housing in the Countryside

Policy 30: Protection, Promotion and Interpretation of Historic Battlefields

Policy 40A and B: Forestry, Woodland and Trees

Policy 41: Biodiversity

Policy 52: New Development and Flooding

Policy 55: Nuisance from Artificial Light and Light Pollution

OTHER COUNCIL POLICIES

Placemaking Guide 2020

Housing in the Countryside Guide 2020 (HITCG)

Developer Contributions and Affordable Housing 2020

Forest & Woodland Strategy 2020

EXTERNAL CONSULTATION RESPONSES

Scottish Water: No objections.

Perth And Kinross Heritage Trust: No objections, subject to a condition regarding the existing building.

Dunkeld & Birnam Community Council: Support the proposal.

Historic Environment Scotland: No objection. Comment on the impact on the historic battlefield.

NatureScot: No response to the consultation. In line with accepted protocol, no response is taken as 'no objection'.

INTERNAL COUNCIL COMMENTS

Community Greenspace: No objection. Comment on the path, suggesting it should be retained or rerouted.

Biodiversity/Tree Officer: Object. Provided comment on the initial submission and subsequent information. Notwithstanding that additional information the objection is maintained on the grounds of the impact on trees and the potential impact on biodiversity.

Environmental Health No objection. Comment in terms of noise and contaminated land issues, advising conditions should be applied to any permission.

Transport Planning Object to the proposed vehicular access, on the grounds of road safety.

Development Contributions Officer Advises that there is no requirement for any developer contributions.

REPRESENTATIONS

26 representations have been received, 14 objecting and 12 offering support.

In terms of the letters of objections, the key issues raised are:

- Contrary to the Development Plan
- Contrary to the HITCG 2020
- Loss of public footpath
- Concerns over the vehicular access
- Loss of trees
- Light pollution
- Impact on visual amenity
- Inappropriate land use
- Impact on biodiversity
- Impact on National Scenic Area

In terms of the letters of support, the key issues raised are:

- Enhances the character of the area
- Environmental improvements
- Economic development
- Improvements to biodiversity
- Quality design
- Improvements to access and public access provision

In addition to these comments, the local Community Council have offered support for the proposal on the following grounds:

- Principle has already been established for a dwelling

- Improvement on existing permission in terms of visual impact
- Acceptable impact on trees and biodiversity
- Need for local homes

All these issues (for and against) are addressed in the appraisal below.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	AA Not Required. No direct impact on the SAC.
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact	Tree Survey, Woodland Management Plans; and Ecology Surveys, all initially submitted, and then updated.

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 site's planning history is a significant material consideration as is compliance with the Council's policies on Housing in the Countryside, Placemaking and Developer Contributions.

Policy Appraisal

The key land use policies are found within the LDP2.

Within that plan, the site lies within the landward area where *Policies 1 (Placemaking), 6 (Settlement Boundaries), 19 (Housing in the Countryside), 30 (Historic Battlefields/Assets), 40A and B (Trees), 41 (Bio-diversity) and 52 (Flooding)* of the LDP2 are all 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 6* prohibits new development adjoining settlement boundaries – unless specific criteria are met.

Policy 19 Housing in the Countryside requires to be read in conjunction with the SPG of 2020 (HITCG). *Policy 30* looks to protect our cultural assets, which include historic battlefields. *Policy 40A and B* seeks to protect existing trees and woodland areas and sets out when tree surveys are required. *Policy 41* seeks to protect existing wildlife and their habitats. *Policy 52* seeks to ensure that new sites are not subject to flood risk.

All policies will be assessed below.

Land Use Acceptability

It is clear that this proposal deals with complicated planning issues, bearing in mind the terms of the extant planning permission and also the quality of the design which has been brought forward – which in isolation, is something which Perth and Kinross Council encourages, promotes and welcomes through its recently approved Placemaking Guide.

However, the impact on a significant number of existing trees, many of which are to be completely removed and the resultant impact on existing bio-diversity, with no robustly clear pathway to securing a long-term regeneration of the woodland, ultimately leads to a refusal recommendation.

The site is located within the landward area of the LDP2, close to but not adjacent to the settlement boundary of Dunkeld. The LDP2 through *Policy 6* (Settlement Boundaries) seeks to restrict development which adjoins settlements, apart from in specific instances. In this case the site is not immediately adjacent to the settlement boundary and does not physically adjoin it. As such, whilst the principle of this policy should be noted, it is considered more appropriate to consider the proposal against *Policy 19* (Housing in the Countryside) and the principles of the HITCG – especially as there is a group of existing buildings to the west.

Whilst that group of buildings has been excluded from the settlement boundary of Dunkeld, it is nevertheless the size of a small hamlet and constitutes an 'existing building group' as defined in the HITCG. The HITCG 2020 offers support for new dwellings which extend such existing building groups into definable sites. However, in this case the site for the proposed house is considered to have been artificially manufactured as it creates an area for the dwelling, access, curtilage etc by removing a number of trees. Such an approach is not supported by the HITCG.

The principal reasoning for the proposed movement of the dwelling is to deal with flood risk and a legitimate concern. However, the proposal approved in 2008 was considered acceptable from the point of view of the standards in place at that time, notwithstanding over the intervening years flood risk levels

have increased and modelling baselines changed. As such the risk of flooding associated with the previously consented site increased over time. In addressing this changing situation the 2016 permission, which was a variation of the 2008 scheme, included the need for an updated FRA due to concerns over flooding, and an informative note highlighted the fact that the conversion if implemented, could still be subject to flood risk and this has been advised through an informative note on the extant planning permission. The risk then something for any purchasing/implementing party to consider.

The HITCG makes reference to the potential support for the replacement of existing (occupied) dwellings which are subject to flood risk, but there is no similar provision for consented proposals not yet built - so there is no specific policy support for the relocation of the consented dwelling to a more appropriate location. However, bearing in mind the site has had permission since 2008, a pragmatic approach to help assist a potential development opportunity to move forward is not considered an unreasonable approach.

To this end, the principle of 'moving' the extant planning permission to a location where the flood risk could possibly be considered as an alternative - subject to issues such as taking place on a suitable site, the surrendering of the extant permission (revocation); and long term woodland management arrangements being subject to land burdens via a legal agreement – and the applicant has indicated they would be willing to consider the latter two issues.

The woodland management being planning gain, and a net environmental improvement.

Nevertheless, notwithstanding any net environmental benefit through a woodland management scheme, it remains that a considerable amount of trees will require to be removed to create the clearing for the house and to facilitate provision of the access. Whilst not specifically included in the relocation of flood risk homes within the HITCG, that SG is clear in its other sections that the clearing of an area of woodland to create a site is not acceptable and should be avoided. As such it is difficult to argue that such an approach should be taken in this case.

The application puts forward a case that the proposed level of tree removal is comparable to that which would have been necessary to convert the existing building, and there are some superficial comparisons between the two schemes – which makes consideration of this planning application more complex.

However, there are differences between the two and the principle element (the conversion) of the extant proposal did not require extensive tree removals, rather the majority of the tree removal then related to a new private vehicular access, it should also be remembered that the value applied to trees and related biodiversity has increased markedly over the intervening years. It is also the case that the vast majority of the trees now affected by this proposal were not affected by the previously approved scheme. Particularly the current proposal requires a large rectangular shaped area of trees

removed from the centre of the site, to create the space for the dwelling, as mentioned this approach is not in line with the spirit of the HITCG – and as expanded on below could result in more tree removals, not recognised in the supporting documentation, which would further increase the detriment to the woodland and the habitats in it.

Impact on Trees

The Council have approved SPG on Forest and Woodland Strategy, and whilst the content of this document should be noted, it is aimed at more strategy forestry and woodland proposals on a larger scale. Its general principles do however seek the retention of woodland areas, and when there is removals then these should be compensated.

The LDP2, through Policy 40A is more specific to smaller scale planning applications seeks to protect existing trees, especially those that have high – natural, historic and cultural heritage value.

In this respect the site is part of a larger woodland area, which continues on either side of the public road - the application site being part of the woodland to the south of the road. The larger woodland, including the site, is identified as being an 'Ancient Woodland' on NatureScot's ancient woodland inventory, and is also listed on the native woodland survey of Scotland as "Upland Birchwood" - which is a UK bio-diversity action plan priority habitat.

The site is therefore considered to have a natural, historic and cultural heritage value.

The impact on the existing trees is a significant consideration, and the Council's Bio-Diversity Officer has visited the site to inspect the existing trees, and to observe the undergrowth below. As mentioned previously, the site benefits from an extant planning permission for the conversion of the existing building and alterations, and to facilitate that development a number of trees (approx. 40) were to be removed – largely to accommodate a new access, and to deliver visibility splays.

Those trees and the ones which are proposed for removal as part of the current application are not directly 'like for like', but there are some overlaps between the two proposals – particularly in relation to the immediate access point and the visibility splays, which remain similar.

For this proposal, approx. 39 trees are shown to be removed to accommodate the proposed dwelling and the vehicular access. An additional 13 trees are also recommended for removal due to their physical condition. Of those 13, two would in any case probably be required to be removed to accommodate the visibility splay which has been shown on the site plans.

In addition, there are a further 11 trees located on the margins of the visibility splays, and to deliver the splays as shown – these trees would likely need to be either removed or lopped.

Taking this all together it is likely that the felling of around 63 trees is a more reasonable estimate – and these would be a mix of healthy, and decaying trees.

The extent of woodland loss has been discussed at length with the applicant and their agents, and clarification has been sought to highlight the comparisons to the extant permission (in terms of likely removals) and what is now proposed. Additional information has been forthcoming, and this has been useful in giving more clarity.

Particularly the tree survey from 2008 was not comprehensive and did not take into account the need for ongoing, and immediate woodland management of the wider area, or the need to remove dead or dying trees for the benefit of the wood and bio-diversity interests. To try and improve on that historic position the current applicant was asked to clarify the number of healthy trees proposed for removal, which they have done. However, the submitted information does not include trees are considered to be dead or dying, or trees which were not surveyed due to their smaller size.

Whilst, on face value, this number is comparable to the number of trees that were envisaged to be removed as part of the extant permission, these would largely be different trees and it is the view of officers that it is extremely likely that there will be a greater impact than that identified in the application submission.

There is also a concern that whilst a number of trees surrounding the proposed dwelling have been shown as being retained, with the placement of the dwelling so close to these existing trees to be retained there will be pressure for additional trees to be removed to create a *better* and perhaps safer residential environment – and these tree removals may or may not be mitigated by replacements. So, whilst the applicants have been clear in their intentions to work with the woodland and enhance it, this sentiment cannot be given significant weight overall. Particularly given the uncertainty of risks and also that at some point in time there will be different occupiers who may have a different ideology.

In addition, some of the canopies of the retained trees are shown as encroaching over the footprint of the dwelling which would put them at risk during the construction phase via root damage, given the general relationship between canopy and root spread – especially those further up the slope.

These points have been made to the applicant, and this has seen the response seek to draw a comparison to the extant permission, and the future pressures which may have been forthcoming from that development. In exploring any comparisons the proposal for the conversion of the existing building would, after initial and anticipated tree removals be set in a more open area than the dwelling now proposed - so whilst there would have been some potential for future occupiers of that property to remove further trees,

the pressure would be significantly less than for the current proposal, which would be closely framed by trees.

The applicant has commented on this and indicated that they are willing to commit to a legal agreement (or other mechanism) regarding the future of the woodland, with a view to negating future unnecessary tree removals, outwith a woodland management plan; or that they would not oppose any negatively worded planning conditions. However, these options have been considered thoroughly, but are considered not workable in practice. It also ignores the fact that the principle of the tree removal, to create a clearing for the house, not being acceptable in terms of the HITCG, so not appropriate in any event.

Again, taking into account the terms of the extant permission, it is challenging assessing and weighing up the planning considerations in relation to the impact on trees, and then setting out a balanced assessment of the impacts. However, it is the view of officers that this proposal is likely to have a greater initial impact on the woodland, from the extant permission, in terms of direct removals. This brings with it conflict with the Development Plan, and in particular Policy 40A which looks to protect existing trees and woodlands, especially those with natural, historic and cultural heritage values – such as this area.

The applicant has included a woodland management plan for the site, which does include replanting of native trees and measures to enhance both the wood and its habitats. Whilst the implementation of this plan could have benefits for the woodland and its habitats, which is inline with Policy 40B of the LDP2, its means of delivery is not clear and any benefit that it would bring would not change the fact that a significant number of trees are being removed to create a housing site which is not in the spirit of the policy.

Visual Amenity, Design and Layout

The proposed dwelling is accepted to be of a high design standard, reflecting what the Council's Placemaking Guides design standards generally aims to promote.

The supporting information is also of a high standard, which presents the likely appearance of the dwelling in a realistic matter. And whilst the design is clearly of a different form from that of a typical pitched roof dwelling, there is no doubt that this location would lend itself to this contemporary style of dwelling. Otherwise whilst the new dwelling would be visible from some vistas, visibility alone is not necessary an issue. Rather, any visibility will translate to a view of a high-quality designed dwelling, which would not have an adverse visual impact on the area.

In terms of other layout matters, the principle issue is the impact that the proposal would have on the existing trees and pressures in the future for further removals which has been discussed above.

In addition, Transport Planning have raised significant concerns over the proposed vehicular access in terms of its visibility in both directions, however it should be noted that a similar vehicular access had already been accepted by the Council and a permission for it remains 'live'.

Residential Amenity

In terms of the impact on existing residential amenity, whilst the planning application has attracted a high number of objections, the location of the dwelling means that there will be very limited physical impact on any existing amenity in terms of direct overlooking or loss of privacy.

An air source heat pump is proposed within 60m of the nearest neighbouring property to the west which would be located at a lower level than the proposed dwelling, with trees in between the two. However subject to a standard compliance condition being attached to any permission in relation to controlling noise levels, there should not be any adverse impact on the amenity of neighbouring properties.

In terms of being able to provide an acceptable level of residential amenity for future occupiers of the dwelling, whilst the plot is unusual with so much tree coverage and slopes, there will nevertheless still be space for occupiers of the dwelling to use within the remaining woodland for their private amenity space – which is part of the attractiveness of this site.

However future pressures may arise for further tree removals to 'open up the amenity space' which if unmanaged or controlled, would be to the detriment to the visual amenity of the area, the woodland, and its ecosystem.

Roads and Access

The proposed vehicular access uses a similar arrangement at the public road, to that previously accepted by the Council in 2008 and then 2016.

After a review of the proposed vehicular access, and several site inspections by the Transport Planning team, the proposed access visibility splays are not considered compatible with current standards and could jeopardise road and pedestrian safety. Otherwise, although a number of trees have been shown to be removed from the identified visibly splay, it is felt that an additional 11 trees, above the 39 listed in the application will possibly be needed to be removed, or have substantial work done to them. All even to provide this sub-standard junction visibility.

Taking account of the context of the road geometry, which sees a bend in the road likely to slow vehicles to less than 60mph, the point of the access is a concern, and does not meet current standards. However, as the access has already been approved and could be built (to serve the extant development), it would not be reasonable to include the access deficiencies as a reason for

refusal, in its own right. However, the likely increased tree loss is a significant factor.

Additional information was requested concerning the topographical levels associated to the access and the visibility splays, to demonstrate what could be delivered and what the splays of visibility would be on completion. However, such information has not been submitted. Had permission been granted, these details should be controlled by conditions to ensure that in addition to splays being cleared of trees and other above ground obstructions, that ground levels in themselves do not cause additional visibility issues.

Drainage and Flooding

The proposal raises no issues in terms of surface water drainage.

However, the site is located within the catchment area of the River Tay, so fuller details of the proposed private foul water system would be required, if permission had been granted.

In relation to flooding issues, part of the applicants reasoning for moving the proposed dwelling to another part of the site is because of the concerns regarding flooding affecting the existing approval for the conversion of the former reservoir building.

Detailed planning permission was originally granted for the conversion of the former reservoir building in 2008, and the acceptability of the associated flood risk applicable to such proposals has changed since then. This has resulted in subsequent renewal applications being assessed based on the evolving flooding situation and updated flooding information, and also further assessment by the Council's Flooding and Structures and consideration of SEPA new flooding maps. All this shows there is a potential for flood water to affect the existing reservoir building.

As that permission remains live and could be implemented, the applicants position in relation to the flood risk associated to that scheme is valid. It is accepted that the revised location of the dwelling further up the slope, on higher ground would not be at risk from flooding, and that the use of the existing building as ancillary accommodation (if advanced as such) is not considered as high a risk, as compared to that associated to a dwellinghouse, in terms of safety of occupants, flood damage, etc.

Conservation Considerations

The proposal does not directly affect any listed building or conservation areas.

Part of the site has however been identified as associated to the Battle of Dunkeld battlefield, thus is historically significant. HES were consulted and have commented that the site itself is not considered to be one of the key

areas of the battle, and whilst there may still be some archaeological remains, these have already been disrupted by some development so interest in it is low.

PKHT have made similar comments and have indicated that in terms of archaeological works it is not necessary to undertake any invasive work or any other investigations relating to the battlefield. PKHT have also commented on the existing building, which although not listed, is of some historic note. They have recommended that prior to any works taking place which may alter the building, a standing survey should be undertaken which is not considered too unreasonable.

Natural Heritage and Biodiversity

A habitat survey has been undertaken and has been reviewed by the Council's Bio-Diversity officer.

It is noted that no assessment of bats has been undertaken, which is a concern if any development is proposed to the existing building as that building is capable of accommodating bats. The applicant has however indicated that to negate the need for a bat survey at the present time, they would be amenable to restrictions in relation to any physical alterations taking place to that building.

Beyond bats, the ecological survey noted the presence of both red squirrels and that a number of birds were noted to be using the site. Whilst the applicant has shown an intention to manage the woodland in a sustainable way, the level of tree and vegetation removal would have an adverse impact on the bio-diversity interests of the site in the short term. If permission had been granted, significant mitigation measures, which are sustainable in the long term, would be required to be secured via conditions.

The presence of native species, as well as fallen and standing deadwood, all supports a wide range of fungi in an open structure of woodland with varied ground flora, rock piles with interesting moss and lichen assemblages. There is also some signs of natural regeneration of trees. In this context the removal of the trees and the creation of a dwelling within the woodland area would have an initial adverse impact on the established habitats of the area. The applicants have commented on this, and again compared the extant permission to the proposed in terms of comparison.

However, the two situations differ somewhat, and whilst the extant permission would also impact on the habitats by tree removals, the required tree removal for the creation of the internal access are considered to be less significant an intrusion than the more felling be required for the current proposal. Accordingly, the proposal is considered contrary to Policy 41 of the LDP2, which seeks to ensure that new proposals protect wildlife and their habitats. In particular by exceeding the existing baseline of the extant permission.

Impact on National Scenic Area (NSA)

The site is located within the NSA associated with the River Tay.

The tree removal in particular would have an impact on the landscape, but not to an extent that it would have an adverse impact on the overall qualities of the NSA. NatureScot were asked for comment on the application but have opted not to make any specific comment on the impact on the NSA, and in line with the agreed protocol this is taken as a 'no objection' position.

In terms of the proposed dwelling itself, this again would have a physical impact, but the quality of the design of the dwelling is such that any visual impact could be argued to be a positive and not adverse.

Light Pollution

Concerns have been raised within some representations, that the proposal would create an unacceptable degree of light pollution, which would in turn have an adverse impact on the character of the area. In this regard, whilst a lot of glazing is proposed on the west elevation, this is a dwelling (albeit a large one), so the level of any light nuisance would not necessarily have a significant impact on the area during night time. It is also the case that there are several properties in the area which are on higher ground, so the presence of light on an elevated site is not uncommon in the area. As such this is not considered a significant issue.

Public Path

There is a public path which runs along the southern part of the site, which is not a right of way or core path but does appear to be well used by the public.

The applicant has taken on board a request for the path to be considered as part of the development and have committed to provide a re-routed path within land that is within their ownership. If permission had been granted, further details of the re-routed path and a scheme for its delivery would have been required via pre-commencement conditions as well as any additional impact on trees.

Contaminated Land

Environmental Health advised on contaminated land issues, and whilst they have no objections recommend that the standard 4-part contamination condition was to have been attached to any planning permission.

Need for more local homes

This proposal is for a single dwelling.

Whilst there might be a shortage of homes for locals in the area, the approval (or refusal) of this application is not likely to have a significant impact on the local housing stock. Nor would it have triggered any developer obligations to address Affordable Housing issues.

Developer Contributions

Affordable Housing

The proposal is for a single dwelling, which raises no issues in terms of affordable housing requirements.

A9 Junction Improvements

The site is located outwith the catchment area for contributions associated to A9 Junction improvements.

Transport Infrastructure

The site is also located outwith the catchment area for Transport Infrastructure contributions.

Primary Education

The proposal is for a replacement of an extant consent, and there are also no capacity issues at the local school. On this basis, there is no requirement for any Primary Education contributions.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

No variations have been made to the planning application; however, the applicant has indicated that to negate the need for a bat survey they would be willing to defer any development associated with the existing building.

DETERMINATION PERIOD

The application has not been determined within the statutory period, however the applicant agreed to an extension of time until Friday 21 May 2021.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None.

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 adopted Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

- 1 The proposal requires a significant number of trees to be removed, which are rich in bio-diversity and are within both an Ancient Woodland and an area which has been identified as an area of Upland Birchwood which is a priority habitat in the UK Bio-diversity Action Plan. Notwithstanding the 39 trees which are shown for removal to accommodate the dwelling, access and visibility splays, additional trees will be required to be removed to ensure that the maximum available visibility splays are delivered and the pressure for further tree removals within the area of healthy trees will increase by the presence of a dwelling in the location proposed. To this end, the proposal is contrary to Policy 40A of Perth and Kinross adopted Local Development Plan 2 (2019) which seeks to ensure that existing areas of existing woodland of historic and heritage value are protected.
- 2 The proposed removal of trees to a) accommodate the development and b) as part of the woodland management plan, will have an adverse impact on the bio-diversity of the area in the short term. This impact exceeds and differs to that which would result from that associated to the extant approved development associated to the wider site. In the absence of a long-term woodland management scheme in place and secured for the future the proposal is therefore potentially contrary to Policy 41 of Perth and Kinross adopted Local Development Plan 2 (2019) which seeks to protect wildlife and their habitats.
- 3 The proposal involves the removal of a number of trees to create a site which is suitable for a dwelling. The proposal is therefore contrary to the principles of Policy 19 of the adopted Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 which both seek to ensure that sites in the countryside are not manufactured.

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 applicable.

Procedural Notes

In the event of any approval being forthcoming, consideration of the need to control the terms of the extant permission will be required in light of the fact that if the two permissions were implemented they would not accord with the Development Plan.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01, 02, 04-10 (inclusive) and 12-16 (inclusive)



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

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100285263-001

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

Type of Application

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

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

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

Erection of new dwelling house, and use of existing reservoir building as ancillary to enjoyment of principal house.

Is this a temporary permission? * Yes No

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

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

No Yes – Started Yes - Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Brown + Brown Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	Nochty Studio
Last Name: *	Brown	Building Number:	<input type="text"/>
Telephone Number: *	01975 325003	Address 1 (Street): *	Cummerton
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Strathdon
Fax Number:	<input type="text"/>	Country: *	UK
		Postcode: *	AB36 8UP
Email Address: *	mail@brownandbrownarchitects.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Caroline	Building Number:	<input type="text"/>
Last Name: *	Robinson	Address 1 (Street): *	<input type="text"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

743271

Easting

302636

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Meeting held with planning department, with client and previously employed architect in attendance, with advice with regards to sitting and massing informing this proposal.

Title:

Mr

Other title:

First Name:

Andy

Last Name:

Baxter

Correspondence Reference Number:

Date (dd/mm/yyyy):

30/10/2019

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

6572.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

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

Disused water storage tank and adjacent ground.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

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

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

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

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

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

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

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

What private arrangements are you proposing? *

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

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

Drainage arrangements as per application previously approved for site. To be treatment plant (Balmoral Hydroclear 6 or equivalent), to soakaway (subject to site investigation and SEPA approval), with outfall to burn.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

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

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

- Yes
 No, using a private water supply
 No connection required

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

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

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

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

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

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Dedicated recycling storage within kitchen. and space at bellmouth mouth for required general, recycling, and garden waste bins.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

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

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

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

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

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Signed: Andrew Brown

On behalf of: Mrs Caroline Robinson

Date: 21/07/2020

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

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

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

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

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

Declare – For Application to Planning Authority

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

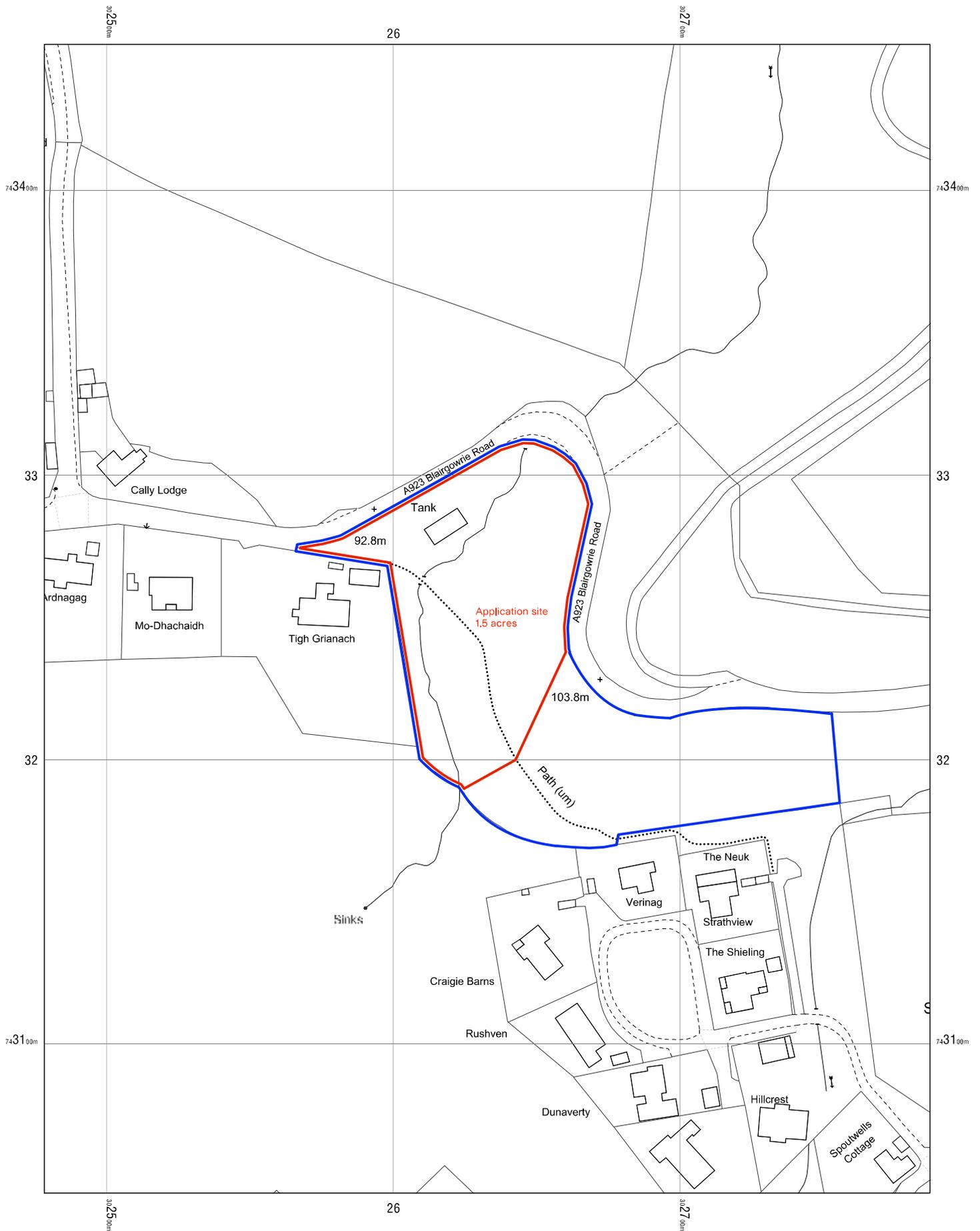
Declaration Name: Mr Andrew Brown

Declaration Date: 21/07/2020

Payment Details



Created: 21/07/2020 12:09



Brown & Brown

OS MasterMap 1250/2500/10000 scale
 Friday, June 19, 2020, ID: BLJT-00882787
 www.planningapplicationmaps.co.uk

1:1250 scale print at A3, Centre: 302633 E, 743250 N

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Note: only scale for planning purposes

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 www.browncbrownarchitects.com

Client
 Caroline & Euan Robinson

Project

285 New house at Dunkeld Reservoir

Title

Location Plan

Scale
 1:1250

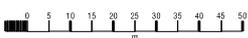
Date
 22.06.20

Drawn

Chkd
 MH AB

Status

planning



New tree planting shown in bold - refer to Arboricultural report

Note: only scale for planning purposes

Note: only scale for planning purposes

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12a Carden Place
Aberdeen
AB10 1UR

IV Two
Kintail House
Beechwood Park
Inverness
IV2 3BW

01224 518300
01463 630640

www.brownbrownarchitects.com

Client

Caroline & Euan Robinson

Project

New house at Dunkeld Reservoir

Title

Site Plan as Existing

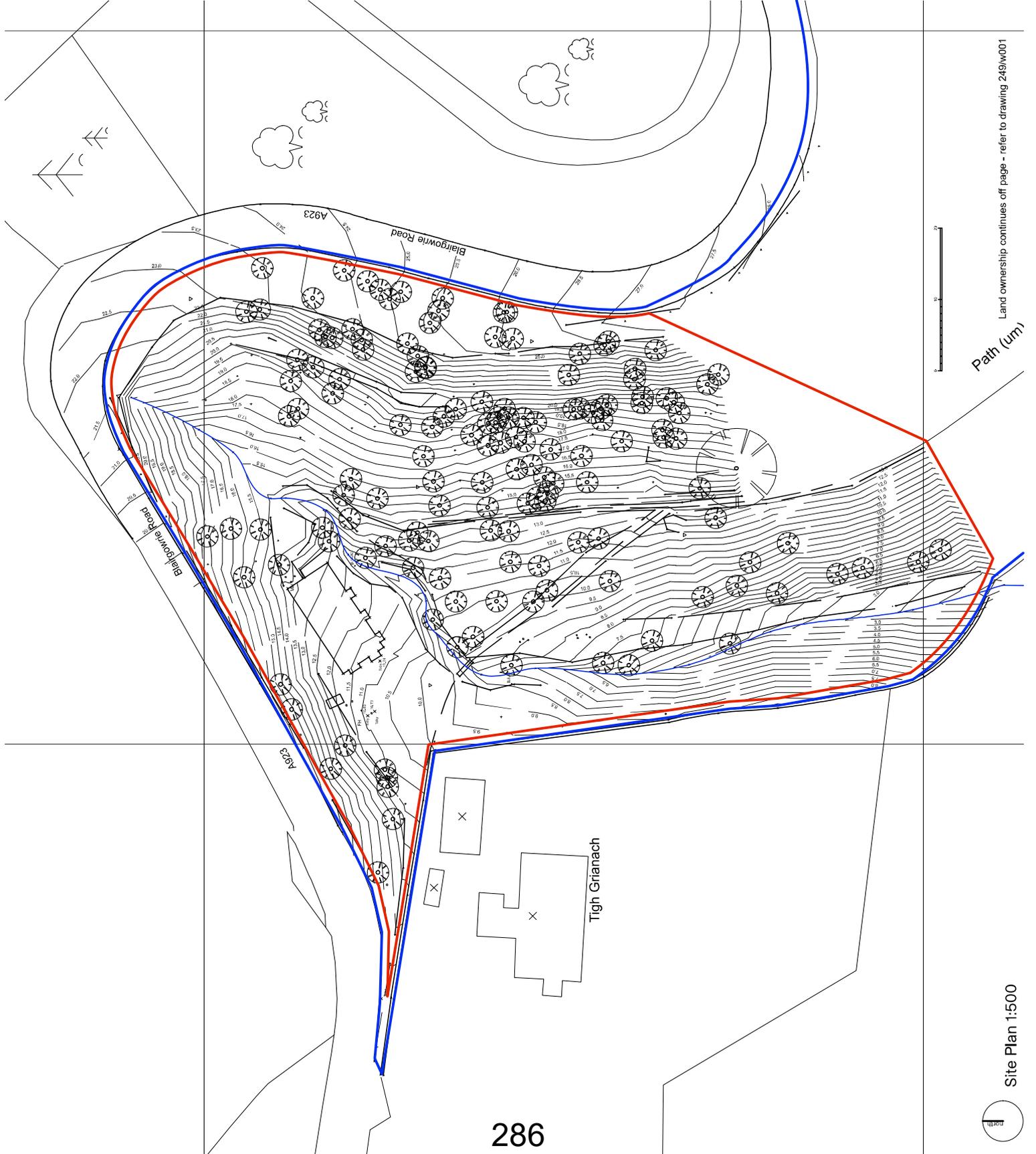
Scale	Date	Drawn	Checked
1:500	22.06.20	MH	AB

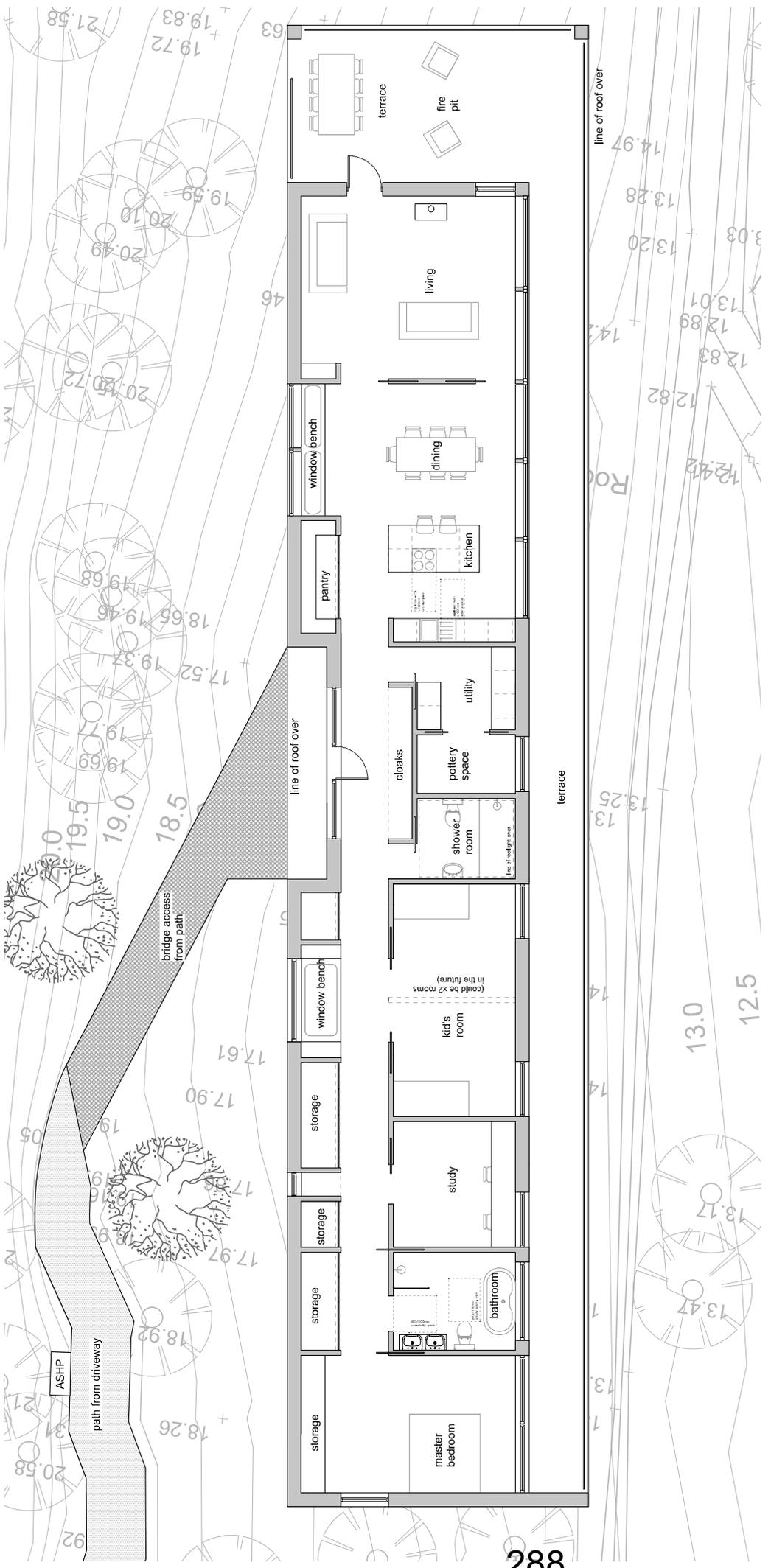
Drwg No

249/p002a

Status

planning

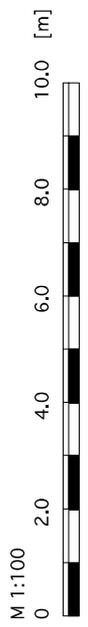




288

Floorplan 1:100

GIA = 171.5m²



Note: only scale for planning purposes

Title

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12a Garden Place
Aberdeen
AB10 1UR
01224 518300

Floorplan as Proposed

Client:
Caroline & Euan Robinson

Scale
1:100

Date
30.06.20

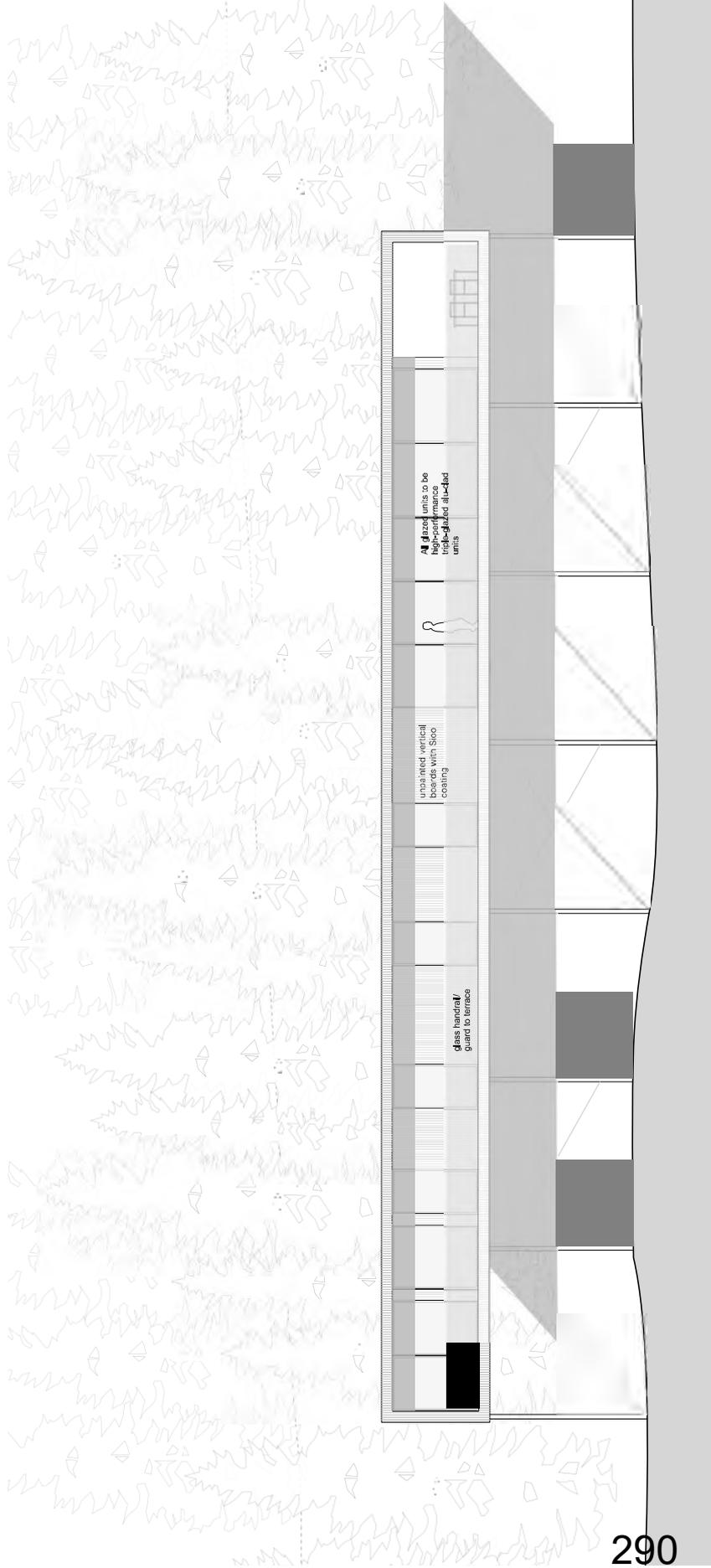
Drawn
MH

Project
New house at Dunkeld
Reservoir

Status
planning

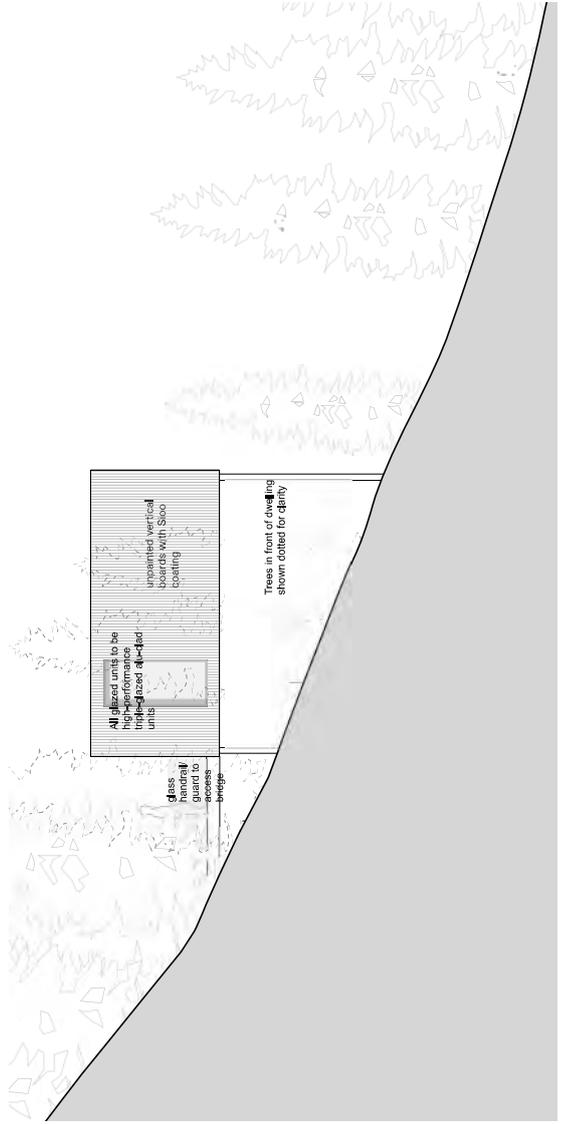


ground line beyond
shown dotted



290

Proposed West Elevation 1:100



Proposed North Elevation 1:100

Note: only scale for planning purposes

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mail@brownandbrownarchitects.com

www.brownandbrownarchitects.com

dpm

Caroline and Euan Robinson

Project

New house at Dunkeld Reservoir

Title

Proposed West and North
Elevations

Scale

1:100

Date

30.06.2020

Drawn

MH

Checked

AB

0 2.0 4.0 6.0 8.0 10.0 [m]

M 1:100



Status

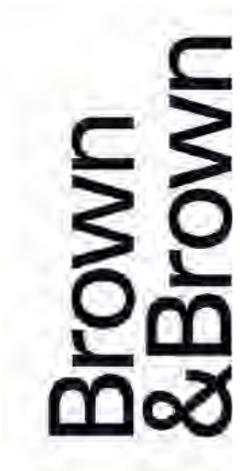
249/p112a

planning

Dunkeld Reservoir

Design Statement
June 2020

Brown & Brown Architects

The logo for Brown & Brown Architects, featuring the words "Brown" and "&Brown" stacked vertically in a bold, sans-serif font. The text is contained within a light grey, rounded rectangular background.

**Brown
&Brown**



Figure 01 - Detail Image

Contents

- 1
- 2
- 3
- 4
- 5
- 6

Proposal details

Brief

Site Context

History

Proposals

Planning context

Other drawings submitted:

Survey Drawings: Topographical Survey, Arboriculturalist's Report

Architect's Drawings:

- 249/p/001 - Location Plan
- 249/p/002 - Site Plan as Existing
- 249/p/003 - Site Plan as Proposed
- 249/p/01 - Ground Floor Plan as Proposed
- 249/p/11 - Elevations 01 as Proposed
- 249/p/12 - Elevations 02 as Proposed
- 249/p/13 - Carport and External Store
- 249/p/21 - Site Section as Proposed

Proposal Details

Proposal Description:

A new dwelling house to provide a new family home for the applicant.

Site Address:

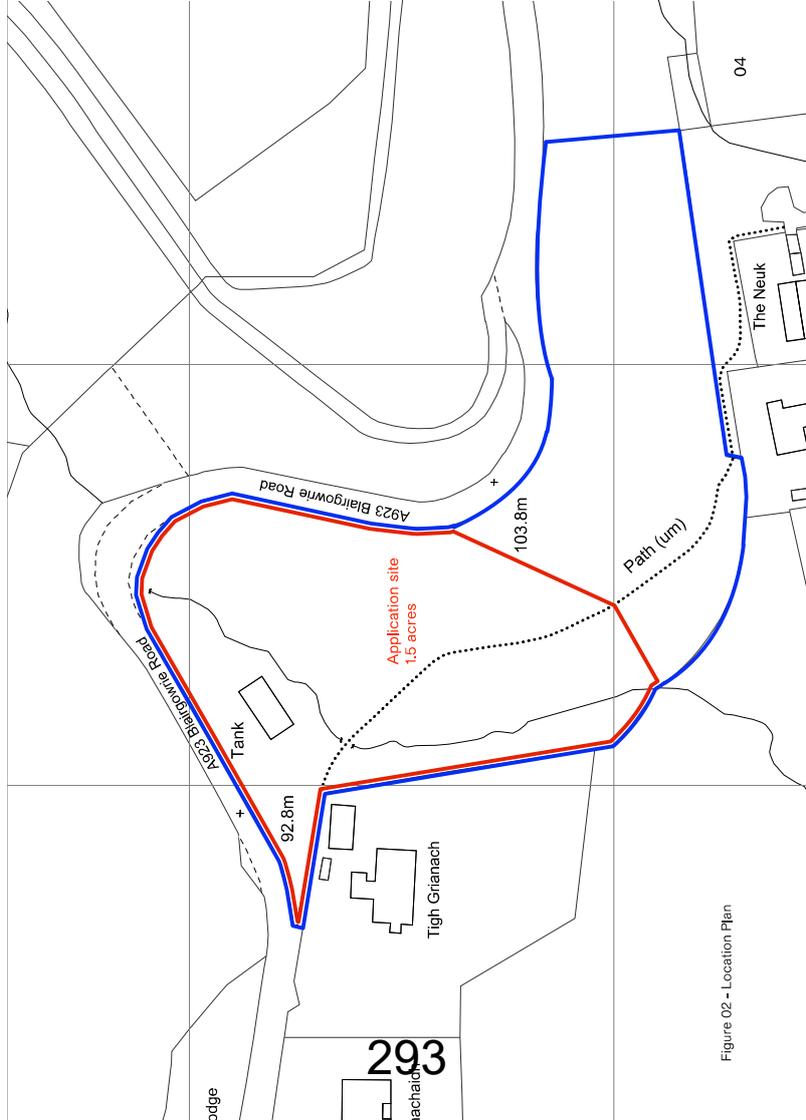
Dunkeld Reservoir
Dunkeld
PH8 0EP

Applicant & Owner:

Caroline and Euan Robinson

Architect / Agent:

Brown & Brown Architects
Nocthy Studio
Cummerton
Strathdon
AB36 8UP
www.brownbrownarchitects.com



1

Figure 02 - Location Plan

Brief

New house at Dunkeld Reservoir

A new dwelling is proposed at Dunkeld Reservoir. The proposed house has been developed using the principles of site specific design, and will be constructed to the highest standards. The design is influenced by the existing site and the wider context of the landscape.

The site entrance is to be via a new driveway from Blairgowrie Road (A923). There will be a footpath leading from the driveway to a bridge to access the dwelling.

Our clients have a desire to build a house which sits sensitively on the site, following the 'Touch This Earth Lightly' mantra of the Australian architect Glenn Murcutt. They do not wish to build the house consented under a previous application for the site (ref 16/01594/FLL), which would involve extensive foundation and flood proofing works, but instead approached the architect with a brief for a house which sat lightly above the ground, and was placed within the tree canopy. The location for the house has been driven by the desire to avoid the lengthy access track previously consented, which would have required further extensive site works, grading, and retaining. As a result it is felt that the currently proposed track would be more sensitive to the site.

2



Figure 03 - Proposed Site Plan



295

Figure 04 -View from Blairgowrie Road (A923)

Site Context

The proposed dwelling is located on a former reservoir on the outskirts of Dunkeld, on the A923.

The new dwelling will sit on a 2.86 acre site. There are houses to the south and west which are separated by a number of existing trees. It is proposed to plant additional trees to the boundary between the new dwelling and the house to the west (please refer to the enclosed Arboriculturalist's Report and Planting Plan), to compensate for removal of some trees to allow for construction, as well as to achieve the required visibility splays at the access from the public road.

A flood risk assessment was carried out previously, and formed part of the previously consented application (ref. 16/01594/FLL). This allowed for the house being constructed as part of the existing reservoir building, with a finished floor level of 10.64m, as opposed to the currently proposed floor level of 19.13m. It is considered that the currently proposed scheme does not represent a flood risk, in particular when compared to the earlier consented scheme.

3



Figure 06 -View from Blairgowrie Road (arrow A)



Figure 06 -View from arrow B



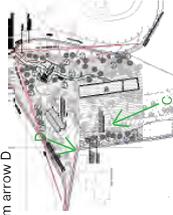
10



Figure 07 -View from arrow C



Figure 08 -View from arrow D



11

Proposals

Siting & Massing

The new dwelling is a single storey design with a wildflower green roof.

The site slopes significantly down to the west. The new dwelling is therefore not built on level ground and will be supported on structural columns. The building runs largely along the contours of the ground, which will result in less excavation work, and respects the existing topography.

The house would be largely shielded from the road and surrounding houses by existing and proposed trees. The dwelling is single storey and although it is raised from the ground, the top of the roof line is considerably lower than the ground to the east, which slopes steeply up.

It is felt that the form of the building would create an unashamedly contemporary, yet complimentary, addition within the landscape, which sits within, and is informed by, the existing topography and treescape.

5

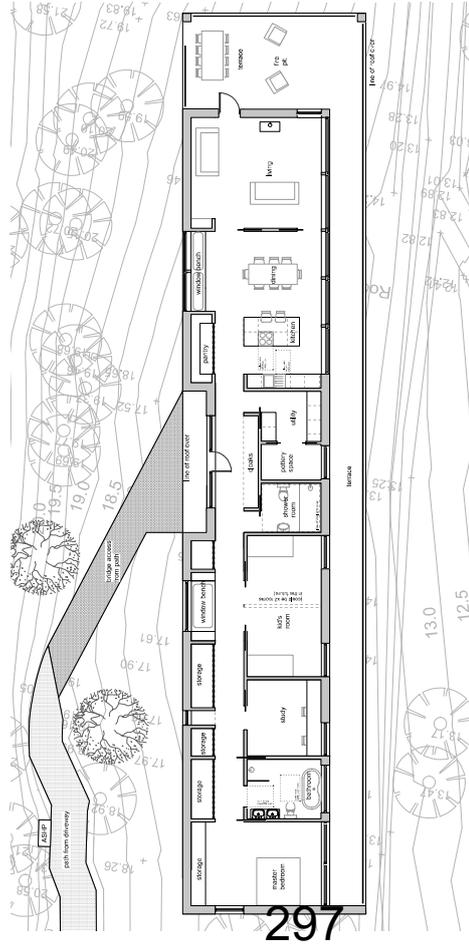


Figure 09 - Floor Plan

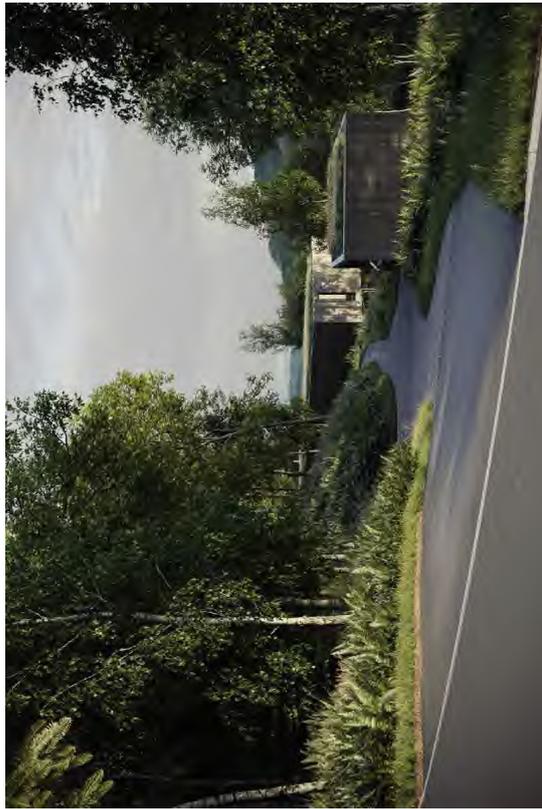


Figure 10 - View from Blairgowrie Road (A923)

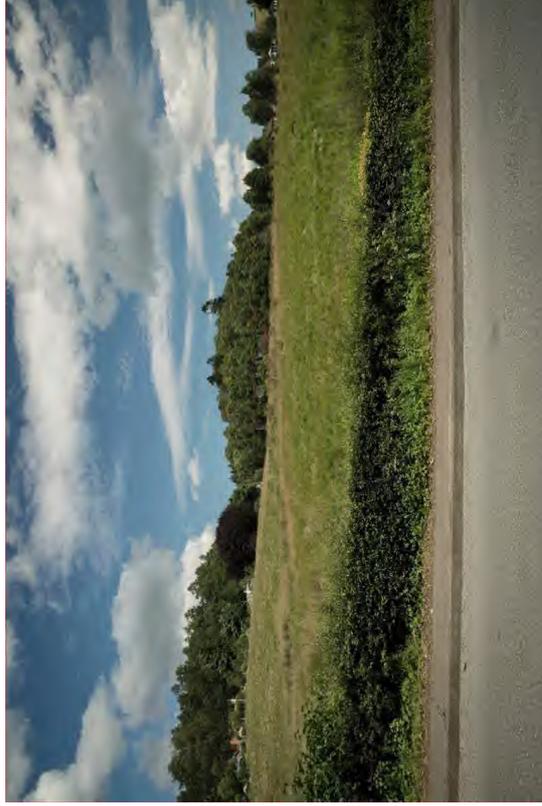


Figure 11 - View from Blairgowrie Road (A923) to SW of site (building obscured by trees, with red outline shown for information)

Proposals (continued)

Approach

The approach to the house is to be via a new driveway from Blairgowrie Road (A923) and a pathway leading to bridge access from the driveway to the dwelling. The path and building position have been informed by the levels of the site, to ensure that ambulant disabled access can be maintained.

Outlook

The house will address the views to the south-west with large scale glazing. A covered terrace will also wrap around the dwelling to the south and west. The privacy and amenity of all existing dwellings is to be maintained, with existing and new trees at the boundary (refer to the Arboriculturalist's tree planting plan).

Materials

A simple material palette is proposed, with a contemporary and complementary palette of timber cladding with Sico accelerated weathering coating, and a green roof. The Sico coating will provide a long-term weathered look without leaving timber unprotected.

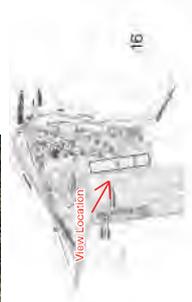


Figure 12 -View from within site

Proposals (continued)

Landscaping & Outbuildings

The existing topography and landscape is to be maintained and enhanced. There are a number of existing trees on the site, with additional new tree planting proposed. Please refer to the Arboriculturalist's Report and tree planting plan.

Services

It is proposed that a sewage treatment plant and soakaway will be used for foul and surface water drainage. The soakaway will discharge into the burn. A sewage treatment plant suitable for 1-6 inhabitants will be used, the same capacity as the previously approved scheme proposed. The existing electricity cable running across the site will be buried.

Scottish Government: Inspirational Designs

Table 01 on page 20 is an excerpt from the Scottish Government's Design Exemplar website, which outlines the key qualities for good design in Scotland, and lists examples of buildings which are to be celebrated. The highlighted section on the table showing the 6 key qualities for 'exemplary design' shows the elements which are directly relevant.

Table 02 on page 20 illustrates our response to the governments headings which show the way that this development meets the requirements for good design in Scotland. Please refer to all submitted drawings for further information.

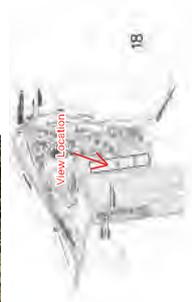


Figure 13 -View from within site

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Aberdeenshire

Nochty Studio
Cummerton
Strathdon
AB36 8UP

Inverness

IV Two
Kintail House
Beechwood Park
Inverness
IV2 3BW

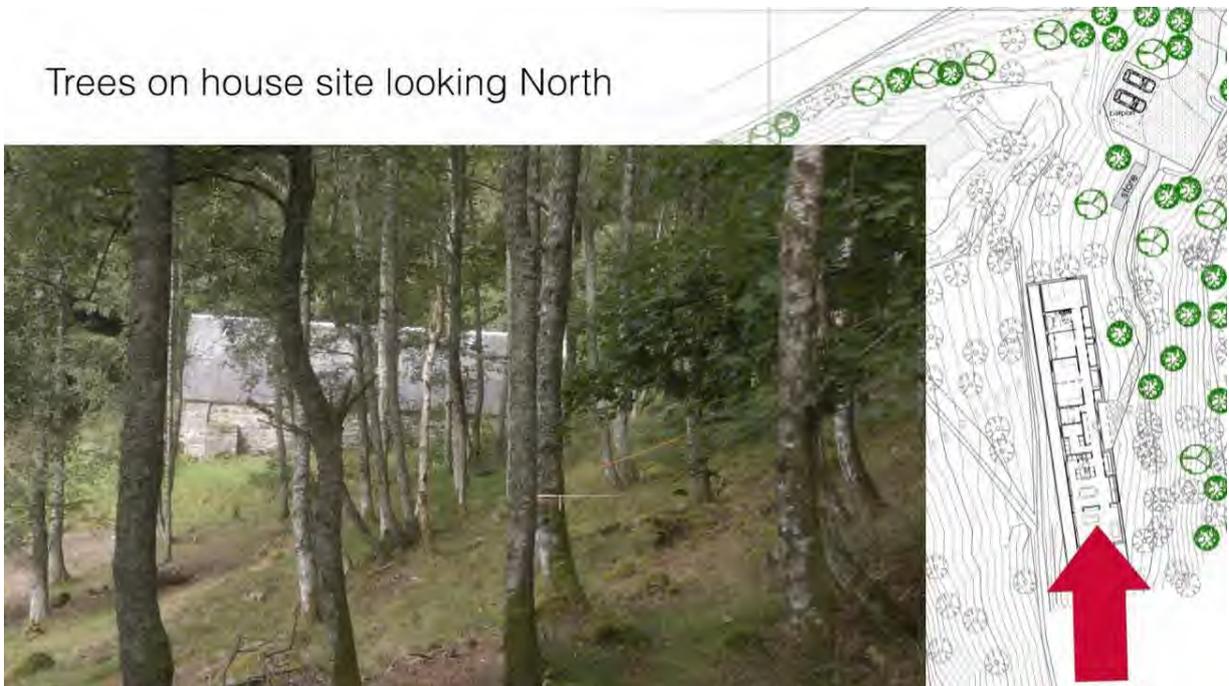
www.browncandbrownarchitects.com

ANNEX 1 - IMAGES OF APPLICATION SITE

Trees on house site looking South



Trees on house site looking North



Bracken cover in mid-summer*

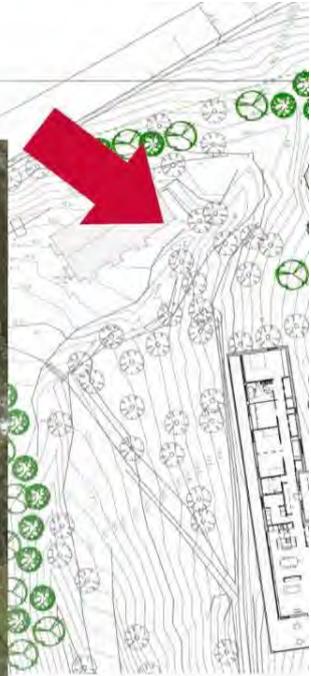


*prior to any bracken removal work by applicants

Herbivore Impact



Rhododendron to the north of the site**



Rhododendron near parking area**



**prior to any rhododendron removal work by applicants

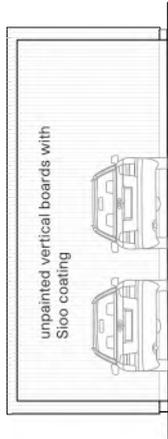
LRB-2021-22

20/00952/FLL – Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation, former water reservoir, Blairgowrie Road, Dunkeld

PLANNING DECISION NOTICE *(included in applicant's submission, pages 257-258)*

REPORT OF HANDLING *(included in applicant's submission, pages 259-276)*

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 239-250 and 285-302)*



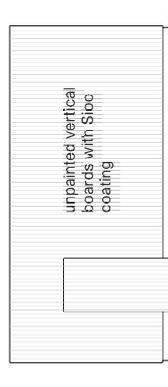
Carport East Elevation



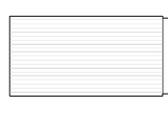
Carport North and South Elevation



Carport West Elevation



External Store East Elevation



External Store North and South Elevation



External Store West Elevation

Note: only scale for planning purposes

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mail@brownandbrownarchitects.com

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Client

Caroline and Euan Robinson

Project

New house at Dunkeld Reservoir

Title

Car Port and External Store

Scale	Date	Drawn	Checked
1:100	22.06.20	MH	AB

Orig No

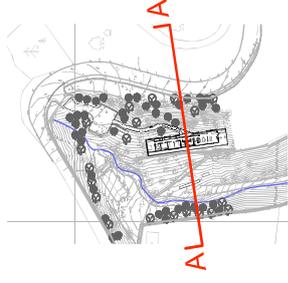
249/p113a

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Status

planning



Section Key (NTS)

Note: only scale for planning purposes

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mail@brownandbrownarchitects.com

www.brownandbrownarchitects.com

Client

Caroline & Euan Robinson

Project

New house at Dunkeld Reservoir

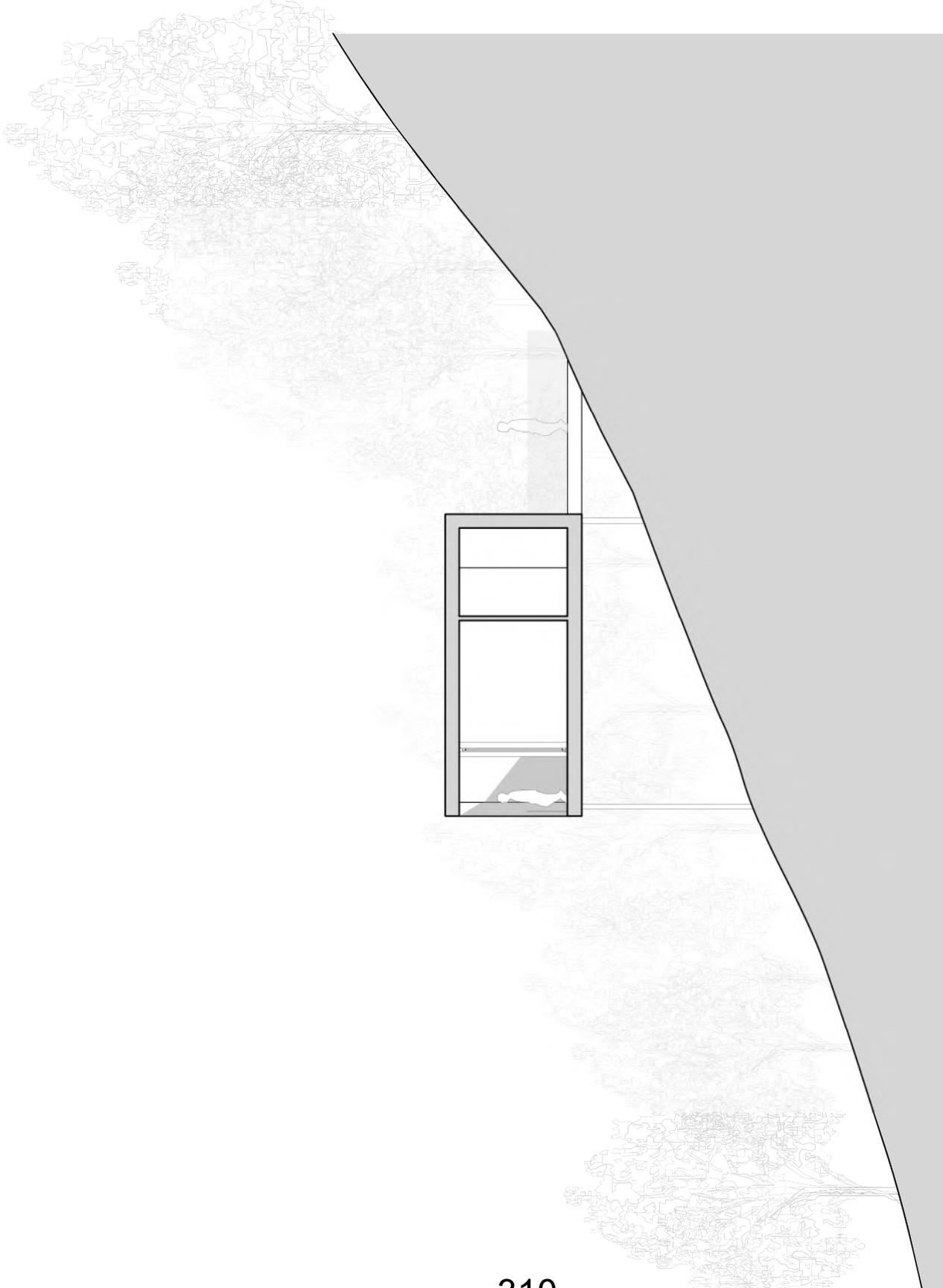
Title

Proposed Site Section

Scale	Date	Drawn	Checked
1:100	22.06.20	MH	AB

Orig No
249/p121a

Status
planning



Site Section A-A



Heating

Product Information

PUHZ-(H)W50 / PUHZ-W85/112VAA(-BS)
PUHZ-HW140VHA2(-BS)/YHA2(-BS)
Ecodan Monobloc Standalone
Air Source Heat Pumps

Making a
World of
Difference

ecodan



Designed
to meet the
demands of
today's heating
needs



Our range of Ecodan monobloc standalone air source heat pumps includes 5, 8.5, 11.2 and 14kW sizes. Now with the ability to cascade up to six units of the same output, Ecodan monobloc systems offer a capacity range from 5 through to 84kW.

Designed to suit a wide number of applications, these models offer a viable solution for the varying requirements that domestic and small commercial applications demand.

Key Features

- Self-contained unit, only requiring water and electric connections
- No need for gas supply, flues or ventilation
- Low maintenance and quiet operation
- Operates with outside temperatures as low as -25°C
- Optimised low ambient defrost control and operation
- Hybrid function, for use with conventional boilers
- Energy monitoring as standard



Cooling | Heating | Ventilation | Controls



ecodan®
Renewable Heating Technology

Heating

Product Information

PUHZ-(H)W50 / PUHZ-W85/112VAA(-BS)
PUHZ-HW140VHA2(-BS)/YHA2(-BS)
 Ecodan Monobloc Standalone
 Air Source Heat Pumps

Making a
World of
Difference

OUTDOOR UNIT		PUHZ-W50VHA2(-BS)	PUHZ-W85VAA(-BS)	PUHZ-W112VAA(-BS)	PUHZ-HW140VHA2(-BS)	PUHZ-HW140YHA2(-BS)
HEAT PUMP SPACE HEATER - 55°C	ErP Rating	A++	A++	A++	A++	A++
	$\eta_{s,h}$	127%	137%	133%	126%	126%
	SCOP	3.25	3.50	3.40	3.22	3.22
HEAT PUMP SPACE HEATER - 35°C	ErP Rating	A++	A++	A++	A++	A++
	$\eta_{s,h}$	162%	171%	170%	157%	157%
	SCOP	4.12	4.35	4.34	3.99	3.99
HEAT PUMP COMBINATION HEATER - Large Profile ¹	ErP Rating	A	A	A	A	A
	$\eta_{s,h}$	99%	104%	100%	96%	96%
HEATING ² (A-3/W35)	Capacity (kW)	4.8	8.3	11.0	14.0	14.0
	Power Input (kW)	1.63	2.86	3.73	4.81	4.81
	COP	2.95	2.90	2.95	2.91	2.91
OPERATING AMBIENT TEMPERATURE (°C DB)		-15 ~ +35°C	-20 ~ +35°C	-20 ~ +35°C	-25 ~ +35°C	-25 ~ +35°C
SOUND DATA	Pressure Level at 1m (dBA) ³	45	45	47	53	53
	Power Level (dBA) ⁴	61	58	60	65.5	67.5
WATER DATA	Pipework Size (mm)	22	28	28	28	28
	Flow Rate (l/min)	14.3	25.8	32.1	40.1	40.1
	Water Pressure Drop (kPa)	12	16.1	24.4	9	9
	DIMENSIONS (mm) ⁵	Width	950	1050	1050	1020
WEIGHT (kg)	Depth	330+30 ⁶	480	480	330+30 ⁶	330+30 ⁶
	Height	740	1020	1020	1350	1350
	ELECTRICAL DATA	Electrical Supply	220-240v, 50Hz	220-240v, 50Hz	220-240v, 50Hz	220-240v, 50Hz
REFRIGERANT CHARGE (kg) / CO ₂ EQUIVALENT (t)	Phase	Single	Single	Single	Single	3
	Nominal Running Current [MAX] (A)	5.4 [13]	9.1 [22.0]	10.9 [28.0]	14.9 [35]	5.1 [13]
	Fuse Rating - MCB Sizes (A) ⁷	16	25	32	40	16
	R410A (GWP 2088)	1.7 / 3.5	2.4/5.01	3.3/6.89	4.3 / 9.0	4.3 / 9.0

¹ Combination with EHPT20X-MHCW Cylinder
² Under normal heating conditions at outdoor temp: -3°CDB / -4°CWB, outlet water temp 35°C, inlet water temp 30°C.
³ Under normal heating conditions at outdoor temp: 7°CDB / 6°CWB, outlet water temp 35°C, inlet water temp 30°C as tested to BS EN14511.
⁴ Sound power level tested to BS EN12102.
⁵ 5 Grille. ⁶ Flow Temperature Controller (FTC) for standalone systems PAC-IF062B-E Dimensions WxDxH (mm) - 520x150x450 ⁷ MCB Sizes BS EN60898-2 & BS EN60947-2.
 $\eta_{s,h}$ is the seasonal space heating energy efficiency (SSHEE) $\eta_{w,h}$ is the water heating energy efficiency



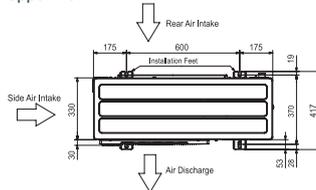
Manufactured in the UK



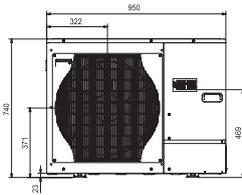
DIMENSIONS

PUHZ-W50VHA2(-BS)

Upper View

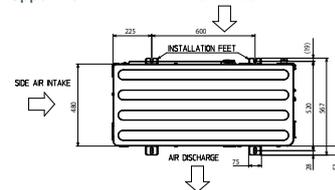


Front View

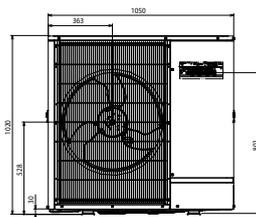


PUHZ-W85 / 112VAA(-BS)

Upper View

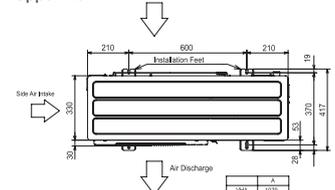


Front View

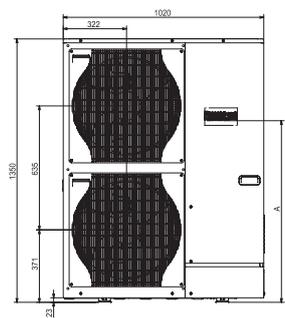


PUHZ-(H)W140VHA2 / YHA2(-BS)

Upper View



Front View



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Note: The fuse rating is for guidance only. Please refer to the relevant databook for detailed specification. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and site specific conditions. Mitsubishi Electric's air conditioning equipment and heat pump systems contain a fluorinated greenhouse gas, R410A (GWP:2088), R32 (GWP:675), R407C (GWP:1774) or R134a (GWP:1430). *These GWP values are based on Regulation (EU) No 517/2014 from IPCC 4th edition. In case of Regulation (EU) No.626/2011 from IPCC 3rd edition, these are as follows. R410A (GWP:1975), R32 (GWP: 550), R407C (GWP:1650) or R134a (GWP:1300).



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 Living Environmental Systems UK

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Effective as of July 2018

Product Information

EHPT15-30X-UKHCW
FTC5 Pre-plumbed Standard Cylinders
for Ecodan Monobloc Units

Making a
World of
Difference



Pre-plumbed space heating and domestic hot water cylinder for Ecodan monobloc air source heat pumps

The pre-plumbed standard cylinder comes complete with integrated hydraulic components and advanced controls.

Designed to integrate with the Ecodan monobloc air source heat pump range, the standard cylinder provides improved performance and faster heat up times through the use of plate heat exchanger technology. Fast commissioning via an SD card and energy monitoring functions are now included.

Key Features

- Simple graphical control
- Optional 2-zone energy efficient space heating control
- Compatible with Mitsubishi Electric wireless room controllers
- Pre-plumbed and wired for faster installation
- Hybrid function, for use with conventional boilers
- SD card commissioning
- Energy monitoring as standard



Air Conditioning | Heating
Ventilation | Controls



ADVANCED CONTROLLER – WITH ENERGY MONITORING

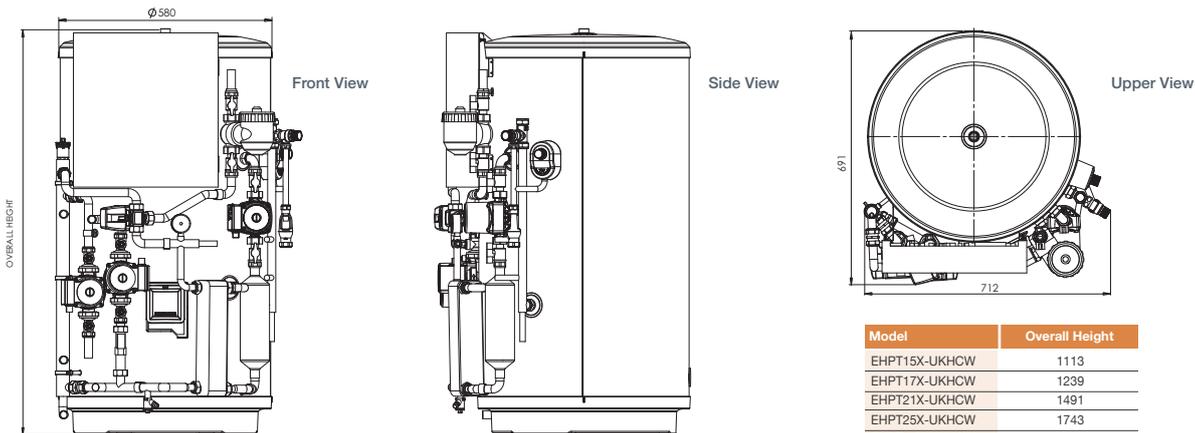


Mitsubishi Electric's fifth generation controller (FTC5) includes intelligent room temperature control as standard. This together with advanced weather compensation ensures the system delivers efficient, comfortable heating regardless of the season. FTC5 now also includes energy monitoring showing consumed and produced energy.

CYLINDER		EHPT15X-UKHCW	EHPT17X-UKHCW	EHPT21X-UKHCW	EHPT25X-UKHCW	EHPT30X-UKHCW
NOMINAL HOT WATER VOLUME (LITRES)		150	170	210	250	300
ERP RATING		B	B	C	C	C
HEAT LOSS (kWh/24hrs)		1.19	1.32	1.57	1.67	1.89
HEAT LOSS (W)		49.6	55.0	65.4	69.6	78.8
WATER		Flow Rate (l/min) W50 - W85 - W112 - HW140		14.3 - 25.8 - 32.1 - 40.1		
		Primary Pump		2 x Grundfos UPS2 25-60		
		Sanitary Hot Water Pump		Grundfos UPSO 15-60 CIL2		
		Connection Size (mm) Heating / DHW (mm)		22 / 22		22
		Primary Expansion Vessel (Litres)		12		18
		Charge Pressure (MPa (Bar))		0.35 (3.5)		0.35 (3.5)
WATER SAFETY DEVICES		Control Thermistor (°C)		1 - 80		1 - 80
		Pressure Relief Valve (MPa (Bar))		0.3 (3)		0.3 (3)
		Expansion Relief Valve (Cold)		0.8 (8)		0.8 (8)
		Control Thermistor		40-70		40-70
		High Limit Stat (°C)		Mechanical 80		Mechanical 80
		Temp and Pressure Relief Valve (°C) / (MPa (Bar))		90 / 1.0 (10)		90 / 1.0 (10)
DIMENSIONS (mm)		Width		712		712
		Depth		691		691
		Height		1113		1239
WEIGHT EMPTY / FULL (kg)		56 / 206		62 / 232		69 / 279
CYLINDER MATERIAL		Stainless Steel		Stainless Steel		Stainless Steel
		Insulation		CFC / HCFC-free flame-retardant expanded Polyurethane		Stainless Steel
		Insulation Type		CFC / HCFC-free flame-retardant expanded Polyurethane		
		Insulation Thickness (mm)		60		60
		Standing Heat Loss (kWh/24hrs)		1.19		1.32
		GWP of Insulation		3.1		3.1
		ODP of Insulation		0		0
ELECTRICAL DATA		Control Board		Electrical Supply		220-240v, 50Hz
		Phase		Single		Single
		Fuse Rating - MCB Sizes (A) ¹		10		10
		Immersion Heater		Electrical Supply		220-240v, 50Hz
		Phase		Single		Single
		Capacity (kW)		3		3
		Max Running Current (A)		13		13
		Fuse Rating - MCB Sizes (A) ¹		16		16
MECHANICAL ZONES		DHW and 1 Heating Zone ²		DHW and 1 Heating Zone ²		16
OPTIONAL SIMPLIFIED WIRELESS ROOM THERMOSTAT AND WIRELESS RECEIVER		PAR-WT50-E Controller and PAR-WR51-E Receiver		PAR-WT50-E Controller and PAR-WR51-E Receiver		

Cylinder includes: Flow Temperature Controller (FTC5) with Main Controller and Temperature Sensors, Magnetic & Cyclonic Filter, Pumps & Valves for Zone 1 and DHW use, Flow Sensor, Plate Heat Exchanger, Scale Trap, 3kW Immersion Heater and Expansion Vessel.
¹ MCB Sizes BS EN60898-2 & BS EN60947-2 ² Optional 2 zone accessory pack available

DIMENSIONS



Model	Overall Height
EHPT15X-UKHCW	1113
EHPT17X-UKHCW	1239
EHPT21X-UKHCW	1491
EHPT25X-UKHCW	1743
EHPT30X-UKHCW	2057

*All dimensions in mm



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EXECUTIVE SUMMARY

EnviroCentre Ltd was commissioned by Brown & Brown Architects to undertake a tree survey for a proposed development site at known as Dunkeld Reservoir. The surveys will inform a full planning application for a residential development.

The desk study, and the previous tree survey of this site, noted that the Inventory of Ancient and Semi-natural Woodland records the woodland, and those in the near vicinity, as being of “Long Established Woodland of Plantation Origin” i.e. having originally been planted at some time between 1750 and 1860. Early Ordnance Survey maps record the woodland in both circa 1860 and 1900 as a mix of conifer and broadleaved (see figs 1a and b), hence its categorisation as *plantation origin*. This means that the site is not *ancient semi-natural woodland* but has been more influenced by human activity and due to planting and forestry practices is in the lowest category of conservation value on the Inventory of ASNW Inventory. However the current generation of trees are naturally regenerated (presumably following felling), adds to the conservation interest of the woodland.

The fieldwork identified 197 trees for individual survey and one Tree Group (TG1). The tree-stock ranges from young to mature and condition was generally deemed fair, however, the ash component is exhibiting signs of significant dieback (suspected *Chalara*) and will require management. For the purposes of this study, trees noted as dead/dying and not within influence of the proposed development are not counted within tree removal numbers. Their retention and removal should be based on agreed habitat management associated with the woodland habitats.

Existing planning approval for the site (16/01594/FLL) presented a summary tree survey and a design suggesting the removal of 40 trees. The perceived risk of future pressure to fell trees (with or without a Woodland Management Plan) was assumed to be acceptable for the original planning approval.

The construction design of the current application seeks to minimise negative impacts on the woodland through a stilt house design that elevates the residence, with access from a car parking area achieved with a raised boardwalk, to eliminate unnecessary excavation as well as the option for onsite micro-siting of the path route to increase tree retention. These strategies will minimise tree loss and soil loss/impacts. **To accommodate the current design the working area equates to 0.18Ha of Tree Group 1 (TG1), which includes removal of 39 of the individually surveyed trees, i.e. fewer individual trees compared to the existing planning approval.** By adopting suggested compensation and management recommendations in this report, plus a woodland management plan, tree loss can be compensated and habitat management will encourage a gradual reduction in the exotic tree and invasive plant impact detracting from the Upland Birchwood status of the site. Deer fencing will also control adverse herbivore impact which was recorded as High according to the Woodland Herbivore Impact Assessment (HIA) in the Woodland Management Plan.

This report includes the survey scope, methods, results and recommendations for further work, and broad mitigation and enhancement measures. General good practice guidance has been provided for arboricultural operations, tree protection meeting British Standards and broad methods for working within the Root Protection Area (RPA). To address LDP and Scottish Government planning policies, the following primary mitigation measures are recommended:

- Dependent on condition, the retention of any excavated site soils for use in on site compensatory planting.
- Onsite micro-siting and good working practices should be applied adjacent to or within RPAs.
- Habitat connectivity is maintained and enhanced where possible.

To compensate for loss of and provide enhance to on site biodiversity, the finalised landscaping design will include:

- Implementation of a woodland management plan.

- Compensatory planting to enhance species and structural diversity.
- Removal and eradication of *Rhododendron ponticum* on site.
- Implementation of the Woodland Management Plan.
- Planting to create/enhance woodland habitats and 'Nectar Networks'
- Use of temporary tree-protection to reduce initial effects of mammal browsing.
- Installation of bat and bird boxes and creation of deadwood habitats.



Legend

- ▭ Site Boundary
- Proposed Development Design
- Visibility Splays
- Incompatible Trees
- Incompatible Tree Locations
- Compatible Tree Locations
- Tree Crown Extents & Quality Category**
- A - Retained (High Quality & Value)
- B - Retained (Moderate Quality & Value)
- C - Retained (Low Quality & Value)
- C/U - Retain if Viable (Standing Deadwood)
- U - Remove (Unviable for Retention)
- Root Protection Area (RPA)
- Incompatible Tree Groups
- Tree Group Extent & Quality Category**
- B - Retain (Moderate Quality & Value)
- Ancient Woodland Inventory
- Long-Established (of plantation origin) 2b

Do not scale this map

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Tree Constraints Plan
Full View (Plan 1 of 3)

Status			
FINAL			
Drawing No.	Revision	Date	Approved
373807-GIS002.1	A	12th Feb 2021	DB
Drawn	Checked		
GW	JEP		

Scale
1:750 @A3



Rev	Date	Amendment	Initials
A	09.02.21	Change to design amendments	GW



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Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Tree Constraints Plan
Northern View (Plan 2 of 3)

Status FINAL

Drawing No.	Revision	Date
373807-GIS002.2	A	12th Feb 2021
Drawn	Checked	Approved
GW	JEP	DB

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Legend

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- Root Protection Area (RPA)
- Incompatible Tree Groups
- Tree Group Extent & Quality Category
- B - Retain (Moderate Quality & Value)
- Ancient Woodland Inventory
- Long-Established (of plantation origin) 2b

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Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Tree Constraints Plan
Southern View (Plan 3 of 3)

Status FINAL

Drawing No.	Revision	Date
373807-GIS002.3	A	12th Feb 2021

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Legend

- ▭ Site Boundary
 - ▭ Proposed Development Design
 - ▭ Visibility Splays
 - Retained Tree Locations
- Retained Tree Crown Extents & Quality Category**
- A - Retained (High Quality & Value)
 - B - Retained (Moderate Quality & Value)
 - C - Retained (Low Quality & Value)
 - C/U - Retain if Viable (Standing Deadwood)
 - Root Protection Area

- Retained Tree Group Extent & Quality Category**
- B - Retained (Moderate Quality & Value)
- Vertical Tree Protection Barrier**
- Mitigated Works or Ground Protection
- New Planting**
- Hedgerow Planting
 - Riparian Planting
 - Woodland Planting
 - Ancient Woodland Inventory
 - Long-Established (of plantation origin) 2b

Do not scale this map.

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Tree Retention and New Planting Plan
Full View (Plan 1 of 3)

Status			
FINAL			
Drawing No.	Revision	Date	Approved
373807-GIS003.1	A	12th Feb 2021	DB
Drawn	Checked	Approved	
GW	JEP	DB	

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Rev	Date	Amendment	Initials
A	09.02.21	Change to design amendments	GW



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320

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Legend

- Site Boundary
- Proposed Development Design
- Visibility Spays
- Retained Tree Locations

Retained Tree Crown Extents & Quality Category

- A - Retained (High Quality & Value)
- B - Retained (Moderate Quality & Value)
- C - Retained (Low Quality & Value)
- C/U - Retain if Viable (Standing Deadwood)

Root Protection Area

- Retained Tree Group Extent & Quality Category
- B - Retained (Moderate Quality & Value)

Vertical Tree Protection Barrier

Mitigated Works or Ground Protection

New Planting

- Hedgerow Planting
- Riparian Planting
- Woodland Planting
- Ancient Woodland Inventory
- Long-Established (of plantation origin) 2b

Do not scale this map.

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

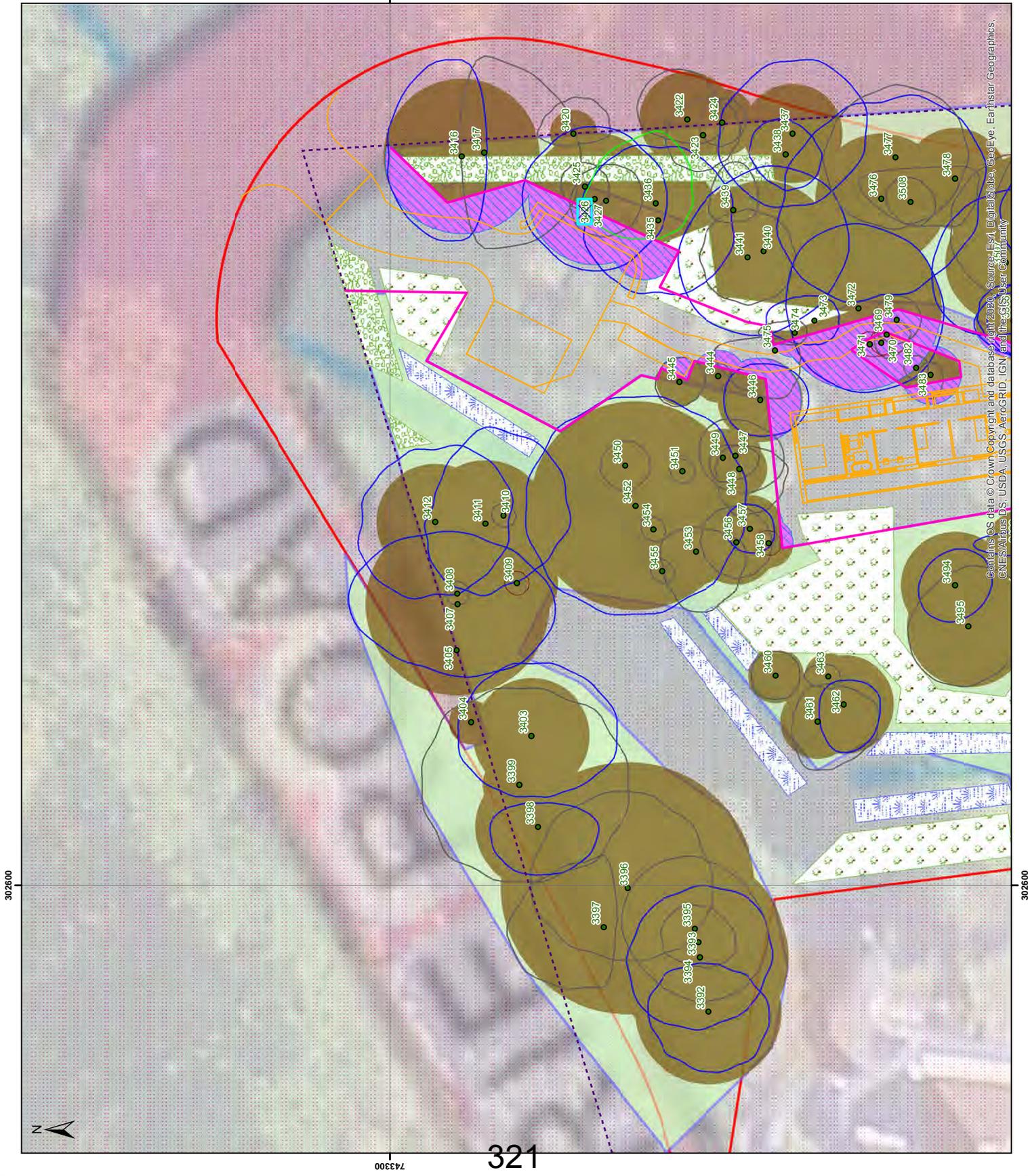
Title
Tree Retention and New Planting Plan
Northern View (Plan 2 of 3)

Status FINAL

Drawing No.	Revision	Date
373807-GIS003.2	A	12th Feb 2021
Drawn	Checked	Approved
GW	JEP	DB

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Legend

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- New Planting
 - Hedgerow Planting
 - Riparian Planting
 - Woodland Planting
 - Ancient Woodland Inventory
 - Long-Established (of plantation origin) 2b

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 Client
 Brown & Brown Architects

Project
 Dunkeld Reservoir

Title
 Tree Retention and New Planting Plan
 Southern View (Plan 3 of 3)

Status
FINAL

Drawing No.	Revision	Date
373807-GIS003.3	A	12th Feb 2021

Drawn	Checked	Approved
GW	JEP	DB

Scale
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 0 1.5 3 6 9
 Metres

Rev	Date	Amendment	Initials
A	09.02.21	Change to design amendments	GW



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302600

302600

**Dunkeld Reservoir
Tree Survey Report (Amended v3)**



February 2021

Dunkeld Reservoir

Tree Survey Report (Amended v3)

Client: Brown & Brown Architects

Document number: 9179
 Project number: 373807B
 Status: Final (Amended v3)

Author: Gale Ward
 Reviewer: Doug Blease

Date of issue: 11 February 2021
 Filename: K:\373807 Dunkeld Reservoir\Outputs\Issued

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EXECUTIVE SUMMARY

EnviroCentre Ltd was commissioned by Brown & Brown Architects to undertake a tree survey for a proposed development site at known as Dunkeld Reservoir. The surveys will inform a full planning application for a residential development.

The desk study, and the previous tree survey of this site, noted that the Inventory of Ancient and Semi-natural Woodland records the woodland, and those in the near vicinity, as being of “Long Established Woodland of Plantation Origin” i.e. having originally been planted at some time between 1750 and 1860. Early Ordnance Survey maps record the woodland in both circa 1860 and 1900 as a mix of conifer and broadleaved (see figs 1a and b), hence its categorisation as *plantation origin*. This means that the site is not *ancient semi-natural woodland* but has been more influenced by human activity and due to planting and forestry practices is in the lowest category of conservation value on the Inventory of ASNW Inventory. However the current generation of trees are naturally regenerated (presumably following felling), adds to the conservation interest of the woodland.

The fieldwork identified 197 trees for individual survey and one Tree Group (TG1). The tree-stock ranges from young to mature and condition was generally deemed fair, however, the ash component is exhibiting signs of significant dieback (suspected *Chalara*) and will require management. For the purposes of this study, trees noted as dead/dying and not within influence of the proposed development are not counted within tree removal numbers. Their retention and removal should be based on agreed habitat management associated with the woodland habitats.

Existing planning approval for the site (16/01594/FLL) presented a summary tree survey and a design suggesting the removal of 40 trees. The perceived risk of future pressure to fell trees (with or without a Woodland Management Plan) was assumed to be acceptable for the original planning approval.

The construction design of the current application seeks to minimise negative impacts on the woodland through a stilt house design that elevates the residence, with access from a car parking area achieved with a raised boardwalk, to eliminate unnecessary excavation as well as the option for onsite micrositing of the path route to increase tree retention. These strategies will minimise tree loss and soil loss/impacts. **To accommodate the current design the working area equates to 0.18Ha of Tree Group 1 (TG1), which includes removal of 39 of the individually surveyed trees, i.e. fewer individual trees compared to the existing planning approval.** By adopting suggested compensation and management recommendations in this report, plus a woodland management plan, tree loss can be compensated and habitat management will encourage a gradual reduction in the exotic tree and invasive plant impact detracting from the Upland Birchwood status of the site. Deer fencing will also control adverse herbivore impact which was recorded as High according to the Woodland Herbivore Impact Assessment (HIA) in the Woodland Management Plan.

This report includes the survey scope, methods, results and recommendations for further work, and broad mitigation and enhancement measures. General good practice guidance has been provided for arboricultural operations, tree protection meeting British Standards and broad methods for working within the Root Protection Area (RPA). To address LDP and Scottish Government planning policies, the following primary mitigation measures are recommended:

- Dependent on condition, the retention of any excavated site soils for use in on site compensatory planting.
- Onsite micrositing and good working practices should be applied adjacent to or within RPAs.
- Habitat connectivity is maintained and enhanced where possible.

To compensate for loss of and provide enhance to on site biodiversity, the finalised landscaping design will include:

- Implementation of a woodland management plan.

- Compensatory planting to enhance species and structural diversity.
- Removal and eradication of *Rhododendron ponticum* on site.
- Implementation of the Woodland Management Plan.
- Planting to create/enhance woodland habitats and 'Nectar Networks'
- Use of temporary tree-protection to reduce initial effects of mammal browsing.
- Installation of bat and bird boxes and creation of deadwood habitats.

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1 INTRODUCTION

1.1 Remit

EnviroCentre Ltd was commissioned by Brown & Brown Architects to undertake a tree survey for a proposed development site at known as Dunkeld Reservoir. The surveys will inform a full planning application (20/00952/FLL) for a single dwelling development.

A pre-existing approval applies to the site (16/01594/FLL) which assumes tree loss and subsequent woodland management in relation to a single dwelling. This has been taken into account within the remit of this study.

1.2 Aims and Objectives

The aim of this study was to identify constraints in relation to trees and vegetation to inform proposed future development of the site. The objectives of the study were as follows:

- Undertake a desk study to ascertain and statutory/ non-statutory designations pertaining to the site, including tree preservation orders (TPOs) in addition to pertinent guidance from Perth & Kinross Council Local Development Plan;
- Undertake a tree survey in reference to BS5857:2012 *Trees in relation to design, demolition and construction –Recommendations*, to gather data on individual trees and tree groups within influence of the proposed development site;
- Identify trees which would be removed as part of sound arboricultural management (i.e. dead/unviable trees);
- Identify likely tree loss and consult with the design team, client and local authority in order to minimise effects on woodland whilst promoting future custodianship and management; and
- Provide mitigation and enhancement recommendations as required.

1.3 Site and Proposed Development Description

The site is an area of mixed woodland located immediately south of the A923 and approximately 0.7km north of the centre of Dunkeld village centre, at Ordnance Survey Grid Reference NO 02634 43261.

The woodland is dominated by broadleaved trees and is bisected by a burn that runs from north to south. To the north and east lies the Rotmell Wood with residential properties to the south and west. In the wider environment, the landscape is dominated by woodland to the north, east and west with the village of Dunkeld to the south.

The proposed development will comprise a residential development with an associated road, utilities as well as hard- and soft-landscaping. The dwelling is proposed to be constructed upon stilts, and access gained via a raised boardwalk from a small car park. The raising of the building and access allow for greater protection of soils and retention of trees. A visibility splay (increased from the original application 16/01594/FLL at the request of the roads department) is required at the access point.

The proposed development design can be found in Appendix A.

1.4 Report Usage

The information and recommendations contained within this report have been prepared in the specific context stated above and should not be utilised in any other context without prior written permission from EnviroCentre.

If this report is to be submitted for regulatory approval more than 12 months following the report date, it is recommended that it is referred to EnviroCentre for review to ensure that any relevant changes in data, best practice, guidance or legislation in the intervening period are integrated into an updated version of the report.

The Client has a right to use the information as appropriate, subject to satisfactory financial settlement of the Contract. EnviroCentre Ltd however, retain ownership of the intellectual content of this report. EnviroCentre does not accept liability to any third party for the contents of this report unless written agreement is secured in advance, stating the intended use of the information.

EnviroCentre accepts no liability for use of the report for purposes other than those for which it was originally provided, unless EnviroCentre has confirmed it is appropriate for the new context.

2 METHODS

2.1 Guidance Documents

The surveys were conducted applying the standards and methods outlined in BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*¹; Arboricultural Association Guidance Note 7 *Tree Surveys: A Guide to Good Practice*²; and Arboricultural Association *BS 5387: 2012 Advanced Tree Assessment for Planning*³.

2.2 Desk Study

A desk study was undertaken to ascertain the presence of the following designations that are applicable to the tree stock:

- Available aerial Imagery⁴;
- Tree Preservation Orders (TPOs) as well as other statutory and non-statutory designated sites⁵;
- The Ancient Woodland Inventory⁶;
- The Native Woodland Survey of Scotland, National Forest Inventory, Scottish Forestry Grants and Regulations (SFGR) and, where applicable, Scottish Government policy⁷;
- Tree species and habitats listed on the Scottish Biodiversity List (SBL) and the Tayside Local Biodiversity Action Plan (LBAP)⁸; and
- Perth & Kinross Council Local Development Plan 2019⁹ for policies and supplementary planning guidance applicable to tree-stock and biodiversity.
- Consultee responses.

2.3 Tree Survey

Trees and groups of trees were visually assessed from ground level. No invasive instruments were used in assessing the trees' condition. The following information was recorded for each individual tree:

- Unique identification number;
- Species;
- Height;
- Diameter at 1.5m;
- Crown dimensions;
- Life stage (age profile);
- Condition;
- General observations including any preliminary management recommendations;
- Tree quality categorisation; and
- Photographic record (tree groups only).

¹ Available from: <http://shop.bsigroup.com/en/ProductDetail/?pid=000000000030213642>

² Dowson, D, Fay, N and Helliwell, R. (2005) *Guidance Note 7: Tree Surveys A Guide to Good Practice*, The Arboricultural Association.

³ Barrell, J. (2016). *BS 5387: 2012 Advanced Tree Assessment for Planning*. Arboricultural Association: Stroud.

⁴ Available from Google Earth at: <https://earth.google.com/web/@56.57137861,-3.58636021,106.37815663a,478.62869109d,35y,0h,0t,0r2.6521741,59.2200992a,548.1877758d,35y,0h,0t,0r/data=CigiJgokCZuQmAoPj0xAEXf9lmjVjExAGWBVJwR4nQHAI5BXcuPWlWLA> (accessed on 03.06.20).

⁵ Available at: <https://gateway.snh.gov.uk/sitelink/searchmap.jsp> (accessed at 03.06.20).

⁶ Available at: <http://www.environment.scotland.gov.uk/> (accessed at 03.06.20)

⁷ Available at: [https://www.forestry.gov.uk/PDF/fcfc125.pdf/\\$FILE/fcfc125.pdf](https://www.forestry.gov.uk/PDF/fcfc125.pdf/$FILE/fcfc125.pdf) (accessed on 09.09.20) and *The Scottish Government's Control of Woodland Removal Policy* (Forestry Commission Scotland (2009)).

⁸ Available at <http://www.gov.scot/Topics/Environment/Wildlife-Habitats/16118/Biodiversitylist/SBL> and <https://www.taysidebiodiversity.co.uk/action-plan/action-plan-new-lbap-2015/> (both accessed on 08.06.20).

⁹ Available at <https://www.pkc.gov.uk/ldp2> (accessed 09.06.20).

2.3.1 Tree Numbering and Identification

Individually surveyed trees were afforded identification tags attached on the main stem approximately 1.5m above ground level. Tree groups have been assigned an identification code using the acronym *TG#*.

The height and crown spread of each individually surveyed tree was estimated in metres. The stem diameter of single stemmed trees on level ground was measured at 1.5m above ground level, otherwise referred to as diameter at breast height (DBH), in millimetres using a calibrated girth tape. For multi-stemmed trees and those on sloping ground, variance to the measurement method was made according to BS5837: 2012.

2.3.2 Life Stage

Trees were classified in terms of their life stage using the categories outlined in Table 2-1 below.

Table 2-1: Age profile of trees and tree groups

Abbreviation	Category	Description
Y	Young	A juvenile tree newly planted or recently established.
EM	Early mature	A tree that is becoming established increasing in height and landscape significance.
SM	Semi-mature	An established tree but not showing any species specific mature characteristics such as ridged bark.
M	Mature	A tree which has reached maturity and contains features such as anticipated climax height, and species specific mature characteristics.
LM	Late mature	A tree which is exhibiting physiological and biomechanical changes associated with aging and has the potential to become veteran or ancient.
V	Veteran	A tree usually in the mature stage of its life and has important wildlife and habitat features including: hollowing or associated decay fungi; holes; wounds and large dead branches.
A	Ancient	A tree with one or more of the following characteristics: <ul style="list-style-type: none"> • Biological, aesthetic or cultural interest because of its great age; • A growth stage that is described as ancient or post-mature; • A chronological age that is old relative to others of the same species.

2.3.3 General Observations and Management Recommendations

General (non-invasive) observations were made of individual trees regarding their structural and physiological condition (e.g. the presence of decay or physical defects shown by external bio-mechanical signs). Trees were classified in terms of their general condition using the categories outlined in Table 2-2.

Table 2-2: Condition categorisation of individual trees

Abbreviation	Category	Description
G	Good	A tree not showing more mechanical defects than would be expected or that could be easily remedied.
F	Fair	A tree showing more defects than could be reasonably expected, or which could be remedied.
P	Poor	A tree in a poor structural condition with defects which could not be easily remedied.
D	Dead	A tree afflicted with a pathogen, or having suffered a trauma which has resulted in death.

Tree groups were classified in terms of their general condition using the categories outlined in Table 2-3 below.

Table 2-3: Condition categorisation of tree groups

Abbreviation	Category	Description
G	Good	The majority of trees did not show more mechanical defects and/or ill-health than would be expected and/or signs of ill-health.
F	Fair	Some of the trees show more defects and/or ill-health than could be reasonably expected.
P	Poor	The majority of trees show signs of in poor structural condition or health

2.3.4 Tree Quality Categorisation

Individual trees and groups of trees were afforded a general quality categorisation from A/B/C for retention or 'U' for removal. The categorisation also reflects the future contribution that the tree or group may provide. Please refer to Appendix B: Tree Quality Assessment Criteria for further details of the categorisation.

For the purposes of this study, the category U may indicate standing deadwood or a dying tree which can be retained for habitat wherever possible, or considered for removal in ongoing woodland management and control of pest/disease.

2.3.5 Root Protection Areas (RPA)

The RPA was calculated as an area equivalent to a circle with a radius 12 times that of the stem DBH or the equivalent diameter for multi-stemmed trees. Where trees meet criteria for classification as "Locally Notable" or greater¹⁰, i.e., they have the potential to become or are ancient or veteran trees, an extended RPA of 15 times the DBH rather than 12 has been applied as per the most recent guidance from the Woodland Trust¹¹.

For the tree groups, an estimated RPA is calculated as the area equivalent to a buffer zone with a radius 12 times the average DBH for the trees within that group (based on averaged measurements) and allowing for predicted future growth potential and, where applicable, any particularly large boundary trees whose roots may extend towards the development site.

¹⁰ As detailed in *Ancient and Other Veteran Trees: Further guidance on management* (Lonsdale, D (Ed.) 2013),

¹¹ *Planning for Ancient Woodland: Planners' Manual for Ancient Woodland and Veteran Trees*. (Woodland Trust (2019)) (Available at: <https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/> (accessed on: 08.06.20)).

2.4 Tree Reference Plans

Individual trees have been plotted on the tree constraints plan following survey of the site using a GPS location and cross-referenced with aerial imagery and the topographical survey supplied by Brown & Brown Architects.

The Tree Survey Plan shows the following information:

- The location of the surveyed trees and groups of trees on site;
- The tree quality colour code of individual trees and tree groups;
- The estimated extent of individual tree crowns and tree group canopies;
- The calculated individual and tree group RPAs;

In addition to the above, the Tree Constraints Plan also shows

- The area of identified on the AWI;
- An overlay of the proposed development design; and
- Trees that are deemed physically incompatible with the current design and areas of RPA infringement where micorsiting or specific engineering can be used to retain a tree.

Please note that tree group extents are to the canopy edge and thus are inclusive of part or all of the RPA. Consequently, and in line with BS5837:2012, the construction exclusion zone should be the extent of the RPA or the canopy, whichever is greater. For details of the full RPA, please refer to the Tree Schedule in Appendix C and Tree Reference Plans in Appendix D.

The Tree Retention & New Planting Plan shows the following information:

- The location of the retained trees-stock on site;
- The suggested location of tree protection measures on site;
- Areas that would require mitigated works to aid tree retention; and
- Suggested locations for new planting.

Retention and new planting details are affixed to this report in Appendix F.

2.5 Disclaimers

This report summarises finding of the tree survey and background research: it does not constitute an Arboricultural Impact Assessment.

This survey does not specifically address or quantify the health and safety risks posed by tree groups, although where potential hazards have been recognised it is possible to recommend an appropriate strategy for management. Regular arboricultural assessment should be undertaken of trees, particularly those recognised as posing a risk to persons or property within the site.

The survey conclusions relate solely to the conditions recorded at the time of inspection. Trees can be affected by environmental changes such as weather events, topographical alterations or changes in hydrological regime and therefore such changes may necessitate further survey.

The Tree Schedule presented in this document includes preliminary management recommendations but is not a schedule of works and is not designed to be submitted to a contractor. A tree works schedule can be provided if required.

EnviroCentre have worked with the design team to achieve a position of minimal tree loss relating to the current known physical parameters of the visibility splay, access and dwelling construction. This appraisal of impacts does not assure the good structure and safety of trees before during or after construction and fully expects that

monitoring, good husbandry and long term woodland management will account for the maintenance of tree stock at the site.

3 RESULTS

3.1 Desk Study

Table 3-1: Desk Study

Source	Information Provided		
Statutory and Non-statutory Designations:	CONSERVATION & HISTORIC ENVIRONMENT DESIGNATIONS There are no active statutory or non-statutory designations pertaining to the site.		
Ancient Woodland Inventory (AWI)	Tree Group TG1 is identified on the Ancient Woodland Inventory (AWI) as Long Established (of Plantation Origin) 2b (LEPO 2b) which is interpreted as plantation from maps of 1860 and continuously wooded since ¹² .		
Native Woodland Survey for Scotland (NWSS), National Forest Inventory (NFI) and Scottish Forestry Grant Regulations (SFGR)	<p>NWSS: The NWSS identifies the dominant habitat as Upland Birchwood (80%).</p> <p>NFI: Tree Group TG1 is identified as 'Broadleaved Woodland'.</p> <p>SFGR: There are no Scottish Forestry grants or regulations relating to the site.</p>		
Relevant tree species and habitats listed on the Scottish Biodiversity List (SBL) and Local Biodiversity Action Plan (LBAP)		SBL	LBAP
	Priority Species	✓	✓
	Juniper (<i>Juniperus communis</i>)	✓	
	Dwarf Elder (<i>Sambucus ebulus</i>)	✓	
	Woolly Willow (<i>Salix lanata</i>)	✓	✓
	Downy Willow (<i>Salix lapponum</i>)	✓	
	Whortle-leaved Willow (<i>Salix myrsinites</i>)	✓	
	Willow sp. (<i>Salix</i> so.)		✓
	Pedunculate Oak (<i>Quercus robur</i>)		✓
	Hawthorn		✓
	Blackthorn		✓
	Dwarf Birch (<i>Betula nana</i>)		✓
	Hazel (<i>Corylus avellana</i>)		✓
	Invertebrates		✓
	Lower Plants		✓
	Fungi and Lichen		✓
Priority Habitats			
Lowland Mixed Deciduous Woodland	✓	✓	
Upland Birchwoods		✓	
Upland Oakwoods		✓	
Aspen (<i>Populus tremula</i>)		✓	
Relevant Policy from the Local Development Plan (LDP)	<p>SITE ALLOCATION The site is not allocated in the LDP but does have an existing planning permission 16/01594/FLL.</p> <p>LDP POLICIES AND SUPPLEMENTARY GUIDANCE: Existing Supplementary Guidance to be re-consulted on:</p> <ul style="list-style-type: none"> • Green & Blue Infrastructure • Landscape • Forest and Woodland Strategy • Housing in the Countryside 		

¹² A Guide to Understanding the Scottish Ancient Woodland Inventory (SNH, 2011) Available at: <https://www.nature.scot/guide-understanding-scottish-ancient-woodland-inventory-awi> (accessed on 08.06.20).

<p>Previous Tree Survey (TREE-SURVEY-REPORT-861122)</p>	<p>Previous tree survey authored by Rick Worrell, Forestry Consultant, Dave MacIntyre, Tree Surgeon and Robin Baker, dated October 2008 is a useful guide but is not considered to provide the detail of this study which meets current British Standards (BS5837:2012)</p> <p>The previous report provides a description of the site’s trees and woodland; an impact assessment prediction; and actions to mitigate those impacts. In summary:</p> <ul style="list-style-type: none"> • No ash dieback would have been applicable to the site at the time of this study. • Woodland and visibility splay would require tree loss for development. • Trees would be removed if they pose a risk to the property from windthrow • Trees may be damaged through construction practices • Trees may interfere with utilities • Felled trees may regrow from coppice stools • Protective barriers will be recommended to meet BS5837 • Pre-checks for species such as red squirrel are recommended. • Woodland management planning is recommended. <p>This document was deemed acceptable for approval of planning reference 16/01594/FLL.</p>
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3.2 Consultation

Consultation response was received from Joanna Dick, Tree and Biodiversity Officer, on the 25th January 2021. The points raised regarding tree constraints and the considered responses are summarised in Table 3-2 below:

Table 3-2: Consultee comment and response

Subject	Response
<p>The woodland is listed on the Native Woodland Survey of Scotland as upland birchwood.</p>	<p>Thank you for the correction. The publicly available dataset was not complete at the time of the first desk study. This was revisited and the report updated to reflect this designation prior to this set of consultee responses (see report V2 Table 3-1).</p> <p>The Inventory of Ancient and Semi-natural Woodland records the woodland, and those in the near vicinity, as being of “Long Established Woodlands of Plantation Origin” i.e. having originally been planted at some time between 1750 and 1860. Early Ordnance Survey maps record the woodland in both circa 1860 and 1900 as a mix of conifer and broadleaved (see figs 1a and b), hence its categorisation as <i>plantation origin</i>. This means that the site is not <i>ancient semi-natural woodland</i> but has been more influenced by human activity and, due to planting and forestry practices, is in the lowest category of conservation value on the Inventory of ASNW Inventory. However the current generation of trees are naturally regenerated (presumably following felling), adds to the conservation interest of the woodland.</p>
<p>Woodland management and tree loss</p>	<p>A Woodland Management Plan has been produced by recognised upland birchwood expert Rick Warrell and submitted as part of the planning application.</p> <p>Construction techniques have been adapted within design to reduce tree loss to that of the original approved application expectations. Please refer to new tree constraints plans for more information.</p> <p>A wider visibility splay is required by the roads consultee and thus tree loss is unavoidable. However some trees within the visibility splay are succumbing to Ash dieback and would be removed under normal woodland management/road safety regardless of development; and some can be retained with an agreement to maintain pruning of the crown shape to keep the visibility splay clear. Please refer to new tree constraints plans for more information.</p>
<p>Future pressure to remove trees</p>	<p>The existing approved application must also share this risk of future pressure on trees and there should be no increase in that risk from this development.</p> <p>As part of woodland management it is expected that some tree removal will occur over time for a variety of reasons, but that the overarching aim is encouragement of upland birch wood habitat, i.e., some future tree removal may be those of exotic/planted species which could be seen as adventitious to this aim. All woodland management practices will be guided by the woodland management plan.</p>
<p>Tree loss, Ancient Woodland Loss</p>	<p>Loss of trees and development within this habitat was deemed satisfactory for a single dwelling in a prior application. Therefore a new objection based on tree removal is not seemingly consistent with the previous approval. Any increase in tree loss numerically can somewhat be</p>

Subject	Response
	<p>attributed to a survey showing greater detail than was previously summarised regarding the site in 2008, plus the subsequent onset of Chalara can be taken into account for possible total tree removal numbers.</p> <p>Design and construction has found methods to reduce tree removal to align with the previously approved totals; and this application increases obligations on custodianship and management of the birch woodland surrounds including removal of invasive/exotic species which fundamentally threaten the woodland biodiversity.</p>

3.3 Current Tree-stock

The following sections should be read in conjunction with:

- Appendix C: Tree Schedules; and
- Appendix D: Tree Reference Plans.

Species recorded during the survey are detailed in Table 3-3.

Table 3-3: Species recorded

Vernacular name	Scientific name	Vernacular name	Scientific name
Ash	<i>Fraxinus excelsior</i>	Holly	<i>Ilex aquifolium</i>
Beech	<i>Fagus sylvatica</i>	Pedunculate Oak	<i>Quercus robur</i>
Bramble	<i>Rubus fruticosus</i>	Rowan	<i>Sorbus aucuparia</i>
Broom	<i>Cytisus scoparius</i>	Silver Birch	<i>Betula pendula</i>
Downy Birch	<i>Betula pubescens</i>	Sycamore	<i>Acer pseudoplatanus</i>
Goat Willow	<i>Salix caprea</i>	Wych Elm	<i>Ulmus glabra</i>
Grand Fir	<i>Abies grandis</i>		

3.3.1 Individual Trees and Arboricultural Features

A total of 197 trees were identified for individual survey as well as one tree group. The trees range from young to mature in age whilst condition was generally fair, 14 trees were identified as unviable (U) with 10 classified as C/U, usually where ash dieback is present or where they could be retained as standing deadwood.

In the interim period between survey and V3 reporting, the client has informed EnviroCentre that tree number #3501 is windblown and therefore #3501 has been removed from the tree survey data.

The dominant species is silver birch with sycamore and occasional beech, pedunculate oak, goat willow and wych elm. Ash is also present however they are in poor condition with significant dieback which is likely the disease known as Chalara (*Hymenoscyphus fraxineus*), which occurs in the wider area. *Rhododendron ponticum* is also prolific around the northern part of the burn. *Rhododendron* is linked to the spread of *Phytophthora ramorum*, which is also present in the locale which, whilst is associated with larch (*Larix* sp.), has the capacity to pass between species.

3.3.2 Tree Groups and Silvicultural Features

One tree group was identified within influence of the site. A synopsis is as follows:

- **TG1** is a broadleaved woodland group that covers the whole of the site and is dominated by semi-mature trees including silver birch, sycamore and beech. The habitat has some structural diversity and ground flora. It has been assigned a 'B' quality categorisation.

Regardless of development applications, the pro-active management of the woodland would benefit from removal of invasive species, such as rhododendron, and the removal of exotic trees known to successfully regenerate and shade other species out (such as beech and sycamore). Thus to maintain or restore the Upland Birch potential, tree removal would be necessary.

The project could also consider the creation and enhancement of habitats including riparian vegetation, glade and woodland edges and occasional coppice of certain trees to encourage structural diversity.

3.4 Tree Constraints

The current design aims to minimise impact of the site through the use of a stilt house model which would aid tree and soil retention. The dwelling is proposed to be accessed by a raised boardwalk, rather than an excavated path, which will further increase tree retention with the ability to microsite the route and retain trees at the edges. Trees which will require some microsite effort to aid retention are at least: 3442, 3443, 3445, 3469, 3470, 3475.

Trees succumbing to ash dieback, or dead/dying and not within influence of the development have are not scoped for removal on the basis of design and development in this study. Standing deadwood can be retained as habitat and trees suffering from ash dieback may be removed within the woodland management plan. Therefore tree loss is associated only with the visibility splay (increased at the request of the roads department), access and car park area plus the dwelling footprints.

Those trees adjacent to the dwelling, which could be retained with increased mitigation and pruning of their crown shape where necessary. Furthermore, trees on the edge of the revised visibility splay could have their crowns pruned or lifted in order to facilitate clear views which will increase tree retention, albeit with a legal agreement to maintain this pruning for reasons of road safety. Trees within the visibility splay displaying signs of ash dieback have not been calculated in the loss relating to development as these trees are considered dead/to be removed for reasons of biosecurity.

This reduces the affected woodland area to c.0.18Ha inclusive of 39 individually surveyed trees which is commensurate with the previously approved application despite the required increase in visibility splay and a more detailed tree survey dataset than the previous application.

A future pressure to fell trees was deemed acceptable for the previous approved application and future woodland management may result in the removal of trees affected by ash dieback, trees displaying signs of instability and tree species not desired in an upland birchwood designated habitat. Should further tree removal be required this can be agreed with the local planning authority on a case by case basis with appropriate habitat and replacement mitigation.

Please refer to Table 3-4 for more details.

Table 3-4: Tree-stock scoped for removal based on current design information

Tree ID	Species	BS Category		Tree / Tree Group IDs	Species/ Hectarage	BS Category
3413	Silver Birch	C/U		3483	Silver Birch	C
3418	Sycamore	B		3484	Silver Birch	C
3419	Goat Willow	C		3485	Silver Birch	B
3421	Sycamore	C		3486	Silver Birch	B
3428	Silver Birch	B		3487	Downy Birch	B
3429	Silver Birch	B		3488	Silver Birch	C/U
3430	Silver Birch	B		3489	Downy Birch	B
3431	Silver Birch	B		3490	Silver Birch	C
3432	Silver Birch	B		3491	Silver Birch	B
3433	Sycamore	B		3492	Silver Birch	B
3434	Silver Birch	C		3493	Downy Birch	B
3459	Silver Birch	B		3499	Silver Birch	B
3464	Silver Birch	B		3500	Silver Birch	B
3465	Sycamore	B		3516	Sycamore	B
3466	Sycamore	C		3522	Silver Birch	B
3467	Rowan	C		3523	Silver Birch	C
3468	Silver Birch	B		3524	Silver Birch	C
3480	Silver Birch	B		3525	Silver Birch	B
3481	Silver Birch	C		3526	Beech	B
				3527	Beech	A

4 MITIGATION AND ENHANCEMENT RECOMMENDATIONS

The following suggestions have been extrapolated from the industry standards BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations* or on a site specific basis.

The baseline data compiled to inform this document should be referred to and amended, if required, on receipt of an updated design. This may include but not be limited to: utility and service drawings; road engineering details; and any amendments to the indicative footprint of the proposed development.

4.1 Mitigation Recommendations

To address LDP and Scottish Government planning policies, the following primary mitigation measures are recommended:

- Dependent on condition, retention of site soils for use in on site compensatory planting.
- Where construction encroaches on the RPA, good practice methods should be applied¹³.
- Habitat connectivity should be maintained and enhanced where possible.

Finalised landscape design proposals should aim to include trees and woodlands in order to create and enhance green space features. Tree species to be considered for new plantings should reflect the locally successful species and those that would provide biodiversity and amenity benefits in the long term.

New plantings should be located to ensure adequate space is allowed for future growth (to maturity) of root systems, stem(s) and crown structure. Due attention should be paid to potential direct conflict with structures, services, general access, views and sunlight provisions throughout all seasons taking into account full leaf cover. Where possible, planting should be located to maintain and enhance connectivity for wildlife across the site and into the wider area.

4.2 Tree and Woodland Protection

In order to preserve retained trees and tree groups, the protection of their structure and health during construction will be required. The following methods should be adopted:

- Site operations should be planned to take into account the location of the tree stem, crown and root protection areas. Transit, traverse and operation of machinery should be supervised by a banksman to ensure adequate clearance of the aforementioned constraints. Pruning of trees may be required to facilitate access of such machinery. All pruning of this nature should be undertaken following consultation with a project arboriculturist.
- It is suggested that retained trees in proximity to development activities are afforded protection using the default barrier specification as described in Figure 4.1. A tree protection plan, showing the location of barrier placement, may be required as a condition of planning.
- All other trees, not in direct threat of damage through construction activities, can be afforded a reduced specification barrier, or demarcation of their rooting area.
- Installation of tree protection barriers in accordance with the Tree Reference Plans in Appendix D and audited by a project arboriculturist (or Environmental Clerk of Works¹⁴).

¹³ For example, *Site Guidance Note 7: Excavation in root protection areas*; *Site Guidance Note 9 Installing, upgrading surfacing in root protection areas*; and *Site Guidance Note 10: Installing structures in root protection areas*.

¹⁴ Role of an ECoW available at: <http://www.aecow.com/role-of-an-ecow.html> (accessed at 09.06.20).

- All plant and vehicles, either stored or engaged in construction works, should operate outside the calculated RPA of adjacent trees.
- Where construction works are required within the barrier position cautionary rooting zones, works should be mitigated under the guidance of a project arboriculturist.
- Existing ground levels within the RPA should be maintained with the existing topsoil remaining in situ.
- Limited manual excavation, if required, may be justified using hand-held tools. Engineered level changes should be subject to specifically designed mitigation in conjunction with a project arboriculturist.
- In some cases it is prudent to also protect the soil condition in areas identified for new planting. This may reduce the need for costly soil conditioning and enhancement prior to the planting of new trees.
- Measures to control noise, dust, and other forms of water and airborne pollution should be adopted.

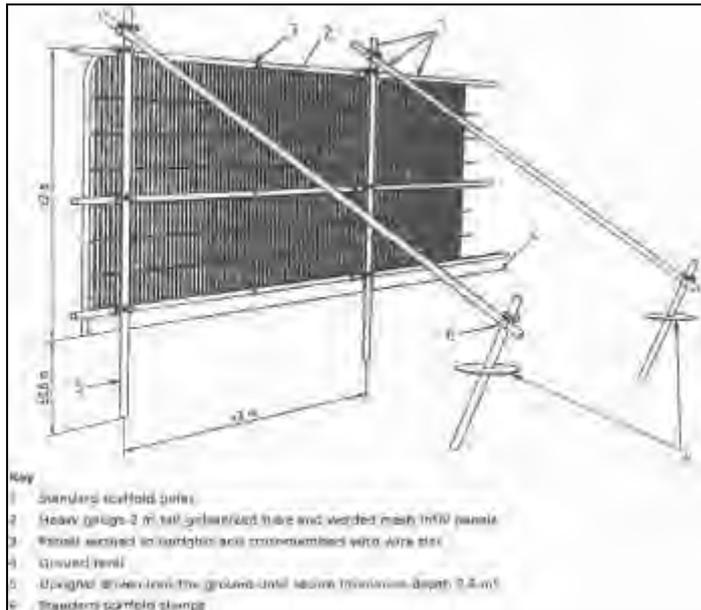


Figure 4.1: Default specification tree protection barrier

4.3 Working within the RPA

Where site operations may require the RPA of retained trees and woodland groups to be infringed, the following guidelines should be adopted:

- If required, activities within the RPA should follow the principle that the tree and soil structure take priority, ensuring adequate soil density to achieve root growth and function.
- The alteration of tree protection barriers, and working with root protection areas should be guided by an appointed project arboriculturist who can produce a task specific method statement, supervise and document works and report compliance to the local authority to inform the records of the tree preservation order.
- Changes in ground levels should be avoided within calculated rooting areas. In particular, changes in levels should not create localised ponding of water or burial of root collars, or limit gaseous exchange or the tree's root system access to water.
- Where ground levels and engineering specification allow, calculated rooting areas scoped for surface changes such as footpaths or car parking may be bridged with cellular confinement systems to spread loading, allow percolation of water and gaseous exchange¹⁵.
- If required, surface material in calculated rooting areas should be dislodged with compressed air and hand tools with the aim of not damaging tree roots.

¹⁵ Information on Greenfix Geoweb available at: <http://greenfix.co.uk/geoweb/> (accessed at 09.06.20).

- Excavations within RPAs and pruning of roots <25mm using a sharp hand tool should be supervised by a project arboriculturist.
- Arboricultural/forestry operations and soil improvement strategies may be required for trees which have been subject to root pruning or alteration of soil conditions. This should be guided during works by a project arboriculturist.
- All trees subject to RPA infringement should be included in a regular regime of Visual Tree Assessment.

4.4 Monitoring and Further Survey

It is recommended that trees scheduled for retention and protection are monitored regularly by a project arboriculturist during the construction. Importantly, this should include supervision of any activity taking place within the calculated RPA of the tree stock.

4.5 Compensation and Enhancement Measures

To enhance on site biodiversity, the finalised landscaping design could consider the following recommendations:

- Compensatory on-site planting at a minimum ratio of 1:1 as stipulated in the Control of Woodland Removal policy; however an increased ratio would assist in achieving a net gain for biodiversity. Please see the planting plan in Appendix E for details.
- Removal and eradication of *Rhododendron ponticum* on site.
- Generation of a Woodland Management Plan to support establishment and biodiversity objectives.
- Planting to create/enhance woodland habitats and 'Nectar Networks' through selection of native or nectar rich tree and shrub species¹⁶.
- Soil samples to confirm chemical and biological characteristics of proposed landscaping/planting areas with the aim of aiding planting selection and success.
- Use of tree protection to reduce mammal browsing and increase the probability of successful establishment.
- Installation of bat and bird boxes to increase habitat potential.
- Where site native trees are scheduled for removal, appropriate material arisings could be retained as deadwood (including standing where feasible) and stacked or buried to optimise saproxylic habitats.

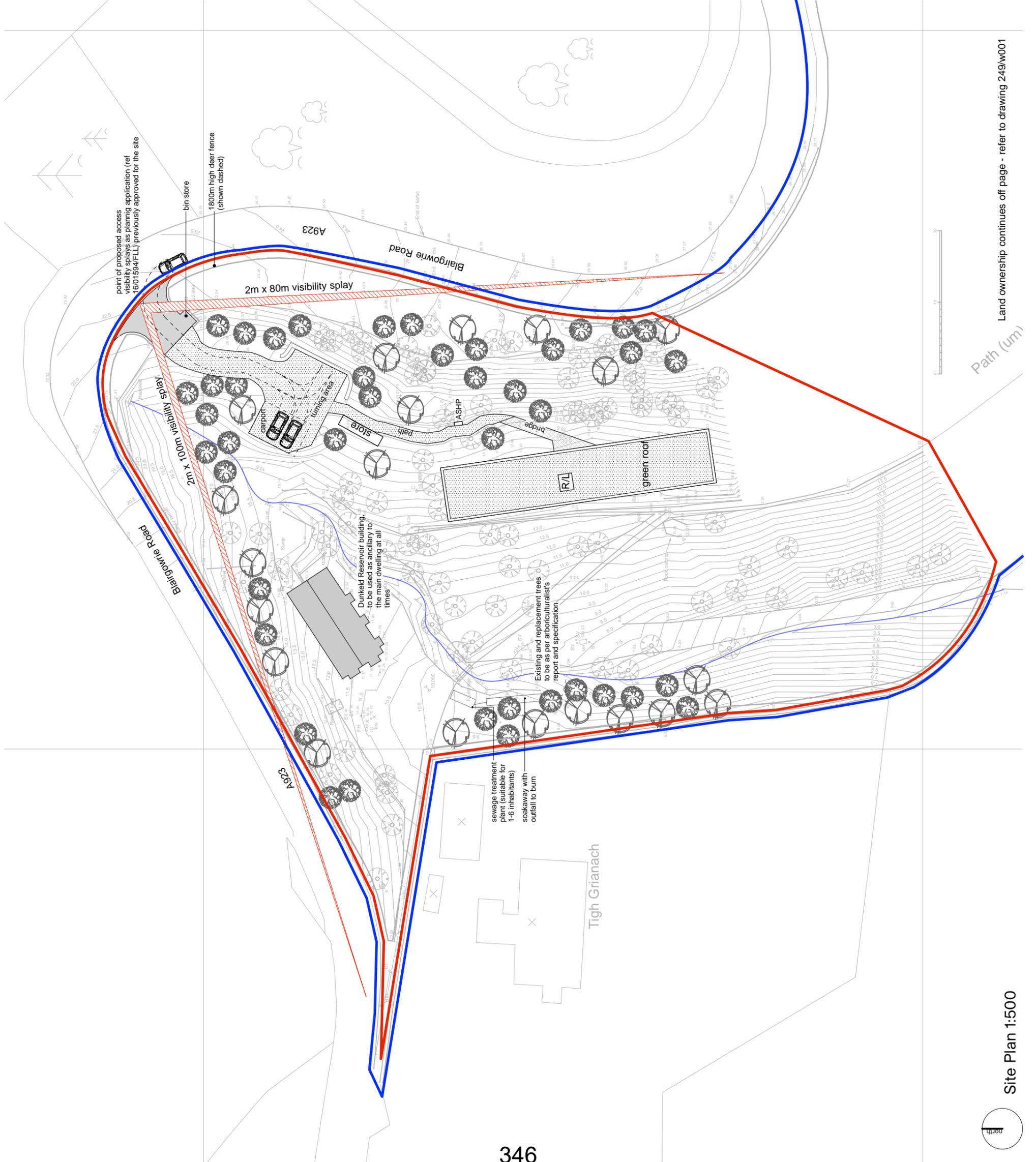
¹⁶ Scottish Wildlife Trust (2017). 50 For the Future: Create new wildflower meadows. (available at: <https://scottishwildlifetrust.org.uk/2016/09/50-for-the-future-create-new-wildflower-meadows/> (accessed on 09.06.20))

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APPENDICES

A PROPOSED DEVELOPMENT DESIGN PLANS



point of proposed access
visibility splay as planning application (ref
16/01594/FLL) previously approved for the site

bin store

1800m high deer fence
(shown dashed)

2m x 80m visibility splay

2m x 100m visibility splay

Blagowrie Road

Dunkeld Reservoir building
to be used as ancillary to
the main dwelling at all
times

green roof

Existing and replacement trees
to be as per arboriculturalist's
report and specification.

sewage treatment
plant (suitable for
1-6 inhabitants)
soakaway with
outfall to burn

Tigh Grianach



Path (um)

New tree planting shown in bold - refer to
Arboriculturalist report

do not scale drawing, note dimensions only,
if in doubt seek clarification

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Client

Caroline & Euan Robinson

Project

New house at Dunkeld Reservoir

Title

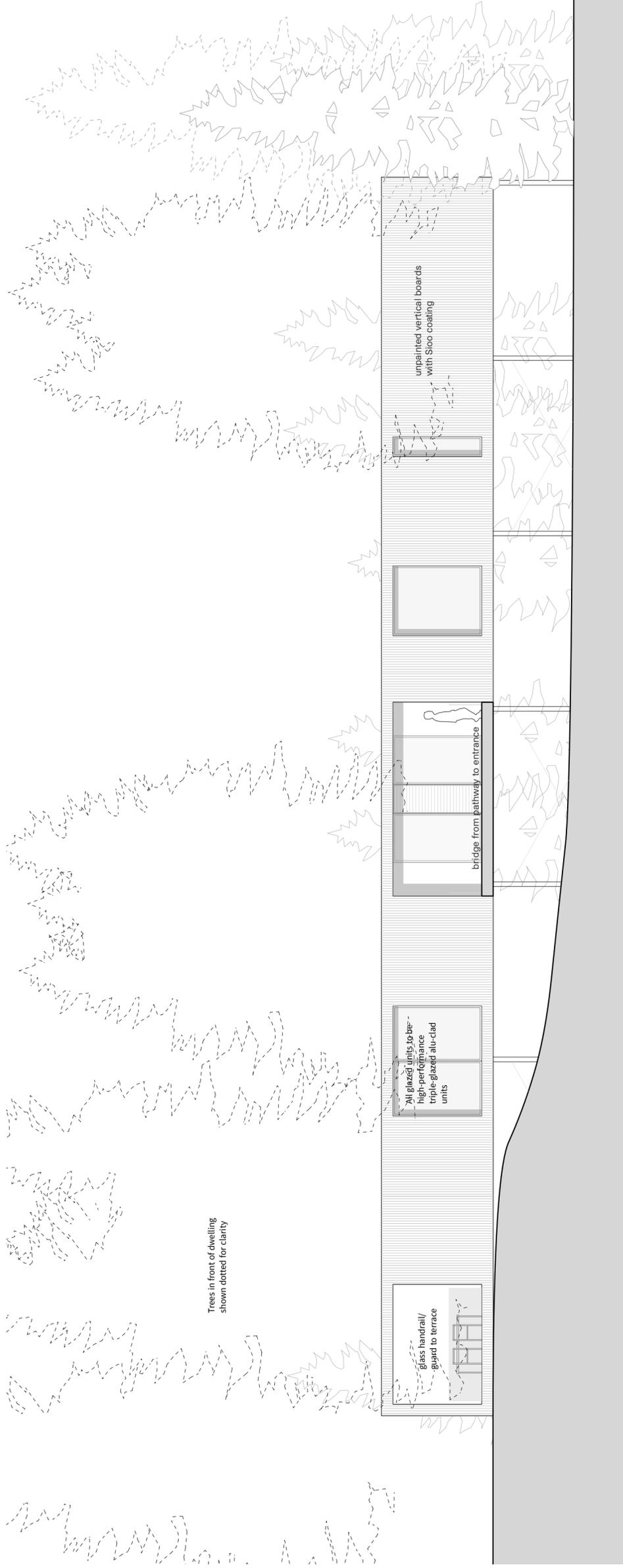
Site Plan as Proposed

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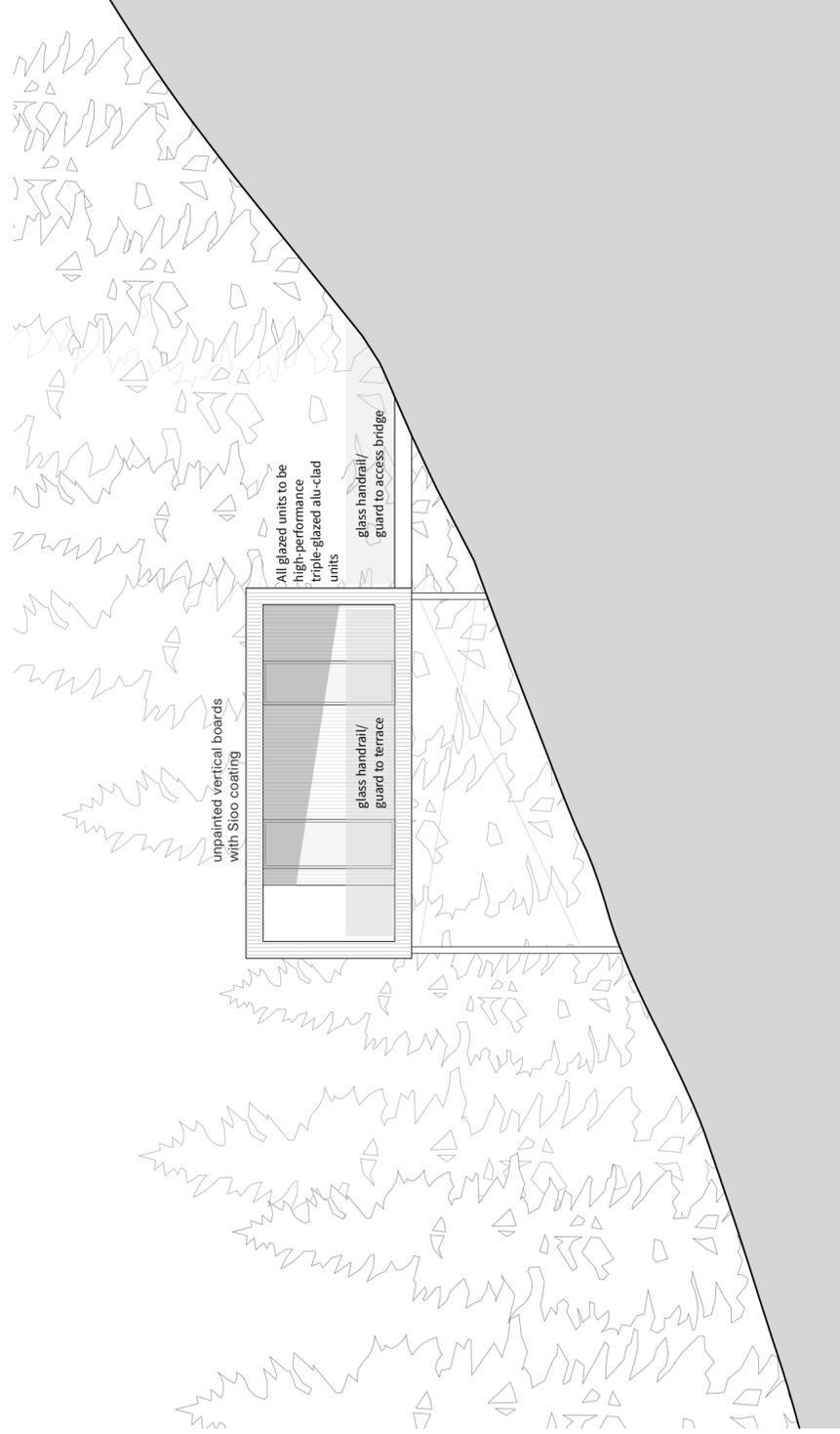
Drg No

249/p003 planning

Status



347 Proposed East Elevation 1:100



Proposed South Elevation 1:100

do not scale drawing, note dimensions only, if in doubt seek clarification

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Client

Caroline and Euan Robinson

Project

New house at Dunkeld Reservoir

Title

Proposed East and South Elevations

Scale

1:100

Date

22.06.2020

Drawn

MH

Checked

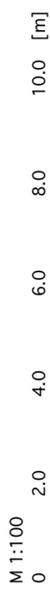
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Proj No

249/p111

Status

planning



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B TREE QUALITY ASSESSMENT CRITERIA

Category and colour on TCP	Criteria		
<p>U - Removal</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>	<ul style="list-style-type: none"> • Trees that have a serious, irremediable structural defect such that early loss is expected through collapse, or become unviable after removal of other category U trees. • Trees that are dead or are showing signs of significant, immediate or irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other nearby trees or trees of very low quality, suppressing adjacent trees of better quality. 	<p>Mainly landscape value</p> <p>2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Mainly cultural values including conservation</p> <p>3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. Veteran trees or wood-pasture).</p>
<p>A - Retain</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years.</p>	<p>Mainly arboricultural value</p> <p>1 Trees that are particularly good examples of their species, especially if rare or unusual. Essential components of groups or formal or semi-formal arboricultural features (i.e. dominant/principal trees in an avenue).</p>	<p>2 Trees present in numbers usually as groups or woodlands, such that they form distinct landscape features thereby attracting a higher collective rating than they might as individuals, or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>3 Trees with measurable conservation or cultural value.</p>
<p>B - Retain</p> <p>Those of moderate quality with an estimated remaining life expectancy of at least 20 years.</p>	<p>1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. remediable defects or poor past management/storm damage) such that they are unlikely to be suitable for retention beyond 40 years.</p>	<p>2 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.</p>	<p>3 Trees with very limited conservation or cultural value.</p>
<p>C - Retain</p> <p>Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.</p>	<p>1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>		

C TREE SCHEDULES

Individually Surveyed Trees

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class	Condition	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category	RPA radius
				N	E	S	W					
3391	Ash	18	273	2	2	2	4	EM	P	Dual-stemmed from base; significant dieback (suspected <i>Chalara</i>); Recommendation: <i>Fell and replace</i>	U	3.28
3392	Sycamore	20	500	5	4	5	5	M	F		B	6.00
3393	Sycamore	23	608	6	6	6	6	M	F	Dual-stemmed from base	B	7.30
3394	Sycamore	21	584	3	3	3	2	M	F	Dual-stemmed from 0.4m; northern stem bifurcated from 1.75m with compression union and included bark	C	7.01
3395	Sycamore	25	529	6	6	6	6	M	F	7 stems	C	6.35
3396	Sycamore	20	870	8	8	7	6	M	F	9 stems	C	10.44
3397	Sycamore	15	439	8	6	1	5	M	F	Triple-stemmed	C	5.27
3398	Ash	17	430	4	2	5	4	SM	F	Minor dieback and reduced crown vitality (suspected <i>Chalara</i>)	B	5.16
3399	Beech	25	251	8	8	9	8	M	F	Dual-stemmed	C	3.01
3400	Ash	15	250	1	1	1	1	EM	P	Significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	3.00
3402	Ash	14	250	1	1	1	2	EM	P	Suppressed and producing epicormics in the crown Recommendation: <i>Fell and replace</i>	U	3.00
3403	Sycamore	24	400	6	6	7	5	SM	F		B	4.80
3404	Ash	6	150	1	1	1	1	EM	D	Significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	1.80
3405	Ash	19	260	1	1	1	1	SM	P	Significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	3.12
3406	Ash	11	150	1	1	1	1	EM	D	Significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	1.80
3407	Sycamore	27	629	9	6	8	6	M	F	Dual-stemmed from base. Prune to clear Vis.Splay	B	7.55
3408	Sycamore	9	150	1	1	1	1	EM	F		C	1.80
3409	Silver Birch	15	280	1	1	1	1	SM	D	Standing dead	C/U	3.36

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)			Age Class Y/SM/ M/L/M/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S					
3410	Sycamore	8	150	1	1	1	1	F		C	1.80
3411	Sycamore	28	436	5	8	7	6	F	Dual-stemmed from base	B	5.23
3412	Sycamore	28	400	6	6	6	6	F	Inaccessible (no tag on tree). Prune to clear Vis.Splay	B	4.80
3413	Silver Birch	16	354	1	1	1	1	D	Standing dead; inaccessible (no tag on tree)	C/U	4.25
3414	Ash	12	141	1	1	1	1	D	Dual-stemmed; significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	1.69
3415	Ash	18	229	1	1	1	1	D	Triple-stemmed from base; significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	2.75
3416	Sycamore	25	534	6	8	2	7	F	Triple-stemmed from base and eastern stem bifurcated from 1.5m. Prune to clear Vis.Splay	B	6.41
3417	Sycamore	29	344	2	8	8	8	F	Dual-stemmed from 0.3. Prune to clear Vis.Splay	C	4.13
3418	Sycamore	19	380	6	6	6	6	F		B	4.56
3419	Goat Willow	15	220	3	3	3	3	F		C	2.64
3420	Silver Birch	13	160	3	3	3	1	F	Minor reduced crown vitality. Prune to clear Vis.Splay	C	1.92
3421	Sycamore	12	290	3	2	3	2	F		C	3.48
3422	Goat Willow	18	326	4	4	3	2	F	Dual-stemmed from 0.5m. Prune to clear Vis.Splay	C	3.91
3423	Goat Willow	14	230	3	3	3	3	F		C	2.76
3424	Silver Birch	17	230	2	2	2	2	F	Minor reduced crown vitality. Prune to clear Vis.Splay	C	2.76
3425	Silver Birch	19	180	2	2	2	2	F	Minor reduced crown vitality	C	2.16
3426	Sycamore	26	455	6	6	6	6	F	Dual-stemmed from 0.3m	B	5.46
3427	Sycamore	21	210	3	3	3	3	F		C	2.52
3428	Silver Birch	23	330	3	3	3	3	F	Minor reduced crown vitality	B	3.96
3429	Silver Birch	20	240	3	3	3	4	F	Minor reduced crown vitality	B	2.88
3430	Silver Birch	24	320	6	2	2	2	F	Minor reduced crown vitality	B	3.84
3431	Silver Birch	19	410	4	1	6	8	F	Dual-stemmed from 0.1m	B	4.92
3432	Silver Birch	23	280	3	3	3	3	F	Minor reduced crown vitality	B	3.36
3433	Sycamore	28	580	8	8	8	8	F		B	6.96
3434	Silver Birch	19	200	2	2	2	2	F	Minor reduced crown vitality	C	2.40
3435	Sycamore	22	420	6	6	6	6	F	Basal sucker conjoined with stem main stem to 1.25m	B	5.04
3436	Wych Elm	26	350	6	6	3	3	F		A	4.20
3437	Sycamore	15	340	6	6	6	6	F	Prune to clear Vis.Splay	B	4.08
3438	Silver Birch	18	180	3	3	3	3	F	Minor reduced crown vitality	B	2.16
3439	Sycamore	13	160	2	4	2	1	F		C	1.92
3440	Sycamore	24	485	7	7	7	7	F	Triple-stemmed from base; compression union for south-eastern and south-western stems	B	5.82
3441	Beech	7	230	4	4	4	4	F		C	2.76

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/L/M/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W					
3442	Silver Birch	21	280	2	2	3	2	SM	F	Reduced crown vitality. Retain if possible via onsite microsites.	B	3.36
3443	Silver Birch	14	230	1	1	1	1	EM	D	Standing dead. Retain if possible via onsite microsites.	C/U	2.76
3444	Silver Birch	17	180	1	1	1	1	EM	P	Suppressed and reduced crown vitality	C	2.16
3445	Silver Birch	18	160	2	2	2	2	EM	F	Minor reduced crown vitality. Retain if possible via onsite microsites.	C	1.92
3446	Silver Birch	16	290	3	3	4	3	SM	F	Minor reduced crown vitality. Will require pruning to reduce constraints to the new building.	B	3.48
3447	Silver Birch	15	180	3	3	4	3	EM	F		C	2.16
3448	Silver Birch	16	190	2	2	4	4	EM	F		C	2.28
3449	Silver Birch	19	200	1	1	3	2	EM	F		C	2.40
3450	Sycamore	22	200	2	2	2	2	EM	F		C	2.40
3451	Silver Birch	23	190	1	1	1	1	EM	F	Inaccessible (no tag)	C	2.28
3452	Sycamore	28	721	9	9	9	9	M	F	Dual-stemmed	B	8.65
3453	Silver Birch	21	230	3	2	4	5	EM	F		C	2.76
3454	Silver Birch	21	160	1	1	1	1	EM	F		C	1.92
3455	Silver Birch	17	160	1	1	1	1	EM	F		C	1.92
3456	Sycamore	15	291	3	3	3	3	SM	F	Dual-stemmed	C	3.49
3457	Silver Birch	25	230	2	2	2	2	EM	F		B	2.76
3458	Silver Birch	10	170	1	1	1	1	EM	D	Standing dead	C/U	2.04
3459	Silver Birch	17	300	3	3	3	5	SM	F		B	3.60
3460	Silver Birch	22	190	2	2	2	2	EM	F		C	2.28
3461	Silver Birch	17	253	2	3	5	4	EM	F	Triple-stemmed from base	C	3.04
3462	Silver Birch	18	340	2	2	3	4	SM	F	Reduced crown vitality	B	4.08
3463	Silver Birch	14	160	2	1	1	1	EM	F	Reduced crown vitality	C	1.92
3464	Silver Birch	15	260	5	1	1	5	SM	F		B	3.12
3465	Sycamore	19	300	5	5	5	5	SM	F		B	3.60
3466	Sycamore	16	190	2	2	2	2	EM	F		C	2.28
3467	Rowan	11	190	4	4	4	4	EM	F		C	2.28
3468	Silver Birch	22	260	3	3	3	3	SM	F	Reduced crown vitality	B	3.12
3469	Silver Birch	15	160	1	1	2	2	EM	F	Reduced crown vitality. Retain if possible via onsite microsites.	C	1.92
3470	Silver Birch	6	150	1	1	1	1	EM	D	Standing dead. Retain if possible via onsite microsites.	C/U	1.80
3471	Goat Willow	8	160	1	1	3	1	EM	D	Standing dead	C/U	1.92
3472	Sycamore	27	566	6	7	7	7	M	F	Dual-stemmed from base. Will require pruning to facilitate retention with development.	B	6.79
3473	Silver Birch	23	280	4	2	2	2	SM	F	Reduced crown vitality	B	3.36
3474	Silver Birch	16	170	3	1	1	1	EM	F		C	2.04
3475	Silver Birch	19	210	5	1	2	4	EM	F	Retain if possible via onsite microsites.	C	2.52
3476	Goat Willow	25	450	8	8	8	8	M	F		B	5.40

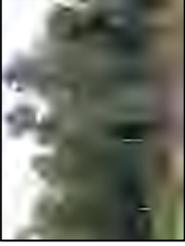
Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)			Age Class Y/SM/ M/L/M/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius	
				N	E	S						W
3477	Goat Willow	23	410	6	6	6	6	SM	F		C	4.92
3478	Goat Willow	5	347	8	1	2	4	SM	P	Phoenixing	C	4.16
3479	Silver Birch	21	260	2	2	2	2	SM	F	Reduced crown vitality	C	3.12
3480	Silver Birch	20	205	3	3	3	3	EM	F	Dual-stemmed from 0.25m; reduced crown vitality	B	2.46
3481	Silver Birch	22	200	1	1	1	2	EM	F		C	2.40
3482	Silver Birch	21	160	1	1	1	1	EM	F	Retain if possible via onsite microtoping.	C	1.92
3483	Silver Birch	19	200	1	1	1	2	EM	F		C	2.40
3484	Silver Birch	25	230	2	4	4	3	EM	F		C	2.76
3485	Silver Birch	14	220	1	1	1	1	EM	F		B	2.64
3486	Silver Birch	20	280	4	3	3	5	SM	F		B	3.36
3487	Downy Birch	20	230	2	2	2	2	EM	F		B	2.76
3488	Silver Birch	4	160	1	1	1	1	EM	D	Standing dead	C/U	1.92
3489	Downy Birch	16	220	2	2	2	2	EM	F		B	2.64
3490	Silver Birch	15	170	3	1	4	7	EM	F		C	2.04
3491	Silver Birch	20	358	4	4	4	4	SM	F	Dual-stemmed from base	B	4.30
3492	Silver Birch	19	240	2	1	1	1	EM	F		B	2.88
3493	Downy Birch	19	280	3	3	5	4	SM	F		B	3.36
3494	Downy Birch	22	370	3	3	3	3	SM	F		B	4.44
3495	Sycamore	26	420	5	5	5	5	SM	F		C	5.04
3496	Silver Birch	14	240	4	1	1	1	EM	F		B	2.88
3497	Silver Birch	19	330	3	3	3	3	SM	F		B	3.96
3498	Silver Birch	11	170	2	4	2	2	EM	F		C	2.04
3499	Silver Birch	22	260	2	1	4	3	SM	F		B	3.12
3500	Silver Birch	24	326	3	2	4	4	SM	F	Dual-stemmed from 0.8m	B	3.91
3501	Silver Birch	16	210	5	2	1	2	EM	P	Windblown	U	
3502	Silver Birch	18	250	6	3	2	3	SM	F	Tree #3501 hung-up in crown	B	3.00
3503	Silver Birch	18	200	2	2	2	2	EM	F		C	2.40
3504	Silver Birch	21	220	2	2	2	2	EM	F		C	2.64
3505	Silver Birch	23	250	3	3	3	3	SM	F		B	3.00
3506	Silver Birch	25	260	3	3	3	3	SM	F		B	3.12
3507	Sycamore	16	412	6	6	6	6	SM	F	Dual-stemmed from 1m	B	4.94
3508	Silver Birch	12	150	2	2	2	2	EM	F	Reduced crown vitality	C	1.80
3509	Goat Willow	20	490	6	6	6	6	M	P	crown dieback and reduced crown vitality; monitor	C	5.88
3510	Goat Willow	16	480	6	6	6	6	M	P	crown dieback and; monitor	C	5.76
3511	Silver Birch	18	400	6	6	6	6	SM	F		B	4.80
3512	Sycamore	18	520	8	8	8	8	M	F		B	6.24
3513	Goat Willow	7	180	3	5	2	2	EM	F	Recommendation:	U	2.16

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/L/M/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W					
									<i>Fell and replace</i>			
3514	Sycamore	16	430	6	6	6	6	SM	F		B	5.16
3515	Acer sp.	17	350	5	5	5	5	SM	F		B	4.20
3516	Sycamore	19	440	6	6	6	6	SM	F		B	5.28
3517	Sycamore	20	270	2	1	2	4	EM	F		C	3.24
3518	Sycamore	22	381	6	4	7	6	SM	F	Swept stem; triple-stemmed from 1.5m	B	4.57
3519	Sycamore	24	340	6	3	6	4	SM	F		B	4.08
3520	Sycamore	19	308	4	4	4	4	SM	F	Triple-stemmed from 1m	C	3.70
3521	Sycamore	20	350	5	3	2	5	SM	F		B	4.20
3522	Silver Birch	17	280	2	2	2	6	SM	F		B	3.36
3523	Silver Birch	17	160	1	1	1	1	EM	F		C	1.92
3524	Silver Birch	14	170	1	1	1	1	EM	F		C	2.04
3525	Silver Birch	19	220	3	1	3	3	EM	F		B	2.64
3526	Beech	27	400	6	3	5	8	SM	F		B	4.80
3527	Beech	30	650	8	8	8	8	M	F		A	7.80
3528	Rowan	7	210	3	5	6	5	EM	F		C	2.52
3529	Rowan	8	200	4	4	4	4	EM	F		B	2.40
3530	Silver Birch	18	230	5	2	6	2	EM	F		B	2.76
3531	Silver Birch	19	380	3	1	3	3	SM	F		B	4.56
3532	Silver Birch	16	210	3	3	3	3	EM	F		B	2.52
3533	Beech	22	450	6	6	6	6	SM	F		B	5.40
3534	Silver Birch	19	240	2	2	2	2	EM	F		C	2.88
3535	Silver Birch	21	380	5	5	5	5	SM	F		B	4.56
3536	Silver Birch	23	360	5	3	3	4	SM	F		B	4.32
3537	Silver Birch	19	250	3	2	2	4	EM	F		B	3.00
3538	Silver Birch	4	240	1	1	1	1	EM	D	Standing dead	C/U	2.88
3539	Silver Birch	11	240	1	1	1	1	EM	D	Standing dead	C/U	2.88
3540	Silver Birch	13	310	1	1	1	1	SM	F		B	3.72
3541	Silver Birch	24	360	3	3	3	3	SM	F		B	4.32
3542	Beech	18	283	4	4	4	4	SM	F	Dual-stemmed	C	3.40
3543	Silver Birch	14	260	2	2	2	2	SM	F		B	3.12
3544	Silver Birch	9	370	3	3	3	3	SM	F		B	4.44
3545	Beech	14	210	3	3	3	3	EM	F		C	2.52
3546	Beech	11	210	4	4	4	4	EM	F		C	2.52
3547	Sycamore	12	200	6	2	3	7	EM	F		C	2.40
3548	Silver Birch	16	280	3	3	3	3	SM	F		B	3.36
3549	Silver Birch	21	290	2	2	2	2	SM	F		B	3.48

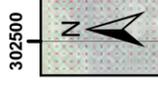
Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)				Age Class Y/SM/ M/L/M/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S	W					
3550	Silver Birch	20	250	3	3	3	3	SM	F		B	3.00
3551	Beech	17	260	5	5	5	5	EM	F		C	3.12
3552	Silver Birch	19	320	2	2	2	2	SM	F		B	3.84
3553	Silver Birch	16	210	2	2	2	2	EM	F		C	2.52
3554	Beech	9	170	3	3	3	3	EM	F		C	2.04
3555	Silver Birch	16	270	2	2	2	2	SM	F		B	3.24
3556	Beech	9	160	2	2	2	2	EM	F		C	1.92
3557	Silver Birch	18	440	5	5	5	5	SM	F		B	5.28
3558	Silver Birch	6	180	1	1	1	1	EM	D	Standing dead	C/U	2.16
3559	Silver Birch	20	240	4	1	1	3	EM	F		C	2.88
3560	Silver Birch	22	240	2	2	2	2	EM	F		C	2.88
3561	Silver Birch	23	330	5	5	5	5	SM	F		B	3.96
3562	Silver Birch	20	460	5	2	5	5	M	F		B	5.52
3563	Silver Birch	18	210	1	1	1	1	EM	F		C	2.52
3564	Silver Birch	21	470	4	4	4	4	M	F		B	5.64
3565	Silver Birch	9	200	1	1	1	1	EM	D	Standing dead	C/U	2.40
3566	Downy Birch	19	420	2	2	2	2	SM	F		B	5.04
3567	Silver Birch	18	370	3	3	3	3	SM	F		B	4.44
3568	Sycamore	22	360	4	4	4	4	SM	F		B	4.32
3569	Ash	15	280	4	4	4	4	EM	D	Significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	3.36
3570	Ash	10	280	4	4	4	4	EM	D	Significant dieback (suspected <i>Chalara</i>) Recommendation: <i>Fell and replace</i>	U	3.36
3571	Wych Elm	10	320	6	6	6	6	SM	F		A	3.84
3572	Silver Birch	22	260	3	2	4	2	SM	F		B	3.12
3573	Sycamore	15	480	6	6	6	6	SM	F		B	5.76
3574	Silver Birch	17	230	2	2	2	2	EM	F		C	2.76
3575	Silver Birch	20	260	1	3	1	1	SM	F		B	3.12
3576	Silver Birch	21	270	2	2	2	2	SM	F		B	3.24
3577	Silver Birch	23	280	1	1	1	1	SM	F		B	3.36
3578	Silver Birch	19	220	1	1	2	2	EM	F		C	2.64
3579	Silver Birch	22	470	4	2	5	5	M	F		B	5.64
3580	Silver Birch	23	400	2	2	2	2	SM	F		B	4.80
3581	Silver Birch	20	300	4	2	1	2	SM	F		B	3.60
3582	Silver Birch	21	310	1	1	1	1	SM	F		B	3.72

Tree ID	Species	Height # (m)	DBH/ Combined DBH (mm)	Branch Spread (m)			Age Class Y/SM/ M/LM/V	Condition G/F/P/D	General Observations of Structure/Physiological Condition and/or Preliminary Management Recommendations	British Standard Category U/A/B/C	RPA radius
				N	E	S					
3583	Silver Birch	22	380	3	3	3	3	3	F	B	4.56
3584	Pedunculate Oak	14	424	8	8	8	8	8	F	B	5.09
3585	Ash	12	220	5	3	3	3	3	P	U	2.64
3586	Silver Birch	23	380	3	3	3	3	3	F	B	4.56
3587	Beech	10	450	7	7	7	7	7	F	B	5.40
3588	Ash	7	180	5	5	5	5	5	P	U	2.16

Tree Groups

Tree Group ID	Species composition	Average height of Upper Storey # (m)	Average DBH of Upper Storey (mm)	Age profile	General Condition	Group Descriptors	Photographic Record	British Standard Category U/A/B/C	RPA radius (m)
TG1	<p>Upper Storey <i>Semi-mature and mature trees</i></p> <ul style="list-style-type: none"> • Sycamore • Silver Birch • Beech • Wych Elm • Goat Willow • Downy Birch <p>Mid Storey <i>Early- and semi-mature trees</i></p> <ul style="list-style-type: none"> • Silver Birch • Pedunculate Oak • Beech • Sycamore • Ash • Goat Willow • Wych Elm • Rowan <p>Under Storey: <i>Young trees and saplings</i></p> <ul style="list-style-type: none"> • Beech • Rowan • Sycamore • Silver Birch • Goat Willow • Rhododendron • Bramble • Broom • Grand Fir 	23	329	Y - M	F	<p>Tree group TG1 covers the site boundary and comprises semi-mature, semi-natural woodland. Tree forms also indicate a history of herbivory. Ground flora including tall tufted ferns, bramble, grasses and forbs including violet, wood sorrel, St. John's wort and germander speedwell.</p>	 <p>The area proposed for the house</p>  <p>R. ponticum adjacent the burn</p>   <p>The north-western part of the site with examples of ash in poor condition</p>	B	3.95

D TREE REFERENCE PLANS



Legend

- Site Boundary
- Proposed Development Design
- Visibility Splays
- Incompatible Trees
- Compatible Tree Locations

Tree Crown Extents & Quality Category

- A - Retained (High Quality & Value)
- B - Retained (Moderate Quality & Value)
- C - Retained (Low Quality & Value)
- C/U - Retain if Viable (Standing Deadwood)
- U - Remove (Unviable for Retention)
- Root Protection Area (RPA)
- Incompatible Tree Groups

Tree Group Extent & Quality Category

- B - Retain (Moderate Quality & Value)

Ancient Woodland Inventory

- Long-Established (of plantation origin) 2b

Do not scale this map

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Tree Constraints Plan
Full View (Plan 1 of 3)

Status		
FINAL		
Drawing No.	Revision	Date
373807-GIS002.1	A	12th Feb 2021
Drawn	Checked	Approved
GW	JEP	DB

Scale
1:750 @A3

Rev	Date	Amendment	Initials
A	09.02.21	Change to design amendments	GW



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Legend

- Site Boundary
- Proposed Development Design
- Visibility Spays
- Incompatible Trees
- Incompatible Tree Locations
- Compatible Tree Locations
- Tree Crown Extents & Quality Category**
- A - Retained (High Quality & Value)
- B - Retained (Moderate Quality & Value)
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- C/U - Retain if Viable (Standing Deadwood)
- U - Remove (Unviable for Retention)
- Root Protection Area (RPA)
- Incompatible Tree Groups
- Tree Group Extent & Quality Category**
- B - Retain (Moderate Quality & Value)
- Ancient Woodland Inventory
- Long-Established (of plantation origin) 2b

Do not scale this map

Client

Brown & Brown Architects

Project

Dunkeld Reservoir

Title

Tree Constraints Plan
Southern View (Plan 3 of 3)

Status

FINAL

Drawing No.	Revision	Date
373807-GIS002.3	A	12th Feb 2021
Drawn	Checked	Approved
GW	JEP	DB

Scale
1:300 @A3

Rev	Date	Amendment	Initials
A	09.02.21	Change to design amendments	GW



E RETAINED TREES & NEW PLANTING PLANS



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Legend

- ▭ Site Boundary
- ▭ Proposed Development Design
- - - Visibility Splays
- Retained Tree Locations
- Retained Tree Crown Extents & Quality Category
 - A - Retained (High Quality & Value)
 - B - Retained (Moderate Quality & Value)
 - C - Retained (Low Quality & Value)
 - C/U - Retain if Viable (Standing Deadwood)
 - Root Protection Area
- Retained Tree Group Extent & Quality Category
 - B - Retained (Moderate Quality & Value)
 - Vertical Tree Protection Barrier
 - Mitigated Works or Ground Protection
- New Planting
 - Hedgerow Planting
 - Riparian Planting
 - Woodland Planting
 - Ancient Woodland Inventory
 - Long-Established (of plantation origin) 2b

Do not scale this map

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Tree Retention and New Planting Plan
Full View (Plan 1 of 3)

Status
FINAL

Drawing No.	Revision	Date
373807-GIS003.1	A	12th Feb 2021
Drawn	Checked	Approved
GW	JEP	DB

Scale
1:750 @A3
0 3.75 7.5 15 22.5 Meters

Rev	Date	Amendment	Initials
A	09.02.21	Change to design amendments	GW

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Legend

- Site Boundary
- Proposed Development Design
- Visibility Splays
- Retained Tree Locations
- Retained Tree Crown Extents & Quality Category**
 - A - Retained (High Quality & Value)
 - B - Retained (Moderate Quality & Value)
 - C - Retained (Low Quality & Value)
 - C/U - Retain if Viable (Standing Deadwood)
 - Root Protection Area
- Retained Tree Group Extent & Quality Category**
 - B - Retained (Moderate Quality & Value)
 - Vertical Tree Protection Barrier
 - Mitigated Works or Ground Protection
- New Planting**
 - Hedgerow Planting
 - Riparian Planting
 - Woodland Planting
 - Ancient Woodland Inventory
 - Long-Established (of plantation origin) 2b

Do not scale this map

Client
Brown & Brown Architects

Project
Dunkeld Reservoir

Title
Tree Retention and New Planting Plan
Northern View (Plan 2 of 3)

Status			
FINAL			
Drawing No.	Revision	Date	
373807-GIS003.2	A	12th Feb 2021	
Drawn	Checked	Approved	
GW	JEP	DB	

Scale
1:300 @A3

Rev	Date	Amendment	Initials
A	09.02.21	Change to design amendments	GW



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Suggested Species Mixes

Hedgerow Planting Mix

Small – Medium Trees Song-post Trees

- Rowan (*Sorbus aucuparia*)
- Crabapple (*Malus sylvestris*)
- Gean (*Prunus avium*)

Hedging

- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)
- Hazel (*Corylus avellana*)
- Elder (*Sambucus nigra*)

Lower Plants

- Dwarf Elder (*Sambucus ebulus*)
- Woolly Willow (*Salix lanata*)
- Downy Willow (*Salix lapponum*)
- Whortle-leaved Willow (*Salix myrsinites*)
- Dwarf/ Mountain Birch (*Betula nana*)

Riparian Planting Mix

Upper Storey (Tolerant To Waterlogging)

- Common Alder (*Alnus glutinosa*)
- Aspen (*Populus tremula*)/ Columnar Aspen (*Populus tremula* 'Erecta') [suggested replacement for ash]¹⁷

Mid Storey (Moderately Tolerant To Waterlogging)

- Downy birch (*Betula pubescens*)
- Bird Cherry (*Prunus padus*)

Under Storey (Tolerant To Waterlogging)

- Grey Sallow (*Salix cinerea*)
- Alder buckthorn (*Frangula alnus*)

Lower Storey (grasses, rushes and wildflowers)

Scotia Seed's 'Pond Edge Mix'¹⁸ for marshy conditions or water margins, these wildflowers provide interest and colour.

- Sneezewort (*Achillea ptarmica*)
- Angelica (*Angelica sylvestris*)
- Marsh Marigold (*Caltha palustris*)
- Oval sedge (*Carex leporina*)
- Marsh Thistle (*Cirsium palustre*)
- Marsh Cinquefoil (*Comarum palustre*)
- Hare's tail Cottongrass (*Eriophorum vaginatum*)
- Meadowsweet (*Filipendula ulmaria*)
- Marsh Bedstraw (*Galium palustre*)
- Water Avens (*Geum rivale*)

¹⁷ As identified by the Scottish Wildlife Trust (available at: https://scottishwildlifetrust.org.uk/docs/002_057__livingwithashdieback_jan2013_1357644133.pdf) and The Tree Council (available at: <https://treecouncil.org.uk/wp-content/uploads/2019/12/4-Replacing-ash-appropriate-tree-selection-DADBRF-Dec-2018.pdf>) (both accessed on 06.07.20).

¹⁸ Available at: <https://www.scotiaseeds.co.uk/shop/pond-edge-mix/> (accessed on 06.07.20)

- Square stemmed St John's wort (*Hypericum tetrapterum*)
- Yellow Flag Iris (*Iris pseudacorus*)
- Purple Loosestrife (*Lythrum salicaria*)
- Water Forget me not (*Myosotis scorpioides*)
- Ragged Robin (*Silene flos-cuculi*)
- Marsh Woundwort (*Stachys palustris*)
- Reedmace (*Typha latifolia*)
- Valerian (*Valeriana officinalis*)
- Brooklime (*Veronica beccabunga*)

Woodland Planting Mix

Upper Storey

- Silver birch (*Betula pendula*)
- Downy birch (*Betula pubescens*)

Mid Storey

- Bird Cherry (*Prunus padus*)
- Rowan (*Sorbus aucuparia*)

Under Storey (Woodland edge)

- Juniper (*Juniperus communis*)
- Wild Privet (*Ligustrum vulgare*)
- Guelder Rose (*Viburnum opulus*)

Lower Storey (grasses, rushes and wildflowers)

Scotia Seed's 'Hedgerow Meadow Mix'¹⁹: a tall mix of perennial, biennial and annual wildflowers for areas of light shade beside hedges or walls or in woodland clearings

- Giant Bellflower (*Campanula latifolia*)
- Common Knapweed (*Centaurea nigra*)
- Crosswort (*Cruciata laevipes*)
- Foxglove (*Digitalis purpurea*)
- Herb Bennet (*Geum urbanum*)
- Wood Cranesbill (*Geranium sylvaticum*)
- St John's Wort (*Hypericum perforatum*)
- Field Scabious (*Knautia arvensis*)
- Ox eye Daisy (*Leucanthemum vulgare*)
- Yellow Rattle (*Rhinanthus minor*)
- Red Campion (*Silene dioica*)
- Ragged Robin (*Silene flos-cuculi*)
- Hedge Woundwort (*Stachys sylvatica*)
- Greater Stitchwort (*Stellaria holostea*)
- Wood Sage (*Teucrium scorodinia*)
- Upright Hedge Parsley (*Torilis japonica*)
- Bush Vetch (*Vicia sepium*)
- Common Bent (*Agrostis capillaris*)
- Crested Dog's Tail (*Cynosurus cristatus*)
- Chewings Fescue (*Festuca rubra ssp commutata*)
- Wood Meadow Grass (*Poa nemoralis*)

¹⁹ Available at: <https://www.scotiaseeds.co.uk/shop/hedgerow-mix/> (accessed on 06.07.20)

LRB-2021-22

20/00952/FLL – Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation, former water reservoir, Blairgowrie Road, Dunkeld

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/00952/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner
Description of Proposal	Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation		
Address of site	Former Water Reservoir Blairgowrie Road Dunkeld		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Royal School of Dunkeld Primary School. Education & Children's Services have no capacity concerns in this catchment area at this time.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £0</p> <p><u>Total: £0</u></p>		
Recommended informative(s) for applicant			
Date comments returned	21 August 2020		

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Mr Martin Foster

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Road Safety Concerns

Comment: To Mr Baxter,

In principle we have no reason to object to the planning application of the new build house but would like some reassurance that the public right of way foot path through the lower part of proposed building site (giving access to Spoutwells's) shall not be rerouted or closed off?

We do have safety concerns to the drive access on a particularly tight corner on the A923 but am sure you will be taking this into consideration.

Regards

Julie & Martin Foster



By email to:

Developmentmanagement@pkc.gov.uk

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

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300045947
Your ref: 20/00952/FLL

25 August 2020

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
Former Water Reservoir, Blairgowrie Road, Dunkeld
Erection of a dwellinghouse and change of use of former reservoir building to form
ancillary accommodation

Thank you for your consultation which we received on 12 August 2020. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
BTL 32	Battle of Dunkeld	Inventory Historic Battlefield

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We do not object to the proposal because it does not raise issues of national significance. We do however have the following comments to offer you.

The site application boundary is located within the Inventory Dunkeld historic battlefield (BTL 32). On the basis of currently available information, this location does not appear to have been a key area of action or fighting and some of the proposed development area has previously been disturbed, which may limit the potential for archaeological remains associated with the battle. You should consult your archaeological advisors, if you have not already, and they should be able to provide advice on the potential for archaeological remains and mitigation where appropriate.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore



we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Please contact us if you have any questions about this response. The officer managing this case is Nicola Hall who can be contacted by phone on 0131 668 8919 or by email on nicola.hall@hes.scot

Yours faithfully

Historic Environment Scotland

Tuesday, 25 August 2020



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

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

Development Operations
Free phone Number - 0800 389 0379
E-Mail - developmentoperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Customer

Follow Us

Former Water Reservoir, Blairgowrie Road, Dunkeld, PH8 0EP Asset Impact Assessment

Our Reference: DSCAS-0019998-S7Q

Your Planning Reference: 20/00952/FLL

Proposal: Erection of a dwelling house and change of use of former reservoir building to form ancillary accommodation

Thank you for allowing Scottish Water to review and comment on proposed the above proposed site. I have assessed the site and I attach with this letter a copy of our records showing relevant infrastructure.

Abandoned infrastructure on site:

Plans entail the conversion of abandoned Scottish Water infrastructure within site to ancillary accommodation. If any infrastructure requires to be removed to allow the works to proceed the applicant should raise an Asset Impact Case through our customer portal so that the proposal can be reviewed by Scottish Water.

Live Water Infrastructure:

Scottish Water Records indicate that there are live 100mm ductile iron water mains running within the western side of site. The necessary access distance for a water main of this size is 2.5 metres either side of the pipe and the recommended stand-off distance is 3m to either side of the pipe (based on Water for Scotland, 4th edition). No building, SUDS or other obstruction should be located within the 2.5 metre Access Distance. The 3m stand-off distance is the recommended distance to minimise the risk of damage to adjacent properties and structures in the event of a water main failure and is calculated using WSSC¹ guidelines and is dependent on the water pressure in the main.

The Scottish Water Asset Impact Team has reviewed your proposals and has found that there appears to be no conflict with our existing live infrastructure. Scottish Water is content for the development to proceed.

Please note that Scottish Water records are indicative only and your attention is drawn to the disclaimer at the bottom of this letter. It is the applicant's responsibility to accurately locate



To find out more about connecting your

property to the water and waste water supply visit:



the position of the pipe on site to ensure that it is not damaged during these works. All due care must be taken when working in the vicinity of Scottish Water assets, you should seek our support accordingly prior to any excavation works.

Please get in touch if you have any questions on the above.

Yours sincerely,

Faye Callander

Development Operations Asset Impact Team Advisor

Tel: 01414830813

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."



To find out more about connecting your

property to the water and waste water supply visit:



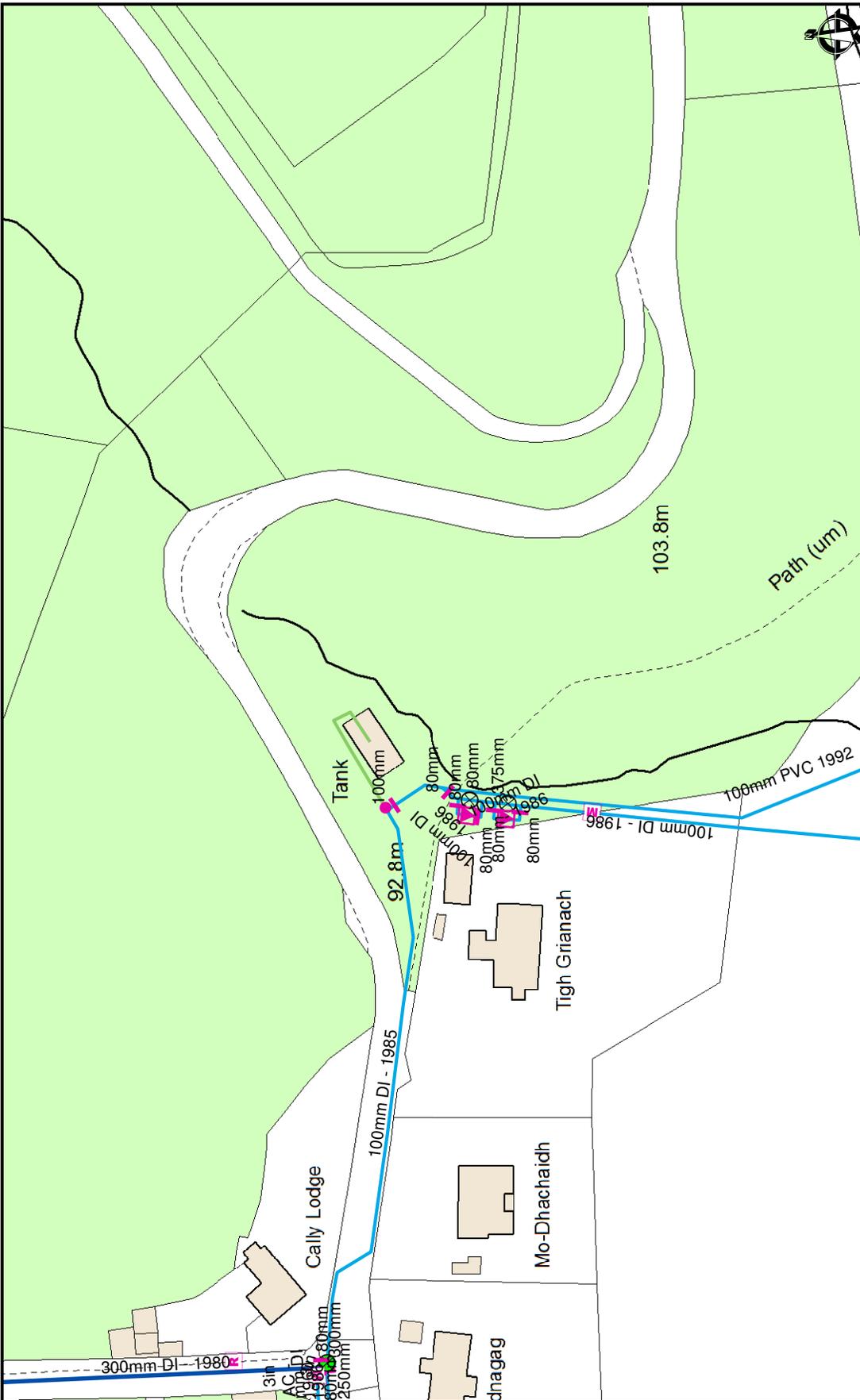
376



So, how are we doing?
We'd love to know if it's we're doing well or could do better.
We promise we're listening.
[click here](#) to tell us.



Scottish Water
The national water supplier



Warning! Damaging a Large diameter Trunk main (127/300mm and above) can result in loss of life and major Water Supply and Water Quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you MUST contact Scottish Water to arrange a site visit on 0800078778. WELL IN ADVANCE OF THE WORKS.

 <p>Castle House, 6 Castle Drive, Dunfermline, KY118GG Tel No: 0800078778</p>	<p>(c) Crown copyright and database rights 2020 Ordnance Survey 100029460. You are permitted to use this data solely to enable you to respond to or interact with the digital products provided with the data. You are prohibited to copy, sub-license, distribute or sell any of this data to third parties in any form.</p>	<p>Former Water Reservoir, Blairgowrie Road, Dunkeid, PH8 0EP</p>	<p>The representation of physical assets and the boundaries of areas in which Scottish Water does have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.</p>
	<p>Plotted By: CALLANFA</p>	<p>SCALE : 1:1,250</p>	<p>Date Plotted: 25/08/2020</p>

Tracy McManamon

From: [REDACTED]
Sent: 26 August 2020 11:28
To: Development Management - Generic Email Account
Subject: Fwd: Planning Application Ref 20/00952/FLL - new development at Blairgowrie Rd Dunkeld - Objection

please see the email below, returned because I got the address wrong. Please acknowledge receipt. Thank you.
W Hogg

----- Original Message -----

From: [REDACTED]
To: DevelopmentManager@pkc.gov.uk
Sent: Wednesday, 26 Aug, 2020 At 11:22
Subject: Planning Application Ref 20/00952/FLL - new development at Blairgowrie Rd Dunkeld

Dear Sirs,

re - Objection to Planning Application Ref 20/00952/FLL - Blairgowrie Rd Dunkeld

We wish to raise an objection to the above proposal on the following grounds

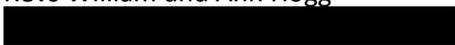
1. We are concerned about **the footpath** which crosses the site and is well used by local residents and visitors alike. If a deer fence is placed around the property as proposed will there be readily accessible gates for the public at both ends? Will the path be signed as a public footpath? How will walkers be protected from any animals that the present or future owners may choose to let loose on the property - aggressive dogs for example? Could the path be diverted / rerouted outside the deer fence to allay all these concerns without substantially increasing the length of it? A major diversion would be a disincentive to its use. The path and adjoining woodland is currently also used frequently by deer - how will they move around the site? Through other neighbours' gardens, or by walking up the road creating an additional traffic hazard?
2. Access drive and **traffic hazard** - It seems that the only technically feasible access point is the one proposed at the apex of the hairpin bend above the property. But this is a potentially dangerous position on the busy A923 road used extensively by lorries as well as local residents, visitors and tradesfolk. Logging lorries and those attending the wind farms nearer Blairgowrie already find this road narrow and twisty with significant danger points in a number of places including adjoining this site. In addition, to ensure lines of site it is proposed to fell a considerable number of trees, and while it is suggested that new plantings could be made for this reason and for the new house itself, is there any guarantee that this would happen, or that new growth over the years would not once again obscure the lines of vision?
3. While we are aware that outline planning permission was granted some time ago for the **redevelopment of the old water reservoir** as a dwelling house, that has now been downgraded to "additional accommodation" of an unspecified nature, and the whole project with a brand new house, however attractive and ecological it may be, makes this application one of a totally different order from what was once envisaged.
4. We are informed that while the existing building no longer serves as a water reservoir, the Water Board still have an interest in water pipes running across the property. While we do not know how exactly these are important, it is surely vital to ensure that these are not interfered with or threatened in any way by the proposed development.

For all the above reasons we hope that this application will not be approved without substantial and strictly enforceable conditions being attached to it.

Please acknowledge receipt of this letter. Thank you.

Your sincerely

Revs William and Ann Hogg



ADDITIONAL COMMENTS (FOSTER)

Tracy McManamon

From: Foster, Martin [REDACTED]
Sent: 27 August 2020 14:10
To: Development Management - Generic Email Account
Cc: Julie Nisbet
Subject: RE: Planning application 20/00952/FLL

Dear Sirs,

I hope you have taken into consideration my previous comments regarding Planning application 20/00952/FLL. I would like to submit an objection with regards to the proposed new development of a Green field site. Consent was previously granted for the development of the old water reservoir and we feel that the development does not require the further development of the adjoining green field site.

Regards Martin and Julie Foster

Hillcrest, Spoutwell, Dunkeld, PH8 0AZ.

From: Development Management - Generic Email Account <DevelopmentManagement@pkc.gov.uk>
Sent: 27 August 2020 11:21
To: [REDACTED]
Subject: Automatic reply: Planning application 20/00952/FLL

Thank you for contacting Development Management.

Please note - if you are submitting a comment on a planning application we require details of your **FULL postal address.**

Only one auto-reply will be sent to each sender so any subsequent emails will not receive a message.

Regards

Planning & Development Support Team

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Additional Comments (Foster)

Tracy McManamon

From: Foster, Martin [REDACTED]
Sent: 27 August 2020 11:21
To: Development Management - Generic Email Account
Cc: Julie Nisbet
Subject: FW: Planning application 20/00952/FLL

From: Foster, Martin
Sent: 27 August 2020 11:19
To: developmentmanagement@pkc.gov
Cc: Julie Nisbet [REDACTED]
Subject: Planning application 20/00952/FLL

Dear Sirs,

I am writing to express my concerns regarding planning application 20/00952/FLL.

- Firstly I see that a new application has been submitted for a new development when the consent was previously granted for the existing redundant water reservoir building. We in principle are not against the redevelopment of the old building but have seen that the new application is for a further change of use.
- The proposed site has a permissive right of way through it which is used by many locals and visitors to access the village and the surrounding countryside and any change of access will discourage its use and endanger pedestrians and cyclists if they have to use the road as an alternative.
- The proposed development is to be located on an elevated position which will involve a considerable amount of clearance of the existing woodland making the site highly visible from the surrounding countryside.
- The proposed access to the development is a concern off the Blairgowrie Road. The S bends are dangerous for road users and the road is used by large commercial and logging waggons which put existing road users at risk without another dangerous access point located on a downhill blind section of the road. This access would put all road users in danger as well as people accessing the development.

I hope you will consider my comments on this proposed application and would like notification of receipt of these comments.

Regards Martin & Julie Foster.

Spoutwell, Dunkeld, PH8 0AZ.

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Tracy McManamon

From: Maureen Hay <[REDACTED]>
Sent: 27 August 2020 14:56
To: Development Management - Generic Email Account
Subject: With regard to planning application 20/00952/FLL

With regard to planning application 20/00952/FLL

I am concerned that the well used footpath running through the proposed site which I use to exercise my self and my dog most days will exclude us.

Will the footpath be rerouted around the site?

I am over 70 Years old so a solid path is best for me.

Regards

Maureen Hay (Mrs)

[REDACTED]

Sent from [Mail](#) for Windows 10



To:	Andrew Baxter, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	Sophie.Nicol@pkht.org.uk
Date:	27 th August 2020

20/00952/FLL | Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation | Former Water Reservoir Blairgowrie Road Dunkeld

Thank you for consulting PKHT on the above application. The proposed development site is considered to be archaeologically sensitive as it is partially located within Battle of Dunkeld Historic Battlefield Inventory (BTL32) and also includes a historic water treatment building, which dates from the late 19th century as depicted on the 2nd Edition Ordnance Survey map.

PKHT believes that wherever possible historic buildings should be retained and re-used in order to preserve the character of the local rural landscape. As noted in Scottish Planning Policy (paragraph 137) sensitive re-development that protects the special characteristics of historic buildings can positively contribute to a sense of place. This is reflected in the Local Development Plan policies relating to Placemaking and Housing in the Countryside. The proposed development is concerned with the redevelopment of a historic utility building into accommodation, as such we believe that a historic building survey (as per ALGAO guidance) be undertaken prior to development to record it as per original function.

With regards to the battlefield the proposed new house appears to be positioned mostly outside of the inventory area. As background, the battle of Dunkeld was predominantly urban based in and around the Cathedral and occurred after the Jacobite victory at Killiecrankie in 1689. The Government troops who were holding garrison at Dunkeld managed to maintain control and the Jacobite troops retreated, although the town was burnt to the ground as a result. Having considered the location of the proposed new building, the battlefield key areas as outlined in Historic Environment Scotland's Summary for Battle of Dunkeld plus the impact of recent historical use of the site as a water reservoir with associated water pipes etc. we don't believe the current application warrants any further archaeological mitigation at this time. Should the design change we would appreciate being re-consulted.

Therefore, we recommend that should this application be approved a negative suspensive condition for standing building recording should be attached to consent to ensure a permanent record is made prior to change of use and modification of the water reservoir building.

Recommendation:

In line with Scottish Planning Policy historic environment section (paragraphs 135-137 and 150), it is recommended that the following condition for historic building survey be attached to consent, if granted:

HE26 *Development shall not commence until the developer has secured an archaeological standing building survey, to be carried out by an independent and suitable qualified archaeological organisation. The scope of the archaeological standing building survey will be set by Perth and Kinross Heritage Trust on behalf of the Council as Planning Authority. The name of archaeological organisation retained by the developer shall be given to the Planning Authority and Perth and Kinross Heritage Trust in writing not less than fourteen days before the*

commencement date provided in the Notice of Initiation of Development. Copies of the resulting survey shall be deposited in the National Monuments Records for Scotland and in the Perth and Kinross Historic Environment Record upon completion of the survey.

Notes:

- 1. Should consent be given, it is important that the developer, or his agent, contact me as soon as possible. I can then explain the procedure of works required and, if necessary, prepare for them written Terms of Reference.**
2. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

Tracy McManamon

From: Wattie and Di Barbour <[REDACTED]>
Sent: 28 August 2020 13:39
To: Development Management - Generic Email Account
Subject: Planning Application 20/00952/FLL

Dear Sirs

I wish to comment on the above noted application as an interested local resident, regular user of the A923 and occasional user of the public footpath which currently passes through the site connection the Spoutwells area with the Blairgowrie Road and the woodland walks beyond.

1. Can we be assured, please, that the public path will remain open at all times and that unrestricted, safe access for the public is maintained during and post the development period? Ideally this should not be hampered by gates through a deer fence.
2. I have concerns over the safety of the access from the site onto the public road both during and post the development phase. I believe this is contrary to Perth & Kinross Local Development Plan 2019 Policy 60.
3. I believe this application does not satisfy Policy 19 of the Council's Local Development Plan dealing with Housing in the Countryside, nor is it in accordance with the Council's Housing in the Countryside Guidance.

Thank you.

Wattie Barbour
[REDACTED]

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Ms Louise Hinchliffe

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Enhances Character of Area
- Results in Environmental Improvements
- Supports Economic Development

Comment: We would like to support the above application for development because:

- 1) The proposed development is utilising a particularly challenging piece of land which has already received planning permission. The updated application has improved on the original application improving the outlook of the property and use of the plot. The new proposal is an incredibly sensitive piece of architecture ensuring a "light touch" with a minimal impact on the surrounding area.
- 2) The dwelling is sustainable and low energy.
- 3) The proposed retention of trees and new planting will ensure that the dwelling will blend into the existing setting ensuring privacy to surrounding properties whilst adding to the biodiversity of the site.

Having moved to the recently moved to the village after searching for a property for a number of years it is clear that Dunkeld is an incredibly sought-after location. Undeniably there is a shortage of properties coming to market, to ensure the future vibrancy within the village we think it is important to support the development of well thought out eco projects which enhance the local area.

Your sincerely

Objection to planning application 20/00952/FLL. Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation, Blairgowrie Road, Dunkeld.

Dear Sirs,

We write to you on the above subject and object to the application on the following basis:

Introduction:

This is the third of three applications relating to the abandoned Victorian {late 1800s} water tank and works on Blairgowrie Road. There is currently a live application {16/01594/FLL} for the same site where work has begun on removing trees and the site has been treated with a powerful herbicide to clear bracken from the footprint area and adjacent to the stream {see images below}. It is not known if the banned Glyphosate was used to burn off the bracken.



PKC have confirmed in writing that no permission has been sought or given for this work to commence. It is understood that this is a breach of planning in itself.

Application of PAN 33 Land Contamination regime:

It is noted that the PKC's Land Quality Officer has identified that there is a risk that the site is contaminated given both its previous use since the late 1800's and the nature of the industrial operation. The current live application 16/01594/FLL has a four part suspensive condition included from the Land Quality Officer which requires a phase two intrusive study to establish the risk involved with remedial action if contamination is found.

Given this legal requirement, it is requested that the PAN 33 regime is included in the new application 20/00952/FLL as a prerequisite to protect the public as the application covers the same area.

It should be noted that it is a legal requirement that the PAN 33 regime and land contamination risk assessment should be completed before works are initiated.

Finally, the on line planning system shows that consultations were held on Wednesday 12th.August 2020 with both SNH and PKC's as quoted "Environmental Health {Contaminated Land}". However, both consultations have not been uploaded to the documents section of the public planning portal.

Given that PKS's Land Quality Officer has instigated a PAN 33 regime because of concerns on land contamination, it would appear essential that the consultations and outcome are made available to the public. It is requested that these consultations are uploaded and made available.

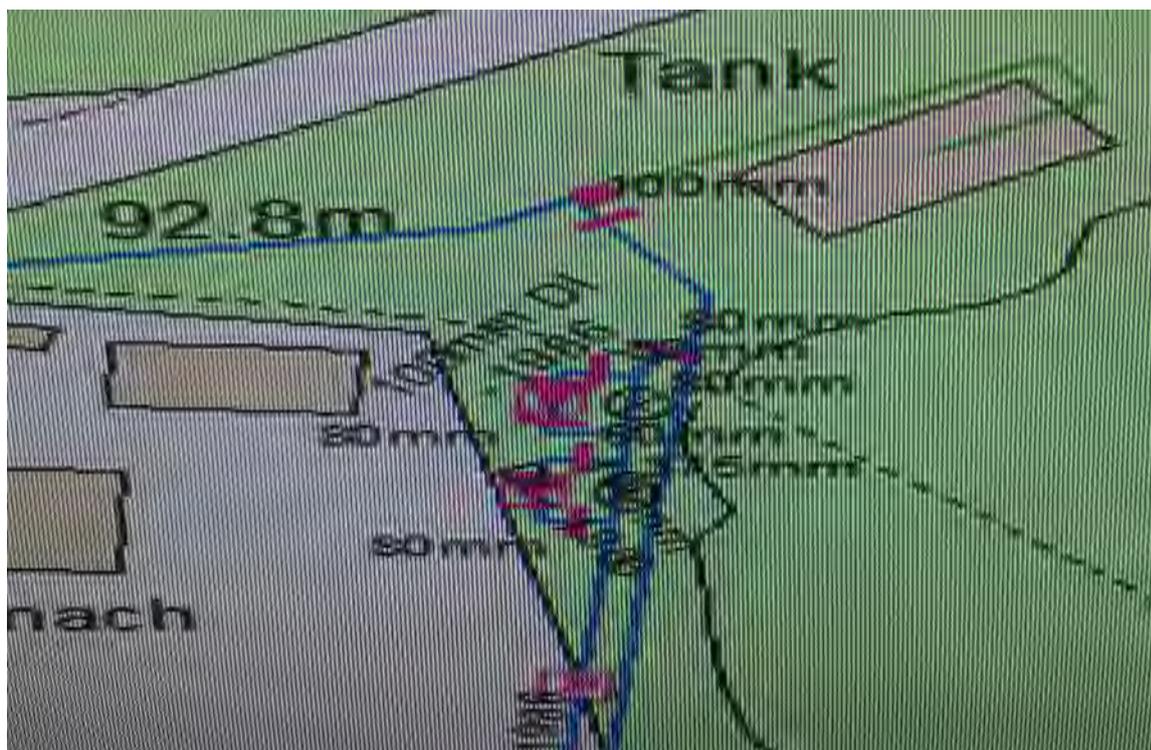
Breach of planning, erosion and AECOM flooding study: It is requested that the breach of planning with regard to the live application is addressed by PKC before any other measures are taken given the potential effect soil erosion. This is highlighted because the steep embankment at the roadside already shows signs of erosion with large boulders having come down the hill which are lodged against trees as far down as the stream.

Coupled with this, the stream is a known problem related to flooding in Atholl Gardens, Dunkeld and also down Blairgowrie Road. PKC recently engaged the consulting firm AECOM to assess the known high risk of flooding in Dunkeld in early 2020 and gradients, flows, etc. were modelled. This report has not been made public as far as is known to date. Comments by AECOM and PKC have highlighted that these streams are already heavily silted and siltration traps may be required if any work goes ahead. Application 16/01594/FLL also drew comments from PKC's flood engineers who objected in an initial discussion because of flood risk.

It is requested that the AECOM report is release on the public planning portal and that the application is not approved until the public in Dunkeld have had site of this document.

Road safety and fatality: The boundary road at this site is to say the least very challenging particularly with the high volume of timber lorries and farm traffic. Regrettably and very sadly, there was fatal car accident on this very site adjacent to the boundary in 2015.

Scottish Water-Asset Impact Assessment: It is noted that the burning off of the bracken with a herbicide has exposed many of the redundant and live assets in the undergrowth and various structures can now be seen in the area described which were not obvious before. It is not known if these are sensitive to the application or if they perform some function – see Scottish Water schematic below.



Meanwhile, we believe the original proposed conversion of the water tank {16/01594/FLL} was a very attractive proposition which blended in well with the site. It is also noted PKC's flood engineers were also happy with this approach after some amendments.

We would therefore strongly support the approach of application 16/01594/FLL but object to the new application 20/00952/FLL.

Many thanks,

Kind regards,

Dr. J.M. Wigzell

[REDACTED]

[REDACTED]

Tracy McManamon

From: Mulholland <[REDACTED]>
Sent: 29 August 2020 11:52
To: Development Management - Generic Email Account
Subject: Ref 20/00952/FLL

Sent from my iPad

We would like to express these concerns around the above planning application.

Will constitute a greenfield development and set a precedent for others. Amount of tree clearing, particularly on proposed entry.

Impact on road safety. We live on this road and know how dangerous it is.

Large container lorries and other vehicles regularly speed up and down this road.

There is also a hugely increased volume of traffic.

We regularly hear sirens attending accidents.

The access is situated on the crown of a hairpin bend which vehicles, particularly large ones regularly straddle.

Yours faithfully

Tom & Carol Mulholland

Tracy McManamon

From: [REDACTED]
Sent: 31 August 2020 19:02
To: Development Management - Generic Email Account
Subject: Planning Application 20/00952/FLL
Attachments: objection.odt; Objection to planning application 20.docx

Dear Sirs,

Objection to planning application 20/00952/FLL

We enclose two documents:

1. Objections brought to our attention by a planning consultant. The matters raised are very pertinent to this application and need to be fully addressed.
2. Objections of particular concern to us as adjoining owners.

Could you please confirm receipt?

Yours faithfully,

Michael & Brigit Anderson
[REDACTED]

Objection to planning application 20/00952/FLL

As adjoining owners our concern is that this application affects two buildings rather than one.

We understand that the original planning consent of 2010 was granted under section 5 of Housing in the Countryside Guidance, whereby suitable non-domestic buildings could be converted to residential accommodation. The former reservoir building fell into this category, hence the permission for conversion to domestic use. Without its existence there would have been no development on this woodland site.

The present application is for a new dwellinghouse to be built well away from the former reservoir, possibly on greenfield land. It is also proposed that there will be 'change of use of former reservoir building to form ancillary accommodation,' a phrase open to wide interpretation.

We are strongly opposed to two buildings on this site being included in the development. Initial permission was given specifically for conversion of one, the former reservoir. To include that substantial building (a 3 bedroom house under the current consent) as an annexe to the new dwelling, particularly if used for additional domestic accommodation, could doubly impact us as regards noise and privacy.

We appreciate that the applicants have no plans for such usage, but this and other uses would always be possible in the future. We therefore request that the clause 'change of use of additional of former reservoir building to form ancillary accommodation' be removed or amended to ensure that the development is restricted to one building only.

We sold the plot with planning consent for one dwelling and in our opinion this is how it should remain.

Michael & Brigit Anderson



Objection to planning application 20/00952/FLL

Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation, Blairgowrie Road, Dunkeld.

Introduction

This objection is with regard to the above application for the erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation submitted to Perth and Kinross Council.

There is a current live consent on the same site under 16/01594/FLL for a change of use and alterations to the former reservoir building to form a dwellinghouse. This consent expires on the 27th October 2020.

The current application differs from the previous consent in that the main dwellinghouse involves development on greenfield land and does not involve the change of use and/or alteration of the former reservoir building to form the main dwellinghouse.

Principle of development

The previous consent would have been assessed under the Housing in the Countryside Guidance where under section 5 - Conversion or Replacement of Redundant Non Domestic Buildings :-

“Consent will be granted for the conversion of redundant non-domestic buildings to form houses and may be granted for the extension or replacement of such buildings, provided the following criteria are met: a) The building is of traditional form and construction, is otherwise of architectural merit, makes a positive contribution to the landscape or contributes to local character”.

Our main objection is on the principle of the proposal in that it does not satisfy the adopted local development plan Housing in the Countryside Policy 19 and the Council's Housing in the Countryside Guidance (HITC) and in particular it is not in accordance with section 5 of this policy guidance. The previous consent was found to be acceptable in principle as it involved the change of use and alteration of an existing traditionally constructed building in accordance with section 5 of the guidance. This proposal does not and proposes a greenfield site for the new dwellinghouse.

This proposal does not satisfy section 5 of the guidance or any of the criteria of the HITC 2020 guidance which would allow a new dwellinghouse in the countryside namely:-

- (1) building groups;
- (2) infill sites;
- (3) new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance, 3.1 existing gardens, 3.2 houses in areas of flood risk, 3.3 economic activity, 3.4 houses for local people who are currently inadequately housed, 3.5 houses for sustainable living.
- (4) renovation or replacement of houses;
- (6) development on rural brownfield land.

Impact on Landscape Character and Biodiversity

The proposed new dwellinghouse will constitute greenfield development within the National Scenic Area and impact adversely on the existing character of the site and its surrounding area. There will be a detrimental impact on the existing wooded character and appearance of the land as a result of the proposed modern-styled dwellinghouse, with the loss of trees and habitat and formation of areas of hardstanding to access the property.

Impact on Road Safety

The access to the proposed development is similar to that which was previously consented. The access is situated on the crown of a hairpin bend, outwith the 30 mph limit for the village. Whilst this arrangement was deemed acceptable in the previous consent it is stressed here that the proposed access is not satisfactory in road safety terms. This problem is apparent and demonstrated by the scale of the visibility splays required to achieve safe egress. The amount of tree clearing and loss of habitat is excessive to achieve the required road standard visibility and will have a detrimental impact on the wooded appearance and character of this area within the National Scenic Area.

Summary of Objection

- i) The application is not acceptable in principle being contrary to the Perth and Kinross Local Development Plan 2019 Housing in the Countryside Policy 19 and the Council's Housing in the Countryside Supplementary Guidance 2020.
- ii) The proposed development will have a detrimental impact on the appearance and landscape character of this wooded area within the National Scenic Area as a result of site clearance to accommodate the development and achieve access visibility, contrary to Policy 38B National Designations and Policy 39 Landscape of Perth and Kinross Local Development Plan 2019.
- iii) The proposal will involve a significant amount of tree and vegetation clearance resulting in a loss of habitat contrary to Perth and Kinross Local Development Plan 2019 Policy 41 Biodiversity.
- iv) The proposed access is unsatisfactory in terms of road safety, contrary to Perth and Kinross Local Development Plan 2019 Policy 60 Transport Standards & Accessibility Requirements.

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Miss Sophie Cade

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the above planning application; I believe it will be a positive development for the site and the community for the following reasons:

- The proposal is sympathetic to the site, sustainable and, well designed in order to be unobtrusive to neighbouring sites.
- The planned deer fencing around the perimeter and planting of native trees will help to increase biodiversity on the site, which up until now has been over run with bracken and, with deer constantly moving through it, saplings and any other emerging vegetation have been grazed away.
- Allowances for the informal route passing through the bottom of the site, which is not a public right of way, could be made as part of the development and indeed, there are a variety of other paths and access routes in the area and other dog walking spaces.
- As a resident in this community I feel very strongly that, while we have no shortage of woodland, footpaths and green space - we are extremely lucky to be surrounded by it - we do have a shortage of available housing for families. This development is taking a piece of land, currently used as a cut through for mountain bikers and (dog) walkers, and building a much needed family home on it in a responsible and sensitive way. Developments of this nature should be encouraged and are needed to allow the families in our community, that are facing the uncertainty and financial instability of renting homes, to settle here so that our community can continue to thrive into the future.

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Mrs Lynne Campbell

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Enhances Character of Area
- Results in Environmental Improvements
- Supports Economic Development

Comment: Supportive of this planning application for following reasons:

1. The design clearly demonstrates the applicants commitment to retaining the natural beauty of the surrounding woodland - one storey, green roof, use of natural materials, etc. The resulting house will be complimentary to it's environment, with plans to enhance the site.
2. The design also supports the environmental and green ethos of the village.
3. The application includes plans to manage and maintain the woodland which currently is showing signs of significant die back. This can only help the local area and will protect what is important for the village in the future.
4. It's a valuable opportunity to help increase the availability of housing for people who want to live and work in our village, contributing to the local community and economy, whilst improving an overgrown, untended piece of land within the existing footprint of the village.

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Mr Joel Jameson

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Enhances Character of Area

Comment: Dear Andrew Baxter,

In regard to the planning application reference 20/00952/FLL I would like to note my support to this proposal.

Having viewed the planning application documents, I believe the proposed development would enhance the local area and provide much needed family housing in an area where it is becoming increasingly difficult for families with young children to purchase property.

I believe the proposal would enhance the local area for the following reasons:

1. The proposed building is a sensitively designed building that will complement the surrounding landscape while also being a beautiful family home that is low impact and sustainable.
2. The proposed deer fencing will allow an ecologically depleted and challenged area of unmanaged native woodland to recover and begin to restore itself. There are currently no young trees in this woodland due to the over grazing of the deer and this proposal will allow the young saplings a chance to grow and the woodland to begin to sustain itself.
3. The recovering and sensitively managed area of native woodland should then increase the biodiversity of this area. Therefore, providing an opportunity for numerous endangered species of native wild flowers, insects and animals such as red squirrels, pine martens and hedgehogs to flourish. The surrounding area is largely overly managed gardens, plantation woodland or native

woodland stripped bare by marauding deer; all habitats that are not conducive to supporting an increase in biodiversity.

4. The development of this family home will allow a family with young children to put down roots in the village. It is increasingly difficult for families with young children to buy properties in the local area and the vibrancy, diversity and resilience of the local community relies on young families being able to live and work in the area. If the area becomes too full of second homes and holiday homes, then the local community will suffer.

5. I would also like to highlight that I am a local resident and despite my use of the footpath through this property on family walks I would not object to the footpath being closed to the public as the one thing this area certainly does not lack is a wealth of local woodland walks.

In summary I support this proposal.

Yours sincerely

Joel Jameson

Tracy McManamon

From: [REDACTED]
Sent: 31 August 2020 23:33
To: Development Management - Generic Email Account
Subject: FW: Planning Application Ref 20/00952/FLL

Expires: 27 February 2021 00:00

From: [REDACTED]
Sent: 31 August 2020 23:27
To: 'DevelopmentManagement@pkc.gov.uk' <DevelopmentManagement@pkc.gov.uk>
Subject: Planning Application Ref 20/00952/FLL

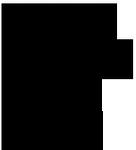
Dear Sirs

We wish to raise the following objections in respect of the above planning application:-

- The current planning consent relating to the change of use of the former reservoir building does not bear any relation to the present proposal which involves development on greenfield land which contains a huge diversity of trees, plant and wildlife.
- The proposal effectively means building a house out with the local development plan in a national scenic area.
- The access, on a dangerous bend, seems to not only involve the destruction of an excessive number of trees but we feel is very dangerous due to the high volume of traffic on the road inc hgv lorries, cyclists and caravans. No doubt the effect of refuse lorries etc negotiating the access will also be taken into consideration when a planning decision is made.
- The site contains a huge diversity of wildlife including Red Squirrels, Buzzards, Great Spotted Woodpeckers, Fallow Deer, Newts, Bats, Tawny Owls and even Red Kites have been spotted in the trees.
- There is no mention of lighting. Will the path have lighting along its length ?. If so, this will have a detrimental affect on the wildlife population and hopefully this will be taken into consideration.
- A major concern to the locals who live in Dunkeld is the threat to the path which connects Spoutwells to the Blairgowrie Road and all the walks through Atholl Estates and beyond. The path meets all the conditions of a Public Right of Way ie. It joins two public places. It follows a defined route. It has been used openly by the public as a matter of right. It has been in continuous use for over 20 years.

We trust that the planning authorities will take cognisance of the above when reaching their decision and I would be obliged if you could acknowledge receipt of this email.

Robert and Caroline Lindsay



Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Mr Robert Lindsay

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Inappropriate Land Use
- Light Pollution
- Loss Of Trees
- Road Safety Concerns

Comment: Please see email for full details.

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Mr Thomas Woodstone

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Enhances Character of Area
- Results in Environmental Improvements
- Supports Economic Development

Comment: I think this is a fantastic looking project, that is clearly designed to be sustainable; ingeniously sits within a piece of land that would otherwise be hard develop; and is sympathetic to its natural surroundings whilst being able to be a piece of contemporary architecture. Indeed, it is just the kind of property we should be encouraging to be designed and built within the Dunkeld area, to futureproof our community and diversify the property portfolio.

From reading through some of the small amount of objections, there is some concern regarding the informal route that cuts through the base of the site, which I do use myself. There are of course numerous other paths in the area, including a path that bypasses Spoutwells via the golf course to access the same area of land. However, assuming the garden area of the build impacts upon this informal path, I feel that if necessary this could easily be mitigated by bypassing the site at it's eastern fringe on adjoining land, accessing the legal footpath at grid reference 027432. Both the existing informal route, and this potential mitigation, involve crossing the A923, and would have similar safety concerns.

Speaking from experience, Dunkeld and it's surrounds are well known to be highly desirable and therefore a difficult area to purchase or build a home. A home designed for a family, as the plans clearly show this to be, is an asset to this community, that will help to support the local economy and the school, as well as the many community based groups and projects, for which this community is proud of and well known for, into the future.

I wholeheartedly support this application, and look forward to seeing it completed.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/00952/FLL	Comments provided by	Joanna Dick Tree and Biodiversity Officer
Service/Section	Strategy and Policy	Contact Details	Email biodiversity@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation.		
Address of site	Former Water Reservoir, Blairgowrie Road, Dunkeld, PH8 0EP.		
Comments on the proposal	<p>Policy 40: Forestry, Woodland and Trees</p> <p>The Council will apply the principles of the Scottish Government Policy on Control of Woodland Removal and there will be a presumption in favour of protecting woodland resources. Where the loss of woodland is unavoidable, mitigation measures in the form of compensatory planting will be required.</p> <p>The submitted Tree Survey Report states that to allow this proposed development to proceed, felling of 0.24ha of woodland including 73 individually surveyed trees is required. The woodland is listed on the Ancient Woodland Inventory (Rotmell Wood). Although not legally protected, Ancient Woodland Inventory sites are important and irreplaceable habitat and the Tayside Local Biodiversity Action Plan seeks to enhance, restore and extend coverage of ancient woodland.</p> <p>Although the submitted Tree Survey Report states the woodland is not, our records show that the woodland is listed on the Native Woodland Survey of Scotland as upland birchwood. Upland birchwoods is a UK Biodiversity Action Plan priority habitat and should be protected.</p> <p>I undertook a site visit on 28th August 2020, and it is clear this woodland is of considerable biodiversity value due to the presence of native species, fallen and standing deadwood supporting a range of fungi, an open structure of woodland with varied ground flora, rock piles with interesting moss and lichen assemblages and signs of natural regeneration of trees. A well-used path and bench are also present, and it is clearly enjoyed by walkers.</p> <p>There is a strong presumption against the removal of ancient semi-natural woodland in the Scottish Government Policy on Control of Woodland Removal unless removal of woodland would achieve significant and clearly defined additional public benefits. I cannot support this proposal as removing this area of ancient woodland to create one dwellinghouse does not fulfil the requirements of Policy 40.</p> <p>Policy 41: Biodiversity</p> <p>The Council will seek to protect and enhance all wildlife and habitats, whether formally designated or not, considering natural processes in the area. Planning permission will not be granted for development likely to have</p>		

	<p>an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated.</p> <p>No ecological survey of the proposed development area or assessment of the likely effects from this development on habitats and species was submitted alongside this application. Policy 41 states that a detailed survey undertaken by a suitably qualified specialist should be submitted where one or more protected or priority species is known or suspected. There are records of red squirrel in the area and this should have ensured that ecological survey was submitted.</p> <p>European Protected Species <u>Bats</u> During the site visit I noted that the stone building with slate roof has features that could be used by bats. The buildings position in woodland and next to a watercourse means a bat survey undertaken by a qualified ecologist is required to determine the actual or potential presence of bats in line with the PKC Bat Survey Guidance 2018. No assessment of the impact of this development on bats was submitted.</p> <p>Nationally Protected Species <u>Red Squirrel</u> During the site visit, I observed one red squirrel feeding in the woodland. Red squirrel is on the Scottish Biodiversity List, highlighted by Scottish Ministers to be of highest priority for biodiversity conservation in Scotland. No assessment of the impact of this development on red squirrel was submitted.</p> <p>PKC Local Development Plan Policy 41 requires evidence to be submitted to demonstrate the ecological impacts can be satisfactorily mitigated and demonstrate all adverse effects have been avoided where possible. Due to a lack of sufficient ecological survey and impact assessment on European and UK protected species and wider biodiversity, I cannot support this proposal as it does not fulfil Policy 41.</p> <p>I object to this proposal because it is detrimental to the protection and enhancement of native ancient woodland and biodiversity.</p>
Recommended planning condition(s)	
Recommended informative(s) for applicant	
Date comments returned	1 September 2020

01/09/2020

By email: developmentmanagement@pkc.gov.uk

Dear Andrew Baxter,

Re: 20/00952/FLL | Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation | Former Water Reservoir Blairgowrie Road Dunkeld

With respect to the above noted detailed planning application (20/00952/FLL) I would like to register my SUPPORT. The applicants have young children and are active and well known in the local community, indeed Dunkeld is a place they have set their vision on for bringing up their family. Furthermore, I would like to add the following, which I believe are important considerations which further add to the support of this application:

- The land in question was sold to the applicant with planning in principle and presumably therefore there is a presumption in favour of development;
- The proposed development considers sustainability at its heart with the proposal of not only an eco-house (green roofed building in keeping with the landscape and an air sourced heat pump), which would aid tree and soil retention, but also habitat management to improve the flora and fauna within it;
- An extensive tree survey was completed which put forward deer fencing and compensatory woodland planting as part of the proposal. Furthermore, the report noted few trees of 'high quality' are actually within the application site. Within Dunkeld and Birnam there is a recognized deer over population issue, which is not only restricted to the application site and is being managed on a more strategic level. Deer fencing will therefore help improve the habitat of the application site through prevention of browsing of young trees;
- To my knowledge there is no designated core footpath across the application site and Dunkeld and Birnam has a wealth of footpaths very close by to the application site. I am a keen runner myself and use these paths regularly; and
- I note Scottish Water is content for the development to proceed.

Finally, I would like to point out that Birnam and Dunkeld has a very long waiting list for housing particularly with regards to young families, and I believe we need to facilitate this and support this to keep our community diverse and to address the housing shortage.

Best Wishes,

Louise Davis

[REDACTED]

[REDACTED]

[REDACTED]

cc. Birnam and Dunkeld Community Council

Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 20/00952/FLL

Our ref LRE

Date 1 September 2020

Tel No

Housing & Environment

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission PKC20/00952/FLL RE: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation Former Water Reservoir Blairgowrie Road Dunkeld for Mrs Caroline Robinson

I refer to your letter dated 12 August 2020 in connection with the above application and have the following comments to make.

Environmental Health Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

Comments

This application is for the erection of dwellinghouse and change of use of former reservoir building to form ancillary accommodation.

The applicant proposes to install a Mitsubishi PUHZ-W112VAA-BS air source heat pump next to the pathway to the east of the proposed dwellinghouse.

The closest neighbouring residential property is Tigh Grianach which is approximately 58 metres to the west of the air source heat pump location.

Noise

The technical specification data submitted for the air source heat pump submitted for this application, states the sound power level at 1 metre is 47dBA.

The World Health Organisation (WHO) issued guidance in 1999 in relation to noise, at which time it was recommended that the following sound levels should be maintained: $L_{eq}50-55dB$ (A) in outdoor living areas, $L_{eq}35dB$ (A) in internal living areas and $L_{eq}30dB$ (A) in bedrooms. This guidance is consistent with BS8233:1999 which recommends the following sound level ranges: $L_{eq}30-40dB$ (A) in living areas and $L_{eq}30-35dB$ (A) in bedrooms.

Given the distance attenuation from the unit to the nearest residential property and that further noise mitigation is likely to be afforded from the new proposed dwellinghouse building these levels should be achievable for airborne noise allowing for 10-15dB reduction by a partially open window.

The sound levels recommended in the guidance do not consider the relative noise level at octave frequency bands. Fixed plant of this type can create noise which has characteristics that are not adequately quantified by means of a L_{Aeq} limit. I recommend that a condition, based on Noise Rating, be included on any given consent to protect residential amenity.

Condition

EH11 All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Tracy McManamon

From: Graeme Findlay [REDACTED]
Sent: 01 September 2020 00:31
To: Development Management - Generic Email Account
Cc: dbcc.chair@gmail.com
Subject: Response to Planning Application ref: 20/00952/FLL

To whom it may concern,

I am writing in relation to the above referenced Planning Application for a dwelling house at the firmer reservoir building on Blairgowrie Road, Dunkeld.

I am a local resident and know this site well. I am also a professional in the field of land management, primarily woodlands, with in excess of 20 years experience of working in Scotland and beyond as well as running my own consultancy business. Given this, and for the record, I need to make it clear that there is no financial link between myself and either the applicant or client, I am writing this as a local resident.

I am fully in support of this application as it stands.

Having reviewed the documents on the Planning Portal it is clear that on balance the proposed development has the potential to result in a net biodiversity benefit through improvements to woodland condition by establishment of a more diverse species and age structure mix via the proposed compensatory planting, as well as enhancement of the shrub and field layer through planting and seeding. As referenced within the documents the current woodland condition is impacted upon by both invasive non-native species (rhododendron ponticum) and herbivores to a level well above what would be classed as favourable (under the JNCC definition). Development and subsequent residence on this site, along with appropriate protection measures, would see a reduction in usage by deer thereby improving woodland condition via reduced herbivore impacts. The importance of this should not be underestimated given the relatively high populations of deer in the wider Dunkeld area. Removal of the INNS on site would also help lead to a net biodiversity gain through improvements in woodland condition, as well as wider benefits to the local environment by the removal of this seed source. Particular reference within the documents is given to increasing the number and diversity of flowering plants and shrubs to benefit pollinating insects. This would also help to deliver against the Scottish Government's Pollinator Strategy For Scotland 2017-27. Due to the high levels of herbivore impact in the local area, and resultant suppression of the field layer, the potential benefits of this should not be underestimated.

All of the above adds up to a positive contribution to the Scottish Government biodiversity targets, including those within the Route Map to 2020, as well as helping to tackle the current biodiversity crisis. Whilst woodland loss is not ideal it is clear that this proposal will, on balance, be of positive benefit to the local environment and will result in net biodiversity gain.

It is also important to consider that this development will help to contribute to other Scottish Government priorities, including support for the rural economy through the construction phase, use of environmentally friendly building techniques and technology to reduce future impacts as per our response to the Climate Emergency and facilitating suitable residential developments in rural communities such as ours.

From the plans provided it appears that suitable sightlines will be planned in to minimise the potential risk of traffic leaving or merging onto the county road. Whilst the proposed access is on a bend, this is a relatively slow section of road where traffic has either just left the 30mph limit in Dunkeld, or is negotiating the S bends on approach to the village, which generally results in a similar slow speed.

In summary, I fully support this Planning Application as it stands and feel that, as set out above, it has the potential to result in a net biodiversity gain. It could also provide significant improvements to the local environment and

would also help contribute to multiple Scottish Government objectives around biodiversity, climate change and the rural economy.

Yours sincerely

Graeme Findlay

Tracy McManamon

From: GEORGE LESLIE <[REDACTED]>
Sent: 01 September 2020 15:30
To: Development Management - Generic Email Account
Subject: OBJECTION TO PLANNING SUBMISSION - 20/00952/FLL - BLAIRGOWRIE ROAD, DUNKELD

Dear Sirs,

I would like to lodge an objection to this proposed new home in the woods by the Blairgowrie Road, Dunkeld. The reasons are as follows:

- * This is a wild wooded area / habitat that [despite good design efforts to blend in] will be impacted significantly by the new construction and in particular by access and associated hard standing provision.
- * The proposal will block-off a well-used pathway / local amenity.
- * Entry and exit on what is a tricky sharp bend will have been considered before; under the initial planning application - but nevertheless, is it a good idea? If for example a car is stationary waiting to turn-in due to oncoming traffic and a heavy lorry turns-up... especially in poor conditions?
- * There seems to be an element of 'gaming' the planning system here... the original application on change of use for an unused, old structure was never a true reflection of the final purpose, and
- * Does this project at what looks like a tricky location not form a 'precedence' for other in the woods developments that would be at odds with overall local area plans?

Yours faithfully

George Leslie



Tracy McManamon

From: fiona lynch [REDACTED]
Sent: 01 September 2020 17:05
To: Development Management - Generic Email Account
Subject: Re planning application 20/00952/FLL

I would like to raise some concerns regarding the planning application 20/00952/FLL on the grounds of overbearing impact, overlooking and being disproportionate.

The proposed site directly borders our land where we are surrounded by trees and wildlife, this development will have a negative impact on our outlook and will have a detrimental impact on the wildlife and trees.

The proposed site has a permissive right of way, which we use on a daily basis , will this remain?

I'm also concerned about the deer fence, how will we access the path? This will have a negative impact on the deer and other well established wildlife in the area. Is it really necessary?

The proposed access road will be very dangerous for road users.

Kind regards

Fiona Lynch
The Neuk
Spoutwells
Dunkeld
PH8, OAZ

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Tracy McManamon

From: Mary Lynch [REDACTED]
Sent: 01 September 2020 15:55
To: Development Management - Generic Email Account
Subject: Re: Planning application 20/00952/FLL

Good afternoon,

With regard to the planning application 20/00952/FLL I would like to raise the following concerns

- The proposed site has a permissive right of way through it which is used by us on a daily basis for dog walks and cycling. Will this right of way still exist? And the proposed deer fence, Does this block this path? I am concerned for locals who use this path and for the deer who currently use this path too, they may be forced up onto the road which is already dangerous for deer & road users.
- If the access path is to continue to exist, will the residents of this new dwelling have animals who may be off lead? I know that horse riders use this path regularly and dogs who are on leads. This could be dangerous for walkers/riders who access the route.
- The land directly borders our land and i'm concerned about the effect on visual amenity, light pollution, the loss of trees and wildlife. We are surrounded by trees and nature & this development will negatively affect our outlook.
- The section of road is already dangerous and i'm concerned that this proposed development will put existing road users at risk.

I hope that you will consider these comments and if you could please acknowledge receipt of comments.

Regards,

Mary Lynch & Allan Ferguson
[REDACTED]

From: Deirdre Torrance [REDACTED]
Sent: 01 September 2020 11:16
To: Development Management - Generic Email Account
Subject: Objection to planning application 20/00952/FLL

Dear P&K Planning Department colleagues,

Objection to planning application 20/00952/FLL

I would be grateful if you would please take the following objections and concerns into consideration with regard to the erection of a dwellinghouse and change of use of the former reservoir building to form ancillary accommodation at Blairgowrie Road, Dunkeld. There are a number of facets to my objection, detailed below (in bold) as per the 'possible reasons for comment' listed on the P&K Council Planning Department's website.

Adverse Effect on Visual Amenity - The proposed development would have a detrimental impact on the appearance and landscape character of this wooded area within the National Scenic Area, as a result of site clearance to accommodate the development and achieve access visibility, contrary to Policy 38B National Designations and Policy 39 Landscape of Perth and Kinross Local Development Plan 2019. Further, there would be a detrimental impact as a result of the proposed modern-styled dwellinghouse.

Contrary to Development Plan Policy - The proposed new dwellinghouse would constitute greenfield development, contrary to Policy 38B National Designations and Policy 39 Landscape of Perth and Kinross Local Development Plan 2019.

Inappropriate Land Use – There would be a detrimental impact on the existing woodland character and appearance of the land as a result of the proposed new dwellinghouse, contrary to Policy 38B National Designations and Policy 39 Landscape of Perth and Kinross Local Development Plan 2019.

Light Pollution – If new (council) lighting is installed, particularly given the specific road safety concerns at the proposed access point, this would have a further detrimental effect on the wildlife living in the surrounding area.

Loss of Open Space - The public right of way footpath through the lower part of the proposed building site (giving access to Spoutwells) is well used. Assurances are sought that this would not be rerouted or closed off.

Loss of Trees - The amount of tree clearing and loss of habitat seems excessive, although I understand that this is proposed in order to achieve the required road standard visibility. This would have a detrimental impact on the wooded appearance and character of this area within the National Scenic Area. Further, the proposal would involve a significant amount of tree and vegetation clearance, resulting in a loss of habitat contrary to Perth and Kinross Local Development Plan 2019 Policy 41 Biodiversity. This would have a negative impact on wildlife including red kites, woodpeckers, bats, newts and red squirrels, some of which constitute protected species. Has there been an environmental impact survey conducted to ascertain which species are established in the woodland area and what actions would need to be taken in the immediate and longer term in order to protect them and mitigate against any adverse impact on them?

Out of Character with the Area - The proposed design of the house is out of character with the area. This seems to have particular relevance given the historical significance of this site in relation to The Battle of Dunkeld.

Road Safety Concerns - Access for the proposed new dwellinghouse is situated on the crown of a hairpin bend on the A923, outwith the 30mph speed limit for the village. The proposed access is not satisfactory in road safety terms. This problem is apparent and demonstrated by the scale of the visibility splays required to achieve safe egress. The proposed access is unsatisfactory in terms of road safety, contrary to Perth and Kinross Local Development Plan 2019 Policy 60 Transport Standards & Accessibility Requirements.

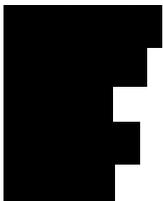
Traffic Congestion – Furthermore, there are concerns relating to access for refuse collection i.e. a bin lorry could block the traffic flow on the hairpin bend of what can be a very busy road.

Further to the concerns noted above, I wonder if a structural survey of the stability of the hillside has been conducted? The roots of the established trees comprising the woodland area bind the soil on what is a hill of significant gradient, thereby guarding against soil erosion. Assurances would be sought that the proposed development would not endanger the stability of the slope, nor raise any risk of landslip. The A923 provides a vital link between Dunkeld and Blairgowrie, as well as the surrounding area and its communities.

Thank you for taking my objections and concerns into consideration.

Yours sincerely,
Deirdre

Dr Deirdre Torrance



Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Dr Deirdre Torrance

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Effect on Visual Amenity
- Contrary to Development Plan Policy
- Inappropriate Land Use
- Light Pollution
- Loss Of Open Space
- Loss Of Trees
- Out of Character with the Area
- Road Safety Concerns
- Traffic Congestion

Comment: Please refer to my email sent on the morning of 1st September 2020 to DevelopmentManagement@pkc.gov.uk, detailing a range of concerns and objections to various facets of this planning application.

Tracy McManamon

From: adrian davis [REDACTED]
Sent: 02 September 2020 14:47
To: Development Management - Generic Email Account
Cc: Euan Robinson
Subject: Re 20/00952/FLL Erection of a dwelling house and change of use of a former reservoir bulding to form ancilliary accommodation/Former Water Reservoir Blairgowrie Road, Dunkeld.
Attachments: ERobinsonEcologyHouseAugust2020.pdf

Dear Andrew Baxter

I wish to support the above planning application and have formerly responded on the PKC planning portal. I carried out an ecological appraisal on behalf of Mr Euan Robinson on 2020, which can be referred to in the appraisal of this application, see attached.

In summary.

The site is one of Long Established woodland of plantation origin, as described in the Ancient Woodland Inventory. The proposed site has low nature conservation value due to non-native species of tree such as beech and sycamore dominating over natives birch, ash or oak.

The site has some landscape and amenity value. The loss of small areas of birch trees, non-native beech and sycamore trees with bracken is likely to be of low impact on the ecology of the site. Removal of trees, some birch and non-native trees is possible without having a great impact on the quality of the woodland habitat. Removal of Rhododendron, bracken and other non-native species will improve the current natural value of the area and reduce the threat of invasive species.

Mitigation in the form of planting native trees and shrubs, deer fencing and hedgerow borders will greatly enhance the ecological value of the site. It will also act as a screen in the medium term (3-5 years) providing enhanced landscape character.

The woodland can be greatly enhanced by small scale native tree and shrub planting as part of a woodland management plan. Planting of standard trees, sessile oak (*Quercus petraea*), English oak (*Quercus robur*), rowan (*Sorbus aucuparia*), birch (*Betula pendula*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*) with some alder (*Alnus glutinosa*) would help improve the ecological value and encourage native wildlife to the area. Planting of some scots pine (*Pinus sylvestris*) on the margins on drier knolls may also help link the adjacent conifer woods and provide added amenity value. Native shrubs should also be planted to improve the woodland structure which is currently poor. Native tree species could progressively replace non-native trees and help restore more wildlife in this area.

Additional planting of hedgerows with hawthorn, hazel, holly and blackthorn would help cover around the periphery thus improving screening and habitat for birds and other wildlife on the site. The site should be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals.

In addition the ecological design of the new house and surrounding woodland management plans will help provide a home for people and wildlife in this area without undue detriment to the landscape character of this area.

Naiad Environmental Consultancy

**ECOLOGICAL REPORT,
LAND TO THE EAST OF TIGH GRIANACH, DUNKELD,
PERTSHIRE
FOR
MR EUAN ROBINSON**

**NAIAD Environmental Consultancy 4 Murthly Terrace
Birnam Dunkeld Perthshire PH8 0BG**

Tel 01350 727201

Email naiadsecology@gmail.com

Summary

Naiad Environmental Consultancy was asked to undertake an ecological survey and appraisal for land for a proposed new house at land east of Tigh Grianagh, Dunkeld, Perthshire for Mr Euan Robinson, December 2020.

The site is one of Long Established woodland of plantation origin, as described in the Ancient Woodland Inventory. The proposed site has low nature conservation value due to non-native species of tree such as beech and sycamore dominating over natives birch, ash or oak. The site has some landscape and amenity value. The loss of small areas of birch trees, non-native beech and sycamore trees with bracken is likely to be of low impact on the ecology of the site. Removal of trees, some birch and non-native trees is possible without having a great impact on the quality of the woodland habitat. Removal of Rhododendron, bracken and other non-native species will improve the current natural value of the area and reduce the threat of invasive species. Mitigation in the form of planting native trees and shrubs, deer fencing and hedgerow borders will greatly enhance the ecological value of the site. It will also act as a screen in the medium term (3-5 years) providing enhanced landscape character.

The woodland can be greatly enhanced by small scale native tree and shrub planting as part of a woodland management plan. Planting of standard trees, sessile oak (*Quercus petraea*), English oak (*Quercus robur*), rowan (*Sorbus aucuparia*), birch (*Betula pendula*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*) with some alder (*Alnus glutinosa*) would help improve the ecological value and encourage native wildlife to the area. Planting of some scots pine (*Pinus sylvestris*) on the margins on drier knolls may also help link the adjacent conifer woods and provide added amenity value. Native shrubs should also be planted to improve the woodland structure which is currently poor. Native tree species could progressively replace non-native trees and help restore more wildlife in this area.

Additional planting of hedgerows with hawthorn, hazel, holly and blackthorn would help cover around the periphery thus improving screening and habitat for birds and other wildlife on the site. The site should be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals.

1.0 INTRODUCTION

1.1 Naiad Environmental Consultancy was asked to undertake an ecological survey and appraisal for land for a proposed new house at land east of Tigh Grianagh, Dunkeld, Perthshire for Mr Euan Robinson, December 2020. This ecological survey provides information in support of a planning application for a new house development above Dunkeld at the site of the former water supply, public reservoir. The detailed plans of the house, its location, access or design and footprint on the site are illustrated in Figure 1.

The Site

1.2 The site is situated within woodland above the existing houses and adjacent but below the A923 road which bends steeply at this point to the house Tigh Grianagh from Dunkeld to Blairgowrie, Perthshire. The site is approximately 400m long by 100m wide at the widest point.

Background

1.3. The land was purchased from an adjacent property with outline planning permission. This report was updated in August 2020 to take account of woodland plants, animals and birds and includes information regarding the ecological status of the site and woodland area. The land is on steep slopes, south and west facing, covered by a mixture of broadleaved trees and some shrubs. The site supports an existing building which is a water station, formerly serving the community of Dunkeld. The land is generally covered in trees and has several areas of road stone with old derelict walls within the boundary with bracken on some open ground on the slopes to the south. The bracken was strimmed and cut in summer 2020 to prevent further encroachment. There is also an 11kv power line running through the site.

1.4 The existing trees and shrubs are able to provide some limited cover for birds and animals. Breeding birds were present during the breeding season and some assessment of the habitat and potential breeding birds should be undertaken if works are likely to commence during April-July.

Ecological Aims and Objectives

1.5 The surveys were carried out with four objectives:

- To map the areas of habitats and identify key habitats & plant species;
- To identify signs of protected mammal species which may be using the site;
- To outline potential impacts of proposed development activities on the site
- To identify biodiversity loss, provide mitigation and potential recommendations for future natural heritage benefits

Figure 1 Site location and title



Naiad, Ecology Survey, Land East of Tigh Grianagh, Dunkeld.

2.0 BACKGROUND LEGISLATION AND PLANNING FRAMEWORK

European Legislation

2.1 There is specific international legislation from the European Union to protect many mammals in Europe. Similar protection is given in the Wildlife and Countryside Act WCA (1981) but is now amended in the EU Regulations and Statutory Instruments (SI) below. The Habitats Directive is transposed into the law of Scotland by means of The Conservation (Natural Habitats, &c.) Regulations 1994 as amended by SI 1997 No. 3055, SI 2000 No. 192, Scottish Statutory Instrument (SSI) 2004 No.475 and SSI 2007 No. 80. European protected species are part of these 1994 regulations (Schedules 2 and 4). The protection of a particular species is quite distinct from the arrangements, which govern the protection of European Sites (e.g. Special Protection Area SPA for birds and Special Area of Conservation SAC for habitats and protected species) as it covers them wherever they occur. Within part III regime, Regulation 39 gives particular effect to the provisions of article 12 of the Directive, by making it an offence to:

- deliberately to capture or kill a protected species
 - deliberately to disturb any such animal while using its place of shelter
 - destroy, damage or obstruct access to its resting place or place of shelter deliberately
- disturb a protected species

UK Legislation

2.2 The primary legislation is covered in the Wildlife and Countryside (Amendment) Act 1991 and part 1 of the Act details a large number of offences in relation to the killing and taking of wild birds, other animals and plants. It is an offence to commit or attempt to commit detailed actions in relation to protected species. The Wildlife and Countryside Act 1981 was a fairly simple source of wildlife law in Great Britain when it was enacted to implement the Birds Directive and Bern Convention. Devolution resulted in changes to the 1981 Act, through the: Nature Conservation (Scotland) Act 2004 Wildlife and Natural Environment (Scotland) Act 2011. The WCA was updated and reviewed in 2004 and 2011.

2.3 The Nature Conservation (Scotland) Act 2004 deals with conserving biodiversity and protecting and enhancing Scotland's natural features. It also amends rules on protecting certain birds, animals and plants.

2.4 The legislation also protects birds from development and explains what can and cannot be done to protect birds, their nests and habitat from development proposals and other threats. The presence of nesting birds can generally only delay development, not prevent it although there are exceptions to this.

2.5 The principal law protecting badgers in Scotland is the Protection of Badgers Act 1992. Protection of Badgers Act 1992 makes it an offence to wilfully kill, injure, take, or attempt to kill or take a badger. This also sets out the exceptions, licences, enforcement and penalties for this offence. It should also be noted that badger setts are protected by law and can only be removed under licence from SNH.

Planning

2.6 In the context of National Planning Policy Guideline 14 Scotland's natural heritage includes its plants and animals, its landforms and geology, and its natural beauty and amenity. Natural heritage embraces the combination and interrelationship of landform, habitat, wildlife and landscape and their capacity to provide enjoyment and inspiration.

NPPG14:

- Sets out national planning policy considerations in relation to Scotland's natural heritage;
- Summarises the main statutory obligations in relation to the conservation of natural heritage;
- Provides guidance on the approach to be adopted in relation to local and non-statutory designations; and
- Draws attention to the importance of safeguarding and enhancing natural heritage beyond the confines of designated areas.

Landscape

2.7 The site is one of Long Established woodland of plantation origin, as described in the Ancient Woodland Inventory. The location of the proposed house is in a National Scenic Area (NSA) which affords protection to the landscape and amenity value of the area. NSA is a conservation designation used in Scotland, and administered by Nature Scot formerly Scottish Natural Heritage (SNH). The designation's purpose is to identify areas of exceptional scenery and to protect them from inappropriate development. The River Tay (Dunkeld) NSA covers the landscape surrounding the cathedral town of Dunkeld. It is characterised by beautiful woodlands and a fertile, lowland strath situated below the rugged hills of the Highland edge.

The Special Qualities of the River Tay (Dunkeld) NSA are listed in SNH's Commissioned Report as being:

- the beauty of cultural landscapes accompanying natural grandeur;
- the 'Gateway to the Highlands';
- characterful rivers, waterfalls and kettle-hole lochs;
- exceptionally rich, varied and beautiful woodlands;
- the picturesque cathedral town of Dunkeld;
- drama of The Falls of Braan and The Hermitage;
- Dunkeld House policies;
- significant specimen trees; and
- the iconic view from King's Seat.

Biodiversity Net Gain

2.8 Biodiversity Net Gain (BNG) is development that leaves biodiversity in a better state than before. It is an approach whereby developers work with local governments, landowners, wildlife organisations, and other stakeholders to minimise impacts and maximise outputs for biodiversity.

3.0 ECOLOGY SURVEY METHODS

Botanical survey- Phase 1 habitat survey

3.1 Botanical survey methods are based on terrestrial habitats assessed by walkover surveys conducted on the 17 January and 19 August 2020. Habitats were classified according to The Joint Nature Conservation Committee (JNCC) methodology for Phase 1 Habitat Survey, followed the methodology by JNCC (2003)¹.

Background

3.2 The woodland is part of the wider Atholl woods linking this area of Dunkeld to the wider environment on the northern edge of Dunkeld. The wood is mostly an area of planted and self-sown broadleaved forest, small patches of bracken and *Rhododendron Rhododendron ponticum*. Much of this area is included in the Woodland Inventory of Ancient woodland, where there has been continuous woodland cover over the last 400 years. In the United Kingdom, an ancient woodland is a woodland that has existed continuously since 1600 or before in England, Wales and Northern Ireland (or 1750 in Scotland). Planting of woodland was uncommon before those dates, so a wood present in 1600 is likely to have developed naturally.

Mammal surveys

3.3 Mammal survey methods are based on standard mammal surveys as outlined¹ below, by walkover surveys conducted on the 17 January 2020. Bats were not considered in this initial assessment due to the time of year the ecological survey was undertaken. Bat surveys should be undertaken during the active bat breeding season between May and September which should include an assessment of any suitable trees and buildings within the site boundary.

Badger surveys

3.4 Badgers surveys² were carried out on 17 January 2020 and followed methods for best practice, looking for signs such as setts, footprints, latrines and scats, badger hair and trails.

Red Squirrel surveys

3.5 Red squirrel surveys were conducted using the Forestry Commission guidance Pepper et al 2017³. Red squirrels are a common sight in this area and therefore a complete account of red squirrels should be undertaken if trees are to be removed in the future.

¹ JNCC (2010). *Handbook for Phase 1 habitat survey*. Joint Nature Conservation Committee, Peterborough.

² Harris S, Cresswell P and Jefferies D (1989)² and Best Practice Guidance -

³ Practical Techniques for Surveying and Monitoring Squirrels (PDF-3830K) Forestry Commission Practice Note 11, 2009 and Gurnell, J. & Lurz, P.W.W. (2012). Red Squirrel, In: Cresswell, W., Birks, J., Dean, M.D., Pacheco, M., Trehwella, W., Wells, D., Wray, S. (Eds.) UK BAP Mammals.

Bird Surveys

3.6 Bird surveys should be undertaken if works are likely to commence and impact on breeding birds. Further details of the methodology “Surveys for breeding birds” BBS⁴ following the BTO, RSPB JNCC will be required to be completed as an addendum if required between April and July as part of the conditions of planning consent. BBS fieldwork involves three visits a reconnaissance visit and two bird recording visits between April and July.

4.0 RESULTS

Phase 1 habitat survey – habitats

4.1 A phase 1 habitat survey was undertaken on the site and a habitat map produced identifying the main types (see appendix 1). A habitat map shows the extent and location of the main habitat types; in this case continuous semi-natural broadleaved woodland with a little scrub in the understory. A complete botanical survey should be undertaken in the summer months to determine all the plants on the site.

Semi-natural broadleaved woodland.

4.2 The woodland is a mixture of different types in the main higher canopy with predominantly silver birch (*Betula pendula*), sycamore (*Acer pseudoplatanus*) and beech (*Fagus sylvatica*) with some downy birch (*Betula pubescens*) and ash (*Fraxinus excelsior*). There is some mature oak (*Quercus petraea*) on the boundary of the site. There are a few mature trees but the majority are approximately 25-40 years old with the odd exception. The shrub layer is rather sparse probably due to overgrazing by deer. There were large patches of bracken (*Pteridium aquilinum*) until this was strimmed and the remains are evident. Rhododendron (*Rhododendron ponticum*) exists near the existing building near the watercourse and generally under the main canopy but they do not contribute a significant element within the shrub and field layer. A few elder (*Sambucus nigra*) shrubs occur with little else in the shrub layer. The field layer is quite sparse and poor probably due to excessive deer grazing. There is a varied fern community, the most common of which is bracken (*Pteridium aquilinum*), male fern (*Dryopteris felix mas*) and buckler ferns (*Dryopteris dilatata*). There are common woodland plants in the field layer such as small dwarf seedlings Holly (*Ilex aquifolium*) browsed by deer, wood sorrel (*Oxalis acetosella*), wood violet (*Viola riviniana*), germander speedwell (*Veronica chamaedrys*), perforate St Johns wort (*Hypericum perforatum*), tutsan (*Hypericum androsaemum*), foxgloves (*Digitalis purpurea*), pink purslane (*Montia sibirica*), and grasses including fescues (*Festuca* spp), bend grasses (*Agrostis capillaris*), yorkshire fog (*Holcus lanatus*), wavy hair grass (*Deschampsia flexuosa*), tufted hair grass (*Deschampsia cespitosa*) and wood meadow grass (*Poa nemoralis*). There are a few ruderal plants associated with the rubble on site including nettle (*Urtica dioica*).

⁴ Breeding Bird Survey British Trust for Ornithology BTO, Royal Society for Protection of Birds RSPB and the Joint Nature Conservation Committee JNCC. Gregory, R D, Bashford, R I, Balmer, D E, Marchant, J H, Wilson, A M and Baillie, S R 1997, The Breeding Bird Survey 1995-1996, BTO, Thetford.

Scattered scrub

4.3 Scattered scrub is predominantly Rhododendron with a little broom (*Cytisus scoparius*). There are also a few holly seedlings.

Neutral grassland, unimproved

4.4 A small area of neutral grassland occurs close to the burn and existing building. This is predominantly a mixture of grasses including creeping bent grass (*Agrostis capillaris*), sheeps fescue (*Festuca ovina*), Yorkshire fog (*Holcus lanatus*), sweet vernal grass (*Anthoxanthum odoratum*) and some tufted hair grass (*Deschampsia cespitosa*). There are a few herbs including dog violet, germander speedwell, white clover (*Trifolium repens*), common sorrel (*Rumex acetosa*), eyebright (*Euphrasia officinalis* agg) and perforate StJohn wort.

Tall herb, bracken

4.5 There are a few scattered patches of bracken mostly on the periphery of the site, much of which has now been strimmed.

Running Water

4.6 A small burn, which is narrow, 1m wide watercourse, drains the site and is partly marshy along its narrow margins especially in the top half of the site with some soft rush (*Juncus effusus*), tufted hair grass (*Deschampsia cespitosa*) and marsh plants such as marsh violet (*Viola palustris*). Rhododendron is conspicuous at the top of the site adjacent to the existing building.

Protected Mammal and Bird Surveys

Badgers

4.7 The site was surveyed for the presence of badgers. No badger setts, or any conclusive proof of badger utilization of the site (prints, latrines, hairs etc) was observed.

Red Squirrel surveys

4.8 Red squirrels use the site on occasions. The main use appears to be foraging and storage of beech nuts as there is little else of significance to red squirrels on this site. Adjacent oak trees may also be of value and they are likely to use the site for safe passage to other wooded areas elsewhere. There were no red squirrel dreys or shelters found during the survey and no likely trees for them to use as a shelter.

Bird Surveys

4.9 An anecdotal survey of birds was taken during separate visits in May and July during the breeding season. Birds recorded included Chiff chaff (*Phylloscopus collybita*), great spotted woodpecker (*Dendrocopos major*), robin (*Erithacus rubecula*), willow warbler (*Phylloscopus trochilus*), treecreeper (*Certhia familiaris*), mistle thrush (*Turdus viscivorus*) and blackbird (*Turdus merula*). However none of these appeared to be breeding as there appeared to be few old trees with holes or suitable canopies for nesting. One birch tree may support breeding great spotted woodpecker.

Other mammals

4.10 A number of deer species were recorded using the site including Fallow deer (*Dama dama*) and Roe deer (*Capreolus capreolus*). Deer numbers appeared to be high with evidence of heavy grazing in this area which limits the growth of new and young trees and shrubs.

5.0 DISCUSSION

5.1 The development will take a small area of woodland which is of low ecological value. The majority of this small site consists of semi-natural woodlands, including some native (mainly birch) but many non-native trees. The woodland is limited in ecological value due to the presence of non-native beech and sycamore which dominate large areas of the canopy while the limited ash cover is suffering from dieback (*Chalara* infection). These non-native trees limit the ecological value of this site. The ash should be removed to prevent further spread of this disease. The woodland cover is >95% with a few areas of Rhododendron 5% and bracken. A few patches of neutral grassland under the 11Kv electricity line and some linear features of running water occur under the tree canopy with some Rhododendron and bracken more conspicuous in one area on the bend in the road. The woodland flora and field layer is limited due to deer pressure with little development of shrub or field layers.

5.2 The tributary to the burn and bankside vegetation associated with it, are narrow small strips on the margins of the site and are unlikely to be affected directly by the development. The burn links to the above woodlands which are predominantly coniferous plantations of larch (*Larix* spp) and spruce, and the watercourse drains over the road and across the site. The watercourse is of low conservation importance as it is small and narrow some 20-50cm wide running steeply down to the River Tay under Dunkeld. The burn may have an influence on flooding downstream due to its steep nature and rapid run-off.

5.3 The NSA is described as exceptionally rich, varied and beautiful woodlands but this small woodland area does not fulfil these criteria. The natural potential for this area can be greatly enhanced by tree and shrub planting with screening using hedgerows and deer fencing to prevent deer browsing.

6.0 POTENTIAL IMPACTS OF DEVELOPMENT AND MITIGATION

6.1 The proposed site has a low nature conservation value but some landscape and amenity value. The loss of small areas of birch trees, non-native beech and sycamore trees with bracken is likely to be of low impact on the ecology of the site. Removal of trees, some birch and non-native trees is possible without having a great impact on the woodland habitat. Bracken cover is extensive in the bottom corner of the site and supports large numbers of deer which may also carry ticks which may be a health issue. This bracken should be removed where possible and the area planted with native trees and shrubs such as hazel (*Corylus avellana*). Management of the drainage will be required and this presents some opportunity to create water features in the form of small man made lagoons to hold water to prevent flooding downstream and to manage water run-off more effectively.

Woodland management and planting

6.2 Small scale native tree and shrub planting such as standard trees, sessile oak (*Quercus petraea*), English oak (*Quercus robur*), rowan (*Sorbus aucuparia*), wild cherry (*Prunus avium*), bird cherry (*Prunus padus*), birch (*Betula pendula*) with some alder (*Alnus glutinosa*) would also help improve the ecological value and support and encourage native wildlife to the area. Planting of some scots pine (*Pinus sylvestris*) on the margins on drier knolls may also help link the adjacent conifer woods and provide added amenity value. In addition wet margins along the burn should be planted with goat willow (*Salix* spp), crack willow (*Salix fragilis*) and grey willow (*Salix cinerea*) with hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*) in the woodland areas as an understorey to the main woodland to provide cover, food and shelter for birds and animals. Native tree species could progressively replace non-native trees and help restore more wildlife in this area. This should be part of a woodland management plan.

6.3 Additional planting of hedgerows with hawthorn, hazel, holly and blackthorn would help cover around the periphery thus improving habitat for birds and other wildlife on the site. The site should be deer fenced to protect young trees to prevent browsing and removal by deer and other grazing animals.

6.4 The biodiversity character of the NSA would be enhanced by the mitigation above and a woodland management plan which could be adopted as part of planning conditions.

Appendix 1 Phase 1 Habitat Survey map



Regards

Adrian Davis

Adrian Davis

Naiad Environmental Consultancy

4 Murthly Terrace

Birnam

PH8 0BG

Tel 07761673231

COMMENTS IN CONNECTION WITH PLANNING APPLICATION 20/00952/FLL

DESCRIPTION OF PROPOSAL

This application is for the construction of a new build house on a greenfield site. The site lies within an ancient woodland in an area of National Scenic value. The site owned by the applicant contains an existing traditionally built structure which currently has planning permission for conversion to a dwelling house. The applicant does not wish to take advantage of that current planning permission. Instead the applicant wishes to erect a second structure on the site. The applicant refers to **use of the existing reservoir building as ancillary to enjoyment of the principal house** but offers no insight into what that means. It is not clear whether the applicant will wish to take advantage of the current planning permission to convert the existing reservoir building to a dwelling house at some future date or perhaps sell it on to someone else to do so.

SITE ACCESS

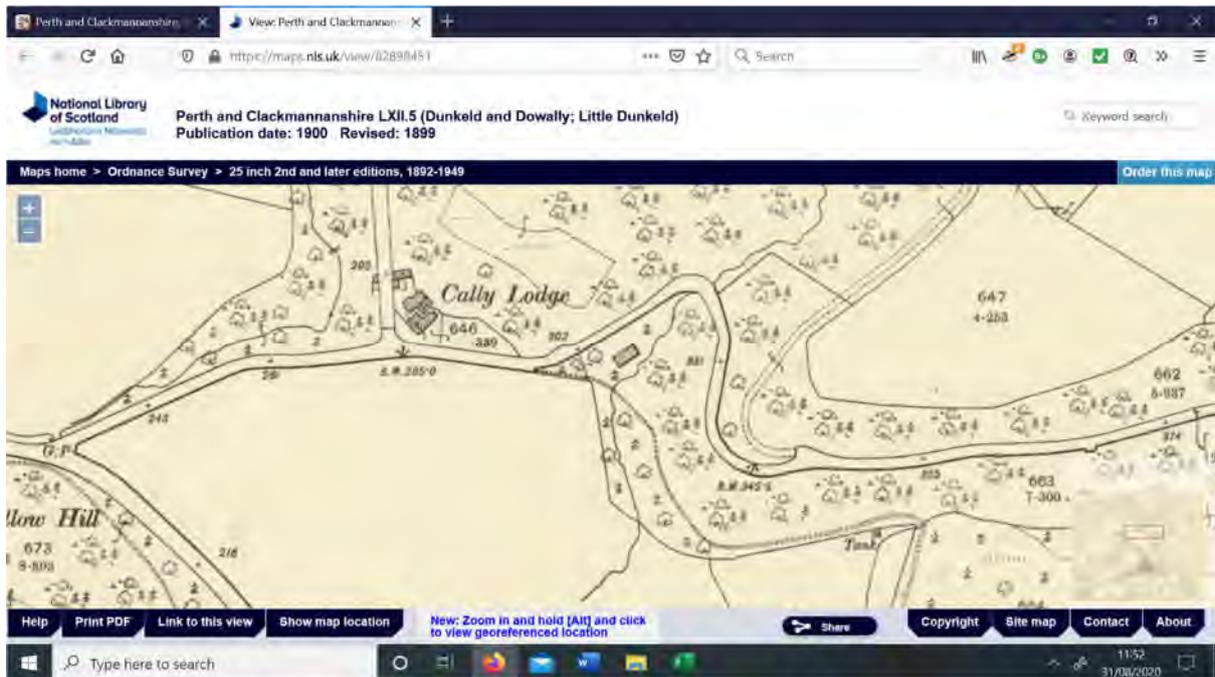
The applicant proposes vehicular access to the site from a hazardous section of road which lies between two severe bends. This section of road is an accident blackspot and the site of a fatal accident as recently as 2015. Although it is proposed to remove a considerable number of trees to assist with sight lines to assist vehicular access there is likely to be real safety issues when removing these trees. In addition there are likely to be major safety issues throughout the construction phase of the project as loading and unloading of material, plant and equipment takes place.

The A923 on to which access is proposed is a busy road that is becoming increasingly busy. It is constantly used by HGV and logging traffic and by cyclists and walkers. More recently, speeding motorcyclist numbers have significantly increased since the advent of the Heart 200.

PUBLIC RIGHT OF WAY

Within the application form the applicant confirms there is no proposed change to public paths, public rights of way or affect to public right of access. However that seems to be contradicted by the applicant's intention to erect a deer fence around the entire property. It is important that this position is maintained as a condition to any grant of planning that PKC may give. As can be seen

from the screenshot below a public right of way has been in existence for more than 100 years.



WATER SUPPLY AND DRAINAGE ARRANGEMENTS

The applicant confirms on page 5 of 8 of the application form that the proposals make provision for SUDS. However on page 8 of 8 the applicant declares that a Drainage SUDS layout is not applicable and is not provided.

ASSESSMENT OF FLOOD RISK

The applicant contends that the site is not within an area of known flooding and that the proposal will not increase the risk of flooding elsewhere. However the watercourse which flows through the site and into which surface water and effluent is intended to discharge is a known contributor to the flooding of Atholl Park. Flood prevention measures have previously been taken to control flooding from this source but flooding still occurs.

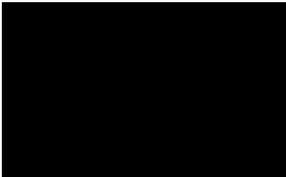
In PKC Report of Handling Ref no 16/01594/FLL Case Officer Andy Baxter wrote in respect of an application to convert the former water reservoir building, **The applicant should be fully aware that notwithstanding this approval, the site is liable to flood and the property could be potentially affected by flood waters. The 2015 SEPA flood maps indicate the site, including its access road is likely to be affected by a 1 in 200 year flood event which places the site at medium to high risk of flooding.** It is noticeable that SEPA are not included in the list of 9 Consultees asked to comment on this application.

The architect's design report acknowledges that previous applications relating to the former reservoir had associated flood risk but suggests that the new build development does not. It is not clear how that can be as the former reservoir building is to remain together with a new house and that new house relies upon the drainage and sewage disposal previously approved for development of the reservoir building.

In addition it is proposed to remove at least 73 trees. This will inevitably increase run off and increase flow into the existing water course. The removal of trees is likely to have a destabilizing effect on the severely sloping ground which falls around 20 meters from the road access to the water course. There must be concern that any destabilizing of the ground adjacent to the A923 where trees are removed could lead to erosion and possible collapse of sections of the road itself.

I trust that the planning authority will take all of these comments on board when deciding whether of not to approve this application.

BRYAN G PORTER



Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Mrs Fiona Robertson

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Road Safety Concerns

Comment: I have concerns about the access and egress to this property. Traffic coming down the Blairgowrie Road towards Dunkeld is usually travelling at some speed and I feel that there is a serious road safety issue regarding the lines of vision given the bend in the road. Traffic going uphill is usually, but not always, going more slowly and drivers are more likely to be concentrating on the bends and gear changing than what is happening to their right.

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Mr Johnnie Walker

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Enhances Character of Area
- Results in Environmental Improvements
- Supports Economic Development

Comment: Dear Sirs,

I would like to offer my support for the application as it stands for the following reasons:

1. The proposed development is of significant modern architectural value and considers modern ecological engineering. We should not continue to build houses that mock architecture from a century ago, nor seek to redevelop unsuitable shells using energy inefficient building technology.
2. The design of this house only makes sense when considered in a woodland setting, which it does not aim to alter. Stilt design of this house intends to minimise environmental impact and tree loss. The management of this neglected site will be a net environmental gain.

I also note the following points:

1. Objections raised to the site access from Blairgowrie Road were relevant to the previous application (16/01594/FLL, 2016), which was approved.
2. Objections raised to the removal of trees from the site were relevant to the previous application (16/01594/FLL, 2016), which was approved. I also note from the the proposed site plan for that application that significantly more hard standing was required in the form of a convoluted access road.
3. Objections raised to continuous permitted use of the footpath across the site were relevant to the previous application (16/01594/FLL), which was approved. I note this unmaintained footpath is

not included in the Perth & Kinross Council Core Paths Plan (2017).

Comments for Planning Application 20/00952/FLL

Application Summary

Application Number: 20/00952/FLL

Address: Former Water Reservoir Blairgowrie Road Dunkeld

Proposal: Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation

Case Officer: Andrew Baxter

Customer Details

Name: Ms Alex Kettles

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Enhances Character of Area
- Results in Environmental Improvements
- Supports Economic Development

Comment: Please note that I submitted this same comment on Wednesday 2 Sept but do not see it registered in the application record as yet. Given other comments made after ours are now showing on the comments page I was concerned it hadn't been received so therefore sending again, as below;

We write in support of planning application 20/00952/FLL, erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation at the Former Water Reservoir Blairgowrie Road, Dunkeld. In doing so we would like to make the following comments;

SITE ACCESS

The site currently has planning permission (renewed 2016) for a dwellinghouse utilising the refurbishment and extension of the existing water reservoir building. This approved scheme has the access to the site in exactly the same position as is proposed in this application. The 2016 approved scheme links this site access point down to the water reservoir building by means of an extensive driveway that cuts through the centre of the site and, in order to arrive at the proposed house parking area, requires the existing stream to be culverted. In contrast, the new proposal has a very efficient access/ parking area that leaves the majority of the site free of hard surfaces.

RIGHT OF WAY

The 2016 approved scheme shows a path through the site but there is no mention in the drawings, or the conditions of planning approval, that this is a public right of way for which specific provision

must be made.

DESIGN

The proposed house is unashamedly modern, modest in size, simple and elegant. It is minimal in its impact on the existing landscape and cleverly utilises an extremely difficult site. It's clear that the design looks to maximise land and energy sustainability.

COMMUNITY

There is no doubt that Dunkeld and Birnam are very desirable places to live but opportunities to buy, rent or build here are few and far between. Housing for families, new and established, is key to maintaining the vibrancy and diversity of our community. This proposal should be supported for its ambition to achieve a well-designed, sustainable family home on a difficult site that, going forward, will actually enrich the land it utilises.

We love old buildings but believe that sometimes the advantages of refurbishing and altering them for domestic use are outweighed by the disadvantages.

Alex Kettles & Catriona Waldron

Tracy McManamon

From: Dunkeld & Birnam CC [REDACTED]
Sent: 16 September 2020 19:11
To: Development Management - Generic Email Account
Subject: Community Council Response in relation to 20/00952/FLL (new house on Blairgowrie Road, Dunkeld) planning application

Importance: High

Dear Sir/Madam

I am writing to you in my capacity as Chair of Dunkeld & Birnam Community Council regarding the above application. I can confirm that we have received an extension to the period of consultation to allow us to discuss this matter at our Community Council meeting on 14th September.

We are aware that there have been a significant number of submissions in relation to this application both in support and objection. Given this interest, we had a lengthy discussion at our Community Council meeting on Monday 14th September. The meeting was well attended (being held on Zoom) including the applicants and a number of members of the public in addition to all six Community Council members and two PKC councillors (Councillors Laing and Jarvis). A broad range of views were expressed at the meeting in an open and transparent manner and I think all sides recognise and understand the depth of feeling around this application.

The key conclusions of our discussion are:

1. **the Community Council Supports the planning application** on a majority view (3 members were supportive, two members thought that we should provide no comment and that there are no grounds to object and one member stated that we should object to the application). Key reasons cited were the existing planning permission on the site **which had already established the principle of change of land use and specifications of development in this location, provision of additional housing in Dunkeld and the lengths to which the applicants have gone to mitigate the impact of the proposal on the habitat (and indeed how they seek to improve the habitat).**

2. we had a lengthy discussion about the proposed tree loss and potential impact on the habitat on the site as highlighted in the PKC Biodiversity Officer's report (and associated objection to the proposal). We took into account that although the site is listed in the Ancient Woodland Inventory in the report, it is as Long Established Woodland of Plantation Origin- which may or may not be of high biodiversity value. There has also been extensive growth of non-native species and intense browsing by deer. The applicants presented a strong case for their plans to re-plant the site, replace any trees lost due to the development, protect the site from browsing by deer and undertake further efforts to improve the habitat. It was also pointed out that this proposal is less detrimental to the habitat due to shorter road access than the existing approved proposal and the anticipated reduced footprint of the building due to being elevated on stilts.

However, one Community Council member in particular expressed very strong concerns regarding the removal of any trees on such a site even if re-planting is planned. Another Community Council member pointed out that there is no way to guarantee the proposed stewardship of the environment by the applicants long term but that this is an inherent issue in the planning process.

3. continued access using the informal path which crosses the site was raised in the meeting and in submissions by members of the public. Although this is not a designated core path, we do realise that is well used by locals and visitors. The applicants also recognise the regular use of the path and have committed to looking at a way to continue use of the path as part of the development which is mutually acceptable to them and path users.

4. access from Blairgowrie Road was raised as an issue at the Community Council meeting and in submissions. Several members of the Community Council had significant concerns about the safety of the proposed access, and stated that if they had been on the Community Council at the time of the original application they would have objected to the proposal on that basis. However, the proposed access is as per the existing approved planning application, and it was recognised that this was therefore not a material basis for objection to this amended proposal. On a similar note, a number of views were expressed that this was a challenging and unsuitable location for a new-build property, but the majority view was that the current proposals are an improvement on the existing planning permission in a number of respects. One member (who voted to object to the proposal) strongly disagreed on this point, believing that the visual impact of the new proposed building would be significant and detrimental.

In response to a concern about sightlines at the road access, the applicants advised that the proposed deer fence would be set back from the road and follow the sight lines indicated on the site plan- the Community Council consider this should be made a condition if permission is granted. More broadly, the Community Council would recommend that consideration be given to improving this section of the road e.g. by extending reduced speed limits.

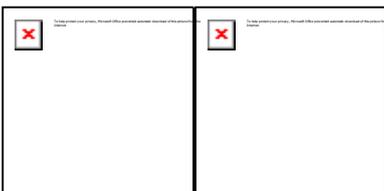
5. the applicants also clarified the meaning of the description of the former reservoir building as ‘ancillary’ and advised that they do not intend to develop it (and in any case the integrity and character of the building will be preserved). Further, they anticipate that the former planning consent for its conversion will be rescinded on issue of a new planning consent- the Community Council consider this too should be made a condition of permission is granted.

We trust that the views of the Community Council will be taken into consideration by the Planning Committee when considering this application. I would be grateful if you would confirm receipt of this email.

Regards

Stuart Paton
Chairman

Dunkeld & Birnam Community Council



#DandBCC

Planning Application ref.	20/00952/FLL	Comments provided by	Jane Pritchard
Service/Section	Community Greenspace	Contact Details	
Description of Proposal	Erection of a dwellinghouse and change of use of former reservoir building to form ancillary accommodation		
Address of site	Former Water Reservoir Blairgowrie Road Dunkeld		
Comments on the proposal	<p>An established informal path which is believed to be well used by local people (shown by the map snip below) crosses the development site. This should be respected and possibly rerouted to maintain the path link while affording adequate privacy for the residents.</p> 		
Date comments returned	24.9.20		

CDS Planning Local Review Body

From: William Hogg <[REDACTED]>
Sent: 21 June 2021 14:36
To: CDS Planning Local Review Body
Subject: Re: LRB-2021-22

Follow Up Flag: Follow up
Flag Status: Flagged

thank you for your letter about application 20/00952/FLL

I note that your reasons for refusing the application have to do with trees and biodiversity. But I am surprised that you do not mention our main reason for objecting to this project which was to do with the threat to the footpath and right of way on this long established and popular walking route.

Yours insincerely

William Hogg

CDS Planning Local Review Body

From: Julie Nisbet <[REDACTED]>
Sent: 22 June 2021 15:33
To: CDS Planning Local Review Body
Subject: RE: LRB-2021-22

Follow Up Flag: Follow up
Flag Status: Flagged

Afternoon,

Thank you for email informing us of the appeal, our email of objection still stands due to the potential blockage of a very well used foot path plus the dangerous access of the proposed new entrance off the road.

Regards

Julie & Martin Foster



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to: PlanningLRB@pkc.gov.uk

Perth & Kinross Council
Local Review Body

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131 668 8716
HMAppeals@hes.scot

Our Case ID: 300045947
Your ref: 20/00952/FLL
23 June 2021

Dear Local Review Body

Notification of Local Review Body Hearing
Former Water Reservoir, Blairgowrie Road, Dunkeld - Erection of a dwellinghouse
and change of use of former reservoir building to form ancillary accommodation

We have been notified of the above review of the decision to refuse planning permission.

We have no comments to make as this proposal does not affect any designated historic environment features in which we, or our predecessor Historic Scotland, have a locus.

We have made previous comments in relation to this proposal and have nothing further to add. We attach a copy of our previous correspondence for ease of reference.

If the Review Body has specific questions where our expertise would be useful we will be happy to provide further submissions in response to these.

Yours faithfully

Historic Environment Scotland



By email to:

Developmentmanagement@pkc.gov.uk

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

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300045947
Your ref: 20/00952/FLL

25 August 2020

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
Former Water Reservoir, Blairgowrie Road, Dunkeld
Erection of a dwellinghouse and change of use of former reservoir building to form
ancillary accommodation

Thank you for your consultation which we received on 12 August 2020. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
BTL 32	Battle of Dunkeld	Inventory Historic Battlefield

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We do not object to the proposal because it does not raise issues of national significance. We do however have the following comments to offer you.

The site application boundary is located within the Inventory Dunkeld historic battlefield (BTL 32). On the basis of currently available information, this location does not appear to have been a key area of action or fighting and some of the proposed development area has previously been disturbed, which may limit the potential for archaeological remains associated with the battle. You should consult your archaeological advisors, if you have not already, and they should be able to provide advice on the potential for archaeological remains and mitigation where appropriate.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore



we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Please contact us if you have any questions about this response. The officer managing this case is Nicola Hall who can be contacted by phone on 0131 668 8919 or by email on nicola.hall@hes.scot

Yours faithfully

Historic Environment Scotland



24th June 2021

CDS Planning Local Review Planning Body
Planning Department
Perth & Kinross Council
Application ref. 20/00952/FLL

Dear Councillors,

In reply to Ms Simpson's email of 18th June we would like to make the following comments for consideration by the Local Review Body.

1. As owners of Tigh Grianach, which adjoins the the development site and is the only property directly affected, we stand by our previous representations regarding the application. The decision of the Review Body is therefore of particular importance to us.
2. If the refusal is confirmed the applicant has other options. Our understanding is that the previous planning consent **16/01594/FLL** is still in force. That consent is for **Change of use and alterations to former reservoir building to form a dwellinghouse**. The applicant can therefore re-apply under that consent, possibly seeking to demolish the reservoir building in order to build a taller echo house on the site.
3. The 2016 consent includes provision for a vehicular access from the parking area beside the A923 down to the reservoir building, a provision which would involve considerable tree felling. The original consent **08/01100/FUL** contained no such provision, merely a walkway from the parking area down to the property. From the 2020 application we note that this is exactly what the applicant proposes, a walkway to their property rather than a vehicular drive. If such an arrangement is replicated in an amended application, there will be minimal tree loss within the wood and minimal amenity loss for the owners of Tigh Grianach.

Yours faithfully,

Michael & Brigit Anderson

Representation by Bryan Porter

In respect of A Local Review

Relating to Planning Application Ref. 20/00952/FLL

The Scottish Outdoor Access Code, prepared under s10 of the Land Reform (Scotland) Act 2003, and approved by Scottish Parliament, provides guidance on the Laws relevant to outdoor access in Scotland.

As set out at section 2.1 of the Scottish Access Code

Public rights of way become established through a history of public use, and common law.

The requirements for status as a right of way are that:

- the route must run from one public place to another public place
- the route must follow a more or less defined route
- the use must have been on the assumption of right, not based on express or implied consent
- there must have been continuous use of the route by members of the public (not merely use in connection with a particular property) from one public place to another, for at least 20 years. (This time period stems from the Prescription and Limitation (Scotland)

In accordance with the Countryside (Scotland) Act 1967, it is the duty of a local planning authority to assert, protect and keep open and free from obstruction or encroachment any public right of way which is wholly or partly within their area.

Under the Town and Country Planning (Scotland) Act 1997, a planning authority may by order extinguish a right of way where land has been acquired or appropriated for planning purposes and is being held by the local authority. But that is not the situation here, and in any event such extinguishment must be confirmed by the Scottish Ministers, if such extinguishment is opposed. In any event the local authority must be satisfied that an alternative right of way will be provided.

Access rights are ‘material considerations’ in development control. That is they are factors to be taken into account when the planning authority is considering an application for planning and may constitute a valid reason for refusing planning permission.

A draft model planning condition in relation to access rights is provided in the Scottish Executive Guidance. It requires that a detailed plan of public access across the site is provided for the approval of the planning authority which shows, among other things, all existing paths, tracks and rights of way before and after completion of the proposed works.

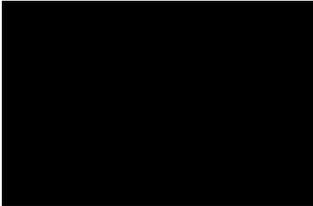
The concept of Core Paths was introduced within the Land Reform (Scotland) Act 2003. It obliges local authorities to create a Core Path Plan which may include rights of way. The creation of a Core Path Plan does not however reduce or negate the rights of access enshrined in previous legislation.

Within the planning authority’s Delegated Report which recommends refusal of the planning application it states *‘There is a public path which runs along the southern part of the site, which is not a right of way or core path but does appear to be well used by the public. The applicant has taken on board a request for the path to be considered as part of the development and have committed to provide a re-routed path within land that is within their ownership. If permission had been granted, further details of the re-routed path and a scheme for its delivery would have been required via pre-commencement conditions as well as any additional impact on trees.’*

The Delegated Report is quite wrong to assert that this path is not a right of way. Evidence has been provided to the planning authority which clearly demonstrates that the path in question meets all the criterion required for status of a right of way and no evidence has been provided to deny that status. Accordingly, the local planning authority is obliged to ensure the said path remains open. The fact that the path in question may not be included within the local authority’s Core Path Plan is clearly an omission by whoever compiled the plan. It does not adversely affect the public right of access to what is clearly a right of way.

In the event that the authority is minded to uphold the appeal, it is suggested that the path in question must be retained as a right of way and that access across the site is maintained and is not restricted in any way.

Bryan Porter



2 July 2021

Planning Responses V3

Immediate Neighbours - Michael and Brigit Anderson

In response to the comments raised by Michael and Brigit Anderson at neighbouring Tigh Grianach we note:

- Michael and Brigit Anderson sold us the plot in August 2019 having secured the existing planning permission for a dwelling house on the site in 2017. They had previously applied for and secured planning permission on the site in 2013.
- Prior to us purchasing the site, on 22 July 2019 Michael and Brigit Anderson visited the studio of our architect at that time (Mary Arnold-Forster Architects) to discuss our early plans to build a house in the same area of the site as our current application proposes in order to reduce flood risk and impact on the woodland.
- According to the note of the meeting held between Michael and Brigit Anderson and Mary Arnold-Forster on 22 July 2019, prepared by our then architect, Mary Arnold-Forster, upon viewing our plans Michael and Brigit Anderson raised no objections and said they were relieved we were not planning to build on the footprint of the reservoir. We agreed to purchase the plot once Michael and Brigit Anderson were aware of and content with the general nature of our plans.
- In July 2020, prior to us submitting our full application for planning permission we shared a physical copy of our design scheme with Michael and Brigit Anderson.
- In August 2020 Michael and Brigit Anderson circulated the attached cover letter (Annex1) and report from a Planning Consultant contracted by them to neighbours on the Blairgowrie Road and in Spoutwells, asking people to object to the planning application. This letter does not mention that Michael and Brigit Anderson applied for and secured the two previous planning permissions and then sold us the plot.
- Michael and Brigit Anderson then made a number of objections to our proposals which included objecting to elements of our application that are identical to the plans they themselves had previously applied for and secured (for example the access point).

Access

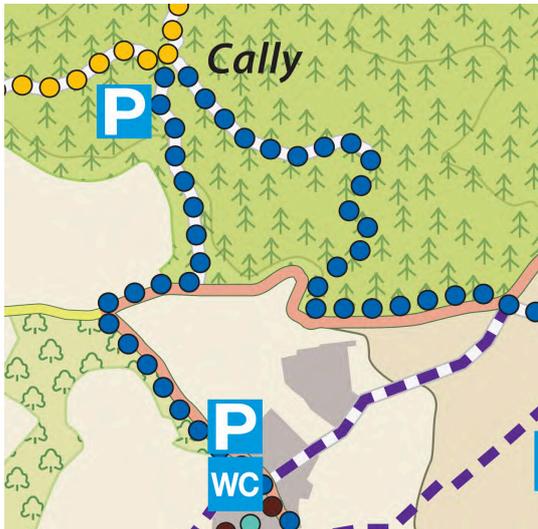
In response to the comments from Julie and Martin Foster regarding the safety of the access point we would note that the access is identical to the extant permission and we have improved the visibility splays previously agreed with PKC Roads Department.

Path

In response to the comments from William Hogg, Julie and Martin Foster, and Brian Potter regarding the path through the site we would note the following:

- The extant permission includes no condition or protections related to the path whose route would be blocked by the position of the house and driveway.
- Our application includes a proposal to re-route the path to maintain access through our site in a way that maintains our privacy. This is in line with the recommendation from the PKC Green Space officer.
- Our own monitoring of the site showed that the path is used primarily by residents of Spoutwells accessing the Blairgowrie road and vice versa.

- As noted by the planning officer, the path is not a public right of way. The path does not directly link up with any other path and is not part of the core path network. The path as it meets Blairgowrie Road joins a section of A road with no pavement or safe pedestrian route.
- The extensive Dunkeld core path network passes within 50m of the site and is directly accessible to both residents of Blairgowrie Road and of Spoutwells without requiring access through the site. (image of core path network circumnavigating the plot below)



- We have found people traversing the site with their dogs rarely keep them on a lead and have experienced regular issues with dog fouling on the current path and across the site. We believe it is reasonable for us to wish to maintain our privacy and to be able to allow our children to play on our land without worrying about their safety.

Many thanks,

Caroline & Euan Robinson

The Wood between Cally Brae and Spoutwells

A planning application has been made which could have a major impact on this wood . The proposal is to build a striking 'eco' house on stilts within the wood, with permission to use the old reservoir building for ancillary accommodation. This building currently has planning consent for conversion into a dwelling.

If there are less than 6 objections this important application will be decided by the planning officer rather than the Development Committee. There are valid grounds for objection – please see attached document from a local planning consultant. Written comments can be emailed to DevelopmentManagement@pkc.gov.uk They must be received before **2nd September**.

To view the plans online go to Online Planning Applications at www.pkc.gov.uk and then enter the Planning Application Reference 20/00952/FLL

If you would like us to email the planning consultant's report please let us know.

As adjoining owners we are the only people directly affected. We do have some reservations about the scheme but intend to raise these as comments rather than objections. However, as the wood is a community asset used by many, it is important that local residents are aware at this stage of what is proposed.

Michael & Brigit Anderson
Tigh Grianach
Blairgowrie Road
Dunkeld PH8 0EP

mbanderson347@btinternet.com
(01350) 727544

