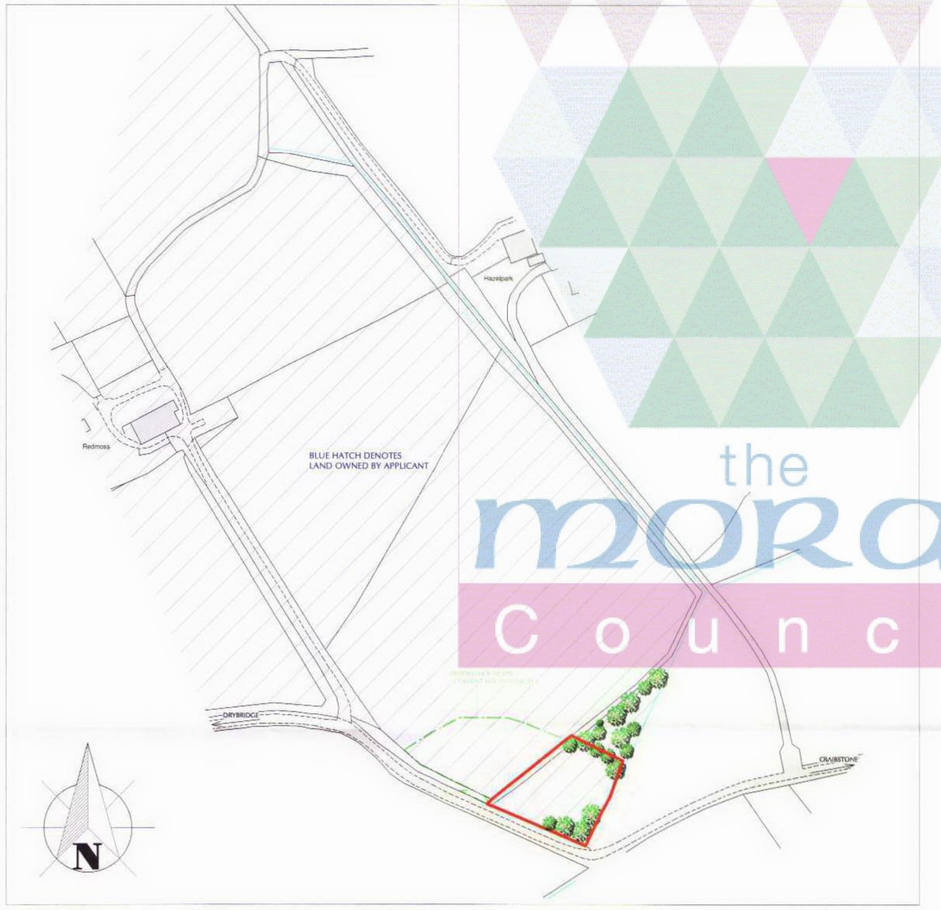
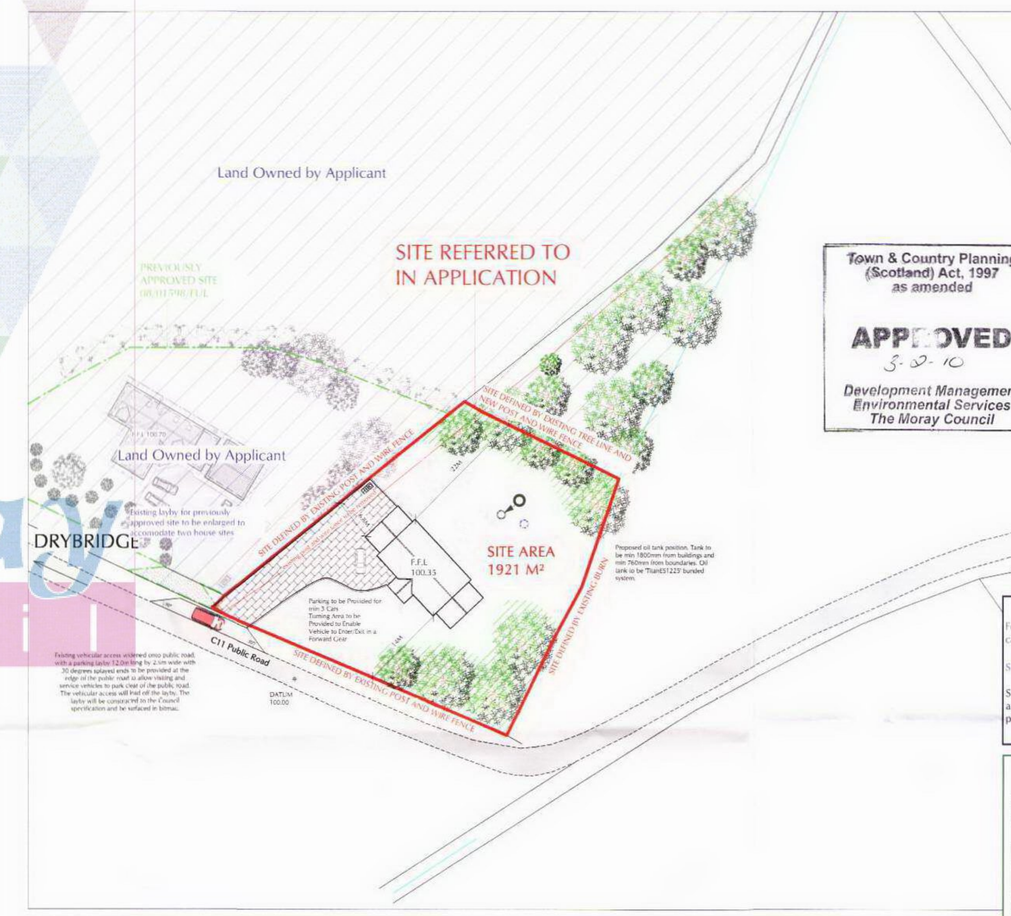
DO NOT SCALE OFF DRAWINGS ALL SIZES ARE TO BE CHECKED CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED DRAWINGS.



LOCATION PLAN - 1:1500



SITE PLAN - 1:500

Town & Country Planning (Scotland) Act, 1997 as amended

APPROVED
3-12-10

Development Management
Environmental Services
The Moray Council

DRAINAGE FOR EACH SITE

Foul Drainage: - Balmoral BST 38 Individual Septic Tank, 3800ltr capacity, discharging to 1500mm dm concrete soakaway

Surface Water: - 1500mm dm concrete Soakways

Soakaways are to be min 10m from drains, water courses, ditches and other soakaways. 50m from wells or boreholes supplying potable water.

LANDSCAPING

Within the area hatched green (548m²) to contain planting of a mixture of Birch, Larch, Rowan & Scot Pine will be planted at 3metre centre. All new transplanted trees to be at least 1.5m in height.

The existing planting (hatched green) 28% of plot area with mature planting.

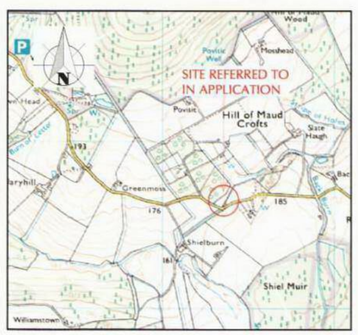
Trees coloured GREY to be felled to allow suitable vehicular access.

Any existing trees removed, severely damaged, dying or which become diseased during construction work (including site clearance works) or within five years of the completion of the development (taken from the date of the issue of Building Warrant Completion Certificate), shall be replaced with trees of similar species in close proximity to the original location.

For the duration of the development, including site clearance works, all the trees to be retained within and adjoining the development site, shall be protected by fencing or suitable means of enclosure. Within this area all builders will be advise that no activities associated with buildings operations shall take place.

All excavations and works above ground level in the crown spread of any tree to be retained, shall be carried out in a manner to ensure that all roots that are uncovered are retained and protected.

AERIAL PHOTOGRAPH - NOT TO SCALE



LOCATION PLAN - NOT TO SCALE

WEST VIEW OF SITE

EAST VIEW OF SITE

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1-5 Pinetree House Pinefield Crescent Elgin IV30 6HZ
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RTPI
Oikos Architectural Ltd
Registered in Scotland No. 272943

Client: MR AND MRS VAN ROSSEN

Project: ERECT NEW HOUSE AND ASSOCIATED WORKS AT PINEVIEW, REDMOSS, DRYBRIDGE, MORAY

Drawing: DETAILED PLANNING PROPOSALS
SITE AND LOCATION PLAN

Date:	Revisions:	Rev. No:

Drawn By:	Date:	Checked By:	Date:
CHRIS SHEILS	7/9/09	Mr Craig Mackay	7/9/09

Drawing No: 090152.VANROSSEN.02

All plans are based upon the Ordnance Survey Map with the sanction of the Controller H.M. Stationery Office. Licence Number: 100039449

the moray Council