

AMENDED PLANS

Visibility splay 120m along road edge measured from centre of access track over roadside verge

8.0m long x 2.5m deep layby with 30 deg splayed ends surfaced in tarmac to local roads department specifications. Min 1.0m verge to be provided around rear perimeter

Visibility splay 120m along road
edge measured from centre of
access track over roadside verge

Proposed track between public road and site to be min 3.7m wide, with a min 3.7m headroom, and capable of supporting a vehicle axle load of 14 tonnes

Ground belonging
to applicant

Location plan 1:10000
OS GRID REF NJ 372 529

Landscaping proposals
25% of proposed new dwelling house site to be planted with native trees.
Trees to be planted in species groups in random patterns at approximately 2.5m spacing, and 1.5m high . Trees will be staked, tied and the smaller plants protected in growing shelters. Rabbit and Strimmer/vole guards will be fitted to all trees without shelters.

Site to be weeded, cultivated and prepared for grass seeding and tree planting within first planting season following occupation or completion of dwelling, whichever is sooner. Any trees or plants which die, are removed or become diseased within 5 years of planting shall be replaced in the following planting season with others of similar size, number and species

Blackthorn hedging along with mixture of Poplars, Rowan and Birch trees planted along East and South boundaries

Ditch formed along outside of hedge
around site to keep horses off site

Drainage
Foul drainage taken to treatment tank discharging to existing watercourse via 25m2 min soakpit, and surface rainwater discharged to existing watercourse via a 51m2 min raingarden attenuation system. Designs of both soakpit and rainwater garden to be in accordance with site investigation & drainage report provided by gmc:surveys dated 31st Aug 2021

NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT
PLANNING, BUILDING WARRANT OR GRANT APPROVAL HAS
BEEN OBTAINED

CONTRACTORS WILL HAVE BEEN DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS

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ANY DEVIATIONS TO APPROVED PLANS TO BE
REPORTED TO THIS OFFICE.
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE
PRIOR TO COMMENCING BUILDING WORKS
GIVEN DIMENSIONS ONLY TO BE USED
DO NOT SCALE PLANS

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY

Site plan 1:250



DRAWING REVISIONS
A 14/8/2025 Rainwater drainage added along with drainage notes

CLIENT Mr & Mrs T Sampson	SCALE 1:250	DRAWN BY IR	DATE Aug 2024
PROJECT Proposed new dwelling house on plot at Parkfoot, Mulben, Keith, AB55 6YQ			PROJECT No 24-19 Dwg 2A



**ARCHITECTURAL
DESIGN CONSULTANTS**

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