MURRAYSHALL

WELCOME

On behalf of Murrayshall Country Estate, thank you for coming to this public event which shares our proposed next steps for the expansion and enhancement of the existing hotel and golf course facilities following on from the approval of planning permission in principle at the Perth and Kinross Planning and Placemaking Committee in December 2023.

Phase one of the detailed development of the proposals will seek to deliver the erection of self-catering holiday lodges, spa and leisure facilities, the erection of glamping pods, and the formation of a central delivery hub for deliveries and green keeping services with associated access, drainage, and landscaping.



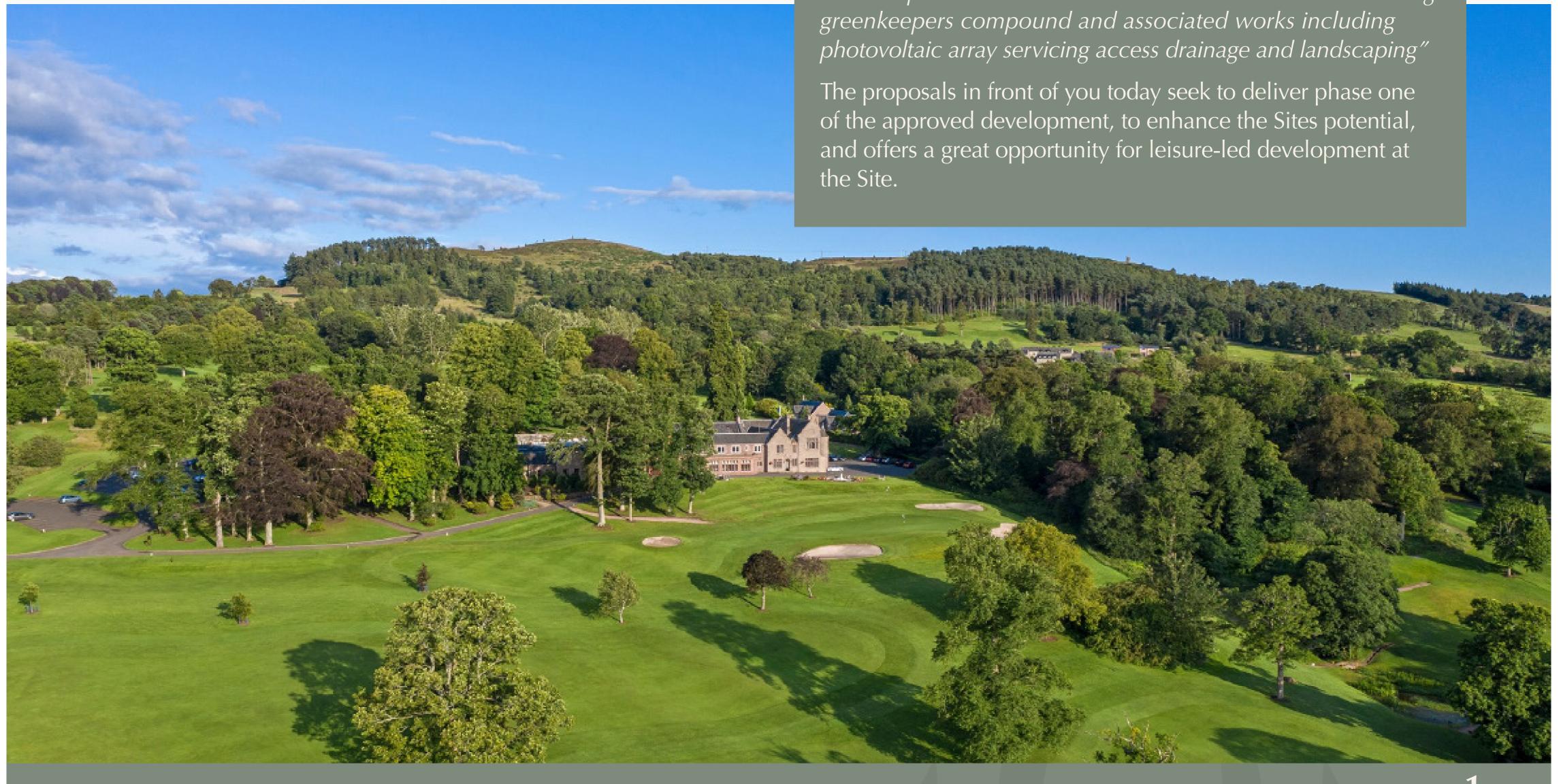
THE SITE

The site is located circa 1.5km east of Scone and circa 4.5km

Proposals are currently being developed with respect to the sitting, scale and design of the proposed development. We welcome your feedback, these valuable comments will help to shape and inform how we progress the detailed design of the proposals.

WHO ARE WE

These applications are being brought forward by Stellar Asset Management, proprietors of Murrayshall Country Estate. The owners are committed to enhancing the estate's offering for the benefit of guests and the local population alike. Following on from the approval of planning permission in principle for the Site, they have engaged a team of consultants to help prepare detailed design proposals. Some of the team are here today and will be pleased to discuss any aspects of the site or these boards with you.



north east of Perth.

The estate is primarily accessed from Murrayshall Road, via the A94 and Scone to the south west.

Extending to approximately 147ha, the estate comprises a country hotel, including events space, two golf courses, an existing driving range, and derelict former staff accommodation buildings.

Planning Permission for the principle of a mixed-use development at the Site was granted 13th December 2023 (application ref. 23/00833/IPM). The approved description of development is as follows:

"Mixed-use development comprising spa and leisure facility" including ancillary food and drink; holiday accommodation including lodges luxury units and timeshare/vacation ownership properties extension to hotel central delivery hub for deliveries staff facilities and relocated greenkeeping services outdoor pursuits small-scale residential conversion of existing

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THE VISION

Murrayshall Country Estate aspire to be in the top 25 resorts in the UK.

Stellar Asset Management, who acquired the hotel in 2016, see huge potential in the estate. Their ambitions are to diversify the leisure and tourism offering with a high quality spa and leisure facility, additional food and beverage options, a variety of accommodation to suit all budgets, and new outdoor pursuits activities for the enjoyment of guests as well as the local community.

The hotel is striving to build a more resilient business that is able to thrive in a competitive leisure and tourism market. There is a need

for investment in the estate for diversification and innovation, to ensure that the hotel adapts to meet modern consumer demands and expectations, and to compete with alternative destinations.

The delivery of the enhancement of the accommodation offer, leisure and golf facilities at the hotel will help to secure the long term sustainable future of the Estate and its positive impact on local tourism and the local economy, including employment and businesses.

Delivery of a premium leisure-based destination as intended will draw tourism to the area on a local and national basis, complementing the range of activities and facilities available in Perth and the surrounding area.



PHASE ONE PROPOSALS

The proposals to develop areas within the Murrayshall Estate include significant expansion and new additions to the existing hotel facilities, landscape and infrastructure improvements.

As part of phase one it is proposed to deliver the following elements of the approved masterplan:

Spa and Leisure Facility including Ancillary Food and Drink

New state of the art golf academy and spa facilities, including: driving range, golf lessons, gym, personal training and fitness classes, swimming pool, spa treatments, and sauna. To be situated in close proximity to the main hotel building and made available to both local members and guests.

Delivery & Distribution Hub + Greenkeeper's Facility

To store deliveries, staff facilities and relocated greenkeeping services for providing the operational, maintenance and onsite support for the Estate.

Holiday Lodge Accommodation

2, 3 and 4 bedroom self-catering lodges with amenity spaces in close proximity to the main hotel building, within a designed landscaped setting.

Luxury Glamping Pods

2 and 4 person cabins with shared recreational spaces to be situated within the existing hotel grounds formerly known as the tennis court area. Adjacent to the well-established guest accommodation.

Phase one will be delivered in accordance with the approved masterplan across the following timeline of submissions:

Early February 2024

Submission of 'Local' Planning Application for the erection of 22 Luxury Glamping Pods and associated access, drainage, parking, and landscaping works.

Late February 2024

Submission of Major Planning Application for the erection of 25 Self Catering Holiday Lodges, erection of Spa and Leisure Facility, and associated access, drainage, parking, and landscaping works. This phase of development will include the delivery of the proposed landscape buffer to the north of the existing housing group on Balcraig Road.

August 2024

Submission of 'Local' Planning Application for the erection of central delivery hub and associated access, drainage, parking, and landscaping works.

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PROPOSED DEVELOPMENT LUXURY GLAMPING PODS





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PROPOSED DEVELOPMENT SELF CATERING HOLIDAY LODGES



It is proposed to deliver 25 holiday lodges, located directly to the east of the proposed Spa and Leisure Facility. The lodges will range from 1 - 2 storeys to suit the topography of the site, with the variety of units staggered up the slope. The proposal looks to actively engage with the natural topography of the site to give the impression the buildings sit within the landscape and not on top of it.

The Holiday Lodges will range from 2 - 4 beds and will accommodate private external terrace or balcony space.

As intimated in the PPiP application, a landscape buffer zone to include new planting and screening is proposed on either side of the existing housing group on Balcraig Road. The landscape zone to the north of Balcraig Road will be delivered alongside the proposed self-catering holiday lodges providing increased separation distance between the proposed lodges and the existing housing group, to offset the impact on views where the landscape falls away from the housing group.

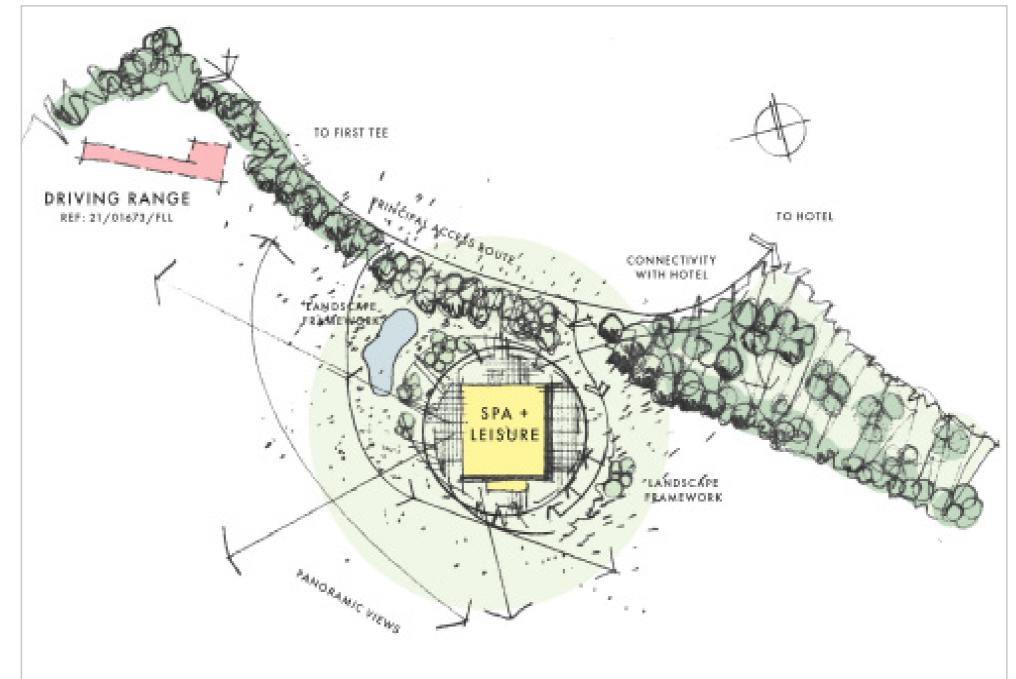


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PROPOSED DEVELOPMENT SPA AND LEISURE FACILITIES







The proposed Spa and Leisure Facility (including ancillary food and drink) has been conceived with the purpose to deliver a key economic driver for the overall estate masterplan – aligned to its vision and business plan.

The facility has been designed to provide a range of experiences and uses for both hotel guests and the public, all within clearly defined areas that will combine existing and proposed landscape frameworks.

Internally the building will include pools, saunas, steam rooms, gym, changing and cafés. The surrounding external terraces will have a range of outdoor uses to supplement the interior provision, including outdoor treatments, relaxation areas and other hospitality offerings.

The proposed building location is currently part of the Lyndoch golf course that has been reconfigured with holes decommissioned to reduce it to a 10-hole course. The proposed positioning of the building utilises the landform to enable the development to fit within the established landscape whilst limiting its visual impact.

The location of the building has been selected to provide strong connectivity between the Spa and Leisure Facility, exiting hotel approach and entrance, and proposed adjacent lodges. Thereby, making access (walking and wheeling) to the building and surrounding areas a positive experience, utilising the path network within the estate.

The architectural approach responds to the open landscape setting by proposing a building 'in the round'. The building is proposed to be single storey with primary materials comprising a palette of natural timber cladding and glazed wall system.



Images: Conceptual Site Plan and Section

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PROPOSED DEVELOPMENT CENTRAL DELIVERY HUB



The proposed Central Delivery Hub will seek to serve the entire estate, including a new Greenkeeper's Facility to amalgamate the entire operational side of the business into a single location.

The Central Delivery Hub is strategically located on the estate to provide operational, maintenance and on-site support for all existing and future uses across the whole site.

Access is proposed via Murrayshall Road at a newly formed access point located to minimise impact on existing trees.

The building is orientated to work with the existing contours of the site, to minimise any retaining structures where possible and sit sensitively within the landscape.

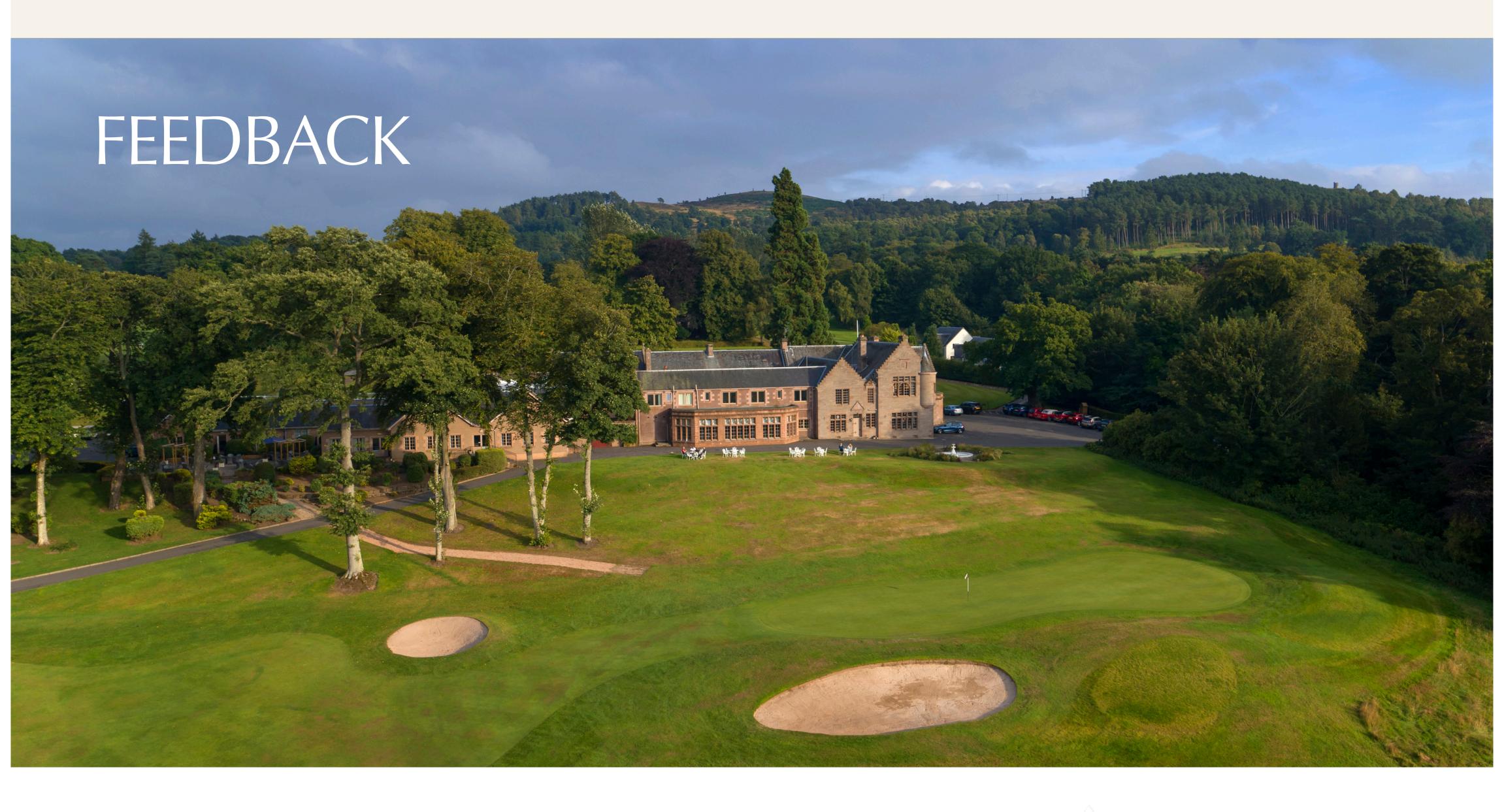
The building is of a scale necessary to accommodate the internal accommodation requirements, however through a combination of orientation, planting/landscaping as well as a simple building form, the building's visual impact will be minimised.

The proposed material palate comprises dark grey metal composite cladding and roof panels, with dark grey aluminium windows and doors.





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All comments submitted in response to this consultation will be taken into account when we are developing the final proposals.

When a formal planning application is submitted to Perth and Kinross Council, the opportunity will exist at that stage for comments to be made directly to the council in the consideration and determination of the planning application.

If you have any questions, please ask one of the project team members present at today's event.





oodlands									
Common Name	Height	Form	Root	% Mix	No.				
Common oak	40-60	1 + 1	BR	25 %	1,116				
Silver birch	40-60	1 + 1	BR	25 %	1,116				
Scots Pine	40-60	1+1	3L Pot	20 %	893				
Small-leaved lime	40-60	1 + 1	BR	10 %	446				
Yew	40-60	Bushy	3L Pot	10 %	446				
Holly	40-60	Bushy	3L Pot	10 %	446				
				Total No.	4,463				
				Total Area	17,861m2				
s									
Hawthorn	40-60	1+1	BR	15 %	973				
Elder	40-60	1 + 1	BR	15 %	973				
Hazel	40-60	1 + 1	BR	15 %	973				
Bird cherry	40-60	1+1	BR	15 %	973				
Privet	40-60	Bushy	3L Pot	10 %	648				
Dog rose	40-60	Branched, 2 breaks	2L Pot	10 %	648				
Honeysuckle	40-60	Branched, 2 breaks	2L Pot	10 %	648				
Guelder rose	40-60	Branched, 2 breaks	2L Pot	10 %	648				
				Total No.	6,484				
				Total Area	14,606m2				

Standard Trees										
mmon Name	ID	Height	Girth	Form	Root	No.				
er	Agl	350-425	12-14	Heavy standard	Rootball	3				
/er birch	Вр	350-425	12-14	Heavy standard	Rootball	48				
ots pine	Ps	250-300		eader with laterals	Rootball	21				
d cherry	Pa	350-425	12-14	Heavy Standard	Rootball	3				
d cherry	Рр	250-300	12-14	Heavy Standard	Rootball	44				
mmon Oak	Qr	350-425	12-14	Heavy Standard	Rootball	3				
untain Ash	Sau	350-425	12-14	Heavy Standard	Rootball	31				

Wildflowers

Wildflower and grass meadow (9,616m²)

Mavisbank Meadow Mix (Scotia Seeds)

Centaurea nigra (Common knapweed)2%

Lathvrus pratensis (Meadow Vetchling) 0.3%

Leucanthemum vulgare (Ox eye daisy) 2%

Lotus corniculatus (Birdsfoot Trefoil) 0.1%

Pimpinella saxifraga (Burnet Saxifrage) 0.6%

Plantago lanceolata (Ribwort Plantain) 1.5%

Ranunculus acris (Meadow buttercup) 2.5%

Scorzoneroides autumnalis (Autumn Hawkbit) 0.5% Succisa pratensis (Devils bit scabious) 0.4%

Galium verum (Ladys Bedstraw) 2.5%

Hypochaeris radicata (Cat's Ear) 0.2%

Achillea millefolium (Yarrow) 1%

Primula veris (Cowslip) 0.3%

Vicia cracca (Tufted vetch) 1%

Prunella vulgaris (Selfheal) 2.1%

Rhinanthus minor (Yellow rattle) 1% Rumex acetosa (Common Sorrel) 2%

Agrostis capillaris (Common Bent) 8%

Alopecurius pratensis (Meadow foxtail) 3%

Anthoxanthum odoratum (Sweet vernal grass) 2%

Festuca rubra commutata (Chewings Fescue) 35%

Poa pratensis (Smooth Stalked Meadow Grass) 20%

Cynosurus cristatus (Crested dogs tail) 12%

Total Woodlands 32,467m2

153

Hypericum tetrapterum (Square-stemmed St Johns Wort) 0.3%

Festuca rubra ssp. commutata (Chewings Fescue) 35% Poa pratensis (Smooth Stalked Meadow Grass) 27%

Groundcover mixes 3L, Container grown, plated at 7 plants per m² Species:

Vinca maior

Sowing rate: 3g/m²

Ivy & fern mix: - Hedera helix 'Hibernica (5/9 mix) - Blechnum spicant (Hard fern) (2/9 mix)

- Asplenium scolependrium (Hart's tongue (2/9 mix) Luzula & fern mix: Luzula sylvativa (Great wood-rush) (8/9 mix) - Dryopteris felix-mas (Male fern) (1/9 mix)

. Grassed areas are to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised. Note: It is the responsibility of the contractor to ensure that they are planting into the correct quality of material. 2. Where topsoil is to be added, the subsoil should be fully broken up to ensure adequate drainage and a layer not less than 150mm or more than 300mm deep applied. 3. The topsoil should be cultivated to a fine, even tilth with no undulations or bumps. 4. All grass areas are to be turfed or seeded in accordance with guide-lines set out in BS 4428: Code of Practice 5. Front gardens are to be turfed with approved, good quality turves (unless otherwise specified). The soil shall be of loam texture and free from stones over 15mm in any one direction. 6. The amenity grass in the primary open space with play area is to be seeded with Germinal A9 General Outfield

1. Wetland meadow areas are to be prepared in the same way as amenity grass areas, but seeded with Wet Meadow Mix (Scotia Seeds) according to the manufacturers instructions. Areas of existing grassland should be treated with appropriate systemic herbicide, and rotovated to a fine tilth once all vegetation has died back before seeding. Areas with low germination should be scarified and reseeded in the spring or autumn following the

2. Wildflower meadow and wildflower and grass meadow areas are to be prepared in the same way as amenity grass areas, but seeded with Get Nectar-rich Quick (Scotia Seeds) and Mavisbank Meadow Mix (Scotia Seeds) respectively, stricity according to the manufacturers written instructions. Areas of existing grassland should be mown short with clippings removed, and then treated with herbicide during the growing season to kill existing vegetation. Once the existing vegetation has died back the area for seeding should be rotovated to a fine tilth ready for seeding. Areas with low germination should be scarified and reseeded in the spring or autumn following the original seeding. Any invasive weeds such as docks and thistles should be sprayed with herbicide before

. The whole planting bed is to be carefully set out and the soil checked to ensure that it meets the standards set out in BS 3882: 2007 Specification for topsoil and requirements for use. If it does not it should be replaced with the appropriate quality material or the Landscape Architect must be advised. Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material. 2. If new topsoil is required the subsoil base should be fully broken up to ensure adequate drainage. 3. The bed should be inspected after the subsoil base is broken up and before topsoil cultivation for any signs of flooding. If there are signs and these cannot be resolved the Landscape Architect should be advised. Note: It is the responsibility of the contractor to ensure that he is not planting into a waterlogged bed. 4. Planting should not be undertaken below 2 degrees centigrade, or when the ground is snow covered or frozen. 5. The topsoil should be cultivated throughout the bed to a depth of 300mm. It should be left with a central ridge 6. When the bed has been fully cultivated and formed, planting holes shall be dug 150mm wider than the root spread. Bare-root plants shall have the roots carefully teased out and pot-grown plants shall have the roots carefully loosened from the soil. 2 to 2.5litres, depending on the size of the plant, of Peat-Free Planting Compost

7. The plants shall be well firmed in, and immediately after planting the whole bed shall be well watered in. 8. All work shall be carried out in accordance with best horticultural practice. 9. Following the inspection of the planting, multi-purpose grade bark is to be spread evenly over the shrub beds. Bark to be multi purpose grade bark, mixed conifer, UK Origin, 8-20mm particle size. To be applied at a depth of 50mm, taking care not to smother low growing plants or to pile up against stems plants or trees. Special care to be taken to ensure that there is no litter, weeds or other deleterious material below the mulch bed.

. Trees shall be planted in the appropriate season. 2. Tree pits are to be dug not less than 1m x 1m width x 600mm depth, and not smaller than 250mm larger than the overall root spread. All sides of the tree pit are to be scarified to ensure they are permeable, and that all pits are free draining with 50mm of washed round pea gravel to the base of the tree pits. 3. A pressure-treated timber stake 75 x 75mm shall be used to stabilise the tree. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake. It should extend deep enough into the ground to ensure no movement will occur during strong winds. 4. One stake and tie shall be used on standard and feathered trees up to 2m high. Two stakes with ties will be required for Heavy and Extra-Heavy Standard trees up to 18cm girth, to be located on opposite sides of the tree. 5. Backfill for the tree pits is to be 20% Peat-free Compost thouroughly mixed with the topsoil. 6. The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in. 7. On completion of the planting the tree shall be well watered in with not less than 10 gallons of water. Thereafter it should be watered as required, following periods of any more than three consecutive hot, dry days, until the tree 8. Following the inspection of the planting, multi-purpose grade bark to be spread evenly over a 1m dia around the tree. Bark to be multi purpose grade bark, mixed conifer, UK Origin. 8-40mm particle size. To be applied at a depth of 75mm, taking care not to smother surrounding low growing plants or to pile up against stems of woody shrubs

9. Root barrier membrane should be installed at the interface of the infrastructure road with the Primary Avenue tree planting line along the inner face of the carriageway haunch. Membrane to be 1.00m depth and minimum 1.5mm thickness HDPE. All joints to be lapped and taped in accordance with Manufacturer's written recommendations, with 500mm overlap taped to both sides. Top edge of barrier to be brought up to 20mm below finish soil level, to regular line and level. Allow for hand cultivation during seeding operations to avoid damage to

1. Un-cultivated parts of the site to be planted for woodland are to be treated with appropriate systemic herbicide and rotovated to a fine tilth once all vegetation has died back. This is to be undertaken when the field is dry to avoid soil compaction. Any large stones or other debris brought to the surface after ploughing to be removed from

3. Planting of trees is to be carried out between November and the end of March, before the stock starts coming into bud. Planting should only be undertaken when soil and weather conditions are suitable: not during strong winds; when ground is excessively wet or when the ground is frozen. 4. Good, well-grown plants should be sturdy, with a healthy leading shoot. All plants will be free from pests, diseases, discoloration, weeds and physiological disorders. To avoid stressing the plants or drying out the root system, keep roots covered and protected from the weather and handle them as little as possible. 5. Trees are to be planted using the notch planting method. A spade is used to cut a T or L shape slit in the ground, rolling the earth back in order to carefully insert the plant into the space, the spade should then be removed and the surrounding area trod down firmly removing any air pockets or gaps and cracks in the soil. The soil level should be flush with the root collar and care is to be taken to ensure no roots are left exposed. The trees and understory shrubs should be aligned vertically, to ensure straight growth. 6. All trees (not shrubs, roses or climbers) should be protected from animal damage using a suitable guard. All guards will be degradable, treated cardboard tubes pushed 1-2cm into the ground. Tree tubes to be 60cm x 10cm x 10cm Grow Green Tree guard (or similar approved). Guards will be secured with a 900mm x 22 mm square hardwood timber stake by Grow Green (or similar approved), which are hammered securely and vertically into the ground by a minimum of 300mm. Stakes will be hammered into the ground so that the stake is below the level of the top of the tree guard. The tree will be located within 5cm of the base of the stake but not closer than 2cm. The guards will be pushed into the ground about 1-2cm to deter animals from burrowing under the guard. 7. The entire woodland area is to be seeded with Woodland Meadow Mix (Scotia Seeds) in accord with the

1. Dig accurate 375mm deep trench along line of path and compact subgrade. 2. Install 150 x 38mm softwood timber edging to path, attached to 50 x 50 x 450mm softwood pegs driven into ground at 1m centres, fixed with galvanised nails. All timber to be preservative impregnated. 3. Lay 300mm of compacted Type 1 on compacted subgrade, compacting in 150mm layers, to act as base course. 4. Lay 75mm Cotswold Golden Path 10mm Dust self binding gravel as surface course, compacted to form a firm, regular surface, with a slight crossfall to prevent ponding.

Murrayshall Hotel, Perth

Drawing No. 20005-LAGA-P011-A Landscape General Arrangement

Asphalt road Paving (2,145m²) Self binding gravel path (2,910m²) Amenity grass Wildflower meadow (9,616m²) Wetland meadow (2,995m²) Shrubs / groundcover (354m²) Retained trees Retained woodland Woodland edge planting (14,606m²) Voodland core planting (17,859m²)

Proposed tree planting (153 No.)

Rev A (21.12.23) Drawn: RM Checked: LM Approved: RM Note: Tree numbers amended

Rev - (20.12.23) Drawn: SB Checked: RM Approved: RM

Status: Planning scale 1:1,000 @ A0

10m 20m

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