

Agenda Item	3.1
Report No	PLC/038/11

09/00334/FUL: William Munro Construction
Land at Rhicullen, Newmore, Invergordon

Report by Area Planning Manager

SUMMARY

Description : Proposed new housing development (8 house sites, reduced from 16, and associated site works, private foul drainage system and access road)

Recommendation - GRANT

Ward : 07 – Cromarty Firth

Development category : Local development

Pre-determination hearing : Not required

Reason referred to Committee: Objection from Community Council and more than four third party objections.

1. PROPOSED DEVELOPMENT

- 1.1 The application for detailed Planning Permission, originally submitted in July 2009, initially proposed sixteen serviced house plots and associated access road and foul drainage system over a larger site area. Further to objections lodged and unresolved difficulties relating to access, the application was amended in June 2011 reducing the site size and the number of house plots to eight.
- 1.2 The revised proposal involves construction of a new access road from the Kindeace public road to the south, joining the public road immediately to the west of the property of 'Fouracres.' The new road extends for a length of approximately 170m northwards into the site, where it serves eight house plots to the north and west, each measuring approximately 0.1 – 0.2ha in area. A communal waste water treatment plant and associated biodisc system is proposed within an area of open space to the south of the house plots. Retention of existing trees and additional tree planting is proposed in the open space areas to the south and east of the house plots and around the cul-de-sac access road.
- 1.3 A number of meetings have been held with the applicant's agent, including some at pre-application stage, both prior to the previous application for 40 sites (07/00881/FULRC) in September 2007, prior to the original submission of the current application in July 2009, and prior to the amended plans being lodged in June 2011.
- 1.4 As indicated at 1.2 above, it is proposed to construct a new access road to serve

the development which will require to be subject to Road Construction Consent procedures. A private waste water treatment system is proposed, with effluent from the system discharging to the Tomich burn just south of the Kindeace Road – Tomich Road junction. Connection to the public water network is proposed. A separate SuDS compliant surface water drainage system is proposed within the site, with road drainage accommodated within roadside infiltration trenches and overflow taken to the Tomich burn, again just south of the Kindeace road junction.

- 1.5 Detailed drainage drawings and specification; a Woodland Management plan and planting brief; and a Design Brief have been submitted in support of the application.
- 1.6 One variation has been made to the application since its submission. A revised site layout plan was submitted on 7 June 2011, amending the site boundary and reducing the number of houses from sixteen to eight. Revised notification was carried out on 9 June 2011 to neighbours and to all parties who previously made representation. Revised consultations were also carried out including one to Invergordon Community Council, inviting any additional comments. The application was re-advertised on 17 June 2011 inviting representations by 1 July 2011.

2. SITE DESCRIPTION

- 2.1 The site is located immediately to the east of the existing group of houses clustered around Newmore Primary School to the north of Invergordon. The original site straddled the private access road to Rhicullen Farm to the immediate east of the properties of 'The Braes' and 'Istana' (formerly 'Tyrone'). The revised site is contained wholly to the south of the private farm road on rough grazing land which slopes down from north-west to south-east. The land between the proposed housing area and Kindeace Road to the south, where the access road is proposed, is flatter and contains established mixed amenity woodland. A group of existing detached houses adjoins the site to the north-west and west. Agricultural land lies to the east and north and further north is the sand and gravel workings of Heathfield Quarry.

3. PLANNING HISTORY

- 3.1 07/00881/FULRC Formation of forty serviced house plots – Withdrawn 29.07.2009

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Schedule 3 and Potential Departure
Representation deadline : 19.11.2010 Readvertisement : 01.07.2011
Timeous representations : 19 (Against) 8 (Against)
Late representations : 0 0

- 4.2 Material considerations raised are summarised as follows:

- Scale and character of development inappropriate and considered excessive and out of keeping with existing houses;
- Development would result in significant additional traffic and noise to the detriment of road/pedestrian safety and amenity;
- Development will result in loss of open space, habitat and wildlife;
- School is already at capacity so would have to be extended;
- Concern over additional traffic compounding well documented problems at Tomich junction which is already dangerous;

- No public transport and no walking or cycling routes thereby most residents will have private cars exacerbating road safety issues;
- Proposed footpath to school is shown along private road and as such it is outwith applicant's control; has no room to accommodate path; and no lighting. It also emerges at junction where visibility is substandard and traffic speeds high;
- No public sewer available and concerns over smell from proposed treatment plant;
- Application as amended appears only the first phase of a larger development and granting permission will set a precedent for more development;
- It is questioned as to whether the applicant will ever plant the trees proposed as he has not carried out required landscaping of quarry adjacent;
- The surrounding fields have existing surface water drainage problems;
- Detrimental impact on privacy of adjoining properties because of location of proposed houses and also proposed pedestrian access along private track.

4.3 All letters of representation to the amended proposals can be viewed online at www.highland.gov.uk , at the Area Planning Office in Dingwall and for Councillors will be available for inspection immediately prior to the Committee meeting.

5. CONSULTATIONS

5.1 **Invergordon Community Council:** Objects to the application on the following grounds:

- Lack of public sewerage system. Increase of 8 houses dependent on one waste water treatment plant is not acceptable and will increase the smell which exists in summer making life unpleasant for current residents.
- Foul water drainage. Discharge of effluent to a nearby watercourse is not considered acceptable.
- Traffic. Development will cause significant increase of traffic in an area where roads are narrow and traffic loading from the development will cause increased traffic at A9/Tomich junction.
- Road safety. Newmore has no public transport with the nearest bus stop on the A9 about a mile away. There are no pavements or street lighting apart from a small section near Newmore School thus making walking on the road very dangerous. The increased traffic will increase this danger.
- Noise and Disturbance. As the application is for site and plot arrangements only, houses will require further approval. It is therefore highly likely that development on the site could extend into several years. This will cause disturbance, disruption and loss of privacy for existing residents.
- Wildlife. Object to felling of trees and subsequent effect on the biodiversity and wildlife of the area.

5.2 **Development Plans Team:** No objections.

Application represents a decrease from previously proposed and falls more in line with Local Plan policy. The density is generally in keeping with the existing settlement.

The Local Plan indicates that the Council was to pursue with Scottish Water and SEPA the potential for first time provision of a public wastewater treatment system. However such investment is not programmed in the foreseeable future. The applicant has been advised that any waste water system proposed should be designed to a standard that is suitable for adoption by Scottish Water and this is what is now proposed.

In policy terms the proposal accords with the potential for development within an identified settlement area and the application is seeking to address the issues relating to waste water drainage which has formed the constraint to development in the settlement. The remote access point is not ideal in terms of linking the development to the settlement and we would wish to see the provision of a more direct pedestrian access to the school.

- 5.3 **TECS (Transport):** No objections subject to the infrastructure being constructed under a Road Construction Consent agreement. The Council's 'Guidelines for New Developments' should be consulted for guidance. For the avoidance of doubt, the new part of the access path to the village will also be adopted by the Highland Council.
- 5.4 **Forestry Officer:** No objections subject to conditions relating to woodland management, landscaping and tree protection.
- 5.5 **Historic Environment Team:** No objections subject to condition requiring archaeological programme of work.
- 5.6 **Scottish Water:** No objections. There are no public sewers in the vicinity of the proposed development. The water network that serves the proposed development is currently able to supply the new demand.
- 5.7 **Transport Scotland:** No objections. In response to residents' concerns Transport Scotland has examined the junction and found it to be satisfactory.
- 5.8 **SEPA:** No objections. The discharge standards proposed would likely be approved. It will be the responsibility of the operator/owner to ensure that the standards once licensed are met. Any pollution to the environment as a result of problems with the system will be dealt with by SEPA under the Environment Protection Act 1990 and Controlled Regulations (Scotland) 2005.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

- G1 Conformity with strategy
- G2 Design for sustainability
- H3 Housing In The Countryside

6.2 Ross & Cromarty East Local Plan

- Housing (Rhicullen/Newmore) Within area of existing small rural settlement. Development opportunities restricted in advance of satisfactory new drainage system. Indicative capacity of eight houses.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Highland Wide Local Development Plan Draft 2010

29 Sustainable Design

36 Housing in the Countryside (Hinterland areas)

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

As noted at 6.2 above, the application site falls within the settlement boundary of Rhicullen/Newmore as defined in the Ross & Cromarty East Local Plan. The statement in the Local Plan refers to an indicative growth of eight houses within the wider settlement boundary and notes a presumption against such development until a satisfactory new drainage system is provided. It is recommended that development takes place to the west and east of the existing houses to avoid the playing field and established woodland to the south.

8.4 The application, as now amended, relates only to part of the undeveloped land identified in the Local Plan. The proposed house plots, landscaping and foul drainage treatment system are contained within the settlement boundary. The density of the proposed development is commensurate with that adjacent.

8.5 The proposed new access road lies outwith this boundary, passing through woodland to the south. It is not possible to use the existing access roads to serve the development, as those are in private ownership and are in any event deficient in width and visibility onto the public road to serve any further development. The new access point onto Kindeace Road to the south has been positioned in consultation with TECS (Transport). Loss of established amenity woodland has been minimised through consultation with the Council's Forestry Officer. Pedestrian access is proposed onto the private track as a more direct route to the school and a footpath has been included within the site along its northern boundary as far as the boundary with the adjoining property of 'The Braes.'

8.6 A private foul drainage treatment system has been designed by consulting engineers as part of the proposed site infrastructure. As there is no prospect in the foreseeable future for a public drainage system to be provided by Scottish Water, then it is reasonable for the developer to submit his own system, which has been designed to standards which could be adopted by Scottish Water at some time in the future. SEPA and Scottish Water have confirmed no objections and the applicants have agreed the principles of the system with SEPA including the proposed outfall to the Tomich Burn.

8.7 It is therefore submitted that the application accords with the policies contained within the Development Plan.

8.8 **Servicing**

There are no technical objections. A new access will be formed into the site and this has been designed in consultation with TECS (Transport). This will require to be subject to Construction Consent procedures and will include works to widen the public road between the site access point and the Kindeace Road/Tomich Road junction. There will be no vehicular access via the Rhicullen farm track which joins the public road opposite Newmore School. Scottish Water has no objections to connection to the water network however advises that the developer should discuss the proposal directly with themselves. As indicated at 8.6 above the private foul drainage system has been designed in consultation with SEPA. It is to be located to the south of the proposed houses, over 120m distant from the curtilage boundary of the nearest existing houses. A separate surface water drainage system has been designed by consulting engineers and this should ensure that there is no run-off from the site onto other land adjacent.

8.9 **Material Considerations**

In addition to concerns expressed over policy issues and servicing which are addressed above, the following issues have also been raised by representees and the Community Council:

8.10 **Scale of Development**

Many of the representations received make reference to the scale of the proposals and how this relates to established development adjacent. In response the proposal comprises eight plots of generous size within a larger site area which includes open space and landscaping. The layout of the plots respects adjacent houses with three plots along the northern boundary with the Rhicullen Farm access track in line with existing houses 'The Sheiling', 'Shamara' and 'The Braes'; two plots to the south of this in line with the properties 'Holly View', 'Birchview' and 'Ravenshead'; and three further south in line with the property of 'Tigh Alba'. The plots have been arranged to maximise the potential for open space areas throughout the site to ensure that a looser density is retained and to help screen plots from each other and from outwith the site. The south facing slope also ensures that solar gain can be maximised with all properties capable of achieving a principal south-facing aspect.

8.11 **Traffic Safety**

Concern is expressed over the additional traffic generated by the development and the constraints of the existing road network to cope with this level of increase.

Specific reference is made to the Tomich junction, existing busy narrow roads with poor forward visibility, lack of footpaths and cycle ways and ad hoc parking at the primary school. Whilst it is acknowledged that the development will generate additional activity, both pedestrian and vehicular, consultation with TECS (Transport) and Transport Scotland has confirmed no objections. The new access road, including a footpath, will be subject to Road Construction Consent procedures and this will also include improvement to the section of public road between the site access and the Kindeace Road/Tomich Road junction. A footpath link onto the farm road to the north will allow for a more direct pedestrian route to the primary school. On the basis that the responsible agencies are content over the ability of the local road network to accommodate this level of development, it is not considered that there are any outstanding road safety issues.

8.12 Noise and disturbance

Whilst there will be acknowledged disturbance during the construction period, conditions can be attached to cover hours of construction to ensure that such nuisance is minimised. The use of a separate access road to serve the development also helps to limit the disturbance to adjoining properties.

8.13 Privacy and Amenity

Whilst there is always a degree of overlooking within close-knit settlement groups, the topography of the site and orientation of the plots allows for houses with south-facing principal aspects, thus looking away from the existing houses to the north and west. Together with the tree planting and other landscaping proposed this will ensure that the privacy and amenity of adjoining properties is not materially compromised. Detailed applications for individual houses will be required before any development can commence on those buildings and this will provide a further opportunity for immediate neighbours to be notified and to make specific representations which can be taken into account in processing such applications.

8.14 Capacity of Newmore Primary School

Concern is expressed that Newmore Primary School is currently at capacity. In response it is acknowledged that whilst the notional working capacity of Newmore School is given as 78 places, the actual capacity given the use of rooms is 50. The current roll (as derived from the Education, Culture and Sport Service (ECS) in August 2011) is 46. This is divided into two composite classes, each containing 23 pupils. However the P7 element of the older class is currently very high (13) and therefore with a projected average intake of 6, this will free up more space in the next school year with a forecast roll of 39 pupils for 2012/13. Additionally the placement requests for Newmore are above average which gives the Council more control over the final roll. The current proposal is for eight houses and at present there is an adequate capacity forecast within the school to accommodate this level of development. The applicant submits that the construction of additional houses will attract young families and therefore help sustain the school in the face of possible closure.

8.15 Tree Planting and Landscaping

Concern is expressed that the proposed landscaping and tree planting will not be carried out as proposed, given the track record of the applicant in relation to the landscaping required for the quarry extension to the north-west.

Notwithstanding this scepticism, the application clearly shows large areas of open space and details of tree planting. Supporting documents have been submitted to cover planting and maintenance and a Woodland Management Plan has been submitted in relation to the trees outwith the site but within the applicant's ownership to the south, through which the access is proposed. As recommended by the Council's Forestry Officer it is important that the detailed landscape plan and woodland management plan are adhered to. The application has been amended to reroute the access road and to resite the foul drainage treatment system and associated pipework outwith existing root protection areas. Conditions can be attached to cover such issues. This will help ensure that the development can be absorbed more sensitively into the established semi-rural environment.

8.16 **Loss of open space and habitat**

As noted above, the development is contained within the settlement boundary as identified in the adopted Local Plan and largely on rough grazing land which has historically been the subject of agricultural practices in the past. The parkland layout proposed will ensure that habitat corridors are created to reinforce the areas of retained established amenity woodland to the south.

8.17 **Matters to be secured by Section 75 Agreement**

Not applicable

9. **CONCLUSION**

9.1 It is considered that the proposal for development of this edge of settlement site complies with the policies contained within the Council's Development Plan designed to reinforce and support established communities with existing services, such as a primary school.

Whilst it is acknowledged that the development will introduce change into this area, the layout as modified ensures that the development has been scaled down and designed to address amenity, road access and other servicing concerns. A number of conditions are recommended which will help to address many of the concerns raised by neighbouring householders.

The proposal is therefore considered to be acceptable subject to the following conditions.

10. **RECOMMENDATION**

Action required before decision issued	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Section 75 Agreement	N
Revocation of previous permission	N

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. The detailed design of all access roads, footpaths and associated infrastructure shall be subject to approval through a Road Construction Consent (RCC). No houses shall be commenced until the RCC has been approved. The RCC works shall include widening of the Kindeace public road between the site access point and the Tomich Road junction. All works and any other measures required to fulfil the RCC shall be completed to the full satisfaction of the Roads Authority prior to any house being first occupied, unless with the written approval of the Planning Authority.

Reason : In the interests of road safety.

2. Prior to the commencement of development, a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and agreed in writing by the Planning Authority. The agreed proposals shall be implemented in accordance with the agreed timetable for investigation.

Reason : In order to preserve the archaeological and historical interest of the site.

3. With effect from the date of this permission, no trees shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Reason : To ensure the protection of retained trees during construction and thereafter.

4. Prior to the commencement of development, the trees to be felled or thinned for the access road and as part of the Woodland Management Plan forming part of this application, shall be clearly marked and approved by the Council's Forestry Officer before any felling/thinning takes place. Thereafter tree works shall be carried out in accordance with the details as approved and all retained trees shall be protected against construction damage using Herras fencing secured to fixed posts and located beyond the Root Protection Area (in accordance with BS5837:2005 Trees in Relation to Construction). Fencing shall be inspected and approved in writing by the Forestry Officer prior to commencement of any development.

Reason : In the interests of safeguarding the established amenity of the area and in order to ensure the protection of retained trees during construction and thereafter.

5. Prior to commencement of any development on the individual house sites the planting proposed within the Woodland Management Plan forming part of this application shall be carried out and approved in writing by the Council's Forestry Officer. The woodland shall thereafter be maintained in accordance with the Woodland Management Plan to the satisfaction of the Planning Authority.

Reason : In the interests of safeguarding the established amenity of the area.

6. Prior to any house being first occupied, the tree planting and landscaping, as shown on the approved plans and supporting planting statement, shall be completed to the written satisfaction of the Planning Authority and a long term maintenance programme shall be submitted for the approval of the Planning Authority. Maintenance of the landscaped areas shall thereafter be carried out in

perpetuity in accordance with such programme as approved.

For the avoidance of doubt the corridors of open space land along the western and eastern site boundaries shall be maintained as public open space and not incorporated into private garden ground to ensure the continuity of the landscaped feature.

Reason : In the interests of safeguarding the established amenity of the area.

7. Construction work on site, which creates noise audible at the site boundary, shall be restricted to the hours of 8.00am – 6.00pm Mondays to Fridays; 8.00am – 1.00pm Saturdays; and not at all on Sundays or public holidays.

Reason : In the interests of safeguarding the established residential amenity of adjoining properties.

8. All surface water drainage provision shall be SuDS-compliant and designed to Scottish Water's adoptive standards (where necessary) in full compliance with Building Regulations and in consultation with SEPA. The foul drainage treatment plant shall be installed prior to any house being first occupied. This shall be fully designed, installed and maintained to Scottish Water's adoptive standards and to the satisfaction of SEPA.

Reason : In the interests of securing adequate drainage systems for the site, in the interests of public health and safety.

9. In respect of the houses within each plot approved, a further application shall be submitted to the Planning Authority, together with the requisite detailed plans to include:- a) plans, sections and elevations of the proposed buildings, and colour and type of materials to be used externally on walls and roofs; b) detailed layout of the site as a whole, site levels existing and proposed, including provision for car parking, details of accesses and details of all fences, walls and hedges; c) landscaping proposals including proposed tree and shrub planting to be carried out. No development shall commence on site until such details have been formally approved by the Planning Authority.

Reason : In respect of the houses within each plot approved, permission is hereby granted in principle only.

10. The houses within each plot shall be designed and sited in accordance with the attached design brief which forms part of this permission, unless with the formal approval of the Planning Authority. For the avoidance of doubt the houses on plots 4, 5 and 6 shall be single storey only to ensure that they relate well to the existing single storey houses adjacent.

Reason : In order that the development progresses with sensitivity to the established amenity of the surrounding area.

INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 09/00334/FULSU

Statutory Requirements: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts, the following actions require to be undertaken as specified.

1. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission has been submitted to and acknowledged by the Planning Authority. From the date of acknowledgement, the Site Notice attached to it shall be posted in a publicly accessible part of the site until the development is completed.
2. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

FOOTNOTE TO APPLICANT

Conditions: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Archaeology: In line with Condition 2 above, the development area will require to be the subject of an archaeological evaluation in order to establish the archaeological content and potential. Dependent on the results of this work, further study may be required in advance of, and during, construction works. The evaluation will be backed up by desk-based research to produce a report setting out the results and any required mitigation strategy. You will need to engage the services of a professional archaeological contractor. You will find attached a brief for the archaeological work required. The brief represents the minimum standard of archaeological work necessary to meet the archaeological needs of this condition.

Road Openings Permit / Road Construction Consent: you will require consent from the Roads Authority prior to the commencement of this development. You are therefore advised to contact them direct to discuss the matter.

Street Names: In line with the Council's Gaelic Language Plan and Policies, you are encouraged to consider the adoption of Gaelic or Gaelic-influenced street names in this development. For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

Scottish Water: You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for

connection to Scottish Water. The granting of planning permission does not guarantee a connection. In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect.

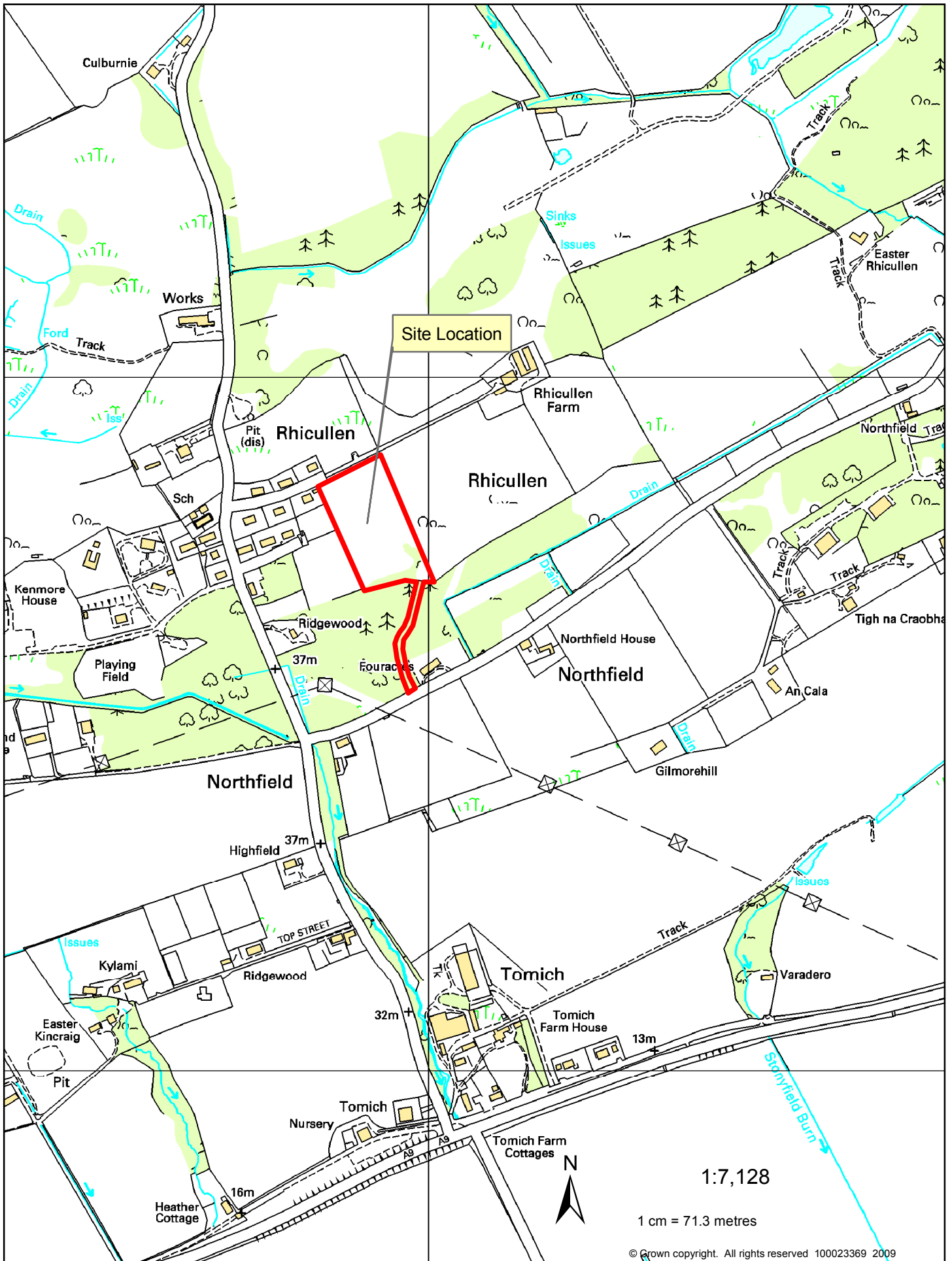
Should Scottish Water become aware of any issues such as flooding, low pressure, etc the Developer will require to fund works to mitigate the effect of the development on existing customers. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0141 355 5511.

Flood Risk: It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy, planning permission does not remove the liability position of developers or owners in relation to flood risk.

Signature: Allan Todd
Designation: pp Area Planning Manager North
Author: Dorothy Stott
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan
Plan 2 – Layout Plan
Plan 3 – Access Layout Plan

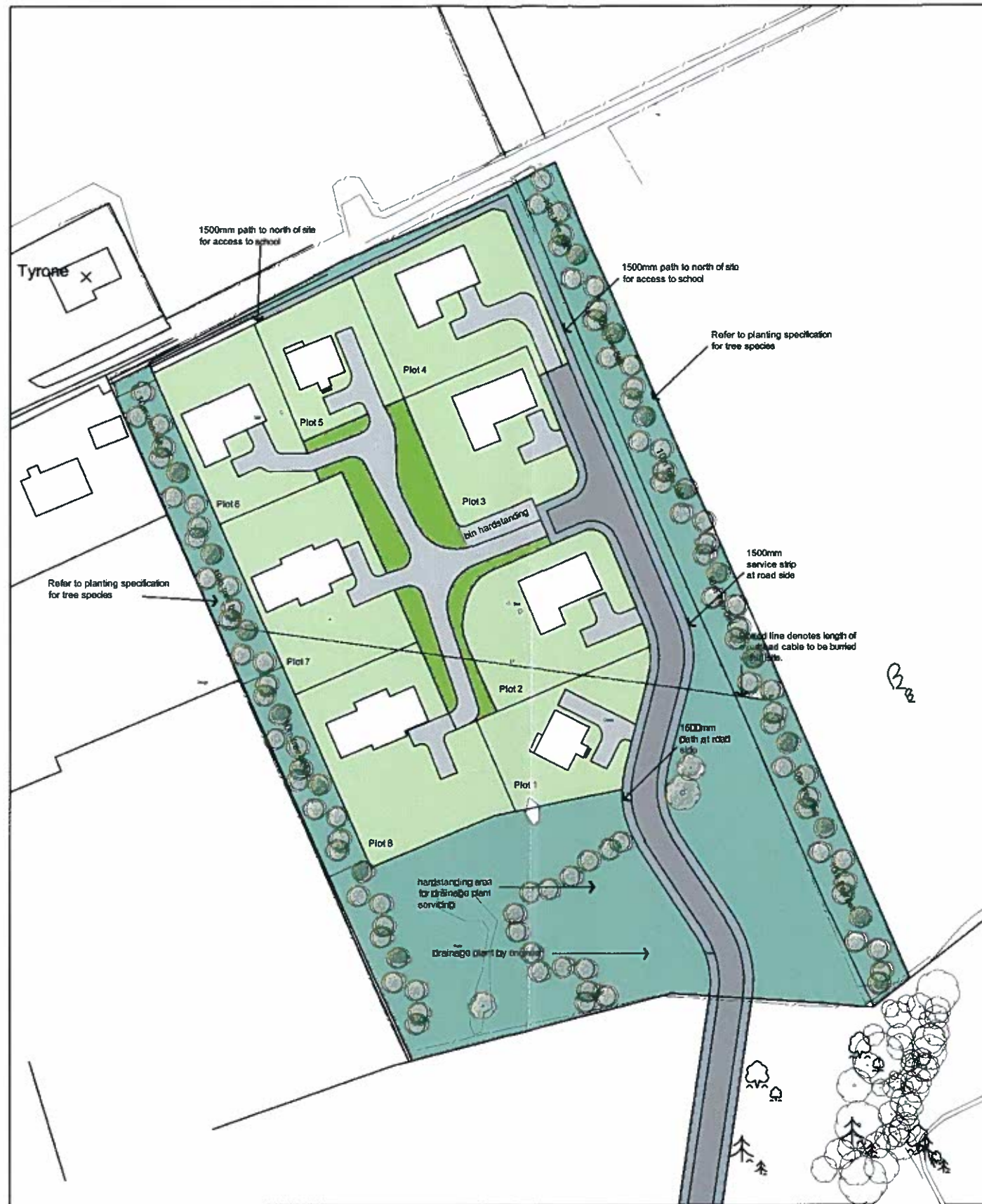
Appendix – Letters of Representation

Name	Address	Date Received	For/Against
S. Boyce	The Braes, Newmore	06.08.2009; 10.08.2009; 15.06.2011	Against
Mr & Mrs Hendry	Istana, Newmore	06.08.2009; 19.06.2011	Against
G Lonie	Shiloh, Newmore	10.08.2009; 20.06.2011	Against
J F Clark	Holly View, Newmore	10.08.2009; 28.06.2011	Against
Mr & Mrs Thompson	Irasshai, Newmore	21.08.2009; 28.06.2011	Against
Mr & Mrs Boddington	Rhicullen Farm, Newmore	03.08.2009; 01.07.2011	Against
A Gall	Ravenshead, Newmore	10.08.2009; 04.07.2011	Against
Mr & Mrs Booth	Shamara, Newmore	10.08.2009; 24.08.2009; 04.07.2011	Against
G & M Mackay	Birch View, Newmore	10.08.2009	Against
V Pugh	Brooklands, Newmore	10.08.2009	Against
N & M Leslie	The Garlands, Newmore	10.08.2009	Against
P & L Smith	Braeview, Newmore	10.08.2009	Against
C Manson	61 Kirkside, Alness	10.08.2009	Against
M Heggie	Kildary	10.08.2009	Against
H & D Ross	The Sheiling, Newmore	10.08.2009	Against
E & P Munro	Fouracres, Northfield	10.08.2009	Against
S Birks	Sandwood, Northfield	10.08.2009	Against
N & C Chisholm	The Glen, Kindeace	17.08.2009	Against
T McCaffery	Badachonacher	10.08.2009	Against



09/00334/FULSU
 Formation of 8 serviced house plots on reduced site area (reduced from 16 previously proposed). (Amended application to previously withdrawn submission Ref:07/00881/FULRC) at Land at Rhicullen, Newmore, Invergordon.

Mr William Munro Construction (Highland) Ltd
 per Reynolds Architecture Ltd
 No.1 Tulloch Street
 Dingwall
 Ross-shire
 IV15 9JX



Note;

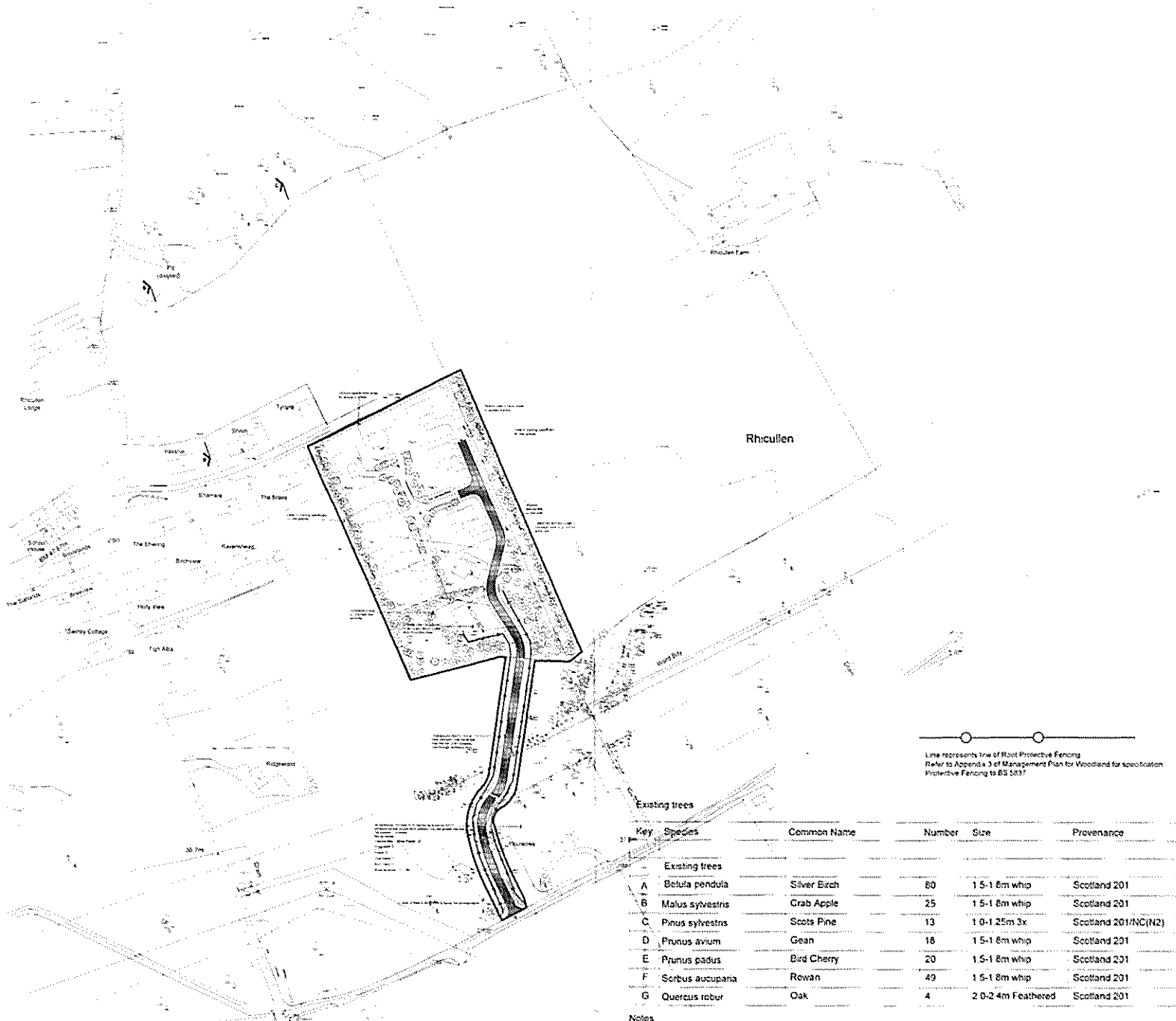
Refer to planting advice statement for tree species.
 Refer to KWA engineers drawings for drainage design



reynolds architecture ltd

reynolds architecture ltd
 1500mm
 1600mm
 1500mm

8 plots at Newmore
 Mr William Munro Construction (Highland) Ltd
 Site plan n.t.s



Location	Plant	Plant Area
Area 1	Plant A	Area 100sqm
Area 2	Plant B	Area 200sqm
Area 3	Plant C	Area 300sqm
Area 4	Plant D	Area 400sqm
Area 5	Plant E	Area 500sqm
Area 6	Plant F	Area 600sqm
Area 7	Plant G	Area 700sqm
Area 8	Plant H	Area 800sqm
Area 9	Plant I	Area 900sqm
Area 10	Plant J	Area 1000sqm

Planning issue

A Root Protective Fencing indicated, waste treatment area should be north, note added re route of underground services to woodland note re additional trees around Fountains and Dring to entrance the planting schedule dated 24.03.11

Line represents line of Root Protective Fencing
Refer to Appendix 3 of Management Plan for Woodland for specification
Protective Fencing to BS 5837

Key	Species	Common Name	Number	Size	Provenance
Existing trees					
A	Betula pendula	Silver Birch	80	1.5-1.8m whip	Scotland 201
B	Malus sylvestris	Crab Apple	25	1.5-1.8m whip	Scotland 201
C	Pinus sylvestris	Scots Pine	13	1.0-1.25m 3x	Scotland 201/NC(N2)
D	Prunus avium	Gean	18	1.5-1.8m whip	Scotland 201
E	Prunus padus	Bird Cherry	20	1.5-1.8m whip	Scotland 201
F	Sorbus aucuparia	Rowan	49	1.5-1.8m whip	Scotland 201
G	Quercus robor	Oak	4	2.0-2.4m Feathered	Scotland 201

Notes
Landscape plan and the above key table to be read in conjunction with 'Planting Advice Text'
Planting density as indicated at 2 - 3m ctrs in 'screening' areas

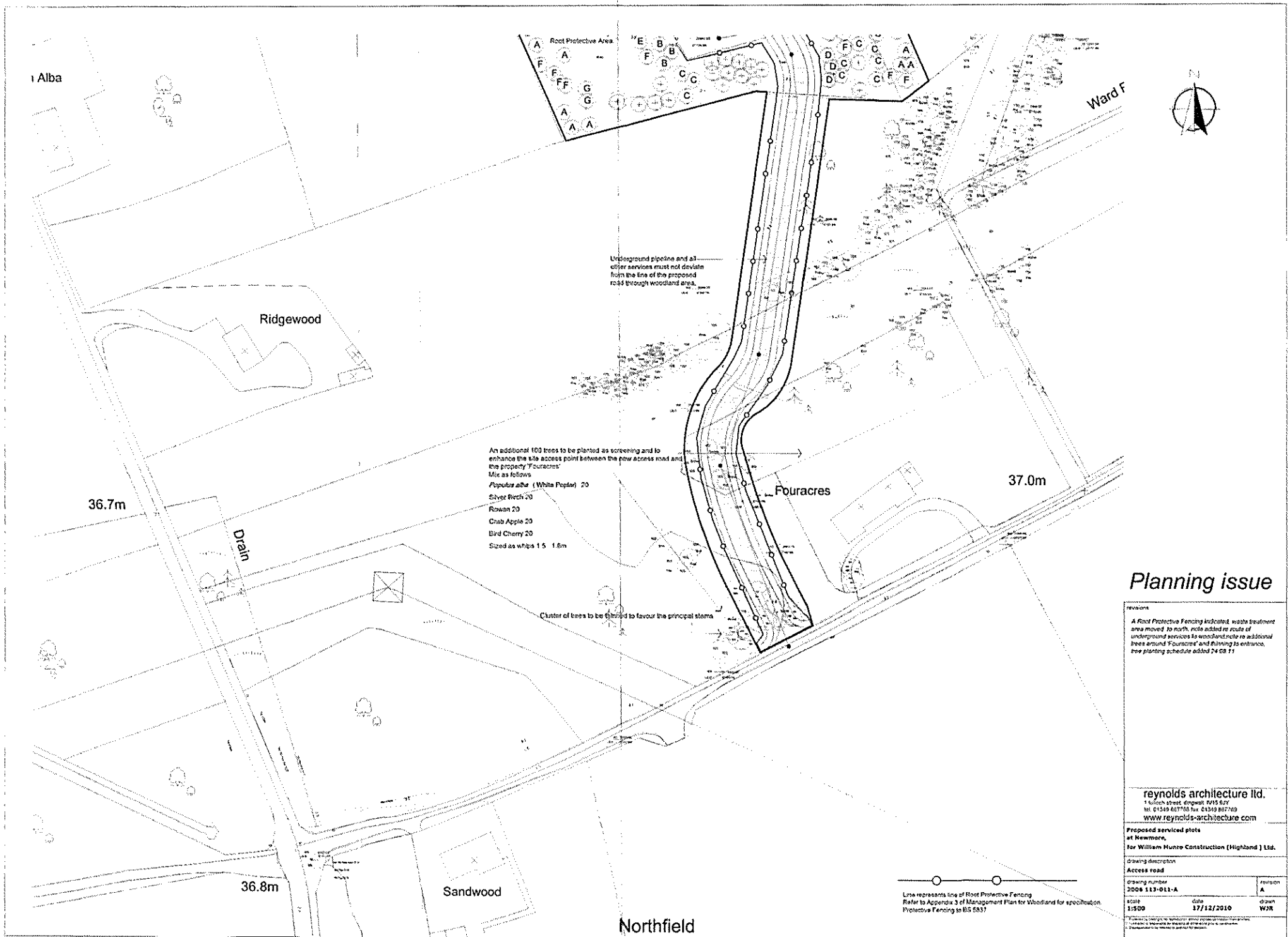
reynolds architecture ltd.
117 High Street Glasgow G1 1TS
Tel: 0141 8877710 Fax: 0141 8877703
www.reynolds.architecture.com

Proposed serviced plots at Newnure, for William Hume Construction (Highland) Ltd.

Site location

Drawing Number: 2008-113-013-A

Scale: 1:1250 Date: 17/12/2010 Author: WJR



Underground pipeline and all other services must not deviate from the line of the proposed road through woodland area.

An additional 103 trees to be planted as screening and to enhance the site access point between the proposed access road and the property 'Fouracres'.
 Mix as follows:
 Populus alba (White Poplar) 20
 Silver Birch 20
 Rowan 20
 Crab Apple 20
 Bird Cherry 20
 Sized as whips 1.5 - 1.6m

Cluster of trees to be retained to favour the principal stems.

Planning issue

revisions
 A Root Protective Fencing indicated, waste treatment area moved to north, note added re roots of underground services to woodland to be additional trees around 'Fouracres' and allowing its entrance, tree planting schedule added 24.08.11

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Proposed serviced plots
 at Newmore,
 for William Munro Construction (Highland) Ltd.

Drawing description
Access road

Drawing number	2008 119-011-A	Revision	A
Scale	1:500	Date	17/11/2010
Drawn	WJS	Checked	WJS

Line represents line of Root Protective Fencing
 Refer to Appendix 3 of Management Plan for Woodland for specification
 Protective Fencing to BS 5837