

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**8 April 2014**

Agenda Item	6.7
Report No	PLS/026/14

**13/04649/FUL : Scottish Canals**  
**North East Of Aldersyde, Gairlochy, Spean Bridge, PH34 4EQ**

**Report by Area Planning Manager - South**

**SUMMARY**

**Description :** Erection of Six Visitor Accommodation Pods and a Services Building

**Recommendation - GRANT**

**Ward :** 12 - Caol and Mallaig

**Development category :** Local

**Pre-determination hearing :** None required

**Reason referred to Committee :** Number of representations.

**1. PROPOSED DEVELOPMENT**

- 1.1 It is proposed to erect six visitor camping pods along the side of the Caledonian Canal in the settlement of Gairlochy. Five of the pods are 2-person pods with footprints of 3.6m x 3.6m; the remaining camping pod is a 4-person pod with a footprint of 7.2m x 3.6m. There is also a WC pod with a footprint of 6.1m x 2.9m. All of the camping pods (except one), and the WC pod, are finished in a charred larch cladding. The remaining 2-person pod is to be finished in a mirrored finish. The pods are to provide short stay accommodation primarily for users of the Canal and the Great Glen Way as an alternative to camping.
- 1.2 Informal pre-application consultation was undertaken. General support was given for tourism development in this area. Advice was provided to ensure that the scheme design took into account the impact on trees. The scheme has been significantly reduced from the original scheme.
- 1.3 The site is located on the north-western side of the Caledonian Canal within the settlement of Gairlochy. The site is to be served by an existing private water supply or new borehole and three new septic tanks and soakaways are proposed.
- 1.4 A Planning Statement, Ecology Survey, Tree Survey and flood information were submitted in support of the application.

1.5 **Variations:** Additional information provided on foul drainage, with the location of septic tanks and soakaways shown on the site plan.

## 2. **SITE DESCRIPTION**

2.1 The site lies adjacent to the canal towpath on the north-western side of the Caledonian Canal at Gairloch and is located between the swing bridge and the basin, close to the top lock. The site is split into three areas. To the west of the site are proposed three camping pods and the WC pod. Two of these pods and the WC pod are located on an area of hardstanding which is currently used as a set down area for material. The other pod is set further back from the towpath, to the north of the WC pod, and is closer to the pond. The second area is for two camping pods to the immediate east of an existing shed, where the towpath turns north towards the basin. This is a grassed area to the east of a row of mature trees. The third area is to the north, where the towpath turns to the north-east around the head of the canal basin. This is within a small clearing to the north of the existing mature trees on either side of the path.

## 3. **PLANNING HISTORY**

3.1 None

## 4. **PUBLIC PARTICIPATION**

4.1 Advertised : Yes (unknown neighbour)

Representation deadline : 11.1.14

Timeous representations : 14 letters from 12 households.

Late representations : 0

4.2 Points raised are summarised as follows:

1. Impact on trade of existing tourist accommodation in the area
2. No demand for additional accommodation
3. Lack of services within Gairloch - nearest in Spean Bridge
4. Impact on historic area
5. Adverse impact on landscape
6. Issues raised over the financing of the project
7. Impact on wildlife and habitat
8. Proposal will exacerbate antisocial behaviour/impact from existing wild camping along the canal
9. Inadequate management of wild camping
10. Impact of wild camping on Ancient monument
11. Increase in holiday accommodation which will change the residential character of Gairloch and should be resisted
12. Public safety risk as a result of siting pods close to the canal
13. Impact of the development on the dam wall

14. Potential impact on road and pedestrian safety
15. Impact on trees, including Scots pine within Tree Preservation Order
16. Insufficient information regarding foul drainage
17. Insufficient information regarding water supply
18. Impact on amenity of Coire Liath
19. Design not in keeping with area
20. Proposal should be considered in conjunction with Scottish Canals other proposals for Telford House
21. Concerns over the public consultation process.

4.3 The applicant's agent has provided the following summarised points in response to the objections:

1. Amended plans submitted showing drainage and septic tanks. Entirely clear of root protection areas of trees.
2. Water to be extended from existing services along the towpath, or via new boreholes - all clear of root protection areas.
3. Electricity supplies to be clear of root protection areas.
4. No car parking proposed within application site. Pod users expected to arrive on foot, bike or by boat for short stays associated with the Canal and Great Glen Way. If a visitor requires car parking this can be provided by prior arrangement at existing area immediately to south-west of Gairloch Locks which is already used as a parking point for Canal staff from time to time.

4.4 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

## 5. CONSULTATIONS

- 5.1 **Forestry Officer** : Conditions recommended.
- 5.2 **Historic Environment Team** : No objections.
- 5.3 **Historic Scotland** : No objections.
- 5.4 **SNH** : No objections.
- 5.5 **SEPA** : No objections.
- 5.6 **Lochaber Disability Access Panel** : No objections.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 **Highland-wide Local Development Plan 2012**

29	Design Quality and Place-Making
34	Settlement Development Areas
43	Tourism
44	Tourist Accommodation
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
59	Other Important Species
61	Landscape
64	Flood Risk
65	Waste Water Treatment
78	Long Distance Routes

6.2 **West Highland and Islands Local Plan 2010** (as continued in force)

**7. OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Trees, Woodlands and Development Supplementary Guidance 2013

Highland Statutorily Protected Species Supplementary Guidance 2013

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2010

**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

The site lies within the settlement of Gairloch, and within the settlement development area (SDA) identified by the adopted development plan as the preferred area for new development. The objectives for the Gairloch SDA include protecting the setting of the Caledonian Canal, a Scheduled Ancient Monument, protecting trees within the settlement, consolidating the development cluster at Gairloch and reserving opportunities for economic development, particularly tourism/leisure close to the canal basin. Proposals require to be assessed in terms of their sustainability, siting and design, pattern of development, compatibility with landscape character, conformity with adjacent land uses and effect on any natural, built and cultural heritage feature.

- 8.3.1 The site is within the Loch Lochy and Loch Oich Special Landscape Area, which is a feature of Local/Regional Importance. The current proposal seeks to introduce seven fairly small structures along the canal towpath to provide alternative overnight accommodation. The proposed pods lie within the Gairloch nucleus of development, identified by the settlement development area. The specific locations chosen for the pods are well spaced out and occupy positions that have been subject to previous activity. Due to the scale, design and location of the proposed buildings, the development will be fairly low key within the landscape, using the wooded backdrop and existing built development to help integrate the development into its landscape setting.

It is considered that this scale of development and its associated activity will not adversely affect the amenity of the area. The pods are sufficiently distanced from existing residential properties to prevent direct impact on residential amenity. Concerns have been raised over the impact on community amenity. The concerns primarily seem to relate to existing community issues with wild camping. This is outwith the scope of this planning permission. The proposal will introduce alternative overnight accommodation for users of the Canal and Great Glen Way, adding to the range of tourist facilities, which is supported by the development plan. A secondary effect of this development may be a reduction of wild camping in the immediate area.

The pods will read visually with Canal based activity and will not occupy sites that would be suitable for residential development. The introduction of these visitor facilities would not change the wider character of Gairloch.

The design of the pods is interesting, and based on a small square footprint with angled roof. The small size and the darkened timber external finish will allow the buildings to recede into the landscape and wooded backdrop. The pod closest to the pond will have a mirrored exterior which should take on the reflections of the surrounding landscape. The pods are not designed for long term accommodation, and a condition is proposed restricting occupancy to underpin their use.

8.3.2 The site lies adjacent to the Caledonian Canal which is a Scheduled Ancient Monument. Historic Scotland has advised that it is unclear if two of the pods and some proposed trees are located within the Scheduled Area. If they are, Scheduled Monument Consent will be required. (The Council's mapping system shows the two pods within the Scheduled Area). In terms of the potential impact on the setting of the canal, Historic Scotland has advised that given the pods and services buildings are mainly located within woodland, this does not raise significant issues for their historic environment interests, and they do not object to the proposal.

8.3.3 The site is partly within the Gairloch Tree Preservation Order (TPO) which is a nationally important heritage feature within the Local Development Plan. Within the site there are a variety of woodland areas with dense sapling alder at the west end; re-spaced pole stage alder around the pond; mature pine protected by TPO to the east of the pond; and mixed sapling natural regeneration at the north-east end of the site. The two pods and the services building at the western end of the site are proposed within existing grass/hardstanding and would have no impact on trees or woodland. The next pod is to the immediate west of the pond and is in the pole stage alder. The Forestry Officer has advised that the applicant should demonstrate there would be minimal impact on trees in this area. The next two pods are to the east, adjacent to the top lock and close to the corner of the tow path as it turns north towards the basin. The Forestry Officer has advised that these pods would have no detrimental impact on roots of existing trees. The double pod to the north-east of the site is proposed in a relatively open area next to the track and the Forestry Officer has advised this will have no detrimental impact on existing trees.

Further tree survey information has been provided and the scheme has been revised to include the foul drainage arrangement. This information has been passed to the Forestry Officer for further consideration of the impact on trees. The Forestry Officer has no objection to the proposal subject to conditions.

8.3.4 Concerns have been raised by the local community over road safety and lack of parking. No parking provision is proposed at the pod sites as it is anticipated that the pods will be used primarily by users of the canal and users of the Great Glen Way, arriving by boat, canoe, bike or on foot. The agent has advised that in cases where a visitor requires car parking this will be provided by prior arrangement at the area immediately to the south-west of the Gairloch Locks within the land owned and controlled by Scottish Canals. The agent has further advised that this area is already used as a parking point for Canal staff from time to time and there is spare capacity. Although a short walk from the pods, it is expected the car parking will not be used frequently and will provide an adequate level of convenience for pod users, who are expected to be seeking an outdoors experience. The route from the car parking area to the pods is fully accessible for wheelchair users. Given the nature of the development, this arrangement is considered to be acceptable.

8.3.5 In terms of foul drainage, three new septic tanks with soakaways are proposed to serve the development. The technical details of these will be controlled by Building Standards and SEPA and may require to be part of a Scheduled Monument Consent application. The principle of private foul drainage arrangements in this location is acceptable however the precise soakaway positions and sizes will need to be clear of the tree root protection areas. A suspensive condition would secure final details of the foul drainage arrangements prior to the development commencing. Water supply is by way of a private water supply from an existing supply, extended along the towpath or alternatively by new borehole. Full details of the adequacy of the private water supply to serve the additional development will be secured by suspensive condition.

8.3.6 An Ecology Survey report was submitted in support of the proposal, which provides the results of an initial survey for habitats, vegetation and European Protected Species, and other important species. Public concerns have been raised over the potential impact on otter and great crested newts and other species and habitats. On the advice of SNH, the developer was asked to survey for otters, bats, water voles, red squirrel and badger. The survey found no signs of water voles, red squirrel or badger. SNH have advised that the site is probably used by bats for foraging, but the survey found no trees that have the potential to be bat roosts, and there is unlikely to be any significant disturbance to bats from this project. SNH have also advised that it is likely that otters at least pass through the site foraging in the canal and pond. The development is low key and will not disturb the pond or its surroundings in the long term. The development includes underground drainage that will require trench excavation. A way for otters to escape the trench should be provided each evening. A plank as an escape ramp is often enough. Open pipes should be capped in the evening to avoid trapping otters. SNH have advised that if these actions are put in place otters are unlikely to be significantly disturbed and a licence will not be required. In response to a specific question from an objector regarding the impact on newts SNH provided the following response:

*"The comments in the Ecology Report about newts are specifically about the great crested newts, which are European Protected Species. Our advice to Planning Authorities must be proportionate. If a surveyor concludes that a species is unlikely to be present on a site, and there are no records of the species in or beside its 10 kilometre grid square, we will not request a survey. Palmate newts are likely at the site, and possibly smooth newts, but these species are not protected from disturbance. As we said in our response to the Council, if otters, great crested newts or the resting places of either species are found during construction, the developer should stop work to avoid committing an offence and to get advice on how to proceed. More often than not, a development can continue with mitigation."*

On the basis of the survey information submitted and the advice from SNH, it is considered the proposal, with the appropriate mitigation, will not adversely affect European Protected Species or other important species/habitat.

8.3.7 For the reasons discussed above, it is considered the proposal accords with Policies 28, 29, 34, 44, 51, 56, 57, 58, 59, 61 and 78.

#### 8.4 **Material Considerations**

Fourteen letters of objection have been received to the proposal from twelve households. The points raised are summarised in section 4.2 above and assessment of the material issues raised are discussed above. Additional issues related to potential impact on the dam wall from the development and the public safety risk from providing these facilities so close to the deep water of the canal. Due to the nature of the structures proposed and being prefabricated structures their construction is unlikely to impact on the dam. The closest pods are likely to require Scheduled Monument Consent and their direct impact on the Scheduled Monument will be considered by Historic Scotland. As regards public safety, it is not uncommon for visitor facilities to be located close to a canal, and Scottish Canals will need to meet their health and safety obligations in the management of the pods.

#### 8.5 **Other Considerations – not material**

Issues have been raised by the objectors which are not material to the consideration of this planning application; namely, issues raised over nuisance from existing wild camping; the financing of the project; impact on trade of existing tourist accommodation in the area; no demand for additional accommodation; lack of tourist facilities; other Scottish Canal developments proposed; and concerns over the pre-application consultation process (not a statutory requirement in this case).

#### 8.6 **Matters to be secured by Section 75 Agreement**

None

### 9. **CONCLUSION**

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### 10. **RECOMMENDATION**

**Action required before decision issued** N

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

1. No development shall commence until full details of all foul drainage infrastructure (including treatment plant and soakaway locations) have been submitted, to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with the approved details.

**Reason:** In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.



2. No development shall commence until an appraisal to demonstrate that a sufficient private water supply can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

**Reason :** To ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

3. With effect from the date of this permission, no trees other than those already agreed are to 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 any site excavation or groundworks, a Tree Protection Plan is to be submitted to and subsequently approved in writing by the Planning Authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition & Construction). All retained trees are to be protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012). Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

**Reason :** To ensure the protection of retained trees throughout the construction period.

5. A suitably qualified Arboricultural consultant must be employed at the developer's expense to ensure that the Tree Protection Plan is implemented to the agreed standard. Stages requiring supervision are to be agreed with the Planning Authority and certificates of compliance for each stage are to be submitted for approval.

**Reason:** To ensure the protection of retained trees throughout the construction period.

6. No development shall commence until a Tree Planting Plan and maintenance programme has been submitted to and approved by the Planning Authority. The Tree Planting Plan shall be implemented in full during the first planting season following the commencement of the development, unless otherwise first agreed in writing by the Planning Authority.

**Reason:** In the interests of visual amenity to further integrate the proposal into its landscape setting.

7. The development shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

**Reason :** To ensure that the development does not become used for permanent residential occupation, in accordance with the buildings design and use applied for.

8. At the end of each working day, any voids which otter may gain entry into, shall be checked to be clear of otter and then blocked or capped. Ramps will also be left to prevent otter becoming trapped in open trenches.

**Reason :** In order to prevent otter, a protected species, from becoming trapped during construction works, in accordance with Policy 58 of the Highland-wide Local Development Plan.

## **REASON FOR DECISION**

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **TIME LIMITS**

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**

### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). 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 adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **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 (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **Mud & Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

### **Scheduled Monument Consent**

You are advised to discuss the need for Scheduled Monument Consent direct with Historic Scotland:

Historic Scotland, Longmore House, Salisbury Place, Edinburgh EH9 1SH

Tel. 0131668 8600

### **Protected Species - Contractors' Guidance**

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

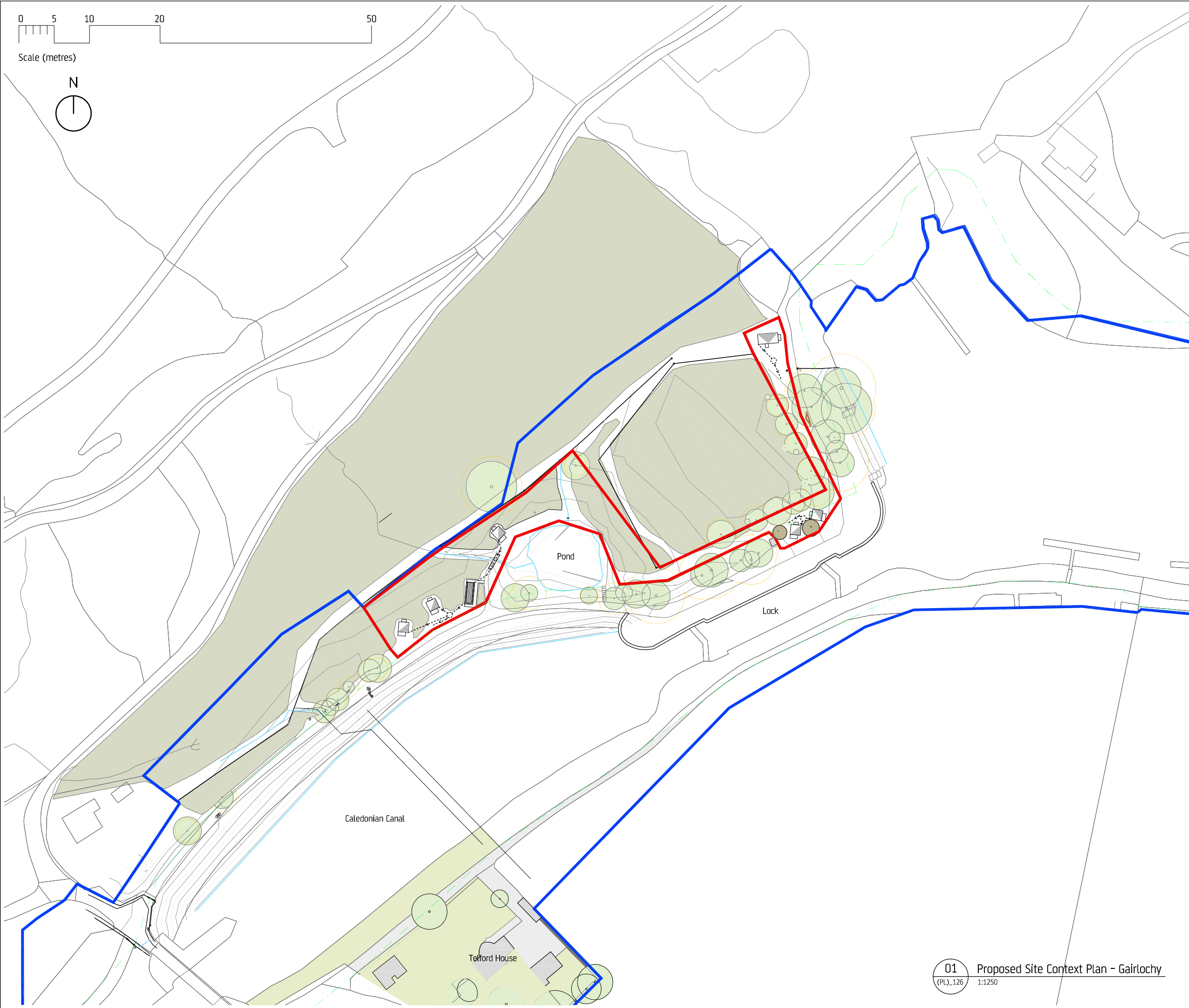
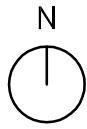
Signature:	Allan J Todd
Designation:	Area Planning Manager - South
Author:	Susan Macmillan
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan
	Plan 2 – Site Plan
	Plan 3 – Elevation Type A1
	Plan 4 – Type A Floor Plan
	Plan 5 – Elevation Type B
	Plan 6 – Type B Floor Plan
	Plan 7 – WC Block Elevation
	Plan 8 – WC Block Floor Plan

## Appendix – Letters of Representation

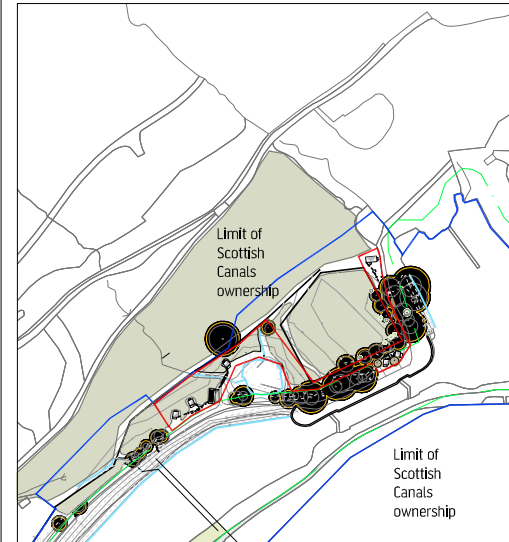
Name	Address	Date Received	For/Against
Mr Glen Wilson	Spean Lodge, Spean Bridge	29.12.13	A
Miss Claire Shannon	Ardlochy House, Gairlochy, by Spean Bridge	2.1.14	A
Miss Jean Stevenson	New house, Gairlochy, by Spean Bridge	2.1.14	A
Mr & Mrs David and Nancy Stevenson	Ardlochy House, Gairlochy, by Spean Bridge	2.1.14	A
Mr Jamie Stevenson	Ardlochy House, Gairlochy, by Spean Bridge	2.1.14	A
Mr & Mrs J Bell	Aldersyde, Gairlochy, by Spean Bridge	2.1.14	A
Mrs Mairearaid MacDonell	El Arish, Gairlochy, by Spean Bridge	2.1.14	A
Mr Duncan MacKenzie MacNicol	5 Spean Crescent, Spean Bridge	3.1.14	A
Mr Nicholas Shore	Dalcomera, Gairlochy, Spean Bridge	3.1.14	A
Mr Andrew Stevenson	Coire Liath, Gairlochy	5.1.14	A
Mr James Foster	Widgeon of Fearn, Gairlochy, Spean Bridge	5.1.14	A
Mr Martin Balcombe	Tigh Na Gearra, Gairlochy, Spean Bridge	5.1.14	A
Mr Ian McDougall	Coire Glas Guest House, Roy Bridge	6.1.14	A
Spean Bridge, Roy Bridge & Achnacarry Community Council	3 Altour Road, Spean Bridge	5.1.14	A

0 5 10 20 50

Scale (metres)



Do not scale from this drawing  
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Location Plan - 1:5000

Key:

- A1 - Single Pod - refer to drawings 428(PL)201 & 211
- A2 - Single Pod - refer to drawings 428(PL)201 & 212
- B1 - Double Pod - refer to drawings 428(PL)205 & 215
- SB - WC & Shower Block - refer to drawings 428(PL)208 & 218

- 01 - existing footpath
- 02 - existing foot bridge
- 03 - footpath - narrow path formed from locally sourced aggregate

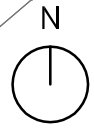
- Scottish Canals Ownership boundary (approximated from SC's ownership plans)
- Planning Application Boundary Line
- Scheduled Ancient Monument boundary
- 1m contour lines
- 0.5m contour lines
- underground drainage
- water line - surveyed April 2013
- existing tree canopy
- outline of Root Protection Area
- proposed tree

03	11.02.14	Schematic Underground drainage amended
02	09.12.13	Site boundary amended
01	XX.XX.13	Draft
REVISION	DATE	DETAILS

**Oliver Chapman Architects**  
 36 St. Mary's Street, Edinburgh, EH1 1SX  
 t. 0131 477 4513 f. 0131 556 9960  
 admin@oliverchapmanarchitects.com  
 www.oliverchapmanarchitects.com

PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 09.08.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:1250@A3
DWG TITLE Proposed Site Context Plan - Gairloch		DWG NO 428(PL)126	REVISION 03	

**01** Proposed Site Context Plan - Gairloch  
 (PL)\_126 1:1250



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Key:

- A1 - Single Pod - refer to drawings 428(PL)201 & 211
- A2 - Single Pod - refer to drawings 428(PL)201 & 212
- B1 - Double Pod - refer to drawings 428(PL)205 & 215
- SB - WC & Shower Block - refer to drawings 428(PL)208 & 218

- 01 - existing footpath
- 02 - existing foot bridge
- 03 - footpath - narrow path formed from locally sourced aggregate
- 04 - Septic tank and Sample chamber
- 05 - Soakaway for septic tank discharge

- Scottish Canals Ownership boundary (Approximated from SC's record of ownership)
- Planning Application Boundary Line
- Scheduled Ancient Monument boundary
- 1m contour lines
- 0.5m contour lines
- underground drainage
- water line - surveyed April 2013
- existing tree canopy
- outline of Root Protection Area
- proposed tree

Note: For tree constraints refer to MH Landscape Services drawings  
Underground drainage is provisional subject to review by engineer .



03	11.02.14	Schematic underground drainage amended
02	11.11.13	Site Boundary Amended
01	XX.XX.13	Draft
REVISION	DATE	DETAILS

### Oliver Chapman Architects

36 St. Mary's Street, Edinburgh, EH1 1SX  
t. 0131 477 4513 f. 0131 556 9960  
admin@oliverchapmanarchitects.com  
www.oliverchapmanarchitects.com

PROJECT  
Camping Pods  
CLIENT  
Scottish Canals

DATE CREATED	ISSUE	DRAWN BY	CHECKED BY	SCALE
09.08.13	PLANNING	NM	OC	1:500@A3
DWG TITLE	DWG NO	REVISION		
Proposed Site Plan - Gairloch	428(PL)127	03		

01 Proposed Site Plan - Gairloch  
(PL) 127 1:500

Do not scale from this drawing  
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Notes:

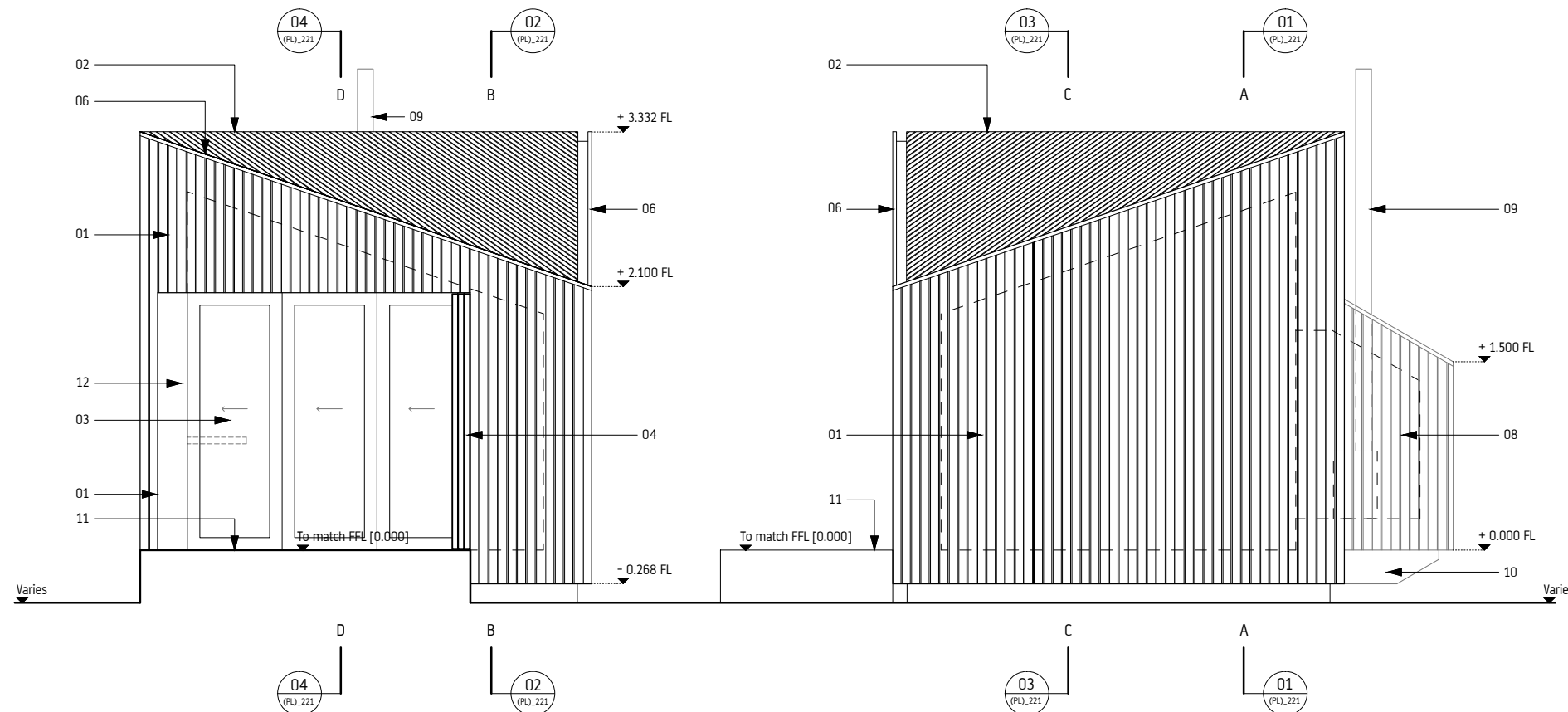
Refer to site plan for individual locations of pod types.

Relationship of pod to ground varies at each location. Ground line shown is indicative only.

Outer security doors shown in open position for clarity.

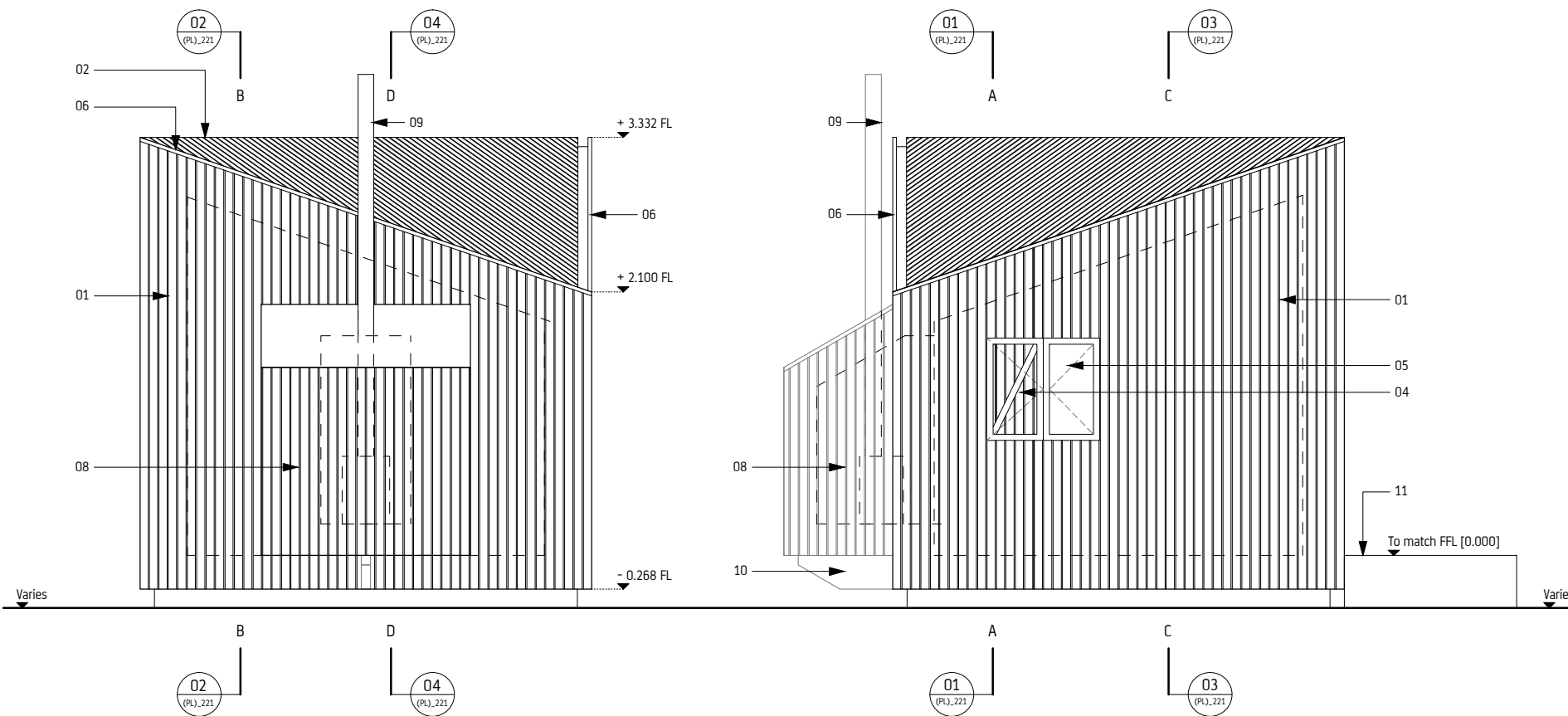
Key:

- 01. Charred natural Scotch Larch rainscreen cladding to walls
- 02. Charred natural Scotch Larch rainscreen cladding to roof
- 03. Door/Glazed Screen - painted finish to timber frames
- 04. Outer security doors - Charred natural Scotch Larch
- 05. Timber Window
- 06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
- 07. Concealed RWP behind rainscreen
- 08. Stove back pack with Charred natural Scotch Larch rainscreen cladding to walls and roof
- 09. Stove flue
- 10. Timber joist below stove back pack
- 11. Concrete accessible platt
- 12. Painted timber panel



**01** Elevation 1  
(PL)\_211 1:50

**02** Elevation 2  
(PL)\_211 1:50



**03** Elevation 3  
(PL)\_211 1:50

**04** Elevation 4  
(PL)\_211 1:50



01 25.07.13 Submitted for Planning Application.  
REVISION DATE DETAILS

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PROJECT  
Camping Pods

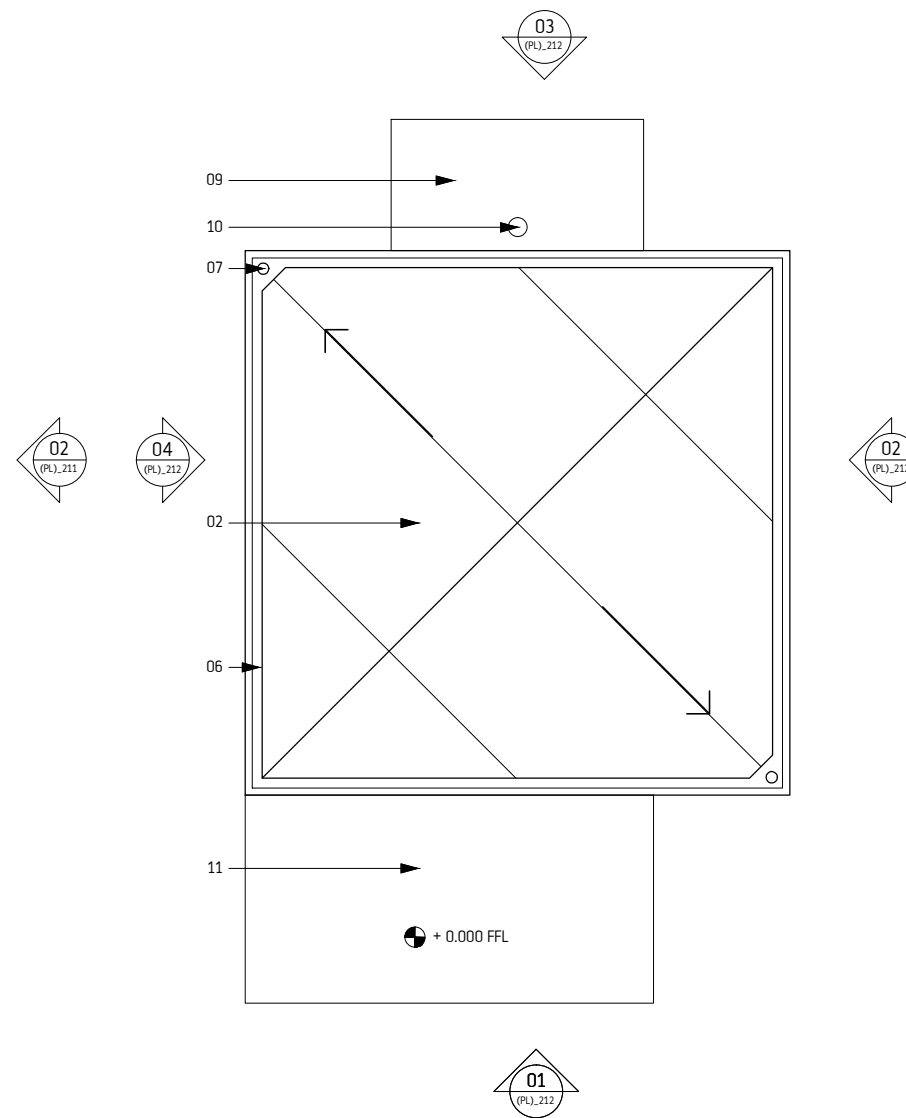
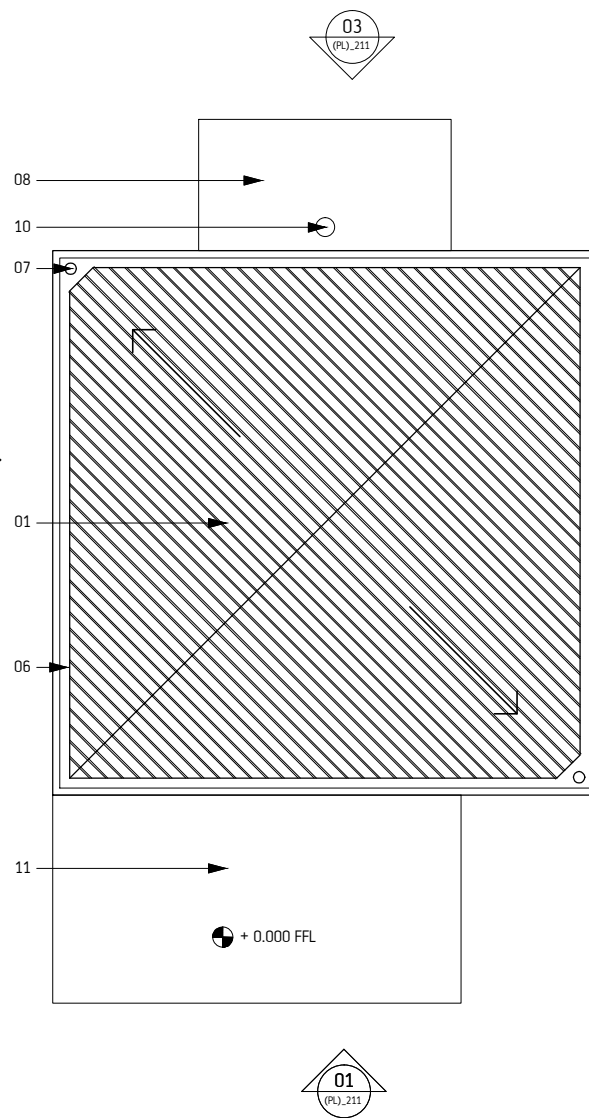
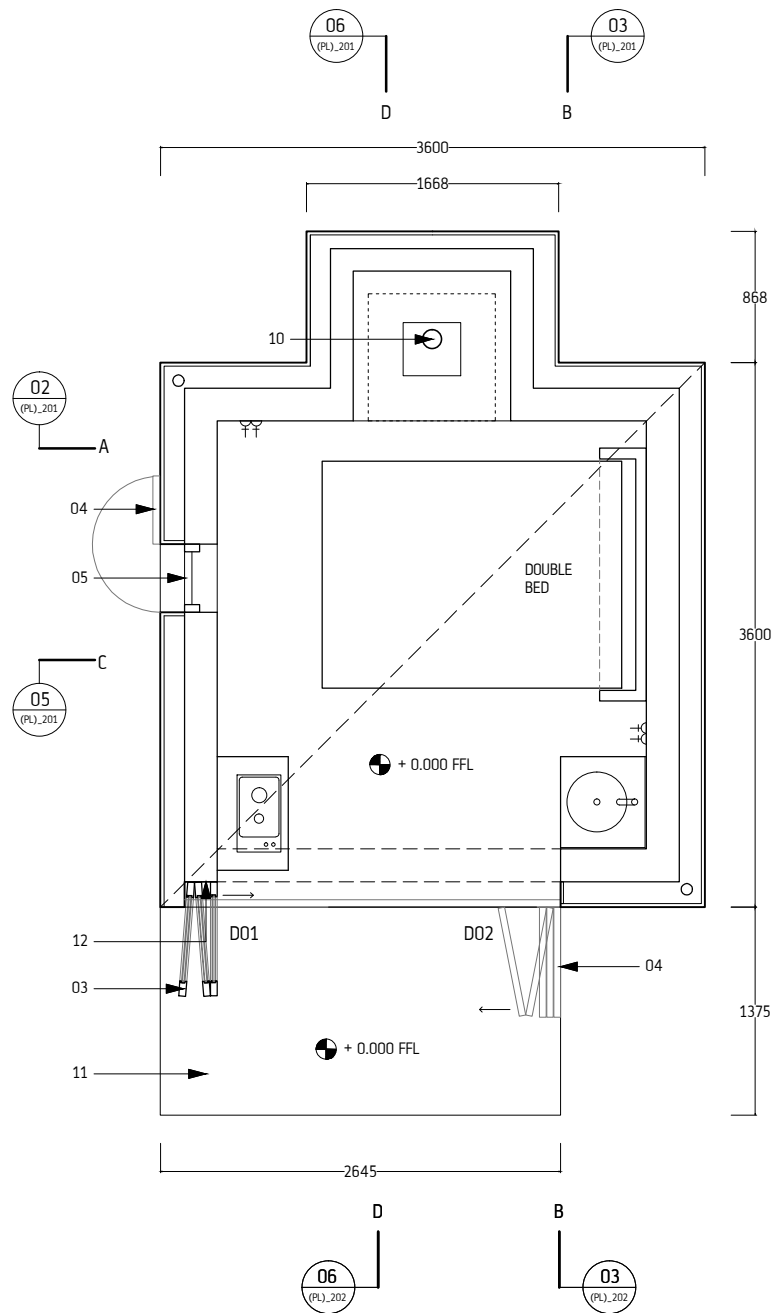
CLIENT  
Scottish Canals

DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Elevations: Single Pod Type A1		DWG NO 428(PL)211	REVISION 01	





Scale



**Do not scale from this drawing**  
This drawing is copyright

Notes:  
Refer to site plan for individual locations of pod types.  
Relationship of pod to ground varies at each location.  
Outer security doors shown in open position for clarity.

- Key:
01. Charred natural Scotch Larch rainscreen cladding to roof
  02. Dibond mirror finish rainscreen cladding to roof
  03. Door/Glazed Screen - painted finish to timber frames
  04. Outer security doors - Charred natural Scotch Larch
  05. Timber Window
  06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
  07. Concealed RWP behind rainscreen
  08. Stove back pack with Charred natural Scotch Larch rainscreen cladding to walls and roof
  09. Stove back pack with Dibond mirror finish rainscreen cladding to walls and roof
  10. Stove and flue
  11. Concrete accessible platt
  12. Painted timber panel

**01** Proposed Floor Plan  
(PL)\_201 1:50

**02** Proposed Roof Plan - Type A1  
(PL)\_201 1:50

**03** Proposed Roof Plan - Type A2  
(PL)\_201 1:50

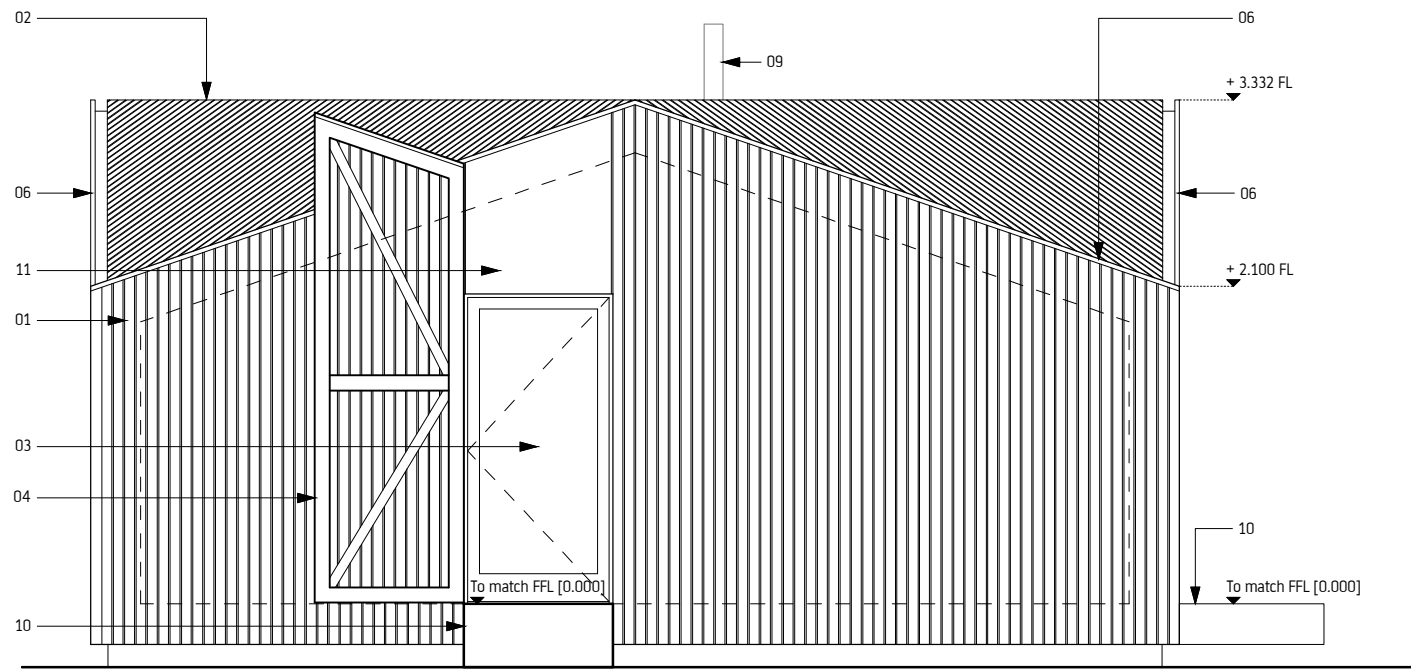
01	25.07.13	Submitted for Planning Application.
REVISION	DATE	DETAILS

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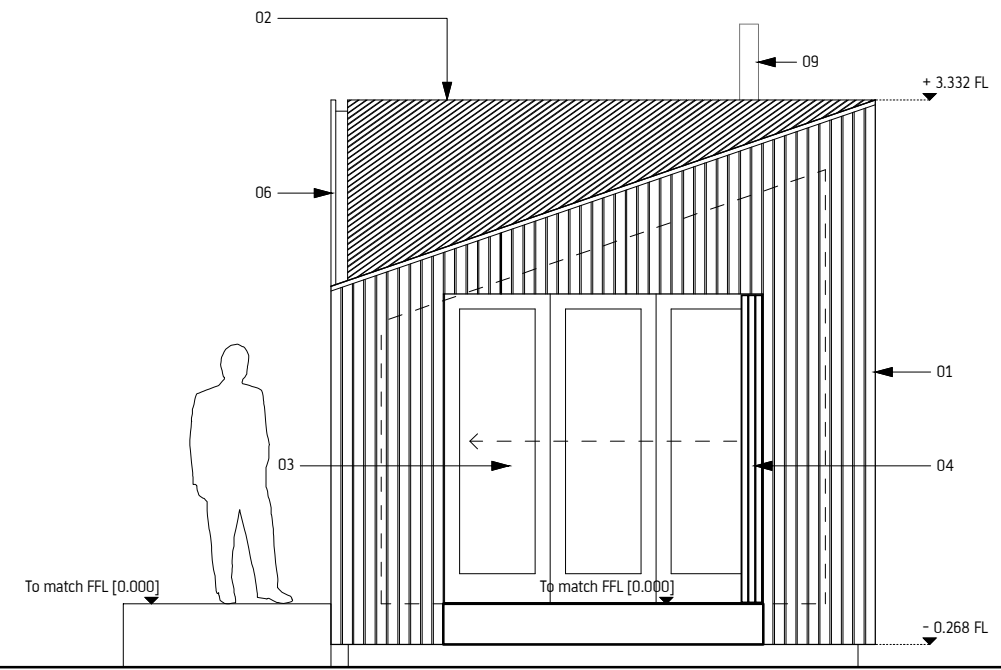
PROJECT  
Camping Pods

CLIENT  
Scottish Canals

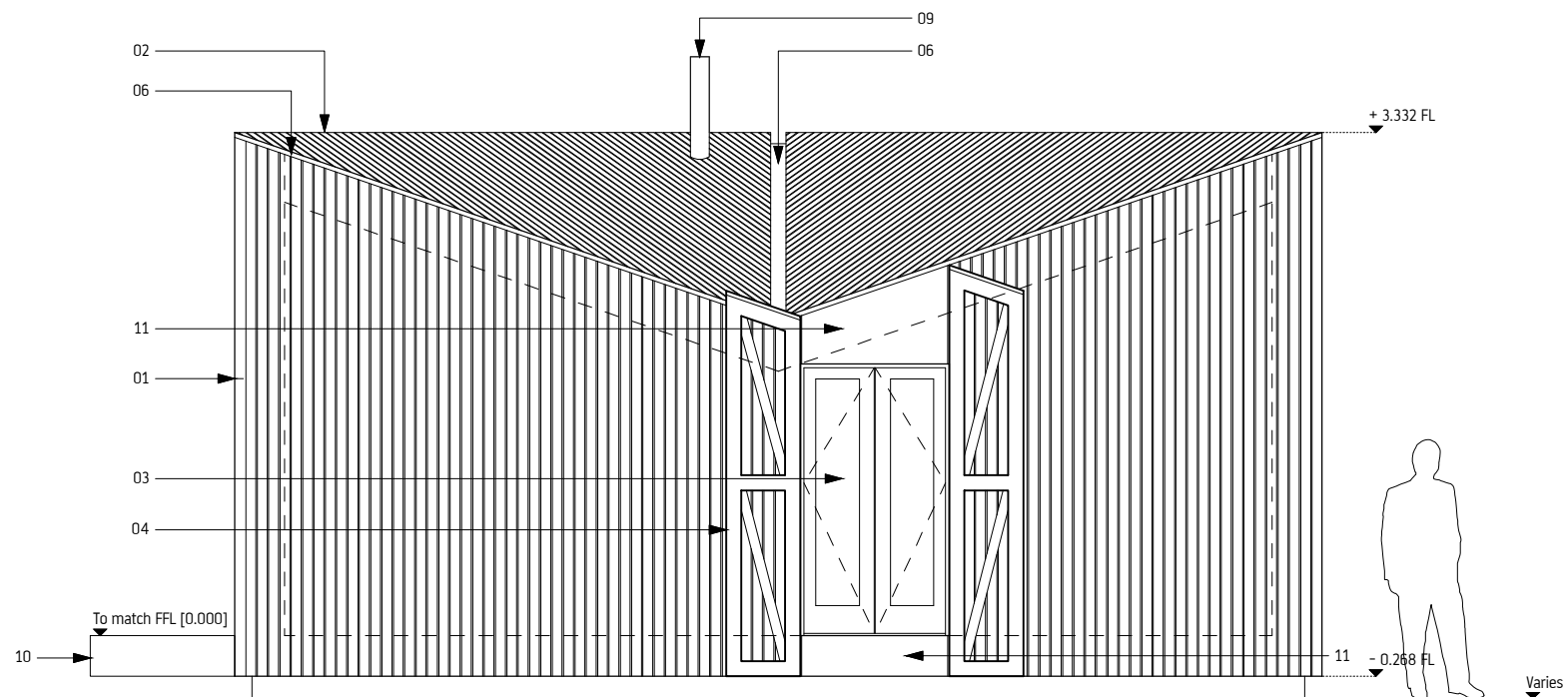
DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Plan & Sections - Single Pod		DWG NO. 428(PL)201	REVISION 01	



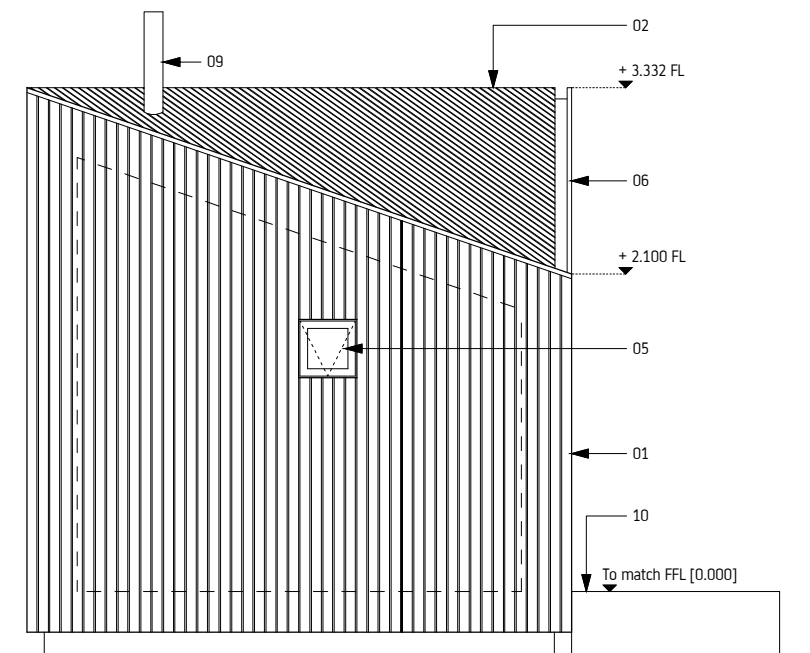
01 Elevation 1  
(PL)\_215 1:50



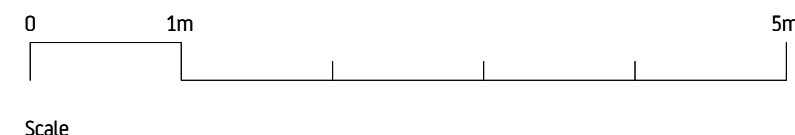
02 Elevation 2  
(PL)\_215 1:50



03 Elevation 3  
(PL)\_215 1:50



04 Elevation 4  
(PL)\_215 1:50



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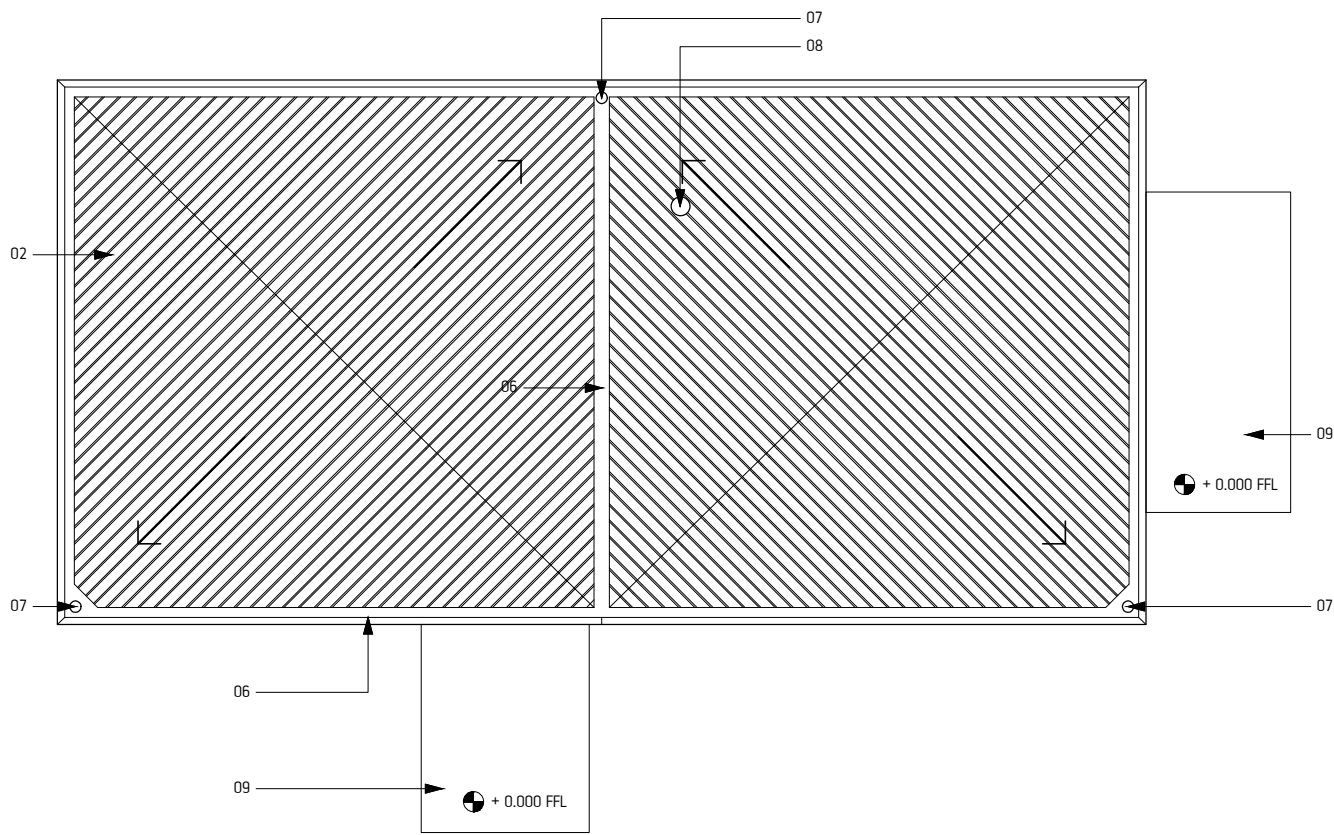
Notes:  
Refer to site plan for individual locations of pod types.  
Relationship of pod to ground varies at each location. Ground line shown is indicative only.  
Outer security doors shown in open position for clarity.

- Key:
01. Charred natural Scotch Larch rainscreen cladding to walls
  02. Charred natural Scotch Larch rainscreen cladding to roof
  03. Door/Glazed Screen - painted finish to timber frames
  04. Outer security doors - Charred natural Scotch Larch
  05. Timber Window
  06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
  07. Concealed RWP behind rainscreen
  08. Stove back pack with Charred natural Scotch Larch rainscreen cladding to walls and roof
  09. Stove flue
  10. Concrete accessible platt
  11. Painted timber panel

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REVISION DATE DETAILS

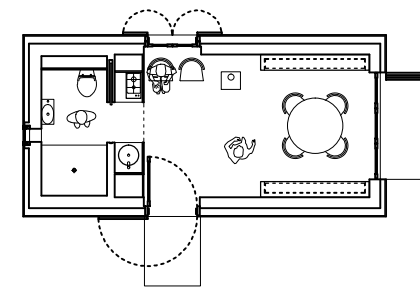
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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Elevations: Double Pod Type B1		DWG NO 428(PL)215	REVISION 01	

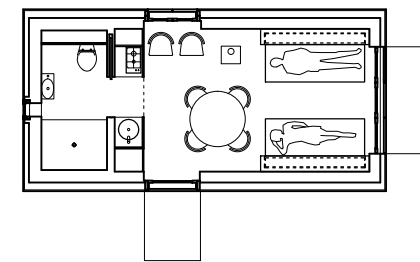


**01** Proposed Roof Plan  
(PL)\_205 1:50

**03** Day Mode  
(PL)\_205 NTS

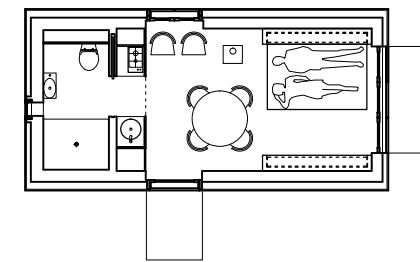


**04** Night Mode 1  
(PL)\_205 NTS



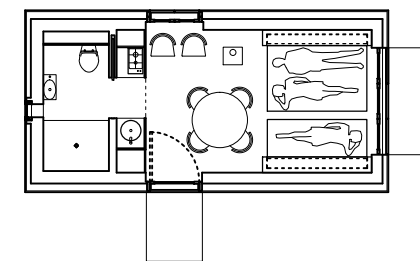
4 Adults:  
- 2 sets of fold down bunk beds

**05** Night Mode 2  
(PL)\_205 NTS



Couple:  
- Fold down double bed

**06** Night Mode 3  
(PL)\_205 NTS



Family 4:  
- Fold down double bed  
- Fold down bunk beds



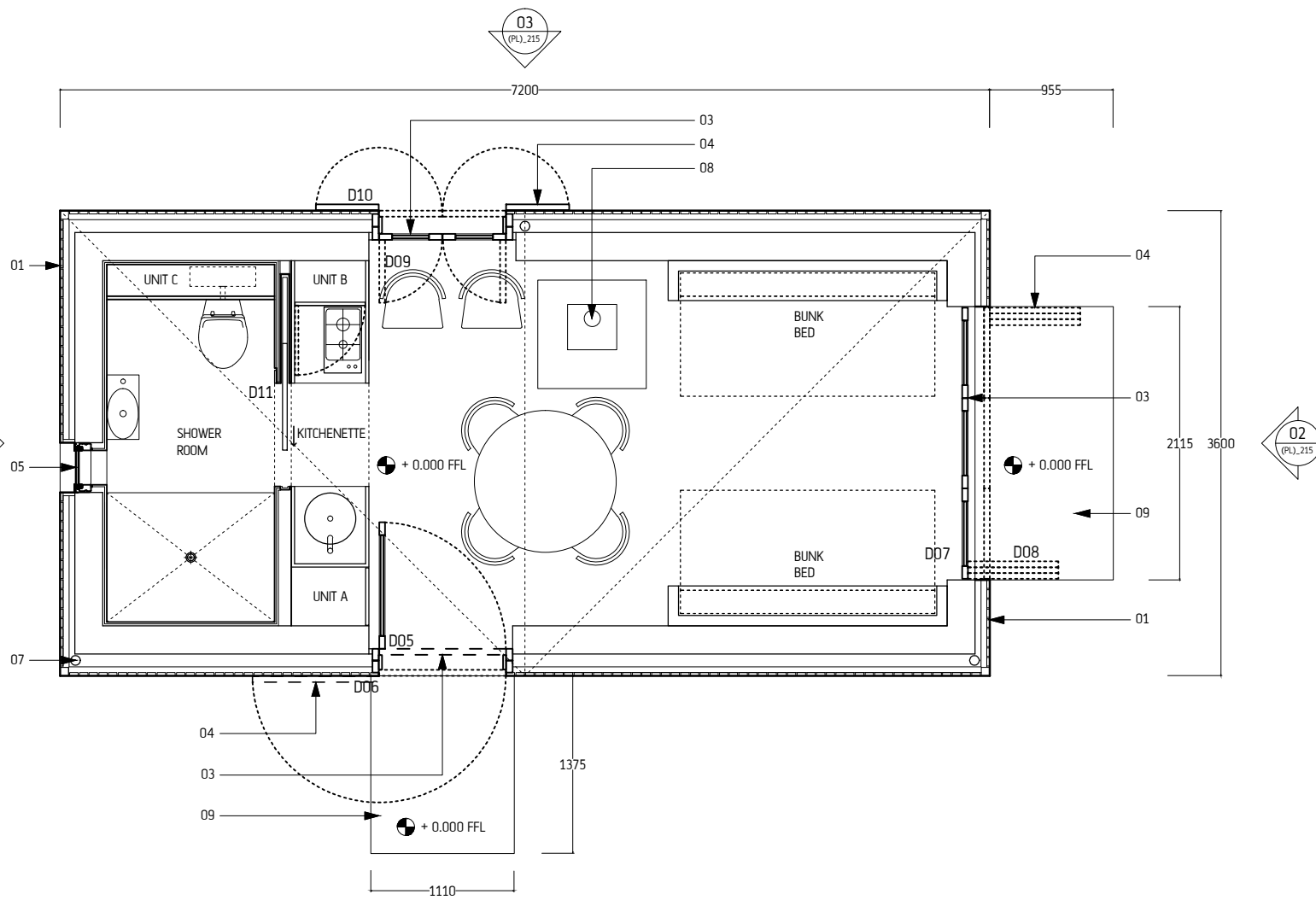
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Notes:

- Refer to site plan for individual locations of pod types.
- Relationship of pod to ground varies at each location.
- Outer security doors shown in open position for clarity.

Key:

- 01. Charred natural Scotch Larch rainscreen cladding to walls
- 02. Charred natural Scotch Larch rainscreen cladding to roof
- 03. Door/Glazed Screen - painted finish to timber frames
- 04. Outer security doors - Charred natural Scotch Larch
- 05. Timber Window
- 06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
- 07. Concealed RWP behind rainscreen
- 08. Stove and flue
- 09. Concrete accessible platt



**02** Proposed Floor Plan  
(PL)\_205 1:50

**01**  
(PL)\_215

01	25.07.13	Submitted for Planning Application.
REVISION	DATE	DETAILS

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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Proposed Plans - Double Pod		DWG NO 428(PL)205	REVISION 01	

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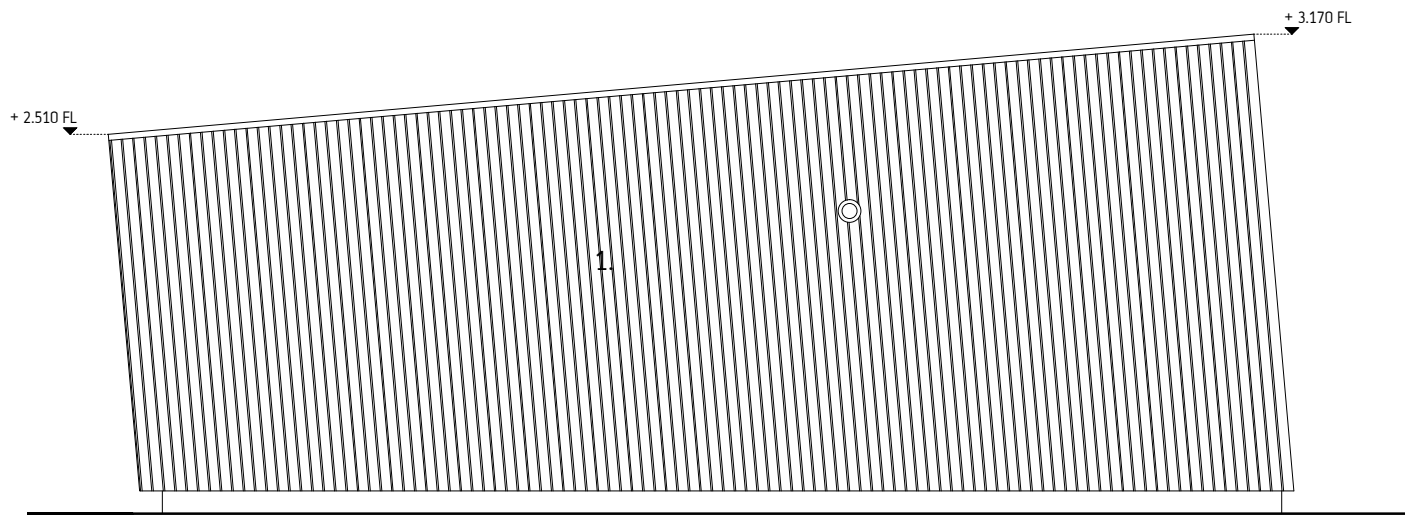
Notes:

Refer to site plan for individual locations of WC block.

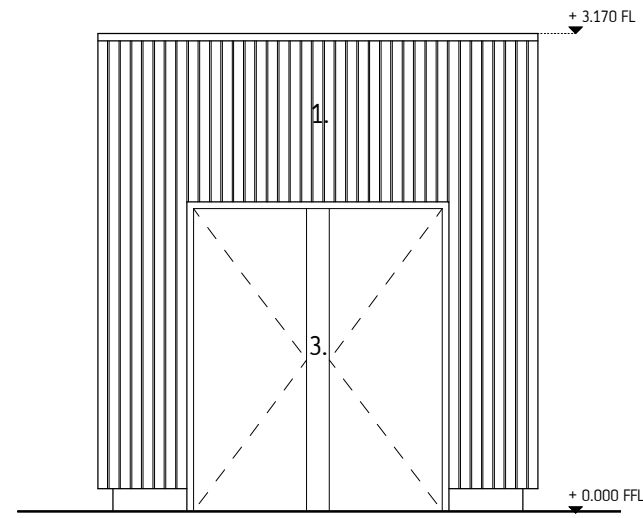
Relationship of WC block to ground varies at each location.  
Ground line shown is indicative only.

Key:

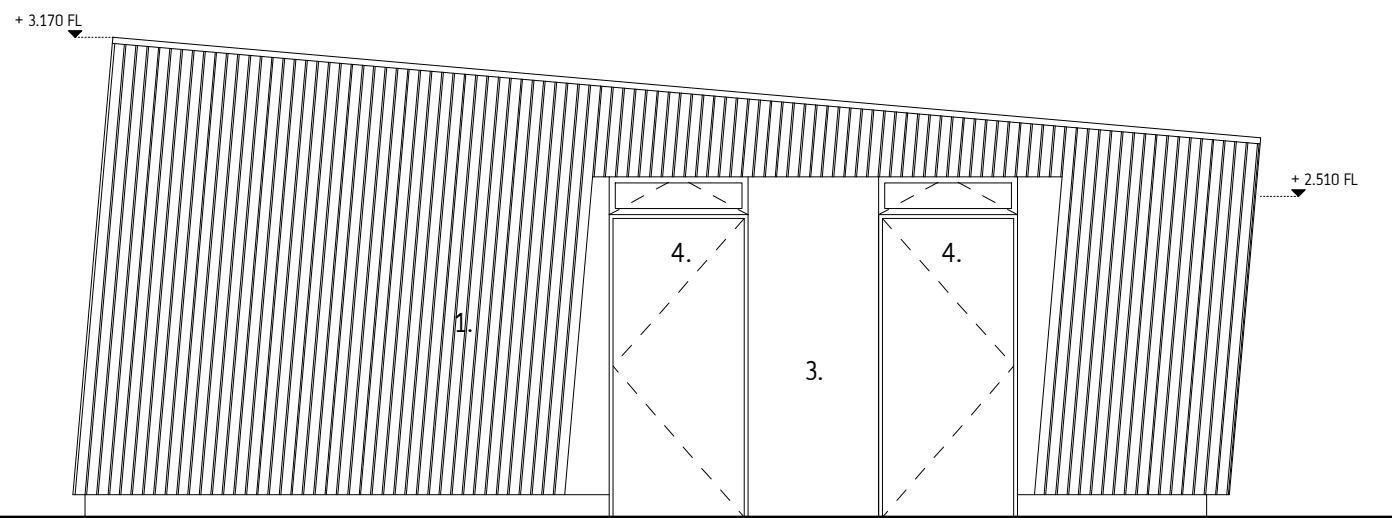
1. Charred natural Scotch Larch rainscreen cladding to walls
2. Copper roof covering - TECU Oxide finish
3. Doors and infill panels - Trespa epoxy resin panel secret fixing.
4. Top hung glass fanlights.
5. Metal copes and flashings at roof/wall interface to match roof covering.
6. Concealed RWP behind rainscreen
7. Concrete accessible platt and path around perimeter



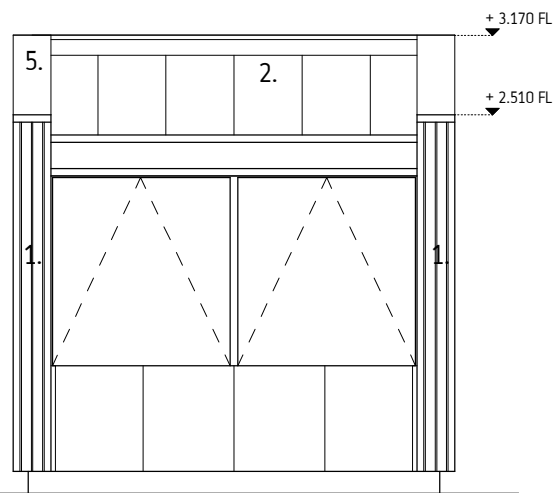
01 Elevation  
(PL)\_218 1:50



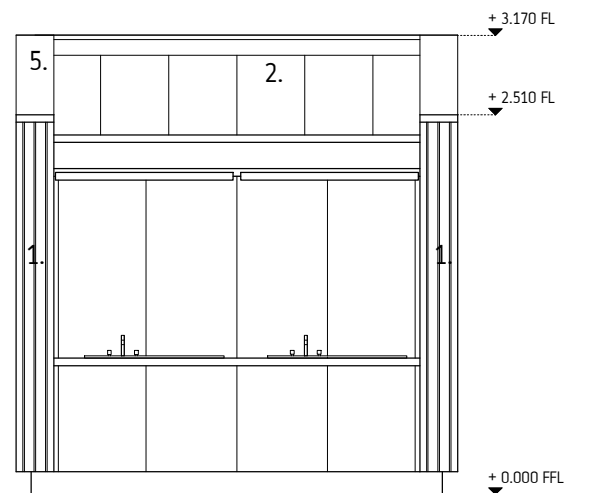
02 Elevation  
(PL)\_218 1:50



03 Elevation  
(PL)\_218 1:50



04 Elevation (Closed panels)  
(PL)\_218 1:50



05 Elevation (Opened panels)  
(PL)\_218 1:50



01 25.07.13 Submitted for Kytra Planning Application.  
REVISION DATE DETAILS

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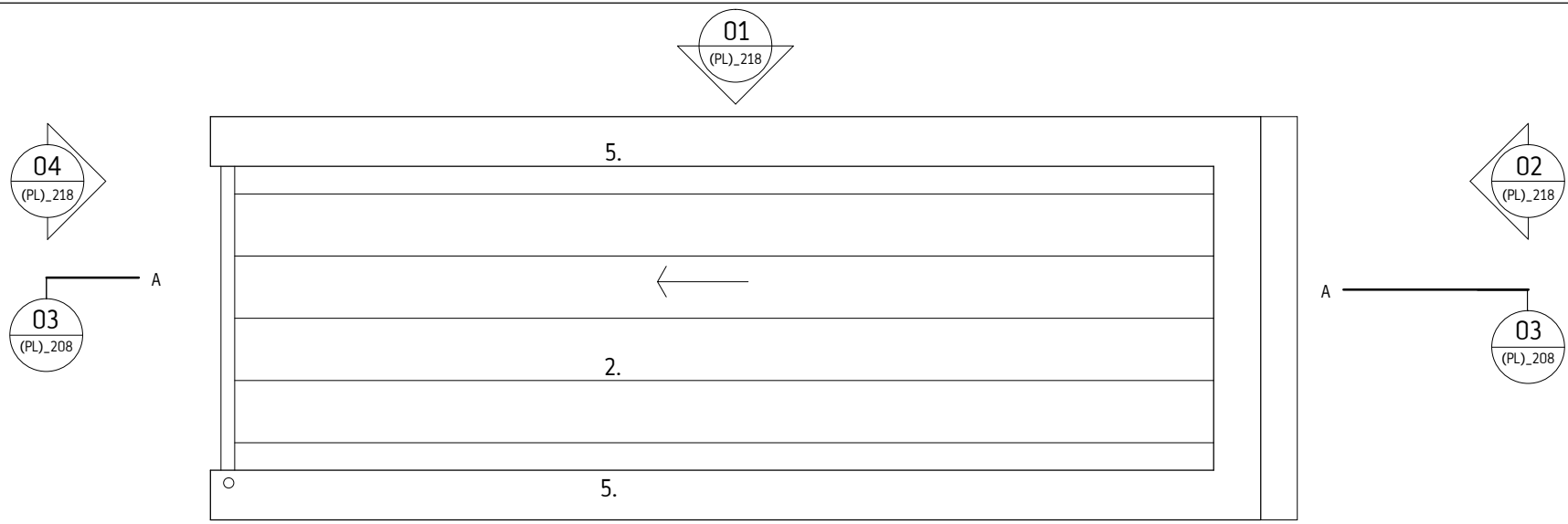
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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 02.07.13	ISSUE PLANNING	DRAWN BY NIM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Proposed Elevations - WC & Shower Block		DWG NO 428(PL)218	REVISION 01	

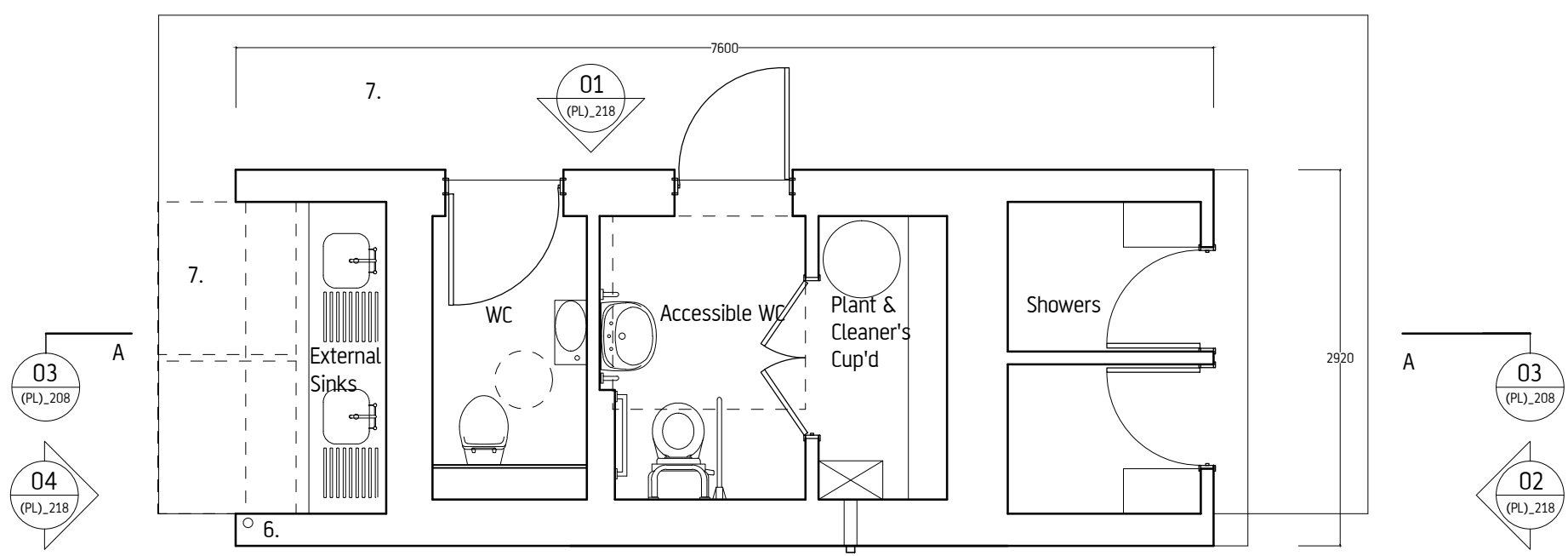
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Notes:  
Refer to site plan for individual locations of WC block.  
Relationship of WC block to ground varies at each location.  
Ground line shown is indicative only.

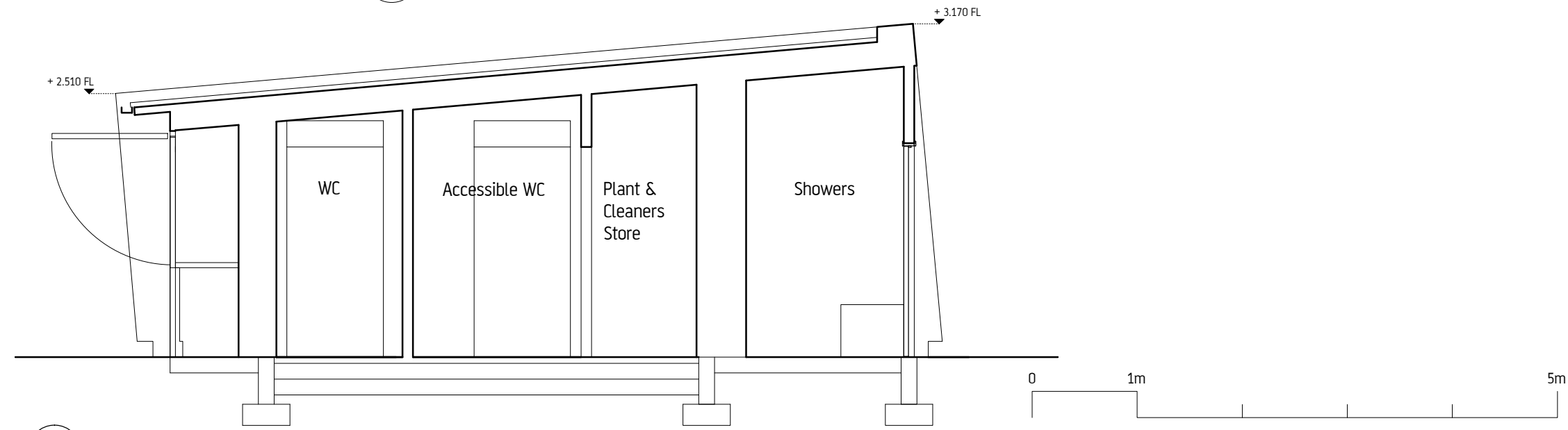
- Key:
- Charred natural Scotch Larch rainscreen cladding to walls
  - Copper roof covering - TECU Oxide finish
  - Doors and infill panels - Trespa epoxy resin panel secret fixing.
  - Top hung glass fanlights.
  - Metal copes and flashings at roof/wall interface to match roof covering.
  - Concealed RWP behind rainscreen
  - Accessible platt and path around perimeter



01 Proposed Roof Plan  
(PL)\_208 1:50



02 Proposed Floor Plan  
(PL)\_208 1:50



03 Section AA  
(PL)\_208 1:50

01	25.07.13	Submitted for Kytra Planning Application.
REVISION	DATE	DETAILS

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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 02.07.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Proposed Plans & Section - WC & Shower Block		DWG NO 428(PL)208	REVISION 01	