

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
23 June 2015**

Agenda Item	7.2
Report No	PLS/045/15

**15/00230/MSC: The Highland Council
Torvean, Inverness**

Report by Head of Planning and Building Standards

SUMMARY

Description: Construction of 18 hole golf course, clubhouse, maintenance building, access road, car park & associated works

Recommendation: APPROVE MATTERS SPECIFIED IN CONDITIONS

Wards: 14 – Inverness West

Development category: Major

Pre-determination hearing: None

Reason referred to Committee: 5 or more timeous objections

1.0 PROPOSED DEVELOPMENT

1.1 This application relates to the delivery of a reconfigured Torvean Golf Course. The application forms part of a wider project in the south west of Inverness related to the delivery of the Inverness West Link and enhanced sports and recreational facilities.

1.2 The application is for the approval of matters specified in conditions of the planning permission in principle granted by South Planning Applications Committee on 04 April 2014 (14/00049/PIP). The application seeks approval of the following conditions:

- Condition 2 (layout details and building details)
- Condition 3 (Availability of 18 hole course to play)
- Condition 4 (no development within 12 m of overhead powerlines)
- Condition 5 (60m buffer from centre line of play to neighbouring land)
- Condition 6 (Golf Ball mitigation scheme)
- Condition 8 (Vehicular Access)
- Condition 9 (Cycle Parking)
- Condition 12 (Cycle and Access Audit)
- Condition 13 (Car Parking)

- Condition 15 (Surface Water Drainage)
- Condition 16 (6m buffer of watercourse)
- Condition 17 (Water and Waste Water Connections)
- Condition 18 (Flood Risk)
- Condition 19 (Works within the water environment)
- Condition 20 (Access and egress routes)
- Condition 21 (Golf Course Irrigation)
- Condition 22 (Landscaping Plan, Landscaping Management/Maintenance)
- Condition 23 (Tree safeguards)
- Condition 24 (Badger Protection)
- Condition 25 (Pre-commencement protected species surveys)
- Condition 26 (Damage to trees)
- Condition 27 (Archaeological works)
- Condition 28 (Outdoor Access Plan)
- Condition 29 (Great Glen Way)
- Condition 30 (Storage of Refuse / Recycling)
- Condition 31 (Noise from Machinery)
- Condition 32 (Details of ventilation systems)
- Condition 33 (Details of flood lighting)

1.3 A number of other conditions attached to the planning permission in principle are related to the development of a reconfigured golf course and these will be subject to future applications for the approval of matters specified in these conditions.

1.4 Since the submission of the application the applicant has withdrawn Condition 31. This was withdrawn as insufficient information was available to enable the approval of the matters specified in this condition at this time. Elements of Condition 15, in so far as they relate to one element of the Surface Water Drainage infrastructure, have also been withdrawn due to concerns raised over the ability to maintain one of the surface water drainage basins.

1.5 The submission has been varied in relation to the details provided for Conditions 2, 8, 9, 13, 16, 17, 22, 23, 28, 30, and 32. This was largely to provide additional information and clarification on matters related to these conditions. The variations included modifications to the car parking layout and removal of the “standing stone” feature in the interests of road user and pedestrian.

1.6 All conditions sought for approval through this application have been supported by a number of documents and plans. Copies are available on the case file and are detailed and referred to in this report.

2.0 SITE DESCRIPTION

2.1 The site is currently occupied by two main uses, the existing Torvean Golf Course and agricultural land used for grazing. The existing Torvean Golf Course is split into distinct areas by the A82(T) and General Booth Road. Holes 1-8 are to the south of the A82(T) with holes 1 – 4 of the existing golf course directly affected by the delivery of the proposed Inverness West Link. Holes 16-18 and a practice area are located to the north of the A82(T) and west of General Booth Road. Holes 9-15 are

located to the east of General Booth Road and will be affected by the re-alignment of General Booth Road. The existing golf club house and parking area are located to the south of the A82(T), outwith the redline boundary of this application.

- 2.2 There are a number of small watercourses and water bodies across the application site. The site is bounded by the A82 (T) road to the south, the Caledonian Canal to the east and a residential area to the north. The A82(T) separates the course from one of its water sources for irrigation, Loch na Sainis, to the south. General Booth Road separates the main golf course from the proposed practice area.
- 2.3 There are no natural heritage designations covering the site.
- 2.4 The development site is not covered by any international, national, regional or local landscape designation. The site lies within the *Rolling Farmland and Woodland* and *Suburban Fringe* Landscape Character Types (LCTs) identified in the Inverness District Landscape Character Assessment (LCA) (SNH, 1999).
- 2.5 The Caledonian Canal (SM-6499) Scheduled Ancient Monument forms part of the eastern boundary of the development but is not directly affected by the proposed developments.
- 2.6 Within the application boundary, a further 3 sites of archaeological interest are recorded in the Highland Historic Environment Record. These records include find sites for Neolithic axe heads and a post medieval dwelling house.
- 2.7 Tomnahurich Cemetery, to the east of the proposed development, is listed in the National Inventory of Historic Gardens and Designed Landscapes. No listed buildings are located within the application boundary or are likely to be affected by the development.

3.0 PLANNING HISTORY/BACKGROUND

- 3.1 14/00049/PIP Mixed use development consisting of (1) an 18 hole golf course, practice area, maintenance facility and new golf club house, (2) the formation of a 'Sports Hub' comprising sports pitches, fitness trails, car parking, and building to accommodate changing/shower facilities, (3) Parkland areas , and ancillary works. Permission Granted 14 April 2014.
- 3.2 13/03825/FUL Construction of 3.2km new single carriageway road, 5 No. roundabouts, a new swing bridge over the Caledonian Canal & a new bridge over the River Ness, with associated drainage, earthworks, fencing, landscaping, new access tracks/paths, street lighting etc. Permission Granted 14 April 2014.

4.0 PUBLIC PARTICIPATION

- 4.1 Advertised: 06 February 2015 and 01 May 2015 in the Inverness Courier.

Representation deadline: 15 May 2015

Timeous representations against:	6
Comments:	1
Representations in support:	1
Non-timeous representations against:	0

- 4.2 The following issues have been raised in objection to the application:
- The course will be difficult to navigate for those with mobility issues;
 - Loss of mature trees;
 - Loss of public amenity;
 - Increased traffic congestion;
 - Alternative proposals for the golf course reconfiguration should be considered;
 - Access - unclear whether existing paths will be retained.
 - Access linkages of path from 17 - 18 to grassed trail and extended to 4th and 5th
 - New path alongside hole 11
 - Existing footpath to the west be fenced in or out of the course
 - No information about underpass
 - Maintenance of grassed route
- 4.3 The following issues have been raised in support of the application:
- General Support for the proposal
- 4.4 The following additional issues have been raised:
- Risk to neighbouring buildings from stray golf balls;
 - Assurance sought that Great Glen Way will remain open and unimpeded by construction traffic.
- 4.5 Non material considerations to the determination of this application have been raised through representations. The non-material points raised are as follows:
- Opposition to route of Inverness West Link Road
 - Opportunity to create a further 9 hole course on the remaining land;
- 4.6 A list of all those who made representation is provided in Appendix 1 of this report. All letters of representation can be viewed via the Council's e-planning portal <http://wam.highland.gov.uk> .

5.0 CONSULTATIONS

5.1 Ballifeary Community Council: No response received.

5.2 Inverness West Community Council: No response received.

- 5.3 Muirtown Community Council: No response received.
- 5.4 Transport Planning Team has not objected to the application, although concern has been raised over the operation and maintenance of the surface water drainage system for the main access road.
- 5.5 Flood Team has not objected to the application.
- 5.7 Access Officer has not objected to the application.
- 5.9 Historic Environment Team has not objected to the application. A full written scheme of investigation required submission in due course.
- 5.10 Forestry Officer has not objected to the application
- 5.11 Scottish Water has not responded to the application.
- 5.12 Scottish Environment Protection Agency (SEPA) has not objected to the application.
- 5.13 Scottish Natural Heritage (SNH) has not objected to the application.
- 5.14 Transport Scotland (Trunk Roads and Bus Operations) has not objected to the application.
- 5.15 Historic Scotland has not objected to the application.
- 5.16 SportScotland has not objected to the application.

6.0 DEVELOPMENT PLAN POLICY

- 6.1 The following policies are relevant to the assessment of the application:

Highland-wide Local Development Plan (April 2012)

- 6.2
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| Policy 28 | Sustainable Design |
| Policy 29 | Design Quality and Place-making |
| Policy 34 | Settlement Development Areas |
| Policy 43 | Tourism |
| Policy 51 | Trees and Development |
| Policy 55 | Peat and Soils |
| Policy 56 | Travel |
| Policy 57 | Natural, Built and Cultural Heritage |
| Policy 58 | Protected Species |
| Policy 59 | Other Important Species |
| Policy 60 | Other Important Habitats |
| Policy 61 | Landscape |

Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 70	Waste Management Facilities
Policy 74	Green Networks
Policy 75	Open Space
Policy 77	Public Access
Policy 78	Long Distance Routes

Inverness Local Plan (As Continue in Force 2012)

6.3 The vast majority of the general policies and land allocations of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan. However a number of land allocations/proposals still remain in force. These include:

- Policy 8(ii) Action Areas Regeneration – Torvean
- Policy 29 A9-A82 Trunk Road Link
- Policy 32 Park and Ride
- Policy 41 Green Wedges
- Policy 41(ii) Green Wedges – Torvean / Muirtown
- Policy 43 Golf Course – Charleston
- Policy 46 Badger Survey

Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013)

6.4 This Supplementary Guidance reflects the principles set out in Policy 64 Flood Risk and Policy 66 Surface Water Drainage of the Highland-wide Local Development Plan. In addition it also reflects further advice and guidance provided by SEPA and other bodies related to flooding and drainage.

Green Networks: Supplementary Guidance (January 2013)

6.5 This Supplementary Guidance reflects the principles set out in Policy 74 Green Networks of the Highland-wide Local Development Plan. It also contains priorities and projects for the Inverness to Nairn Green Network which this development sits within.

Highland Historic Environment Strategy: Supplementary Guidance (March 2013)

6.6 This Supplementary Guidance reflects the cultural heritage principles of Policy 57 Natural, Built and Cultural Heritage of the Highland-wide Local Development Plan. It contains a series of Strategic Aims to ensure the protection and enhancement of the built and cultural heritage of Highland.

Managing Waste in New Developments: Supplementary Guidance (March 2013)

- 6.7 This Supplementary Guidance provides a set of standards which the Council expects to be met to enable the effective and efficient management of waste in Highland.

Physical Constraints: Supplementary Guidance (March 2013)

- 6.8 This Supplementary Guidance sets out what The Highland Council consider to be physical constraints to development reflecting Policy 30 Physical Constraints of the Highland-wide Local Development Plan.

Sustainable Design Guide: Supplementary Guidance (January 2013)

- 6.9 This Supplementary Guidance provides advice and guidance promoting the use of sustainable design concepts within the design of developments. This reflects the principles set out in Policy 28 of the Highland-wide Local Development Plan.

Trees, Woodlands and Development: Supplementary Guidance (January 2013)

- 6.10 This Supplementary Guidance reflects the policy advice given in Policy 51 Trees and Development of the Highland-wide Local Development Plan and Policy 52 Principle of Development in Woodland and generally follows the advice within Scottish Government Control of Woodland Removal policy.

Torvean and Ness-side Development Brief (November 2013)

- 6.11 This Development Brief was statutorily adopted as Supplementary Guidance to Policy 8 Ness-side and Charleston of the Highland-wide Local Development Plan. The Development Brief sets out a framework for the development of this area following analysis of the areas constraints and opportunities based around a shared vision for the area.

7.0 OTHER RELEVANT PLANNING POLICY

Proposed Inner Moray Firth Local Development Plan (November 2013)

- 7.1 Proposed Allocation IN24 Torvean and Ness-side (Northern Part) – Mixed Use (Homes, Business, Retail, Tourism, and Community). The Inner Moray Firth Plan will be reported to Full Council on 25 June 2015 with a recommendation to adopt the plan subject to receipt of a letter from Scottish Ministers. This letter will be received mid July and at that point the Inner Moray Firth Local Development Plan will form part of the Development Plan and supersede the policies and land allocations contained within the Inverness Local Plan.

Scottish Government Planning Policy and Guidance

- 7.2
- National Planning Framework 2
 - Scottish Planning Policy

- Designing Places
- Creating Places
- PAN 43 – Golf Courses and Associated Developments
- PAN 60 – Planning for Natural Heritage
- PAN 61 – Planning and Sustainable Urban Drainage Systems
- PAN 65 – Planning and Open Space
- PAN 69 – Planning and Building Standards Advice on Flooding
- PAN 75 – Planning for Transport
- PAN 1/2011 – Planning and Archaeology

8.0 PLANNING APPRAISAL

8.1 Section 25 and of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

Determining Issues

8.2 The determining issues are:

- do the proposals accord with the development plan?
- if they do accord, are there any compelling reasons for not approving them?
- if they do not accord, are there any compelling reasons for approving them?

Planning Considerations

8.3 The principle of the development has been established both through development plan allocations and the planning permission in principle granted by the South Planning Applications Committee on 08 April 2014. This is an application to address matters specified in conditions of this consent. The Development Plan policy has not changed since the time of the decision to grant planning permission in principle in April 2014. The key issue therefore is whether the matters submitted to address these conditions are acceptable. Therefore in order to address the determining issues, the Committee must consider:

- a) Design and layout;
- b) Phasing;
- c) Vehicular access and parking;
- d) Flood risk, drainage, and water;
- e) Trees and landscaping;
- f) Natural heritage;
- g) Cultural heritage;
- h) Landscape and Visual Impact;
- i) Access and recreation;
- j) Amenity impact;
- k) Infrastructure;
- l) any other material considerations.

Design and Layout

- 8.4 The development comprises a number of built structures and the re-contouring of a significant area of ground to the south west of the City of Inverness to form the new golf course. The buildings proposed for the site are as follows:
- New Clubhouse
 - New Maintenance Facility
 - Pumphouse.
- 8.5 The Golf Course itself has been designed by a member of the European Institute of Golf Course Architects. The proposed course largely utilises the natural contours of the site and as such there is no need for a significant level of cut and fill, albeit material will be imported onto the site to develop some of the features on the course. The proposed course has been designed to be a “Scottish heathland course”.
- 8.6 The course design recognises the constraints of the site including the exclusion of any holes underneath the overhead power lines. There will however be a path running underneath these power lines which formalises the existing path. It is clear that the design of the course has also responded to existing features on the land including dry stone walls and water features and used these to build the character of the new course. To provide continuity across the course, it is also proposed to use wooden railway sleepers as retaining structures, bridges, steps and benches. The use of this material is welcomed as it is considered it will help to reinforce the character and identity of the course.
- 8.7 The length of the course is 6588 yards which is 804 yards longer than the existing course. The new course has been designed so that a full round of 18 holes are played without crossing the road. No at-grade pedestrian crossings will be required to access any part of the course which is an improvement to the current layout where there are three at grade crossings of the road. The proposed practice area is however to the north east of General Booth Road. This will be accessed through the existing pedestrian underpass. This is considered acceptable.
- 8.8 The new practice facility, to the east of General Booth Road, includes an area for driving, putting and chipping. This will be in an area currently occupied by two holes of the existing golf course. There will be a covered driving range bay constructed. The details provided demonstrate the location, type and composition of the practice facility. No detailed elevations are included for the driving range bay. This can be secured by condition.
- 8.9 The course has been designed to avoid conflict with neighbouring land uses, both existing and proposed. No hole plays directly towards a road, existing / proposed housing, cemetery or office. The applicant has, in the majority of locations, ensured that each hole is at least 60m from the centreline of play. There are some areas where this has however not been achieved. In these areas the applicant has provided information to demonstrate how the changes in levels and the type of play in these areas will ensure that neighbouring land will be unaffected. Particular concern was highlighted in representations related to the proximity of the 12th hole to Great Glen House. The applicant has provided cross sections showing the

significant change in levels between the area of the tee and the direction of play demonstrating that there should not be an impact on this building. As an additional mitigation measure, further planting has also been incorporated adjacent to the tee for the 12th hole to alleviate concerns.

- 8.10 Further to this, details of how the risk of golf balls leaving the course will be minimised have been submitted. This has mainly been achieved through the design of the course and supplemented by appropriate use of landscaping. There will however be some high ball stop fencing required between the practice area and the area proposed for the sports hub, which is immediately adjacent to General Booth Road. In addition the high ball stop fencing which is currently in place will be retained until the realignment of General Booth Road is completed. It is considered that the approach taken will ensure public safety and avoid an adverse visual impact on the area as a result of significant areas of high fencing.
- 8.11 Concern has been raised over the undulating nature of the golf course design and the impact this may have on some people's ability to play the course. While this is a legitimate concern, it is considered that the changes in elevation and the undulating nature are not of significance as most of the changes in elevation are in areas between holes (in areas which you would not normally approach during a round of golf). In addition, those areas where the elevation changes through the course are not dissimilar to areas on the existing course to the south of the A82(T) road.
- 8.12 The design of the buildings on the course reflect elements of traditional Highland vernacular architecture, while delivering a crisp, modern appearance. The use of a simple material palette has ensured that the buildings will have strong identity. There is continuity in the use of materials and colour of materials throughout the buildings and the wider golf course, reinforcing that identity.
- 8.13 The main building on the site will be the clubhouse. This has been located and designed to provide a focal-point for the development. The clubhouse will provide sufficient space to meet the needs of the club and include a function room that is slightly larger than the space currently available for this use in the existing clubhouse to be demolished. The external finishes include smooth render, a dark grey metal roof and large areas of glazing to maximise solar gain and to provide an open aspect across the course.
- 8.14 The maintenance building is of a functional design which provides sufficient space for storage of equipment and consumables both internally and externally. It is at an appropriate scale and location within the development. The use of dark painted timber will sit well against the backdrop of the retained trees. The doors, window frames and fencing will be of a dark grey to provide continuity with the colour palette of the club house.

Phasing and construction

- 8.15 A key issue for the delivery of this development is how it will be phased to ensure that 18 holes will be in play at all times throughout the construction of the new course and the delivery of the Inverness West Link. A phasing plan has been

provided setting out how this can be achieved, however there remains some flexibility in the approach to allow for changes to the construction programme for both the golf course and stage 2 of the Inverness West Link.

- 8.16 Ultimately the construction of the course will commence with the creation of new holes 2- 17 on the area to the west of the existing course. This land currently comprises of the existing golf course practice area and agricultural ground. This will not affect any of the existing holes which will remain available for play. These holes will need around 2 years following construction and seeding before they are playable. After this point there are a number of different options available to construct the remaining holes (1 and 18) as well as the construction of the maintenance facility and clubhouse. The phasing scheme submitted clearly demonstrates that there will be a minimum of 18 holes available for play at all times and as such it is considered that the development will not have an adverse affect on the ability of the club to function or an adverse affect on member's ability to use the course.
- 8.17 Construction of Stage 2 of the Inverness West Link will include the realignment of General Booth Road. It is not anticipated that this will affect the new golf course as the construction of the course will be complete by this time. Further landscaping in this area will be undertaken as part of the contract for delivery of the Inverness West Link in line with the approved Landscape Habitat Plan submitted as part of this application.

Vehicular access and parking

- 8.18 Access to the golf course would be from General Booth Road. The new access provided from here will also provide access to the housing land to the south of Golf View Terrace. Any secondary accesses from this new road would not form part of the public highway and would not be adopted. For the avoidance of doubt this includes the access to the rear of the clubhouse and the maintenance building and the car parking area. The access to the site is provided in line with The Highland Council's Road and Transportation Guidelines. Transport Planning Team has not objected to the application.
- 8.19 There will be car parking provided for a total of 78 cars. This is in excess of what is required by the condition on the planning permission in principle but is considered to provide parking to a level which will ensure that during busy periods there should not be the requirement for overspill parking. Additional car parking is also provided for staff to the rear of the clubhouse. A coach drop off / pick up point is also provided to the rear of the clubhouse. The Transport Planning Team is content with the level of parking provided.
- 8.20 In line with the conditions on the planning permission in principle covered cycle parking spaces will be provided. Further cycle parking is provided in the form of a cycle shelter for staff to the rear of the club house opposite the staff entrance to the building.

- 8.21 A representation has raised concerns over the increase in the level of traffic in this area as a result of this development. The increase in traffic as a result of this development was assessed when the planning permission in principle application was considered. This did not show that there would be a significant impact on either the local or trunk road network. In addition, and in support of this application, an Events Management Plan has been submitted that sets out a strategy for when the golf course hosts major events or if there are major events being held at the same time at the proposed sports hub. The content of this document is considered proportionate to the likely level of traffic impact as a result of this development both individually and cumulatively. Neither the Council's Transport Planning Team nor Transport Scotland has objected to the development.

Flood risk, drainage, and water

- 8.22 The design of the course has been informed by the completion of a further flood risk assessment which takes into consideration the changes to the site as a result of the development of the golf course which contains a number of water bodies. This revised flood risk assessment demonstrates that while elements of the course will flood during a 1 in 200 year flood event, there will still be access and egress from the built elements of the course. Both the Council's Flood Team and SEPA have been consulted and neither has objected to the application.
- 8.23 An important element of the golf course for biodiversity, drainage, irrigation and attractiveness of the course is the inclusion of waterbodies. The main watercourse currently running through the site is the Torvean Ditch. To ensure that this can be maintained in the future and access is available to it, a 6m buffer from the top of the ditch has been built into the design of the course and there are no built elements within this buffer area.
- 8.24 New water bodies are to be included in the course which will form part of the Sustainable Drainage System. A detailed Sustainable Drainage System Plan for the golf course has been provided and is considered appropriate for use. The Council's Flood Team has not objected. Separate sustainable drainage systems have been proposed for the clubhouse, maintenance building, access road and car park. All of the SuDS systems on the site are considered to offer the appropriate levels of treatment. Some concerns were however raised with regard to design of the SuDS basin at the junction with General Booth Road which will collect surface water from the public road. It is considered that given the steepness of the sides of the basin and the proposed filtration system that sits below that there may be difficulties in maintaining this basin.
- 8.25 An Irrigation Plan for the Golf Course has been submitted which demonstrates how the course will be irrigated throughout construction and operation. As briefly described above the new waterbodies on the course will be drawn upon to irrigate the course. This will be supplemented by the existing water supply from Loch na Sanais, which will be pumped to the new course via the existing duct under the A82(T) and in the future via a new larger duct which will be put in place during the construction of Stage 2 of the Inverness West Link. The approach set out in the Irrigation Plan ensures that no water will be required from the public water network to irrigate the course.

- 8.26 There are limited works within the water environment. Specifically these works are the creation of a culvert for the private access road and de-culverting of Torvean ditch. The extent of these works are unlikely to have an impact on hydrology. SEPA has not objected to the proposals.
- 8.27 The application has demonstrated that it will connect to the public water and waste water network for use of the clubhouse and the maintenance depot. This ensures that the proposal accords with Policy 65 of the Highland-wide Local Development Plan. The connection will however be dependent on spare capacity in the network at the time of application to Scottish Water for a network connection.

Trees and landscaping

- 8.28 The site currently contains a number of mature and semi-mature trees. It is proposed that the majority of these will be retained and additional planting will be provided to supplement this to add further structure to the course. This will be a mixture of native species including Alder, Hazel, Birch and Beech. It is considered that an appropriate mix and level of tree planting has been proposed.
- 8.29 Trees will be removed during the construction of the course. These are mainly in the area where the new clubhouse and maintenance is being located. The trees proposed for removal are largely Scots Pine. However, a significant proportion of these are being retained to help screen the maintenance facility from view. All of the trees that require to be removed have been identified on the tree removals plan as either to be removed or to be reviewed for removal. As is the case with all developments that are to be constructed in the vicinity of trees, there may be a need for further tree removals during the construction period. There is a condition attached to the planning permission in principle which ensures that no trees can be removed or cut back without written permission of the Planning Authority. This ensures that no trees, other than those shown on the tree removals plan are purposefully removed or damaged during construction works. A tree protection plan has also been submitted for approval, the details of which are acceptable.
- 8.30 Details have also been provided on other low level planting on the course and the type / mix of grasses to be used. The mix of these will help to define the character of the course as a "Scottish Heathland Course". A landscape management and maintenance plan has been submitted which demonstrates how the course will be maintained. This is supported by an Agronomy Report and the Irrigation Plan. The information submitted is considered acceptable and meets the terms of the conditions attached to the Planning Permission in Principle.
- 8.31 To create the course there will be some cut and fill to re-profile the site. This is limited for the most part with the exception being around proposed holes 2, 10, 12 and 17 where there will be up to 4.5m of fill. Elevated tees are being created for holes 9 and 15 where there will also be up to 4.5m of fill. The details of this are contained on the Earthworks Cut and Fill Plan. The re-profiling of the site is considered to be acceptable as for the most part it will work with the contours of the existing site and not create any landscaped features which could be considered to have a significant adverse impact on the landscape.

Natural Heritage

- 8.32 Information on the proposed approach to pre-commencement protected species surveys has been submitted. It is considered that this is proportionate to the impacts which had been identified through the ES for the planning permission in principle. The results of these surveys are not yet known and any subsequent mitigation required has not yet been identified. These require to be submitted to the Planning Authority prior to the commencement of development for approval.
- 8.33 Given the proximity of a badger sett to the development a stand off area around the sett was a condition of the consent. From the submitted information it is clear that this stand off area will be maintained.

Cultural Heritage

- 8.34 There are a number of historic sites across the golf course and these are being safeguarded through the design of the course. However, in order to investigate and record the features on the site further work requires to be undertaken. This work can be undertaken during construction of the course and following submission of a Written Scheme of Investigation for approval in advance of these works commencing. At this stage sufficient information has been presented to demonstrate the impact on cultural heritage.

Landscape and Visual Impact

- 8.35 As with any development, the proposed golf course will have an impact on the landscape. At present the landscape in which the development sits is classed as Rolling Farmland and Woodland and Suburban Fringe Landscape Character Types. It is likely that as the course is developed the entire site would change to Suburban Fringe. While there is a likely change in the landscape character type it is not considered that this would be out of keeping with the landscape of the wider area, which will not be adversely affected and would remain clearly defined by the retained trees, buildings and unaltered landscapes surrounding the site.
- 8.36 There will be a visual impact. However, given that the magnitude of change from existing golf course and farmland to a golf course is low, it is not considered that the visual change as result of the development will be a significant. The design of the course and the limited re-profiling of the site have contributed to the site not having an adverse visual impact from key locations around the site.

Access and Recreation

- 8.37 An Outdoor Access Management Plan has been submitted which shows how access will be maintained through the site during operation of the golf course. This shows the creation of new formal and informal paths in and around the course as well as retention of existing paths and trails. These will link to wider access improvements in the area associated with the Inverness West Link. The Council's Access Officer is content with the submitted documents.

- 8.38 A representation has suggested other paths that may be incorporated into the development, including linkages between the grassed route through the site and the path between the 17th and 18th holes; extension of the grassed route along the boundary of the 4th hole to the path next to the 5th hole; and the creation of a path alongside the 11th hole. It is considered that each of these paths have merits, however the purpose of the paths shown on the plans is to encourage access around the course which will not increase risk to walkers from being hit by golf balls. Members of the public will continue to be free to walk across the course and may choose to use the routes which have been suggested.
- 8.39 A representation has also questioned the damage that may be done over time to the grassed routes (that are not formal paths) as a result of people taking access over them. It is considered that this will be a matter for the management and maintenance of the course. However, given the level of access likely to take place on these routes it is not envisaged that there would be significant damage to these routes which can not be managed.
- 8.40 A representation has sought to ensure that the Great Glen Way will not be adversely affected as a result of the construction of the golf course. There is a condition attached to the planning permission in principle which will ensure that this is the case.

Amenity impact

- 8.41 There is limited noise emanating from a development of this type. In order to protect residential amenity, conditions were attached to the planning permission in principle to ensure that details of ventilation systems on the golf clubhouse were provided and would not have an adverse affect on residential amenity of the nearby properties. The ventilation will be via louvres on the rear elevation of the clubhouse. These have been considered and are acceptable. Details of the ventilation system that will use these louvres as exhausts have not. However, this information will need to be subject to a future planning application.
- 8.42 Developers have to comply with reasonable operational practices with regard to construction noise so as not to cause nuisance, which is then tackled via the Council's Environmental Health services under Section 60 of the Control of Pollution Act 1974 which can set restrictions in terms of hours of operation, plant and equipment used and noise levels etc. Should the application be granted, an informative will be set out to invite the developer discuss the construction noise with relevant Council officers.
- 8.43 Lighting of the development during twilight and early evening is proposed. A lighting strategy has been submitted which uses a mix of low level bollard lighting, lighting columns and building mounted lighting. The lighting strategy proposes to direct light away from residential properties and use louvered lamps to avoid the light shining backwards onto areas where lighting is not required. The proposed lighting scheme is acceptable as it is considered that it will avoid sky glow and not have an adverse impact on residential amenity.

Other Material Considerations

8.44 There are no other material considerations.

Non-material issues raised in representations

- 8.45 Representations identified proposals for uses of the land which will no longer be required for use as part of Torvean Golf Course and alternatives to the current proposal. One option includes creation of an additional 9 hole course on the land no longer needed for Torvean Golf Course, the other option suggests a reconfiguration of the course which retains elements of the course to the south of the A82. The Inverness West Link and other associated projects are being brought forward by a project board. These alternative proposals are not in front of the Planning Authority for consideration and have been passed to the Project Manager for the Inverness West Link and associated projects for his consideration.
- 8.46 Representations have also raised the issue of the route of the Inverness West Link and have suggested that this proposal would not be required if an alternative route was chosen for the road. The decision on this planning application must take into consideration the planning history of the site and any other proposals which may affect the development of the site. In determining this application, the alignment of the Inverness West Link is not relevant and therefore has not been considered.

9.0 CONCLUSION

- 9.1 The Highland Council has made a commitment to the delivery of the Inverness West Link. The application presented here provides an opportunity to bring forward a project which will firstly compensate any loss of golf facilities as a result of the West Link development and secondly enhance the provision through the development of a larger course with modern, fit for purpose supporting infrastructure. The proposed golf course is entirely consistent with the conditions attached to the planning permission in principle and with the approved Torvean and Ness-side Development Brief, which forms part of the statutory Development Plan for the area. As recognised in this report further applications require to be brought forward to provide details on a number of aspects of the proposal. These will be reported to South Planning Applications Committee in due course.
- 9.2 All relevant matters have been taken into account when appraising these matters specified in conditions. It is considered that overall the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10.0 RECOMMENDATION

- 10.1 It is recommended the matters specified in conditions be **APPROVED** subject to the following conditions and reasons:
- 1 For the avoidance of doubt, the Sustainable Drainage System Basin at the junction into the development from General Booth Road as shown on drawing HRS7139-PL02_Rev P2 and the associated filter chamber shown on drawing HRS7139-PL42

Rev P1 is not approved. No development or work shall commence on the surface water drainage system which drains the public road, until full details (including cross sections, secondary treatment mechanisms and maintenance details) of the surface water drainage system which drains the public road have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with the approved details.

Reason: To ensure the Sustainable Drainage System in this part of the development will be fit for purpose and is readily maintained.

2. No development or work shall commence on the practice area until full details (including elevations, cross sections and internal/external finishes) of the practice area driving range bays have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS APPROVAL OF MATTERS SPECIFIED IN CONDITIONS

An application or applications for the approval of all outstanding matters specified in conditions attached to planning permission in principle ref. 14/00049/PIP must be made no later than whichever is the latest of the following:

- i. FIVE YEARS from the date upon which planning permission in principle ref. 14/00049/PIP was granted;
- ii. SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. SIX MONTHS from the date on which an appeal against such refusal was dismissed.

The development to which planning permission in principle ref. 14/00049/PIP relates must commence no later than TWO YEARS from the date on this decision notice, or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained, whichever is the later.

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.

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. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Trunk Roads Authority and/or the Roads Authority prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Trunk Road Authority and / or Roads Authority officer at the earliest possible opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and

Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

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.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from:

SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species.

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see:

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended). Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action. If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Designation: Head of Planning and Building Standards

Author: Simon Hindson

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

HRS7139-PL03 Rev P2	Existing Services Plan
HRS7139-PL04 Rev 01	Road Lighting Plan
HRS7139-PL05 Rev C	Club House and Maintenance Facility Floor Plans
HRS7139-PL06 Rev C	Clubhouse Massing and Elevations
HRS7139-PL08 Rev A	Pump house Floor and Elevation Plan
HRS7139-PL38 Rev P2	Proposed Services Plan
RDT_100(GA)P Rev A	Golf Course Masterplan
RDT_102(GA)P Rev B	Access Plan
RDT_300(GA)P Rev A	Landscape Habitat Masterplan
RDT_400(GA)P Rev A	Grassing Plan
RDT_500(GA)P Rev A	Golf Course Drainage
RDT_600(694H)P Rev A	Irrigation Plan
RDT_922(GA)P Rev A	SNH Headquarters Plan

HRS7139-PL01 Rev P2	Sections
HRS7139-PL02 Rev P2	Access Layout Plan
HRS7139-PL07 Rev A	Proposed Drainage Layout
HRS7139-PL09 Rev P04	Maintenance Facility Elevations
HRS7139-PL12 Rev P04	Landscape Layout
HRS7139-PL40 REV P1	Planting Plan
RDT_030(SW)P REV A	Tree Protection Plan
RDT_200(GA)P Rev A	Tree Removal Plan
RDT_201(GA)P Rev A	Earthworks Contour Plan
RDT_902(GA)P Rev A	Earthworks Cut and Fill Plan
RDT_921(GA)P	Golf course Phasing Plan
	SNH Headquarters Plan
	Sections
CS059146/S5/01 S1	Underpass 3 - General Arrangement
HRS7139-PL10	Phasing Plan
PL38A	Tree Constraints Plan
RDT_040(SW)P	Downtakings Plan
RDT_900(DD)P	Design Details
HRS7139-PL42 Rev P1	Standard Detail Sheet 2 of 2
HRS7139-PL47 Rev P1	Existing and Proposed Levels
HRS7139-PL11	Location Plan
RDT_000(SW)P	Existing Conditions
RDT_010(SW)P	Existing Services Plan
RDT_901(DD)P	Design Details Boundary
	Sections
HRS7139-PL39 Rev P1	Tree Constraints Plan
HRS7139-PL41 Rev P1	Standard Detail Sheet 1 of 2
HRS7139-PL43 Rev P1	Sections
HRS7139-PL44 Rev P1	Drainage Sections
HRS7139-PL45 Rev P1	Vehicle Swept Paths

PLANNING PERMISSION IN PRINCIPLE

Reference No: 14/00049/PIP

To:
The Highland Council
Mr Jim Smith
TEC Services
Osprey House
Alness Point Business Park
Alness
IV17 0UP

Per:
Capita Symonds Ltd
Warren Rocca
Kingmoor Business Park
Carlisle
Cumbria
CA6 4SJ

**Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc.
(Scotland) 2006 Act**

DECISION NOTICE

**A mixed use development consisting of (1) an 18 hole golf course, practice area, maintenance facility and new golf club house, (2) the formation of a 'Sports Hub' comprising sports pitches, fitness trails, car parking, and building to accommodate changing/shower facilities, (3) parkland areas, and ancillary works at
Land 400M West Of Torvean Golf Club, Inverness**

The Highland Council in exercise of its powers under the above Acts **grants planning permission in principle** for the above development in accordance with the particulars given in the application and the following plans/drawings:

Type of Plan	Plan Number	Version No.	Date Plan Received
General Plan	PL01	A	12.03.2014
Location Plan	PL02	A	12.03.2014

This permission is granted subject to the following conditions: -

- (1.) Planning Permission in Principle is hereby granted for a development, on the area of land detailed on plan PL02 Revision A, to be developed in three phases, comprising:
- Phase 1 - Formation of reconfigured 18 hole golf course, practice area, golf club house, maintenance building and car parking;
 - Phase 2 - Formation of Sports Hub comprising sports pitches, fitness trails, car parking and a building to accommodate changing/shower facilities
 - Phase 3 - Formation of Parkland and ancillary works at Torvean.

Reason: To ensure that build-out of the development is phased so as to avoid adverse impact on existing services and facilities.

Dated: 14th April 2014

Head of Planning and Building Standards

- (2.) No development shall commence within a phase, or relating to a phase, until all of the matters specified below, as they relate to or are relied upon by that phase, have been approved on application to the Planning Authority:
- i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
 - ii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iii. details of access and parking arrangements;
 - iv. the design and external appearance of any built development. This includes but is not limited to any clubhouse, changing facilities or maintenance buildings;
 - v. details of the proposed water supply and drainage arrangements.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

- (3.) No development shall commence affecting an existing golf course hole(s), part of an existing golf course hole(s), golf club house, golf course maintenance building or parking area until a replacement hole(s), golf club house, golf course maintenance building, or car parking area are provided, be fully operational and available for use. The replacement facility/facilities shall be designed and construction overseen by a recognised golf course designer, in consultation with Torvean Golf Club and SportScotland.

Reason: To ensure Torvean Golf Club have 18 holes available to play at all times and all other facilities currently available as part of the course during construction of the re-configured golf course.

- (4.) Any details pursuant to Condition 2 above shall show a development with no built development within a 12m corridor from the centre line of the overhead power lines running across the site.

Reason: In order to avoid conflict between built development and the electrical infrastructure of the area.

- (5.) Any details pursuant to Condition 2 above shall show a development featuring a minimum buffer of 60m from the centre line of play on any proposed golf course hole to the boundary of any neighbouring land.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing add to avoid conflict between users of the re-configured golf course and neighbouring uses both current and proposed.

- (6.) Any details pursuant to Condition 2 above shall include a mitigation scheme to minimise the risk of golf balls going outwith the reconfigured golf course and practice area. This shall be submitted and agreed by the Planning Authority, in consultation with SportScotland, and thereafter implemented prior to first occupation of the golf course. The mitigation shall reflect the phased nature of the scheme and shall be amended as required in relation to the replacement of sections of the golf course. Mitigation works shall be designed in consultation with Torvean Golf Club.

Reason: In order to avoid conflict between uses and for reasons of health and safety.

Dated: 14th April 2014

Head of Planning and Building Standards

- (7.) Any details pursuant to Condition 2 above shall detail the routes, materials and any proposed boundary treatments of the proposed fitness trails.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

- (8.) Any details pursuant to Condition 2 above shall show the accesses to the site constructed in accordance with The Highland Council's Roads and Transportations Guidelines for New Developments.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing and in the interests of road safety.

- (9.) Any details pursuant to Condition 2 above shall include details of covered and secure communal bicycle storage/racking systems within both the curtilage of the golf club house and the sports hub changing facility for one bicycle per eight car parking spaces. The storage/racking systems shall be installed in accordance with these approved details prior to the first occupation of the development.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing and to encourage bicycle access to the facilities.

- (10.) No development shall commence on site until an operation phase Traffic and Access Management Plan has been submitted to, and approved in writing by, the Planning Authority taking into consideration events which may be held at the golf club and sports hub that may attract a large number of spectators. The approved traffic and access management plan shall be implemented prior to development commencing.

Reason: In the interests of road safety.

- (11.) No development shall commence on site until a construction phase Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety during construction.

- (12.) No development shall commence until cycle and access audits have been completed and agreed by the Planning Authority. Thereafter any mitigation identified should be implemented.

Reason: To ensure cycle and access opportunities provided are fit for purpose.

- (13.) Any details pursuant to Condition 2 above shall show car parking spaces provided within the curtilage of the golf club house and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation, thereafter being maintained for this use in perpetuity. Provision shall be as follows:

- i. Two spaces per hole plus one space per three members of staff; and
- ii. Minimum of one car parking space for disabled persons per 20 spaces or 6% of maximum standard size, whichever is the greater.

Reason: To ensure the proposal complies with the Council's parking standards.

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- (14.) Any details pursuant to condition 2 above shall show car parking spaces provided within the curtilage of the sports hub and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation, thereafter being maintained for this use in perpetuity. Provision shall be as follows:
- i. A maximum of 150 car parking spaces;
 - ii. A minimum of 6 disabled car parking spaces,
 - iii. A minimum of 4 coach spaces; and
 - iv. A minimum of 4 minibus/service vehicle spaces.

Reason: To ensure the proposal complies with the Council's parking standards.

- (15.) Any details pursuant to Condition 2 above shall show surface water drainage provision within the application site which accords with the principles of Sustainable Urban Drainage Systems (SUDS) and is designed to the standards outlined in Sewers for Scotland Second Edition (or any superseding guidance prevailing at the time).

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

- (16.) Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place within 6 metres of any watercourse without planning permission being granted on application to the Planning Authority.

Reason: To ensure future maintenance access to the watercourses and to uphold bank stability.

- (17.) Any details pursuant to Condition 2 above shall show arrangements for potable water and sewerage infrastructure to serve the site (including a programme for implementation). No part of the development shall be occupied until sewer connections and potable water storage infrastructure, as required, have been completed in accordance with the approved arrangements. For the avoidance of doubt no new private water supplies will be permitted as part of this development.

Reason: In order to ensure that water and sewerage infrastructure is carefully managed and provided timeously, in the interests of public health and environmental protection.

- (18.) Any details pursuant to Condition 2 above shall show a design and layout informed by a revised flood risk assessment for the reconfigured golf course and proposed sports hub, with any built development being located outwith the flood risk area shown within the revised flood risk assessment. Any measures included within the design and layout for the purposes of mitigating and/or protecting properties and/or land from flood risk shall be completed prior to the first occupation of the development. For the avoidance of doubt and for the purpose of this Condition built development comprises the proposed golf club house, proposed golf maintenance building and proposed sports hub building.

Reason: To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring both within and outwith the application site, is provided timeously.

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- (19.) No development shall commence until a scheme of proposed works within the water environment is submitted for the written approval of the Planning Authority in consultation with SEPA. This should include any proposed buffers, watercourse crossings, and habitat enhancement proposals. Thereafter all work shall be carried out in accordance with the proposed scheme.

Reason: In order to protect the water environment.

- (20.) Any details pursuant to Condition 2 above shall detail ground levels, access, egress routing and drainage for the written approval of the Planning Authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To ensure that there are suitable means of access and egress from the site in the event of flooding.

- (21.) Any details pursuant to Condition 15 above shall include an irrigation plan for the golf course. This shall include details of any water abstraction required from water bodies and/or watercourses within the reconfigured golf course. The approved irrigation plan shall be implemented prior to development commencing.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

- (22.) Any details pursuant to Condition 2 above shall include a detailed Landscape Plan and Maintenance Programme. The Landscape Plan shall be implemented in full during the first planting season following commencement of development, with maintenance thereafter being carried out in accordance with the Maintenance Programme. For the avoidance of doubt, any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

- (23.) Any details pursuant to Condition 2 above shall be informed by:

- i. Arboricultural Assessment;
- ii. Tree Constraint and Protection Plan
- iii. Arboricultural Method Statement;
- iv. Tree and Woodland Management Plan for existing woodlands Such details should be in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction (or any superseding document prevailing at the time).

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

- (24.) A minimum stand-off distance of 30m shall be maintained at all times between the edge of the working area of the development and the nearest badger sett and at no time shall built development take place within 30m of a badger sett.

Reason: To protect and enhance the nature conservation interests of the area, mitigating any effects on Badgers and their habitat.

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- (25.) No development shall commence until pre-commencement protected species surveys have been undertaken and a report of each survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and the immediate surrounds. The report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: In order to ensure the protected species which may be present on the site are not adversely affected.

- (26.) With effect from the date of this permission, no trees 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.

- (27.) No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

- (28.) No development shall commence until a detailed Outdoor Access Plan of public access across the site (as existing, during construction and following completion) has been submitted to, and approved in writing by, the Planning Authority with the first matters specified in conditions application on the site. The plan shall include details showing:

- i. All existing access points, paths, core paths, tracks, rights of way and other routes (whether on land or inland water), and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;
- ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
- iii. All proposed paths, tracks and other routes for use by walkers, riders, cyclists, canoeists, all-abilities users, etc. and any other relevant outdoor access enhancement (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc.);
- iv. Any diversion of paths, tracks or other routes (whether on land or inland water), temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage).

The approved Outdoor Access Plan, and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

Reason: In order to safeguard public access both during and after the construction phase of the development.

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- (29.) The Great Glen Way Long Distance Footpath running between General Booth Road and the A82 shall remain accessible and free from obstruction throughout the construction phase of the development.

Reason: In order to ensure that access to the Great Glen Way Long Distance Footpath is not obstructed as a result of this development.

- (30.) No development shall commence until a scheme for the storage of refuse and recycling within the application site has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

Reason: To ensure that waste on the site is managed in a sustainable manner.

- (31.) All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In order to ensure that the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

- (32.) No development shall commence until full details of all external ducting and other elements of the proposed ventilation system have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with these approved details.

Reason: In order to ensure that the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

- (33.) No development shall commence until full details of any floodlighting system to be used within the site has been submitted to, and approved in writing by, the Planning Authority. Such details shall be designed following the Institute of Lighting Engineers "Guidance Note for the Reduction of Obtrusive Light" and include full details of the location, type, angle of direction and wattage of each floodlight which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

- (34.) No development of the sports pitches shall commence until a Noise Management Plan has been submitted to, and approved in writing by, the Planning Authority. The Management Plan and any supporting assessments shall be carried out by a suitably qualified and competent person and shall assess the likely impact of noise emanating from the development on

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neighbouring properties. Furthermore, the following should comprise part of the assessment:-

- i. A description of the proposed development in terms of noise sources and the proposed locations and operating times of the same;
- ii. A description of any noise mitigation methods that will be employed. The effect of mitigation methods on the predicted levels should be reported where appropriate;
- iii. A detailed plan showing the location of noise sources, noise sensitive premises and survey measurement locations;
- iv. A survey of current ambient (LAeq) and background (LA90) noise levels at appropriate locations neighbouring the proposed site;
- v. A prediction of noise levels resultant at neighbouring noise sensitive premises, for the operational phase of the proposed development. The raw data and equations used in the calculations should be provided; and
- vi. An assessment of the predicted noise levels in comparison with relevant standards. Development shall progress in accordance with the approved Noise Impact Assessment and all approved mitigation measures shall be implemented prior to the first occupation/use of the development, or as otherwise may be agreed in writing by the Planning Authority.

Reason: To avoid loss of amenity to nearby noise sensitive properties.

(35.) No development shall commence until a Construction Environmental Management Document (CEMD), in accordance with The Highland Council's Guidance Note on Construction Environmental Management Process for Large Scale Projects (August 2010) (as amended, revoked or re-enacted; with or without modification), has been submitted to, and approved in writing by, the Planning Authority (in consultation with SEPA, SNH and TECS). The CEMD shall be submitted at least two months prior to the intended start date on site and shall include the following:

- i. An updated Schedule of Mitigation (SM) drawing together all approved mitigation proposed in support of the application and other agreed mitigation (including that required by agencies and relevant planning conditions attached to this permission);
- ii. Change control procedures to manage/action changes from the approved SM, CEMD and Construction Environmental Management Plans;
- iii. Construction Environmental Management Plans (CEMPs) for the construction phase, covering:
 - a. Habitat and Species Protection;
 - b. Pollution Prevention and Control;
 - c. Dust Management;
 - d. Noise and Vibration Mitigation;
 - e. Site Waste Management;
 - f. Surface and Ground Water Management;
 - i. Drainage and sediment management measures from all construction areas including access track improvements; and
 - ii. Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall.
 - g. Water Course Management;
 - h. Public and Private Water Supply Protection Measures; and
 - i. Other relevant environmental management as may be relevant to the development.
- iv. Special Study Area plans for:
 - a. Species habitat identified within the Environmental Statement and/or raised by consultees; and

Dated: 14th April 2014

.....
Head of Planning and Building Standards

- b. Any other specific issue identified within the Environmental Statement, Schedule of Mitigation and/or conditions attached to this permission;
- v. Post-construction restoration and reinstatement of temporary working areas, compounds and borrow pits;
- vi. Unless conditioned separately as part of this permission, details for the appointment, at the developer's expense, of a suitably qualified Environmental Clerk of Works (ECoW), including roles and responsibilities and any specific accountabilities required by conditions attached to this permission;
- vii. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and
- viii. Methods for monitoring, auditing, reporting and the communication of environmental management on site and with client, Planning Authority and other relevant parties. Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation, Construction Environmental Management Document and any Construction Environmental Management Plans approved thereunder.

Reason: To ensure that the construction of the proposed development is carried out appropriately and does not have an adverse effect on the environment.

(36.) No development shall commence on phase 3 until a scheme to deal with potential contamination within the area identified for parkland on approved drawing PL01 Rev. A has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:

- i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be first submitted to and approved in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;
- ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;
- iii. measures to deal with contamination during construction works;
- iv. in the event that remedial action be required, a validation report that validates and verifies the completion of the approved decontamination measures;
- v. in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority. Thereafter, no development shall commence until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority. Reason: In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

Reason: In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

(37.) Any details pursuant to Condition 2 above shall include a mitigation scheme to minimise the risk of balls going outwith the area of the proposed new sports pitches known as the sports hub. This shall be submitted and agreed by the Planning Authority, in consultation with SportScotland, and thereafter implemented prior to first occupation of the sports pitches.

Reason: In order to avoid conflict between uses and for reasons of health and safety.

Dated: 14th April 2014

.....
Head of Planning and Building Standards

(38.) Any details pursuant to Condition 2 above shall detail the orientation, run-off areas and surface finishes and any proposed boundary treatments of the proposed sports pitches.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

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 LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION IN PRINCIPLE

The Highland Council hereby makes the following Direction under Section 59(5) & (7) of the Town and Country Planning (Scotland) Act 1997 (as amended). An application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following—

For Phase 1

- i. **FIVE YEARS** from the date on this decision notice;
- ii. **SIX MONTHS** from the date on which an earlier application for the requisite approval was refused; or
- iii. **SIX MONTHS** from the date on which an appeal against such refusal was dismissed.

For each subsequent Phase

- i. **FIVE YEARS** from the date of approval of matters specified in conditions for each previous Phase;
- ii. **SIX MONTHS** from the date on which an earlier application for the requisite approval was refused; or
- iii. **SIX MONTHS** from the date on which an appeal against such refusal was dismissed.

In respect of each phase, this permission will lapse on the expiration of the period from the date of the requisite approval of any matters specified in conditions applicable to that phase (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained), whichever is the later, unless that phase of the development to which the permission relates is begun before that expiration.

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.

Dated: 14th April 2014

.....
Head of Planning and Building Standards

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.

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. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity. Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:
<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:
<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

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.

Trunk Roads Authority Consent

You are informed that this consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland. Please contact the Route Manager via 0141 272 7100 to obtain permission. The Operating Company have responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure that all necessary permissions are obtained.

Sustainable Design

Dated: 14th April 2014

Head of Planning and Building Standards

Future designs for this site should draw on the principles contained within with The Highland Council's Sustainable Design Guide: Interim Supplementary Guidance, in particular with regard to use of sustainable building materials, waste water re-use/recycling and energy conservation.

Bilingual Signage

In line with the Council's Gaelic Language Plan and policies, you are encouraged to consider the use of both Gaelic and English on signage within in this development (both internal and external signs). For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

Environmental Impact Assessment

In accordance with Regulation 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, environmental information, in the form of an Environmental Statement, has been taken into consideration in the determination of this application and the granting of planning permission.

Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

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).

Protected Species - Tree Felling

Any mature trees within the application site which are to be felled, lopped or topped must be surveyed for bats prior to the works being carried out. If a bat roost is identified work must stop and further advice sought from SNH's area office. It is an offence to interfere with bats and/or their roosts without a license and strict penalties will be applied through the courts where a license has not been obtained.

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see:

www.snh.org.uk/publications/online/wildlife/law/birdsegg.asp

Tree Felling

Dated: 14th April 2014

Head of Planning and Building Standards

You are advised that a condition of this planning permission is that no trees within the application site are cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way without the prior written consent of the Planning Authority. This condition applies from the date of this consent and any unauthorised works may result in enforcement action and the service of a fixed penalty notice.

Major Development Site Notice

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

Building Regulations

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at BuildingStandards@highland.gov.uk or on 01349 886608.

Section 75 Agreement

None.

NOTIFICATION TO APPLICANT

1. If the applicant is aggrieved by the decision to refuse planning permission for or approval required by a conditions in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of appeal should be addressed to:

Directorate for Planning and Environmental Appeals
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk
FK1 1XR

Appeals can also be lodged online via the ePlanning Portal at
<https://eplanning.scotland.gov.uk/WAM/>

2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Dated: 14th April 2014

Head of Planning and Building Standards

S:\PROJECTS\CS071566 Torvean Golf Club & Sports Hub\Golf Club Landscape\Planning submission docs\15122014\Torvean_golf_course_sports_hub_parkland_Site_Plan_planning_issue_11122014.dwg

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The Highland Council 2013 150023389



 Extent of MSC Application

Revision Details By Date

CAPITA

The Capita Building
Kingmoor Business Park
CARLISLE
Cumbria
CA6 4SJ
Tel: 01228 673000
Fax: 01228 673111



**TRANSPORT, ENVIRONMENTAL
& COMMUNITY SERVICES**

Osprey House
Aleson Point Business Park
Aleson, IV17 0UP

Phone : 01349 886741
Fax : 01349 886749
E-Mail : jim.smith@highland.gov.uk

Project
TORVEAN GOLF COURSE

Title
**MATTERS SPECIFIED IN
CONDITIONS APPLICATION
(RED LINE BOUNDARY)**

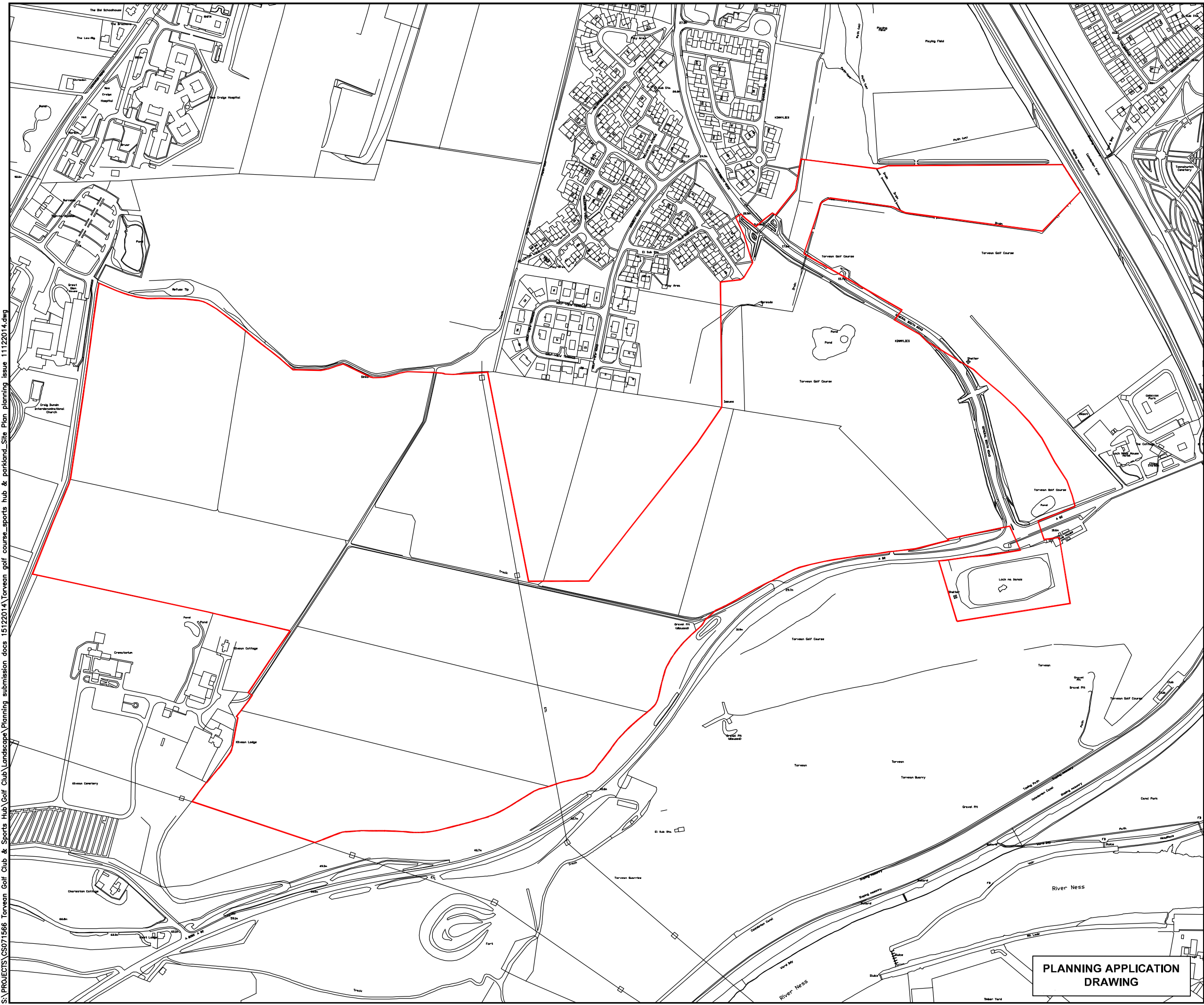
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Drawn DC Date 06/10/2014
Checked TR Date 06/10/2014

Project No: HRS7139 Status:

Drawing No: HRS7139 - PL11 Rev:

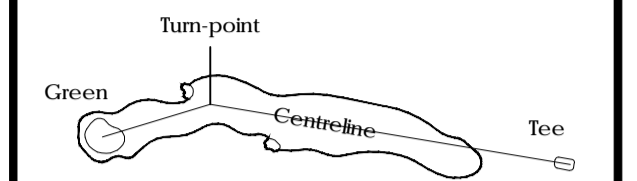
**PLANNING APPLICATION
DRAWING**





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1. FAIRWAY CENTERLINE TURNPOINTS ARE ALL 60M FROM ADJACENT BOUNDARIES. SEE DIAGRAM BELOW

Revision Details	By	Date	Surf
CLUBHOUSE/ACCESS LAYOUT & ADDITIONAL TREE PLANTING SNH HEADQUARTERS	SR	25.03.15	

The Highland Council
Comhairle na Gàidhealtachd
 TRANSPORT, ENVIRONMENTAL & COMMUNITY SERVICES

PROJECT DESIGN UNIT
 OSPREY HOUSE
 ALNESS IV17 0UP
 Phone : 01349 886741
 Fax : 01349 886749
 E-Mail : jim.smith@highland.gov.uk

PREPARED BY:
 rennie-design
 INTERNATIONAL GOLF COURSE & LANDSCAPE ARCHITECTURE

TORVEAN GOLF COURSE MATTERS SPECIFIED IN CONDITIONS APPLICATION

Title: **GOLF COURSE MASTERPLAN**

Scale (at A1): **1:2500**

Drawn: SR Date: 191114
 Checked: CP Date: 191114

Project No: **120718_011**
 Drawing No: **RDT_100(GA)P** Rev: **A**

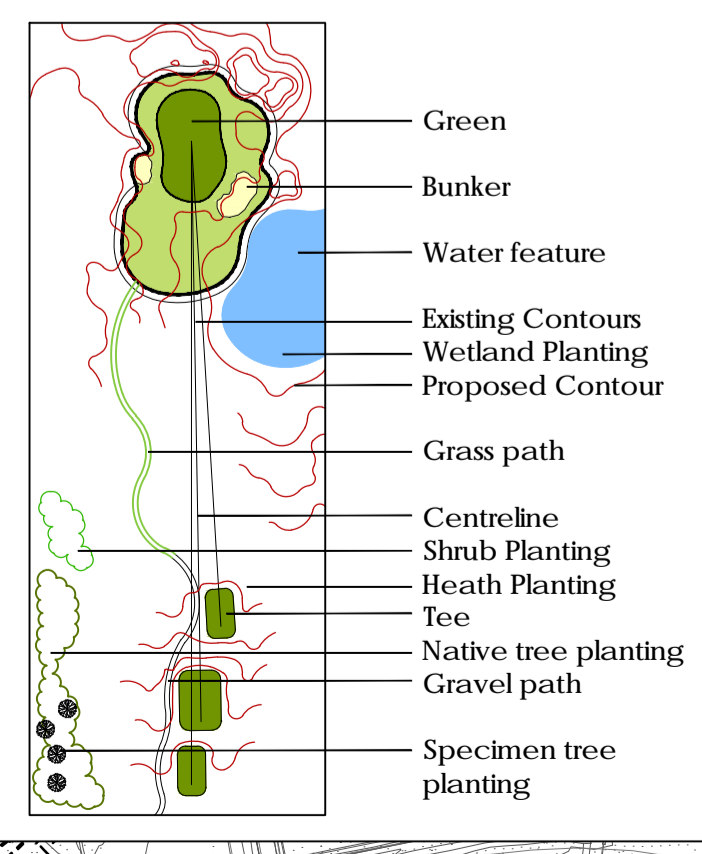
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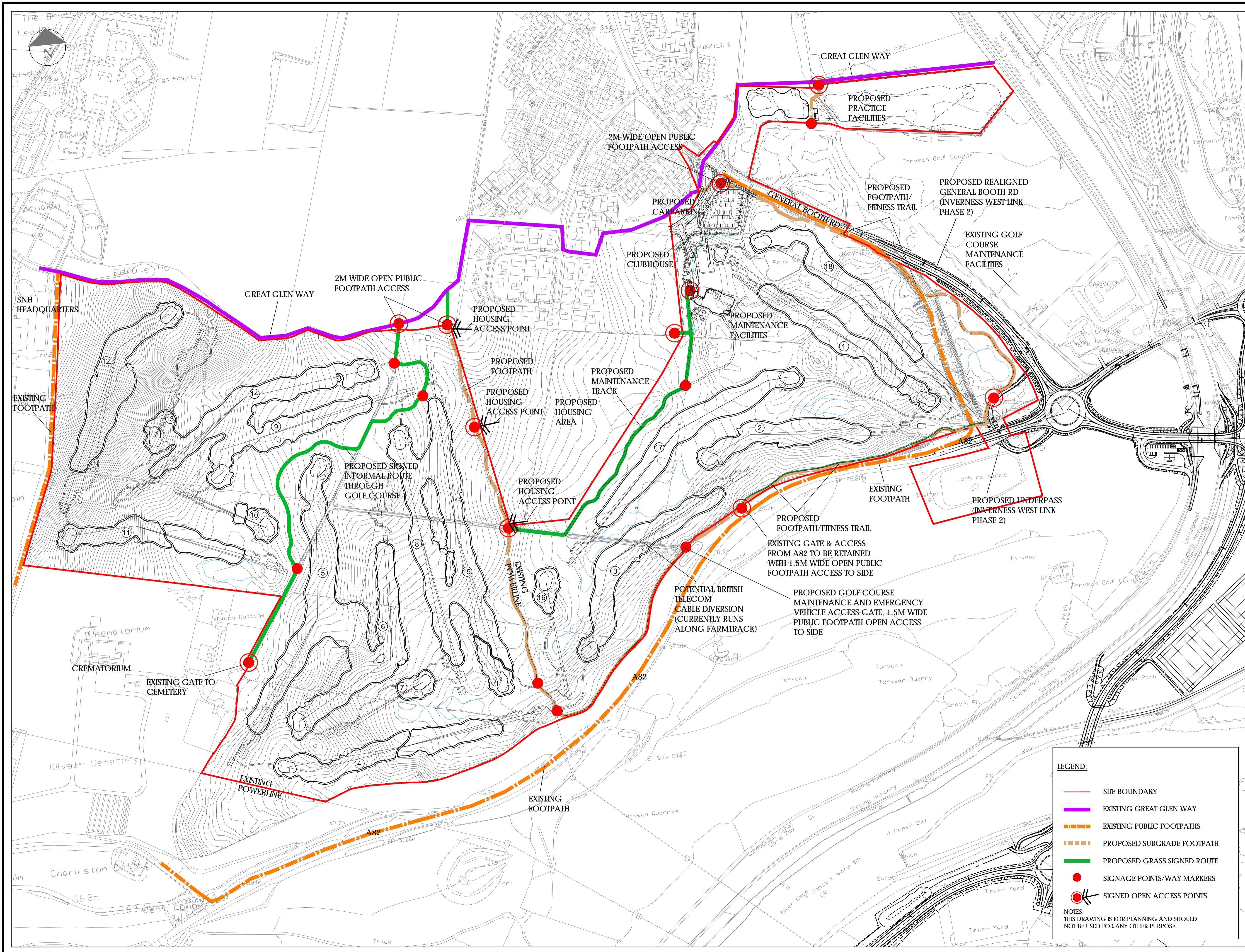
- SITE BOUNDARY
- TOPOGRAPHICAL SURVEY
- ARCHAEOLOGICAL SITES
- DRY STONE WALLS TO BE RETAINED WHERE POSSIBLE OR REBUILT AS PER ARCHITECTS SPECIFICATION
- DRY STONE WALLS TO BE BROKEN THROUGH WITH ENDS REBUILT AND MADE GOOD AS PER ARCHITECTS SPECIFICATION

SCORECARD:

Hole	Par	Yards	Hole	Par	Yards
1	4	384	10	3	159
2	4	329	11	4	357
3	4	410	12	4	372
4	4	416	13	3	188
5	5	514	14	4	472
6	4	432	15	5	523
7	3	175	16	3	177
8	4	419	17	4	475
9	4	345	18	4	441
OUT	36	3424	HOME	34	3164
			OUT	36	3424
			TOTAL	70	6588

NOTES:
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1. HEALTH AND SAFETY ON A GOLF COURSE IS OF PARAMOUNT IMPORTANCE. PUBLIC ACCESS HAS BEEN PROVIDED ACROSS THE GOLF COURSE IN A SAFE MANNER TO MINIMISE RISK TO THE PUBLIC. A SIGNAGE STRATEGY WILL BE REQUIRED AS PART OF THE ACCESS PLAN.
2. SIMPLE WOODEN POST SIGNAGE WAY MARKERS TO BE LOCATED WITHIN THE GOLF COURSE DESIGN. MORE DETAILED SIGNS TO BE LOCATED AT ENTRY POINTS ONLY. REFER TO NMU REPORT PREPARED BY CAPITA.
3. PROPOSED GRASS SIGNED ROUTES WILL LINK TO EXISTING FARMTRACKS WHICH IN SOME AREAS HAVE EXISTING HARD SURFACES. PROPOSED MAINTENANCE TRACK MAY BE CONSTRUCTED WITH SUBGRADE.
4. THE SITE CURRENTLY HAS OPEN ACCESS POINTS WHICH WILL BE RETAINED AND IMPROVED WHERE POSSIBLE.

OPEN ACCESS POINT ANNOTATIONS	SR	28.05.15
OPEN ACCESS POINTS, LEGEND & NOTES/ANNOTATIONS	SR	25.03.15

Revision Details	By	Date	Surf
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The Highland Council
 Comhairle na Gàidhealtachd

TRANSPORT, ENVIRONMENTAL & COMMUNITY SERVICES

PROJECT DESIGN UNIT
 OSPREY HOUSE
 ALNESS IV17 0UP
 Phone : 01349 886741
 Fax : 01349 886749
 E-Mail : jim.smith@highland.gov.uk

PREPARED BY:
 rennie-design
 INTERNATIONAL GOLF COURSE & LANDSCAPE ARCHITECTURE

Project
TORVEAN GOLF COURSE MATTERS SPECIFIED IN CONDITIONS APPLICATION

Title
ACCESS PLAN

Scale (at A1)
1:2500

Drawn	SR	Date	191114
Checked	CP	Date	191114

Project No:	120718_011
Drawing No:	RDT_102(GA)P
Rev:	B

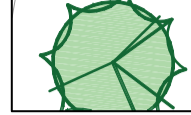
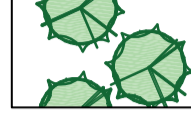
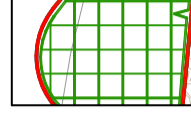
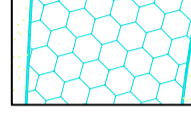
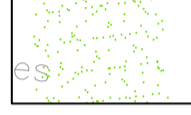
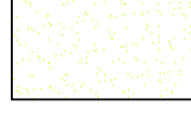
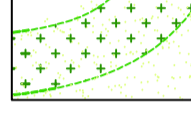

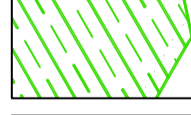

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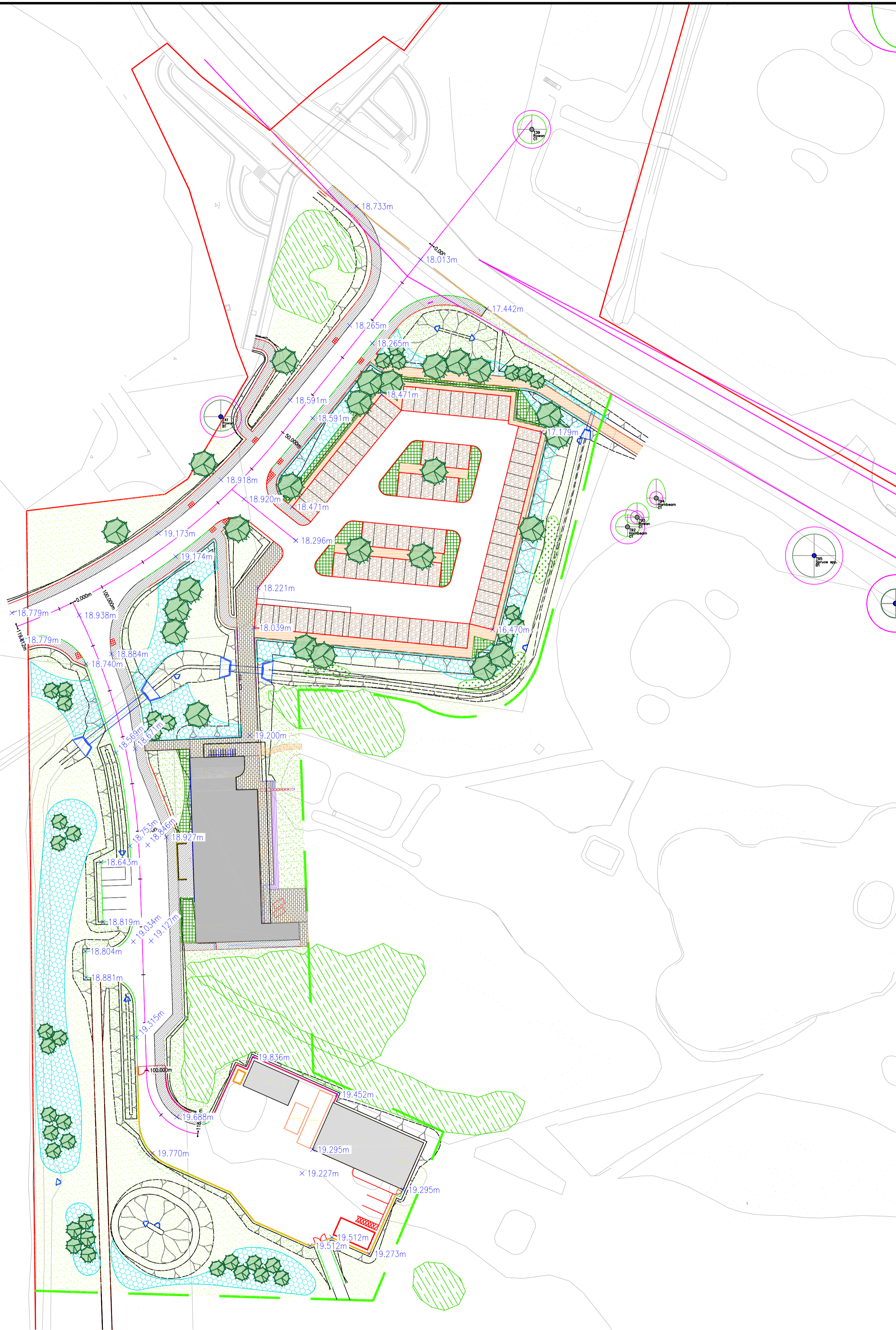
- SITE BOUNDARY
- EXISTING GREAT GLEN WAY
- EXISTING PUBLIC FOOTPATHS
- PROPOSED SUBGRADE FOOTPATH
- PROPOSED GRASS SIGNED ROUTE
- SIGNAGE POINTS/WAY MARKERS
- SIGNED OPEN ACCESS POINTS

NOTES:
 THIS DRAWING IS FOR PLANNING AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE

I:\CSL\PRBES01\Drawings\PROJECTS\CS071566 Torvean Golf Club & Sports Hub\Hub\Golf Club\Landscapes\Layout - Planning Issue 10/04/2015.dwg 10/04/2015 ISO A1 (landscape)

KEY

-  Proposed Standard Tree Planting
-  Proposed Feathered Tree Planting
-  Proposed Ornamental Planting
-  Proposed Woodland Planting
-  Proposed Amenity Grass Seeding
-  Proposed Wildflower Meadow Seeding
-  Proposed Marginal Planting
-  Existing Tree Specimens Retained
-  Existing Tree Groups/Vegetation Retained
-  Red Line/Planning Boundary



PLANTING SCHEDULE

TREE PLANTING - Standard Trees

Name (latin)	Name (common)	Specification
Fagus sylvatica	Beech	Range 10-12 to 18-20cm
Quercus robur	Pedunculate Oak	Range 10-12 to 18-20cm
Betulus pubescens	Birch	Range 10-12 to 18-20cm
Pinus sylvestris	Scots Pine	Range 10-12 to 18-20cm
		300-350cm ht, 30L CG

Trees: BS 3936 Part 1: 1992. Supply and plant trees in accordance with Planting Schedule, in locations as shown in a 1.0m X 1.0m X 750mm pit. In grass areas, 1m clear around trunk with 50mm composted bark mulch

TREE PLANTING - Feathered Trees

Name (latin)	Name (common)	Specification
Fagus sylvatica	Beech	150-175cm height
Quercus robur	Pedunculate Oak	150-175cm height
Betulus pubescens	Birch	150-175cm height
Pinus sylvestris	Scots Pine	175-200cm ht, 15L CG

Trees: BS 3936 Part 1: 1992. Supply and plant trees in accordance with Planting Schedule, in locations as shown in a 500mm X 500mm X 500mm pit.

SHRUB PLANTING

Name (latin)	Specification		
	Root	Pot	Spacing
Euonymus fortunei "Emerald 'n' Gold"	C	3L	3no./m ²
Viburnum davidii	C	3L	3no./m ²
Cistus corbariensis	C	3L	3no./m ²
Choisya temata "Aztec Pearl"	C	3L	3no./m ²
Berberis thunbergii "Red Chief"	C	3L	3no./m ²
Bergenia purpurea "Bressingham Ruby"	C	3L	4no./m ²
Photinia "Red Robin"	C	3L	3no./m ²
Calluna vulgaris	C	2L	4no./m ²

WOODLAND PLANTING - Core Mix

Qty %	Name (latin)	Name (common)	Specification
50	Quercus robur	Pedunculate Oak	1+1 Transplant
10	Betula pubescens	Birch	1+1 Transplant
10	Pinus sylvestris	Scots Pine	3L
5	Corylus avellana	Hazel	1+1 Transplant
5	Alnus glutinosa	Alder	1+1 Transplant
5	Crataegus monogyna	Hawthorn	1+1 Transplant
10	Ilex aquifolium	Holly	3L
5	Sambucus nigra	Elder	1+1 Transplant

WOODLAND PLANTING - Edge Mix

Qty %	Name (latin)	Name (common)	Specification
20	Crataegus monogyna	Hawthorn	1+1 Transplant
15	Corylus avellana	Dogwood	1+1 Transplant
15	Ulex europaeus	Gorse	3L
15	Prunus spinosa	Blackthorn	1+1 Transplant
10	Ilex aquifolium	Holly	3L
15	Viburnum opulus	Gelder Rose	1+1 Transplant
10	Cytisus scoparius	Common Broom	3L

Transplant/whips to be notch planted
 Transplant and whips to be protected using tube shelters
 Transplants and whips to be planted at 1No per 2m²
 Thin out 10% of trees in year five (5)
 Whole area to be dressed with 75mm depth ornamental bark mulch.

AQUATIC/MARGINAL VEGETATION SPECIES

Qty %	Name (latin)	Specification
5	Callitriche stagnalis	All aquatic/ marginal vegetation species to be supplied as plugs
5	Lemna minor	
20	Lemna triscula	
30	Myriophyllum spicatum	
20	Potamogeton pectinatis	
15	Potamogeton crispus	
5	Polygonum amphibium	

All aquatic/marginal vegetation to be plug planted - 3/m² in random groups of 5-7 of each species.
 Aquatic/marginal vegetation species planting to be carried out under the supervision of an Ecologist.

WILDFLOWER SEEDING
 Hay Meadow (BSH ref RE1)
 Meadow Mix (MGS Grassland) Traditional
 To be sown at a rate of 3-5g/m²
 Wildflower seed mix to be confirmed by Ecologist

AMENITY GRASS
 BSH A22 (Low Maintenance) seed mix
 To be sown at a rate of 50g/m²

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Revision Details

Drawn By	Check By	Check Date	Check Sufx
RC	JG	10/04/15	P04
TR	AF	10/04/15	P03
TR	AF	10/04/15	P02
TR	AF	10/04/15	P01

The Highland Council
Comhairle na Gàidhealtachd
DEVELOPMENT & INFRASTRUCTURE
 PROJECT DESIGN UNIT
 Osprey House
 Alness Point Business Park
 Alness, IV17 0UP
 Phone : 01349 886741
 Fax : 01349 886749
 E-Mail : jim.smith@highland.gov.uk

Project
Torvean Golf Course
Matters Specified in Conditions Application

Title
Planting Plan

Scale (at A1)
1:500

Drawn	Date
RC	10/04/15
Checked	Date
AF	10/04/15

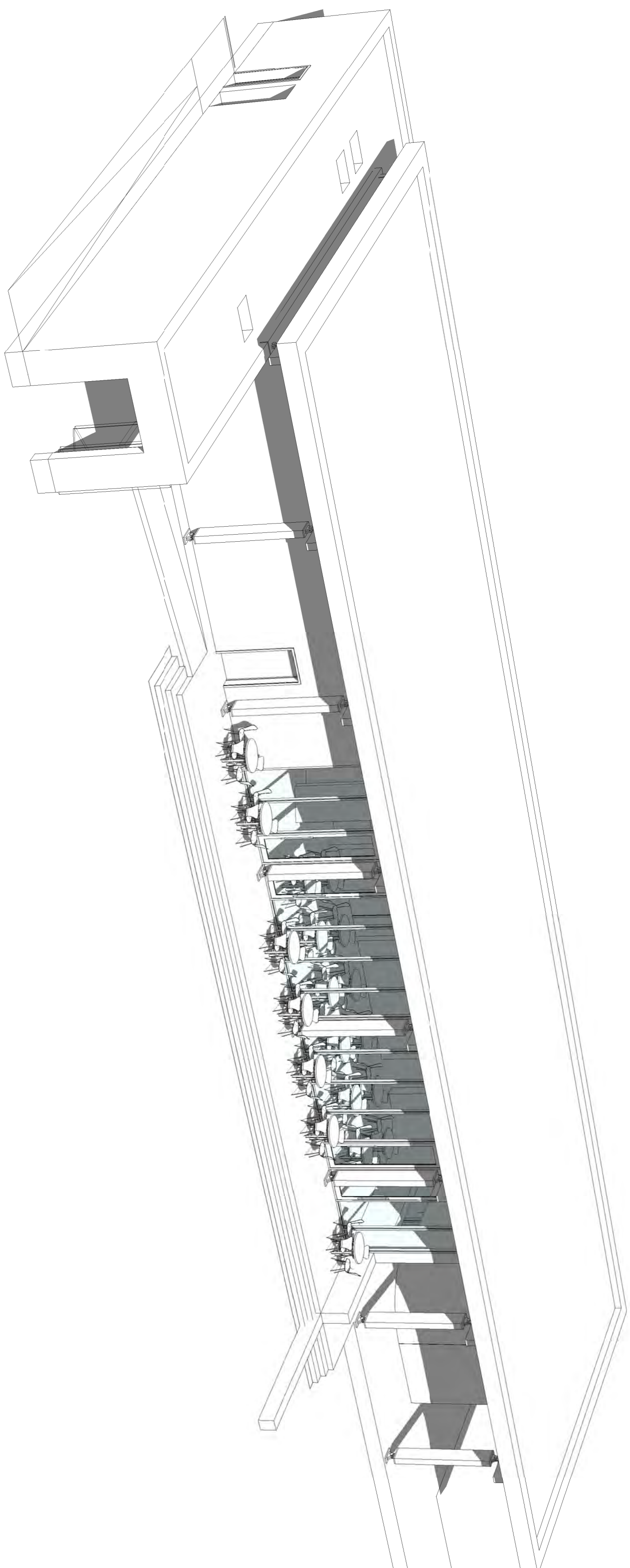
Project No:	Rev:
G	P04

Drawing No: HRS7139 - PL12

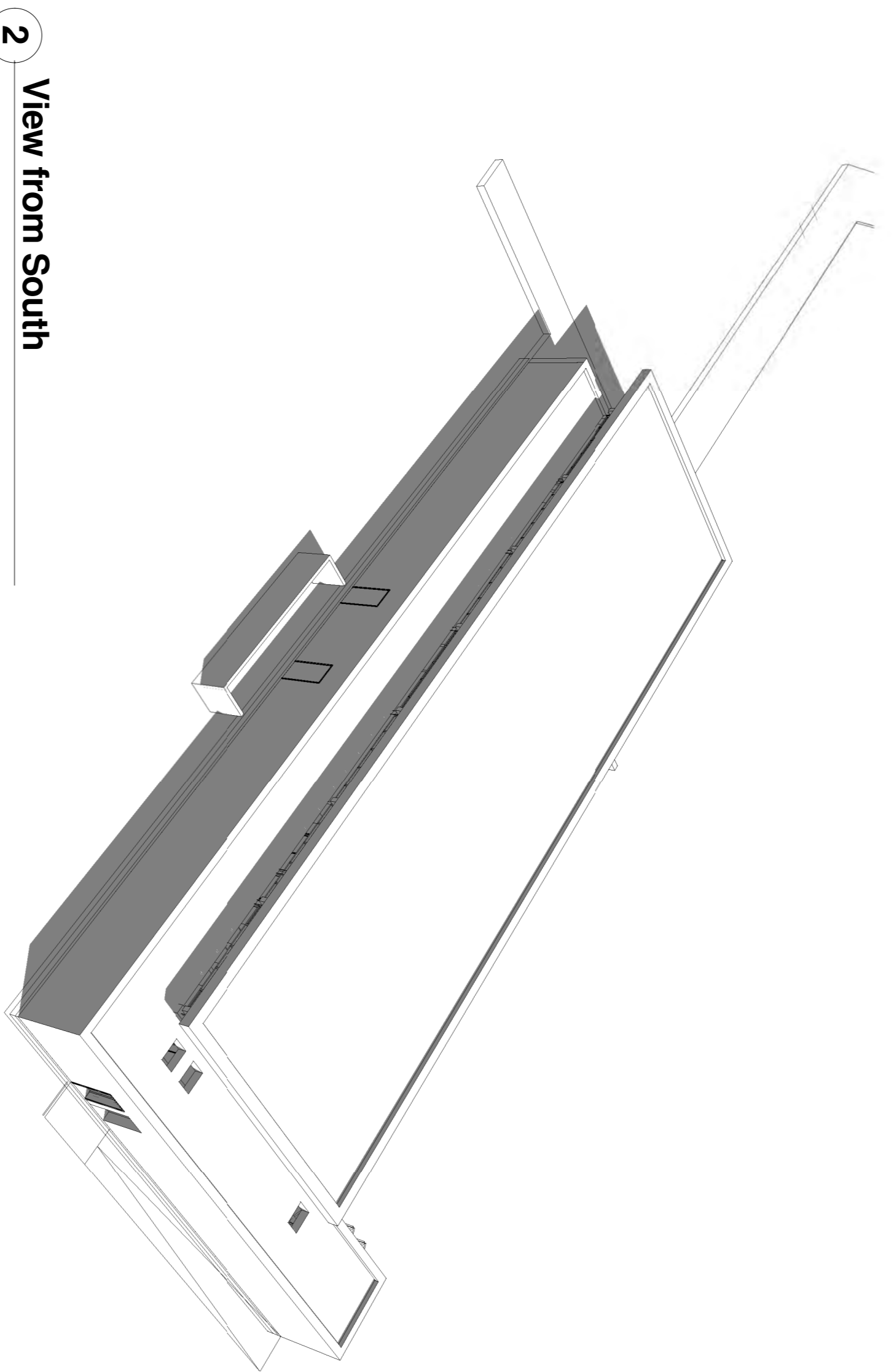


Port-a-Cabin and Shipping Container relocated from current maintenance facility. Colour and finish as existing.

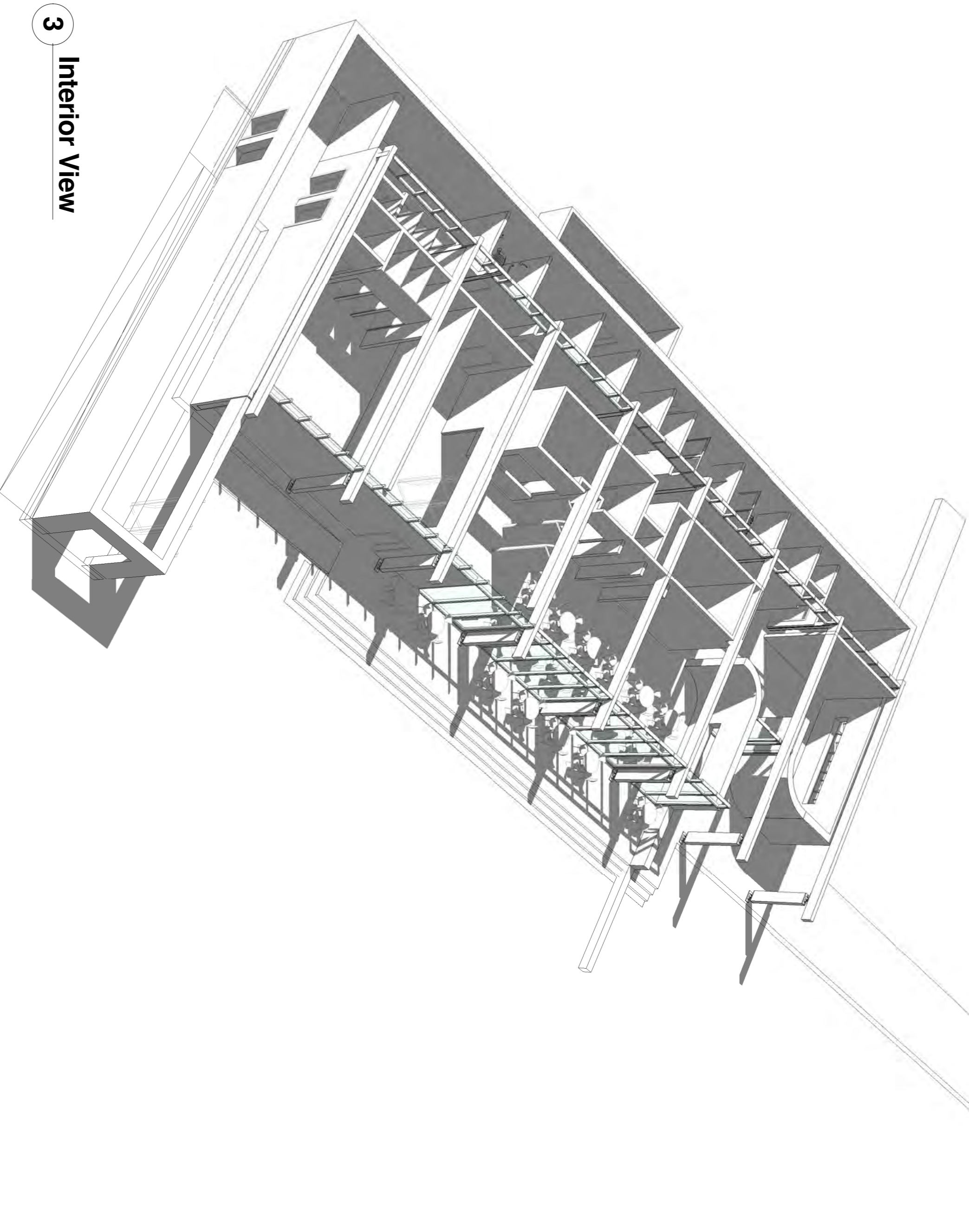
REV E HRS/319 - PL05		ISSUING OFFICE Blackburn	
RAW LHR 18/12/14	APPROVED BY [Signature]	DATE 18/12/14	ISSUING OFFICE Blackburn
REV A Changes as requested by SH	DATE 08/03/2015	ISSUING OFFICE Blackburn	ISSUING OFFICE Blackburn
REV B Standing Scores Removal	DATE 01/04/2015	ISSUING OFFICE Blackburn	ISSUING OFFICE Blackburn
REV C Canteen/Bar/Lounge Upgrade	DATE 08/04/2015	ISSUING OFFICE Blackburn	ISSUING OFFICE Blackburn
REV D Staff Cycle Relocated	DATE 28/05/2015	ISSUING OFFICE Blackburn	ISSUING OFFICE Blackburn
REV E Staff Cycle Added	DATE 19/05/2015	ISSUING OFFICE Blackburn	ISSUING OFFICE Blackburn
SD DRAWN BY T	DATE 18/12/14	ISSUING OFFICE Blackburn	ISSUING OFFICE Blackburn
SCALE @ A0 1 : 100	ISSUE STATUS Planning	ISSUING OFFICE Blackburn	ISSUING OFFICE Blackburn
Townean Golf Course			
CS/071566			
Matters Specified in Conditions Application. Clubhouse & Maintenance Building GA			
The Highland Council			
CAPITA Architectural, Environment & Planning Company, 17th Floor, 152-153 Colindale Avenue, London, NW9 1NU Tel: 0208 272999			
OS DRAWING NUMBER HRS/319 - PL05			



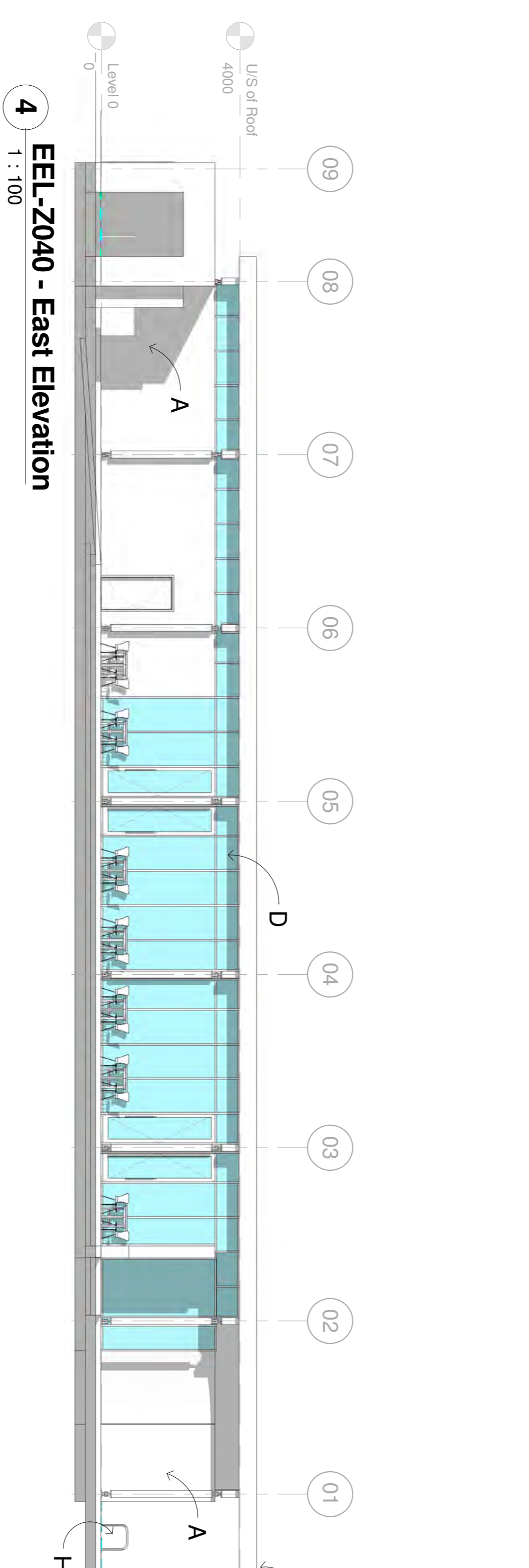
1 View from South East



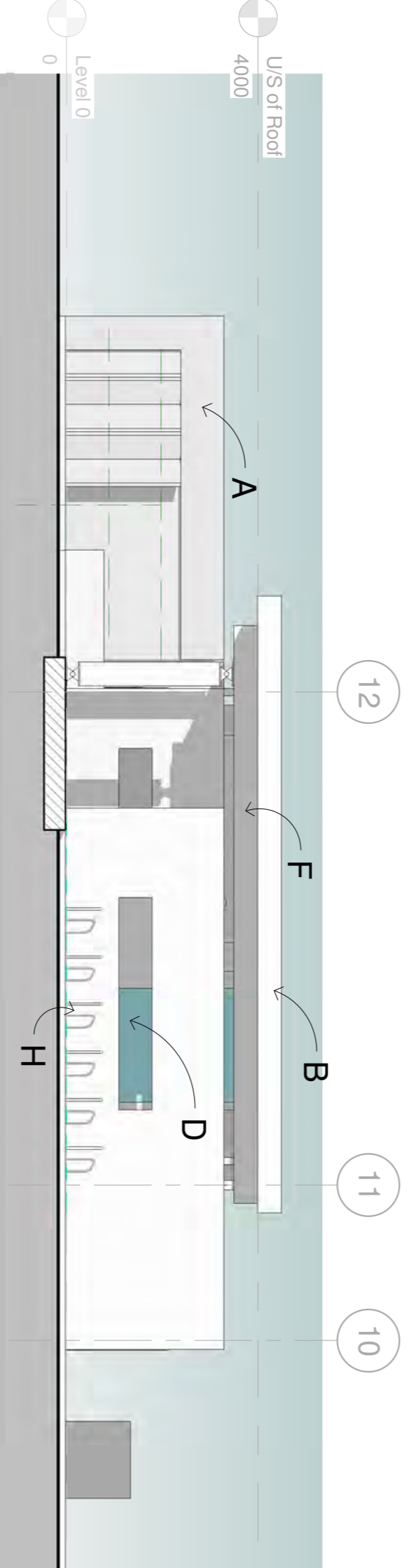
2 View from South



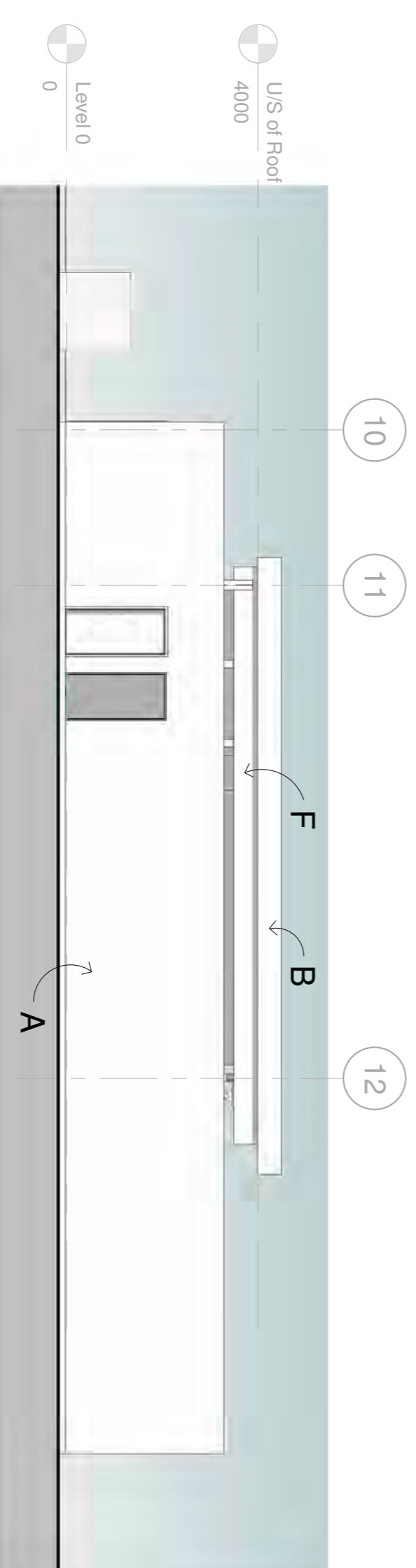
3 Interior View



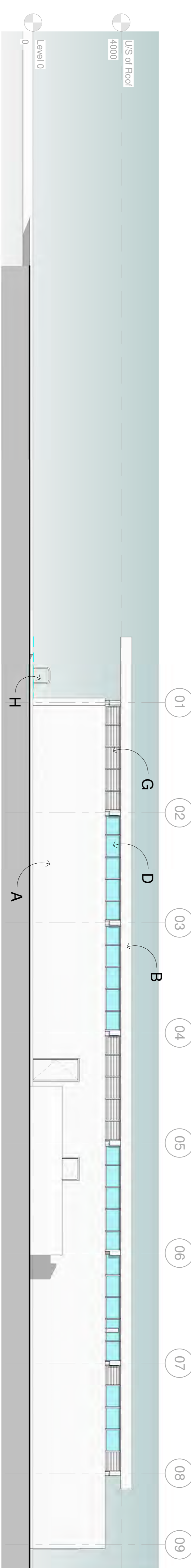
4 EEL-Z040 - East Elevation
1 : 100



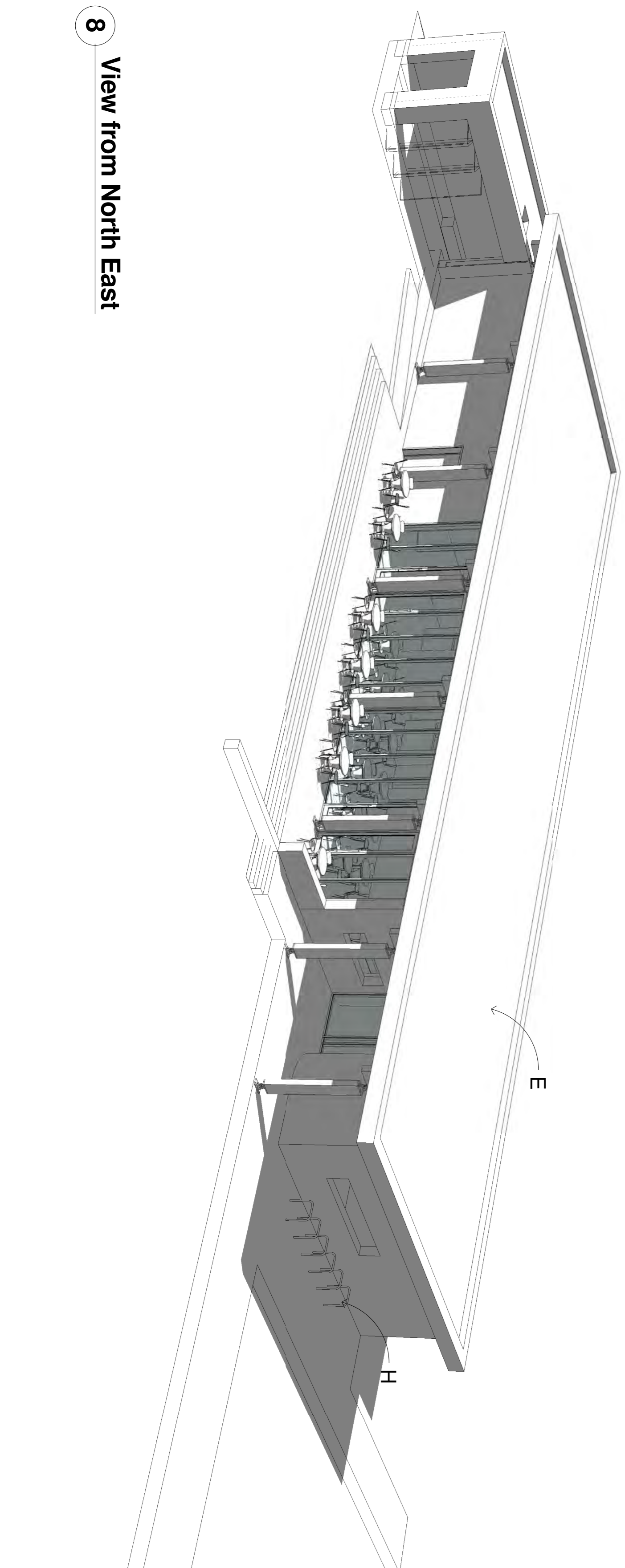
5 NEL-Z040 - North Elevation
1 : 100



6 SEL - Z040 - South Elevation
1 : 100



7 WEL-Z040 - West Elevation
1 : 100



8 View from North East

- Material Key:**
- A: Smooth-Course Fender: Ral 9010 Pure White.
 - B: GRP Fascia: Ral 9005.
 - C: Not Used
 - D: Glazing / Curtain Walling: Ral 9005 Frames.
 - E: Low pitch metal roof: Ral 7012.
 - F: Engineered Timber Larch Beams: Clear Stained.
 - G: Louvers with Curtain Walling: Ral 9005.
 - H: Sheffield Cycle Stands: Stainless Steel Finish.

NOTES

REV	DESCRIPTION	DATE	BY	CHKD BY	DATE
A	Standard Shower Removed	18/10/2015	RMW	LR	18/10/14
B	Changes as requested by SH	18/10/2015	RMW	LR	18/10/14

SCALE @ 20' ISSUE STATUS: ISSUED OFFICE

1 : 100 Planning Blackburn

Torvean Golf Course
CS-071566

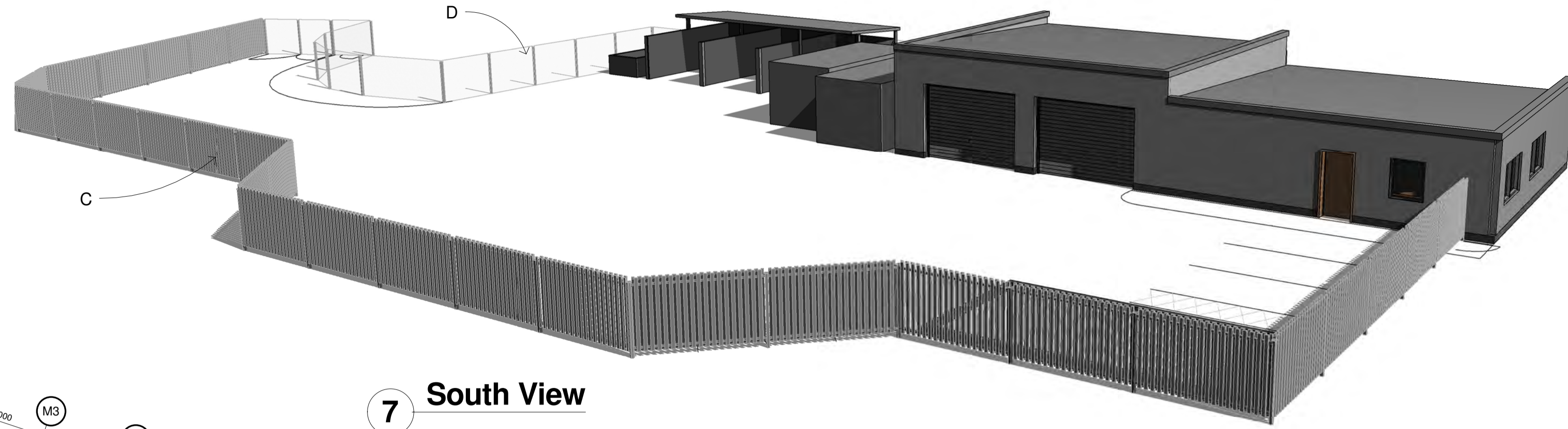
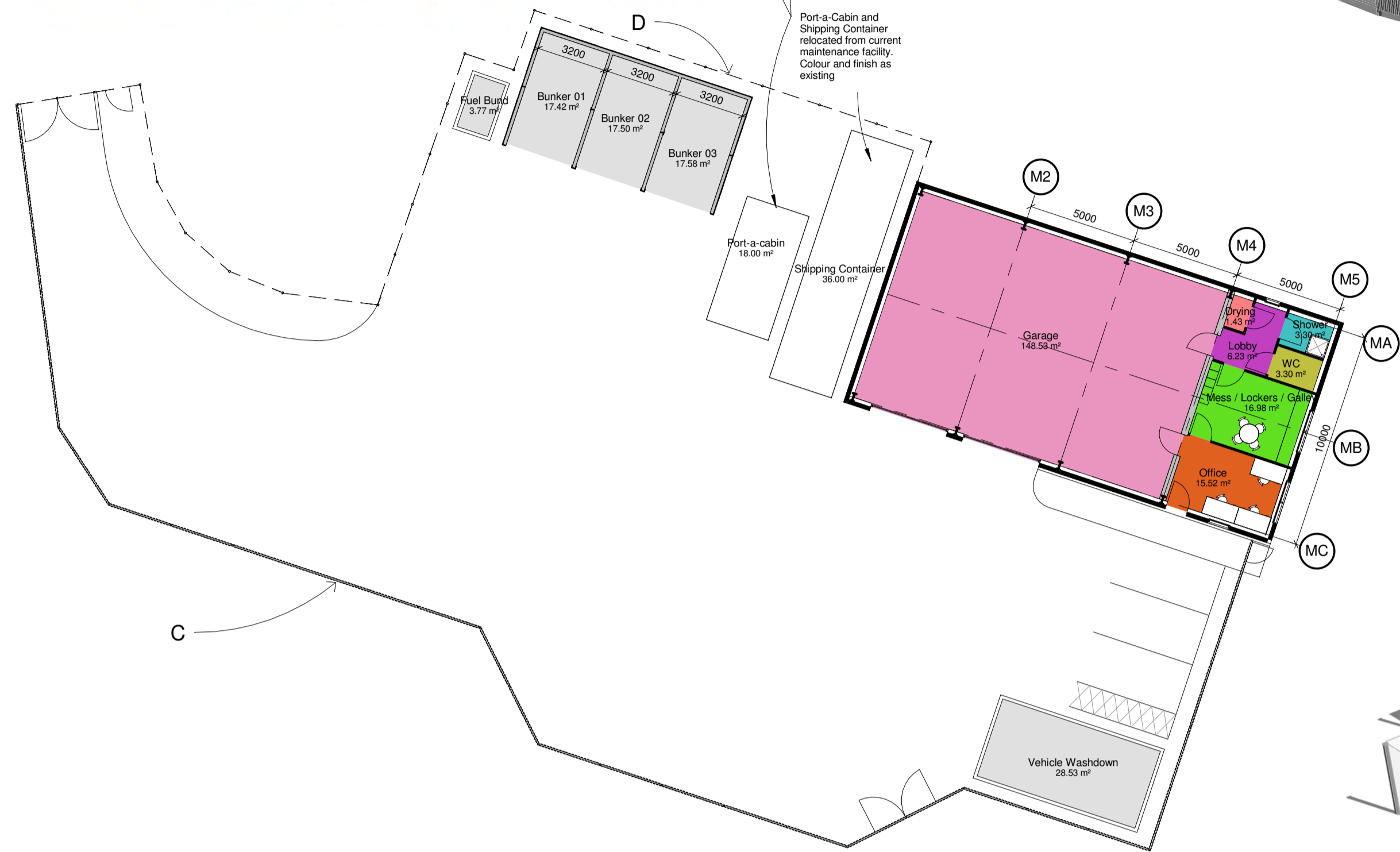
Matters Specified in Conditions Application, Clubhouse Massing & Elevations

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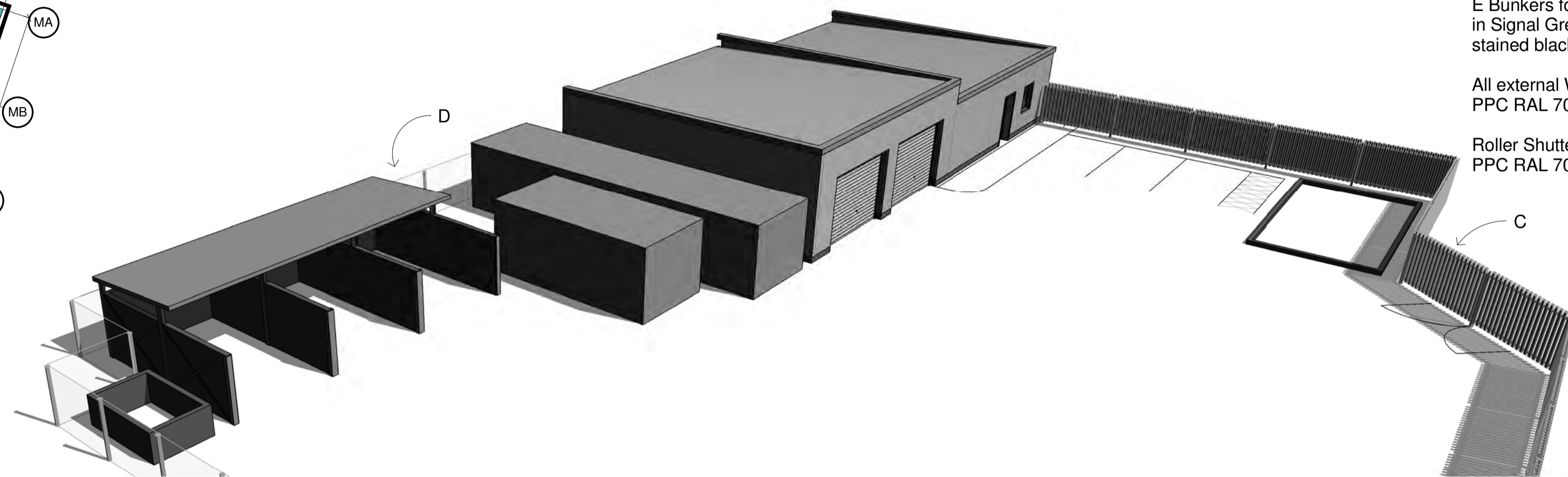
CAPITA
CONSULTANTS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

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Tel: 01892 270000
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www.capita.co.uk

SHAWING TUNBRIDGE
HRS/219 - PL06



7 South View



6 West View

Materials Key:
 A Timber Boarding - Larch Finished Black RAL 9005

B Masonry Plinth - Fair Faced Blockwork Self Finished. Forticrete Pewter.

C Close Board Timber Fencing - Finished Black RAL 9005

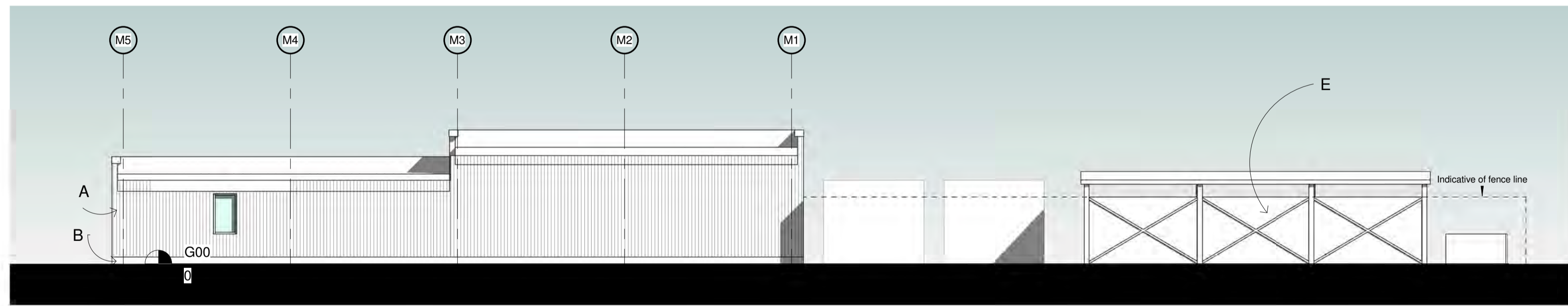
D Chainlink Fencing to Rear of Service Yard - Finished Black RAL 9005

E Bunkers formed using Painted steel framework in Signal Grey RAL 7004 and railway sleepers stained black RAL 9005

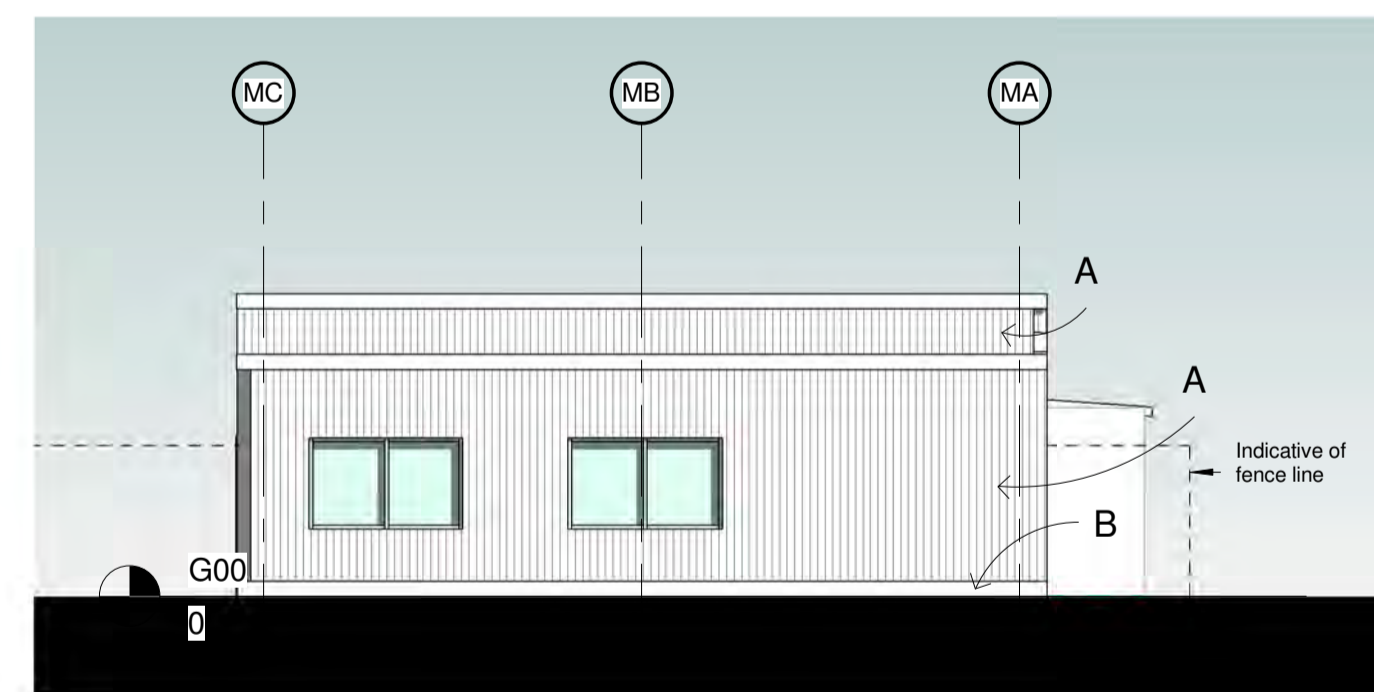
All external Window and Door Frames finished PPC RAL 7004

Roller Shutter Doors finished PPC RAL 7004

1 Proposed Maintenance Facility
1 : 200



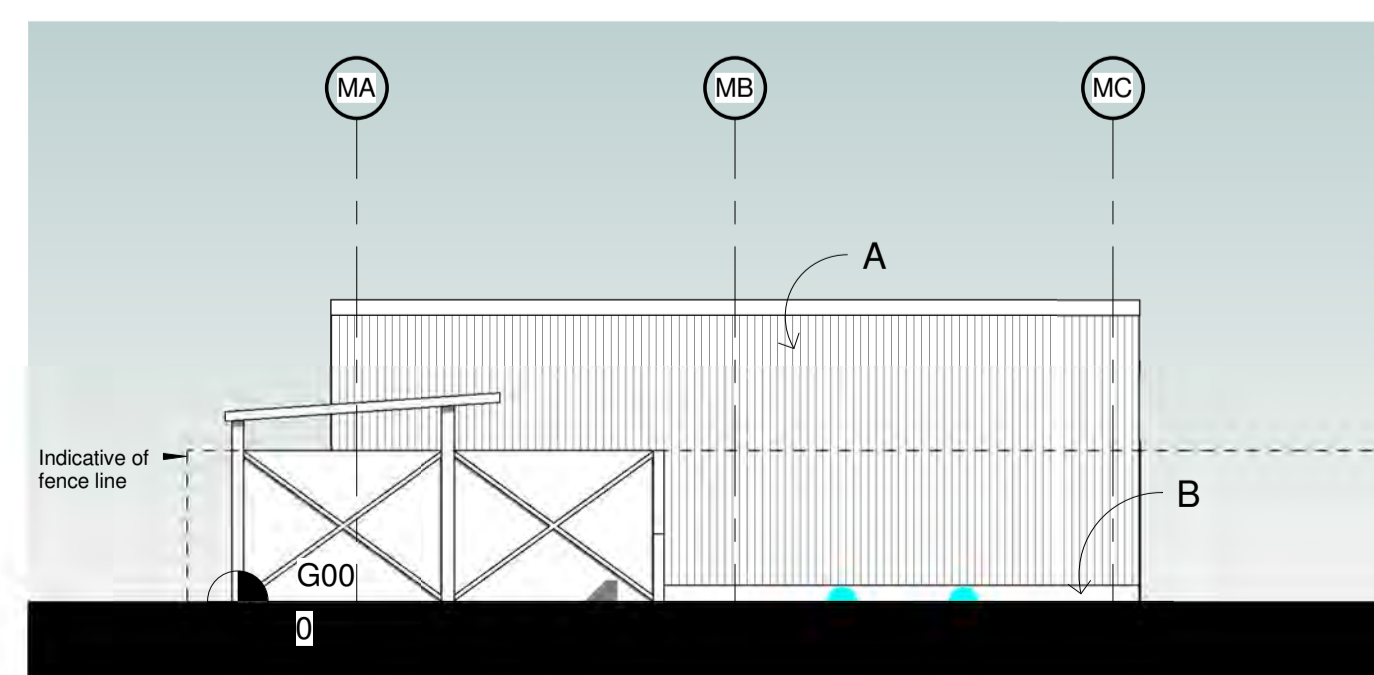
3 North Elevation
1 : 100



4 East Elevation
1 : 100



2 South Elevation
1 : 100



5 West Elevation
1 : 100

REV	DESCRIPTION	DR	DATE
A	Changes as requested by SH	RW	09/03/2015
SD	RAW	LR	18/12/14

Torvean Golf Course

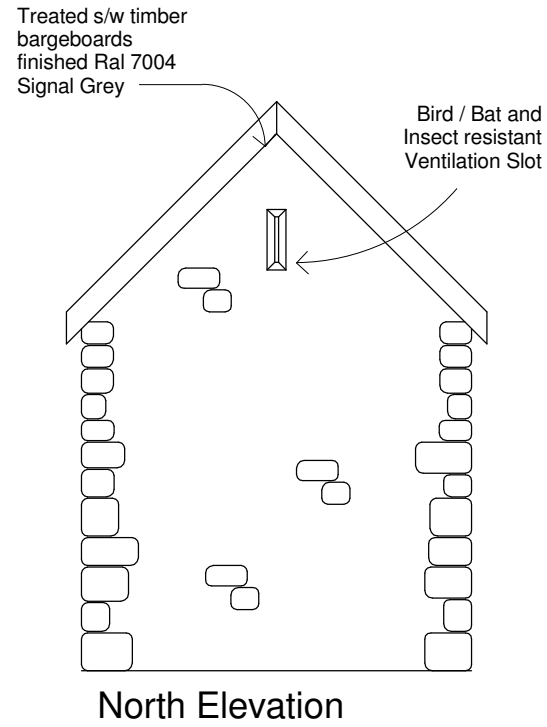
CS/071566

Matters Specified in Conditions Application.
Maintenance Facility Building

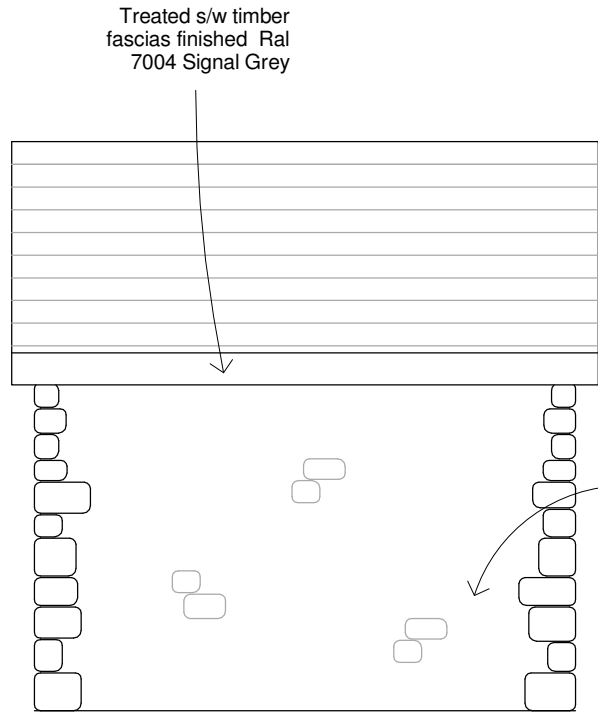
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CAPITA
 Architecture, Environment & Planning
 Castleway House, 17 Preston New Road, Blackburn BB2 1AU
 Tel : 01254 273000
 Fax : 01254 273559

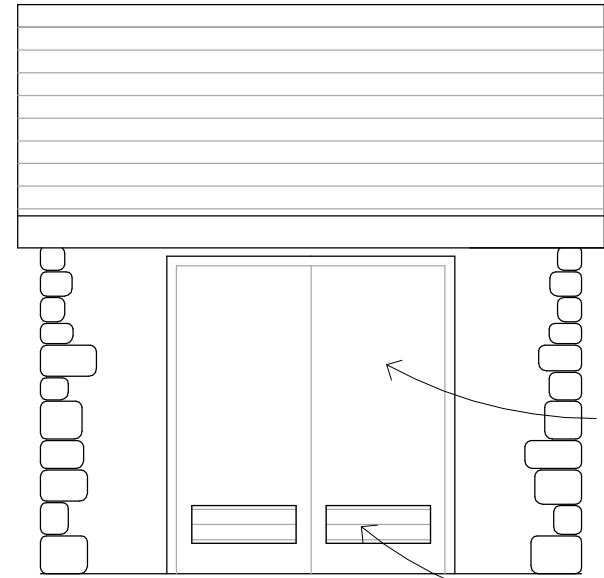
DRAWING NUMBER	REV
HRS7139 - PL07	A



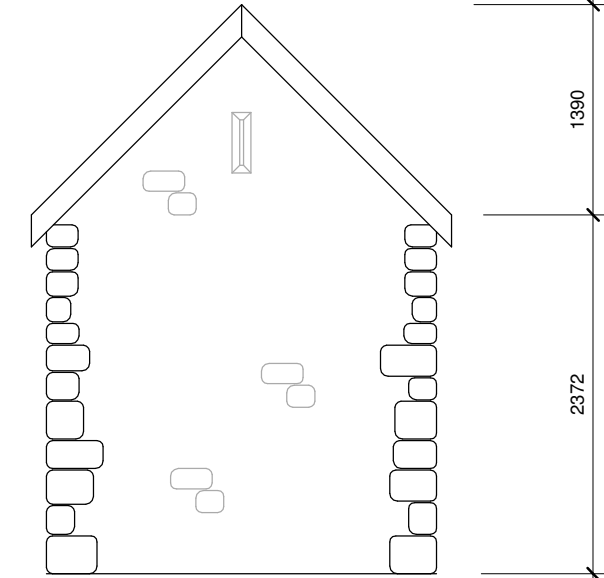
North Elevation



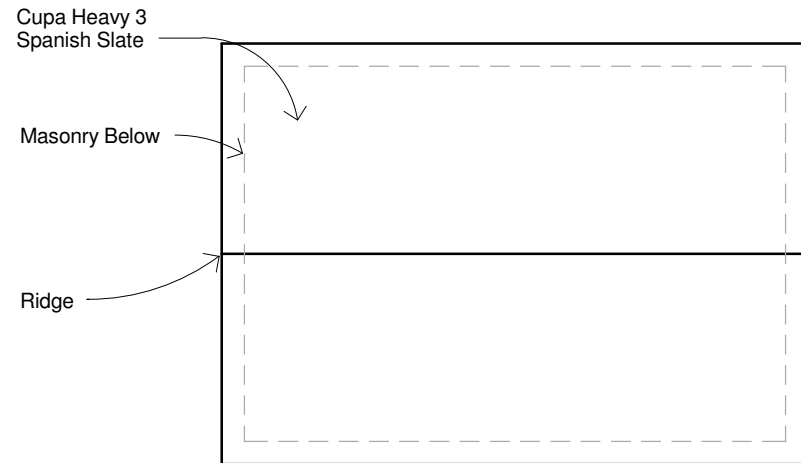
West Elevation



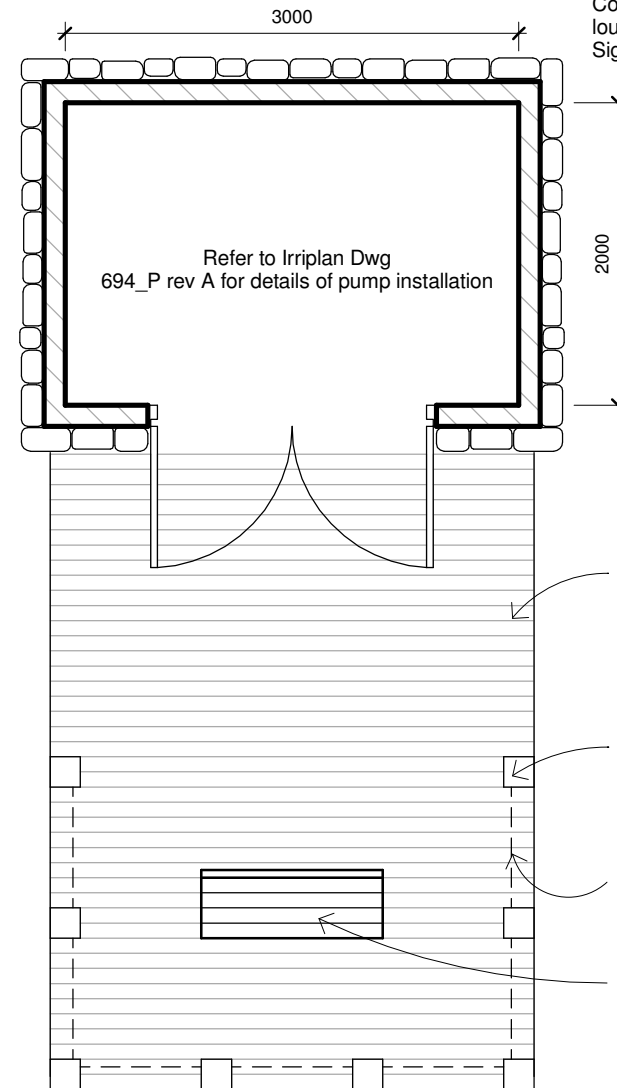
East Elevation



South Elevation



Roof Plan



General Arrangement

NOTES :

A	Changes requested by SH	RW	09/03/2015
REV	DESCRIPTION	DR	DATE
RAW		LR	18/12/14
SCALE @ A3	ISSUE STATUS	ISSUING OFFICE	
1 : 50	Planning	Blackburn	

Torvean Golf Course

CS/071566

Matters Specified in Conditions Application. Irrigation Pump House

The Highland Council

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DRAWING NUMBER
HRS7319 - PL08

REV
A