

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
1 March 2016

Agenda Item	6.9
Report No	PLS 019/16

15/04169/FUL: Tulloch Homes Ltd
Phase 1, Parks Farm, Inshes, Inverness

Report by Area Planning Manager - South

SUMMARY

Description: Re-mix of Phase 1 to include 54 flats.

Recommendation - GRANT

Ward: 20 Inverness South

Development category: Local development

Pre-determination hearing: Not required

Reason referred to Committee : 5 objections.

1. PROPOSED DEVELOPMENT

1.1 The proposal involves a change to Phase 1 of the previously consented development (09/00313/FULIN), which involved the Parks Farm area. That permission was for a total of 341 houses to be developed over a series of 5 phases and involving a range of house types offered at varying house prices. The development also included a significant area of amenity land providing access through the site to link into the Inshes District Park.

The current proposal seeks to amend the originally consented layout for Phase 1 and increase the total number of units from 88 to 102 units, an overall increase of 14 units. This is largely achieved by the provision of 54 flats, comprised of 3 storey flats. The remainder of the development includes 15 private terraced villas and 33 community (affordable) houses. The flats are located on the north boundary of the site adjacent to the main distributor road, which extends southwards to Milton of Leys. The flats are set back from the road and are designed in three separate blocks. The remainder of the site is generally little altered and not included in the proposed changes. In addition to the introduction of flats which replace terraced properties, 2 bedroom cottage flats and terraced villas will replace the previously consented semi-detached properties. The remainder, as unchanged, is predominantly semi detached houses.

The main vehicular access from the distributor road is unaltered, whilst parking, bin

storage and cycle storage facilities are provided throughout the site.

- 1.2 Pre – application consultation was not required.
- 1.3 The site will be accessed by a new spur leading off the main distributor road, which serves Inshes and Milton of Leys. SuDS facilities are located to the north within Phase 2 of the Inshes District Park and details are provided to demonstrate that there is sufficient capacity to accommodate the additional 14 units.
- 1.4 The application included Drainage Statement, Surface Water Drainage details, landscaping scheme and supporting planning statement.
- 1.5 **Variations:** Additional visual details relating to the flatted development.

2. SITE DESCRIPTION

- 2.1 The site is located at Parks Farm and involves Phase1 of a 5 phase development and is bounded to the east and west by wooded gulleys. Inshes District Park lies further to the east. The site is on undulating ground and rises southwards towards Milton of Leys.

3. PLANNING HISTORY

- 3.1 09/00313/FULIN – phased residential development – granted.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown neighbour
Representation deadline : 11/12/15
Timeous representations : 5
Late representations : 0
- 4.2 Material considerations raised are summarised as follows:
 - Increase in number of units is not acceptable and exceeds the numbers originally agreed.
 - Impact of additional homes on school capacity.
 - Three storey flats are not appropriate in this location.
 - Safer routes to schools should be provided.
 - Potential flooding issues.
 - Lack of community resources.
 - Access to open space.
 - Increase in traffic.
 - Increase pressure for community facilities.
- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **Transport Planning:** Initial concerns raised regarding the provision of cycle facilities associated with the flats, which has now been resolved. Concerns relating to provision of footpaths and pedestrian access from the flats will be addressed by appropriate conditions. Additional details regarding SuDS were required and have been provided.

No specific concerns subject to the above matters being resolved satisfactorily through appropriate conditions.

5.2 **Flood Team:** Additional SuDS information required to verify capacity of the existing SuDS pond. This information has been provided and is considered satisfactory. No further concerns.

5.3 **Access Officer:** The footpaths so far completed on adjacent phases fall short of the standard agreed to, and required by, the previous 2009 planning permission. The applicant is required to ensure the existing footpaths are constructed and completed as required before further development proceeds. All footpaths and associated pedestrian access routes should be formed in accordance with the agreed standard. Details of long term maintenance should also be provided.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable Design
Policy 29	Design Quality and Place Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 61	Landscape
Policy 64	Flood Risk
Policy 65	Waste water Treatment
Policy 66	Surface Water Drainage
Policy 75	Open space

6.2 Inner Moray Firth Local Development Plan 2015

Policy 2	Delivering Development
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7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Inshes and Milton of Leys Development Brief

Sustainable Design Guide

Developer Contributions

Affordable Housing

Managing Waste in New Developments

Open Space

Public Art Strategy

7.3 Scottish Government Planning Policy and Guidance

PAN 77 Designing Safer Places

PAN 78 Inclusive Design

Designing Streets

Creating Places – a policy statement on architecture and place for Scotland

7.4 Other

None

8. PLANNING APPRAISAL

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

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

8.3 Development Plan Policy Assessment

The proposal seeks a change of house styles in terms of the previously consented development. It represents an increase in numbers by 14 from the original 88 units to 102 units. This is achieved by replacing the original 2 storey units with 3 blocks of 3 storey flats providing 54 units in total. This change in the residential units must be considered in the context of the entire Parks Farm development in that an appropriate mix of housing tenures continues to be provided. This includes 2 bedroom flats, terraced houses, semi-detached properties and 4/5 bedroom detached properties, and includes the full 25% provision of affordable homes. Overall therefore a comprehensive mix of housing tenures is offered. The original

planning permission dates from 2009 and in the intervening 6 years the housing market has altered with demand for larger properties reducing. Therefore a change in the number and style of units originally provided is not considered inappropriate but reflects current demand for differing accommodation options.

The increase of 14 units achieved by introducing flats ensures that the built footprint is little altered with areas of open and amenity space still provided to appropriate standards. Relevant policy, including SPP, encourages developers to provide and meet housing demand and seeks to ensure that a mix of housing tenures is provided in acceptable layouts to meet this demand. The three storey blocks are set to the front of the site overlooking the main distributor road, which limits opportunities for overlooking of neighbouring properties. It should be noted that three storey blocks of flats are also located elsewhere within the Inshes expansion area with a block located to the south of the current application site. The general layout of Phase 1 taking into account the gradual increase in ground levels as the site extends southwards towards Milton of Leys can accommodate the additional increase in height by one storey without undue visual impact.

The current proposal retains appropriate levels of amenity space and ensures good linkages between the adjacent phases and the nearby Inshes Park. An increase of 14 units is not considered to have an unacceptable impact on community or education facilities. An additional developer contribution will in any event be sought for the increased number of units, some of which is directly apportioned to education facilities.

8.4 Material Considerations

Concerns raised by third parties, including the Inverness South Community Council, are noted. The impact of an additional 14 units is not considered to have an adverse or detrimental impact on the existing provision of community and education facilities and will in any event attract an additional developer contribution towards such facilities. Consultees have verified that the proposed road layout, drainage and provision of surface water facilities can be provided to meet current standards and no objections are raised regarding the layout. The introduction of flats is considered an acceptable solution and broadens the choice of housing options for purchasers. The associated increase in affordable homes is also provided.

It is, however, evident that the footpaths provided on adjacent sites, which will extend and link through this phase, require to be improved and completed to the standard specified in the 2009 consent. Similarly, it has been noted on recent site visits that certain areas of the open space and play facilities require attention and it is intended to include a condition limiting any further development unless these matters are resolved satisfactorily. Comments by residents regarding routes, particularly for safe pedestrian access to the catchment school at Milton of Leys, are noted and it is anticipated provision of these will be addressed by improved linkages to Phases 2 and 3 of the Inshes District Park.

8.5 Other Considerations – not material

None.

8.6 Matters to be secured by Section 75 Agreement

The existing S75 which extends to all phases of the Parks Farm development will require to be updated to take account of the changes proposed.

9. CONCLUSION

9.1 The proposal represents an acceptable change of the original layout and subject to appropriate conditions, the altered layout can be accommodated on site without detriment to the amenity of existing residents or the wider Inshes and Milton of Leys area in general.

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

10. RECOMMENDATION

Action required before decision issued	Y	
Notification to Scottish Ministers	N	
Notification to Historic Scotland	N	
Conclusion of Section 75 Agreement	Y	Update existing S75 – developer contributions and affordable homes
Revocation of previous permission	N	

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

1. On completion of the development for which planning permission is hereby granted, all roads and footpaths will be constructed and completed to a standard suitable for the grant of road construction consent to the satisfaction of the Planning Authority.

Reason: In the interests of the free flow of traffic and public safety.

2. A street lighting design, which shall minimise light spill on to adjacent areas and skywards, shall be submitted to, and require the approval of the Planning Authority, prior to the commencement of road construction.

Reason: In order to protect the amenity of the area.

3. No development shall commence on site unless full details of all temporary surface water drainage measures designed to prevent flooding and contamination of existing watercourses during construction shall be submitted to, and agreed in writing by, the Planning Authority and thereafter so implemented.

Reason: In order to ensure the proper provision of SUDS facilities.

4. None of the units hereby granted planning permission shall be occupied unless off-site trunk sewer connections and potable water storage infrastructure has been completed to the satisfaction of the Planning Authority in consultation with Scottish Water.

Reason: In order to comply with Council policy.

5. Before development commences a construction method statement shall be submitted to, and approved in writing by, the Planning Authority. This shall include the proposed location of the works compound, the means of screening the site, how the site will be developed and mitigation measures in terms of dust and noise for adjacent premises. This shall also include a Badger Protection Plan. Thereafter the construction method statement shall be implemented as agreed.

Reason: In the interests of residential amenity and to mitigate impacts on badgers during the construction phase of the development.

6. No development shall commence on site until a scheme for protecting properties adjacent to the development site from dust has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented before any part of the development is brought into use and thereafter be maintained.

Reason: In order to protect the environment and amenity of residents.

7. No development shall commence on site unless full details of the proposed play equipment and its maintenance for the equipped linear play area has been agreed in writing with the Planning Authority and thereafter implemented upon the completion of the first 20 units of this phase of development unless otherwise agreed in writing with the Planning Authority. For the avoidance of doubt, the facilities so far provided shall be completed to a standard acceptable to the Council including surface treatment of the associated footpaths, surface to the play areas and associated landscaping. For the further avoidance of doubt, the boundary to the play area to the south of this development shall be provided to ensure appropriate safety measures to prevent access to the adjacent burn all to the satisfaction of the planning authority.

Reason: In order to secure a satisfactory level of provision associated with the development.

8. All land within the site shall be maintained in a tidy state until such time as it is to be built upon.

Reason: In order to ensure the amenity of the site.

9. Permission is hereby granted on the basis that the development of the site shall include at least 25% of the housing units being affordable housing within the terms of the Planning Authority's Development Plan Policy Guideline on Affordable Housing and to be agreed with the Council's Housing Development Team. For the purposes of this permission, affordable housing shall have the meaning assigned to it by the Affordable Housing Policy - that is, plots for the provision of or dwellings available in perpetuity for low-cost accommodation for local persons.

Reason: In order to meet the objectives of the Council's policy with respect to the provision of low-cost accommodation for local persons.

10. Before development commences on this phase a management and maintenance scheme for the roads, footpaths, parking areas, play areas and hard or soft landscaped areas that are not to be adopted by the Council shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter the scheme shall be implemented as agreed.

Reason: In the interests of road traffic and pedestrian safety.

11. Prior to occupation of the first house, a scheme indicating appropriate locations throughout the development for suitable bin storage/collection points shall be submitted to and require the approval in writing of the Planning Authority. The approved details shall thereafter be implemented prior to occupation of the first house.

Reason: In the interests of road traffic safety.

12. No development shall commence unless a fully detailed scheme of landscaping for the site, including a scheme of maintenance has been submitted to and approved in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following commencement of each phase of the development and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any plants which, within a period of five years from the commencement of each phase of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.

Reason: In the interests of amenity and in order to ensure that the development is adequately screened.

13. The residential units for which planning permission is hereby approved shall not be occupied unless the surface water drainage associated with the development including areas of hardstanding and the driveway, is installed and completed to the satisfaction of the Planning Authority and in accordance with SEPA's guidelines on SUDS. There shall be no COMMENCEMENT of this development until such details are submitted to and approved in writing by the Planning Authority.

Reason: In order to ensure that the site is properly and adequately drained.

14. The residential units shall not be occupied unless the method by which foul drainage is to be provided on site has been implemented and completed to the satisfaction of the Planning Authority.

Reason: In the interests of public health.

15. With the effect from the date of this permission, no trees shall be cut down, uprooted, topped, lopped or wilfully damaged in any way by the developers or representative.

Reason: In order to ensure the protection of existing trees within the site.

16. No development shall commence on site until details have been submitted to, and approved in writing by, the Planning Authority in respect of a Tree Protection Plan and Method Statement in accordance with BS5837. Thereafter the Tree Protection Plan and Method Statement shall be implemented as agreed. Tree protection measures shall be overseen by an arboricultural consultant and certificates of conformity issued to the planning authority.

Reason: In order to ensure the protection of existing trees within the site.

17. Within 12 months from the date of this permission a detailed Tree Management Scheme covering both wooded gullies shall be submitted to, and approved in writing by, the Planning Authority. Thereafter the Tree Management Scheme shall be implemented as agreed. For the avoidance of doubt, the Tree Management Scheme is to be subject to a formal review every 10 years.

Reason: In order to ensure the protection of existing trees within the site.

18. Prior to commencement of development, a detailed footpath specification (informal pedestrian links), including lighting and a timetable for implementation, shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the footpaths and lighting shall be constructed as agreed and accordance with the approved timetable. For the avoidance of doubt, the specification shall include details of path linkages through the wooded gullies and to Inshes District Park.

Reason: In order to ensure good footpath links across the site.

19. The main west-east footpath connecting from Old Edinburgh Road South through the woodland gully and the open space between Phase 1 and Phase 5 shall be installed and completed upon substantial completion of the first 50 units of the development unless otherwise agreed in writing with the Planning Authority.

Reason: In order to ensure good footpath links across the site.

20.No development shall commence on this phase unless details of cycle storage facilities for residents of the flatted development have been submitted to, and agreed in writing by, the Planning Authority. Thereafter, the facilities shall be provided before first occupation of the flats. For the avoidance of doubt, this shall include provision for visitor cycle facilities all in accordance with Council standards.

Reason: in order to ensure provision of cycle facilities.

21.The areas of car parking associated with the flatted development shall be provided, constructed and demarcated to the satisfaction of the planning authority before first occupation of the flatted development to the satisfaction of the planning authority.

Reason: in order to ensure the timeous provision of parking facilities.

REASON FOR DECISION

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

TIME LIMITS

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

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

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

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

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

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

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.

Septic Tanks & Soakaways

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

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/Applicationfo>

[rmsforroadoccupation.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.

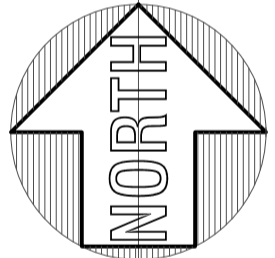
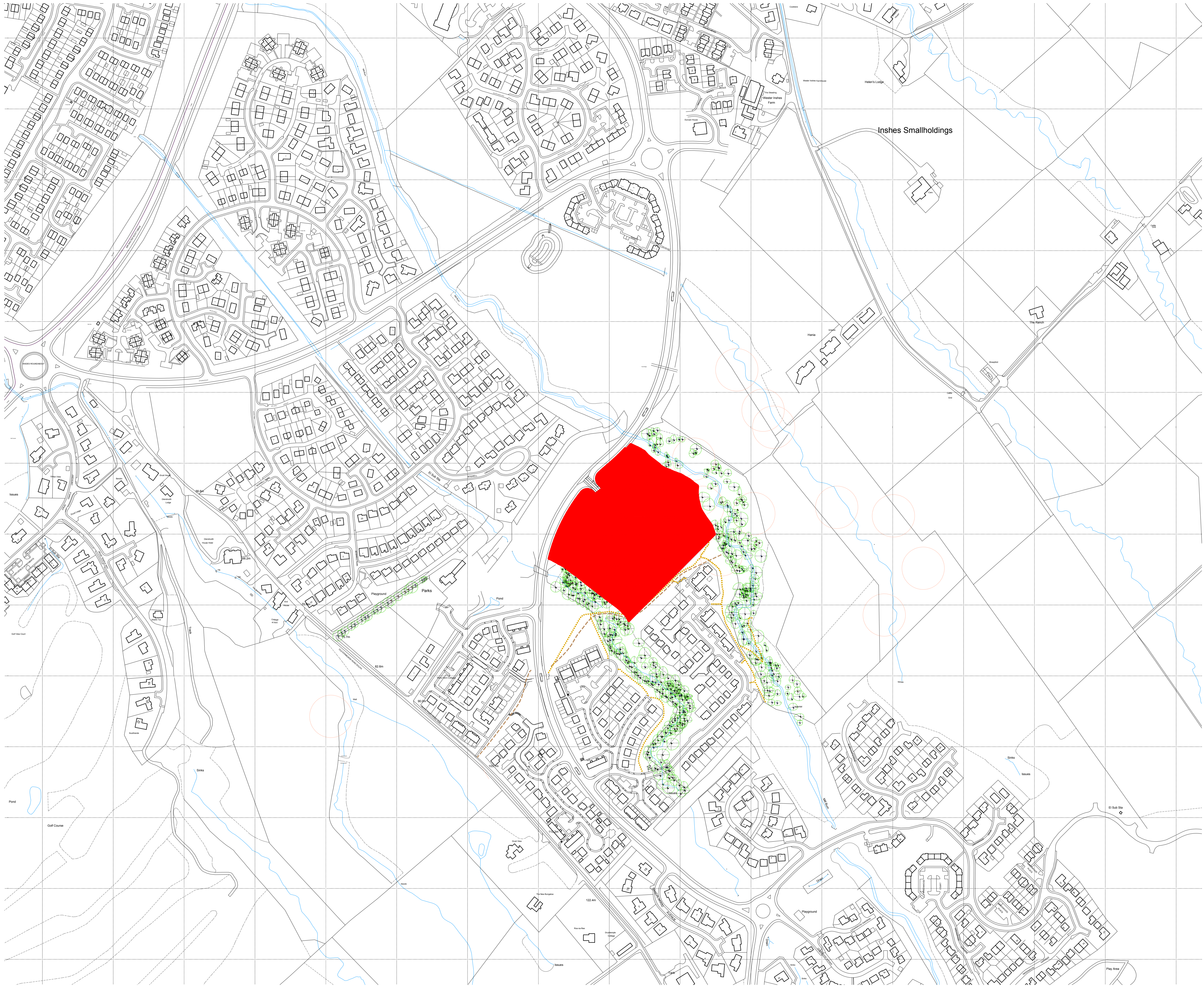
Construction Hours and Noise-Generating Activities

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.

Designation: Area Planning Manager – South
Author: Nicola Drummond
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – site plan
Plan 2 – location plan
Plan 3 – elevation plans
Plan 4 – landscaping plan
Plan 5 – footpath layout
Plan 6 – house types



Bracewell Stirling

● 5 NESS BANK, INVERNESS, IV2 4SF ●
 TEL: 01463 233760 FAX: 01463 233785
 ○ 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF ○
 TEL: 01259 750301 FAX: 01259 752365

PARKS FARM, INVERNESS
PHASE 1
TULLOCH HOMES LTD

LOCATION PLAN

SCALE 1:2500 DATE FEB 14 BY PLANNING DWG SIZE A1

DWG NO 3988-02-002 REV G

NOTE
 All drives to a minimum of either 6.0m by 6.0m or 12.0m by 3.0m. Where the driveway shares the 'Accessible Access' to the house the drive to be 3.3m wide. (2.4m for the drive plus 900mm path) All driveways to have a maximum gradient of + or - 5% for the five metres from the pavement and thereafter not to exceed 10%.

Allow for a suitable surface water drain to each drive to stop water ingress either on the pavement or into the garage.

Provide 4No. 900mm by 600mm slabs for the storage of general waste wheeie bin, garden waste wheeie bin, recycle waste wheeie bin and a waste food bin.

ACCOMMODATION SCHEDULE

PHASE 1 - PD		
Flats - 2 bed ensuite common access (70.2m2)		36
Ashie	2 bed cottage flat	18
Paris	2 bed terraced villa	9
Milan	2 bed terraced villa	6
Sub-Total		69
PHASE 1 - AFFORDABLE		
Cottage Flat	2P1BCF	4
Cottage Flat	4P2BCF	10
Terraced Villa	4P2BT	8
Semi-Detached Villa	5P3BSV	9
Detached Villa	6P4BDV	2
Sub-Total		33
TOTAL		102



Car Parking

Houses:
 2 private spaces within curtilage
 Visitor spaces at 0.3 per house
 Total visitor spaces: 1no. houses x 0.3 = 1 spaces

Flats & Affordable Houses:
 Communal parking at 1.2 spaces per flat
 Visitor spaces at 0.3 per flat
 Total: 100no. flats x 1.5 = 150 spaces

110.55	Approximate finished floor levels
	750mm Timber rail fence
	1000mm Vertical screen fence
	1800mm Vertical screen fence
	1800mm Wall / fence detail
	Informal pedestrian route
	Badger route

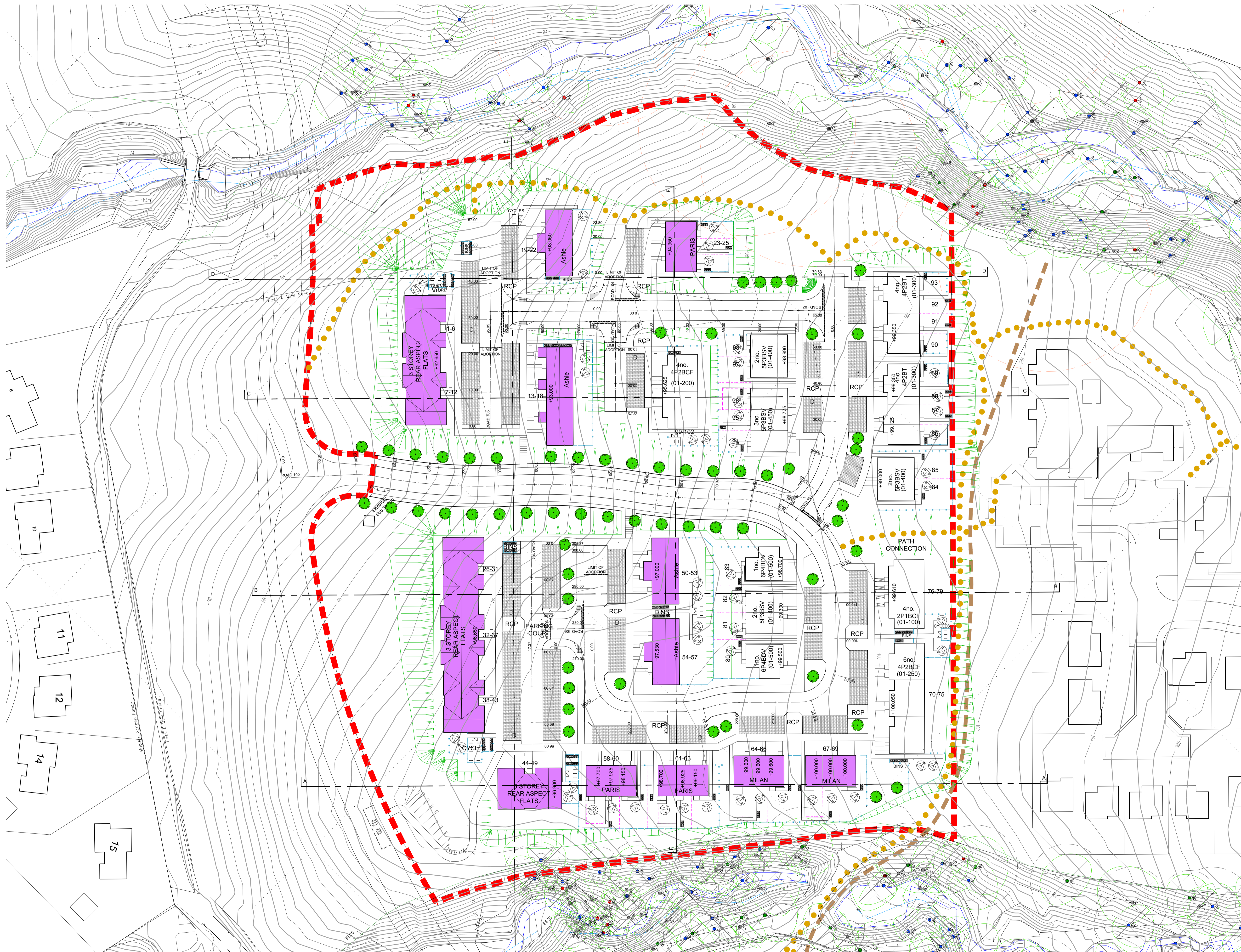
Bracewell Stirling CONSULTING

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 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF
 TEL: 01259 750301 FAX: 01259 752365

PARKS FARM, INVERNESS
 PHASE 1
 TULLOCH HOMES LTD

SITE PLAN
 1 to 500

SCALE	1:500	DATE	FEB 14	BY	PLANNING	DWG SIZE	A1
DWG NO	3988-02-004	REV	J				



Parks Farm, Inverness - phase one plan



Block 3. Plots 26-43

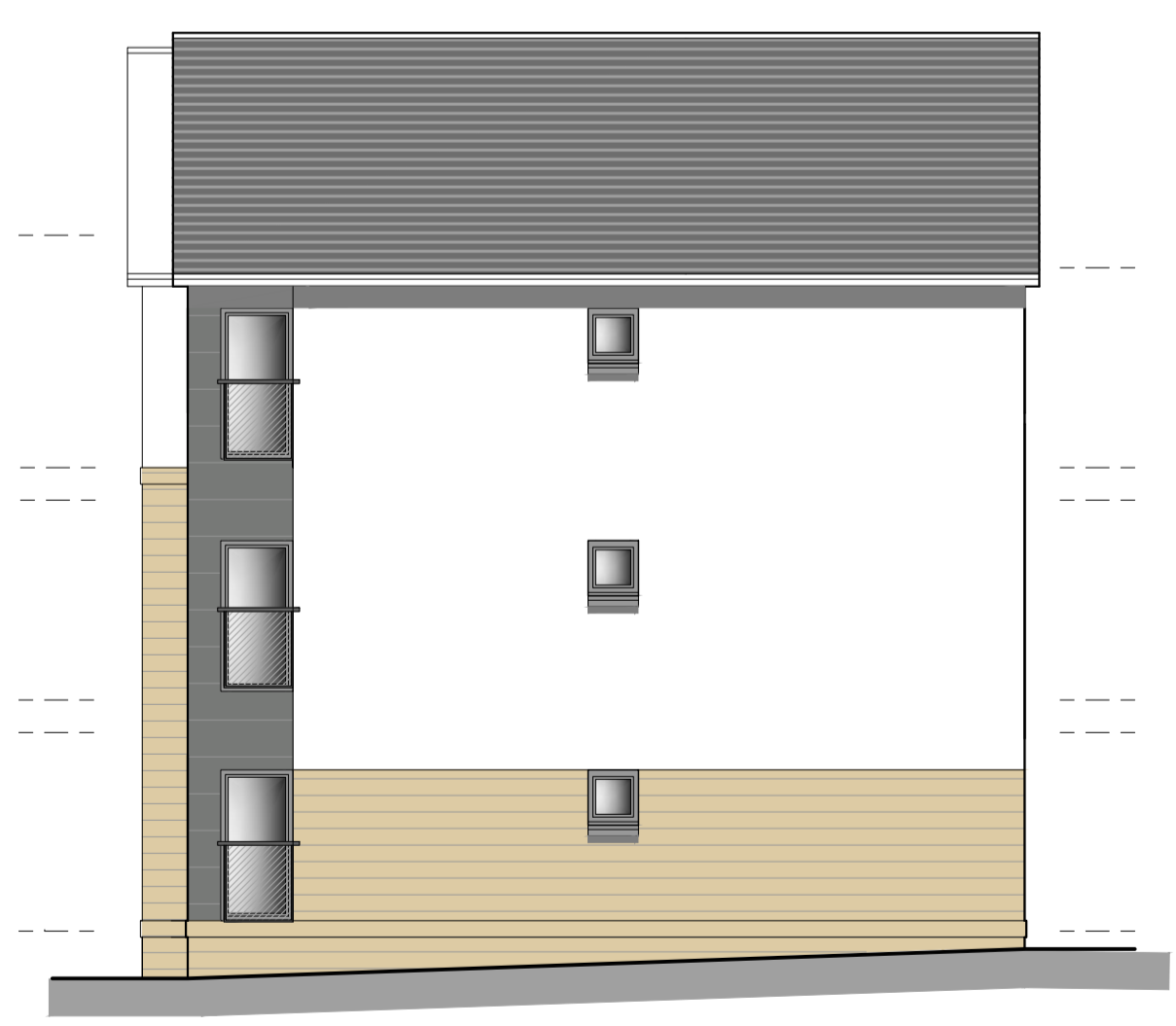


Front Elevation

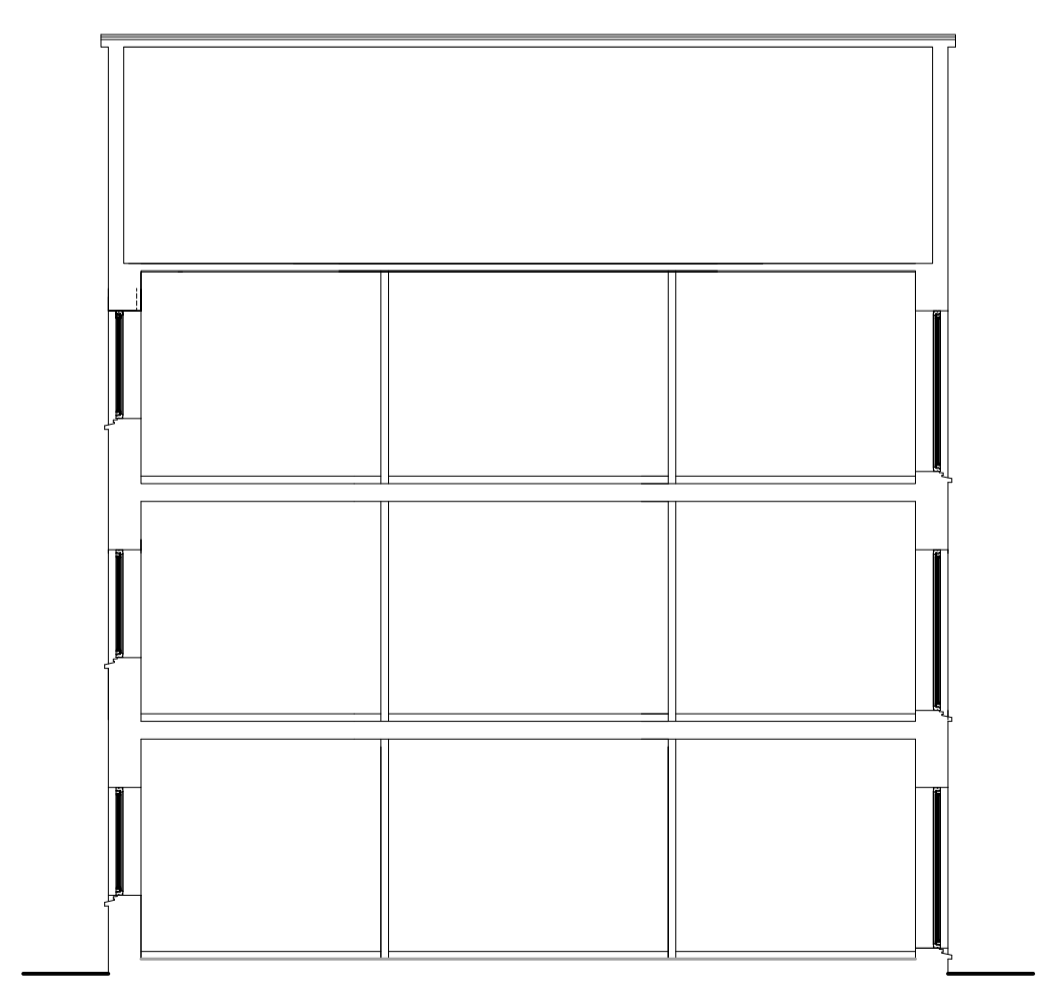
- External Finishes**
- Walls**
- Render - Essno dry dash render
 - Pre-cast stone through coloured buff
 - Composite cladding panel - dark grey to match windows
- Roof**
- Marley Modern dark grey concrete roof tiles
 - Soffit and fascia - timber painted dark grey to match windows
 - Rainwater goods - Black uPvc
- Windows & Doors**
- Dark gray with cladding board infill panel
 - Glazed Juliet balconies
 - Curtain wall to stairwells



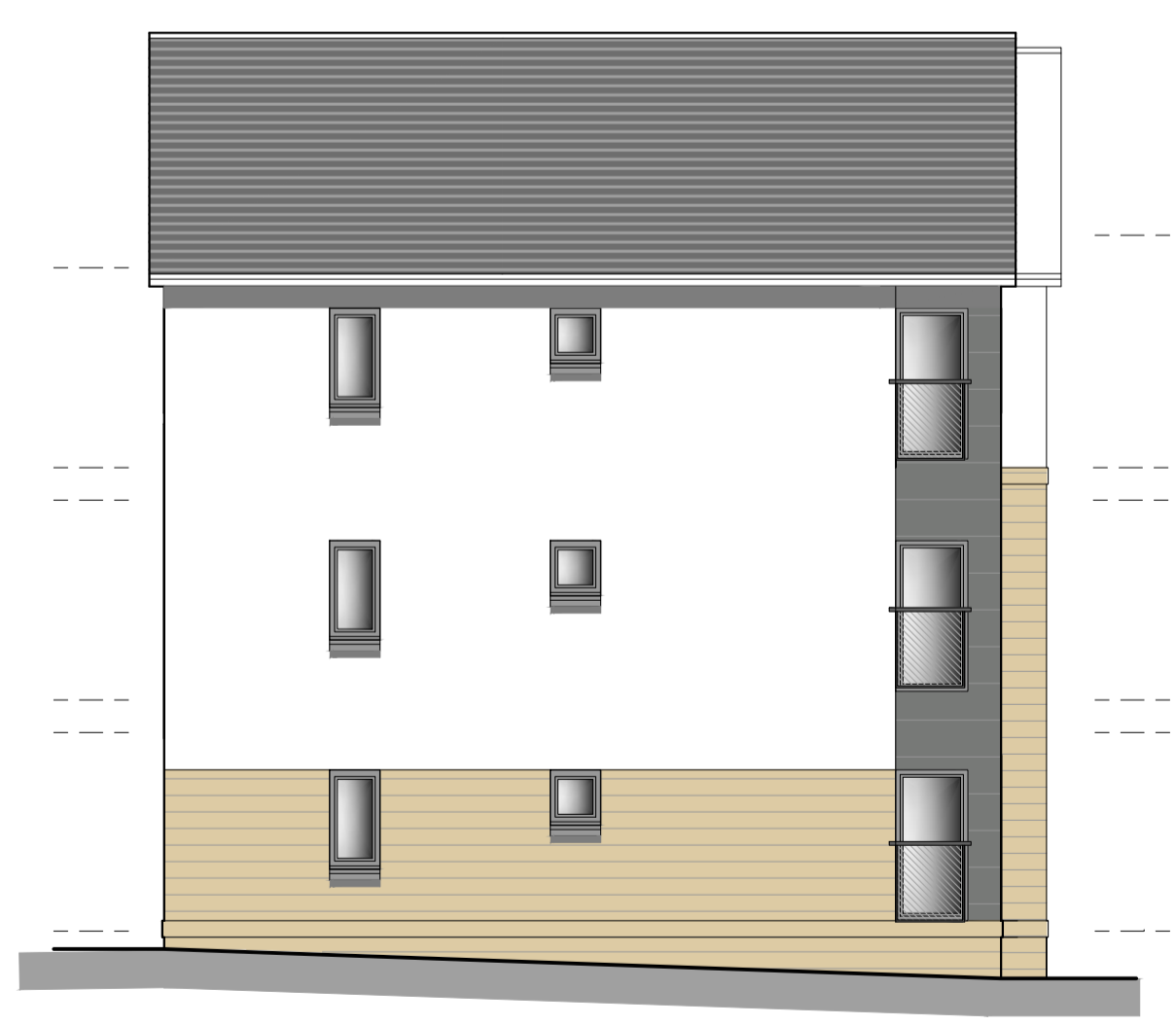
Rear Entrance Elevation



Gable Elevation



Typical Section

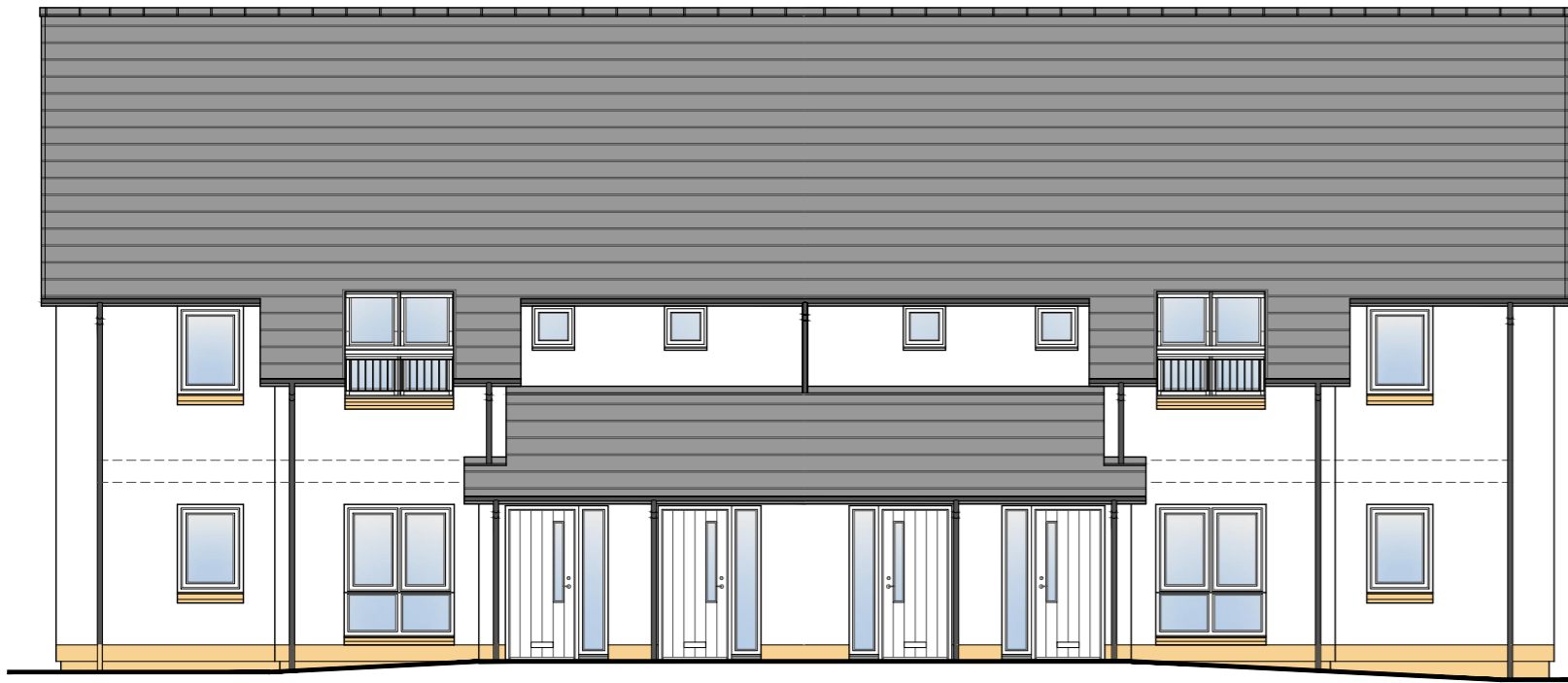


Gable Elevation

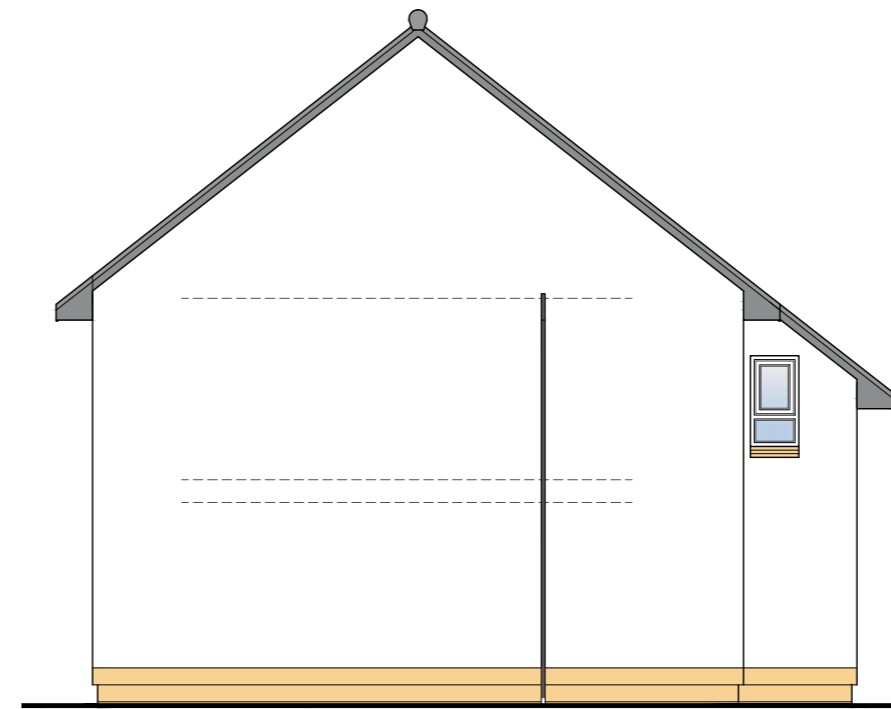
Elevation □ Section

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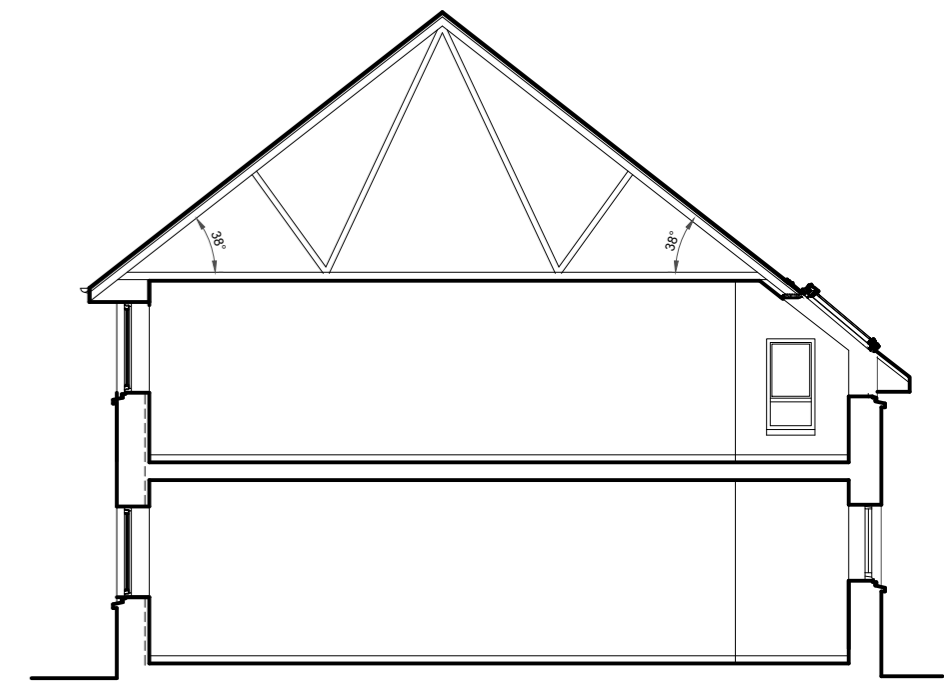
PARKS FARM, INVERNESS PHASE 1 TULLOCH HOMES LTD			
BLOCK 3 - ELEVATIONS □ SECTION 18 FLATS - PLOTS 26-43			
SCALE	1:100	DATE	AUGUST 15
		PLANNING	BY
DWG NO	3988-01-3STRA3S-02	REV	A



Front Elevation

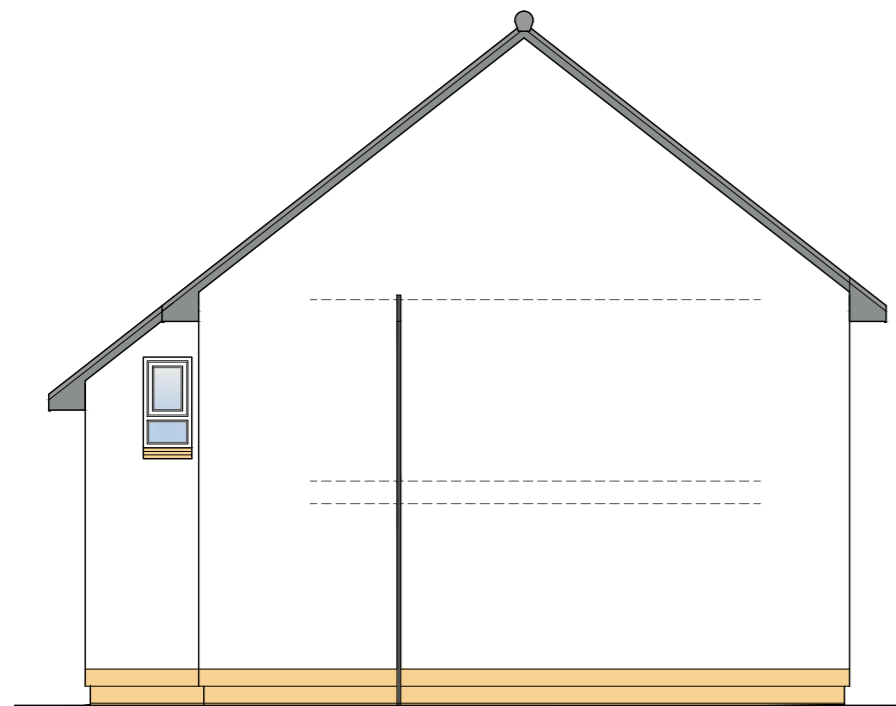


Side Elevation

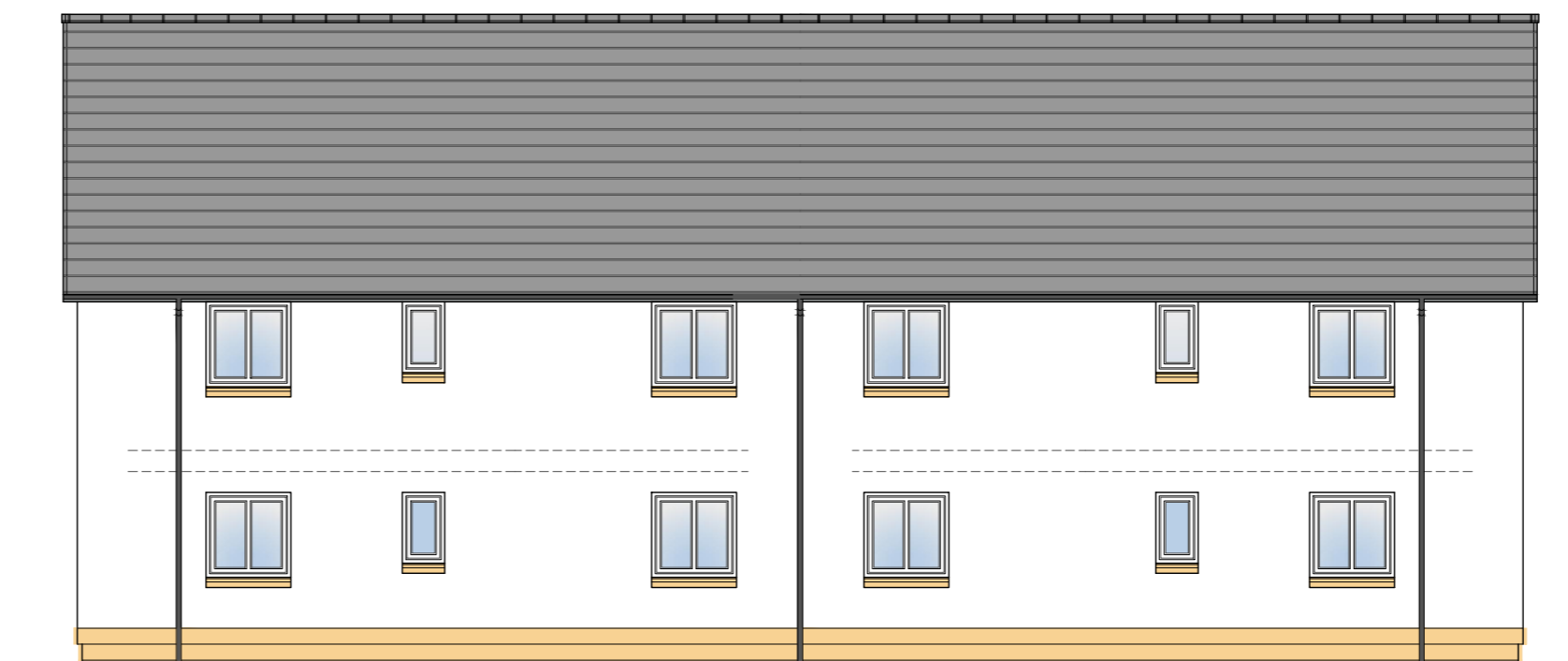


Section

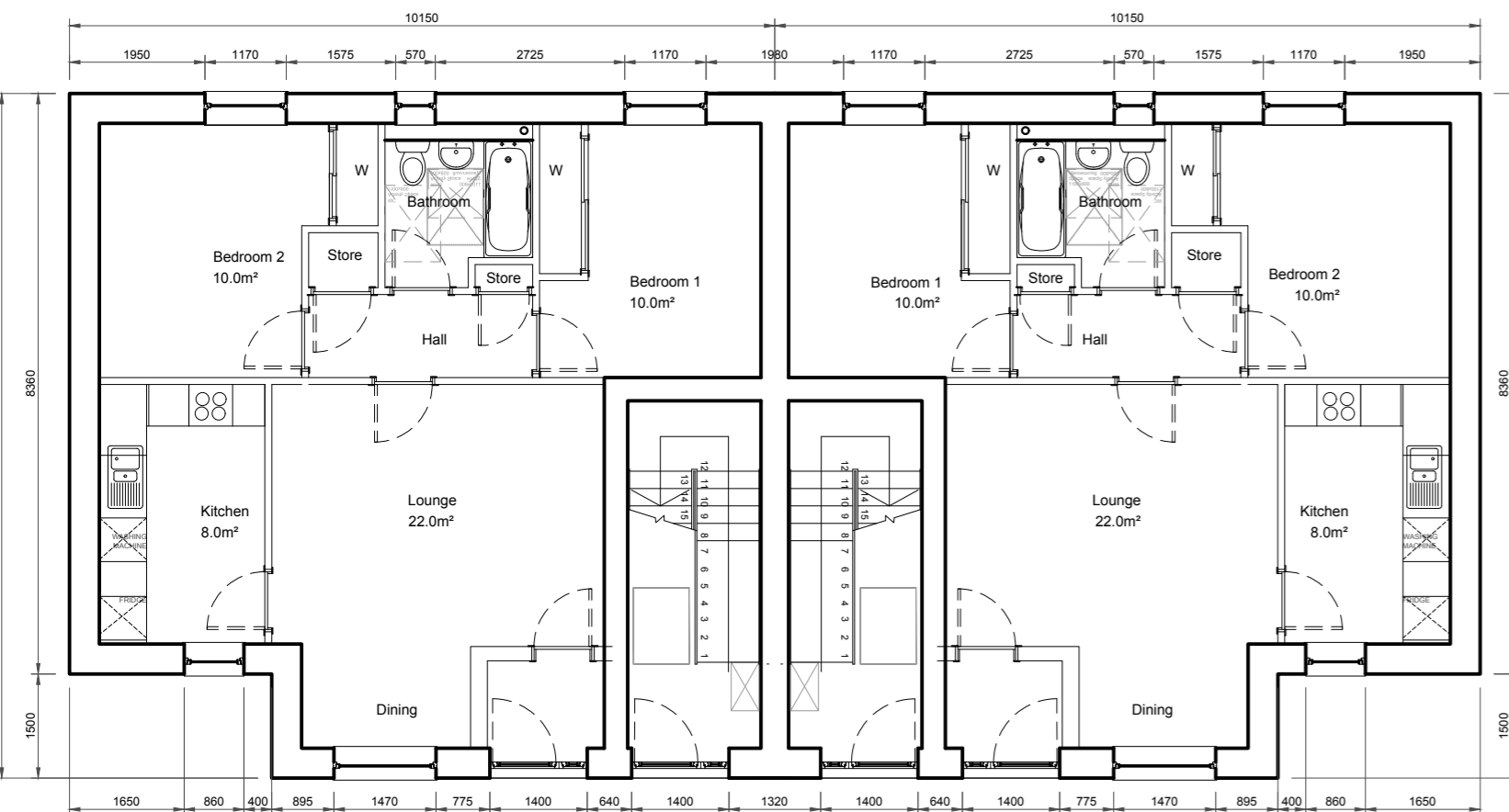
- General Materials & Finishes**
- Roof - Marley Modern dark grey concrete tile
 - Soffits & fascia - Timber finished with white stain
 - Rainwater goods - Black uPvc
 - Walls - Essno dry dash render
 - Base course - Pre-cast stone through coloured buff
 - Lintels, Cills etc - Pre-cast stone through coloured buff
 - Windows & doors - Timber finished with white stain



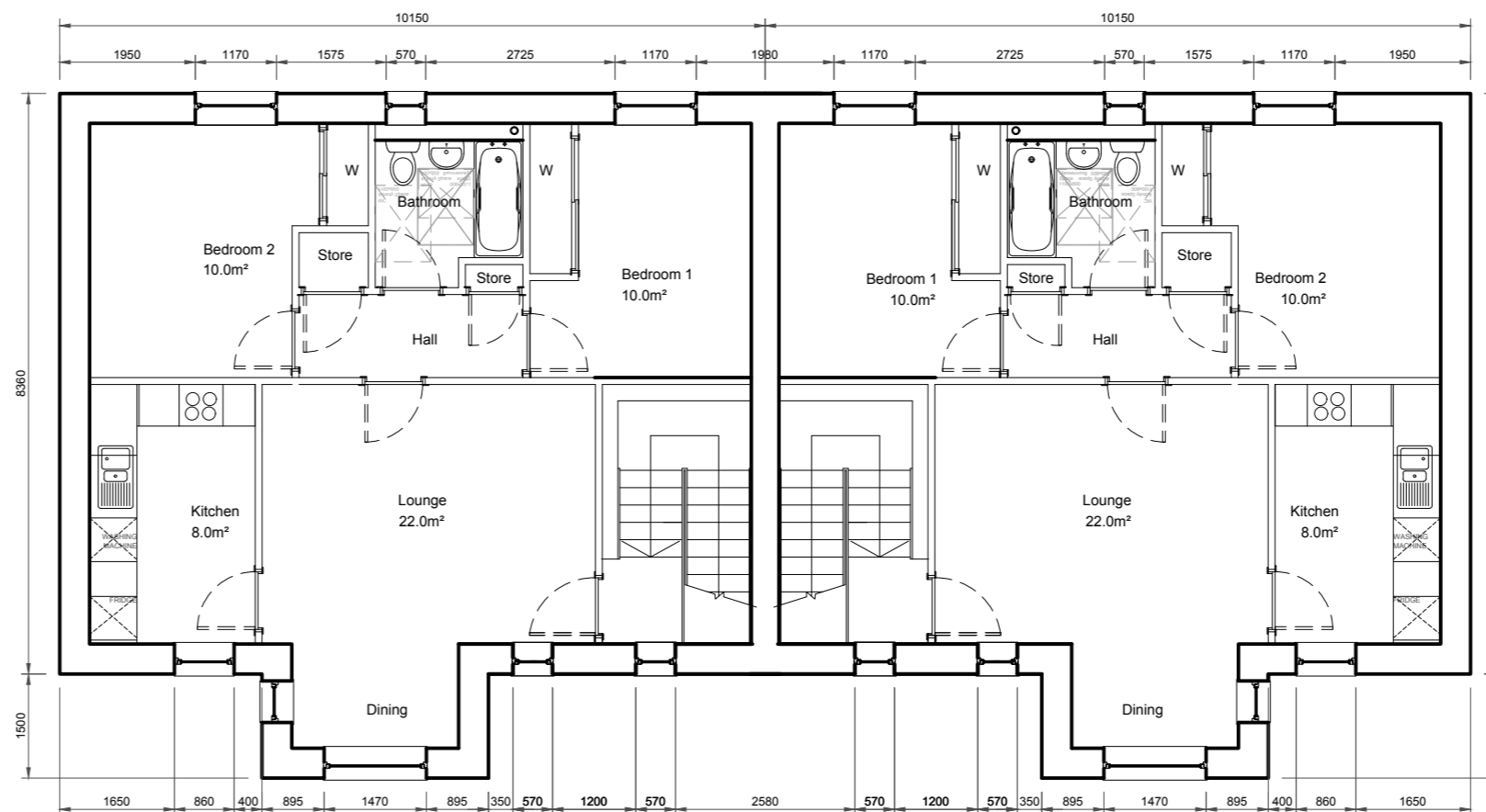
Side Elevation



Rear Elevation



GROUND FLOOR PLAN



FIRST FLOOR PLAN

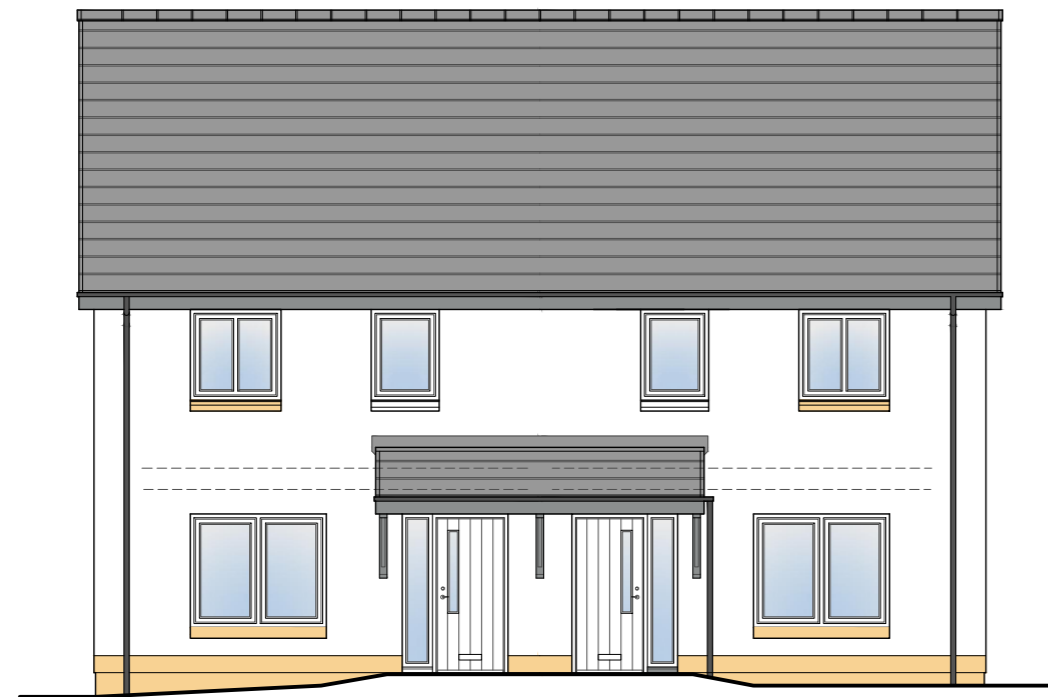
- 5 NESS BANK, INVERNESS, IV2 4SF
TEL: 01463 233760 FAX: 01463 233785
- 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF
TEL: 01259 750301 FAX: 01259 752365

**PARKS FARM, INVERNESS
PHASE 1
TULLOCH HOMES LTD**

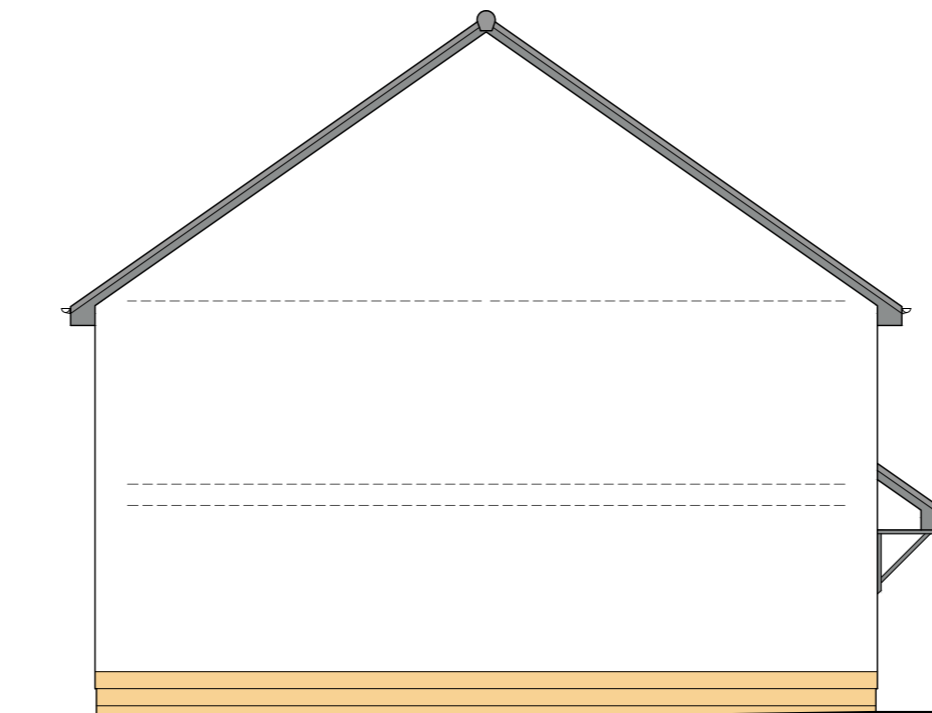
**2B4P COTTAGE FLAT
PLOTS 99-102**

SCALE	1:100	DATE	MAR 15	BY	AMCL
		PLANNING		DWG SIZE	A2

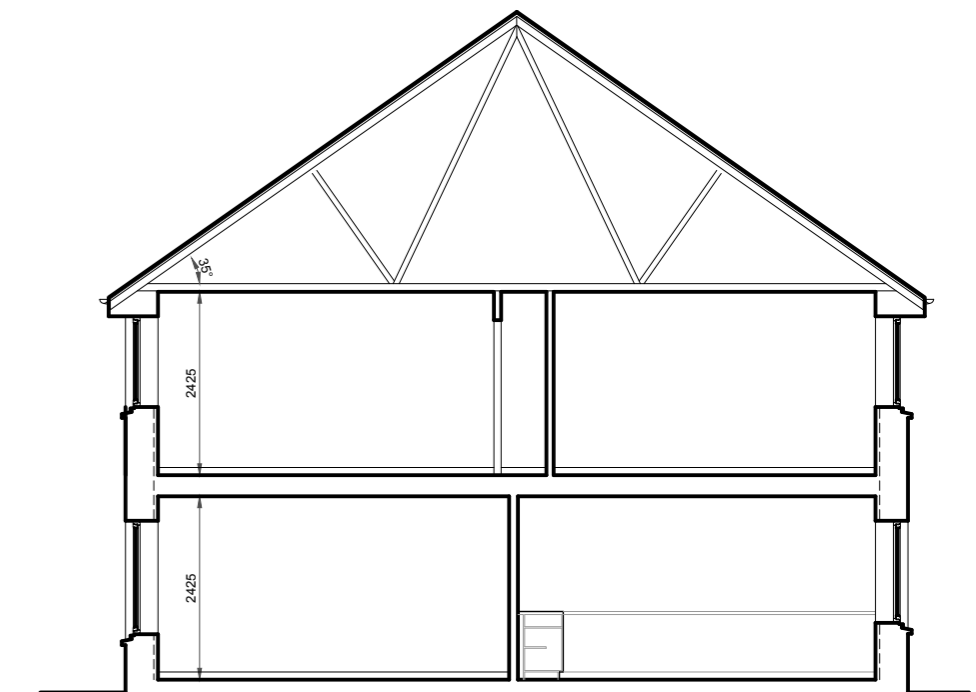
DWG NO	3988-01-200	REV	
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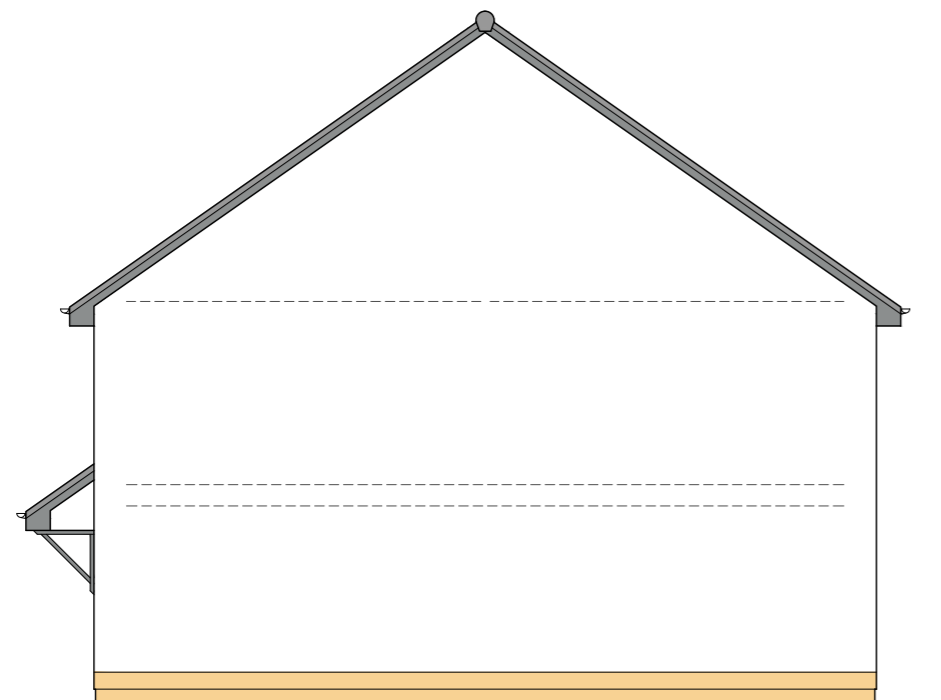
Front Elevation



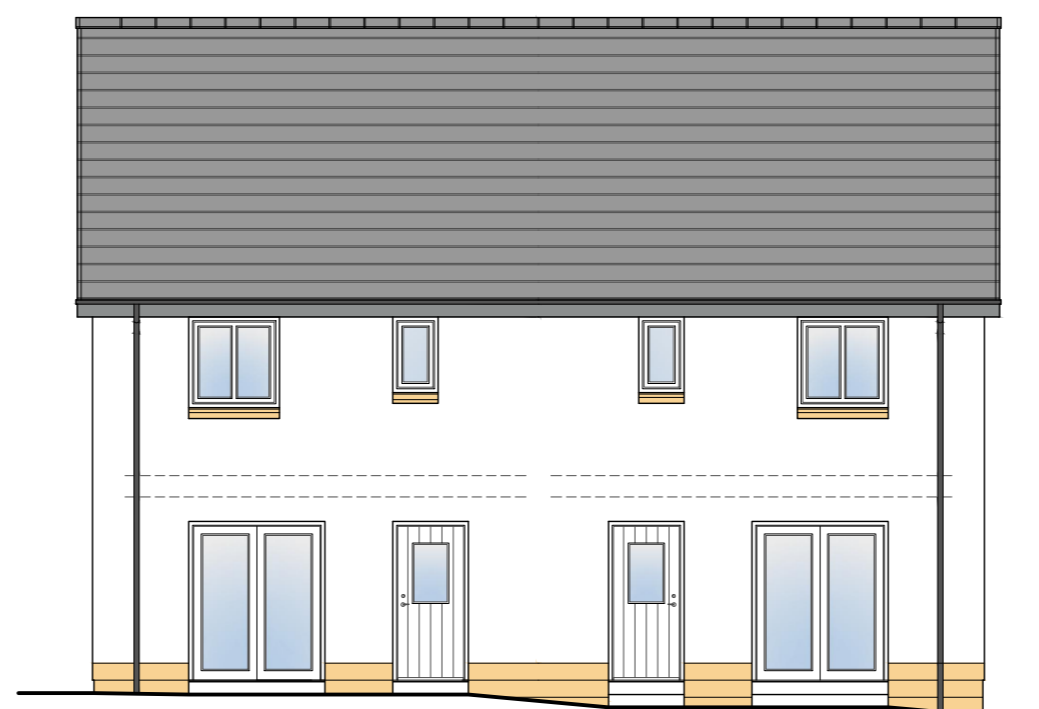
Side Elevation



Section



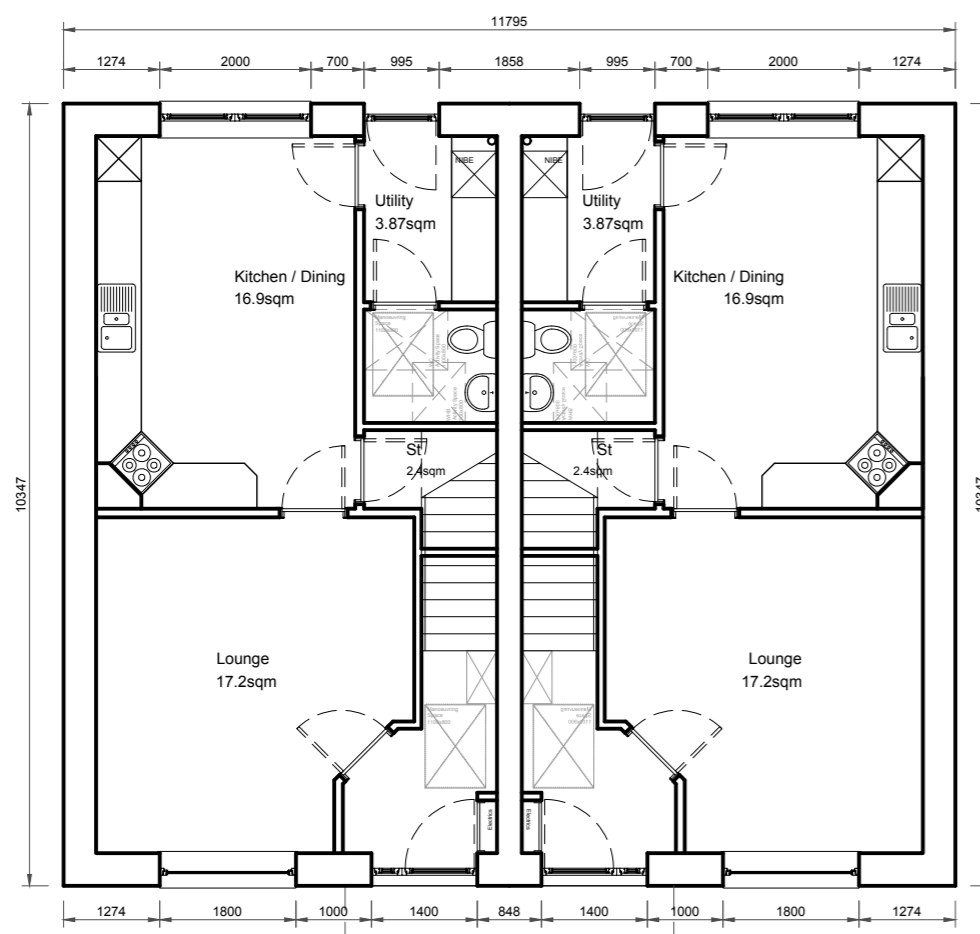
Side Elevation



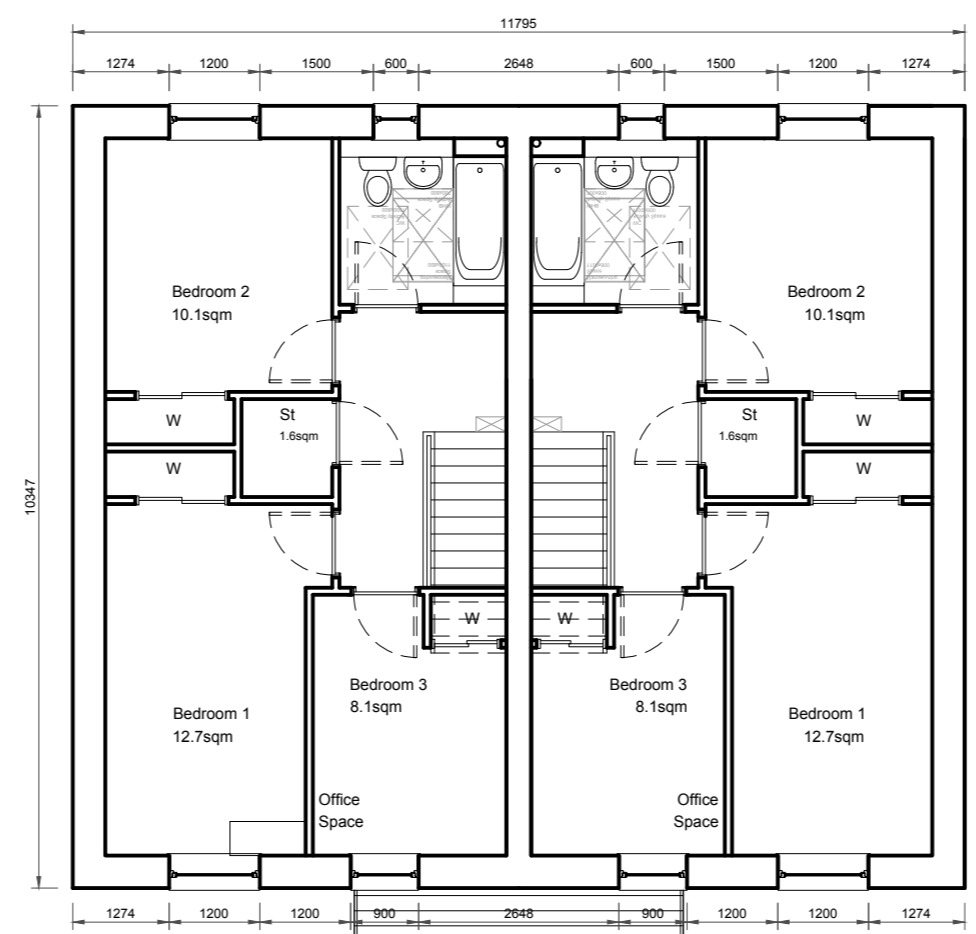
Rear Elevation

General Materials & Finishes

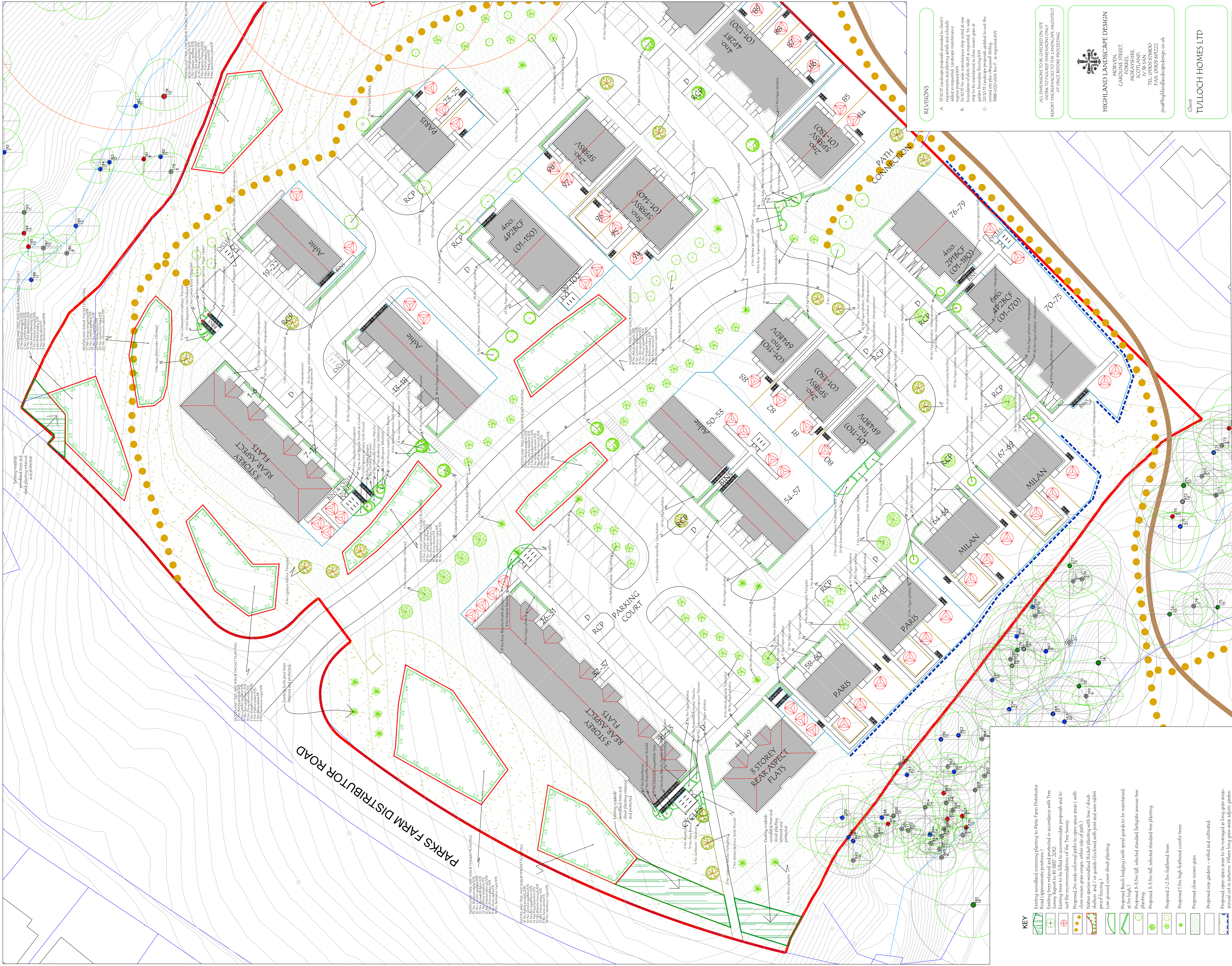
- Roof - Marley Modern dark grey concrete tile
- Soffits & fascia - Timber finished with white stain
- Rainwater goods - Black uPvc
- Walls - Essno dry dash render
- Base course - Pre-cast stone through coloured buff
- Lintels, Cills etc - Pre-cast stone through coloured buff
- Windows & doors - Timber finished with white stain



GROUND FLOOR PLAN



FIRST FLOOR PLAN



REVISIONS

A. EROSION CONTROL PROPOSALS provided to client's requirements and planting details and schedule added as requested. Landscape maintenance

B. 14.0.15 for wide maintenance strip noted at east boundary of plots 58 & 59 as required. In wide strip to be maintained as close mown grass at 100mm intervals.

C. 20.0.15 Landscape proposal updated to use the revised site plan (Revised Plotting 3888-004-004 Rev 1, as requested) and

ALL DIMENSIONS TO BE CHECKED ON SITE
 REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT
 AT ONCE BEFORE PROCEEDING

HIGHLAND LANDSCAPE DESIGN
 MORVEN,
 CAROLINE STREET,
 FORRES,
 MCKAYSHIRE,
 AB97 6JF,
 14.26.43N
 TEL: 01509 676800
 FAX: 01509 691222
 jim@highlandlandscape.co.uk

Client
TULLOCH HOMES LTD

Project Title
**PARKS FARM DEVELOPMENT,
 PARKS FARM, INVERNESS.**

Project File
**KEITH WOOD BA HONS RCU
 LANDSCAPE ARCHITECT**

1. Old Raport Cottage, Balmuccie, By Tomnac,
 Glasgow, G84 4AH.
 Tel: 01850 620888 Mob: 07584 054588
 email: keith.wood@hopenworld.com

Project Title
**PARKS FARM DEVELOPMENT,
 PARKS FARM, INVERNESS.**

Project File
SOFT LANDSCAPE PROPOSALS-11 of 21

Scale: 1:2500/A0 Date: 17.09.15
 Drawing No: L1500/00 Approved / Issue:
 Rev:
 HLD K204-15-SL-01 C

NOTES: For planting schedule and specifications refer to the landscape proposal and the landscape maintenance schedule for establishment maintenance proposals.

- KEY**
- Existing woodland, screening planting to Parks Farm Plantation Road (approximate positions).
 - Existing trees retained and protected in accordance with Tree Preservation Order (TPO) and other relevant legislation.
 - Existing trees to be felled to accommodate proposals and to suit the recommendations of the Tree Survey.
 - Proposed 2m wide informal paths to open space areas (with close mown grass verges, either side of path).
 - Native species woodland thicket planting with tree / shrub shelters and / or guards (enclosed with post and wire rabbit proof fencing).
 - Low ground cover shrub planting.
 - Proposed Beech hedging (with spiral guards) to be maintained at 1m high.
 - Proposed 3-5.5m tall, selected standard foliage/warm tree planting.
 - Proposed 3-5.5m tall, selected standard tree planting.
 - Proposed 2-2.5m tall, selected trees.
 - Proposed 1.5m high feathered conifer trees.
 - Proposed close mown grass.
 - Proposed near gardens - sowed and cultivated.
 - Proposed open space areas to be managed as long grass (annual cut) or mown grass. Please note long grass areas will require mowing through the summer months - 6 times per season.

