

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
12 April 2016

Agenda Item	6.1
Report No	PLS 021/16

15/02566/FUL : Mr C O'Keefe
Land 40m East of Pier Head, Onich

Report by Area Planning Manager - South

SUMMARY

Description : Erection of house

Recommendation - GRANT

Ward : 22 - Fort William and Ardnamurchan

Development category : Local Development

Pre-determination hearing : n/a

Reason referred to Committee : Community Council objection & more than 5 timeous objections from separate households

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of a three bedroom, 1½ storey house. The proposed house would have a narrow gable of 5.7m, measure 14.9m in length and 6m in height to ridge. A small porch entrance is proposed to the north elevation, fronting the A82(T) extending 1.8m from the building line. External finishes have not been detailed in the application and traditional finishes in keeping with the setting would be required by planning condition.
- 1.2 Formal pre-application advice was sought from the Planning Authority in 2012 for two house plots. Two house plots were not considered to satisfactorily retain the open character and views towards Camas na Lairich bay, as development would extend too far eastwards. A single house site, located to the western corner of the site, was considered to offer more scope for development, subject to a modest scale of development and removal of permitted development rights for extensions and outbuildings which might encroach into the wider, open aspect.
- 1.3 There is an existing agricultural access into the site at the western side, just south of a notable copper beech tree, opposite Avoca House and Cottage.
- 1.4 Supporting documents include drainage statement, surface water soakaway calculations, flood risk assessment, supporting statement regarding Japanese Knotweed treatment and site ownership.

- 1.5 **Variations:** Revisions to the site layout have been made to reduce the level of screening of the development from the A82; increase visibility splays; reduce amount of infill to form access; move the house position 2m to the east and remove hard landscaping within the western curtilage to maintain a 6m riparian buffer strip free from development. A revised land ownership certificate was received following a representation, as the site is owned by a family member of the applicant.

2. **SITE DESCRIPTION**

- 2.1 The site is located within the existing settlement at Onich, between the A82(T) road and Loch Linnhe. The site is located to the west side of Camas na Lairich bay. A mature copper beech tree is located at the trunk road boundary to the north of the proposed house position. An existing field access is located at the western side of the site. The house site and associated curtilage is sited within the north west corner of the parcel of land, adjacent to an existing house, Pierhead, 19m to the west. Pierhead is served by a parallel access and occupies a similar set back position from the A82(T) road. The land falls away southwards from the trunk road boundary towards Camas na Lairich and Loch Linnhe. The house site is proposed set down 2m from the trunk road; the access track drops to 4m below the trunk road level towards the south west side.

3. **PLANNING HISTORY**

- 3.1 12/01564/PREAPP : Advice sought for 2 house plots. Response issued 11.05.12.
12/02895/FUL : Erection of house - withdrawn 26.11.14. Site layout sought upgraded access into site from existing field gate which did not meet required visibility splay standards.

4. **PUBLIC PARTICIPATION**

- 4.1 Advertised : Unknown Neighbour
Representation deadline : 30.07.15
Timeous representations : 6 timeous objections, 6 households
Late representations : 2 late objections, 2 households
- 4.2 Material considerations raised are summarised as follows:
- impact of development on business trade at store opposite site
 - unsafe access and insufficient visibility at proposed entrance
 - protection of beech tree
 - impact of development on scenic coastline and NSA
 - house sought for holiday letting not to manage croft and no operational justification for development
 - impact on public views and tourism
 - proposed planting of trees and shrubs to north and west of site and position of car parking area would restrict visibility from neighbouring access onto the A82
 - land contaminated with Japanese Knotweed

- development will impact on individual and community residential amenity
- siting not in keeping with local character

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 Team** : No objection. Council's local road network unaffected by proposed development.

5.2 **Flood Risk Management Team** : Initial objection overcome following submission of Flood Risk Assessment and site layout amended to retain 6m buffer strip free from development.

5.3 **Nether Lochaber Community Council** : Objections raised –

- impact on mature Copper Beech tree;
- the existing 40mph speed limit is considered too high, given the number of hazards in this vicinity; this development will compound road safety issues further;
- encroachment of existing vegetation and proposed planting into neighbouring visibility splay;
- impact on character of village;
- loss of croft land to housing for self catering use;
- site being treated for Japanese Knotweed;
- intention to submit to the new draft local plan to exclude development of the historic agricultural strip throughout North Ballachulish, Onich, Cuilcheanna and Bunree between the A82 and the shore;
- short term impact of construction site on local shop and café and long term impact of development at site, deterring visitors; and
- flood risk.

5.4 **Scottish Water** : No response.

5.5 **Transport Scotland** : No objection subject to condition to reserve a 2m wide strip from the kerb to reserve land for possible future widening of trunk road, gradient and stopping up of existing access. Further response from Transport Scotland in response to revised layout plan 301 F agreeing revised visibility splays and screening of access track from the A82 to prevent headlight glare.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 Sustainable Design

29 Design Quality and Place Making

34	Settlement Development Area
47	Safeguarding Inbye/Appportioned Croftland
49	Coastal Development
51	Trees and Development
57	Natural, Built and Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

6.2 **West Highland and Islands Local Plan (2010) (as continued in force, 2012)**

7. **OTHER MATERIAL CONSIDERATIONS**

Policy 2 Development Objectives and Developer Requirements

Inset Map 9 Onich

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Flood Risk and Drainage Impact Assessment (January 2013)

Highland Statutorily Protected Species (March 2013)

Sustainable Design Guide (January 2013)

Trees, Woodlands and Development (January 2013)

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)

7.4 **Other**

Great Britain invasive and non-native species strategy, 2015

Non-Native Species Code of Practice, 2012 made under Section 14C of the Wildlife and Countryside Act 1981

Wildlife and Natural Environment (Scotland) Act 2011

Wildlife and Countryside Act 1981

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

Planning permission is sought for a new house within the Onich Settlement Development Area. Policy 34 : Settlement Development Areas (SDA) identifies SDAs as the Council's preferred areas for most types of development, including housing.

Within Onich the adopted Local Plan has identified key objectives related to the development of the settlement. These are:

- To maintain the linear shape of the village with development held predominantly to the landward margins of the A82 and avoid building on elevated ground
- To enable redevelopment of infill/gap sites
- To protect the SAC, Tree Preservation Order, Ancient Woodland and SSSI features within the settlement
- To protect the integrity of and secure exceptional siting and design within the NSA
- To safeguard the overriding open character of land on the seaward side of the A82 safeguarding croft land, views and further consideration of any scope for improvement of the A82

The main considerations are whether the proposal meets the above objectives, and accords with the criteria set out in Policies 28 (Sustainable Design) and 34 (Settlement Development Area).

The application site is located on the loch side of the A82 within the Glencoe and Ben Nevis National Scenic Area; under Policies 49 (Coastal Development) and 57 (Natural, Built and Cultural Heritage), developments are permissible which will not interrupt scenic views over open water and will not have an unacceptable impact on the natural environment, amenity and heritage resource.

Physical constraints include a mature copper beech tree and proximity of development to a small watercourse which bounds the site to the west. Proposals must accord with the provisions of Policy 51 (Trees and Development) and Policy 64 (Flood Risk).

The Community Council have advised that they will submit proposals to the new West Highlands and Islands Local Development Plan, to exclude development of the historic agricultural strip throughout North Ballachulish, Onich, Cuilcheanna and Bunree, between the A82 and the shore. The new local development plan is only at Main Issues Report stage and this proposal must be assessed on the current adopted development plan policy.

8.3.1 Siting and Landscape Impact

The development plan recognises the need to maintain the linear shape of the village and expects development to be held predominantly on the landward side of the A82. There are some opportunities of development of the loch side of the A82, however these must reflect the existing pattern of development and safeguard the open character of the area. The proposed house site is on the loch side of the A82, adjacent and opposite existing development. The proposed house is to be restricted to the north west corner of the site, 19m to the east of existing housing. In this position the house is considered to read with the existing residential development to the south side of the A82. Important public views to Loch Linnhe could be impacted if development encroached eastwards into the setting of Camas na Lairich bay. In order to contain development and prevent interruption of important public coastal views, permission is recommended subject to a condition to remove permitted development rights for extensions, outbuildings and means of enclosure which might otherwise unacceptably intrude into the open aspect across Camas na Lairich.

Amendments were sought to the access layout to respond to the natural topography, reduce the amount of engineering to form the access and to assess the level of screening required between the access and the A82 trunk road. Screening required to prevent glare to traffic on the A82 is a 5m stretch of 1m high, close boarded fencing at the eastern end of the access, set perpendicular to the trunk road. Landscaping, including visually unobtrusive boundary treatments, can be adequately controlled by planning condition.

Considering the traditional design elements and scale of development, subject to traditional finishes in keeping with neighbouring residential development, the impact of development on the character of the National Scenic Area is considered to be minimal.

8.3.2 Design and Amenity

The proposed 1½ storey house is generally in keeping with the established character of Onich which has a mixture of single, 1½ and 1¾ storey houses. The design incorporates traditional design elements including a rectangular form, narrow gable, pitched roof, chimneys set squarely at each gable end and windows with a strong vertical emphasis to the public elevation (towards the A82). The proposed house is orientated with the main roof ridge set parallel to the trunk road and has a similar set back from the trunk road boundary as the nearest residential neighbour, Pierhead, 19m to the west. The design, siting, orientation and spacing of the proposed house are sufficient in terms of neighbouring residential amenity. A watercourse runs along the western site boundary with riparian vegetation which forms a natural existing screen between the proposed house and Pierhead. No interfacing windows are proposed and the design raises no substantive concerns regarding loss of neighbouring privacy.

To accord with local character and given the prominent roadside position of the house, permission will be subject to a condition to require traditional external finishes (rendered external walls and natural slate roof).

A single house site is considered to read as a small addition to the existing residential development to the south side of the A82 at Onich. Permission is recommended subject to conditions to control external finishes and prevent encroachment into the open aspect of the site. As such the proposal is considered acceptable in terms of wider amenity and is not considered to have a significant impact on neighbouring land uses, including tourism and trade to neighbouring businesses.

8.3.3 Impact on Croftland

The site is located within the Onich Settlement Development Area, which is identified as the Council's preferred area for development. The impact on croftland has been considered at local development plan stage. The Crofting Commission will consider these proposals in detail at decrofting stage and reserve the right to review the extent to which crofting interests have been taken into account in the planning process.

The proposed house position within the north west corner of the parcel of land is not considered to impact on the remaining croft and permission is recommended subject to a condition to secure details of croft access.

8.3.4 Access and Servicing

Connection to the public water supply and public main sewer is proposed. Initial correspondence between the agent and Scottish Water indicates that there may be capacity within their current infrastructure to serve the proposed development. A drainage statement and soakaway calculations have been provided to assess surface water drainage.

A previous application was sought for a house at this site with improved access taken from the existing field access to the north of the house site. The applicant was unable to secure agreement with neighbouring landowners to achieve the required visibility splays and the application was subsequently withdrawn.

The current application has been made with alternative proposals to create a new access to the A82, 58m to the east of the house to satisfy the visibility splays required by Transport Scotland. The bus shelter is to be moved outwith the visibility splay and a section of hedge removed to clear the visibility splay. Transport Scotland has confirmed that the revised access layout (plan 301 Rev F) meets public road safety requirements and will not impact on the safety or visibility of the neighbouring access which serves Pierhead to the west. Retention of the mature copper beech tree within the visibility splay has been accepted by Transport Scotland as this represents an acceptable intermittent obstruction within the splay.

Transport Scotland has advised that they have considered numerous approaches from the Community Council regarding a potential reduction in the speed limit. A recent review of the speed limit for the whole trunk road network across Scotland has recently been undertaken and no reasons were identified to reduce the speed limit within Onich. This is a separate issue to the current application.

8.3.5 Flood Risk

A drainage statement and flood risk assessment have been provided in support of this proposal. An initial objection from the Highland Council's Flood Risk Team was overcome following a revised site layout plan which shows the position of the house moved 2 metres to the east, to secure a riparian buffer strip of 6m free from development, in accordance with Highland Council development plan policy and supplementary guidance.

8.3.6 Trees and Biodiversity

The mature copper beech tree to the north of the house site is of high amenity value and is to be retained, in accordance with Policy 51 of the Highland-wide Local Development Plan. Transport Scotland have agreed that this tree is an acceptable intermittent obstruction within the required visibility splays. The proposed indicative landscaping shown on the revised layout plan 301 F is considered appropriate to this semi-rural site and will be restricted to a small area of the residential curtilage outwith the visibility splays shown. Permission is recommended subject to condition to secure appropriate boundary treatment and hard and soft landscaping to safeguard public views and the open aspect of Camas na Lairich bay.

Japanese Knotweed is an invasive non-native species (INNS) found within the site and in the wider Onich area which poses a threat to biodiversity. The Council's supplementary guidance Highland Statutorily Protected Species (March 2013) welcomes opportunities to mitigate (INNS) onsite and improve biodiversity. The landowner has previously identified the presence of Japanese Knotweed at this site and has employed a consultant and specialist agents over successive years to try to eradicate the Knotweed and control its spread. The control of contaminated soil and treatment onsite of Japanese Knotweed is primarily regulated by SEPA and an informative note will be included to the decision notice regarding obtaining relevant permissions from SEPA.

8.3.7 Conclusion

The proposed house is considered acceptable in the proposed position and will form a small extension to the existing housing group within the Onich Settlement Development Area to the south side of the A82. Conditions will be required to prevent encroachment into important public views and to retain the open aspect across Camas na Lairich bay. An access layout has been proposed to satisfy trunk road safety requirements. Sufficient information has been received to assess flood risk and servicing and permission is recommended subject to planning conditions as identified above.

8.4 **Material Considerations**

Eight letters of representation and an objection from the Nether Lochaber Community Council have been received in relation to the proposal. The points raised are summarised in sections 4.2 and 5.3 above and the issues raised considered in section 8.3 above.

8.5 Other Considerations – not material

It was highlighted that the application form incorrectly stated that the site was within the ownership of the applicant. A corrected land ownership certificate has now been submitted. Additionally, objections were raised on the basis that the croft land had been historically allowed to fall into disrepair, the motivations of the applicant and loss of private views. Concerns were also raised regarding the potential for a precedent to be set which would permit development between the A82 and the loch from North Ballachulish to Onich. The future consideration of additional sites cannot be treated as a material planning consideration. If sought additional housing development would be subject to due process and would be assessed against development plan policy taking into account material considerations individual to each site.

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

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

10. RECOMMENDATION

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

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

1. The external walls of the development shall be finished in a white wet-dash or smooth cement render and the roof of the development shall be finished in natural slate.

Reason : To ensure that the development is sensitive to, and compatible with, its context within the National Scenic Area and local architectural styles in accordance with Policies 28, 29 and 57 of the Highland-wide Local Development Plan, 2012.

2. No other development shall commence until the site access, parking and turning area has been constructed in strict accordance with the approved site layout plan 301 Rev F, with:
- i. visibility splays of 2.0m x 105m to the east and 2.0m x 120m to the west (the X dimension and Y dimension);
 - ii. the gradient of the access road not exceeding 1 in 40 for a distance of 5 metres from the nearside edge of the trunk road carriageway;
 - iii. the first 5 metres surfaced in a bituminous surface;
 - iv. the existing field access permanently stopped up; and
 - v. a 2.0 metre wide strip from the existing kerb line kept clear of development and no fence or other structure erected within this strip.

Notwithstanding the existing copper beech tree shown, within the stated visibility splays at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason : To ensure the safety and free flow of traffic on the public road, in the interests of road safety in accordance with Policy 28 of the Highland-wide Local Development Plan, 2012.

3. No development shall commence until details of access, suitable to accommodate agricultural traffic, have been provided within the application site to adjacent croftland and approved in writing by the Planning Authority. Prior to the first occupation of the house, the croft access shall be formed in accordance with the approved details and thereafter shall be maintained in perpetuity.

Reason : To ensure that the development will not impede access to, or have an adverse impact on the purposeful use of, another part of the croft in accordance with Policy 47 of the Highland-wide Local Development Plan, 2012.

4. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. A plan showing existing landscaping features and vegetation to be retained;
- ii. The location and design of any existing or proposed walls, fences and gates. For the avoidance of doubt the boundary treatment shall comprise post and wire fencing with a maximum height of 1m with the exception of the 5m long close boarded fencing shown on approved site plan 301 Rev F;
- iii. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- iv. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

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 in accordance with Policies 28, 29 and 57 of the Highland-wide Local Development Plan, 2012.

5. 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 any of the riparian buffer zones detailed on the approved plans without planning permission being granted on application to the Planning Authority.

Reason : To ensure that development which is normally permissible without the need for a planning application is carefully managed and does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood risk, in accordance with Policy 64 of the Highland-wide Local Development Plan, 2012.

6. Notwithstanding the provisions of Article 3 and Classes 1 and 3 of 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 extensions, outbuildings, decking structures or means of enclosure shall be erected within the curtilage of the development hereby permitted without planning permission being granted on application to the Planning Authority.

Reason : In order to prevent excessive residential intrusion into the important open coastal landscape on the loch side of the A82 in accordance with Policies 28, 34, 49 and 57 of the Highland-wide Local Development Plan, 2012.

7. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

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

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

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

FOOTNOTE TO APPLICANT

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.

Permitted Development Rights

Please note that certain permitted development rights have been removed from the land covered by the permission, as explained in the conditions above. This means that certain developments, for which an application for planning permission is not ordinarily required, will now require planning permission. You are therefore advised to contact your local planning office prior to commencing any future developments.

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.

On-site Management of Japanese Knotweed

Japanese Knotweed should not be stockpiled within 10 metres of a watercourse. Any movement of contaminated soil and Japanese Knotweed for treatment within the site boundary, could involve the treatment of waste and may require a waste management licence. The relevant local SEPA office should be contacted prior to any such movement and treatment of Knotweed material or associated contaminated soil.

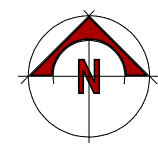
Construction Hours & Noise-Generating Activities

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.

Signature: Allan J Todd
Designation: Area Planning Manager - South
Author: Christine Millard
Background Papers: Documents referred to in report and in case file.

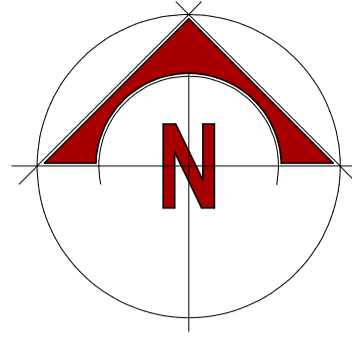


LOCATION PLAN SCALE 1:2500

Note
 The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.
 Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.
 This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.

PLANNING PERMISSION APPLICATION NOTES

1. A 2000MM WIDE STRIP FROM THE EXISTING KERBLINE OF THE A82 TRUNK ROAD IS TO BE KEPT CLEAR. NO FENCE NO OTHER STRUCTURE IS TO BE ERECTED WITHIN THIS ZONE.
2. NEW ACCESS ROAD TO BE FORMED AS SHOWN ON SITE PLAN. ACCESS JUNCTION SHALL JOIN THE A82 TRUNK ROAD AT THE NEW ACCESS JUNCTION AS INDICATED. THE JUNCTION SHALL BE FORMED IN STRICT ACCORDANCE WITH THE DEPARTMENT OF TRANSPORT ADVICE NOTE TA 41/95 (VEHICULAR ACCESS TO ALL-PURPOSE TRUNK ROADS.) (AS AMENDED IN SCOTLAND.) COMPLYING WITH LAYOUT 2.
3. THE GRADIENT OF THE ACCESS ROAD SHALL NOT EXCEED 1 IN 40 METRES FOR A DISTANCE OF 5 METRES FROM THE NEAR-SIDE EDGE OF THE A82 TRUNK ROAD CARRIAGEWAY. THE FIRST 5 METRES SHALL BE SURFACED IN A BITUMINOUS SURFACE AND MEASURES TO BE ADOPTED TO ENSURE THAT NO DRAINAGE FROM THE DEVELOPMENT DISCHARGES ONTO THE A82 TRUNK ROAD.
4. VISIBILITY SPLAYS TO EACH SIDE OF THE ACCESS JUNCTION SHOWN HATCHED. ALL VISIBILITY SPLAYS INCLUDE GROUND EITHER IN THE APPLICANT'S OWNERSHIP/CONTROL OR THE PUBLIC ROAD/VERGE.
5. EXISTING HEDGE ON EAST SIDE OF NEW ACCESS JUNCTION TO BE COMPLETELY REMOVED AS REQUESTED BY TRANSPORT SCOTLAND.
6. EXISTING BUS SHELTER TO BE MOVED BACK SO OUTWITH THE VISIBILITY SPLAY SHOWN HATCHED AND NEW CONCRETE HARD STANDING TO BE PROVIDED BETWEEN BUS SHELTER AND BUS BAY AS REQUESTED BY TRANSPORT SCOTLAND.



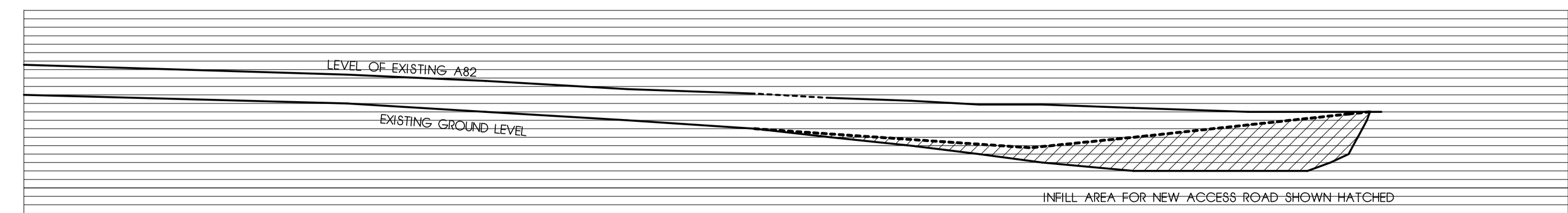
SITE PLAN

SECTION WW

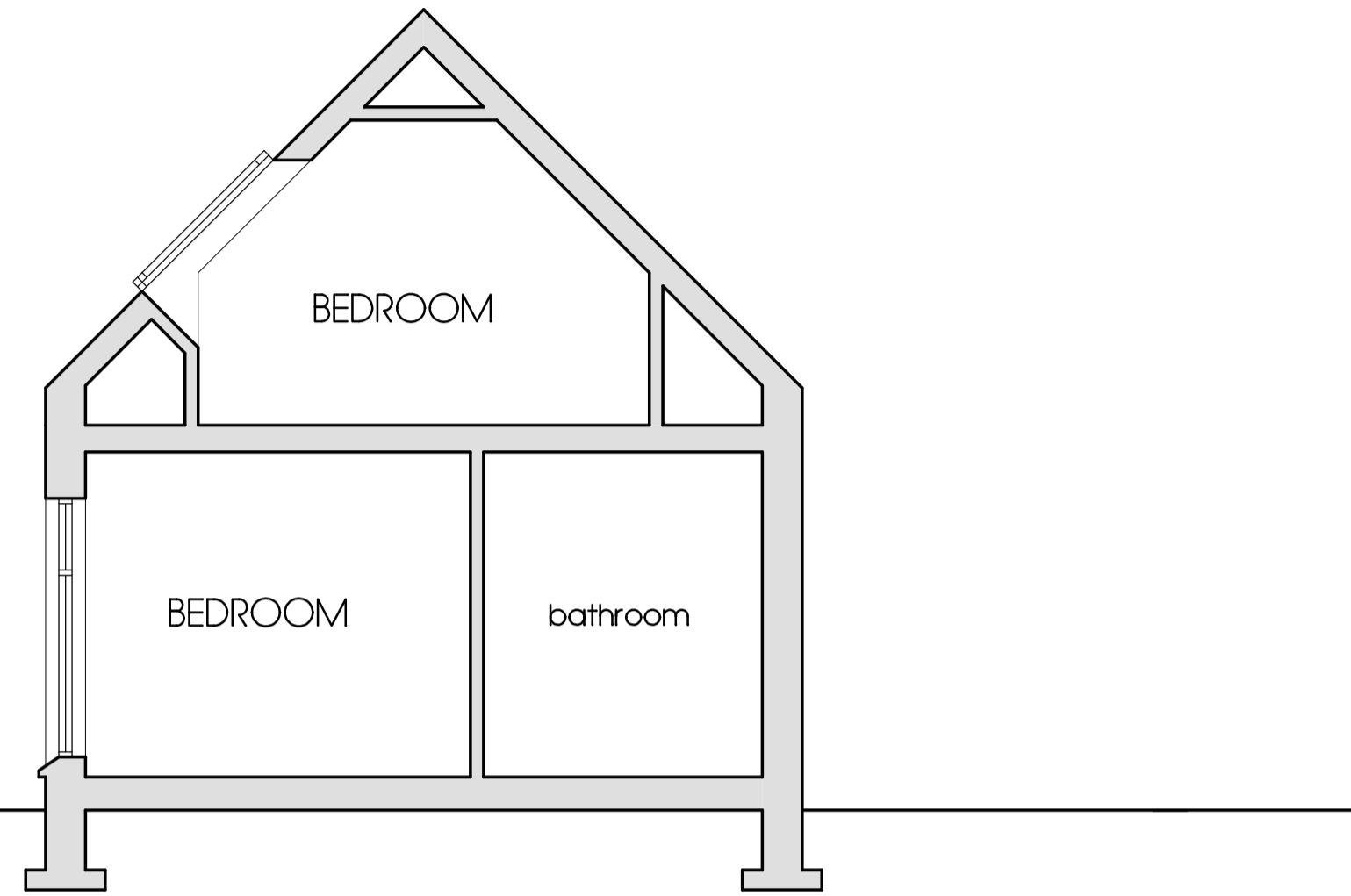
SECTION X

SECTION Y

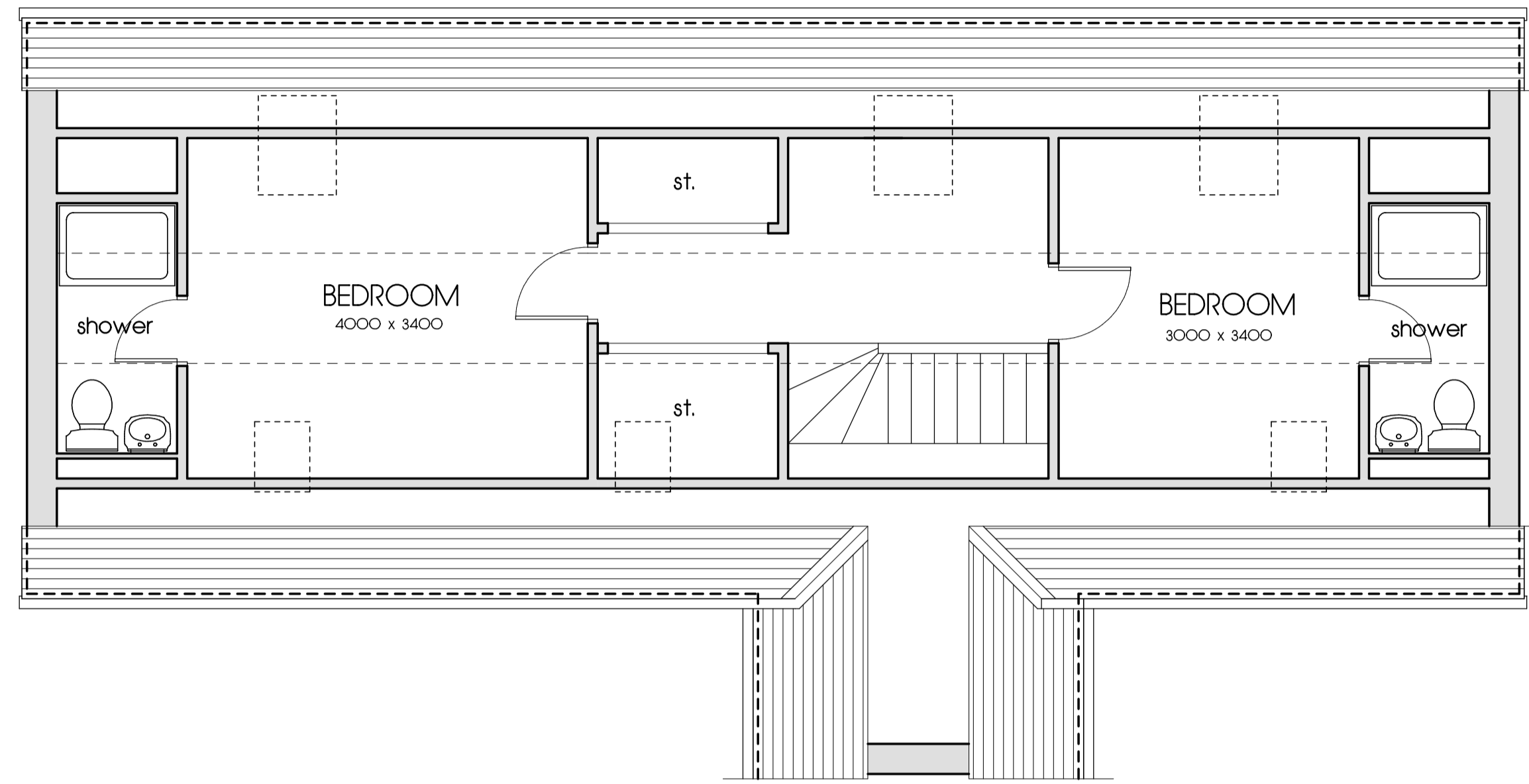
SECTION Z



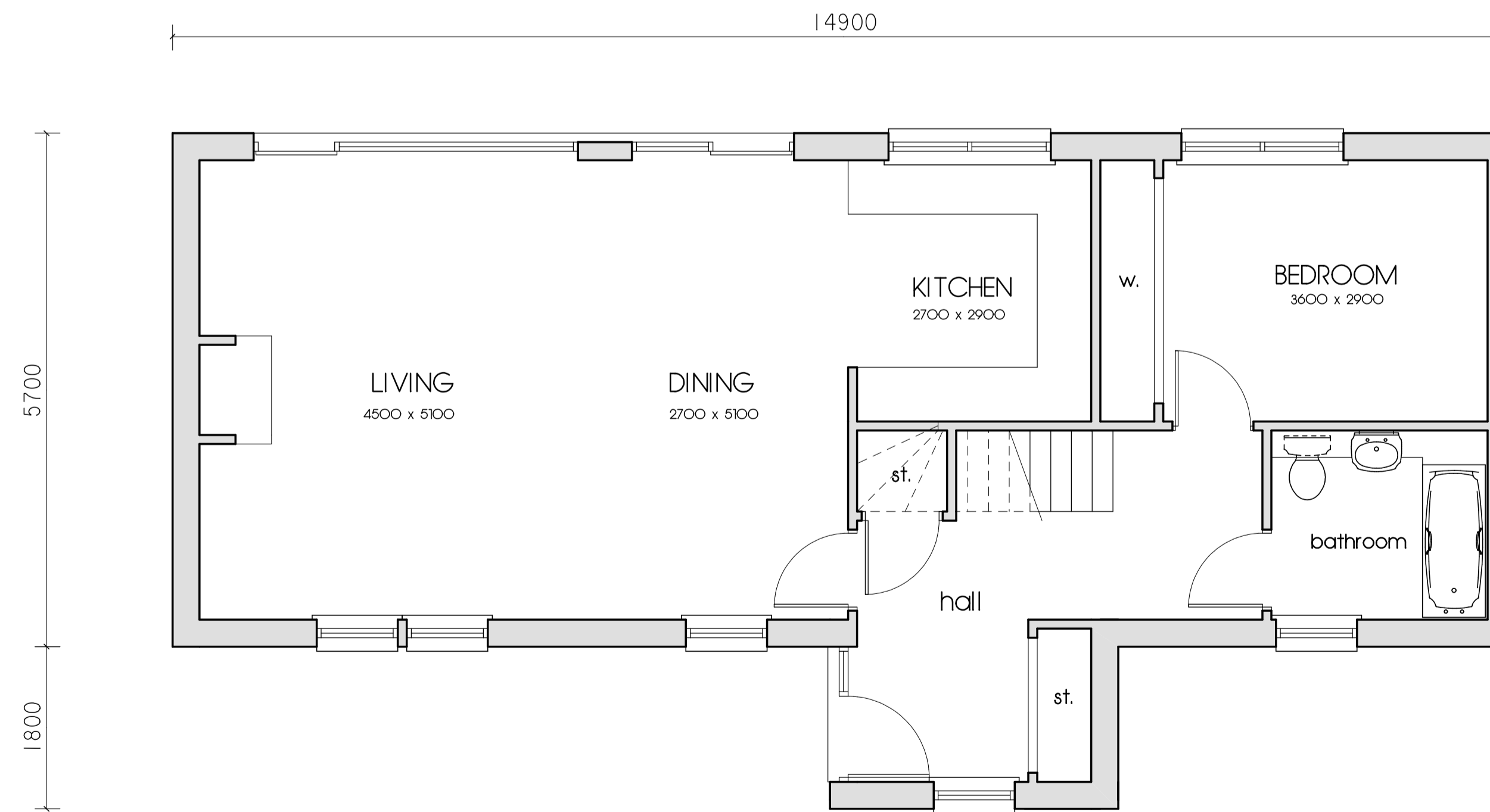
project	PROPOSED DWELLING HOUSE AT ONCH, BY FORT WILLIAM		
client	MR. C. O'KEEFE		
detail	SITE PLAN		
DKD D KELLY DESIGN Architectural Consultant			
Queen Anne House • 111 High Street Fort William • PH33 6DG Tel: 01397 700999 • Fax: 01397 700888			
scale	1 : 250	date	04 : 05 : 15
job no.	T/078	drg no.	301 F
		drawn	R. KENNEDY



SECTION AA



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Note
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.
Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.
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project
PROPOSED DWELLING HOUSE
AT ONICH

client
MR. & MRS. O KEEFFE

detail
DESIGN SKETCH –
FLOOR PLANS & SECTIONS

DKD

D KELLY DESIGN
Architectural Consultant

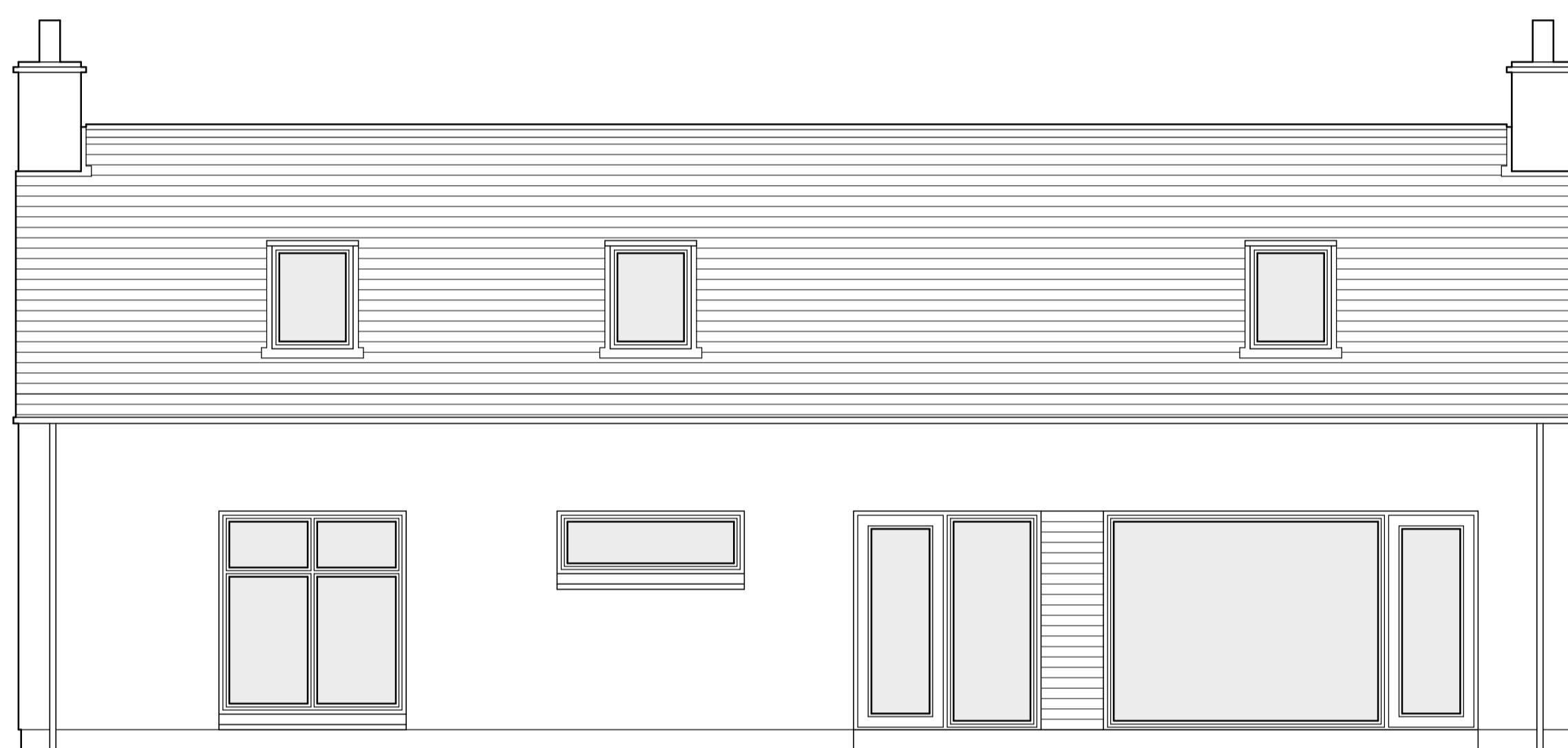
Queen Anne House • 111 High Street
Fort William • PH33 6DG
Tel: 01397 700999 • Fax: 01397 700888

scale 1:50 date 04/07/12

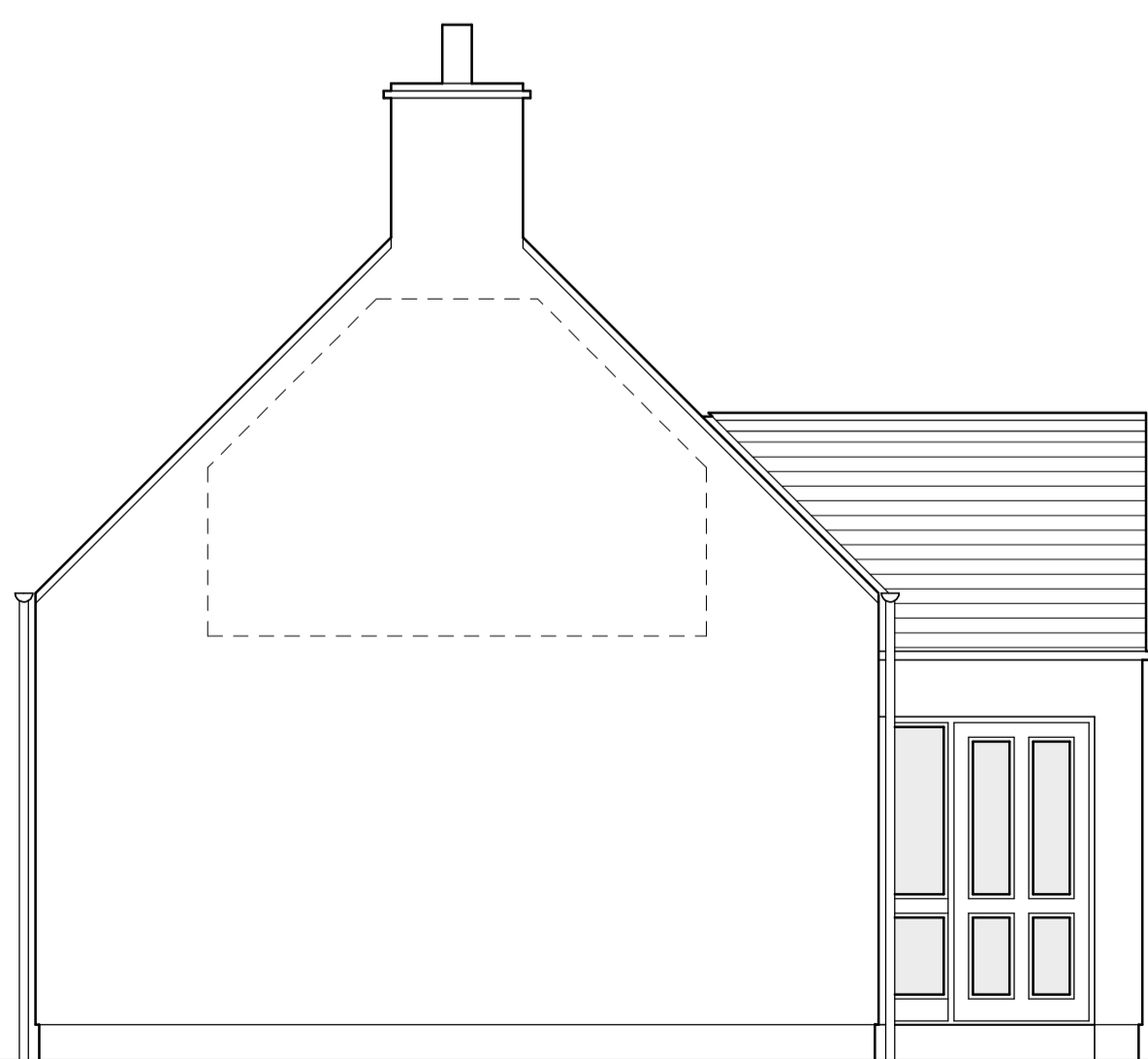
job no. 11/078 drg no. 101 drawn D. KELLY



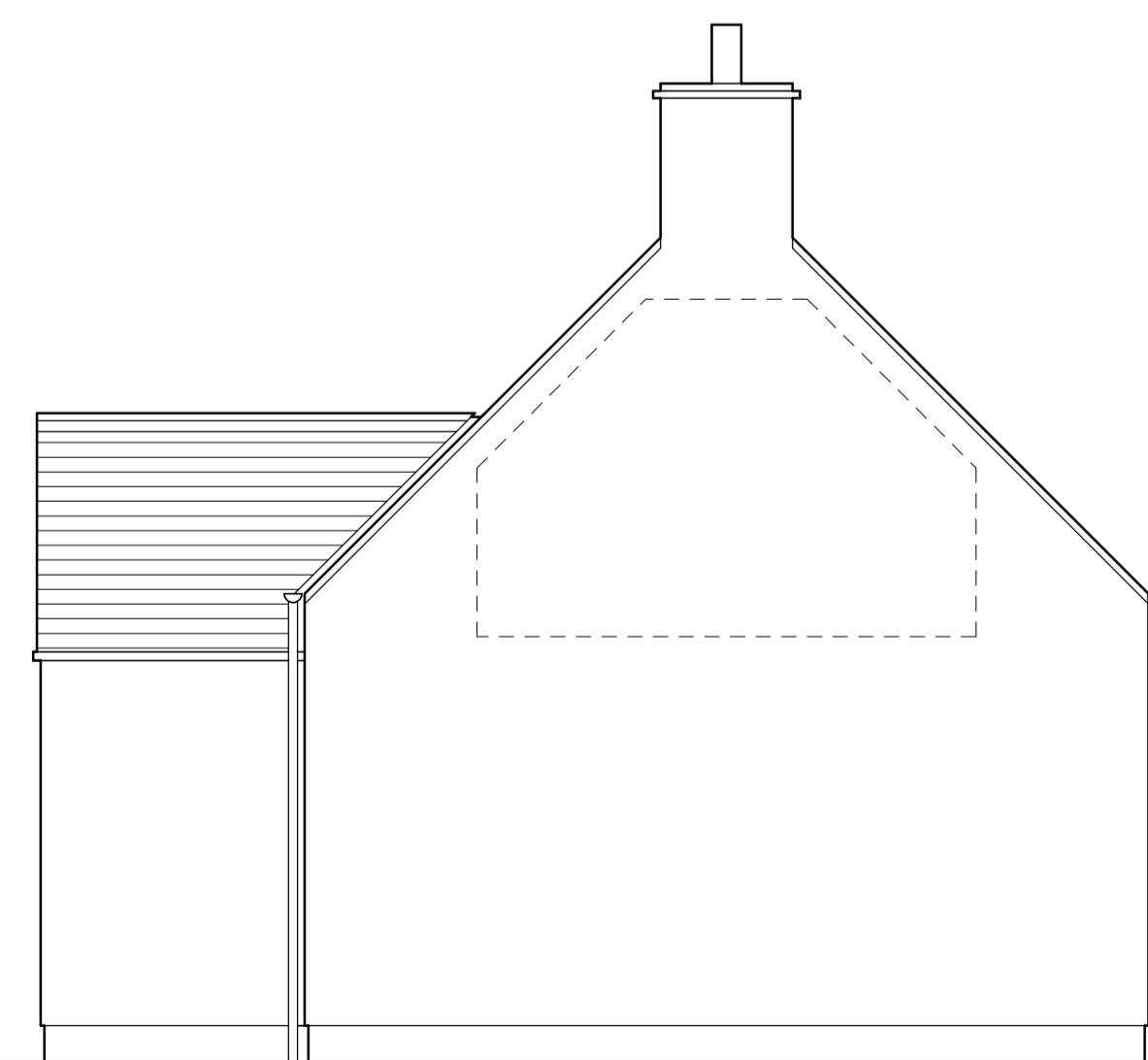
FRONT ELEVATION (TO A82)



REAR ELEVATION (TO LOCH LINNHE)



SIDE ELEVATION



SIDE ELEVATION

Note
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.

Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

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project
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ELEVATIONS

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drg no. 102

drawn D. KELLY