

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**13 December 2016**

Agenda Item	6.5
Report No	PLS 071/16

**16/03534/FUL: Caledonian Highview Ltd**  
**Torvean Caravan Park, Glenurquhart Road, Inverness, IV3 8JL**

**Report by Area Planning Manager – South/Major Developments**

**SUMMARY**

**Description:** Erection of 48 residential units (flatted) and 400sqm convenience retail (Class 1)

**Recommendation: GRANT**

**Ward:** 14 Inverness West

**Development category:** Local

**Pre-determination hearing:** n/a

**Reason referred to Committee:** Community council objection

**1. PROPOSED DEVELOPMENT**

- 1.1 This proposal is for 48 flats spread throughout six blocks. Block A has 8 units over 4½ floors overlooking the canal and into the site. Blocks B and C have 6 units over 3½ floors each also overlooking the canal and into the site. Block D has 4 units and overlooks the proposed play area within the site and the trees separating the Premier Inn site. Blocks F1 and F2 have a small retail unit on the ground floor and 12 affordable housing units over 3 floors above. Within the site all the servicing, including bins, parking and cycle storage facilities for the flats have been accommodated. A play area and various tree and shrub planting have been incorporated into the site.
- 1.2 Formal pre-application advice was sought in connection with this proposal. The applicant was advised that buildings along the canal-side will have to have dual frontages in order to ensure a good environment and visual impact both from within the site and to the canal. Equally the frontage treatment to the A82 should take into account the proximity to the canal and the Premier Inn on the adjacent site. Pedestrian links to the canal from the site and to the A82 and transport links beyond will also be required. A public art contribution on site should also be provided.

- 1.3 Access to the site is taken from the A82 through the former petrol filling station.
- 1.4 Supporting documents included a number of visuals of the proposed site, Tree Protection Plan, Drainage Impact Assessment, Landscape Management Plan and Contaminated Land Assessment Report.
- 1.5 **Variations:** A number of minor alterations have been made to this application including the position of bin stores and parking, SUDS arrangements and fencing.

## 2. **SITE DESCRIPTION**

- 2.1 The site is bounded to the north by Torvean Golf Course, by the Loch Ness House Hotel to the west, the Caledonian Canal to the east and the A82 to the south. The former petrol filling station lies to the front of the site with the caravan park to the rear. A number of trees surround the site albeit outwith the site. A row of cypress trees through the middle of the site separate the former petrol filling station from the caravan park.

## 3. **PLANNING HISTORY**

- 3.1 08/00692/FULIN – planning permission was granted to construct six 3, 4 and 5 storey blocks of flats accommodating 81 units subject to a s75 agreement being signed to provide affordable housing. However, as the s75 was not concluded, the application was subsequently refused.

## 4. **PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown neighbour  
Representation deadline: 02.09.16  
Timeous representations: 0  
Late representations: 0

## 5. **CONSULTATIONS**

- 5.1 **Transport Planning:** No objections to the proposed layout and require a condition to include SUDS maintenance arrangements.
- 5.2 **Access Officer:** No objection, access to the existing core path must be retained during construction.
- 5.3 **Forestry Officer:** No objection subject to condition being included regarding existing trees.
- 5.4 **Development Plans:** No objection, proposal accords with the terms of relevant policy and guidance.
- 5.5 **Environmental Health:** No objection subject to condition being included regarding noise nuisance.
- 5.6 **Contaminated Land:** No objection subject to condition being included to mitigate the contaminated land.
- 5.7 **Historic Environment Team:** No objection subject to condition being included to address archaeological matters. The proposal is not considered to adversely impact on the adjacent canal.

- 5.8 **Muirtown Community Council:** Object on grounds of over-development and type of development, access to A82 and intensification of use, surface water drainage into the canal.
- 5.9 **Transport Scotland:** No objection to the proposed access arrangements.
- 5.10 **SEPA:** No objection
- 5.11 **British Waterways:** No objection
- 5.12 **Scottish Water:** No objection
- 5.13 **Scottish Canals:** No objection, but note the importance of ensuring that the development will make a positive impact on the amenity of the Caledonian Canal.

## 6. DEVELOPMENT PLAN

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 Placemaking
30	Physical Constraints
31	Developer Contributions
32	Affordable Housing
40	Retail Development
42	Previously Used Land
56	Travel
57	Natural Built and Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
70	Waste Management Facilities
75	Open Space
77	Public Access

### 6.2 Inner Moray Firth Local Development Plan 2015

IN24	Torvean & Ness-side
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### 6.3 **Highland Council Development Brief**

Torvean and Ness-side Development Brief

November 2013

## 7. **OTHER MATERIAL CONSIDERATIONS**

### 7.1 **Draft Development Plan**

Not applicable

### 7.2 **Scottish Government Planning Policy and Guidance**

Not applicable

## 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**

8.3.1 **Policy 28 Sustainable Design** outlines the Council's support for developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland. The policy lists a range of criteria against which proposals will be assessed. This proposal promotes a varied and well-used site that connects well to the wider area of the Canal and future developments to the north as well as the routes into the city centre.

8.3.2 **Policy 29 Design Quality and Placemaking** sets the requirement for new development and requires them to make a positive contribution to the quality of the place. The submitted plans and drawings demonstrate an improved standard of siting and design compared to earlier iterations. Dual frontage buildings give the sense of place to both the canal-side and into the site.

8.3.3 **Policy 30 Physicals Constraints** requires developers to consider whether their proposals would be located in areas of constraint set out in the Physical Constraints Supplementary Guidance. This proposal is generally compliant having taken account of, and making positive use of, the sites relationship with the Caledonian Canal. One of the key physical constraints for this site is the need to ensure safe and efficient access from the trunk road. The development provides active travel links that extend from the central road up to the north boundary of the site to ensure connectivity to future development.

8.3.4 **Policy 31 Developer Contributions and 32 Affordable Housing** - there is a commitment to enter into a section 75 Legal Agreement to meet the principles of the terms of the Torvean and Ness-side Development Brief, alongside affordable housing provision and education. The applicant has indicated that the contribution to public art will be delivered as a stone wall which will be built along the frontage of the site. This will create a high quality entrance to the site from the A82. The



application and supporting information indicate that a provision of 25% affordable housing will be provided and the proposal is therefore compliant with this policy.

- 8.3.5 **Policy 40 Retail Development** - the proposals indicate a small scale class 1 retail component, which is in conformity with the mixed use land allocation. Policy 1 of the Inner Moray Firth Local Development Plan is also relevant and the proposal is compliant with this policy.
- 8.3.6 **Policy 42 Previously Used Land** - the proposal is located on “brownfield land” and will bring an area of contaminated land (the petrol filling station), subject to site investigation, back into beneficial reuse.
- 8.3.7 **Policy 56 Travel** requires development proposals that involve travel generation to include sufficient information with the application to enable the Council to consider any likely transport implications, and, amongst a number of requirements, requires that such developments can be served by the most sustainable modes of travel. This location is located on a main arterial route to the city and is considered accessible and benefits from an hourly bus service.
- Transport Scotland have raised no objections to this application particularly in respect of the access arrangements from the A82 trunk road. The Council’s Transport Planners have considered the application in full and are satisfied with the proposal including parking and cycle storage facilities. The proposal therefore complies with this policy. The Access Officer has also indicated support for the new paths and links to the wider area.
- 8.3.8 **Policy 57 Natural Built and Cultural Heritage** requires consideration of impacts on heritage “features”, which are listed in the Plan’s appendices. The site is close to designations of national importance, the Caledonian Canal Scheduled Monument, Tomnahurich Cemetery Designed Landscape and Torvean Landforms SSSI. The proposal is compliant with this policy as it has taken each of these designations into consideration particularly in respect of design, scale and visual impact.
- 8.3.9 **Policy 64 Flood Risk** states that development proposals should avoid areas susceptible to flooding and promote sustainable flood management. The proposal is in compliance with this policy as it does not lie within an area of medium or high flood risk. SEPA have confirmed no objection to this proposal on flooding matters.
- 8.3.10 **Policy 65 Waste Water Treatment** requires most new development proposals to connect to the public sewer, which this does.
- 8.3.11 **Policy 66 Surface Water Drainage** requires no net detriment to the water environment post development. The proposed development indicates drainage provision through a Sustainable Urban Drainage System within the site and the proposals are in compliance with this policy.
- 8.3.12 **Policy 70 Waste Management Facilities** - appropriate waste management siting should be compatible with surrounding land uses as to not detract from the amenity of the area. The indicative location of bin storage collection relatively distant from the core path and canal is welcomed to minimise visual impact on

these features and from within the site.

- 8.3.13 **Policy 75 Open Space** - the proposal seeks to provide usable amenity spaces for residents and secure a children's play park, therefore it accords with this policy.
- 8.3.14 **Policy 77 Public Access** - the proposal retains existing core paths and water access points while maintaining and enhancing its amenity value and will ensure continued public access, and should not damage or disturb species or habitats. It is considered therefore that the proposal will be in conformity with this policy.
- 8.3.15 **Torvean and Ness-side Development Brief** – provides an indicative masterplan for this site and identifies it as appropriate for a mixed use development. The Brief identifies that the site is suitable for a residential development with an indicative future medium to high density housing capacity of 31-81 homes. The Brief allows for the delivery of new sporting facilities to the north west of the site and the proposal has indicated a future pedestrian link from the site into this area. Developer contributions are also set out for all developments within the Brief area to contribute towards education, transport, open space, outdoor access, community infrastructure and public art. The Brief looks for developments to revitalise the Caledonian Canal and River Ness by maintaining and providing access to these important features and to encourage well connected places. This proposal is for 48 flats and two retail units and adds two new pedestrian links to the towpath of the Canal as well as the future access to the north. On this basis, the proposal is considered to comply with the principles set out in the Development Brief.
- 8.3.16 **Overall Development Plan Conformity** – on assessment against the development plan, the application is considered to be in overall conformity with the terms and policies of the plan. The site is allocated in the IMFLDP for mixed use development and the uses and density proposed are considered compatible with this allocation. The layout and form of development including infrastructure take into account the more specific criteria set out in the Development Brief.
- 8.3.17 **Scottish Planning Policy** - national planning policy, guidance and advice sets out that to achieve successful, sustainable places, a range of placemaking principles together with additional economic, social, built and natural environment aspects should be followed. The Highland Council shares these aims and principles. This development provides the opportunity to contribute towards the delivery of the city's shared vision, creating a distinctive and vibrant gateway through good design following the six qualities of successful places.

## 8.4 **Material Considerations**

### 8.4.1 **Over-development and type of development**

This is a brownfield site, the front of which has been lying vacant for a number of years. It is a key site at the entrance to Inverness from the A82. A previous consent for the site allowed for 81 flats over 3, 4 and 5 storeys. The current application reduces the amount of housing by 40% and increases the amount of open space and recreation space. The Development Plan allocates the site for mixed use development which this development proposes and encourages links around and through the site. The design of the flats takes its cue from the

contemporary design of the Premier Inn on the neighbouring site and collectively it is considered will provide a high quality development making a positive contribution towards visual amenity at this important entrance to Inverness. The feature stone wall will add to the amenity of the area. On this basis, the proposal is considered acceptable and does not represent an overdevelopment of the site.

#### **8.4.2 Access to A82 and intensification of use**

Transport Scotland, as the responsible authority given the proximity of the trunk road, were consulted on this application and are satisfied that the proposal can be accommodated within the road network and have no concerns regarding the access arrangements to the site.

#### **8.4.3 Surface water drainage into the canal**

One of the changes to the proposal through the application assessment has been to alter the previous SUDS design which had the basin discharging into the canal. The current proposal adjusts this and it is now proposed that all surface water will be managed and involve infiltration directly into the ground. Transport Planning have been consulted on this proposal and are satisfied that the proposal will work in SUDS terms.

#### **8.4.6 Third party concerns**

No third party objections or concerns have been raised in connection with this development. The comments of the Community Council are noted and are addressed in the previous paragraphs.

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

There are no other considerations in this case.

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

Developer contributions towards affordable housing, Education, Transport, Open Space, Outdoor Access, Community Infrastructure and Public Art shall be sought in accordance with the Torvean and Ness-side Development Brief.

### **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.

The proposal will result in development of a 'windfall' site and the contribution towards providing additional housing, including 25% affordable, is to be welcomed. The former petrol filling station has lain vacant for a number of years and makes little positive contribution to the area, particularly when viewed from the A82. The importance of this area in making a positive contribution at one of the main gateways to the City is noted and the design and layout has done much to achieve an acceptable and appropriate standard of development.

## 10. RECOMMENDATION

<b>Action required before decision issued</b>	Y
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	Y
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 and the satisfactory conclusion of the S75.

1. No development shall commence until full details including maintenance arrangements of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

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

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

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

3. With effect from the date of this permission, no trees other than those already specifically agreed are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the planning authority.

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

4. No development shall commence until a suitably qualified Arboricultural consultant has been employed by the applicant to produce a Tree Protection Plan and Arboricultural Method Statement (AMS) which details how the trees on site are to be protected and also to ensure that the Approved Tree Protection Plans are implemented to the agreed standard. Stages requiring supervision are to be set out in the AMS for the written agreement of the planning authority and certificates of compliance for each stage are to be submitted for approval.

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

5. The Soft Landscape Proposals drawing and the planting regime shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the planning authority. The planting will be maintained as per the planting and maintenance regime.

**Reason:** In the interests of amenity.

6. Noise arising from activities associated with non-residential premises, forming part of this development shall not exceed Noise Rating Curve NR 20 as measured or calculated in the bedroom of any noise sensitive property over any 15 minute period between 10pm and 7pm.

**Reason:** In the interest of residential amenity.

7. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

- a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (Le. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011 +A 1 :2013 Investigation of Potentially Contaminated Sites - Code of Practice;
- b) 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;
- c) measures to deal with contamination during construction works;
- d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
- e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of 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.

8. 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.

9. No development, including any demolition works, shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:
- a) the parking of vehicles of site operatives and visitors;
  - b) loading and unloading of plant and materials;
  - c) storage of plant and materials used in constructing the development;
  - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - e) wheel washing facilities;
  - f) measures to control the emission of dust and dirt during construction; and
  - g) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period.

**Reason:** In order to safeguard the amenity of neighbouring properties and occupants.

10. Notwithstanding the provisions of Article 3 and Class 14 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall commence until full details of any temporary site compounds and storage areas (including their location, scale and means of enclosure) shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the site compounds and storage areas shall be formed in accordance with these approved details. Furthermore, all site compounds shall be maintained in a tidy, safe and secure fashion and be removed from the application site within one month of the development being completed.

**Reason:** To ensure that the site compounds are sensitively located and are adequately secured to prevent unauthorised entry.

11. No development shall commence until a scheme for the layout, design and construction of green spaces and the play area (including specifications, protection measures, boundary treatments and timescales for implementation) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

**Reason:** To ensure that all communal spaces, facilities and landscaping areas

are properly managed and maintained.

12. Any details pursuant to Condition 11 above shall include full details of the location, form and programme for delivery of a fully-equipped play area within the application site. Thereafter, the play area shall be installed by, and at the expense of, the developer in line with these approved details and their on-going upkeep shall be included in a factoring agreement (or similar) the details of which will be agreed by the planning authority before development commences on site.

**Reason:** In order to comply with the requirements of the Council's Open Space in New Residential Development supplementary planning guidance (adopted 20th May 2009) and to ensure that sufficient play equipment exists within the application site to serve future residents' needs.

13. Public access to the towpath adjacent to the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or determent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary.

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

14. No development or work shall commence until full details of external materials and finishes (including samples where necessary) 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:** To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

## **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.259), 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/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.

**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](mailto:env.health@highland.gov.uk) for more information.

**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](mailto:BuildingStandards@highland.gov.uk) or on 01349 886606.

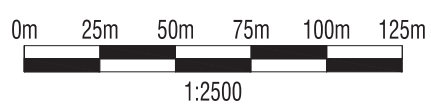
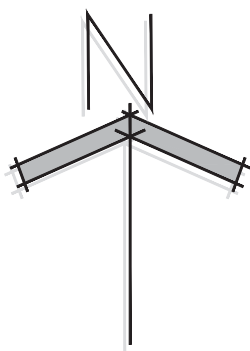
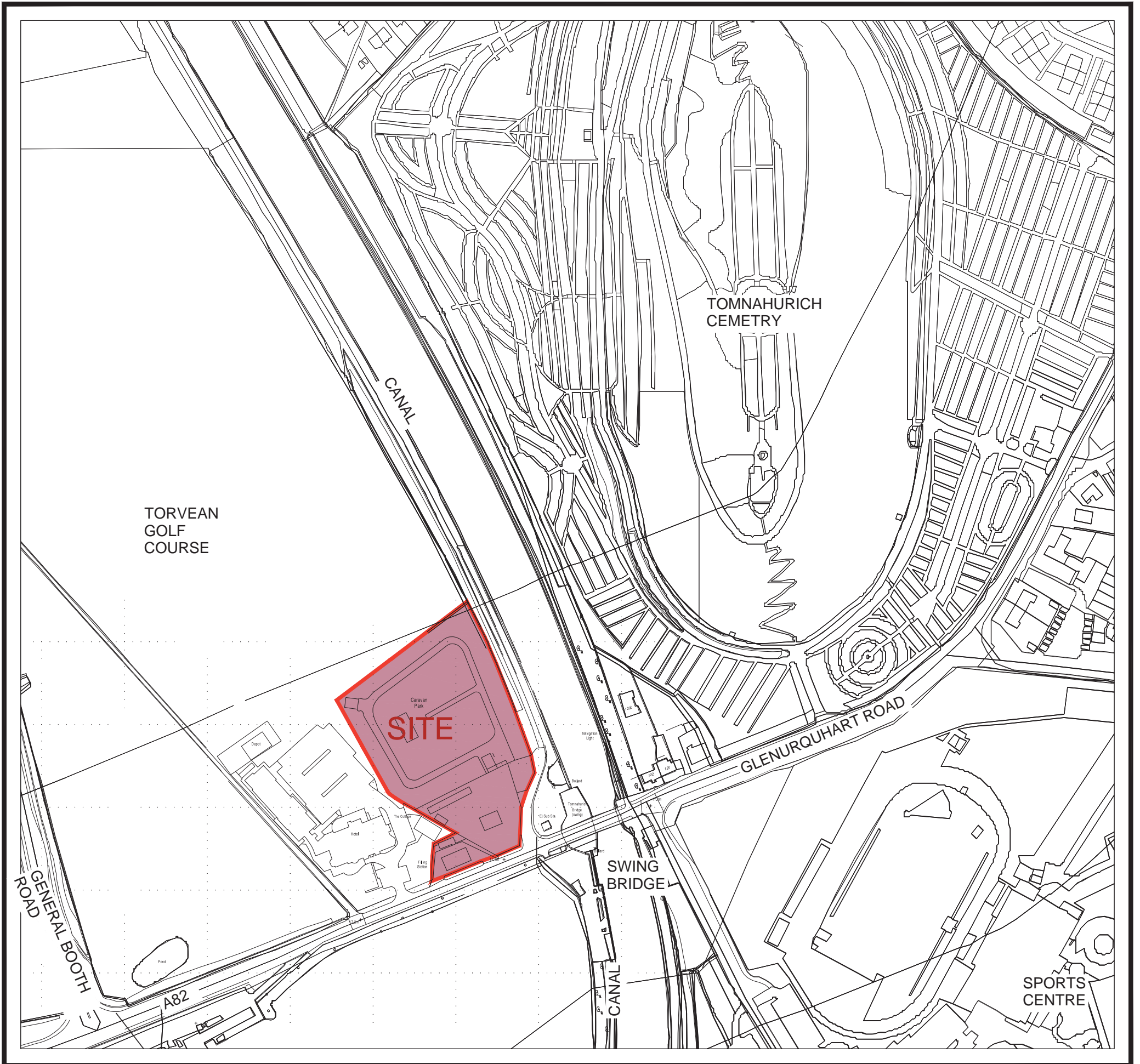
### **Protected Species - Tree Felling**

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 - 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](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species).

Signature: Nicola Drummond  
Designation: Area Planning Manager - South/Major Developments  
Author: Elaine Watt  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location Plan (002)  
Plan 2 – Site Plan (SP-001)  
Plan 3 – Block F1 and F2 Floor Plan (P-F1-100-101)  
Plan 4 – Block F1 and F2 Elevations (P-F1-200-201, 300-302)  
Plan 5 – Block A Elevations (P-A200-202)  
Plan 6 – Block A Visuals (P-A300-306)  
Plan 7 – Block B and C Elevations (P-BC200-202)  
Plan 8 – Block B and C Visuals (P-BC300-306)  
Plan 9 – Block D Elevations (P-D200-201)  
Plan 10 – Block D Visuals (P-D300-306)  
Plan 11 – Site Visuals (SP-002-SP-005 and SP 201-202)



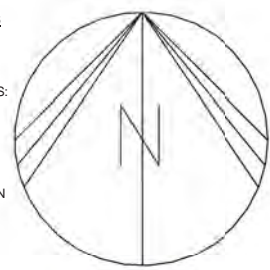
Client <b>CALEDONIAN HIGHVIEW LTD.</b>		Drawing title <b>LOCATION PLAN</b>		
Project <b>TOVEAN CARAVAN PARK (ADJACENT TO CALEDONIAN CANAL)</b>		Scale <b>1:50</b>	Date <b>JULY 2016</b>	Revision .
		Drwg No. <b>002</b>	Job No. <b>S21</b>	Drawn



- BLOCK A**  
BIN COLLECTION  
CYCLE STORE
- BLOCK B**  
BIN COLLECTION  
CYCLE STORE
- BLOCK C**  
BIN COLLECTION  
CYCLE STORE
- BLOCK D**  
BIN COLLECTION  
CYCLE STORE
- BLOCK F1**  
BIN COLLECTION  
CYCLE STORE
- BLOCK F2**  
BIN COLLECTION  
CYCLE STORE

**FOR FLATS AND TERRACED PROPERTIES**  
COMMUNAL BINS FOR THESE PROPERTIES MAY BE A PREFERRED APPROACH. THIS SHOULD ONLY BE CONSIDERED WHERE INDIVIDUAL BINS ARE NOT POSSIBLE. IN SUCH INSTANCES:  
• TWO 1100 LITRE GALVANISED BINS SHOULD BE PROVIDED PER FOUR (OR FIVE MAXIMUM) HOUSEHOLDS (ONE FOR MIXED RECYCLATE AND ONE FOR RESIDUAL WASTE). EACH BIN HAS EXTERNAL DIMENSIONS OF APPROX. 1M X 1.3M. • AN AREA SUFFICIENT TO STORE TWO 1100 LITRE BINS SHOULD BE PROVIDED FOR EACH GROUP OF FOUR (OR FIVE) HOUSEHOLDS.

**CYCLE STORAGE**  
CS-A - 10 CYCLES  
CS-B - 10 CYCLES  
CS-C - 10 CYCLES  
CS-D - 10 CYCLES  
CS-F1-16 CYCLES  
CS-F2-16 CYCLES



**PARKING FOR FLATS**  
1.5 SPACE PER UNIT -  
1 IN 20 DISABLED

**PARKING FOR RETAIL**  
(FOOD) 1 space per 14m² GFA  
(NON FOOD) 1 space per 20m² GFA  
250/14 = 18  
250/20=13

1800 HIGH  
TIMBER FENCE  
900 HIGH  
TIMBER FENCE

**PLEASE REFER TO ALL DRAWINGS PREFIXED (TPP) FOR TREE PROTECTION CLARIFICATION**

**PLEASE REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING CLARIFICATION**

**PLEASE REFER TO ENGINEERS DRAWINGS FOR ENGINEERING CLARIFICATION**



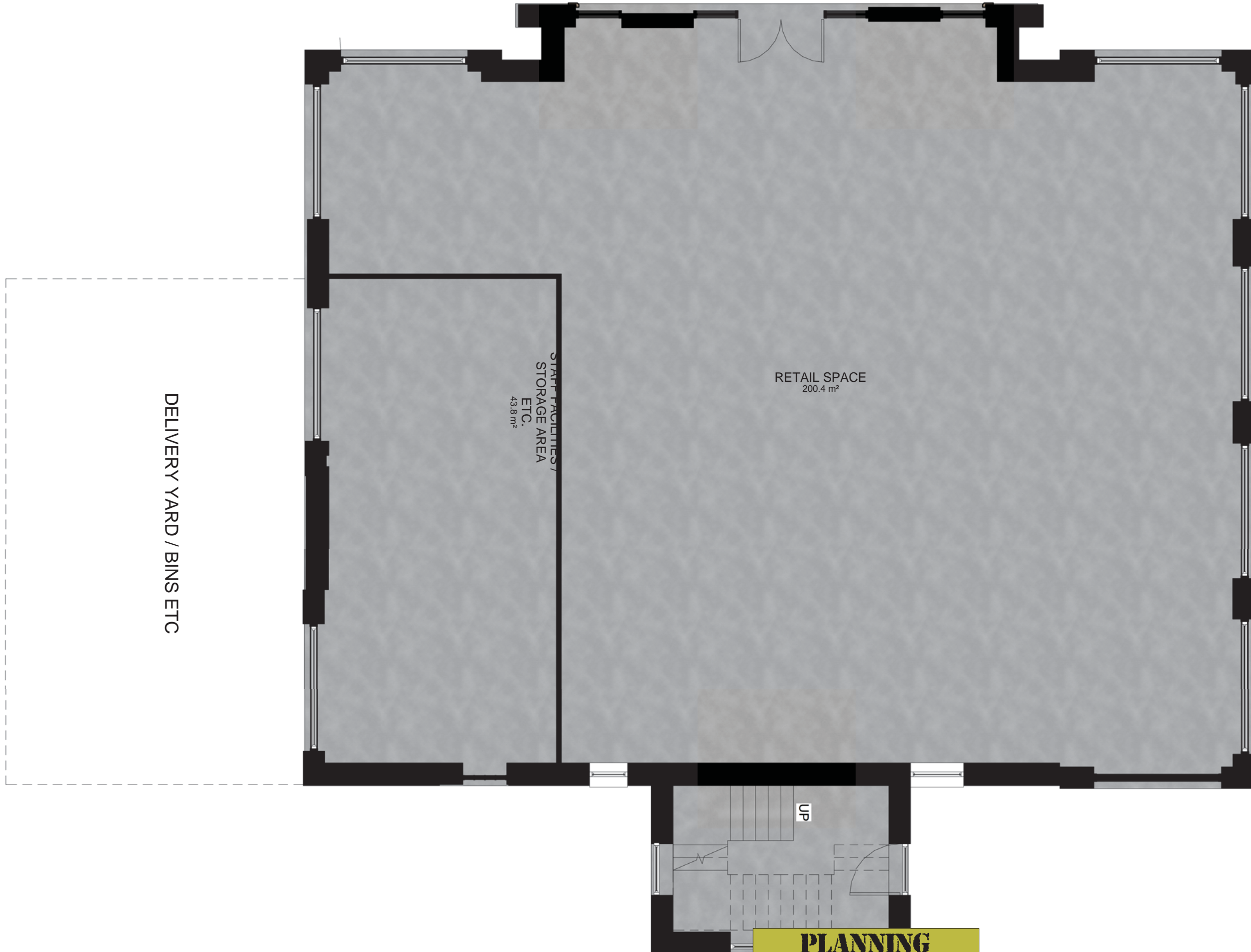
Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

Patience Architecture

Drawing title PROPOSED SITE PLAN		
Scale 1 : 250	Date APR 2016	Revision J
Drwg No. SP - 001	Job No. S21	Drawn MP

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**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK F1)
TORVEAN



Drawing title GROUND FLOOR PLAN - RETAIL UNIT		
Scale 1 : 75	Date MAR 2016	Revision .
Drwg No. P-F1-100	Job No. S21	Drawn MP



Patience  
Architecture

**PLANNING**

Drawing title UPPER FLOOR PLANS - RESIDENTIAL		
Scale 1 : 75	Date MAR 2016	Revision .
Drwg No. P-F1-101	Job No. S21	Drawn MP
Client Caledonian Highview Ltd		
Project FLATTED DEVELOPMENT (BLOCK F1)		
TORVEAN		





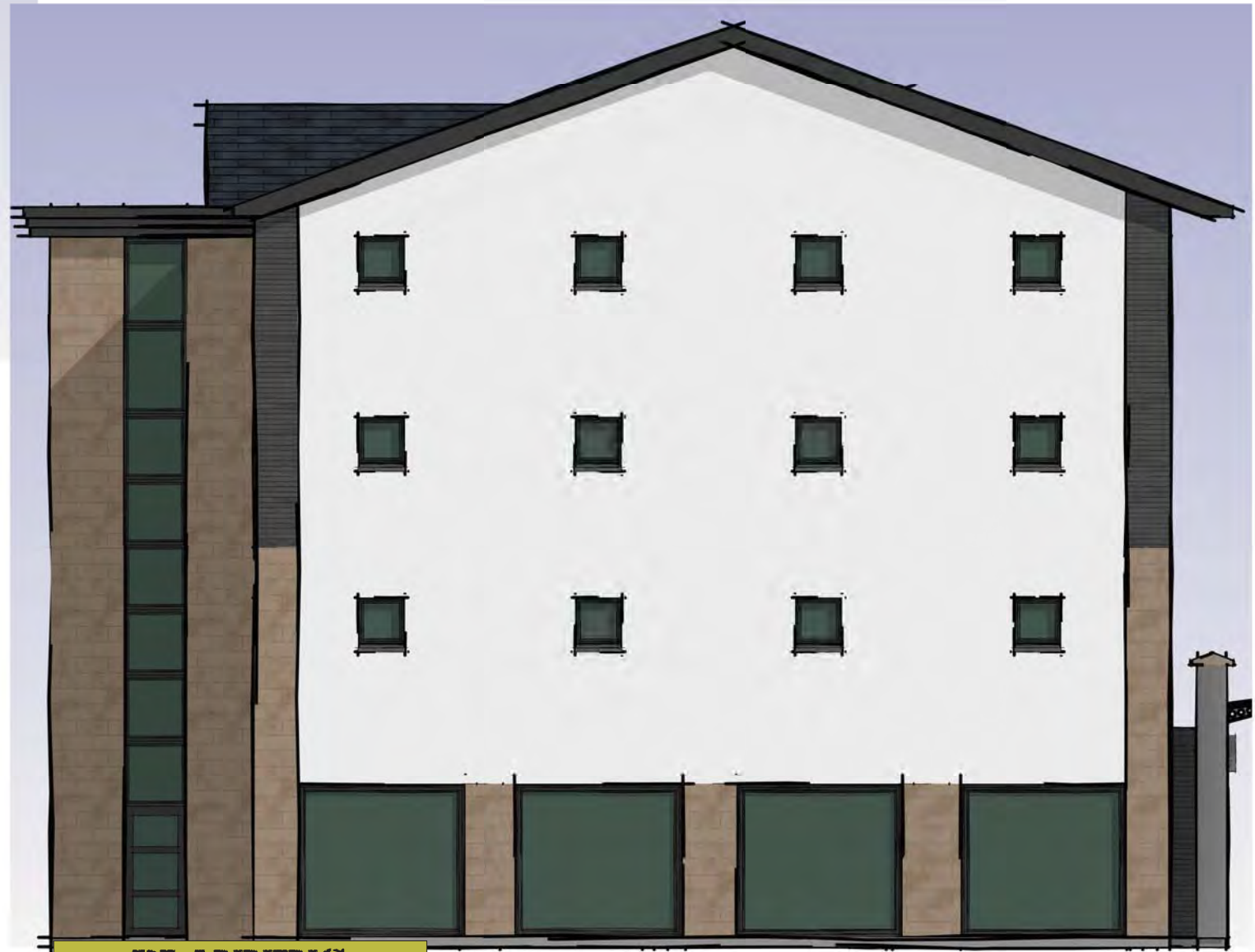
**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK F1)
TORVEAN



Drawing title ELEVATIONS 1		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-F1-200	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK F1)
TORVEAN



Drawing title ELEVATIONS 2		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-F1-201	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK F1)
TORVEAN



Drawing title VIEW 1		
Scale	Date MAR 2016	Revision .
Drwg No. P-F1-300	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK F1)
TORVEAN



Drawing title VIEW 2		
Scale	Date MAR 2016	Revision .
Drwg No. P-F1-301	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK F1)
TORVEAN



Drawing title VIEW 3		
Scale	Date MAR 2016	Revision .
Drwg No. P-F1-302	Job No. S21	Drawn MP





Elevation side 1

1 : 100



Elevation side 2

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 1		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-A200	Job No. S21	Drawn MP





Elevation front

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 2		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-A201	Job No. S21	Drawn MP





Elevation balcony side

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 3		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-A202	Job No. S21	Drawn mp





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



**PLANNING**

Drawing title VIEW 1		
Scale	Date MAR 2016	Revision .
Drwg No. P-A300	Job No. S21	Drawn MP





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



**PLANNING**

Drawing title VIEW 2		
Scale	Date MAR 2016	Revision .
Drwg No. P-A301	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



Drawing title VIEW 3		
Scale	Date MAR 2016	Revision .
Drwg No. P-A302	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



Drawing title VIEW 4		
Scale	Date MAR 2016	Revision .
Drwg No. P-A303	Job No. S21	Drawn MP





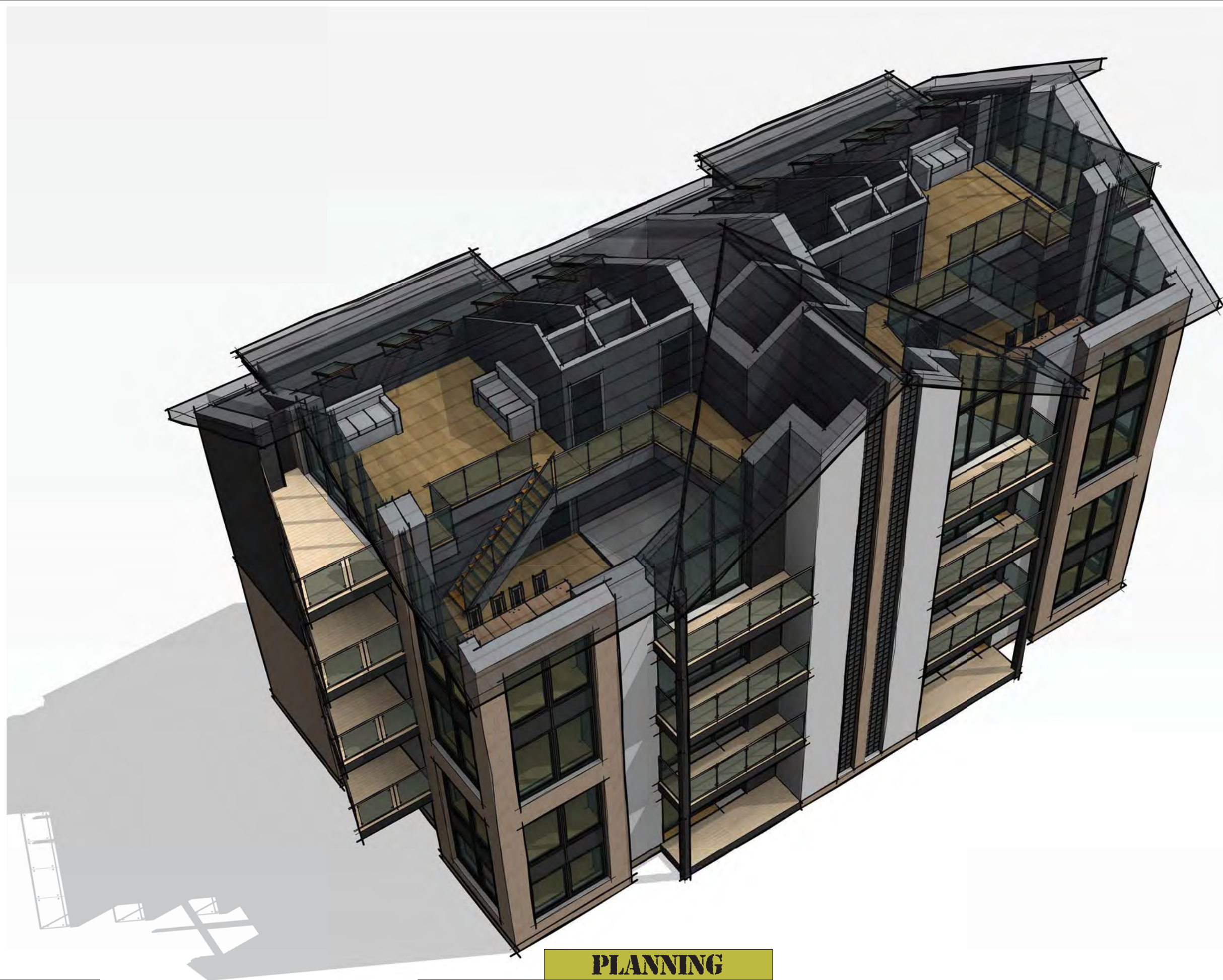
Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



**PLANNING**

Drawing title VIEW 5		
Scale	Date MAR 2016	Revision .
Drwg No. P-A304	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK A)
TORVEAN



Drawing title VIEW 6		
Scale	Date MAR 2016	Revision .
Drwg No. P-A305	Job No. S21	Drawn MP





Elevation side 1

1 : 100



Elevation side 2

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 1		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-BC200	Job No. S21	Drawn MP



Elevation front

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 2		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-BC201	Job No. S21	Drawn MP





Elevation balcony side

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 3		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-BC202	Job No. S21	Drawn mp





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title VIEW 1		
Scale	Date MAR 2016	Revision .
Drwg No. P-BC300	Job No. S21	Drawn MP





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title VIEW 2		
Scale	Date MAR 2016	Revision .
Drwg No. P-BC301	Job No. S21	Drawn MP





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title VIEW 3		
Scale	Date MAR 2016	Revision .
Drwg No. P-BC302	Job No. S21	Drawn MP





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title VIEW 4		
Scale	Date MAR 2016	Revision .
Drwg No. P-BC303	Job No. S21	Drawn MP





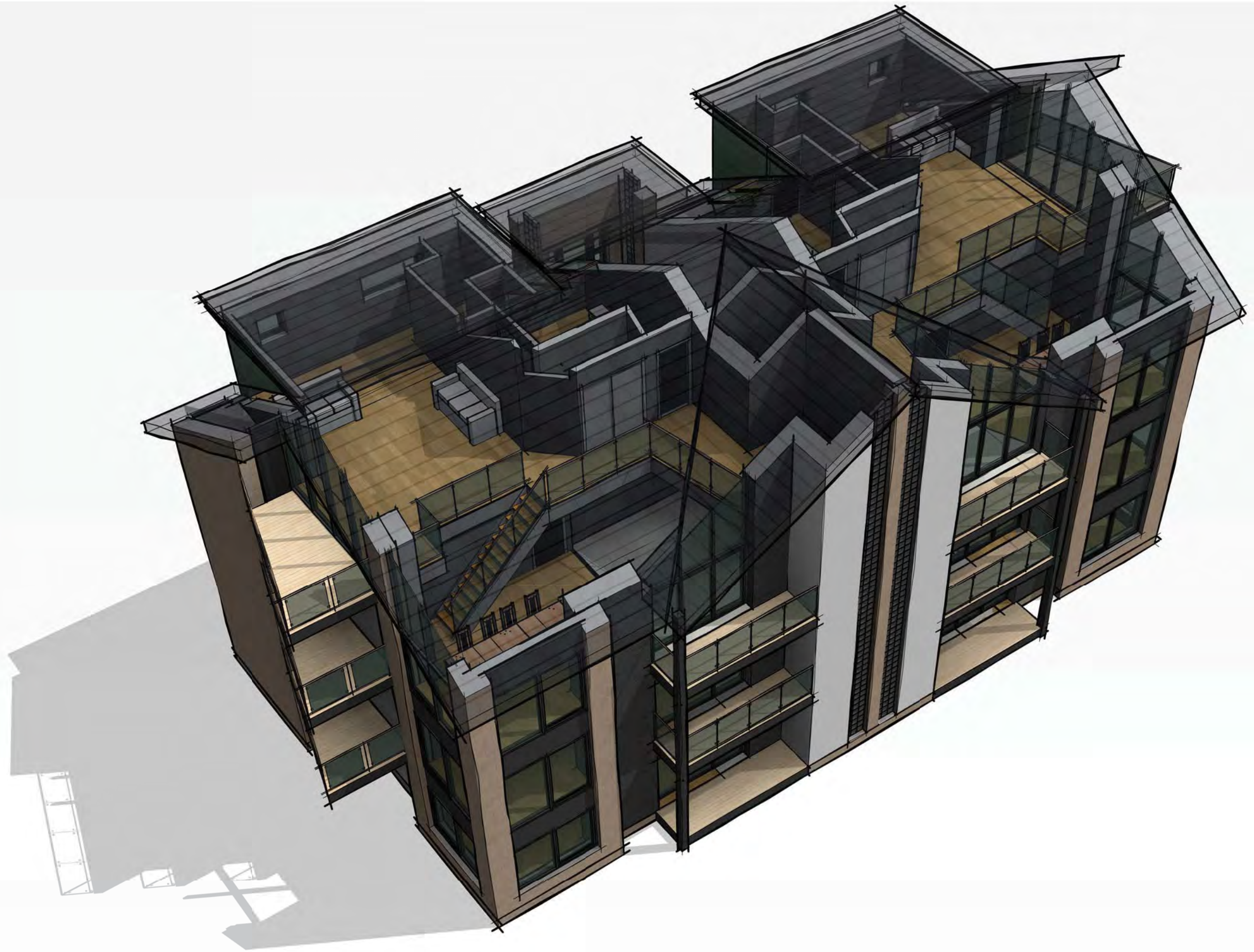
Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title VIEW 5		
Scale	Date MAR 2016	Revision .
Drwg No. P-BC304	Job No. S21	Drawn MP





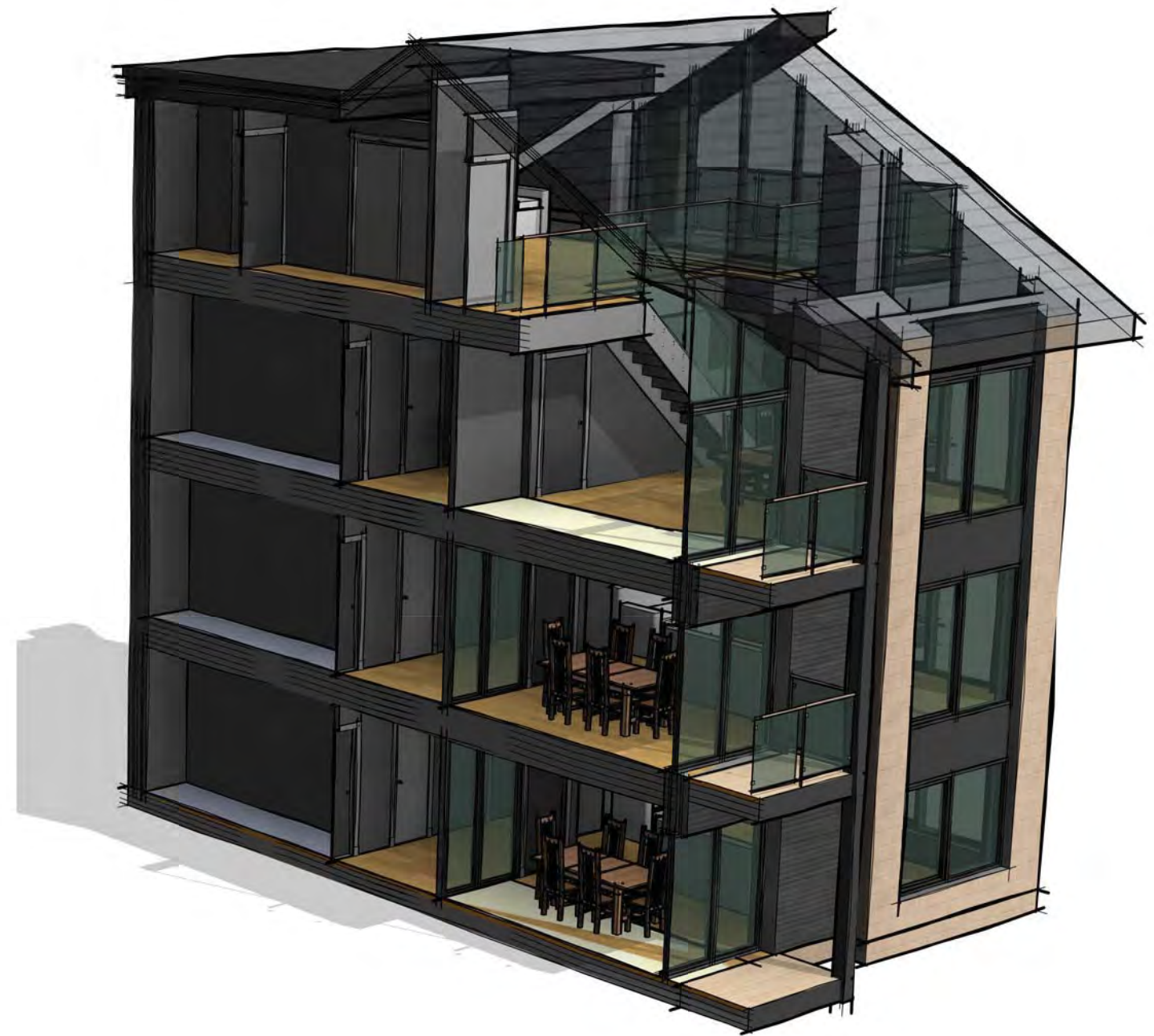
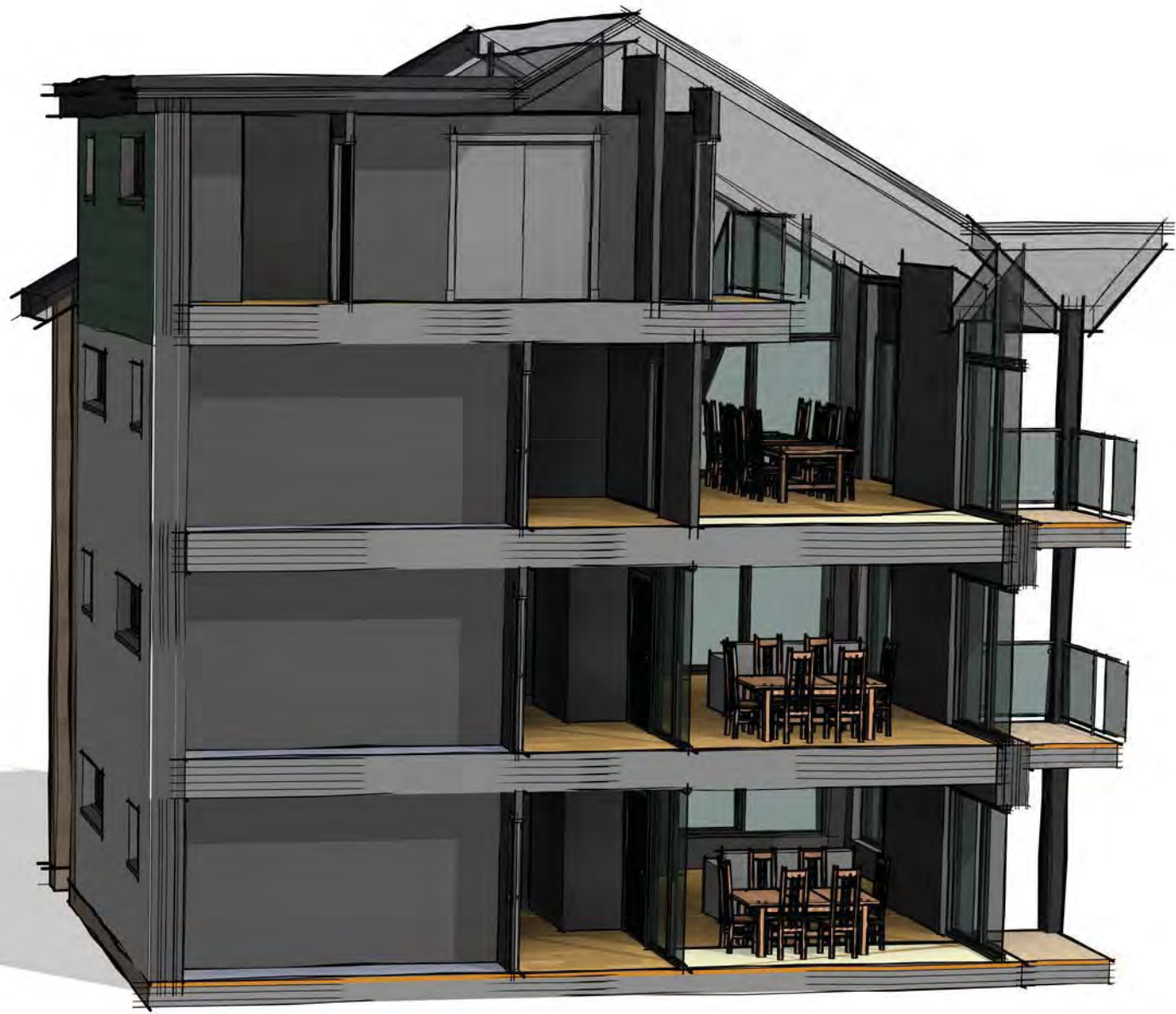
Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C) TORVEAN



**PLANNING**

Drawing title VIEW 6		
Scale	Date MAR 2016	Revision .
Drwg No. P-BC305	Job No. S21	Drawn MP





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK B&C)
TORVEAN



**PLANNING**

Drawing title VIEW 7		
Scale	Date MAR 2016	Revision .
Drwg No. P-BC306	Job No. S21	Drawn MP





Elevation side 1

1 : 100



Elevation side 2

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 1		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-D200	Job No. S21	Drawn MP





Elevation front

1 : 100



Elevation balcony side

1 : 100

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



**PLANNING**

Drawing title ELEVATIONS 2		
Scale 1 : 100	Date MAR 2016	Revision .
Drwg No. P-D201	Job No. S21	Drawn MP





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



**PLANNING**

Drawing title VIEW 1		
Scale	Date MAR 2016	Revision .
Drwg No. P-D300	Job No. S21	Drawn MP



**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



Drawing title VIEW 2		
Scale	Date MAR 2016	Revision .
Drwg No. P-D301	Job No. S21	Drawn MP





**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



Drawing title VIEW 3		
Scale	Date MAR 2016	Revision .
Drwg No. P-D302	Job No. S21	Drawn MP



**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



Drawing title VIEW 4		
Scale	Date MAR 2016	Revision .
Drwg No. P-D303	Job No. S21	Drawn MP



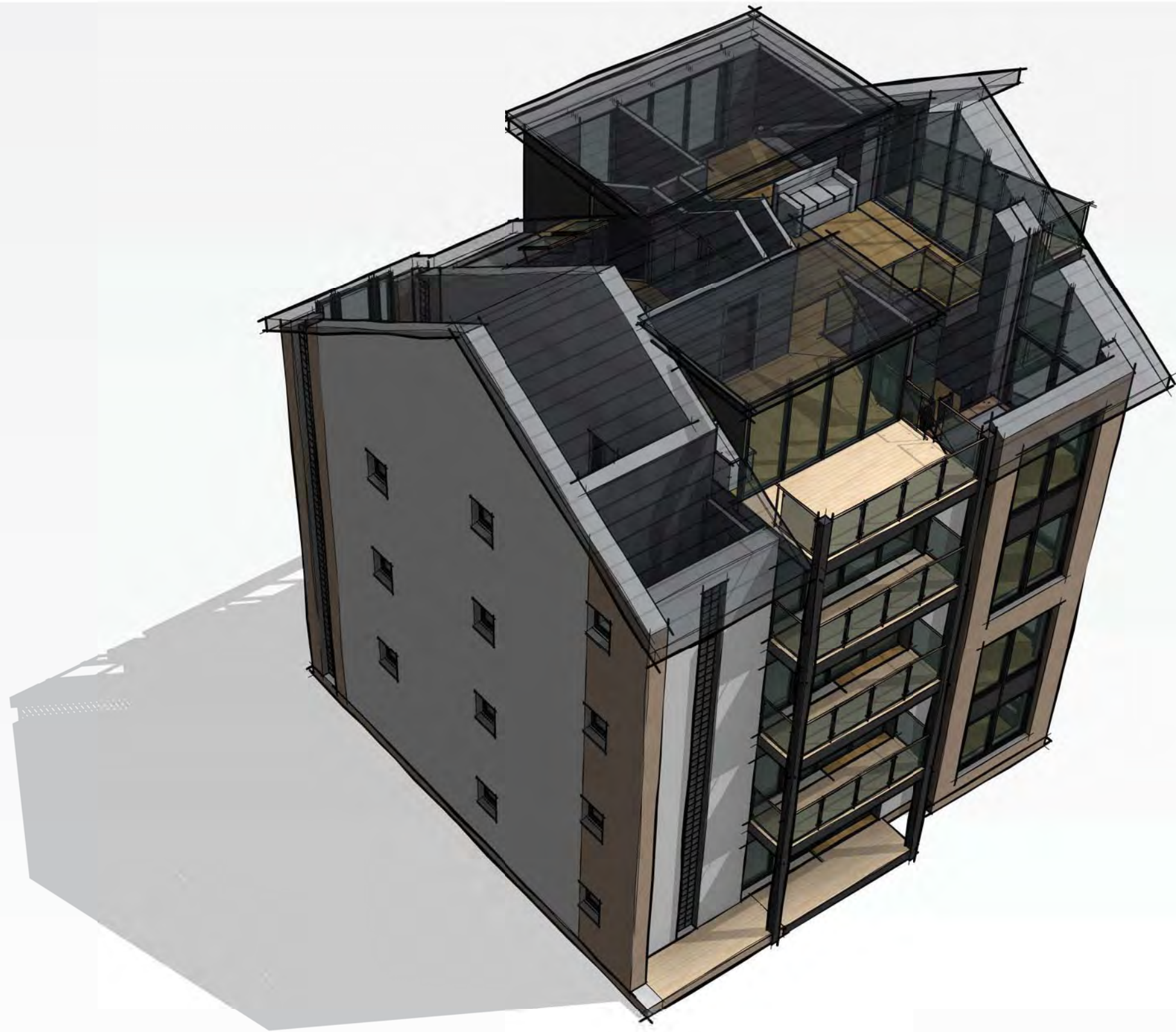


**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



Drawing title VIEW 5		
Scale	Date MAR 2016	Revision .
Drwg No. P-D304	Job No. S21	Drawn MP



**PLANNING**

Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



Drawing title VIEW 6		
Scale	Date MAR 2016	Revision .
Drwg No. P-D305	Job No. S21	Drawn MP





Client Caledonian Highview Ltd
Project FLATTED DEVELOPMENT (BLOCK D)
TORVEAN



**PLANNING**

Drawing title VIEW 7		
Scale	Date MAR 2016	Revision .
Drwg No. P-D306	Job No. S21	Drawn MP





Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

[Patience Architecture](#)

Drawing title SITE VIEWS 2		
Scale	Date MAR 16	Revision G
Drwg No. SP - 002	Job No. S21	Drawn MP





Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

[Patience Architecture](http://www.patiencearchitecture.com)

Drawing title SITE VIEWS 3		
Scale	Date MAR 16	Revision G
Drwg No. SP - 003	Job No. S21	Drawn MP





Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

[Patience Architecture](#)

Drawing title SITE VIEWS 4		
Scale	Date MAR 16	Revision E
Drwg No. SP - 004	Job No. S21	Drawn MP





Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

Patience Architecture

Drawing title SITE VIEWS 5		
Scale	Date MAR 16	Revision D
Drwg No. SP - 005	Job No. S21	Drawn MP





Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

[Patience Architecture](http://www.patiencearchitecture.co.uk)

Drawing title SITE VIEWS 5		
Scale	Date MAR 16	Revision G
Drwg No. SP - 005	Job No. S21	Drawn MP





Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

[Patience Architecture](#)

Drawing title AERIAL VIEWS 1		
Scale	Date 04/02/16	Revision F
Drwg No. SP - 201	Job No. S21	Drawn Author





Client CALEDONIAN HIGHVIEW LTD
Project TORVEAN SITE

Patience Architecture

Drawing title AERIAL VIEWS 2		
Scale	Date MAR 2016	Revision G
Drwg No. SP - 202	Job No. S21	Drawn MP

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