

**THE HIGHLAND COUNCIL**

**South Planning Applications Committee  
17 January 2017**

Agenda Item	6.2
Report No	PLS 004/17

**16/00782/FUL: S & K MacDonald  
Land 100m NE of Pineapple House, Duror**

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

**SUMMARY**

**Description:** Erection of 6 single storey dwellings in 4 blocks (2 detached and 2 pairs semi-detached)

**Recommendation: GRANT**

**Ward:** 22 - Fort William and Ardnamurchan

**Development category:** Local Development

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

**Reason referred to Committee:** Community Council Objection.

**1. PROPOSED DEVELOPMENT**

- 1.1 It is proposed to erect six, single storey dwellings on land to the north west side of the A828 at Duror. The parcel of land is sited between Pineapple House guesthouse to the south west and St Adamnan's Episcopal Church to the north east. The site is divided by an existing access track which serves a mixture of residential and B&B properties to the south west. The proposed development would comprise 2 detached, 3 bedroom units on land adjacent to Pineapple House to the south side of the private access track and 2 semi-detached 2 bedroom houses and 2 semi-detached 3 bedroom houses on land to the north side of the public access track.
- 1.2 No pre application advice from Planning Authority sought.
- 1.3 The site is to be accessed from the existing private track off the A828 at Duror which extends to the rear of Pineapple House and serves 4 existing properties and an approved house site to the south west. Connection to existing public water main and public foul drainage is proposed.
- 1.4 Drainage Impact Assessment and Visibility Splay Sections submitted 30 June 2015.

- 1.5 **Variations:** Revised site plan showing amended orientation and position of detached units adjacent to Pineapple House and correction of inaccuracies in line of existing access track. Revised floor plan and elevations (fenestration) for blocks one and two following amended orientation. Further revised plans submitted showing changes to access onto trunk road and further drainage details and plans received.

## 2. **SITE DESCRIPTION**

- 2.1 The application site occupies a central location within the settlement of Duror, to the north west of the A828 trunk road. The site is located between existing development with St Adamnan's Episcopal Church to the north east and Pineapple House to the south west. The Church is a category C (s) listed building built in the mid 1800s and set back approximately 20m from the trunk road. Pineapple House is a substantial, two storey detached guesthouse. The site is transected by an existing access road which serves five properties to the south west which are a mix of B&B and residential houses. Development to the south and east of the site on the opposite side of the A828 comprises mainly single and one and a half storey, detached houses.

The site contours fall from north east to south west towards the trunk road, with a mature tree line bounding the trunk road, generally clear site to the north of the access track and site to the south with a scattering of trees and shrubs, including rhododendron and young birch. An area of ancient woodland to the north west forms a back drop to the application site.

## 3. **PLANNING HISTORY**

- 3.1 LO/79/600 : Erection of 8 dwellinghouses (outline) : granted 04.03.80
- 3.2 LO/91/00419 : Erection of 6 semi-detached houses, shop, access road and associated car parking (outline) granted 22.11.91 (not pursued to full planning stage)
- 3.3 LO/92/336 : Erection of shop and post office at land north of Duror Hotel granted 21.12.92
- 3.4 Various single house developments to south west of site utilising shared access from the early 90s. Most recent permissions relate to plot at land 55m south east of Yallingup, Duror - Erection of letting cottage granted under reference 09/00072/FULLO 14.09.09 and revised application seeking design revisions and use of unit as permanent residential dwelling granted under reference 13/02462/FUL 03.10.13. Originally restricted to letting use given constraints on access. Change in policy permitted use as permanent residential unit subject to commensurate improvements to the access road.

## 4. **PUBLIC PARTICIPATION**

- 4.1 Advertised : Development Affecting Settlement of Listed Building / Unknown Neighbour

Representation deadline : 21.04.16 and 27.7.16

Timeous representations : 6 - 1 letter of support, 5 objections (3 households)

Late representations : 7 - 2 letters of support, 5 objections

4.2 Material considerations raised are summarised as follows:

- Affordable housing supply - conflicting views within community. Some believe there is an over supply of housing on the local market (social and private), others highlight the lack of affordable housing in the area. Others believe that social housing provision should be on basis of affordable purchase rather than social rented housing.
- Road safety - insufficient scope to meet Transport Scotland visibility at junction with trunk road
- Impact on existing services - potential problems with public water supply and pressure, waste water treatment capacity
- Lack of services
- Proximity to designated ancient woodland
- Design and density of development
- Impact on local business. Operation of neighbouring guesthouse would be significantly disrupted during construction
- Plans inaccurate
- The letter of support from the Highland Small Communities Housing Trust outlines the background to this proposal and how it evolved with the support of the community council.
- Fencing of 2m high and planting to 6m high now requires to be erected between Pineapple House and new development to safeguard privacy and amenity of neighbouring guesthouse.

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](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

## 5. CONSULTATIONS

5.1 **Access Officer** : No objection. Recommend provision of path from the development to the path adjacent to the A828 trunk road. To provide traffic-free route to road and on to the NCN78 Caledonia Way.

5.2 **Transport Planning Team** : No objection subject to compliance with Transport Scotland requirements. Further information to assess road adoption required, including surface water drainage, road design, footway, parking and waste collection. Transport Planning Team confirm that the details provided are acceptable and sufficient for determination of planning permission. Further details will be required at Road Construction Consent stage.

- 5.3 **Flood Risk Management Team** : Advise in terms of addressing flood risk, that the route of the cut-off drain is acceptable. Given the small catchment area it is considered acceptable to secure details of the cut-off drain by planning condition. The proposed drainage on site is considered acceptable subject to some form of SuDS or flow attenuation for the new hardstanding. Drainage requirements for the adoptable road would be agreed with the Roads Authority as part of the Road Construction Consent process.
- 5.4 **Historic Environment Team** : No comments received.
- 5.5 **Contaminated Land** : No objection. Advise that an OS map from 1900 indicates location of sulphurous spring in western corner of application site. The Contaminated Land Team confirm this is not a contaminated land issue but advise engineers are made aware as presence of sulphate affects the selection of concrete in foundations. An informative note to this effect is proposed.
- 5.5 **Duror and Kentallen Community Council** : Objection raised. Main concerns regarding density of houses in small area, proximity of development to Pineapple House, housing design not in keeping with substantial properties either side, access splays required by Transport Scotland not achievable. Transport Scotland has not relaxed requirements for Achindarroch junction which is classed by them as sub standard. It would be unacceptable to have two substandard junctions in close proximity. Questions regarding impact of development on existing infrastructure - foul drainage and public water supply. A further letter of objection has been received following the proposal to alter the junction (02.12.16). The Community Council cannot see how this alteration satisfies Transport Scotland's standards and seek clarification of this matter prior to consideration by Committee. Transport Scotland have undertaken direct discussions with the Vice Chair of the Community Council in response to this request.
- 5.6 **Disability Access Panel** : Support for proposals. Highlight great need for single storey, accessible housing in Lochaber. Request consideration given to developing one unit for barrier free accessible accommodation for all disabilities and the elderly.
- 5.7 **Scottish Water** : No response received.
- 5.8 **Transport Scotland** : No objection subject to improved visibility splays 4.5m x 120m and gradient not to exceed 1 in 25m for first 5m from nearside edge of trunk road. In response to concerns raised that the visibility splays could not be achieved, further information was sought and amended plans submitted. Widening of the junction and line painting are now proposed to improve the existing junction. Transport Scotland were consulted again and confirm that the full visibility envelope is achievable from a 2.4m setback. If the junction were realigned as proposed, at a 4.5m setback the 120m visibility splay would be achievable for an object height 1.05m above the carriageway. Although the neighbouring fence does intrude into the lower part of the visibility envelope, Transport Scotland have confirmed that it is possible to achieve visibility at an object height of 1.05m and would accept a departure from the full visibility envelope.

## **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
31	Developer Contributions
34	Settlement Development Areas
51	Trees and Development
52	Principle of Development in Woodland
56	Travel
57	Natural, Built & 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)**

Inset Map 3 - Duror

Policy 2 - Development Objectives and Developer Requirements

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Draft Development Plan**

Not applicable

### **7.2 Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Housing in the Countryside and Siting and Design (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

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

Scottish Planning Policy (Jun 2014)

Promoting Rural Development (Paras 74 - 83)

Enabling Delivery of New Homes (Para 109)

## 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 application site is located within the village of Duror and within the boundary of the Duror Settlement Development Area (SDA), established by the West Highland and Islands Local Plan. SDAs are the Council's preferred areas for most types of development, including housing. This site has a mixed use allocation with an indicative capacity of 5 units. Acceptable uses identified include mixed housing, business and tourism. A small section of the site at the north west corner is covered by an area of ancient woodland and there is a requirement to retain trees and achieve high quality development in keeping with the setting, particularly if development would affect the setting of the adjacent Listed Buildings (St Adamnans Church). Objectives include securing contributions towards safer routes to school and pedestrian linkages.

Within the village there is another allocated site for housing, however this is constrained by the need to upgrade the Achindarroch road junction with the A828.

As the current site has been included in the adopted development plan as a specific allocation, the principle of development on this site is established.

#### 8.3.1 **Siting, Design and Amenity**

It is proposed to erect six single storey houses on this site, with two detached houses on the land between the access track and the adjacent 'Pineapple House', and two pairs of semi-detached houses on the other side of the access track. Following concerns raised over the layout of the house, the orientation and position of the two detached houses has been amended to have the main elevations parallel with the public road, rather than one gable on to the road as originally proposed. This has resulted in the houses being brought slightly closer to the public road, but in terms of building line they sit behind the main elevations of both neighbouring properties. The orientation reflects the predominant settlement pattern, and the set back prevents the new development from dominating the more prominent Pineapple House property, and the historically important listed church.

The local plan allocation seeks a high quality design for this site. The proposed houses are simple and modest in design, with white rendered walls and roof tiles. Affordable housing provision tends to be constrained by budget due to the financing mechanisms however this is not an excuse for poor design and finish.

The design of the current proposals is unexceptional but does follow a traditional, simple form, and is set back from the more prominent buildings either side. This combination of simplicity and subservience to the adjacent buildings will help to integrate the proposals into this village setting. This is aided by the plans to retain much of the existing tree and shrub cover. There is a mix of styles and finishes of buildings within Duror, however given the site's positioning on the A828, between the listed church and the notable Pineapple House, the use of slate on the roofs would be preferable to concrete roof tiles. A condition is proposed seeking the use of a blue/grey natural slate, or, taking into account the mixed roof coverings in the vicinity, a narrow profiled slate substitute tile.

Concern has been raised that the buildings will be in the line of sight of the adjacent property. This is not a material planning consideration. There are no windows on the gable elevation of Block 1 which is the closest to the neighbouring boundary, therefore there will be no issue of interlocking windows.

### **8.3.2 Natural, built, cultural heritage feature**

The site lies to the south west of St Adaman's Episcopal Church which is a single storey, slate and stone, Category C(s) Listed Building. The proposed development is set back from the church and retains much of the existing tree cover that screens the church. Due to the modest scale of the buildings, their distance from the church and the existing tree cover, it is considered that the proposal will not adversely affect the setting of this listed building.

There is an area of ancient woodland to the north west which forms a back drop to the application site. This feature will not be affected by the current proposal.

### **8.3.4 Access and Road Safety**

The development proposes to use an existing private access track which currently serves five properties. This track accesses onto the A828 trunk road. The track is to be upgraded to a road to adoptive standards to serve the development. Plans have been submitted which show the extent of the proposed adoptable road and includes a turning head. The Council's Transport Planning Team has agreed the proposals in principle and advise further details will be required at Road Construction Consent stage. The plans include a pedestrian footpath to link development in line with the Access Officer and Transport Planning Team recommendations and in accordance with the objectives set within the West Highlands and Islands Local Plan.

Transport Scotland originally responded with no objection subject to conditions requiring visibility splays to be provided of 4.5m x 120m in each direction, together with the condition regarding the gradient of the access road, surfacing and drainage. Concerns have been raised that the visibility splays required by Transport Scotland are not achievable and clarification on this matter was sought from the applicant. Amended plans have been submitted which show that the visibility splays can be achieved in principle, however the splay to the south is currently limited by the Pineapple House fence along the roadside boundary. Amended plans showing realignment and widening of the junction and line painting have been submitted to Transport Scotland for further comment. Transport Scotland advise that the full visibility envelope is achievable with a 2.4m setback and by widening the junction to the north it is possible to achieve visibility at 1.05m

above the carriageway at a setback of 4.5m.

On balance, as the access would serve a small number of additional residential properties and Transport Scotland advise that the proposal would improve the current standard of access and visibility the proposal is considered acceptable in terms of public road safety. Permission is recommended subject to conditions to secure access improvements, clearance and maintenance of visibility splays.

The owners of Pineapple House have indicated that they intend to erect 2m high fencing and planting up to 6m along the northern boundary of the site which may block the visibility splay from the proposed access. The erection or alteration of fencing within 20m of any road over 1m in height would be subject to planning permission and the planting proposed may interfere with Pineapple House's visibility from their own access onto the A828 trunk road. Any subsequent application for planning permission for new boundary treatment would be considered in terms of public road safety.

#### **8.3.5 Servicing**

A drainage impact assessment (DIA) has been submitted in support of the proposal.

The development proposes to connect to the public water supply and the public sewer. Concerns have been raised in the community over the adequacy of the public water main and the public sewer to accept additional loading without impacting on existing properties. Scottish Water is responsible for ensuring their infrastructure is capable of adequately serving its customers. Scottish Water has been consulted on this application but has not responded. Separate permission is required from Scottish Water for new properties to connect to their infrastructure, and the adequacy of their infrastructure and any improvements required would be assessed by them as part of that consent process. It is indicated in the DIA that discussions are taking place direct with Scottish Water in this regard.

A scheme for surface water drainage has been submitted, as part of the DIA, and later updated plans. This shows a filter drain at the rear of blocks 3 and 4, a permeable surface for the access track serving blocks 3 and 4 and individual soakaways for blocks 1 and 2. The Flood Risk Management Team have been consulted and confirm that the proposals are acceptable subject to condition to agree the dimensions of the cut-off drain and attenuation control for drainage of surface water from the hardstanding area.

The amended site plan has included positions for bin storage for each individual property. These do not require to be located at the junction with the A828 as the plans are to upgrade the access road serving the site to adoptive standards, therefore the bin lorry would be able to access this road.

#### **8.4 Material Considerations**

In addition to the issues discussed above, the following issues have been identified as part of the planning assessment.



As a result of the size of the proposed development, play area provision will be required. There are two existing play areas within Duror, on Achindarroch Road and at the Community Hall. Rather than provide for an additional small play area it is considered appropriate to secure a financial contribution towards upgrading of the existing play area provision in the village. This can be secured by condition.

Information has been submitted that outlines that four of the homes are to be built under a design and build contract for Lochaber Housing Association for rent, and the remaining two homes are for the Highland Small Communities Housing Trust which would be offered for rent initially and then shared ownership. There is support at national and local level for the development of affordable housing. From correspondence received it is understood there are some concerns locally over the mechanism/delivery of the affordable housing, however this is not a material planning consideration.

Concerns have been raised over the lack of, and threats to, existing facilities within Duror. Duror is identified as a settlement within the existing development plan and the settlements are supported for growth. Additional services can be stimulated by population increase as a result of house building.

Concerns have been raised that Japanese Knotweed is present on the site. Japanese Knotweed is classed as a controlled waste and consideration of its control and eradication will be required. An informative note to the developer will highlight their responsibilities regarding non-native species under The Wildlife and Natural Environment (Scotland) Act 2012 and the Wildlife and Countryside Act 1981.

Concerns have been raised over the disruption and impact that further construction works will have on an existing guest house business. Noise from construction works is regulated by environmental health legislation and is not a planning consideration. The site, and the neighbouring business, occupies a fairly central location within the existing village. Whilst it is recognised that existing businesses make a positive contribution to the success of villages and towns, development plan policy supports a wide range of development in such villages and towns.

Although the owners of the neighbouring property strongly object to the proposals, they have asked that requests relating to landscaping/drainage, fencing, timetable of works and limitations on construction be taken into account if the development is to go ahead. Although not all of these can be imposed as conditions, they will be included in an informative to encourage the applicant to work with the neighbours to minimise impact on their business. The hours of construction suggested are the same as the legislation and are covered by a standard informative.

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

- Plans not relevant to proposed development
- Previous planning permission refused for this site (no record of a refusal found on the planning register)
- Future development plans which may impact designated ancient woodland

## 8.6 Matters to be secured by Section 75 Obligation

The site is within the ownership of the Highland Small Communities Housing Trust, therefore there is no requirement in this instance to secure a 25% affordable housing contribution in line with Council policy as 100% of the site will be for affordable housing.

## 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

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

1. No development shall commence on site until an application for Road Construction Consent for the upgrading of the junction and access road, together with the appropriate financial bond, has been submitted to and approved by the Council's Transport Planning Team.

**Reason** : In the interests of road safety and to ensure the development is served by a road commensurate with the scale of development proposed.

2. No development shall commence on site until evidence has been provided that Scottish Water have granted their permission to connect to the public sewer and the public water main.

**Reason** : In order to ensure that the development can be adequately serviced.

3. No development shall commence on site until the dimensions of the cut-off drain and attenuation control for drainage of surface water from the hardstanding area have been submitted to and approved in writing by the Planning Authority in consultation with the Highland Council's Flood Risk Management Team. Thereafter, all surface water drainage provision within the application site shall be implemented in accordance with these details, the Drainage Impact Assessment dated 30.06.16 and the approved plans attached hereto, and shall be completed prior to the first occupation 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.

4. No other development shall commence until visibility splays have been provided to each side of the access, and thereafter maintained in perpetuity. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access road (the setback dimension) and the nearside trunk road carriageway measured 120 metres (the y dimension) in both directions from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object height of 1.05 metres anywhere along the y dimension.

**Reason :** To ensure that drivers of vehicles leaving the site are enabled to see and be seen by vehicles on the trunk road carriageway and join the traffic stream safely.

5. The proposed means of access to the trunk road shall be constructed and completed to the layout detailed in the drawing 0542016/A 106A dated 1 December 2016. The type and method of construction shall be submitted and approved by the Planning Authority, in consultation with Transport Scotland, as the Trunk Roads Authority, before works to the foundation of the houses hereby approved is commenced.

**Reason :** To ensure the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.

6. No development shall commence on site 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;
- (b) loading and unloading of plant and materials;
- (c) arrangements for maintaining vehicular access for other users of the access track;
- (d) storage of plant and materials used in constructing the development;
- (e) the erection and maintenance of privacy screening along the south western boundary of the site; and,
- (f) Tree protection measures during construction.

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

**Reason :** In the interests of community and residential amenity, visual amenity and road and pedestrian safety.

7. No development shall commence on site until a contribution of £750 per house has been submitted towards the ongoing maintenance and/or enhancement of existing play area facilities within Duror, unless otherwise first agreed in writing by the Planning Authority.

**Reason :** In order to ensure adequate play area facilities to serve the development.

8. 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, including materials, of any existing or proposed walls, fences and gates;
  - 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;
  - iv. Areas of defined curtilage for each house; and
  - v. 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.

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

9. Notwithstanding the approved plans, the roofs of the houses hereby approved shall be finished in a blue/grey natural slate or narrow profiled slate substitute tile, unless otherwise first agreed in writing by the Planning Authority. Full detail of the proposed roof covering shall be submitted to and approved in writing by the Planning Authority prior to the commencement of works on site.

**Reason :** To ensure suitable integration with the surrounding built environment and the village setting of the site.

## **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.

### **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.

### **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 & 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.

### **Japanese Knotweed**

Please be advised that concerns have been raised regarding Japanese Knotweed at this site. Japanese Knotweed is classed as a controlled waste and consideration of its control and eradication will be required in accordance with the responsibilities regarding non-native species under The Wildlife and Natural Environment (Scotland) Act 2012 and the Wildlife and Countryside Act 1981.

### **Sulphurous Spring**

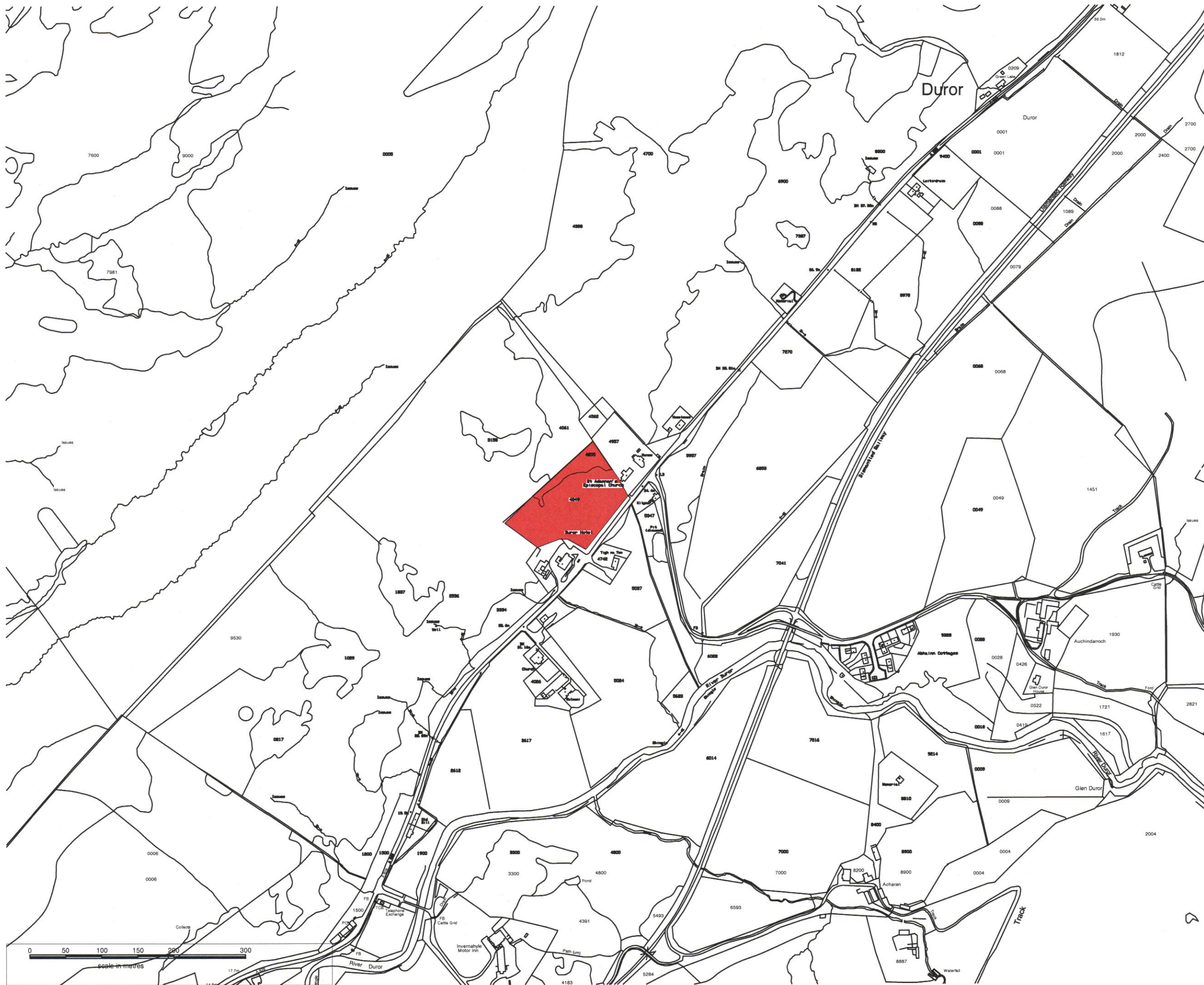
The Council's Contaminated Land Team advise that an OS map from 1900 indicates location of sulphurous spring in western corner of application site. This is not a contaminated land issue but you are advised to make your engineers aware of this spring as the presence of sulphate affects the selection of concrete in foundations.

**Note to applicant regarding requests from neighbouring property**

In light of comments received from the adjoining land owner we would ask the developer to take the following requests into consideration.

1. That hard planting of mature trees and shrubs on the border between Pineapple House and the development site is carried out before construction to screen the building site from view and to reinstate natural drainage on the land which will be affected by the existing trees being removed.
2. That some financial help is given to erect a fence between Pineapple House and the construction site.
3. Notification of the schedule of works prior to work commencing.
4. That the building site is run according to the working time

Signature: Nicola Drummond  
Designation: Area Planning Manager South/Major Developments  
Author: Christine Millard  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location Plan (A001 Rev A)  
Plan 2 – Site Layout Plan (A101 Rev B)  
Plan 3 – Floor Plan and Elevation Block 01 (A005 Rev A)  
Plan 4 – Floor Plan and Elevation Block 02 (A006 Rev A)  
Plan 5 – Floor Plan and Elevation Block 03 (A007)  
Plan 6 – Floor Plan and Elevation Block 04 (A008)  
Plan 7 – Section Plan (A302)  
Plan 8 - Surface Water Drainage (DRN01 Rev 03)  
Plan 9 - Foul Drainage (DRN02 Rev 02)



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.

Date	Revisions	Mark
04.03.16	coloured red	A
Project <b>PROPOSED HOUSING DEVELOPMENT          AT DUROR, APPIN</b>		
Client <b>S&amp;K MACDONALD</b>		
Drawing <b>LOCATION PLAN</b>		
Scale <b>1:5000 @ A3</b>	Date <b>JAN 16</b>	
Drawn	Checked	
Dwg No. <b>0542016/A001 A</b>		



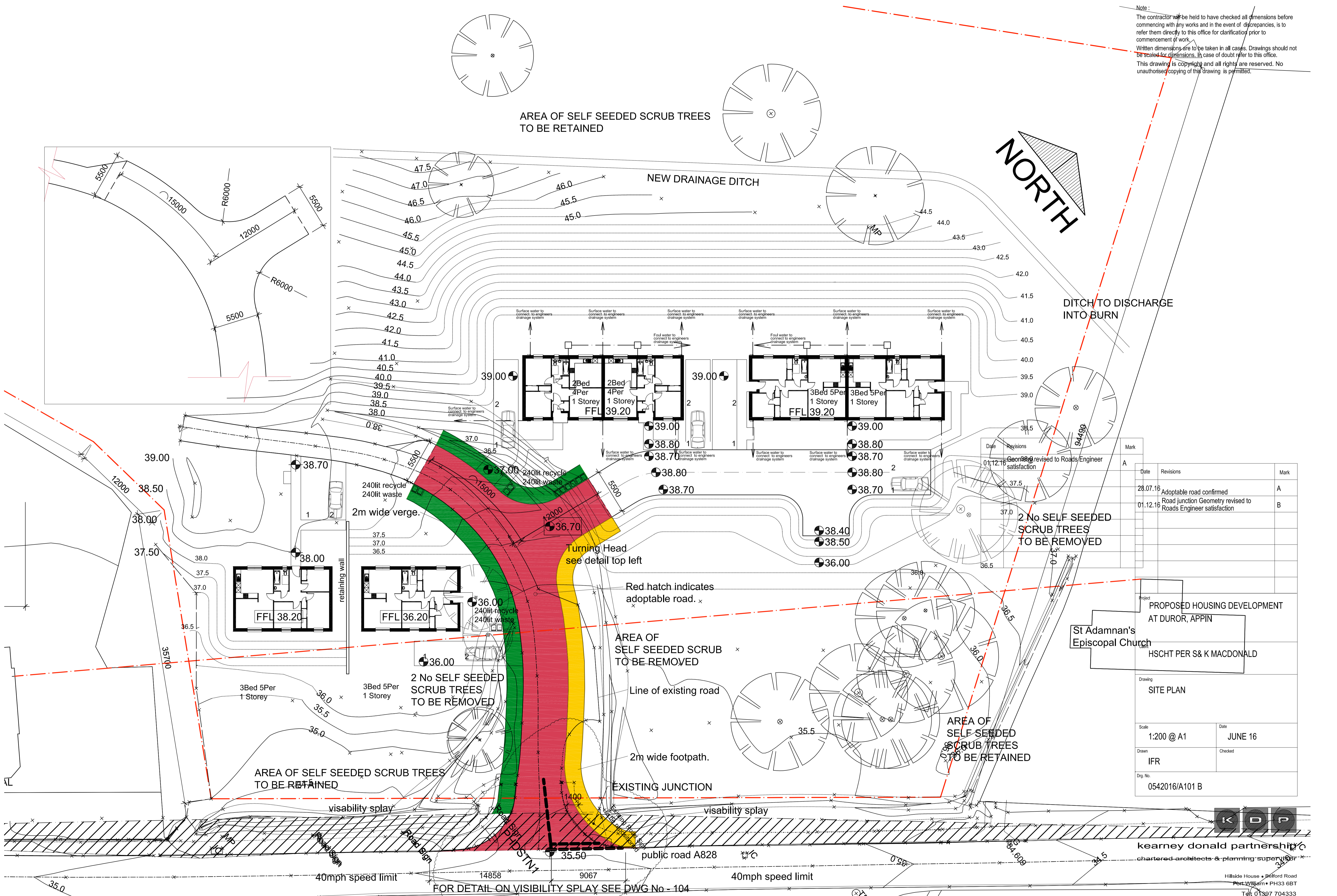
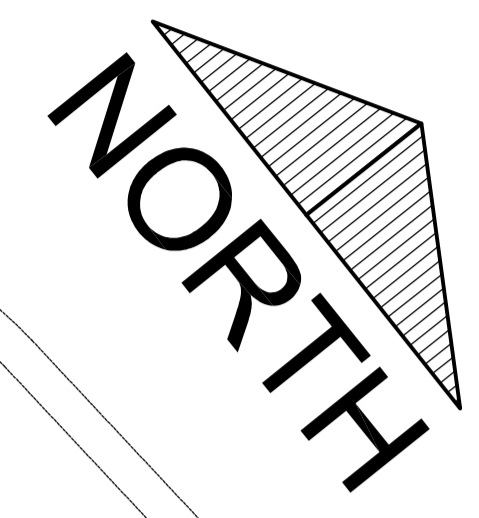
**kearney donald partnership**  
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 E-mail: mail@kd-partnership.co.uk  
 Web site: www.kd-partnership.co.uk



Note:  
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AREA OF SELF SEEDDED SCRUB TREES TO BE RETAINED



Date	Revisions	Mark
01.12.16	Geometric satisfaction revised to Roads Engineer	A
28.07.16	Adoptable road confirmed	A
01.12.16	Road junction Geometry revised to Roads Engineer satisfaction	B

Date	Revisions	Mark
28.07.16	Adoptable road confirmed	A
01.12.16	Road junction Geometry revised to Roads Engineer satisfaction	B

Project: PROPOSED HOUSING DEVELOPMENT AT DUROR, APPIN

Client: St Adamnan's Episcopal Church

Design: HSCHT PER S & K MACDONALD

Drawing: SITE PLAN

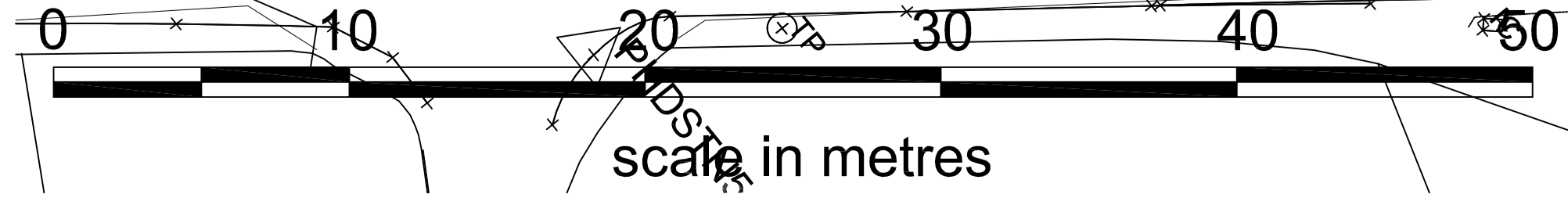
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Date: JUNE 16

Drawn: IFR

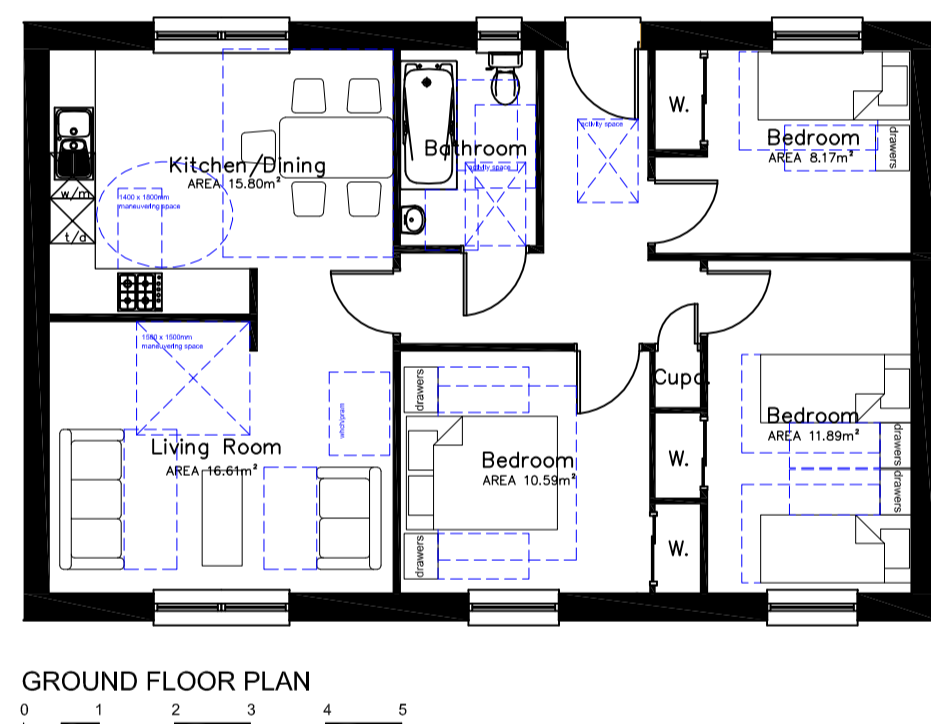
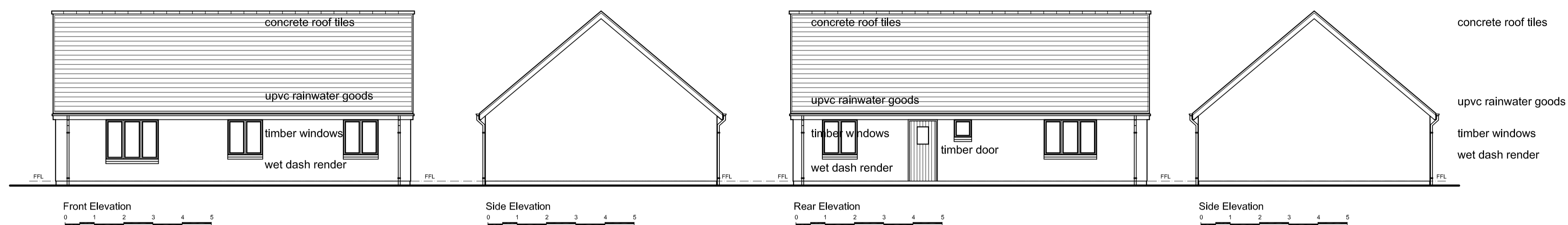
Checked:

Dwg. No.: 0542016/A101 B



FOR DETAIL ON VISIBILITY SPLAY SEE DWG No - 104

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# BLOCK 01

## 3 bed 5 per - single storey

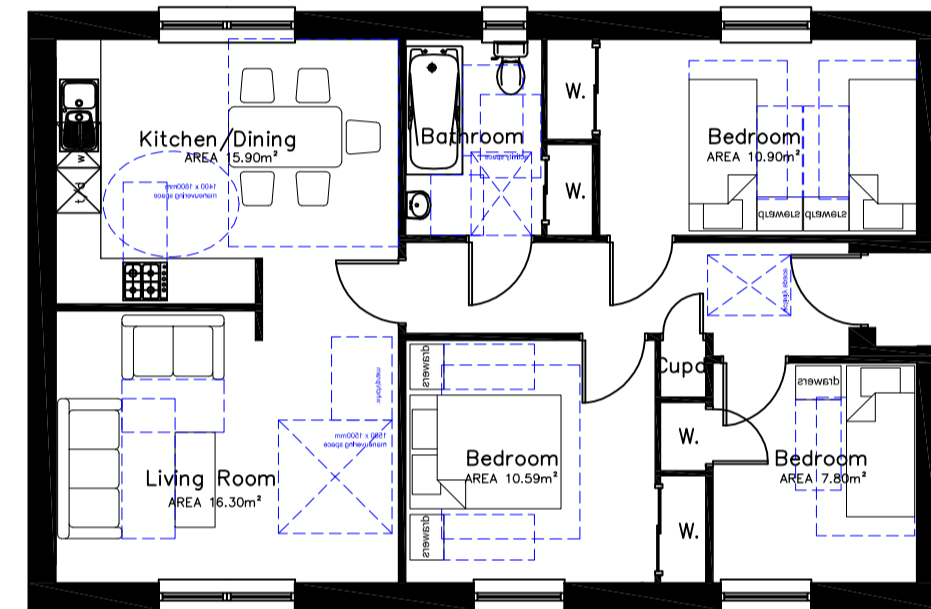
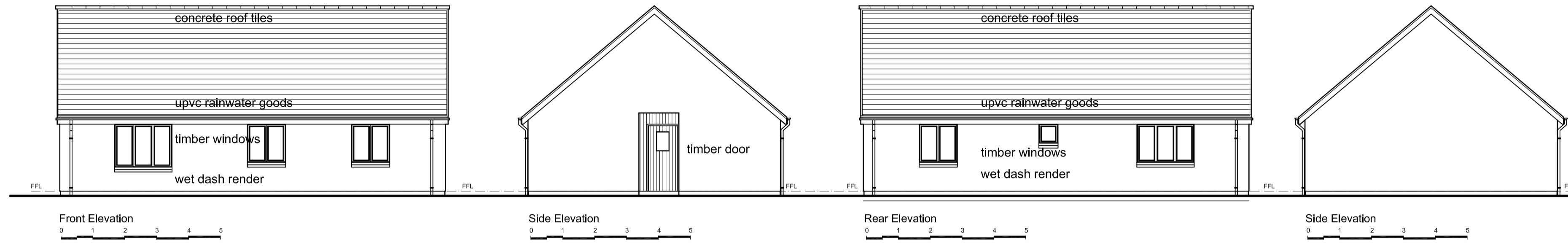
Date	Revisions	Mark
28.07.16	Gen revision	A
Project PROPOSED DEVELOPMENT AT DUROR		
Client S & K MACDONALD		
Drawing BLOCK 01 3BED 5PER		
Scale 1:100 @ A1	Date FEB 16	
Drawn	Checked	
Dwg. No. 0542016/A005 A		



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GROUND FLOOR PLAN

# BLOCK 02

## 3 bed 5 per - single storey

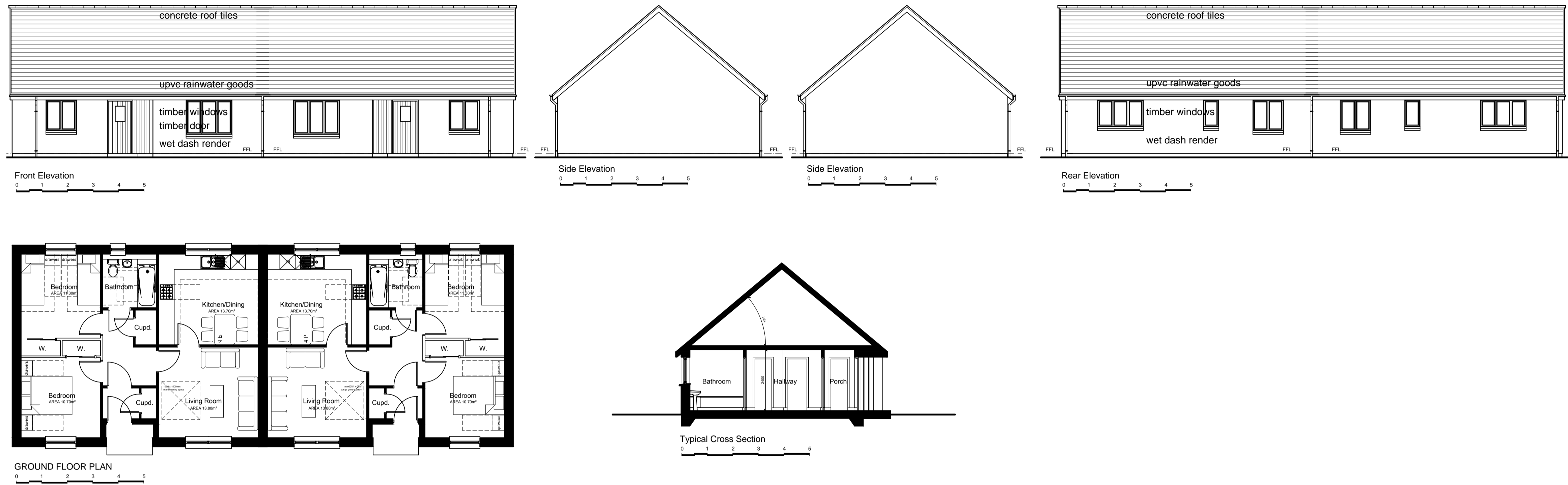
Date	Revisions	Mark
Project PROPOSED DEVELOPMENT AT DUROR		
Client S & K MACDONALD		
Drawing BLOCK 02 3 BED 5 PER		
Scale 1:100 @ A1	Date FEB 16	
Drawn	Checked	
Dwg. No. 054/2016/A006		



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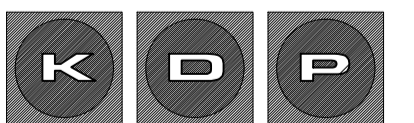
Note :  
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# BLOCK 03

## 2 bed 4 per - single storey

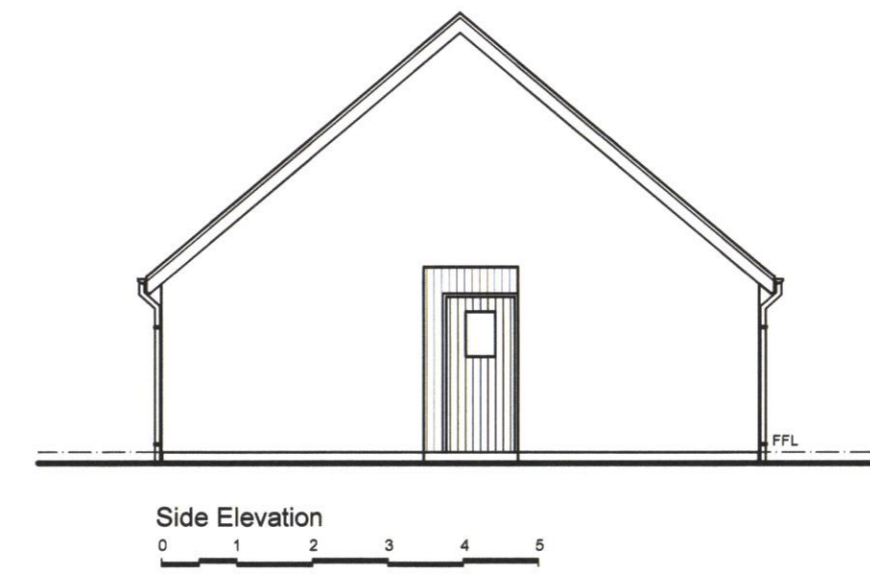
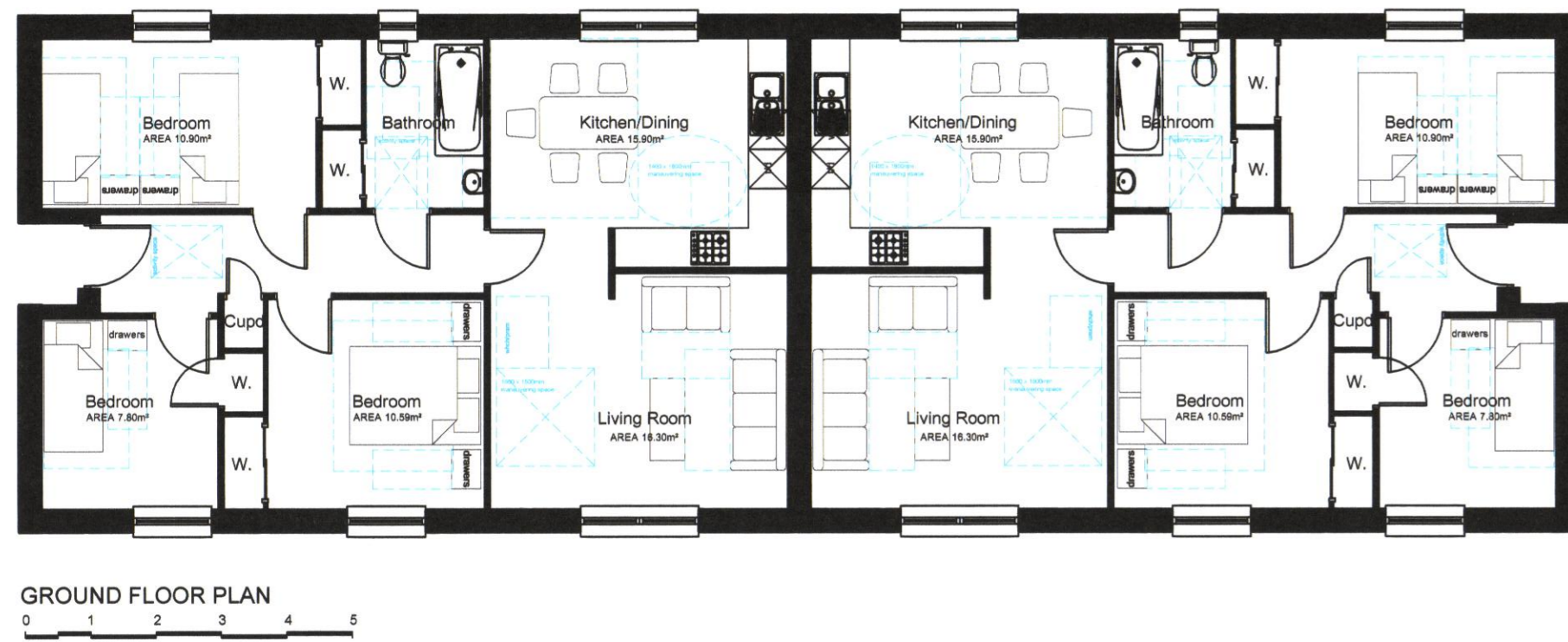
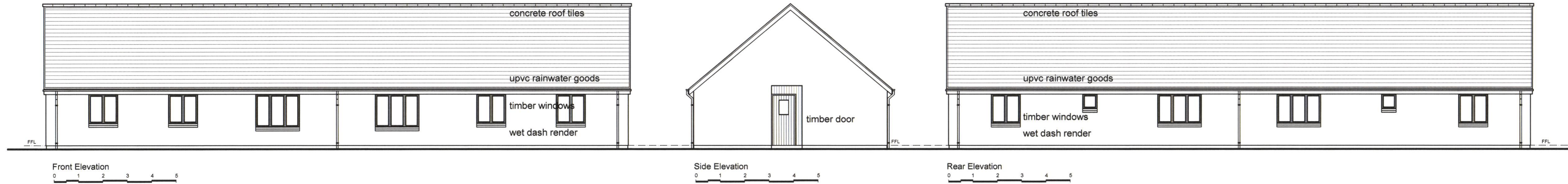
Date	Revisions	Mark
Project PROPOSED DEVELOPMENT AT DUROR		
Client S & K MACDONALD		
Drawing BLOCK 03 2 BED 4 PER		
Scale 1:100 @ A1	Date FEB 16	
Drawn	Checked	
Drg. No. 0542016/A007		



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# BLOCK 04

## 3 bed 5 per - single storey

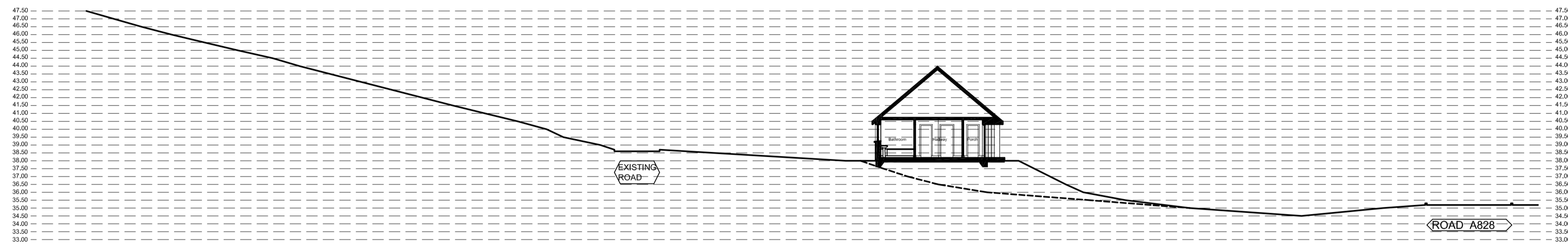
Date	Revisions	Mark
Project PROPOSED DEVELOPMENT AT DUROR		
Client S & K MACDONALD		
Drawing BLOCK 04 3 BED 5 PER		
Scale 1:100 @ A1	Date FEB 16	
Drawn	Checked	
Drg. No. 0542016/A008		



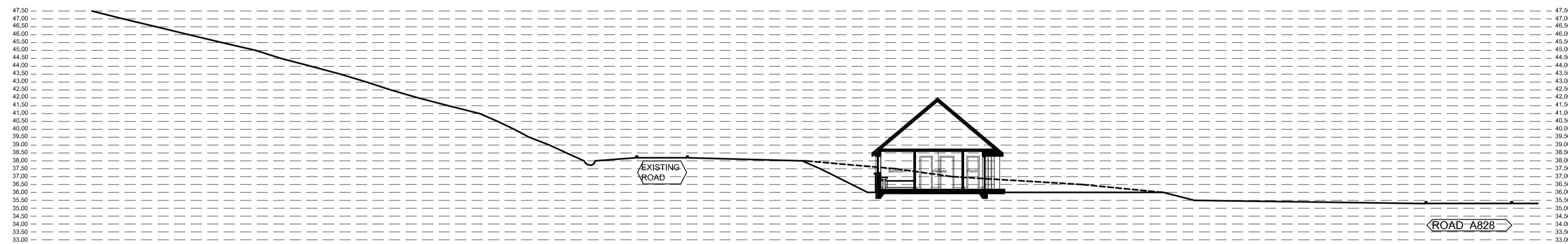
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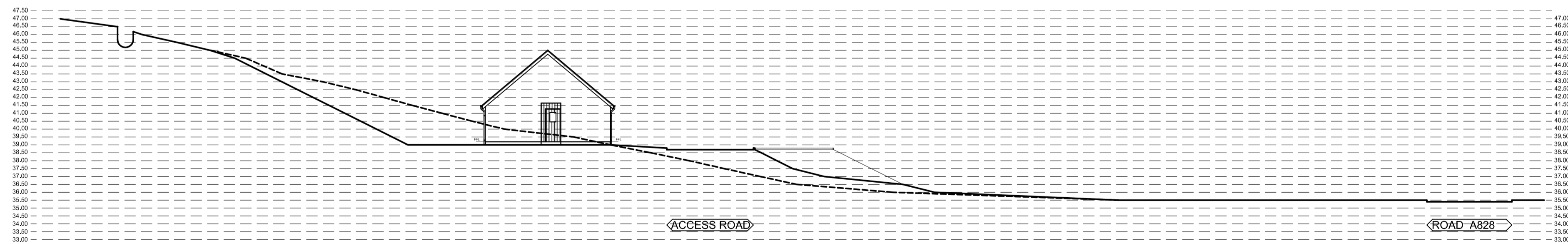
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SITE SECTION A-A

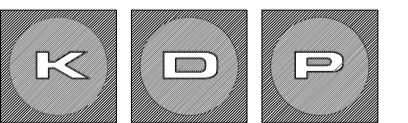


SITE SECTION B-B



SITE SECTION C-C

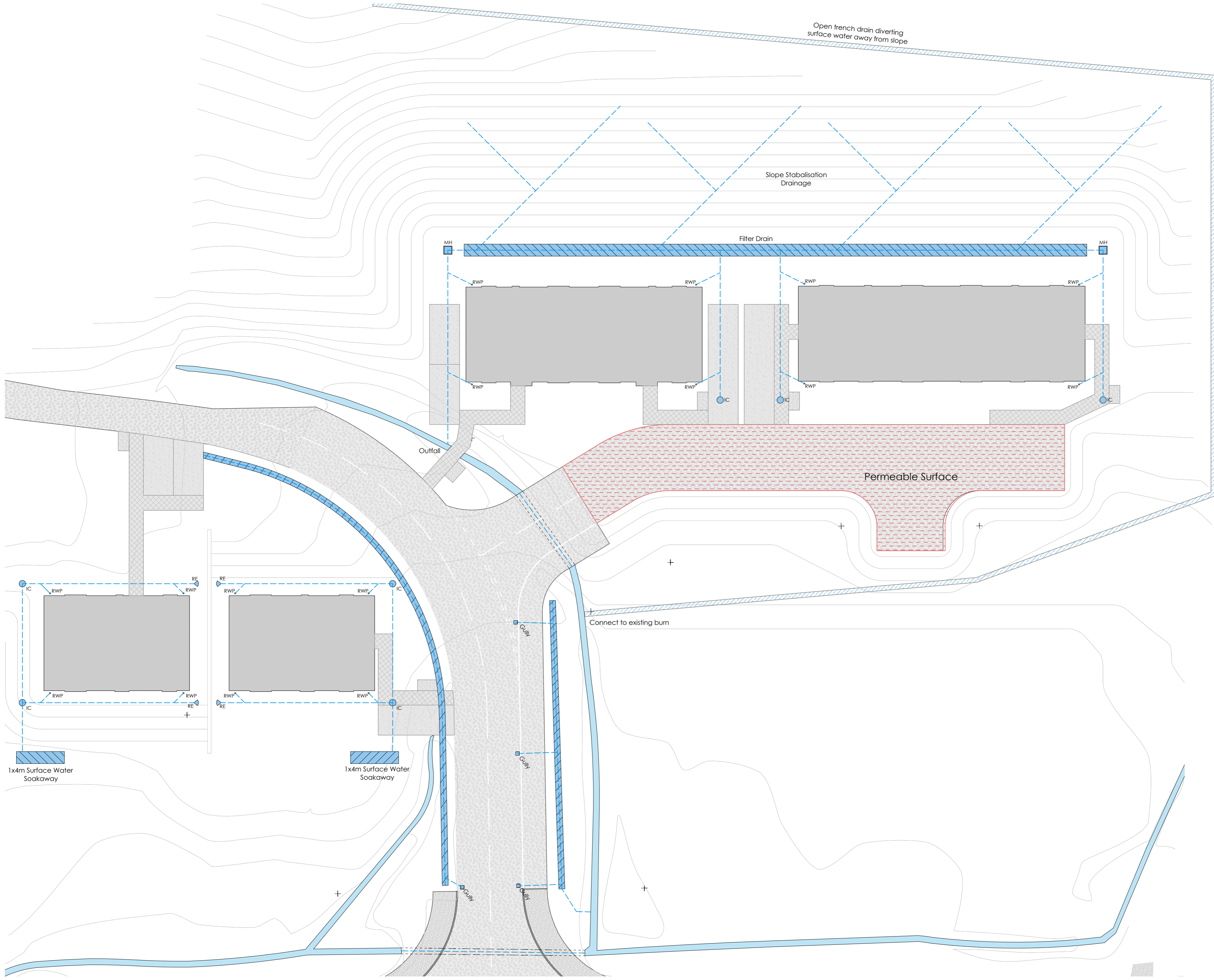
Date	Revisions	Mark
Project PROPOSED HOUSING DEVELOPMENT AT DUROR, APPIN		
Client HSCHTS & K MacDONALD		
Drawing SITE SECTIONS		
Scale 1:200 @ A1	Date JUNE 16	
Drawn IFR	Checked	
Dwg. No. 0542016/A302		



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Open trench drain diverting surface water away from slope

Slope Stabilisation Drainage

Filter Drain

Permeable Surface

Outfall

Connect to existing burn

1x4m Surface Water Soakaway

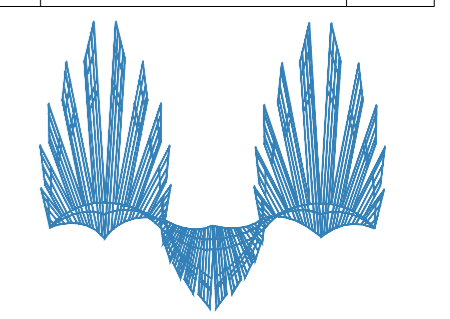
1x4m Surface Water Soakaway

**Notes**

1. All dimensions are in mm unless stated otherwise.

- 03 Altered road geometry, added road drainage 2016/07/29
- 02 Added open trench at top of slope 2016/07/18
- 01 Altered soakaway size and position 2016/07/12

Rev	Comment	Date
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**ALEXANDER SCOTT**

Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Checked: \_\_\_\_\_ Date: \_\_\_\_\_

Status: **APPROVAL**

Client: S & K MacDonald Homes

Project: HSCHT LHA Social Housing Duror

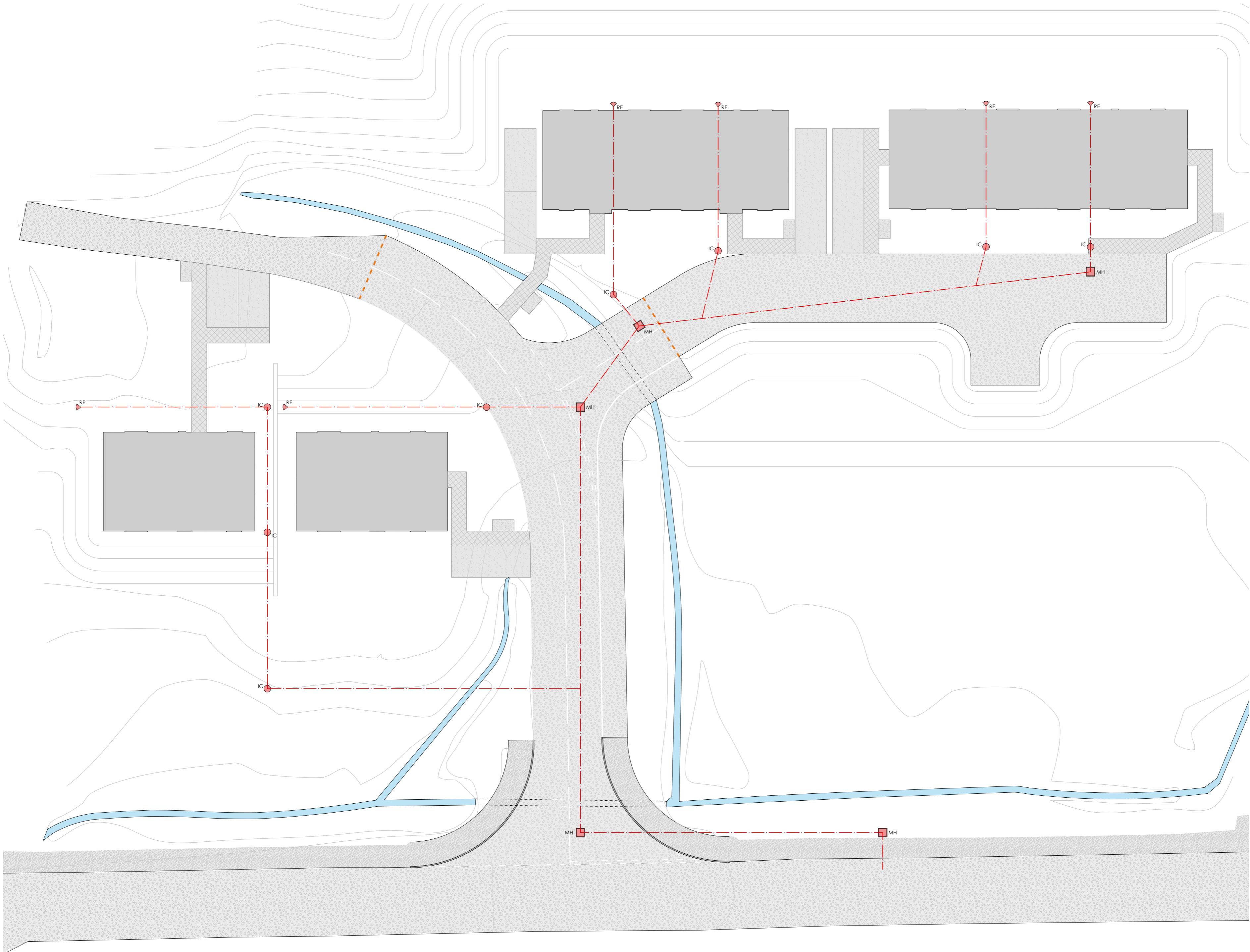
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Job No.	Drawing No.	Revision No.
125-21	DRN01	03

Scale: 1:200 @ A2

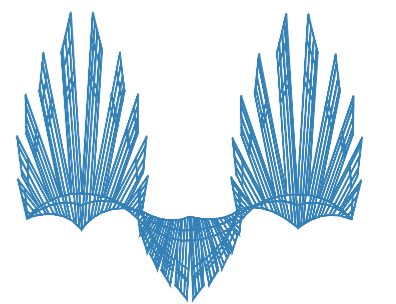
Notes

1. All dimensions are in mm unless stated otherwise.



02	Altered road geometry	2016/07/29
01	Altered drainage layout	2016/07/12

Rev	Comment	Date



**ALEXANDER SCOTT**

Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Checked: \_\_\_\_\_ Date: \_\_\_\_\_

Status  
**APPROVAL**

Client  
 S & K MacDonald Homes

Project  
 HSCHT LHA Social Housing  
 Duror

Title  
 Foul Water Drainage

Job No.	Drawing No.	Revision No.
125-21	DRN02	02
Scale: 1:200 @ A2		