

Agenda item	6.1
Report no	PLN/048/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 01 August 2017

Report Title: 16/05739/FUL: Former Glenfield Hotel Site, North Road, Ullapool

Report By: Area Planning Manager (North)

1. Purpose/Executive Summary

1.1 Proposal : Erection of Housing Development (49 Units)

Applicant : Highland Council

Ward 05 - Wester Ross, Strathpeffer and Lochalsh

Local Development

Reasons Referred to Committee: Council Development with three objections and a further eight representations expressing concerns over certain aspects of the development

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.

2. Recommendations

2.2 Members are asked to agree the recommendation to Grant Planning Permission as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 The detailed application proposes the erection of 21 houses and 28 flats, together with related access roads, footpaths, drainage infrastructure and open space/landscaping, on an area of approximately 1.9ha of redundant land comprising the site of the former Glenfield Hotel (now demolished) and adjacent vacant land to the south.
- 3.2 A formal request for pre-application advice was submitted to the Council's Major Applications Pre-application Advice Team in 2014, with advice issued on 13th May 2014. The proposal at that time was for a development of around 56 units.
- 3.3 An existing access serves the former hotel site from North Road (A835) to the east. It is proposed to upgrade this access and form an internal loop road with a secondary access to North Road to the northern end of the site.
- 3.4 The following Supporting Documents have been submitted with the application:
- Design Statement;
 - Tree Schedule, Tree Removal and Tree Constraints Plans;
 - Arboricultural Method Statement
 - Visualisations;
 - Drainage Impact Assessment;
 - Flood Risk Assessment;
 - Transport Statement;
 - Road Safety Audit;
 - Swept Path and Visibility Splay Drawings;
 - Landscaping Plan and Maintenance Schedule;
- 3.5 **Variations:** Revised Drawings and Supporting Information submitted 12 January; 26 January; 10 February; 28 April; 9 May; 10 May; 11 May; 25 May; and 17 July 2017.

4. SITE DESCRIPTION

- 4.1 The site is sandwiched between Old Moss Road to the west and North Road (A835) to the east. Flats at Moss Bridge Court lie to the north at the junction of Old Moss Road with the A835; and houses lie to the immediate south as well as to the south-west and south-east on the opposite sides of Old Moss Road, Moss Road and North Road. The majority of the site was formerly occupied by a two storey hotel and outbuildings dating from the 1960's, which have been demolished in recent years.

5. PLANNING HISTORY

- 5.1 07/01263/OUTRC Demolition of hotel and formation of residential development - application withdrawn - 01.12.2009
10/04835/PIP Residential Development - application withdrawn - 14.06.2012
15/01736/FUL Installation of access road, services and landscaping to serve housing development (49 units) - application withdrawn - 22.12.2016

6. PUBLIC PARTICIPATION

6.1 Advertised : Schedule 3 and Potential Departure - Expiry Date 10.02.2017

Representation deadline : 26.02.2017

Timeous representations : Nine. Three objections and six neutral comments expressing concerns over various aspects of the proposed development.

Late representations : Two neutral comments.

6.2 Material considerations raised are summarised as follows:

- Concerns over proliferation of proposed access points onto North Road with reference to limited visibility and speed of traffic on this route, particularly given the increase in traffic due to promotion of the NC500 tourist route. Suggestion for increased access onto Moss Road;
- Use of site should be expanded to include small industrial units or office space to provide employment for the proposed increase in population;
- Site should accommodate a range of different house tenures, sizes and to suit different needs. Suggestion for inclusion of integrated and supported living accommodation;
- Development should better reflect the established historic and cultural aspects of Ullapool as opposed to being generic and suburban in nature;
- Established tree cover should be retained as much as possible for landscaping and ecological reasons;
- Disappointed over lack of integral and site specific detailed landscaping and biodiversity plans;
- Application deficient in many respects contrary to the expectation for an exemplary application from Highland Council;
- Application deficient in information on sustainability or energy systems/carbon emissions. The development would be an excellent opportunity for biomass district heating scheme ;
- Disappointment over lack of accurate updated and consistent visualisations;
- Concern that road engineering pre-occupations have been prioritised over sustainability and place making concepts;
- Little evidence that solar energy principles have been considered or buildings orientated to encourage gardens gaining from sunshine in the afternoons/evenings where possible;
- Proposed relationship of white render and timber effect finishes to walls are clumsy and outdated (compare with recently delivered Carbon Dynamic social housing at Alness which manage to incorporate panels of render and timber with crisp flush detailing);
- Use of UPVC windows and doors; and of 'timber effect' cladding are not sustainable and use of Scottish timber would be much better environmentally;

- Concern over the impact on development on flood risk and drainage with reference to a flood event in August 2014 in North Road and Mill Street;
- Concern over impact of development on existing sewers and note that adjoining properties have previously been affected by raw sewage overflowing foul drains;
- Density of development much greater than adjoining established housing and reference to allocation in Wester Ross Local Plan for six houses only at southern end of site being more appropriate;
- Concerns over width of pavements to ensure suitable for use by prams, wheelchairs etc.;
- Concerns over maintenance of open space and play area;
- Questions asked over proportion and management of affordable housing;
- Question whether the impact of the development on community services and infrastructure (including roads) has been assessed;
- Concerns over safety of children going to and from Ullapool Primary School, particularly crossing Moss Road to Riverside Terrace and using the pavement on Moss Road. There is a need to ensure safe routes to school. The Ullapool Safer routes to School Group has asked for the improvement of the Moss Road/Riverside Terrace junction, the introduction of traffic calming measures on Moss Road and the same (or traffic smiley face signs) on North Road.

6.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

7. CONSULTATIONS

7.1 **Transport Planning:** No objections subject to conditions relating to the following matters:

1. Suspensive condition for provision of a mini roundabout and associated footway works at junction of Moss Road and Riverside Terrace.
2. Suspensive condition for provision of traffic calming works on Old Moss Road.
3. Suspensive condition for provision of a 2m footway along Old Moss Road.
4. Condition for provision and maintenance of visibility splays for the two private accesses onto North Road.
5. Condition for the provision and maintenance of the visibility splays for the 6 private drives accessing onto the south end of Old Moss Road.
6. Condition for the provision and maintenance of the visibility splays for the private access to the shared parking area at the north end of Old Moss Road.
7. Suspensive condition for agreement of street lighting details.

8. Suspensive condition to submit and agree detailed maintenance proposals for the surface water drainage system including an assessment of the risk due to the private shared soakaway.
9. Suspensive condition to submit and agree a Construction Phase Traffic Management Plan.

7.2 The following matters should be covered by informative notes:

1. Construction Consent required for the new road. Works to construct the roundabout and associated footways should preferably be included within the Construction Consent. Alternatively separate consent under the Roads (Scotland) Act 1984 will be required.
2. Dropped crossings for the private accesses onto the public road require Road Opening Permits.
3. Works to construct the traffic calming on Old Moss Road require statutory notification procedures to be followed and consent under the Roads (Scotland) Act 1984.
4. Model informative regarding damage to the public road.

7.3 With regard specifically to concerns expressed by the Ullapool Safer Routes to School group, a transport statement was requested to explore the road safety issue identified at the junction of Riverside Terrace and Moss Road and its impact on a safe route to the primary school for the children from the proposed development. Identification of suitable mitigation was requested given the increase in children traveling to school and in vehicular movements from the development. The developer has explored a number of possible junction improvements and has submitted a drawing showing an engineering design for a mini roundabout at the junction, which will allow a footway to be constructed and pedestrians to cross the Moss Road arm outwith the junction. An independent Road Safety Audit has been carried out by a qualified audit team. This identified a risk of generating a collision problem. It was recommended that the detailed design includes for splitter islands to be marked out to emphasise the correct approach alignment and that advanced warning signs of the mini roundabout are provided. The designer has responded to this recommendation and has revised the layout to accommodate these points. The traffic speed at this location is low – generally around 15mph northbound and 20mph southbound. The traffic volumes are relatively low. The design provides a suitable footway for pedestrians to wait in order to cross and also provides a suitable direct route across the minor arm of the junction. It is considered that this offers an improved route for pedestrians to the school and the village centre. The designer and the safety auditor have considered there will not be a detrimental effect on road safety. It is therefore judged that the proposals offer suitable mitigation for the increase in vehicular and pedestrian use of this junction due to the development.

7.4 Accordingly, a suspensive condition is requested for submission and agreement in writing of the detailed design and specification of a mini roundabout and associated footway works at the junction of Moss Road and Riverside Terrace prior to commencement. These works shall then be completed in accordance with the plans as agreed prior to occupation of the development. Similarly a suspensive condition is requested for further details of the traffic calming proposals on Old Moss Road and the widening of the footpath along this road.

- 7.5 **Development Plans Team:** No objections. The southern part of the site is allocated for six homes in the Wester Ross Local Plan and the remaining northern part of the site is shown as white land within the Settlement Development Area. Whilst the entire site does not benefit from a housing allocation, given it lies within the settlement development area and is brownfield land the principle of development on the site is supported subject to detailed considerations. Various suggestions have been made to improve the design and layout. Further to amended plans and supporting information being submitted, disappointment is noted that the opportunity has been missed to create an attractive modern development that builds on and reinforces the most distinctive features of Ullapool's historic streets and spaces. The applicant's response and modifications are noted but concern is still expressed over the proliferation of rear garden fences fronting Old Moss Road and North Road; failure to locate play space where well overlooked; the extent of open space lined by rear garden fences and parking areas; and widespread use of poor quality boundary treatment lining the public realm.
- 7.6 This development would need to make provision for public art on the site, which can take many forms and should not be restricted to statues or sculptures. Consideration should be given to incorporating public art into building features and external works such as lighting, street furniture, planting, surfaces and boundary treatments.
- 7.7 Whilst the Design Statement notes that the majority of houses on site will be affordable, a minimum of 25% of all homes on site will require to be secured by Agreement to be affordable.
- 7.8 Developer contributions: The 2016/17 School Roll Forecast (SRFs) indicates the following planned capacity:
- Ullapool Primary is 39 places under the 172 planned capacity with this forecasted to reduce slightly to 28 spaces under capacity by 2018/19. Thereafter, the school is predicted to remain 44 places under capacity by 2030/31. The development is predicted to generate a need for 15 primary school places.
 - Ullapool High Secondary is 214 places under the 443 pupil capacity. This level of capacity is forecasted to remain. The development is predicted to generate a need for 6 secondary school places.
- Developer contributions towards either primary or secondary school provision are therefore not required. However, the Developer Contributions Supplementary Guidance sets out that where there is deemed to be an impact from the development on community facilities, the Council will seek contributions towards the enhancement or creation of new community facilities. This will require to be secured by way of Unilateral Obligation.
- 7.9 **Forestry and Landscape Officers:** No objections. There has been considerable dialogue and correspondence with regard to landscaping and tree issues which has resulted in additional supporting information and a revised landscaping plan being submitted. Conditions are recommended to secure appropriate implementation of the tree protection and landscaping plans.

- 7.10 **Flood Risk Management Team:** No objections. It is noted that the application comprises a more detailed submission of a previous application where considerable discussion on the Flood Risk Assessment (FRA) provided for that application took place between the Council's Flood Risk Management Team, the applicant and their engineers. The previous FRA identified existing flood risks associated with runoff from the hill to the east of the development, open watercourse sections at the eastern and northern perimeter and a culverted watercourse running beneath the site (east to west) towards the Ullapool River. The recent updated FRA submission associated with this application has assessed the risks from these sources and provided appropriate mitigation within the development that will reduce the risk of flooding to existing properties to the south of the application site, and provide safe overland flow paths across the site to the Ullapool River during exceedance events. These interventions are welcome and are seen as an improvement to existing flooding on and around the site.
- 7.11 The proposed mitigation includes the construction of a 600mm diameter pipe to carry the culverted watercourse through the site. This terminates at the western boundary of the site with a manhole which includes a surface level open grill/cover that will allow surcharging during exceedance events to safely direct flood waters onto Old Moss Road. From this point, the applicant has committed to carry out 'off-site' works to ensure flood waters are routed onto adjacent land to the west towards the Ullapool River. It is imperative that these works are carried out, therefore it is recommended that conditions are applied, including pre-start conditions requiring further details to be submitted and approved.
- 7.12 **Access Officer:** No response
- 7.13 **Contaminated Land Team:** No objections. Recommendations provided within the Fairhurst report produced for the site in September 2014 for previous planning application 15/01736/FUL should be adhered to during development of this site. The report included details on geotechnical issues at the site and requirements for the relocation of an electricity substation.
- 7.14 **Care and Learning:** No objections. However, the additional housing will place an increased demand on Lochbroom Leisure Centre, which is an already struggling facility. Developer contributions should therefore be made towards improvements to this facility. The limitations of the available accommodation at the site is already prohibiting additional classes to be operated that could address the current need/demand, hence the High Life Highland Board's (HLH) wish to see the provision of a dance studio and extension to the current fitness suite. This investment would not be focused on any back log of existing maintenance issues. It would be utilised, along with other funding streams for the provision of a dance studio for additional classes and an extension of the current fitness suite.
- 7.15 **SEPA:** No objections subject to conditions relating to provision and maintenance of flood mitigation measures, similar to the requirements of the Council's Flood Risk Management Team.
- 7.16 **Scottish Water:** No response
8. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

8.1 **Highland Wide Local Development Plan 2012**

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-making
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 34	Settlement Development Areas
Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 74	Green Networks
Policy 75	Open Space
Policy 77	Public Access

8.2 **Wester Ross Local Plan 2006 (As continued in force)**

Within Ullapool Settlement Development Area. Most of the site not specifically allocated. A section of the southern part of the site is allocated for housing with a suggested capacity of six units based on an historic Planning Permission.

9. **OTHER MATERIAL CONSIDERATIONS**

9.1 **West Highland and Islands Local Development Plan (Proposed Plan 2017)**

Within Ullapool Settlement Development Area. Allocated for housing at Policy UP02 with an indicative capacity of 45 units and requirements listed as Flood Risk Assessment; Retention of Boundary Trees and Tree Protection Plan; Transport Statement and Parking Strategy.

9.2 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Public Art Strategy (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

9.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)

10. **PLANNING APPRAISAL**

10.1 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.

10.2 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.

10.3 **Development Plan Policy Assessment**

There are no over-riding policy issues. As noted at 6.2 above, the southern part of the site is allocated for six homes in the Wester Ross Local Plan, which reflects a historic (now lapsed) detailed planning permission for detached houses within this area; and the remaining northern part of the site is not specifically allocated but lies within the Settlement Development Area. Whilst the entire site does not benefit from a housing allocation, given it lies within the settlement development area, is brownfield land and is surrounded by existing housing, the principle of housing development on the site is acceptable. The emerging West Highland and Islands Local Development Plan acknowledges this and allocates the whole site for housing purposes with an indicative capacity of 45 units. The current application for 49 units is consistent with this level/density of development.

10.4 Further to the pre-application enquiry in 2014, the number of units proposed has been reduced and the layout amended in an attempt to address roads, landscaping, townscape and drainage/flooding issues. The layout has been shaped largely by three main constraints. Firstly the Council's Transport Planning Team has advised consistently that principal access to the site has to be taken from the A835 for road safety reasons but that limited private access could be taken from Old Moss Road to allow for some frontage development to this minor road in order to reach a compromise for townscape/streetscape reasons. Secondly, the Council's Landscape and Forestry Officers; and the feedback from the community consultation exercise; sought to retain the best trees along the North Road and Old Moss Road frontages. Finally, the Flood Risk Assessment and

Drainage Impact Assessment carried out in response to requests from SEPA and the Council's Flood Risk Management Team; and in response to local concerns over potential flooding and drainage issues; has concluded mitigation measures can be incorporated and this has also influenced the layout.

- 10.5 As is noted within the consultation response from the Council's Development Plans Team; and as highlighted by a number of contributors; the finalised layout and house design is somewhat disappointing and representative of a generic suburban solution. The opportunity is not being taken to draw on the special qualities of the historic centre of Ullapool to create a high quality bespoke design solution for the site. Nonetheless, it has to be acknowledged that the site is not within or adjacent to the village centre conservation area; was previously occupied by a bland 1960's concrete motel building; and is surrounded by an eclectic mix of house types dating mainly from the 1960's to the present day. In response to the concerns expressed, the agent notes the retention of existing boundary trees to help absorb the development into the established townscape and continue the roadside treed feature on North Road and Old Moss Road, helping to screen the rear boundary fences to the proposed houses and flats. The large central open space which includes a play area is based on the location of the SUDS infrastructure, which is dictated by the topography of the site. The footpath links proposed through this area reflects natural pedestrian desire lines towards the primary school and village centre; and the play area is overlooked from many public vantage points as well as directly by a number of units within the proposed development. It is proposed that a local artist would be commissioned to help design and deliver the required public art contribution, which may include feature boundary treatment or art work within the open space.
- 10.6 It is submitted by the applicants that two main vehicular gateway entrances onto North Road have been created as prescribed by Transport Planning, with each entrance framed by retained mature trees. Once into the site, there is an open and welcoming streetscape, well overlooked by a mix of flats and family houses. All properties have private back gardens and open plan front gardens; and are dual aspect, maximising solar gain and overlooking the street, back gardens and open space areas. It is submitted that the development has been designed to address the new spine street running north/south. This has allowed retention of planting, tree belts, and drainage along North Road and Old Moss Road. In order to maintain a connection all units are very much accessed from the new road, taking vehicles and pedestrians off the busier routes. A pedestrian route has been created to the north, linking North and Old Moss Road creating a connection between the site and the neighbouring Moss Bridge Court. The site has been bisected with a second pedestrian route which again connects North Road and Old Moss Road via the play and amenity spaces.
- 10.7 With regard to design, the applicants argue that in an attempt to tie through with the surrounding area, a range of house types have been developed for the site. These re-interpret vernacular forms in a contemporary manner. Simple forms have been adopted where pitched roofs are used throughout with minimal eaves and verge overhangs. External finishes are clean and simple with white render and low maintenance timber effect cladding to external walls. Roofs are finished in flat dark grey tiles.

10.8 The development is proposed to be taken forward by the Council, in partnership with Registered Social Landlords and a private developer. It is anticipated that affordable housing provision will exceed the required 25% and this can be secured by way of a Unilateral Obligation. There are no capacity issues at either Ullapool Primary or High School and therefore no developer contributions are required towards education. However a contribution will be required towards community facilities, (specifically Lochbroom Leisure Centre), in accordance with advice from the Council's Care and Learning Service and HighLife Highland. Again, this can be secured by way of a Unilateral Obligation, to be finalised before any planning permission is issued. Public Art can be provided within the open space areas on site and can be secured by condition. It is therefore considered that the proposed development complies with the thrust of all relevant development plan policies.

10.9 **Other Material Considerations**

Two of the three formal objections to the development raise specific concerns with regard to the adequacy of the submission in addressing flood risk and drainage issues. In addition, the submission from the Ullapool Safer Routes to School group has raised concerns over road and pedestrian safety. Both of these technical issues have been thoroughly investigated by the Council's Transport Planning and Flood Risk Management teams with additional information, including an updated Flood Risk Assessment, Surface Water Drainage details, Transport Statement and Road Safety Audit required, submitted and approved subject to stringent pre-start conditions. There has been considerable dialogue between the Council's officers and consultant engineers resulting in proposals which now satisfactorily address consultee and public concerns. This includes; widening of the footpath and the installation of traffic calming measures along Old Moss Road; the installation of a mini roundabout and associated approach works at the junction of Moss Road and Riverside Terrace; and flood mitigation works on site and off-site in order to channel any overland surface water flows across Old Moss Road towards Ullapool River. There are no outstanding technical objections based on the supporting information now submitted and the conditions recommended below.

10.10 Some of the contributors have queried whether the site may be able to accommodate a range of different uses; or different house types; or more sustainable forms of building; or alternative designs and layout of site; or improved landscaping and boundary treatment. In response, Members should note that the Council is required to determine the application as submitted and subsequently amended. Whilst there may well be a range of alternative development solutions for the site, it is not appropriate to refuse or decline to determine an application on the basis that there may be a preferred form of development. As noted at paras. 8.5 – 8.7 above, the submission has been adjusted since original conception in an attempt to address any overarching concerns relating to design, sustainability, landscaping and layout. It is considered that the finalised submission is acceptable in the context of the established development adjacent, which comprises a mix of house types, finished materials, boundary treatments and landscaping detail. The application is for productive redevelopment of a self contained brownfield site, located over 300m north of the historic village centre and conservation area. Thus, whilst it can be argued that the proposed development is somewhat generic in its

approach, this is not a justifiable reason to refuse the application, where it complies with the Council's Development Plan policies and where all technical objections have now been satisfactorily addressed.

10.11 **Matters to be secured by Unilateral Obligation**

A minimum of 25% Affordable Housing; and

Developer Contributions towards improvements to Lochbroom Leisure Centre (This is calculated at a rate of 0.69sqm of community facility space per dwelling using a build cost of £1,175 per sqm (£810.75 per home at March 2013). This is subject to indexation which equates to £997.85 per home at Q1 - 2017.)

The applicant will have four months from the Committee Decision to deliver a signed legal agreement. Should an agreement not be delivered within four months the application will be refused under delegated powers.

11. **CONCLUSION**

11.1 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.

12. **IMPLICATIONS**

- 12.1 Resource – Not applicable
- 12.2 Legal – Not applicable
- 12.3 Community (Equality, Poverty and Rural) – Not applicable
- 12.4 Climate Change/Carbon Clever – Not applicable
- 12.5 Risk – Not applicable
- 12.6 Gaelic – Not applicable

13. **RECOMMENDATION**

Action required before decision issued Yes

Conclusion of Unilateral Obligation Yes

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 the detailed design and specification of a mini roundabout and associated footway works at the junction of Moss Road and Riverside Terrace, have been submitted to, and approved in writing by, the Planning Authority. These works shall then be completed, in accordance with the plans as approved, prior to first occupation of the development.

Reason: In the interests of road and pedestrian safety.

2. No development shall commence on site until the detailed design and specification of traffic calming works on Old Moss Road have been submitted to, and approved in writing by, the Planning Authority. These works shall then be completed, in accordance with the plans as approved, prior to first occupation of the development.

Reason: In the interests of road and pedestrian safety.

3. No development shall commence on site until the detailed design and specification for a minimum 1.8m wide (2m where appropriate) footway along the east side of Old Moss Road; from the junction with Moss Bridge Court, along the full frontage of the site and extending to include the proposed pedestrian crossing location of Old Moss Road; has been submitted to and approved in writing by the Planning Authority. These works shall then be completed, in accordance with the plans as approved, prior to first occupation of the development.

Reason: In the interests of road and pedestrian safety.

4. Prior to first occupation of any of the units served off the two private site accesses onto North Road, the access points shall be constructed with dropped kerbs in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines with visibility splays of 2.4m x 45m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction. Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

5. Prior to first occupation of any of the units served off the six private site accesses onto Old Moss Road, the access points shall be constructed with dropped kerbs in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines with visibility splays of 2.4m x 45m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction. Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

6. Prior to first occupation of any of the cottage flats in the block fronting Old Moss Road, the shared car parking area to the north of this block shall be completed and the access shall be adjusted in accordance with details to be agreed in advance with the Roads Authority. The access point shall be constructed with dropped kerbs in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines with visibility splays of 2.4m x 45m (the X dimension and Y dimension respectively) in each direction formed from the centre

line of the junction. Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

7. No development shall commence on site until full details of all street lighting (including plans for the footpaths and private parking areas) have been submitted to, and approved in writing by, the Planning Authority. Development shall thereafter proceed and be maintained on the basis of the approved details. For the avoidance of doubt, such lighting as approved, shall be installed and be operational before first occupation of the relevant phase of the development.

Reason : To ensure that an adequate level of street lighting is timeously provided for the development; in the interests of road and pedestrian safety and amenity.

8. For the avoidance of doubt, the Council as Roads Authority shall accept maintenance responsibility only for those drainage elements serving prospectively adopted areas, located within the limits of road adoption. No development shall commence on site until details of suitable private management and maintenance arrangements for all other drainage measures (including all culverts and inspection chambers), communal roads, paths, paved areas, parking areas and landscaped areas are submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, detailed design drawings for the foul and surface water drainage network shall be provided for the approval of the Planning Authority prior to the commencement of any works on site. Details of the party responsible for the maintenance of the surface water network along with proposals for maintenance frequency and strategy should be provided prior to the commencement of any works on site. Thereafter the development shall be maintained in accordance with the approved details.

Reason : To ensure that surface water drainage is carefully managed and maintained in compliance with the principles of SUDS; in order to protect the water environment and to mitigate against impact on the public road and adjacent properties; and to ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

9. No development shall commence on site until a submission is made to, and approved in writing by, the Planning Authority, after consultation with SEPA, showing the exact path of all overland flows which leave the site, outlining how it will be ensured that they do not add to flood risk elsewhere. This shall include written evidence from the landowner of the land to the west of Old Moss Road who will receive the flood water from the site, demonstrating this party is content to receive the flood water and confirming liability for any damage rests with either the landowner or the developer. Furthermore, the applicant shall provide written evidence from the Roads Authority (THC Transport Planning Team) that it accepts the above details, and will provide the necessary permissions for the off-site works to be carried out. Development shall thereafter proceed on the basis of the arrangements as approved.

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

10. For the avoidance of doubt, all recommended mitigation works as detailed in the Flood Risk Assessment (Rev7 dated 14.03.2017) shall be implemented.

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

11. No development shall commence on site until the applicant has submitted to, and approval in writing by, the Planning Authority, detailed design drawings for the site which:

- i. Show the line and level of the culverted watercourse.
- ii. Provide all finished topographic levels on the site, finished floor levels of properties, kerb and drop kerb locations, and landscape details required to safely direct overland flood flows across the site. A topographic 'flow direction' drawing will be required to confirm overland flow routes.
- iii. Provide all details for works required on Old Moss Road and through the verge in order to safely route exceedance flows to the Ullapool River.

Thereafter all work shall proceed on the basis of such details as approved.

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

12. The alignment/route of the proposed 600mm diameter culvert through the site shall be amended (between CP2 and CP2 on dwg1203 rev A) to ensure a minimum of 5m clearance (in plan) from the nearest building/structure.

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

13. With regards to the new access to the site, any new watercourse crossing shall be appropriately designed to the satisfaction of the Planning Authority after consultation with SEPA, to be able to convey the 1 in 200 year peak flow without increasing flood risk elsewhere. Development shall thereafter proceed and be maintained on the basis of such details as approved.

Reason : To ensure that all water crossings are free from flood risk and do not exacerbate flood risk elsewhere.

14. A suitably qualified arboricultural consultant shall be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision shall be agreed with the Planning Authority and Certificates of Compliance for each stage shall be submitted for approval. No development shall

commence until a work instruction has been issued to the arboricultural consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

Reason : To secure the successful implementation of the approved tree protection measures.

15. A suitably qualified landscape consultant shall be employed at the applicant's expense to ensure that the approved Landscape Plan is implemented to the agreed standard. Stages requiring supervision shall be agreed with the Planning Authority and Certificates of Compliance for each stage shall be submitted for approval. No development shall commence until a work instruction has been issued to the landscape consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

Reason : To secure the successful implementation of the approved landscape works.

16. Prior to first occupation the approved Landscape Plan shall be implemented in full and maintained thereafter until successfully established to the satisfaction of the Planning Authority. Any trees which fail shall be replaced to the original specification in the next available planting season.

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

17. No development shall commence on site until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Planning Authority after consultation with the Roads Authority. The timing of heavy traffic should avoid the secondary school start and finish times. Given the lack of footways on Moss Road and the primary school location on Riverside Terrace, these routes are not suitable for heavy construction traffic and this should be reflected in the routing plans submitted with the construction traffic management plan.

Reason : In the interests of road and pedestrian safety and the protection of the road network and infrastructure.

18. For the avoidance of doubt, all recommendations provided within the Fairhurst Geotechnical Interpretative Report dated September 2014 and submitted as supporting information with this application shall be adhered to during development of this site.

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

19. No development shall commence until details of a feature of Public Art to be provided on site in compliance with the Council's Public Art Strategy supplementary guidance; and proposals for its installation and maintenance; have been submitted to and approved in writing by the Planning Authority. The Public Art feature shall thereafter be installed and maintained in accordance with such details.

Reason : In accordance with Highland wide Local Development Plan Policy 31 (Developer Contributions) and associated supplementary planning guidelines on Developer Contributions, Open Space and Public Art Strategy.

20. Notwithstanding, the details provided on the drawings and supporting information submitted, no development or work shall commence on any of the houses/flats hereby approved until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

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

21. No development shall commence until a Phasing Plan, outlining details of the phasing of the development and the related landscaping, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall be undertaken in accordance with this approved Phasing Plan unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that build-out of the development is phased so as to avoid prolonged adverse impact on the established amenity of adjoining properties.

22. No development shall commence until full details of the location, form and programme for delivery and maintenance in perpetuity of a fully-equipped play area within the application site has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the play area shall be installed by, and at the expense of, the developer and thereafter maintained in line with these approved details.

Reason: In order to comply with the requirements of the Council's Open Space in New Residential Development supplementary planning guidance (adopted January 2013) and to ensure that sufficient play equipment exists within the application site to serve future residents' needs and is adequately maintained.

23. Communal satellite dishes shall be provided on the flatted units.

Reason: In the interests of amenity and to avoid the proliferation of such dishes.

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.

Schedule 3 Development Site Notice

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

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 will require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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.

Construction Consent is required for the new road. The works to construct the roundabout and associated footways should preferably be included within the Construction Consent. Alternatively separate consent under the Roads (Scotland) Act 1984 will be required.

The dropped crossings for the private accesses onto the public road require Road Opening Permits. The works to construct the traffic calming on Old Moss Road require statutory notification procedures to be followed and consent under 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/guidance notes for access-related consents can be downloaded from:
http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Damage to the Public Road

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

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

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

Street Names

In line with the Council's Gaelic Language Plan and Policies, you are encouraged to consider the adoption of Gaelic or Gaelic-influenced street names in this development. For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

Signature:

Designation: Area Planning Manager - North

Author: Dorothy Stott

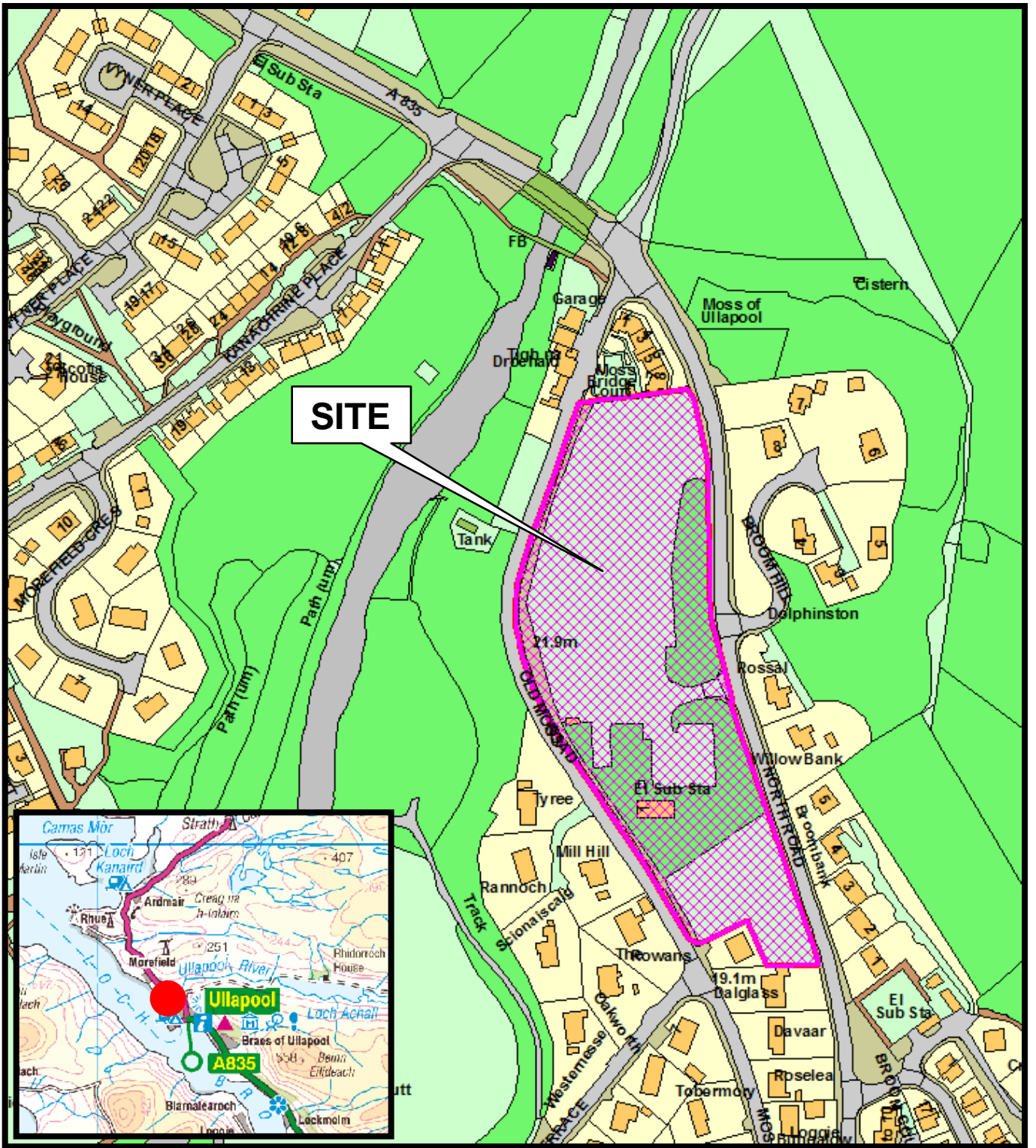
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 – Location Plan
- Plan 2 – Site Layout Plan
- Plan 3 – Elevations/Floor Plan (Semi-detached bungalows)
- Plan 4 - Elevations/Floor Plan (Detached bungalow)
- Plan 5 - Elevations/Floor Plan (1½ storey semi-detached houses)
- Plan 6 - Elevations/Floor Plan (1½ storey flats)
- Plan 7- Elevations/Floor Plan (2 storey semi-detached houses)
- Plan 8 - Elevations/Floor Plan (2 storey flats)

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Chrissy Boyd	28 Vyner Place, Ullapool	08.02.2017	Neutral
Eleanor White	Tigh na Drochaid, Old Moss Road, Ullapool	10.02.2017 and 22.02.2017	Against
Gillian Meighan and Jason Leon	Scionaiscaig, Old Moss Road, Ullapool	26.02.2017	Neutral
Drs RDM and KE Weekes	8 Broomhill, North Road, Ullapool	03.02.2017	Neutral
David Crook	Willowbank, North Road, Ullapool	15.02.2017	Neutral
Laura Cochran	Dalglass, Moss Road, Ullapool	14.02.2017	Against
Bernard Planterose	Northwoods Design, Leckmelm	13.02.2017 and 22.02.2017	Neutral
Andrew Reeve	Rannoch, Moss Road, Ullapool	26.02.2017	Against
Barbara Peffers	Glutton Cottage, Ardmair, Ullapool	27.04.2017	Neutral
Ullapool Community Trust	Ullapool Village Hall, Market Street, Ullapool	21.02.2017	Neutral
The Safer Routes to School Group per Kirsty Lavelle	Weybank, 4 Mill Street, Ullapool	01.03.2017	Neutral



SITE

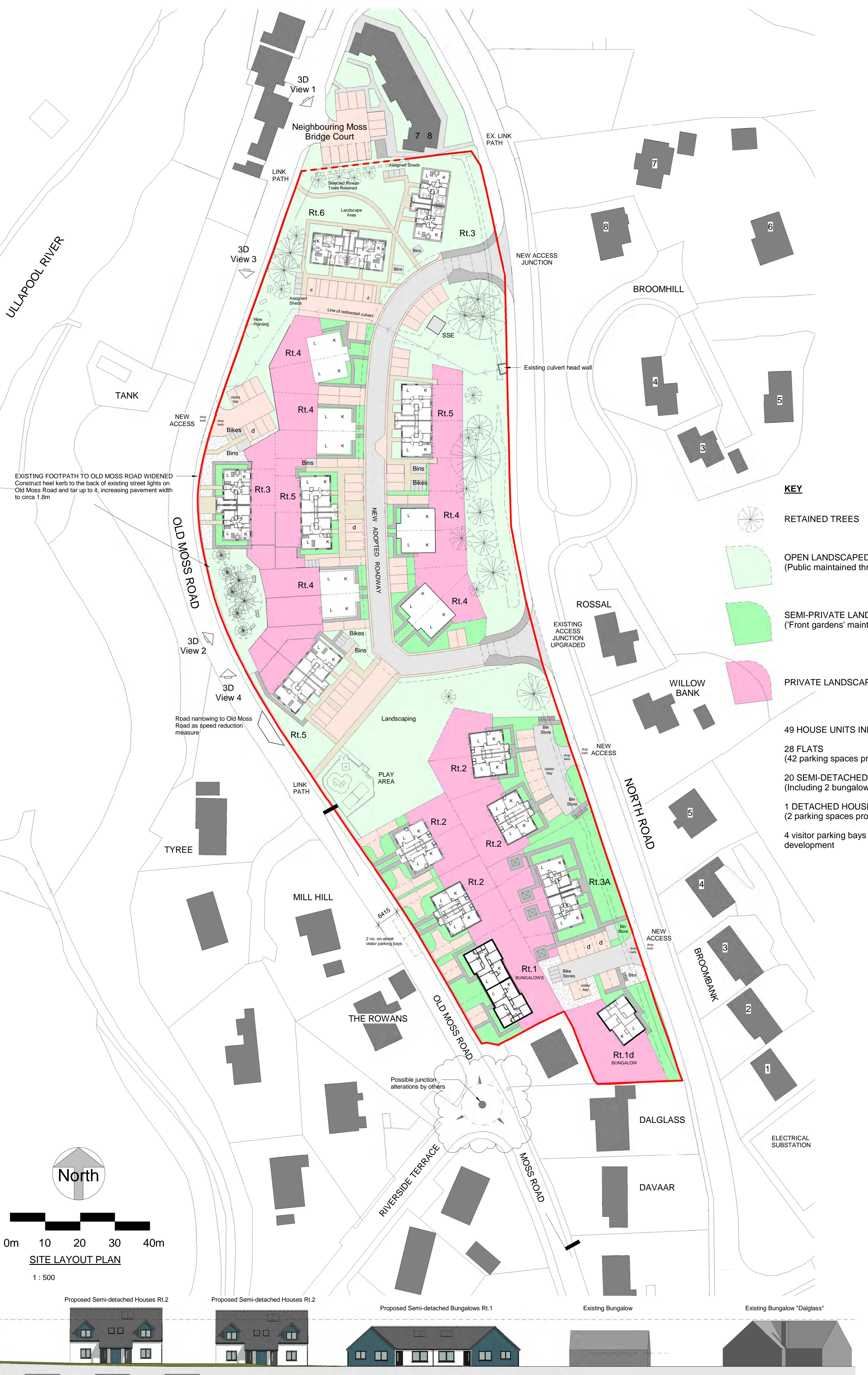


Planning & Development Service

16/05739/FUL

Erection of housing development (49 Units) at Former Glenfield Hotel Site, Moss Road, Ullapool





KEY

- RETAINED TREES
- OPEN LANDSCAPED AREAS (Public maintained through factored arrangement)
- SEMI-PRIVATE LANDSCAPED AREAS ('Front gardens' maintained by owner/tenant)
- PRIVATE LANDSCAPED AREAS

49 HOUSE UNITS INDICATED SPLIT AS FOLLOWS:

- 28 FLATS (42 parking spaces provided)
- 20 SEMI-DETACHED HOUSES (Including 2 bungalows. 40 parking spaces provided.)
- 1 DETACHED HOUSES (2 parking spaces provided)
- 4 visitor parking bays indicated in total across development

A	Altered arrangement of Rt 6 house type	5 May 2015
B	Revised in line with client comments	12 May 2015
C	Added tree protection fencing. Alterations in line with HC Forestry Officer comments. Parking altered to south west corner of site on Old Moss Road	19 Aug 2015
D	Revised in line with HC Roads Dept Comments	21 Aug 2015
E	Added visibility splays to junctions. Altered RT2 to single bungalow SE corner site (RT1)	21 Aug 2015
G	Remove traffic calming, house/flat position alterations to suit meeting/CA overview	2 Mar 2016
H	Mutual boundary added	08 April 2016
J	Revised in line with HC comments	18 Aug 2016
K	Revised site layout plan	8 Sept. 2016
L	Revised site layout plan SE comments	9 Sept. 2016
M	Revised in line with DT meeting	14 Sept. 2016
N	Revised in line with DT meeting	11 Oct. 2016
O	Added key to 3D views	7 Nov. 2016
P	Prepared for detailed planning	21 Dec. 2016
Q	Updated for planning comments	12 Jan 2017
R	Updated Paths	10 Feb 2017
S	Various for client comments	13 Feb 2017
T	Various for planning comments	07 Mar 2017
U	Various for client comments	14 Mar 2017
V	Various for planning comments	16 Mar 2017
W	Various for Transport planning comments	28 Mar 2017
X	Various for client comments	30 Mar 2017
Y	Tree protection recommendations	07 Apr 2017
Z	Various in line with DT meeting	13 Apr 2017
AA	Revised for tree / landscape comments	29 May 2017
AB	Junction notes removed	11 July 2017
AC	Possible junction alterations by others shown	11 July 2017
A	3D Image Updated	10/05/17

COLIN ARMSTRONG ARCHITECTS

Lyle House, Fairways Business Park, Inverness IV2 6AA
 T : 01463 712 288
 W : www.colinarmstrong.com

DESIGNER
 REGISTERED PROFESSIONAL DESIGNER

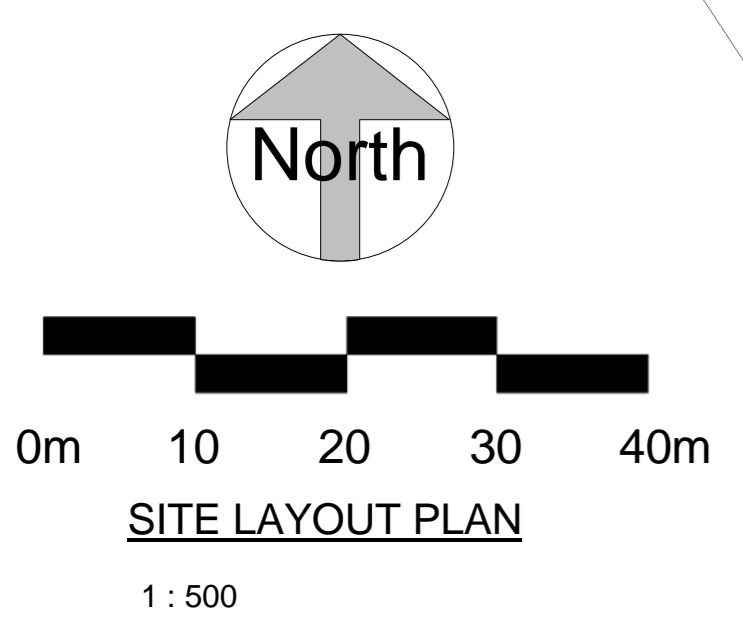
THE HIGHLAND COUNCIL

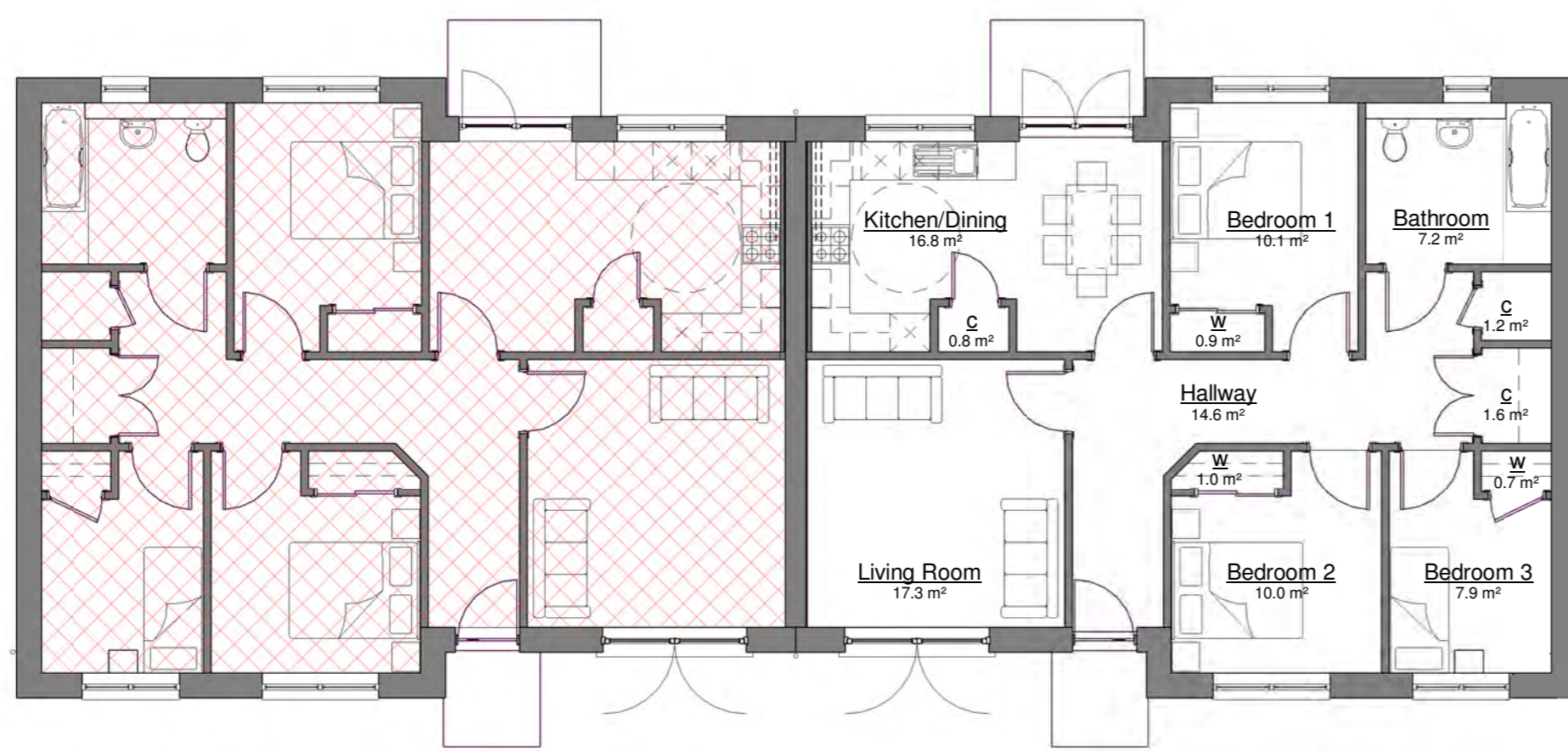
Project: Proposed Housing Development
 Former Glenfield Hotel Site
 North Road, Ullapool

Project No. 1462
 Drawing No. P(R3)003
 Revision AC
 SITE LAYOUT PLAN

Status

Date Created: Mar. 2015
 Drawn by: DJC
 Scale: As indicated
 Sheet: A1



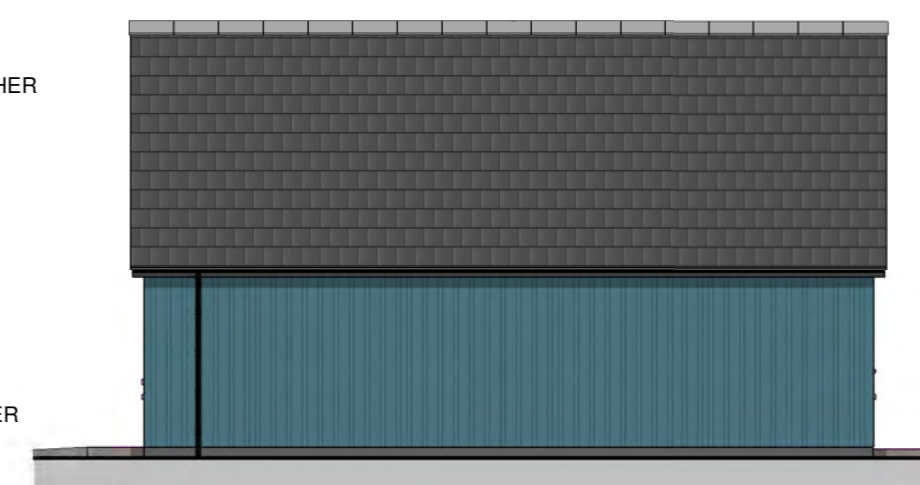


Ground Floor Plan
 Scale - 1 : 100

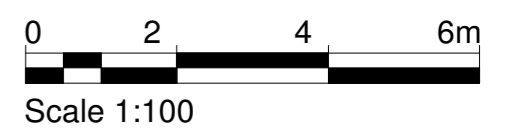
GROSS INTERNAL FLOOR AREA = 95m²



Front Elevation
 Scale - 1 : 100



RH Side Elevation
 Scale - 1 : 100



Scale 1:100

Rev	Description	Date
A	Altered elevations	4/1/17

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Client
 Highland Council

Project
 Proposed Housing Development
 Ullapool

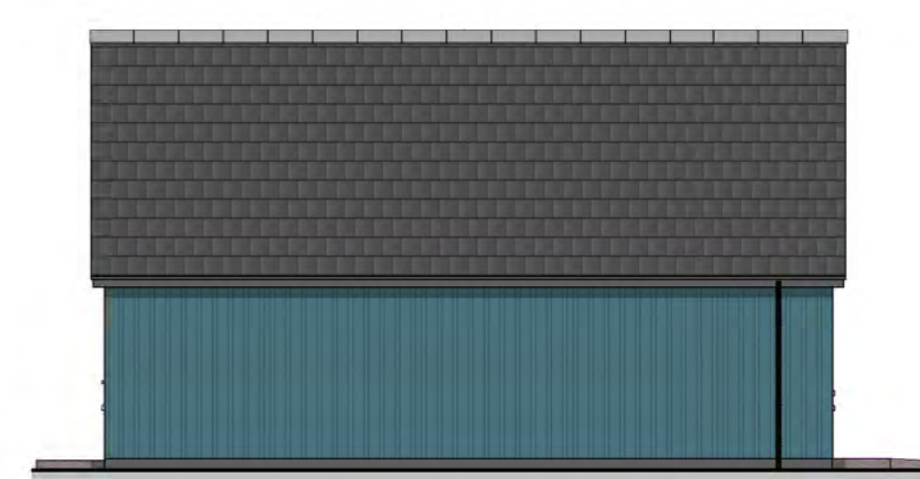
Project No. 1462
 Drawing No. P(Rt1)100

Revision A
 3B5P Bungalow (Semi-Detached)
 General Arrangement

Status
 Planning
 Date Created Dec. '16
 Drawn by RG
 Sheet 1 : 100 A1



Rear Elevation
 Scale - 1 : 100



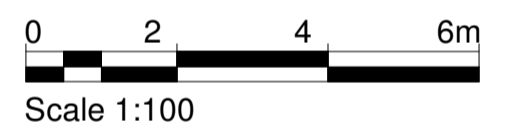
LH Side Elevation
 Scale - 1 : 100



Ground Floor Plan

Scale - 1 : 100

GROSS INTERNAL FLOOR AREA = 95m²



Scale 1:100

B	Revised elevations	11/1/17
A	Revised elevations	4/1/17

Rev Description Date



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Client
Highland Council

Project
Proposed Housing Development
Ullapool

Project No. 1462

Drawing No. P(Rt1)d100

Revision B

3B5P Bungalow (Detached)
General Arrangement

Status
Planning

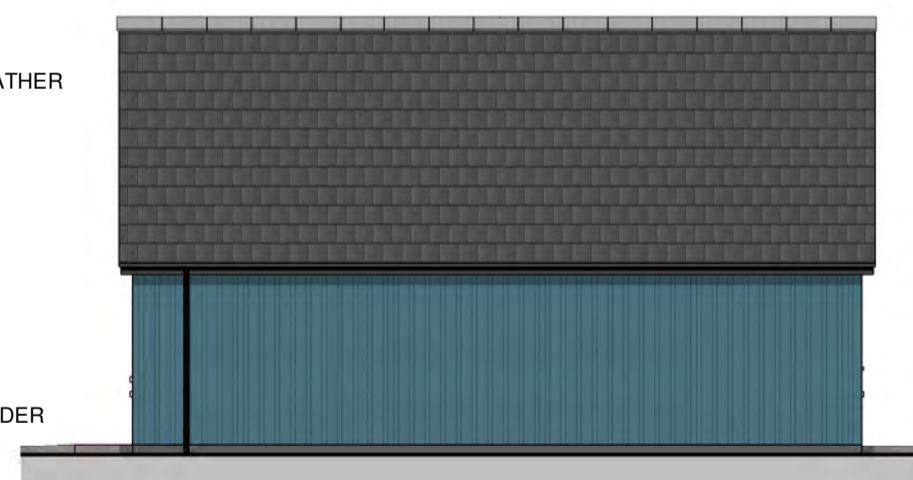
Date Created Dec. '16 Drawn by RG

Scale 1 : 100 Sheet A2



Front Elevation

Scale - 1 : 100



RH Side Elevation

Scale - 1 : 100



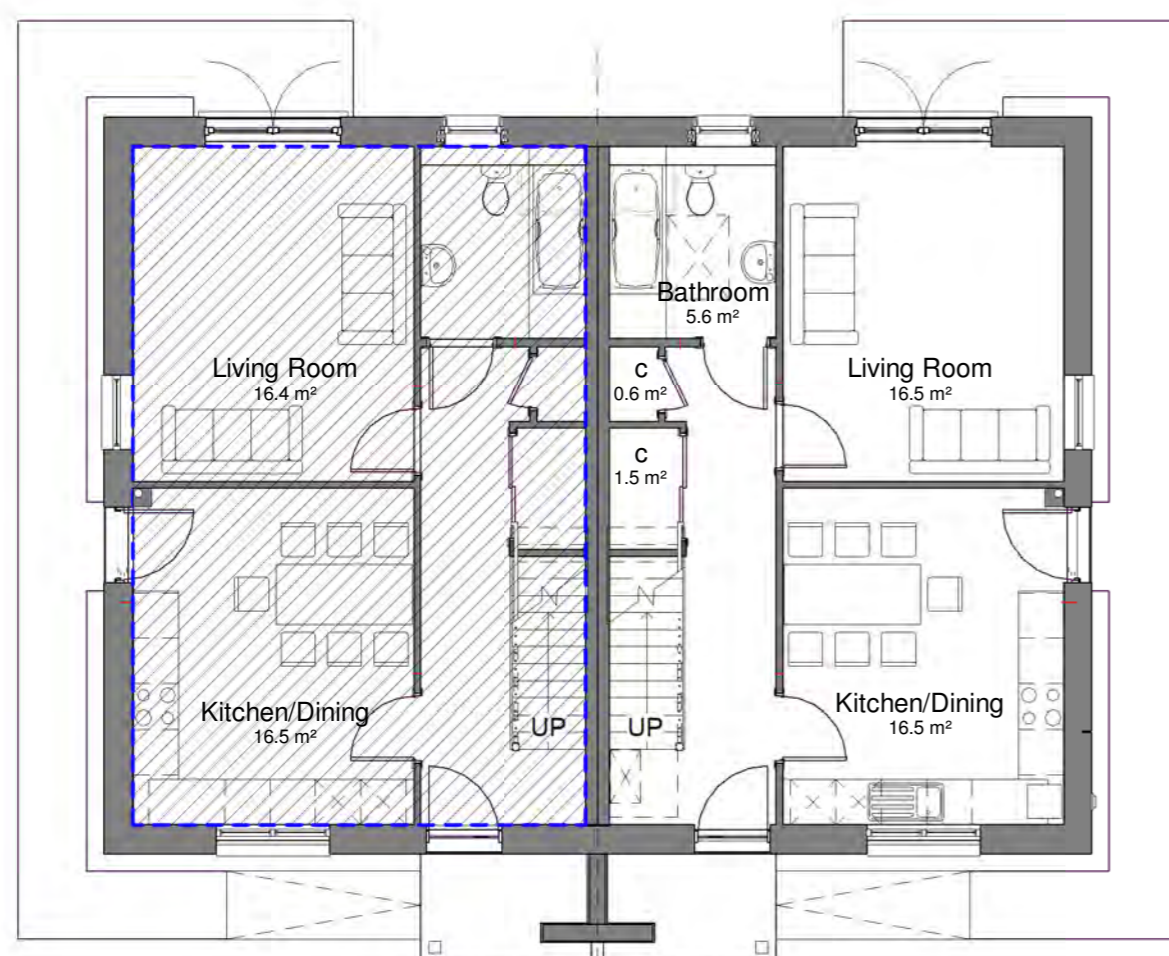
Rear Elevation

Scale - 1 : 100



LH Side Elevation

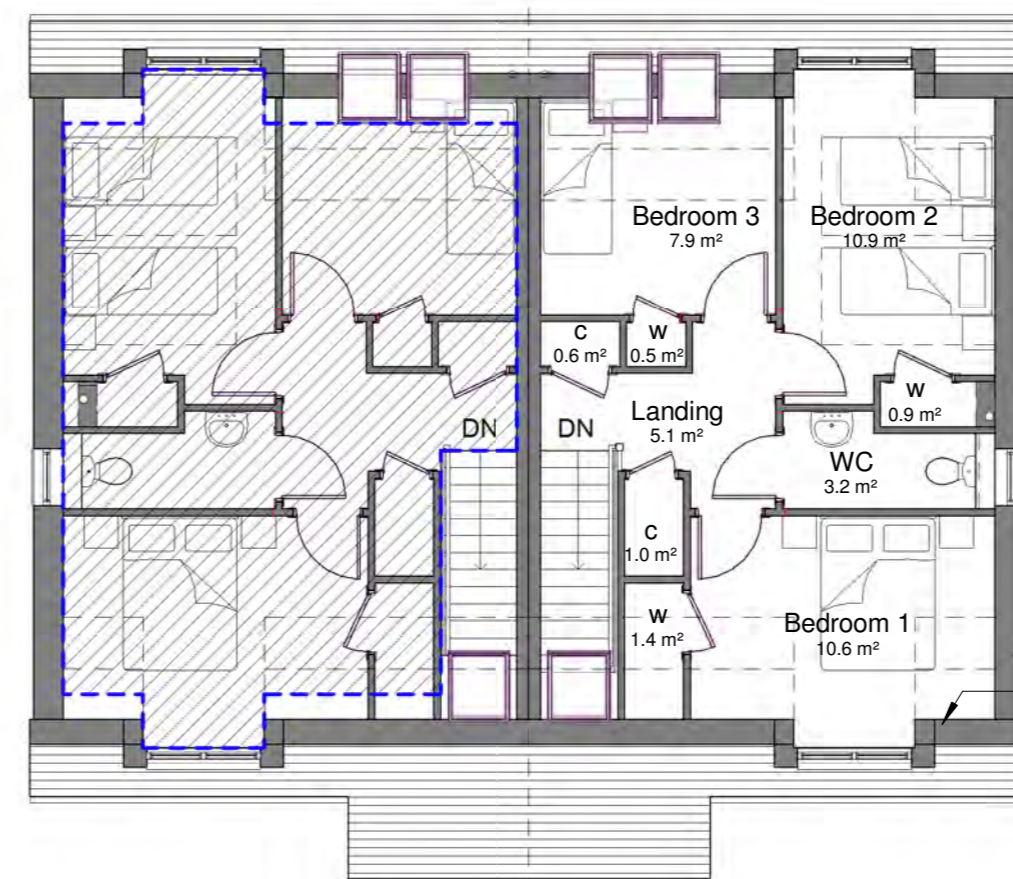
Scale - 1 : 100



PLANNING GROUND FLOOR.

Scale - 1 : 100

GROSS INTERNAL FLOOR AREA = 53.80m²



PLANNING FIRST FLOOR

Scale - 1 : 100

GROSS INTERNAL FLOOR AREA = 44.29m²

Room areas worked out from height of 1.5m from FFL.
 2.4m height
 1.8m height
 1.2m coomb ht



Entrance Elevation

Scale - 1 : 100



Right Elevation

Scale - 1 : 100



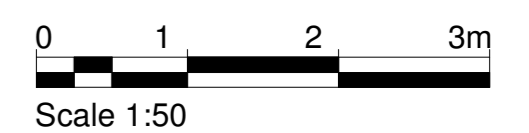
Rear Elevation

Scale - 1 : 100



Left Elevation

Scale - 1 : 100



Scale 1:50

Rev	Description	Date
A	Revised floor plans	11/1/17



Lyle House, Fairways Business Park,
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Client
 Highland Council

Project
 Proposed Housing Development
 Ullapool

Project No. 1462

Drawing No. P(R12)100

Revision A

3B-5P Semi-Detached Home
 General Arrangement

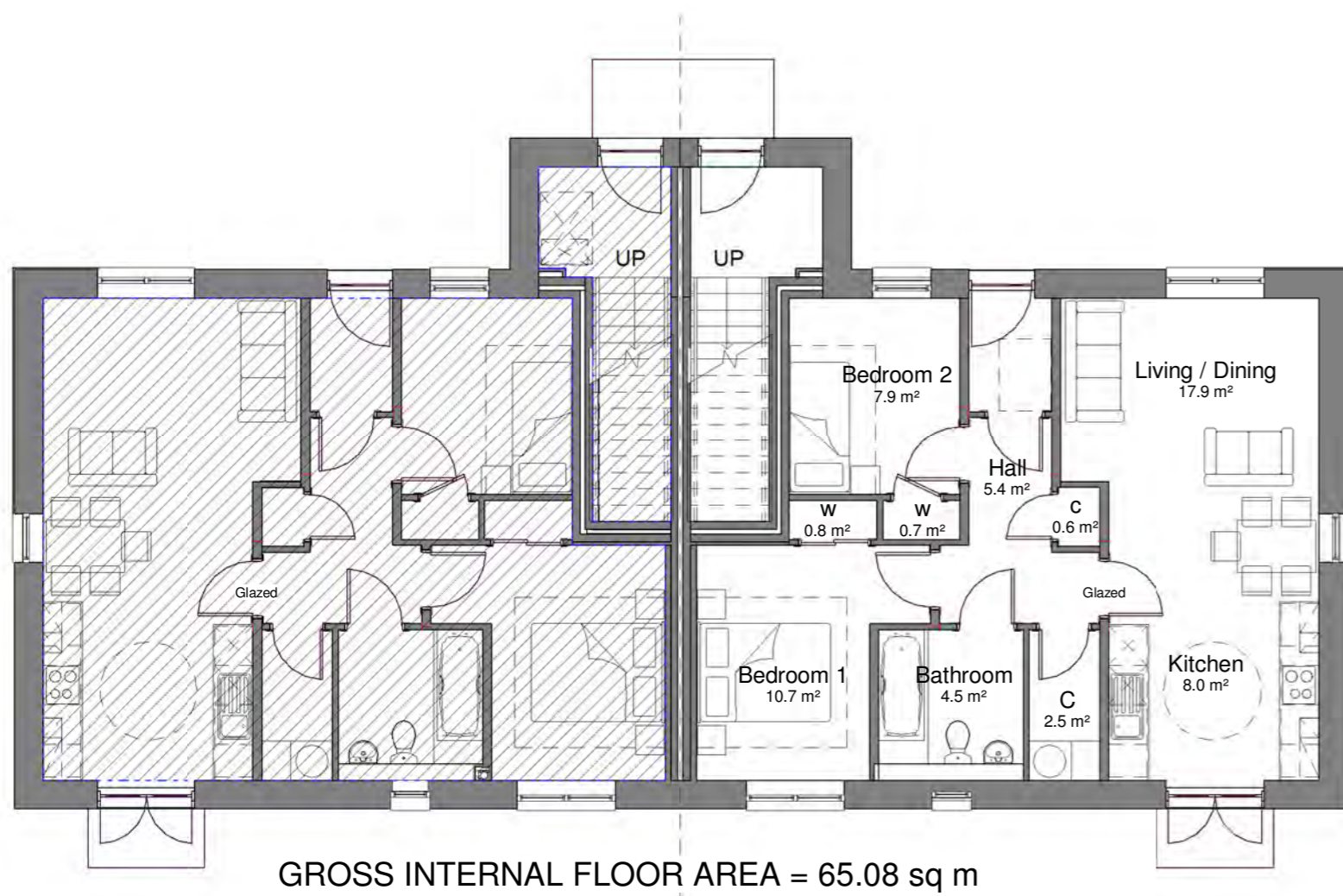
Status
 Planning

Date Created Dec. '16

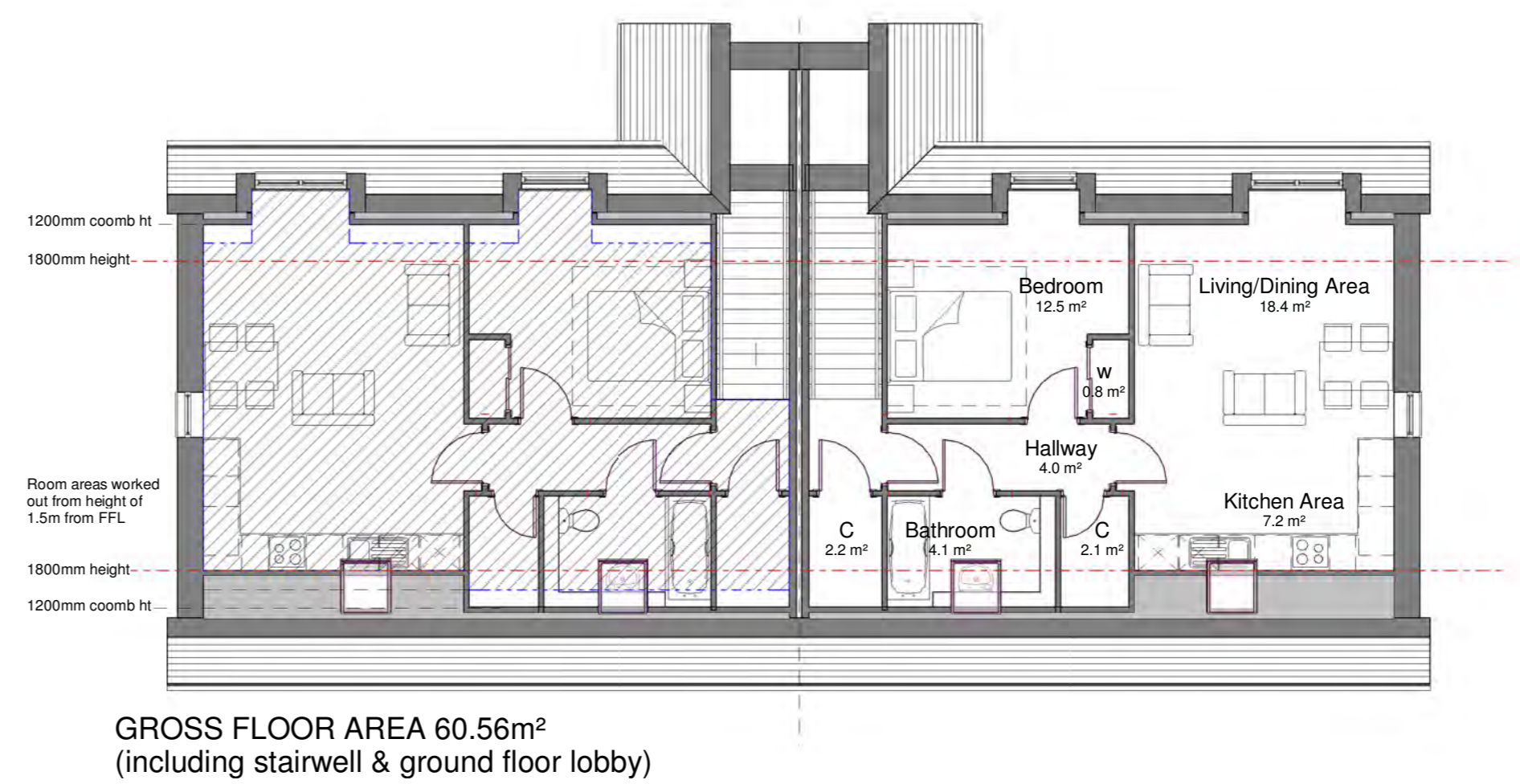
Drawn by DJC

Scale 1 : 100

Sheet A1



GROUND FLOOR PLAN PLANNING
 Scale - 1 : 100



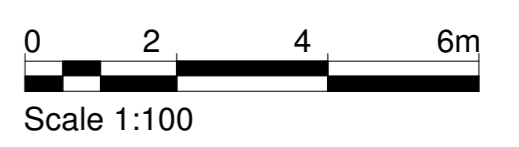
FIRST FLOOR PLANNING
 Scale - 1 : 100



Front Elevation
 Scale - 1 : 100



Right Elevation
 Scale - 1 : 100



Rev	Description	Date
A	Revised window opening hatch	4/1/17



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Client
 Highland Council

Project
 Proposed Housing Development
 Ullapool

Project No. 1462
 Drawing No. P(Rt3a)100

Revision A

2B3P & 1B2P
 General Arrangement
 Alternative Colour Option

Status
 Planning
 Date Created Dec. '16
 Drawn by RG
 Sheet 1 : 100 A1



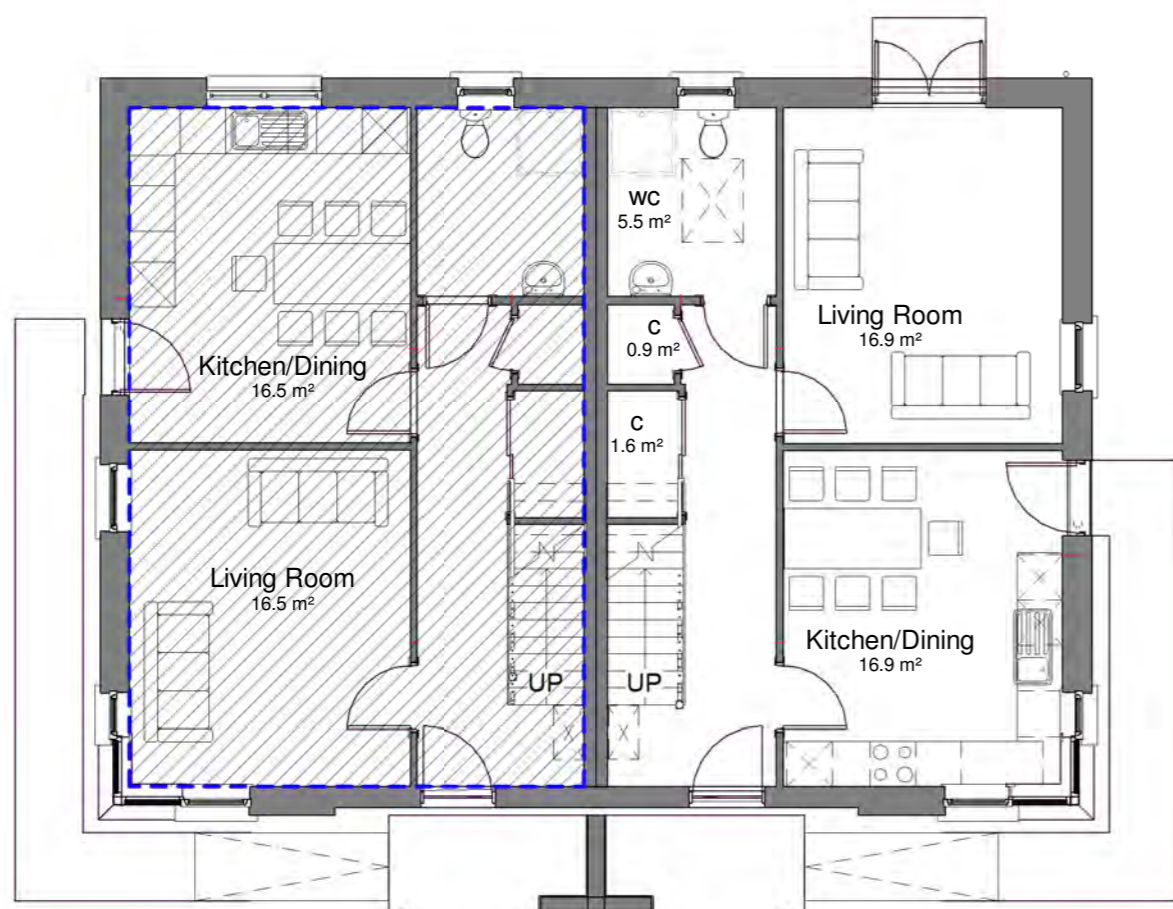
Rear Elevation
 Scale - 1 : 100



Left Elevation
 Scale - 1 : 100



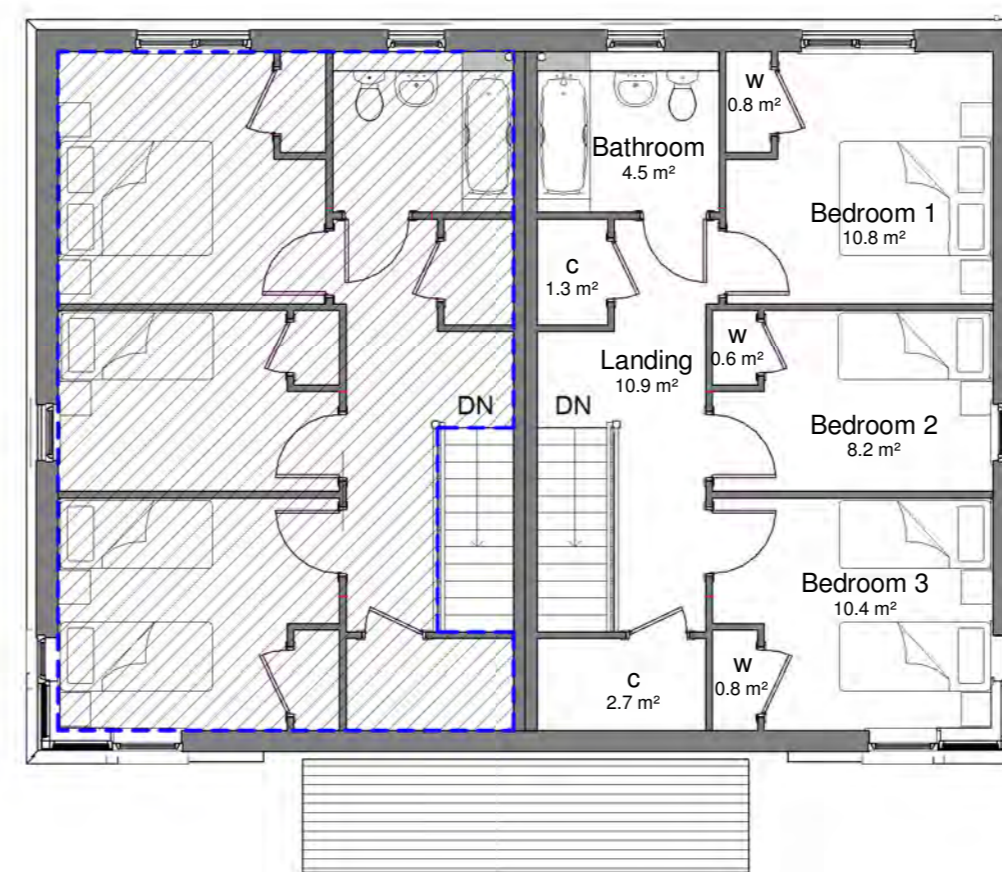
ALTERNATIVE HANDED ARRANGEMENT
DEPENDENT ON ORIENTATION



GROSS INTERNAL FLOOR AREA = 54.03m²

PLANNING GROUND FLOOR.

Scale - 1 : 100



GROSS INTERNAL FLOOR AREA = 41.30m²

PLANNING FIRST FLOOR

Scale - 1 : 100



Entrance Elevation

Scale - 1 : 100



Left Elevation

Scale - 1 : 100



Rear Elevation

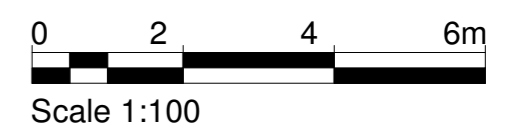
Scale - 1 : 100

ALTERNATIVE HANDED ARRANGEMENT
DEPENDENT ON ORIENTATION



Right Elevation

Scale - 1 : 100



Rev	Description	Date
B	Minor alterations to plans/elevations	11/01/20
A	Minor Alterations to Elevations	04/01/20



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Client
Highland Council

Project
Proposed Housing Development
Ullapool

Project No. 1462

Drawing No. P(R14)100

Revision B

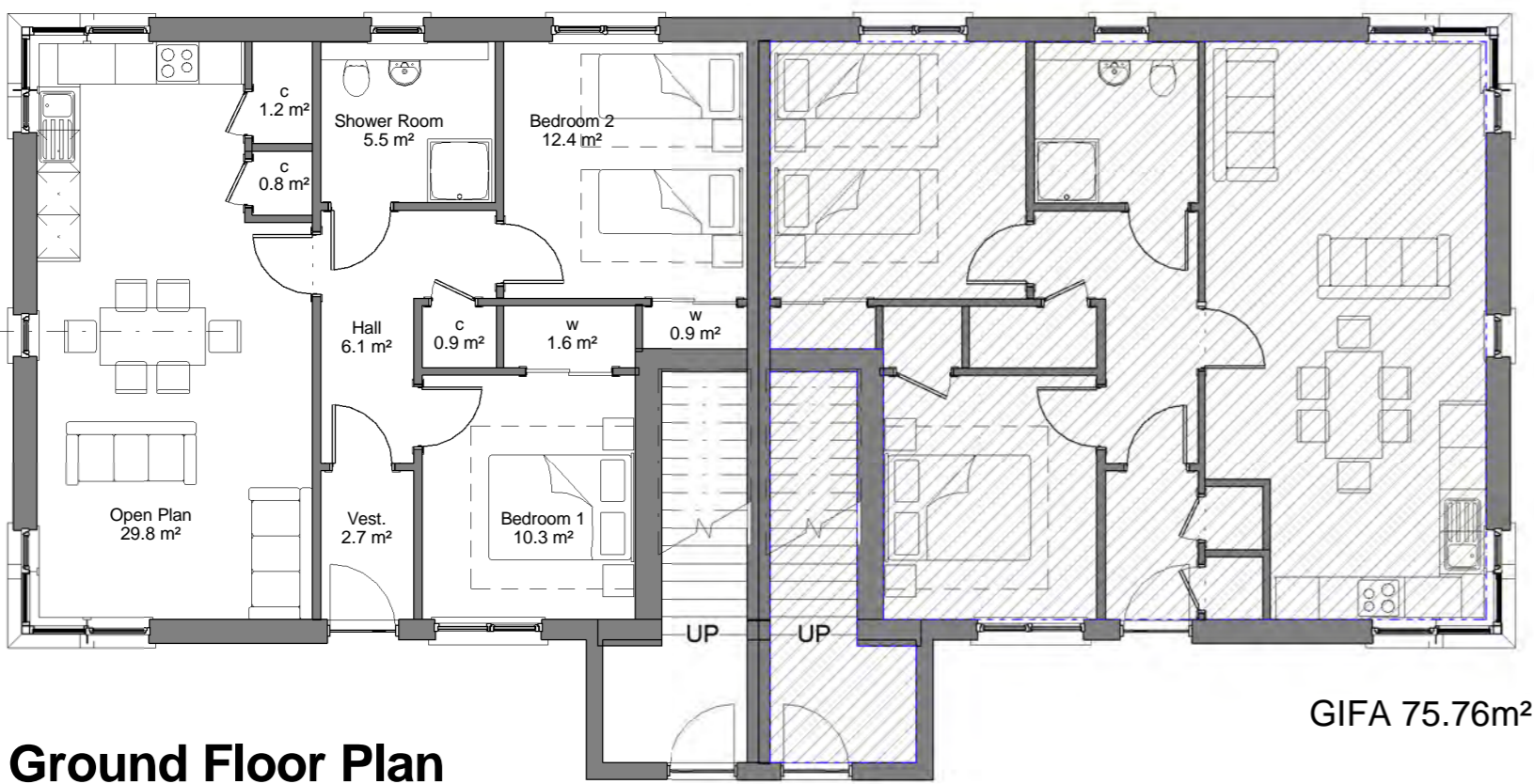
3B5P Semi-Detached
General Arrangement

Status
Planning

Date Created Dec. '16

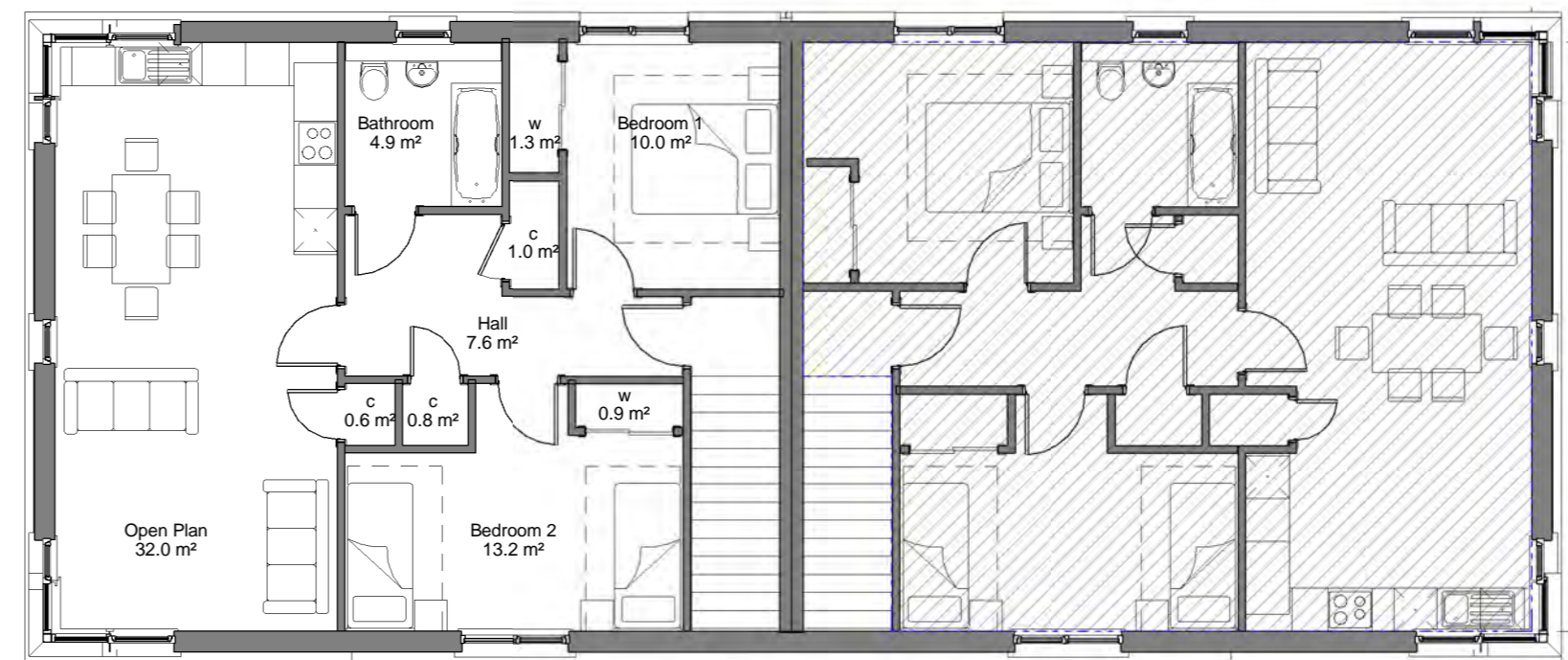
Scale 1 : 100

Sheet A1



Ground Floor Plan
Scale - 1 : 100

GIFA 75.76m²



First Floor Plan
Scale - 1 : 100

GIFA 85.70m²
Including GF entrance lobby & stair



Front (ENTRANCE) Elevation
Scale - 1 : 100



(RH SIDE) Elevation
Scale - 1 : 100



(REAR) Elevation
Scale - 1 : 100



(LH SIDE) Elevation
Scale - 1 : 100



Scale 1:100

Rev	Description	Date
A	Minor Alterations to Elevations	04/01/2017

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ARCHITECTS

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Client:
Highland Council

Project:
Proposed Housing Development
Ullapool

Project No. 1462

Drawing No. P(Rt5)100

Revision A

2B4P Flats
General Arrangement

Status
Planning

Date Created Dec. '16

Drawn by DJC

Scale 1 : 100

Sheet A1