

Agenda Item	6.1
Report No	PLN 067/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 28 November 2017

Report Title: 17/01611/FUL: Maclean Properties Ltd
Land 450M NW of Greenhill, Kilcoy, Tore

Report By: Area Planning Manager – North

1. **Purpose/Executive Summary**

1.1 **Applicant:** Maclean Properties Ltd

Development: Erection of three warehouse/workshop/store buildings (Classes 4, 5 and 6), associated works and formation of access road.

Ward: 08 – Dingwall and Seaforth

Category: Local Development

Reason Referred to Committee: Referred to Committee due to number of objections

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. **Recommendation**

2.1 Members are asked to agree the recommendation to grant as set out in section 13 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for the erection of three large industrial sheds consisting of two warehouse units (one with a small ancillary office element) and a workshop/store.
- 3.2 Pre-application consultation in respect of a warehousing/storage proposal took place in respect of a smaller site in May 2015 (15/01108/PREAPP). Positive advice was provided to the effect that it was understood the proposal would replace a larger stone and concrete crushing/recycling depot which was operational at that time. As such, the advice was that a well-designed and laid out collection of modern business and warehousing premises should be capable of improving upon the landscape impact of the recycling depot. It was stated that the density and height of development and appropriate landscaping would be key factors in that regard.
- 3.3 The site has an existing access onto the public road, namely the U2638. The junction of this road with the A835 trunk road was upgraded in 2011 to comply with conditions applied to the consent for the recycling depot (08/00155/FULRC).
- 3.4 The following supporting documents have been submitted:
- Background and Design Statements
 - Transport Assessment
 - Tree Felling and Restocking Proposals
 - Landscaping Proposals and Planting Schedule
 - Ground Investigation Report
 - Noise Impact Assessment
 - Protected Species Survey and Report
 - Drainage Impact Assessment
- 3.5 **Variations:** The following drawings have been amended after submission of the application:
Site Layout Plan - JM/17 (PL) 02 H submitted 15.07.2017,
Location Plan 000001 A submitted 26.04.2017,
Drainage Layout 112791/2001 C submitted 05.07.2017,
Roads Layout 112791/1003B submitted 30.05.2017,
Roads Section 112791-1005 REV B submitted 30.05.2017,
Drainage Layout 112791-2001 REV C submitted 05.07.2017,
Landscaping Plan 000002 submitted 16.11.2017.

4. SITE DESCRIPTION

- 4.1 The site comprises an area of brownfield land which lies on the northern side of the U2638 public road, some 150m west of the A835(T). A Council Salt Depot lies between the site and the trunk road. The western part of the site is occupied by a stand of scots pine with a western fringe of larch, while the southern boundary is delineated by mature deciduous and coniferous trees. Existing houses lie to the south, southeast, southwest and northwest and northeast of the site, with the closest of these some 250m away from the proposed units.

5. PLANNING HISTORY

- 5.1 08/00155/FULRC - Formation of recycling centre - Granted 06.11.2008
- 5.2 16/04130/PIP - Formation of business park including erection of 15 units (Classes 4 & 6). Lodged 10.09.2016 - Withdrawn 28.09.2016.
- 5.3 16/04406/FUL - Erection of three warehouse/office buildings (Classes 4 & 6) and formation of access road. Lodged 28.09.2016 - Withdrawn 24.03.2017.

6. PUBLIC PARTICIPATION

6.1 Advertised : Unknown Neighbour 14 Days

Representation deadline : 12.05.2017

Timeous representations : 16 from 11 households, including one comment from Killearnan Community Council

Late representations : 9 from 8 households

6.2 Material considerations raised are summarised as follows:

- Not an appropriate location for industrial development
- Adverse effect on road safety from increased traffic
- Adverse effect on wildlife and rare bog habitat
- More suitable sites exist elsewhere
- Adverse visual impact
- Lack of time for objections to be lodged
- Does not accord with Inner Moray Firth and Highland Wide Local Development Plan policies
- Adverse effect on residential amenity from visual, light, smell and noise impacts
- New tree screening would take years to be effective
- Brownfield status of site results from ineffective enforcement action in respect of recycling centre consent
- Proposed foul drainage system seems inadequate

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 objection, subject to conditions

7.2 **Forestry Officer** : No objection, subject to conditions

7.3 **Development Plans**: No objection, proposal more compatible with Development Plan than previous withdrawn proposal due to concentration on Class 5 and 6 uses, as well as discounting of alternative allocated land. Accordingly, Development Plan conformity now turns on site specifics, notably trunk road junction capacity, better utilisation of brownfield land and net landscape/tree screen

impact.

- 7.4 **Contaminated Land:** No objection, subject to condition.
- 7.5 **Archaeology:** No objection, subject to condition.
- 7.6 **Transport Scotland:** No objection, subject to condition.
- 7.7 **Scottish Natural Heritage:** No objection, subject to conditions.
- 7.8 **SEPA:** No objection, no conditions sought.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

- 28 Sustainable Design
- 29 Design Quality & Place-making
- 36 Development in the Wider Countryside
- 41 Business and Industrial Land
- 42 Previously Used Land

8.2 Inner Moray Firth Local Development Plan 2015

Hinterland

9. OTHER MATERIAL CONSIDERATIONS

9.1 Draft Development Plan

Not applicable

9.2 Highland Council Supplementary Planning Policy Guidance

Roads and Transport Guideline for New Developments (May 2013)
Sustainable Design Guide (Jan 2013)

9.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)
Paras 92-108 and 193-206
Pan 75 Planning for Transport

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

Relevant Policy

10.3.1 The site lies outwith any defined Settlement Development Area, and therefore falls to be considered under Policy 36 of the Highland wide Local Development Plan (HwLDP), which states that development proposals in the wider countryside will be assessed on the extent to which they:

- are acceptable in terms of siting and design;
- are sympathetic to existing patterns of development;
- are compatible with landscape character and capacity;
- avoid, where possible, the loss of locally important croft land; and
- would address drainage constraints and can be adequately serviced, particularly in terms of road access, without involving undue public expenditure or infrastructure that would be out of keeping with the rural character of the area.

Development proposals may be supported if they are judged to be not significantly detrimental under the terms of this policy.

10.3.2 Policy 28 of the HwLDP requires sensitive siting and high quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 repeats this emphasis on good design in terms of compatibility with the local landscape setting.

10.3.3 Policy 41 states that in the first instance, proposals for new business and industrial development will be directed to sites identified in Local Plans for that purpose, and to other land already allocated for or accommodating an existing employment use. Policy 42 relates to previously used land, commonly referred to as 'brownfield land', and states that The Council will support development proposals that bring such sites back into beneficial use, assuming that contamination issues are not an obstacle, and that the proposed development accords with all other relevant policies of the plan.

Use of Land

10.3.4 As noted above, planning consent was granted in 2008 for an industrial use on the site, namely a facility for the crushing and recycling of concrete and stone. This facility was operational from 2009 until early 2016. Policy 41 of the HwLDP directs proposals for new industrial development to particular sites, including land "already accommodating an existing employment use". It is considered that the brownfield/previously developed nature of the site combined with the recent employment use is sufficient to classify it as an "existing employment use" site for the purposes of interpreting Policy 41. The Development Plans team endorses this position. While compliance with this aspect of the development plan lends important support to the proposal it is also necessary to examine the scheme against the other aspects of applicable policy.

Siting/Design and Landscape/Visual Impact

- 10.3.5 Three industrial sheds are proposed in the north eastern part of the site, with their long elevations roughly parallel with the northern boundary. Each of the three buildings has the appearance of a typical industrial shed. The two warehouse units (identified as units B and C) both measure 58.2m long by 24.3m wide, with an eaves height of 7m, and 9.5m to ridge. The workshop/store building is smaller at 45.4m long, 24.4m wide, 6m to eaves and a ridge height of 8.5m. Unit A lies close to the northerly boundary, while the other two buildings are offset from it and closer to the site entrance. A new road is taken through the site from the U2638 leading to a roundabout in front of the buildings. Other than some glazing on the south western corner of Unit B, the elevations are punctuated only by large roller shutter and small personnel doors. While these are relatively large buildings their height is relatively low, and it is not considered that they would be unduly dominant within the landscape setting. They would be seen against a backdrop of mature trees, and would be seen from the public road to the south through a screen of substantial, mature trees. It is therefore considered that the landscape character and capacity are such that they are capable of absorbing the proposed buildings without adverse visual or landscape impact. No colour scheme has been specified on the submitted drawings, but this could be controlled by condition. It is considered that an olive green colour for the elevations and roofs would be suitably recessive, and would work well with the tree screening.

Neighbour Amenity

- 10.3.6 As noted above, the nearest existing dwelling house is some 250m distant from the nearest of the proposed buildings – which is an extensive degree of separation. This is a house which lies to the north west of the site, and whose view of the buildings would be screened by existing retained mature conifers. As such, given the separation distance and the presence of trees it is not considered that the amenity of this existing dwelling would be adversely affected by the proposed development. Other houses to the south and south west of the site are a further 100m distant from the proposed buildings, and their amenity is not considered to be at risk due to this extensive degree of separation. Concerns have been raised in respect of noise and external lighting. Conditions can control hours of operation to prevent noise at unsociable hours and the design of external lighting can be designed to prevent any 'spillage' of light. The range of industrial uses within Classes 4 & 5 can also be restricted by condition to prevent any heavy industrial activities occupying the site. Similarly, office and research/development activities within Class 4 - which have high car parking requirements - can be restricted. Comment has also been made in respect of possible odour issues from the proposed foul drainage system. However SEPA have no objection to this system. Should any issues arise in this respect it would be SEPA's legislation which would control that situation.

Landscaping

- 10.3.7 The coniferous woodland to the west of the proposed buildings was established in the 1950's by the Forestry Commission as a commercial plantation, primarily of scots pine, but with an outer fringe of larch to the west of the planting. The trees have reached maturity, and wind blow has been a major issue for the plantation in recent years. The applicant proposes to fell and restock this woodland, but proposes to retain the western larch fringe until the new trees have become established. It is important to note that this felling of the commercial woodland

plantation could occur irrespective of the current application. The Forestry Officer has no objection to these proposals, subject to conditions ensuring new planting occurs in advance of the development; that felling occurs during the winter months (in order to safeguard protected species), maintenance of new planting, and the protection of retained trees during construction works. The Forestry Officer expresses some doubt about the resistance of the retained larch fringe to wind blow. This fringe also includes some self-seeded deciduous trees on its western margin. It is considered that the amenity benefit of this larch and deciduous tree grouping is worthwhile, even if some of these trees are lost to wind blow. If wind blow of this larch fringe proves to be extensive then this position can be reviewed.

- 10.3.8 Landscaping of the proposed buildings and the access to them from the public road is proposed, and is acceptable to the Forestry Officer, subject to conditions requiring this to occur in advance of the proposed buildings being occupied as well as appropriate maintenance of this planting.

Access and Parking

- 10.3.9 Transport Scotland was consulted given the proximity of the site to the A835 trunk road. They have no objection, subject to a condition requiring the approval of a Travel Plan aimed at reducing travel to the site by private car.

- 10.3.10 Transport Planning also has no objection, subject to various conditions. Two of these conditions relating to servicing and parking areas are no longer required, following the submission of a revised site layout plan which shows these areas. Other conditions relate to matters of detail such as provision and maintenance of the necessary visibility splays, a footway on the public road linking to the existing footway to the east, a construction traffic management plan and details of cycle parking. Finally, a condition is required which would prevent goods vehicles servicing the site, both during its construction and operational phases, via the minor U2638 road from Muir of Ord.

Ecology

- 10.3.11 A survey has been undertaken which recorded the presence of red squirrels, pipistrelle bats, badgers and red kites within the woodland on the site. SNH were consulted on the species protection plan which has been submitted, and have advised that they consider the submitted surveys and protection plan to be acceptable. Further survey work would not be required, provided felling is undertaken prior to 9th May 2018 (i.e. within one year of the survey). This can be controlled by condition. SNH also advise that licences in respect of the one active red squirrel drey and one red kite nest found during the survey would not be required if felling takes place outwith the breeding seasons for these species (which runs from January to September), and that a minimum 30m unfelled buffer is left around each of these two trees. If these buffers are not left then licences for the removal of this drey and nest would be required. This can be controlled by condition.

Contamination

- 10.3.12 The Contaminated Land Officer notes that various preliminary ground investigation reports have been submitted, but that they do not contain sufficient detail to provide assurance that all potential sources of contamination from the previous use of the site have been fully explored. As such, a condition is required to deliver an

appropriate scheme to deal with potential contamination issues.

Archaeology

10.3.13 The Council's Archaeologists advise that survey work undertaken as part of the 08/00155/FULRC application identified an extensive area of prehistoric settlement and land use. While mitigation work was undertaken in respect of this area the Archaeologists consider that a small area of the current application site may still contain features which require to be evaluated in advance of development, and therefore require the imposition of an appropriate condition.

10.4 **Material Considerations**

10.4.1 The agent has submitted a document entitled 'Design Statement' which states that the proposed buildings are required to cater for the applicant's expanding business, and that site availability in Dingwall is restricted in terms of size and location. While the needs of an expanding business are important it would be necessary to consider if they were sufficiently pressing to outweigh policy considerations in the event of a conflict. However, in this case, planning policy is considered to be supportive of the proposed development, therefore such a judgement is not necessary.

10.5 **Other Considerations – not material**

10.5.1 Representations have been made to the effect that approval of this application would set a precedent for future industrial development in rural locations and would also effectively pave the way for the land between the U2638 and the proposed buildings to be developed. However, as set out above this is a brownfield site which has been used until recently as a recycling centre. Notwithstanding this, each planning application must be considered on its own merits, so the issue of precedent is not a material planning consideration. A number of objections also refer to unauthorised activities within and beyond the application site. These are matters that the Council's enforcement team are currently investigating and cannot be taken into consideration in relation to this application.

10.6 **Matters to be secured by Section 75 Agreement**

Not applicable

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 N

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

CONDITIONS AND REASONS RELATIVE TO APPLICATION 17/0611/FUL

1. The external walls and roofs of the development shall be finished in olive green profiled metal sheeting, with the colour of any feature panels (including samples) to be submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason : In the interests of visual amenity.

2. Within the application site, no building or structure shall be constructed upon land raised above its original level.

Reason : In the interests of visual amenity.

3. The development hereby approved shall not be operational, and there shall be no vehicle deliveries to, or the unloading or loading of delivery vehicles within the application site, outwith the hours of:
- i. 0800 to 1800 Monday to Friday;
 - ii. 0900 to 1300 on Saturdays; and
 - iii. No operations on Sundays.

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

4. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is a flat or static residential caravan.

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

5. No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage

outwith these areas. Thereafter only the approved details shall be implemented and thereafter maintained as approved.

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

6. Notwithstanding the terms of Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended, revoked or re-enacted; with or without modification) and Article 3 and Classes 10 to 13 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification) the occupancy of the development shall be limited to light and general industrial uses and storage and distribution uses only, with no industrial processes which would affect residential amenity by virtue of noise, vibration, fumes, smoke, soot, ash, dust or grit permitted. No offices or research and development activities shall be permitted, other than the small office area shown on the approved drawing no. A(PL)005 without the prior formal consent of the Planning Authority. No ancillary retailing shall be permitted from any of the approved units.

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

7. No development shall commence until the mature woodland on the western part of the site has been felled and subsequently restocked in accordance with the approved plans and the submitted re-stocking plan. The footpath through the woodland shall be constructed during ground preparation operations prior to restocking.

Reason : To secure future woodland screening.

8. All felling and tree surgery works shall be carried out in accordance with the recommendations set out in the protected species and archaeological reports submitted in support of the application. A minimum 30m unfelled buffer shall be retained around both the active red squirrel dray and the red kite nest identified by the submitted Species Survey dated 9th May 2017. Should these buffers not be left then protected species licences must be sought from Scottish Natural Heritage and no development shall commence until these licences have been issued. Tree felling shall only take place outwith the breeding seasons for red squirrels and red kites, i.e. felling can only take place during the months of October, November and December.

Reason : To safeguard protected species and the historic environment.

9. Should tree felling not have occurred by 9th May 2018 no development shall commence until a further Protected Species Survey and Protection Plan has been undertaken and submitted to, and approved in writing by, the Planning Authority in consultation with Scottish Natural Heritage. The survey shall cover the area previously surveyed and shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contained therein.

Reason : To safeguard protected species.

10. All landscaping operations shall be undertaken in accordance with the approved plans. The planting of areas 1, 2 & 4 as identified on the Landscaping Plan hereby approved shall be implemented in full during the construction of the new access road and prior to construction of the warehouse units. Area 3 shall be planted prior to first use/occupation of the warehouse units.
Reason : To ensure the early establishment of structural landscaping within the site.
11. The woodland and landscaped areas shall be maintained in accordance with the approved maintenance schedules until established to the satisfaction of the planning authority. Any trees or shrubs which fail shall be replaced to the original specification during the next planting season.
Reason : To ensure successful establishment of woodland and landscaped areas.
12. Prior to any site excavation or groundworks, all retained trees are to be protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction). Barriers are to be inspected and approved in writing by the Planning Authority and must remain in place throughout the construction period.
Reason : To secure the successful implementation of the approved tree protection measures, woodland operations and landscape works.
13. No other development shall commence until the site access has been constructed in accordance with the approved drawing no. PL-02 REV H, with provision of visibility splays of 4.5m x 120m (the X dimension and Y dimension respectively) from the centre line of the access in a south westerly direction along the nearside edge of the carriageway of the U2638 and to the junction of the A835 (the Y dimension) in a north easterly direction along the nearside edge of the carriageway of the U2638. These splays shall thereafter be maintained in perpetuity.
Reason : To ensure that an adequate level of access is timeously provided and thereafter maintained for the development; in the interests of road safety and amenity.
14. No other development shall commence until a 2m footway from the site access joining to the existing footway on the north side of the U2638 to the east has been constructed, as shown on approved drawing no. PL-02 REV H. (This is within the existing road verge).
Reason : To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.
15. All goods vehicles serving the proposed development during construction, decommissioning and operation of the development shall access the site from the A835 turning onto the U2638 and then turning right into the site and shall exit the site turning left onto the U2638 and then onto the A835. No goods vehicles shall access or exit the site traveling on the U2638 south of the site via Drynie Park.
Reason : In order to safeguard the amenity of neighbouring properties and occupants.

16. No development shall commence on site until a construction phase Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason : In order to ensure the safety and free flow of traffic on the public road, and maintain the integrity of the public road carriageway.

17. No development shall commence until a Travel Plan, which sets out proposals for reducing dependency on the private car, has been submitted to, and approved in writing by, the Planning Authority in consultation with Transport Scotland. The Travel Plan shall include:

- i. Details for the management, monitoring, review and reporting of these measures; and
- ii. Details of the duration of the Travel Plan.

The approved Travel Plan shall thereafter be implemented from the date of first occupation of any part of the development.

Reason : In order to reduce dependency on the private car and to encourage greater use of public/shared transport.

18. No development shall commence until full details of a covered and secure communal bicycle storage/racking system for 12 bicycles have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.

Reason: In order to reduce dependency on the private car.

19. No development shall commence until a scheme to deal with potential contamination within the application site has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:

- i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be first submitted to and approved in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;
- ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;
- iii. measures to deal with contamination during construction works;
- iv. in the event that remedial action be required, a validation report that validates and verifies the completion of the approved decontamination measures;
- v. in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority.

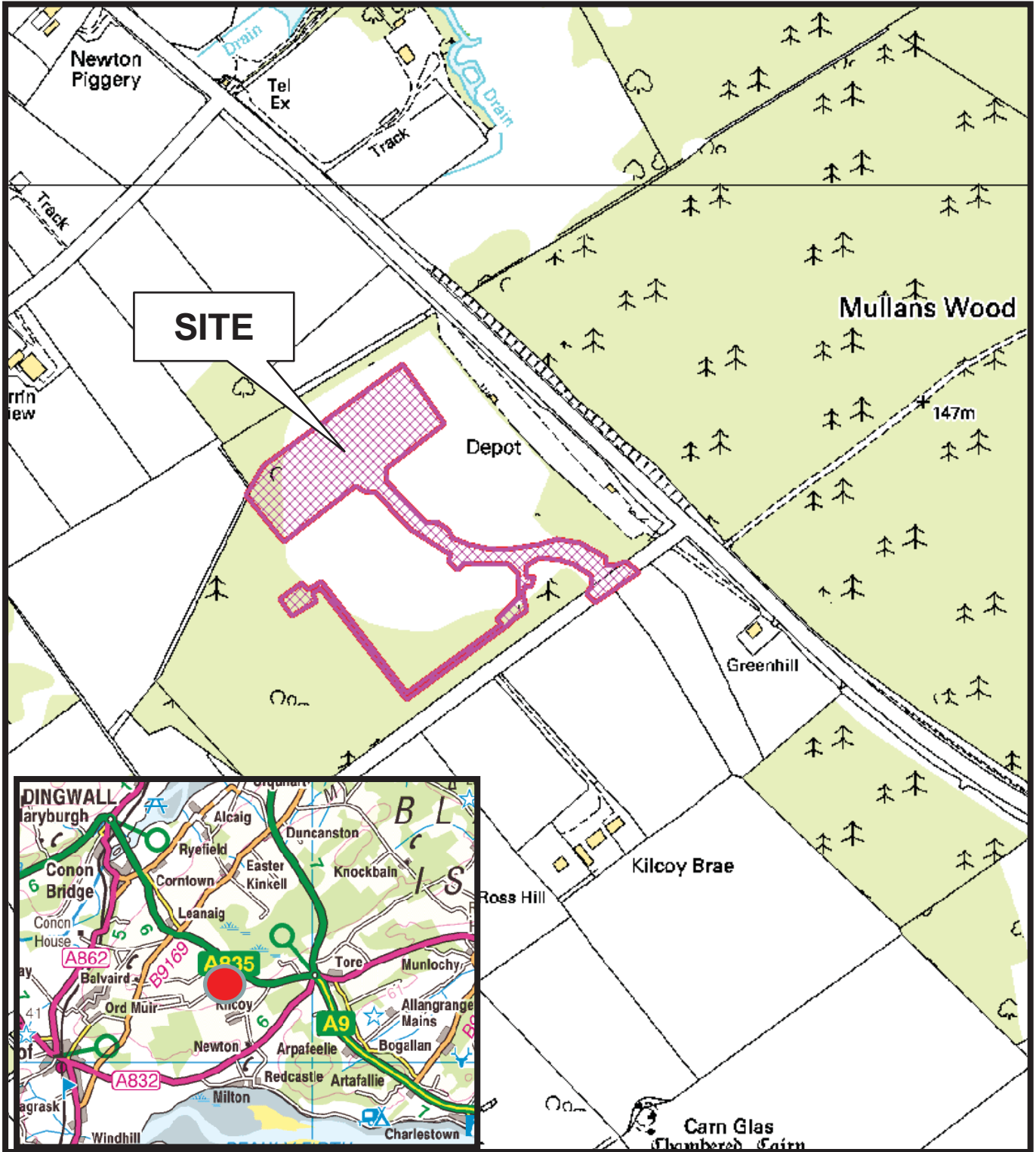
Thereafter, no development shall commence until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority.

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

20. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

Signature:	Dafydd Jones
Designation:	Area Planning Manager - North
Author:	Graham Sharp
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Committee Location Plan Plan 2 – Location Plan 112791-1000 Plan 3 – Site Layout Plan PL02 Rev H Plan 4 – Location Plan 000001 A Plan 5 – Unit A Floor Plan A(PL)003 Plan 6 – Unit A Elevations A(PL)004 Plan 7 - Unit B Floor Plan A(PL)005 Plan 8 - Unit B Elevations A(PL)006 Plan 9 - Unit C Floor Plan A(PL)007 Plan 10 - Unit C Elevations A(PL)008 Plan 11 – Landscaping Plan 000002



The Highland Council
Comhairle na Gàidhealtachd

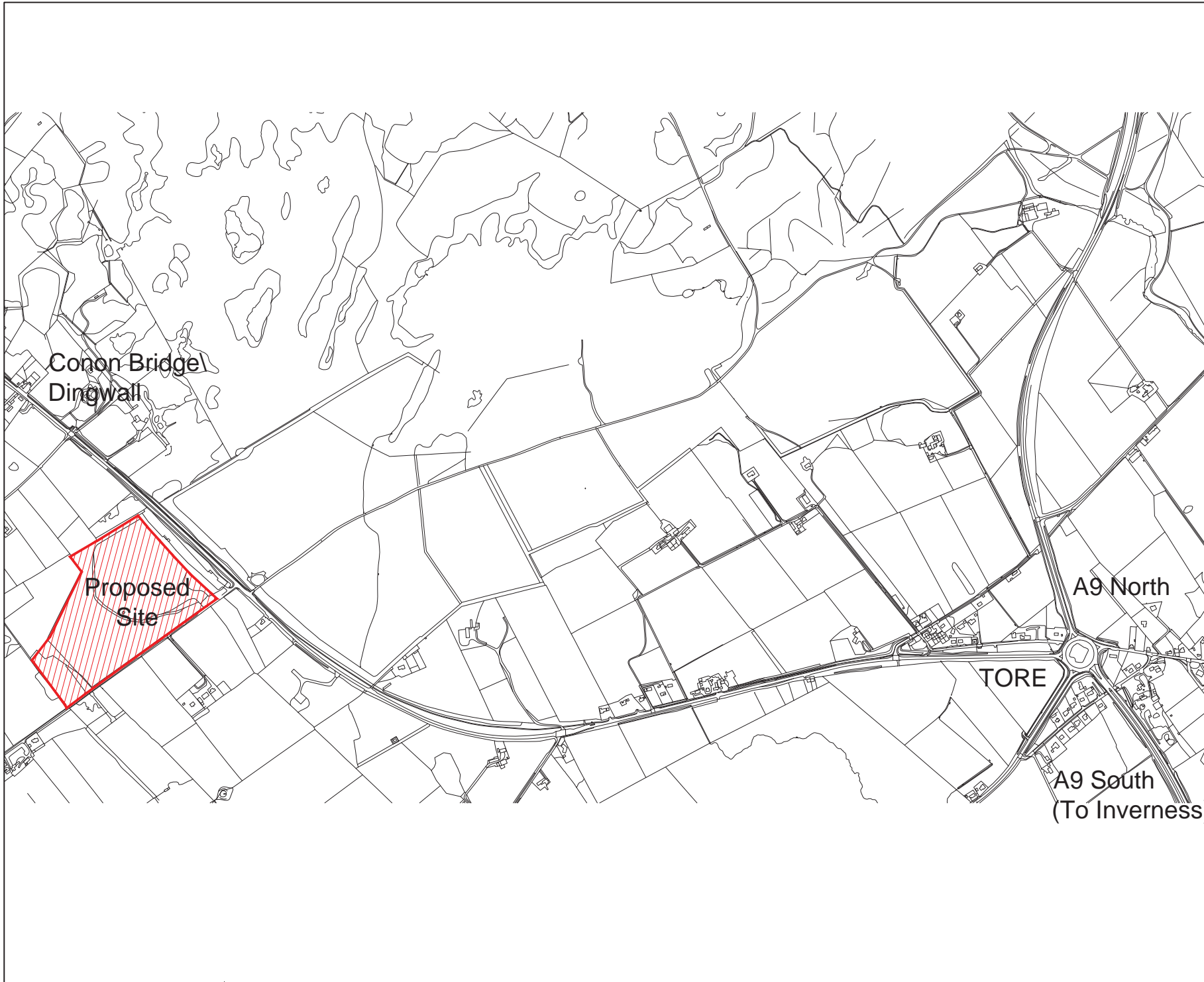
Planning & Development
 Service

17/01611/FUL

Erection of three warehouse/workshop/office buildings, associated works and formation of access road at Land North West of Greenhill, Kilcoy, Tore

N





Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Rev.	Date	Description	Drawn	Checked	Appd.

FAIRHURST Mr J Maclean

File Name: Spectwood Business Park
 REFERENCE: NW 308
 Tel: 01463 724 544
 Fax: 0844 381 4412

Project Title:
KILCOY INDUSTRIAL ESTATE

Drawing Title:
SITE LOCATION PLAN

Scale at A1: 1:125	Status: For Approval	Drawn: AKF	Approved: AKF
Date: 23/03/16	Date: 23/03/16	Date: 23/03/16	Revision: -

112791/1000

Unit Areas

- Unit A - 1no. Workshop/Store - 1125m²
- Unit B - 1no. Warehouse/Office 1227m²+330m² = 1557m²
- Unit C - 1no. Warehouse/Storage = 1392m²

Parking

- Office - 1 space per 30m²
- Warehouse staff - 1 space per staff member
- 42 car parking spaces shown
- 2no accessible spaces
- 4 lorry spaces
- 6 Van spaces
- 54** Total vehicle spaces
- 24 cycle spaces

Site Areas

- Total Site Area - 29.74 Acre (12 hec)
- Development Site Area - 1.99 hec

Site Ownership -

- Application Site -



site layout
1:1000



Location Plan 1:5000

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R Jack MCIAT
Chartered Architectural Technologist



Chartered Institute of Architectural Technologists

CLIENT
J MacLean Esq.

CONTACT
Richard Jack

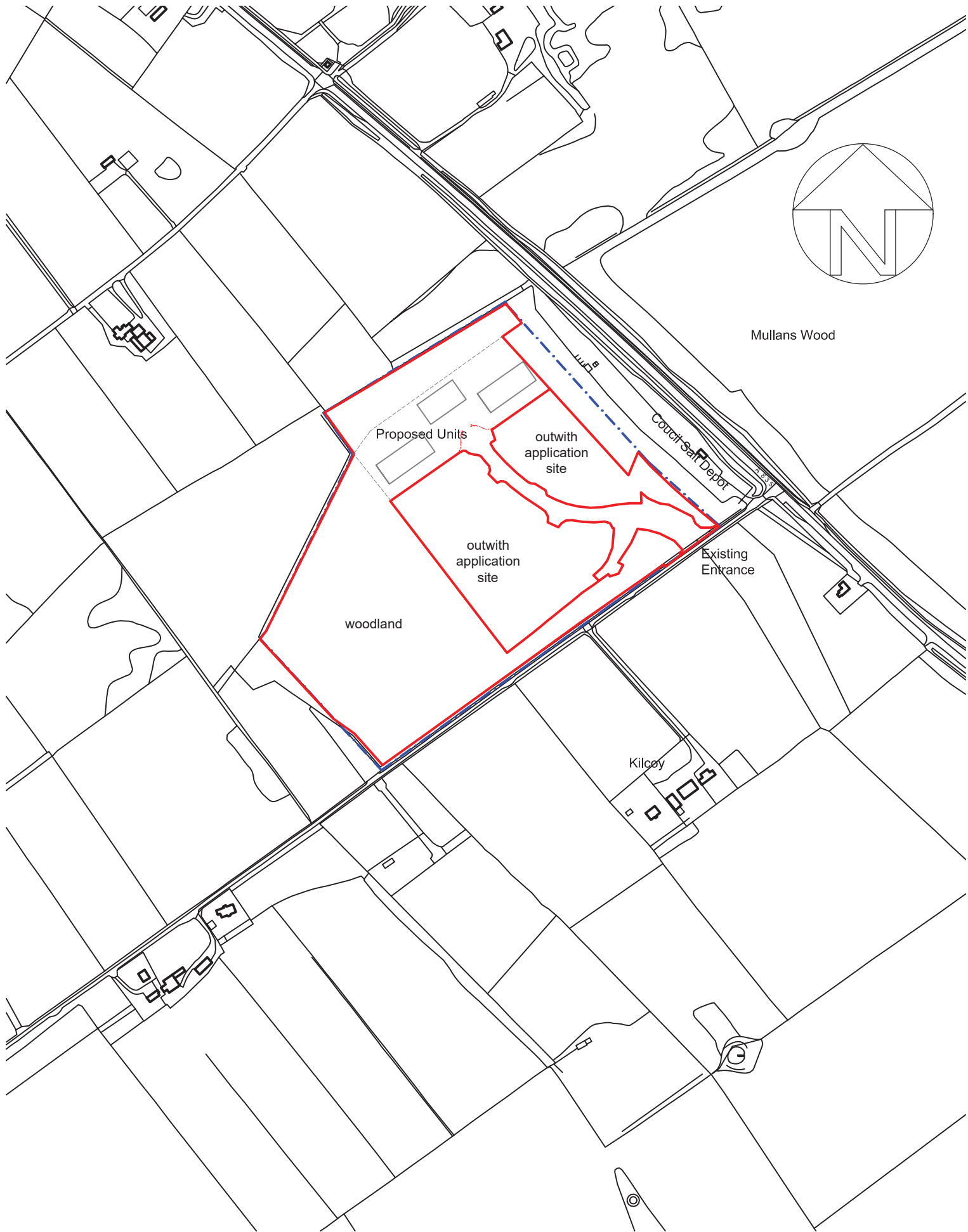
PROJECT
Proposed Development,
Kilcoy, Muir of Ord, IV6 7SF

DRAWING TITLE
Proposed Site Layout

PURPOSE OF ISSUE
Planning

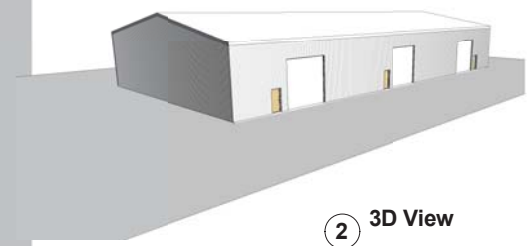
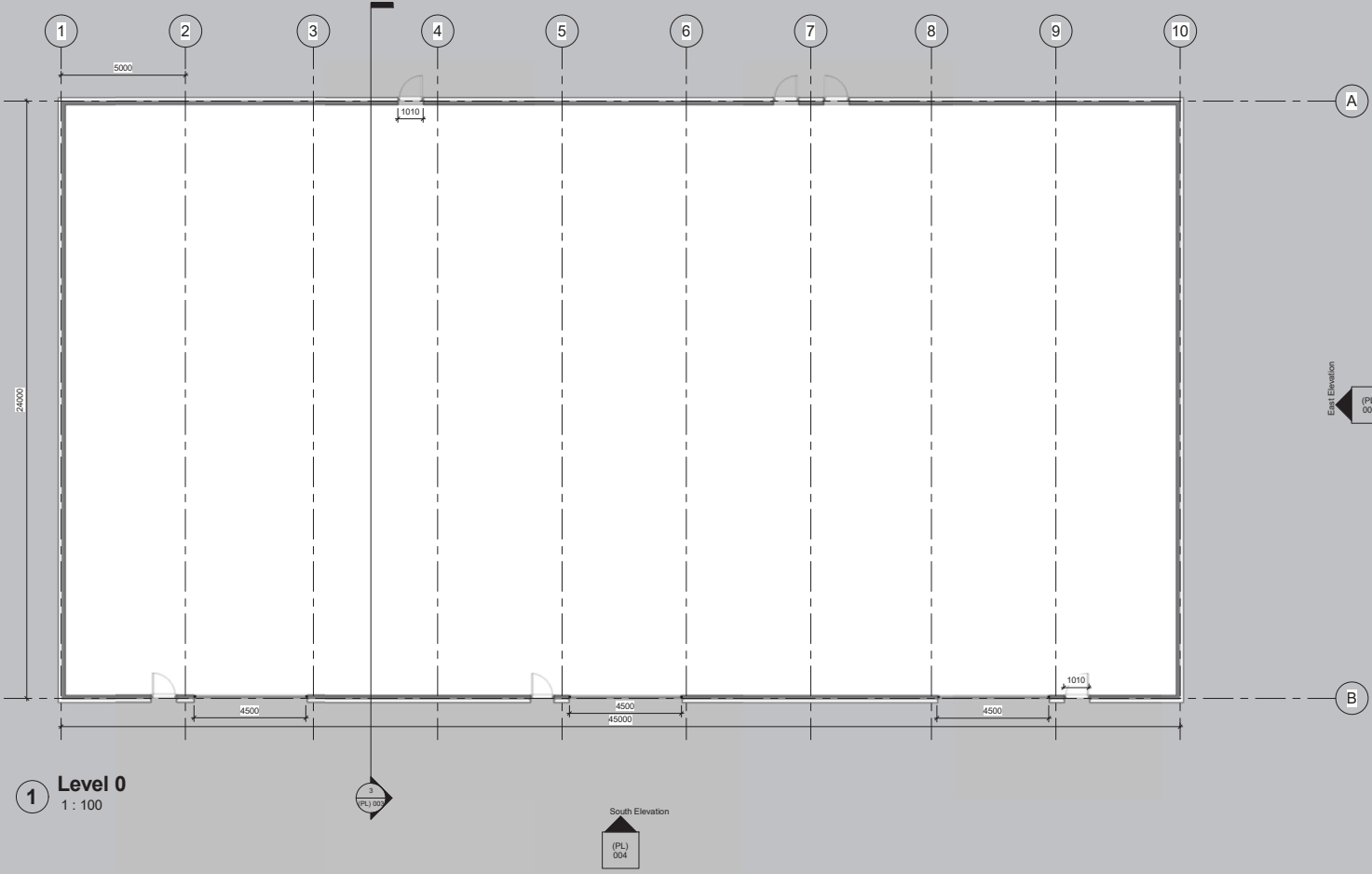
PAPER
A1

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PROJECT NUMBER	SERIES	UNIQUE NO.	REVISION
JM/17	PL	02	H



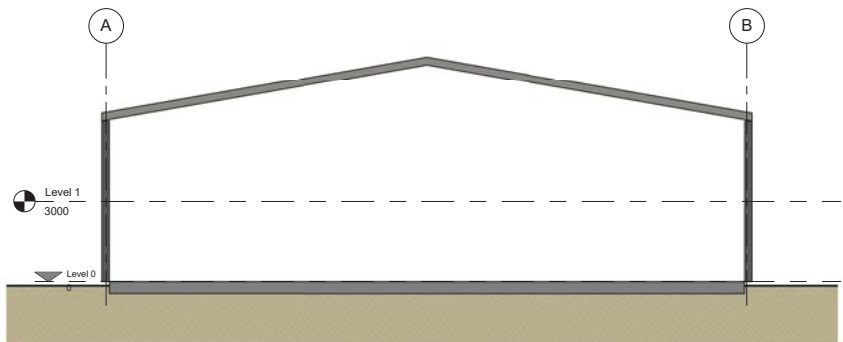
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Location Plan 1:5000

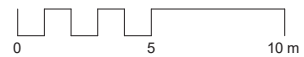



East Elevation
(PL) 004

1 Level 0
1 : 100

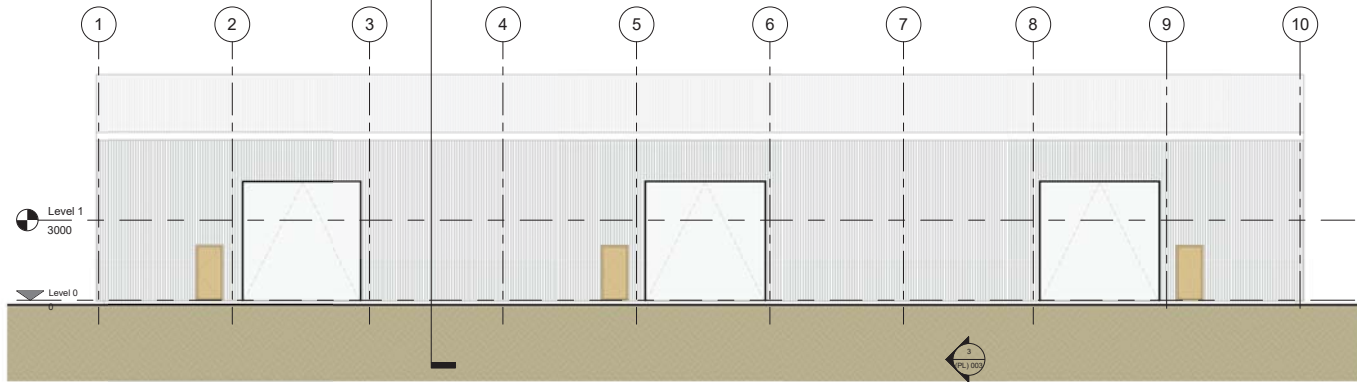


3 Section 1
1 : 100



Rev	Description	By	Date
 Chartered Institute of Architectural Technicians Registered Practice R Jack MCIAT Chartered Architectural Technologist			
4 Grant Road Inverness IV2 7JN			
CLIENT J Maclean Esq.			
CONTACT Richard Jack			
PROJECT Kilcoy Business Park			
DRAWING TITLE Unit A - GA - Floor Plan			
PURPOSE OF ISSUE Planning Permission			
SCALE 1 : 100	DATE Feb 16	DRAWN BY Checked by	AUTHOR / CHECKED BY A1
PROJECT NUMBER	AGENT	SERIES	UNIQUE NO.
DRAWING NUMBER JM/16	A (PL) 003		

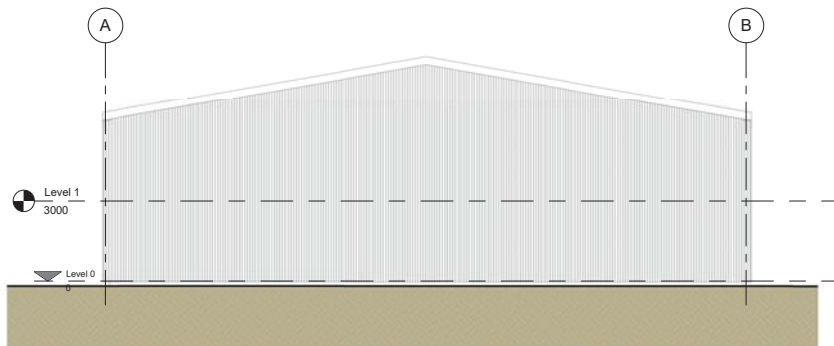
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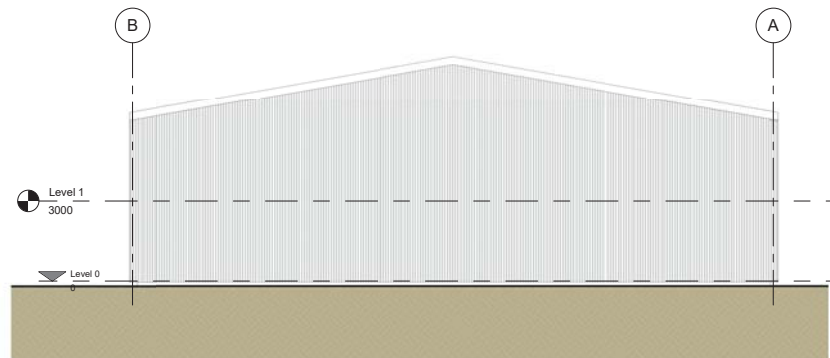
2 South Elevation
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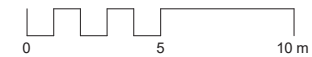
3 North Elevation
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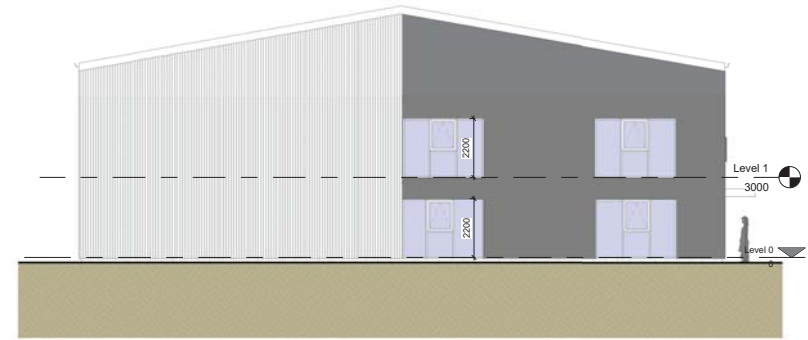
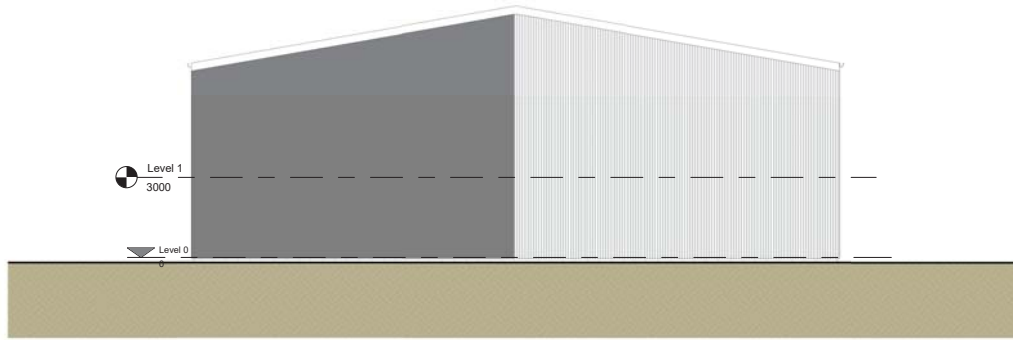
1 West Elevation
1: 100



4 East Elevation
1: 100

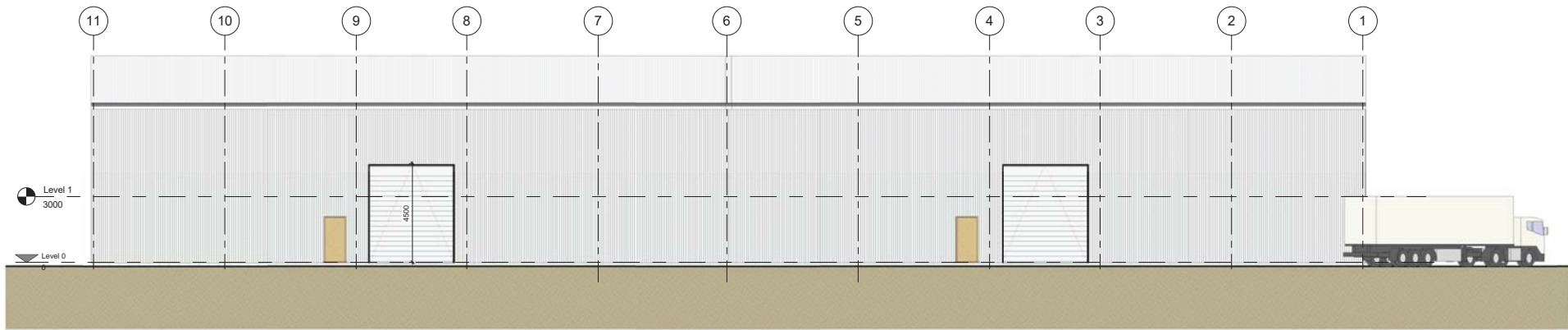


Rev	Description	By	Date
 Chartered Institute of Architectural Technologists Registered Practice R Jack MCIAT Chartered Architectural Technologist			
4 Grant Road Inverness IV2 7JN			
CLIENT J Maclean Esq.			
CONTACT Richard Jack			
PROJECT Kilcoy Business Park			
DRAWING TITLE Unit A - Elevations			
PURPOSE OF ISSUE Planning Permission			
SCALE 1: 100	DATE Feb 16	DRAWN BY J Maclean	CHECKED BY R Jack
PROJECT NUMBER JM/16	AGENT A	SERIES (PL) 004	REV A1
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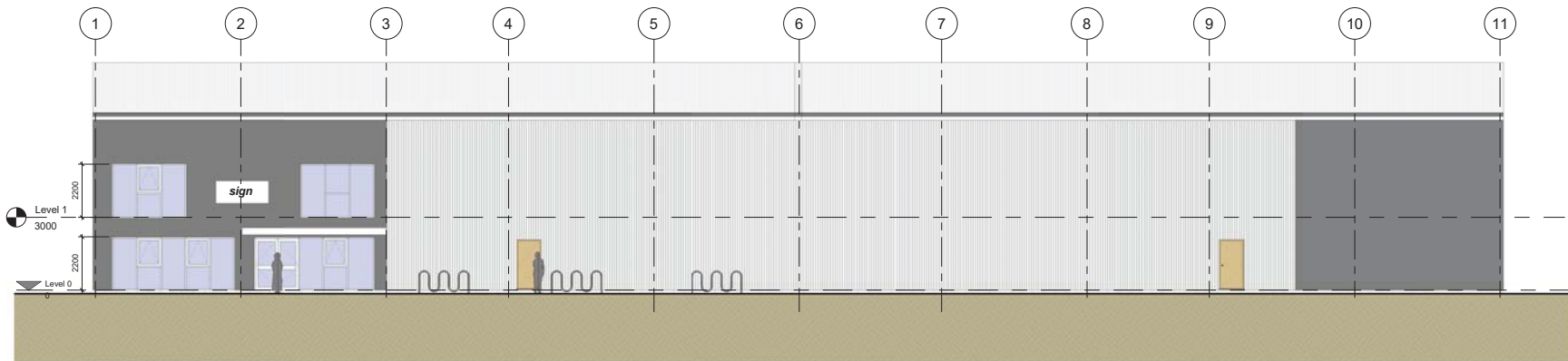


1 East
1 : 100

4 West
1 : 100

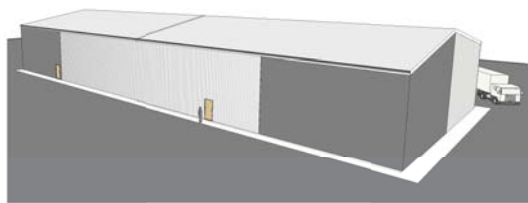
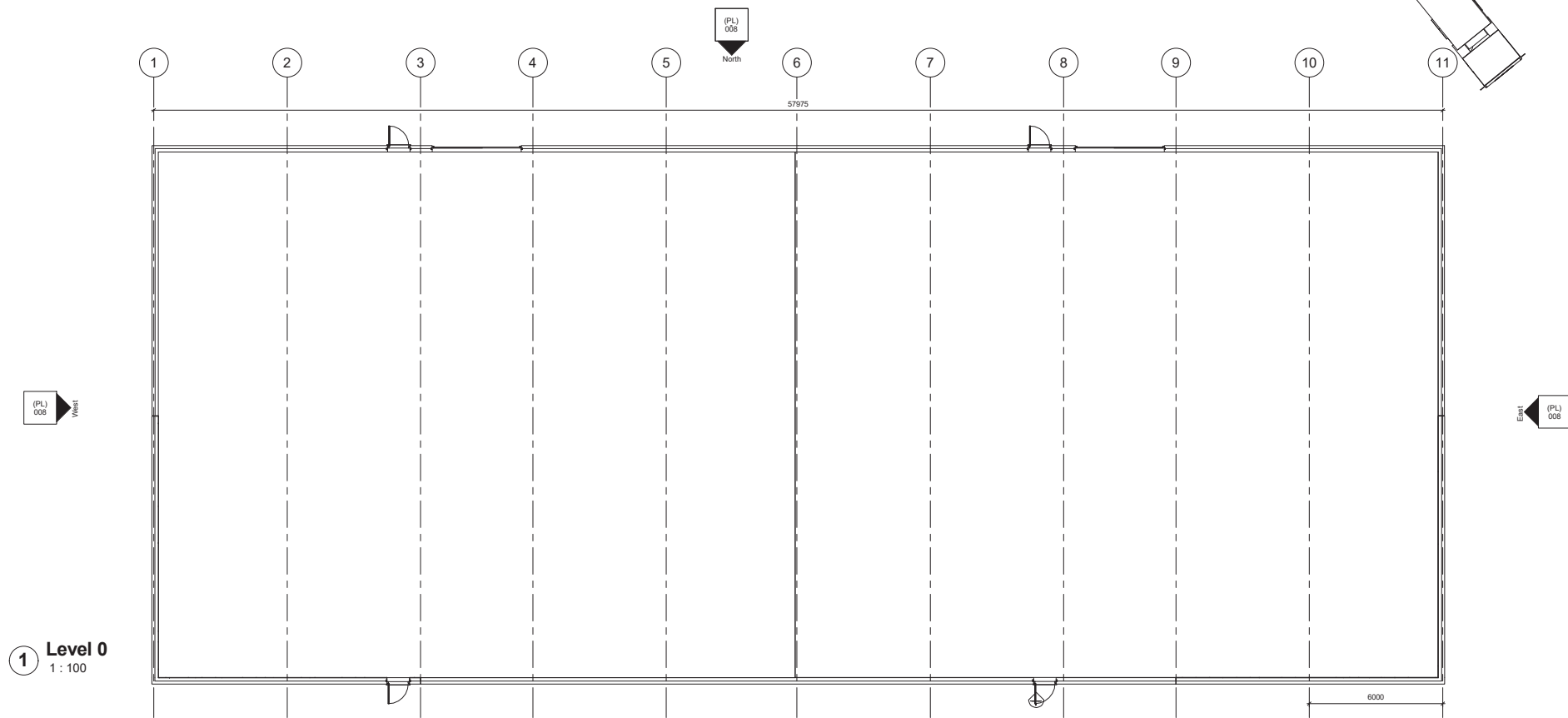


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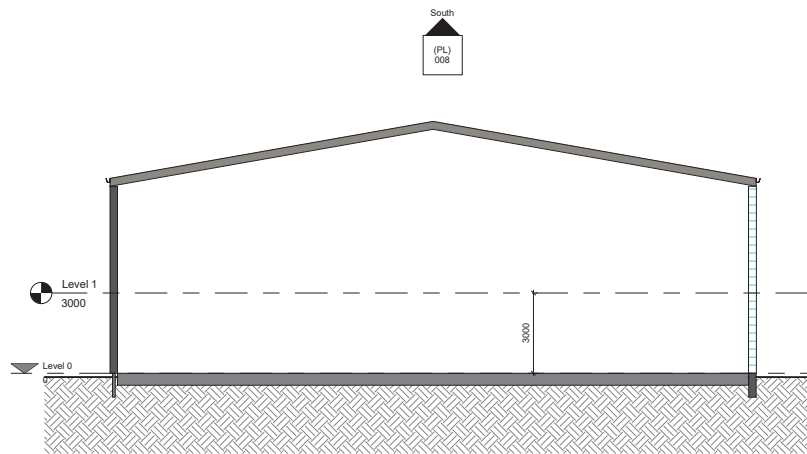



3 South
1 : 100

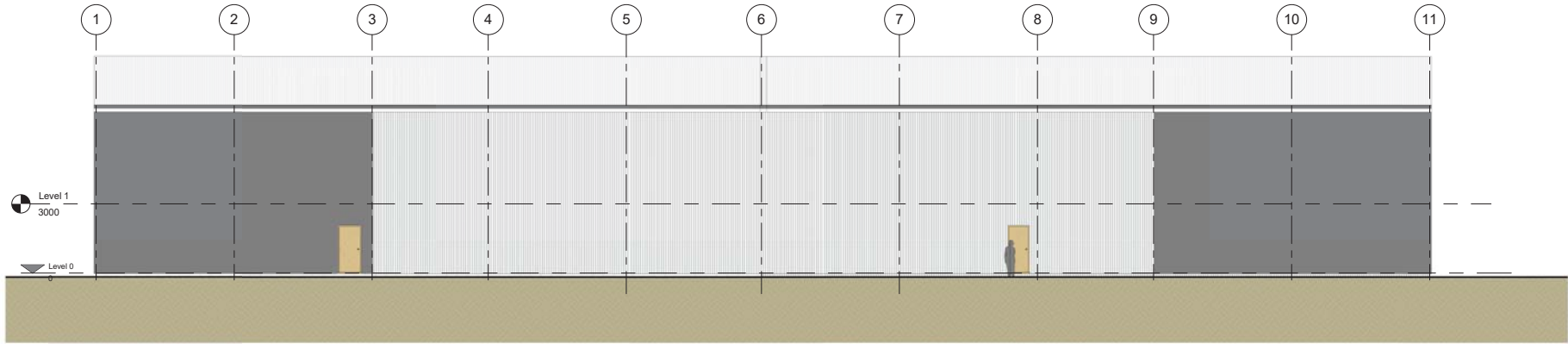
Rev	Description	By	Date
<p>Chartered Institute of Architectural Technologists Registered Practice</p> <p>R Jack MCIAT Chartered Architectural Technologist</p>			
4 Grant Road Inverness IV2 7JN			
CLIENT J Maclean Esq.			
CONTACT Richard Jack			
PROJECT Kilcoy Business Park			
DRAWING TITLE Unit B - Elevations			
PURPOSE OF ISSUE Planning Permission			
SCALE 1 : 100	DATE Feb 16	DRAWN BY Authy	CHECKED BY PARKER
PROJECT NUMBER JM/16	AGENT A	SERIES (PL)	UNIQUE NO. 006
DRAWING NUMBER			REV



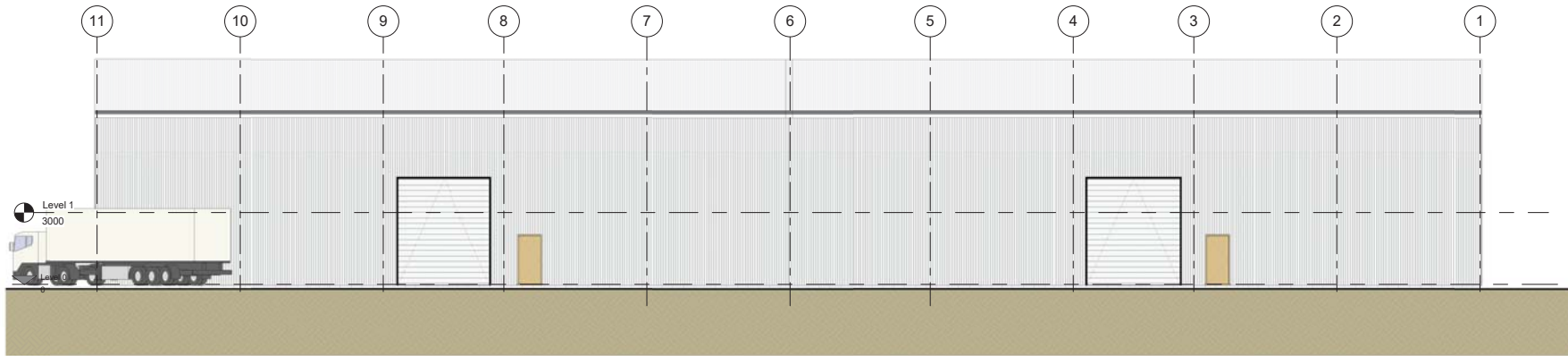
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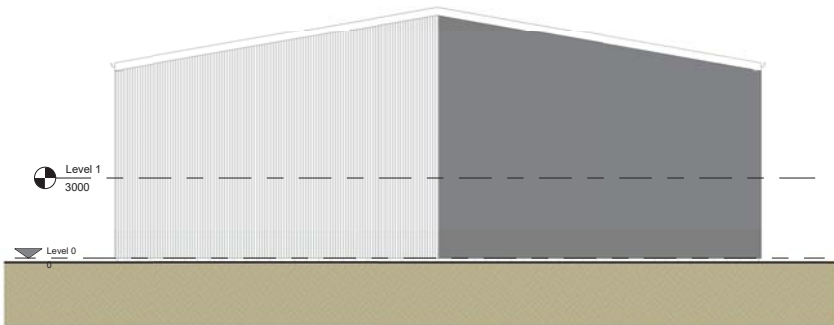
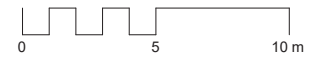
Rev	Description	By	Date
 Chartered Institute of Architectural Technicians Registered Practice R Jack MCIAT Chartered Architectural Technologist			
4 Grant Road Inverness IV2 7JN			
CLIENT J Maclean Esq.			
CONTACT Richard Jack			
PROJECT Kilcoy Business Park			
DRAWING TITLE Unit C - General Arrangement Plan			
PURPOSE OF ISSUE Planning Permission			
SCALE 1 : 100	DATE Feb 16	DRAWN BY JACK	AUTHORITY A1
PROJECT NUMBER JM/16	AGENT A	SERIES (PL) 007	REV



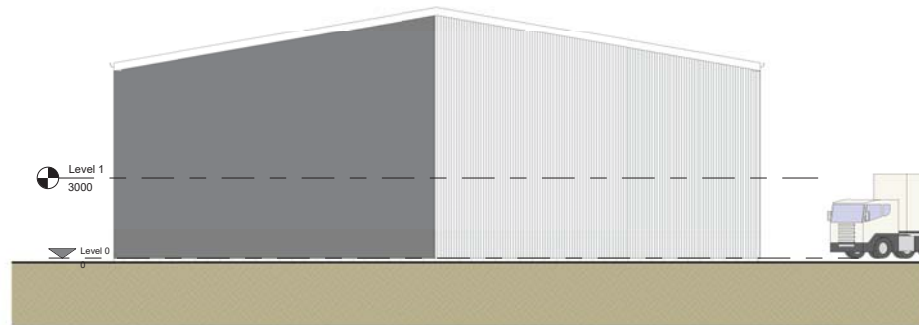
1 South
1 : 100



2 North
1 : 100

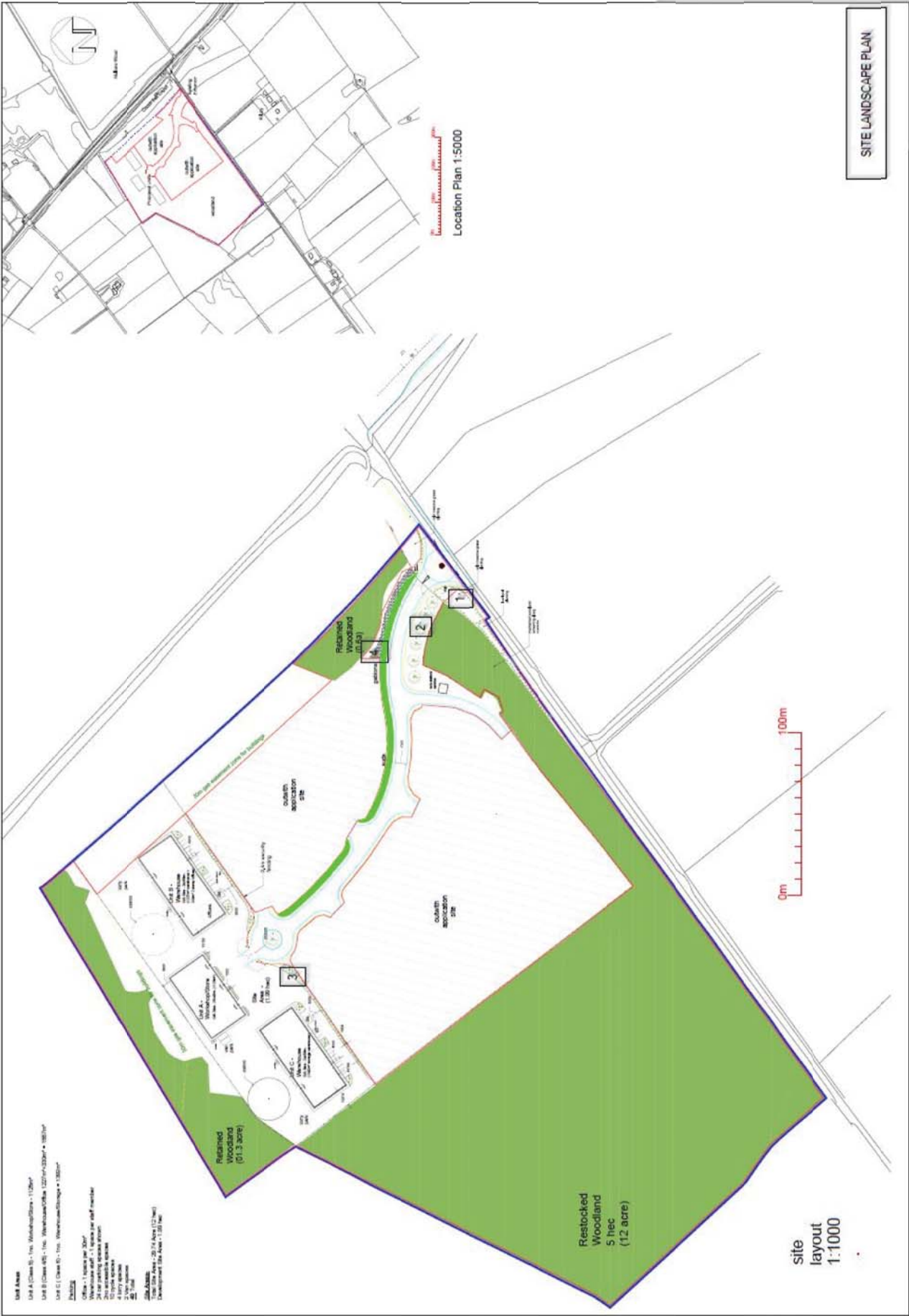


3 West
1 : 100



4 East
1 : 100

Rev	Description	By	Date
<p>Chartered Institute of Architectural Technologists Registered Practice</p> <p>R Jack MCIAT Chartered Architectural Technologist</p>			
4 Grant Road Inverness IV2 7JN			
CLIENT J Maclean Esq.			
CONTACT Richard Jack			
PROJECT Kilcoy Business Park			
DRAWING TITLE Unit C - Elevations			
PURPOSE OF ISSUE Planning Permission			
SCALE 1 : 100	DATE Feb 16	DRAWN BY Checked by	AUTHOR/DESIGNER A1
PROJECT NUMBER JM/16	AGENT A	SERIES (PL)	UNIQUE NO. 008
DRAWING NUMBER			REV



SITE LANDSCAPE PLAN

Location Plan 1:5000

Unit Areas
 Unit A (Class B) - 1100 m² (257' x 428') • 1100m²
 Unit B (Class B) - 1100 m² (257' x 428') • 1100m²
 Unit C (Class B) - 1100 m² (257' x 428') • 1100m²

Notes
 1. All areas are shown in green.
 2. All areas are shown in green.
 3. All areas are shown in green.
 4. All areas are shown in green.
 5. All areas are shown in green.
 6. All areas are shown in green.
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Scale
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