

Agenda Item	5.2
Report No	PLS 006/18

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 13 March 2018

**Report Title:** 17/03396/FUL: Kirkwood Homes Ltd  
Viewhill, Inverness

**Updated Report By:** Area Planning Manager – South/Major Developments

### Purpose/Executive Summary

**Description:** Application for Planning Permission for Discharge of Planning Conditions attached to planning consent Ref 11/04653/FUL, including those relating to house design, infrastructure and landscaping, proposed development of 16 houses

**Ward:** 19 – Inverness South

**Development category:** Local

**Reason referred to Committee:** At the discretion of the Area Planning Manager (South)

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.

### Recommendation

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the 30 January 2018 Committee report and subject to the revised drawings.

## **1. AMENDMENTS TO APPLICATION**

1.1 At the Planning Applications (South) Committee on 30 January, members of the Committee agreed to defer the planning proposal for 16 houses to allow the developer to reconsider the external finishes of the houses to better reflect the Highland context and the Conservation Area, in particular with regard to the use of materials, the proportion of roof to wall and external detailing. It was agreed that the application would be brought back to Committee for further consideration once amendments had been secured.

1.2 The applicant has revisited the design and has made the following amendments to the proposal:

- The original design showed the front curtilage of the houses defined by a mixture of natural stone walling and low hedging. The amount of stone walling has now been increased and the frontage of the majority of the housing is now bounded by natural stone walling. This includes a longer stretch at the entrance to the development which has also been extended to form a corner feature which will include a stone name plate.
- Sections of natural stone feature cladding has been added to the frontages of the Cluny, Marr and Strathdon house types. The facing materials of the houses are now a mixture of white wet dash render, weathered larch cladding and natural stone cladding. As before, the roofs are natural slate and windows, doors and soffits are grey timber.
- The roof verges have been revised to show a raking soffit appearance.
- Chimneys have been added to the dominant gables of the Strathdon and Gullane house types. These houses are on 6 plots resulting in 12 chimneys in total. These are the only housetypes where an option for a woodburning stove or similar will be made available to purchasers.
- Small areas of natural stone walling and seating have been added to the communal grassed courtyard area.
- Pitched porch features have been added above the entrance doors to the affordable units

All other details are as set out in the 30 January Committee Report.

## **2. PLANNING APPRAISAL**

2.1 The increased level of stone walling to the front of the houses is welcomed. It is a high quality material which is in keeping with the Conservation Area status of the area and will visually enhance the development as a whole. The addition of stone walling and seating within the green is also considered to be a positive addition to the communal area.

2.2 The addition of natural stone cladding on 3 house types (6 units) adds some variety to the house finishes and is, again, a high quality material which is appropriate within the Conservation Area. This is considered an enhancement to the palette of traditional materials previously proposed (natural slate, timber windows and doors, white wet dash render and timber linings).

- 2.3 Members suggested amendments to the proportion of roof to wall which would result in a more traditional building form. This was put to the applicant, however achieving this (without increasing the overall height of the houses) would require a reduction to the gable width of the houses, which would reduce the internal floorspace and necessitate a complete reworking of the internal layout of the houses. The proposal is predominantly for 4 and 5 bedroom family houses with associated living accommodation commensurate with modern day living (family rooms/studies etc). Modern living generally requires significantly more floor space than provided within traditional houses. In order to replicate a traditional house while providing modern levels of accommodation it is usually necessary to utilise extensions to the main building, thereby increasing the footprint of each house. In this instance, due to the archaeological implications, the actual build area for the housing is restricted to the footprint of the demolished buildings. This is a barrier to the provision of houses with larger footprints. The applicant has revised the roof verges to give a raking soffit appearance and reduce the overhang. These are relatively minor amendments but will result in a neater, more traditional finish to the roofline of the housing.
- 2.4 The addition of chimneys to either gable end of 2 of the house designs (6 units) is welcomed and will provide some visual interest to the roofline of the housing, in keeping with the Highland vernacular. While these are the only houses where buyers will be given the option of having a stove already installed, there is still a possibility that owners of the remaining houses may also require chimneys or flues. However it is proposed to remove all Permitted Developer Rights for the housing (already restricted within the Conservation Area) therefore any proposal for external alterations to the houses, including the erection of flues, will require planning permission. This will allow the Council to retain control over the future appearance of the housing and ensure any further development is compatible with its Conservation Area status.
- 2.5 The addition of porch roof features on the affordable units adds some visual interest and is considered to be acceptable.

### 3. **CONCLUSION**

- 3.1 The applicant has proposed a number of positive amendments to the external finishes of the housing and has augmented the use of natural stone walling throughout the development as a whole. Design details such as the inclusion of porch features, adjustment to soffits and inclusion of chimneys have also been introduced. Overall, it is considered that the amendments reflect the Highland vernacular, are appropriate within the Conservation Area and represent an improvement to the original submission taking into account the concerns expressed by Committee at their earlier consideration.

### 4. **RECOMMENDATION**

- 4.1 It is recommended that the application be approved subject to the amended drawings and planning conditions set out in the 30 January Committee Report.

**THE 30 JANUARY COMMITTEE REPORT FOLLOWS:**

Agenda Item	
Report No	PLS 006/18

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 30 January 2018

**Report Title:** 17/03396/FUL: Kirkwood Homes Ltd  
Viewhill, Inverness

**Report By:** Area Planning Manager – South/Major Developments

### **Purpose/Executive Summary**

**Description:** Application for Planning Permission for Discharge of Planning Conditions attached to planning consent Ref 11/04653/FUL, including those relating to house design, infrastructure and landscaping, proposed development of 16 houses

**Ward:** 19 – Inverness South

**Development category:** Local

**Reason referred to Committee:** At the discretion of the Area Planning Manager (South)

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.

### **Recommendation**

Members are asked to agree the recommendation to GRANT planning permission as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 The proposal seeks approval for the details conditioned under a previously granted planning consent for 16 houses on a brownfield site at Viewhill, Inverness. The site consisted of a large complex of modern, disused agricultural buildings (now demolished) and associated hardstanding, extending to 2.3 hectares.
- 1.2 Planning permission was originally refused by the Highland Council South Planning Applications Committee, but was subsequently allowed upon appeal to the DPEA. This gave consent for the 16 houses (including affordable housing) subject to a number of planning conditions, relating to matters including house design, access, archaeology, protected species, land contamination, landscaping and drainage. The current application provides details requested by these planning conditions and seeks approval as such.
- 1.3 The site is located to the south of Balloch near the Forestry School. It sits at the end of a single track road which currently serves 12 houses. A separate application for the upgrading of the access road is under consideration by the South Planning Applications Committee under planning reference 17/03395/FUL.
- 1.4 The houses will be served by the public water supply and will connect into the existing foul drainage system. A scheme for the management of the surface water will be finalised prior to development commencing but will include a new surface water sewer to serve the development and measures to mitigate against flooding.
- 1.3 Pre Application Consultation: There has been no formal pre-application discussion.
- 1.4 Supporting Information: The application is accompanied by a Planning and Delivery Statement, a Design and Access Statement and a Drainage Assessment.
- 1.5 Variations: There have been a number of amendments to the drainage proposals and adjustments to the layout, parking provision and landscaping proposals.

## **2. SITE DESCRIPTION**

- 2.1 The site is situated in a semi rural setting to the south of Culloden wood, at the end of a single track road which currently serves 12 houses. Until recently the site consisted of a large complex of redundant and partially derelict agricultural buildings with associated hard standing. These have now been demolished as part of the original consent for the site, and the remaining building site is unsightly and fenced off with heras fencing. The site is within the boundary of the Culloden (Battlefield) Conservation Area and Historic Scotland's Inventory of Historic Battlefields. The site is bounded by housing and mature woodland to the north and northwest, and open fields to the south, east and southwest.

## **3. PLANNING HISTORY**

- 3.1 11/04653/FUL Demolition of agricultural building; formation of 16 house plots; upgrade access road Refused (allowed on appeal)

3.2 17/03395/FUL Amendment to road layout and provision of drainage infrastructure Pending consideration

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 04.08.17

Representation deadline: 18.08.17

Timeous representations: 1 (from 1 household)

Late representations: 35 (from 35 households)

4.2 Material considerations raised are summarised as follows:

- a) Increase in light pollution
- b) Potential for buried archaeological information
- c) House design /finishes inappropriate
- d) Site of international significance which should be protected, not developed
- e) Unacceptable noise on a war memorial site
- f) Should have been a national development not a local development
- g) Should be considered under the new Conservation Area boundary
- h) Disregard for Scottish history, heritage and the fallen
- i) Lighting within the development itself should be limited
- j) Site should be considered as a war grave
- k) Historic Scotland equated the sheds with houses and did not take into consideration the impact of the views from the battlefield or the change from rural to residential.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

#### 5. CONSULTATIONS

5.1 **Historic Environment Team:** Does not object. In terms of the Conservation Area, the site is on the northern periphery and slopes downwards, away from the Conservation Area. It should be possible to minimise any negative impacts through careful landscaping and planting along the southern boundary. In design terms a more innovative approach, with a greater variety of built forms would have been welcomed, and the scheme needs to be refined with better quality finishes (slate, timber, metal). *The building materials have now been amended to accord with the HET requirements.* Careful landscaping is required along the southern boundary including native evergreen trees to break up the exposed roofslopes.

5.2 **Flood Risk Management:** Objected on grounds of the management of surface water with a number of concerns relating to the proposed drainage solution. The applicant made a number of amendments to the drainage proposals and while final details of the design of the surface water drainage system are still to be agreed, the Flood Risk Management Team believe that a suitable system is feasible and are therefore willing for the details to be finalised though a planning condition and have removed their objection. The drainage solution for the housing is linked to that for

the access road (17/03395/FUL) therefore further conditions are required to ensure that the applications are linked and the approval of details and work is carried out timeously and in the correct order.

- 5.3 **Transport Planning:** Do not object. Further information relating to parking provision and road layout details was requested and has been submitted by the applicant.
- 5.4 **HET Archaeology:** Although the site has previously been developed it still has the potential to contain buried information relating to the battle and its aftermath. Mitigation in the form of test-pitting and photographic recording, as conditioned in 11/04653/FUL was submitted and approved prior to the demolition phase of the development commencing, including monitoring of the temporary haul road. Although the report makes no recommendations for additional work, the potential for buried features remains. While the risk is not such to warrant a full excavation, it is important that the nature and extent of any features is identified and recorded before destruction. Site clearance work should be done under archaeological supervision. This will be covered by an archaeological watching brief planning condition.
- 5.5 **Development Plans Team:** Do not object. Policy advice has previously recognised and supported the principle of redevelopment of this site for housing purposes. Given previous advice, the appeal decision in favour of development and the existence of an in perpetuity planning permission, the current application should be supported in principle. The only material change in policy is the Council's clarification of the expected developer contributions in respect of education provision. Upon further consideration the Development Plans Team considered it unreasonable to ask for education contributions for this application, which is for the detail of the development, when it was not requested as part of the original consent. Should the number of units change in the future, this would trigger a contribution towards education provision if required.
- 5.6 **Forestry Officer:** Does not object. The submitted landscape plans with minor amendments meet the terms of the landscape related conditions of 11/04653/FUL and are accepted. Plots 12 and 13 are closer to the boundary than the 20m stipulated in the 11/04653/FUL condition, however the Forestry Officer has assessed the position and species of the trees closest to the boundary and has agreed that while the holdbacks are less than those required by the condition, there is enough separation between the neighbouring woodland and the development for the layout to be regarded as acceptable.
- 5.7 **Contaminated Land:** The site has a historic use as agricultural land with buildings, tanks and asbestos containing materials present. Potential for land contamination issues have been identified. Further testing and a scheme for dealing with potential contamination on site must be submitted to and agreed by the planning authority prior to development commencing. This can be covered by a suspensive planning condition.
- 5.8 **Historic Environment Scotland:** Do not object. Historic Environment Scotland or Historic Scotland is not referred to in any of the planning conditions of

11/04653/FUL and have no comments to make.

- 5.9 **National Trust for Scotland:** Do not object. The Trust regrets that Highland Council's previous refusal of planning permission was over-ruled as it will affect part of the Battlefield designated under the Inventory of Historic Battlefields. However given this starting point the Trust would like to see the impact of the development minimised as far as possible through effective landscaping and screening of the development from the remainder of the Battlefield (in particular along the southern edge); landscape visualisations showing how the proposed designs will appear from the battlefield; prevention of any further extension of the housing development or any further encroachment through new developments being enabled; and appropriate archaeological surveying to be carried out.
- 5.10 **Scottish Water:** Does not object. There is currently sufficient capacity in the Inverness Water Treatment Works and in the Allanfean PFI Waste Water Treatment Works but availability cannot be reserved and will be reviewed upon formal application.
- 5.11 **SEPA:** No comment – referred to SEPAs standing advice for small housing developments.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

28 - Sustainable Design  
29 - Design Quality & Place-making  
31 - Developer Contributions  
32 - Affordable Housing  
35 - Housing in the Countryside (Hinterland Areas)  
42 - Previously Used Land  
51 - Trees and Development  
57 - Natural, Built & Cultural Heritage  
58 - Protected Species  
64 - Flood Risk  
66 - Surface Water Drainage  
75 - Open Space

### **6.2 Inner Moray Firth Local Plan 2015**

No site specific policies

## **7. OTHER MATERIAL CONSIDERATIONS**

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

Access to Single Houses and Small Housing Developments (May 2011)  
Developer Contributions (March 2013)  
Flood Risk & Drainage Impact Assessment (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)



Highland's Statutorily Protected Species (March 2013)  
Housing in the Countryside and Siting and Design (March 2013)  
Managing Waste in New Developments (March 2013)  
Open Space in New Residential Developments (Jan 2013)  
Trees, Woodlands and Development (Jan 2013)

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

Scottish Planning Policy (SPP)

## **8. PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### Planning Considerations

8.3 The key considerations in this case are:

- a) planning history and status;
- b) compliance with the development plan and other planning policy;
- c) siting, design and landscaping;
- d) visual impact;
- e) infrastructure;
- f) proximity to Culloden Battlefield and Conservation Area; and
- g) any other material considerations.

### Planning History / Status

8.4 Planning application 11/04653/FUL for planning permission for the “demolition of agricultural buildings, formation of 16 no house plots, upgrade of access and associated works” was refused on 19 August 2013 by the Highland Council’s South Planning Applications Committee. The decision was the subject of an appeal which was granted by the DPEA on 31 March 2014 subject to planning conditions and following the completion of a Section 75 legal agreement to ensure the provision of affordable housing and a contribution towards footpath/cycleway improvements for active travel between the development site and the city centre.

8.5 Site commencement was implemented through the demolition of the farm buildings following the discharge of all relevant suspensive conditions. The planning consent for 16 houses is therefore extant in perpetuity. This proposal does not alter the scale or principle of the development but seeks to provide the details of housing layout and house design which were only provided indicatively in the 2011

application, as well as associated drainage, landscaping and other matters covered by planning conditions.

#### Development plan/other planning policy

- 8.6 The site sits within the Hinterland of Inverness therefore the Council's Housing in the Countryside policy applies. This presumes against housing development within the hinterland unless it can be demonstrated that it meets one of the exceptions to the policy as set out in the Council's Housing in the Countryside and Siting and Design Supplementary Planning Guidance. One such exception to the policy is for the redevelopment of brownfield land where it would result in a net environmental benefit.
- 8.7 In his appeal decision the Reporter found that the proposal would result in a number of benefits, of most importance the removal of a large complex of redundant and partially derelict non-traditional agricultural buildings which if left would progressively become more rundown and unsafe, and that their removal would result in a major environmental benefit. He concluded that the proposal would accord with policy 35 of the HwLDP and other relevant provisions of the local development plan. The principle of the development has therefore been agreed, and indeed, the development has been implemented and remains extant in perpetuity.

#### Siting, Design and Landscaping

- 8.8 The design brief approved as part of the 2011 consent gave a clear direction for the layout and design of the housing, including a defined building line, a restricted curtilage zone, a courtyard layout, landscaping/green space, and design principles for the houses themselves.
- 8.9 The proposed layout consists of a courtyard formation with a central grassed area. The development is positioned tightly around the courtyard respecting the footprint of the demolished buildings, with front curtilages defined by a mixture of low hedging and dry-stane dyking. The rear garden plots are mostly generous, with those to the SE bounded by planting. Care has been taken to ensure an organic edge to the development to retain its informal, rural character. The layout accords with the previously consented design brief and is considered to be acceptable.
- 8.10 In relation to the individual houses, the design brief states that the buildings should be predominantly traditional in design but gives the opportunity for occasional buildings of contemporary design - all to be situated within 5m of the front of the plots to achieve a coherent but irregular building line. It allows for a variation in building height from 1.0/1.5 storey in the higher, western area to 2.5 storeys in the lower, northern parts and recommends a narrow span dimension with roof pitches of 40-45 degrees. It promotes the use of natural materials (e.g. wet dash harl, timber and slate) and the use of integral garages where possible.
- 8.11 The submitted house designs are perhaps more uniform than those envisaged by the design brief. There are 6 different house types all incorporating traditional features in the form of dormer windows, vertical emphasis to windows and roof pitches; and use of traditional materials – slate roofs, timber windows and doors

and white render/timber linings. The proposed houses are all 1.5 storeys high, some with 2 storey front gable extensions (all of which face into the courtyard) and vary in height between 6.8 and 7.8m. Overall, the proposals are generally acceptable and can be supported. The use of traditional building materials is appropriate within the Conservation Area and is welcomed.

- 8.12 Given the sensitivity of the area it is considered reasonable that the permitted development rights usually afforded to householders (although already heavily restricted within the Conservation Area) are removed from the houses. This means that any future proposal for extensions/alterations/outbuildings/hardstandings etc will require planning permission, thereby giving the planning authority the opportunity to assess each proposal individually given the sensitivity of the area.
- 8.13 There are no significant trees within the site itself, however the north west boundary of the site is bounded by an area of woodland which is listed within the Ancient Woodland Inventory as long established plantation origin (LEPO 1860). This includes mature beech, scots pine, rowan, birch and sitka spruce. A planning condition advising a 20m holdback from these trees was included as part of the 2011 consent. Plots 12 and 13 are closer to the woodland than the distance stipulated in the condition, however the Forestry Officer has assessed the site and has concluded that there is enough separation between neighbouring woodland and proposed residential development for the layout to be regarded as acceptable.
- 8.14 A landscape plan has been submitted to and agreed in principle by the Council's Forestry Officer. This comprises a large central area of grassed open space, sporadically planted with native trees. There are further trees within the front gardens of the individual plots and extensive use of low level hedging and dry stane dyking to define the individual curtilages. The southern and eastern boundaries of the site have been designed with an organic, wavy edge, lined with native hedging, deeper areas of hedgerow mix and small groups of native trees such as birch, rowan, and scots pine. It is considered that the wide use of hedging, planting and traditional dry-stane dyking will result in a natural, high quality environment appropriate to the development's position within the Conservation Area and wider rural landscape.

#### Visual Impact

- 8.15 The visual impact of the development must be considered in the context of the agricultural units which are now demolished. These buildings formed a large continuous mass of buildings, reaching 8.5m in height and spanning the full width of the site.
- 8.16 The proposed houses are between 6.8m and 7.8m in height, therefore significantly lower than the sheds, and with a much reduced overall massing. There is only one point along the B9006 where the development will be visible through the existing tree cover. Visuals provided by the applicant show that only the roofs will be visible against a line of trees. The Council has insisted on the use of natural slate roofing which is appropriate within the Conservation Area and is a recessive material. When viewed against the trees and from this distance, the buildings will not be significant features within the landscape, and will be further broken up with trees. The main views towards the development will therefore be from the Culloden Moor-Balloch road, from where the development will again be viewed against a backdrop

of mature trees and will represent a significant reduction in mass and height when compared with the agricultural units.

- 8.17 In his appeal decision, the Reporter found that the proposed redevelopment scheme would form a much less prominent feature in the landscape than the sheds, and would be better hidden in views from the south by the intervening ridge. He further states that the houses would be well screened from the south and would be scarcely visible (if at all) from the heart of the battlefield area and the location of the NTS visitor centre.

#### Infrastructure

- 8.18 New foul and surface water sewers will be provided to serve the development, located within the new roads and areas of open space. The new foul sewer will connect to the public sewage network.
- 8.19 A number of representations express concern about a history of low level flooding in the area. The Flood Risk Management (FRM) Team originally objected to the surface water drainage proposals for the site subject to further information and calculations being provided. Further information has now been submitted and the FRM team are satisfied that a suitable system is feasible and have agreed that the detailed design of the drainage system can be finalised through a suspensive planning condition.
- 8.20 The final drainage system is, however, likely to be very similar to the most recently submitted details which show the surface water for each plot discharging to the new surface water sewage system which will drain to an area of below ground cellular storage units located within an area of open ground before connecting to the new surface water sewer which will run parallel with the access road before discharging to the existing culvert crossing Culloden Road. A new cut off ditch will be provided between the access road and adjacent field, along with a short section of bund along Culloden Road to intercept any overland flows from this area reaching the access road and adjacent houses. In terms of runoff the widened access road, and internal roads within the development site will discharge to a new roadside filter strip without further attenuation, however the rate and volume of the surface water runoff should not exceed the pre-development rate. This will be achieved through the provision of attenuation upstream, within the housing site, which should reduce the existing level of discharge currently coming from the brownfield site and associated hardstanding. The Highland Council will adopt the roadside drain as part of the road adoption process. Scottish Water will adopt all new foul and surface water sewers within the development. The proposed surface water arrangements for the housing development are inextricably linked to the drainage arrangements for the access road, therefore it is important that both applications are viewed together and planning conditions will ensure that the approval of details and timing of development occurs timeously and in the correct order.
- 8.21 The access road leading to the development from Culloden Road will be upgraded, including updated drainage arrangements and improvements to the visibility and pedestrian access at its junction with Culloden Road. The proposals for the access road are currently being considered under a separate planning application

(reference 17/03395/FUL). Within the development in-curtilage parking provision, turning areas and refuse collection points have all been provided in line with Council guidelines. Transport Planning have also recommended that visitor parking at a rate of 0.3 spaces per dwelling is provided within the site. Current guidelines state that this can either be provided on street, provided it does not cause an obstruction, or off street – e.g. within a parking layby. There is sufficient land for adequate visitor parking to be accommodated within the site, however the exact location will be agreed, in consultation with Transport Planning, prior to the commencement of the development in order to ensure that the most suitable location is established.

- 8.22 A traffic management plan was submitted and discharged prior to the demolition of the buildings, however a new traffic management plan will need to be submitted prior to the commencement of this development. This shall ensure that the existing haul road will be used for all construction related traffic which will reduce the impact on homeowners. A public access plan was approved in relation to the original application but will be updated to take account of the amended scheme prior to the development commencing.

#### Amenity

- 8.23 The proposal is adjacent to 4 of the existing houses, with 2 situated directly opposite the site. These looked onto the agricultural units and now face the building site. While their outlook will certainly be altered it is arguable that it will also be significantly enhanced, looking onto the green central courtyard area and a much reduced massing than the agricultural buildings. The remaining houses along the U2633 do not directly adjoin the development, but there will clearly be an increase in traffic using the road which will impact upon the existing housing. That said, there will no longer be heavy agricultural vehicles utilising the road and the road and associated drainage will be upgraded as part of the development (planning application ref: 17/03395/FUL). The use of the separate haul road for construction related traffic will further reduce the impact upon the amenity of existing residents. The private street lighting that is proposed within the development consists of low, bollard style lighting columns which will minimise glare. There will be no new street lighting along the access road.
- 8.24 A condition to ensure further testing and a scheme for dealing with potential contamination on site will be added to the consent due to the site's previous agricultural use and related potential for land contamination.

#### Proximity to Culloden Battlefield / Culloden Muir Conservation Area

- 8.25 Culloden is one of the most important battle sites in the history of the British Isles and as such has international significance. The area designated within the Inventory of Historic Battlefields defines the area in which the main events of the battle are considered to have taken place and where physical and archaeological evidence is likely to survive. The core area, where the two opposing forces were arrayed on the day of the battle, lies at the centre of the battlefield area, largely on ground owned by the National Trust for Scotland and where the visitor centre is located. The B9006 bisects the battlefield. The proposed development is located approximately 800m to the north of the core battlefield area. It is visually separated

from the central battlefield area by mature vegetation which provides effective screening.

- 8.26 It is, however, not just the visual impact which has raised concerns about building within the battlefield area, but also the potential for archaeological remains and, indeed, the moral principle of building on an area with such historic significance where many people lost their lives. This may be harder to quantify, but is no less significant for that, as can be seen by the number of representations received from people from all over the world. However it must be remembered that the proposal is not for new development on previously undeveloped land, but the redevelopment of a brownfield site consisting of large agricultural buildings and hardstanding. The site has already been developed with the erection of the agricultural complex and the proposal offers the opportunity for their replacement with a lower density group of high quality housing.
- 8.27 Historic Scotland have not commented on the existing application other than to state that they are not referred to in the conditions and therefore have no further comment to make, however in their response to the original 2011 application they state that *“although much of the proposed redevelopment at Viewhill lies within the northern edge of the battlefield designation, we do not consider that the new development will have an adverse impact on the integrity or significance of the battlefield. The existing structures on the site already represent a significant built element, and the proposed redevelopment is unlikely to have a significantly greater impact”* and that the proposed archaeological mitigation is *“in accordance with Historic Scotland’s publication: Managing Change in the Historic Environment: Historic Battlefields”*. In his appeal decision, the Reporter agreed with Historic Scotland that the proposal would be unlikely to have any impact on the character and ambience of the battlefield area.
- 8.28 Significant archaeological investigation of the housing site, including test-pitting and photographic recording, was completed and approved by the Planning Authority prior to the demolition of the agricultural buildings. Further monitoring was completed on the area of the haul road. The Council’s archaeologist notes, however, that there remains the potential for buried features or finds to survive and to be impacted by the development and that it is important that the nature and extent of any features is identified and recorded. A planning condition ensuring an archaeological watching brief will therefore be attached to the consent which will ensure that site clearance/excavation works are completed under archaeological supervision in order to protect the archaeological and historic interest of the site.

#### Developer contributions

- 8.29 A Section 75 has already been concluded which ensures the provision of 25% affordable housing within the development plus a contribution of £6,500 towards footpath/cycleway improvements for active travel between the development site and the city centre.
- 8.30 Given that the original application was granted prior to the Council’s clarification of its expected developer contributions in respect of education provision, it is not considered reasonable to request a contribution for this at this stage. Any future

amendment to house numbers would, however, trigger a contribution to be made.

Other material considerations

8.31 There are no other material considerations.

Matters to be secured by Section 75 Agreement

8.32 None. A Section 75 legal agreement has already been concluded for the development which ensures appropriate affordable housing provision and a financial contribution towards cycle and pedestrian improvements between the site and the City Centre.

**9. CONCLUSION**

9.1 The huge interest and affection that the public have for the Battlefield is clearly demonstrated by the number of representations that have been received from all over the world. It is an area of international significance and for this reason any decisions regarding its development must taken with due care and attention.

9.2 However it must be stressed that the principle of development in this location is not for consideration at this time. Planning permission for the 16 house plots has already been granted and remains extant in perpetuity. Consideration must therefore be limited only to the layout and design of the houses and associated details such as landscaping and drainage.

9.3 The layout and design of the housing broadly complies with the previously approved design brief. The tight courtyard formation, which respects the footprint of the previously developed land, is appropriate and in keeping with its rural location, as is the extensive use of natural building materials, hedging, planting and dry-stane dyking. The housing will be significantly lower in height and will result in a much reduced massing than the recently demolished agricultural buildings and as such is not considered to have any significant impact.

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

**10. IMPLICATIONS**

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

**Action required before decision issued** N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

**Subject to the above**, it is recommended that planning permission be **GRANTED**, subject to the following:

### Conditions and Reasons / Reasons for Refusal

1. No development shall commence on site until a construction phase Traffic Management Plan (including a routing plan to direct all construction related vehicles to the haul road to the SE of the development site) 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

2. Prior to the first occupation of each of the houses, parking spaces shall be provided within the associated curtilage as detailed on the approved plans.

**Reason:** In order to ensure the level of off-street parking is adequate

3. No further development shall commence until an updated Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during



construction; and

- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

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

4. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

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

5. 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 submitted to and agreed in writing by the Planning Authority, and undertaken in accordance with Planning Advice Note 33 (2000) and British Standard BS10175:2011+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 will validate and verify the completion of the agreed decontamination measures; and
  - v. in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

Thereafter, no development shall commence until written confirmation that the scheme has been implemented, completed and, if required, monitoring

measurements are 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

6. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

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

7. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or woodland and/or sports facilities and/or play areas and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

**Reason:** In order to secure high-quality open spaces in compliance with Council Supplementary Planning Guidelines.

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

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

9. The mitigation proposals set out in the report "Viewhill Farm Buildings, Inverness (Demolition and Renovation) Design Criteria for Bat Roost Provision" dated October 2012 shall be implemented within each house plot on the site. Full details of the proposed bat mitigation measures shall be submitted to, and approved in writing, by the planning authority prior to the occupation of each house. Thereafter the measures shall be implemented

prior to the occupation of each house.

**Reason:** To protect and enhance the nature conservation interests of the area.

10. The finishing materials for each house shall be natural slate roofing, timber windows and doors, wet dash/smooth render and timber linings.

**Reason:** In order to ensure high quality building materials, which are appropriate within the Conservation Area, are utilised.

11. All improvements to the U2633 access road (between the housing site and Culloden Road) shall be implemented in accordance with the details agreed in planning application reference 17/03395/FUL and completed prior to the first occupation of the development.

**Reason:** In order to ensure the improvements to the access road are provided timeously in the interests of public safety.

12. Notwithstanding the provisions of Article 3 and Class(es) 1-6 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development of a type identified in the aforementioned classes shall take place within the curtilage of any house without planning permission being granted on application to the Planning Authority.

**Reason:** In order to enable the Planning Authority to retain effective control over future development within the application site

13. The refuse collection points as detailed in the approved drawings shall be constructed prior to the first occupation of the development, and retained in perpetuity.

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

14. No development or work shall commence until full details of the design of the surface water drainage system, including discharge rates into local waterbodies and on-site storage requirements have been submitted to and approved in writing by the planning authority in consultation with the Flood Risk Management team. The drainage system shall be implemented in accordance with the approved details prior to the first occupation of the houses.

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

15. No development or work shall commence until full details of the design of the flood storage area and roadside cutoff ditch, including maintenance

responsibilities, have been submitted to and approved in writing by the planning authority in consultation with the Flood Risk Management team. The work shall thereafter be implemented in accordance with the approved details prior to the first occupation of the houses.

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

16. No development or work shall commence until the drainage provisions for the access road (application reference 17/03395/FUL) have been approved in writing by the planning authority in consultation with the Flood Risk Management team and will be completed prior to first occupation of the houses granted planning permission.

**Reason:** In order to ensure the drainage solutions for the 2 related developments are compatible.

17. All new and upgraded culverts and bridges within the development site shall be designed to accommodate a 1 in 200 year flood events and completed prior to first occupation of the houses granted planning permission.

**Reason:** In order to ensure that the flood works are capable of accommodating a 1 in 200 year flood event.

18. No development or work shall commence until full details of all temporary surface water drainage measures designed to prevent flooding and contamination of existing watercourses during construction shall be submitted to and agreed in writing by the Planning Authority and thereafter so implemented.

**Reason:** In order to ensure the proper provision of SUDS facilities.

19. No development or work shall commence until full details of the position of visitor parking to serve the development has been submitted to and approved in writing by the planning authority, in consultation with the Transport Planning team. The visitor parking shall thereafter be provided in accordance with the approved details prior to the first occupation of the development.

**Reason:** In the interests of residential amenity and road safety.

20. No development shall commence until a detailed plan of public access across the site (existing, during construction and upon completion) shall be submitted to and agreed in writing by the Planning Authority. The details shall show:

1. All existing paths, tracks and rights of way, and any areas currently outwith or excluded from statutory access rights (under Part 1 of the Land Reform (Scotland) Act 2003);
2. Any areas proposed for exclusion from statutory access rights, for

- reasons of privacy, disturbance or curtilage, in relation to proposed buildings or structures;
3. All paths and tracks proposed for construction, for use by walkers, riders, cyclists, all-abilities users etc;
  4. Any diversion of paths, temporary or permanent, proposed for the purposes of the development.

The works shall be implemented in accordance with the approved details prior to the first occupation of the development.

**Reason:** In order to ensure that public access in the vicinity is maintained.

### **REASON FOR DECISION**

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.

### **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

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

### **FOOTNOTE TO APPLICANT**

#### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **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 (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as 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.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_wor](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_wor)

### **Mud & Debris on Road**

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

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

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

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

### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Signature: Nicola Drummond  
Designation: Area Planning Manager – South/Major Developments  
Author: Christine Macleod  
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1- Location Plan (1374-P-000-XX-01 rev C)
- Plan 2 - Site Layout (1374-P-000-XX-04 rev I)
- Plan 3 - Site Sectional Elevations (1374-P-000-XX-10 rev F)
- Plan 4 - Comparative sections and elevations (1374-P-000-XX-11 rev D)
- Plan 5- Site Visualisation (1374-P-000-XX-12)
- Plan 6- Elevation (1374-P-214-RH-02 Rev A)
- Plan 7 – Elevation (1374-P-212-RH-02 rev A)
- Plan 8 – Elevation (1374-P-000-XX-20 rev D)
- Plan 9 - Landscape, Sheet 1 (437.14.01 rev E)
- Plan 10 - Landscape, Sheet 2 (437.14.02 REV E)
- Plan 11 - Landscape, Sheet 3 (437.14.03 REV E)
- Plan 12- Road Layout Plan (119000-1002 rev K)
- Plan 13- Conceptual Drainage Plan - *indicative* (119000-2000 rev I)
- Plan 14 – Boundary Treatments, Sheet 1 (1374-P-000-XX-30 rev A)



Summary of changes to house detailing and layout.

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NOTES

LEGEND

- Soft landscaping**
- Proposed trees
  - Proposed hedge 900mm
  - Proposed hedge 1800mm
  - Public open space & Landscape areas (located)
  - Private garden space (planting/turfed)
  - Proposed amenity shrub planting
  - UPOS Usable Public Open Space
  - POS Public Open Space
  - Refer to landscaping drawings nos TBC
- Hard landscaping**
- Hot rolled asphalt (standard road to be adopted)
  - Hot rolled asphalt (Private Road)
  - Block pavements - natural (Non-Adoptable Areas - Private Factor)
  - Block pavements - charcoal (Non-Adoptable driveways/parking)
  - 2.0 / 3.0m wide remote footpath & cycleway (to be adopted)
- Boundary treatments**
- Type A: 0.9m post and wire fence
  - Type B: 1.8m high timber fence
  - Type C: 0.9m high masonry wall with 0.9m high fence over
  - Type D: 0.9m dyke
  - 1.8m high timber hedged and braced gate
  - Hedging to plot boundaries as indicated (refer to separate landscape plan)
  - Refer to Boundary Treatments Details, on DWA Landscape drawings
- Other amenities**
- Rotary drainer location
  - 0.6 x 1.8m bin stance (adjacent to driveway/path)
  - Refuse bin collection point (Semi-Detached and where Adoptable road area ends)
  - Drainage infrastructure area

EXTERNAL FINISHES

- External walls**  
Wetlath K Rend Silicone Roughcast  
Colour: "Sterling White"
- Front entrance and utility doors**  
Front entrance door: Nordan Timber Entrance Door or equivalent  
Balcony: Anthracite Grey (RAL 7016)  
Rear utility: Nordan Timber Entrance Door or equivalent  
Trunking: Anthracite Grey (RAL 7016)
- French doors and windows**  
PVC-U colour: grey RAL 7016
- Sills**  
Precast concrete low profile slip sills with cast colour grey  
PVC-U slip sill Colour: grey
- Rainwater goods**  
Finnish PVC-U Gutters, colour: Anthracite grey
- Cladding**  
Vertical Larch Cladding Boards  
2 coats clear osmo oil
- Fences, walls**  
Painted Timber, colour: Grey
- Feature linings**  
Vertical Larch Cladding Boards  
2 coats of osmo oil
- Roofs**  
Generally: Interlocking Concrete Tiles, colour: Smooth Grey  
Dormers/monopitch projections: Plain small concrete Tiles, colour: Smooth Grey
- Driveways**  
Marshall Keyblock 80mm pavements, colours: as materials key
- Boundary Distances**  
All plots are to be generally a minimum of 1250mm to the party boundary fence and an absolute minimum of 1000mm. Any glazing along a party boundary is to be a maximum 6 x the distance to the boundary i.e. 6 x 1000mm = A maximum of 6m<sup>2</sup> of glazing. All properties comply with the above.
- Privacy** - Plots have a minimum of 1.8m between the facing windows of habitable rooms.

Additional Areas of stone walling highlighted by Blue revision bubbles

Stone Feature walling added to the following house types:  
146 Cluny  
185 Marr  
212 Strathdon

Roof verges revised to show raking soffit appearance.

2no chimneys added to either end of dominant gables of the 212 Strathdon and 300 Gullane. 6 house plots in total

Additional Boundary Wall features addressing Public Open Square and house plots

Seating area & feature walling in open space to tally with plot boundary treatments

Porches added to 83 HT 4 Units in total.

Entrance feature wall extended. Viewhill Name Plate in Stone

Landscape planting in green area formalised to provide boundary / edge

Increased use of stone wall enclosures to plot FUE

HT 185 Gables remain as render.

HT 212 Stone feature cladding along with weathered timber to feature gables. Chimneys been added

HT 214 Stone feature cladding along with weathered timber to feature gables.

HT 300 Chimneys have been added to feature gables.

TOTAL Parking Provision for Development		
In Curtilage (Plots 1-16)	On Street (visitor bays)	Total
44	5	50

Total Provision of Parking for Development

Unit Reference	Unit Name	Unit Type	Total No of Units	Bedrooms	Compliant Parking Distribution			Totals	
					Minimum Parking Spaces Required	Compliant Parking Spaces in Drive	Compliant Parking Spaces in Garage	Total Min No. Required	Total No. Actually Provided within individual Drives & Garages
83	Affordable	Semi-Detached	4	3	2	2	0	8	8
146	Cluny	Detached House	1	4	2	2	1	3	3
185	Marr	Detached house	3	4	2	2	1	6	9
212	Strathdon	Detached house	2	5	3	2	1	6	6
214	Drumallan	Detached house	2	5	3	2	1	6	6
300	Gullane	Detached house	4	5	3	2	1	12	12
			16					41	44

DEVELOPMENT MIX - 16 Units

Unit Reference	Unit Name	Unit Type	Plot nos.		Accommodation		No. of storeys	Total No. off	Total floor area			
			LH	RH	Bedrooms	Min Parking Spaces			m <sup>2</sup>	sq. ft		
83	Affordable	Semi-Detached	13, 15	12, 14	3	2	1.5	4	332	3,574		
146	Cluny	Detached House	16	-	4	3	1.5	1	146	1,572		
185	Marr	Detached House	6	5, 11	4	3	1.5	3	555	5,974		
212	Strathdon	Detached House	4	7	5	3	1.5	2	424	4,564		
214	Drumallan	Detached House	8	3	5	3	1.5	2	428	4,607		
300	Gullane	Detached House	1, 10	2, 9	5	3	1.5	4	1,200	12,917		
									<b>Total</b>	<b>16</b>	<b>3,085</b>	<b>33,207</b>

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 1

REV	DESCRIPTION	DATE	BY



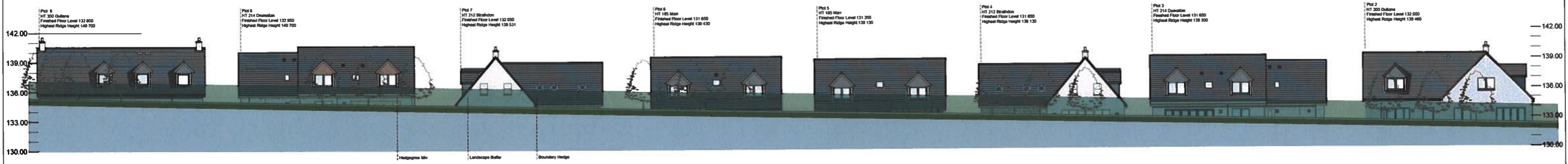
KIRKWOOD BUSINESS PARK, SAUCHIE INVERURIE, ABERDEENSHIRE AB51 9JL  
T 01330 833566 F 01330 833625  
info@kirkwoodhomes.com www.kirkwoodhomes.co.uk

PROJECT  
Proposed Residential Development  
Viewhill, Inverness

CONTENT  
Site Layout Sheet 2 of 2

DATE	SCALE	DRAWN	CHECKED	STATUS
06.10.16	1:500	LMS		Planning

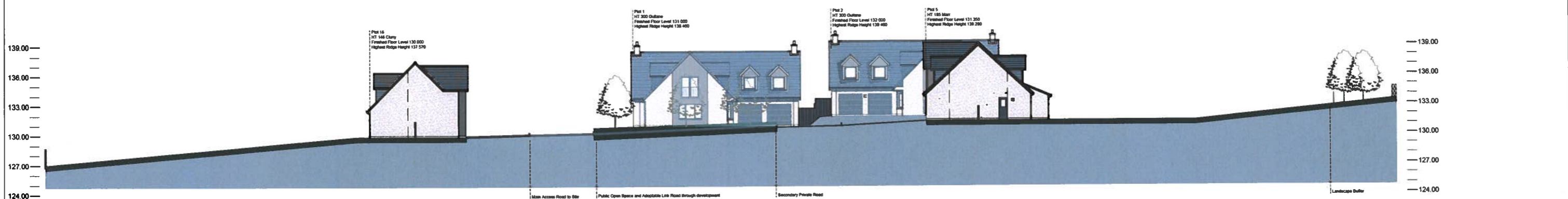
PROJECT NO	SET	REFERENCE	PLOT NO	SHEET NO	REV
1374	PR	000	XX	04	-



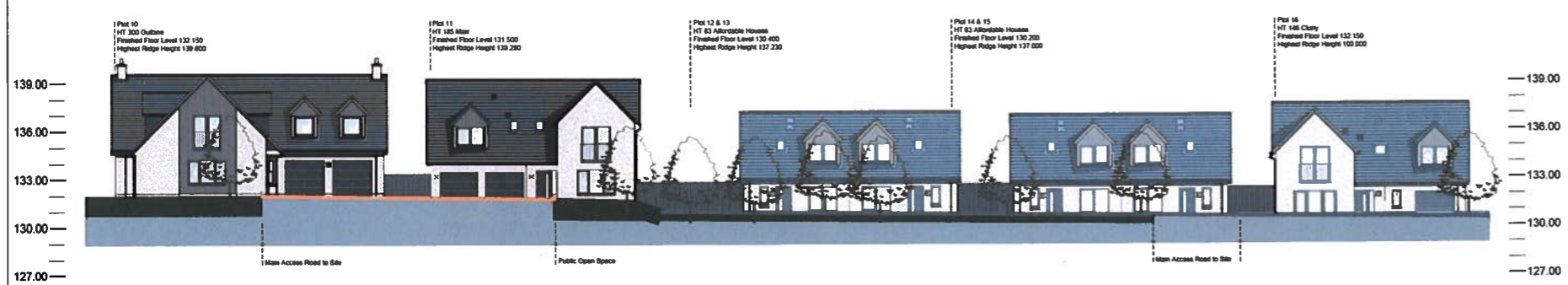
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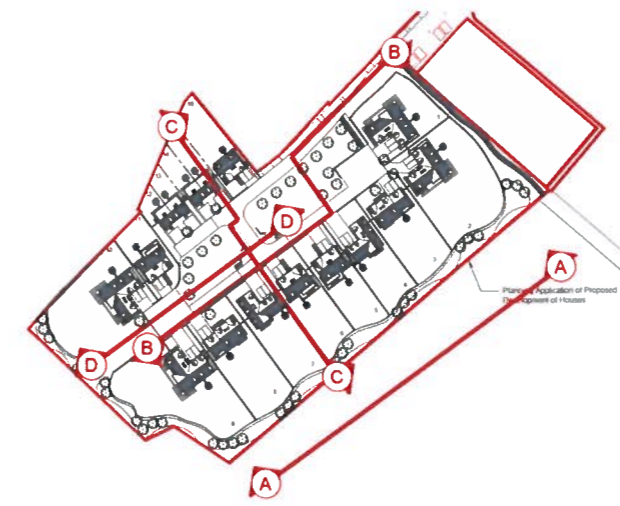
Sectional Elevation BB Scale 1:200



Sectional Elevation CC Scale 1:200



Sectional Elevation DD Scale 1:200



Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 2

REV	DESCRIPTION	DATE	BY
A	Chimneys added to Elevation A-A (Gullane and Strathdon HT) Chimneys corrected on Elevations BB, CC, DD. Section titles added for sections CC & DD	01 03 18	AM

**KIRKWOOD HOMES**

KIRKWOOD BUSINESS PARK, SAUCHIE, INVERURIE, ABERDEENSHIRE AB51 7LT  
T 01330 833595 F 01330 833675  
info@kirkwoodhomes.com www.kirkwoodhomes.co.uk

PROJECT  
Proposed Residential Development  
Viewhill, Culloden

CONTENT  
Site Sectional Elevations

DATE	SCALE	DRAWN	CHECKED	STATUS
20.09.16	1:200	LMS		Planning

PROJECT NO	SET	REFERENCE	PLOT NO	SHEET NO	REV
1374	/PF/	000	/XX/	10	/-

<b>Main Entrance Door</b> Nordan Timber NTech Entrance Door Balmoral Anthracite Grey (RAL 7016) 	<b>Rear / Utility Door</b> Nordan Timber NTech Entrance Door Trafalgar Anthracite Grey (RAL 7016) 	<b>French Doors</b> Timber Patio Doors Anthracite Grey (RAL 7016) 	<b>Main Walls</b> Wetdash K-Rend Silicone Roughcast Colour - 'Sterling White' or equal approved 	<b>Timber Cladding and Linings</b> Weathered Vertical Larch Cladding Boards 	<b>Fascias, Soffits</b> Painted Timber Colour: Grey 	<b>Main Roofs</b> Natural Slate Roof Tiles Colour: Smooth Grey 	<b>Dormers and Canopies</b> Natural Slate Roof Tiles Colour: Smooth Grey 
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<b>Rainwater Goods</b> FloPlast PVC-U Guttering Colour: Anthracite Grey 	<b>Garage door</b> Garador Design 100 2136 / 2439 mm high modern style up-and-over door with chrome handle, or similar. Colour: Grey 	<b>Hard Landscaping</b> Marshall Keyblock 80mm concrete block paviments. Charcoal Driveways 	<b>Windows &amp; Cills</b> Timber Windows Anthracite Grey (RAL 7016) 	<b>Boundary Treatments</b> Please refer to boundary treatment plan to see plot specific boundaries and locations of public fencing, walls, hedging and landscaping.	<b>Slab Types</b> Concrete Slabs 600mm x 600MM Colour: Grey 	<b>Hard Landscaping</b> Marshall Keyblock 80mm concrete block paviments. Natural On-street Visitor Parking bays and shared Areas 
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Item 5.2 – PLS/006/18  
 17/03396/FUL  
 Plan 3

REV	DESCRIPTION	DATE	BY

**KIRKWOOD HOMES**

KIRKWOOD BUSINESS PARK, SAUCHIE, INVERURIE, ABERDEENSHIRE AB51 7LE  
 T 01330 833595 F 01330 833675  
 info@kirkwood-homes.com www.kirkwoodhomes.co.uk

PROJECT  
 Proposed Residential Development,  
 Viewhill, Culloden, Inverness

CONTENTS  
 Materials Elevations & Details

DATE	SCALE	DRAWN	CHECKED	STATUS
11.10.2016	1:200	LMS		Planning

PROJECT NO	SET	REFERENCE	PLOT NO	SHEET NO	REV
1374	PP	000	XX	20	-

A3

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Scale 1:100

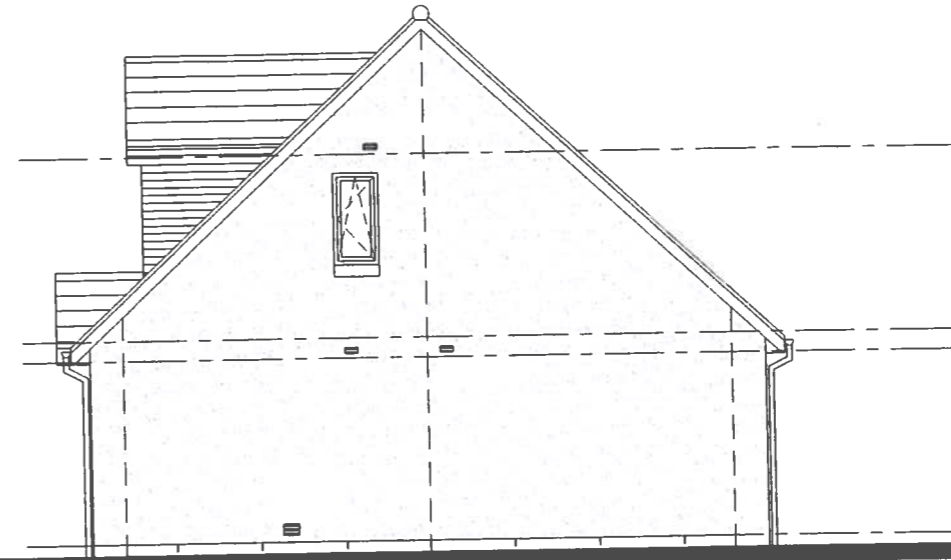
26

LSCE HOUSE TYPE (affordable) (4 units)  
Amendments:  
Pitched porch feature above entrance doors  
Adjustment to soffits/roof overhang

Natural Slate Roof Tiles  
Smooth Grey Colour  
  
Weldash K-Rend Silicone  
Roughcast  
Colour Sterling white or equal  
approved  
  
Timber Windows and doors  
Anthracite Grey (RAL 7016)



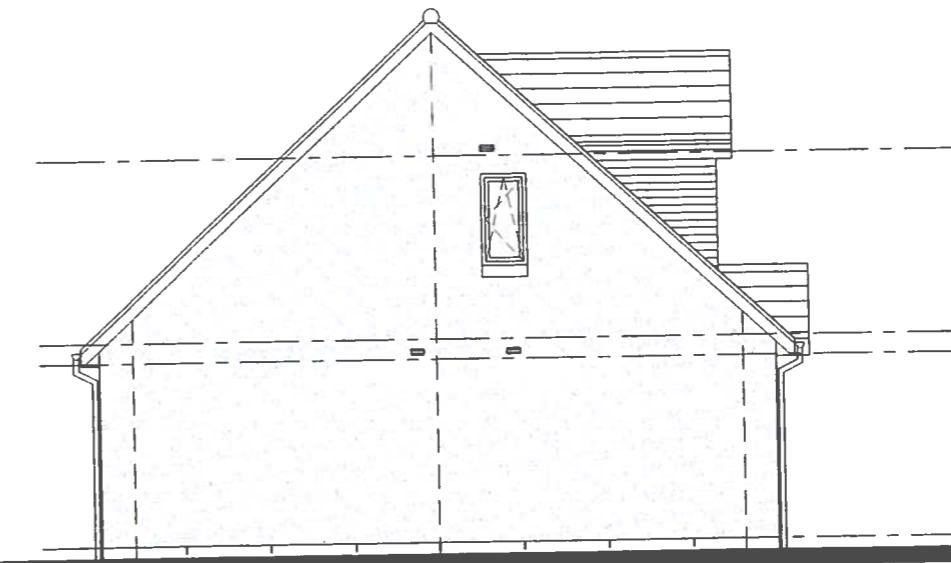
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 4



**KIRKWOOD  
HOMES**

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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type - LCSE - 83 - Semi-Detached  
Proposed Elevations

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B	Porch canopies added above front doors. Central window bars removed from gable windows. Dormer added to side elevation.	21.02.18	AM
A	Dimension of FFL to Ridge height added	10/01/18	LMS
REV.	DESCRIPTION	DATE	BY

DATE	SCALE	DRAWN	CHECKED	STATUS
01.02.17	1:100	LMS		Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	83	XX	02	B

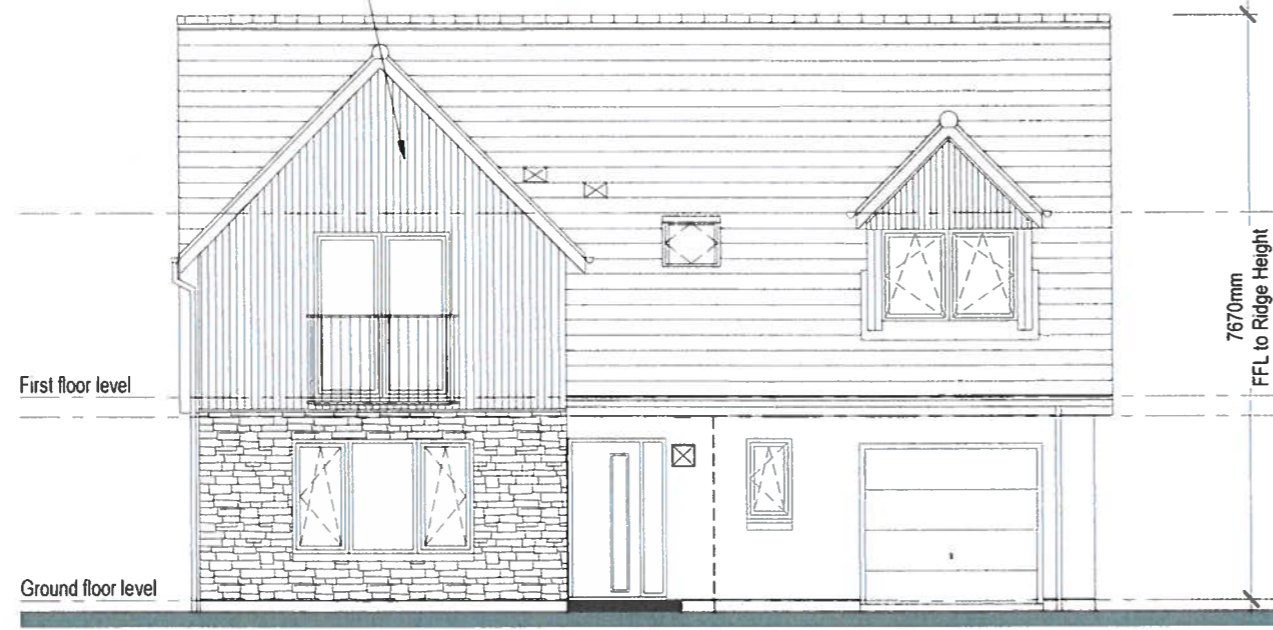
A3

0 1 2 3 4 5 m  
Scale 1:100

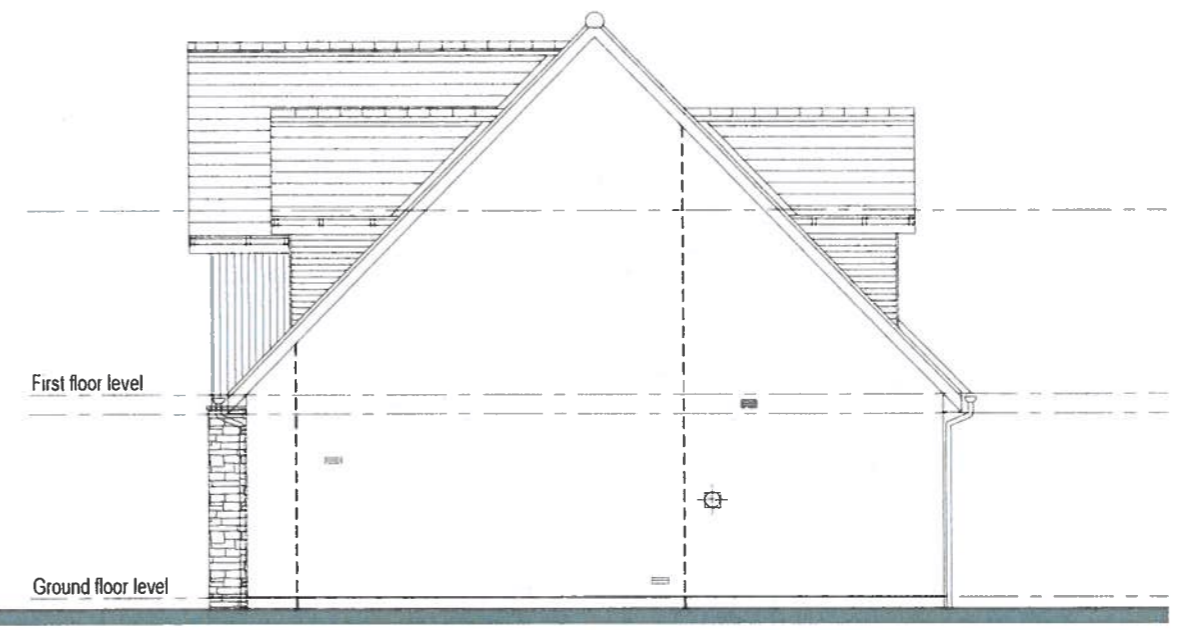
27

CLUNY HOUSE TYPE (1 unit)  
Amendments:  
Stone cladding on front elevation  
Adjustment to soffits/roof overhang

See Drawing 1374-P-000-XX-10 & 20  
for more details on materials.



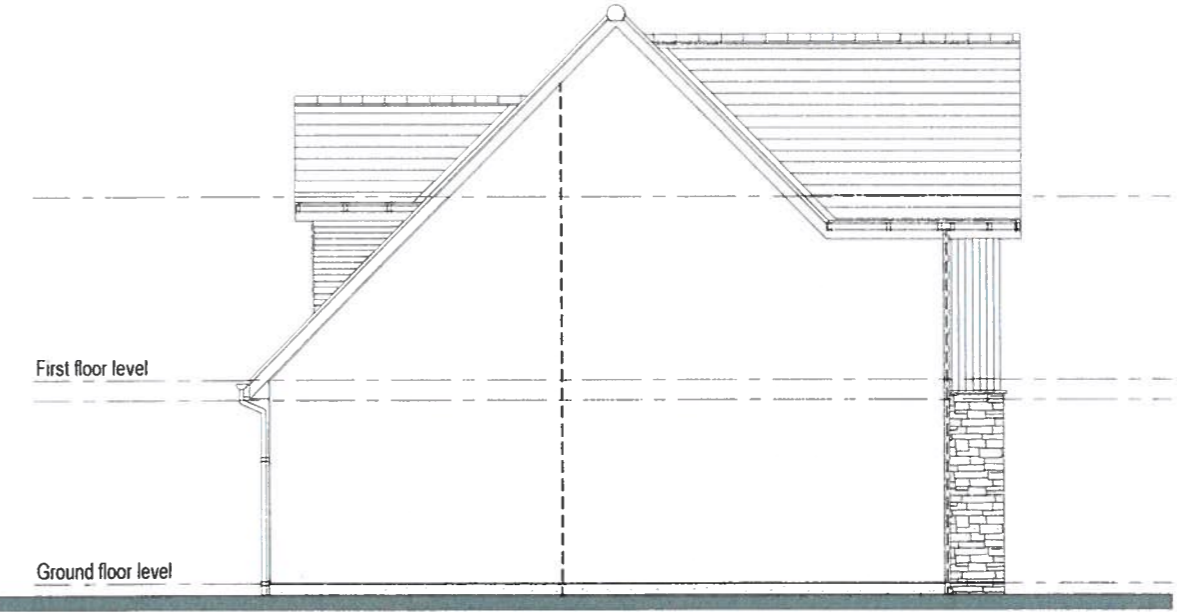
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 5



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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type - Cluny - 146 - Left Hand  
Proposed Elevations

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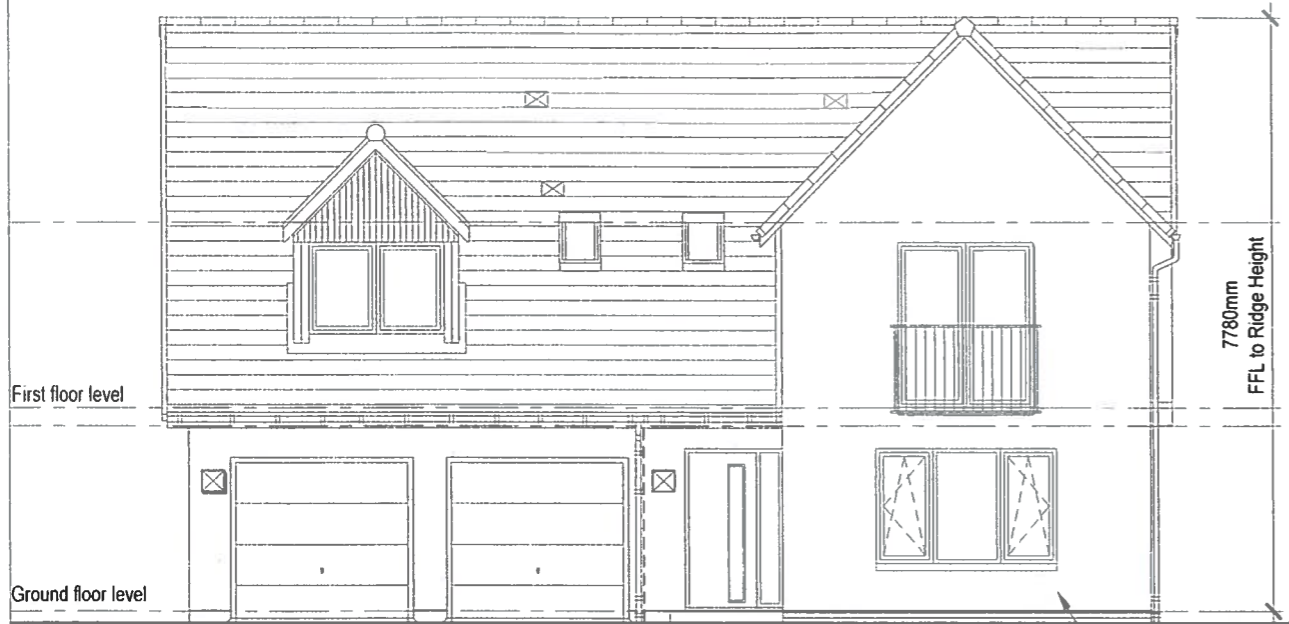
A	New Gable material added to elevation returns	21.02.18	AM
REV.	DESCRIPTION	DATE	BY
DATE	SCALE	DRAWN	CHECKED
01.02.17	1:100	LMS	
STATUS		Planning	
PROJECT NO.	SET	REFERENCE	PLOT NO.
1374	/PP/	146	/ LH /
SHEET NO.		REV.	
02		/ A	

A3

0 1 2 3 4 5 m  
Scale 1:100

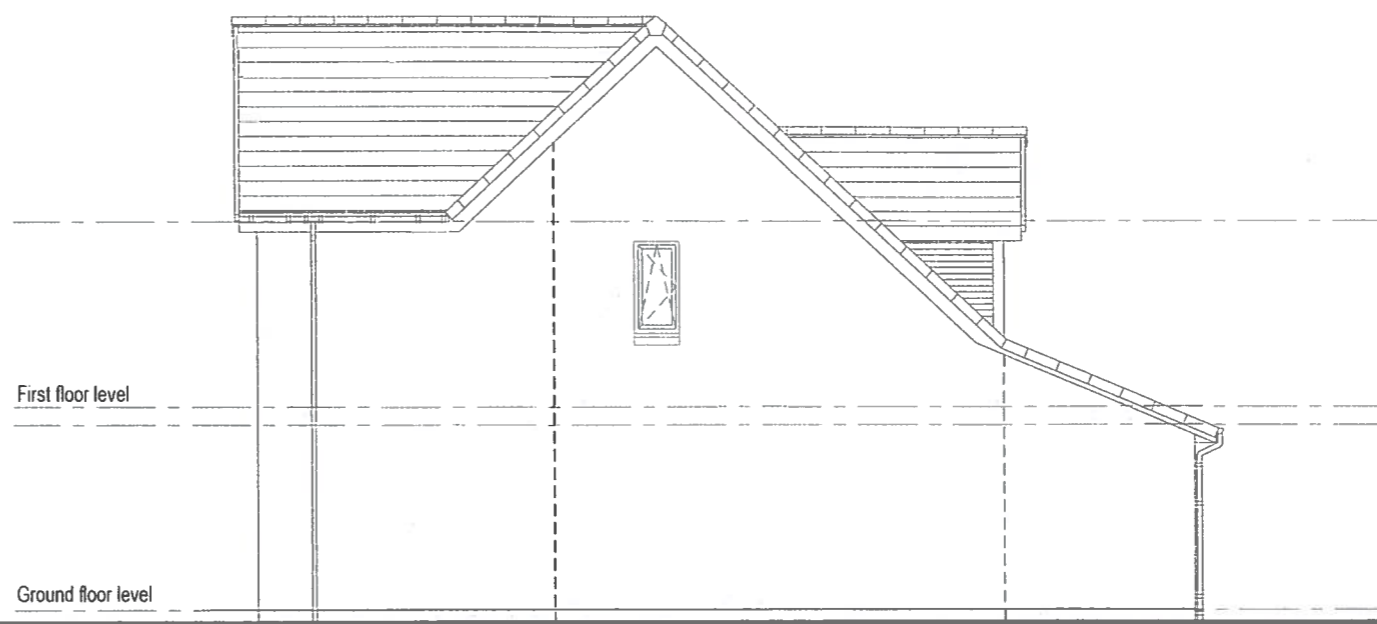
28

MARR HOUSE TYPE (3 units)  
Amendments:  
Adjustment to soffits/roof overhang

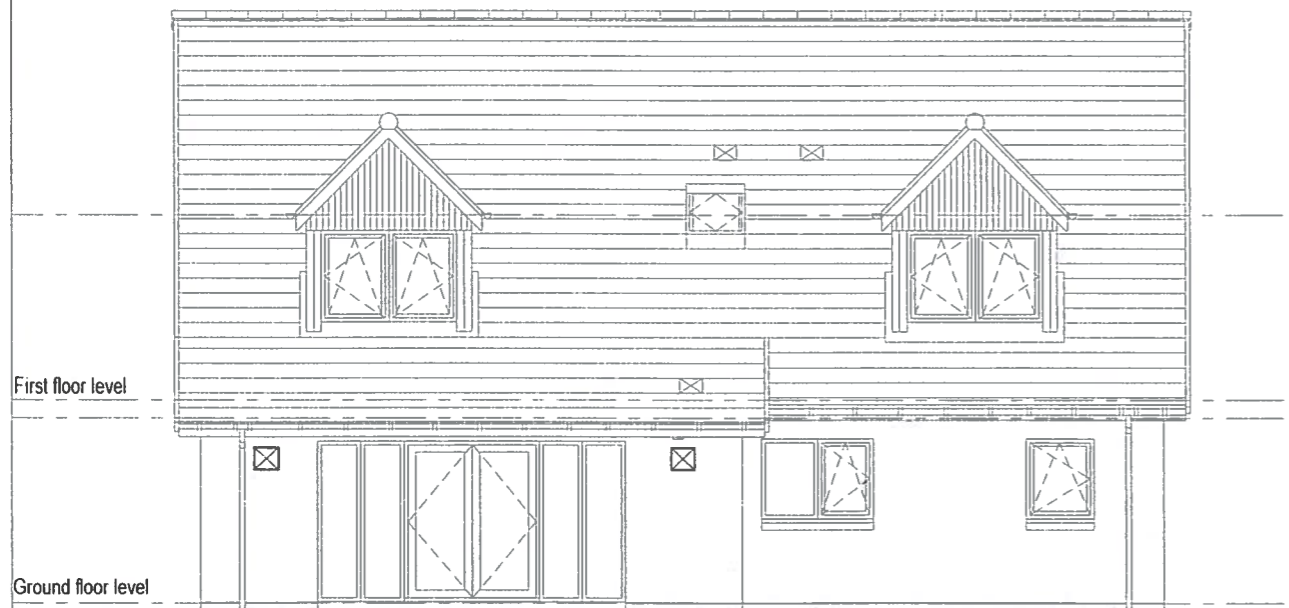


Front Elevation

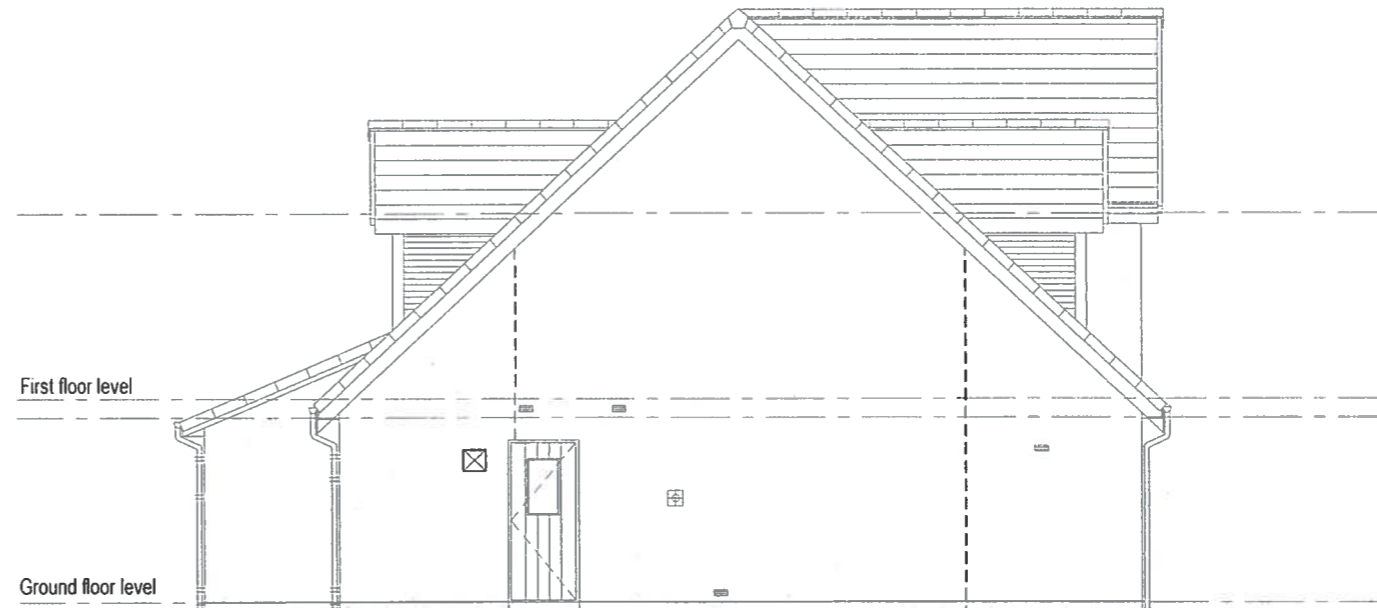
See Drawing 1374-P-000-XX-10 & 20 for more details on materials.



Side Elevation



Rear Elevation



Side Elevation

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 6



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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type - Marr 185 - Right Hand  
Proposed Elevations

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A	Central window bars removed from rear and side elevation windows. Wall mounted gas box removed from side elevation.	21.02.18	AM
REV.	DESCRIPTION	DATE	BY

DATE	SCALE	DRAWN	CHECKED	STATUS
01.02.17	1:100	LMS		Planning

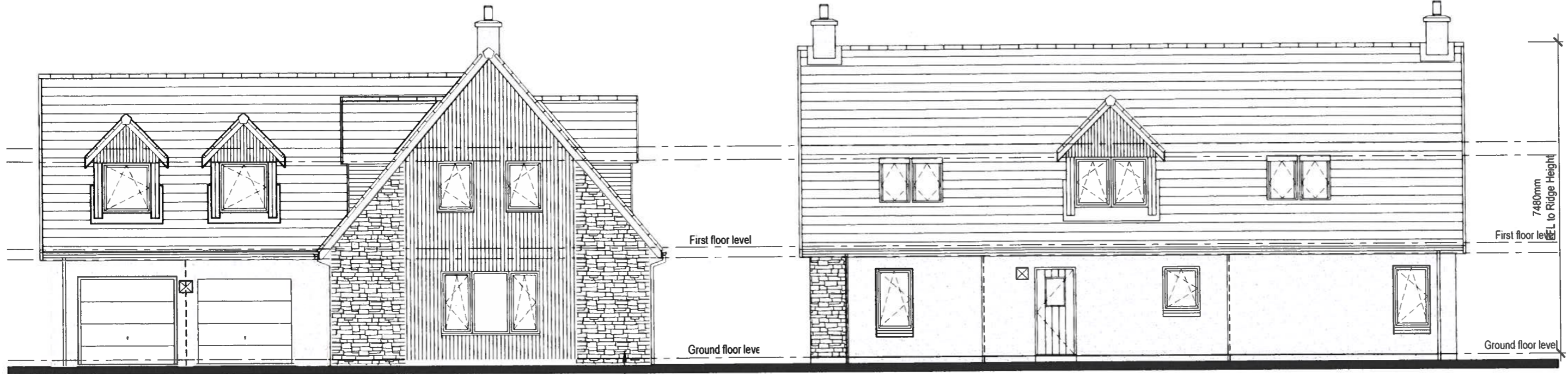
PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	/PP/	185	/RH/	02	/A

A3

0 1 2 3 4 5 m  
Scale 1:100

29

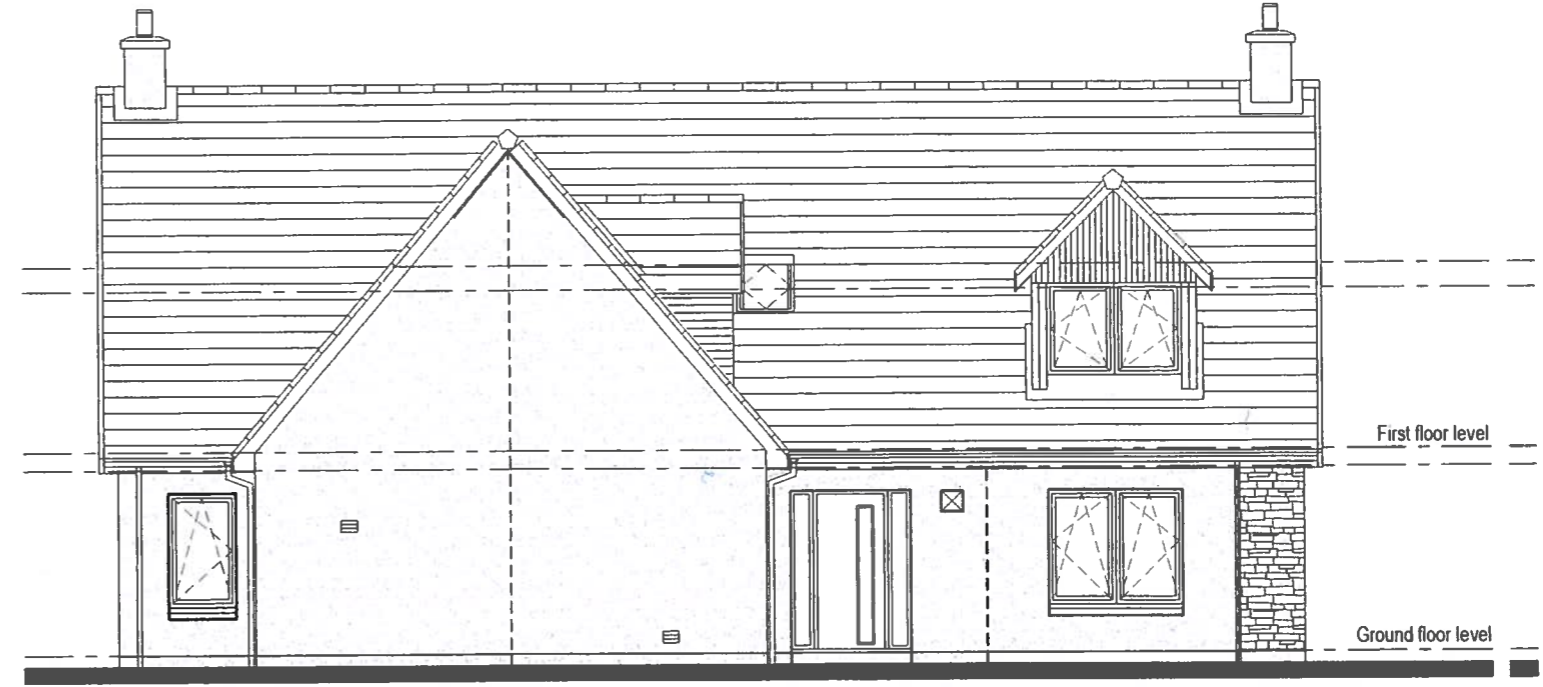
Amendments:  
Stone cladding on front elevation  
Adjustment to soffits/roof overhang  
Addition of chimneys



See Drawing 1374-P-000-XX-10 & 20 for more details on materials

FRONT ELEVATION  
SCALE 1:100

SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100

SIDE ELEVATION  
SCALE 1:100

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 7



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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type 212 - TBC - Right Hand  
Proposed Elevations

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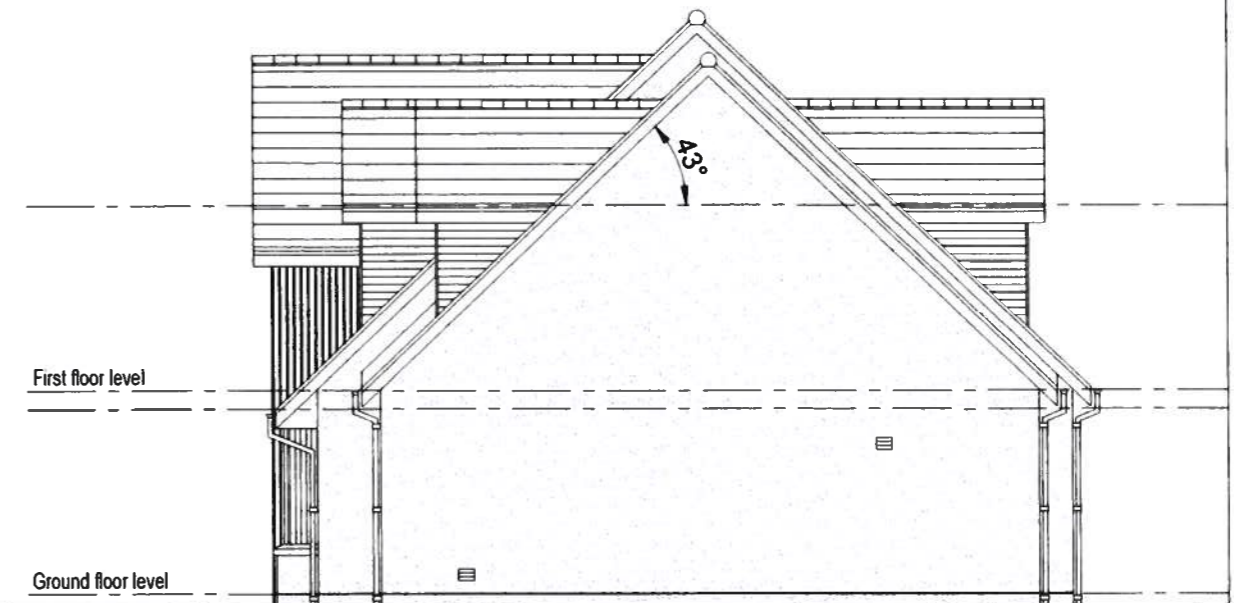
B	Drawing handing's corrected to left hand. Stone added to front elevation and gable returns. Central window bars removed from front and rear elevations. feature cross bars removed from Gables. Chimneys added to main gable.	21.02.18	AM		
A	Dimension of FFL to Ridge height and materials added	10/01/18	LMS		
REV.	DESCRIPTION	DATE	BY		
DATE	SCALE	DRAWN	CHECKED	STATUS	
01.06.17	1:100	KJO		For Approval	
PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	/PP/	212	/ RH /	02	/ B

A3

0 1 2 3 4 5 m  
Scale 1:100

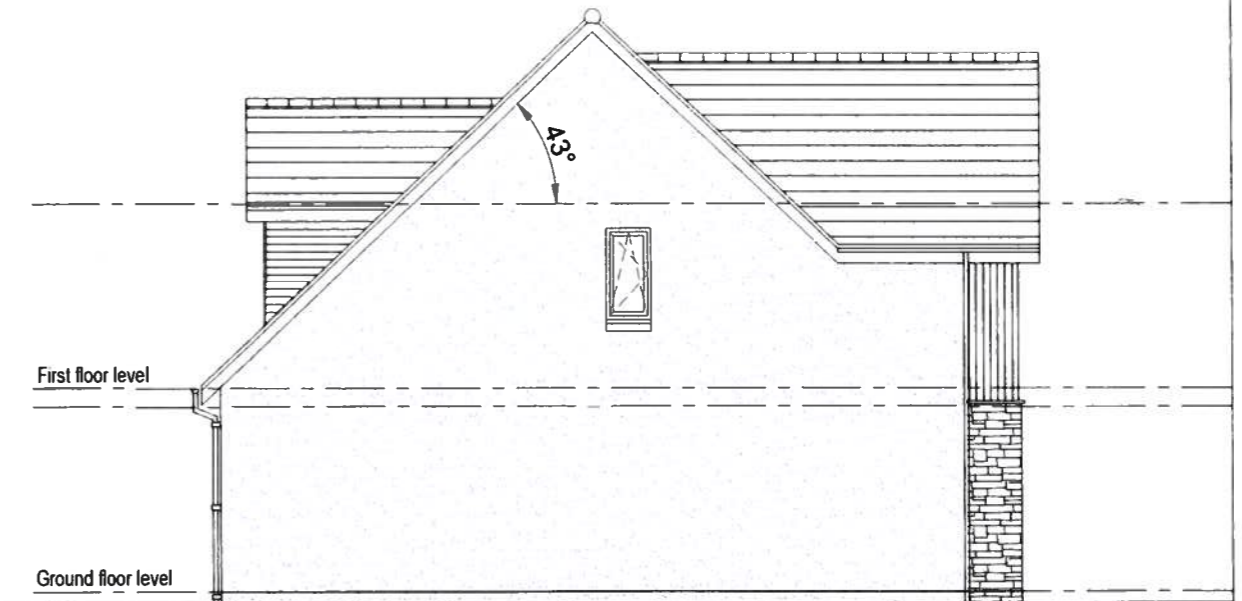
30

DRUMALLAN HOUSE TYPE (2 units)  
Amendments:  
Stone cladding on front elevation  
Adjustment to soffits/roof overhang



FRONT ELEVATION  
SCALE 1:100

SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100

SIDE ELEVATION  
SCALE 1:100

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 8



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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type - Drumallan 214 (Detached House) Left Hand  
Proposed Elevations

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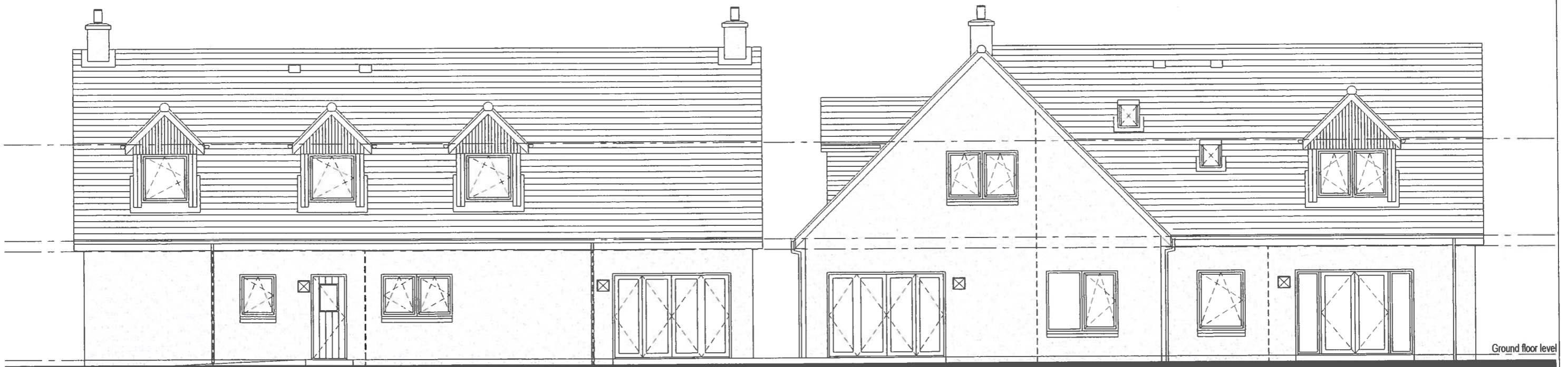
A	New Gable material added to elevation returns. Central window bars removed from gable elevation.	21.02.18	AM
REV.	DESCRIPTION	DATE	BY
DATE	SCALE	DRAWN	CHECKED
30.03.17	1:100	LMS	
STATUS		Planning	
PROJECT NO.	SET	REFERENCE	PLOT NO.
1374	/PP/	214	/ LH /
SHEET NO.		REV.	
02		/ A	



A3

31

Amendments:  
Addition of chimneys  
Adjustment to soffits/roof overhang



Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 9



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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type - Gullane 300 - Left Hand  
Proposed Elevations

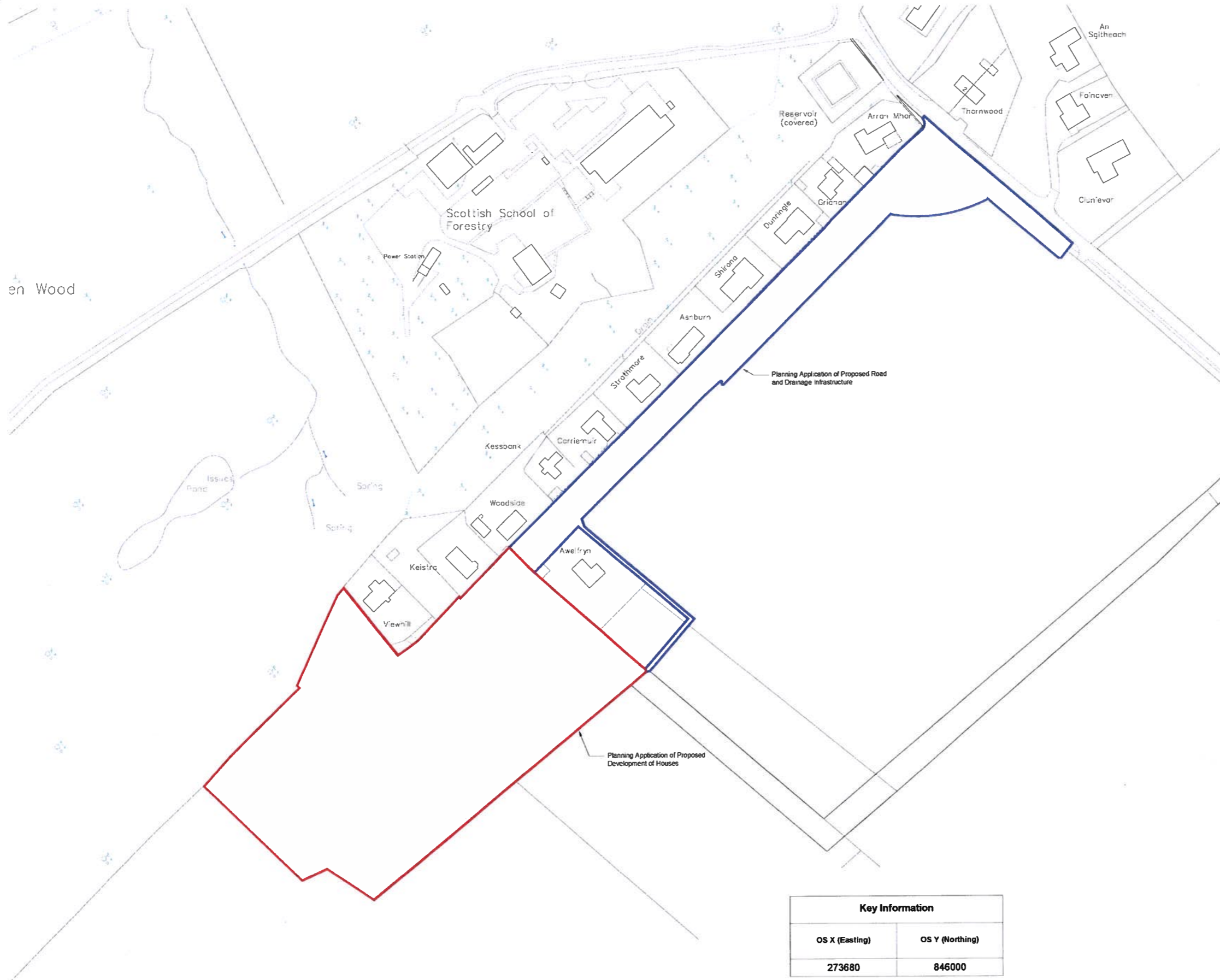
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REV.	DESCRIPTION	DATE	BY		
23.02.2018	SCALE 1:100 DRAWN LMS CHECKED LMS STATUS Planning				
PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	300	LH	03	-

A1 0 10 20 30 40 50m  
Scale 1:1000

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NOTES



Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 10

REV	DESCRIPTION	DATE	BY
C	Planning Application separated into Planning Application of Roads and Planning Application of Boundary Houses	19.07.17	LMS
B	Planning Boundary adjusted to include engineering road areas	21.06.17	LMS
A	Drawing changed to A1 and updated red line boundary to include existing road	02.05.17	LMS

Key Information	
OS X (Easting)	OS Y (Northing)
273680	846000

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PROJECT  
Proposed Residential Development  
Viewhill, Inverness

CONTENT  
Location Plan

DATE	SCALE	URBAN	CHECKED	STATUS	
01.05.17	1:1000	LMS		Planning	
PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	/ P /	000	/ XX /	01	/ C



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- LEGEND**
- Soil Landscaping**
- Proposed trees
  - Proposed hedge 900mm
  - Proposed hedge 1000mm
  - Public open space & Landscape areas (turfed)
  - Private garden space (planted/turfed)
  - Proposed amenity shrub planting
- UPOS** Usable Public Open Space  
**POS** Public Open Space  
Refer to landscaping drgs. nos. TBC
- Hard Landscaping**
- Hot rolled asphalt (standard road to be adopted)
  - Hot rolled asphalt (Private Road)
  - Block pavements - natural (Non-Adoptable Areas - Private Factor)
  - Block pavements - charcoal (Non-Adoptable driveways/parking)
  - 2.0 / 3.0m wide remote footpath & cycleway (to be adopted)
- Boundary treatments**
- Type A: 0.9m post and wire fence
  - Type B: 1.8m high timber fence
  - Type C: 0.9m high masonry wall with 0.9m high fence over
  - Type D: 0.9m dyke
  - 1.8m high timber hedged and braced gate
  - Hedging to plot boundaries as indicated (refer to separate landscape plan)
  - Refer to Boundary Treatments Details, on DWA Landscape Drwgs
- Other amenities**
- Rotary door location
  - 0.6 x 1.8m bin stance (adjacent to driveway/path)
  - Re-use bin collection point (Semi-Detached and where Adoptable road area ends)
  - Drainage infrastructure area

- EXTERNAL FINISHES**
- External walls**  
Weldash K Rend Silicone Roughcast  
Colour: 'Starling White'
- Front entrance and Utility doors**  
Front entrance door: Nordic Timber Entrance Door or equivalent  
Balcony: Anthracite Grey (RAL 7016)  
Rear Utility: Nordic Timber Entrance Door or equivalent  
Tretlager: Anthracite Grey (RAL 7016)
- French doors and windows**  
PVC-U, colour: grey RAL 7016
- Sills**  
Precast concrete low profile slip sills with cast colour: grey  
PVC-U slip sill. Colour: grey
- Rainwater goods**  
FluPlast PVC-U Outletting, colour: Anthracite grey
- Cladding**  
Vertical Larch Cladding Boards  
2 coats clear osmo oil
- Fascias, soffits**  
Painted Timber, colour: Grey
- Feature linings**  
Vertical Larch Cladding Boards  
2 coats of osmo oil
- Roofs**  
Generally: Interlocking Concrete Tiles, colour: Smooth Grey  
Dormer/porch projections: Plain small concrete Tiles, colour: Smooth Grey
- Driveways**  
Marshall Keylock 80mm peavours colours as materials key
- Boundary Distances**  
All plots are to be generally a minimum of 1250mm to the party boundary fence and an absolute minimum of 1000mm. Any glazing facing a party boundary is to be a maximum 6m from the boundary to the boundary. A maximum of 5m of glazing. All properties comply with the above.
- Privacy** - Plots have a minimum of 18m between the facing windows of habitable rooms.



**TOTAL Parking Provision for Development**

In Curtilage (Plots 1-16)	On Street (visitor bays)	Total
44	6	50

**Total Provision of Parking for Development**

Unit Reference	Unit Name	Unit Type	Total No of Units	Bedrooms	Compliant Parking Distribution			Totals	
					Minimum Parking Spaces Required	Compliant Parking Spaces in Drive	Compliant Parking Spaces in Garage	Total Min No. Required	Total No. Actually Provided within Individual Drives & Garages
83	Affordable	Semi-Detached	4	3	2	2	0	8	8
146	Cluny	Detached House	1	4	2	2	1	3	3
185	Marr	Detached house	3	4	2	2	1	6	9
212	Strathdon	Detached house	2	5	3	2	1	6	6
214	Drumellan	Detached house	2	5	3	2	1	6	6
300	Gulane	Detached house	4	5	3	2	1	12	12
					18			41	44

REV	DESCRIPTION	DATE	BY
I	Amendments to site layout following planning comments in reference to 17/03396/FUL. Planning, Transport & Forestry comments addressed	14.01.18	LMS
H	Visitor Parking, widening of the road and turning head amended following planning conditions and transport planning team comments	20.12.17	LMS
G	Visitor Parking Provision added. Driveways dimensions checked and amended.	27.10.17	LMS
F	Visitor Parking provisions and table updated.	05.10.17	LMS
E	Materials and annotations amended for the two separate applications.	20.07.17	LMS
D	Planning Application separated into Planning Application of Roads and Planning Application of Boundary Houses	18.07.17	LMS
C	Engineer drawing updates. Plot 1 boundary location adjusted	07.07.17	LMS
B	Revised Access Road after pre-planning discussions	28.06.17	LMS
A	Site Layout resumed 1374-P-000-JX-04	15.06.17	LMS

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 11

**DEVELOPMENT MIX - 16 Units**

Unit Reference	Unit Name	Unit Type	Plot nos.		Accommodation		No. of storeys	Total No. off	Total floor area		
			LH	RH	Bedrooms	Min Parking Spaces			m <sup>2</sup>	sq. ft	
83	Affordable	Semi-Detached	13, 15	12, 14	3	2	1.5	4	332	3,574	
146	Cluny	Detached House	16	-	4	3	1.5	1	146	1,572	
185	Marr	Detached House	6	5, 11	4	3	1.5	3	555	5,974	
212	Strathdon	Detached House	4	7	5	3	1.5	2	424	4,564	
214	Drumellan	Detached House	8	3	5	3	1.5	2	428	4,607	
300	Gulane	Detached House	1, 10	2, 9	5	3	1.5	4	1,200	12,917	
								<b>Total</b>	<b>16</b>	<b>3,085</b>	<b>33,207</b>

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PROJECT  
Proposed Residential Development  
Viewhill, inverness

CONTENT  
Site Layout Sheet 2 of 2

DATE	SCALE	DRAWN	CHECKED	STATUS
06.10.16	1:500	LMS		Planning

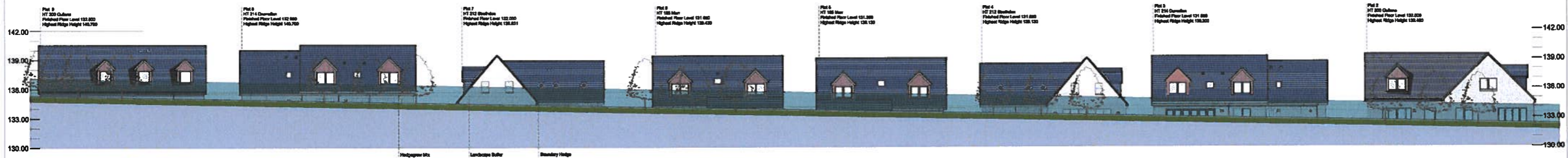
PROJECT NO. 1374 / P / 000 / XX / 04 / I

A1 0 2 4 6 8 10m  
Scale 1:200



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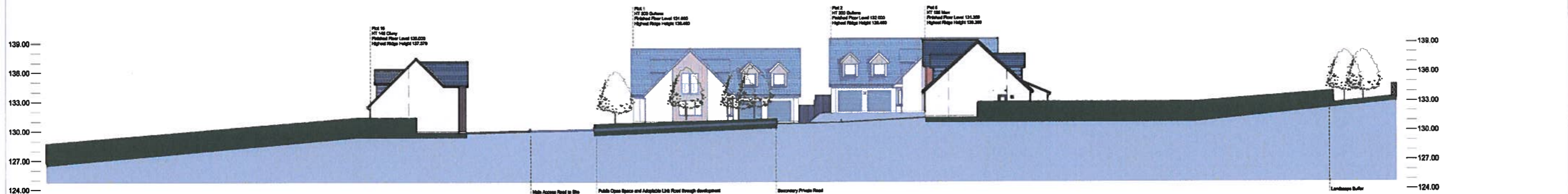
NOTES:



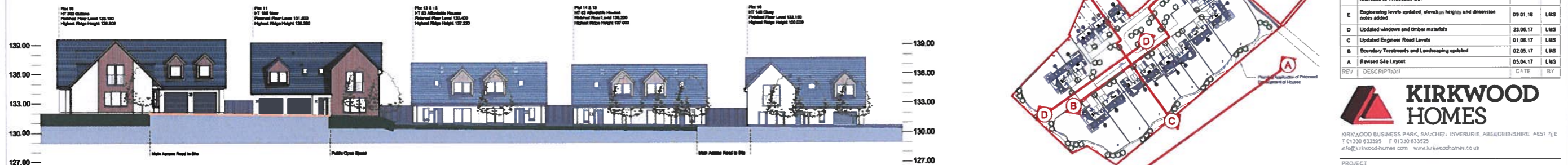
Sectional Elevation AA Scale 1:200



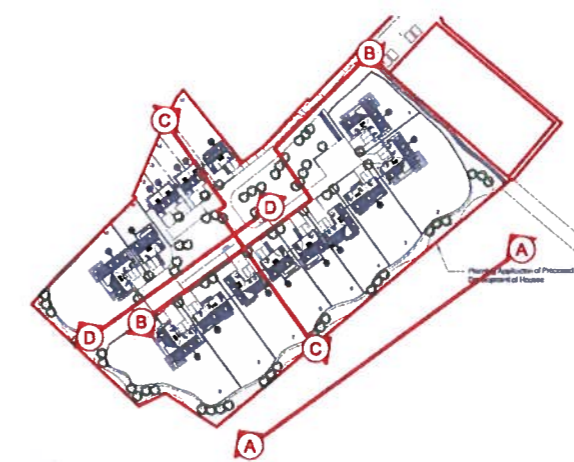
Sectional Elevation BB Scale 1:200



Sectional Elevation CC Scale 1:200



Sectional Elevation DD Scale 1:200



REV	DESCRIPTION	DATE	BY
F	Amendments to site layout following planning comments in reference to 17/03396/FUL	17.01.18	LMS
E	Engineering levels updated, elevations heights and dimension notes added	09.01.18	LMS
D	Updated windows and timber materials	23.06.17	LMS
C	Updated Engineer Road Levels	01.06.17	LMS
B	Boundary Treatments and Landscaping updated	02.05.17	LMS
A	Revised Site Layout	05.04.17	LMS

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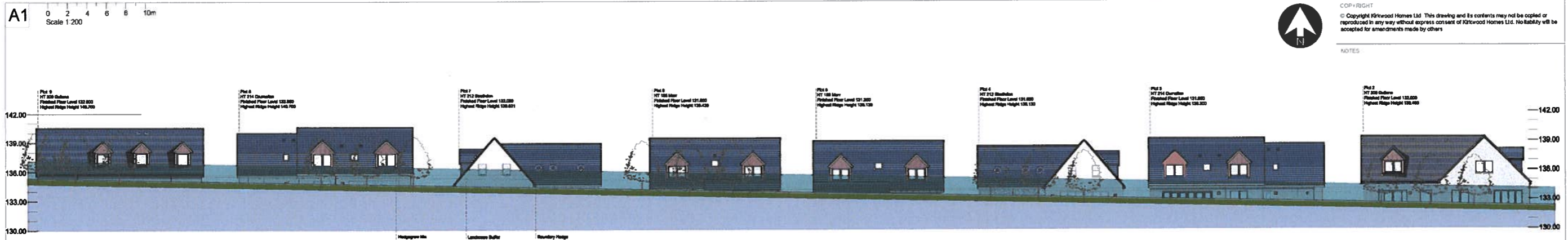
PROJECT  
Proposed Residential Development  
Viewhill, Culloden

CONTENT  
Site Sectional Elevations

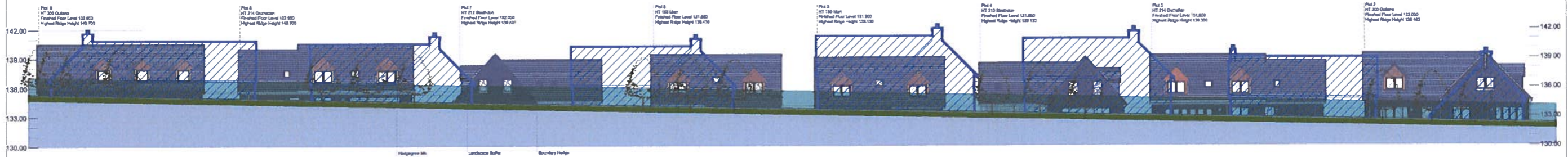
DATE	SCALE	DRAWN	CHECKED	STATUS
20.09.16	1:200	LMS		Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	000	XX	10	F

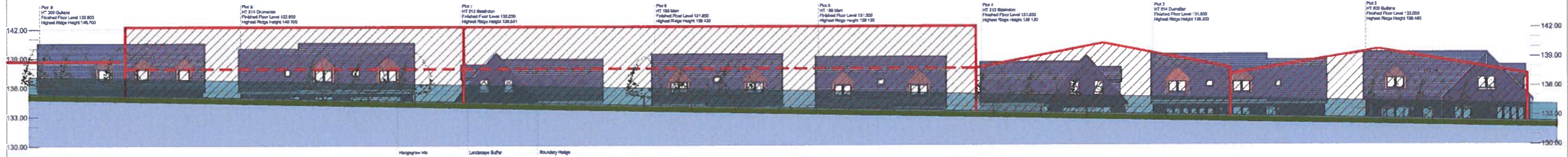
Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 12



Sectional Elevation AA - Proposed Elevation for MSc Application  
Scale 1:200

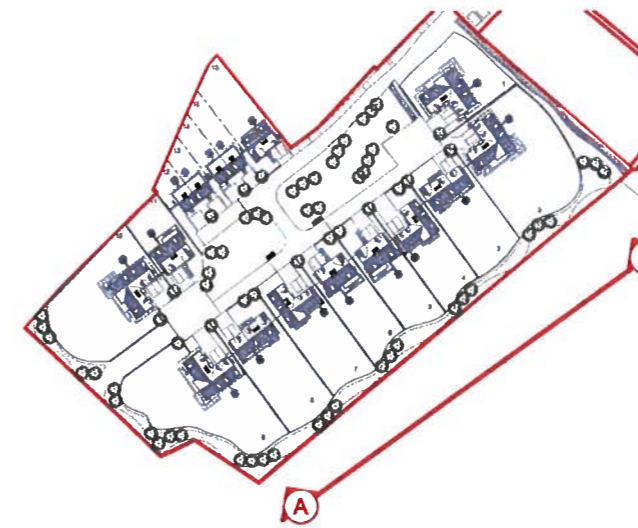


Comparitive Sectional Elevation AA - Proposed Elevation with Indicative Details approved under 11/04653/FUL  
Scale 1:200



Comparitive Sectional Elevation AA - Proposed Elevation with demolished Farm Building  
Scale 1:200

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 13



REV	DESCRIPTION	DATE	BY
D	Amendments to site layout following planning comments in reference to 17/03396/FUL	17.01.18	LMS
C	Engineering levels updated, elevation heights and dimension notes added	08.01.18	LMS
B	House Type Material Updates	14.05.17	LMS
A	Updated Engineer Road Levels	01.06.17	LMS



PROJECT  
Proposed Residential Development  
Viewhall, Culoden

CONTENT  
Comparitive Sectional Elevations of  
Proposed with Previous Application and Demolished Farm Buildings

DATE	SCALE	DRAWN	CHECKED	STATUS
20.09.16	1:200	LMS		Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SH-SHEET NO.	REV.
1374	P	000	XX	11	D



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NOTES



Proposed Site Visualisation AA  
View looking South East



Proposed Site Visualisation BB  
View looking South West

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 14

REV	DESCRIPTION	DATE	BY



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PROJECT:  
Proposed Residential Development  
Viewhill, Culoden

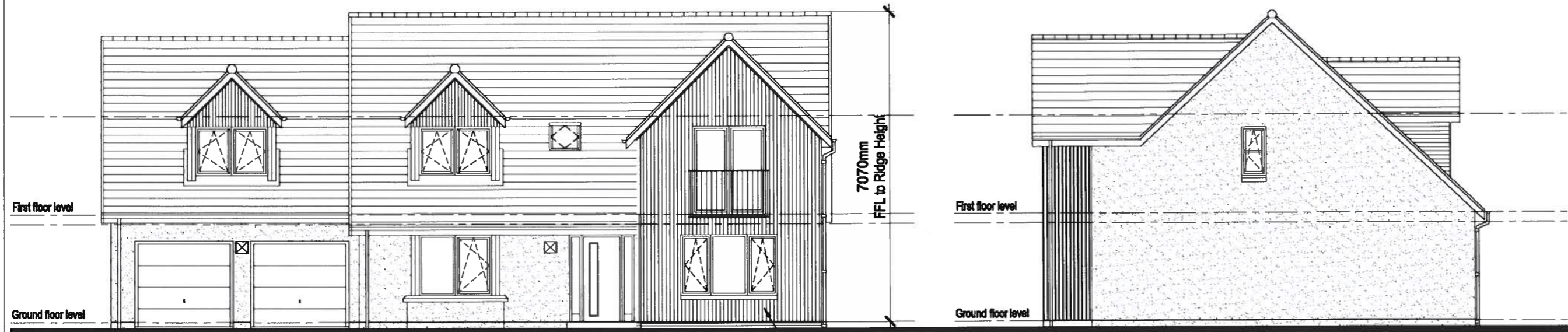
CONTENT:  
Proposed Site Visualisations

DATE	SCALE	DRAWN	CHECKED	STATUS
29.06.17	NTS	AM	LMS	Planning

PROJECT NO.	SERIES	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	000	XX	12	-

A3

0 1 2 3 4 5 m  
Scale 1:100



**FRONT ELEVATION**  
SCALE 1:100

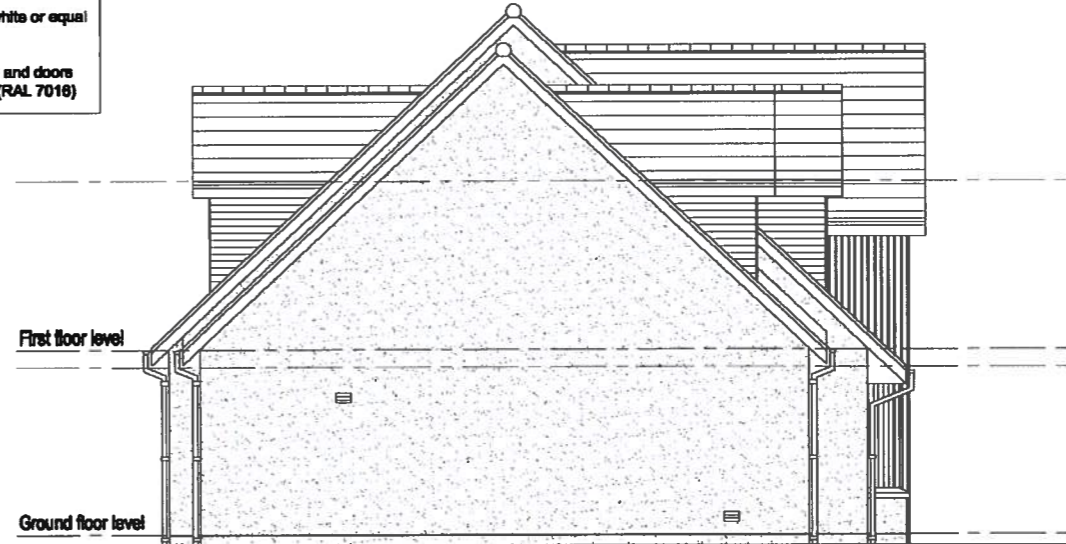
See Drawing 1374-P-000-XX-10 & 20 for more details on materials.

Natural Slate Roof Tiles  
Smooth Grey Colour  
  
Weldash K-Rend Silicone  
Roughcast  
Colour Starting white or equal  
approved  
  
Timber Windows and doors  
Anthracite Grey (RAL 7018)

**SIDE ELEVATION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:100



**SIDE ELEVATION**  
SCALE 1:100

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 15



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KIRKWOOD BUSINESS PARK, SAUCHEN, INVERURIE, ABERDEENSHIRE, AB51 7LE  
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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type - Drumallan 214 (Detached House) Right Hand  
Proposed Elevations

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A	Dimension of FFL to Ridge height and materials added	10/01/18	LMS
REV.	DESCRIPTION	DATE	BY
DATE	SCALE	DRAWN	CHECKED
30.03.17	1:100	LMS	
STATUS		Planning	
PROJECT NO.	SET	REFERENCE	PLOT NO.
1374	P	214	RH
SHEET NO.		REV.	
02		A	

A3

0 1 2 3 4 5 m  
Scale 1:100

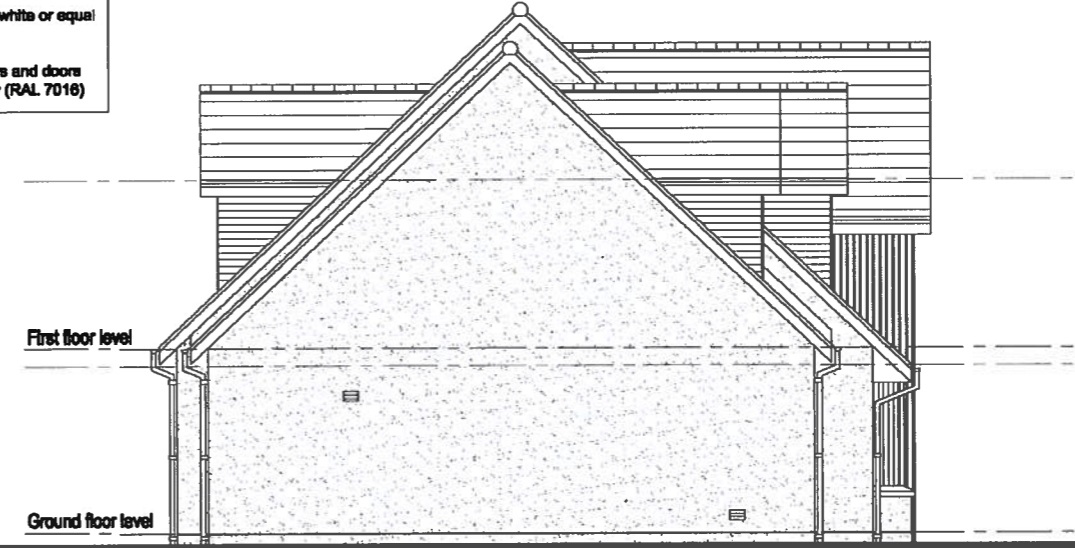


**FRONT ELEVATION**  
SCALE 1:100

See Drawing 1374-P-000-XX-10 & 20 for more details on materials.

Natural Slate Roof Tiles  
Smooth Grey Colour  
  
Weldash K-Rend Silicone  
Roughcast  
Colour Sterling white or equal approved  
  
Timber Windows and doors  
Anthracite Grey (RAL 7016)

**SIDE ELEVATION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:100

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 16

**SIDE ELEVATION**  
SCALE 1:100



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PROJECT  
Proposed Residential Development - Viewhill, Inverness

CONTENT  
House Type - Drumallan 214 (Detached House) Right Hand  
Proposed Elevations

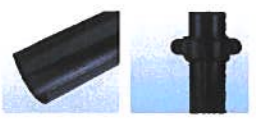




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A	Dimension of FFL to Ridge height and materials added	10/01/18	LMS
REV.	DESCRIPTION	DATE	BY
DATE	SCALE	DRAWN	CHECKED
30.03.17	1:100	LMS	
STATUS		Planning	
PROJECT NO.	SET	REFERENCE	PLOT NO.
1374	P	214	RH
SHEET NO.	REV.		
02	A		



<b>Main Entrance Door</b> Nordan Timber NTEch Entrance Door Balmoral Anthracite Grey (RAL 7016) 	<b>Rear / Utility Door</b> Nordan Timber NTEch Entrance Door Trafalgar Anthracite Grey (RAL 7016) 	<b>French Doors</b> Timber Patio Doors Anthracite Grey (RAL 7016) 	<b>Main Walls</b> Wetdash K-Rend Stone Roughcast Colour - 'Sterling White' or equal approved 	<b>Timber Cladding and Linings</b> Vertical Larch Cladding Boards 2 coats clear Osmo Oil 	<b>Fascias, Soffits</b> Painted Timber Colour: Grey 	<b>Main Roofs</b> Natural Slate Roof Tiles Colour: Smooth Grey 	<b>Dormers and Canopies</b> Natural Slate Roof Tiles Colour: Smooth Grey 
---	---	---	--	---	--	---	---



<b>Rainwater Goods</b> FloPlast PVC-U Guttering Colour: Anthracite Grey 	<b>Garage door</b> Garador Design 100 2136 / 2439 mm high modern style up-and-over door with chrome handle or similar. Colour: Grey 	<b>Hard Landscaping</b> Marshall Keyblock 80mm concrete block pavours Charcoal Driveways 	<b>Windows &amp; Cills</b> Timber Windows Anthracite Grey (RAL 7016) 	<b>Boundary Treatments</b> Please refer to boundary treatment plan to see plot specific boundaries and locations of public fencing, walls, hedging and landscaping 	<b>Slab Types</b> Concrete Slabs 600mm x 600MM Colour: Grey 	<b>Hard Landscaping</b> Marshall Keyblock 80mm concrete block pavours Natural On-street Visitor Parking bays and shared Areas 	<b>Balcony</b> TBC 
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Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 17

D	Amendments to the layout following planning comments in reference to 17/03396/FUL	17.01.18	LMS
C	Material Holes for windows and roof tiles amended	08.01.18	LMS
B	Amendments made to the application	20.07.17	LMS
A	Updated Elevation and Material Treatments	14.06.17	LMS
REV	DESCRIPTION	DATE	BY

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PROJECT  
Proposed Residential Development,  
Viewhill, Culoden, Inverness

CONTENT  
Materials Elevations & Details

DATE	SCALE	DRAWN	CHECKED	STATUS
11.10.2016	1:200	LMS		Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	000	XX	20	D



**PLANTING SCHEDULE**

CARE SHOULD BE TAKEN TO ENSURE THAT ALL TREES ARE PLANTED A MINIMUM OF 1M AWAY FROM ALL FOOTPATHS AND SERVICE STRIPS.

These plants have been chosen taking into account the recommendations of the RHS Plant Selector. Where possible, plants which are particularly attractive to bees have been used.

**PROPOSED TREES**

Bp	Betula pendula (Common Birch)	13no
SaSB	Sorbus aucuparia 'Sheerwater Seeding' (Rowan)	6no
Sal	Sorbus aria 'Lutescens' (Whitethorn)	4no
SJR	Sorbus 'Joseph Rock'	6no

All of the above trees to be Standard (10-12m girth) single short-staked and root balled. Where trees are planted into turf, an area 1m dia. at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

Ar	Acer rubrum (Red Maple)	10no
BuJ	Betula ulmaria 'Lacquemontii' (White Birch)	7no
Ca	Castanea sativa (Sweet Chestnut)	6no
Te	Tilia x euchlora (Lime alight tree)	6no

All of the above trees to be Heavy Standard size (12 to 14cm girth) double short-staked and root balled. Where trees are planted into turf, an area 1m dia. at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

Ps	Pinus sylvestris	11no
----	------------------	------

All of the above to be root-balled conifers (100-125cm height) double short-staked.

**ESCALLONIA HEDGE**

Escallonia 'CF Ball'	40 to 60cm 3L	770no
----------------------	---------------	-------

Escallonia hedge is to be planted in one row, evenly spaced, at 300mm centres

**NATIVE HEDGE (5135no)**

50%	Crataegus monogyna	60 to 80cm 1+2	2568no
25%	Prunella spinosa (Blackthorn)	60 to 80cm 1+1	1283no
25%	Carpinus betulus	60 to 80cm 1+2	1284no

Mixed hedge is to be planted in two alternate rows at 300mm centres either side of a 900mm high post and wire fence.

**HEDGEROW MIX (2320no)**

35%	Crataegus monogyna (Hawthorn)	60 to 80cm 1+1	812no
15%	Ulex europaeus (Gorse)	60 to 80cm 1+1	348no
15%	Sambucus nigra (Elder)	60 to 80cm 1+1	348no
15%	Corylus avellana (Hazelnut)	60 to 80cm 1+1	348no
10%	Ilex aquifolium (Holly)	20 to 30cm 1+1	232no
10%	Prunus spinosa (Blackthorn)	60 to 80cm 1+1	232no

Hedgerow mix is to be planted in groups of 5 to 10 at 2 per m<sup>2</sup>. All unprotected edges are to be enclosed with a 900mm high timber post and 3 wire fence.

**PLANTING SPECIFICATION**

**GRASS MIX**

- The grassed area is to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.
- Where topsoil is to be added the subsoil should be fully broken up to ensure adequate drainage and a layer not less than 150mm deep applied.
- The topsoil should be cultivated to a fine, even tilth with no undulations or bumps.
- All grass areas are to be turfed or seeded in accordance with guidelines set out in BS 1429, Code of Practice for general landscape operations: 1989.
- Front garden areas to be turfed with approved, good quality turves (unless otherwise specified). The turf shall be of loam texture and free from stones over 15mm in any one direction. Open spaces are to be either turfed or seeded, as specified, with an approved proprietary mix applicable to the location.

**TREES**

- Trees shall be planted at the appropriate season depending on root-grown or bare-root.
- Tree pits are to be dug not less than 1m cube and not smaller than 250mm square than the overall root spread. Care is to be taken to ensure that all sides are permeable and have not been "polished", and that all pits are free draining with 50mm of washed round pea gravel to the base of the tree.
- A pressure-treated timber stake 75 x 75mm shall be used. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake.
- One tie shall be used on standard and feathered trees up to 2m high. Two will be required for Heavy and Extra-Heavy Standard trees up to 18cm girth. Above this three will be required unless an underground guying system is specified.
- Backfill for the tree pits is to be 20% Peat-free Compost, Fibrox or similar approved.
- The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in.
- On completion of the planting the tree shall be well watered in with not less than 10gallons of water. Thereafter it should be watered as required, following periods of any more than three consecutive hot, dry days, until the tree is fully established.

**HEDGES**

- Hedge planting should be for the shrubs, set out above. However, the planting bed should be established by using the line of the hedge as the length. The width will be the planted girth of the hedge plus 300mm either side (ie a single line of hedge will be 600mm wide and a double, 600mm apart, will be 1100mm wide).
- After achieving the correct quality topsoil and, with the base broken up, if topsoil is imported, the soil shall be cultivated to ensure a ridge into which the hedge is planted set 150mm above the edge of the bed.
- Thereafter all of the above, fertilizer shall be applied and the hedge well watered in.
- After planting the hedge should be trimmed back to an even line, to encourage growth, with the amount of trimming dependent on species.

**HEDGEROW MIX**

- The planting area shall be initially checked for quality of soil and risk of flooding. If there is a problem with either of these, remedial actions shall be taken.
- The area shall be cultivated either by harrowing to produce a series of ridges and furrows or by 'Spit and Place' to ensure a series of raised mounds.
- The whips shall be placed at the higher point in each case.
- All plants are to be staked and tied, and protected with a 600mm high Tubex Standard tree shelter.
- Each plant is to be supported with a stake driven to a firm base, with a proprietary tie positioned at 500mm above ground, and with the stake a further 100mm above the top. The tree should be planted ensuring that the stake will be on the windward side of the tree shelter. The tree shelter should then be carefully positioned over the tree, making sure not to damage the lateral branches and ensuring that the releasable tie side over the stake. It should be pushed into the ground a minimum of 20mm. The thumb release ratchet ties should then be tightened to ensure that the tree shelter is firmly positioned. The tie end should then be tucked into the hole in the tree shelter.

**NEW GRASS TURF/SEED**

The areas delineated for new turf/seed are approximations for m<sup>2</sup> calculations.

Areas will be seeded/turfed AFTER the removal of existing deleterious plant and hardcore material, AND AFTER the installation of new laid configurations as per plan.

Where existing grass to remain has been disturbed and/or damaged through the improvement works, it is the contractor's responsibility to level areas, replace turf and make good to a satisfactory condition.

Where new seeded/turfed areas are to be into existing, it is the contractor's responsibility to level ground accordingly and create a seamless blend as far as is practicable.

All seeding and turfing is to be carried out to the specifications set forth below.

**MAINTENANCE**

The developer will ensure, within the confines, that purchasers are responsible for common areas. On completion of the site, a Factor will be appointed who will assist in the establishment of a Residents' Association. The Residents' Association will thereafter ensure that the Factor organises the following maintenance regime:

- Grass:**
- Five grass cut 16 times per year
  - All cuttings to be raked and removed from the site.

**Shrubs:**

The objective is to provide a full even cover and prevent overcrowding. To that end the site should be inspected once per year by a suitably qualified horticulturalist and the following regime followed:

- The shrub beds shall be kept clear of weeds, either mechanically or by using an approved herbicide.
- Shrubs shall be pruned up to twice per year, in Spring and Autumn depending on the species, to maintain their natural shape and habit. Any damaged, diseased or broken branches should be removed.
- In the first five years all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted.
- From the second year beds should be inspected and thinned out where appropriate. Where suitable, these shrubs can be used to fill gaps in the planting area. Otherwise gaps should be filled with appropriate new plants as for 'a' above.
- After 10 years a systematic programme of replacement should be established.

**Trees:**

Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified horticulturalist annually.

- An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
- Tree scales and ties should be inspected 3 times per year (Autumn, Winter and Spring).
- All dead and diseased branches, or those broken due to malicious action or wind damage should be clearly removed and the scar cleaned up.
- All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

**Hedgerow Mix:**

This has been designed to maintain a semi-natural, small-scale woodland cover. As the hedgerow matures it should encourage regeneration and ecological diversity. Pruning should therefore be kept to a minimum.

- Hedgerow mix is to be thinned once every five years for the first twenty years.
- The ground at the base of the hedgerow shall be kept clear of weeds, either mechanically or by use of an approved herbicide.

**Native or Escallonia hedges:**

The objective is to produce a thick, healthy, impenetrable hedge. Pruning should be undertaken where necessary to achieve a neat and compact finish.

- Hedge is to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting and twice a year thereafter.

**Herbaceous Planting:**

- The flowers on the herbaceous plants to be cut back after flowering annually.
- Leaf die back to be removed annually, in March prior to regrowth.
- Plants should be divided every three years to rejuvenate. Additional planting occurring from this can be used elsewhere on site at an agreed location.

**Herbicide:**

- Six visits per year to remove weeds from shrub beds and between perennials and other hard standing areas. All weeds are to be removed from the site. Where herbicides are used extreme care should be taken to avoid damage to surrounding grass, avoiding spray drift.

B	Minor amendments to boundary	JP	July 2017
D	Minor amendments to boundary	JP	Jun 2017
C	Path reviewed	AM	May 2017
U	Changes to layout	AM	May 2017
A	Changes to layout	AM	April 2017

Drawing: **LANDSCAPE PROPOSALS (Sheet 1 of 3)**

Job: **VIEWHILL, CULLODEN**

Client: **KIRKWOOD HOMES**

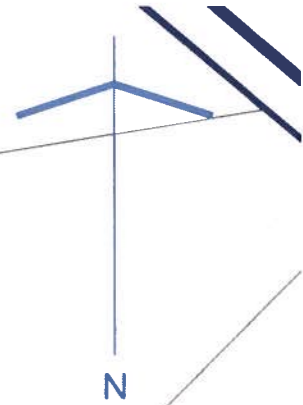
No: **437.14.01e**

Date: April 2017 NTS Drawn: AM Checked: JS

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 18

Keistra

Viewhill

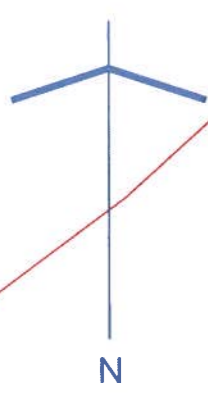


E	Minor amendments to boundary	JP	July 2017
D	Minor amendments to boundary	JP	Jun 2017
C	Path removed	AM	May 2017
B	Changes to layout	AM	May 2017
A	Changes to layout	AM	April 2017

Drawing: **LANDSCAPE PROPOSALS**  
 (Sheet 2 of 3)  
 Job: **VIEWHILL, CULLODEN**  
 Client: **KIRKWOOD HOMES**  
 No: **437.14.02e**  
 Date: April 2017 1:200 Drawn: AM Checked: JS



Item 5.2 – PLS/006/18  
 17/03396/FUL  
 Plan 19



Item 5.2 – PLS/006/18  
 17/03396/FUL  
 Plan 20

E	Minor amendments to boundary	JP	July 2017
D	Minor amendments to boundary	JP	June 2017
C	Path removed	AM	May 2017
B	Changes to layout	AM	May 2017
A	Changes to layout	AM	April 2017

Drawing: **LANDSCAPE PROPOSALS**  
 (Sheet 3 of 3)  
 Job: **VIEWHILL, CULLODEN**  
 Client: **KIRKWOOD HOMES**  
 No: **437.14.03e**

Date: April 2017 1:200 Drawn: AM Checked: JS



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**

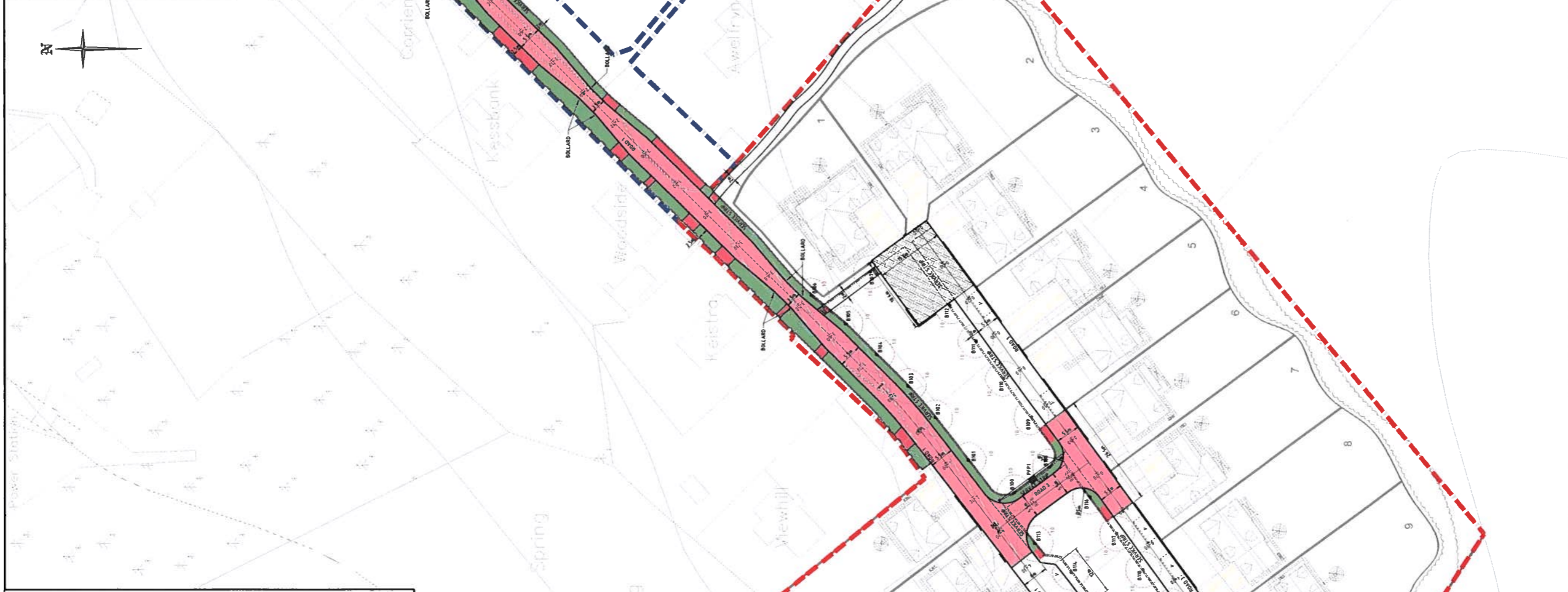
- WORKING NEAR TO HIGHWAYS
- CONTAMINATION/SOILS GAS - REFER TO DESK STUDY, OR SITE INVESTIGATION REPORT
- EXCAVATIONS
- SEWAGE
- SERVICES - REFER TO SERVICES RECORDS/PLANS
- WORKING AT HEIGHT

**DEMOLITION**

NOT APPLICABLE.

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

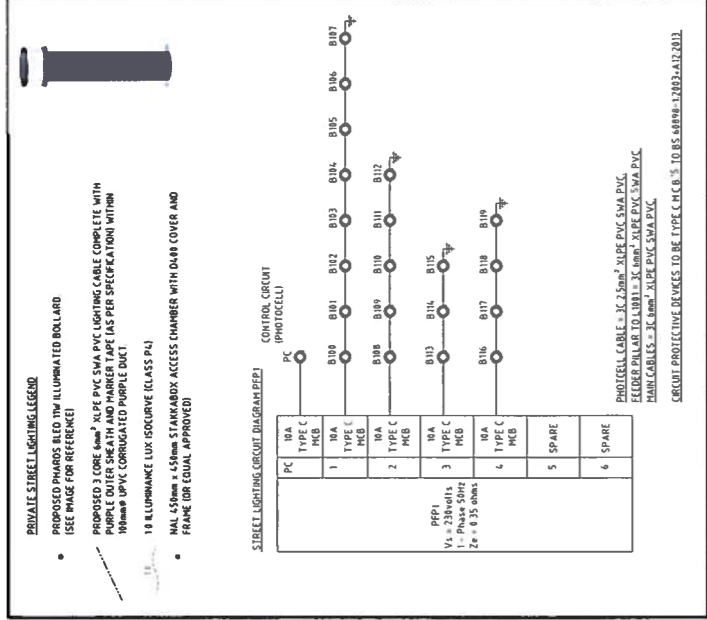
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



- PAVING LEGEND**
- ASPHALT ROAD (ADOPTABLE)
  - BITUMIC FOOTWAY (ADOPTABLE)
  - GRASSED VERGE (ADOPTABLE)
  - DRIVEWAY - ACTUAL PAVED AREA COUNT TO ARCHITECTS SPECIFICATION
- ESCALATOR**
- TACTILE PAVING AT PAVEMENT CROSSING POINT
  - CORRIDOR PAVING SLABS
  - TREE
  - VISITOR PARKING SPACE

This is the plan / drawing / specification referred to in the application.

Signed: \_\_\_\_\_  
 Dated: \_\_\_\_\_  
 For Fairhurst



Item 5.2 – PLS/006/18  
 17/03396/FUL  
 Plan 21

Rev.	Date	Description	Drawn	Checked	Approved
K	15/12/17	ROAD 3 LAYOUT AND AREA OF ADOPTABLE ROADS AMENDED.	DA	SA	LAM
J	27/10/17	VISITOR PARKING SPACES SHOWN IN COURTYARD AREAS. LAY-BY OPPOSITE VIEWHILL REMOVED.	SA	DA	LAM
I	04/10/17	PRIVATE LIGHTING BOLLARDS, CIRCUIT DIAGRAM & LEGEND ADDED. ROADS LAYOUT AMENDED TO INCLUDE 3 VISITOR PARKING BAYS.	DA	SA	ZLH
H	18/07/17	PLANNING BOUNDARIES UPDATED.	DA	SA	LAM
G	06/07/17	SERVICE STRIP PROPOSALS UPDATED.	DA	SA	LAM
F	29/06/17	RED LINE BOUNDARY AMENDED.	SA	ZLH	LAM
E	27/06/17	ROADS LAYOUT AMENDED FOLLOWING MEETING WITH HIGHLAND COUNCIL DATED 22/06/17.	SA	ZLH	LAM
D	19/06/17	PROPOSALS UPDATED IN LINE WITH CURRENT HOUSING LAYOUT.	DA	LAM	LAM

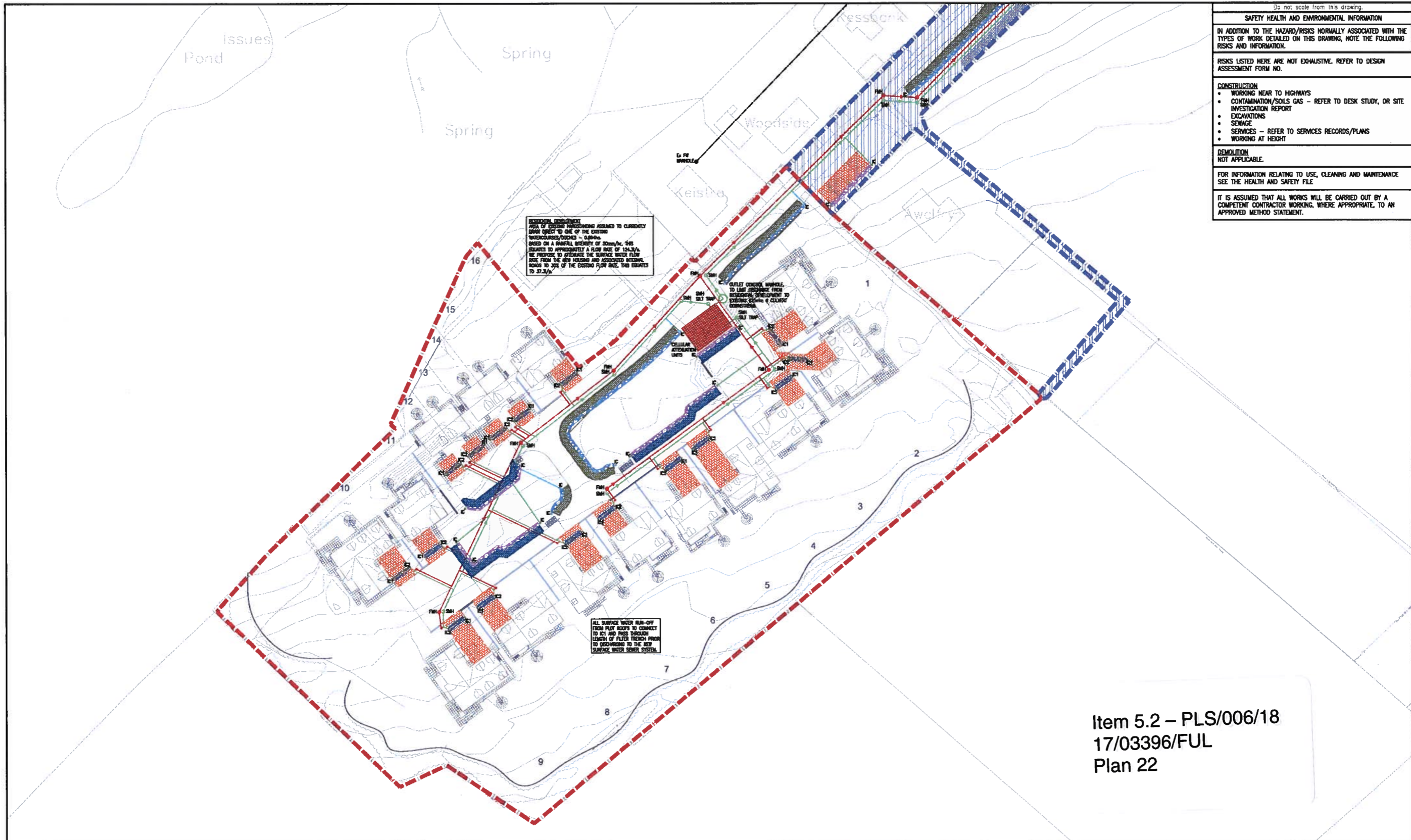
Scale at A1:	1:500	Scale at A2:	1:500
Drawn:	SA	Checked:	LAM
Date:	21/04/17	Date:	21/04/17
Drawn By:	SA	Checked By:	LAM
Drawn No:	119000/1002	Drawn Date:	K

Project Title:	RESIDENTIAL DEVELOPMENT AT VIEWHILL CULLODEN INVERNESS-SHIRE
Client:	KIRKWOOD HOMES LTD
Project No:	119000/1002
Drawn:	SA
Checked:	LAM
Date:	21/04/17
Drawn By:	SA
Checked By:	LAM
Date:	21/04/17
Drawn No:	119000/1002
Drawn Date:	K

**FAIRHURST**

88 Queens Road,  
 ABERDEEN, AB15 4YD  
 Tel: 01224 337 222 Fax: 01224 332 201



**RESIDENTIAL DEVELOPMENT**  
 AREA OF EXISTING INFRASTRUCTURE ASSUMED TO CURRENTLY  
 SUIT PROJECT TO ONE OF THE EXISTING  
 INFRASTRUCTURES/DESIGNS - 0.4m/s  
 BASED ON A RAINFALL INTENSITY OF 30mm/hr, THIS  
 IS REQUIRED TO APPROXIMATELY A FLOW RATE OF 1.5L/s/ha  
 WE PROPOSE TO ATTENUATE THE SURFACE WATER FLOW  
 RATE FROM THE NEW HOUSING AND ASSOCIATED INTERNAL  
 ROADS TO 50% OF THE EXISTING FLOW RATE, THIS REDUCES  
 TO 0.75L/s/ha

ALL SURFACE WATER RUN-OFF  
 FROM PLOT ROOFS TO CONNECT  
 TO EXISTING PIPES THROUGH  
 LENGTH OF FILTER TRENCH PRIOR  
 TO DISCHARGE TO THE NEW  
 SURFACE WATER SYSTEM.

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**

- WORKING NEAR TO HIGHWAYS
- CONTAMINATION/SOILS GAS - REFER TO DESK STUDY, OR SITE INVESTIGATION REPORT
- EXCAVATIONS
- SEWAGE
- SERVICES - REFER TO SERVICES RECORDS/PLANS
- WORKING AT HEIGHT

**DEMOLITION**  
 NOT APPLICABLE.

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.

Item 5.2 – PLS/006/18  
 17/03396/FUL  
 Plan 22

Rev.	Date	Description	Drawn	Checked	Approved
I	10/11/17	PROPOSALS UPDATED FOLLOWING COMMENTS RECEIVED THROUGH PLANNING.	DA	MC	LAM
H	27/10/17	DRAWING UPDATED IN LINE WITH ROADS LAYOUT.	MC	DA	LAM
G	04/10/17	DRAWING UPDATED IN LINE WITH ROADS DRAWING.	MC	DA	LAM
F	18/07/17	PLANNING BOUNDARIES UPDATED.	DA	SA	LAM
E	04/07/17	DRAINAGE PROPOSALS UPDATED FOLLOWING EXCHANGES WITH THE HIGHLAND COUNCIL.	DA	MC	LAM
D	28/06/17	RED LINE BOUNDARY AMENDED.	SA	ZLH	LAM
C	18/06/17	PROPOSALS UPDATED TO SUIT CURRENT HOUSING LAYOUT.	DA	LAM	LAM

**Legend:**

- Ex EXISTING SEWER
- NEW FULF SEWER
- NEW SURFACE WATER SEWER
- NEW ROAD DRAIN
- NEW FULF/SD/HD MANHOLE
- ROAD FILTER STRIP
- ROAD FILTER DRAIN (1.0m WIDE, 0.5m DEEP)
- CELLULAR ATTENUATION/STORAGE UNITS
- PERVIOUS SURFACING
- PLANT FILTER TRENCH (5.0m x 1.0m DEEP)
- PRIVATE ROAD FILTER STRIP
- PRIVATE ROAD FILTER DRAIN (1.0m WIDE, 0.5m DEEP)

**Planning Application:**

- PLANNING APPLICATION OF PROPOSED DEVELOPMENT OF HOUSES.
- PLANNING APPLICATION OF PROPOSED ROAD AND DRAINAGE INFRASTRUCTURE.

This is the plan / drawing / specification referred to in the application.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

For Fairhurst



Project Title:  
**RESIDENTIAL DEVELOPMENT AT VIEWHILL CULLODEN INVERNESS-SHIRE**

Drawing Title:  
**CONCEPTUAL DRAINAGE LAYOUT SHEET 1 OF 2**

**FAIRHURST**

88 Queens Road, ABERDEEN, AB15 4YD  
 Tel: 01224 321 322 Fax: 01224 333 201

Scale of A1: 1:500

For Approval

Drawn: DA	Created: MC	Approved: LAM
Date: 21/04/17	Date: 21/04/17	Date: 21/04/17

Drawing No: 119000/2000

Revision: 1

Keistra

whill



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NOTES



Boundary treatments

- Type A: 0.3m post and rail wire fence
  - Type B: 1.8m high timber fence
  - Type C: 0.3m high masonry wall with 0.3m high fence over
  - Type D: 0.3m dyke
  - 1.8m high timber ledges and braced gate
- Flagging to plot boundaries as indicated (refer to separate landscape plan)  
Refer to Boundary Treatments Details on DWG Landscape Design

Item 5.2 – PLS/006/18  
17/03396/FUL  
Plan 23

A	Site Boundary separated into Planning Application of Roads and Planning Application of Boundary Houses.	18.07.17	LMS
REV	DESCRIPTION	DATE	BY



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PROJECT  
Proposed Residential Development  
Viewhill, Culoden

CONTENT  
Boundary Treatment Layouts  
Sheet 1 of 3

DATE	SCALE	DRAWN	CHECKED	STATUS
10.06.17	1:200	LMS		Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	000	XX	30	A