

Agenda Item	6.2
Report No	PLS 017/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 13 March 2018
Report Title: 17/05332/FUL: Scottish Canals
Land 150m NE of Aldersyde, Gairloch, Spean Bridge
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Erection of 6 no. visitor accommodation pods & services building

Ward: 11 - Caol and Mallaig

Development category: N10B - Other Developments Local

Reason referred to Committee: Community Council Objection

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 It is proposed to erect six visitor camping pods on the north-western side of the Caledonian Canal in the settlement of Gairloch. Five of the pods are 2-person pods with footprints of 3.6m x 3.6m; the remaining camping pod is a 4-person pod with a footprint of 7.2m x 3.6m. There is also a services pod with a footprint of 7.6m x 2.9m. The camping pods and services pod will all be finished in a charred larch cladding. The pods are to provide short stay accommodation primarily for users of the Canal and the Great Glen Way as an alternative to camping. Planning permission was granted for this development in 2014. An application to renew consent was made in 2016 and subsequently withdrawn to allow time to consider amendments to the proposed site layout to overcome flood risk considerations.
- 1.2 The site is accessed via the existing canal tow path which extends in a north easterly direction from the Gairloch swing bridge. The site is to be served by a new private water supply (borehole) with foul drainage to new septic tank and soakaways.
- 1.3 Pre Application Consultation: Procedural advice given. No pre-application consultation required.
- 1.4 Supporting Information: Planning Statement, Ecology Survey, Tree Survey and flood information
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site lies adjacent to the canal towpath on the north-western side of the Caledonian Canal at Gairloch and is located between the swing bridge and the lower lock. The site is split into three areas. To the west of the site three camping pods (one double and two single) and the services pod are proposed. These pods will be located on an area of hardstanding which is currently used as a set down area for material. Two further single pods are set further back from the towpath at the north west side of the pond. The third area is for a single camping pod to the north of the lower lock, set on a grassed area among a small area of surrounding woodland.

3. PLANNING HISTORY

- | | | | |
|-----|------------|--|-----------|
| 3.1 | 15.04.2014 | 13/04649/FUL: Erection of 6 x visitor accommodation pods and services building | GRANTED |
| 3.2 | 07.08.2017 | 16/05529/FUL: Erection of 6 no. visitor pods and services building (renewal of 13/04649/FUL) | WITHDRAWN |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 23.11.2017

Representation deadline: 07.12.2017

Timeous representations: 1, objection from Kilmallie Community Council (neighbouring Community Council)

Late representations: 1, objection from Firm of Moy Farm

4.2 Material considerations raised are summarised as follows:

- a) Concerns over scale, height, design and cumulative impact of development
- b) Development incompatible with existing pattern of development and landscape character
- c) Detrimental to the Caledonian Canal and Telford House
- d) Impact on amenity
- e) Habitat survey out of date

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.

5. CONSULTATIONS

5.1 **Spean Bridge, Roy Bridge and Achnacarry Community Council:** Objection received. Points raised summarised in section 4.2 above

5.2 **Environmental Health:** Advise that as no details of abstraction or supply have been provided they are unable to provide comment. Disposal of effluent from foul drainage plant must be effected in a hygienic manner and will be subject to control at building warrant stage and subject to SEPA regulation.

5.3 **Flood Risk Management Team:** No objection. All camping pods are to be located downstream of the Gairloch Top Lock which is protected by flood defences designed to prevent flooding up to the Probable Maximum Flood (PMF).

5.4 **Forestry Officer:** No objection subject to conditions. Site is partly within the Gairloch Tree Preservation Order area (TPO HRC10). Within the site there are a variety of woodland areas with dense sapling alder at the west end, pole stage alder around the pond and mature pine protected by TPO to the east of the pond. Mixed sapling natural regeneration is located at the north-east end of the site.

Pods a-c and the services building at the western end are all proposed within the existing grass/hardstanding area and would have no impact on existing trees or woodland. The two pods set by the pond are in pole stage alder where there would be minimal impact on trees and any impact could be compensated for with new planting. The last pod near the Lock is adjacent to Scots pine within the TPO area, but in a relatively open area next to the track and would be kept outwith the root protection area of TPO trees. Services are shown to the north-west of the pod also outwith root protection areas.

Only two trees are proposed to be planted on the proposed site plan. At least five trees would be required to compensate for proposed tree losses. It is recommended this level of replacement tree planting, together with measures to

protect retained trees is secured by planning condition.

- 5.5 **Historic Environment Team:** No objection. Provided the scheduled area of the Caledonian Canal is respected, as per the layout plan, there should be no sensitive issues with regard to this application.
- 5.6 **Lochaber Disability Access Panel:** No objection. Concerns regarding the pre-fabricated nature of the units and lack of level entrance into pods.
- 5.7 **SEPA:** No objection. Advise the flood defences in place between the Gairloch Lighthouse and Gairloch Top Lock have been designed to prevent a Probable Maximum Flood from entering the Caledonian Canal (Loch Lochy Reservoir Statutory Inspection Report, Mott Macdonald, February 2016). The proposed development downstream of the Gairloch Top Loch would be protected from flood risk to a very high standard.

Advise two small watercourses flow into a pond which lies outside but close to the southern boundary of the site. From the topographic information held by SEPA it appears these watercourses have very small, steep channels which discharge into the small pond (and canal at some point). The proposed pods do not lie on the channel banks and the pods closest to these watercourses appear to be elevated above these small channels.

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
34 - Settlement Development Areas
43 - Tourism
44 - Tourist Accommodation
51 - Trees and Development
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
61 - Landscape
64 - Flood Risk
65 - Waste Water Treatment
78 - Long Distance Routes

6.2 West Highland and Islands Local Plan 2010 (as continued in force)

Inset Map 35: Gairloch

6.3 West Highland and Islands Local Development Plan - Proposed Plan (WestPlan)

The Lochaber elements of the West Highland and Islands Local Development Plan

(WestPlan) Proposed Plan were agreed by Members at their meeting on 18 January 2017. The Proposed Plan was then published for consultation from 5 May 2017 to 21 July 2017. This document represents the emerging 'settled view' of the Council and is a material planning consideration in making planning decisions.

Although Gairloch has not been identified as a main or growing settlement within the emerging WestPlan, the proposal would generally accord with the objectives to grow the local economy and support economic development within existing settlement areas.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Flood Risk & Drainage Impact Assessment (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy, 2014

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) compliance with the development plan and other planning policy
- b) siting, design and amenity
- c) landscape impact
- d) impact on natural, built and cultural heritage features
- e) access and servicing
- f) flood risk
- g) ecology and protected species
- h) any other material considerations.

Development plan/other planning policy

- 8.4 The site lies within the settlement of Gairloch, and within the settlement development area (SDA) identified by the adopted development plan as the preferred area for new development. The objectives for the Gairloch SDA include protecting the setting of the Caledonian Canal, a Scheduled Ancient Monument, protecting trees within the settlement, consolidating the development cluster at Gairloch and reserving opportunities for economic development, particularly tourism/leisure close to the canal basin. In principle the development complies with the Development Plan.

Siting, Design and Amenity

- 8.5 The current proposal seeks to introduce seven fairly small structures along the canal towpath to provide alternative overnight accommodation. The proposed pods lie within the Gairloch nucleus of development, identified by the settlement development area. The specific locations chosen for the pods, occupy positions that have been subject to previous activity, are adequately spaced and use the wooded backdrop and rising ground as a backdrop to development.
- 8.6 It is considered that this scale of development and its associated activity will not adversely affect the amenity of the area. The pods are sufficiently distanced from existing residential properties to prevent direct impact on residential amenity. The proposal will introduce alternative overnight accommodation for users of the Canal and Great Glen Way, adding to the range of tourist facilities, which is supported by the development plan. A secondary effect of this development may be a reduction of wild camping in the immediate area, which has been raised as a concern in the area. The pods will read visually with Canal based activity and will not occupy sites that would be suitable for residential development. The introduction of these visitor facilities would not change the wider character of Gairloch.
- 8.7 The design of the pods is interesting, and based on a small square footprint with angled roof. The size and the darkened timber external finish will allow the buildings to recede into the landscape and wooded backdrop. The pods are not designed for long term accommodation, and a condition is proposed restricting occupancy to underpin their use. Concern has been raised over the design and height of the pods, and the existing pods at Laggan Locks used as an example of the design issues. The objectors view in relation to the design is not shared by the case officer, and this design has been granted previously on this site and other sites within the Highland area.
- 8.8 The services pod includes accessible facilities and the existing level compacted gravel track to the site will enable wheelchair access at this site. The applicant has advised that at least one of the pods proposed at Gairloch will be fitted with a short ramp to enable use by ambulant disabled customers and will engage directly with the Lochaber Disability Access Panel regarding additional measures which would accommodate the needs for a wider sector of the community. Further details of the accessible pod will be agreed through planning condition.
- 8.9 **Conclusion:** It is considered the proposal, subject to the conditions outlined above, accords with polices 28, 29, 34, 43 and 44 of the Highland wide Local

Development Plan.

8.10 Landscape Impact

The site is within the Loch Lochy and Loch Oich Special Landscape Area, which is a feature of Local/Regional Importance. Due to the scale, design and location of the proposed buildings, and by using the wooded backdrop and existing built development to help integrate the proposal into its landscape setting, the proposal is considered to be acceptable in terms of landscape impact.

Impact on Natural, Built and Cultural Heritage Features

8.11 The site lies adjacent to the Caledonian Canal which is a Scheduled Ancient Monument. Historic Scotland previously advised that it was unclear whether two of the pods and some proposed trees were located within the Scheduled Area. If they were, Scheduled Monument Consent would be required. The two pods in question at the eastern side of the site have now been relocated (in response to potential flood risk concerns). The Council's mapping system shows all pods outwith the Scheduled Area. In terms of the potential impact on the setting of the canal, Historic Scotland previously advised that as the pods and services buildings were mainly located within woodland, the proposal did not raise significant issues for their historic environment interests, and they did not object to the proposal. The pod sites are now proposed outwith the scheduled area.

8.12 Telford House is the former lock keeper's house located on the east side of the canal and is category B listed. The proposed development will be contained at the west side of the Canal, over 100m from Telford House. The pods, set against the wooded backdrop at the opposite side of the canal are not considered to significantly adversely impact the setting of the listed building.

8.13 **Conclusion:** It is considered the proposal accords with policy 57 of the Highland wide Local Development Plan.

Access and Servicing

8.14 No parking provision is proposed at the pod sites as it is anticipated that the pods will be used primarily by users of the canal and users of the Great Glen Way, arriving by boat, canoe, bike or on foot. The agent previously advised that in cases where a visitor requires car parking this will be provided by prior arrangement at the area immediately to the south-west of the Gairloch Locks within the land owned and controlled by Scottish Canals. The agent further advised that this area is already used as a parking point for Canal staff from time to time and there is spare capacity. Although a short walk from the pods, it is expected the car parking will not be used frequently and will provide an adequate level of convenience for pod users, who are expected to be seeking an outdoors experience. The route from the car parking area to the pods is fully accessible for wheelchair users. Given the nature of the development, this arrangement is considered to be acceptable.

8.15 In terms of foul drainage, three new septic tanks with soakaways are proposed to serve the development. The technical details of these will be controlled by Building Standards and SEPA and may require separate consent as part of a Scheduled Monument Consent application. The principle of private foul drainage

arrangements in this location is acceptable however the precise soakaway positions and sizes will need to be clear of the tree root protection areas. A suspensive condition would secure final details of the foul drainage arrangements prior to the development commencing. Water supply is proposed from a new borehole.

- 8.16 **Conclusion:** It is considered the proposal, subject to condition to secure details of the private water supply, accords with polices 28 and 34 of the Highland wide Local Development Plan.

Flood Risk

- 8.17 This proposal seeks a revised site layout to that previously approved in 2014, in response to flood risk considerations. Three pods were originally proposed to the north of the top lock which are now proposed to the west of the lower lock and will be protected by the flood defences which are in place between the Gairloch Lighthouse and Gairloch Top Lock. These flood defences have been designed to prevent a Probable Maximum Flood from entering the Caledonian Canal (Loch Lochy Reservoir Statutory Inspection Report, Mott Macdonald, February 2016). SEPA and the Council's Flood Risk Management Team advise the proposed development downstream of the Gairloch Top Loch would be protected from flood risk to a very high standard.

Ecology and Protected Species

- 8.18 An Ecology Survey report was submitted in support of the original proposal, which provided the results of an initial survey for habitats, vegetation and European Protected Species, and other important species. The survey found no signs of water voles, red squirrel or badger. At the time SNH advised that the site was probably used by bats for foraging, but the survey found no trees that had the potential to be bat roosts, and there was unlikely to be any significant disturbance to bats from this project. SNH also advised that it was likely that otters at least pass through the site foraging in the canal and pond. The development is low key and will not disturb the pond or its surroundings in the long term. The development includes underground drainage that will require trench excavation. A way for otters to escape the trench should be provided each evening. A plank as an escape ramp is often enough. Open pipes should be capped in the evening to avoid trapping otters. SNH advised that if these actions were put in place otters are unlikely to be significantly disturbed and a licence will not be required.

The survey information is four years old and although the issues are likely to remain the same, a pre-commencement survey is recommended as an additional planning condition to secure up to date survey material and establish any further mitigation required for the construction period.

- 8.19 **Conclusion:** It is considered the proposal, subject to condition to secure an up to date ecology survey, accords with polices 58 and 59 of the Highland wide Local Development Plan.

Non-material considerations

- 8.20 The issue of nuisance from existing or additional future wild camping, the financing

of the project, demand for additional accommodation, lack of tourist facilities, lack of action on other Scottish Canal developments in Gairloch and Banavie, lack of public consultation and a dispute over land ownership are not material planning considerations.

Matters to be secured by Section 75 Agreement

8.21 None

9. CONCLUSION

9.1 This proposal seeks planning permission for the erection of six accommodation pods, a services building and associated drainage. The scale, form and siting of development are appropriate in this setting, commensurate to similar development along the Caledonian Canal and set a suitable distance from neighbouring residential properties. Subject to a planning condition to restrict the occupancy of the units the proposal raises no substantive concerns regarding loss of neighbouring or wider amenity.

9.2 Development will be appropriately sited to avoid adverse impacts to the neighbouring Scheduled Ancient Monument, Tree Protection Order and area of potential flood risk. An informative note will be included regarding the potential requirement to obtain Scheduled Monument Consent for ancillary planting or drainage works within the scheduled area.

9.3 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

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

Reason: In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection; in accordance with policies 28 and 34 of the Highland wide Local Development Plan, 2012.

2. No development shall commence until an appraisal to demonstrate that a sufficient private water supply can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

Reason: To ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies; in accordance with policies 28 and 34 of the Highland wide Local Development Plan, 2012.

3. No development shall commence until details of an accessible accommodation pod, including a ramped or level entrance, have been submitted to, and approved in writing by the Planning Authority. Thereafter, development shall progress in accordance with the approved details.

Reason: In the interests of accessibility and to meet the needs of a wider sector of the community; in accordance with policy 28 of the Highland wide Local Development Plan, 2012.

4. No development shall commence until a detailed Tree Planting Plan (for at least 5 trees of native species) and maintenance programme has been submitted to and approved in writing by the Planning Authority. The Tree Planting Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing

by the Planning Authority.

Reason: In the interests of amenity; in accordance with policies 28, 29, 34 and 51 of the Highland wide Local Development Plan, 2012.

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

Reason: To ensure the protection of retained trees during construction and thereafter; in accordance with policy 51 of the Highland wide Local Development Plan, 2012.

6. Prior to any site excavation or groundworks, a Tree Protection Plan is to be submitted to and subsequently approved in writing by the Planning Authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition & Construction). All retained trees are to be protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012). Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees throughout the construction period; in accordance with policy 51 of the Highland wide Local Development Plan, 2012.

7. No development shall commence until pre-commencement protected species surveys have been undertaken and a report of each survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and the immediate surrounds. The report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Thereafter development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: In order to ensure the protected species which may be present on the site are not adversely affected; in accordance with policy 58 of the Highland wide Local Development Plan, 2012.

8. At the end of each working day, any voids which otter may gain entry into, shall be checked to be clear of otter and then blocked or capped. Ramps will also be left to prevent otter becoming trapped in open trenches.

Reason: In order to prevent otter, a protected species, from becoming trapped during construction works, in accordance with policy 58 of the Highland-wide Local Development Plan.

9. The development shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family,

group or individual for more than three months (cumulative) in any one calendar year.

Reason: To ensure that the development does not become used for permanent residential occupation, in accordance with the buildings design and use applied for; in accordance with policy 44 of the Highland wide Local Development Plan, 2012.

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.

Radon Protection

Please be advised that the development falls within an area where there is a requirement for basic radon protection. Basic Radon Protection measures will be required to be incorporated in the building design as per the guidance in publication *BRE-211 Radon-Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment projects) 2015 edition*, or equivalent protection.

Scheduled Monument Consent

You are advised to discuss the need for Scheduled Monument Consent direct with Historic Environment Scotland:

Historic Environment Scotland, Longmore House, Salisbury Place, Edinburgh EH9 1SH - Tel. 0131 668 8600

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).

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

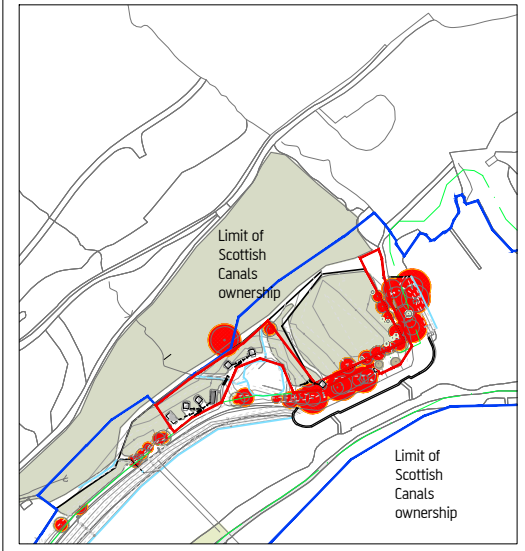
Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Christine Millard

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

Relevant Plans:

- Plan 1 - 428(PL)126 Rev 04 Location Plan
- Plan 2 - 428(PL)127 Rev 04 Site Layout Plan
- Plan 3 - 428(PL)201 Rev 01 Proposed Floor/Roof Plans Single Pod
- Plan 4 - 428(PL)211 Rev 01 Proposed Elevations Single Pod
- Plan 5 - 428(PL)221 Rev 01 Proposed Section Plan Single Pod
- Plan 6 - 428(PL)205 Rev 01 Proposed Floor/Roof Plans Double Pod
- Plan 7 - 428(PL)215 Rev 01 Proposed Elevations Double Pod
- Plan 8 - 428(PL)208 Rev 01 Proposed Floor/Roof Plans Services Pod
- Plan 9 - 428(PL)218 Rev 01 Proposed Elevations Services Pod

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Location Plan - 1:5000

Key:

- A1 - Single Pod - refer to drawings 428(PL)201 & 211
- B1 - Double Pod - refer to drawings 428(PL)205 & 215
- SB - WC & Shower Block - refer to drawings 428(PL)208 & 218

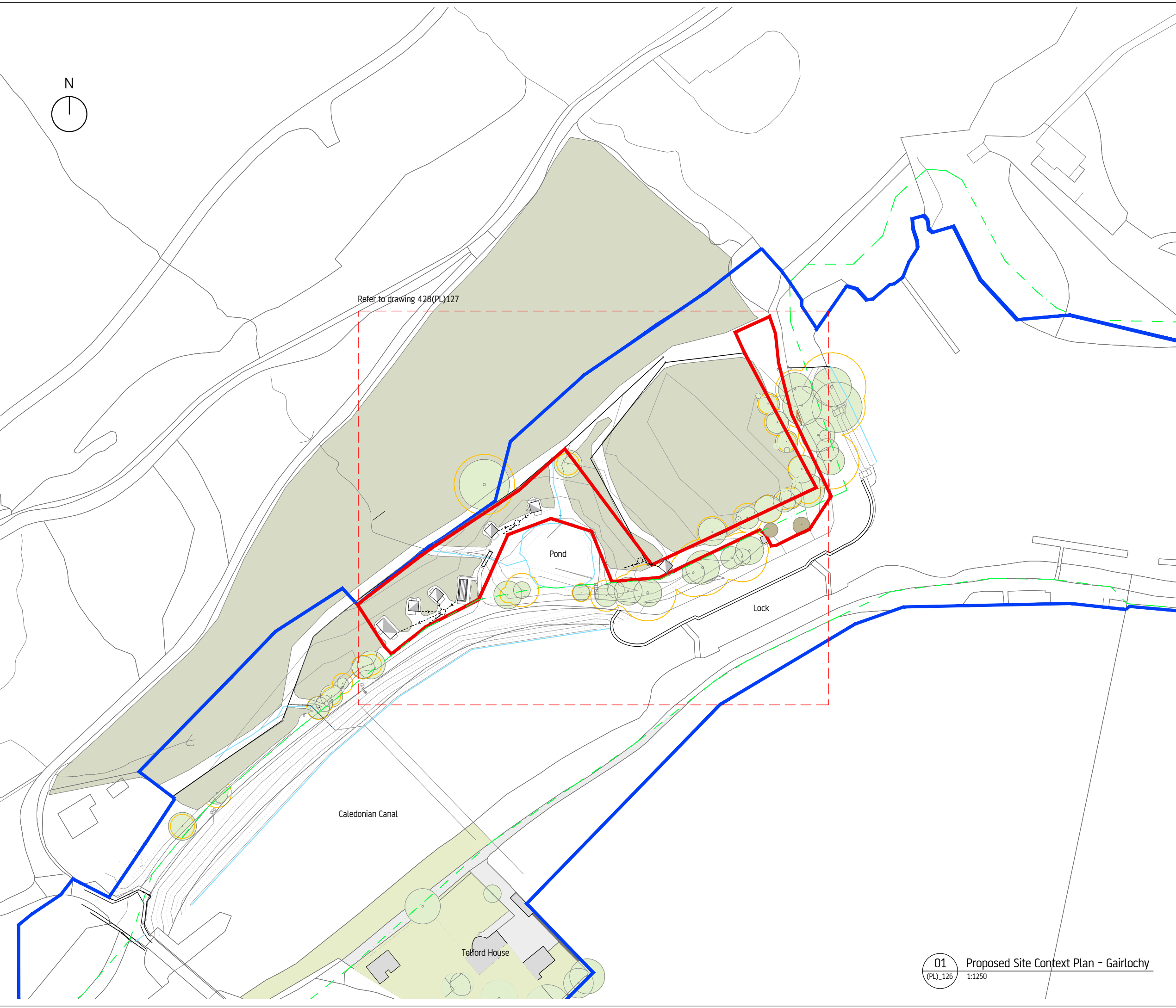
- 01 - existing footpath
- 02 - existing foot bridge
- 03 - footpath - narrow path formed from locally sourced aggregate

- Scottish Canals Ownership boundary (approximated from SC's ownership plans)
- Planning Application Boundary Line
- Scheduled Ancient Monument boundary
- 1m contour lines
- 0.5m contour lines
- underground drainage
- water line - surveyed April 2013
- existing tree canopy
- outline of Root Protection Area
- proposed tree

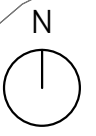
04	12.05.17	Camping pod locations amended
03	11.02.14	Schematic Underground drainage amended
02	09.12.13	Site boundary amended
01	XX.XX.13	Draft
REVISION	DATE	DETAILS

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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 09.08.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:1250@A3
DWG TITLE Proposed Site Context Plan - Gairloch		DWG NO 428(PL)126	REVISION 04	



01 Proposed Site Context Plan - Gairloch
 (PL)_126 1:1250



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Key:
a. - B1 - Double Pod - refer to drawings 428(PL)205 & 215
b.,c.,d.,e.,f. - A1 - Single Pod - refer to drawings 428(PL)201 & 211
SB - WC & Shower Block - refer to drawings 428(PL)208 & 218

01 - existing footpath
02 - existing foot bridge
03 - footpath - narrow path formed from locally sourced aggregate
04 - Septic tank and Sample chamber
05 - Soakaway for septic tank discharge

— Scottish Canals Ownership boundary
(Approximated from SC's record of ownership)
— Planning Application Boundary Line

- - - Scheduled Ancient Monument boundary

— 1m contour lines

- - - 0.5m contour lines

- - - underground drainage

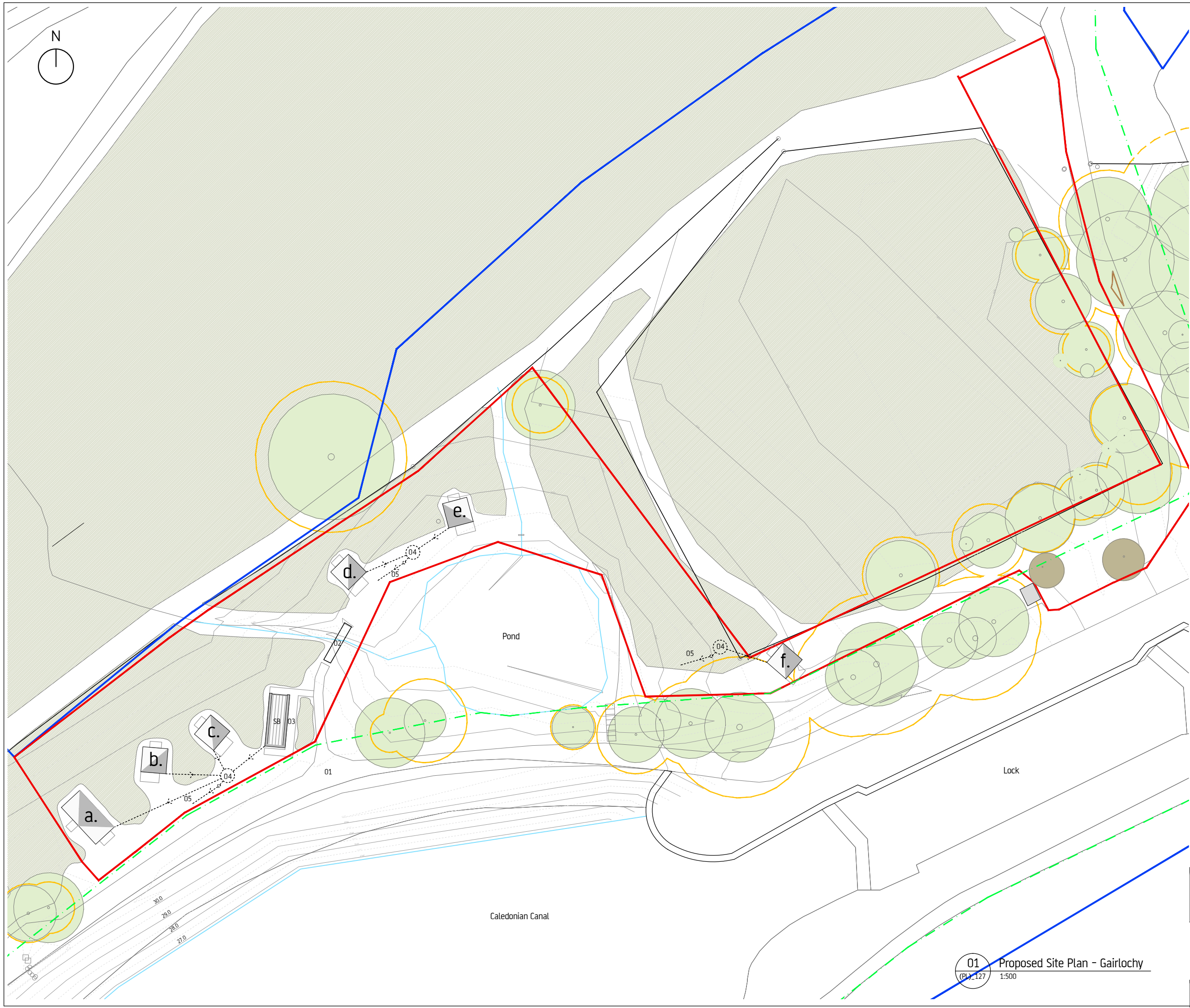
— water line - surveyed April 2013

○ existing tree canopy

○ outline of Root Protection Area

● proposed tree

Note: For tree constraints refer to MH Landscape Services drawings
Underground drainage is provisional subject to review by engineer .



04	12.05.17	Camping pod locations amended
03	11.02.14	Schematic underground drainage amended
02	11.11.13	Site Boundary Amended
01	XX.XX.13	Draft
REVISION	DATE	DETAILS

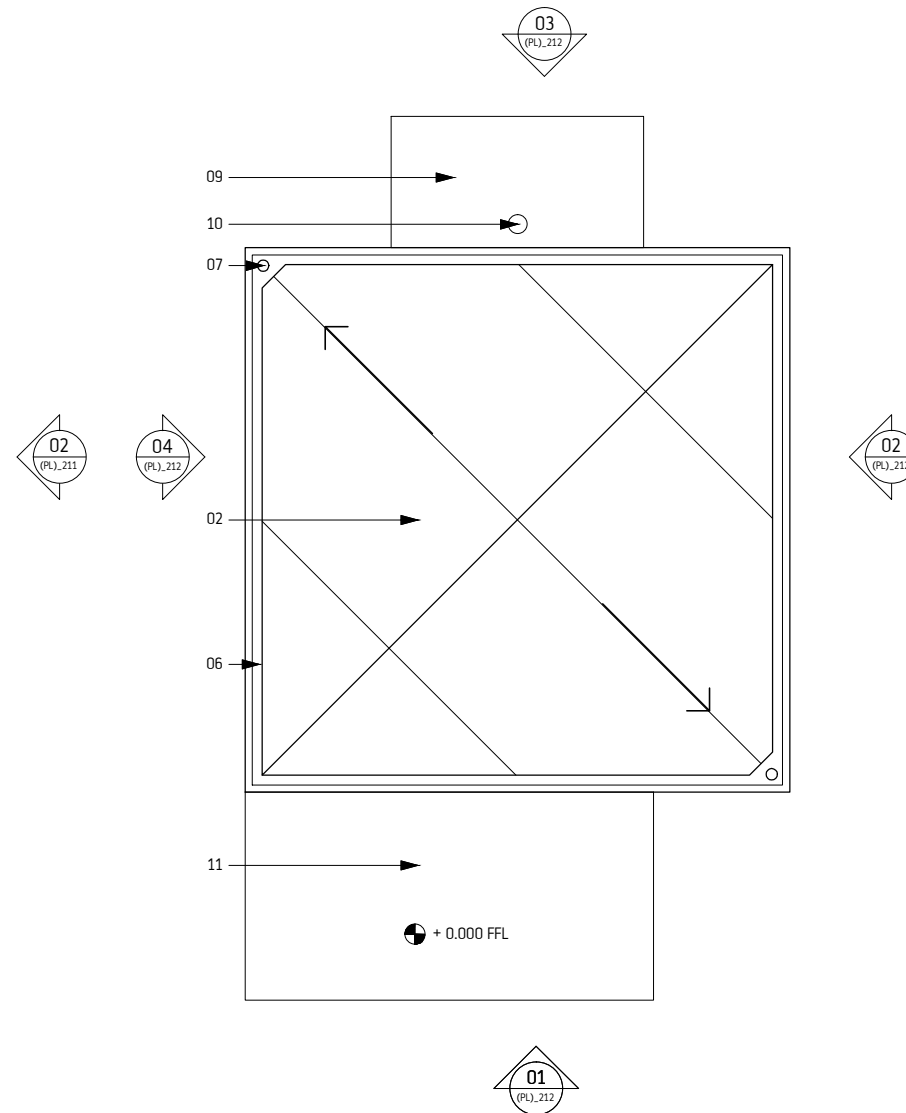
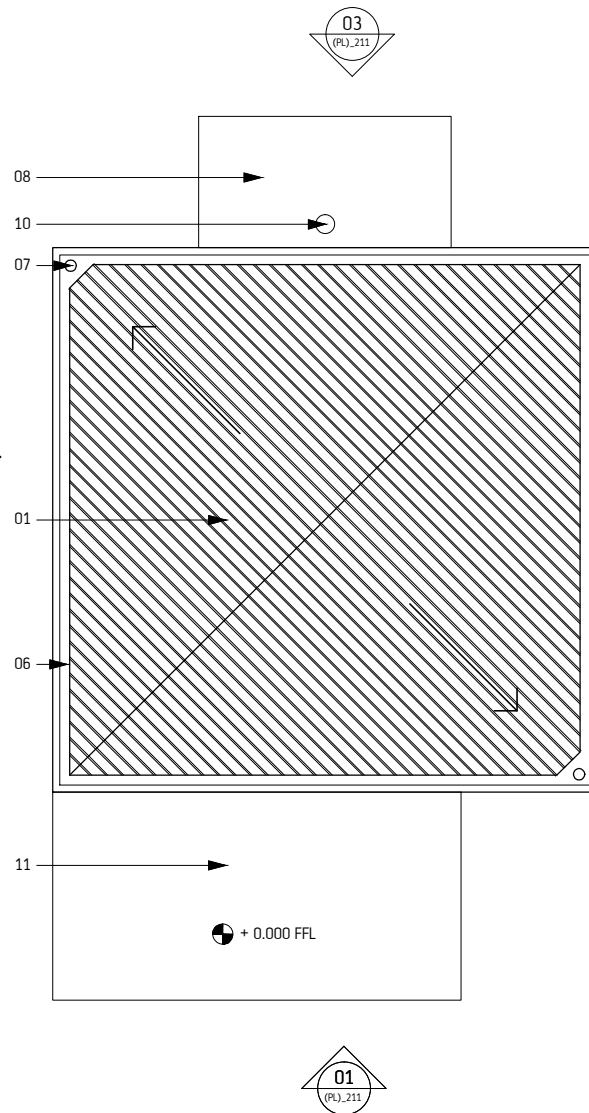
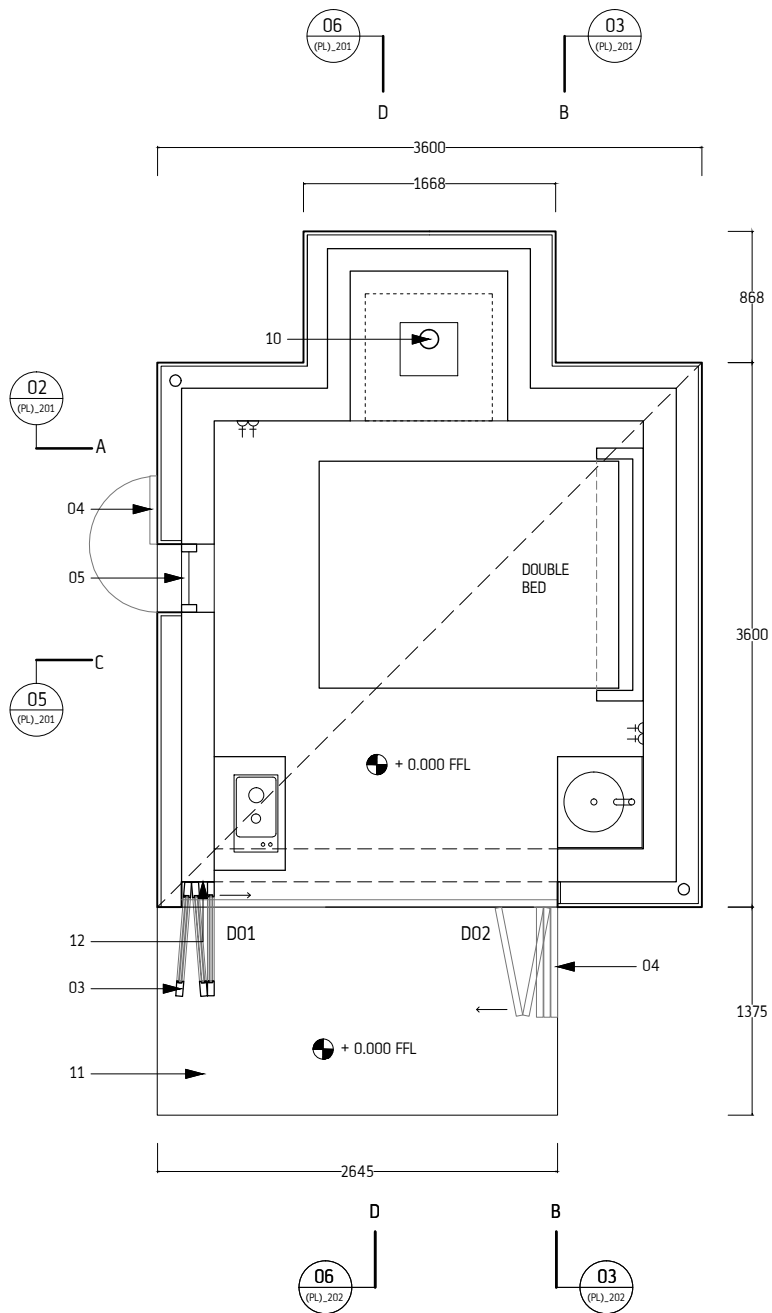
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 www.oliverchapmanarchitects.com

PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED	ISSUE	DRAWN BY	CHECKED BY	SCALE
09.08.13	PLANNING	NM	OC	1:500@A3
DWG TITLE Proposed Site Plan - Gairloch		DWG NO 428(PL)127	REVISION 04	

01 Proposed Site Plan - Gairloch
 (PL) 127 1:500



Scale



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Notes:

Refer to site plan for individual locations of pod types.

Relationship of pod to ground varies at each location.

Outer security doors shown in open position for clarity.

Key:

01. Charred natural Scotch Larch rainscreen cladding to roof
02. Dibond mirror finish rainscreen cladding to roof
03. Door/Glazed Screen - painted finish to timber frames
04. Outer security doors - Charred natural Scotch Larch
05. Timber Window
06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
07. Concealed RWP behind rainscreen
08. Stove back pack with Charred natural Scotch Larch rainscreen cladding to walls and roof
09. Stove back pack with Dibond mirror finish rainscreen cladding to walls and roof
10. Stove and flue
11. Concrete accessible platt
12. Painted timber panel

01 Proposed Floor Plan
(PL)_201 1:50

02 Proposed Roof Plan - Type A1
(PL)_201 1:50

03 Proposed Roof Plan - Type A2
(PL)_201 1:50

01	25.07.13	Submitted for Planning Application.
REVISION	DATE	DETAILS

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PROJECT
Camping Pods

CLIENT
Scottish Canals

DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Plan & Sections - Single Pod		DWG NO. 428(PL)201	REVISION 01	

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Notes:

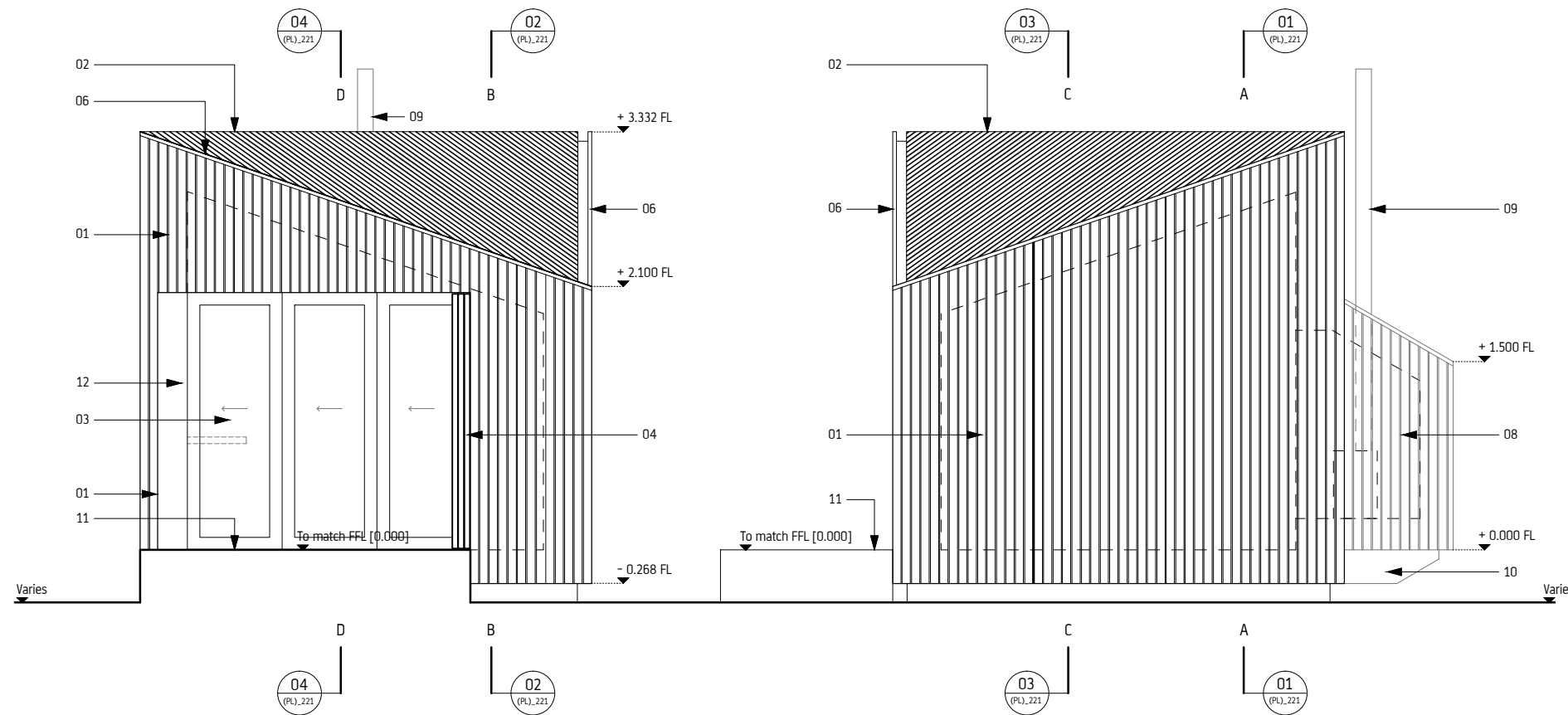
Refer to site plan for individual locations of pod types.

Relationship of pod to ground varies at each location. Ground line shown is indicative only.

Outer security doors shown in open position for clarity.

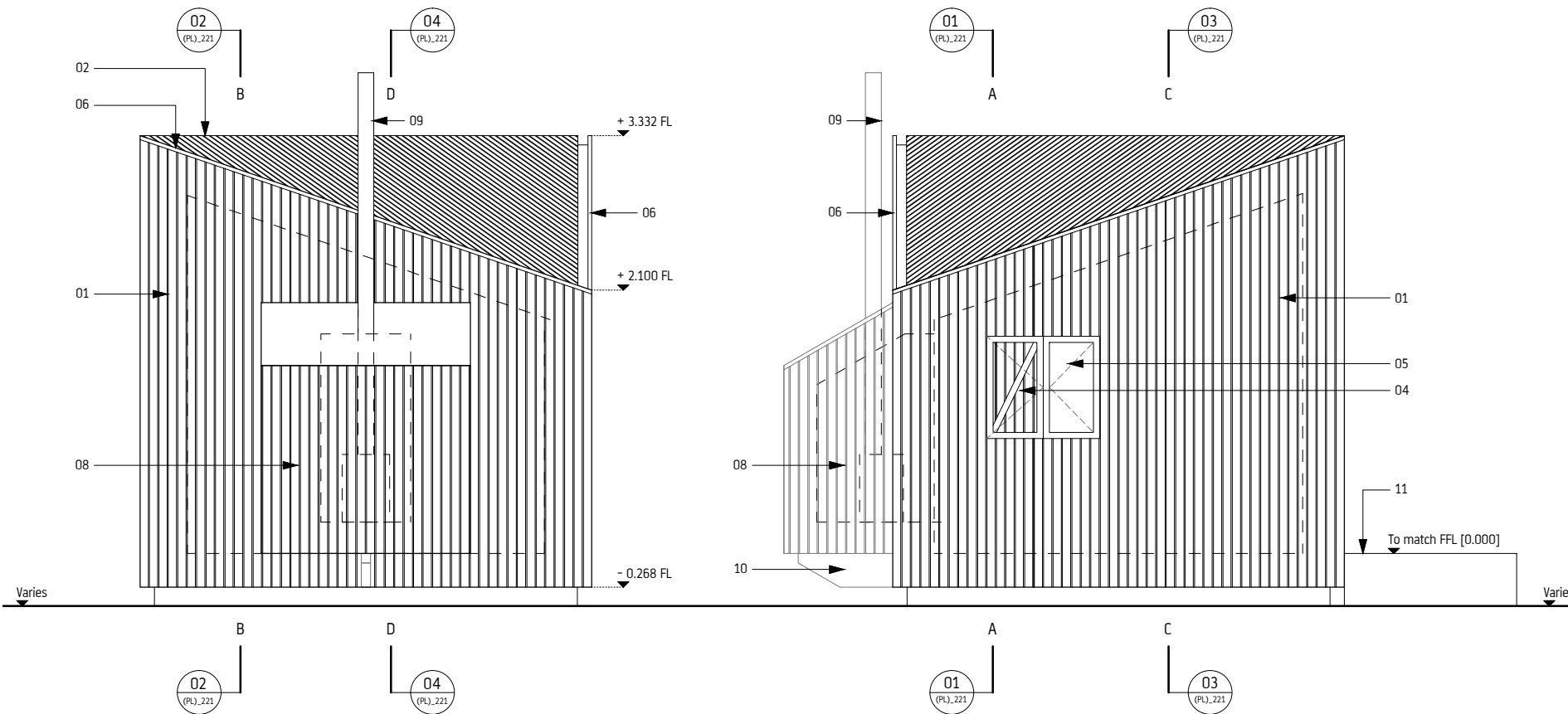
Key:

- 01. Charred natural Scotch Larch rainscreen cladding to walls
- 02. Charred natural Scotch Larch rainscreen cladding to roof
- 03. Door/Glazed Screen - painted finish to timber frames
- 04. Outer security doors - Charred natural Scotch Larch
- 05. Timber Window
- 06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
- 07. Concealed RWP behind rainscreen
- 08. Stove back pack with Charred natural Scotch Larch rainscreen cladding to walls and roof
- 09. Stove flue
- 10. Timber joist below stove back pack
- 11. Concrete accessible platt
- 12. Painted timber panel



01 Elevation 1
(PL)_211 1:50

02 Elevation 2
(PL)_211 1:50



03 Elevation 3
(PL)_211 1:50

04 Elevation 4
(PL)_211 1:50



01 25.07.13 Submitted for Planning Application.
REVISION DATE DETAILS

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PROJECT
Camping Pods

CLIENT
Scottish Canals

DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Elevations: Single Pod Type A1		DWG NO 428(PL)211	REVISION 01	

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Notes:

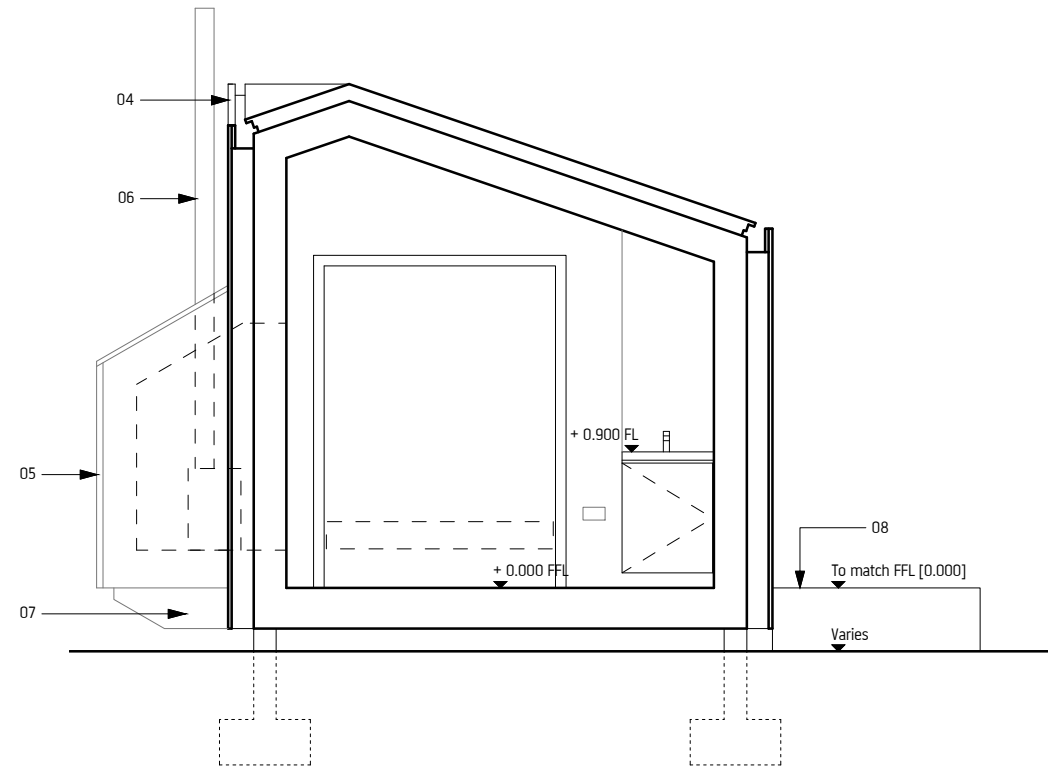
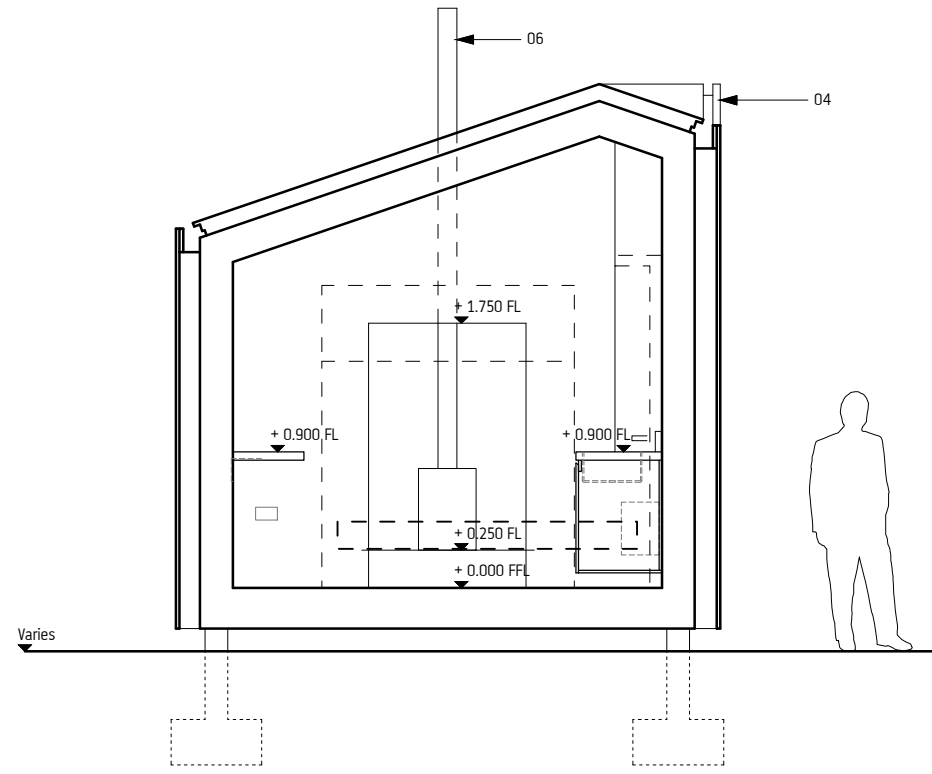
Refer to site plan for individual locations of pod types.

Relationship of pod to ground varies at each location. Ground line shown is indicative only.

Outer security doors shown in open position for clarity. Section D-D illustrates doors in closed position.

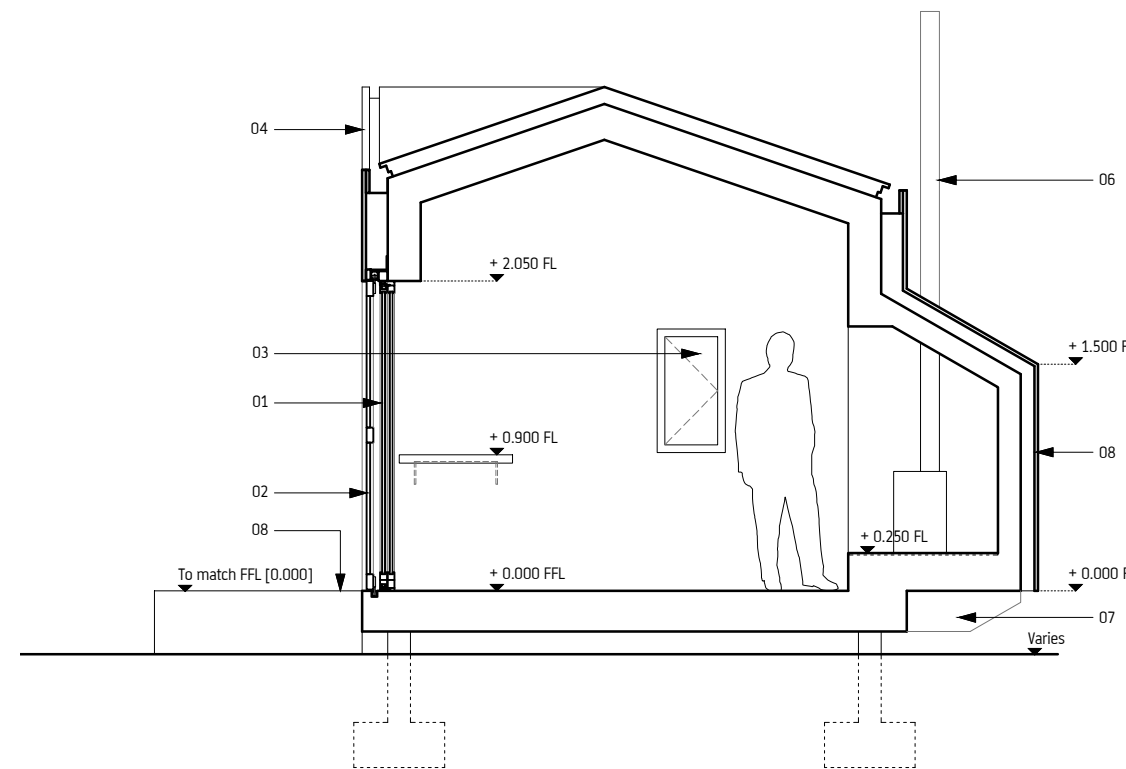
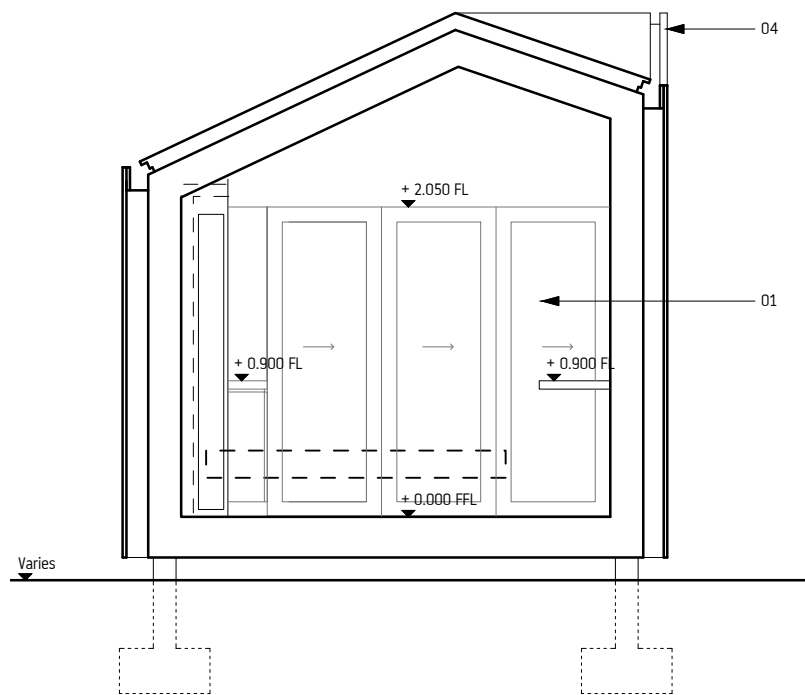
Key:

1. Door/Glazed Screen - painted finish to timber frames
2. Outer security doors - cladding varies depending on pod type
3. Timber Window
4. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
5. Stove back pack - cladding varies depending on pod type
6. Stove and flue
7. Timber joist below stove back pack
8. Concrete accessible platt



01 Section A-A
(PL)_221 1:50

02 Section B-B
(PL)_221 1:50



03 Section C-C
(PL)_221 1:50

04 Section D-D
(PL)_221 1:50

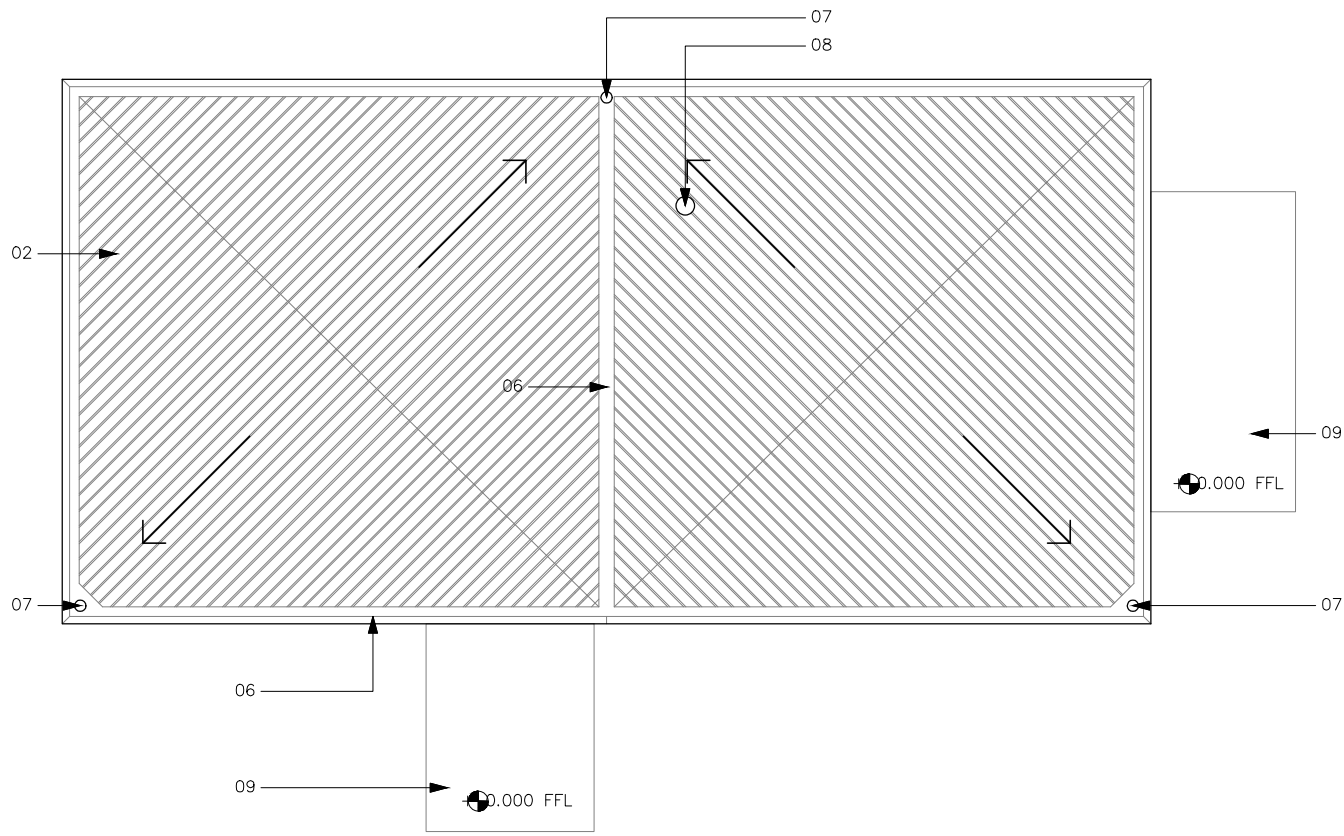


01	25.07.13	Submitted for Planning Application.
REVISION	DATE	DETAILS

Oliver Chapman Architects

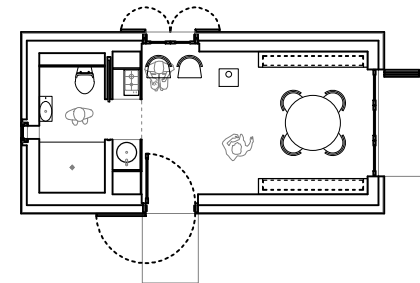
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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Sections - Single Pod		DWG NO 428(PL)221	REVISION 01	

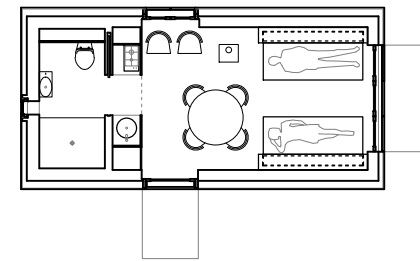


01 Proposed Roof Plan
(PL)_205 1:50

03 Day Mode
(PL)_205 NTS

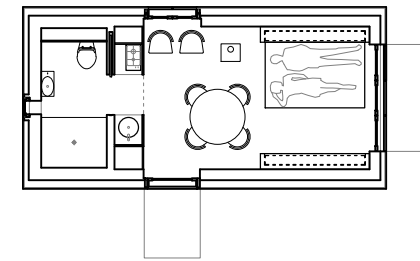


04 Night Mode 1
(PL)_205 NTS



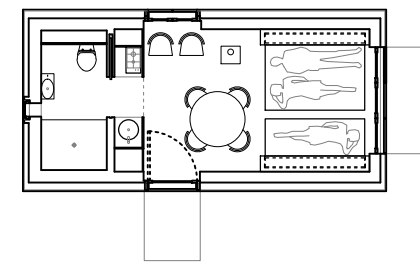
4 Adults:
- 2 sets of fold down
bunk beds

05 Night Mode 2
(PL)_205 NTS



Couple:
- Fold down double bed

06 Night Mode 3
(PL)_205 NTS



Family 4:
- Fold down double bed
- Fold down bunk beds

Do not scale from this drawing
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Notes:

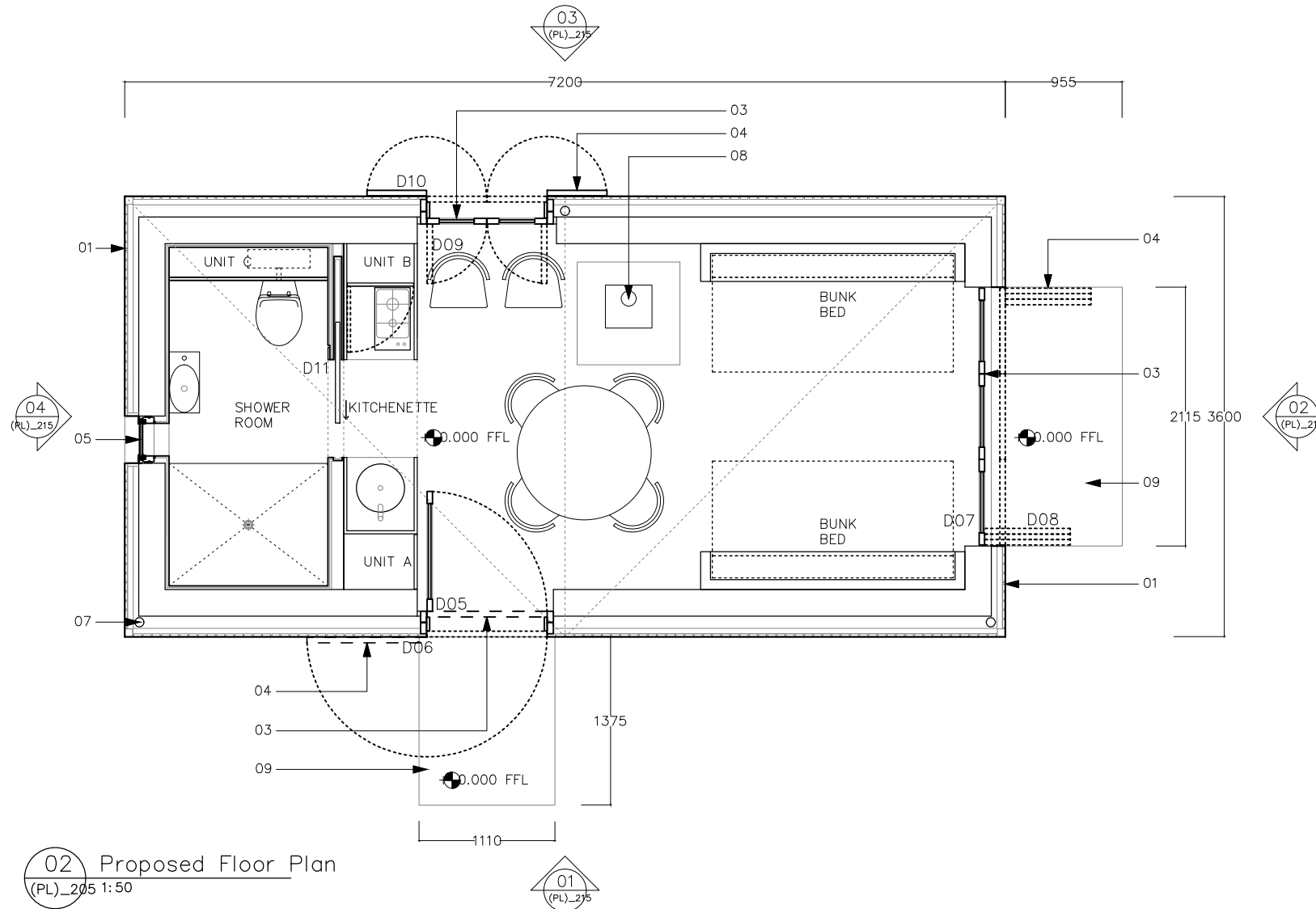
Refer to site plan for individual locations of pod types.

Relationship of pod to ground varies at each location.

Outer security doors shown in open position for clarity.

Key:

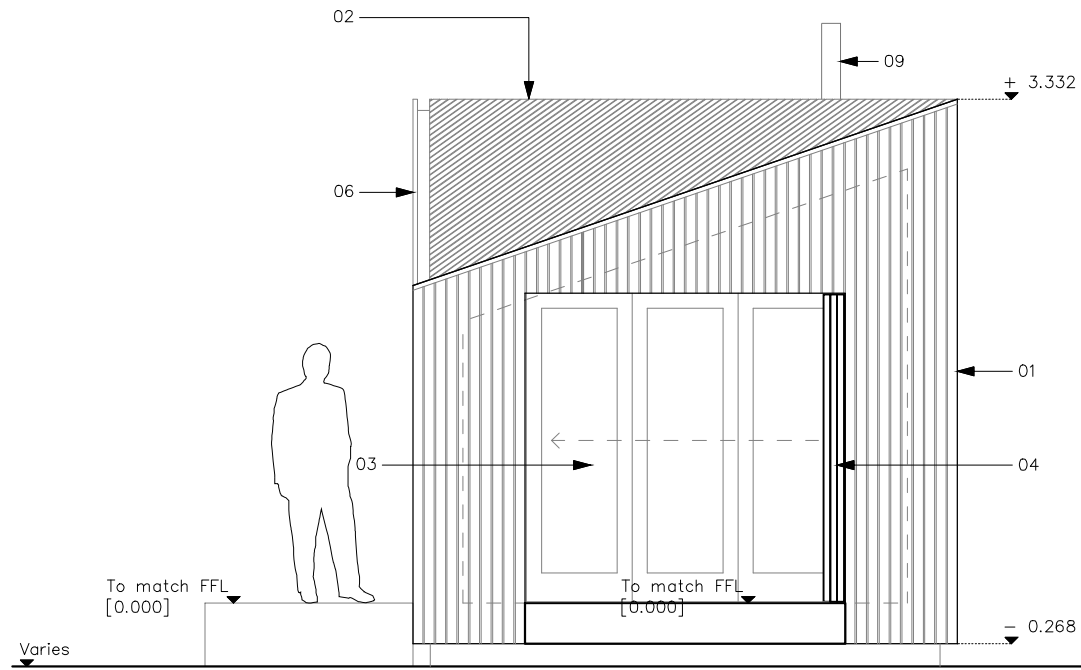
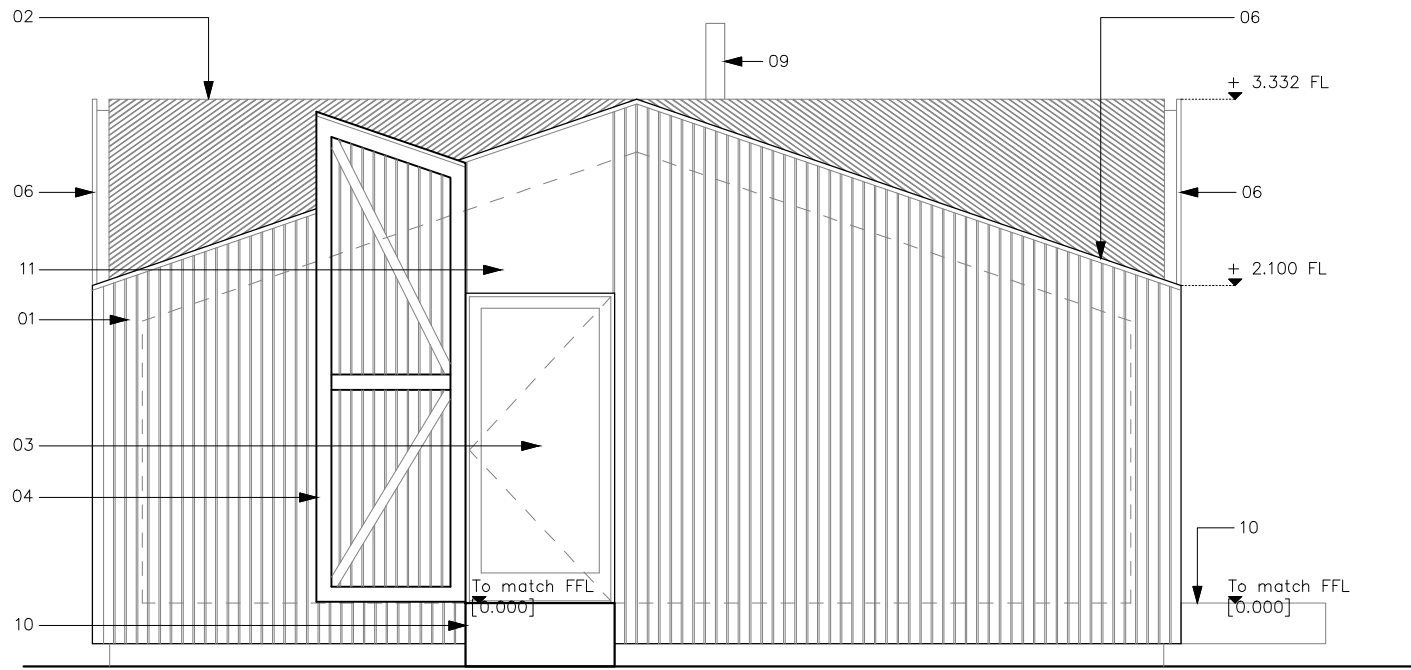
- 01. Charred natural Scotch Larch rainscreen cladding to walls
- 02. Charred natural Scotch Larch rainscreen cladding to roof
- 03. Door/Glazed Screen - painted finish to timber frames
- 04. Outer security doors - Charred natural Scotch Larch
- 05. Timber Window
- 06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
- 07. Concealed RWP behind rainscreen
- 08. Stove and flue
- 09. Concrete accessible platt



02 Proposed Floor Plan
(PL)_205 1:50

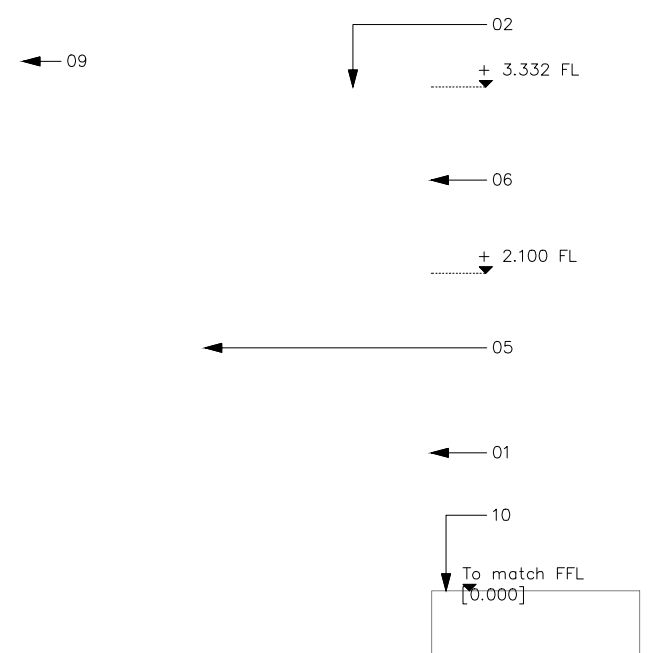
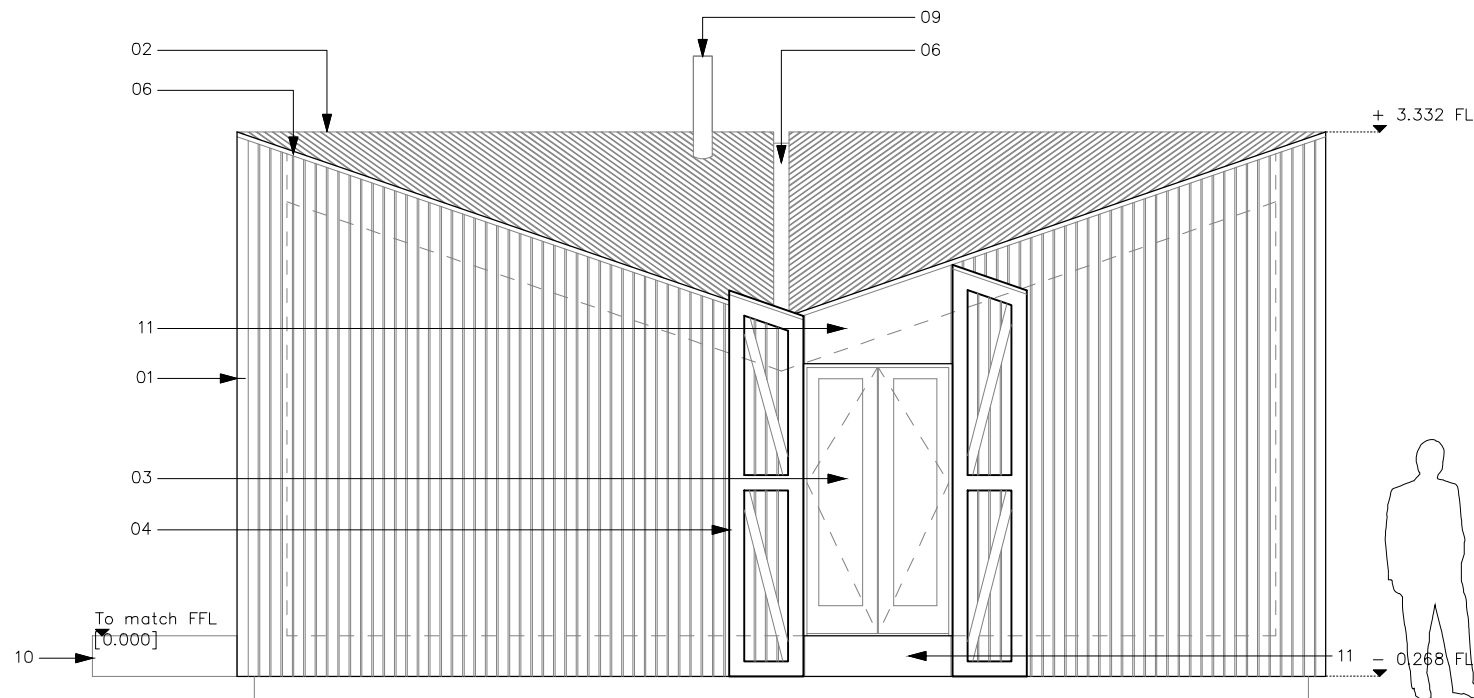
01 25.07.13 Submitted for Planning Application.
REVISION DATE DETAILS

Oliver Chapman Architects 36 St. Mary's Street, Edinburgh, EH1 1SX admin@oliverchapmanarchitects.com t. 0131 477 4513 f. 0131 556 9960 www.oliverchapmanarchitects.com					
PROJECT Camping Pods					
CLIENT Scottish Canals					
DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED OC	SCALE 1:50@A3	
Proposed Plans - Double Pod		DWG NO 428(PL)205	REVISION 01		



01 Elevation 1
(PL)_2/5 1:50

02 Elevation 2
(PL)_2/5 1:50



03 Elevation 3
(PL)_2/5 1:50

04 Elevation 4
(PL)_2/5 1:50



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- Notes:
- Refer to site plan for individual locations of pod types.
 - Relationship of pod to ground varies at each location. Ground line shown is indicative only.
 - Outer security doors shown in open position for clarity.
- Key:
01. Charred natural Scotch Larch rainscreen cladding to walls
 02. Charred natural Scotch Larch rainscreen cladding to roof
 03. Door/Glazed Screen – painted finish to timber frames
 04. Outer security doors – Charred natural Scotch Larch
 05. Timber Window
 06. Aluminium diagonal verge pressings at roof/wall interface with a PPC finish.
 07. Concealed RWP behind rainscreen
 08. Stove back pack with Charred natural Scotch Larch rainscreen cladding to walls and roof
 09. Stove flue
 10. Concrete accessible platt
 11. Painted timber panel

01 25.07.13 Submitted for Laggan Planning Application.
REVISION DATE DETAILS

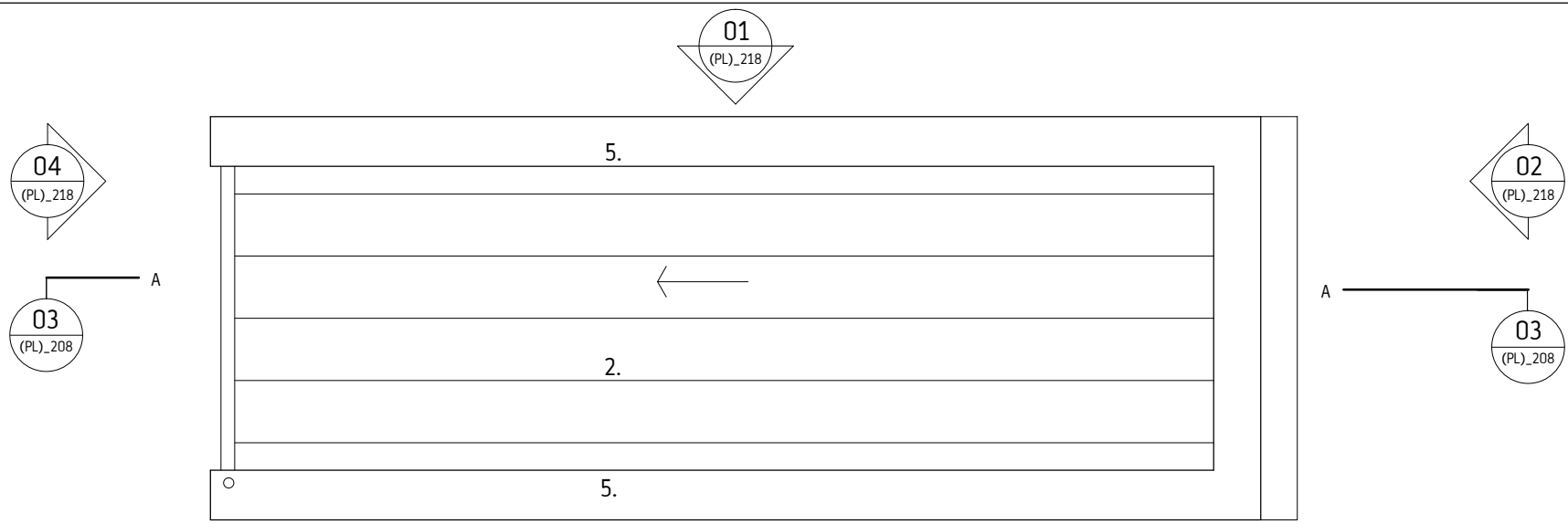
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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 14.03.13	ISSUE PLANNING	DRAWN BY NM	CHECKED OC	SCALE 1:50@A3
Elevations: Double Pod Type B1		DWG NO 428(PL)215	REVISION 01	

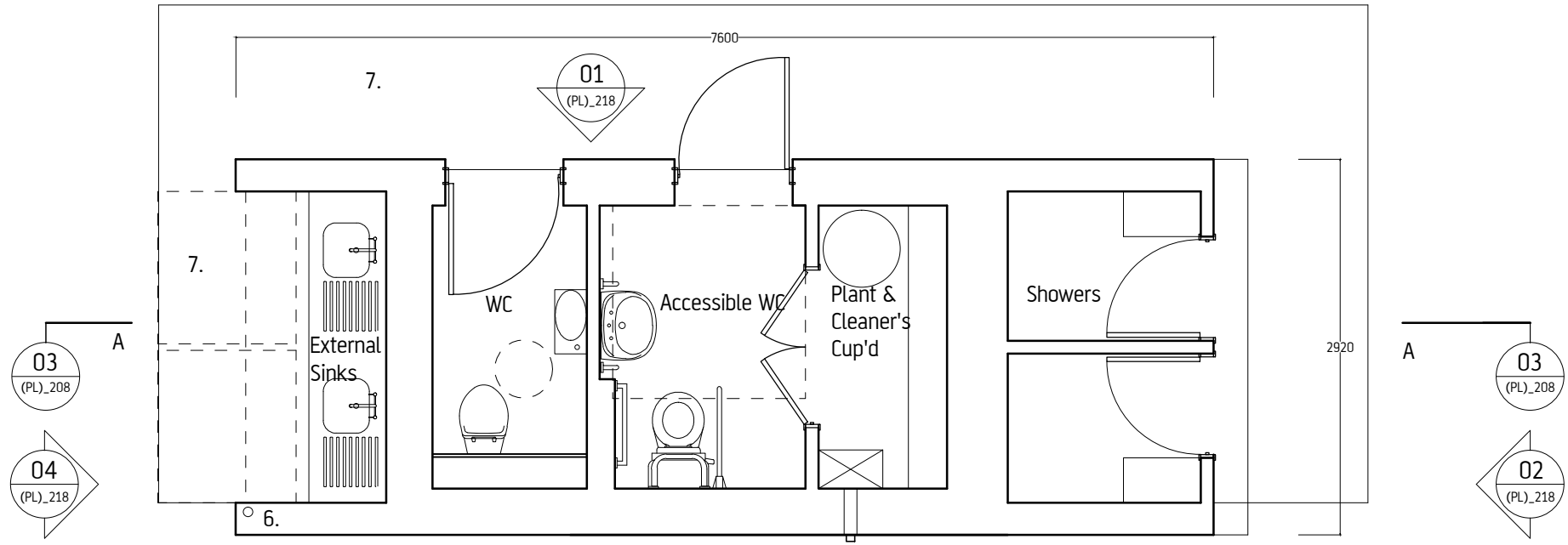
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Notes:
Refer to site plan for individual locations of WC block.
Relationship of WC block to ground varies at each location.
Ground line shown is indicative only.

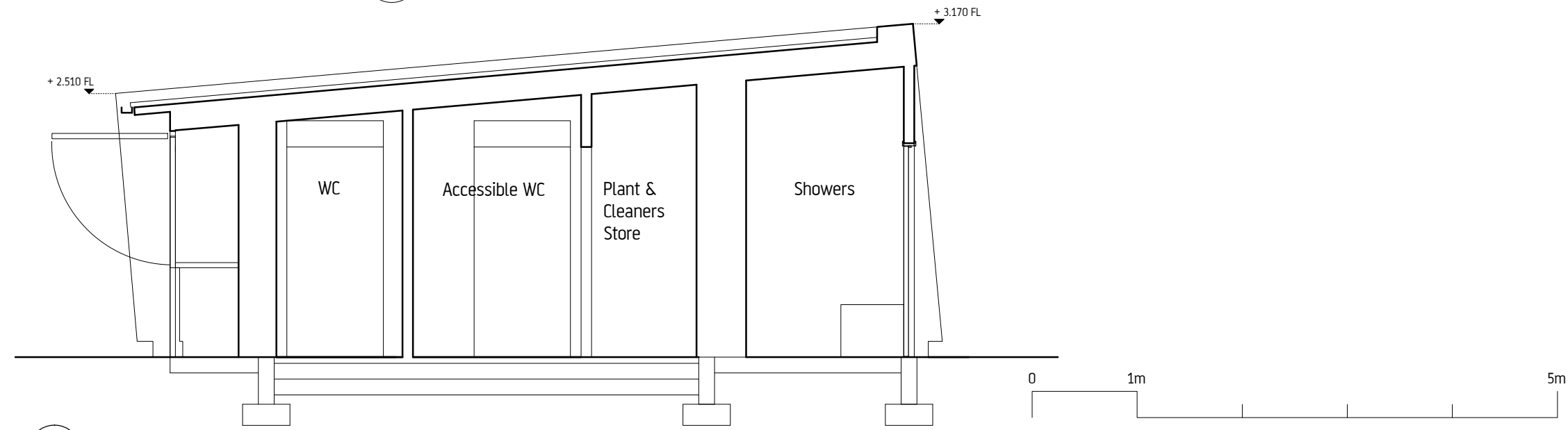
- Key:
1. Charred natural Scotch Larch rainscreen cladding to walls
 2. Copper roof covering - TECU Oxide finish
 3. Doors and infill panels - Trespa epoxy resin panel secret fixing.
 4. Top hung glass fanlights.
 5. Metal copes and flashings at roof/wall interface to match roof covering.
 6. Concealed RWP behind rainscreen
 7. Accessible platt and path around perimeter



01 Proposed Roof Plan
(PL)_208 1:50



02 Proposed Floor Plan
(PL)_208 1:50



03 Section AA
(PL)_208 1:50

01	25.07.13	Submitted for Kytra Planning Application.
REVISION	DATE	DETAILS

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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 02.07.13	ISSUE PLANNING	DRAWN BY NM	CHECKED BY OC	SCALE 1:50@A3
DWG TITLE Proposed Plans & Section - WC & Shower Block		DWG NO 428(PL)208	REVISION 01	

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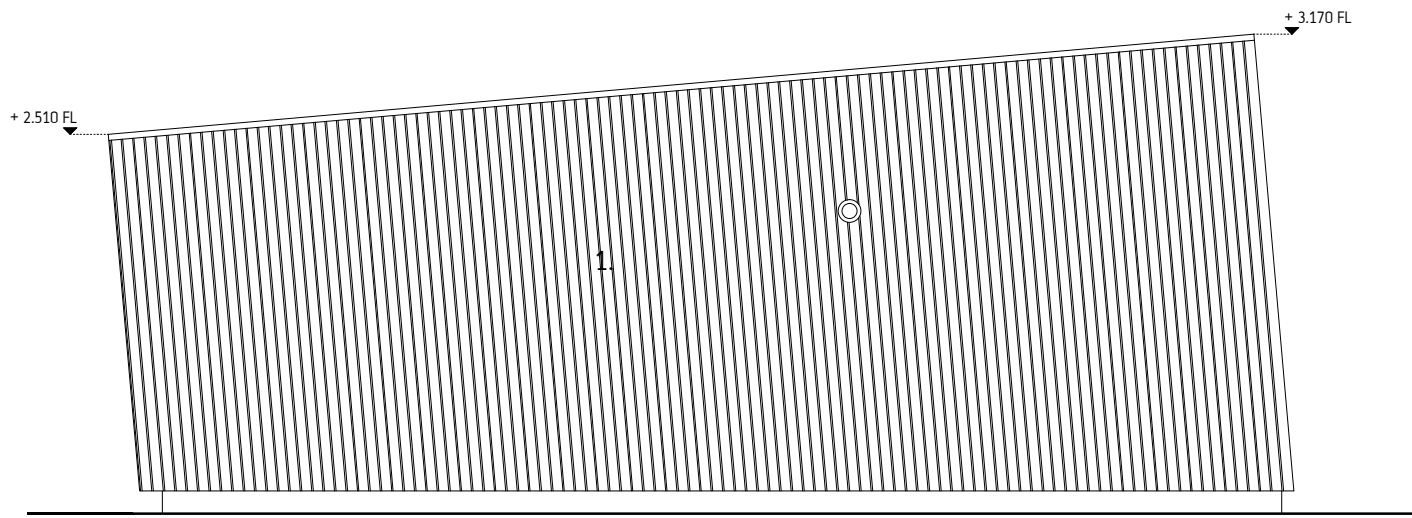
Notes:

Refer to site plan for individual locations of WC block.

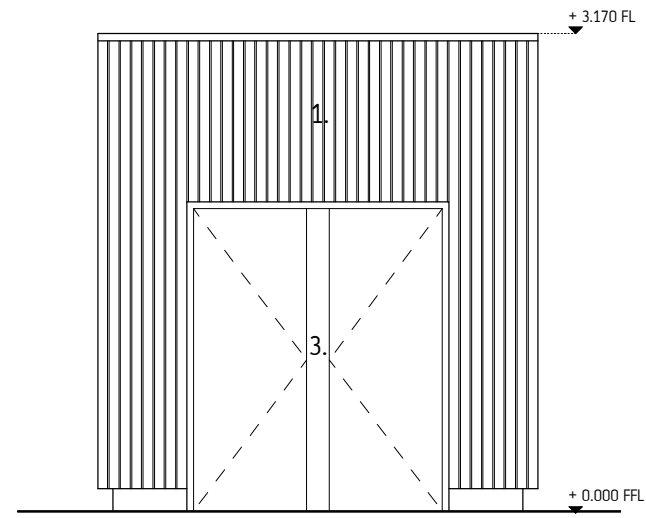
Relationship of WC block to ground varies at each location.
Ground line shown is indicative only.

Key:

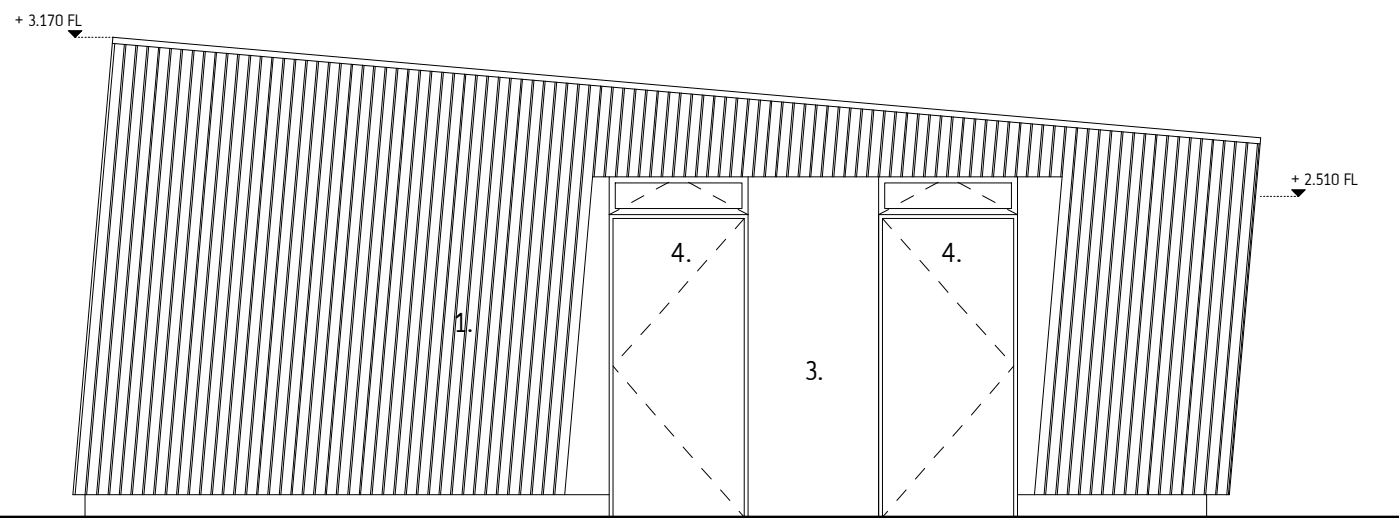
1. Charred natural Scotch Larch rainscreen cladding to walls
2. Copper roof covering - TECU Oxide finish
3. Doors and infill panels - Trespa epoxy resin panel secret fixing.
4. Top hung glass fanlights.
5. Metal copes and flashings at roof/wall interface to match roof covering.
6. Concealed RWP behind rainscreen
7. Concrete accessible platt and path around perimeter



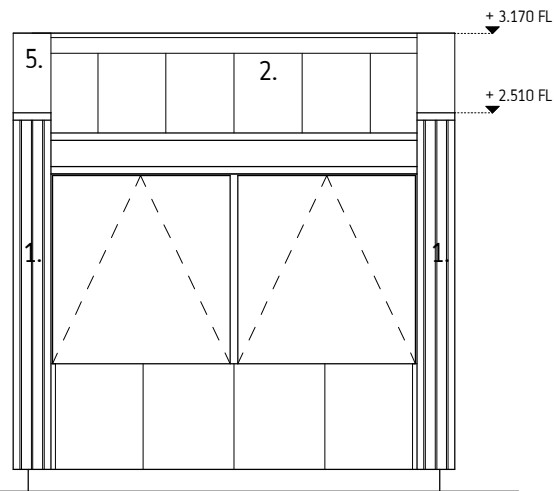
01 Elevation
(PL)_218 1:50



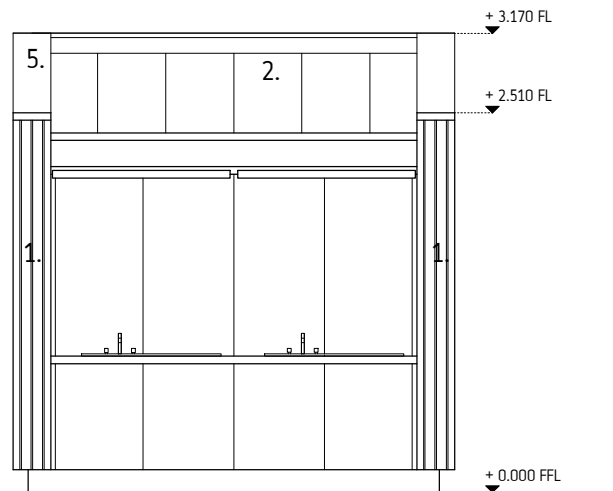
02 Elevation
(PL)_218 1:50



03 Elevation
(PL)_218 1:50



04 Elevation (Closed panels)
(PL)_218 1:50



05 Elevation (Opened panels)
(PL)_218 1:50



01 25.07.13 Submitted for Kytra Planning Application.
REVISION DATE DETAILS

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PROJECT Camping Pods				
CLIENT Scottish Canals				
DATE CREATED 02.07.13	ISSUE PLANNING	DRAWN BY NIM	CHECKED BY OC	SCALE 1:50@A3
TWO TITLE Proposed Elevations - WC & Shower Block		DWG NO 428(PL)218	REVISION 01	