

Agenda item	6.6
Report no	PLN/025/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 17 April 2018

Report Title: 17/05797/FUL – Alness Academy, Alness

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 Hub North Scotland Ltd.

Demolition of existing school and erection of replacement school building and ancillary development

Ward 6 – Cromarty Firth

Development Category – Major Development

Reason Referred to Committee – Major Development

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

2. Recommendation

2.1 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 The detailed application comprises the erection of a replacement secondary school with sports facility and associated playing fields, landscaping, bus drop off, car and cycle parking, external energy centre, substation, sprinkler and bin store; and demolition of the existing school on the same site. The proposed building extends to a gross floor area of just under 9,500m² over two floors and arranged around a central, double height social and performance space. It is to be sited within the area of playing fields to the south-east of the existing school building and replacement playing fields are proposed on the site of the existing school after demolition.
- 3.2 The current Alness Academy has a pupil roll of 418 (2016-2017) with 36 teaching and 22 non-teaching staff. The roll is expected to rise to 598 pupils and 96fte staff in session 2029-2030. The new school has therefore been designed to accommodate 600 children.
- 3.3 The school building will comprise a two storey main teaching block, with kitchen, dining and assembly spaces; and a sports/community building housing a 6 lane 25m swimming pool, 4 court games hall and gymnasium with associated changing rooms, storage rooms and pool plant room. Two new 3G artificial pitches and informal playing fields, a learning garden and a greenhouse are proposed to supplement the retained rugby pitch and floodlit playing area to the north-west of the site.
- 3.4 Finished materials proposed are masonry, sinusoidal metal, fibre cement cladding panels, powder coated curtain walling system and standing seam aluminium mill finish roofing. No colours are specified on the elevation drawings but the visualisations show shades of grey with contrasting buff/light brown masonry.
- 3.5 Pre-application consultation on this proposed development started in November 2016, with a major pre-application enquiry lodged with the Council (16/04960/PREAPP). Subsequently, formal pre-application community consultation on the proposal has taken place in accordance with statutory procedures. A Proposal of Application Notice (PAN) was submitted on 5 July 2017 (17/03305/PAN).
- 3.6 The site is currently accessed via a cycle way and footpath from the west; the railway footbridge from the north; and a road connecting to the B817 Alness to Invergordon public road to the east. There are no fundamental changes proposed to those key access parameters. Existing connections to the public water and waste water networks will continue.
- 3.7 Supporting Documents submitted include : Design and Access Statement; Pre-Application Consultation Report; Access Management Plan; Asbestos Management Report; Contaminated Land Report; Drainage Assessment; Nuisance Management Plan; Pollution Prevention Plan; Transport Statement; Landscape Plan; Archaeological Evaluation Report; Visualisations; Arboricultural Impact Assessment; Sustainable Design Statement; Waste Management Statement; and Swept Path Layout Plan.
- 3.8 **Variations:** Amended Site Layout Plan and Amended Landscaping Plan received 28 February 2018.

4. SITE DESCRIPTION

- 4.1 The site comprises the existing Alness Academy building and grounds, extending to approximately 6.7ha. It is situated around 120m south of Alness High Street, separated by the main Inverness to Wick railway line, which defines the site's northern boundary. The site is bounded to the west by Crawl Park and the River Averon and to the south-west by the policy woodlands surrounding Dalmore House, a Category B Listed Building. A new housing development exists to the south-east and beyond this the B817 public road links Alness with Invergordon and a junction onto the A9 trunk road. The site is bisected by a tree lined avenue connecting the Alness Railway Station footbridge to Dalmore House, which is a Core Path; and another Core Path runs along the northern boundary of the site, which is part of the Alness to Invergordon cycleway path and the wider National Cycle Network.

5. PLANNING HISTORY

- 5.1 **17/03305/PAN** - Proposal of Application Notice for the erection of a replacement school building submitted 5 July 2017.
- 17/04586/SCRE** - Request for Screening Opinion submitted 27 September 2017. Screening Opinion issued 13 October 2017 advising Environmental Impact Assessment not required.

6. PUBLIC PARTICIPATION

- 6.1 Advertised : Schedule 3 Development and Unknown Neighbour. Expiry Date : 19 January 2018
- Representation deadline : 24 January.2018
- Timeous representations : None
- Late representations : None

7. CONSULTATIONS

- 7.1 **Transport Planning Team:** No objection, subject to conditions covering the following :
1. Provision of a minimum of 65 covered and secure cycle parking spaces;
 2. Submission of a detailed revised layout showing a shared foot/cycleway width of at least 3m adjacent to the drop off/pick up parking layby on Academy Drive;
 3. Provision of detailed proposals within school grounds showing an appropriate footpath link giving a reasonably direct route from the proposed adjacent housing scheme at Dalmore to the school;
 4. Provision of a Drop Off/Pick Up management plan to be agreed in writing by the Council including the facilities on Academy Drive;
 5. Provision of revised plans showing an appropriate and reasonably direct route from the car park to the Special Educational and Behavioural Need facilities entrance;
 6. Provision of a plan showing a swept path for the service route to the rear of the building;

7. Provision of a Construction Phase Traffic Management Plan. This shall include a photographic or video condition survey of Academy Drive immediately prior to any start on site and proposals for a similar condition survey within a month of the completion of the development;

7.2 **Access Officer:** No objection, subject to conditions covering the following:

1. Re- submission of the Access Management Plan to show pedestrian and cycling access on the site, with particular attention to showing all existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights; any areas proposed for exclusion from statutory access rights in relation to the proposed buildings; and any diversions of paths, temporary or permanent, proposed for the purposes of the development.
2. Details to be submitted of continued access on Core path RC03.10 during the demolition phase, to the satisfaction of the Access Manager;
3. Confirmation of no gates or fencing to be installed to inhibit use of RC03.10 after completion;
4. Re-surfacing of RC03.10, after demolition of the old buildings, with blacktop to the school boundary towards Dalmore House; and
5. Confirmation of continued pedestrian and cycle use of RC03.08 and a minimum of 2.5m width of path during the construction phase.

7.3 **Contaminated Land Team:** No objection, subject to standard contaminated land condition, in view of the existing use of the site as a school and swimming pool with possible chemical storage, asbestos containing materials, electricity sub stations, an incinerator, and other issues which may have resulted in land contamination.

7.4 **Environmental Health Officer:** No objection, subject to conditions covering the following:

1. Submission and implementation of a scheme for protecting properties adjacent to the development site from construction-related dust;
2. Submission and Implementation of a Construction Method Statement, covering
 - 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.
3. The floodlighting system shall be positioned and controlled so as to prevent any direct illumination, glare or light spillage outwith the site boundary;
4. Submission and approval of full details of the proposed biomass system.

7.5 **Flood Risk Management Team:** No objection, subject to a condition that a detailed drainage design is submitted for review and approval prior to works commencing.

- 7.6 **Landscape Officer:** No objection, subject to a standard condition requiring submission and approval of a detailed landscape plan and maintenance programme. Although revised landscaping details have been submitted further to initial comments made, there remains a number of areas within the proposed new development where the proposed layout is likely to give rise to ongoing management issues for soft landscaping.
- 7.7 **Forestry Officer:** Initial holding objection now resolved. Arboricultural Impact Assessment and Method Statement now submitted, which are very comprehensive documents. Recommendation that the remedial tree surgery works identified in the survey are undertaken at the same time as the felling operations. It is particularly important to ensure that the trees are in a safe condition within the school grounds and adjacent to the core path. Enrichment planting should be provided to help restore the historic avenue either side of the core path. The detailed requirements can be agreed once the remedial tree surgery work is complete. Conditions are recommended to secure this.
- 7.8 **Development Plans Team:** No objection. The application for a replacement secondary school on a site currently used as a secondary school generally complies with the development plan. It is important however that Sport Scotland is consulted due to the redevelopment of existing sports pitches and playing fields, and that any impacts on Core Paths are clarified.
- 7.9 **Historic Environment Team:** No objection. The application lies within an area of archaeological interest. Pre-application evaluation and excavation has been carried out across the site and a concentration of prehistoric features has been identified. This, together with further important remains identified in advance of housing to the south-east, indicate a significant archaeological potential across this area. While some of the area has undoubtedly been landscaped already, thus removing any archaeological deposits, there remains the potential for further buried features to be impacted by the construction of this development. It is important that the nature and extent of any features is identified and recorded before destruction. A condition is therefore recommended requiring site clearance work to be done under archaeological supervision so that if necessary any recording can be done without causing undue delay or inconvenience for the development.
- 7.10 **Alness Community Council:** No response.
- 7.11 **Transport Scotland:** No objection.
- 7.12 **SEPA:** No objection. It is noted that the proposal is to link to the public water and waste water networks and that surface water drainage is in accordance with CIRIA C753.
- 7.13 **SNH:** No objection.
- 7.14 **Network Rail:** No objection.
- 7.15 **Sport Scotland:** No objection. In relation to Sports Scotland's statutory role and the loss of the existing pitches at the site, there are three full size grass pitches which will be removed. There are also two grass and one mineral pitch adjacent to the site. The application proposes the installation of two full size synthetic pitches on the site. While this is less in number than the existing pitches, in terms of playing capacity

there will be an increase as a synthetic surface is proposed. Careful consideration should be given to the specification of the surface chosen, in order that it meets the requirements of the sports using the new pitches.

There is the potential for the pitch area adjacent to the site to be affected during the construction period, and a condition is requested in relation to this. There will be a period during which the existing grass pitches will not be available and nor will be the new pitches. Careful planning will be needed to ensure existing users can continue to access pitch space during this time, and that this period is kept as short as possible.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland-wide Local Development Plan 2012

Policy 28	Sustainable Design
Policy 29	Design Quality and Placemaking
Policy 31	Developer Contributions
Policy 34	Settlement Development Areas
Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 57	Natural, Built and Cultural Heritage
Policy 61	Landscape
Policy 64	Flood Risk
Policy 75	Open Space
Policy 76	Playing Fields and Sports Pitches
Policy 77	Public Access

8.2 Inner Moray Firth Local Development Plan (Adopted 2015)

Within Alness Settlement Development Area – not specifically allocated

9. OTHER MATERIAL CONSIDERATIONS

9.1 Draft Development Plan

Not applicable

9.2 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

Flood Risk and Drainage Impact Assessment (Jan 2013)

9.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)

10. PLANNING APPRAISAL

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

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

10.3 **Development Plan Policy Assessment** - The application has to be considered against the relevant policies of the Highland-wide Local Development Plan. The site is already in use as a secondary school and it is located close to the town centre and community facilities within Alness Settlement Development Area, as identified in the adopted Inner Moray Firth Local Development Plan (IMFLDP). As such, it is a logical site for the location of the replacement secondary school. It is important however that detailed matters are given due consideration in the determination of this planning application, in particular siting and design considerations; any potential impacts on trees and woodland; and accessibility for pedestrians, cyclists and vehicles as well as any impacts on the core paths that traverse the site.

The site layout drawing illustrates that the replacement school building will be located to the south-east of the existing school building on an area that is currently used as sports pitches. Two new 3G artificial pitches and informal playing fields are proposed on the site of the current school and informal playing fields are proposed further north on the site of the existing sports building. Three other pitches located further north west but out with the application site are proposed to be retained. Given that the pitches lost to the new school building are to be replaced by what appears to be new playing fields of comparable or greater benefit in a location adjacent to the existing pitches and three existing pitches are proposed to be retained the proposal meets the requirements of Policy 76. Sports Scotland has been consulted as required and confirms that the replacement facilities are of an acceptable standard, subject to conditions, as noted at 7.15 above.

The neighbouring land to the south-east is identified in the IMFLDP as site AL5 'Dalmore', allocated for housing development. Much of this site has planning permission and development is underway. It was highlighted at pre-application stage that the relationship of the proposed school development to this neighbouring housing development would be an important consideration in the design and layout, in terms of any linkage and with regard to residential amenity however the Access Management Plan provided does not detail any proposals with regard to the existing core path that runs parallel to the northern site boundary and into the housing site at

Dalmore. This matter requires to be addressed through the submission of additional information as requested by the Council's Access Officer in his response, (noted at para. 7.2 above.)

Given that the proposal is not residential in nature, developer contributions are not required towards education capacity, open space or community facilities. Furthermore, the Council's Transport Planning Team and Access Officer do not consider that contributions are required towards wider transport and/or active travel infrastructure, given the replacement nature of the development.

- 10.4 **Design, Appearance and Visual Impact** – In the submitted Design and Access Statement it is made clear that the aim of the project is to reflect the standards expected of a modern school facility and provide a high quality environment that will inspire both staff and young people to achieve their full potential. The proposals include the provision of high quality sports, performance and shared learning facilities for use by the school and the local community.

The Statement goes on to note that the key drivers for the project include creating a facility which is highly valued and enjoyed by its community; which is sustainable and energy efficient; comprises a confident, modern building with a strong Highland identity which sits well in its context; provides an environment where natural light and ventilation play a major role; includes external teaching and social areas that are innovative and provide a strong 'sense of place'; and which allows for multiple uses for the facilities (education and local community).

It is acknowledged that the design of the new school is functional and utilitarian in nature and is intended to work well and efficiently for users with provision for future class room expansion in the future. These are clearly practical and pragmatic virtues associated with this proposal. Careful attention to detailing, finished materials, site layout and landscaping provides an opportunity to create a sense of place and relate the development to its immediate environs.

The materials selected for the school should reflect and compliment the immediate context of the development and in this regard reference is made in the Design and Access Statement to the prominent building material within Easter Ross being dressed and random rubble stone and more recently a mix of pebble dash or render. The proposal is to reflect the indigenous material palette, but also to identify the development as being contemporary. It is proposed that the ground floor level of the main school building is constructed in a crisply detailed masonry reflecting the mass and solidity of the local vernacular. The upper floor of the main teaching block is to be finished with a high-quality, colour fibre cement panel with a textured finish, to relate to the other external materials. Masonry is brought through the first floor elevation in key locations; to signify the entrance and provide visual 'end stops' to gables. At the ground floor entrance, the wall is set back and of contrasting material and texture to again mark the building entrance, to tie in with entrance canopies and to visually pull together the smaller element fenestration to the compartmentalised Administration accommodation behind.

Windows and curtain wall frames are to be faced in powder coated aluminium throughout, to tie the two building elements together, with large expanses of glazing at the entrance and shared communal areas such as Assembly/Dining and the Pool hall. The sports block will be finished in large format, sinusoidal, composite metal cladding panels, composed in a running pattern which relates to the floor levels of

the teaching block. These panels sit atop a brick base course to reference the teaching block. The Sports Hall will benefit from high level translucent glazing bringing natural light into the hall, and serving to help break down the mass, and add visual contrast to the building externally. Particular attention will be paid to the north-east and north-west elevations that frame the Entrance Courtyard and will provide the Academy's identity on its approach.

- 10.5 **Trees and Landscaping** – As noted above, also important in this context of mitigating the visual impact of the proposal is the extent to which the existing trees and landscaping around the site are to be retained and augmented. The application has been supported by a Landscape Plan, Soft Landscape Maintenance Plan, Arboricultural Impact Assessment and Arboricultural Method Statement.

The site occupies relatively level ground with the school buildings and parking located towards its centre. The remainder of the site is currently laid to grass and is managed for sports and recreational use. There are trees within the curtilage of the site; a row of mixed early-mature/mature broadleaves which line the northern boundary, an avenue of mixed mature broadleaves that bisect the site from north-east to south-west and a cluster of mature broadleaves and conifers just south-east of the main building. Further groups of younger trees are located around the school building and in particular within the landscaped parking area. A condition survey of the trees within the main site was undertaken in August 2017 and helps inform the Arboricultural and Landscape proposals.

A number of trees will require to be removed to accommodate the new development, the majority of which are small trees or young to semi mature specimens that are not highly visible from beyond the boundaries of the school. They are mainly concentrated around the existing parking area and surrounded by hard landscaping.

Significantly, the site contains areas of important trees and woodlands which form part of the wider historic landscape associated with the listed building of Dalmore House to the south. These have been incorporated into the design and layout of the new school and include the woodlands to the south and west between the school, Crawl Park and Dalmore House; the avenue running through the centre of the site; and the roadside trees to the north of the main approach into the school. Additional tree planting is proposed to augment this established mature treed setting and the principles of this have been accepted by the Council's Forestry and Landscape Officers, subject to conditions.

- 10.6 **Access and Parking** – The application has been supported by a Transport Statement and by a Swept Path Analysis Drawing for buses and fire appliance. The application site is in existing use as a school and the key existing vehicular and pedestrian access routes will remain unchanged. In addition, as the overall capacity of the school is reducing, it is not considered reasonable or proportionate to expect significant upgrade of the existing transportation infrastructure since there is no justification for mitigation. However, advice on internal layout and on other transport issues from the Council's Transport Planning and Access Officers has been considered, resulting in adjustments to the layout and/or conditions to be attached to any planning permission issued. Conditions are also recommended requiring the submission and approval of a School Travel Plan and a Construction Traffic Management Plan.

It is recognised that over 50% of pupils walk or cycle to school. The two main routes are from the town centre over the railway via the footbridge and along the access road from the east. There is also a sign-posted remote cycle/footpath to the west.

A car park is proposed at the entrance to the school with 88 spaces (including 6 disabled) and 8 drop-off spaces. Areas for cycle parking are identified on the site layout plan but no details have been provided. A suspensive condition is requested that prior to any development commencing, the applicant submits and the Council approves in writing detailed proposals for the provision of a minimum of 65 covered and secure cycle parking spaces.

The site layout also includes retention of the existing bus drop-off and pick-up area to the north of the new school building immediately adjacent to the proposed new synthetic pitches. This includes provision of three parked vehicles and two waiting, in a one-way loop system.

Subject to the conditions recommended by the Council's Transport Planning team to fine tune the layout and management of traffic and pedestrians, it is considered that the access and parking details are acceptable.

One of the outstanding matters which requires to be secured by condition is provision of detailed proposals within school grounds showing an appropriate footpath link giving a reasonably direct route from the proposed adjacent housing scheme at Dalmore to the school and agreement in writing. As this housing development is being phased from its eastern end, the current route via adopted footpaths linking with the school access path from the east is acceptable, however as this development extends to the west (due south of the proposed new school building) additional routes would be desirable, or may be created informally.

The Council's Access Officer highlights the presence of the two Core Paths which cross the site and will be affected by the proposed development – the RC03.10 heading south to Dalmore House, particularly during the demolition phase; and the RC03.08 along Academy Drive may also be affected during the construction phase. Measures must be put in place to ensure uninterrupted non-motorised access before, during and after construction or demolition. Conditions are recommended to secure controlled continued access.

- 10.7 **Drainage and Flood Risk** – the submitted Drainage Impact Assessment identifies that foul drainage from the site will be able to use existing public sewers. SEPA and the Council's Flood Risk Management Team have no objections, subject to a condition that a detailed drainage design is submitted for review and approval prior to works commencing.
- 10.8 **Other Material Considerations** – As noted by the Council's Historic Environment Team, the site lies within an area of archaeological interest where prehistoric features have been identified and important remains were also identified in advance of housing development to the south-east. This points to significant archaeological potential across this area and a condition is therefore recommended requiring site clearance work to be done under archaeological supervision, as noted at para 7.9 above.

The Council's Contaminated Land team has asked for a standard condition requiring preparation of a scheme to deal with any contamination on site, given the existing use as a school with a swimming pool, related chemical storage, asbestos containing materials, electricity sub stations, an incinerator, and other issues which may have resulted in land contamination.

Other matters which require submission of additional details and approval prior to development commencing include the proposed biomass system, floodlighting, Construction Method Statement and Dust Plan, all in consultation with the Council's Environmental Health Officer to ensure that neighbouring householders are not subject to nuisance during construction, demolition of the existing buildings and thereafter.

No third party representations have been received and no consultation response has been received from Alness Community Council.

11. CONCLUSION

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

12. IMPLICATIONS

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

13. RECOMMENDATION

Action required before decision issued N

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

1. No development shall commence on site until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:
 - a) 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 with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011 +A 1 :2013 Investigation of Potentially Contaminated Sites - Code of Practice;

b) 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;

c) measures to deal with contamination during construction works;

d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;

e) 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.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of 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.

2. No development shall commence on site until a scheme for protecting properties adjacent to the development site from construction-related dust has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented before any development commences and be maintained until development is complete.

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

3. No development, including any demolition works, shall commence on site until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:

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: To ensure that development is implemented in an acceptable manner with sensitivity to the established amenity of the area and to control pollution of air, land and water.

4. The floodlighting system shall be positioned, controlled and maintained (using barn doors as necessary) so as to prevent any direct illumination, glare or light spillage outwith the site boundary.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

5. No Development shall commence on site until full details of the biomass system and related housing/building have been submitted to, and approved in writing by, the Planning Authority. Thereafter the development shall be completed and maintained in accordance with the approved details.

Reason: No details of the system or building have been submitted with this application and in order ensure that any proposals implemented are designed to safeguard the amenity of neighbouring properties and occupants.

6. No development shall commence on site until a detailed drainage design is submitted to, and approved in writing by, the Planning Authority. This shall follow the principles set out in the Drainage Impact Assessment submitted as supporting information with this application (DIA Issue 2. Fairhurst. December 2017) and include sensitivity tests to demonstrate that there will be no flooding to the buildings or emergency access during a 200 year plus climate change rainfall event.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment and to ensure that the measures are designed to mitigate against any flood risk within the site or on adjacent land.

7. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

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.

8. 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 a project design 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.

9. For the avoidance of doubt, the two new sports pitches shall be surfaced with a synthetic pitch surface, to be designed and constructed by a recognised (e.g. SAPCA* registered) specialist pitch contractor. Details of contractor(s) and pitch specification shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of development. Thereafter the development shall be completed in accordance with the approved details. The synthetic pitches as thereby approved shall be fully operational and available for use not later than one year after the opening of the new school.

Reason: To ensure that the replacement pitches are of a quality that compensates for the loss of the existing playing field area, and that these are delivered in a reasonable timescale.

10. A safeguarding scheme, which protects the existing playing field area to the north-west of the application site during the construction period, shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of development. The approved scheme shall be implemented for the duration of the construction period.

Reason: To ensure the protection of the playing field area adjacent to the application site.

11. A suitably qualified arboricultural consultant shall be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision shall be agreed with the Planning Authority and certificates of compliance for each stage shall be submitted for approval. No development shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

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

12. All remedial tree surgery work identified in the Tree Schedule (Arboricultural Method Statement - Appendix 1) shall be carried out at the same time as the approved tree removals. Details of enrichment planting shall then be submitted to, and approved in writing by, the Planning Authority in order to restore the historic avenue either side of the Core Path. The approved enrichment planting shall thereafter be implemented at the same time as the approved Landscape Plan.

Reason: To secure the long term retention of the historic avenue leading to Dalmore House.

13. No development shall commence until detailed proposals for provision of a minimum of 65 covered and secure cycle parking spaces have been submitted to, and approved in writing by, the Planning Authority. Thereafter provision, in accordance with the details as approved, shall be completed prior to the school being brought into first use and maintained as such in perpetuity.

Reason: In order to facilitate and encourage the use of a variety of modes of transport.

14. No development shall commence until a detailed revised layout showing a shared foot/cycleway width of at least 3m adjacent to the drop off/pick up parking layby on Academy Drive (U5112) has been submitted to, and approved in writing by, the Planning Authority. Thereafter provision, in accordance with the details as approved, shall be completed prior to the school being brought into first use and maintained as such in perpetuity.

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

15. No development shall commence until detailed proposals (within school grounds) showing an appropriate footpath link giving a reasonably direct route from the adjacent new housing scheme at Dalmore to the school has been submitted to, and approved in writing by, the Planning Authority. Thereafter provision, in accordance with the details as approved, shall be completed prior to the school being brought into use and maintained as such in perpetuity.

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

16. No development shall commence until details of provision of a Drop Off/Pick Up Management Plan have been submitted to, and approved in writing by, the Planning Authority. Thereafter this Management Plan, as approved shall be implemented in perpetuity (unless otherwise amended with the written approval of the Roads Authority).

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

17. No development shall commence until revised plans showing an appropriate and reasonably direct route from the car park to the Special Educational and Behavioural Need facilities entrance has been submitted to, and approved in writing by, the Planning Authority. Thereafter provision in accordance with the details as approved shall be completed prior to the school being brought into first use and maintained as such in perpetuity.

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

18. No development shall commence until a plan showing a swept path for the service route to the rear of the building has been submitted to, and approved in writing by, the Planning Authority. Thereafter provision in accordance with the details as approved shall be completed prior to the school being brought into first use and maintained as such in perpetuity.

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

19. No development shall commence until a Construction Phase Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority. This shall include a photographic or video condition survey of Academy Drive (U5112) immediately prior to any start on site and proposals for a similar condition survey within a month of the completion of the development. Thereafter the CTMP shall be implemented for the duration of the construction work.

Reason: In the interests of road safety, and In order to safeguard public access during the construction phase of the development.

20. No development shall commence until an amended Access Management Plan, to show pedestrian and cycling access on the site, with particular attention to the following three points, has been submitted to and approved in writing by, the Planning Authority:

- i. all existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
- ii. Any areas proposed for exclusion from statutory access rights in relation to the proposed buildings; and
- iii. Any diversions of paths, temporary or permanent, proposed for the purposes of the development.

Thereafter, the Access Management Plan shall be implemented in perpetuity.

Reason: To comply with the Council's statutory duty to uphold access rights and in order to safeguard public access during the construction phase of the development.

21. No development shall commence until details have been submitted to, and approved in writing by, the Planning Authority, in respect of the following:

1. Arrangements for continued access on Core Path RC03.10 during the demolition phase;

2. Confirmation of no gates or fencing to be installed to inhibit use of Core Path RC03.10 after completion:
3. Re-surfacing of Core Path RC03.10, after demolition of the old buildings, with blacktop to the school boundary towards Dalmore House; and
4. Confirmation of continued pedestrian and cycle use of Core Path RC03.08 and a minimum of 2.5m width of path during the construction phase.

Thereafter such arrangements shall be implemented and maintained in accordance with the approved details.

Reason: To comply with the Council's statutory duty to uphold access rights and in order to safeguard public access during the construction phase of the development.

22. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including colours) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

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

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

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

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

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

Accordance with Approved Plans and 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.

Construction Hours and Noise-Generating Activities

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

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

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

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

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

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as 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_or_working_on_public_roads/2

Mud and Debris on Road

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

Damage to the Public Road

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

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

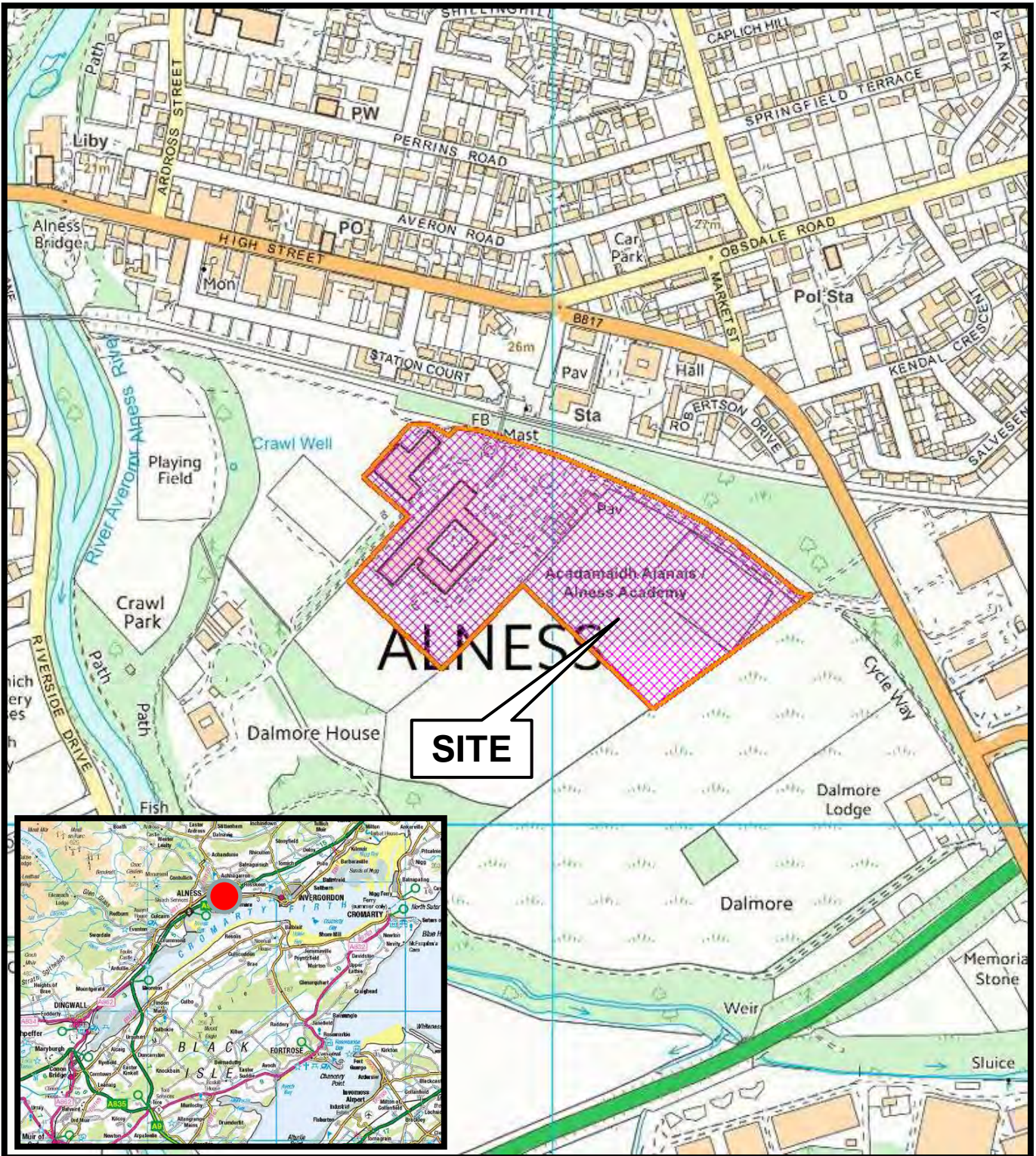
Protected Species - Contractors' Guidance

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).

Major Development Site Notice

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

Designation: Area Planning Manager - North
Author: Dorothy Stott
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 –Location Plan
Plan 2 – Aerial Photomontage
Plan 3 – Site Layout Plan
Plan 4 – Elevation Plan
Plan 5 – Elevation Plan
Plan 6 – Elevation Plan



The Highland Council
Comhairle na Gàidhealtachd

Planning & Development Service

17/05797/FUL

Demolition of existing and erection of replacement school building and ancillary development

Alness Academy, Alness

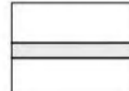

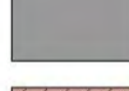


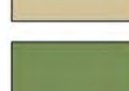





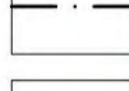




IMPORTANT
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. Do not make assumptions - refer to the Landscape Architect. Do not scale from this drawing. If in doubt - ask!

REVISIONS
 REV A - 25/08/17 - RCG/SJH
 GENERAL UPDATE.
 REV B - 02/10/17 - CG/PRM/SJH
 GENERAL ARRANGEMENT ADJUSTED TO REFLECT NEW BUILDING POSITION, PITCH ORIENTATION & FENCE.
 REV C - 03/10/17 - CG/PRM
 NEW EMERGENCY ACCESS TO PITCH ROUTE ADDED.
 REV D - 23/10/17 - RCG/SJH
 AMENDED IN LINE WITH LATEST JM ARCHITECTS SITE LAYOUT
 REV E - 25/10/17 - RCG/SJH
 ADDITIONAL EXISTING TREE SURVEY INFORMATION ADDED WITH EXISTING TREES TO BE RETAINED UPDATED ACCORDINGLY.
 REV F - 03/11/17 - RCG/SJH
 UPDATED IN LINE WITH HLA DWG No 1438-05 PHASE 1 ENABLING WORKS TREE PROTECTION PLAN.
 REV G - 17/11/17 - RCG/SJH
 SYNTHETIC PITCH No 2 RELOCATED. HEDGING REMOVED. PLANNING APPLICATION BOUNDARY UPDATED.
 REV H - 17/11/17 - RCG/SJH
 GENERAL UPDATE.
 REV I - 30/11/17 - RCG/SJH
 ASN ACCESS REVERTS TO SOUTHERN SERVICE ROAD.
 REV J - 01/12/17 - RCG/SJH
 ASN & SERVICE ACCESS ROAD AMENDED.
 REV K - 15/12/17 - RCG/SJH
 LAYOUT UPDATED AS PER AMENDED ARCHITECTS DWG
 REV L - 16/02/18 - RCG/SJH
 UPDATED IN LINE WITH HLA DWG No 1438-08 HARD LANDSCAPE FINISHES.



LEGEND

-  EXISTING AVENUE FOOTPATH
RETAINED
-  BLACKTOP (PEDESTRIAN)
-  BLACKTOP (CARRIAGEWAY)
-  EXISTING BLOCK PAVING
-  PROPOSED BLOCK PAVING
-  PROPOSED MODULAR PAVING
-  PROPOSED SYNTHETIC PITCH
-  EXISTING TREES RETAINED
-  PROPOSED TREES
-  PROPOSED GRASS
-  PROPOSED SHRUBS
-  PROPOSED WOODLAND
-  PROPOSED FENCE
-  SITE BOUNDARY

Hirst
 LANDSCAPE ARCHITECTS
 18 ROYAL TERRACE, GLASGOW, G3 7NY - T: 0141-332-0292
 F: 0141-332-2058 - E: info@hirsts.co.uk - W: www.hirsts.co.uk

Issue for **PLANNING**

Project
ALNESS ACADEMY

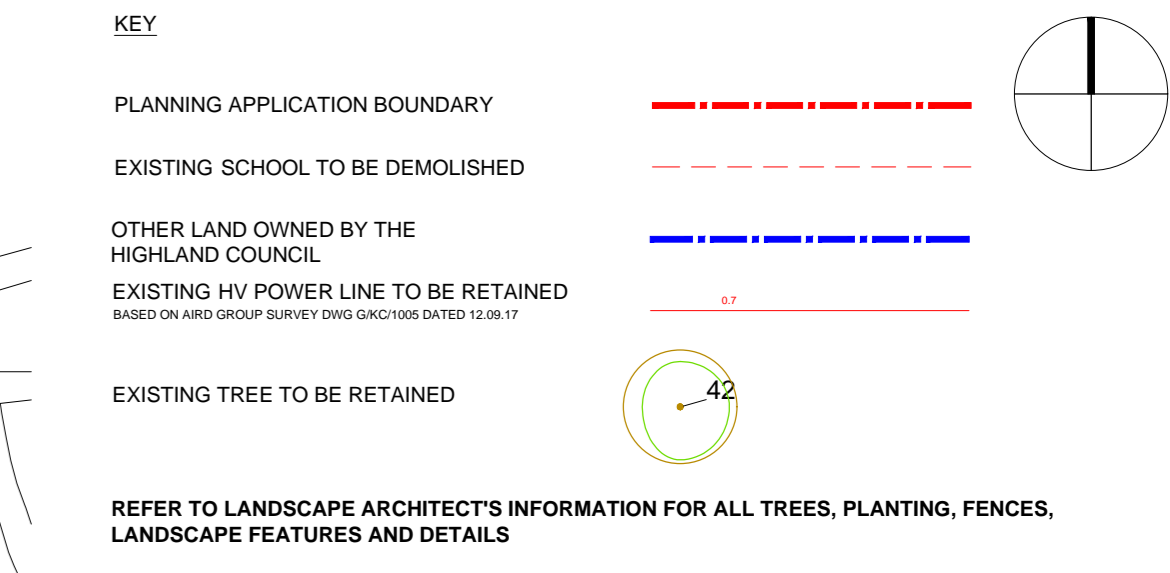
Title
**LANDSCAPE MASTERPLAN
 - OUTLINE DESIGN
 AERIAL PHOTOMONTAGE**

Client
HUB NORTH SCOTLAND LTD

Drawn RCG	Checked SJH
Scale 1:1000@A1	Date 17/08/17

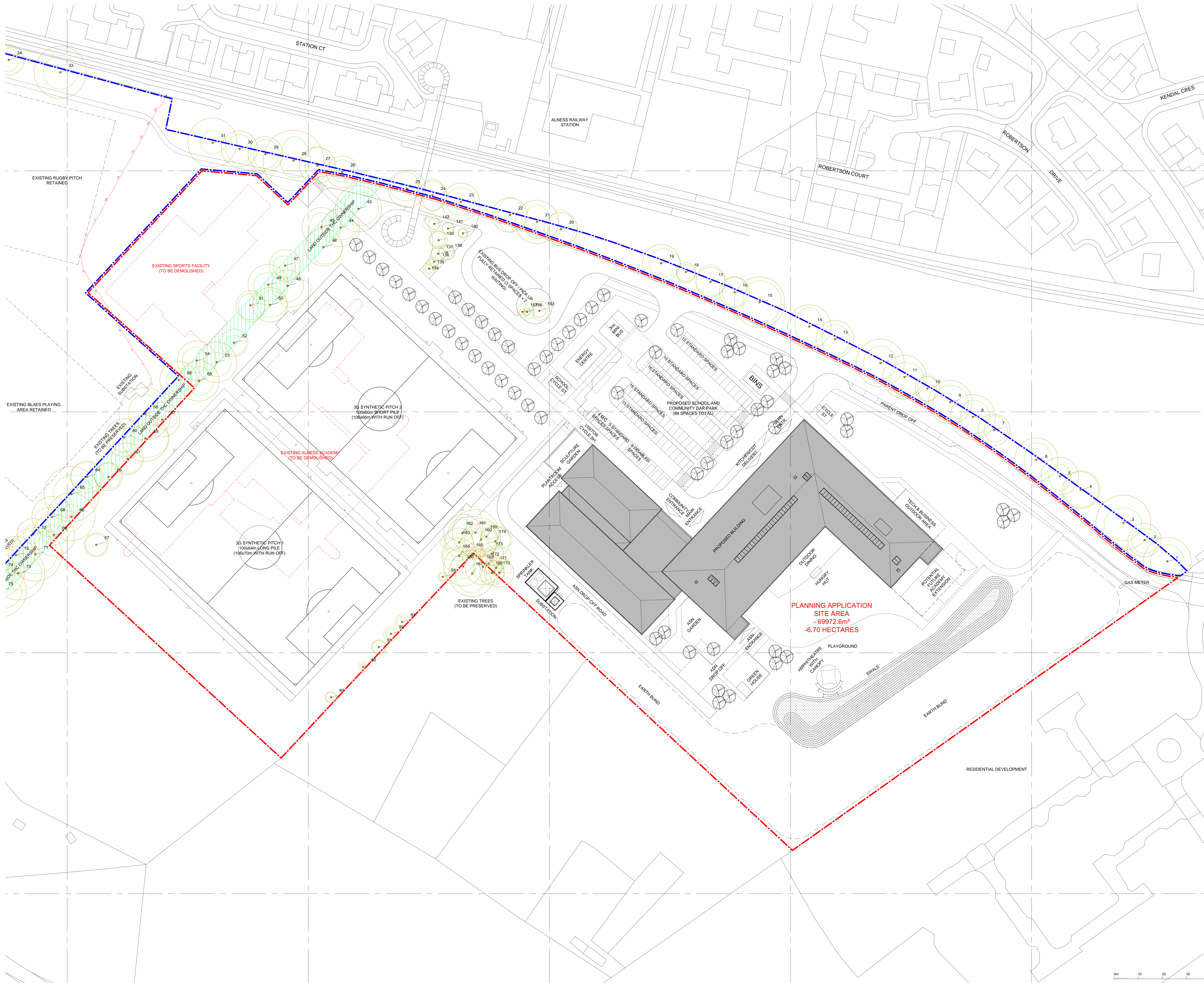
Job No 1438	Drawing No 02	Revision L
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REFER TO LANDSCAPE ARCHITECT'S INFORMATION FOR ALL TREES, PLANTING, FENCES, LANDSCAPE FEATURES AND DETAILS

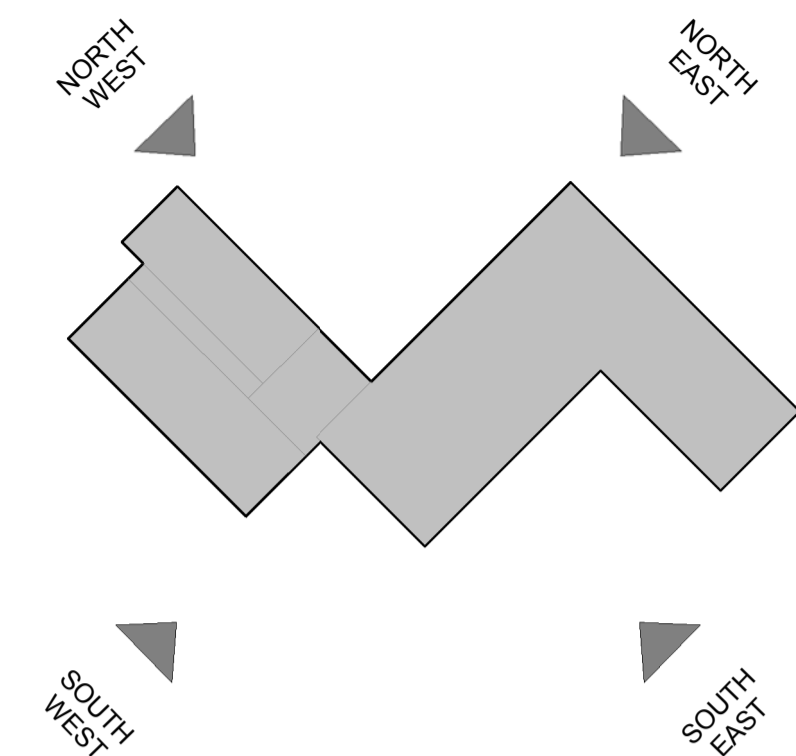
PUPIL AND STAFF NUMBERS	
NUMBER OF PUPILS	600
NUMBER OF STAFF	90
TOTAL PARKING SPACES	92
STANDARD SPACES	62
DISABLED SPACES	6
MINIBUS SPACES	3
COACH DROP OFF	3
CAR DROP OFF	9
MOTORCYCLE SPACES	4
PUPIL CYCLE SPACES	60
STAFF CYCLE SPACES	5
VISITOR CYCLE SPACES	6



P15	SITE PLAN REVISED TO REFLECT COMMENTS FROM PLANNING. CYCLE STORE SPLIT, FLAT TOP HUMPS ADDED AT PEDESTRIAN CROSSINGS, ONE MINIBUS SPACE ADDED. HARD LANDSCAPING AROUND BUS DROP OFF AND CYCLE STORE REVISED	27.02.16	NS	SD
P14	BUILDING FOOTPRINT AND POSITION UPDATED. SWALE POSITION UPDATED. ENERGY CENTRE ADDED. ASN ROAD AMENDED AS PREVIOUS REVISION. LANDSCAPING KEY REMOVED. PLANNING BOUNDARY UPDATED. DRAWING SCALE AMENDED. SHEET SIZE AMENDED. STATUS CHANGED TO PLANNING.	11.12.17	NS	SD
P13	ASN ACCESS ROAD RELOCATED TO EASTERN BOUNDARY. CAR PARK. SWALE AMENDED	30.11.17	SM	-
P12	WESTERN SYNTHETIC PITCH 2 & ASSOCIATED WORKS OMITTED. GRASS PITCH REPLACED WITH SG PITCH	15.11.17	SM	NS
P11	SWALE AMENDED TREE PROTECTION SURVEY UPDATED	02.11.17	SM	NS
P10	ASN ROAD AMENDED TO FAIRHURST COMMENT, SWALE ADDED	18.10.17	SM	SM
P09	PITCH 2 LAYOUT AMENDED TO THE COMMENTS. ASN ROAD RELOCATED & PARKING AMENDED. BUILDING RELOCATED. TREE ROOT PROTECTION ZONES ADDED	17.10.17	SM	SM
P08	PITCH 2 LAYOUT UPDATED	11.10.17	SM	NS
P07	PITCH 2 PERIMETER FENCE DETAIL ADDED	02.10.17	SM	NS
P06	EXISTING HV ELECTRICAL SUPPLY CABLE ADDED	20.09.17	SM	NS
P05	SYNTHETIC PITCH 2 REPOSITIONED IN RESPONSE TO SITE SERVICES SURVEY DATA	19.09.17	SM	NS
P04	SITE PLAN GENERALLY REVISED TO REPOSITION SYNTHETIC PITCH 2 AND UPDATE BUILDING POSITION & LANDSCAPING IN RESPONSE TO TREE SURVEY DATA	07.09.17	NS	SM
P03	SITE PLAN GENERALLY REVISED TO COORDINATE WITH LANDSCAPE DESIGN AND INCORPORATE END USER / THE COMMENTS.	25.08.17	NS	SM
P02	SITE PLAN UPDATED	21.08.17	SM	NS

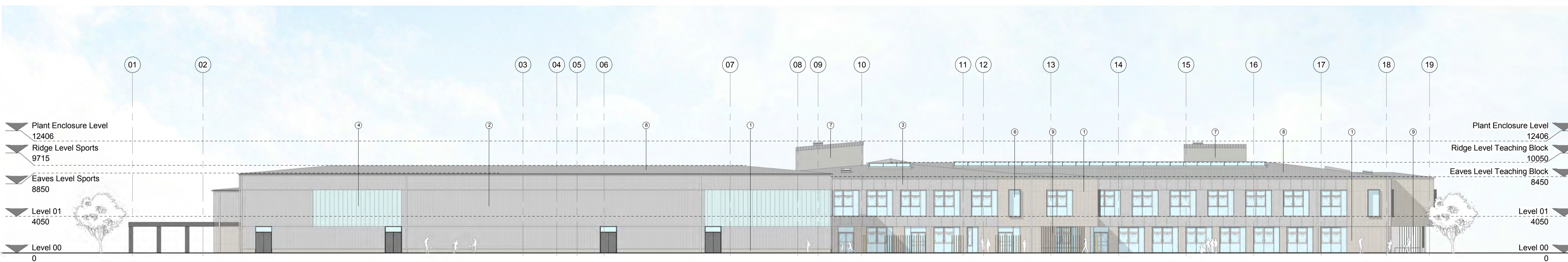
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Structural information indicative only. To be confirmed by Structural Engineer.



NORTH WEST ELEVATION
 1 : 250

- ① Masonry
- ② PPC Sinusoidal metal cladding profiles. Vertical orientation with horizontal band as shown
- ③ Fibre cement rain screen cladding panels, format TBC
- ④ Translucent cladding panels
- ⑤ PPC Aluminium louvres
- ⑥ Curtain walling system with operable lights, external polyester powder coated finish
- ⑦ PPC metal cladding to plant enclosures. Louvres on plant enclosure walls to suit the M&E ventilation requirements
- ⑧ Standing seam aluminium mill finish roofing
- ⑨ Timber fin screen detail



SOUTH WEST ELEVATION
 1 : 250



VISUAL SCALE 1:250 @ A1

P01	Drawing issued for planning	15.12.17	CD	NS
Rev	Description	Date	Drn By	Chk By

Project		ALNESS ACADEMY	
Title		GA Elevations 01	
Client		HUB NORTH SCOTLAND LTD.	
Purpose		PLANNING	
Drawing Number		6090-JMA-01-ZZ-DR-A-PL2001	
Status		S4	
Revision		P01	

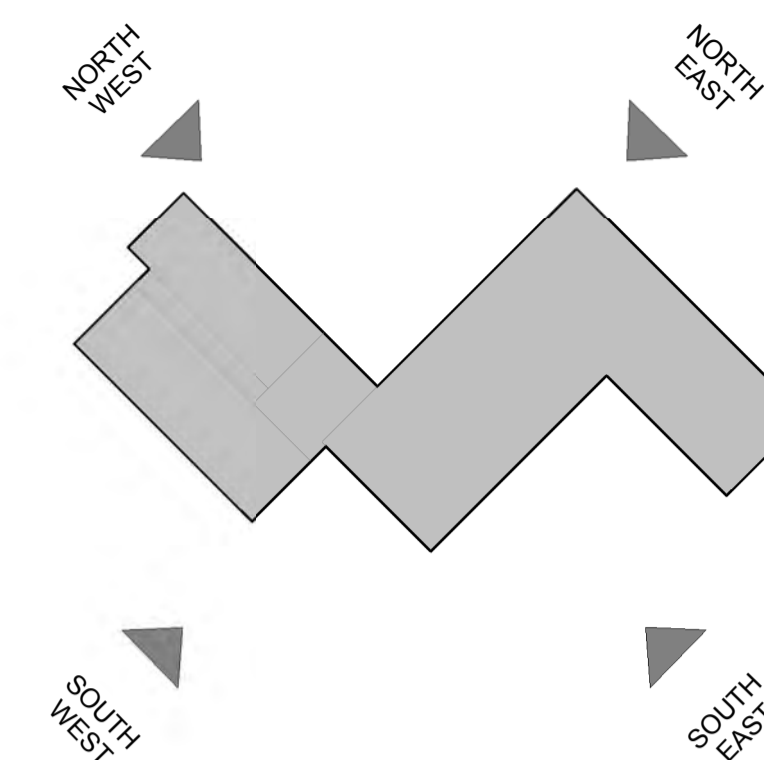
jmarchitects

64 Queen Street
 Edinburgh
 EH2 4NA
 T : 0131 464 6100
 F : 0131 464 6150

edin@jmarchitects.net
 www.jmarchitects.net

Notes:
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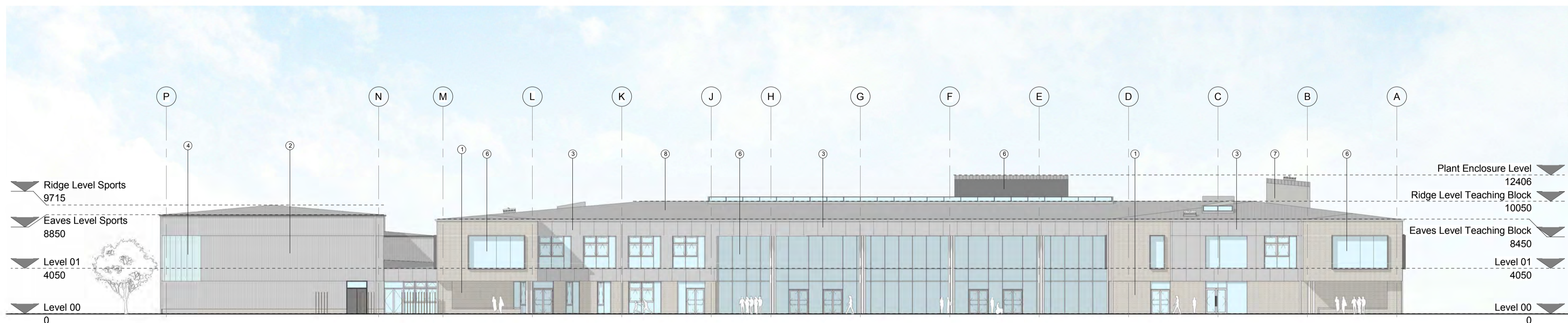
Structural information indicative only. To be confirmed by Structural Engineer.



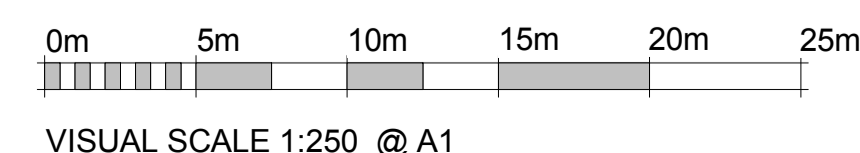
- ① Masonry
- ② PPC Sinusoidal metal cladding profiles. Vertical orientation with horizontal band as shown
- ③ Fibre cement rain screen cladding panels, format TBC
- ④ Translucent cladding panels
- ⑤ PPC Aluminium louvres
- ⑥ Curtain walling system with operable lights, external polyester powder coated finish
- ⑦ PPC metal cladding to plant enclosures. Louvres on plant enclosure walls to suit the M&E ventilation requirements
- ⑧ Standing seam aluminium mill finish roofing
- ⑨ Timber fin screen detail



NORTH EAST ELEVATION
 1 : 250



SOUTH EAST ELEVATION
 1 : 250



VISUAL SCALE 1:250 @ A1

P01	Drawing issued for planning	15.12.17	CD	NS
Rev	Description	Date	Drn By	Chk By

Project		ALNESS ACADEMY	
Title		GA Elevations 02	
Client		HUB NORTH SCOTLAND LTD.	
Purpose		PLANNING	
Drawing Number		6090-JMA-01-ZZ-DR-A-PL2002	
Scale		1 : 250 @ A1	
Status		S4	
Revision		P01	

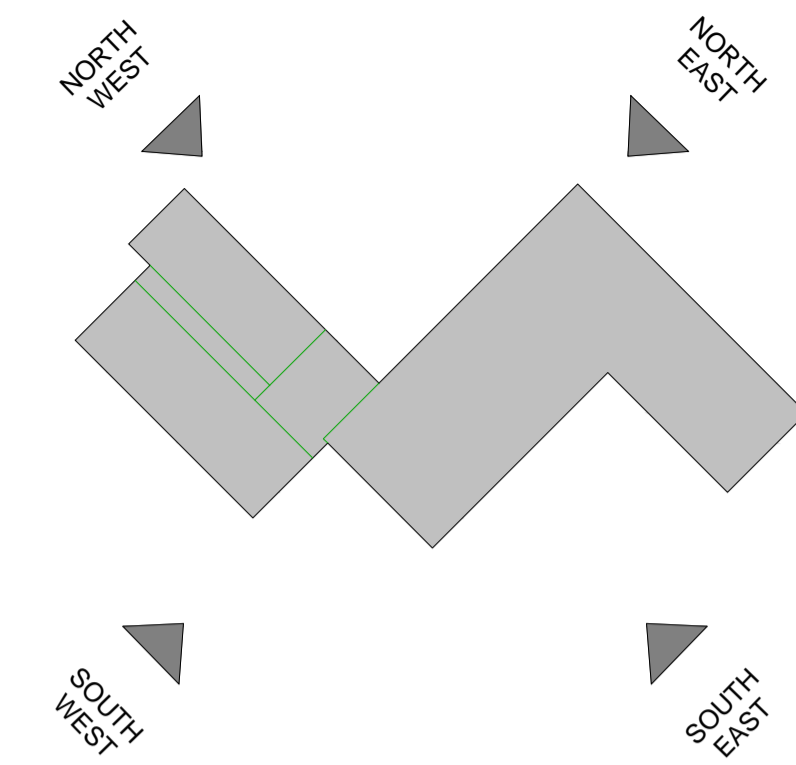
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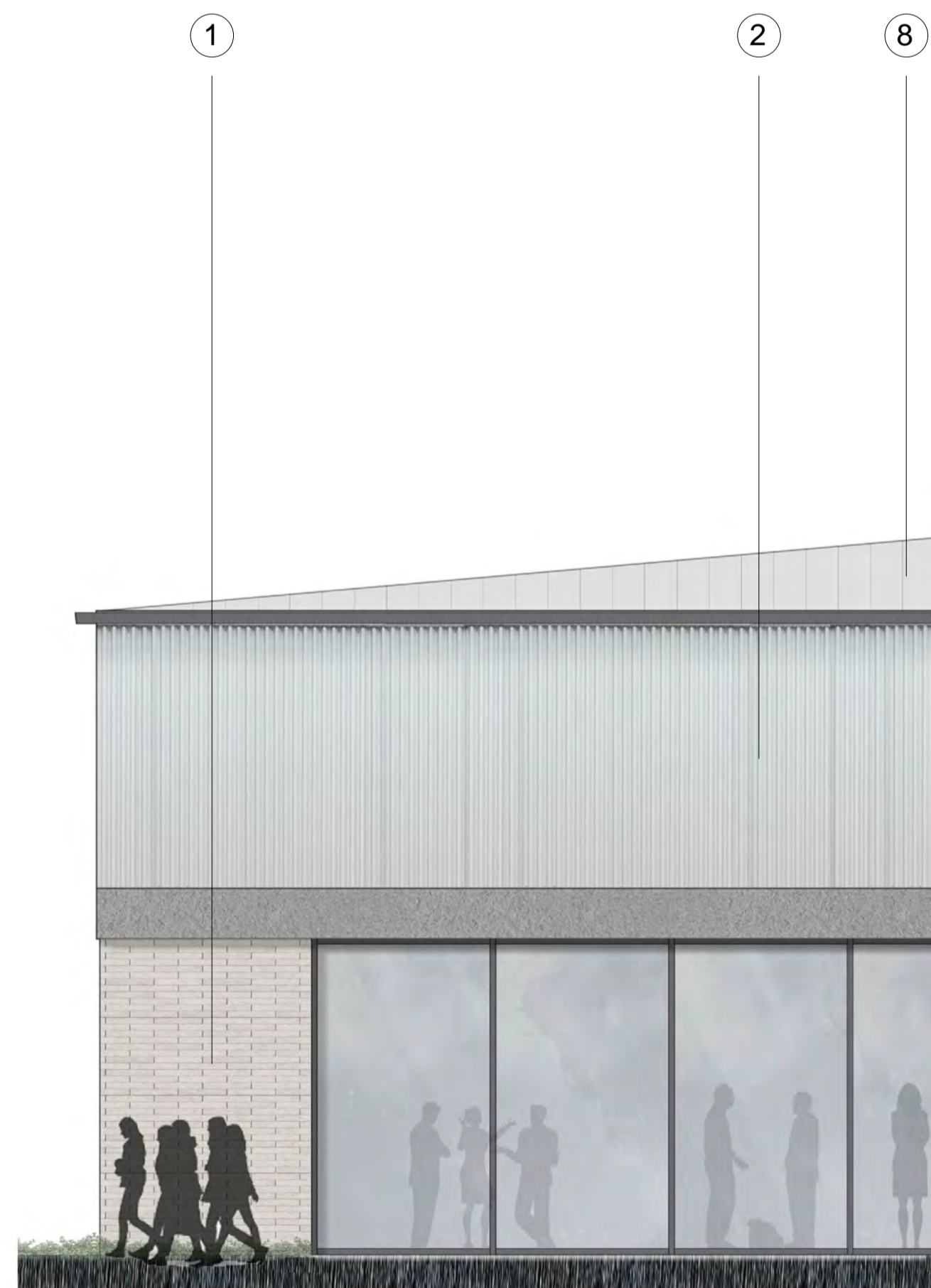
SOUTH EAST ELEVATION STUDY OF TEACHING WING
 1:50



1. Masonry base course
2. PPC Sinusoidal metal cladding profiles. Vertical orientation with horizontal band as shown
3. Fibre cement rain screen cladding panels, format TBC
4. Translucent cladding panels
5. PPC Aluminium louvres
6. Curtain walling system external polyester powder coated finish
7. PPC metal cladding to plant enclosures. Louvres on plant enclosure walls to suit the M&E ventilation requirements
8. Standing seam aluminium mill finish roofing



NORTH WEST ELEVATION STUDY OF TEACHING WING
 1:50



NORTH WEST ELEVATION STUDY OF SWIMMING POOL BLOCK
 1:50



SOUTH WEST ELEVATION STUDY OF GAMES HALL
 1:50

P01 Drawing issued for planning. 15.12.17 CD NS
 REV DESCRIPTION DATE DRAWN BY CHECKED BY

jmarchitects

PROJECT
ALNESS ACADEMY
 TITLE
ELEVATION BAY STUDIES
 CLIENT
HUB NORTH SCOTLAND LTD
 PURPOSE
PLANNING
 DRAWING NUMBER
6090-JMA-01-ZZ-DR-A-PL-2003
 SCALE
1:50 @ A1
 STATUS
S4
 REVISION
P01

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