

Agenda Item	6.1
Report No	PLS 086/18

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 05 December 2018  
**Report Title:** 18/02761/FUL: Lochaber Housing Association  
Site South Of Tigh Aran, Spean Bridge  
**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Housing development – 20no. units  
**Ward:** 11 – Caol and Mallaig

**Development category:** Local

**Reason referred to Committee:** 5 or more objections from members of the public

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 20 flats, set out in four blocks. A two-storey block of four flats to the north of the site, a two storey block of four flats along the eastern boundary of the site, and two block of three storey flats along the southern boundary of the site, each comprising six flats. 30 car parking spaces are proposed, with the main provision in the centre of the site, and an additional section at the western boundary of the site. All of the properties are for 'affordable' housing. External finishes include white/off white painted wet dash render and flat concrete tiles. Bin and cycle storage is provided within the curtilage of each block, with a central bin collection point adjacent to the turning head.
- 1.2 The site is served by an existing private access which is to be upgraded to adoptive standards. Connection is proposed to the public water supply and public sewer.
- 1.3 Late Brief informal comments provided to draft scheme.
- 1.4 Supporting Information: Drainage Impact Assessment; Geotechnical Report; Landscaping Plan.
- 1.5 Variations: Changes to layout: parking, footpaths, bins, and internal hall arrangement in three storey flats.

## **2. SITE DESCRIPTION**

- 2.1 The site lies to the rear of Spean Crescent and the Bridge Café within the village of Spean Bridge. The site has previously been used by a local haulage company and has been cleared of the former buildings and equipment. The site will utilise an existing access from the A82, which runs between the Bridge café and Spean Crescent to the site. This access currently serves the house 'Tigh Aran', two of the houses at Spean Crescent, and is one of two accesses serving the café. The access was previous used to serve the haulage yard. Station Road runs round the rear of the site, on a higher level to the site

## **3. PLANNING HISTORY**

- |     |            |  |         |
|-----|------------|--|---------|
| 3.1 | 3.10.2016  | 15/03563/FUL : Formation of 8 serviced house plots (live permission) | Granted |
| 3.2 | 18.09.2012 | 08/00029/OUTLO : Erection of eight houses                            | Granted |

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Schedule 3  
Date Advertised: 12 July 2018  
Representation deadline: 26 July 2018  
Timeous representations: 8

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Inadequate existing surface water drainage – need to ensure the proposed system is fit for purpose.
- b) Concerns over potential for periodic flooding of the area
- c) Three storey buildings not appropriate to the village setting
- d) Three storey block of flats too close to neighbouring properties and will be obtrusive
- e) Overdevelopment of the site
- f) Traffic congestion increase due to access from the A82
- g) Not in keeping with a rural countryside setting
- h) Site is a peat bog
- i) Possible land contamination (buried car/scrap metal)
- j) Assurance sought that the applicant will cover costs of any likely flooding and other property damage as a result of the proposed development.
- k) Adequacy of foul drainage arrangements

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

## 5. CONSULTATIONS

5.1 **Spean Bridge, Roy Bridge & Achnacarry Community Council** has made the following comments:

*Spean Bridge, Roy Bridge and Achnacarry Community Council have identified a need for affordable housing for their communities for many years. Yet achieving this objective has proved extremely difficult due to the lack of funding available to housing associations. Regrettably we have seen Developers being allowed to commute this much needed provision on payment of a monetary sum which has been used to secure affordable houses out with our area.*

*So a planning application for twenty affordable houses on a brownfield site in the village of Spean Bridge is a most welcome addition to the local housing stock. We recognize that the funding picture has changed materially, and that makes developments like Tigh Aran a feasible proposition.*

*The West Highlands and Islands Local Development Plan gives this site an indicative housing capacity of 10 units but 20 are being proposed. Although there are some who have reservations about whether the siting of two and three storey apartments in a rural village is demonstrating sensitivity and respect towards the local distinctiveness of landscape, architecture and design we feel we have to be realistic.*

*The Developer has assessed that the costs to stabilise the ground, together with those for the land purchase and construction costs mean that they need the extra units to make the development cost effective.*

*We are therefore broadly in favour of this development although we would appreciate the Planning Officials examining and moderating a couple of issues through effective conditions.*

*We trust that sufficient site investigation and risk assessment has been undertaken to demonstrate that the site is capable of being in a condition suitable for the proposed development but there has been a perennial problem of inadequate surface water drainage causing localised flooding, and we would like assurances for the neighbours that this will be addressed if the application is approved.*

*We welcome the reference to the retention of the existing trees to the rear of the development but would appreciate if consideration could be given to screening the front.*

- 5.2 **Transport Planning Team:** No objection subject to the grass verge being replaced with footway, linking footpath through parking aisle provided and flooding issues resolved.
- 5.3 **Flood Risk Management Team:** Original objection overcome through the submission of a revised drainage scheme. Condition proposed.
- 5.4 **Development Plans Team:** Developer contribution requirements provided.
- 5.5 **Transport Scotland:** Condition recommended.
- 5.6 **Scottish Water:** No objection in principle. Formal applications required to Scottish Water for connections.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

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

- Policy 28 - Sustainable Design
- Policy 29 - Design Quality & Place-making
- Policy 31 - Developer Contributions
- Policy 32 - Affordable Housing
- Policy 34 - Settlement Development Areas
- Policy 42 - Previously Used Land
- Policy 51 - Trees and Development
- Policy 56 - Travel
- Policy 64 - Flood Risk
- Policy 65 - Waste Water Treatment
- Policy 66 - Surface Water Drainage

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

Within Spean Bridge Settlement Development Area and specifically allocated for housing (H1). H1 sets an indicative capacity of 10 units and requires land remediation, shared access, tree protection, contaminated land assessment, net betterment of surface water drainage and investigation of link through to Station/health centre.

### 6.3 **West Highland and Islands Local Development Plan – Proposed Plan**

The West Highland and Islands Local Development Plan Proposed Plan (WestPlan) was agreed in early 2017 and consultation on the Proposed Plan ran from 5 May 2017 to 21 July 2017. The Lochaber area based outstanding unresolved objections and the overarching vision and strategy were reported to the 11 April 2018 Lochaber Area Committee who agreed the Council's response and for the Plan to proceed for Examination.

The WestPlan is at an advanced stage and represents the 'settled view' of the Council and is a material planning consideration in making planning decisions.

Proposal Map 2.9: Spean Bridge of the WestPlan shows the site allocated for housing development (SB04). This allocation shows an indicative housing capacity of 10. The allocation acknowledges the previous permission and sets out that any alternative proposals must address the following:

- Updated drainage impact assessment
- Site access improvements and active travel connections through the site to the rail station
- Protect/enhance existing trees along site boundary and the green network
- Privacy/amenity set back from existing houses
- High quality siting and design to complement the setting of the nearby listed building to the south east (Spean Bridge Station and Signal Box)

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

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Public Art Strategy (March 2013)

Roads and Transport Guidelines for New Development (May 2013)

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

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

Scottish Planning Policy 2014

Planning Advice Note 61 – SUDS

Planning Advice Note 65 – Planning and Open Space

Planning Advice Note 69 – Flood Risk

Planning Advice Note 77 – Designing Safer Places

## 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) Density, siting and design
  - c) Privacy and amenity
  - d) Access and parking
  - e) Flooding and drainage
  - f) Ground conditions and previous uses
  - g) Landscape and play provision
  - h) Developer contributions
  - i) Setting of Listed Building
  - j) Public Art
  - k) any other material considerations.

### Development plan/other planning policy

- 8.4 The site lies within an area allocated for housing under the current development plan, with an indicative capacity of 10 units. This allocation continues within the Proposed Plan (WestPlan). The site has also had the benefit of permission in principle for eight houses and has a live permission for the formation of eight serviced house sites. The principle of housing on this site has been established and accords with development plan policy. Detailed proposals require to be assessed in terms of their appropriateness in terms of settlement pattern, siting and design, density, impact on amenity and servicing and infrastructure and how they meet the developer requirements set out in the housing allocation.

### Density, Siting and Design

- 8.1 The current proposal seeks to build 20 flatted dwellings within four blocks across the site. This exceeds the indicative capacity within the housing allocation. As is highlighted, this is an indicative figure set out in the development plans and the proposal, being of a different composition than single detached houses needs to be assessed in terms of its acceptability in its own right. In terms of footprint of the development, the current proposal covers less surface area than that shown on layout approved for the site servicing for the eight houses (live permission) and can be accommodated on the site while still allowing sufficient servicing and open space in this village setting. It is considered that building up, rather than out, in this setting will make maximum use for the site for affordable housing, while keeping the density of the built development at a reasonable level of this village site. Two of

the blocks are two storey and largely reflect the houses at Spean Crescent. The main departure is considered to be the introduction of two, three-storey blocks. These have been positioned at the rear of the site (where the large haulage building used to be) and are set as far back from the Spean Crescent and Tigh Aran as possible within the site. At this end of the site, Station Road runs to the rear and is set at a higher level than the site. Sections through the site show that these two blocks will present as one and a half/two storey from Station Road, which is not considered to be out of character or scale. Shallow hipped rooflines and the breaking up of the blocks help to reduce the mass of the buildings. For comparison purposes it is estimated that the proposed three storey blocks are approximately 1.5 metres higher than the properties at Spean Crescent and the two storey blocks are approximately 1.2 metres lower than the Spean Crescent properties.

- 8.2 This is a well contained, brownfield site which has the potential for development. The layout and design of the proposal is considered to be generally acceptable. Although the introduction of two, three-storey blocks is a departure from the norm in Spean Bridge, it is considered that the characteristics of the site can accommodate this without adverse impact.

#### Privacy and Amenity

- 8.3 The closest residential properties to the development are Tigh Aran, the adjacent properties at Spean Crescent and Cedar Cottage on Station Road. Flats 19 and 20 are gable on to Tigh Aran and are separated from Tigh Aran by approximately 15.5 metres and feature only a stairwell window in the gable. Although there is a conservatory on Tigh Aran which is not shown on the site plan which brings it closer to flats 19 and 20, this is at a sufficiently oblique angle to the stairwell window to prevent overlooking issues. At their closest there is a separation of 17.8 metres between the side of Tigh Aran and flats 1, 2 and 3.
- 8.4 5 and 6 Spean Crescent are situated to the immediate north of flats 17, 18, 19 and 20. The main living spaces in the flats face into the site, but there are kitchen, bathroom and bedroom windows on the rear elevation of this block which face towards these properties at Spean Crescent. At their closest there are 18 metres between opposing windows which is an acceptable distance.
- 8.5 The ground level of Cedar Cottage (eastern boundary of site) is approximately 4 metres higher than the site of flats 16 and 17, and the height from ground level of the flats to the top of the upper floor windows is approximately 5 metres, views from Cedar Cottage will be largely of the roof and past the block given the positioning. The nearest part of Cedar Cottage to one of the flat windows is approximately 17.8 metres which is considered to be sufficient given the offset and the difference in levels.
- 8.6 In terms of general amenity levels, as this site has been vacant for some years now, the neighbouring properties have benefitted from low levels of activity in this area. The introduction of housing will see a reduced level of amenity to the existing neighbours, however taking into account the previous use of the site, the site's allocation for housing, the village location, and the orientation of the flats to minimise over and interlooking, the impact is considered to be acceptable.

### Access and car parking

- 8.7 The site is to be served by the existing access onto the A82 trunk road. The access has previously been used by vehicles, including HGVs, serving the former yard. The access also serves the Bridge café (one of two entrances) and a couple of houses. Visibility to the north east is restricted, however improvements have been made to the visibility to facilitate the previous permission of 8 houses. This involved removal of a neighbouring property's hedge. Transport Scotland originally submitted a holding response to this current application requiring the applicant to submit an application to Transport Scotland for a Departure from Standard. This was to allow Transport Scotland to assess the justification for allowing a reduced standard of visibility splay. This was submitted by the agent and has subsequently been approved. Transport Scotland have submitted their final consultation response on this application which recommends visibility splays of 215 metres to the south and 70 metres to the north formed from a 4.5m set back distance. The technical detail of the condition has amended slightly to accept that the visibility splay will look over the adjoining fence.
- 8.8 The private access into the site is to be upgraded to a standard capable of adoption. The development will require Road Construction Consent from the Council which will determine the construction standard and layout. Following submission of revised details the Transport Planning Team has advised they have no objection, subject to some amendments; namely for the inclusion of a footway across the grass verge opposite the SUDS swale, clarification on the cycle parking provision, clarification of the service strips. Their response highlights the need for the drainage issues to be resolved prior to determination of the application and they have deferred to the Flood Risk Management Team on this matter.
- 8.9 30 car parking spaces are proposed to serve the development. The Transport Planning Team has highlighted that some of the parking spaces may be difficult to access/exit, but the provision is generally acceptable. The site is close to bus stops and a stepped access (taking into account the steep embankment) is proposed from the site to Station Road to facilitate access to the train station in order to encourage alternative travel.

### Flood Risk/Drainage

- 8.10 The potential for flood risk has been raised as a concern by a number of the neighbouring properties and has been the subject of careful consideration as part of the application.
- 8.11 The Council's Flood Risk Management Team has reviewed the drainage information submitted and requested further information and changes. Their final response advises that further to the discussions they have held with the drainage designer, they accept the proposed principles for managing surface water and welcome the amendments to ensure the total storage across the site is sufficient to contain the 1 in 200 year event. This will help ensure there is no detriment to the existing local surface water flooding issues; indeed betterment can now be expected.



### Ground Conditions/Previously Used Land

- 8.12 Development Plan Policy 42 generally supports development proposals that bring previously used land back into beneficial use provided site investigation and risk assessment are undertaken and demonstrate that the site is in, or is capable of being brought into, a condition suitable for the proposed development
- 8.13 A Geotechnical Report was submitted in support of the application. This discussed the site investigation works that were undertaken in 2014 and the recommendations made. The results of the site investigation suggest there is made ground and/or peat onto predominantly granular soils of sand or sand and gravel, which is not considered to be a suitable foundation bearing stratum. The report recommends removing all made ground and organic soils in areas to be developed and replaced with granular fill (the detail of this would be required for building warrant). The report notes that groundwater will be problematic to foundation excavation and has made recommendations in relation to foundation design and drainage. A separate drainage assessment has been submitted which provides a drainage scheme for managing water on and from the site.
- 8.14 During consideration of the previous application for this site (15/03563/FUL) for eight serviced house sites, the Contaminated Land Team confirmed that the land contamination issues were investigated and concluded in support of the former application 08/00029/OUTLO. No further information is required on this matter.

### Landscaping and Play Provision

- 8.15 A landscaping plan has been submitted as part of the proposals. This incorporates children's play equipment and facilities. Tree planting is proposed within the site and existing trees and shrubs on the slope at the rear of the site are to be retained. A timber post and wire fence is proposed along the Station Road boundary and a mixed hedge proposed along the rear of Spean Crescent. Conditions are proposed to ensure implementation of the landscaping scheme and play provision.

### Developer Contributions

- 8.16 The Council's Supplementary Planning Guidance on Developer Contributions has recently been adopted and the developer contributions have been calculated on the basis of the new guidance, as set out below.

8.17

<b>Summary of Developer Contributions – Draft DCSG</b>			
<b>Infrastructure / Service Type</b>	<b>Answer</b>	<b>Contribution Rate (per house)</b>	<b>Contribution Rate (per flat<sup>1</sup>)</b>
Schools - Primary - Build Costs	1 Classroom Extension	£2,571	£1,457
Schools - Primary - Land Costs	-	-	-
Schools - Secondary - Build Costs	No Capacity Constraints	-	-
Schools - Secondary - Land Costs	-	-	-
Cumulative Transport Contributions	-	-	-
<i>Small scale development discount (applied to schools &amp; cumulative transport contributions only)</i>	N/A	-	-
Community Facilities	Indoor Training and Community Centre	£1,019	
<b>Sub-Total Per Home</b>		<b>£3,590</b>	<b>£2,476</b>
<b>Development Sub-Total</b>	12 x (2 Bed Flats) & 8 x (3 Bed Flats - House Rates Apply)	<b>£20,568</b>	<b>£29,712</b>
Affordable Housing	25% - On-site Provision	-	
Standard Transport Requirements	Seek Advice From Transport Planning	-	
Green Infrastructure	On-site Provision	-	
Water and Waste	Seek Advice From Flood Risk Management Team	-	
Public Art	On-site Provision	-	
<b>Development Total</b>		<b>£50,280</b>	
<b>Total Per Home</b>		<b>£2,514</b>	
<i>All costs are subject to indexation and reflect Q2 2018</i>			

### Setting of Listed Building

- 8.18 Spean Bridge Station and Signal Box are Category C Listed. They are located on the other side of Station Road from the development. Due the distances involved, the differing levels and the existing tree/shrub cover, it is considered the proposal will not adversely impact on the setting of these listed buildings.

### Public Art

- 8.19 The Council's preference is for public art to be an integral part of the overall design of a development, integrated into the design of fixtures and fittings in the public realm to promote neighbourhood identity and a distinctive sense of place. This will be secured by planning condition. As there are public views of the site from Station Road, it is suggested that the public art provision is focused in this area and could perhaps be incorporated as part of the boundary treatment. Alternatively the public art contribution could be incorporated at the entrance into the site from the A82.

### Other material considerations

- 8.20 There are no other material considerations.

### Non-material considerations

- 8.21 The issue of liability for flooding events is not a material planning consideration, neither is the financial devaluing of existing properties.

### Matters to be secured by Section 75 Agreement

- 8.22 None – as discussed above developer contributions will be required for the development, however the applicant has advised they are agreeable to payment of these contributions prior to the issue of permission in order to negate the need for a Section 75 Agreement.
- 8.23 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application shall be refused under delegated powers.

## **9. CONCLUSION**

- 9.1 The proposed site is a well contained, brownfield site which has the potential for development and is allocated for housing development within the development plan. Although housing numbers are above the indicative figure in the development plan, the layout and design of the proposal is considered to be generally acceptable. The introduction of two, three-storey blocks is a departure from the norm in Spean Bridge, however it is considered that the characteristics of the site can accommodate this without adverse impact.
- 9.2 The site can be adequately serviced and a surface water drainage scheme has been proposed which should result in betterment of the existing situation.
- 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** Y

Payment of developer contribution Y

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. The development hereby approved is for 20 affordable dwellings (which meet the definition of affordable housing outlined in The Highland Council's Developer Contributions Supplementary Guidance 2018 (as amended, revoked or replaced; with or without modification). Any change to the number of affordable housing units to be delivered on site will require the prior written permission of the Planning Authority.

**Reason:** To ensure that affordable housing is provided in accordance with the scheme as approved and to ensure that any changes to the proposed type and tenure adequately addresses developer contributions.

2. No development shall commence on site until a construction method statement has been submitted to and approved in writing by the Planning Authority. This shall include:
  - a) the proposed location of the works compound;
  - b) details of how the site will be developed and mitigation measures in terms of dust and noise for the adjacent premises; and,
  - c) details of the arrangements for regular communication with those properties bordering the site.

Thereafter the development shall be undertaken in accordance with the approved construction method statement for the duration of the construction works.

**Reason:** In the interests of residential amenity.

3. No development shall commence on the construction of the housing development until an application for Road Construction Consent for the access road, together with appropriate financial bond if necessary, has been submitted to and approved by the Council as Roads Authority.

**Reason:** In order to ensure the necessary standard of road to serve the development and to ensure the development can be adequately serviced.

4. No development shall commence on the construction of the housing hereby approved until a scheme for provision of on-site public art as part of the

development has been submitted to and approved in writing by the Planning Authority. The brief for this public art shall be prepared in accordance with the Council's Public Art Strategy. Thereafter the public art scheme shall be delivered on site in accordance with the approved brief.

**Reason:** In accordance with the Council's Public Art Strategy for the Highlands

5. No development shall commence on the construction of the housing hereby approved until a scheme for the maintenance, in perpetuity, of all on-site green spaces, woodland, play areas and other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable home owner (such as communal parking areas, common entrances to flats and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be maintained in accordance with the approved details.

**Reason:** To ensure all communal spaces, facilities and landscaping areas are properly managed and maintained.

6. No development shall commence on the construction of the housing hereby approved until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

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

7. No development shall commence on the construction of the housing hereby approved until finalised details of the type and location of the secure cycle parking has been submitted to and approved in writing by the Planning Authority. The cycle parking shall be provided on site prior to the initial occupation of the housing hereby approved.

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

8. The landscaping scheme hereby approved shall be implemented in full no later than the first planting and seeding season following the initial occupation of the development.

**Reason:** In the interests of residential and visual amenity.

9. No development shall commence on the construction of the housing hereby approved until finalised details of the footpath link to Station Road has been submitted to and approved in writing by the Planning Authority. Thereafter the footpath link shall be provided prior to the initial occupation of the development.

**Reason:** In order to provide a direct pedestrian link to alternative forms of transport

10. No development shall commence on the construction of the housing hereby approved until the finalised drainage design, including cross section drawings and calculations, has been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in strict accordance with the approved details.

**Reason:** In order to ensure any changes to the proposed drainage design following the grant of planning permission are carefully considered prior to work commencing on site.

11. Minimum finished floor levels of 225mm above surrounding ground levels shall be applied to each new property.

**Reason:** In order to protect against the residual risk of flooding from high groundwater levels.

12. Prior to the initial occupation of the development a CCTV survey shall be undertaken of the drainage system around Tigh Aran and any blockages cleared.

**Reason:** In order to ensure the drainage system is clear of blockages.

13. Visibility splays shall be provided and maintained on each side of the access to the satisfaction of the local Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 215 metres to the south and 70 metres to the north (the y dimension) from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a height 1.05 metres and above.

**Reason:** To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the trunk road

## **REASON FOR DECISION**

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

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

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

## **FOOTNOTE TO APPLICANT**

### **Initiation and Completion Notices**

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

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

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

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

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

## **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

## **Scottish Water**

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

## **Roads Authority Permission**

The applicant should be advised that they will be required to apply for and obtain Road Construction Consent from the Highland Council, as the Roads Authority under Section 21 of the Roads (Scotland) Act 1984 prior to any work commencing on or adjacent to the public road network. Please note that no work should commence until official permission from the Roads Authority has been obtained.

## **Mud & Debris on Road**

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

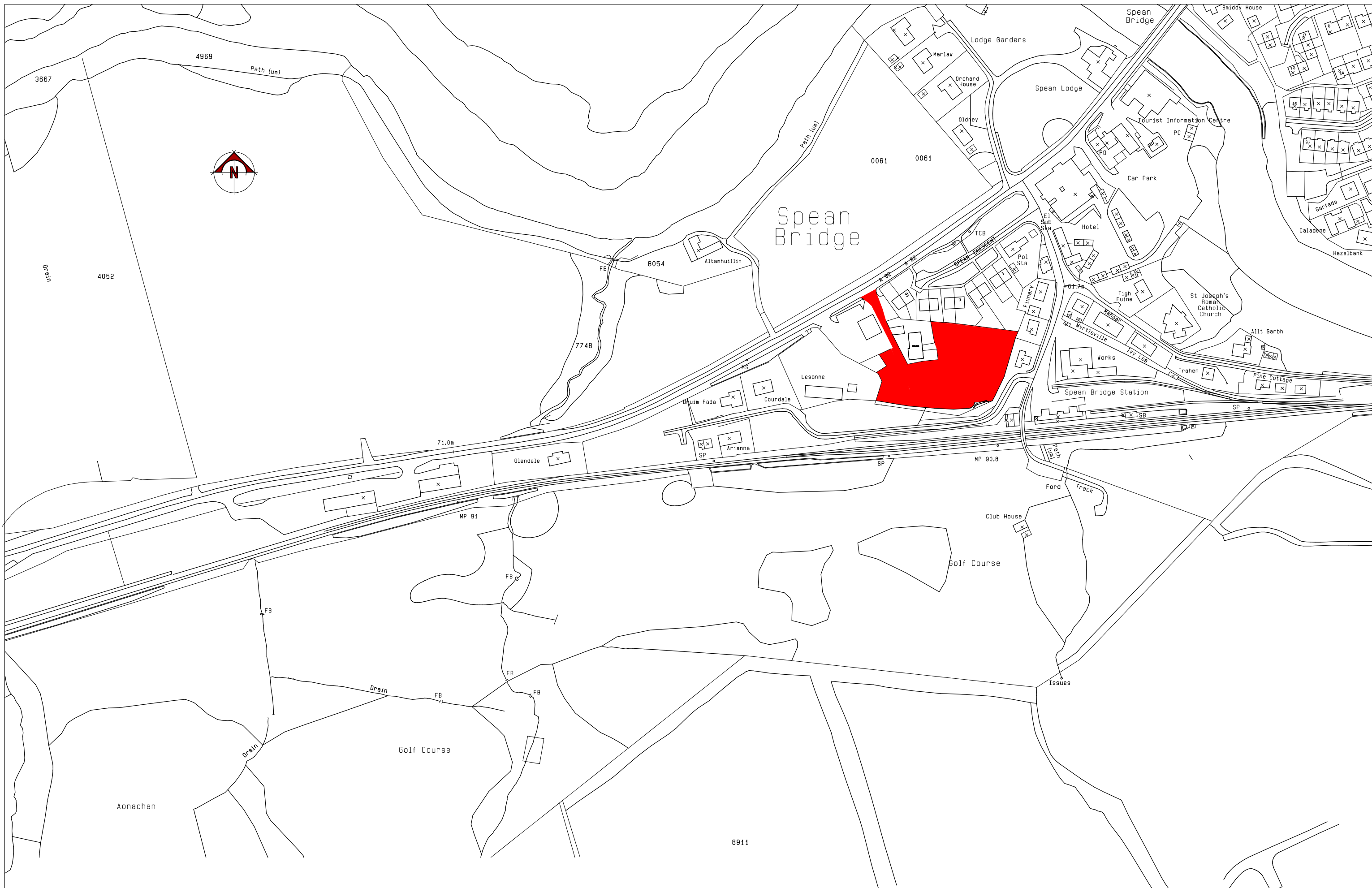
**Construction Hours and Noise-Generating Activities:** You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally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

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

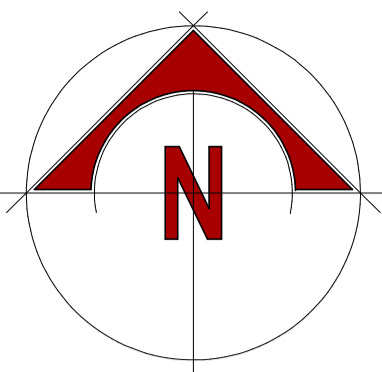
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits.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



Signature: David Mudie  
Designation: Area Planning Manager South  
Author: Susan Macmillan  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location Plan (00001)  
Plan 2 - Site Plan (805B)  
Plan 3 - Landscaping Plan (2098-01 Rev B)  
Plan 4 - Drainage Layout (J1823-C-02D)  
Plan 5 - Road Layout (J1823-C-01 Rev B)  
Plan 6 - Elevations & Floor Plans (801A)  
Plan 7 - Elevations & Floor Plans (802)  
Plan 8 - Site Sections (110)



LOCATION PLAN scale 1:2500



Note  
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.

Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.

NOTE ;

ALL EXTERNAL WALLS TO BE FINISHED IN WHITE / OFF WHITE PAINTED WET DASH

ALL ROOFS TO BE FINISHED IN FLAT CONCRETE ROOF TILES

REV. B - MAIN ENTRANCE TO 3x2 BED APARTMENTS AMENDED & DRYING AREAS ADDED 15.09.18 DK

REV. A - BIN STORAGE AND COLLECTION POINTS AMENDED / ADDED & CAR PARKING LAYOUT AMENDED BICYCLE STORAGE NUMBERS INCREASED BY 4 31.08.18 DK

project  
**PROPOSED HOUSING DEVELOPMENT AT TIGH ARAN, SPEAN BRIDGE**

client  
**R. E. CAMPBELL (Joinery) LTD**

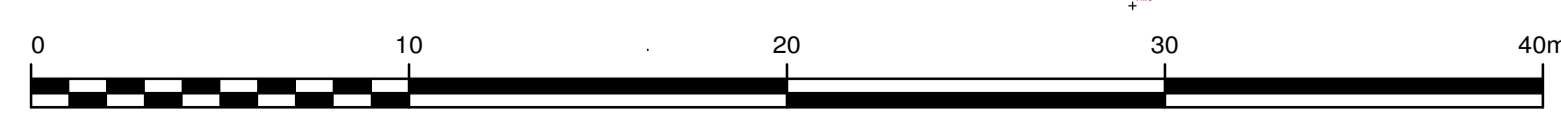
detail  
**PROPOSED SITE LAYOUT**

**DKD**  
D KELLY DESIGN  
Architectural Consultant

Queen Anne House • 111 High Street  
Fort William • PH33 6DG  
Tel: 01397 700999 • Fax: 01397 700888

scale 1 : 200	date 03 : 06 : 18
job no. 17/068	drg no. 805B
drawn D. KELLY	

SITE LAYOUT PLAN



**OUTLINE SPECIFICATION**

**Downtakings**  
All services installations to be located, proved and protected proper to any site excavations and for the duration of the works. Existing service cover alterations as required to new finished levels and grades. Existing surfaces prepared and remediated to Engineer's details.

**Tree removals**  
Self-seeded scrub clearance as required.

**Top soil and subsoil**  
Assume no topsoil on site will be reusable due to previous land use. All topsoil and subsoil to be imported.

Imported topsoil should be free draining loam top-silt topsoil compliant with BS 3862:2007 from an approved source, tested by an approved testing laboratory for particle size, pH value and chemical status. Sample load to be delivered to site for approval by landscape architect and retained as control sample for future tests.

**Site construction activities**  
Prior to the preparation and top-soiling works to all soft landscape areas the contractor shall relieve all compacted ground (as a result of site construction activities) through deep cross ripping of the reduced formation to ensure permeability of finished gardens and greenspaces.

**Softworks**

**Amenity grass seed**  
Subsoil surfaces shaped and regulated to uniform and even grades, ensuring flat areas are crowned or crossfall at min 1:30 grade to shed water. In dry conditions selected site topsoil spread 150mm deep and rake off to running levels. Incorporate pre-seed fertiliser at 70g/m<sup>2</sup>. Sow Barenburg s10 grass seed mix at 35g/m<sup>2</sup>. 3no. cuts to 38mm, fully established and weed free at Completion.

**Wet meadow seed mix**  
Areas filled and shaped to regular grades with imported subsoil; finished surfaces cross-rippled, 150mm deep at 150mm centres. Scilla seeds wet meadow mix sown at 3g/m<sup>2</sup>.

**Groundcover / Herbaceous planting**  
Prepare subgrade, rip at 600mm centres. Place min. 400mm deep topsoil and plant 2L container grown plants at 5 per m<sup>2</sup>. Top beds with 50mm depth 20-0mm composted bark mulch.

Species: *Woodwardia fimbriata*, *Vinca minor*, *Polygonatum x hybridum*, *Cyrtium fortunei*, *Astilbe Bressingham Beauty*, *Hesya Sun & Substance*, *Symphytum officinale*, *Luzula sylvatica*, *Geranium pratense*, *Dryopteris filix mas*, *Carex nigra*

**Hedgerows (w/ timber p&w fence)**  
Ground regulated along line of fences and hedges prior to commencement of trenching. Fences erected after preparation and prior to planting. Excavate 1000mm width x 450mm depth trenches; sides and base ripped; backfill with site-won topsoil; surcharged for settlement. Plant double-offset rows at 6 plants per linear metre; plants treated with Broadleaf P4 root dip prior to planting; plants plumbed, firmed and cut back by 30% after planting. Apply slow release fertiliser at 70g/m<sup>2</sup>. Trenches regulated with till and weed free at Completion.

**Single species:** *Fagus sylvatica* 60/80cm high 1+2 transplants, thick collar, well feathered to base.

**Mixed species:** *Alnus glutinosa* 35%, *Crataegus monogyna* 35%, *Acer campestre* 15%, *Ligustrum vulgare* 15%; 60/80cm high 1+2 transplants, thick collar, well feathered to base.

**Extra Heavy Standard trees**  
EHS 14-16cm girth rootballed.  
Excavate pit 1.5 x 1.5 x 0.45m deep, full with site-won topsoil and add 150litres greenwaste compost to PAS100, 100L leca granules, and 500gm slow release fertiliser per tree. Even lightly branching symmetrical crowns. Crowns pruned as directed. Trees secured with single stake, 75mm diam x 3.6m long smooth turned and tanalised larch stake, treated off site with two coats water based dark brown stain, walnut, to approval. Stake driven to vertical on windward side of trees, top weathered and treated with stain. Trees secured to stake with 2noTom ties rubber belt and L1 spacer pad.

**Single stem species:** *Pyrus*, *Malus*, *Prunus* - fruiting varieties

**Multistem species:** 40% *Betula pendula*; 30% *Betula pubescens*, 30% *Sorbus aucuparia*

**Flowering species:** *Prunus serrulata* 'Pink Perfection'

**Existing slope to rear of site**  
Existing tree and shrub planting retained and selectively pruned.

**Hardworks**  
Note: road, parking & footpath design by others

**Play Sand**  
Excavate 400mm deep trim sides vertically; roll-over grass turves to finish below top of sand. Lay filter membrane over regulated subgrade and secure beneath turves with galvanised pegs. Deposit 400mm depth play sand from 'Scotbar' or similar approved source over play sand.

**'PlayChip'**  
Excavate 400mm deep trim sides vertically; roll-over grass turves to finish below top of sand. Lay filter membrane over regulated subgrade and secure beneath turves with galvanised pegs. Deposit 400mm depth timber play chip by 'Scotbar' or similar approved source, certified to EN1177:1999.

**Boulders**  
Quarry sourced boulders, nominal 1m high x 1m wide per boulder. Excavate as necessary and place to form play opportunity / informal seating.

**Timber split logs**  
Natural (as felled) logs sourced from locally felled trees. To form localised retention and balance and agility course at play area.

**Play tower**  
Inga Timber, by Sovereign Play, Product ref: Inga-GR. Freefall height: 600mm

**Talking tubes**  
Action Play & Leisure Talking Tubes, Product ref: PLT. 900mm tall, max. 10,000mm between tubes. All steel construction. Powdercoated finish.

**1100mm high Timber post & wire fence (to hedges)**  
75 x 75 x 1900mm long sawn larch posts at 2.0m centres driven 750mm deep. 150mm smooth turned strainers with two 75 x 75mm angled struts all with Grade ST4 (20/20) concrete foundations at maximum 40 metre centres; 4 x 6mm galvanised line wires and radiceurs top and bottom. Fence set to inside of hedge line. All timber treated with water based preservative and timber stain - colour dark brown offsite.

**ANNUAL MAINTENANCE**  
12 months establishment maintenance  
The following schedule indicates the basic standard of maintenance required.

**Trees**  
Check stability / 4 checks to ties and stakes / Fertiliser 1 visit / Crown prune 1 visit / watering to field capacity in periods of drought, as required

**Hedging**  
Hand weeding/spot treatment 8 visits / fertiliser 1 visit / trim to top and sides 1 visit / light forking 1 visit / residual herbicide 1 visit / watering to field capacity in periods of drought as required / top up bark mulch 1 visit

**Ground cover / herbaceous planting**  
Hand weeding and forking 4 visits / pruning 1 visit / forking 1 visit / top up bark mulch 1 visit

**Amenity grass areas**  
Cuts (cut no lower than 35mm), including edging 10 visits / fertiliser 2 visits / selective herbicide 1 visit / aeration 1 visit / edging (with iron) water to field capacity as required in periods of drought

**Plant replacements**  
Joint inspection with contractor/client at end of growing season after Completion to agree responsibility for replacement of all dead /failing plant material.



REVISION	NOTES	DATE	CHECKED
B	Revised site layout	03/10/2018	SDS
A	Revised site layout	15/06/2018	SDS
-	First issue	14/06/2018	SDS

**PLANNING**

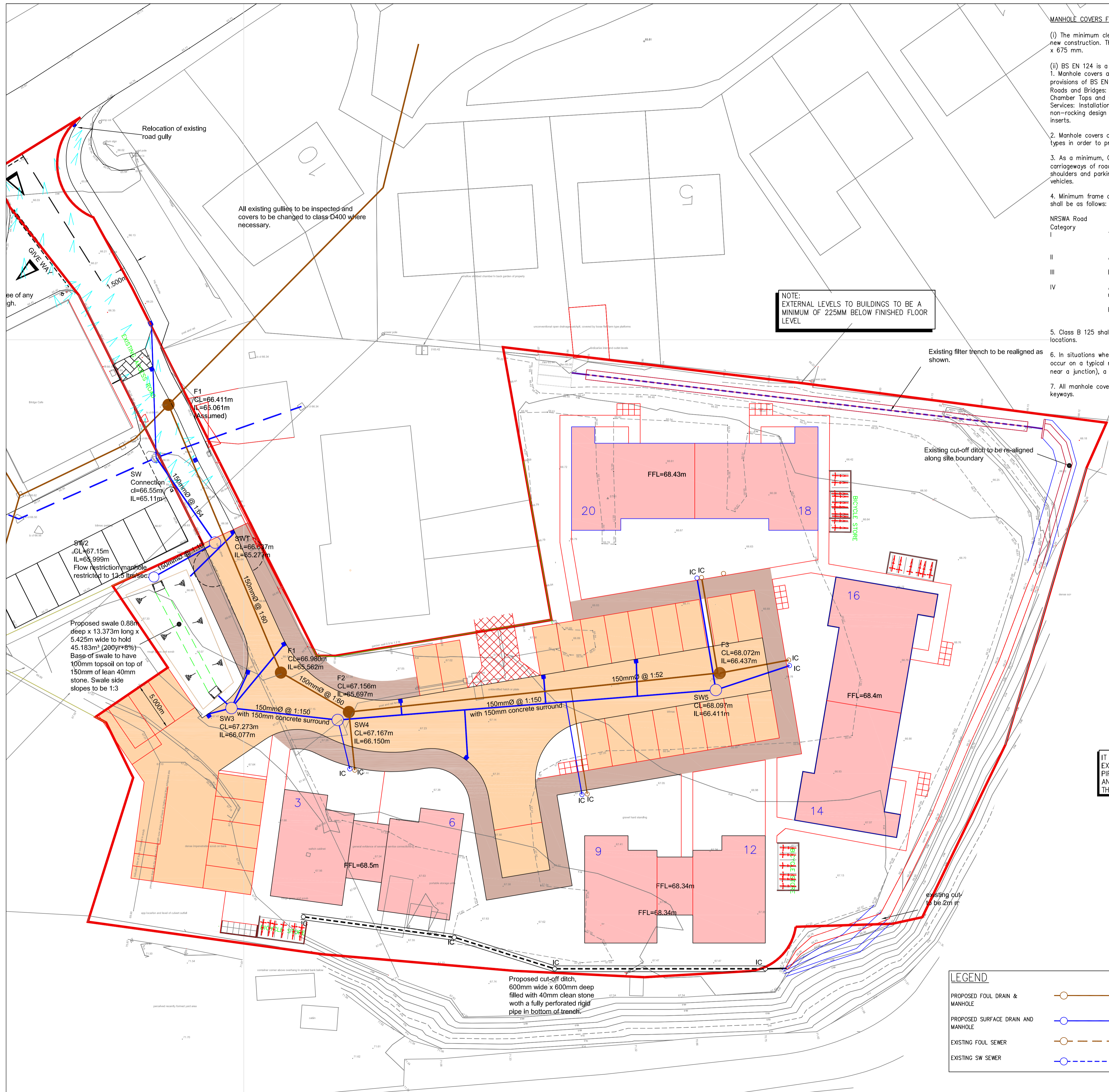
R E CAMPBELL (JOINERY) LTD.  
TIGH ARAN, SPEAN BRIDGE

**LANDSCAPE PLAN**

SCALE 1:200 @ A1  
**DRG NO: 2098 / 01**

3A Forrest Road  
Striving, FK8 1JH  
T: 01786 446446  
F: 01786 446441  
E: studio@wastrling.co.uk

**IAN WHITE ASSOCIATES LANDSCAPE ARCHITECTS**



**MANHOLE COVERS, FRAMES AND INSPECTION CHAMBERS:**

- (i) The minimum clear opening should comply with Scottish Water's standard for new construction. This would normally be 675 mm x 675 mm.
  - (ii) BS EN 124 is a minimum performance Standard only.
1. Manhole covers and frames shall comply with the relevant provisions of BS EN 124, BS 7903 and the 'Design Manual for Roads and Bridges: HA/104/09 Geotechnics and Drainage: Chamber Tops and Gully Tops for Road Drainage and Services: Installation and Maintenance'. They shall be of a non-rocking design which does not rely on the use of cushion inserts.
  2. Manhole covers on foul-only sewers shall be of low leakage types in order to prevent excessive surface water ingress.
  3. As a minimum, Class D 400 covers shall be used in carriageways of roads (including pedestrian streets), hard shoulders and parking areas used by all types of road vehicles.
  4. Minimum frame depths for NRSWA road categories I to IV shall be as follows:
- | NRSWA Road Category | Description                                    | Minimum Frame Depth (mm) |
|---------------------|--|--------------------------|
| I                   | Trunk roads and dual carriageways              | 150                      |
| II                  | All other A roads                              | 150                      |
| III                 | Bus services                                   | 150                      |
| IV                  | All other roads except residential cul-de-sacs | 150                      |
|                     | Residential cul-de-sacs                        | 100                      |
5. Class B 125 shall be used in footways, pedestrian areas and comparable locations.
  6. In situations where traffic loading is anticipated to be heavier than would occur on a typical residential estate distributor road (i.e. braking or turning near a junction), a higher specification (E600) shall be used.
  7. All manhole covers shall be the non-ventilating type and shall have closed keyways.

**BUILDING DRAINAGE ADJACENT TO FOUNDATIONS:**

- 5 Drainage pipes adjacent to building foundations should be located such that foundation loads are not transmitted to pipe or pipe trench.
- Where drainage trenches are within the zone of influence of foundations:
- Foundation depths to be increased at relevant locations adjacent to the pipe track.
- Alternatively drainage track should be re-located a minimum horizontal distance 'D' from the edge of the foundation to the near side of the pipe trench plus 150mm.
- Where 'D' = Depth from base of pipe to top of foundation.
- SCOTTISH WATER NOTES:**
- 1 All public sewer works to be in accordance with the Scottish Water, 'Sewers For Scotland 3rd Edition' Specification.
  - 2 Structured wall plastics pipe: shall be limited to a maximum diameter of 450 mm for adoptable foul and surface water sewers and be terracotta in colour
  - 3 All main sewer pipes to have a full granular bed and surround (class 'S') unless otherwise noted. NOTE: The Contractor will ensure that prior to laying pipes the road construction will be made up to provide a minimum cover to all main drainage pipes of 700mm.
  - 4 The contractor will be responsible for setting out in order to ensure that all pipelines and manholes do not coincide with proposed fence lines, kerbing edge of footpath, etc....
  - 5 **MIN. COVER** To pipes without concrete protection: sewers to be vested with Scottish Water 1.5m min. cover in roadway & parking 0.9m min. cover in pedestrian and landscaped areas.

**NOTE:**  
EXTERNAL LEVELS TO BUILDINGS TO BE A MINIMUM OF 225MM BELOW FINISHED FLOOR LEVEL.

**MH/INSPECTION CHAMBER DETAILS: (INTERNAL DIMENSIONS)**

Largest connecting Pipe Dia	MH INT. DIAM	COVER AND FRAME TYPE
1. d < 375mm	1200# P.C. RINGS	CLASS D400
2. d 375mm > 450mm	1350# P.C. RINGS	CLASS D400
3. d > 450mm > 700mm	1500# P.C. RINGS	CLASS D400
4. d > 750mm > 1050mm	1800# P.C. RINGS	CLASS D400
5. d > 1125mm > 1500mm	2100# P.C. RINGS	CLASS D400
6. d > 1500mm	Consult Scottish Water	CLASS D400

**NON-ENTRY INSPECTION CHAMBER ALTERNATIVE**  
OSMADRAIN NON-ENTRY INSPECTION CHAMBER BY WAVIN

4. d < 1.2m	450# 6D.934 or 6D.938	6D.935
5. d > 1.2m	TRADITIONAL CHAMBERS AS ABOVE	

**NOTE:**  
ALL PIPES TO BE RIGID UPVC.

- 2 All gully drainage tails to be 150mm V.C. pipes extra strength to BS EN295.
- 3 All building drainage tails to be 110mm uPVC pipes and fittings to BS 4460. All building drainage to be carried out in accordance with BS EN-12056: 2000, BS EN-752-3: 1997, BS EN-752-4: 1998 and BS EN 1610 :1998
- 4 The contractor will be responsible for setting out in order to ensure that all drainage pipelines and manholes do not coincide with proposed fence lines, kerbing edge of footpath, etc....

**IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO EXPOSE EXISTING SERVICES SUFFICIENTLY FAR AHEAD OF LAYING PIPEWORK IN ORDER THAT ANY REQUIREMENT TO ADJUST LINE AND LEVEL OF THE PROPOSED WORKS CAN BE ACCOMMODATED. THE ENGINEER SHOULD BE INFORMED OF ANY DISCREPANCIES.**

Rev.	Description	By	Appr'd	Date
D	Swale extents increased surface water sewer levels amended	SF	NF	04/10/18
C	Manhole cover levels amended to suit new layout	SF	NF	03/10/18
B	Sodakway notes removed Swale size amended	SF	NF	29.09.18
A	Proposed surface water layout amended Swale size amended	SF	NF	30/08/18

Client  
**Campbell Homes**

Development:  
**PROPOSED HOUSING DEVELOPMENT TIGH ARAN SPEAN BRIDGE**

Drawing Title:  
**PROPOSED DRAINAGE LAYOUT**

Scale	Date	Drawn	Approved
at A1 1:200	20/06/18	SF	NF

**Cowal Design Consultants**  
Civil & Structural Engineering • Development Services

Dunoon - 01369 707 692 Glasgow - 0141 406 1688  
London - 020 3856 8144 Oban - 01631 571 280

WEB - www.cowaldesign.co.uk  
Email - info@cowaldesign.co.uk

Copyright, Designs and Patents Act 1988  
This drawing must not be reproduced without the permission of Cowal Design Consultants Ltd.

Status  
**For Approval**

Drawing No. **J1823-C-02** Rev. **D**

**LEGEND**

PROPOSED FOUL DRAIN & MANHOLE	
PROPOSED SURFACE DRAIN AND MANHOLE	
EXISTING FOUL SEWER	
EXISTING SW SEWER	



Surface Water Flow Arrows

Existing fence to be removed and re-erected out-with visibility splay. Footway to be extended to cover area within visibility splay. Visibility splay to be kept free of any obstructions above 1.1m high.

Relocation of existing road gully

Existing car park signs to be removed.

Street name plate

Sign to Diag 836 - "No Entry" - 225mm high.

Visibility splay to be kept free of any obstructions above 1.1m high.

Proposed pedestrian guardrail at fire escape

Carriageway within adoptable boundary to have a 40mm overlay. New surface to fall to gully positions.

Block paving to be raised 20mm above adjacent carriage height.

Relocation of existing road gully

Sign to Diag 670 - "5mph" - 600mm high.

Pedestrian crossing point

All existing gullies to be inspected and covers to be changed to class D400 where necessary.

B	Proposed parking arrangement amended Building positions amended	SF	NF	03/10/18
A	Proposed carriageway amended overland flow arrows added	SF	NF	30/08/18
Rev.		By	Appr'd	Date

Client  
**Campbell Homes**

Development  
**PROPOSED HOUSING DEVELOPMENT  
TIGH ARAN  
SPEAN BRIDGE**

Drawing Title  
**PROPOSED LAYOUT**

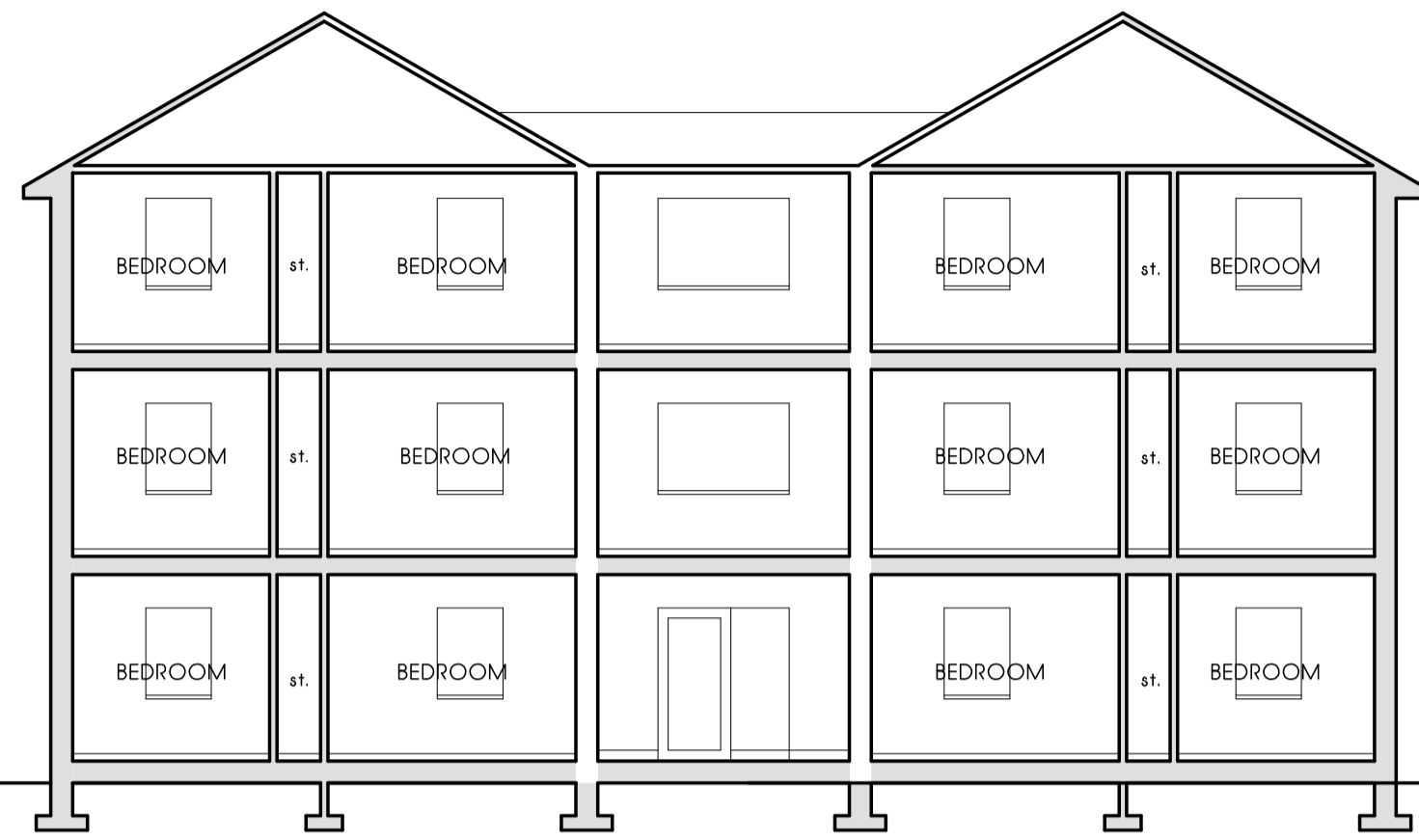
Scale at A1	Date	Drawn	Approved
1:200	20/06/18	SF	NF

**Cowal Design Consultants**  
Civil & Structural Engineering • Development Services

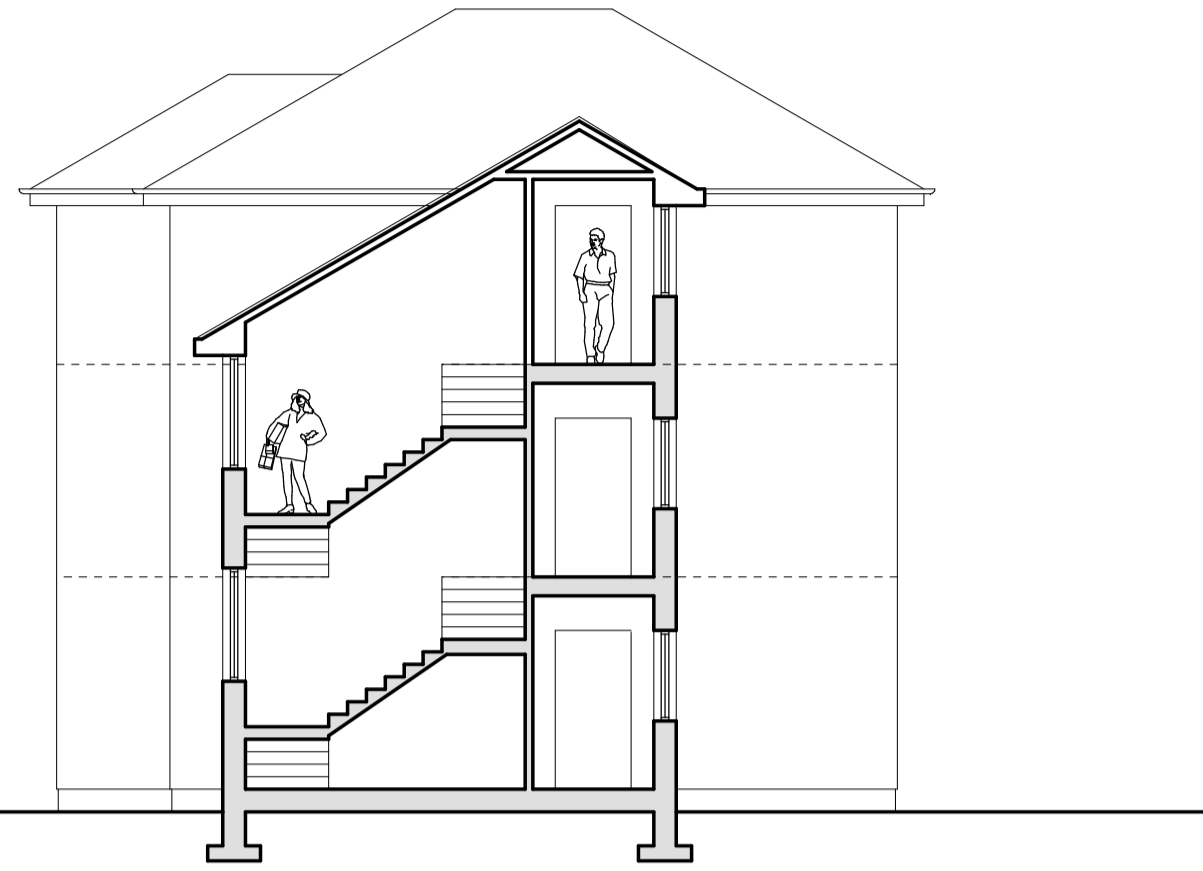
Dunoon - 01369 707 692    Glasgow - 0141 406 1688  
London - 020 3856 8144    Oban - 01631 571 280

WEB - www.cowaldesign.co.uk  
Email - info@cowaldesign.co.uk

Status	<b>For Approval</b>		
Drawing No.	<b>J1823-C-01</b>	Rev.	<b>B</b>



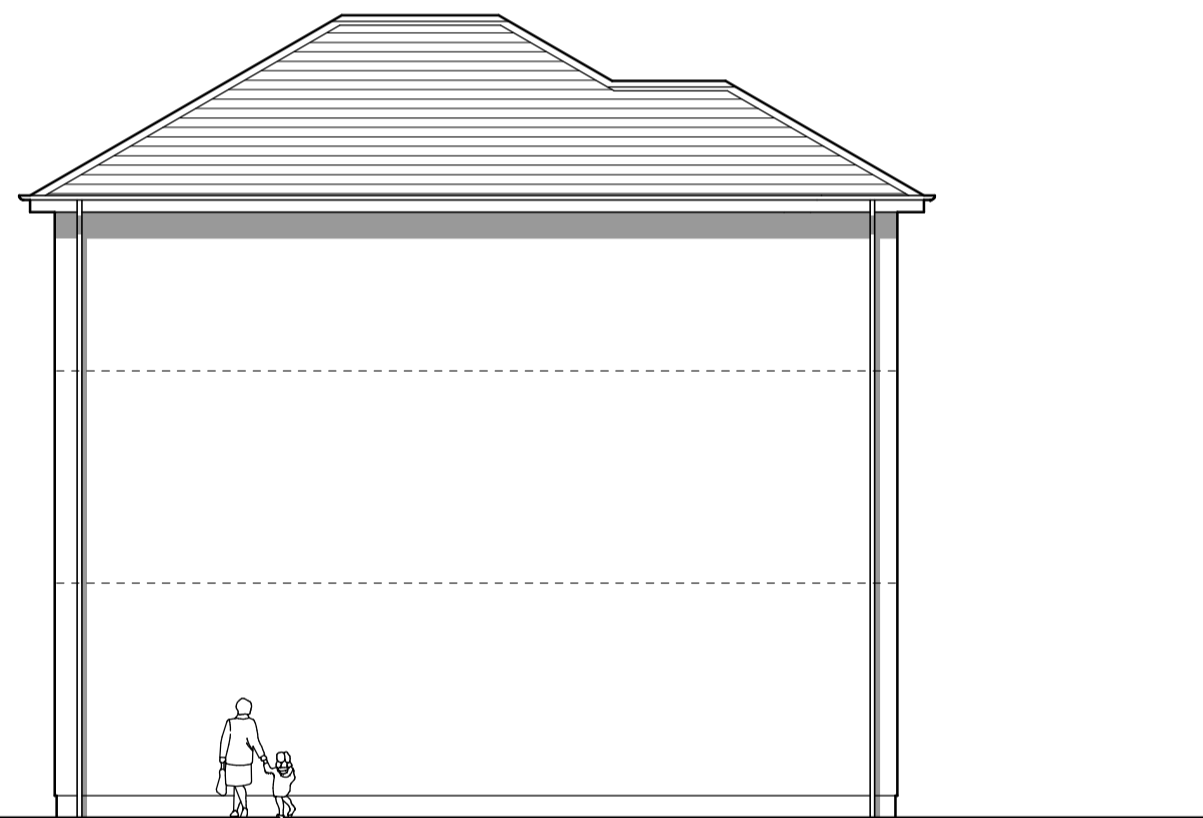
SECTION AA



SECTION BB



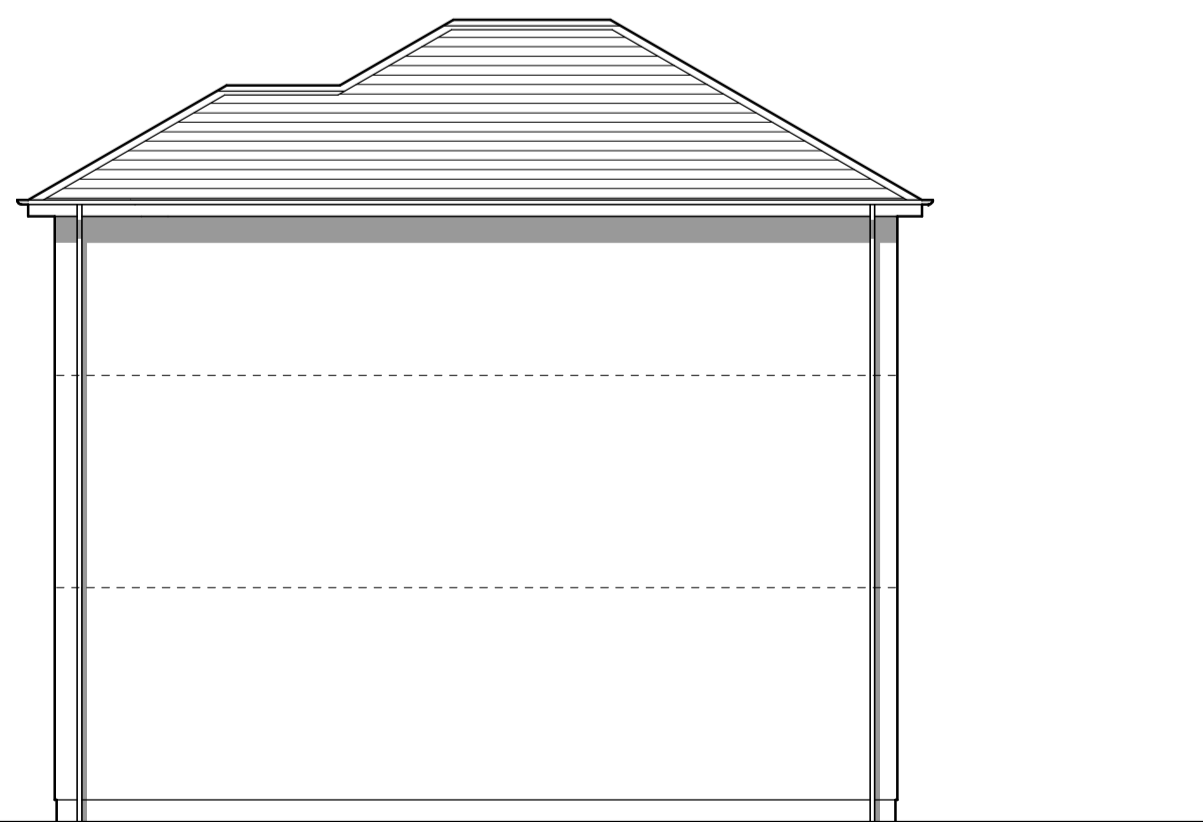
REAR ELEVATION



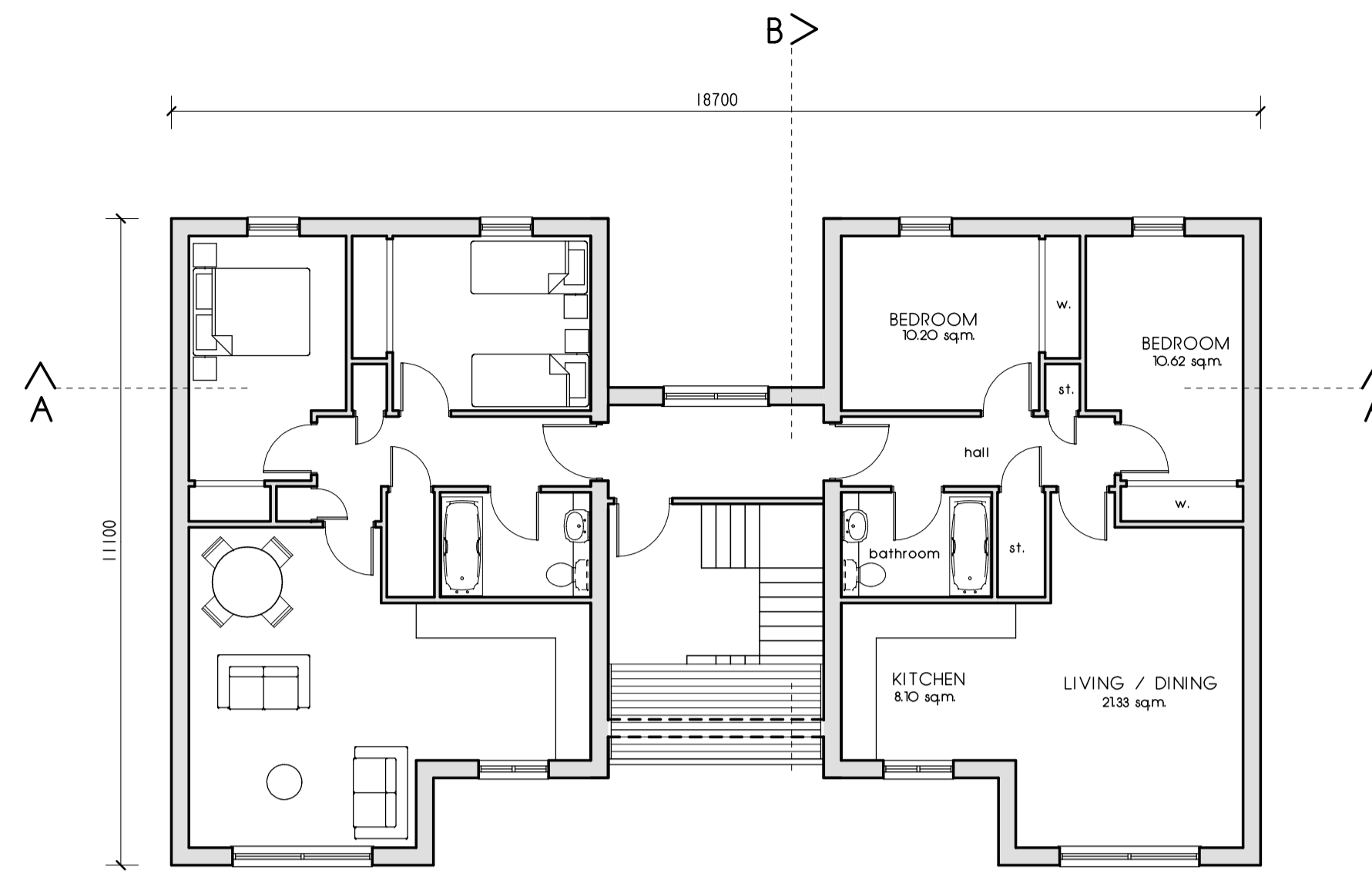
SIDE ELEVATION



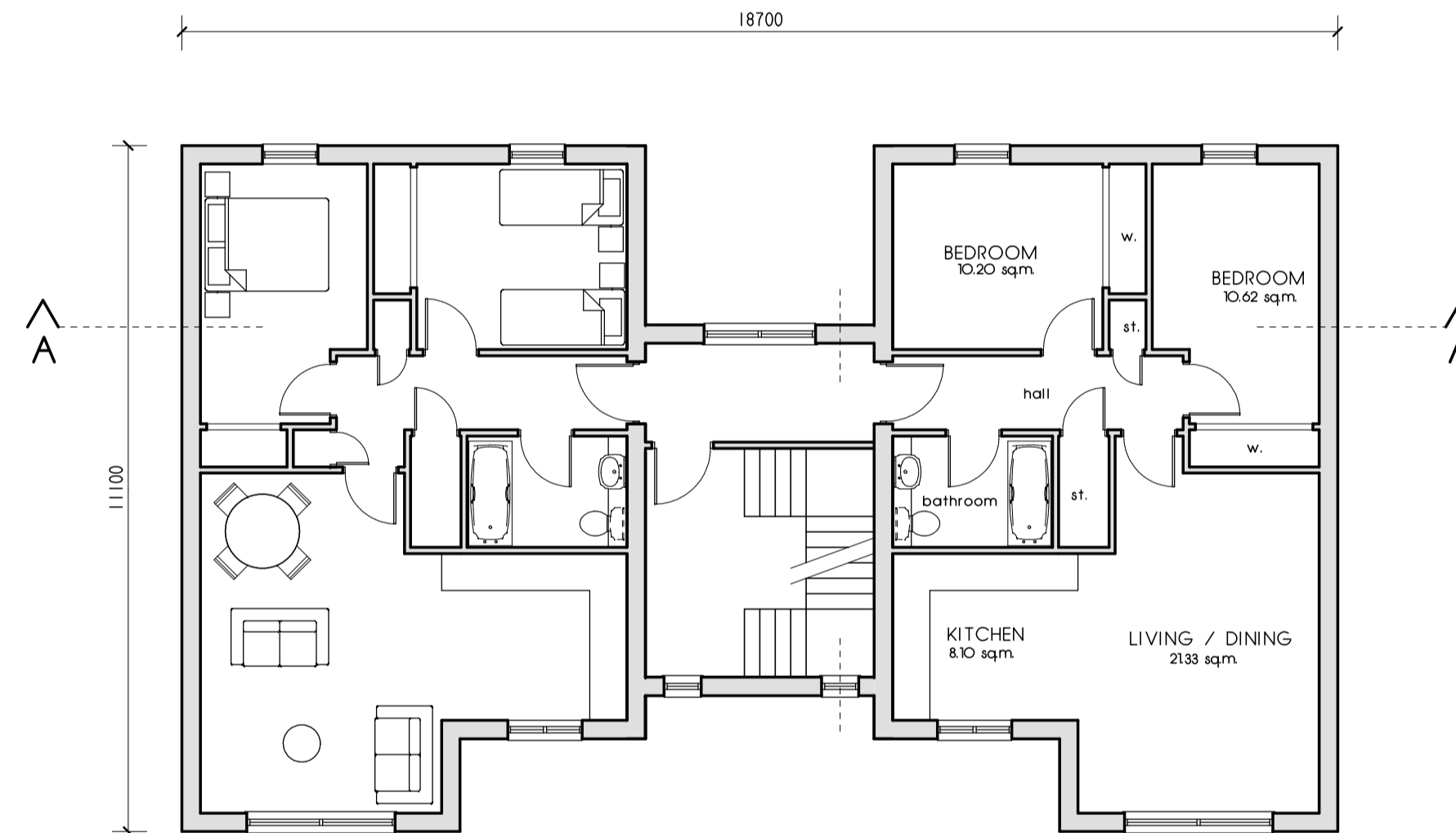
FRONT ELEVATION



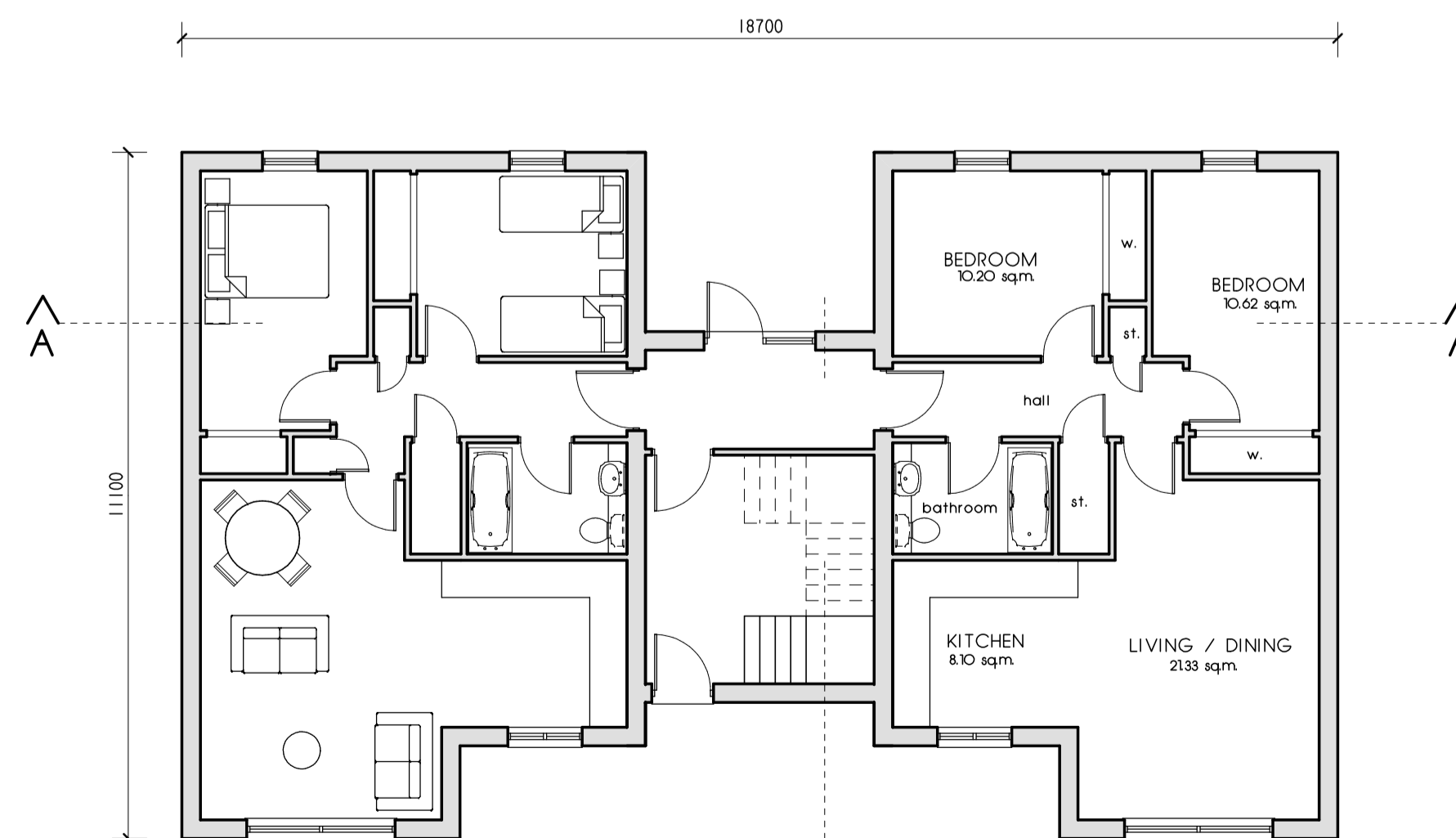
SIDE ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

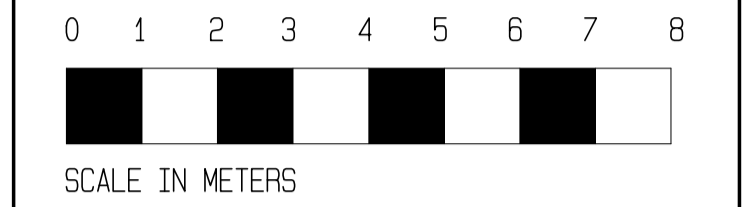


GROUND FLOOR PLAN  
FLOOR AREA OF GROUND FLOOR APARTMENT = 67.95 sq.m.

Note  
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.

Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.



REV. A - COMMON STAIRWELL AMENDED 15-09-18 DK

project  
PROPOSED HOUSING DEVELOPMENT  
AT TIGH ARAN, SPEAN BRIDGE

client  
R. E. CAMPBELL (Joinery) LTD.

detail  
DESIGN SKETCH -  
2 BED APARTMENTS

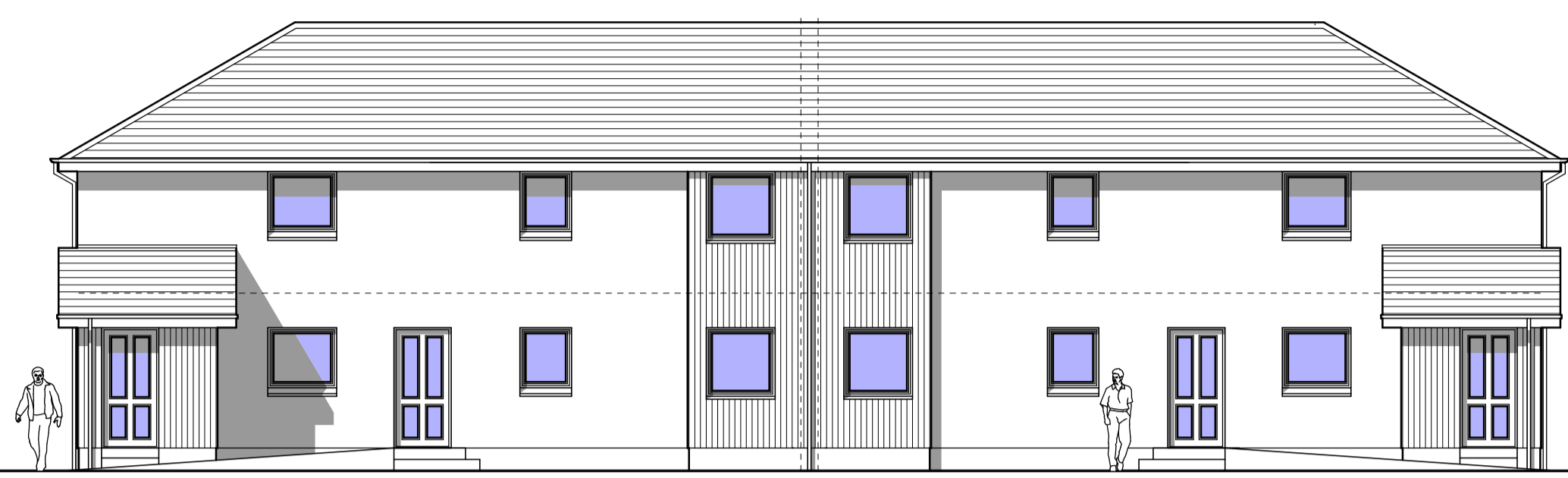
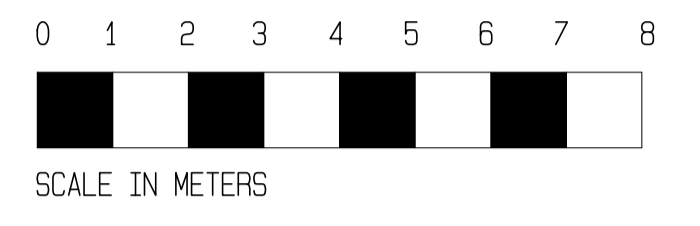
**DKD**  
D KELLY DESIGN  
Architectural Consultant

Queen Anne House • 111 High Street  
Fort William • PH33 6DG  
Tel: 01397 700999 • Fax: 01397 700888

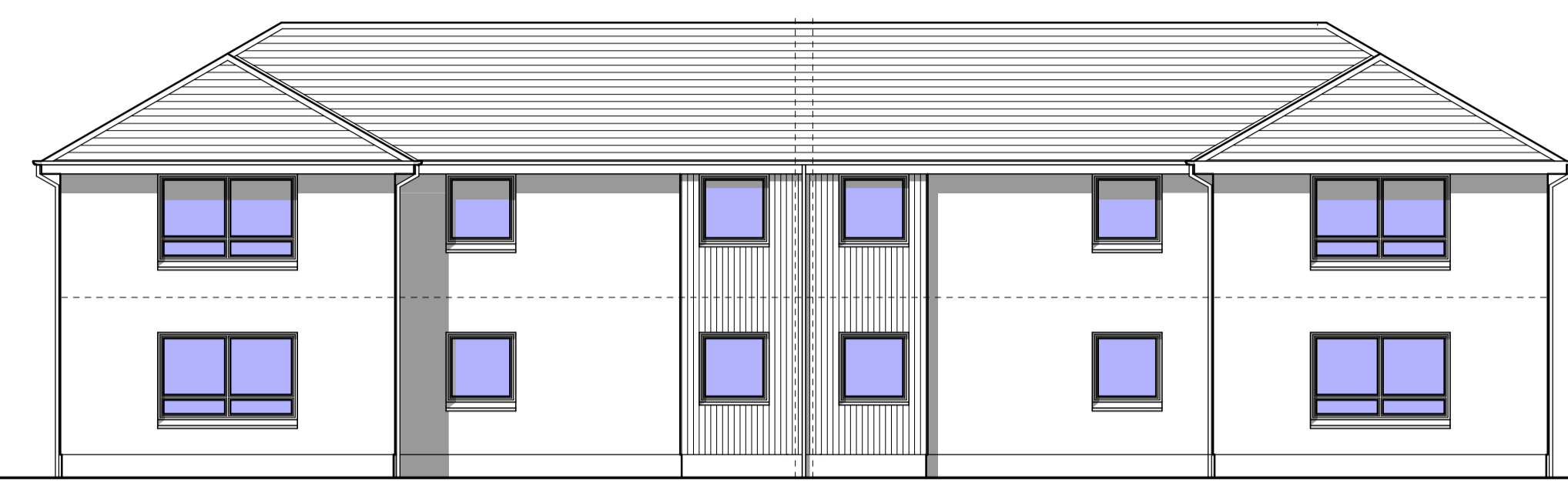
scale 1:100 date 03.06.18

job no. 17/O68 drg no. 801A drawn D. KELLY

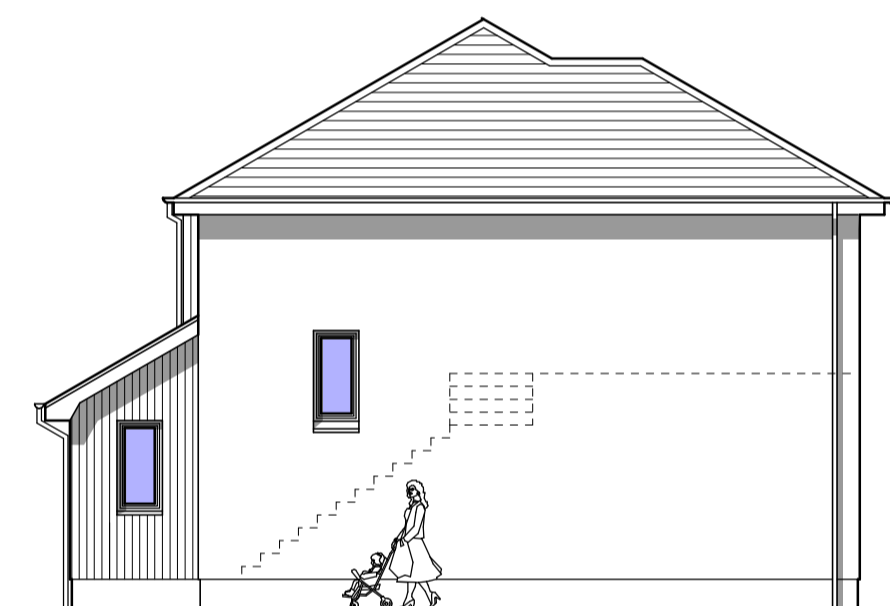
Note  
 The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.  
 Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.  
 This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.



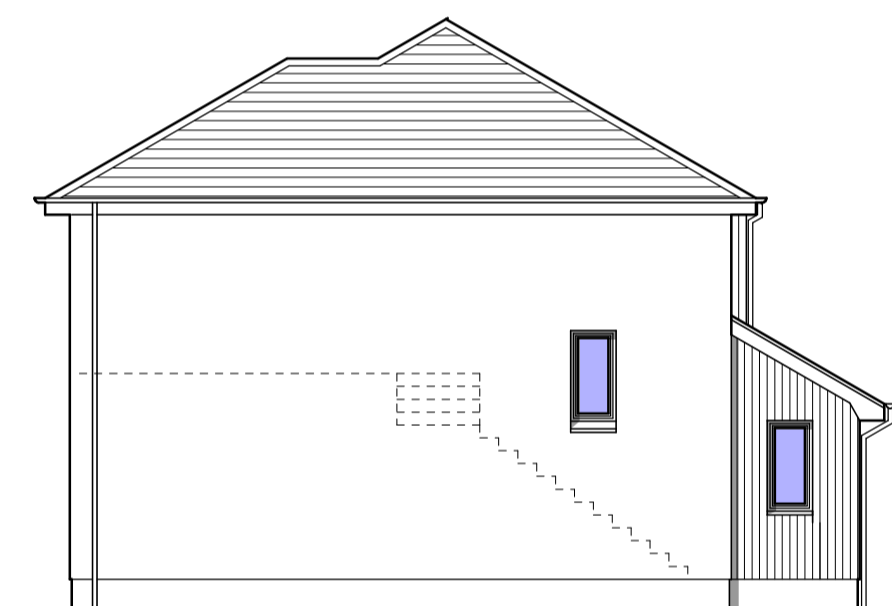
REAR ELEVATION



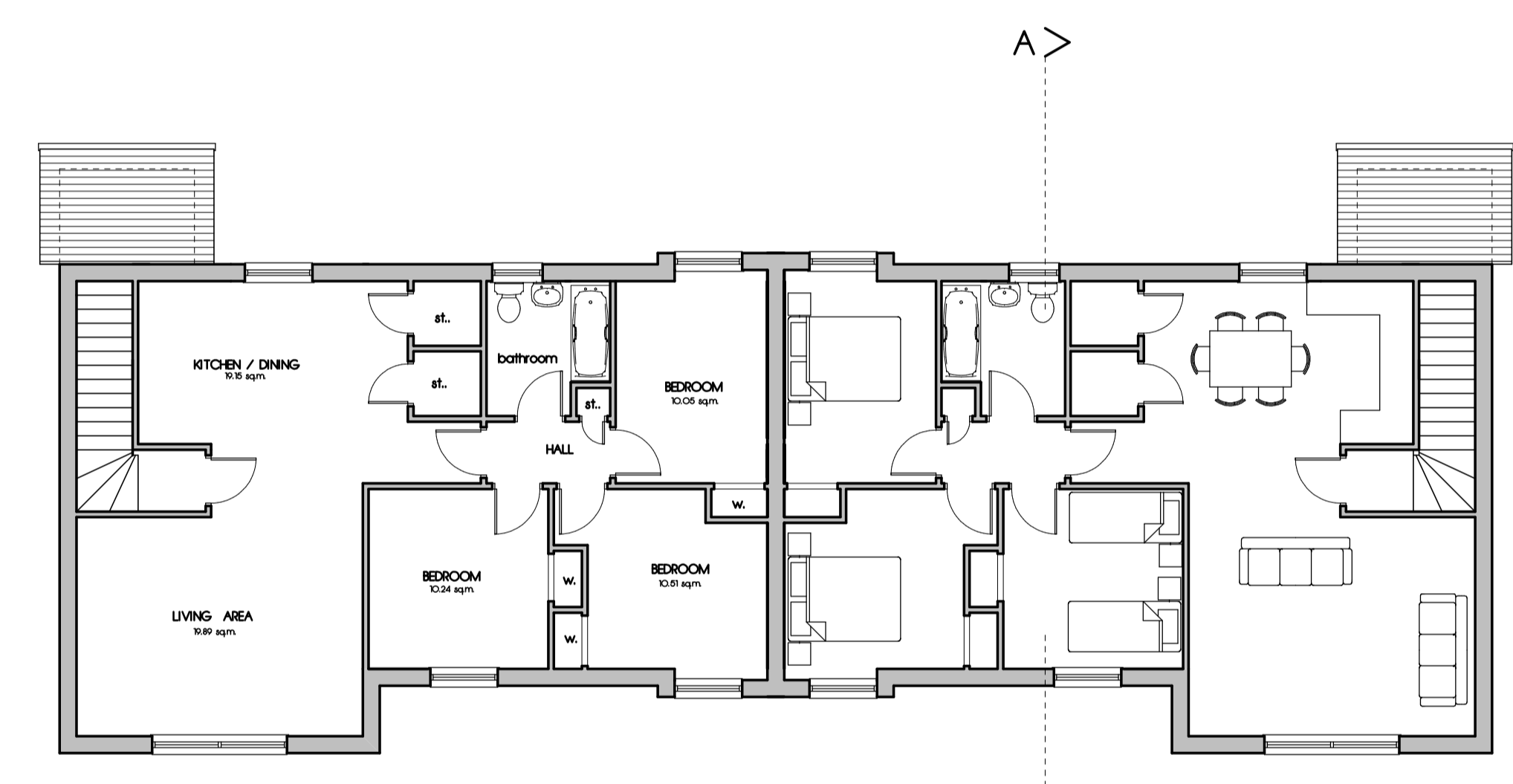
FRONT ELEVATION



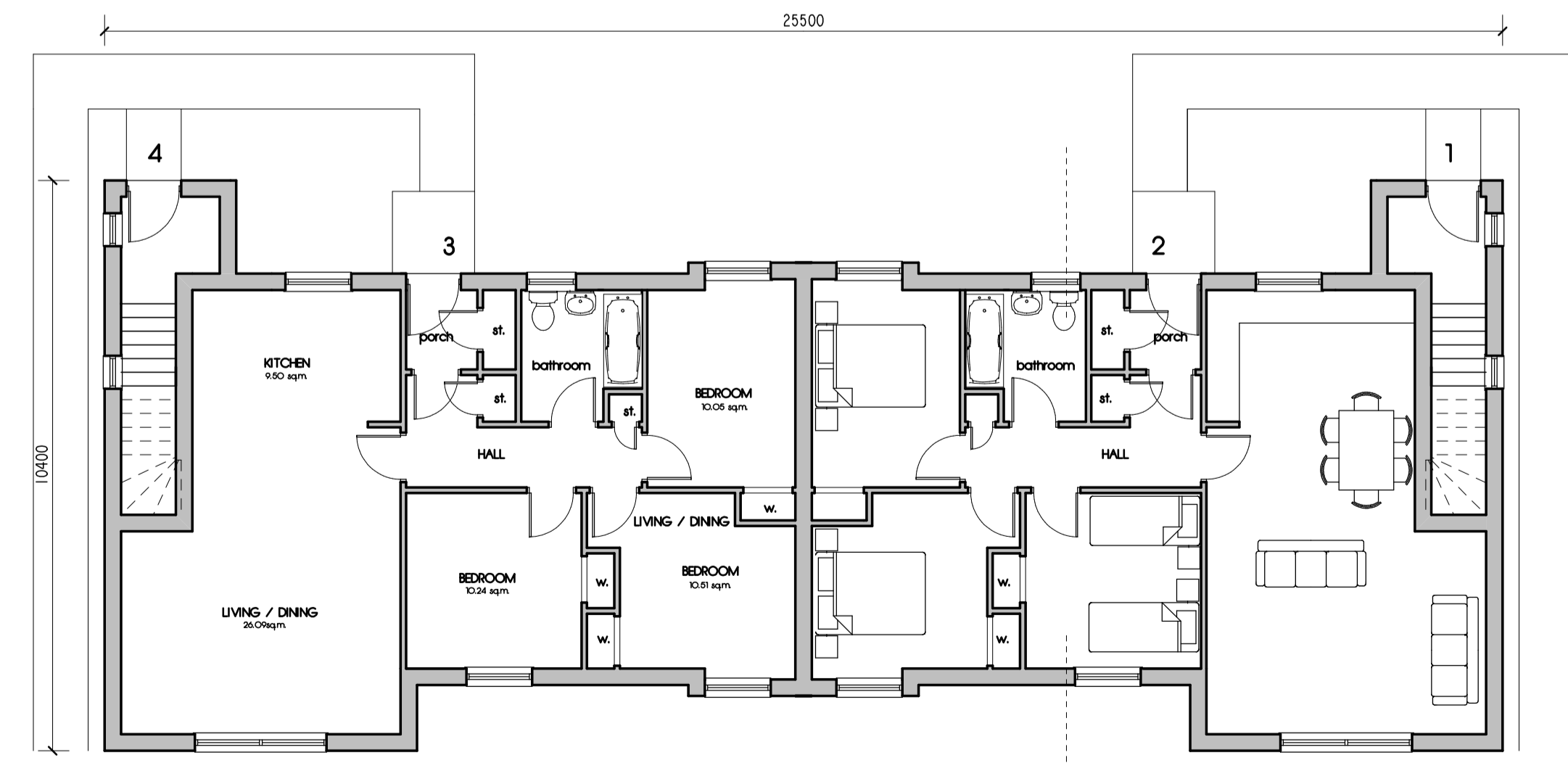
SIDE ELEVATION



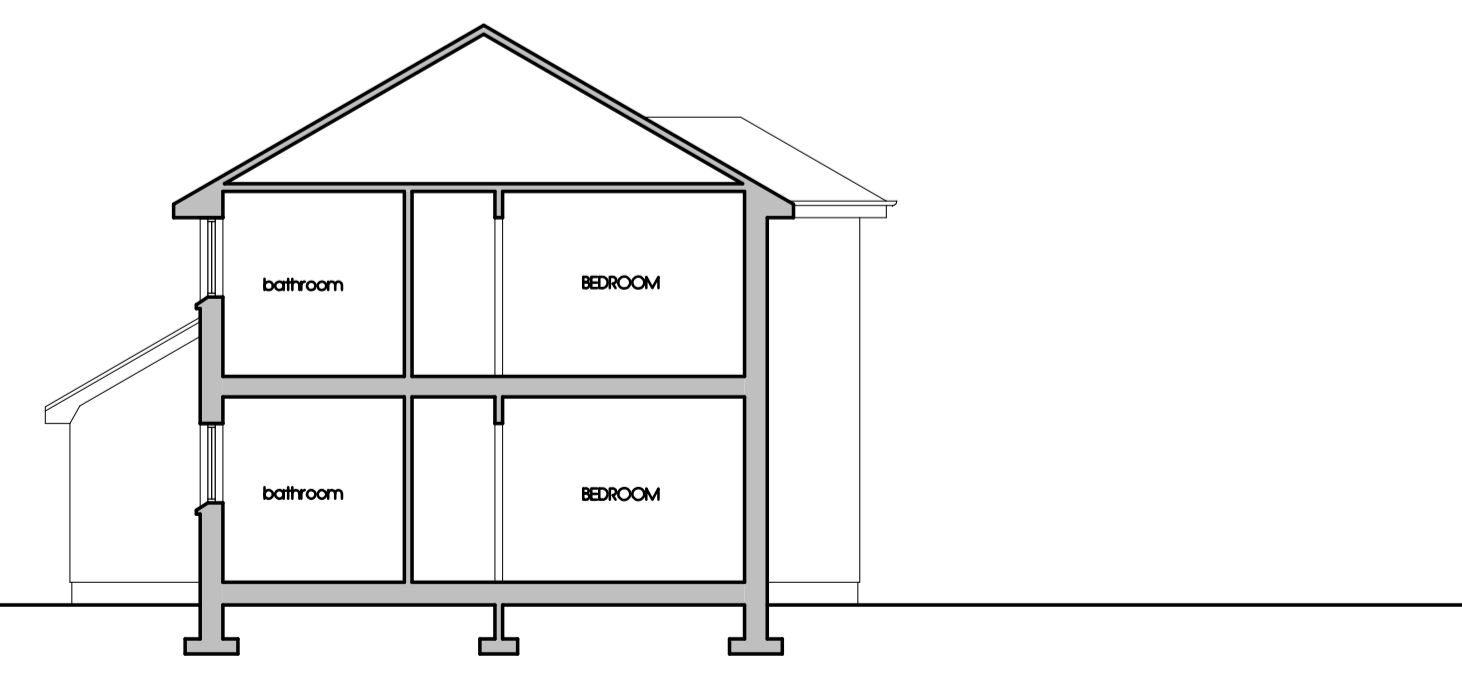
SIDE ELEVATION



FIRST FLOOR PLAN  
 FLOOR AREA EACH APARTMENT = 94.72 sq.m.



GROUND FLOOR PLAN  
 FLOOR AREA EACH APARTMENT = 85.93 sq.m.



SECTION AA

project  
 PROPOSED HOUSING DEVELOPMENT  
 AT TIGH ARAN, SPEAN BRIDGE

client  
 R. E. CAMPBELL (Joinery) LTD.

detail  
 DESIGN SKETCH -  
 3 BED COTTAGES

**DKD**  
 D KELLY DESIGN  
 Architectural Consultant  
 Queen Anne House • 111 High Street  
 Fort William • PH33 6DG  
 Tel: 01397 700999 • Fax: 01397 700888

scale 1:100  
 date 03.06.18

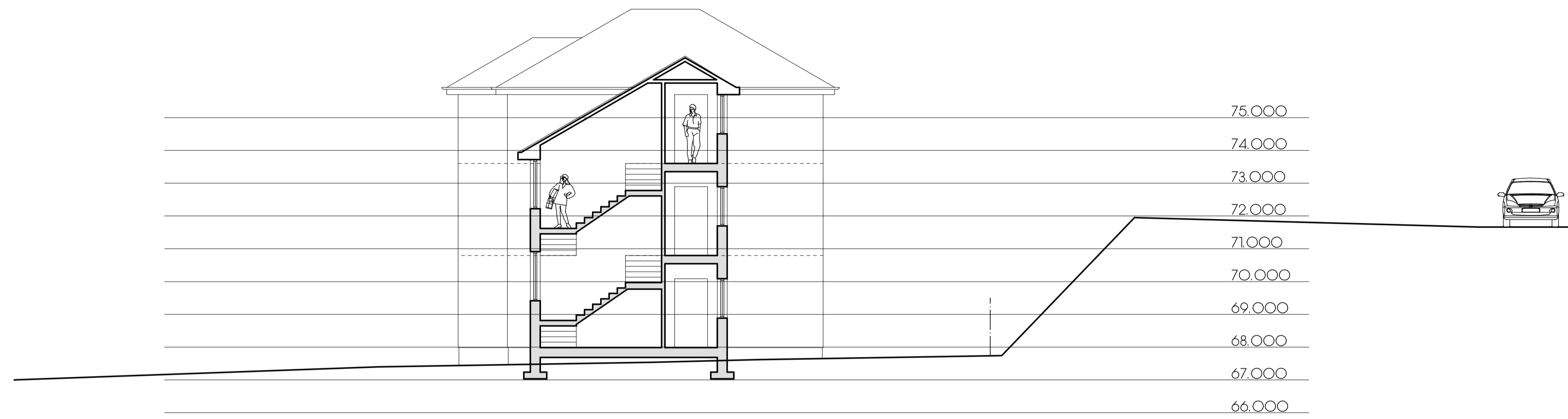
job no. 17/O68  
 drg no. 802  
 drawn D. KELLY



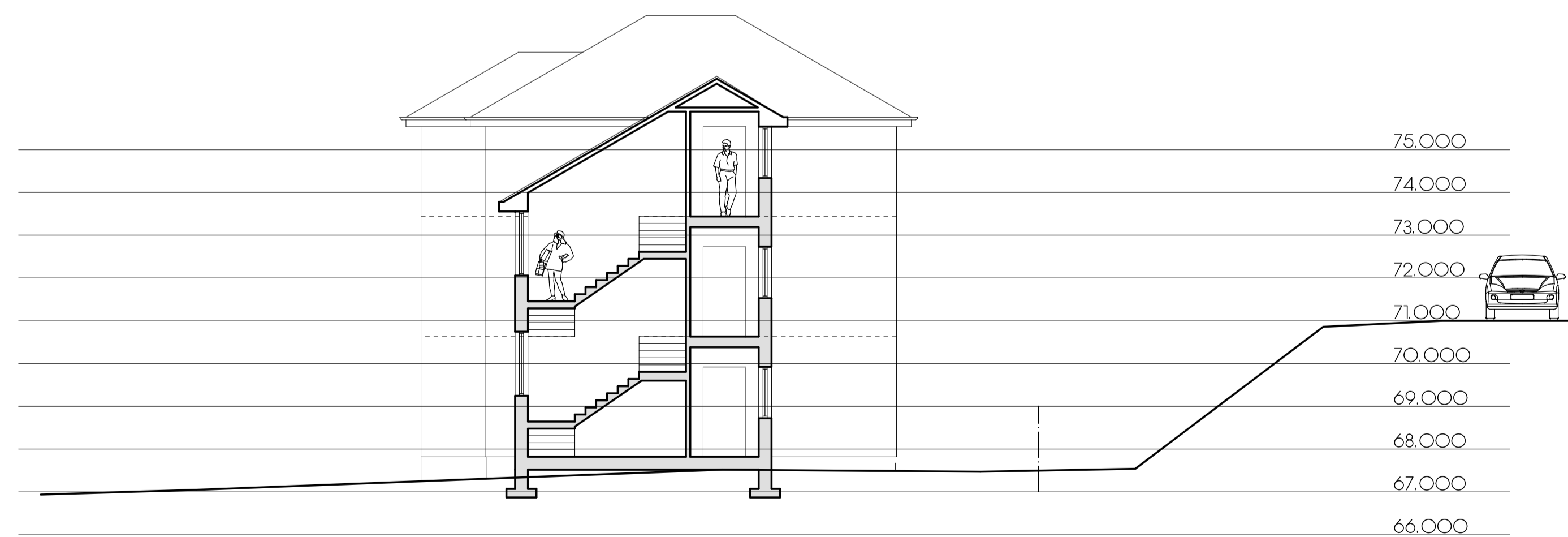
Note  
 The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.

Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.



SECTION AA



SECTION BB

project  
 PROPOSED HOUSING DEVELOPMENT  
 AT TIGH ARAN, SPEAN BRIDGE

client  
 R E CAMPBELL ( joinery ) LTD.

detail  
 SITE SECTIONS

**DKD**  
 D KELLY DESIGN  
 Architectural Consultant

Queen Anne House • 111 High Street  
 Fort William • PH33 6DG  
 Tel: 01397 700999 • Fax: 01397 700888

scale 1: 100      date 02. 10. 18

job no. 17/O68      drg no. 110      drawn D. KELLY