

Agenda Item	7.3
Report No	PLN/050/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 04 June 2019

Report Title: 18/05806/PIP: Culbokie Community Trust
Land 130M North of The Cairns, Culbokie

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of six houses, community building and business units and formation of public open space

Ward: 09 - Black Isle

Development category: Local Development

Reason referred to Committee: Manager's discretion due to link with adjacent application.

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** as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application is for planning permission in principal for a total of 6 residential units, a community building and business units, formation of open space and associated infrastructure.
- 1.2 The proposal will utilise the access and supporting infrastructure, provided by the development proposed by Planning Application 18/05808/FUL - erection of 33 houses, road widening, public footpaths, formation of public open space and installation of access for adjacent site.
- 1.3 The Pre-Application Consultation process (PAC) addressed both this site and the adjacent site (ref: 18/05808/FUL). Public consultation included informal discussions with the wider community ahead of formal consultation. An exhibition and drop in session was undertaken in Findon Hall on 17 July 2018.
- 1.4 The applicant sought pre-application advice through the Council's Pre-Application Advice Service for Major Developments where advice was given on the principle of development and procedure.
- 1.5 The application is supported by the following information:
 - Archaeological Trial Trench Evaluation
 - Archaeology – List of Illustrations
 - Design Statement
 - Drainage Impact Assessment
 - Ecological Survey Report
 - Infiltration and Ground Water Report
 - Infiltration Test Results
 - Landscape Management and Maintenance Report
 - Pre-Application Consultation Report
 - Procedural Report
 - Site Investigation Report
- 1.6 Variations: None.

2. SITE DESCRIPTION

- 2.1 The wider site comprises an area of land in the centre of Culbokie adjacent to the B9169. The site is bounded to the north east by the Glascairn Road, to the north west and south west by housing and the application site 18/05808/FUL to the south east with housing beyond. The site is predominantly level with a gentle slope from north to south.
- 2.2 Access to the site is to be from Glascairn Road which connects with the B9169 which runs through the middle of Culbokie. Access to the site will be shared with the proposed housing development which is under consideration by the Planning Authority (ref: 18/05808/FUL).

- 2.3 There are no natural, built or cultural heritage designations within the development site. Carn Mor Dun Scheduled Ancient Monument lies approx. 230m to the south of the site and the Cromarty Firth Special Protection Area (SPA)/Ramsar site, Cromarty Firth Special Area of Conservation (SAC) and Cromarty Firth Site of Special Scientific Interest (SSSI) lie approx. 1.3km to the north west of the site.
- 2.4 The development site is not covered by any international, national, regional or local landscape designations. It lies within the Open Farmed Slopes Landscape Character Type (LCT) as identified by Scottish Natural Heritage.

3. PLANNING HISTORY

3.1	27.04.2018	18/01724/PAN – Proposal of Application Notice for Residential and Community/Business Development	Case Closed
3.2	14.08.2015	14/03817/PIP – Residential Development (30 Units)	Permission Granted
3.3	27.01.2015	14/03805/PIP – Community Uses	Permission Granted
3.4	31.10.2014	14/03808/SCRE – Screening Opinion for Residential Development (30 Units)	EIA Not Required
3.5	15.07.2014	14/02533/PAN – Proposal of Application Notice for Residential Development (30 Units)	Case Closed
3.6	19.07.2011	11/00972/FUL – Section 42 Application to Extend Time of Permission 02/00779/OUTRC for Residential Development (30 Units)	Permission Granted
3.7	21.03.2011	10/04980/PAN – Proposal of Application Notice for Section 42 Application to Extend Time of Permission 02/00779/OUTRC for Residential Development (30 Units)	Case Closed
3.8	08.10.2010	10/03426/FUL – Section 42 Application to Extend Time of Permission 02/00780/OUTRC for Community Development	Permission Granted
3.9	02.09.2010	10/03219/FUL - Section 42 Application to Extend Time of Permission 02/00779/OUTRC for Residential Development (30 Units)	Withdrawn
3.10	10.12.2010	10/02595/PAN - Proposal of Application Notice for Renewal of Permission 02/00779/OUTRC for Residential Development (30 Units)	Case Closed

3.11	27.08.2007	02/00779/OUTRC – Residential Development (30 Units)	Permission Granted
3.12	27.08.2007	02/00780/OUTRC – Community Development	Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour, Schedule 3 Development

Date Advertised: 18.01.2019

Representation deadline: 02.02.2019

Timeous representations: 1 (1 objection)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Concern over equitable play park provision with other developments in Culbokie.

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

5. CONSULTATIONS

5.1 **Ferintosh Community Council:** No objection. Raise concerns over road safety issues relating to increased traffic on Glascairn Road, the potential for on-street parking on Glascairn Road and the junction with Glascairn Road and the B9109.

5.2 **THC Development Plans Team:** No objection. Set out that the application is on an allocated site within the development plan and that the principle defining factors in the plan for an increase in unit numbers on a site have been met. Highlight that developer contributions are sought toward community facilities.

5.3 **THC Flood Risk Management Team:** No objection. Note a preference for each property to have individual soakaways. Conditions requested to secure full details of proposed surface water drainage system and details of management and maintenance of the drainage.

5.4 **THC Housing Development:** Support application on the understanding that all of the units proposed are for affordable housing.

5.5 **Transport Planning Team** No objection. Request conditions to secure 20mph speed limit within the development; detailed design of the road layout; car parking for all uses on the site; cycle parking; drainage; and construction traffic management.

5.6 **Transport Scotland:** No objection.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality & Place-making
30 - Physical Constraints
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
74 - Green Networks
75 - Open Space
77 - Public Access

6.2 Inner Moray Firth Local Development Plan 2015

Policy 2 Delivering Development

Allocation CU1 – South of Village Store (30 Houses)

Allocation CU5 South of Village Store (Mixed Use)

6.3 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (November 2018)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

- 7.1
- Scottish Government Planning Policy and Guidance
 - Scottish Planning Policy (The Scottish Government, June 2014)
 - National Planning Framework 3 (The Scottish Government, June 2014)
 - Creating Places (The Scottish Government, June 2013)
 - Designing Streets (The Scottish Government, 2010) PAN 61 - Sustainable Drainage Systems
 - PAN 68 - Design Statements
 - PAN 75 - Planning for Transport
 - PAN 77 - Designing for Safer Places
 - PAN 1/2011 Planning and Noise

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) masterplanning, design and layout;
 - c) roads, access and parking;
 - d) impact on the water environment (including flood risk and drainage);
 - e) Impact on infrastructure provision;
 - f) Impact on the natural environment (including protected and other important species); and
 - g) any other material considerations.

Development plan/other planning policy

- 8.4 Development plan policy is set out in the Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan (IMFLDP) and statutorily adopted supplementary guidance. The site is within the settlement development area where there is general support for development. The site is within site allocation IMFLDP CU1 which is allocated for 30 houses and CU5 which is allocated for mixed-use (community and retail, business and office uses). Through

this and the associated application (18/05808/FUL) the applicant has reapportioned the uses between the sites to allow for the provision of joint surface water drainage systems.

- 8.5 The IMFLDP is supportive of the principle of development on the site. The allocations require a number of developer requirements to be addressed. This includes: road improvements; joint access to both sites; phasing; and masterplanning between the two allocated sites. Each of the aforementioned developer requirements are addressed later in the report.
- 8.6 The allocations in the IMFLDP suggest an indicative capacity of 30 homes, community, retail business and office uses. The applications brought forward present a mix of community use (village green and community facilities) and a total of 39 houses across the two applications with 6 houses being presented in this application. The IMFLDP is clear applications should be generally be consistent with the indicative capacities. It sets out that a different capacity may be acceptable subject to design that demonstrates efficient use of land and a satisfactory layout. It is considered that the proposal is consistent with the criteria set out in the IMFLDP in relation to increase in levels of development on a site. This is by virtue of efficient use of land and the matter of a satisfactory site layout is addressed later in this report. It is however acknowledged that the number of units proposed is more than that presented in the IMFLDP.
- 8.7 The Development Plan contains a number of further policy tests that must be taken into account in determining this application, in particular matters related to layout, design, place-making and infrastructure provision. If there are no significant impacts arising from these matters then the application could be supported.

Masterplanning, design and layout

- 8.8 The allocations in the IMFLDP require that both sites CU1 and CU5 are brought forward in a manner which delivers joint access arrangements and integration between the developments. The applicants for the two applications in this area have addressed the developer requirements to bring forward an integrated development. In doing so the housing development will facilitate the delivery of the community site including the delivery of the serviced access and village green. Surface water infrastructure will be shared across the two sites which will allow further integration. The masterplan approach to the site is welcomed as it will lead to a more cohesive development which better addresses the needs of the community.
- 8.9 In bringing forward the masterplan the land uses envisaged to be delivered through the mixed use allocation (CU5) have been proposed within part of the housing allocation (CU1). This is predominantly due to the technical requirements of the surface water drainage solution. However, this application still delivers community uses within the CU5 site in the form of a village green. This will be delivered by the adjacent developer on behalf of the community and can be secured by condition.

- 8.10 While the application is for planning permission in principle, the applicant has provided an indicative layout for the application site. This demonstrates that the proposed development can fit within the site boundary and a sufficient space is allocated for supporting infrastructure, inclusive of roads, parking and drainage.
- 8.12 The site layout generally follows the principles set out in Designing Streets where street design must consider place over movement. This is by virtue of the frontage of the development onto the B9169 and the proposed village green, facilitating a sense of place within the development and providing a focal point for the community in the centre of the village.
- 8.13 Negotiations were held with the applicant and the adjoining developer through the pre-application advice services offered by the Council on street layout and design to ensure the indicative layout of properties within the site have a positive relationship with the streets within and outwith the development. It is not considered that the density of the development represents overdevelopment.
- 8.14 The vehicular access from the proposed housing development to the south east will deliver an access to this application site. The indicative layout of the site shows that there will be a requirement for a turning head for residents and service vehicles, this can however be delivered within the car park which would serve the proposed community building.
- 8.15 The design of buildings within the development would be subject to future applications for matters specified in conditions. It is considered that to fit with the style within the village that any houses within the development should be no more than 1.5 storeys with traditional gables. The community facility should be designed in a manner which reflects the masterplan with a dual frontage and no more than 1.5 storey in height. Boundary treatments can make a significant contribution to the sense of place and will require detailed consideration through any matters specified in conditions application. Timber fencing between the development and the B9169 would not be acceptable and the use of 1.8m high fences should be avoided where the properties are adjacent to streets within the development.
- 8.16 The Open Space in New Residential Developments: Supplementary Guidance, places a focus on quality rather than quantity. The open space to serve the development would be the village green. No other open space is identified in the indicative layout for the site. Due to the proximity to the proposed village green and due to there being no need to cross a road from the proposed houses to the green, this level of provision is acceptable. It is however considered that there should be some further design work on the landscaping within the village green to ensure that the open space is designed for play with low level interventions to facilitate imaginative play. This can be secured by condition.

Road, Access and Parking

- 8.18 The vehicular access from the proposed housing development to the south will deliver an access to this application site. Transport Planning have not raised concerns regarding the ability of the local road network to accommodate the

development. Further Transport Scotland has not objected to the application. Full details of the road layout will require to be approved through any future matters specified in conditions application.

- 8.19 Glascairn Road from the B9169 requires to be upgraded and to be widened between its junction with the B9169 and the proposed access to the site. This is to ensure the safety and free flow of the road. A footpath is required along the frontage with the B9169. This is shown on the indicative plan and will be secured by condition.
- 8.20 Pedestrian connectivity to existing routes will require to be provided and a new pedestrian crossing is being provided across the junction of Glascairn Road and the B9169. This will be delivered by the proposed adjacent development.
- 8.21 There will require to be sufficient car parking (both residents and visitors) within the development. Cycle parking will also be required with sheltered cycle parking required for the community facility. For the proposed houses it is envisaged that cycle parking will be provided within private gardens. Conditions can be attached to any permission in principle granted to secure the details of parking for both cars and cycles in accordance with the Council's Road and Transportation Guidelines.
- 8.22 The indicative layout shows residential bin storage within the plots. Waste management facilities for the community building will be required. Neither the householder nor the waste operatives will have to take a bin further than the recommended distances. Due to the indicative layout of the proposed development there will be reversing manoeuvres which will require to be made by the waste collection vehicle. It is envisaged that these and all other manoeuvres can be achieved within the road boundary. However, a final waste management strategy will be required by condition. This will detail waste vehicle collection routes, swept path drawings and finalised provision of bin collection points and stores.
- 8.23 A safe route to school plan will be required. This will show all footpaths outwith the development to Culbokie Primary School and routes to bus stops to ensure a safe route for those travelling by bus to Fortrose Academy. The plan and any mitigation required will be brought forward by condition and will require to be in place prior to occupation of the first house on the site.
- 8.24 An Access Management Plan will be required to ensure that access to and through the site is maintained during the construction and following completion of the development. This can also secure the final construction details for the proposed footpaths.

Impact on the water environment (including flood risk and drainage)

- 8.25 There are no areas within the application site identified as being at risk of pluvial, fluvial or coastal flooding on the SEPA indicative flood risk mapping.
- 8.26 The Drainage Impact Assessment sets out that the roads drainage within this site and the adjacent site proposed for residential development is to be treated via an infiltration basin and there is a principal agreement for a publically vested surface water drainage system.

- 8.27 To address surface water from within the proposed buildings, individual soakaways associated with each building are proposed. This is an acceptable solution to the Flood Risk Management Team and the full details of these can be secured by condition.
- 8.28 The management and maintenance of the sustainable drainage system will be required to remain the responsibility of the developer until the time that it is vested by a responsible drainage authority. In this instance it will be Scottish Water. Details of the management and maintenance of the system will however be required by the Council prior to commencement of development. For the avoidance of doubt, the Council will not be wholly liable for the maintenance of the surface water drainage system within this development. A Section 7 Agreement under the Sewerage (Scotland) Act 1968 (As Amended) will be required between the Council and Scottish Water. Full details of the basin and its proposed maintenance will require to be submitted via the Road Construction Consent Process and also secured by condition.

Impact on infrastructure provision

- 8.29 The development is located within the Culbokie Primary School Catchment Area and the Fortrose Academy Catchment Area.
- 8.30 Based on the recently published School Roll Forecasts (SRFs) for 2018/19, Culbokie Primary has a capacity of 125 pupils and current roll of 107 pupils, operating at 86% capacity. Having rerun the SRF to include the proposed development, the school roll is predicted to fluctuate between 61% and 78% of capacity throughout the forecasting period. The school's roll is not predicted to be over 90% capacity at any time in the forecasting period. Therefore a developer contribution to enhancement of primary education capacity is not required.
- 8.31 Based on the recently published 2018/19 SRFs, Fortrose Academy has a capacity of 784 pupils and a current roll of 622 pupils, operating at 79% capacity. Having rerun the SRF to include the proposed development, the school roll is predicted to fluctuate between 71% and 81% of capacity throughout the forecasting period. The school's roll is not predicted to be over 90% capacity at any time in the forecasting period. Therefore a developer contribution to enhancement of secondary education capacity is not required.
- 8.32 The Inner Moray Firth Local Development Plan Delivery Programme identifies that all development within the Fortrose Academy catchment area should make contributions towards enhancement of capacity at the Black Isle Leisure Centre. This would involve an extension to the gym and provision of a new dance studio. The application itself is also delivering a community facility in the form of a village green and a new community facility. The cost of delivery of this can be balanced against the developer contributions required toward community facilities.
- 8.33 It is understood that there are some concerns over the condition of Findon Hall in Culbokie and the need for repairs to the facility. There may be cases where improvements to community facilities would meet with the criteria against which we

assess the requirements for development contributions. However, there must be a direct link to the enhancement of capacity of the facility. General repairs to a facility can not be funded via developer contributions.

Impact on the natural environment (including protected and other important species)

- 8.34 The application site has been subject to an Ecological Survey. This considered protected habitats, European protected species, other protected species and non-native invasive species. This identified scrub; scattered trees; neutral semi-improved grassland habitats were present on the site. No European protected species were found to be present on the site.
- 8.35 The survey went on to identify that there is potential for nesting birds within the site and recommended further survey work in advance of any development if works are to be undertaken during the bird breeding season.
- 8.36 General mitigation measures including requirements for any pits being covered, no mesh being left on site and hazardous materials being kept in secure cabinets to ensure that protected mammals are not harmed during construction. These mitigation measures can be secured by condition.

Other material considerations

- 8.37 The area has archaeological potential. As this is the case, a further programme for archaeological investigation and recording is required. This can be secured by condition.
- 8.38 A development of this scale is likely to have adverse impacts on residential amenity and the road network during the construction process. As such it is appropriate to attach conditions to secure construction environmental management and construction traffic management plans.
- 8.39 Planning conditions are not used to control construction noise as powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. However, as there is a potential to cause disturbance, as raised in representations, it is considered appropriate to secure a noise and vibration assessment as part of the Construction Environment Management Plan.
- 8.40 To facilitate a move toward a low carbon economy it is considered appropriate to facilitate the transition towards the phasing out of diesel and petrol cars. This would include the provision of electric car charging points. The details of the design and scale of this infrastructure can be secured by condition.
- 8.41 Should the development be granted permission, a Community Liaison Group should be set up to ensure that the community council and other stakeholders are kept up to date and consulted before and during the construction period.

Developer Contributions to be secured

- 8.42 a) Contributions to the delivery of enhanced community facilities within the Fortrose Academy Catchment Area, in the first instance to enhancements at

Black Isle Leisure Centre and thereafter to enhancements to capacity of community facilities within Culbokie Settlement Development Area (£617.39 per house or £3,704.34 total) based on Q1 2019;

- b) Contributions to the provision of public transport for the route between the Culbokie and Inverness delivering a commuter service on a Saturday (£153.85 per house or £923.10 total) based on Q1 2019;
- c) Contribution to the provision of real time information services in the bus stop adjacent to the site (£61.77 per house or £370.62 total); and
- d) Minimum 25% affordable housing to be delivered on-site at a scheme to be agreed prior to commencement of development.

8.43 The above developer contributions address the impacts of the development and are based upon the provisions of the recently adopted Developer Contributions Supplementary Guidance. The contribution toward community facilities takes into consideration the partial cost of delivery of the village green within the site which is an in-kind contribution of approximately £25,000.

Matters to be secured by Section 75 Agreement

- 8.44
- a) 25% Affordable housing contribution, as per the relevant adopted development guidance.
 - b) Developer contribution of £4,998.06 unless up front payment is made.

8.45 The above developer contributions as set out under para 8.42 a-d, with the exception of affordable housing which will be secured by a legal agreement, will be paid prior to any planning permission being issued. They have four months from the date of determination of the application to pay the Council the required level of contributions and enter a legal agreement to secure affordable housing. Should payment not be made within four months or the legal agreement not completed and registered, the application shall be refused under delegated powers. A draft reason for refusal is set out in appendix 1 at the end of this report.

9. CONCLUSION

9.1 Culbokie is a settlement identified for modest growth within the Council's spatial strategy. The application provides an opportunity to deliver affordable homes on an allocated site within the development plan and provide wider community benefits through the delivery of a village green and a new community facility. The design of the development is largely in accordance with the principles of Designing Streets and has addressed all other infrastructure constraints on the site.

9.2 Subject to the application of conditions to manage the development, provision of improvements to the road network, agreement on the final details of the surface water drainage on site and an appropriate level of developer contributions in line with the recommendations in paragraph 8.42 of this report, the development can be supported.

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

Conclusion of Developer Contribution Y

Conclusion of a Section 75 obligation Y

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following conditions, payment of developer contributions and completion of a legal agreement in accordance with paragraph 8.42 of this report:

Conditions and Reasons

1. Planning Permission in Principle is hereby granted for a mixed use development comprising: six houses; a building(s) to be used for Class 4 Business and/or Class 10 Non-Residential Institutions; and supporting infrastructure comprising open space, parking, drainage and roads upon 0.99 hectares to be developed in accordance with the Indicative Master Plan hereby approved.

Reason: To clarify the terms of the permission.

2. No development shall commence within each Phase, or sub-Phase, until an application, or applications, as they relate to or are relied upon by that Phase or sub-Phase has been submitted to and formally approved by the Planning Authority in respect of the following matters, insofar as they relate to the details of the proposed development taking full account of the approved Master Plan, Creating Places, Designing Streets and other relevant national and local policy and guidance related to the matters set out below:-
 - a. the siting, design and external appearance of all buildings and other structures;
 - b. details of sustainable design considerations;
 - c. the means of access to the site including active travel connections to the B9169 and vehicular access via Glascairn Road;

- d. the layout of the site, in accordance with Designing Streets principles;
- e. road layout including:
 - i. the road hierarchy;
 - ii. form of the roads including widths of footways and roads and provision of service strips in either verges or footways;
 - iii. junction layouts and design;
 - iv. junction visibility requirements;
 - v. vehicle tracking at junctions and standard radii;
 - vi. details of provision for cyclists and pedestrians including carriageway crossings and pedestrian linkages to the B9169;
 - vii. provision for disabled users;
 - viii. location and type of street lighting;
 - ix. details of safer routes to school;
 - x. details of the location and type of service strips within the intended adoptable road boundary;
- f. the provision of car parking inclusive of disabled parking including in-curtilage parking, communal parking areas, parking courts and on-street parking with no driveways being located in positions where they may conflict with traffic movements at junctions;
- g. the provision of covered cycle parking including resident cycle parking in houses and communal covered cycle parking at the community building;
- h. the details of and timetable for delivery of the provision of public open space, including, in accordance with the Open Space in New Residential Developments: Supplementary Guidance, (or any superseding guidance prevailing at the time of submission);
- i. the details of, and timetable for, the hard and soft landscaping of the site;
- j. details of management and maintenance arrangements of the areas identified in (h), (i), and (k);
- k. details of all boundary treatments within the development;
- l. the provision for service vehicles inclusive of the loading and unloading all goods vehicles during the operation of the developments;
- m. details of the provision of surface water drainage systems, including access for maintenance, across the phase or sub-phase, how it relates to the surface water drainage strategy for the site as a whole and management and maintenance arrangements of said infrastructure;
- n. details of the water and waste water connections, with connection to the public water and waste water networks.
- o. means of dealing with domestic and commercial waste in accordance with the Highland Council's 'Managing Waste in New Developments' Supplementary Guidance' including details of the siting of a recycling facility (or any superseding guidance prevailing at the time of submission);
- p. details of existing trees, shrubs and hedgerows to be retained;
- q. details of existing and proposed site levels with fall arrows;
- r. details of finished floor levels;

- s. details of all street lighting and lighting of car parking areas ensuring that safety and security matters are addressed.

Reason: To enable the planning authority and relevant consultees to consider these aspects of the development in detail

- 3. No development shall commence within each Phase, or sub-Phase, until a Construction Environmental Management Document has been submitted to and approved in writing by the Planning Authority. The Document shall include:

- a). An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and set out in the relevant planning conditions
- b). Processes to control / action changes from the agreed Schedule of Mitigation
- c). The following specific Construction and Environmental Management Plans (CEMP):
 - (i) Habitat and Species Protection Plan
 - (ii) Pollution prevention plan
 - (iii) Dust management plan
 - (iv) Construction Noise, Vibration and Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise
 - (v) Site waste management plan
- d). Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
- e). Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
- f). Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs.

The development shall proceed in accordance with the approved Construction Environmental Management Document.

Reason: To protect the environment and amenity from the construction and operation of the development.

- 4. Any details pursuant to condition 2 shall include a scheme of hard and soft landscaping works. 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 boundary treatments inclusive of hedges, walls, fences and gates. No rear or side garden boundary treatment that is adjacent to a road shall be higher than 1.5m;
- iv. A scheme for the layout, design and construction of all green spaces shown on the approved site layout, including the provision of natural play opportunities (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of equipment or furniture at 1:20 scale.
- v. A scheme for the layout, design and construction of all hard landscaped spaces shown on the approved site layout, including the details of all street furniture (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of street furniture at 1:20 scale.
- vi. 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
- vii. 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 and the provisions of Condition 2 of this planning permission.

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.

- 5. No development shall commence until a detailed Access Management Plan for public access across the site (as existing, during construction and following completion) has been submitted to, and approved in writing by, the Planning Authority. The plan shall include details showing:
 - i. All existing access points, paths, core paths, tracks, rights of way and other routes, and any areas currently outwith or excluded from

- statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;
- ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
 - iii. All new paths, tracks and other routes for use by non motorised users and any other relevant outdoor access improvements inclusive of any connections outwith the boundary of the development. This should include construction specifications, any measures for deterring use by motorised vehicles, signage, information leaflets, proposals for ongoing maintenance etc.). These paths shall be delivered and provided without impediment to any existing access.
 - iv. Safeguarding measures ensuring that the private road located to the south of development remains open at all times;
 - v. Any diversion of paths, tracks or other routes, temporary or permanent, proposed as part of the development including details of mitigation measures, diversion works, duration and signage);
 - vi. Full routing and construction details of footpaths and delivery of signage, inclusive of long sections and cross sections, delivered up to the connections with the existing adopted footpaths prior to first occupation of any house within the development.

Thereafter the approved Access Management Plan and associated mitigation shall be implemented at the start of development on site.

Reason: To safeguard, maximise and enhance the opportunities for continued public access in and around the development site in accordance with Policy 77 of the Highland wide Local Development Plan.

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

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

7. Any details pursuant to Condition 2 shall include a scheme for the delivery of the following mitigation, in line with timescales for delivery set out in this condition and designed to the specifications and standards set out by The Highland Council:
 - a) a scheme for the location, design and installation of the widening of Glascairn Road between the junction of Glascairn Road and the B9169 and the access to the development. Thereafter, the scheme shall be implemented prior to any other development commencing on site;

- b) a scheme for the location, design and installation of the uncontrolled, at grade pedestrian crossing at the junction between Glascairn Road and the B9169. Thereafter, the scheme shall be implemented prior to any other development commencing on site;
- c) a scheme for the location, design and installation of the uncontrolled, at grade pedestrian crossing at the junction between Glascairn Road and site access. Thereafter, the scheme shall be implemented prior to any house being occupied within the development site;
- d) a scheme for the location, design and installation of the visitor car parking adjacent to Glascairn Road. Thereafter, the scheme shall be implemented prior to any other development commencing on site;
- e) a scheme for the location, design and installation of the new footpath along the frontage of the site adjacent to the B9169 and bus stop on the B9169. Thereafter, the scheme shall be implemented prior to any other development commencing on site;
- f) a scheme for the design and implementation of safe routes to school, to Culbokie Primary School and the bus stops which serve Fortrose Academy within the site connecting to existing safe routes to school outwith the site. The agreed scheme shall be implemented prior to occupation of any residential unit within the development.

Reason: To ensure that the consequences for the local road network and pedestrian safety as a result of traffic from the proposed development are addressed.

8. No element of the development shall be occupied until Traffic Regulation Order(s) limiting the speed of traffic on all roads within the development to no more than 20mph, have been submitted to and approved in writing by the Roads Authority, unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt any Traffic Regulation Order(s) and any required signage and road markings shall delivered by the developer.

Reason: In the interests of safety of all road users in the residential development.

9. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority. The CTMP, which shall be implemented as approved during all period of construction, shall include:

- i. The CTMP shall make provision for all construction access being taken via the proposed site access as shown on the approved site layout.
- ii. A description of all measures to be implemented by the developer, including the delivery of a 20mph speed limit on Glascairn Road adjoining the development site, in order to manage traffic during the construction

phase (incl. routing strategies), with any additional or temporary signage and traffic control undertaken by a recognised suitably qualified traffic management consultant;

iii. The identification and delivery of all upgrades to the public road network to ensure that it is to a standard capable of accommodating construction related traffic (including the formation or improvement of any junctions leading from the site to the public road) to the satisfaction of The Highland Council, including;

- An initial route assessment report for construction traffic, including swept path analysis and details of the movement of any street furniture, any traffic management measures and any upgrades and mitigation measures as necessary;

iv. A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during construction periods.

v. A detailed protocol for the delivery of loads/vehicles, prepared in consultation and agreement with interested parties. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of larger load movements in the local media. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events.

vi. Details of appropriate traffic management which shall be established and maintained at the site access for the duration of the construction period. Full details shall be submitted for the prior approval of Highland Council, as roads authority.

vii. Wheel washing measures to ensure water and debris are prevented from discharging from the site onto the public road;

viii. Appropriate reinstatement works shall be carried out, as identified by Highland Council, at the end of the construction of the development.

ix. Measures to ensure that construction traffic adheres to agreed routes.

x. Provision of a roads 'Wear and Tear Agreement' under Section 84 of the Roads (Scotland) Act.

xi. No use of reversing alarms, which are audible at the site boundary, in order to protect residential amenity.

Thereafter the approved Construction Traffic Management Plan shall be implemented in full, unless otherwise approved in writing by the Planning Authority.

Reason: To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

10. Prior to construction of the first house a scheme for the maintenance, in perpetuity, of all on-site green spaces and any other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas and estate lighting), shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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

11. No development, site excavation or groundwork shall commence until a suitably qualified Landscape Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the completion of the approved landscaping work and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Ensuring that the Landscaping Plans to be approved under Condition 3 is implemented to the agreed standard; and

- ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to the commencement of development, site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

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

12. Any details pursuant to condition 2 shall include full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland 4, or any superseding guidance prevailing at the time, be suitable for public adoption and/or vesting, be in accordance with any Scottish Water waiver in place at the time of submission and include details of the surface water drainage for the site). The submission shall be supported by a revised Drainage Impact Assessment and Flood Risk Assessment (inclusive of any revised modelling) to ensure the final design does not have an adverse impact on flood risk and drainage with all discharge rates not exceeding greenfield run

off rates. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

13. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. Should this change prior to vesting by a responsible authority, this shall be notified in writing to the planning authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water shall remain the responsibility of the developer and be maintained in line with the scheme to be approved under Condition 11 above.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

14. Prior to the first occupation of each building within the development car parking spaces shall be provided in line with the standards contained within The Highland Council's Road and Transportation Guidelines. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that appropriate levels of car parking are available within the development.

15. Prior to the first occupation of the community building covered cycle parking spaces shall be provided in line with the standards contained within The Highland Council's Road and Transportation Guidelines. Thereafter, all cycle parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that appropriate levels of cycle parking is available within the development.

16. Any details pursuant to condition 2 shall include a scheme detailing the provision of electric car charging points for each individual property with private driveways. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance on petrol and diesel cars.

17. Any details pursuant to condition 2 shall include a Waste Management Strategy. This shall detail an approach to sustainable waste management in the operation of all aspects of development; identify the location of bin

collection points, and identify the route for waste collection vehicles including details of swept paths for the route. Thereafter the strategy shall be implemented in line with the timescales contained therein.

Reason: In the interests of amenity, to manage waste and prevent pollution.

18. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council and Ferintosh Community Council unless otherwise agreed in writing by the Planning Authority. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport-related mitigation measures and to keep under review the timing and type of development. The liaison group shall be maintained until the development has been completed and is occupied.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures throughout the construction period

19. Any details pursuant to condition 2 shall detail the design of houses not exceeding one and a half storeys in height, with traditional gables and their principal elevation facing toward the B9169.

Reason: To ensure the houses within the development facilitate the creation of place and address the local site conditions and design.

20. Any details pursuant to condition 2 shall detail the design of the community ./ business unit building houses not exceeding 1.5 storeys in height and a dual aspect with active elevations to both the proposed village green and the B9169.

Reason: To ensure the development facilitates the creation of place and address the local site conditions and design.

21. Any details pursuant to Condition 2 above for the development of any Non-Residential Institution or Business use shall include measures to mitigate the potential noise impact of development on existing and/or future noise sensitive dwellings has been submitted to and agreed in writing by the Planning Authority. The agreed measures shall thereafter be implemented.

Reason: To ensure acceptable levels of external and internal noise levels are achieved.

22. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration or similar mechanical services, including fans, ducting and external openings shall be installed, maintained

and operated such that any operating noise complies with Noise Rating Curve 20 and details and a noise assessment of each installation will require to be submitted for the written approval of the planning authority.

Reason: In the interests of amenity.

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 PRINCIPLE

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), an application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following:

- i. The expiration of THREE YEARS from the date on this decision notice;
- ii. The expiration of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiration of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained)., whichever is the later. If development has not commenced within this period, then this planning permission in principle shall lapse.

FOOTNOTE TO APPLICANT

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.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

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

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

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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 for more information.

Protected Species – Halting of Work

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

Factoring of the Development

Shared elements of the development are to be factored. The applicant is advised that it is their responsibility to ensure compliance with the provisions of the Property Factors (Scotland) Act 2011.

Land Ownership/Planning Permission

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

Building Regulations

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at Building.Standards@highland.gov.uk or on 01349 886608.

Designation: Acting Head of Development Management – Highland
Author: Simon Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Plan 1 - Location Plan
Plan 2 - Inner Moray Firth Local Development Plan extract
Plan 3 - Location Plan and Indicative Site Layout (4311-02-100)

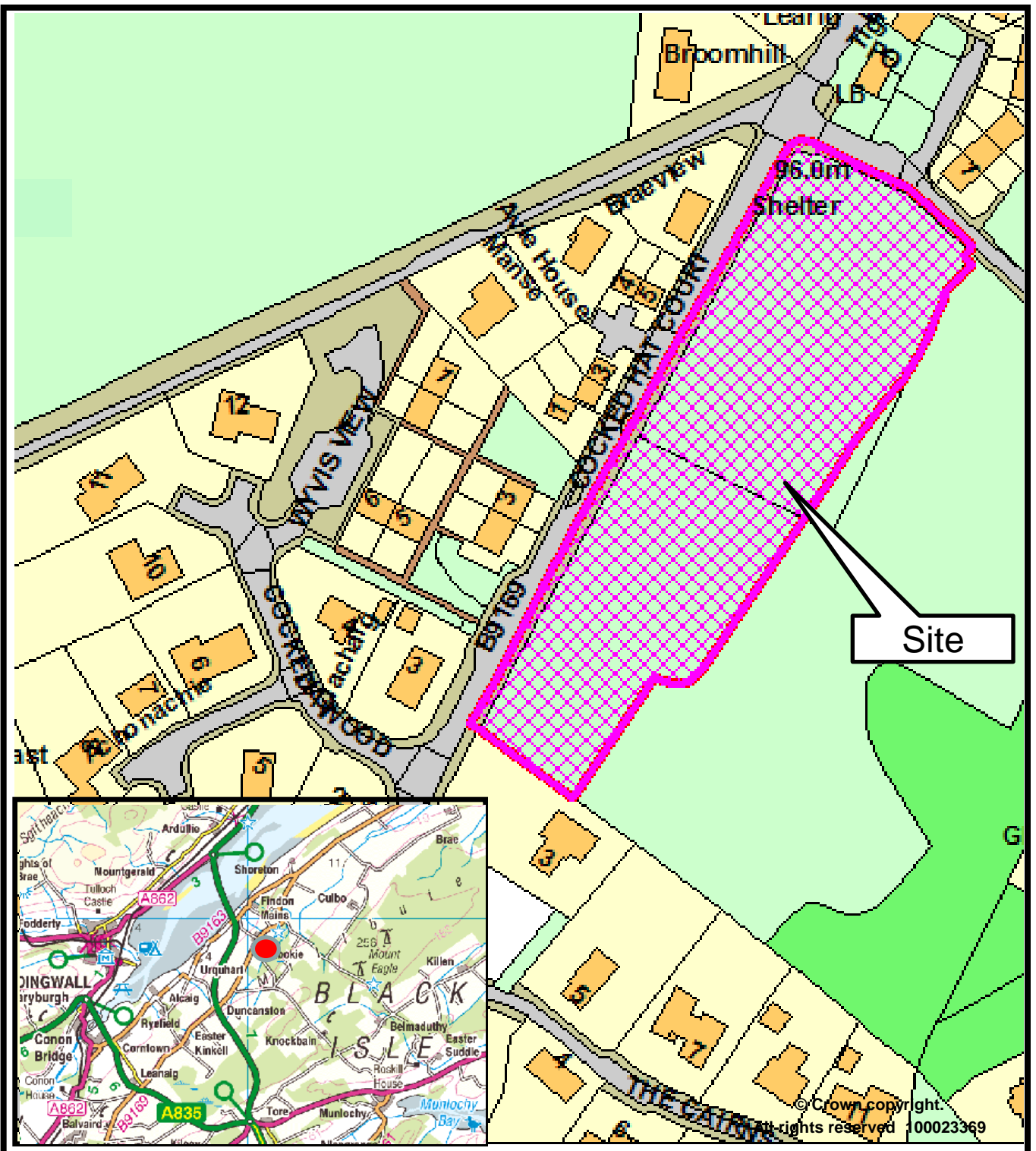
Appendix 1 – REASON FOR REFUSAL (If the developer contributions are not paid or the legal agreement is not registered within agreed period)

The development is contrary to policies 28, 31 and 32 of the Highland wide Local Development Plan as the applicants have failed to make payment for the agreed level of developer contributions and / or registered a legal agreement to secure the delivery of affordable housing required to mitigate the impacts of the development including towards community facilities, public transport provision and public transport infrastructure.

Appendix – Details for Section 75 Agreement or Up Front Payment

Developer Contributions

Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Community Facilities	delivery of enhanced community facilities within the Fortrose Academy Catchment Area, in the first instance to enhancements at Black Isle Leisure Centre and thereafter to enhancements to capacity of community facilities within Culbokie Settlement Development Area	£617.39	£617.39	£3704.34	BCIS	Q1 2019	CC		15
Affordable Housing									
On-site provision	25% affordable housing to be delivered on-site at a scheme to be agreed prior to commencement of development.				No			Apr/Oct	
Transport									
Bus Stop	provision of public transport for the route between the Culbokie and Inverness delivering a commuter service on a Saturday	£153.85	£153.85	£923.10	BCIS	Q1 2019	CC		15
Public Transport	provision of real time information services in the bus stops adjacent to the site	£61.77	£61.77	£370.62	BCIS	Q1 2019	CC		15



Site



The Highland Council
Comhairle na Gàidhealtachd

Planning & Development Service

18/05806/PIP

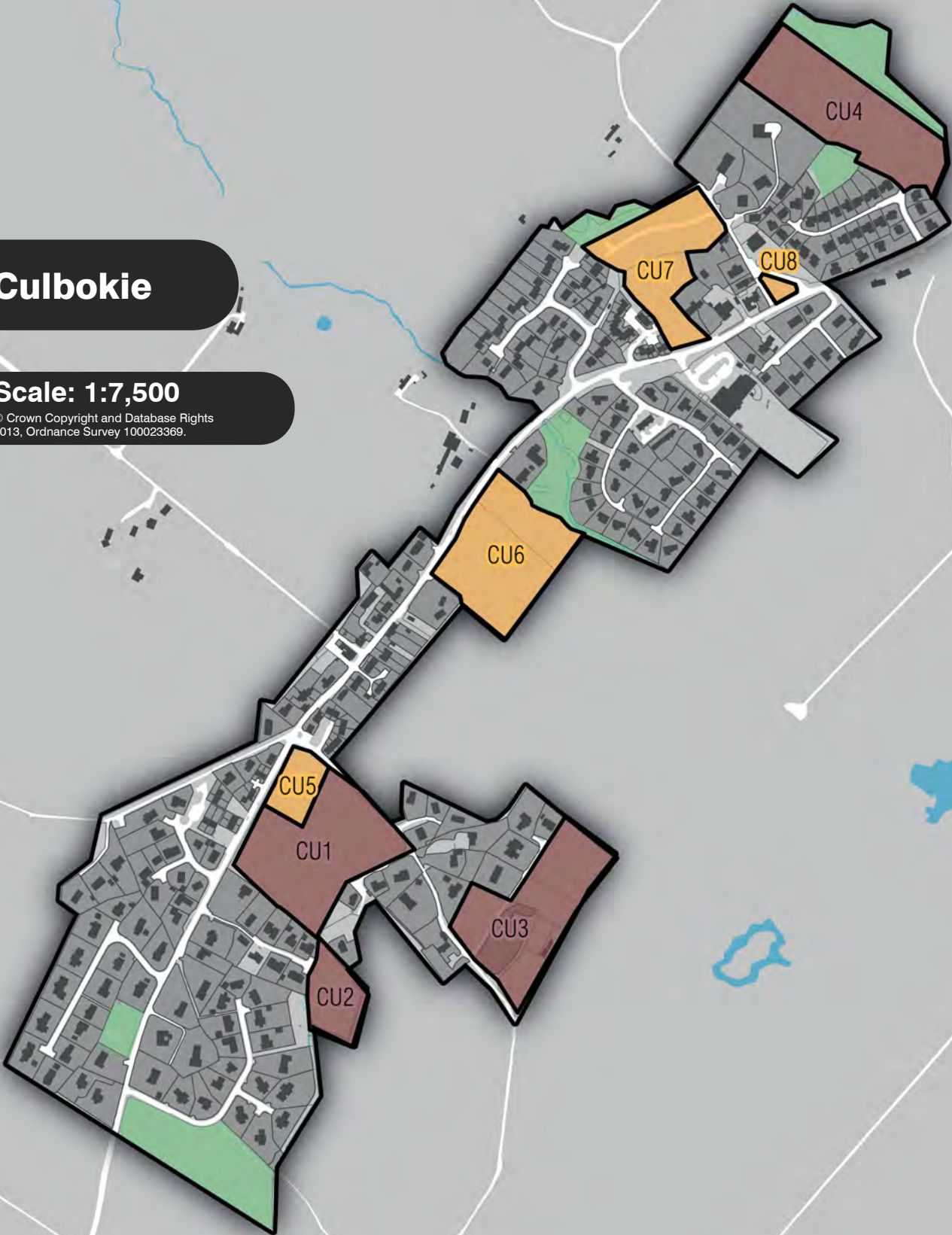
Erection of six houses, community building and business units and formation of public open space at Land 130M North Of The Cairns Culbokie



Culbokie

Scale: 1:7,500

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2013, Ordnance Survey 100023369.





1. Junction of B9169 and Glascairn Road with demarcated crossing zone installed to facilitate access to local shop.
2. Glascairn Road to be widened with 2m footpath added to the southern edge. New parking layby to be added.
3. Development access with demarcated crossing point.
4. Link footpath facilitating access through amenity space to the village green and community facilities.
5. SUDS basin area with grasscrete or similar maintenance access.
6. Village Green formed within community site.
7. Indicative future community facilities building.
8. Indicative community housing units fronting the B9169.
9. Footpath providing access to site from B9169 linking through to Village Green and wider development.
10. Landscaped corridor with link footpath to the boundary adjacent to the Culbokie Wood core path.
11. Central amenity space at connection point of link paths with seating area and landscaping feature.
12. Landscaped amenity space
13. Boundary planting to help screen existing properties from new development.
14. Line of existing Scottish Water sewer wayleave.

Note: Detailed landscaping proposals to be prepared by the consultant Landscape Architect

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING
 38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

**NEW HOUSING PROJECT
 GLASCAIRN ROAD, CULBOKIE
 TULLOCH HOMES LTD**

INDICATIVE MASTERPLAN

STATUS:	INFORMATION		
SCALE:	1:500	DRAWN:	--
PAPER SIZE:	A1	DATE:	Dec 2018
DWG No.	4311-02-100	REV.	-

