

Agenda Item	6.4
Report No	PLN/082/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 8 October 2019

Report Title: 19/02571/FUL: Highland Council, Former Maryburgh Primary School, Hood Street, Maryburgh

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

1.1 **Description:** Erection of 12 flats, 1 bungalow and three terraced units

Ward: 08 - Dingwall And Seaforth

1.2 **Development category:** Local Development

Reason referred to Committee: Community Council objection/more than 5 objections

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

2. Recommendations

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

3. PROPOSED DEVELOPMENT

3.1 The application seeks detailed consent for the erection of 12 flats, 1 bungalow and three terraced units.

3.2 A new junction off Hood Street is to be created to serve the proposed development. The development comprises of the following;

- Three 1½ storey two-bedroom terraced properties fronting Hood Street
- One single storey fully wheelchair liveable bungalow
- Three separate blocks of 2 storey flats containing a total of twelve two-bedroom units.

Individual spaces serving the terraced units and bungalow are to be provided as well as a communal courtyard parking arrangement to serve the flats.

The development will comprise homes for affordable rent via The Highland Council. Five of the sixteen houses proposed will be suitable for wheelchair users, with another two units suitable for Varying Needs.

3.3 The site previously contained classroom buildings which were part of the former Maryburgh Primary School. The school car park remains, however, the classroom buildings have now been fully demolished. The original stone built school building still stands to the north, along with its original access. The development site also includes 1100m² of open amenity ground, which was not part of the former school grounds.

3.4 An earlier planning application at the site, noted in section 4 below, was withdrawn in order to try and address concerns raised in representations. This included moving the application boundary and development away from the remaining former school building. The purpose of the amendment was to avoid prejudicing the future development of this site or limiting its re-development potential, and to allow sufficient space around the building for access, parking, gardens or its extension.

3.5 Formal pre-application advice was given for a scheme which included a smaller site area, fewer unit numbers and a different layout to that now proposed.

3.6 Supplementary information submitted with the application includes the following;

- Tree Survey Report
- Drainage Impact Assessment

3.7 Variations: Amendments have been made to elevations and boundary treatments to ensure place making principles are followed, including active street frontages and avoiding high screen fences and bin storage on principal or public elevations. The location of a roads drainage soakaway has been relocated in response to comments from roads, and the swept path analysis/design of the junction modified to allow for a bin lorry to overrun onto a section of dropped and

strengthened footway. The site layout plan has been amended to show works on the open space to the south as compensation for the loss of a section of open space.

4. SITE DESCRIPTION

4.1 The site consists of part of the grounds of the former Maryburgh Primary School and a 1100m² strip of grassed open amenity ground. The area within the grounds of the former school previously contained classroom buildings and includes the former school car park. Maryburgh Amenities Centre and sports pitch are located to the south. Hood Street bounds the west boundary and comprises traditional single and 1½ storey properties on the part of this road opposite the site. Proby Place bounds the east boundary and comprises a terrace of two storey houses. There are a number of mature trees running along the boundary with Hood Street and also along the east boundary. The former stone built school building lies to the north. The playing pitch to the south is located on ground which has been levelled-off in the past, and there is a sharp step down in levels from the playing field into the adjacent amenity space. The amenity space includes undulations in levels, with a fall from the playing field/amenities centre and also from Hood Street. The site of the former school buildings is relatively level. The adjacent amenity ground contains a goalpost, bench and play park towards the south-east corner.

5. PLANNING HISTORY

5.1 19/01928/FUL - Erection of 6 houses and 8 flats Withdrawn 06.06.2019

6. PUBLIC PARTICIPATION

6.1 Representation deadline: 04.07.2019

Timeous representations: 1

Late representations: 116

6.2 Material considerations raised are summarised as follows:

- a) Flooding and Drainage - No drainage impact assessment and no SuDS shown on layout plan. No ground investigation report submitted with application. Details submitted with application not sufficient to fully scrutinise the proposal. Playing school grounds/field known to flood. Existing sewer system known to fail.
- b) Design (development out of character) - The development is not sympathetic to the original 19thC cottages found on Hood Street. Height of buildings will impact upon the natural light levels of properties opposite
- c) Increase in traffic and parking on Hood Street – Hood Street is already busy with cars accessing Birch Drive etc. Road in poor state of repair. Traffic speeds high on the road – increases safety concern. The loss of the parking area will increase on-street parking on Hood Street.

- d) Loss of greenspace/community facility – Valuable and well used space will be lost. Proposal contrary to IMFLDP as there is no on-site replacement of the lost playing field. Contradictory statement in plan regarding “on-site replacement of any playing field provision which may be lost”. If greenspace to be enhanced how will this be achieved. Part closest to the school often used as this is a flat area – steep part adjacent of no use.
- e) 16 homes proposed – The local plan allocation is for 10. Community aspiration was for small 1-2 bed homes for elderly/starter homes.
- f) Lack of community consultation – No consultation regards changes to the numbers and scale. Timing of submission – avoided Community Council meeting dates. Issues lodging comments. Documents submitted late.
- g) Impact upon residential amenity – Noise levels from vehicles using the junction. Properties very close to road – Increase in traffic will lead to disturbance.
- h) Development will disturb social mix of community – Temporary housing proposed.
- i) Application prejudices re-development of old school building - not enough space left at old school site for community use and impact upon its outlook/setting
- j) There is now too much space left around the school.
- k) Ben Wyvis Primary School at capacity
- l) Need for this development questioned; too many houses being built in this area – School, medical practices cannot cope with housing numbers. Other allocated sites in Maryburgh better option for housing.
- m) Development will impact negatively upon trees
- n) Land was gifted to community and there are legal burdens preventing the development of the land.

6.3 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.

7. CONSULTATIONS

- 7.1 Transport Planning – Initial concerns regarding refuse collection and the location of road soakaway resolved through an amended layout. In particular, the junction has been re-designed to allow a bin lorry to negotiate the junction when cars are parked opposite, and the soakaway has been relocated. Conditions recommended in the final consultation response regarding soakaway and access right details are no longer required as this information has now been provided.
- 7.2 Flood Risk Management Team – Withdrew initial objection following submission of a Drainage Impact Assessment. Confirmed they are satisfied that ground conditions are suitable for the use of soakaways and with the drainage arrangements proposed.
- 7.3 Forestry Team – No objections to development subject to conditions including Tree Protection Plan and Landscape Plan.

- 7.4 Land Contamination – Requested asbestos survey of the buildings that have been removed and information regarding any fuel storage/boiler room that may have been present prior to demolition. The applicant has been unable to source this information to date. Contaminated Land therefore recommends a condition ensuring any contamination is investigated and remediated.
- 7.5 Development Plans – The central location of the site within the village, together with the increased site area and layout, make the site suitable and appropriate for the scale and density of development proposed. No information has been submitted to demonstrate how the loss of open space will be mitigated. Response also includes a breakdown of the developer contributions required.
- 7.6 SportScotland – No objection to the application subject to a condition securing a method statement for the upgrade works to form a kick about area. SportScotland also advise that consultation with users should be undertaken in order to ascertain that what is proposed meets the needs of users. A condition is attached to the consent that fully addresses this response and asks for full details of the compensatory works and secures community consultation.
- 7.7 Scottish Water – No objection – general advice for the applicant given.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 56 - Travel
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 75 - Open Space
- 76 - Playing Fields and Sports Pitches

8.2 Inner Moray Firth Local Development Plan July 2015

MB3 – mixed use allocation at Former Maryburgh Primary School

10 homes and community uses (playing field, car parking, enhanced community facility)

On-site replacement of any playing field provision which may be lost; all parking to be off street; a comprehensive sustainable drainage system; avoidance of any adverse effect on the integrity of Conon Islands SAC and/or Cromarty Firth SPA/Ramsar alone or in combination.

8.3 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Sustainable Design Guide (Jan 2013)

9. **OTHER MATERIAL POLICY CONSIDERATIONS**

- 9.1 Scottish Government Planning Policy and Guidance
Scottish Planning Policy (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

10. **PLANNING APPRAISAL**

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

Determining Issues

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

Planning Considerations

- 10.3 The key considerations in this case are:
- a) compliance with the principal determining development plan policy
 - b) Layout and design
 - c) Roads and Traffic Impacts
 - d) Loss of green space
 - e) Residential amenity
 - f) Flooding and drainage
 - g) Impact on trees

Compliance with the principal determining development plan policy

- 10.4 The site is located within an allocation for mixed use development (**MB3 – Inner Moray Firth Local Development Plan - IMFLDP**). The allocation encompasses the original former Maryburgh Primary School site and the open space/playing field to the south, including Maryburgh amenities centre at the south-east corner.

- 10.5 The text for this allocation includes the statement “On-site replacement of any playing field provision which may be lost”. The wide extent of the site, mixed use allocation and reference to potential loss of playing field provision within the policy text were all intended to allow flexibility between the boundaries of the community use, the recreational use and the future housing use. The reference to the potential loss of playing field provision was to secure the reconfiguration of the sports pitch if it proved necessary. The community at the time of preparing the plan were proposing a new/refurbished/expanded community centre at the south-east end of the sports pitch. New buildings at this location may have necessitated a reconfiguration of the existing sports pitch.
- 10.6 The playing field is located approx. 40m to the south of the development site boundary. The Amenities Centre and a play area are located directly to the east of the playing field. The reference to “on-site replacement of any playing field provision which may be lost” contained within the wording of MB3 refers to sports pitch provision, and not the adjacent amenity greenspace. Neither the playing field (football pitch) nor the play area adjacent to the amenities building will be lost or require reconfiguration as a result of this application.
- 10.7 The IMFLDP gives a capacity figure of 10 houses for the mixed use land allocation. This figure is indicative and was set to try and give preference to the retained and enhanced community facilities aspect of the mixed use allocation. Paragraph 2.12 of the Inner Moray Firth Local Plan explains that planning applications are expected to be generally consistent with indicative capacities specified. However a different capacity than that specified may be acceptable subject to detailed design that demonstrates efficient use of land and a satisfactory site layout.
- 10.8 The development proposes an increase from 10 homes indicated in the Local Development Plan to 16 homes. As outlined above the additional 6 homes above the indicative land allocation can be supported as long as site layout and land use is considered satisfactory. Twelve of the sixteen units proposed are flats, with the overall density proposed appropriate for the location within the centre of an existing settlement close to transport links. The site layout proposed is considered acceptable, providing active street frontages and an access/parking arrangement compliant with Highland Council standards.
- 10.9 Part of the site involves the change of use of an amenity green space to housing, with the total loss of green space being 1100 square metres or 6.27% of the total area available. From the previous school boundary the site extends a maximum of 15 metres into the adjacent greenspace. In order to compensate for this loss of amenity greenspace a level and more usable grassed area will be created on the existing undulating ground, with new goalposts provided. SportScotland have confirmed that they are content with the proposed compensatory works. A community consultation is secured via a condition to allow users of this space to have input into the provision of this upgraded area.
- 10.10 It is acknowledged that the playing field and the adjacent greenspace is a valued community asset, as expressed in many of the letters of representation. The development has encroached into the adjacent greenspace resulting in a loss of some 6.27% of the available area. It is understood that this was in response to

community concerns to the previous application to allow greater space around the old school building to avoid compromising its future use, and to deliver an efficient use of land for housing. The overwhelming majority of greenspace however is unaffected by the development and the proposal is not considered to prejudice the community use of this allocated site. Mitigation for the loss of greenspace has been proposed and will be secured as part of this consent.

- 10.11 The proposal is considered to accord with the Inner Moray Firth Local Development Plan allocation despite the increase of 6 units relative to the indicative capacity given in the allocation. The reference to on-site replacement of playing field provision within the policy text is not considered relevant to this case as the playing field is not affected by the development.
- 10.12 **Policy 75 (Open Space) of the Highland-wide Local Development Plan** is relevant to the application as part of the development involves the loss of a section of amenity greenspace. This policy states that “existing areas of high quality, accessible and fit for purpose open space will be safeguarded from inappropriate development and enhancement will be sought, where appropriate”. All sites identified in the Highland Council’s Audit of Greenspace will be safeguarded unless: it can be suitably demonstrated that the open space is not fit for purpose; substitute provision will be provided meeting the needs of the local area; or development of the open space would significantly contribute to the spatial strategy for the area”.
- 10.13 The playing field and adjacent greenspace has not been included in the Highland Council’s Audit of greenspace, as referred to above. The site is part of an allocation for mixed use development, which includes housing, and is not formally designated as open space within the Inner Moray Firth Local Development Plan. There is however a clear policy emphasis to protect areas of open space from inappropriate development. In this instance although the proposed housing will remove a part of the amenity greenspace, the site is within a mixed use allocation where the principle of housing development has been accepted and satisfactory mitigation is proposed.
- 10.14 **Policy 34 (Settlement Development Areas)** supports proposals within Settlement Development Areas if they meet the requirements of Policy 28:Sustainable Design. Proposals are also judged in terms how compatible they are with the existing pattern of development, landscape character, heritage features and how they conform with existing and approved adjacent land uses. **Policy 28 (Sustainable Design)** lists criteria against which proposals will be assessed, including, compatibility with public service provision, accessibility by public transport, impact upon individual and community residential amenity and sensitive siting and design. The development is considered to accord with these policies and a detailed assessment of the relevant material planning considerations in relation to compliance with these policies is given below.

Layout and Design

- 10.15 A terrace of three homes is proposed fronting Hood Street in order to continue the existing pattern of street frontages. These houses are 1½ storey in height and are to have slated roofs and rendered walls. Hood Street contains both modern and

traditional properties and a variety in style and materials. The part of Hood Street opposite the development is traditional in character comprising single and 1½ storey stone or rendered cottages.

- 10.16 The proposed terrace fronting Hood Street will be no closer to the homes opposite than the previous school buildings that stood on the site. The finished ridge levels will however be approx. 2m higher than the ridge levels of the homes opposite. The height difference is not considered to impact significantly upon the overall character of the street, which includes a variety in building heights, with other higher buildings such as the old schoolhouse located on the south-east side of the street. There will be approx. 14m separation between the proposed terrace and the homes opposite. This distance is considered acceptable for street frontages within a residential street. The presence of the proposed terrace opposite is not considered to have a significant negative impact upon the amenity of the residents of Hood Street.
- 10.17 The development at the rear of the site comprises a courtyard style layout with three blocks of cottage style flats and a detached fully accessible bungalow. Four homes are provided in each of the two storey blocks, which are finished in render, fibre cement panels and concrete roof tiles. Each home has its own private garden space. Some amendments to the design and layout have been made during the course of the application to avoid blank gables and screen fences at the entrance to the development.
- 10.18 The layout and design proposed for this constrained site addresses both the existing street while creating a sense of place for the internal aspect of the new development. The simple design and form proposed is considered sympathetic to the traditional character of the properties fronting Hood Street. Overall the design and layout will integrate into the mixed character of this residential area.

Roads and Traffic Impacts

- 10.19 Transport Planning are satisfied that there are no significant roads and transport impacts as a result of the development. Amendments have been made to the junction to provide a dropped and strengthened section of footpath that can be mounted by bin lorries if parked cars on Hood Street restrict manoeuvrability. This overcomes initial concerns regarding the servicing of the development by refuse vehicles without conflict with potential on-street parking opposite on Hood Street. The movement of cars in and out of the new junction will not be restricted by vehicular parking on Hood Street and there is not considered to be any requirement to restrict existing on-street parking on Hood Street.
- 10.20 The development is not considered to represent a significant intensification of vehicle movements on Hood Street. The previous use of the site as a school would have generated vehicular movements at either end of the school day. The residential use now proposed is not considered to constitute a significant intensification in traffic using Hood Street relative to the previous use of the site.

- 10.21 An existing parking area formerly associated with the school will be lost as a result of the development. This is not a public car park; nor is it for the use of residents or visitors to the area. While local residents may have benefited from using this area for parking since the closure of the school, this is not considered to justify requiring its retention for this use.

Loss of green space

- 10.22 The loss of community amenity ground is a prominent issue raised in the representations received. It is acknowledged that this application reduces the amount of open amenity ground adjacent to the existing football pitch. Compensatory measures are proposed currently in the form of creating a levelled kick about area with new goal posts. This will be secured by condition, which also includes the requirement for community consultation regarding the compensatory works. SportScotland were consulted on the application and have not objected, advising that a detailed method statement for the delivery of this area be secured through condition.
- 10.23 The development is considered to be an efficient use of land within a mixed use land allocation. The football pitch, play park and the majority of adjacent greenspace remain unaffected by the development. Given the compensatory measures proposed the development is not considered to have a significant adverse impact upon the community facilities provided at the site or the use of the area by the community.

Impact upon residential amenity

- 10.25 There is considered to be ample separation between the homes proposed and existing properties located on Hood Street to the west and Proby Place to the east to prevent any significant adverse impact upon individual amenity. The previous use of the site as a school would have generated a commensurate level of noise and activity. The housing development proposed will generate a level of activity suitable for the location within an existing residential area.

Flooding and Drainage

- 10.26 The site is not within a flood risk area and therefore a flood risk assessment is not required. The Council's Flood Risk Management Team was consulted on the Drainage Impact Assessment and the surface water drainage measures proposed. The infiltration testing and drainage measures proposed were considered acceptable. All surface water drainage proposed at the site shall be compliant with technical standards ensuring proposals are correctly specified for the ground conditions and size of development.

Impact on trees

- 10.27 A tree survey was submitted with the application showing the root protection areas of existing trees. The proposals ensure the trees on the east boundary and the lime trees on Hood Street are protected. There are two memorial trees adjacent to the existing car park, one of these has been relocated to an agreed site whilst the other has died and will be removed. Seven other trees at the

location of the car park also require removal, while the best two trees in this group (a wild cherry and a Lodgepole Pine) will be retained. The Council's Forestry Officer is content with the proposals for tree removal and retention recommending conditions to ensure the retained trees are protected.

Other material considerations

- 10.28 The capacity of Ben Wyvis Primary School to accommodate further housing development is raised as an issue in representation. All development within the catchment area for this school is required to make a contribution towards its expansion to cater for the extra demand generated by housing development. This development shall contribute £81,242.20 towards the extension of Ben Wyvis Primary School. The School was originally designed with potential to extend in the future.

Non-material considerations

- 10.29 Poor consultation with the community regarding the development of this site was raised as an issue in representations. The developer did participate in an informal consultation with community stakeholders, despite there not being a statutory requirement for this procedure for this scale of planning application. A previous application was also withdrawn in order to engage with the community and to address concerns expressed in representation. The developer has supplied copies of emails to demonstrate the consultation which took place, which included meetings and the sharing of plans in advance of submitting the planning application.
- 10.30 Representations raise the issue that the site cannot lawfully be developed for a non-community or non-educational use. The developer has confirmed, following legal advice, that there are no burdens placed on the land or any other aspect of the land title that prevent the development of the site for housing.
- 10.31 Representations received include the assertion that there is no demonstrated need for more housing in Maryburgh. The applicant has provided figures regarding housing demand in Maryburgh as way of providing a justification for the development. There were 341 applications to reside in Maryburgh in 2018/19 across all house types. It is estimated that 80% of these cases will include a valid need to reside in Maryburgh for family, education or work reasons. Over the same period there were only two relets in Maryburgh, so 271 housing applications for Maryburgh were unresolved. The proposed development, although providing a relatively modest number of homes, will help address the shortfall in affordable housing provision in this area.

Developer Contributions to be secured via up-front payment

- 10.32 This development has been assessed against the Developer Contributions Supplementary Guidance November 2018. The development meets thresholds for the provision of contributions towards education and community facilities. A total of £135,138.56 in developer contributions is required. The contributions are summarised below:

Infrastructure/Service Type	Contribution required
Ben Wyvis Primary School	£81,242.2
Dingwall Academy	£37,232.36
Community Facilities	£16,664
Total	£135,138.56

10.33 The applicant has four months from the date of the decision of this committee meeting to make the full payment outlined above. Should full payment not be received within four months, the application shall be refused under delegated powers.

11. CONCLUSION

11.1 The application has aroused considerable public interest. It is considered that this revised application has sought to take account of comments received to the previous application and not prejudice future community aspirations for the old school. The development proposed is considered acceptable in terms of layout and design and presents no technical issues that would warrant refusal of planning permission. The loss of the 1100m² section of greenspace outwith the brownfield former school site is not considered to justify refusal of planning permission. Compensatory works to provide a level kick about area with goal posts are proposed and are to be secured by condition. Furthermore, the community uses aspect of the land allocation is not considered to be prejudiced by the development.

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

12. IMPLICATIONS

12.1 Resource: Not applicable.

12.2 Legal: Not applicable.

12.3 Community (Equality, Poverty and Rural): Not applicable.

12.4 Climate Change/Carbon Clever: Not applicable.

12.5 Risk: Not applicable.

12.6 Gaelic: Not applicable.

13. RECOMMENDATION

Action required before decision Y issued

Up-front payment of developer Y contributions

Subject to the above, it is recommended that planning permission be

GRANTED, subject to the following:

Conditions and Reasons

1. No development or work shall commence 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.

2. No development shall commence on site until a construction phase Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: To ensure that construction traffic is managed to avoid adverse impact upon road safety and residential amenity.

3. No development shall commence until a detailed specification for all proposed road and path 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 materials are of an appropriate standard which facilitates the creation of place.

4. Prior to the first occupation of each house or flat within the development car parking spaces (inclusive of communal parking facilities as appropriate) 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 timeously available.

5. No development shall commence until a scheme for the delivery of the following mitigation, in line with timescales for delivery set out in this condition, has been submitted to and approved in writing by the Planning Authority:

- a) A scheme for the location, design and installation of an upgraded and levelled area suitable for sports recreation on the area of greenspace to the south of the development, as indicated on plan reference 1401 REV C. Thereafter the scheme shall be implemented and complete before first occupation of the development.

- b) Prior to the submission of the proposed scheme Maryburgh Community Council shall have a minimum of 14 days to provide comment on the provision of proposed scheme and how the area shall be equipped. The developer will be required to submit a report outlining any comments received by the Community Council and how they have been taken into consideration in the formulation of the submitted scheme.

Reason: To ensure that acceptable and timeous compensation for the loss of amenity greenspace is provided.

6. No development shall commence until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and subsequently approved in writing by the planning authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction). A suitably qualified arboricultural consultant shall be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage shall be submitted for approval. No development shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To ensure the protection of retained trees during construction and thereafter.

7. No development shall commence until a detailed Landscape Plan and maintenance programme (including factoring arrangement) has been submitted to and subsequently approved in writing by the planning authority. The Landscape Plan shall be implemented in full prior to first occupation and maintained thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity.

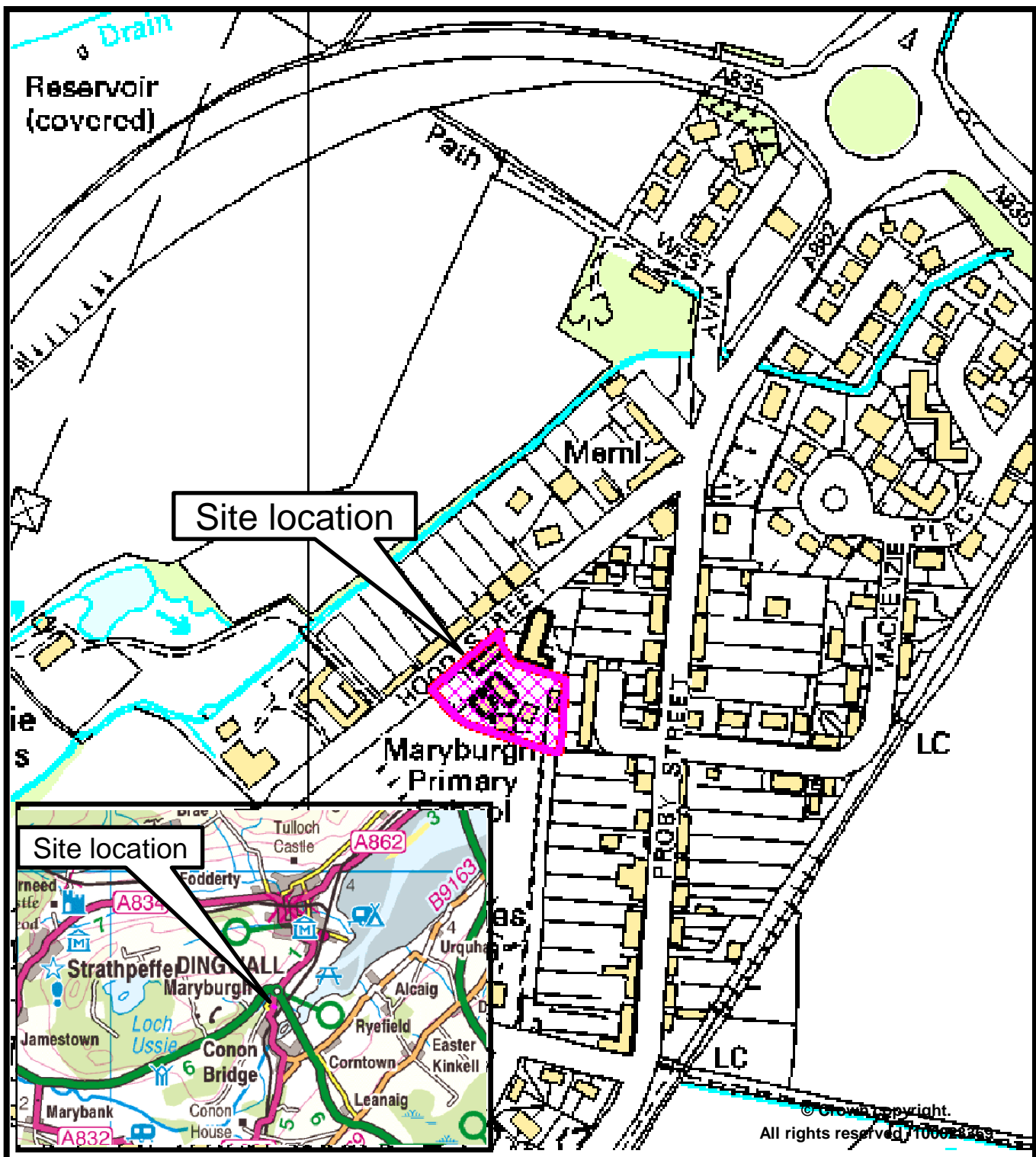
8. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:
 - i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice;
 - ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
 - iii. measures to deal with contamination during construction works;

- iv. in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
- v. in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

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

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

Designation: Acting Head of Development Management – Highland
Author: Rebecca Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - HC Location Plan
Plan 2 - Proposed Site Layout Plan 1401 REV C
Plan 3 - Elevation/Floor Plan (Terrace plots 1-3) 2701 REV A
Plan 4 - Elevation/Floor Plan (Bungalow plot 4) 1601 REV A
Plan 5 - Elevation/Floor Plan (Flats plots 5-8) 2501 REV A
Plan 6 - Elevation/Floor Plan (Flats plots 9-12) 0901 REV A
Plan 7 - Elevation/Floor Plan (Flats plots 13-16) 2504 REV A
Plan 8 - Section Plan 4401 REV B
Plan 9 - Drainage Plan 3397:105 REV F
Plan 10 - Section Plan 4403
Plan 11 - Site Layout Plan (showing area of open space lost) 1402
Plan 12 - Road Layout Plan 3397:101 REV E
Plan 13 - Swept Path 3397:115 REV E
Plan 14 - Visualisations 8401 REV B
Plan 15 - Visualisations 8402 REV A
Plan 16 - Visualisations 8403 REV A



Planning & Development
Service

19/02571/FUL

Erection of 12 flats, 1 bungalow and 3 terraced units
at

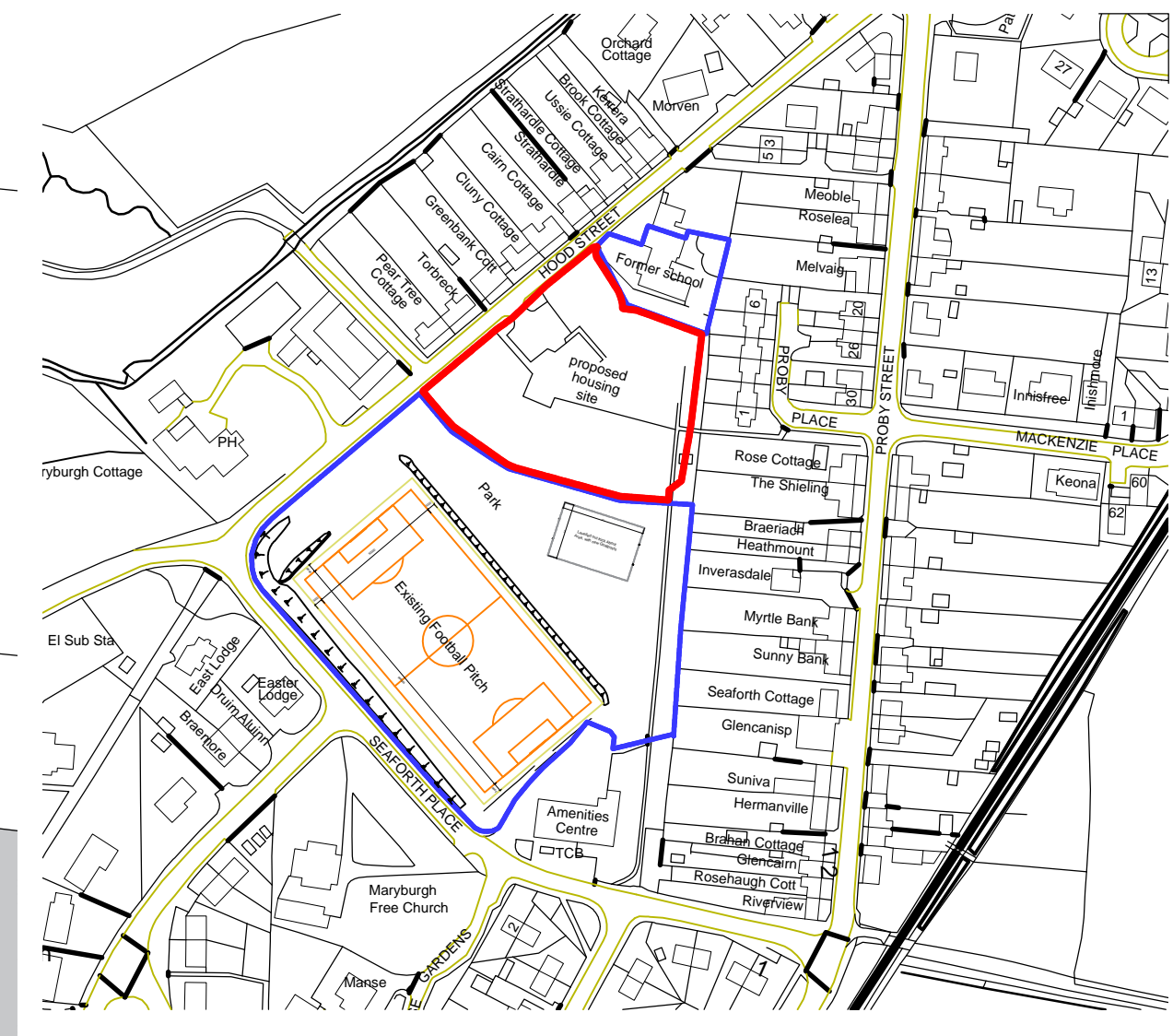
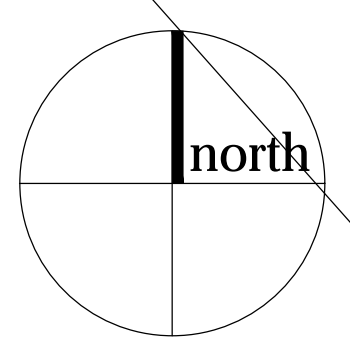
**Former Maryburgh Primary School,
Maryburgh**

October 2019

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Location Plan
1 : 2500

KEY

- Site Boundary
- Buried Electric Cable
- Overhead Electric Cable
- Tarmac (Road Surface)
- Tarmac (Footpaths)
- Concrete Paving Slabs
- Parking/Driveways (Permeable Paving)
- Gravel
- Soft Landscaping Finish
- Bin Collection Slab
- Bin Storage Point
- Bollards
- "Y" Frame Washing Line
- X Time Capsule
- Existing Tree's to be retained
- Tree Root Protection Area
- Proposed Landscaping - TBC
- Timber fence location line.

Accommodation Key - Total 16 Units

- 3 No. 2B4P Terraced 1.5 Story (HT 027)
- 1 No. 2B4P 2 Story Flats (HT 016)
- 8 No. 2B3P W & 2B4P Semi Flats (HT025)
- 4 No. 2B4P Semi Flats (HT009)

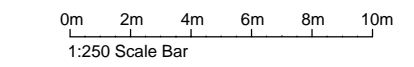
Rev.	Description	By	Date
C	Option for future vehicular access shown off of new access road revised. Indicative parking spaces shown in former Primary school ground for future use. Underground Electrical cable rerouted outwith HT016 footprint. Garden layouts for Plots 10 - 16 revised to suit planners comments. Footpath layouts to the East side of the site revised. Planting revised to suit new footpath layouts. Permeable Paving to parking area reduced, and replaced with tarmac finish. Wayleave area for route of underground cabling highlighted. Drawing scale revised to show location of improved kick about area.	MB	20/09/19
B	Site Layout revised, with Plots 4 & 5-8 repositioned to suit site better. Underground Electrical cable diverted away from development. Travel distance from Plot 3 to Accessible entrance noted. Note for potential future access into former school grounds added. Site Boundary revised. Existing football pitch and additional Kick about area with new goal posts shown on adjacent park space.	MB	06/09/19
A	Site Layout and Housing Mixed revised. HT028 removed, and replaced with additional Block of HT025. Parking and landscaping revised to suit additional flats.	MB	23/05/19

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DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT The Highland Council	SCALE 1:250
PROJECT 16 New Housing Units, Former Maryburgh School, Maryburgh	DATE 29/04/18
CONTACT Ian McDonald	DRAWN BY MB
DRAWING TITLE Proposed Site Plan	CHECKED BY IMcD
PURPOSE OF ISSUE Planning	PAPER SIZE A1



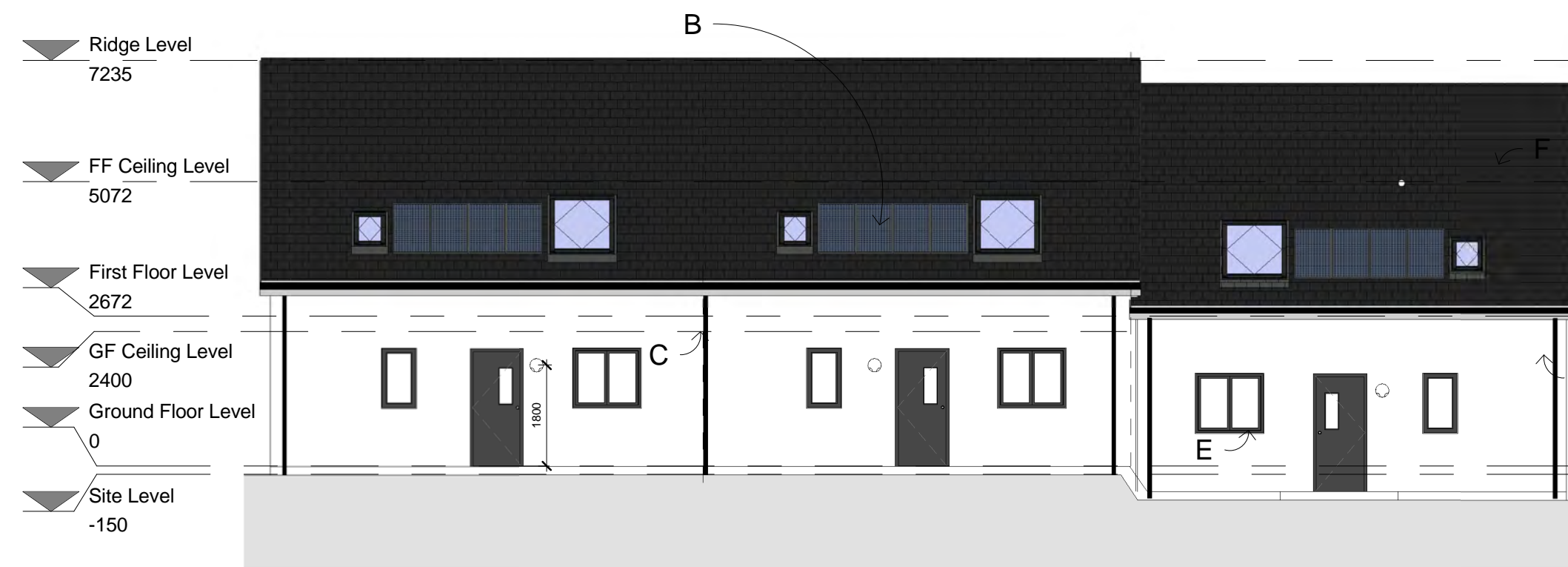
Proposed Site Plan

1 : 250

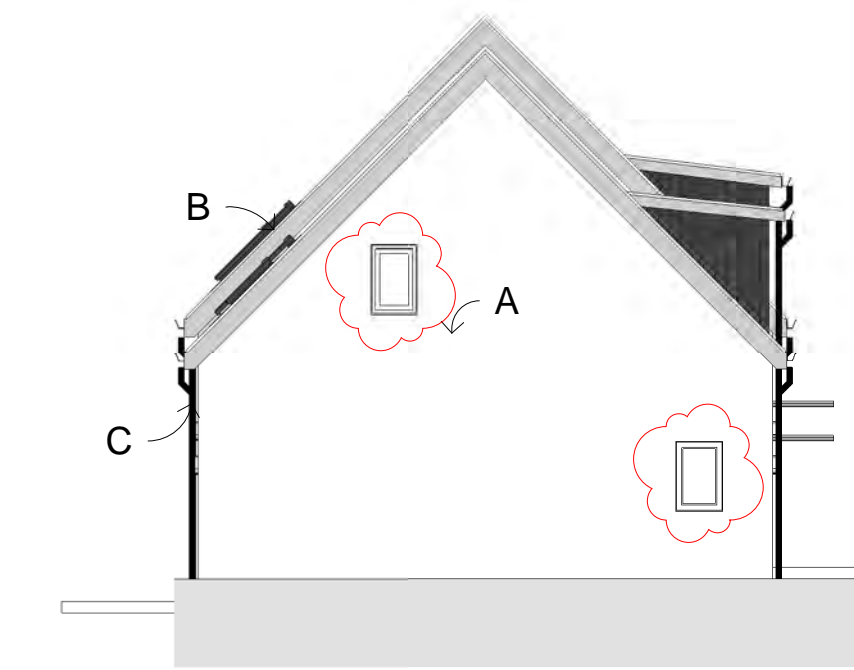




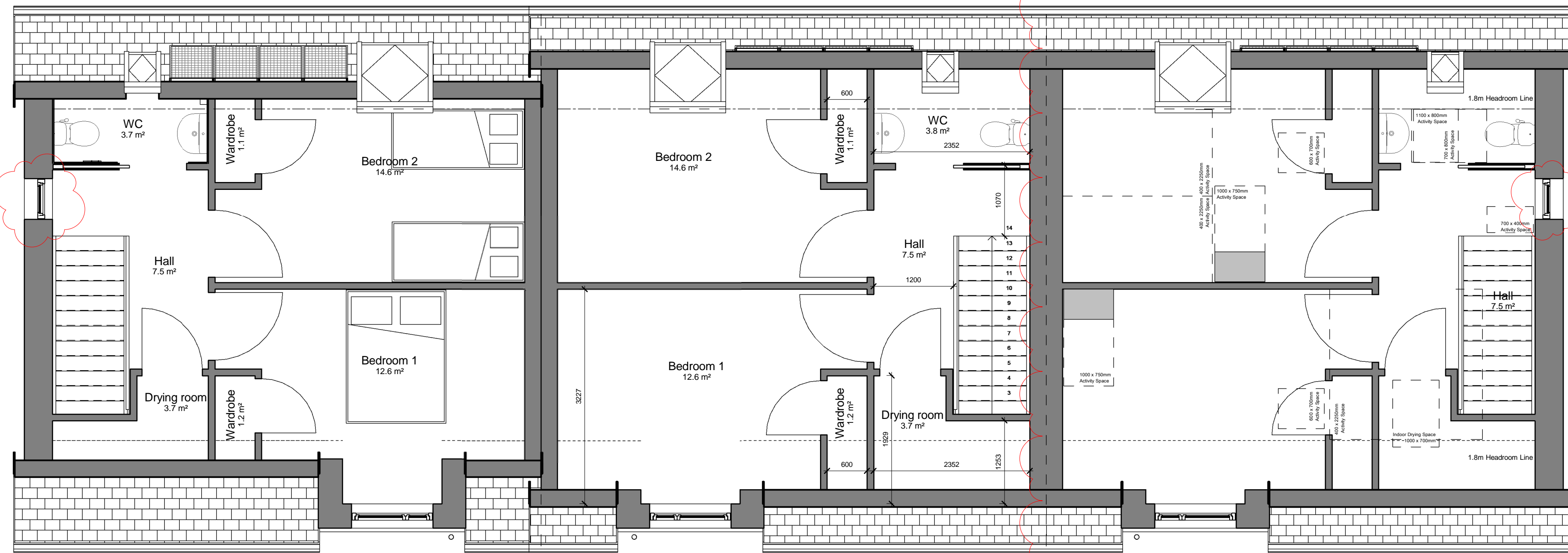
Front Elevation
1 : 100



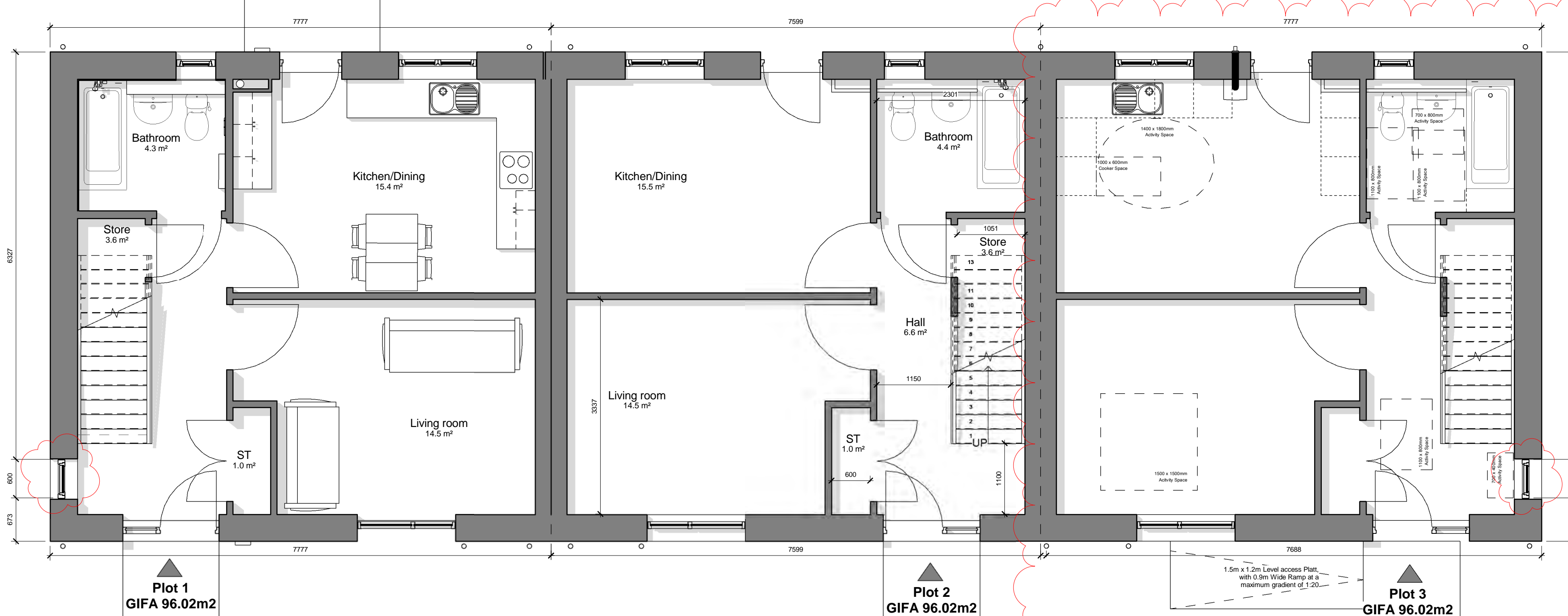
Rear Elevation
1 : 100



Left Gable Elevation
1 : 100



First Floor Level
1 : 50



Ground Floor Level
1 : 50



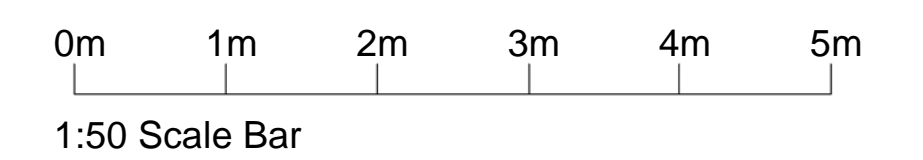
Front 3D



Rear 3D

RAL Chart

- RAL 7016 Anthracite Grey
- RAL 1018 Zinc Yellow
- RAL 3027 Raspberry Red
- RAL 4001 Red Lilac
- RAL 5018 Turquoise Blue



Room Schedule	
Name	Area

Plots 1, 2 & 3	
Name	Area
Hall	7.5 m ²
Kitchen/Dining	15.5 m ²
Living room	14.5 m ²
Bathroom	4.4 m ²
Store	3.6 m ²
Hall	6.6 m ²
ST	1.0 m ²
Bedroom 2	14.6 m ²
Drying Room	3.7 m ²
WC	3.8 m ²
Wardrobe	1.1 m ²
Bedroom 1	12.6 m ²
Wardrobe	1.2 m ²

Elevation Material List

- A. Acrylic Smooth Render (white)
- B. PV Roof Panels
- C. UPVC Gutters + Round Downpipe's (Black)
- D. Fibre Cement Cladding (Blue/Black)
- E. Alu Clad Timber Windows / Door (Blue/Black)
- F. Large Format Thin Leading Edge Interlocking Tiles (Smooth Grey)

Rev.	Description	By	Date
1	Issue for tender and construction	IMcD	29/04/19



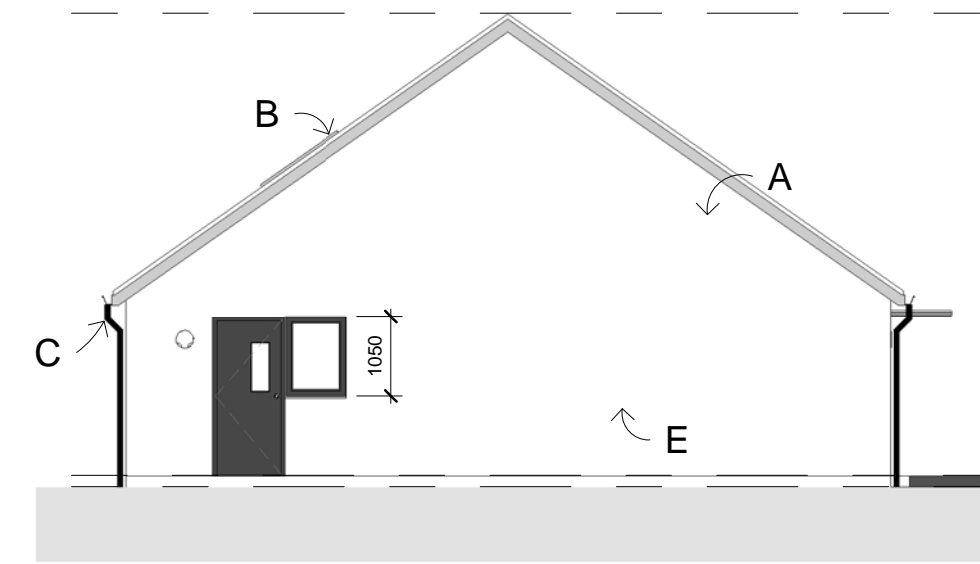
DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT	The Highland Council	SCALE	As indicated
PROJECT	16 New Housing Units, Maryburgh	DATE	29/04/19
CONTACT	Ian McDonald	DRAWN BY	MB
DRAWING TITLE	HT 027 -2B4P Terraced 1.5 storey - Plans, Elevs & 3D	CHECKED BY	IMcD
PURPOSE OF ISSUE	Building Warrant	PAPER SIZE	A1

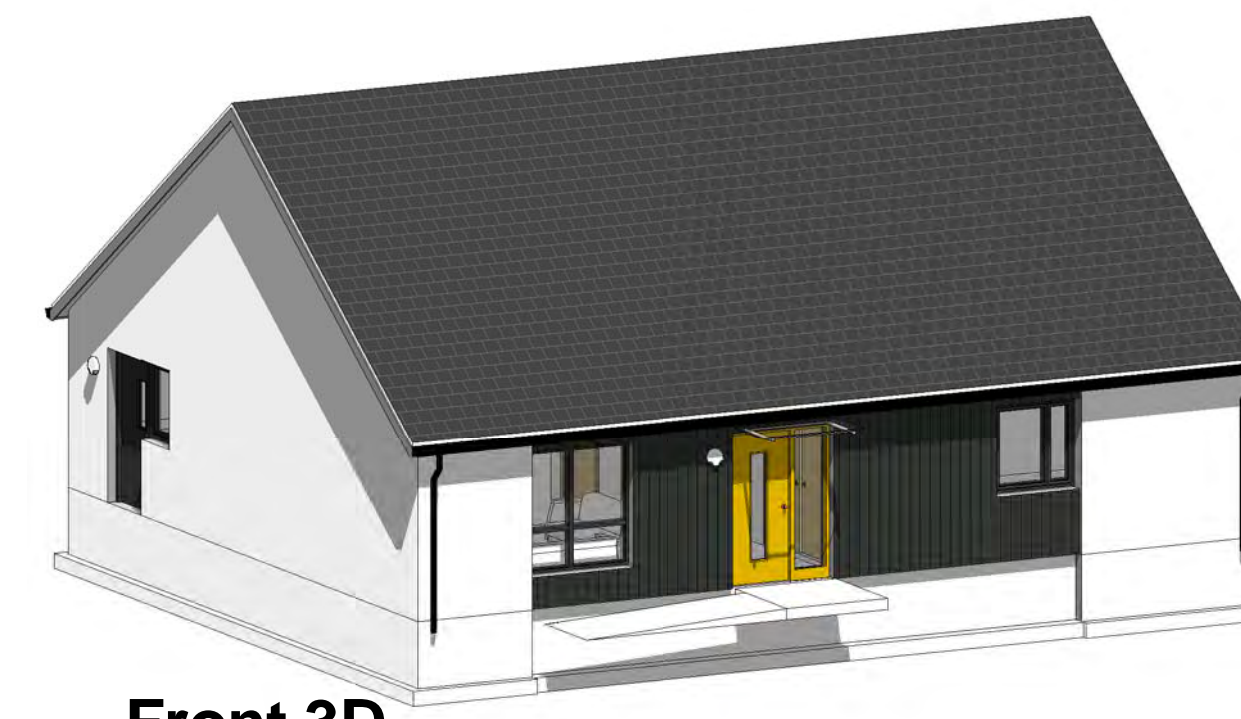
PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00_00_00	2701	A



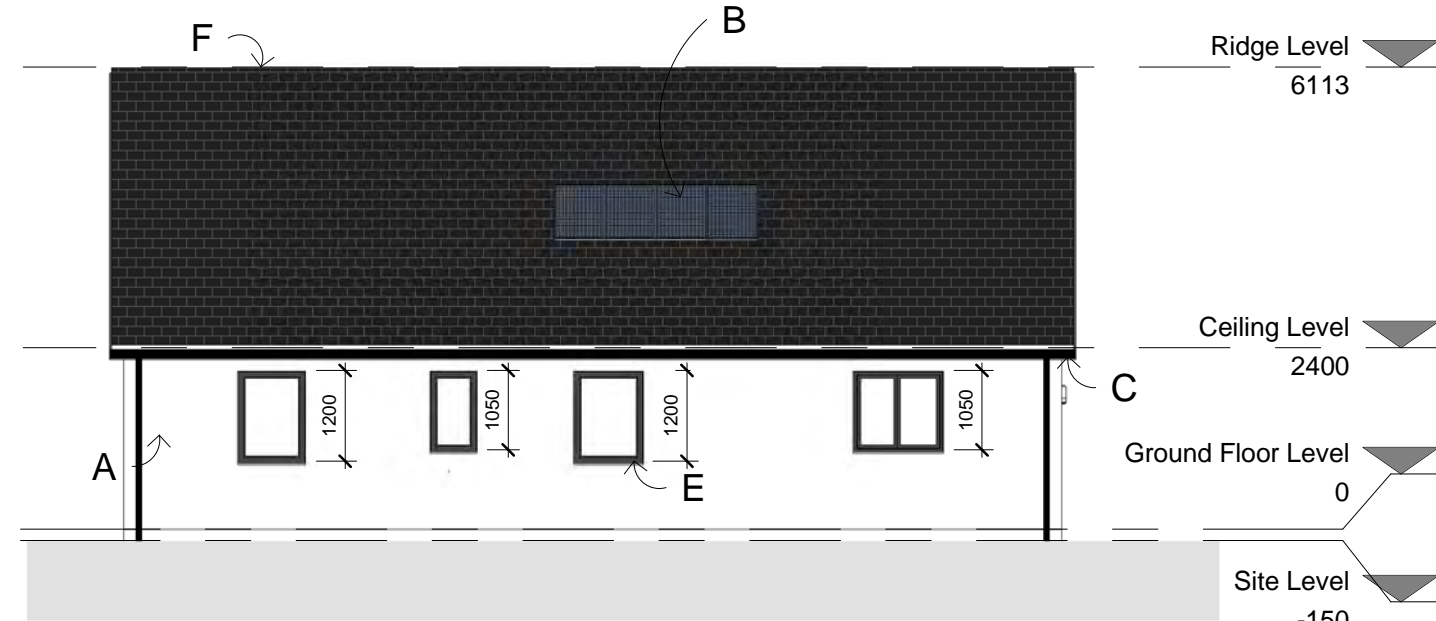
Front Elevation
1 : 100



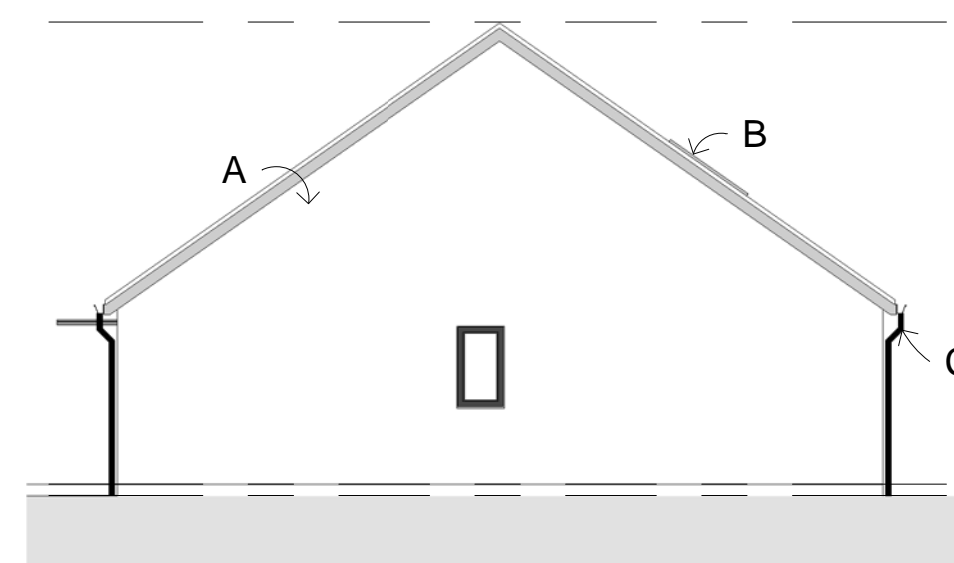
Right Gable Elevation
1 : 100



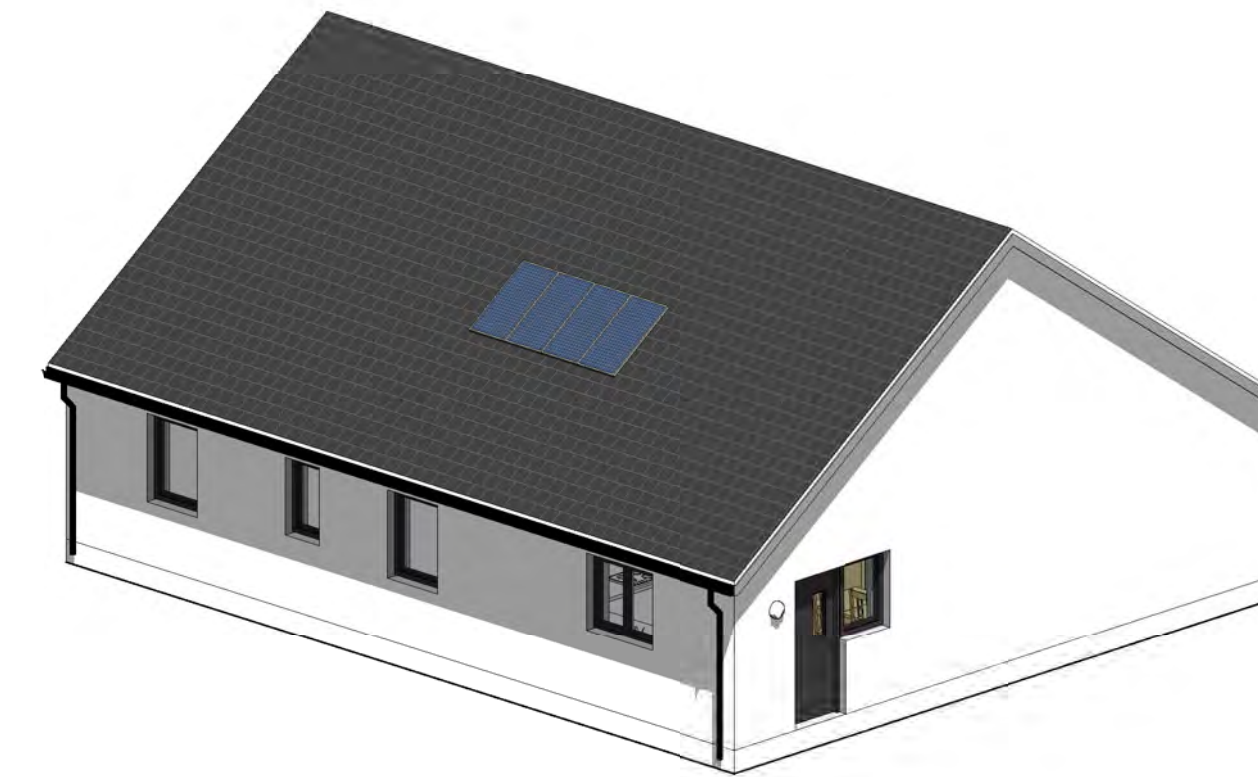
Front 3D



Rear Elevation
1 : 100



Left Gable Elevation
1 : 100



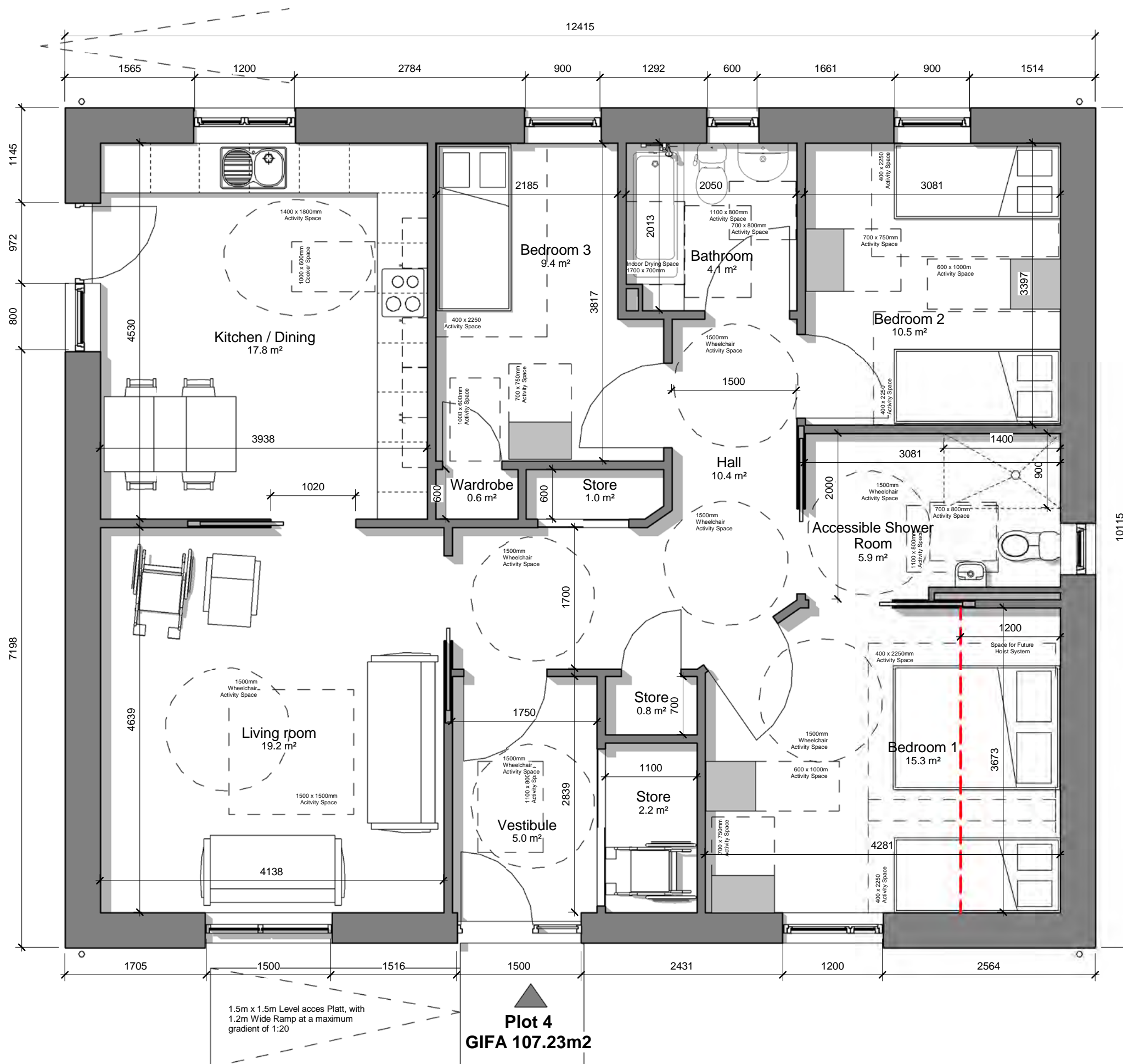
Rear 3D

RAL Chart

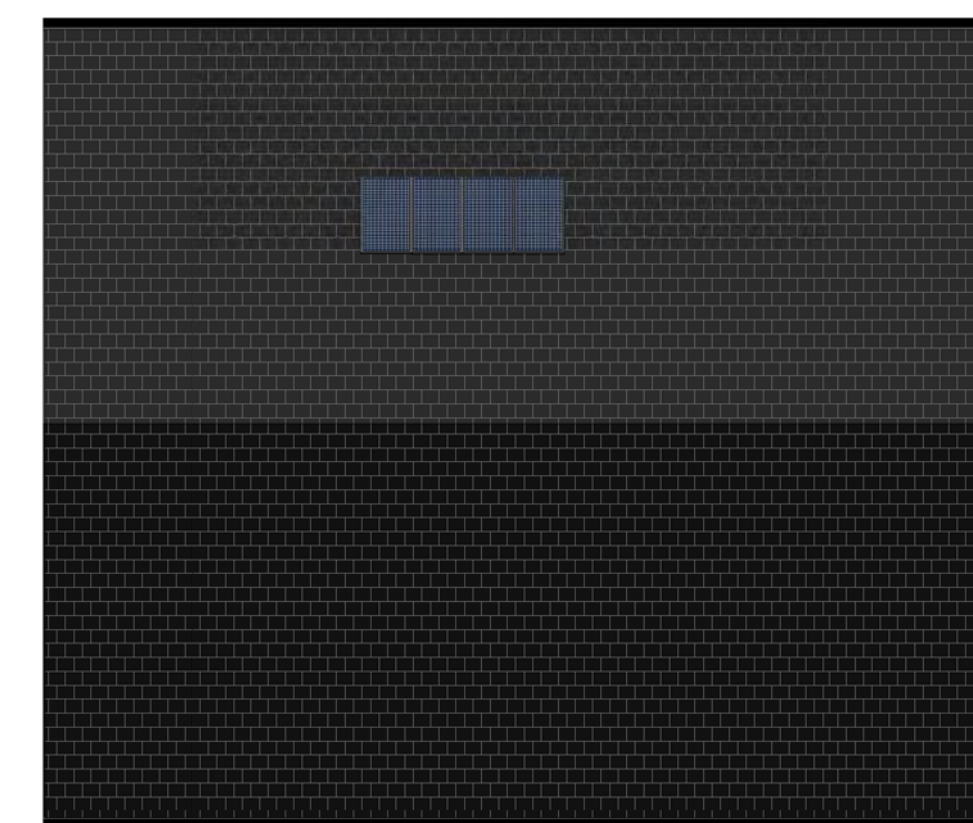
- RAL 7016 Anthracite Grey
- RAL 1018 Zinc Yellow
- RAL 3027 Raspberry Red
- RAL 4001 Red Lilac
- RAL 5018 Turquoise Blue

Room Schedule	
Name	Area

Plot 4	
Wardrobe	0.6 m ²
Store	0.8 m ²
Store	1.0 m ²
Store	2.2 m ²
Bathroom	4.1 m ²
Vestibule	5.0 m ²
Accessible Shower Room	5.9 m ²
Bedroom 3	9.4 m ²
Hall	10.4 m ²
Bedroom 2	10.5 m ²
Bedroom 1	15.3 m ²
Kitchen / Dining	17.8 m ²
Living room	19.2 m ²



Ground Floor Level
1 : 50



Roof Plan
1 : 100

Elevation Material List

- A. Acrylic Smooth Render (white)
- B. PV Roof Panels
- C. UPVC Gutters + Round Downpipe's (Black)
- D. Fibre Cement Cladding (Blue/Black)
- E. Alu Clad Timber Windows / Door (Blue/Black)
- F. Large Format Thin Leading Edge Interlocking Tiles (Smooth Grey)



1:50 Scale Bar

Rev.	Description	By	Date
1	Issued for planning	IMcD	29/04/19

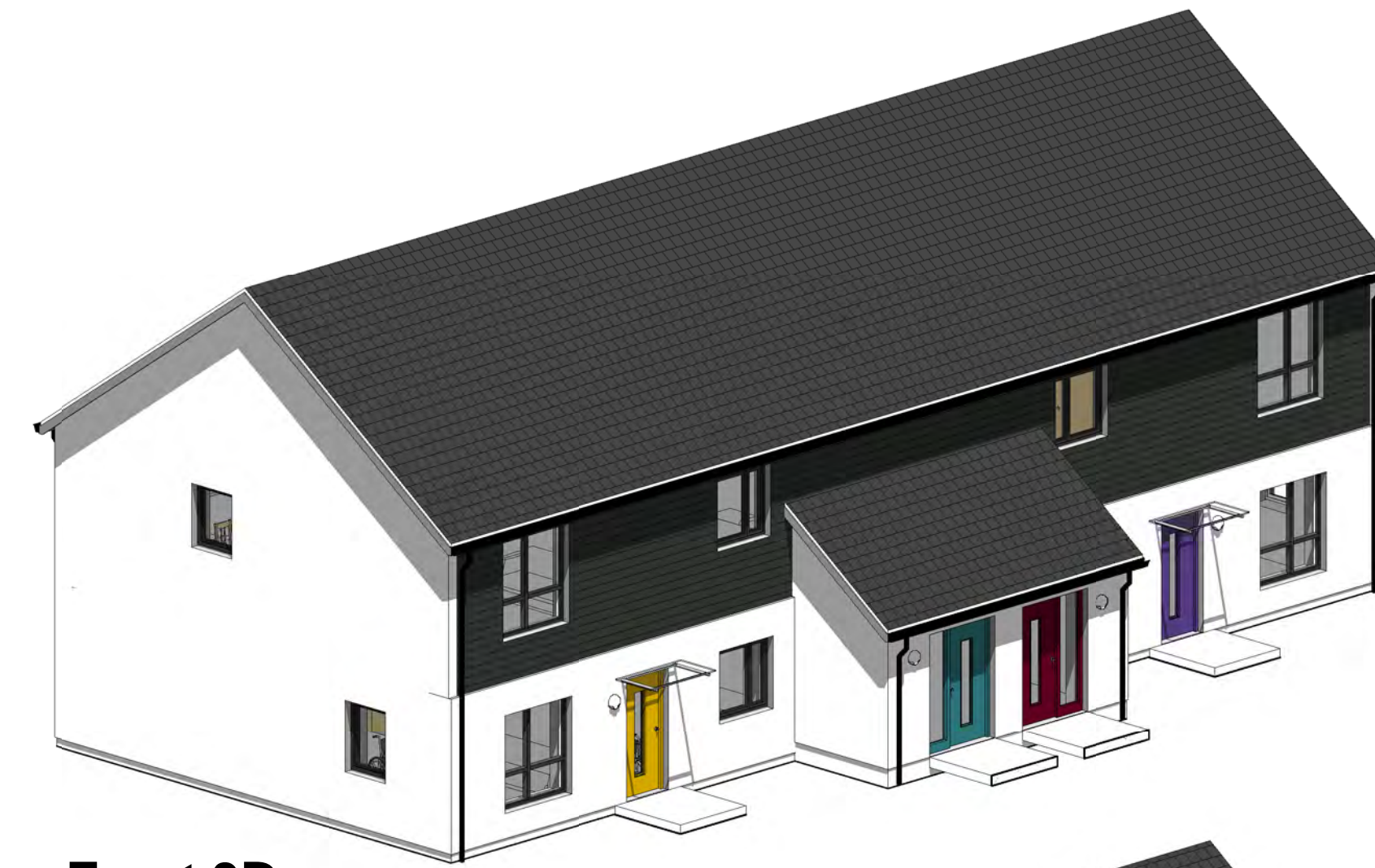
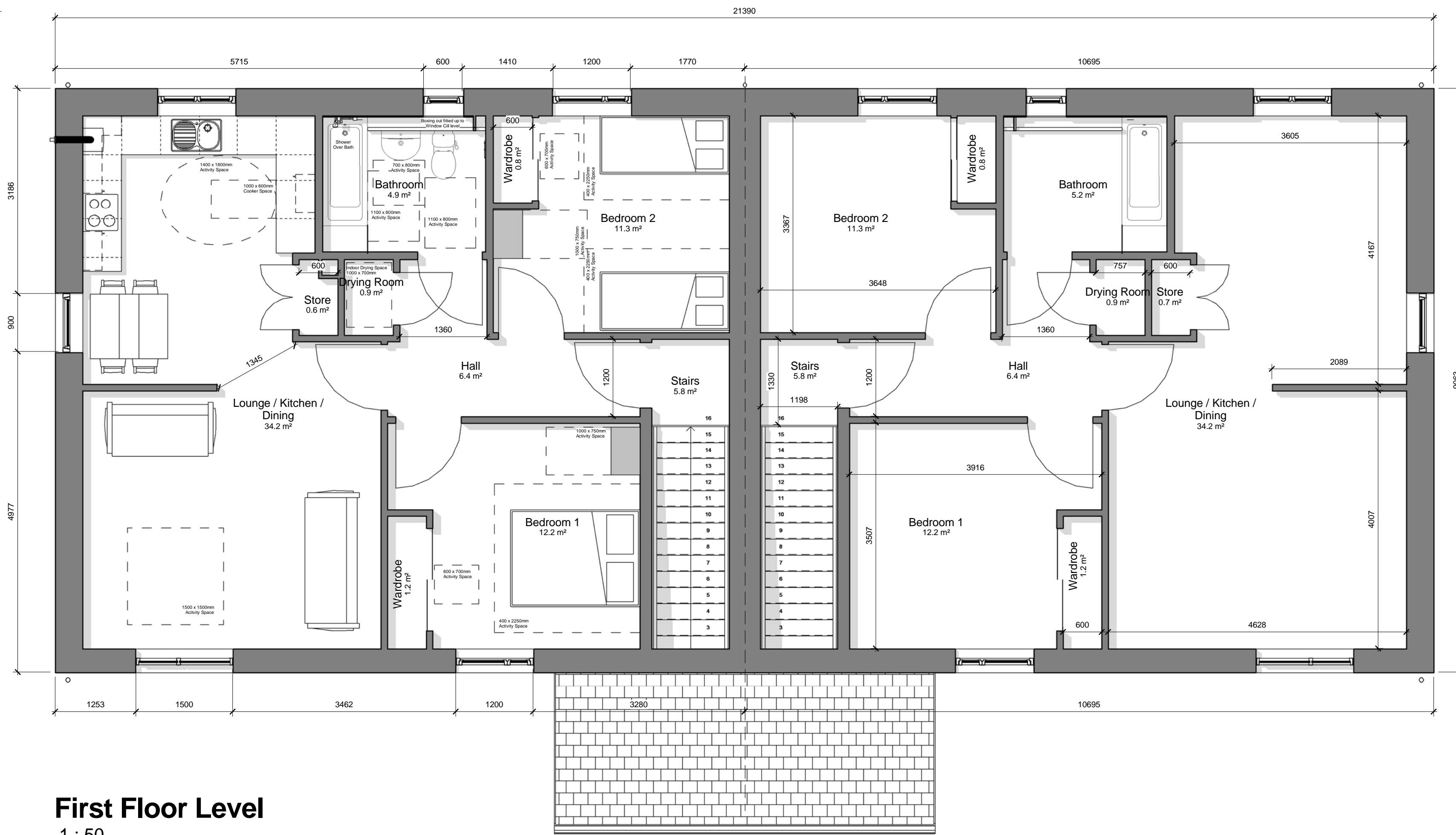
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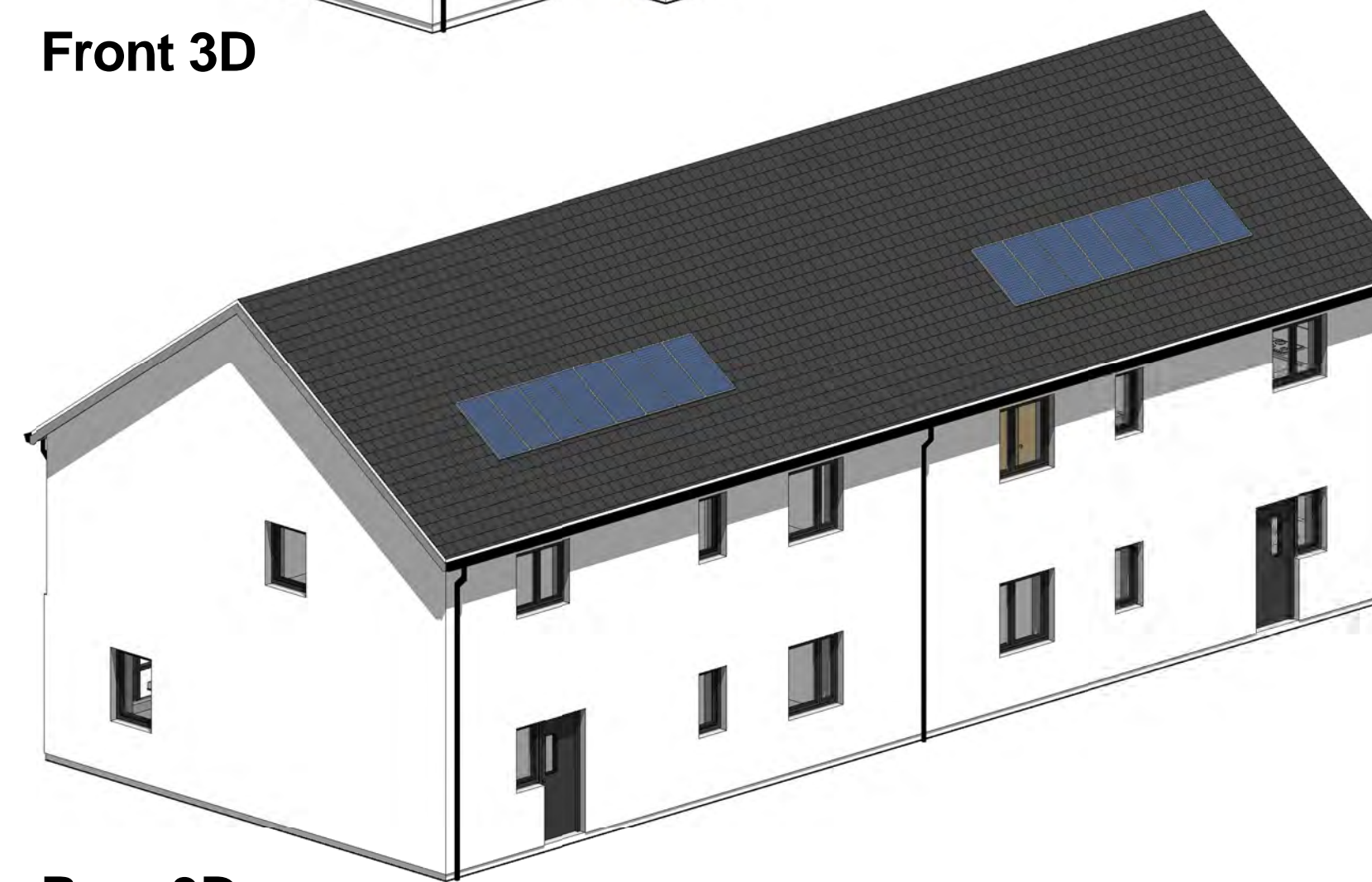
DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT The Highland Council	SCALE As indicated
PROJECT 16no New Housing Units, Maryburgh	DATE 29/04/19
CONTACT Ian McDonald	DRAWN BY MB
DRAWING TITLE HT 016 - 3B5P W - Plans, Elevations and 3D views	CHECKED BY IMcD
PURPOSE OF ISSUE Planning	PAPER SIZE A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00-00-00	1601	A



Front 3D

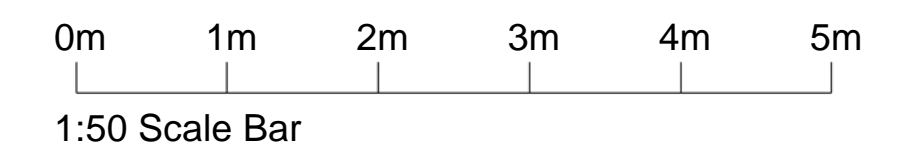
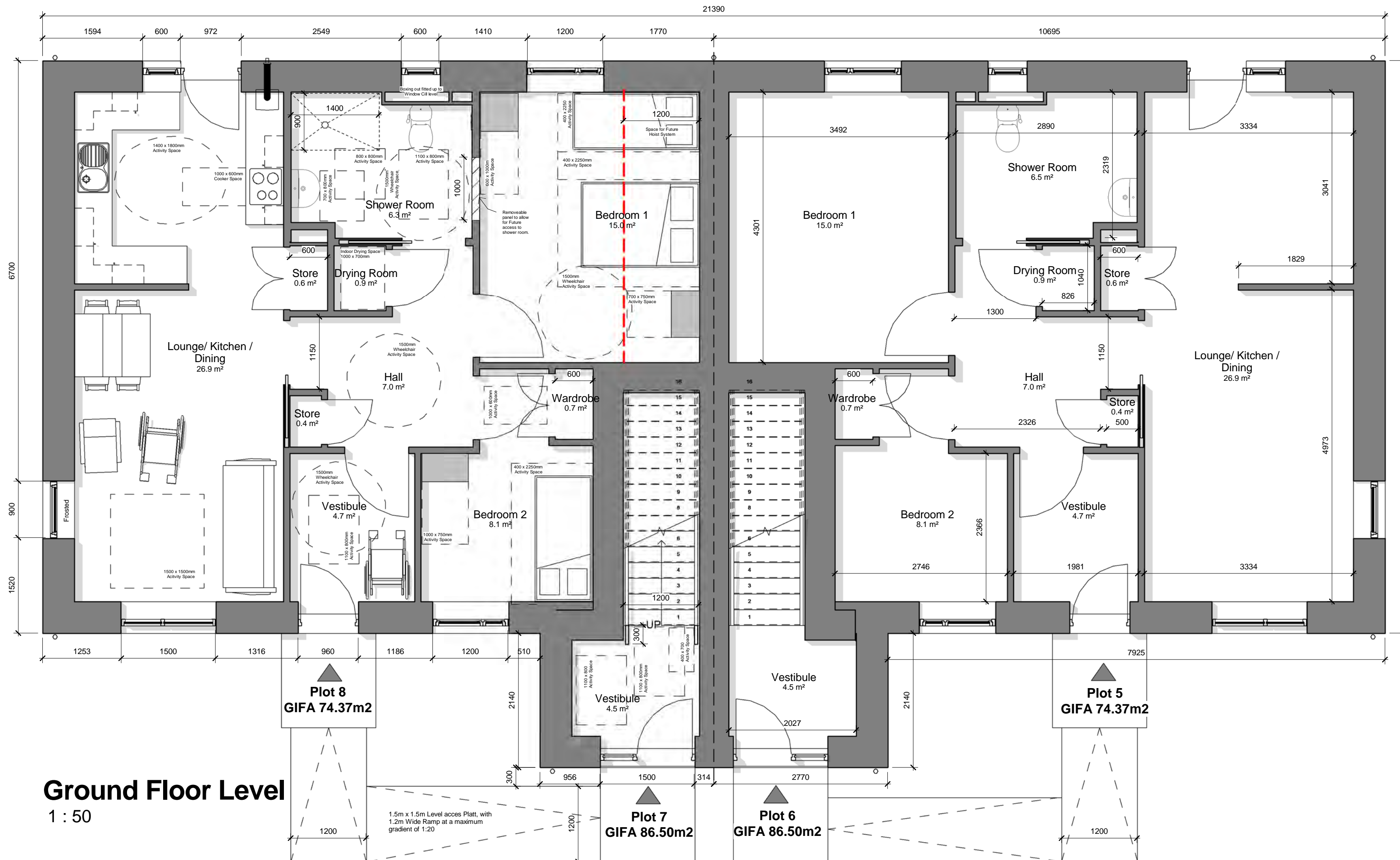


Rear 3D

Room Schedule	
Name	Area

Plots 5 & 8 - GF	
Lounge/ Kitchen / Dining	26.9 m ²
Bedroom 1	15.0 m ²
Shower Room	6.3 m ²
Vestibule	4.7 m ²
Drying Room	0.9 m ²
Store	0.4 m ²
Hall	7.0 m ²
Wardrobe	0.7 m ²
Bedroom 2	8.1 m ²
Store	0.6 m ²

Plots 6 & 7 - FF	
Lounge / Kitchen / Dining	34.2 m ²
Bathroom	4.9 m ²
Bedroom 2	11.3 m ²
Bedroom 1	12.2 m ²
Drying Room	0.9 m ²
Hall	6.4 m ²
Wardrobe	1.2 m ²
Stairs	5.8 m ²
Vestibule	4.5 m ²
Store	0.6 m ²
Wardrobe	0.8 m ²



Rev.	Description	By	Date
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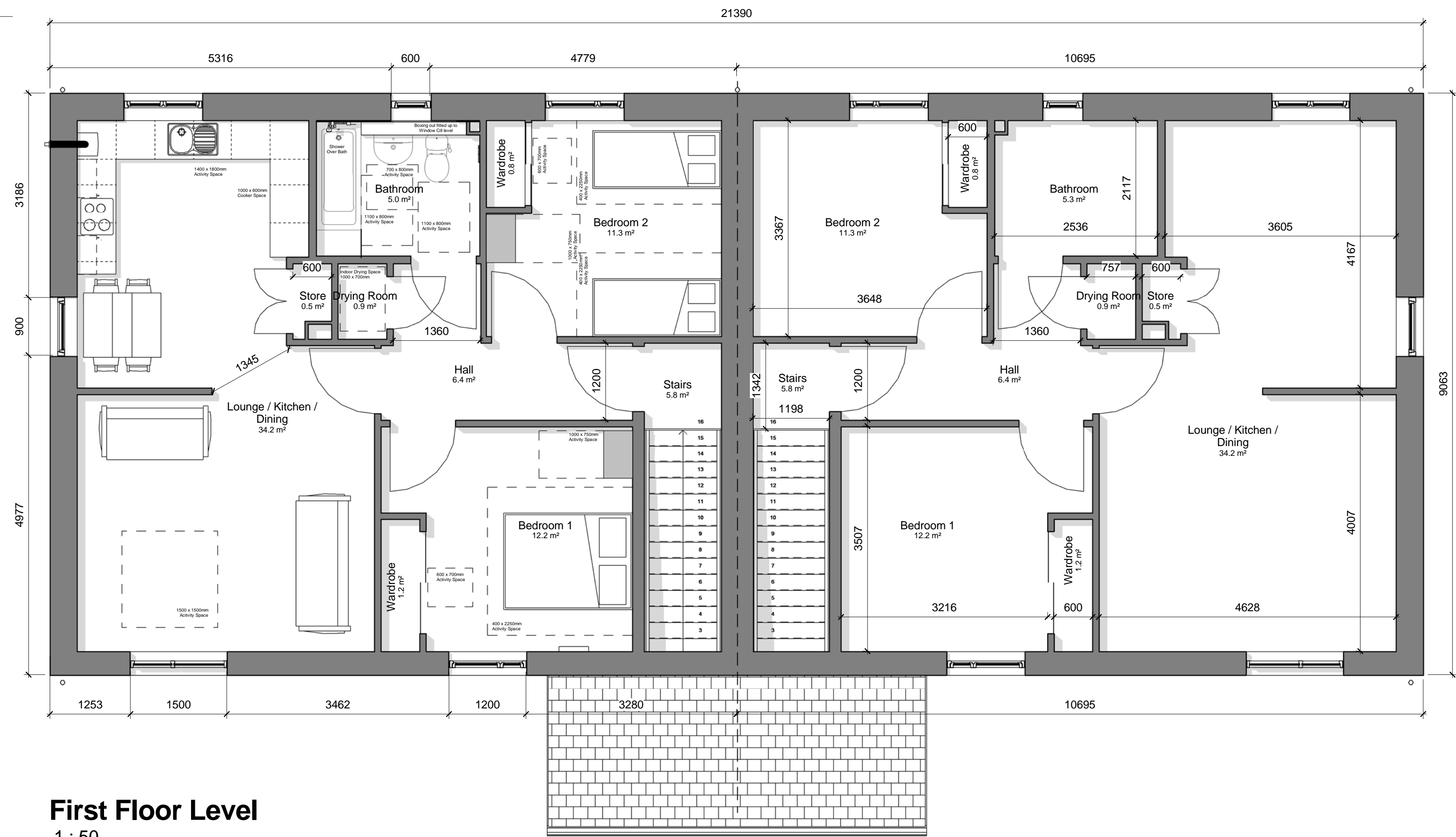
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DEVELOPMENT AND INFRASTRUCTURE SERVICE

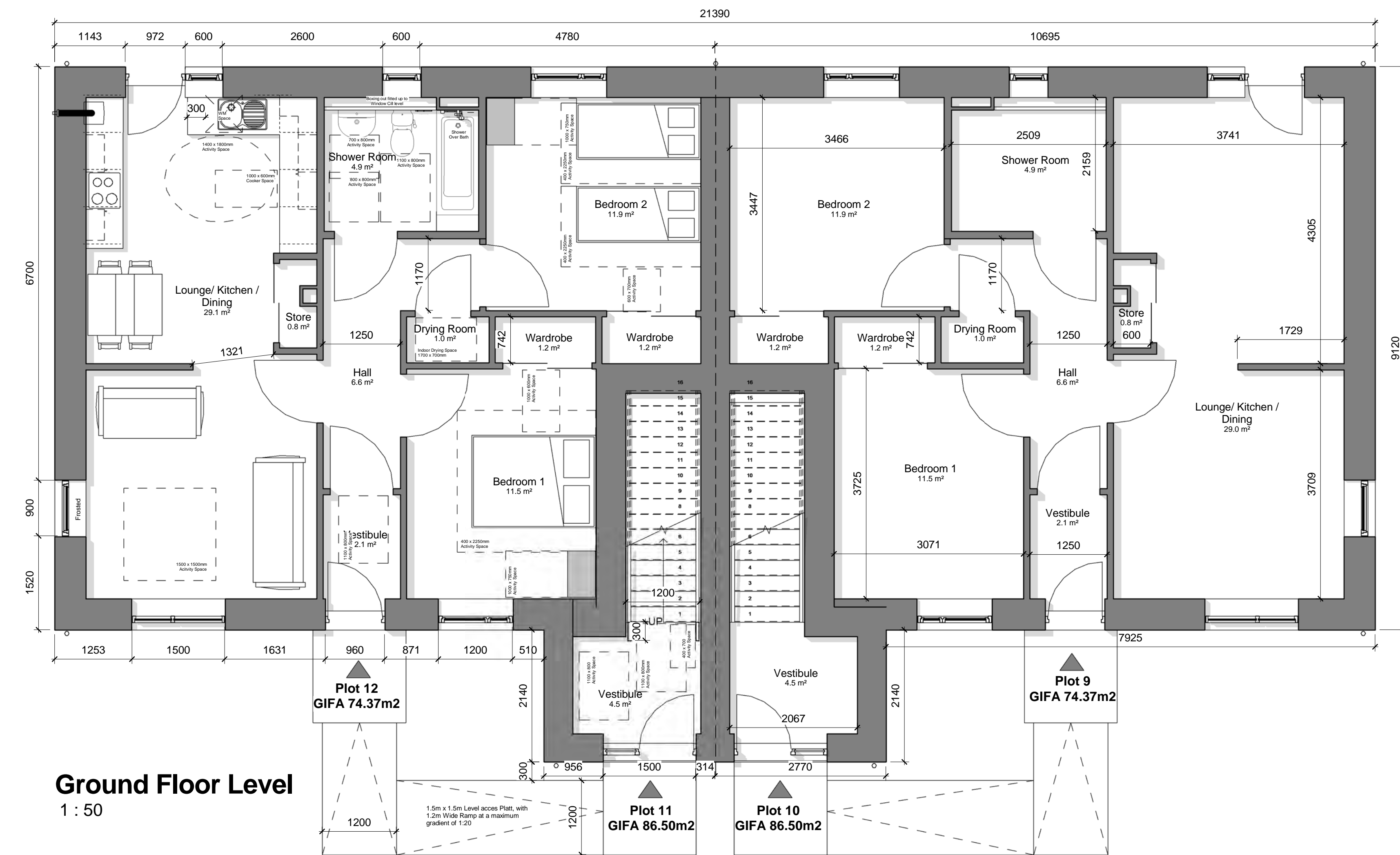
CLIENT	The Highland Council	SCALE	1 : 50
PROJECT	16 New Housing Units, Former Maryburgh School	DATE	29/04/19
CONTACT	Ian McDonald	DRAWN BY	MB
PROJECT	HT 025 - 2B3P W & 2B4P Cottage Flats - Plans & 3D - Plots 5-8	CHECKED BY	IMcD
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00_00_00	2501	A



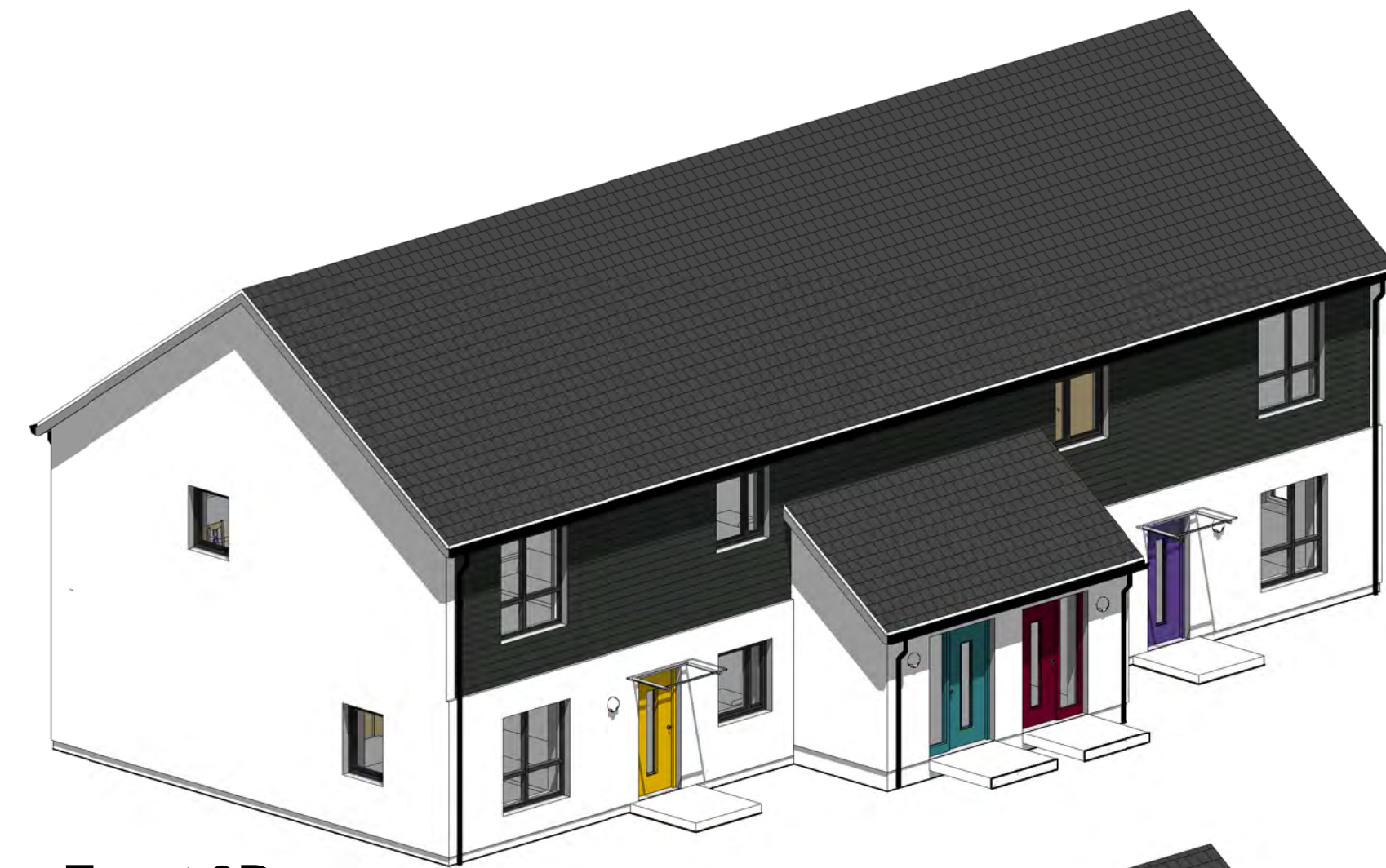
First Floor Level

1 : 50

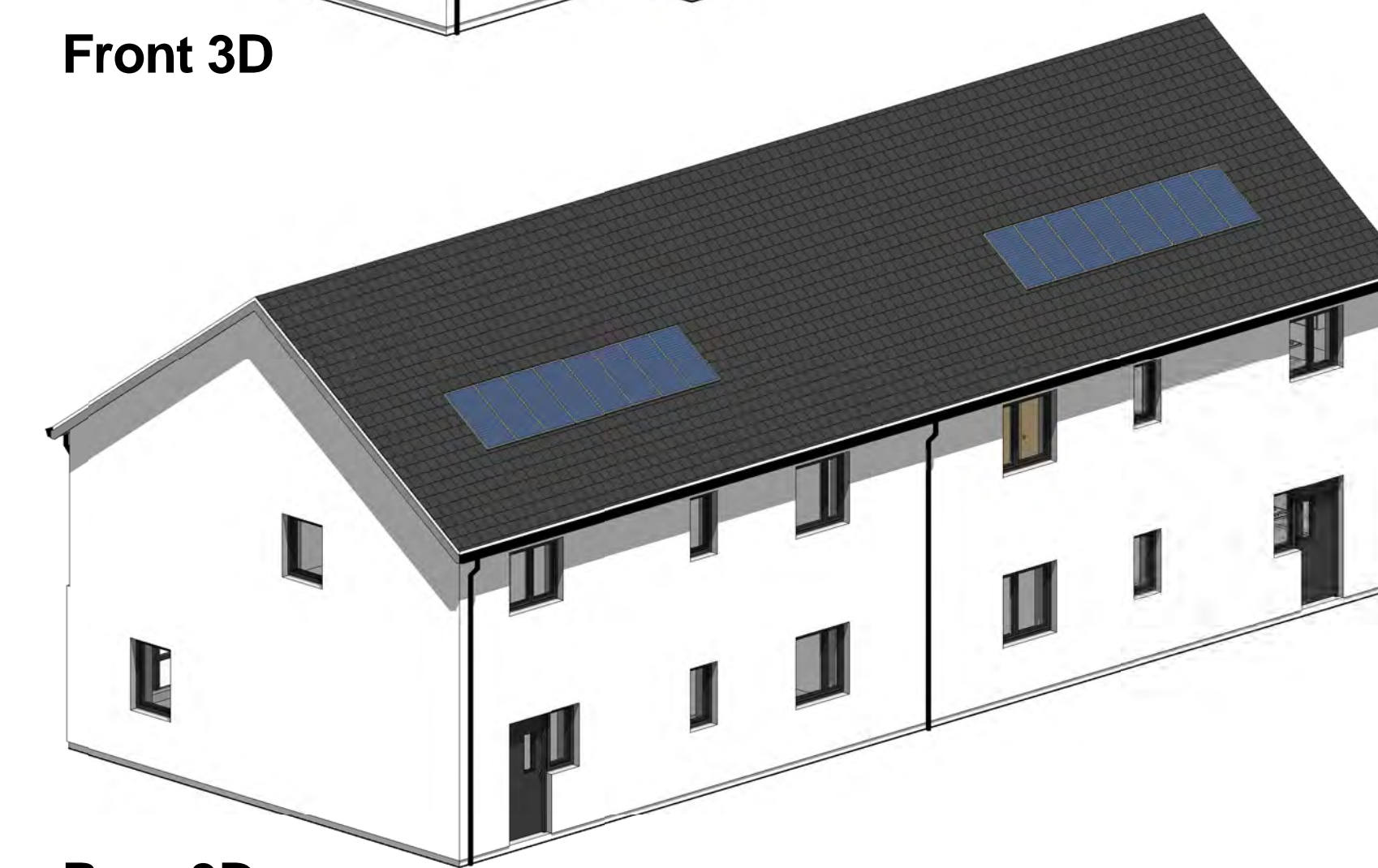


Ground Floor Level

1 : 50



Front 3D



Rear 3D

Room Schedule	
Name	Area

Plot 9 & 12 - GF

Lounge/ Kitchen / Dining	29.1 m ²
Bedroom 2	11.9 m ²
Shower Room	4.9 m ²
Drying Room	1.0 m ²
Hall	6.6 m ²
Vestibule	2.1 m ²
Bedroom 1	11.5 m ²
Wardrobe	1.2 m ²
Wardrobe	1.2 m ²
Store	0.8 m ²

Plot 10 & 11 - FF

Lounge / Kitchen / Dining	34.2 m ²
Bathroom	5.0 m ²
Bedroom 2	11.3 m ²
Bedroom 1	12.2 m ²
Drying Room	0.9 m ²
Hall	6.4 m ²
Wardrobe	1.2 m ²
Stairs	5.8 m ²
Vestibule	4.5 m ²
Store	0.5 m ²
Wardrobe	0.8 m ²



1:50 Scale Bar

Rev.	Description	By	Date
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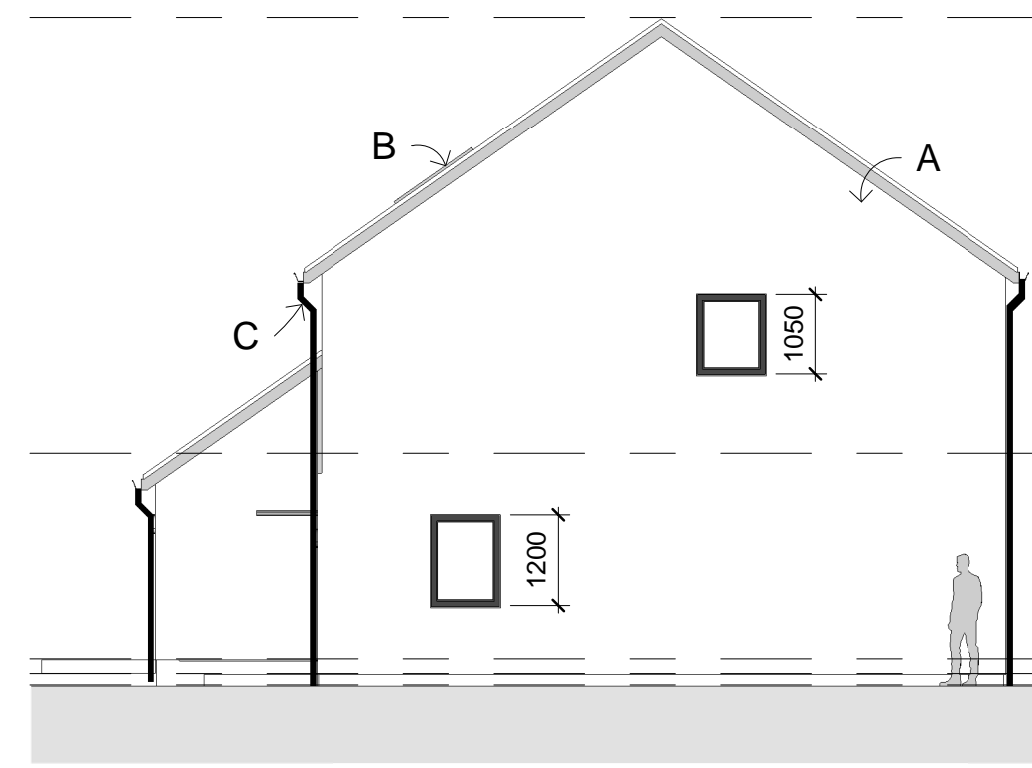
DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT	The Highland Council	SCALE	1 : 50
PROJECT	16 New Housing Units, Former Maryburgh School	DATE	29/04/19
CONTACT	Ian McDonald	DRAWN BY	MB
DRAWING TITLE	HT 009 - 2B4P Cottage Flats - Plans & 3D	CHECKED BY	IMcD
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

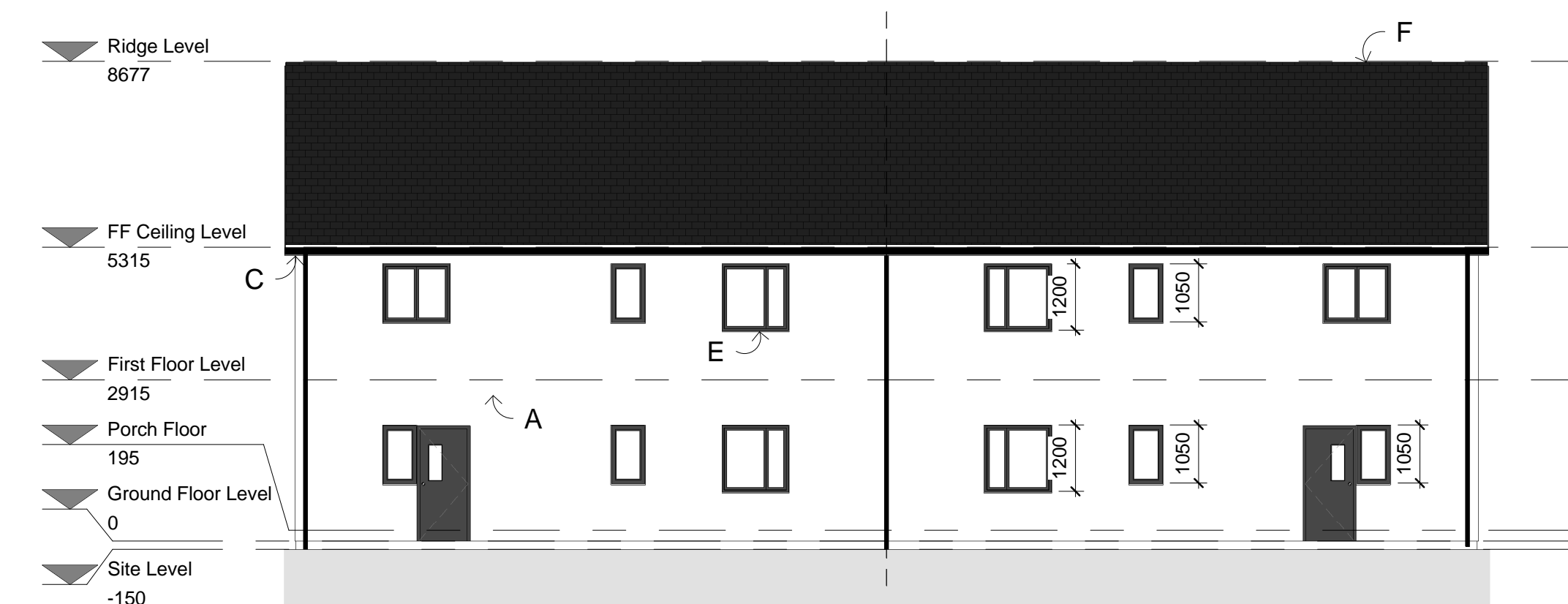
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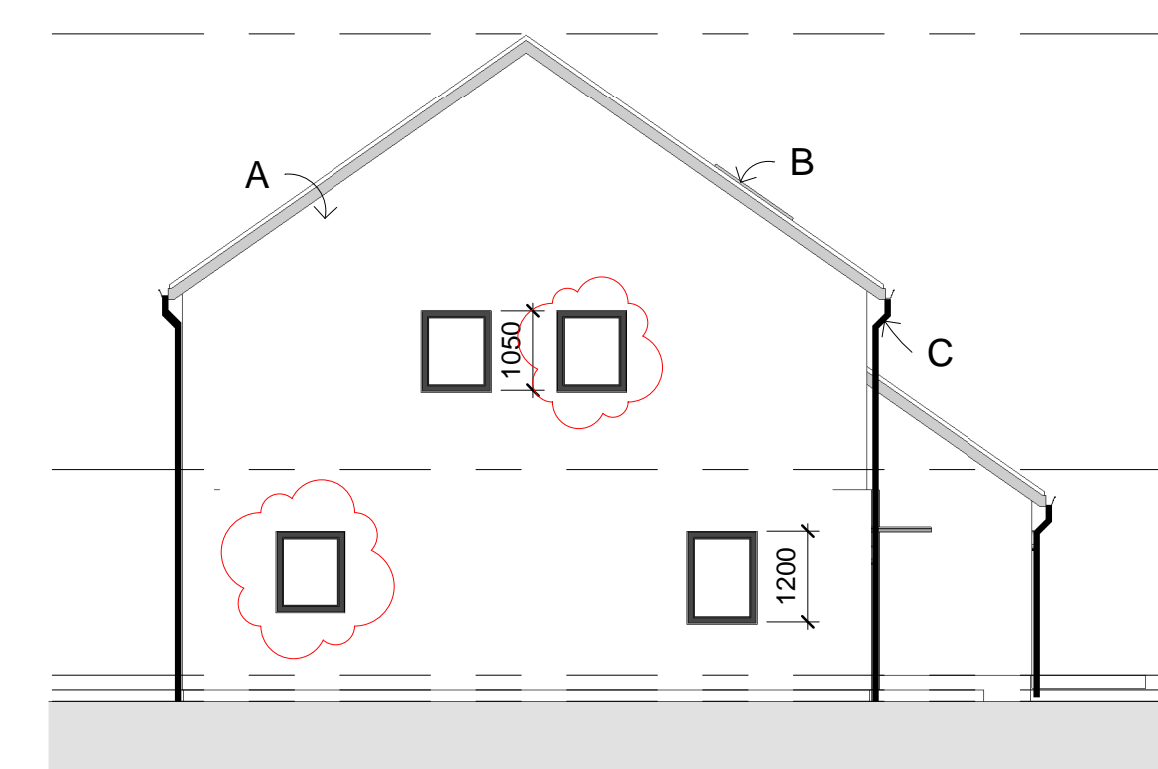
Front Elevation
1 : 100



Right Gable Elevation
1 : 100



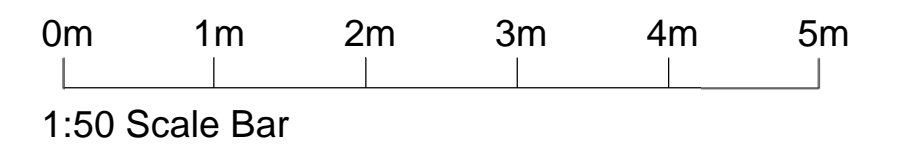
Rear Elevation
1 : 100



Left Gable Elevation
1 : 100

- RAL Chart**
- RAL 7016 Anthracite Grey
 - RAL 1018 Zinc Yellow
 - RAL 3027 Raspberry Red
 - RAL 4001 Red Lilac
 - RAL 5018 Turquoise Blue

Elevation Material List	
A.	Acrylic Smooth Render (white)
B.	PV Roof Panels
C.	UPVC Gutters + Round Downpipe's (Black)
D.	Fibre Cement Cladding (Blue/Black)
E.	Alu Clad Timber Windows / Door (Blue/black)
F.	Large Format Thin Leading Edge Interlocking Tiles (Smooth Grey)



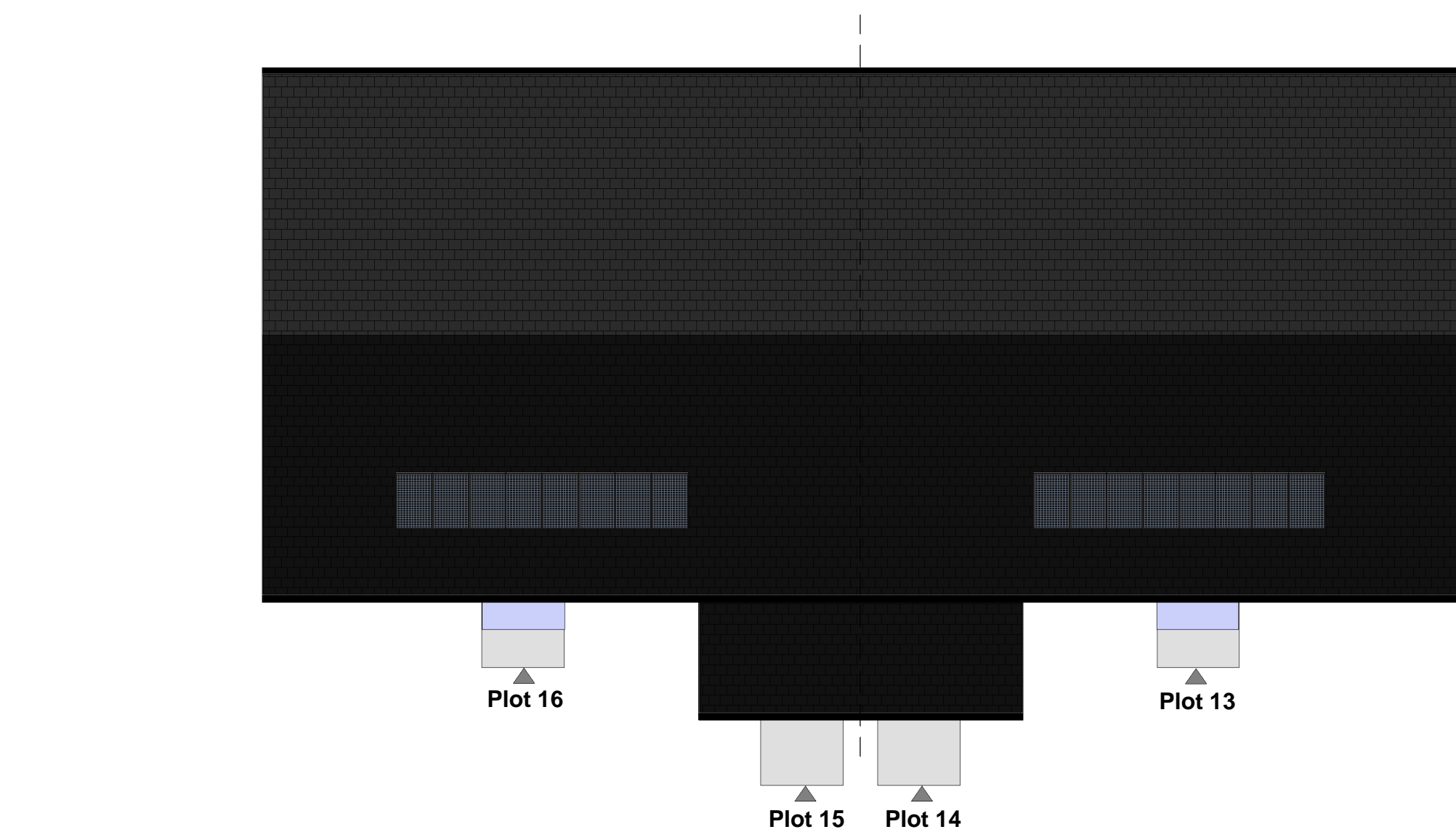
Rev.	Description	By	Date

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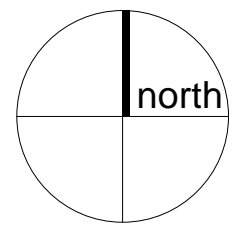
DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT	The Highland Council	SCALE	As indicated
PROJECT	16 New Housing Units, Former Maryburgh School	DATE	29/04/19
CONTACT	Ian McDonald	DRAWN BY	MB
PROJECT	HT 025 - 2B3P W & 2B4P Cottage Flats - Elevations - Plots 13-16	CHECKED BY	IMcD
PURPOSE OF ISSUE	Building Warrant	PAPER SIZE	A1

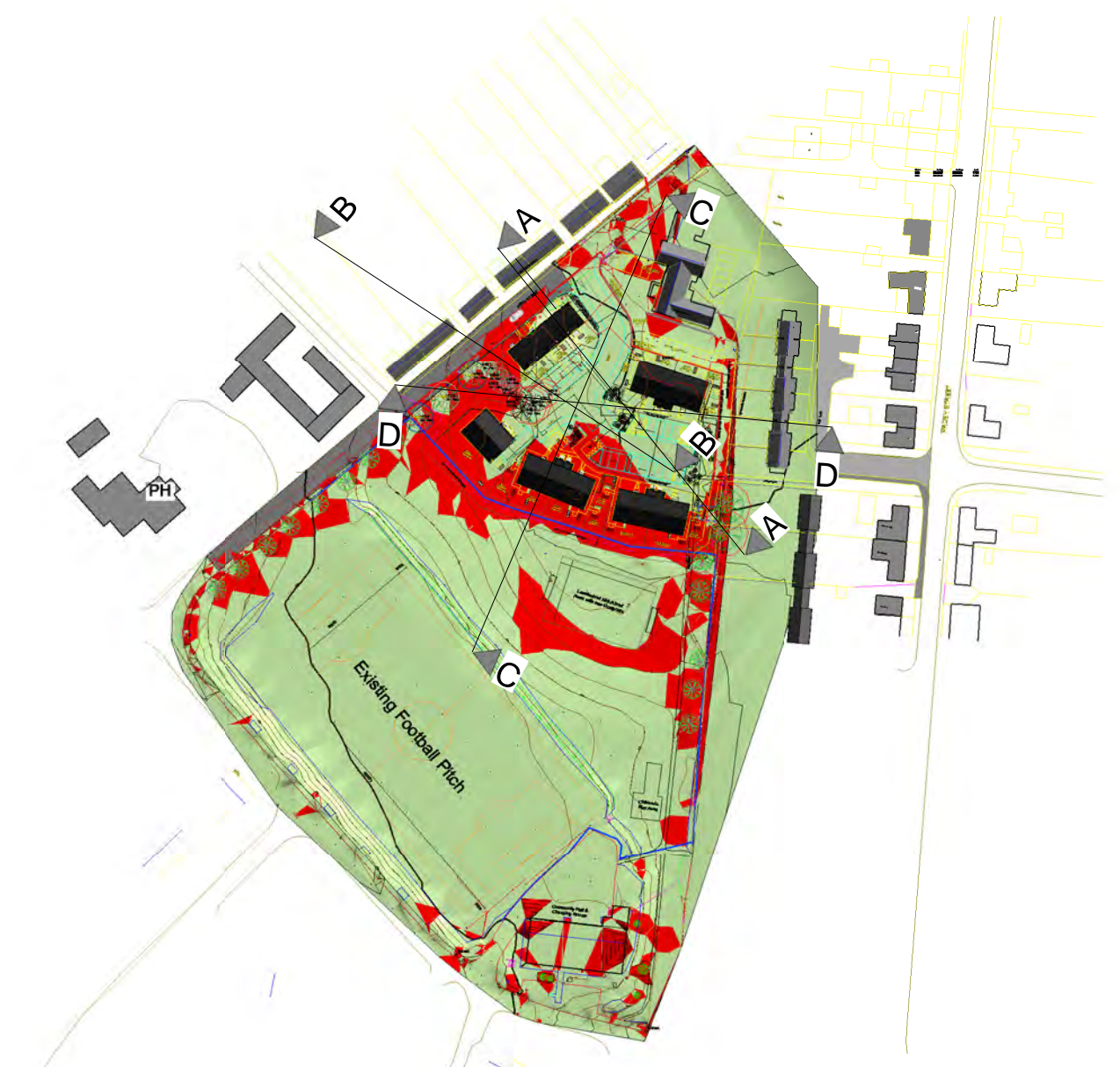


Roof Plan
1 : 100

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00_00_00	2504	A



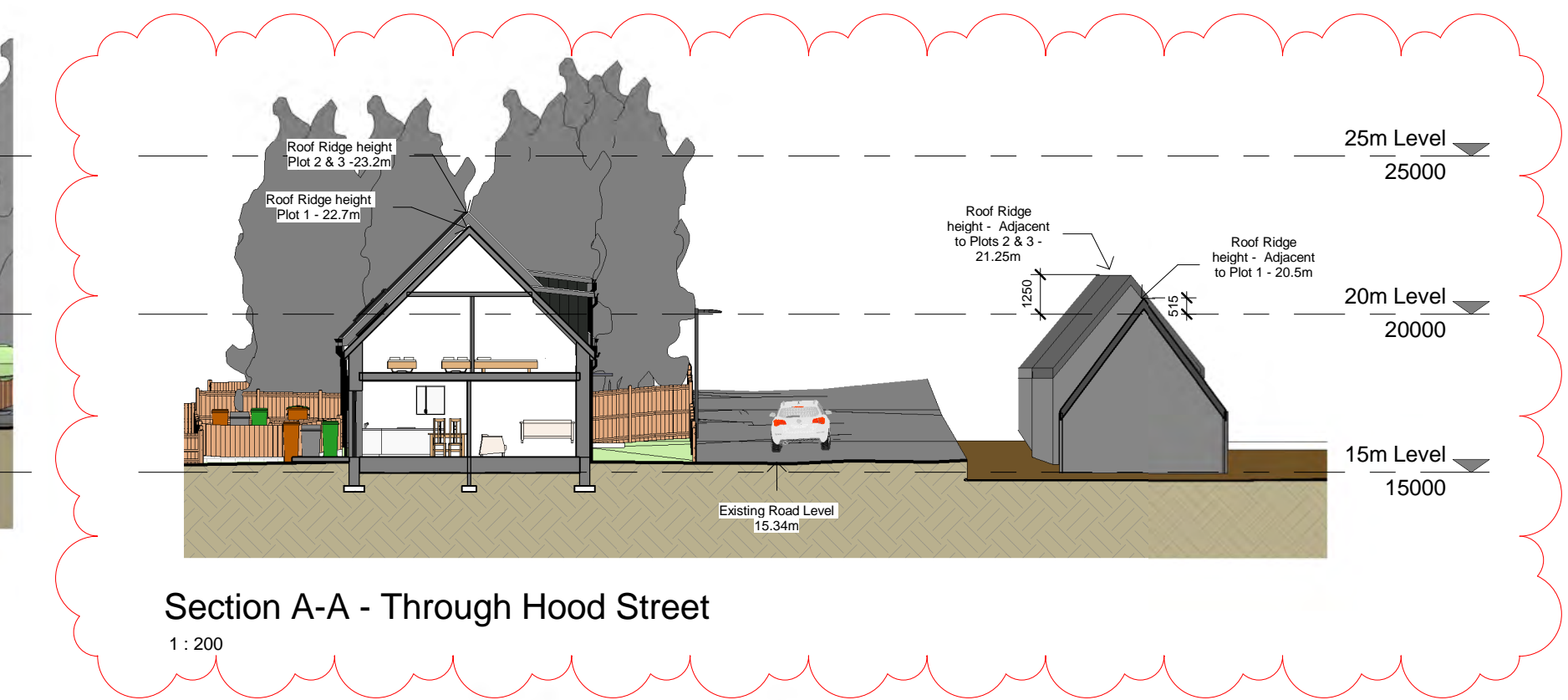
Section A-A - Proposed
1 : 200



Site Plan - Proposed
1 : 2000



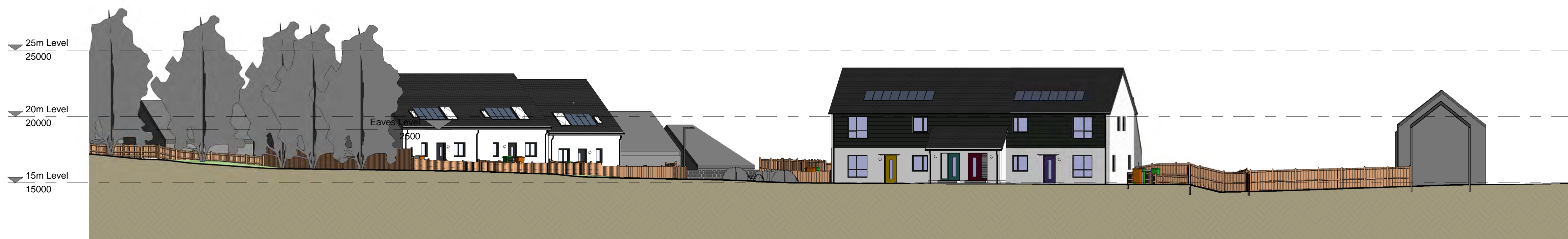
Section B-B - Proposed
1 : 200



Section A-A - Through Hood Street
1 : 200



Section C-C - Proposed
1 : 200



Section D-D - Proposed
1 : 200

Rev.	Description	By	Date
1	Additional A-A Section added showing a section through the terrace block and adjacent Cottages.	MB	22/01/19
2	Site Layout updated as per proposed Site Plan, and H2020 compliant with additional Cottage Plan.	MB	22/01/19

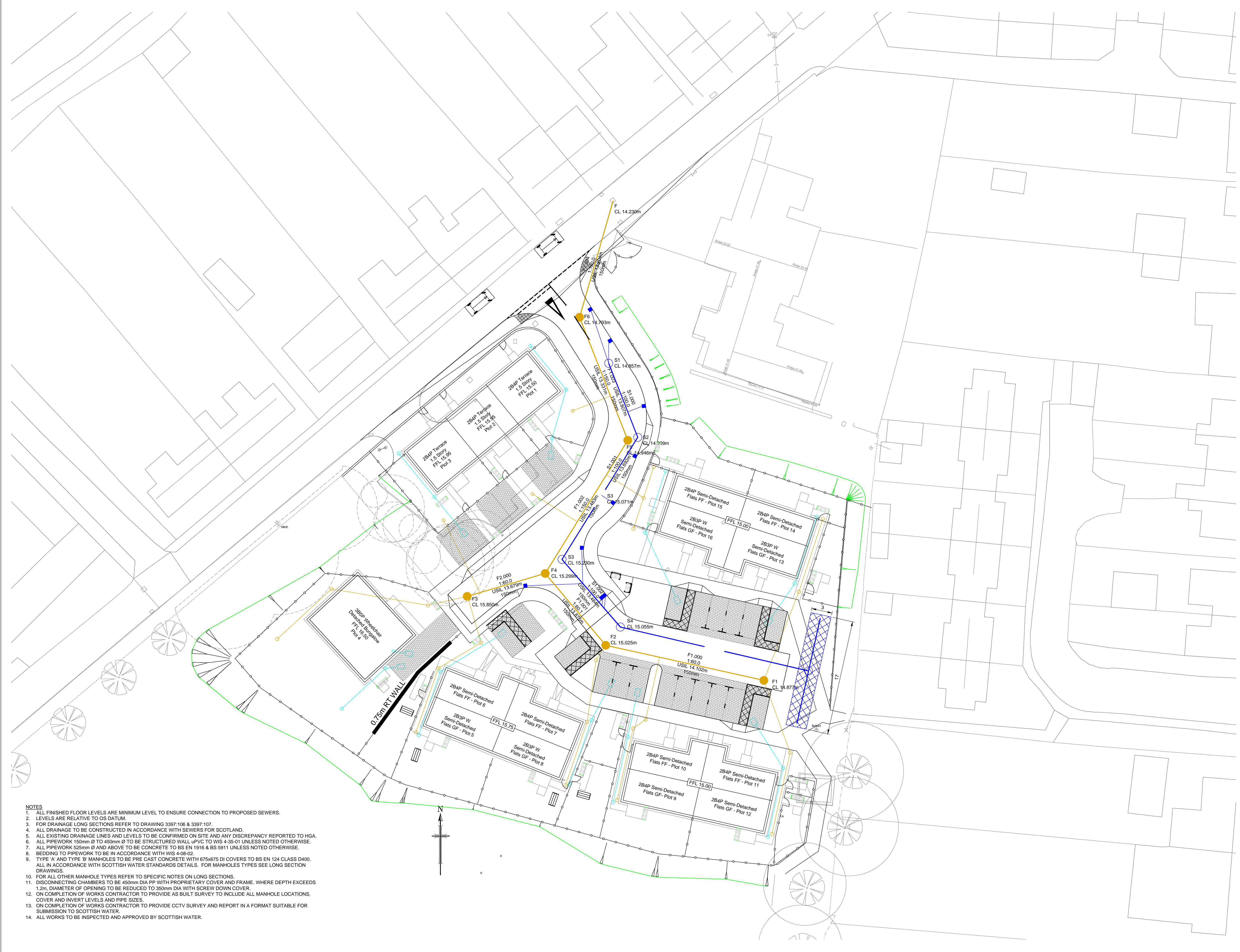
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DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT	The Highland Council	SCALE	As indicated
PROJECT	16 New Housing Units, Maryburgh	DATE	29/04/19
CONTACT	Ian McDonald	DRAWN BY	MB
DRAWING TITLE	Proposed Site Sections	CHECKED BY	IMcD
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00-00-00	4401	B



KEY

- EXISTING COMBINED SEWER
- PROPOSED FOUL SEWER
- PROPOSED ROAD STORM DRAIN
- PROPOSED HOUSE STORM DRAIN
- PERMEABLE BLOCK PAVING WITH OUTLET FROM ROOF DRAINAGE AND ROAD DRAINAGE
- o PROPOSED IC
- ROAD SOAKAWAY

ADOPTION

ALL FOUL SEWERS AND MANHOLES TO BE VESTED BY SCOTTISH WATER.

MAIN ROAD DRAINAGE TO BE ADOPTED BY THE HIGHLAND COUNCIL.

CAR PARK AND DRIVEWAYS TO REMAIN PRIVATE AND TO BE MAINTAINED BY THE DEVELOPER.

Drawing No.		Revision	
3397:105		F	
Revisions	Date	Drn.	
A PLOT 4 & PARKING REVISED	29.11.18	JM	
B LAYOUT REVISED	02.05.19	JM	
C PARKING BAY REMOVED	06.05.19	JM	
D LAYOUT REVISED WITH 2 ADDITIONAL UNITS	20.06.19	JM	
E LEVELS ADDED	17.09.19	JM	
F SUDS MOVED AND LAYOUT REVISED	26.09.19	JM	

**APPROVAL
DRAWING**

THE HIGHLAND COUNCIL

FORMER SCHOOL SITE
MARYBURGH

DRAINAGE LAYOUT

Drawn: JM	Ck'd: Scale: 1:250 (A1)
Date: OCT 2018	Date: DO NOT SCALE

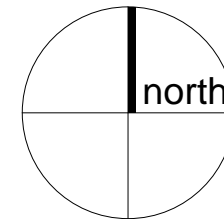
consulting engineers



hga

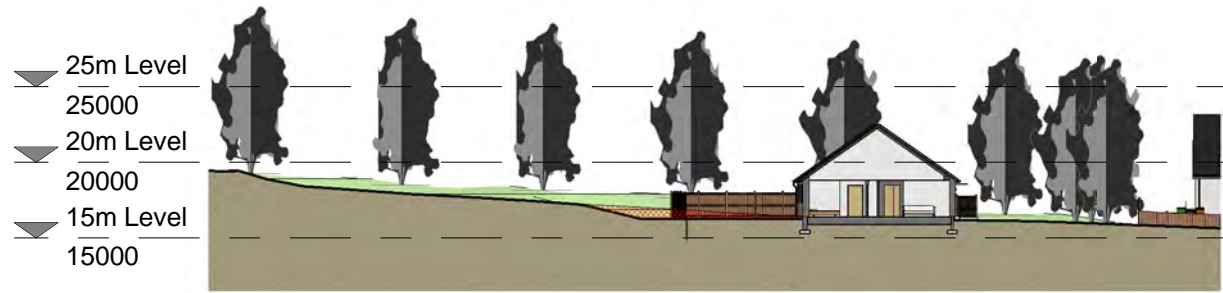
HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hga-group.co.uk

Drawing No.		Revision	
3397:105		F	

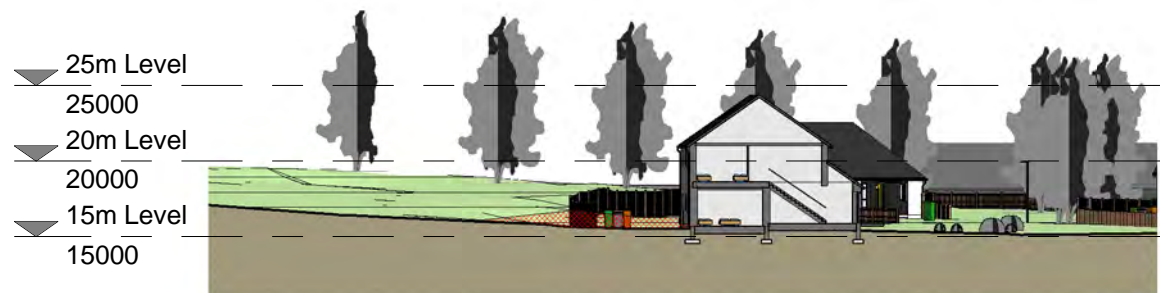
- NOTES**
- ALL FINISHED FLOOR LEVELS ARE MINIMUM LEVEL TO ENSURE CONNECTION TO PROPOSED SEWERS.
 - LEVELS ARE RELATIVE TO OS DATUM.
 - FOR DRAINAGE LONG SECTIONS REFER TO DRAWING 3397-106 & 3397-107.
 - ALL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND.
 - ALL EXISTING DRAINAGE LINES AND LEVELS TO BE CONFIRMED ON SITE AND ANY DISCREPANCY REPORTED TO HGA.
 - ALL PIPEWORK 150mm Ø TO 450mm Ø TO BE STRUCTURED WALL uPVC TO WIS 4-35-01 UNLESS NOTED OTHERWISE.
 - ALL PIPEWORK 525mm Ø AND ABOVE TO BE CONCRETE TO BS EN 1916 & BS 5911 UNLESS NOTED OTHERWISE.
 - BEDDING TO PIPEWORK TO BE IN ACCORDANCE WITH WIS 4-08-02.
 - TYPE 'A' AND TYPE 'B' MANHOLES TO BE PRE CAST CONCRETE WITH 675x675 DI COVERS TO BS EN 124 CLASS D400. ALL IN ACCORDANCE WITH SCOTTISH WATER STANDARDS DETAILS. FOR MANHOLES TYPES SEE LONG SECTION DRAWINGS.
 - FOR ALL OTHER MANHOLE TYPES REFER TO SPECIFIC NOTES ON LONG SECTIONS.
 - DISCONNECTING CHAMBERS TO BE 450mm DIA PP WITH PROPRIETARY COVER AND FRAME. WHERE DEPTH EXCEEDS 1.2m, DIAMETER OF OPENINGS TO BE REDUCED TO 350mm DIA WITH SCREW DOWN COVER.
 - ON COMPLETION OF WORKS CONTRACTOR TO PROVIDE AS BUILT SURVEY TO INCLUDE ALL MANHOLE LOCATIONS, COVER AND INVERT LEVELS AND PIPE SIZES.
 - ON COMPLETION OF WORKS CONTRACTOR TO PROVIDE CCTV SURVEY AND REPORT IN A FORMAT SUITABLE FOR SUBMISSION TO SCOTTISH WATER.
 - ALL WORKS TO BE INSPECTED AND APPROVED BY SCOTTISH WATER.



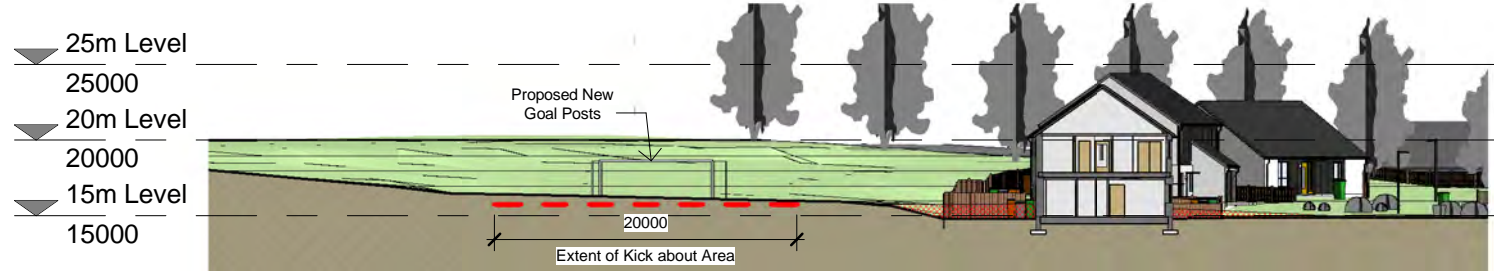
Key
 Ground to be removed
 Site Boundary



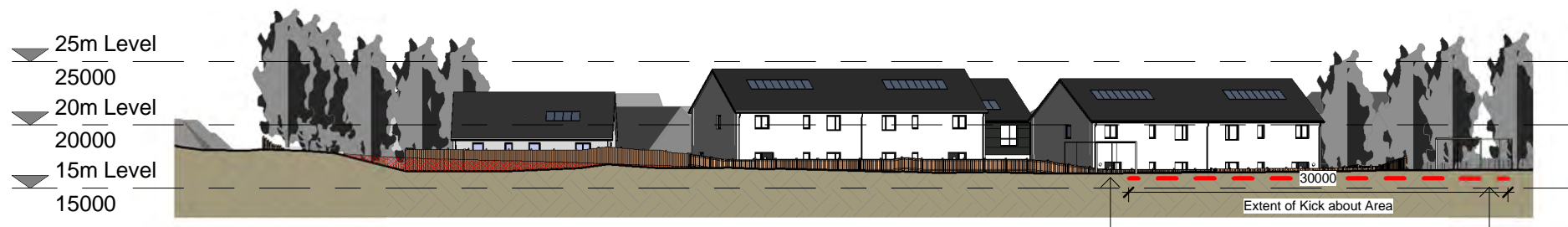
Section A-A
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Section B-B
1 : 500



Section C-C
1 : 500

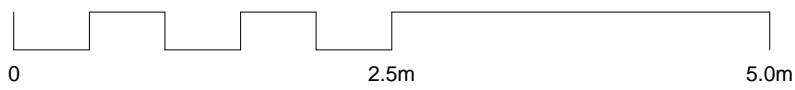


Section D-D
1 : 500



Site Plan
1 : 2500

Scale: 1 to 50



Rev.	Description	By	Date

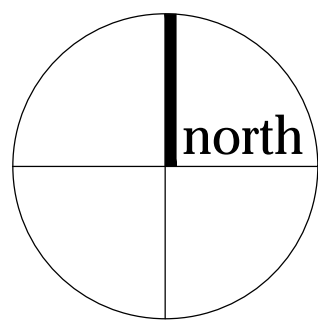
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DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT The Highland Council	SCALE As indicated
PROJECT 16 New Housing Units, Maryburgh	DATE 29/04/19
CONTACT Ian McDonald	DRAWN BY MB
DRAWING TITLE Proposed Park Sections	CHECKED BY IMcD
PURPOSE OF ISSUE Planning	PAPER SIZE A3

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00-00-00	4403	-



KEY

- - - Proposed Site Boundary
- - - Adjacent Land Owned
- Area taken from proposed site to former primary school.
- Area taken from park for proposed site layout.
- Proposed levelled kick about area, with New Goalposts

Rev.	Description	By	Date

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DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT The Highland Council		SCALE 1:500
PROJECT 16 New Housing Units, Former Maryburgh School, Maryburgh		DATE 11/09/19
CONTACT Ian McDonald		DRAWN BY MB
DRAWING TITLE Land Allocation Plan		CHECKED BY IMcD
PURPOSE OF ISSUE Planning		PAPER SIZE A1

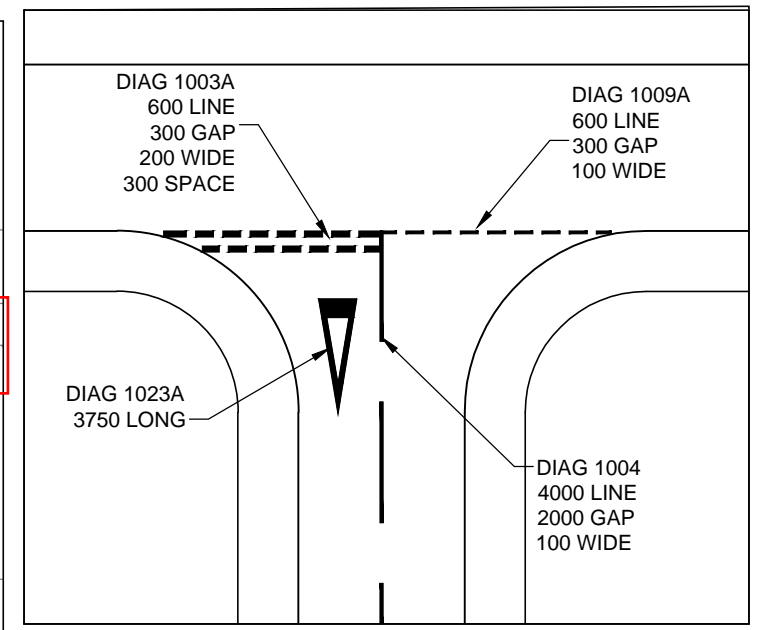
Land Allocation Plan

1 : 500

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	-	ZZ	-	XX	-	DR - A	-
							00_00_00	1402



PARKING
 NOTE PLOTS 1-6 HAVE 2 No. IN CURTLAGE SPACES
 SHARED PARKING PLOTS 7-14 (FLATS)
 No. OF SPACES REQUIRED = 8 x 1.5 = 12 SPACES
 No. OF SPACES PROVIDED = 12 + 1 CURTLAGE FOR PLOT 12



TYPICAL JUNCTION LINING DETAIL
SCALE 1:250

VISIBILITY SPLAY			
JUNCTION	X	Y LEFT	Y RIGHT
1 TO EXISTING	2.4	30	30

- NOTES**
- ALL ROADWORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MCDHW SPECIFICATION FOR HIGHWAY WORKS VOLUME 1.
 - REFER TO DRAWING 3397:102 FOR ROAD LONG SECTIONS.
 - REFER TO DRAWING 3397:103 FOR ROAD CONSTRUCTION DETAILS.

Revisions	Date	Drn.
A	29.11.18	IM
B	02.05.19	JM
C	06.05.19	JM
D	20.06.19	IW
E	26.09.19	JM

APPROVAL DRAWING

THE HIGHLAND COUNCIL

FORMER SCHOOL SITE
MARYBURCH

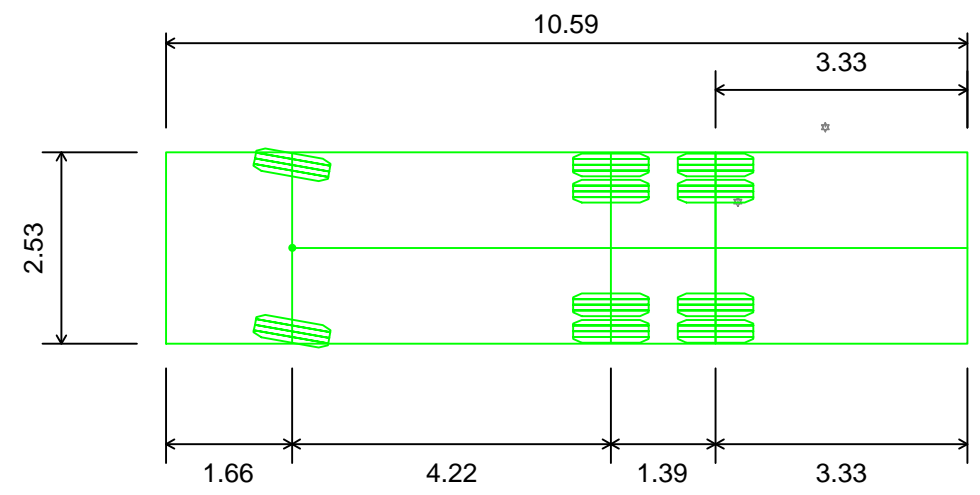
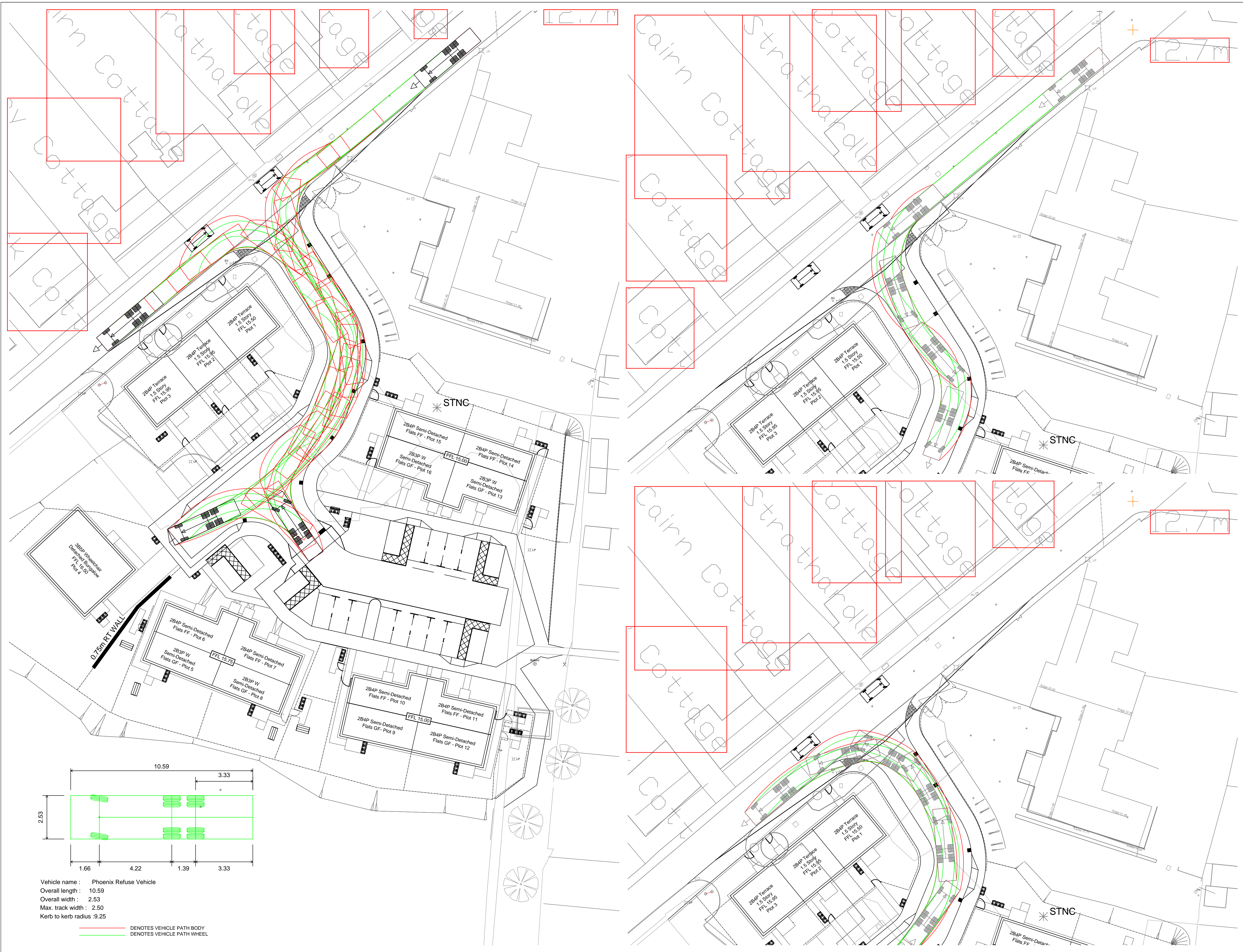
ROAD LAYOUT

Drawn: JM	Ck'd:	Scale: 1:250 (A1)
Date: OCT 2018	Date:	DO NOT SCALE

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Drawing No.	Revision
3397:101	E



Vehicle name : Phoenix Refuse Vehicle
 Overall length : 10.59
 Overall width : 2.53
 Max. track width : 2.50
 Kerb to kerb radius : 9.25

— DENOTES VEHICLE PATH BODY
 — DENOTES VEHICLE PATH WHEEL

Drawing No.	Revision
3397:115	E

Revisions	Date	Drn.
A PLOT 4 & PARKING LAYOUT REVISED	29.11.18	MC
B LAYOUT REVISED	02.05.19	JM
C PARKING BAY REMOVED	06.05.19	JM
D HC COMMENTS INCORPORATED	16.07.19	IM
E REVISED WITH OVER RUN AND LAYOUT REVISED.	26.09.19	IW

**APPROVAL
DRAWING**

THE HIGHLAND COUNCIL

FORMER SCHOOL SITE
MARYBURGH

VEHICLE SWEEP PATH

Drawn: IAW	Ck'd: Date:	Scale: 1:250 (A1)
Date: NOV 18	Date:	DO NOT SCALE

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Drawing No.	Revision
3397:115	E



A	3D View 1 updated to show windows on gables.	MB	24/09/19
Rev.	Description	By	Date

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DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT The Highland Council	SCALE
PROJECT 16 New Housing Units, Maryburgh	DATE 29/04/19
CONTACT Ian McDonald	DRAWN BY MB
DRAWING TITLE 3D Visual 1	CHECKED BY IM
PURPOSE OF ISSUE Planning	PAPER SIZE A3

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00-00-00	8402	A



Rev.	Description	By	Date
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The Highland Council
Comhairle na Gaidhealtachd

CLIENT The Highland Council	SCALE
PROJECT 16 New Housing Units, Maryburgh	DATE 29/04/19
CONTACT Ian McDonald	DRAWN BY MB
DRAWING TITLE 3D Visual 2	CHECKED BY IM
PURPOSE OF ISSUE Planning	PAPER SIZE A3

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DIHD18004	THC	ZZ	XX	DR	A	00-00-00	8403	-