

Agenda Item	7.3
Report No	PLS/008/20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 28 January 2020

Report Title: 19/00415/MS: Rural Projects and Developments Ltd
Carn Glas, Lewiston, Drumnadrochit

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Submission of Matters Specified in Conditions 1, 3, 4, 15, 17, 20, 22, 23, 24, 25, 27, 28, 29, 33, 37, 38 and 39 of Planning Permission 13/03694/PIP - Erection of 13 detached houses, 12 semi-detached houses, 8 terraced houses, 8 flats, 2 mid terrace houses and associated infrastructure works and landscaping.

Ward: 12 – Aird and Loch Ness

Development category: Local

Reason referred to Committee: Community Council objection.

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

Recommendation

Members are asked to agree the recommendation to **Approve** matters specified in conditions as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 This submission seeks approval of a number of conditions attached to 13/03694/PIP granted on 14 April 2015 in respect of the Kilmore Farm development. The application seeks to satisfy conditions to allow a total of 43 homes and supporting infrastructure to be built. Comprising a mix of:

- 8No. 2 bedroomed flats;
- 22No. 3 bedroomed houses; and
- 13No. 3/5 bedroomed houses.

1.2 The overall masterplanned development at Kilmore Farm did not include a total number of houses proposed in the description of development, nor was a limit on development applied by the Scottish Government Reporter when planning permission in principal was granted. The phases as delivered on the site permitted to date and the numbers set out in this application are set out below:

Phase	Unit Numbers	Status	Running Total
1	25	Constructed and occupied	25
2	0	Constructed and partially occupied (retail units)	25
3	24	Under construction	49
4 and 5	43	No construction (application subject to this report)	92
6	12	Constructed and occupied	104

1.3 This submission seeks approval of the following conditions:

- 1 – siting, design and appearance of all buildings and other structures.
- 3 – phasing
- 4 – housing details
- 15 – details of underground services
- 17 – tree protection plan
- 20 – hard and soft landscaping
- 22 – green spaces
- 23 – maintenance of shared areas
- 24 – play area delivery
- 25 – outdoor access
- 27 – surface water drainage
- 28 – temporary surface water drainage
- 29 – details of connections to the water and waste water drainage network
- 33 – details of roads

- 37 – street lighting
- 38 – construction environmental management
- 39 – construction traffic management

1.4 Variations: Since validation of the application the design and layout of the site has been modified to address matters raised by the case officer in terms of design and technical matters related to roads and drainage.

2. SITE DESCRIPTION

2.1 The development sits within a wider site for development at Kilmore, Drumnadrochit.

2.2 The site is accessed from a network of roads within the wider masterplanned site which connects to the A82(T) at the roundabout provided as part of the wider development site.

2.3 There are some mature trees to the north east of the site on the boundary of Urquhard and Glenmoriston Church as well as forming the boundary of properties within Coiltie Crescent. No trees are proposed for removal as a result of the development.

3. PLANNING HISTORY

3.1	18.12.2012	12/04780/PAN - Erection of housing, affordable housing, homes for the elderly, mixed commercial uses, health car centre, public open space and associated infrastructure	Received
3.2	14.04.2015	13/03694/PIP - Mixed use development comprising housing, affordable housing, homes for the elderly, mixed commercial uses, health centre, public open space and associated infrastructure.	Planning Permission in Principle Granted
3.3	20.09.2017	16/05708/FUL - Erection of 20no. dwellings	Planning Permission Granted
3.4	06.12.2017	17/01702/FUL - Retail unit (Class 1) with four additional units (Class 1,2,3 and Sui generis- Hot food takeaway) with associated service yard, parking, coach bay, landscaping	Planning Permission Granted
3.5	07.09.2017	17/02492/MS - Submission of information addressing Matters Specified in Conditions of Planning Permission 13/03694/PIP	Matters Specified Approved

3.6	25.05.2018	17/05848/MSC - Submission of Matters Specified in Conditions 1, 3, 4, 17, 20, 23 and 38 of Planning Permission 13/03694/PIP - Erection of 24 houses and associated infrastructure	Matters Specified Approved
3.7		19/04117/S42 - Section 42 application for non-compliance with Condition 1 of Planning Permission 17/05848/MSC Erection of 24 houses and associated infrastructure	Pending Consideration

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 15.02.2019

Representation deadline: 01.03.2019

Timeous representations: 1

Late representations: 3

4.2 Material considerations raised are summarised as follows:

- a) Lack of compliance with local plan in terms of level of development proposed;
- b) Density of development;
- c) Lack of greenspace;
- d) Construction impact
- e) Amenity impacts (privacy)

4.4 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 **Glen Urquhart Community Council** object to the application. It raises concerns over the number of units proposed when compared with the local plan and the level of development proposed within the original masterplan and the lack of self-build plots. It seeks the delivery of: the light controlled crossing between the wider development site and the health centre / pharmacy; a footpath suitable for wheelchairs and mobility scooters; and land for the extension of the adjacent cemetery. The Community Council also wish to ensure that the development is limited to the construction of no more than 10 houses per annum.

5.2 **Transport Planning Team** do not object to the application following modifications to the site layout and provision of clarification related to: road layouts, footpath design, bus provision; car parking; cycle parking; visibility; waste collection and surface water drainage. A condition is sought to secure provision of a scheme to deliver 2 bus stops within the development and provision of a waiver from Scottish Water on the design of the drainage system to accommodate the development and confirming Scottish Water will continue to vest the system.

- 5.3 **Access Officer** does not object to the application following submission of further information. He welcomes the provision of the path to the wooded area and recommended an improved specification.
- 5.4 **Scottish Water** do not object to the application. It sets out that it can not confirm capacity in the water and waste water network at this time. It directs the developer to submission of a Pre-Development Enquiry Form to allow further consideration of the capacity of the water and waste water network. It also notes that the Scottish Water infrastructure within the site was likely put in as a result of the development.

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 and Place-making
32 – Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built and 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
75 – Open Space
77 – Public Access

6.2 Inner Moray Firth Local Development Plan 2015

Within Drumnadrochit Settlement Development Area

DR6 - Land south west of Coiltie Crescent (Mixed Use – Residential, Business Community, Retail.)

Policy 2 – Delivering Development

6.5 Highland Council Supplementary Planning Policy Guidance

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

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Onshore Wind Energy Supplementary Guidance (November 2016)
Open Space in New Residential Developments (Jan 2013)
Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY 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, 2011)

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 submission requires to be assessed against all policies of the Development Plan relevant to the submission, all national and local policy guidance and all other material considerations relevant to the submission.

Planning Considerations

- 8.3 The principle of the development has been established through the original planning permission in principle and the subsequent permission granted for non-compliance with conditions. This submission seeks to approve matters specified in conditions of the planning permission in principle issued in 2015. In order to address the determining issues therefore, Committee must consider the extent to which the proposal continue to comply with development plan policy, the provisions of the conditions attached to the planning permission in principle and take into consideration any other material considerations.

Development plan/other planning policy

- 8.4 Development Plan policy has changed since the time of determination of the original planning permission in principle application. The Inverness Local Plan (2006) in relation to this site and the policy provisions have been superseded by the contents of the Highland-wide Local Development Plan (2012). The Inner Moray Firth Local Development Plan (2015) has also been adopted.
- 8.5 The Inner Moray Firth Local Development Plan, when allocating the site for 75 units identified a range of developer requirements. These, to an extent, have been overtaken by the grant of planning permission in principle for the mixed use scheme comprising housing and retail. In determining that application, the Reporter

would have had regard to the proposed Inner Moray Firth Local Development Plan (IMFLDP) which included the indicative capacity and the phasing restrictions. However, in granting permission no limit was placed on the level of development nor phasing.

- 8.6 In assessing this application, officers reviewed the original masterplan and the supporting information accompanying the permission in principle in order to establish the baseline of development and the appropriateness or otherwise of the level of development now proposed. The Transport Assessment for the planning permission in principle considered a development comprising the retail units and up to 80 residential units. The Transport Planning Team do not consider that the access to the site is inadequate for the level of development proposed.
- 8.7 The appropriateness of the density of the development with regard to the layout is assessed elsewhere in this report. If this, and the remaining matters specified in conditions, do not have significant adverse impacts then the development can be seen to accord with the Development Plan.
- 8.8 The remainder of this report will consider the submissions made in relation to the relevant conditions attached to the planning permission in principle and assess its compatibility with the Development Plan.

Design and Layout (Conditions 1, 4, 20, 22, 24)

- 8.9 When the application was originally submitted, concerns were raised with regard to boundary treatments and the relationship between the buildings and the street of the properties of house types "C" on plots 17-20. These had high walls adjacent to the carriageway. Through negotiation with the applicant walls were reduced in height to no more than 1m and the properties were redesigned to break up their mass. Furthermore, the applicant adjusted the position of some properties within the plots to enhance the relationship between the houses and the street. Following these changes the design and layout of the site, comprising a central perimeter block, is supported and accords with the principles of Designing Streets.
- 8.10 Consideration has been given to the concerns raised regarding the impact on neighbouring properties in the earlier phase of development to the north (Glenurquhart Care Project) and houses on Coiltie Crescent as well as properties to the west. The properties to the west are separated from the built elements of the development by the landscaping agreed through an earlier application and will not be affected in terms of privacy. Properties in Coiltie Crescent are a minimum of 16m away from the proposed development with no directly opposing windows.
- 8.11 The properties within the proposed development on plots 34-43 are just over 18m to the south west of the recently constructed Glenurquhart Care Project housing. During winter the flats may overshadow some of these properties but during spring, summer and autumn it is unlikely to have an impact on the daylight available within these properties. Given the distances, it is not considered that there will be an significant amenity impact for those living within the existing properties.

- 8.12 There are clear routes through the development site for active travel and vehicles with different boundary treatments and house types being used to define the street hierarchy. The car parking is located in discrete parking courts or to the side of properties to ensure that the majority of the primary street running through the site is free from on-street parking.
- 8.13 A key feature of the layout is an area of open space between the proposed flats and the recently completed commercial development. The open space within the site is well proportioned as a landscape area that will provide a good standard of amenity for the development. The wider masterplan identifies some commercial use adjacent to the landscaped area. This is identified on the site layout. No details of this have been submitted as it does not form part of this application.
- 8.14 Glenurquhart Community Council has requested that this land is reserved for use as a potential future expansion area for the cemetery. The application in front of the Planning Authority does not include this as an option, however this does not mean it can not be progressed at a future date. The community and the relevant services within the Council will be required to discuss this matter with the landowner.
- 8.15 The remainder of the landscaping within the site provides an appropriate setting for the development. The proposed management and maintenance arrangements are via a factor. This is acceptable.
- 8.16 Overall, the layout of the site accords with the principles set out in the masterplan and would be unlikely to lead to adverse amenity impacts on existing or future residents. It is accepted that the level of development proposed is higher than that anticipated in the IMFLDP, however, it is considered that the density of the development is appropriate.
- 8.17 The houses and flats proposed, in terms of their elevational treatment, are in keeping with the other houses which are being developed by the applicant on the wider site. The scheme comprises of a mix of single and two storey (flats) properties, finished in smooth course render and untreated larch cladding with roofs finished in leading edge concrete roof tiles. The roofs of porches are finished in sinusoidal metal cladding. Boundary finishes are a combination of rendered walls and timber fencing. The housing design and external finish of the properties are a contrast to those elsewhere in Kilmore and Lewiston but the proposed houses and flats retains traditional architectural features and proportions. The design of the properties is acceptable.

Access, Parking and Servicing (Conditions 2c, 2d, 2j, 7)

- 8.18 As the level of proposed development was higher than that assessed through the planning permission in principle, the applicant was required to demonstrate sufficient infrastructure was in place to serve the proposed development. The Council's Transport Planning Team has not objected to the findings of the Transport Statement which concluded that the site has good connectivity.

- 8.19 Through consideration of the application, Transport Planning has made a number of comments related to the geometry of the roads as well as the quality and availability of pedestrian provision through the development. The applicant has responded adequately to the comments made and as a result the application now demonstrates accordance with the Roads and Transportation Guidelines for New Development. It should however be noted that some matters of detail such as traffic calming details will be progressed through the Road Construction Consent process.
- 8.20 The strategy for waste management is acceptable and it has been demonstrated that a standard Council waste collection vehicle can manoeuvre through the site to all bin collection points. This has required modification to the location of bin collection points within the development. The proposed locations balance operational need with delivery of a sense of place to ensure that bin stores and collection points are not dominant features within the street
- 8.21 As the properties all have their own private gardens and individual provision for flatted properties, communal bike stores within the development are not required. Car parking is in accordance with THC Standards. The larger areas of car parking have been broken up by the use of landscaping and parking has generally been provided to the side, rather than, front of properties where properties have in curtilage parking. As discussed earlier in the report, this will lead to a reduced dominance of cars within the development.
- 8.22 Service strips within the development are predominantly located within the footpath or grass verges within the development.
- 8.23 A number of bus services serve Drumnadrochit. These included the services to Fort William, Portree and Inverness. Given the level of development in this area, it is anticipated that in the future bus services may be routed into the development. Through negotiation with the applicant the carriageway within the development has been modified to ensure that buses can be accommodated within the site. Furthermore the Transport Planning Team has requested the provision of bus stops within the application site. A scheme for the location and installation of these can be secured by condition.
- 8.24 A series of paths are proposed within the development. This is welcomed. Glen Urquhart Community Council sought the provision of an accessible path through the site from the Glenurquhart Care Project. This has been accommodated by the applicant and the final construction details will be agreed through the Road Construction Consent process. The Council is currently working in partnership with the applicant of this phase, and developers of the wider site, to ensure the delivery of a lights controlled crossing to the health centre. The applicant will be required to make a proportionate contribution toward the delivery of the crossing. The crossing is currently subject to an approval process with Transport Scotland.
- 8.25 The applicant is proposing to use a Council approved street lighting design. This will ensue that LED Street Lights are used, the type and design of which will minimise skyglow.

Water Infrastructure and Drainage (Conditions 27, 28 and 29)

- 8.26 Due to the ongoing iterative design process for the Kilmore Farm site, there has been a need to gain a clear understanding of the drainage solution on the site as it relates to current standards.
- 8.27 The surface water drainage strategy has been reviewed by the Transport Planning Team and in turn advice has been sought from the Council's Flood Team. The original surface water drainage design identified the capacity of the surface water drainage basing which has already been constructed as part of an earlier approval of matters specified on the site. The submitted information demonstrated that the freeboard in the basin would be reduced as a result of additional hard standing within this phase of the development. The applicant has been asked to demonstrate that Scottish Water continue to be satisfied with the proposed developments infrastructure. The applicant is currently seeking a waiver for the design of the existing basin from Scottish Water as with the additional hard standing and subsequent flows the basin size and amount of freeboard is not in accordance with Scottish Water Standards as set out in Sewers for Scotland 4.
- 8.28 The applicant has provided evidence that Scottish Water is satisfied with the proposed approach to surface water drainage and a waiver will be granted. The Council Flood Team and Transport Planning have requested a condition to ensure that the waiver is provided prior to commencement of development. If a waiver is not forthcoming modifications to the existing surface water drainage basin will be required.
- 8.29 The proposed development will connect to the public water and waste water networks.

Construction Impacts

- 8.30 Representations have raised concerns with regard to the amenity impacts of construction. These can be managed through the submitted Construction Environmental Management Plan. Furthermore, following concerns raised in representations, the applicant was asked to review the Construction Traffic Management Plan to avoid the use of the Glenurquhart Care Project amenity area for a construction access and compound. All construction access will now be taken via the A82 and the construction compound and laydown area will be contained within the area proposed to be open space in the longer term. In the interests of reducing impact on the existing residents this approach is acceptable.

Phasing

- 8.31 When the application was originally submitted the applicant sought no restriction on phasing within the proposed development. Through negotiation, the applicant has agreed to a phasing of 15 units per annum. On balance it is considered that an increase in the number of units to be completed within each year to 15 units, rather than the 10 units per annum as proposed in the IMFLDP, is acceptable. This is due to the reduce the length of time the development would have an amenity impact on

existing and future residents, while also ensuring that the number of houses within the site would not “swamp” the village. This approach will ensure that phasing is consistent with Phase 3 (subject to a separate report to this committee).

Matters to be secured by Section 75 Agreement

8.32 The proposed development is required to meet the provisions of the Legal Agreement attached to the Planning Permission in Principle (13/03694/PIP). This secured the following:

- Affordable Housing..

9. CONCLUSION

9.1 The proposed design and layout of the scheme is acceptable and consistent with the original masterplan. While the proposed numbers within the development are beyond those envisaged in the Local Development Plan, the increase is considered acceptable given the minimal additional impact on infrastructure and the layout and design of the development.

9.2 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.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended that matters specified in conditions 1, 3, 4, 15, 17, 20, 22, 23, 24, 25, 27, 28, 29, 33, 37, 38 and 39 in so far as they relate to Phases 4 and 5 of 13/03694/PIP be **Approved** subject to the following conditions to provide clarification:

1. For the avoidance of doubt no more than 15 residential units shall be completed per year within this phase of the development following the submission of the notification of initiation of development for this phase.

A year is defined as a period of one calendar year from the anniversary of the commencement of development.

Reason: To ensure that the build out of the development avoids adverse impact on local services, the community, and to clarify the phasing of the development in accordance with provisions of the Inner Moray Firth Local Development Plan (2015).

2. No development shall commence until a detailed scheme for the provision of two bus stops within the application site has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be implemented in full prior to occupation of the 40th unit within the development.

Reason: To ensure the timeous delivery of public transport infrastructure for the amenity of the residents of the development.

3. No development shall commence until either:
- i. a waiver from Scottish Water confirming that the surface water drainage system which serves the site will continue to be vested; or
 - ii. a scheme to manage the surface water drainage for run-off and roads drainage has been submitted to and approved in writing by the Planning Authority.

Thereafter the approved surface water drainage arrangements shall be implemented prior to occupation of any residential unit within the application site.

Reason: To ensure the safety and free flow of the local road network.

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

The development to which these matters specified in conditions relate must commence no later than TWO YEARS from the date on this decision notice.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

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

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

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

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 and Debris on Road

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

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

Designation: Area Planning Manager – South
Author: Simon Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 376-PL-002 REV G – Site Layout Plan
Plan 2 - 376-PL-101 Rev A – Elevations
Plan 3 - 376-PL-106 Rev A – Elevations
Plan 4 - 376-PL-111 Rev A – Elevations
Plan 6 - 376-PL-112 Rev A – Elevations
Plan 6 - 376-PL-113 Rev A – Elevations

House Type	Size	Number
A	3/5 Bed Detached	13 Units
B	3 Bed Semi	12 Units
C	3 Bed Terrace	8 Units
D	2 Bed Flat	8 Units
E	3 Bed Mid Terrace	2 Units
Total		43 Units

Note:
 Hardstanding for bin collection to be provided for all properties in accordance with 5.19.7 Refuse Collection Requirements of HC Roads and Transport Guidelines for New Developments.



Do not scale from this drawing. Dimensions and levels to be checked on site by the contractor. All dimensions in millimetres unless otherwise noted. All levels in metres unless otherwise noted.

© rural design ltd

Revisions & notes	March 19
Rev A	15/05/19
Rev B	20/06/19
Rev C	16/08/19
Rev D	21/09/19
Rev E	

Plot numbering and levels added
 Parking to plot 1 amended
 Outdoor play area note added
 Bin store note and locations added.
 Parking amenities
 Visibility notes indicated and walls/hedges removed
 Detached plot parking layout amended
 Cycle parking note added
 Plot number corrected 36-43

Revisions & notes	03/09/19
Rev F	18/09/19
Rev G	

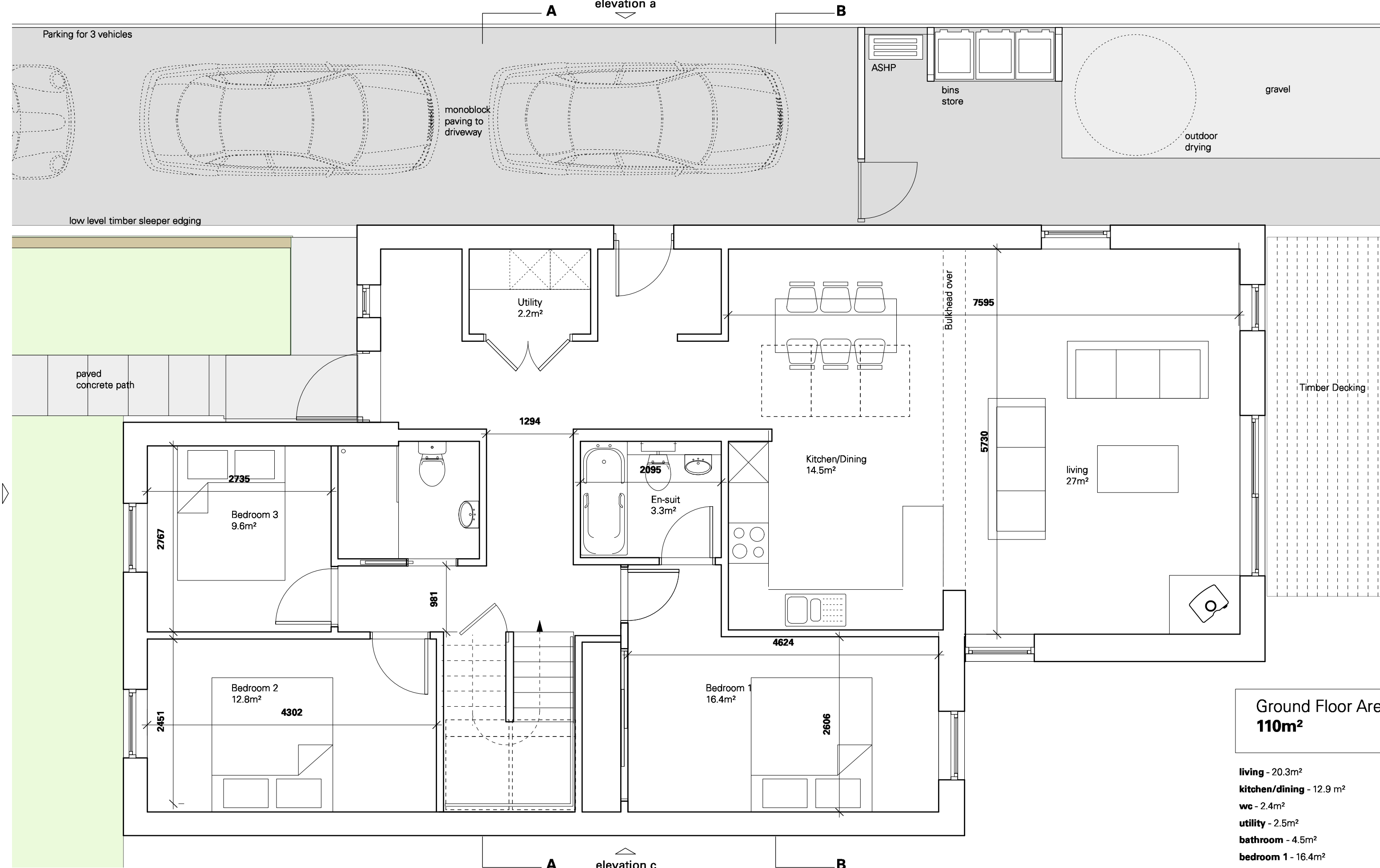
Individual gardens added for flats (Plots 34-43) with secure cycle storage. Secure visitor cycle storage also indicated.
 11m dimension added to tandem driveways



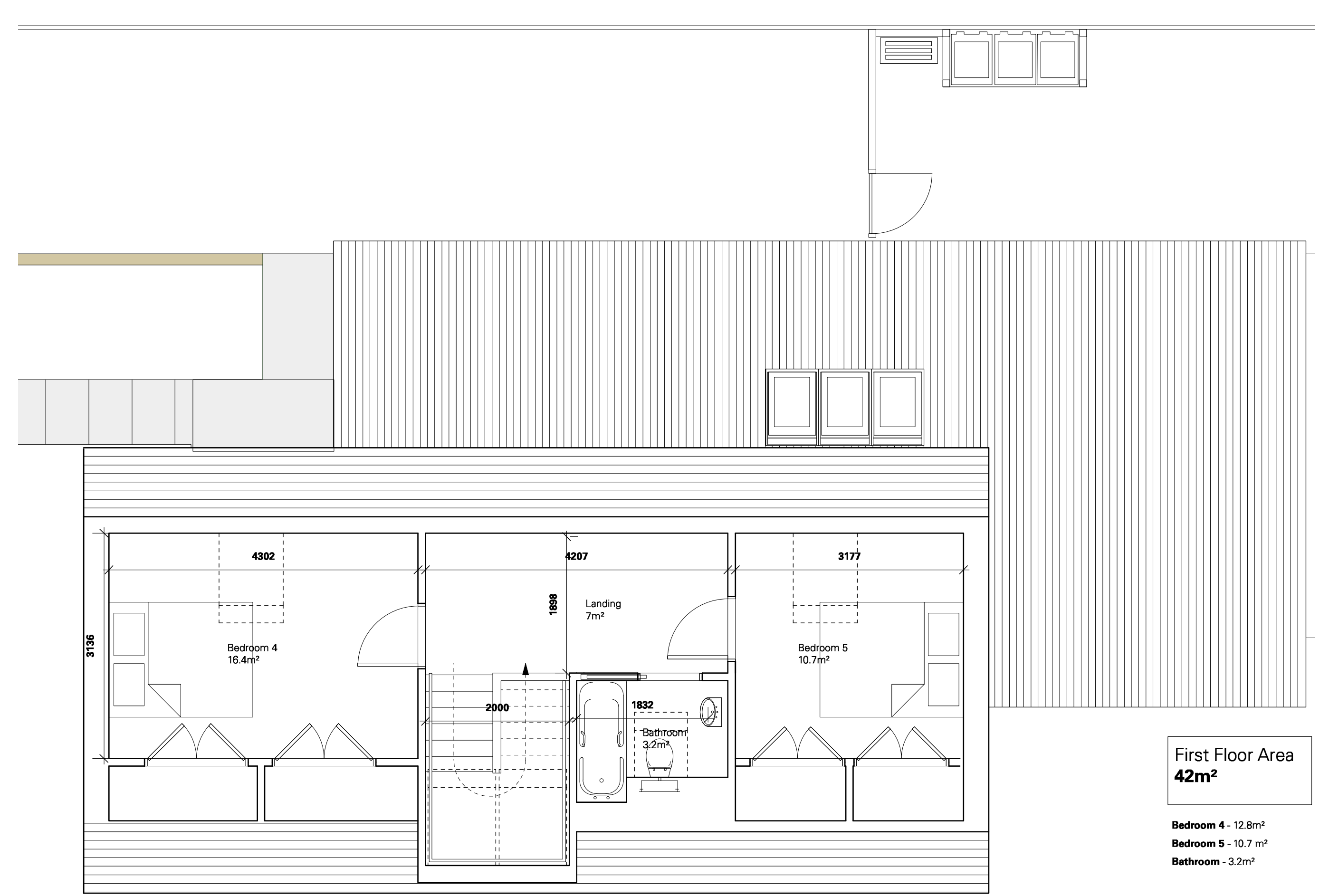
R.HOUSE
 6A Drynoch, Crossal, Isle of Skye, IV47 8SP
 tel 01478 612 899 studio@ruralhouse.net

Client	Date	Drawn	Status
RPDL	Jan 19	AT	Planning

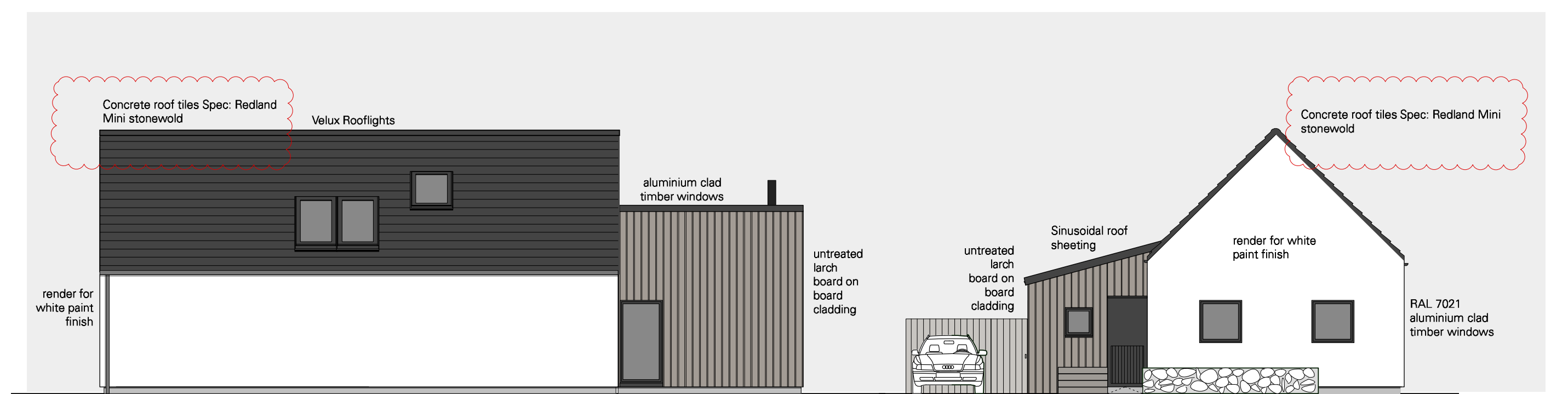
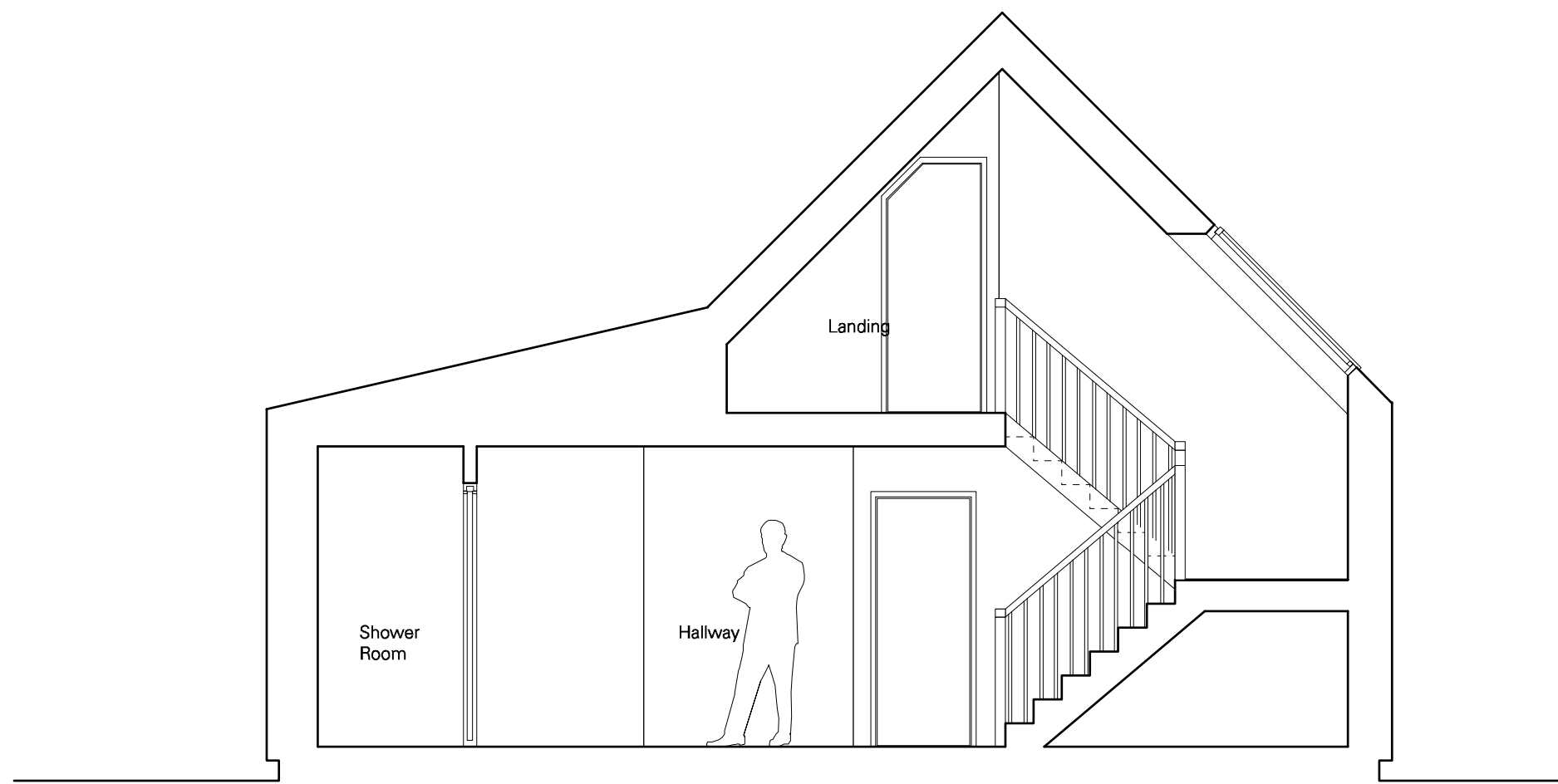
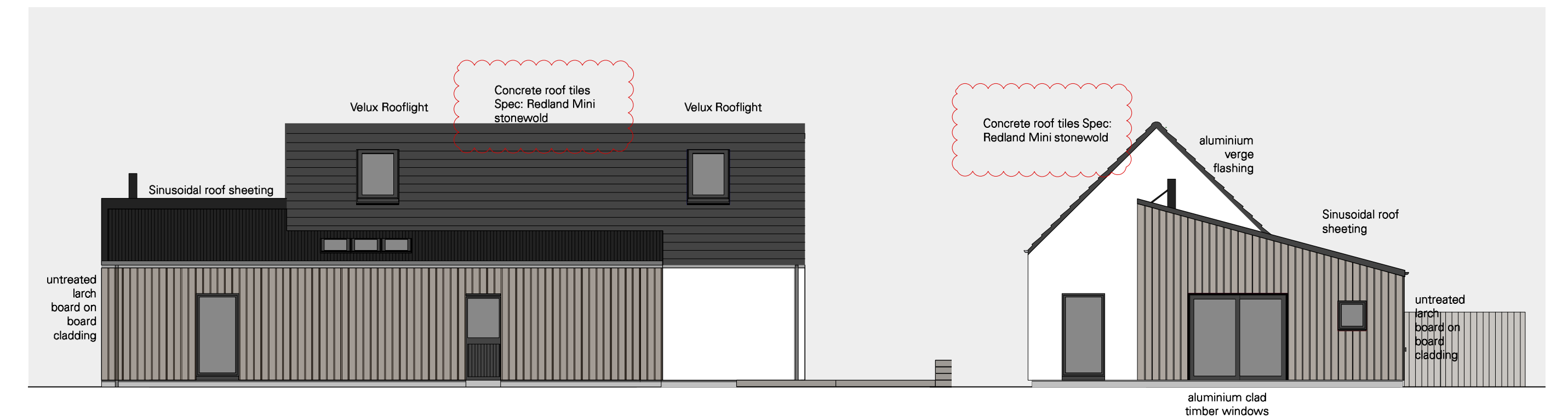
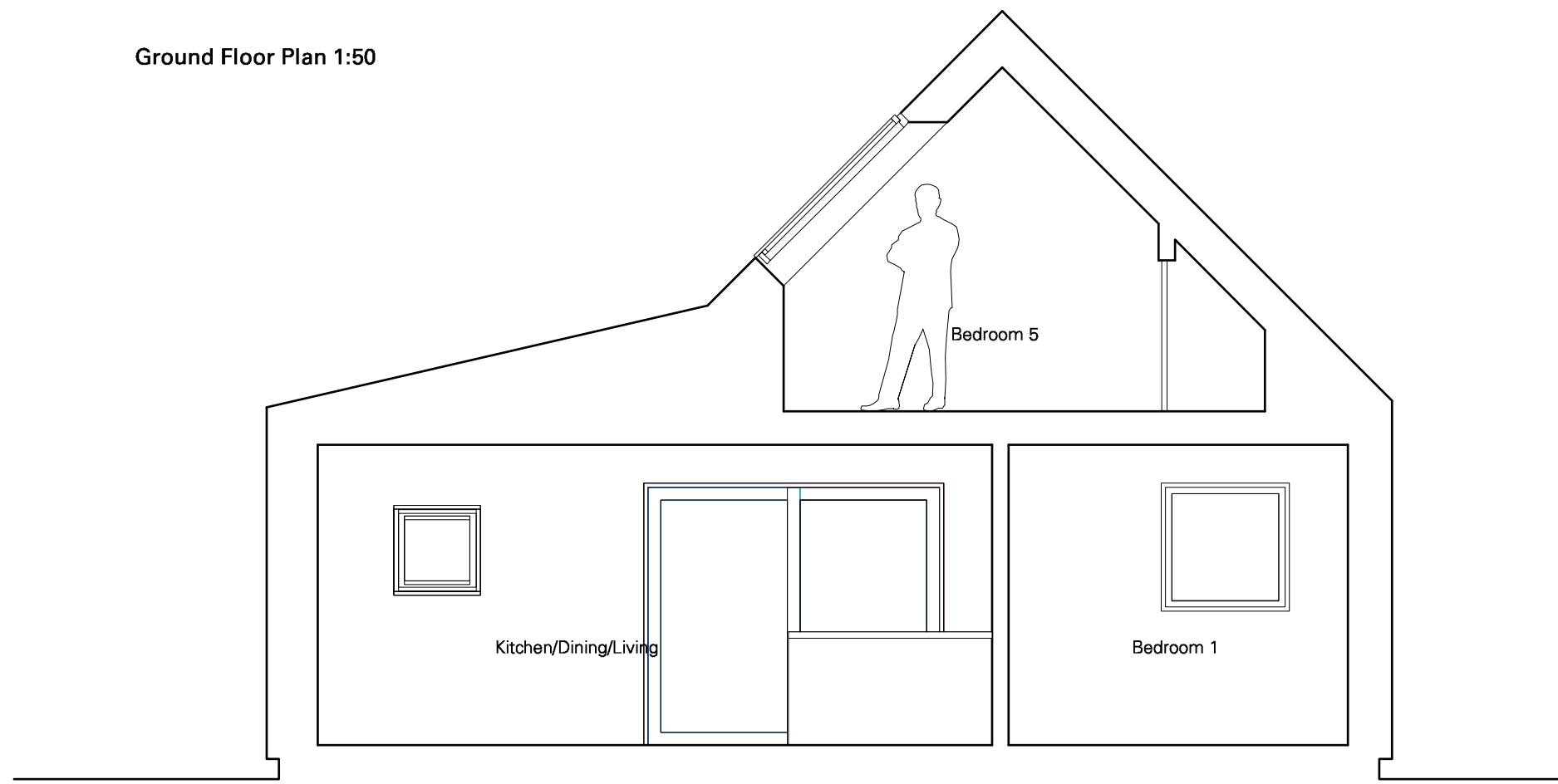
Project	Dwg No.
Housing development at Drumnadrochit	376-pl-002G



Ground Floor Plan 1:50



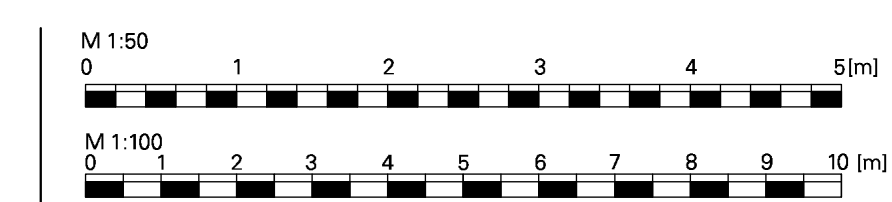
First Floor Plan 1:50



do not scale from this drawing* dimensions and levels to be checked on site by the contractor* all dimensions in millimetres unless otherwise noted* all levels in metres unless otherwise noted

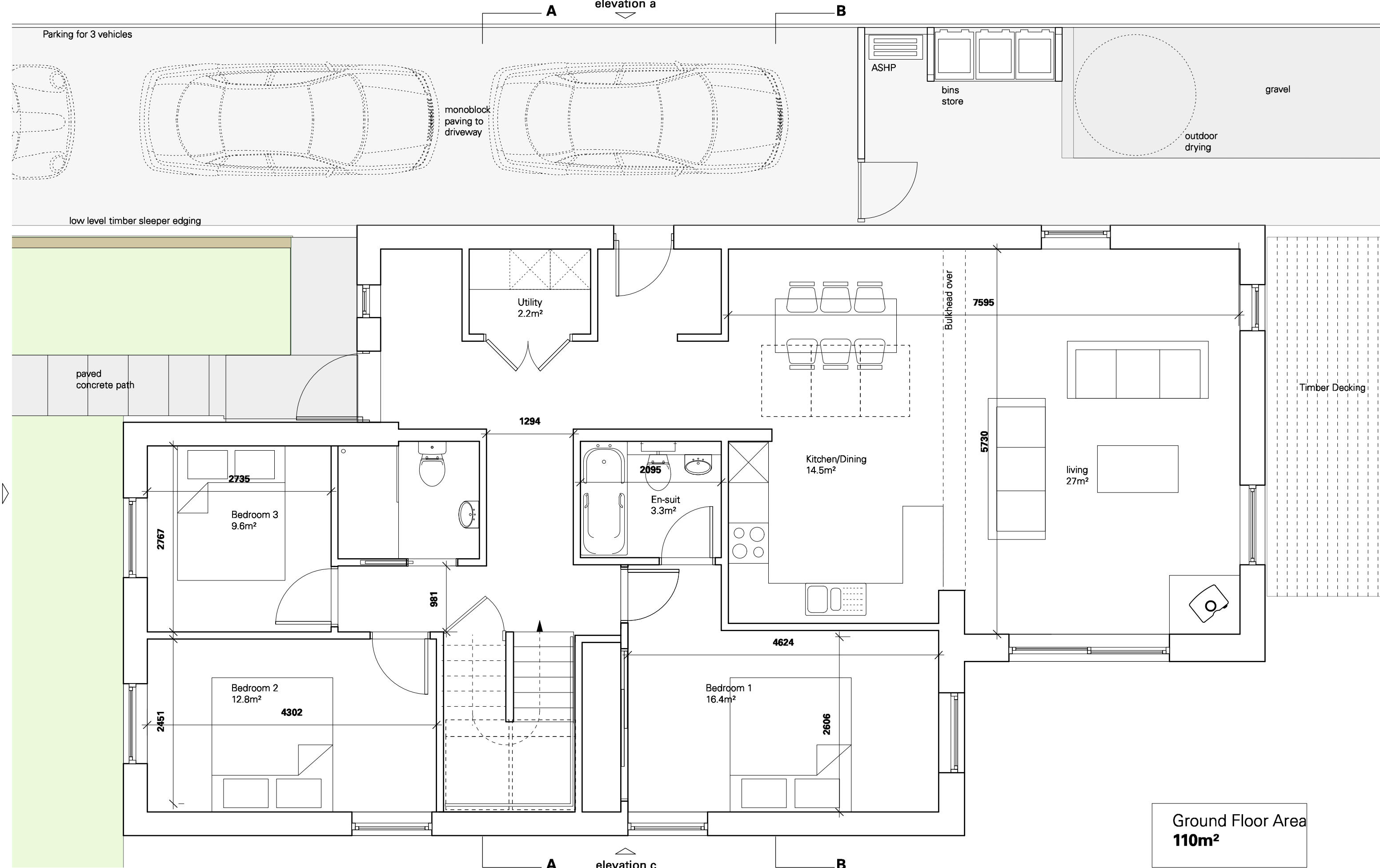
revisions & notes
 Rev A 14/05/19 Concrete roof tile specification added

© rural design ltd



R. HOUSE
 6A Drynoch, Crossal, Isle of Skye, IV47 8SP
 tel 01478 612 899 studio@ruralhouse.net

Client RPDL	Project Housing development at Drumnadrochit
Scale as shown	Date Jan 19
Drawn AT	Status Design
Drawing Title Detached RB5 (House Type A)	Dwg No. 376-pl-101A

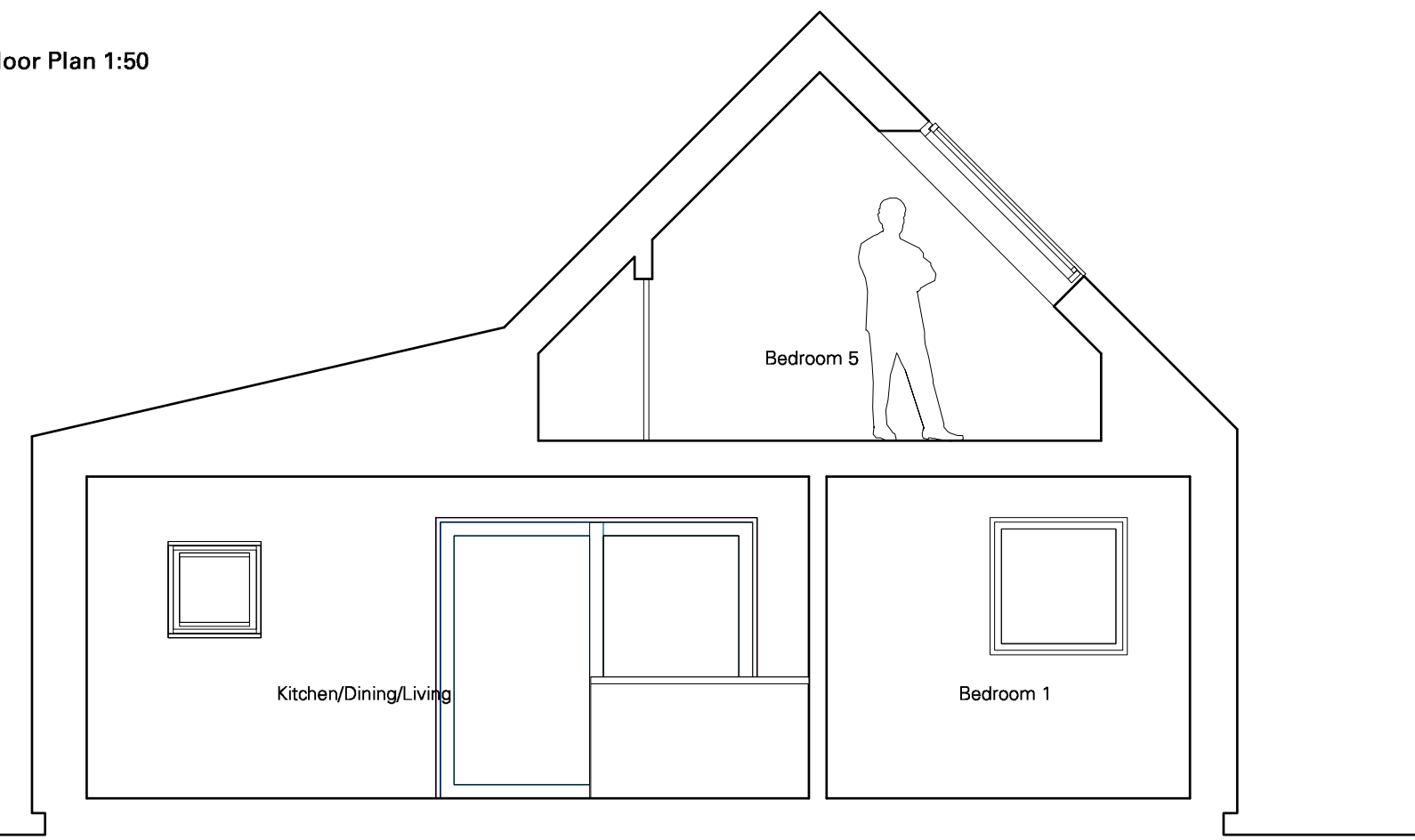


**Ground Floor Area
110m²**

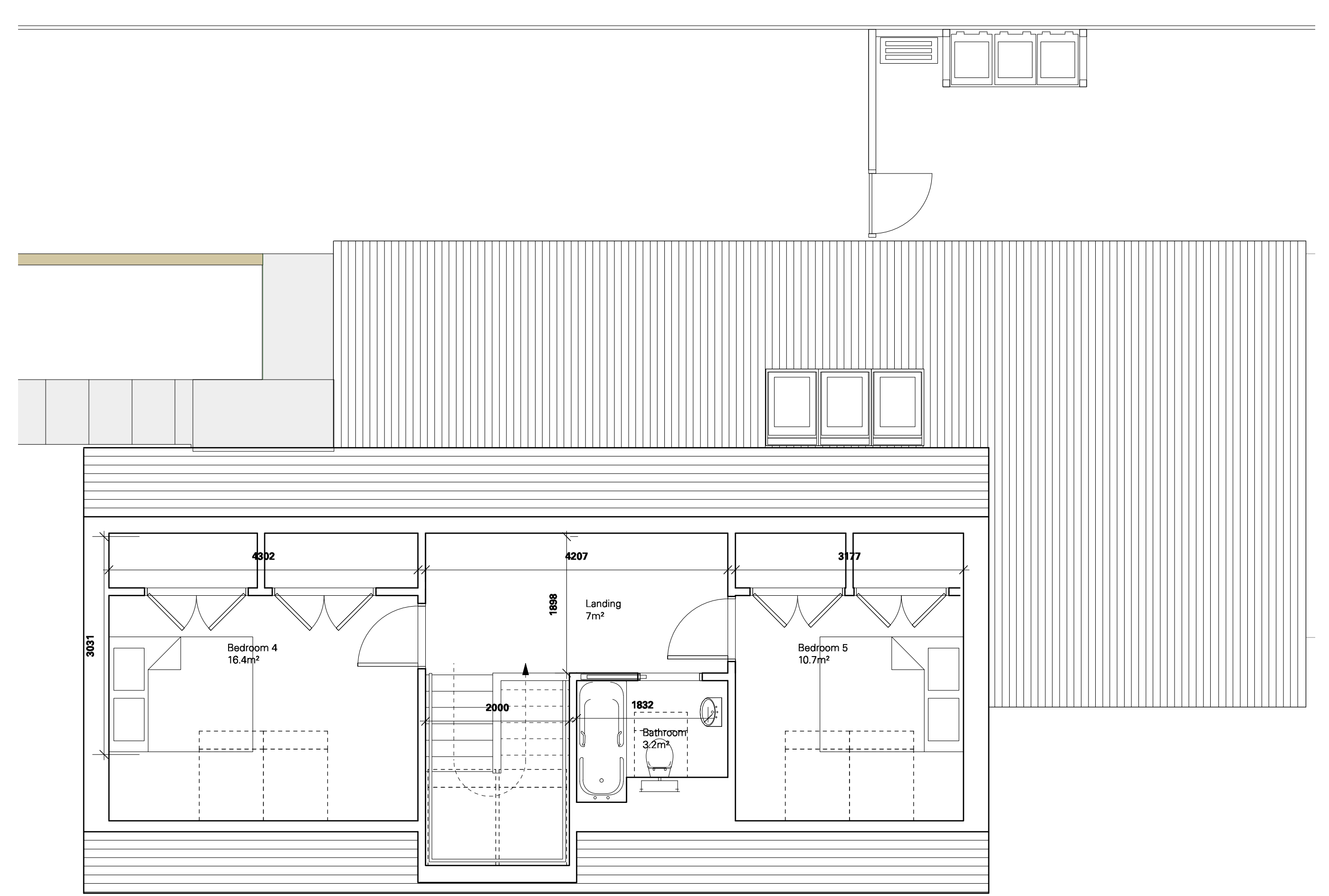
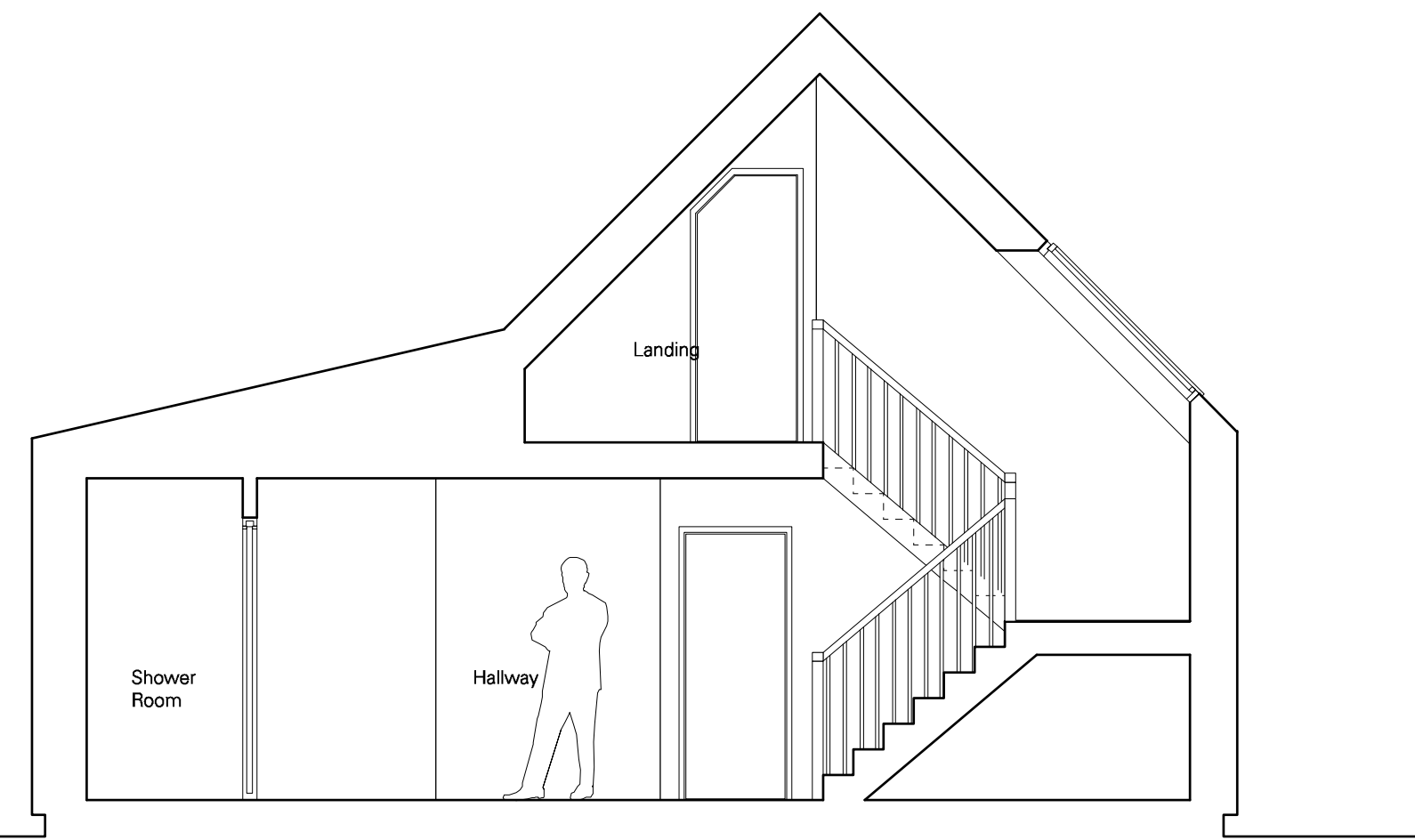
- living - 20.3m²
- kitchen/dining - 12.9 m²
- we - 2.4m²
- utility - 2.5m²
- bathroom - 4.5m²
- bedroom 1 - 16.4m²
- bedroom 2 - 12.8m²
- en-suit - 3.3m²
- bedroom 3 - 9.6m²

Ground Floor Plan 1:50

Section A 1:50



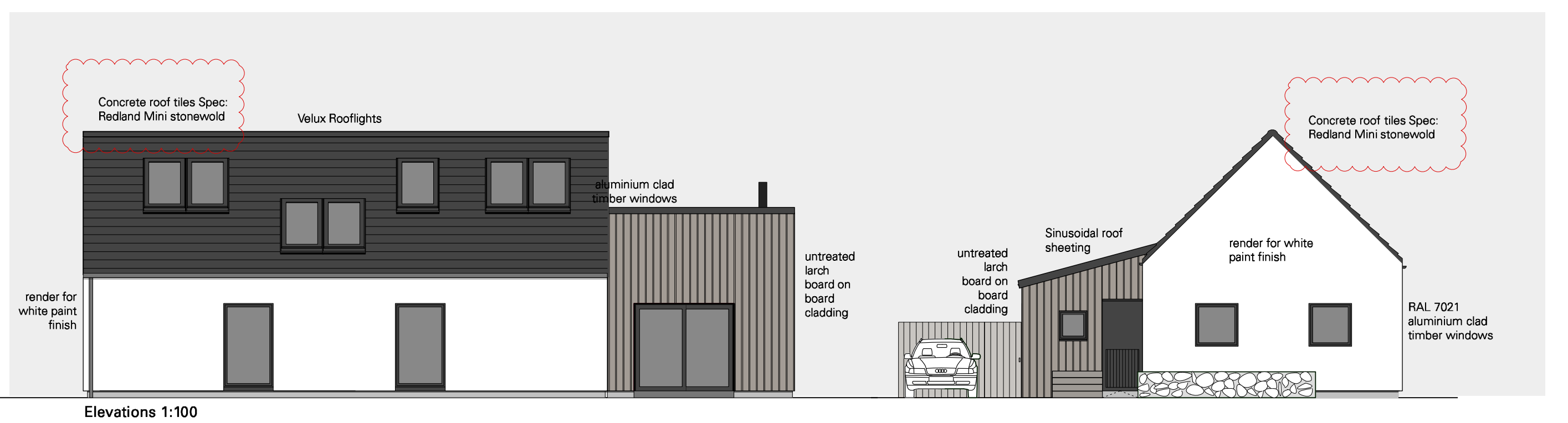
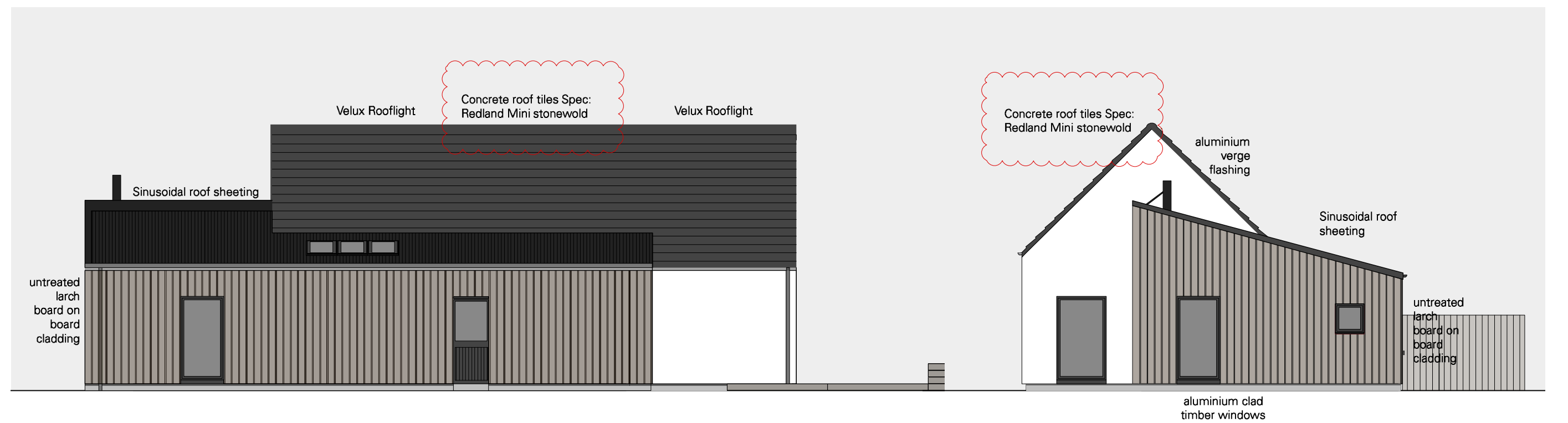
Section B 1:50



**First Floor Area
38m²**

- Bedroom 4 - 12.8m²
- Bedroom 5 - 10.7 m²
- Bathroom - 3.2m²

First Floor Plan 1:50

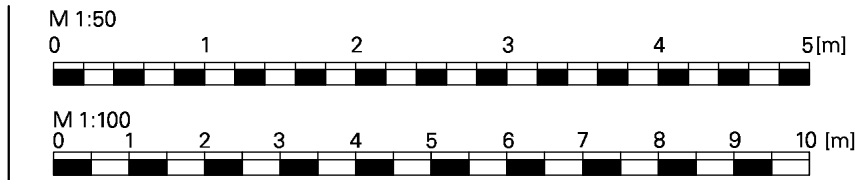


Elevations 1:100

do not scale from this drawing* dimensions and levels to be checked on site by the contractor* all dimensions in millimetres unless otherwise noted* all levels in metres unless otherwise noted

revisions & notes
Rev A 14/05/19 Concrete roof tile specification added

© rural design ltd



R. HOUSE
6A Drynoch, Crossal, Isle of Skye, IV47 8SP
tel 01478 612 899 studio@ruralhouse.net

Client: RPDL
Scale: as shown
Date: Jan 19
Drawn: AT
Status: Design

Project: Housing development at Drumnadrochit
Drawing Title: RB5 Corner Plot
Dwg No: **376-pl-106A**

Concrete roof tiles Spec:
Redland Mini stonefold

Concrete roof tiles Spec:
Redland Mini stonefold

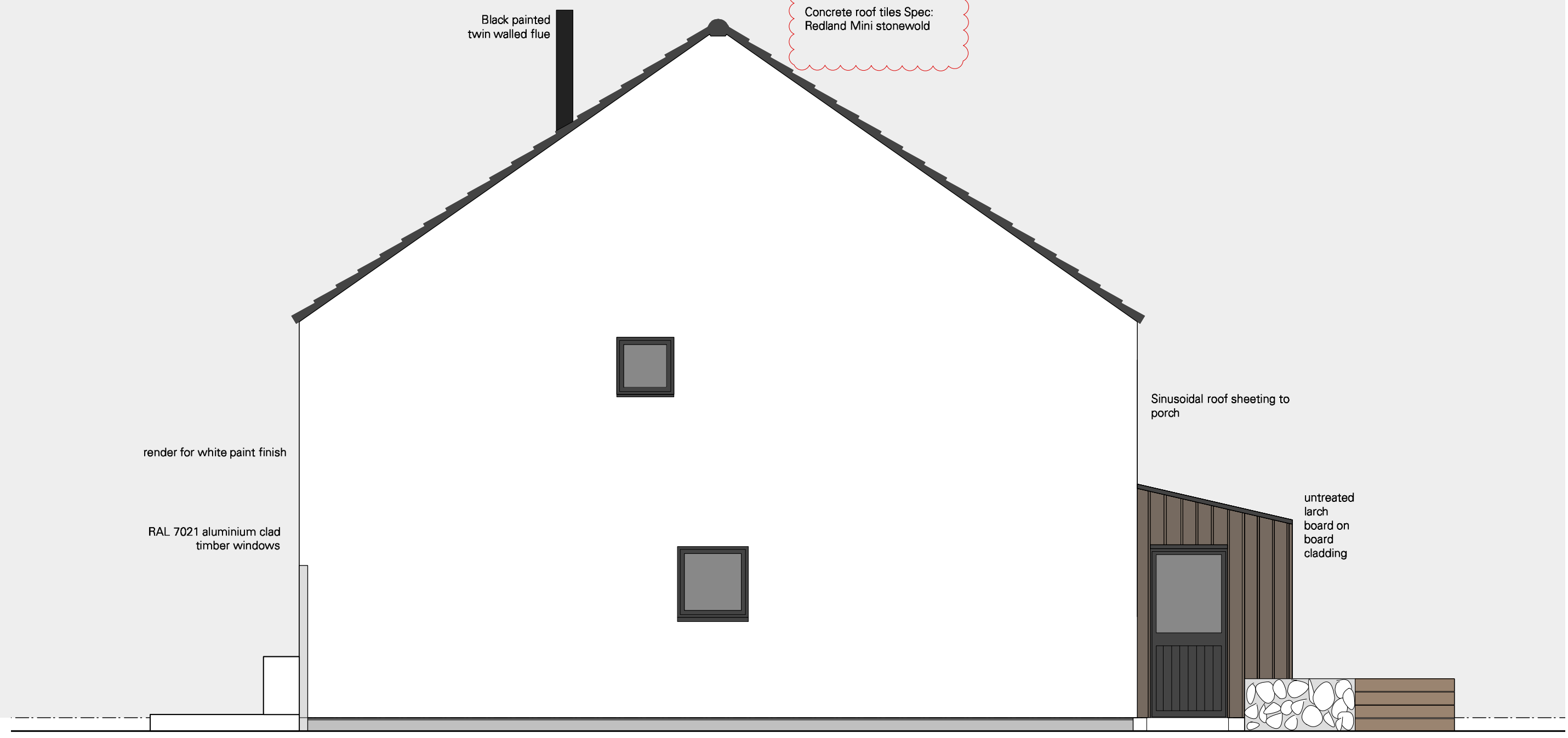


Elevation A

untreated larch board on board cladding

aluminium clad timber windows
Sinusoidal roof sheeting to porch

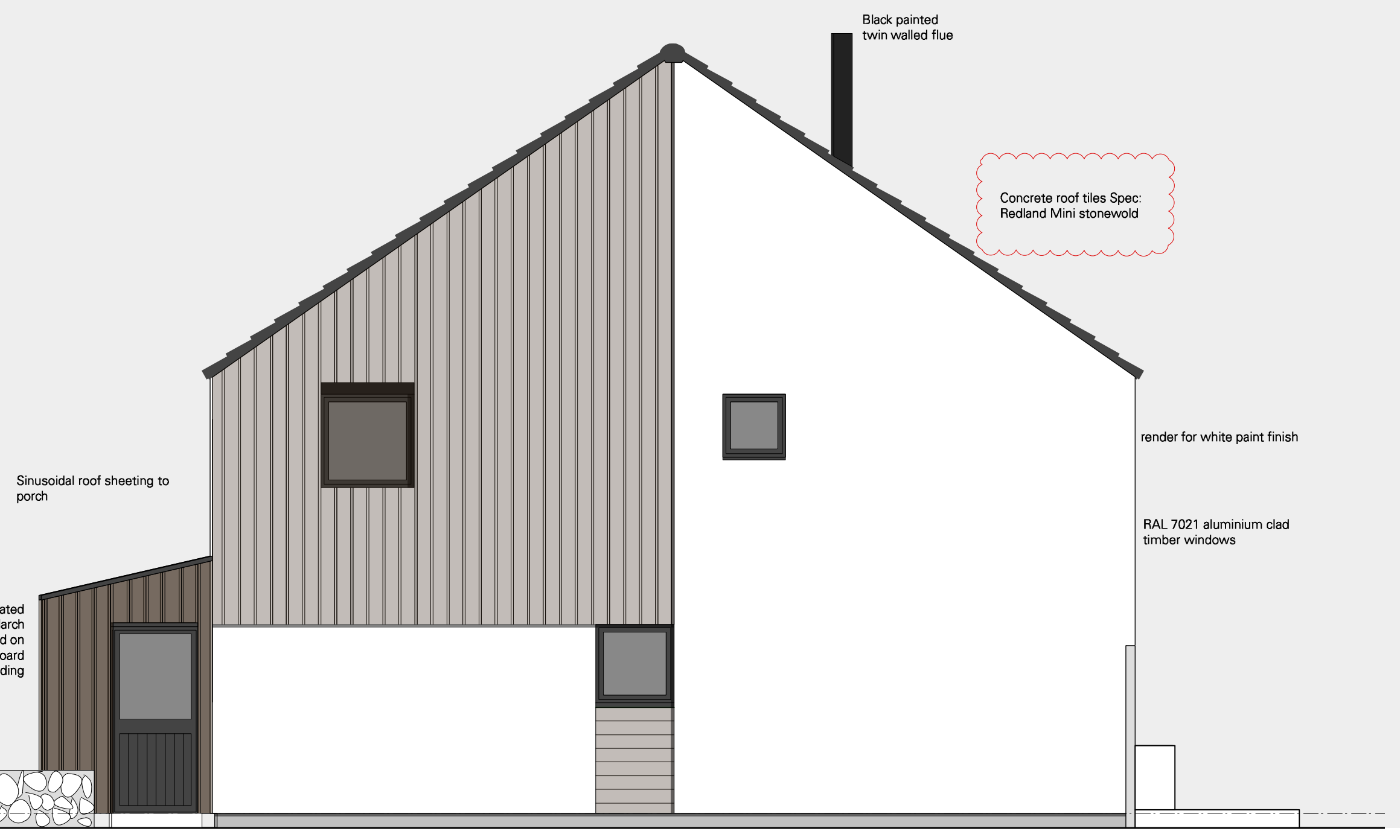
Elevation b



Elevation B

render for white paint finish
RAL 7021 aluminium clad timber windows

Sinusoidal roof sheeting to porch
untreated larch board on board cladding



Elevation C

Concrete roof tiles Spec:
Redland Mini stonefold

Sinusoidal roof sheeting to porch
untreated larch board on board cladding

render for white paint finish
RAL 7021 aluminium clad timber windows

Concrete roof tiles Spec:
Redland Mini stonefold



Elevation D

render for white paint finish

aluminium clad timber windows

do not scale from this drawing* dimensions and levels to be checked on site by the contractor* all dimensions in millimetres unless otherwise noted* all levels in metres unless otherwise noted

revisions & notes
Rev A 14/05/19 Concrete roof tile specification added

© rural design ltd



R.HOUSE
6A Drynoch, Crossal, Isle of Skye, IV47 8SP
tel 01478 612 899 studio@ruralhouse.net

Client: RPDL
Scale: 1:50
Date: Jan 19
Drawn: AT
Status: Planning

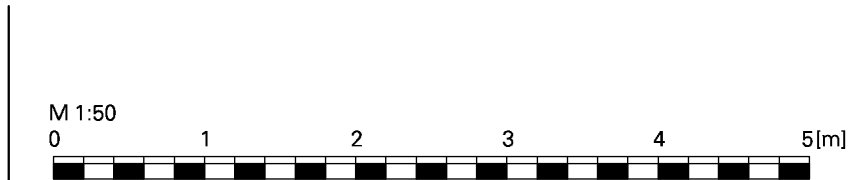
Project: Housing development at Drumnadrochit
Drawing Title: Elevations
Dig No: 376-pl-111A



do not scale from this drawing* dimensions and levels to be checked on site by the contractor* all dimensions in millimetres unless otherwise noted* all levels in metres unless otherwise noted

revisions & notes
 Rev A 14/05/19 Concrete roof tile specification added

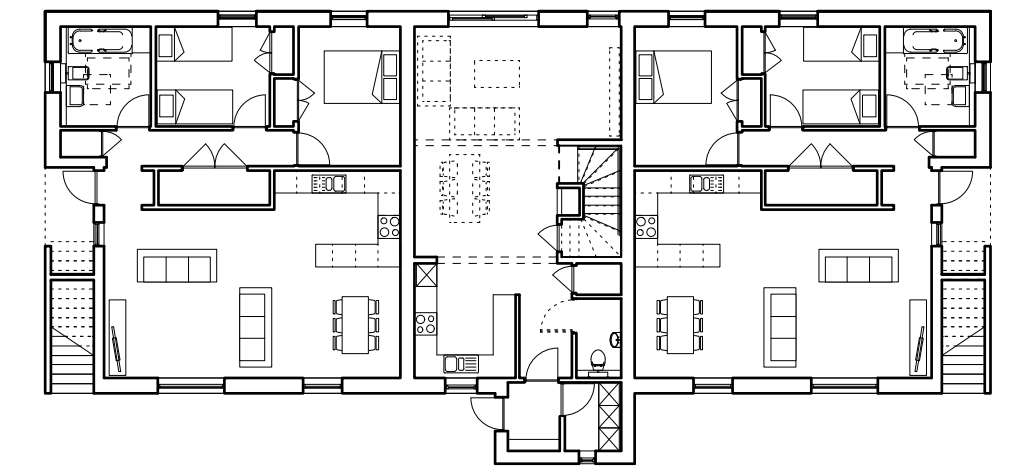
© rural design ltd



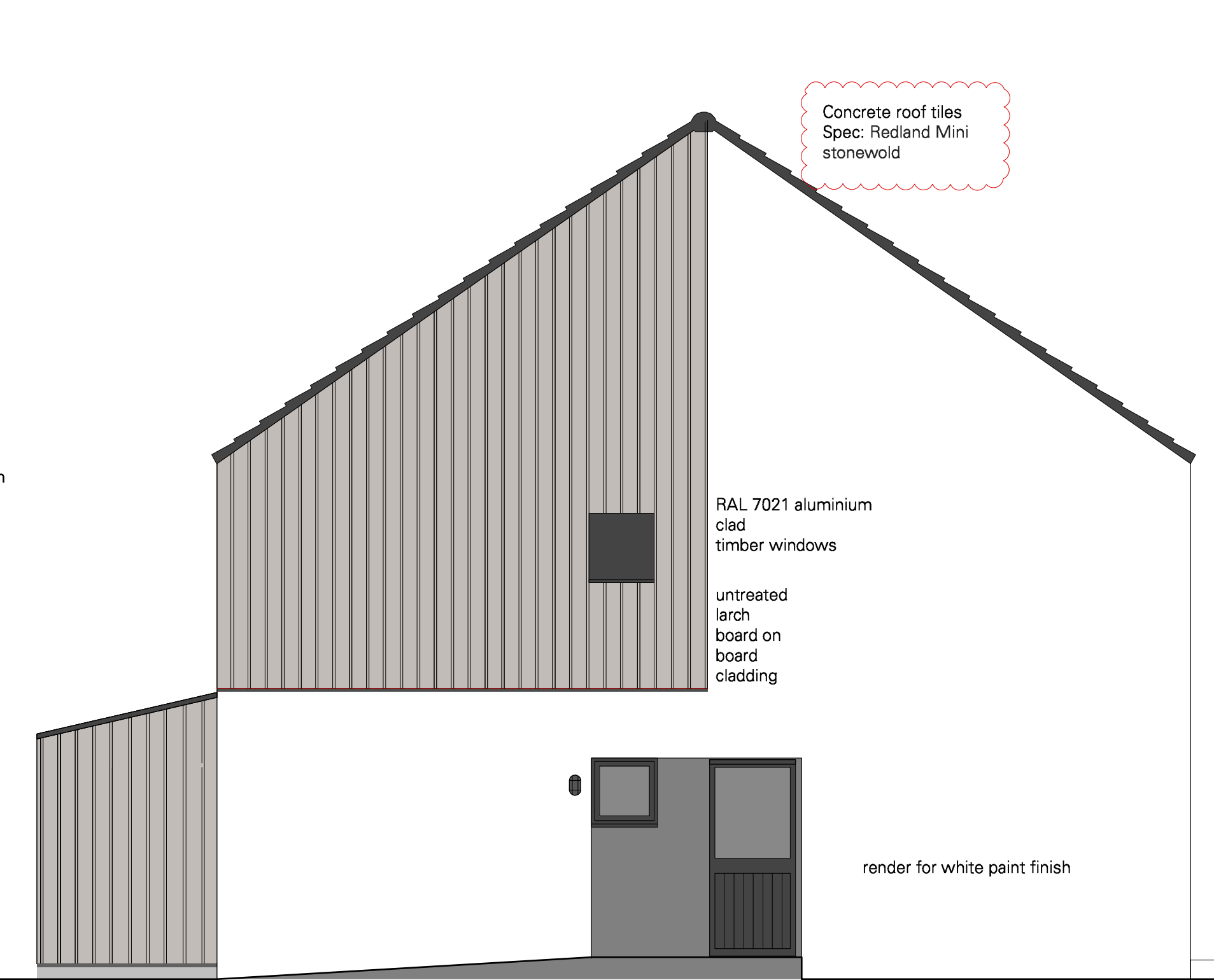
R.HOUSE
 6A Drynoch, Crossal, Isle of Skye, IV47 8SP
 tel 01478 612 899 studio@ruralhouse.net

Client: RPDL
 Scale: 1:50
 Date: Jan 19
 Drawn: AT
 Status: Planning

Project: Housing development at Drumnadrochit
 Drawing Title: Terrace Elevations
 Dwg No: 376-pl-112A



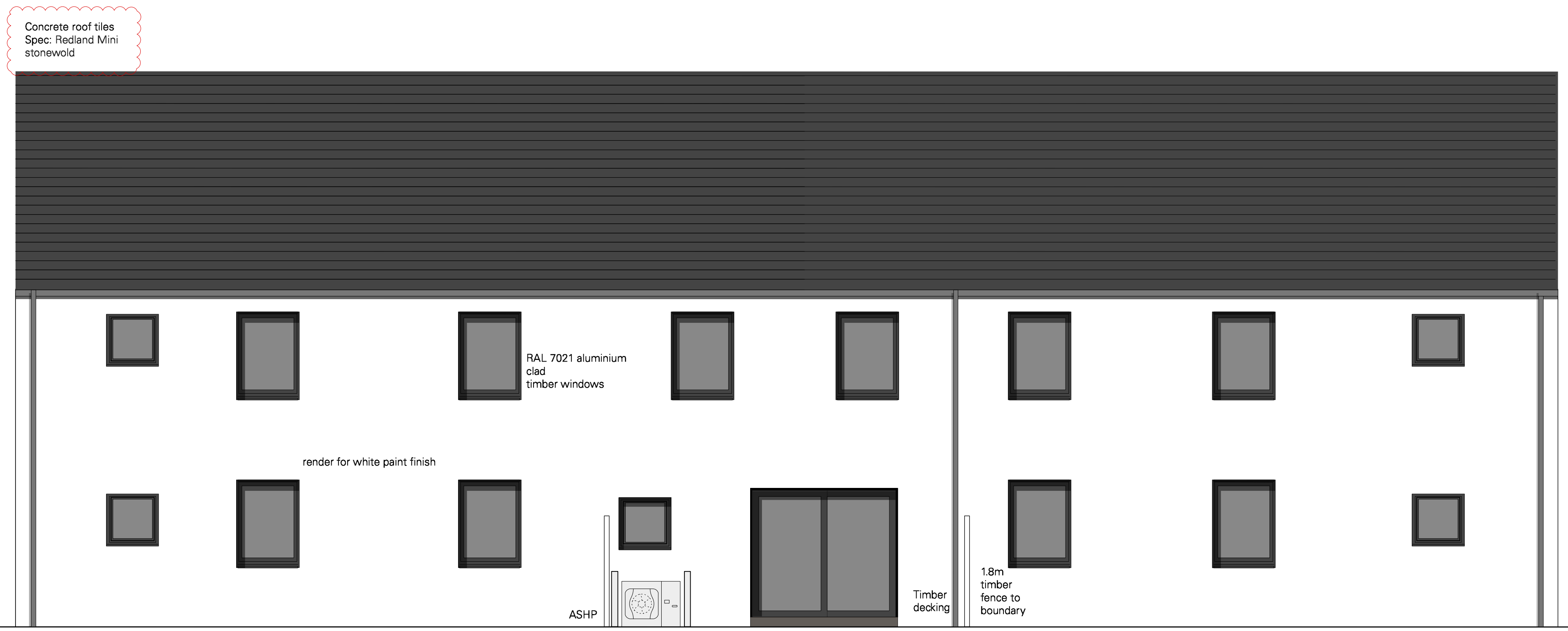
Elevation A - South West Elevation



Elevation B - South East Elevation



Elevation C - South West Elevation



Elevation D - South East Elevation

do not scale from this drawing* dimensions and levels to be checked on site by the contractor* all dimensions in millimetres unless otherwise noted* all levels in metres unless otherwise noted

revisions & notes
 Rev A 14/05/19 Concrete roof tile specification added

© rural design ltd



R.HOUSE
 6A Drynoch, Crossal, Isle of Skye, IV47 8SP
 tel 01478 612 899 studio@ruralhouse.net

Client: RPDL
 Scale: 1:50
 Date: Jan 19
 Drawn: AT
 Status: Planning

Project: Housing development at Drumnadrochit
 Drawing Title: House Type D+E Elevations
 Dwg No: 376-pl-113A