

Agenda Item	5.2
Report No	PLS-029-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 26 May 2020
Report Title: 19/04259/FUL: Tulloch Homes Ltd
Land 130m NE of 60 Newton Park, Kirkhill
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of 94 houses and flats with associated roads and services
Ward: 12 – Aird and Loch Ness
Development category: Major
Reason referred to Committee: Major development

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The application is for the erection of 94 houses and flats, along with associated roads, open space and services. A separate application 19/04261/FUL has been made for the SuDS basin which will drain this site.
- 1.2 The housing which forms part of this development comprises the following:
- 26 two bedroomed bungalows
 - 26 three bedroomed bungalows
 - 12 two bedroomed houses
 - 11 three bedroomed houses
 - 7 four bedroomed houses
 - 4 one bedroomed cottage flats
 - 6 two bedroomed cottage flats
 - 1 two bedroomed amenity cottage
 - 1 three bedroomed special needs house
- 1.3 Based on the information in the Transport Assessment, the development will be delivered in 5 phases:
- Phase 1 – 12 houses accessed from Newton Park.
 - Phase 2 – 15 houses accessed from Redcastle View;
 - Phase 3 – 19 houses;
 - Phase 4 – 25 houses; and
 - Phase 5 – 23 houses
- 1.4 The proposed homes are a maximum of two storey in height and vary in their design. All houses have their own private garden grounds and associated parking.
- 1.5 The application safeguards an area of the site for future business / community use.
- 1.6 The site will have two points of access: Redcastle View to the north west, and Newton Park to the south west, with an internal road network connecting the accesses.
- 1.7 An existing sewer which crosses the site will be diverted as part of the proposals.
- 1.8 The applicant held a public consultation event on 03 May 2019, and also met with the Community Council and the Community Trust. There was also an on-line consultation event. The applicant also sought pre-application advice and obtained a Street Engineering Review prior to submitting their planning application. The pre-application advice provides set out that the principle of residential development is acceptable subject to matters of detail related to masterplanning, transport, access, drainage, and protected species being addressed.

1.9 The application was supported by the following documents:

- Archaeology Report;
- Drainage Impact Assessment;
- Ecology Report;
- Land Design Risk Assessment;
- Pre-Application Consultation Report;
- Access Management Plan;
- Transport Assessment;
- Tree Survey;
- Design Statement; And
- Traffic Survey Data.

1.10 Variations: paths amended; cycle parking added; car parking amended; fence types clarified; refuse collection point added; house wall and roofing materials specified; linear play facilities added; revised Access Management Plan to include information boards.

2. SITE DESCRIPTION

2.1 The site is an agricultural field at the edge of the settlement of Kirkhill that is between earlier phases of the wider development site. The site slopes down gently from the north west to the south east. Earlier phases of the development, Redcastle View housing development adjoins the north west corner of the site, and Newton Park adjoins the southern boundary. An existing area of public open space separates the Redcastle View and Newton Park residential areas and adjoins the remainder of the west site boundary. A mature tree belt (on neighbouring land) forms the eastern boundary. Agricultural land bounds the site to the north.

2.2 There are no natural or cultural heritage designations covering the site. The site sits within the Farmed River Plains (342) Landscape Character Type as identified by Scottish Natural Heritage.

2.3 The site lies approximately 1km from the Beaully Firth SSSI, which is designated saltmarsh, with vascular plant assemblage, and geese and ducks.

2.4 The site lies approximately 1km from the Inner Moray Firth SPA, which supports large intertidal flats and some saltmarsh and sand dunes. It supports internationally important wintering population of greylag goose, red-breasted merganser, and redshank. It also regularly supports over 20,000 waterfowl, including nationally important populations of 7 species.

3. PLANNING HISTORY

3.1 05.03.2019 19/01063/PAN – Proposal of application notice Closed
for proposed housing development with associated boundary treatments, landscaping and infrastructure.

3.2 19/04261/FUL - Construction of SuDS basin Pending
(adjacent site) – under consideration Consideration

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour, and Section 34 Development

Date Advertised: 11.10.2019

Representation deadline: 25.10.2019 & 24.02.2020

Timeous Representations: 7 objections, 4 neutral comments, 1 anonymous
objection received

Late Representations: None

4.2 Material considerations raised are summarised as follows:

- a) Improved facilities needed for Kirkhill
- b) Impact of traffic as a result of the proposed development (including impact on climate change as a result of extra commuters to Inverness and Beaulieu);
- c) Concern over safe access for pedestrians and vehicles
- d) Concern over width of vehicular access to the site from Newton Park
- e) Amenity impact (including safety, light pollution noise, odour of pumping station and pollution of increased traffic in Newton Park)
- f) Traffic calming measures required along existing roads
- g) Concern over safety of junctions at St Mary's Road and Wardlaw Road
- h) Concern over increase in traffic passing the Primary School
- i) Construction impacts of development (including impact of construction traffic, noise and pollution);
- j) Lack of parking
- k) Impact on capacity at primary school;
- l) Impact on amenity
- m) Loss of prime agricultural land
- n) Loss of green space and associated disturbance to habitats and wildlife
- o) Fails to improve the environment, strengthen green infrastructure, safeguard and enhance urban and rural biodiversity so contrary to Nature Conservation (Scotland) Act 2004 and to Scottish Government's 2020 Challenge for Scotland's Biodiversity (June 2013).
- p) Lack of open space provided within the development
- q) Drainage should be within the site boundary, not in adjacent field
- r) Capacity of waste water network
- s) Concern over designated sites and ornithology

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

5. CONSULTATIONS

5.1 **Kirkhill & Bunchrew Community Council** do not object to the application. It expresses concern about the impact that the increased traffic will have in the vicinity

of the proposed development, namely Newton Park and Redcastle View. It requests traffic calming measures to ensure that vehicle speeds are kept to a safe level.

- 5.2 **Transport Planning Team** do not object to the application following modifications to the layout and provision of clarifications. It notes that sustainable transport connections to Inverness and Beauly are required and requests a developer contribution to secure this. It requests improvements to the existing junctions onto the A862 to meet current design standards and advises that new roads and existing roads leading to the site should be covered by a 20mph zone, supported by appropriate traffic calming measures where appropriate. Improvements are sought in the form of increased width, surfacing and lighting to the remote footpath between the site and St Mary's road. It requests developer contributions towards school transport and the maintenance of the real time information bus shelter to be provided by the applicant.

It is content with the proposed internal road hierarchy and layout and footpath links.

The applicant's proposal to construct a new section of footway within the adopted road boundary on St Mary's Road opposite the primary school is welcomed. This is due to it addressing an existing deficiency in the footpath network and improve pedestrian safety by reducing the number of times pedestrians are required to cross the road.

Conditions are requested to require a scheme for the improvement of the pedestrian facilities in the vicinity of the primary school and St Mary's Road.

It considers that car parking and cycle parking provision are appropriate.

An additional bus stop is requested to the east of the junction of the B9164/Newton Park within the adopted road boundary, to reduce the walking distance to the bus stop. Additional dropped crossings are sought in Newton Park to improve the pedestrian route to the new bus stop.

While subject to a separate application, it notes that the SuDS basin will require a second level of treatment due to the pollution hazard level from the number of vehicle movements per day.

- 5.3 **Environmental Health** do not object to the application. It considers there is the potential for construction noise disturbance due to proximity of existing residential properties and requests that a construction noise assessment is secured by condition. A condition is sought to ensure a scheme for the suppression of dust during construction is submitted prior to commencement of development.
- 5.4 **Development Plans** do not object to the application. It considers that the development is largely in accordance with the provisions of the Development Plan. It sets out that developer contributions are required and include the provision of affordable housing; contributions toward enhanced capacity in primary and secondary education facilities (Kirkhill Primary School and Charlestown Academy); community facilities. It suggests that appropriate public art and open space (including equipped play areas) provision is secured.
- 5.5 **Flood Risk Management Team** do not object to the application subject to a condition to require the submission of finalised Drainage Impact Assessment and details of the final drainage design.

- 5.6 **Access Officer** does not object to the application. He requests a commitment to the early delivery of new and upgraded paths. prior to occupation of Phase 1 is occupied. He requests the submission of an Access Management Plan with details of the specification of any new or upgraded paths.
- 5.7 **Forestry Officer** does not object to the application. Conditions are sought to secure the use of tree protection barriers during the construction phase; the appointment of an Arboricultural Consultant to produce an Arboricultural Method Statement (AMS) which details how trees are to be protected and ensure that the tree protection plans are adequately implemented; and the implementation of the landscape plans to the agreed standard.
- 5.8 **Historic Environment Team (Archaeology)** do not object to the application. The proposed development lies in an area of archaeological potential. A condition is requested to secure a written scheme of investigation, recording and interpretation.
- 5.9 **Waste Management Officer** does not object to the application. He notes that an additional recycling point in Kirkhill is not required as a result of this development.
- 5.10 **Scottish Natural Heritage** do not object to the application. It sets out that the proposed development is unlikely to have a significant effect on any qualifying interests of designated sites either directly or indirectly. The proposal has the potential for future disturbance to designated sites as a result of increased recreational activity.

In relation to the Inner Moray firth Special Protection Area it is not anticipated that there would be any disturbance to the roosting sites on the shore near Lentrán from the construction phase. It notes that there is the potential for future disturbance from residents using the wider area for recreation, especially dog walkers.

For the Beaully Firth Site of Special Scientific Interest it is not anticipated that there would be any disturbance to the qualifying features as a result of the construction phase. It notes that the potential for the future use of the area for recreation needs to be considered.

It requests that any updated Access Management Plan commits to installing signage / notice boards within the vicinity of the new housing to encourage responsible public access to the shoreline to mitigate the impact of the qualifying features of the designated site.

It is unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.

- 5.11 **Scottish Water** do not object to the application. It is unable to confirm capacity in either the water or the waste water treatment works. It notes that the proposal impacts on existing Scottish Water assets and through construction of the development the applicant will be required to safeguard these assets.
- 5.12 **Scottish Environment Protection Agency** do not object to the application. It welcomes that the development will connect to the public waste water network. It is satisfied that the surface water drainage system proposed will ensure an appropriate level of water quality at the outfall.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 31 – Developer Contributions
- 32 – Affordable Housing
- 34 – Settlement Development Areas
- 51 – Trees and Development
- 56 – Travel
- 57 – Natural, Built & Cultural Heritage
- 58 – Protected Species
- 59 – Other important Species
- 60 – Other Importance Habitats
- 61 – Landscape
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage
- 70 – Waste Management Facilities
- 75 – Open Space
- 77 – Public Access

6.2 Inner Moray Firth Local Development Plan (2015)

KH5, Groam Farm East, allocation is for 90 homes, business and community uses.

6.3 Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Public Art Strategy (March 2013)

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

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) design and layout (including open space and landscaping)
- c) roads, access, and parking
- d) drainage
- e) impact on the natural environment
- f) amenity impacts
- g) impact on infrastructure (including education)

- h) archaeology
- i) developer contributions
- j) any other material considerations.

Development plan/other planning policy

- 8.4 Development plan policy is set out in the Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan (IMFLDP) and statutorily adopted supplementary guidance. The site is within the settlement development area where there is general support for development. The site is wholly within site allocation IMFLDP (KH5) which allocates the site for 90 homes, business and community uses. The principle of residential development on this site is therefore supported.
- 8.5 The response from Development Plans Team identifies matters set out in the site requirements for the allocation. This includes the requirement for a masterplan/development brief should be prepared to address: integration of built form, circulation, green space and landscaping; transport assessment including provision of loop road connecting to Newton Park, active travel routes to the primary school, community facilities and village centre.
- 8.6 Although the application is for 94 houses rather than the allocated 90, paragraph 2.12 of the Inner Moray Firth Local Development Plan explains that the housing capacities for each site are indicative, and, whilst planning applications are expected to be consistent with the indicated capacities, a different capacity may be acceptable. This is subject to a detailed design that demonstrates the efficient use of land and a satisfactory site layout. The proposed layout achieves this, and the extra 4 houses shown does not significantly impact on this indicative capacity. The proposal shows a high degree of conformity with the boundary, acceptable uses and capacity indicated in the development plan.
- 8.7 Although there is no specific commitment to business and community uses as part of this application, a sizeable area of landscaped open space is indicated and this space is safeguarded for possible commercial use in the future. Such an arrangement is compatible with the development plan.
- 8.8 Kirkhill is a by-passed village which does not benefit from passing trade and therefore a commercial unit would likely need to rely on trade from a small catchment area. The applicant's proposal to landscape the greenspace in the short term and engineer a road and other services layout that allows the medium to longer term possibility of a small commercial unit on a small part of that greenspace once the village has expanded enough to provide a viable catchment population, is appropriate. It is for market conditions to dictate if and when there is sufficient population to sustain a commercial unit such as a village shop or other community uses the presence of a serviced and accessed plot should encourage its future provision and any planning permission should safeguard the site from future residential development.
- 8.9 The applicant has offered to transfer this serviced business / commercial plot at nil value to the Council or appropriately constituted community group to facilitate the future delivery of community facilities.

- 8.10 The Development Plan contains a number of further policy tests that must be taken into account in determining this application, in particular matters related to layout, design, place-making and infrastructure provision.

Design and Layout

- 8.11 The application is made in full, and therefore the layout, house designs, materials, levels, landscaping, boundary treatments, access, parking, and drainage all require to be assessed as part of this application. Policy 29 (Design Quality and Placemaking) of the HwLDP requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.
- 8.12 The road layout consists of a primary road running between Newton Park and Redcastle View, with a secondary loop road and a tertiary link road to serve the remainder of the site. The secondary and tertiary roads are designed as shared surfaces and have a design speed of 10mph. The primary road is designed with a separate footway to both sides and has a design speed of 20mph. It is considered that the routes are simple and easy to interpret. The layout allows for houses overlooking the street and the orientation of the layout creates vistas at key locations. These measures help to define changes in the hierarchy.
- 8.13 The layout has allowed for parking to be provided within curtilage, and in discrete parking courts for the terraced housing and cottage flats. While provision has been made for limited parking laybys along the proposed road network, mitigation by design has led to the streets being less dominated by car parking.
- 8.14 The application includes a landscape scheme, which is designed to ensure that the proposed development is of a high quality, including hedges, street trees, and shrub beds to help define street edges, provide visual relief and enhanced amenity. This also helps create a sense of place. More informal tree planting, and areas of meadow grass are proposed to form wildlife corridors along the perimeter footpaths.
- 8.15 The Council's open space guidance requires the provision of high quality, fit for purpose and accessible open space in new residential developments. In applying the quantity standards in the guidance, there is a requirement for 8,385 sqm of open space. The proposal's principal greenspace area offers around 7,500 sqm. Part of this may be lost to a future business / community use. The layout of the development also includes incidental amenity spaces which contribute to the sense of place within the development and help to compensate for the deficiency in provision in terms of quantity.
- 8.16 The location of the primary area of greenspace within the development is appropriate, since it links in to and thus extends the existing greenspace provision adjacent to the site. This complies with Policy 74, green networks, which seeks to improve routes for wildlife and for people.
- 8.17 The open space provision also includes an area of linear equipped play space alongside the path which links in to the existing play area at St Mary's Road / Redcastle View. This complies with the requirement to provide an equipped play area. The type of play equipment has not been detailed, but it would be appropriate

for it to augment the existing adjoining play area, either by catering for a different age group, or being of a different type and interest. Further the proposed perimeter path will include features to aid imaginative play, such as boulders and logs. The details of the play equipment and play features can be secured by condition.

- 8.18 While the quantity of open space in the long term may fall below the standards set out in the Open Space in New Residential Developments Supplementary Guidance, it is considered that there is sufficient quality in the open space proposed to mitigate this. On balance, the amount of open space proposed is assessed as acceptable.
- 8.19 Through negotiation with the applicant at the pre-application stage and through this application, a footpath link has been secured through the site in an east-west direction. This links the proposed road network, connects in to the proposed green spaces within the site, and through the site to the play area and the road network beyond. This feature is supported.
- 8.20 A perimeter green corridor / path runs from the entrance at Newton Park along the south and east boundaries to terminate at the proposed SuDS basin. This lies adjacent to an area of relatively young self-seeded trees outwith the site (at Newton Park) and to an area of mature woodland, again adjacent to but outwith the site at Newton House. This helps to provide an adequate buffer between the houses and the woodland and enables the woodland to be enjoyed for recreational and amenity purposes, despite lying outwith the site.
- 8.21 The east-west footpath link connects in to this perimeter path, creating the opportunity for a short footpath loop. It also links to the proposed path through the proposed green space adjacent to the existing play area, tying in to the existing Safer Routes to School footpath route to St Mary's Road and the primary school. This complies with Policy 74, green networks, since it provides greenspace linkages, both within and outwith site.
- 8.22 The proposed phasing of development enables the primary road network to be delivered early in the development and allows for both access points to the site to be used and a link road to be formed. A finalised phasing plan will be secured by condition.
- 8.23 The site layout has been designed to ensure that the amenity of neighbouring households has been taken into account. It is understood that the proposed buffer strips between the proposed houses and the adjoining properties on Redcastle View are to help protect the views enjoyed by these neighbouring properties. In doing so, the layout makes provision for single storey detached houses adjacent to the Redcastle View and Newton Park access points. This ties in with the form and scale of the houses in these adjacent schemes which at this point are single storey detached houses. The density of the houses increases toward the centre of the site, where there are terraces of 2 storey units. 2 storey 'cottage' flats, each with their own private garden area, are proposed in the south east portion of the site.
- 8.24 It is generally accepted that a minimum distance of 18m should be retained between opposing windows to help preserve privacy of both properties. The proposed layout achieves this for the proposed houses and exceeds this distance in relation to distances from windows of the existing houses.

- 8.25 The proposed housing utilises grey roofing tiles, white dry dash walls, feature panels of weather board cladding, and vertically proportioned fenestration. This gives a sense of coherence between the different house types, whilst the variety in house types and scale helps to define the streets within the development. A condition should be used to achieve a palette of colour for the cladding panels and the entrance doors, to provide an opportunity for individuality and definition. The proposed house designs and layout will not result in detriment to Kirkhill and the design and layout of the development will create a place with amenity value to future householders.

Roads, access and parking

- 8.26 The application includes a Transport Assessment which looks at the impact of the development on the wider road network, including routes in to Beauly and Inverness, and its capacity to accommodate the additional traffic in a safe manner. Visibility splays have been shown for the junction of Wardlaw Road and St Mary's Road. Transport Planning consider that the proposals will not impact on this junction. Visibility splays have not been dimensioned for all of the junctions in the wider road network which have the potential to be impacted from an increase in vehicular traffic as a result of this development. Transport Planning are therefore not in a position to comment on whether all of the existing junctions in the wider vicinity of the site are adequate. Inadequacies have not been highlighted for any of the junctions which have been assessed in terms of providing a safe access and egress for both vehicles and pedestrians.
- 8.27 The applicant has proposed a series of off-site measures in the application to mitigate the impacts of the development. This includes improvements to the existing footpath links, provision of a new section of footway opposite the school, the provision of a new bus stop with shelter and real time passenger information on the B9164 near the end of Newton Park and a bus stop pole on the opposite carriageway for passengers alighting, and the introduction of a 20mph speed limit to St Mary's Road, Redcastle View, and Newton Park, along with traffic calming measures and dropped kerbs where appropriate. These matters can be secured by condition.
- 8.28 In addition, a pinch point, with raised traffic table, is proposed at both road entrances to the site, from Redcastle View and from Newton Park. This is a safety feature to slow the speed of vehicles, both upon entry to and exit from the site, and also provides an at-grade crossing for pedestrians to access the footways.
- 8.29 It is acknowledged that the lack of services within Kirkhill will necessitate travel to either Beauly or Inverness to access shops and services. While the additional bus stop on the B9164 near the end of Newton Park will help improve bus facilities and is welcomed, there was no provision made to encourage cycling when the application was submitted.
- 8.30 The Council's Roads and Transport Guidelines for New Developments is clear that the main transportation considerations in relation to planning applications is the accessibility of all modes of travel to and within the development, together with the adequacy of proposals in respect of all relevant modes of transport including the effect of the development on the surrounding public roads. This also encourages the delivery of a cycle network capable of accommodating all forms of daily trips made

by people. The proposed cycle route to Beauly on the A862 would link this proposed development to the shops and health facilities and the train station which serves the area.

- 8.31 While the information in the Transport Assessment states that current levels of cycling in Kirkhill are low, this is understandable given the lack of safe cycle facilities. The recently published National Transport Strategy for Scotland is clear that active travel should be the priority for investment in infrastructure. While it is accepted that current levels of cycling in and around Kirkhill are low to support the shift to more active and sustainable modes of transport it is proposed that a contribution is sought to enhancing active travel infrastructure in the area in the form of extending the existing cycle route into Beauly from Kirkhill. It is not considered feasible for the application to deliver enhancement toward active travel improvements in the direction of Inverness.
- 8.32 Transport Planning comment that that the layout provides exceeds the car parking standards for residents and visitor parking. Visitor cycle parking stands are indicated outside the flats on plots 46-48. Full details, including cycle parking stands for plots 56-61, can be secured via a condition. As each property has its own private garden, no separate communal cycle stores are required.
- 8.33 The applicant proposes to provide each property that has in-curtilage parking with the ability to charge electric vehicles. It also confirms that ducting to retrofit electric charging points at communal car parking areas will be provided. This is appropriate in helping secure reduced emissions and a move toward a low carbon economy.
- 8.34 Overall the application layout offers good connectivity within and beyond the site and provides for another more attractive active travel route to the primary school through the adjoining greenspace. On balance, this complies with Policy 56, Travel, since it maximises opportunities for walking within the site and Kirkhill, improves access to the bus network, and incorporates an appropriate level of parking provision.

Drainage

- 8.35 The SuDS basin and outfall for the proposed development lies within the adjacent field and is thus outwith the allocated site boundary. This is not considered to be a significant deviation from the development plan, since it relates only to the provision of drainage facilities. The details of the SuDS basin and outfall is subject to a separate application (19/04261/FUL).
- 8.36 A pumping station will be located adjacent to the SuDS basin, and within the application site boundary for 19/04261/FUL. This has the potential for noise and odour. Its location, outwith the application site boundary and within the neighbouring field adjacent to the proposed SuDS basin, allows for some set back from the proposed adjoining houses, and provides considerable separation from existing houses. It is therefore not anticipated that amenity issues will arise due to its location.
- 8.37 Flood Risk Management Team is content that the initial Drainage Impact Assessment submitted in support of this application is appropriate. It does, however, request a condition requiring the submission of a finalised DIA based on the final drainage design before any construction commences.

- 8.38 Transport Planning comment that a second level of treatment is required. The proposal shows a forebay within the SuDS basin to provide treatment, but the SuDS manual does not include a forebay within the list of components which provide treatment. Forebays are normally used to remove sediment where pre-treatment is not possible. Therefore, Transport Planning object to this aspect of the application, since there is insufficient treatment to ensure water quality. It also requests a condition that surface water drainage is designed to meet Council and Scottish Water guidance. This should ensure that an appropriate level of treatment is secured and the final surface water drainage design can be secured by condition. It is considered there is sufficient land to deliver the second level of treatment.
- 8.39 There is an existing Scottish Water sewer which crosses the site. This will be diverted to run beneath the primary road and will be used to provide foul drainage from the site. It is appropriate to connect to the public sewer, and this meets the requirements of Policy 65, waste water treatment. Scottish Water has not confirmed the capacity of the existing waste water network to accommodate this additional development, but raise no objection to the proposal. This remains a separate matter to be resolved between the applicant and Scottish Water. A condition will be attached to ensure that the application connects to the public water and waste water network.

Impact on the natural environment

- 8.40 Policies 57-61 (Natural, Built and Cultural Heritage) require all development proposals to be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting in the context of the policy framework of heritage features.
- 8.41 An ecological walkover survey has been carried out to determine whether any protected species are present, and to assess any potential impacts from the development on protected species on and around the site, as per the requirements of Policy 58.
- 8.42 Since the site is arable farmland, its value is limited to foraging, with no protected species within the site boundary. The walkover survey did, however, identify the presence of protected species in close proximity to the site, which could be subject to disturbance.
- 8.43 This found two badger set entrances within 30m of the site boundary, but these did not show signs of currently being in use. 30m is the accepted disturbance distance from works involving plant, for badgers occupying a sett. One was covered by leaves, and it is proposed that this should be monitored using sand at the entrance for a period of one month to establish whether this entrance is in periodic use. The other one is partially filled in and requires no further action.
- 8.44 A potential badger sett (or pine marten den) was found close to of the site boundary. This had signs of recent entry and should be monitored using sand at the entrances and camera traps to assess its use.

- 8.45 If an active sett is found within 30m of the site boundary, a badger protection plan will be required. A condition is therefore proposed to require this further monitoring to be carried out, and if necessary, a Badger Protection Plan submitted.
- 8.46 The potential for roosting bats has also been assessed. Whilst there are no suitable features within the application site boundary, 4 dead and decaying trees with potential for roosting bats were identified outwith the south east boundary within the adjacent mature woodland. It is recommended that emergence and re-entry activity surveys are carried out between May – September, if any works are proposed within 30m of the trees. There is a 20m buffer between the proposals and the edge of this woodland strip. It would therefore be appropriate to use a condition to this effect.
- 8.47 Red squirrel dreys were located outwith the site boundary in the mature woodland to the south east of the site. 50m is the disturbance distance for breeding dreys and 6 dreys were located within 50m. A further survey is recommended during the breeding season (February – September) to establish whether the dreys are occupied and used for breeding. Any used for breeding within 50m of the site boundary should be subject to a red squirrel Species Protection Plan to identify any necessary mitigation. This can be subject to a condition.
- 8.48 There is potential for breeding birds across the site. It is an offence to destroy nests and deter birds from active nests. Mitigation is proposed in the form of toolbox talks for all staff on breeding birds; checking habitats before alteration for any works carried out during the breeding season; and covering over all pipes and voids to avoid birds nesting in openings.
- 8.49 The site is adjacent to existing housing on two sides, and thus does not dissect existing habitats. Furthermore, its current use as farmed arable land limits its wildlife potential. It is therefore not assessed as fragmenting existing wildlife habitats. Appropriate conditions can be used to ensure that disturbance to nearby wildlife is limited.
- 8.50 The site itself is entirely agricultural, with no trees. However, there is a mature belt of mixed broadleaf and conifers outwith the site along the south east boundary, and outwith the southern corner there is a younger area of mixed broadleaf woodland.
- 8.51 Policy 51 (trees and development) promotes the significant protection of existing hedges, trees and woodlands on and around development sites. Adequate separation distances are therefore required to ensure that these trees outwith the site are adequately protected. This has been assessed as 20m for the existing trees along the south east boundary, and 15m for the younger trees in the southern corner.
- 8.52 The proposed layout takes this required separation into account, and accordingly Forestry have no objection to the proposal, which is assessed as complying with Policy 51. They do, however, request the use of conditions to ensure that the trees are protected during construction to the required standard. They also recommend that a landscape consultant is employed, at the applicant's expense, to ensure that the landscape plans are implemented to the agreed standard and within an appropriate timescale.

- 8.53 There are no designated sites within the application site boundary, but the Inner Moray Firth SPA and the Beaully Firth SSSI are both in close proximity. SNH considers there is sufficient separation for there to be no disturbance to birds roosting at these sites during the construction phase, but that there is potential for disturbance from residents using the wider area for recreation, especially dog walking.
- 8.54 Furthermore, the loss of the arable field has the potential to reduce the feeding areas available to geese and swans associated with the Inner Moray Firth SPA and Cromarty Firth SPA, which include greylag geese as a qualifying species. Whilst SNH are content that this is not significant in relation to the wider overall availability of arable land to geese and/or swans, the RSPB is of the opinion that this has not been demonstrated.
- 8.55 Therefore, SNH advise that an Appropriate Assessment is not required, but the RSPB request that one is carried out. The Planning Authority is entitled to rely on the opinion of its statutory advisor – SNH – in these matters. It is considered that an Appropriate Assessment is not required. This is because of the relatively small site area (one field, of approximately 5.6ha) in relation to the overall availability of arable farmland for foraging geese / swans (the surrounding area is rural in nature, with large areas of arable farmland). The RSPB has expressed concern that the cumulative effects of land being developed needs to be assessed. However, this area lies within the Hinterland where there are stringent policies to guide development, which limits the incremental erosion of the countryside and thus limits the potential loss of arable farmland for foraging wildfowl. Further such matters would have been considered in the Habitat Regulations Appraisal for the Inner Moray Firth Local Development Plan.
- 8.56 Mitigation has since been proposed in the form of information boards to highlight the designated site, its sensitivities, and to advise of best practice to minimise potential disturbance to wildlife. SNH advise that it would be happy to advise the applicant on the content for this signage and are content that it will limit any potential disturbance to the designated features of the SPA and SSSI. It is considered that the proposed information boards will ensure that any increase in the number of recreational users will not have a significant impact on the wildlife interests of the SPA and SSSI.

Amenity Impacts

- 8.57 The site is allocated for development, with access via Newton Park and Redcastle View. It is therefore inevitable that traffic along these roads will increase, along with traffic noise, disturbance, and pollution. Traffic calming along with a 20mph zone is proposed to ensure lower traffic speeds, but this is primarily to promote safety, and will have limited impact on noise, disturbance, and pollution.
- 8.58 Construction inevitably results in disturbance, noise, and dust which can adversely impact upon the amenity of nearby residents. Construction traffic travelling through residential areas also raises safety issues. It is therefore appropriate to require a Construction Noise Management Plan and Dust Suppression plan to be submitted. These can be secured through a condition relating to construction environmental management. A construction traffic management plan should also be required. This will need to detail construction traffic routes, construction site operation times, and

provide a commitment to no deliveries or heavy goods movements immediate before or after school pick up and drop off times.

- 8.59 The distances between properties and heights, combined with orientation, will combine to achieve adequate daylighting / sunlighting for both proposed and existing properties.
- 8.60 The extension of the urban area at Kirkhill will also result in the extension of the area which is lit during hours of darkness. Given the location of the site and existing light pollution from Kirkhill, the additional light from this development is not significant.

Impact on Infrastructure (Education)

- 8.61 The site lies within the catchment area of Kirkhill Primary School which is currently at 107% of its physical capacity (160 pupils on the roll and a physical capacity of 150). Currently, the published 2018/19 School Roll Forecasts (SRFs) show that the breach will fluctuate between 99% and 112% during the 15 year forecasting period up to 2033/34. The maximum breach above 90% capacity is 33 pupils. This current forecast assumes that only 103 houses will be built within the catchment up to 2033/2034 and that only 40 units will be built on the application site (in years 2 to 5 of the forecasting period). With the application proposal plugged into the forecasts (30 units in both years 2 and 3 of the forecasting period and 34 units in year 4) then the breach will vary between 107% and 121% reaching a maximum breach above 90% capacity of 47 pupils. If there is no change in these circumstances, the intervention required will be a two classroom extension to Kirkhill Primary School.
- 8.62 Any extension to the school will need to be subject to a separate planning application. The location of any extension, and any subsequent loss of school playing field facilities, will be assessed as part of any such application.
- 8.63 For secondary school provision, the site lies within the catchment area of Charleston Academy. It is currently at 87% capacity but is expected to breach its 90% capacity for the rest of the forecasting period reaching a maximum of 117% capacity in 2033/34 (an excess of 228 pupils over the school's 90% capacity). Therefore, contributions will be required towards secondary education at the major extension / new school rate. A land cost contribution is not applicable to Charleston Academy.

Archaeology

- 8.64 The site lies within an area of archaeological potential. Although the applicants have submitted an archaeology report for the site, this is only a desk based analysis. It concludes that the site is of low archaeological potential. Archaeology recommend that a condition is attached so that an evaluation is carried out and any buried features or deposits can be identified and recorded.

Developer Contributions

- 8.65 Policy 31 (Developer Contributions) and Policy 32 (Affordable Housing) and their related Supplementary Guidance allow the Council to seek from the developer a fair and reasonable contribution in cash or kind towards additional costs or requirements for improved public services, facilities or infrastructure.

- 8.66 The Affordable Housing Policy 31 and the Developer Contributions Supplementary Guidance require that at least 25% of all homes on the site must be affordable, rounded to the nearest whole number. On this basis, the number of affordable units should be rounded up from 23.5 to 24 units. This has since been done, and the current layout makes provision for 24 affordable homes. A Section 75 Agreement should be used to ensure that these are provided, and delivered as an early phase of the development, as oppose the fifth phase of development as promoted in the Transport Assessment. The Section 75 shall also set out that the affordable homes shall be retained as affordable housing units in accordance with policy requirements.
- 8.67 Developments of 4 or more houses are required to contribute towards the enhancement or creation of new community facilities where a deficiency has been identified. The Inner Moray Firth LDP Action Programme, identifies a requirement for all housing developments within Charleston Academy catchment to contribute towards the Charleston Community Campus. This includes the enhancement of community facilities over and above standard community facilities associated with new schools. The applicant has offered, in lieu of payment towards community facilities, the gifting of the land which is reserved for future community / business use. This land has been valued at a similar sum (£100,000) to that which would otherwise need to be paid towards the enhancement of community facilities at Charleston Community Campus (£95,786).
- 8.68 The proposed gifting of this land affords the opportunity for a community group to provide facilities within Kirkhill for the benefit of existing and future residents, rather than enhancing facilities in Inverness. This is welcomed. However, the provision of facilities by a community group will require funding, and it is therefore proposed that the applicant pays 50% of the contribution which would otherwise be required to enhance community facilities, in order to provide a source of funding. The full cost would be £1,019 per home, and this could be reduced to £500 per home plus the transfer of the land to the Council or a local community group.
- 8.69 It must be recognised that the land will be available short term for community informal recreation, since it will be grassed and form an extension to the adjacent area of public open space. Longer term, it constitutes the provision of a serviced plot of land, with access included, to facilitate the provision of community facilities. This could take the form of a local shop, or similar. This provides a different community function than that which would be provided at Charleston Academy, but relates directly to requirements in Kirkhill.
- 8.70 Since the overall quality of the streetscape within the site is good, it would seem appropriate to achieve the public art contribution through provision of well designed information boards. These are required to help mitigate against possible disturbance to the nearby SPA and SSSI, through informing recreational visitors of its features and of best practice. The siting of benches within the public open space, in the vicinity of the children's play facilities, should also be investigated as a means to provide appropriate public art.

Other material considerations

- 8.71 The proposed site capacity is close to the 100 unit threshold for a new / improved recycling point provision. There is an existing recycling point at the Community Centre, which the Waste Management Team advise is sufficient to serve the community.
- 8.72 A representation has raised concerns regarding the compatibility of the proposal with the Nature Conservation (Scotland) Act 2004 which sets out measures designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. The representation also raises concerns with the proposals compatibility with the Scottish Government's 2020 Challenge for Scotland's Biodiversity (June 2013) aims to protect and restore biodiversity, connect people with the natural world, and to maximise the benefits of a diverse natural environment and the services it provides. The proposal will result in a loss of arable farmland, which has low biodiversity value. It is also not used for recreational purposes. Furthermore, the site has been allocated for housing, business and community use in the local plan, and the loss of this farmland has been accepted to enable the growth of Kirkhill. The development of this site is not assessed as contrary to these legislative aims of conserving biodiversity.
- 8.73 The application is to develop housing on an existing arable field. Although the loss of grade 2 prime farmland should be recognised, the site benefits from an allocation for housing, business and community use in the development plan. The inclusion in the development plan accepted that the identification of land with a high capability for agriculture was inevitable to allow the growth of this settlement.
- 8.74 The field, although it is 'green' does not constitute 'greenspace' in policy terms, since it is farmed land and not specifically reserved for recreation or amenity open space purposes. The existing areas of 'greenspace' in terms of recreation or amenity open spaces within Kirkhill are not reduced as a result of this proposal, but are instead extended through the incorporation of additional 'greenspace' as part of this proposal.
- 8.75 There are no other material considerations.

Non-material considerations

- 8.76 The issue of loss of a private view is not a material planning consideration.

Matters to be secured by Section 75 Agreement

- 8.77
- a) Contributions to the delivery of enhanced Primary Education capacity within the Charleston Academy Catchment Area, in the first instance to an enhanced capacity at Kirkhill Primary School at a 2 classroom extension rate (£2,041 per house (84 houses); £1,157 per flat (6 flats); 4 x one bed flats are exempt); (Q2 2018)
 - b) Contributions to the delivery of enhanced Secondary Education capacity within the Charleston Academy Catchment Area, in the first instance to the delivery of a major school extension at Charleston Academy to mitigate the

impacts of the development (£3,482 per house (84 houses) or £1,875 per flat(6 flats; 4 x one bed flats exempt); (Q2 2018)

- c) Contributions to the delivery of enhanced community facilities within the Charleston Academy Catchment Area; in the first instance toward the delivery of new community facilities within the Kirkhill Settlement Development Area Charleston Academy Community Campus expansion (£509 per unit, for 94 units; total of £47,846); (Q2 2018).
- d) Transfer of the land reserved for future community facilities to a constituted local community group or the Council to facilitate the provision of community facilities in Kirkhill. The land first to be serviced and an access provided by the applicant. Until such time as the land is transferred, the applicant to be responsible for the costs of maintenance;
- e) Payment for the introduction of a 20mph zone on St Mary's Road, Redcastle View, and Newton Park, and associated dropped kerb crossings, and traffic calming measures.
- f) Delivery of a new bus stop with shelter and real time passenger information on the B9164 near the end of Newton Park and a bus stop pole on the opposite carriageway, and payment of £1,100 for 5 years maintenance
- g) Provision of improvements (including widening to a minimum of 3m, drainage, bitmac surface, and lighting) to the existing footpath link from the site to St Mary's Road through the existing open space; and provision of a new section of footway opposite the school by Fingask Drive on St Mary's Road; and improvements to pedestrian crossing points in the form of dropped crossings at the junction of Groam Court
- h) Contribution to school bus provision for a minimum of 3 years, total of £50,000 to be paid (£20,000 to purchase a vehicle; £30,000 to secure a driver for 3 years)
- i) Delivery of active travel enhancements to ensure connectivity of the site to shops and services, in the first instance to be spent on the delivery of enhancements to the Kirkhill to Beauly Cycle Path £85,000 (£904.26 per unit) (Q4 2020)
- j) Minimum of 25% affordable housing to be delivered on-site at a scheme to be agreed prior to commencement of development.

8.78 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application shall be refused under delegated powers.

9. CONCLUSION

9.1 The principle of providing housing on this site is supported by the Inner Moray Firth Local Development Plan. The details of the proposed scheme have been assessed against the provisions of the Development Plan and seen to accord with the policies contained therein.

- 9.2 Impacts have largely been considered mitigated through the design of the proposal with outstanding impacts able to be adequately mitigated through appropriately worded conditions and, where appropriate, secured through a S75 legal agreement.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: mitigation has been secured to ensure that the proposed development enhances connectivity via means of active travel and provides land to deliver community facilities at a more local level.
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued Y

Conclusion of Section 75 Obligation Y

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

1. No development shall commence until a Phasing Plan outlining details of the phasing of the development has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall be undertaken in accordance with this approved Phasing Plan.

Reason: To ensure that build-out of the development is phased so as to avoid adverse impact on local services and infrastructure until required improvements have been put in place.

2. All roads and pavements within the application site as they relate to a particular phase shall be formed to base course level prior to the first occupation of any of the residential units within that phase. Thereafter, the final wearing surface shall be applied concurrently with the construction of the last residential unit within the phase in question, or upon the expiry of a period of three years from the date of first occupation within that phase, whichever is the sooner.

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

3. No phase of residential development shall be occupied until a detailed Residential Travel Pack for the relevant phase or sub-phase, which sets out options for residents for reducing dependency on the private car, has been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt this shall include:

- Timetables for all buses serving or passing close to the site including toward Inverness;
- Timetables for train services from Beauly and details of access to Beauly station by all modes including walking and cycling;
- Maps and details of active travel opportunities toward Beauly town centre;
- Descriptive information of active travel routes to nearby facilities and attractions and, public transport routes to those outwith walking distance;
- Information relating to school travel; and,
- Taxi Services.

The Residential Travel Pack shall be provided to each property within the relevant phase on first occupation of each property.

Reason: In order to reduce dependency on the private car and to encourage greater use of public transport

4. 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. This shall detail construction traffic routes, construction site operating times, and provide a commitment to no deliveries or heavy goods movements immediately before or after school pick up or drop off times for Kirkhill Primary School.

The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network, and to limit the amenity impacts of the construction phase of the development on local residents.

5. No development shall commence until full details of all new and improved sections of footway outwith the application site boundary, including:

- i. widening, lighting, and draining the existing path between the site and St Mary's Road through the existing open space;
- ii. a new section of footway opposite the school
- iii. dropped kerb crossings

have been submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority. Thereafter these works shall be undertaken in full prior to the first occupation of any of the residential units in the development hereby approved. The footway and footpath links shall be designed and constructed in accordance with The Highland Council's Road Guidelines for New Developments standards.

Reason: In the interests of road and pedestrian safety, and in order to promote the use of active travel.

6. No development shall commence until a scheme for traffic calming and provision of dropped kerbs along St Mary's Road and Redcastle View, and along Newton Park, have been submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. Thereafter, the scheme hereby approved shall be implemented in full along Newton Park prior to the first occupation of any of the units in Phase 1, and along St Mary's Road and Redcastle View prior to the first occupation of any of the units in Phase 2.

Reason: In the interests of road and pedestrian safety.

7. No development shall commence until full details of visitor communal bicycle parking stands for units 46-48, and 56-61 have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the bicycle parking stands shall be installed in accordance with these approved details prior to the first occupation any one of units 46-48, and 56-61 hereby approved.

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

8. No part of the development shall be occupied until scheme for the delivery of a new bus stop with shelter and real time passenger information has been provided on the B9164 near the end of Newton Park, and a bus stop pole provided on the opposite carriageway, has been submitted to and approved in writing by the Planning Authority. The scheme shall detail the shelter and pole types proposed; locations of the shelter and pole; and provision of additional dropped kerb crossings in Newton Park to improve the pedestrian route to the new bus stopping facilities.

Thereafter, the approved scheme shall be implemented in full before any of the residential units are first occupied.

Reason: In order to reduce dependency on the private car and to encourage greater use of public transport.

9. Car parking spaces shall be provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New

Developments, as detailed on the plans hereby approved, prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: To ensure adequate provision for car parking.

10. No development shall commence until a scheme detailing electric vehicle charging points, has been submitted to and approved in writing by the planning authority. This shall include:
- i. identification of locations for communal electric vehicle charging points serving flat developments in the associated phase or sub-phase and located in communal parking areas and these charging point locations are to be made available to The Highland Council or other public body for the installation of the charging point infrastructure;
 - ii. the provision of infrastructure, defined as the provision of cabling from the consumer unit within the property to an external point, to allow charging of electric vehicles within the curtilage of each house in each phase or sub phase, where the house has in-curtilage car parking provision;
 - iii. a timescale for implementation for infrastructure within each phase or sub phase; and
 - iv. outline detail of a communication pack to be provided to each household on first occupation explaining how they can access electric vehicle charging infrastructure.

The approved scheme shall be implemented in line with the approved timescales.

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

11. No development shall commence within each Phase, or sub-Phase, until a Construction Environmental Management Document has been submitted to and approved in writing by the Planning Authority. The Document shall include:
- a) details for the parking of vehicles of site operatives and visitors;
 - b) the loading and unloading of plant and materials;
 - c) the storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) Pollution prevention plan;
 - h) Construction Noise, Vibration and Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise
 - i) Site waste management plan;
 - j) Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities;

- k) Details of toolbox talks for all staff on breeding birds. For any works carried out within the breeding birds season, no works shall be carried out until such time as habitats have first been checked for breeding birds, and all pipes and voids shall be covered over at the end of each day to avoid birds nesting in openings.
- l) Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties;
- m) Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs.

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

Reason: To protect the environment and safeguard the amenity of neighbouring properties and occupants from the construction and operation of the development.

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

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

13. No development shall commence until details of the material palette including colour of entrance doors and feature cladding panels has been submitted to and approved in writing by the Planning Authority.

Reason: to promote a sense of individuality and sense of place within the development, in the interests of visual amenity.

14. No development shall commence until details of the provision of an information board, including its location, design, and content, has been submitted to and approved in writing by the Planning Authority, in consultation with SNH. The information board shall highlight the designated site, its sensitivities, and to advise of best practice to minimise potential disturbance to wildlife. The board shall be designed to provide a public art feature.

The information board shall be provided and thereafter maintained in perpetuity by the applicant before the occupation of the first unit within the development.

Reason: To encourage responsible public access to the shoreline, and safeguard the wildlife interests of the SPA, and to provide an attractive public art feature in line with Policy objectives.

15. No development shall commence until all potential active badger setts within 30m of the application site boundary, as identified in the Ecological Walkover Survey Report, dated 20th February 2019, by A9 Consulting Ltd, have been monitored for signs of use, for a duration of at least 1 month. Should an active sett be identified within 30m of the application site boundary, a badger protection plan shall be submitted to, and agreed in writing by, the Planning Authority before any development commences. Thereafter, all mitigation measures contained within the agreed badger protection plan shall be implemented in full within the timescales identified.

Reason: To ensure that the development does not have an adverse impact on protected species.

16. A bat emergence and re-entry survey shall be carried out between May – September for the 4 dead and decaying trees which have been identified with potential for roosting bats in the Ecological Walkover Survey Report dated 20th February 2019, by A9 Consulting Ltd. Should bats be found to be roosting in these trees, a bat species protection plan shall be submitted to identify suitable measures to ensure that the bat population is not adversely impacted by the development proposals. Thereafter, any measures identified shall be implemented in full within the timescales identified.

Reason: To ensure that the development does not have an adverse impact on protected species.

17. A red squirrel survey shall be carried out during the breeding season (February – September) to establish whether any dreys located within 50m of the application site boundary are occupied and used for breeding. Any dreys used for breeding within 50m of the application site boundary shall be subject to a red squirrel Species Protection Plan and any mitigation identified therein shall be carried out in full within the identified timescales.

Reason: To ensure that the development does not have an adverse impact on protected species.

18. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, during construction

19. No development shall commence until a suitably qualified Arboricultural consultant has been appointed by the applicant to produce an Arboricultural Method Statement (AMS) which details how the trees adjacent to the site are

to be protected and also to ensure that the approved Tree Protection Plans are implemented to the agreed standard. Stages requiring supervision are to be set out in the AMS for the written agreement of the Planning Authority and certificates of compliance for each stage are to be submitted to and approved in writing by the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, during construction

20. No development shall commence until a scheme for the layout, design, and construction of all green spaces and play areas (including specifications, protection measures, and timescales for implementation) has been submitted to and approved in writing by the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: In order to comply with the requirements of the Council's Open Space in New Residential Development supplementary planning guidance (adopted 20th May 2009) and to ensure that sufficient play equipment exists within the application site to serve future residents' needs.

21. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or woodland and/or sports facilities and/or play areas and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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

22. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

23. No development, site excavation or groundwork shall commence until a suitably qualified Landscape Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by

the Planning Authority. For the avoidance of doubt, the Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the completion of the approved landscaping work and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Ensuring that the approved Landscape Plans (ref. 383-07-01 rev C; 383-07-02 Rev C, 383-07-03 Rev C, 383-07-04 Rev C, 383-07-05 Rev C, 383-07-06 Rev C, 383-07-07 Rev C) are implemented to the agreed standard; and
- ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to the commencement of development, site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

24. No development shall commence until a finalised Drainage Impact Assessment, to include the final drainage design to comply with Highland Council and Scottish Water guidance, has been submitted to and approved in writing by the Planning Authority. Thereafter, all surface water drainage provision within the application site shall be implemented in accordance with the finalised drainage design and, as it relates to, or is relied upon by, any individual phase, shall be completed prior to the first occupation of any of the development within that phase.

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

25. No residential unit shall be occupied until connection has been made for that residential property to the public water and waste water network.

Reason: In order to ensure that the water and sewerage infrastructure is provided timeously, in the interests of public health and environmental protection, and in order to comply with the policy requirements.

REASON FOR DECISION

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

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

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

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

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

Accordance with Approved Plans & Conditions

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

Flood Risk

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

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a

connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

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

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

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

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

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

Mud & Debris on Road

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

Damage to the Public Road

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

Traffic Calming Measures

Please note that the specific detail of any traffic calming measures must be discussed with the Council's TECS Roads, and may require separate consent from them, prior to work commencing. You are also advised to read the Department of Transport's Traffic Advisory Leaflet 11/94 for further guidance and, in particular, you must ensure that all parties with an interest in the amenity, conservation or development of the area are notified of all traffic calming proposals.

Street Names

In line with the Council's Gaelic Language Plan and Policies, you are encouraged to consider the adoption of Gaelic or Gaelic-influenced street names in this development. For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

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

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Major Development Site Notice

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

Designation: Area Planning Manager – South

Author: Susan Hadfield

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 - 437002-001 Location plan
- Plan 2 - 4370-02-003 rev L Site layout plan
- Plan 3 - 105701 TCP-1 of 2 Tree Constraints plan
- Plan 4 - 105701 TCP-2 of 2 Tree Constraints plan
- Plan 5 - 3261:101 rev B Road Layout plan
- Plan 5 - 3261:102-01 rev A Road longitudinal sections sheet 1
- Plan 6 - 3261:102-02 rev A Road longitudinal sections sheet 2
- Plan 7 - 3261:102-03 rev A Road longitudinal sections sheet 3
- Plan 8 - 3261:104 rev A Road adoption areas
- Plan 9 - 4370-01 010 Lochy plans / sections
- Plan 10 - 4370-01 012 Birch semi plans / sections
- Plan 11 - 4370-01 018 Cedar semi plans / sections
- Plan 12 - 4370-01 014 Kinglass plans / sections
- Plan 13 - 4370-01 016 Cedar detached plans / sections
- Plan 14 - 4370-01 020 Ness plans
- Plan 15 - 4370-01 022 5 no Corran & Orrin terrace plans
- Plan 16 - 4370-01 024 3 no Corran & Orrin terrace plans
- Plan 17 – 4370-01 026 Tarvie plans
- Plan 18 - 4370-01 028 Lochalsh plans
- Plan 19 - 4370-01 030 Lochy double garage plans/sections
- Plan 20 - 4370-01 100 1B2P flat plans
- Plan 21 - 4370-01 102 2B4P flat plans
- Plan 22 - 4370-01 104 3B5P semi plans
- Plan 23 - 4370-01 106 3B5P & 4B7P semi plans
- Plan 24 - 4370-01 108 2B4P semi plans
- Plan 25 4370-01 110 4B6P semi plan
- Plan 26 - 4370-01 112 3B5P WC Bungalow plan
- Plan 27 - 4370-01 011 rev A Lochy elevations
- Plan 28 - 4370-01 013 rev A Birch semi elevations
- Plan 29 - 4370-01 015 rev A Kinglass elevations
- Plan 30 - 4370-01 017 rev A Cedar detached elevations
- Plan 31 - 4370-01 019 rev A Cedar semi elevations

Plan 32 - 4370-01 021 rev A Ness elevations
Plan 33 - 4370-01 023 rev A 5 no Corran & Orrin terrace elevations
Plan 34 - 4370-01 025 rev A 3 no Corran & Orrin terrace elevations
Plan 35 - 4370-01 027 rev A Tarvie elevations
Plan 36 - 4370-01 029 rev A Lochalsh elevations
Plan 37- 4370-01 031 rev A Lochy double garage elevations
Plan 38 - 4370-01 101 rev A 1B2P flat elevations
Plan 39 - 4370-01 103 rev A 2B4P flat elevations
Plan 40 - 4370-01 105 rev A 3B5P semi elevations
Plan 41 - 4370-01 107 rev A 3B5P & 4B7P semi elevations
Plan 42 - 4370-01 109 rev A 2B4P semi elevations
Plan 43 - 4370-01 111 rev A 4B6P semi elevations
Plan 44 - 4370-01 113 rev A 3B5P WC Bungalow elevations
Plan 45 - 4370-01 115 rev A 2B3P amenity cottage elevations
Plan 46 - 4370-01 100 Boundary enclosures
Plan 47 - 4370-01 005 rev A fence & wall details
Plan 48 - 4370-02-004 Proposed site levels
Plan 49 – 383-07-01 rev C Landscaping
Plan 50 – 383-07-02 rev C Landscaping 2
Plan 51 - 383-07-03 rev C Landscaping 3
Plan 52 - 383-07-04 rev C Landscaping 4
Plan 53 - 383-07-05 rev C Landscaping 5
Plan 54 - 383-07-06 rev C Landscaping 6
Plan 55 - 383-07-07 rev C Landscaping 7
Archaeology report
Drainage Impact Assessment
Ecology Report
Risk Assessment
PAC Report
Transport Assessment Access Management report
Transport Assessment
Tree Constraints
Tree Survey report
Design Statement
Traffic Survey Data
Access Management Plan

Other Section 75 Agreement requirements

Type	Details
Land and Asset Transfer	1. Area of land to the south of the site, identified for community use
	2. Community Use (inclusive of business, small scale retail or community hall)
	3. Nil Transfer cost
	4. Until point of transfer the land will be maintained and managed by the applicant



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REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

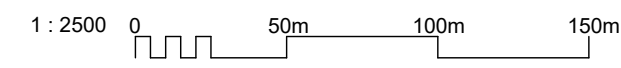
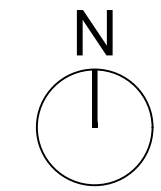
**PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 GENERAL TEMPLATE PROJECT CLIENT**

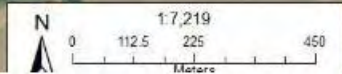
LOCATION PLAN

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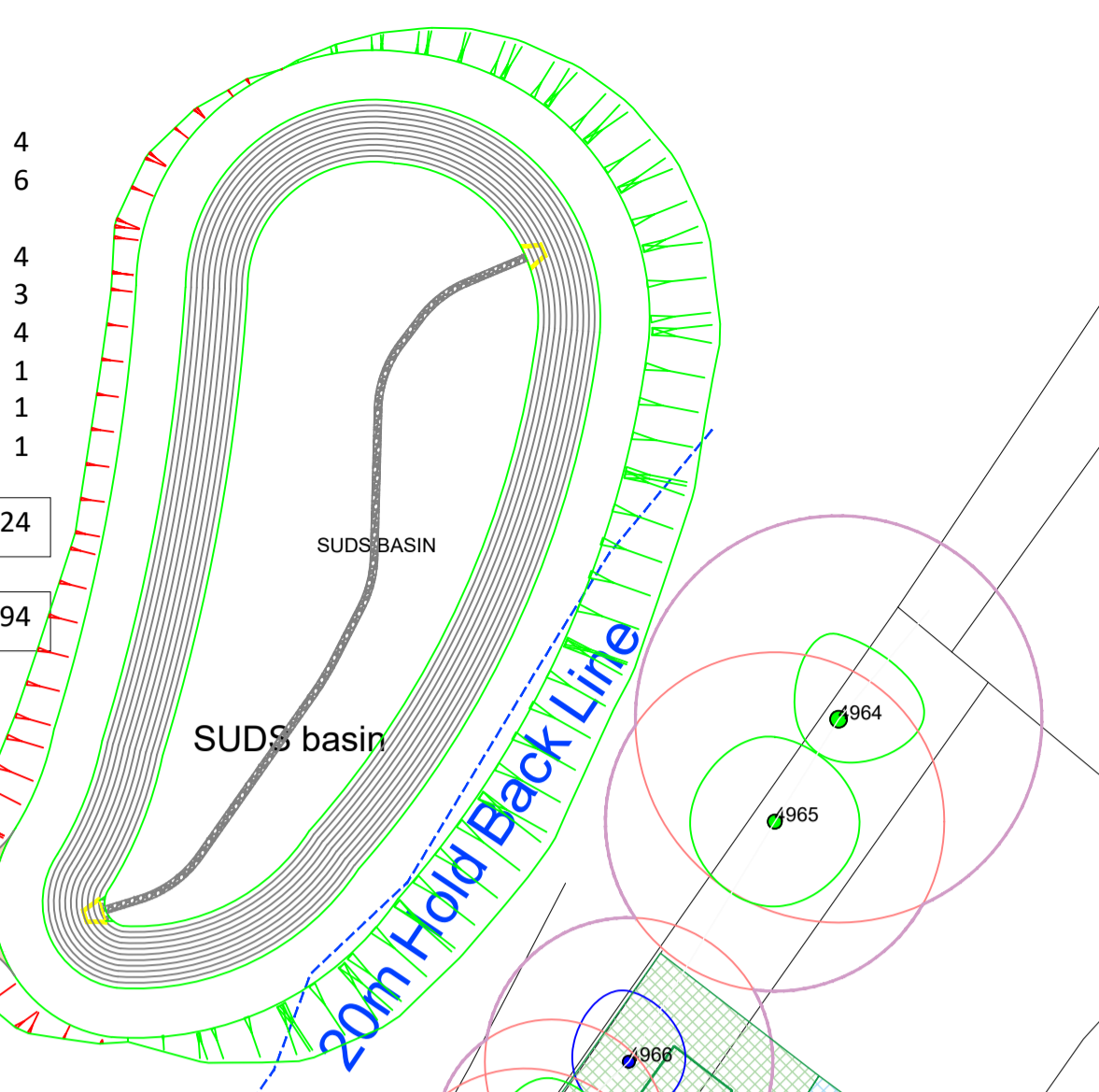
DWG No. **4370-02-001** REV. ----







Private Bungalows:		Affordable Bungalows:	
Bi Birch (S)	2 bed	12	1B2PCF 1 bed 2 per cottage flat
Ce Cedar (S)	2 bed	8	2B4PCF 2 bed 4 per cottage flat
Ce Cedar	2 bed	6	Houses
Kg Kinglass	3 bed	7	2B4PV 2 bed 4 person villa
Ne Ness	3 bed	8	3B5PV 3 bed 5 person villa
Ly Lochy	3 bed	11	4B6PV 4 bed 6 person villa
			4B7PV 4 bed 7 person villa
			2B3PAC 2 bed 3 person amenity cottage
			3BSN 3 bed special needs
			Total
Or Orrin (T)	2 bed	8	
Co Corran (T)	3 bed	8	
Ta Tarvie	4 bed	1	
Lo Localsh	4 bed	1	
Total		70	Overall Total



- Application Boundary
- ~ Existing contours and levels
- * Indicates houses with active gables
- Plot division fence - 900mm
- Screen fence - 1800mm
- Scalloped Screen fence - 1800mm
- Screen wall
- Retaining wall
- Bin Storage area
- Hard surfaced refuse collection point
- Public / common space
- Shrub planting
- Hedging
- Trees

REV	DATE	DESCRIPTION	DRN
L	09.03.20	Paths amended, cycle parking added and fence types clarified.	AMaR
K	05.02.20	PARKING ANALYSIS ADDED	GB
J	14.01.20	UPDATED FOLLOWING ENGINEER ROAD LAYOUT	GB
I	10.12.19	UPDATES FOLLOWING COMMENTS FROM PLANNING	GB
H	17.09.19	FLOOR LEVELS ADDED	SAS

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Plots	Types of Parking	Highland Council Requirement	Provision
72 units (Plots 1-4, 11-18, 24-45, 50-55, 62-94)	in curtilage parking	2 spaces/ unit required = 144 =0.3 visitor = 21.6	144 spaces in curtilage @ 2 spaces/ unit
22 units (Plots 5-10, 19-24, 46-49, 56-61)	Communal Parking	1.5 spaces/ unit inc. visitor	33 spaces in parking courts
	Visitor spaces	0.3/ unit = 21.6 spaces	20 spaces (layby) 6 spaces (parking court) = 26 spaces

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRK HILL
 TULLOCH HOMES LTD

SITE LAYOUT

STATUS: **INFORMATION**

SCALE: 1:500 DRAWN: --
 PAPER SIZE: A1 DATE: Jan 2020

DWG No. 4370-02-003 REV. L

Dimensions of all driveways, parking courts, and laybys are all detailed on the Engineer's road layout and these are in accordance with Highland Council requirements



View 1



View 2



View 3



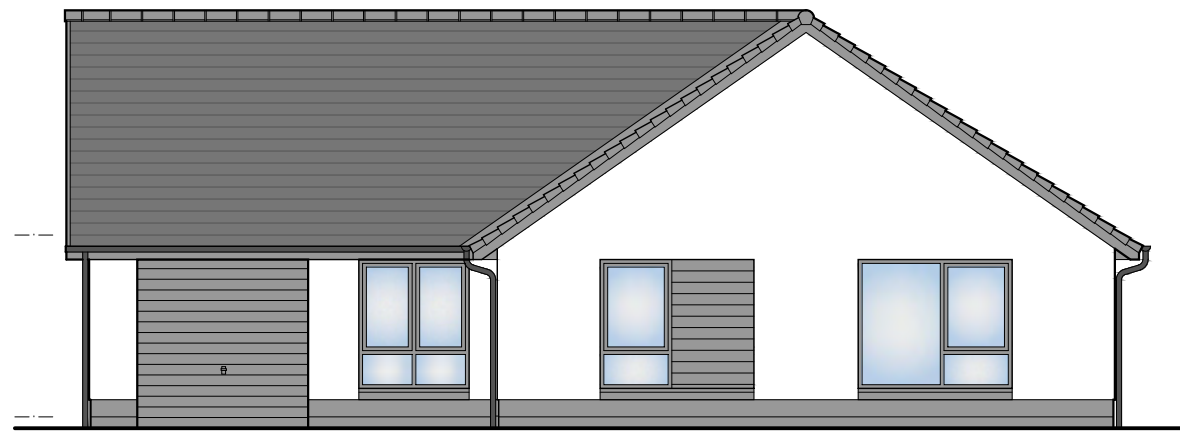
View 4



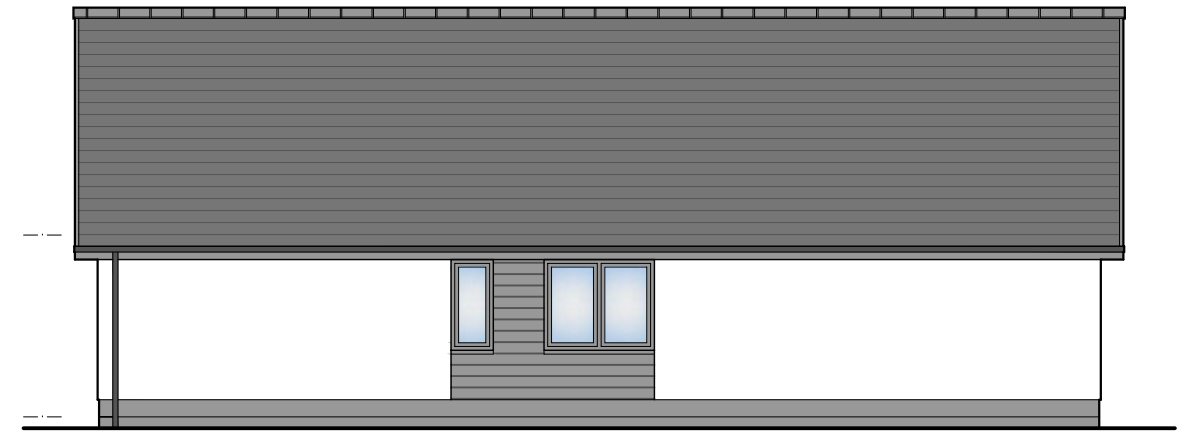
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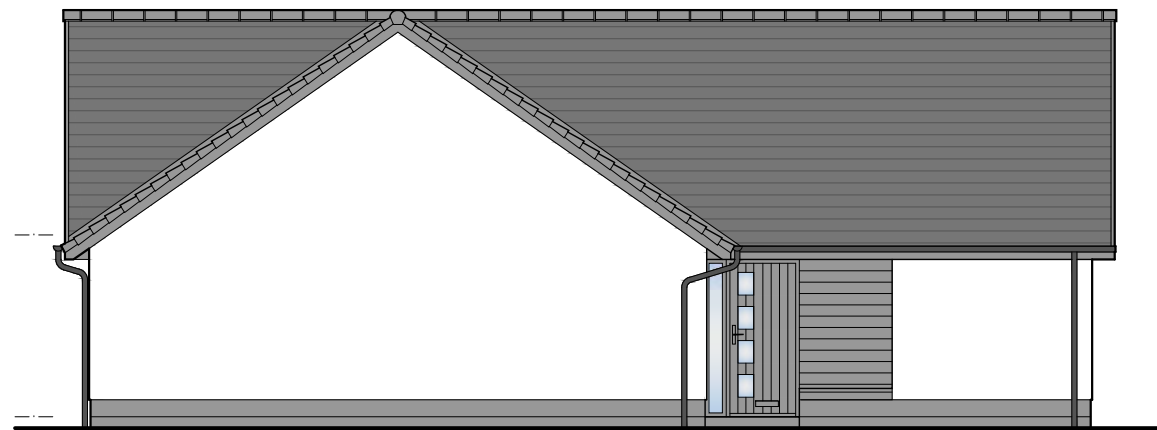
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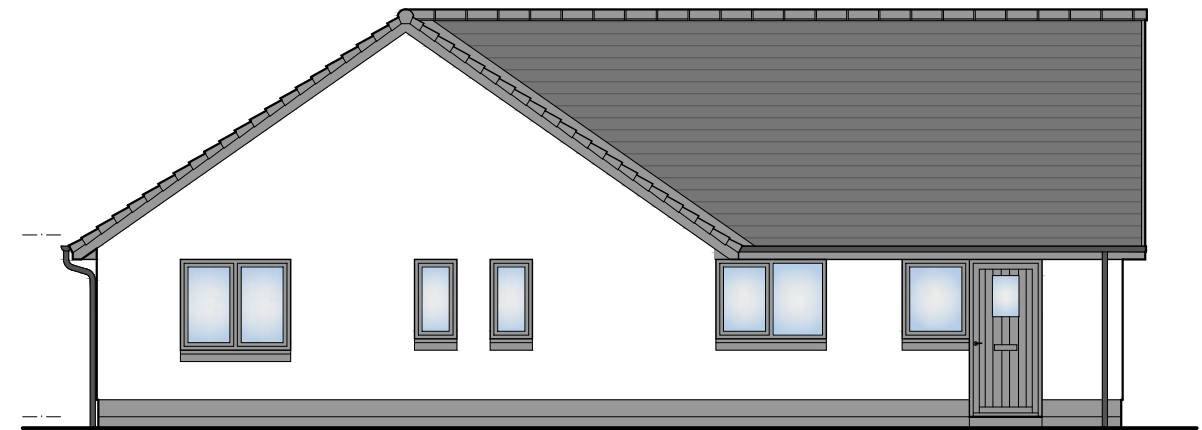
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



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REV	DATE	DESCRIPTION	DRN

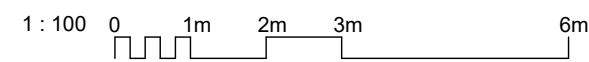
MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)

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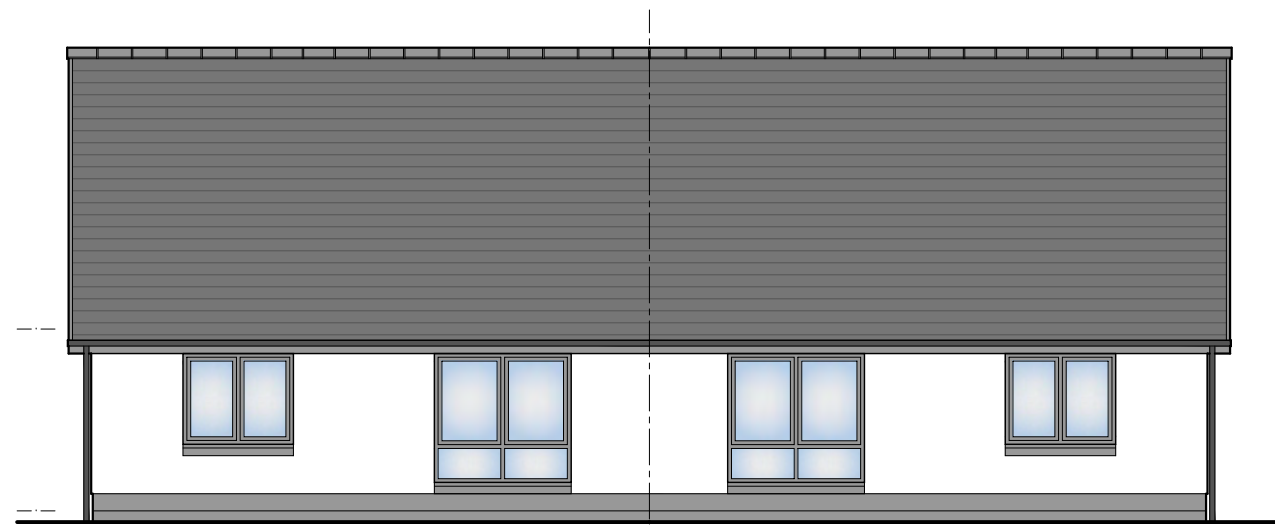
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

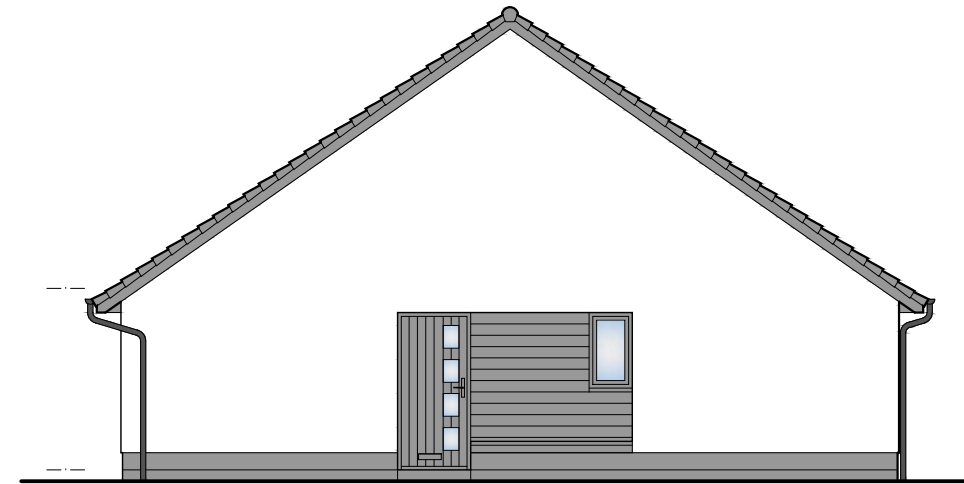
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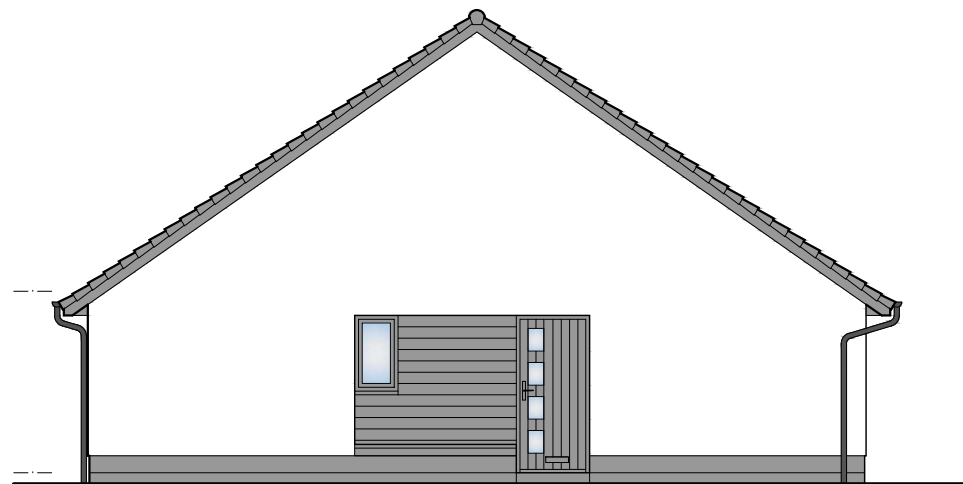
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PAPER SIZE:	A3	DATE:	Aug 2019
DWG No.	4370-01-011	REV.	A



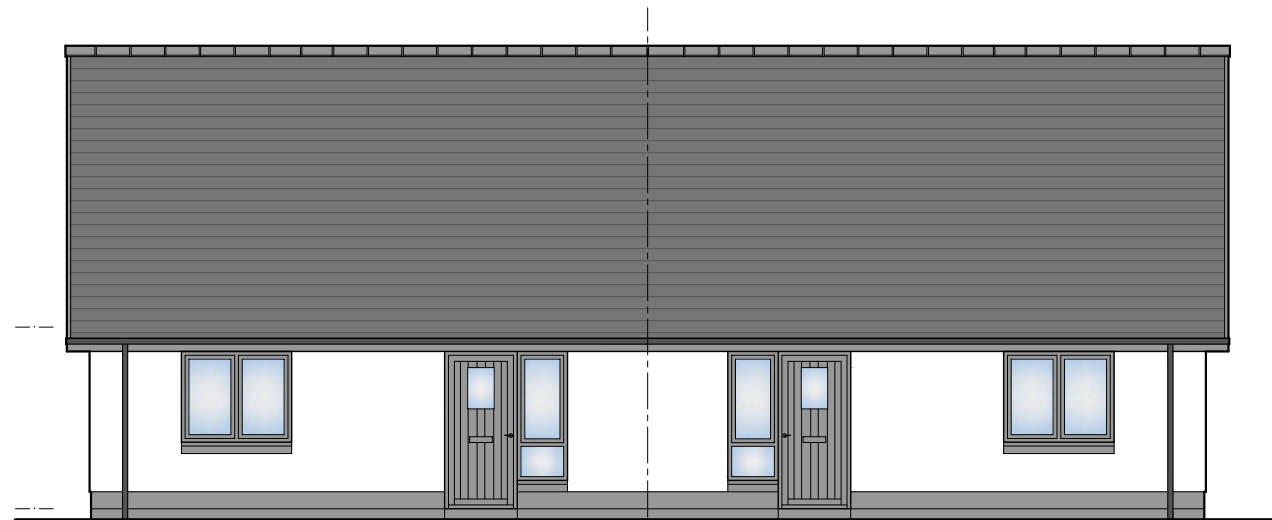
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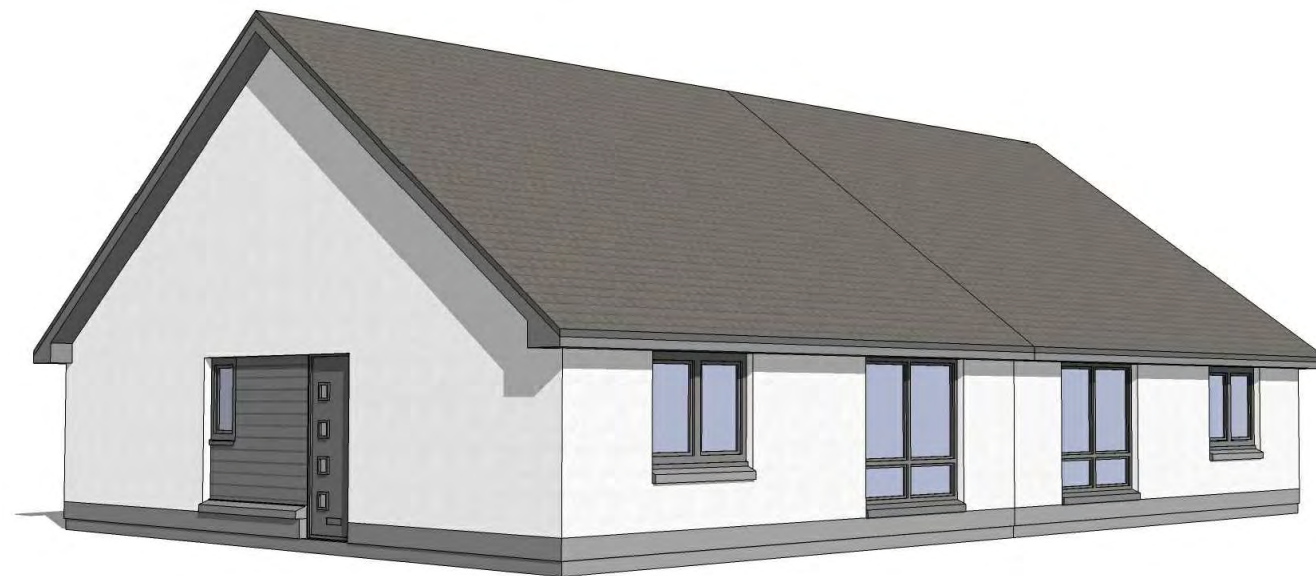
GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

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

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRK HILL
 TULLOCH HOMES LTD

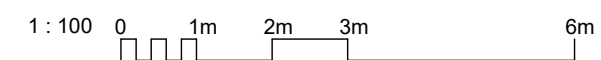
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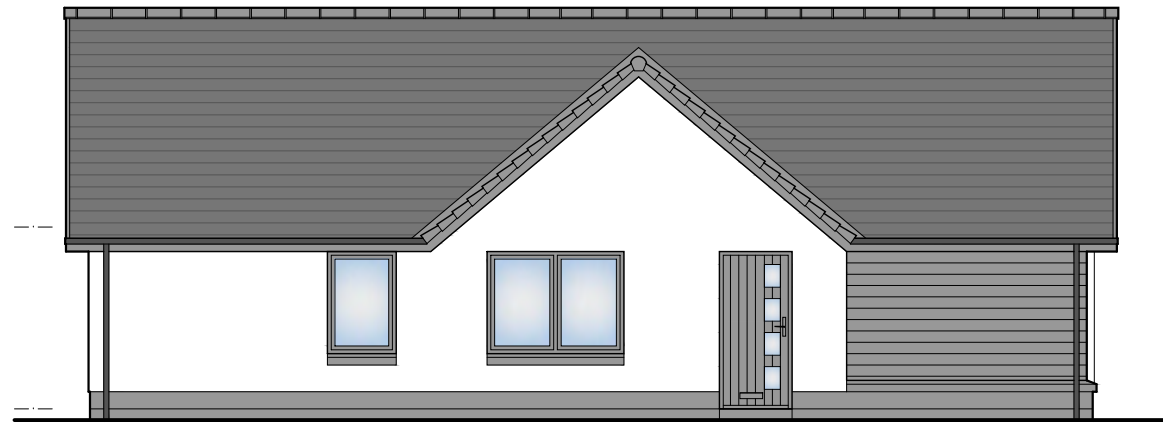
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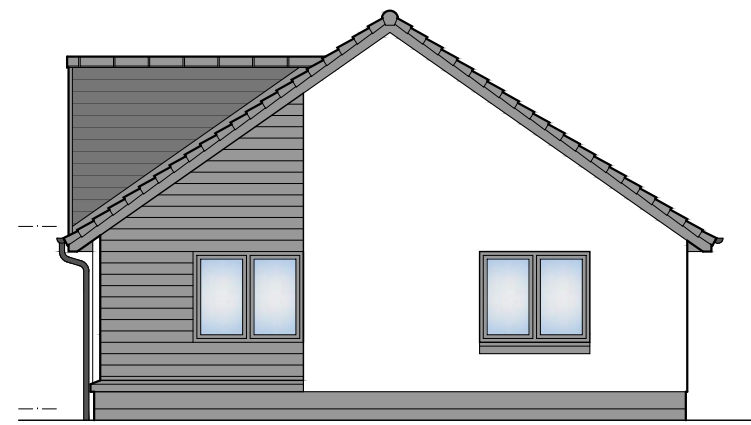
DWG No. 4370-01-013 REV. A

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WINDOWS	Cladding
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ROOF	Grey Composite Door
RAINWATER	uPVC (dark grey)
	Flat Roof Tiles (dark grey)
	uPVC (black)





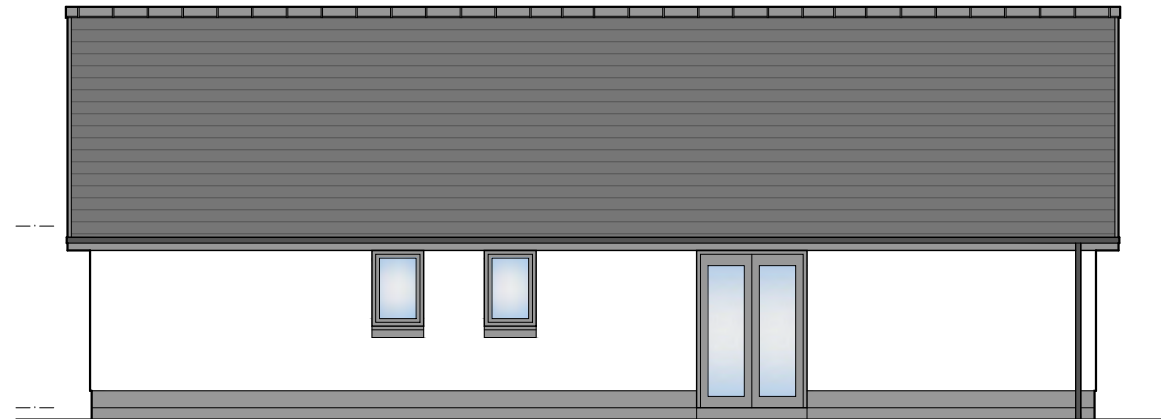
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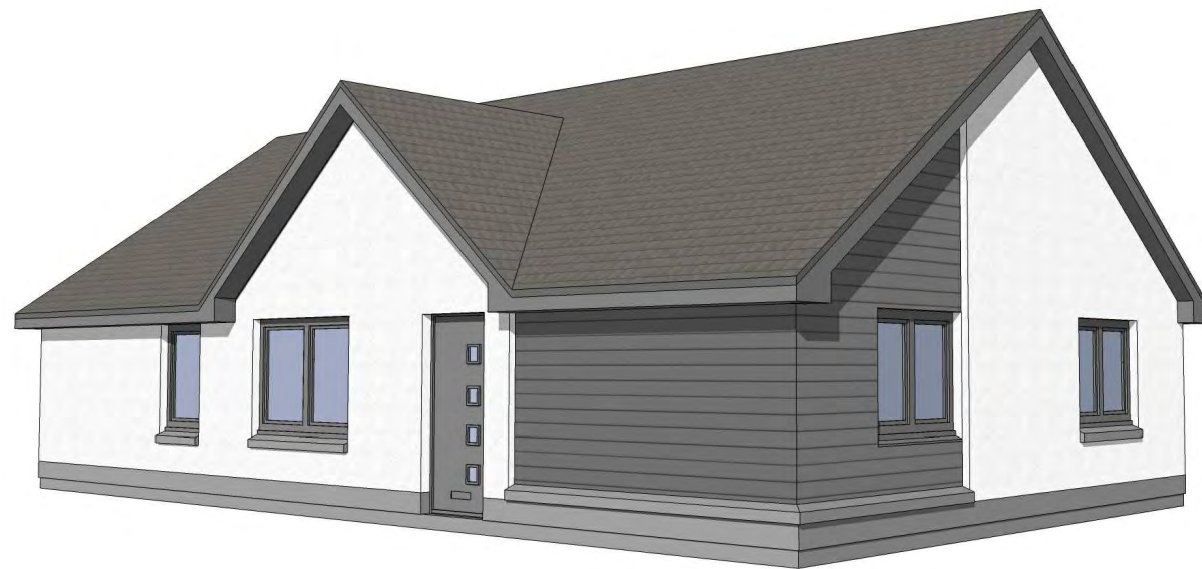
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



MATERIALS

FEATURE	
RENDER	Prefinished Weatherboard
WINDOWS	Cladding
EXT. DOOR	White dry dash
FASCIAS	Grey uPVC
ROOF	Grey Composite Door
RAINWATER	uPVC (dark grey)
	Flat Roof Tiles (dark grey)
	uPVC (black)

A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

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38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
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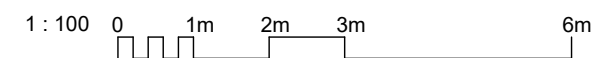
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRK HILL
 TULLOCH HOMES LTD

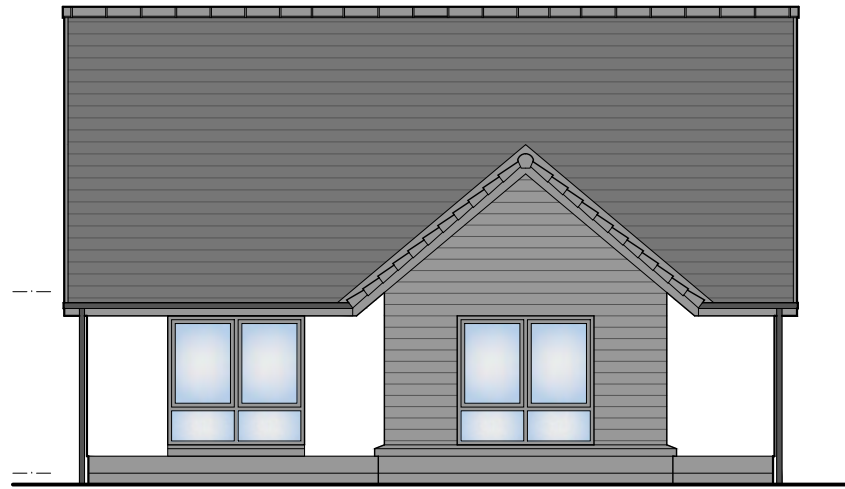
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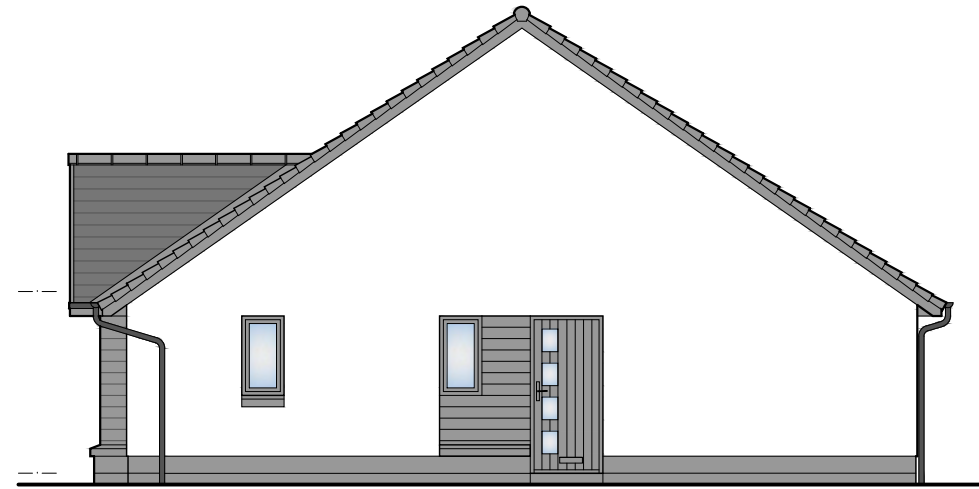
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DWG No.	4370-01-015	REV.	A
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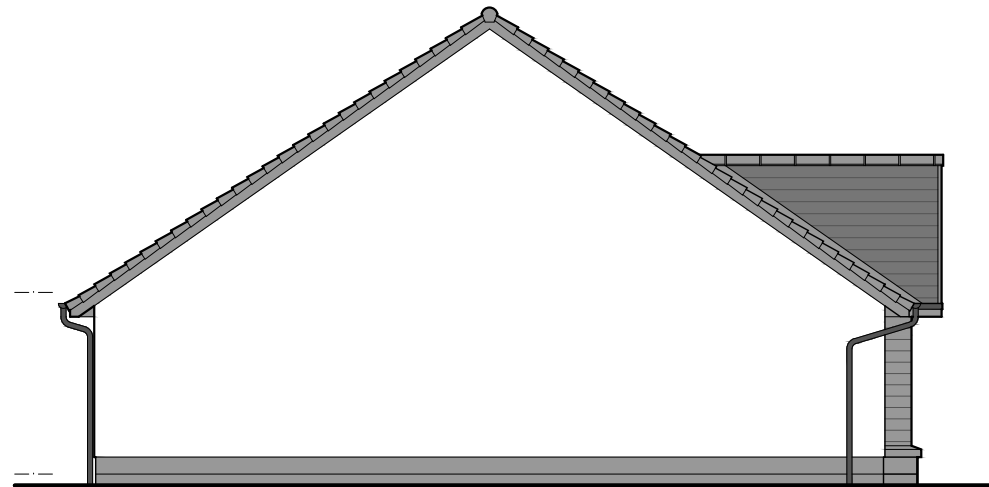




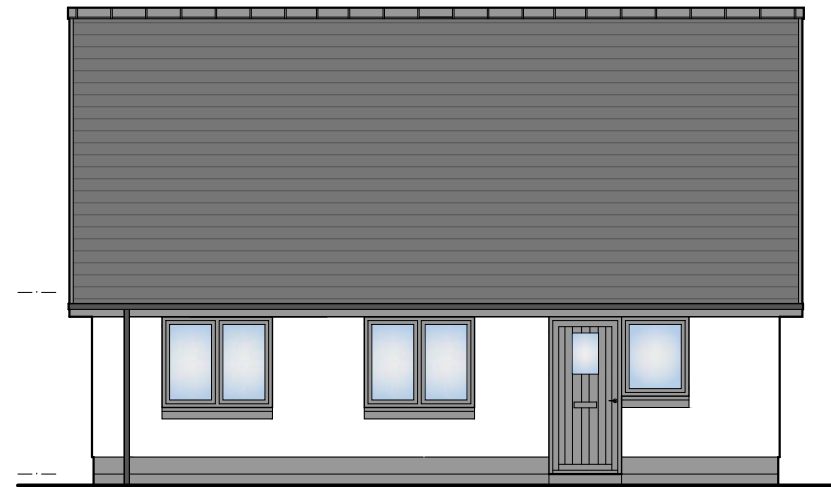
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GABLE ELEVATION

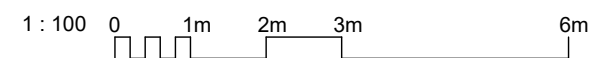


GABLE ELEVATION



REAR ELEVATION

MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)



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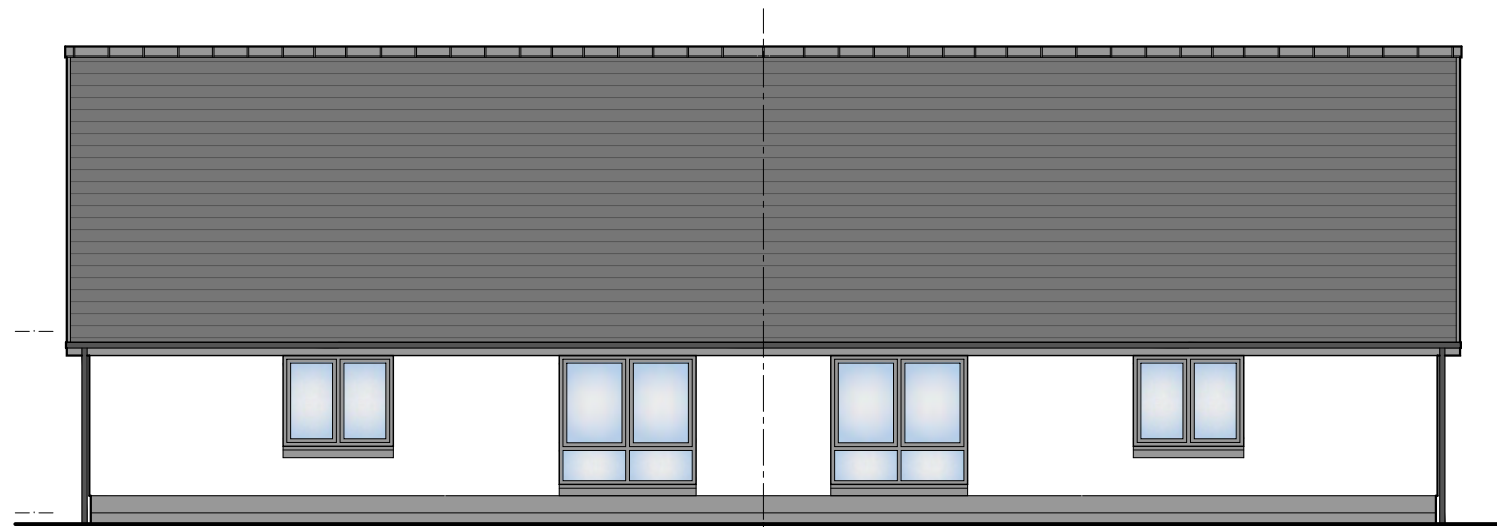
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38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

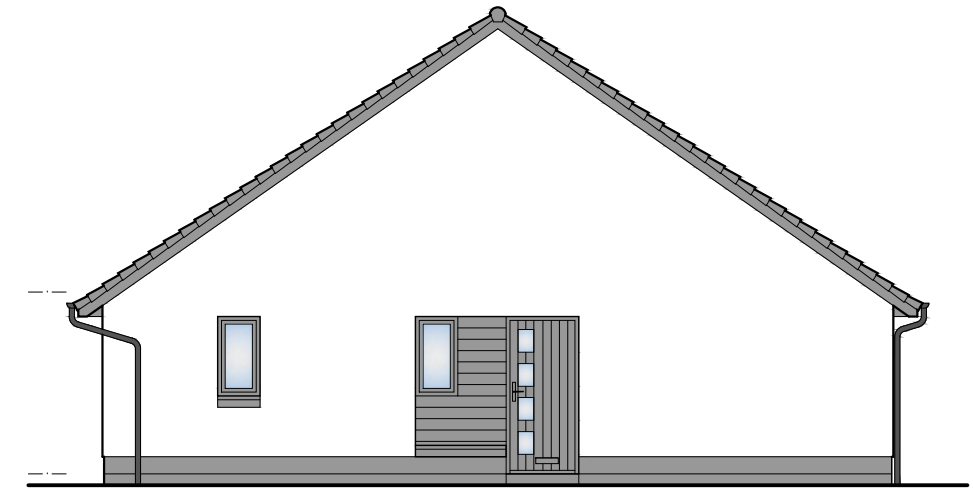
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - CEDAR DETACHED

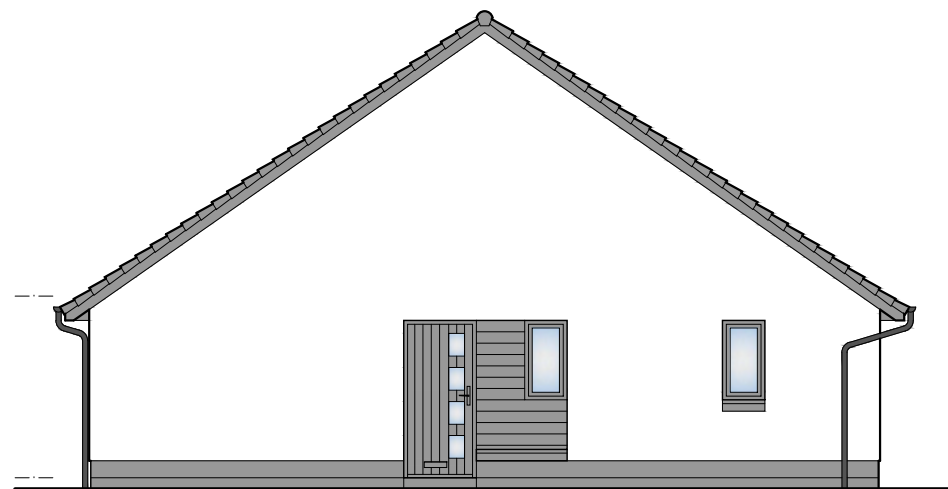
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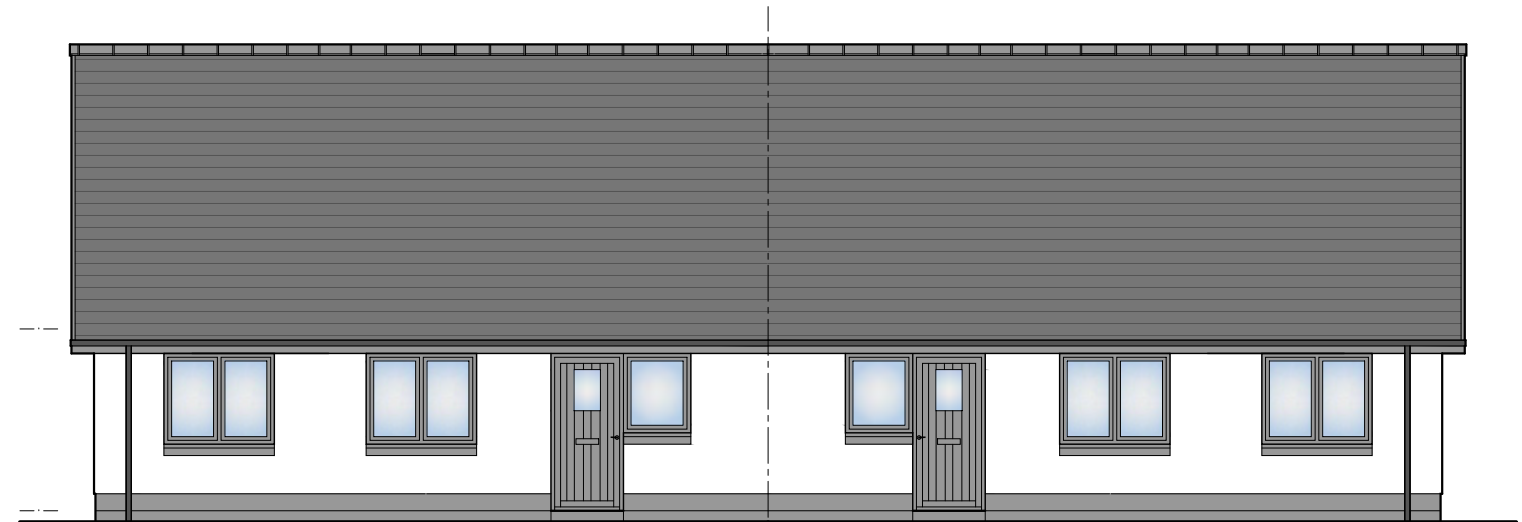
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GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION



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REV	DATE	DESCRIPTION	DRN

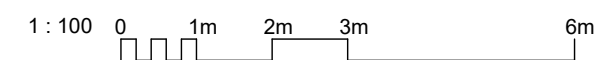
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WINDOWS	Cladding
EXT. DOOR	White dry dash
FASCIAS	Grey uPVC
ROOF	Grey Composite Door
RAINWATER	uPVC (dark grey)
	Flat Roof Tiles (dark grey)
	uPVC (black)

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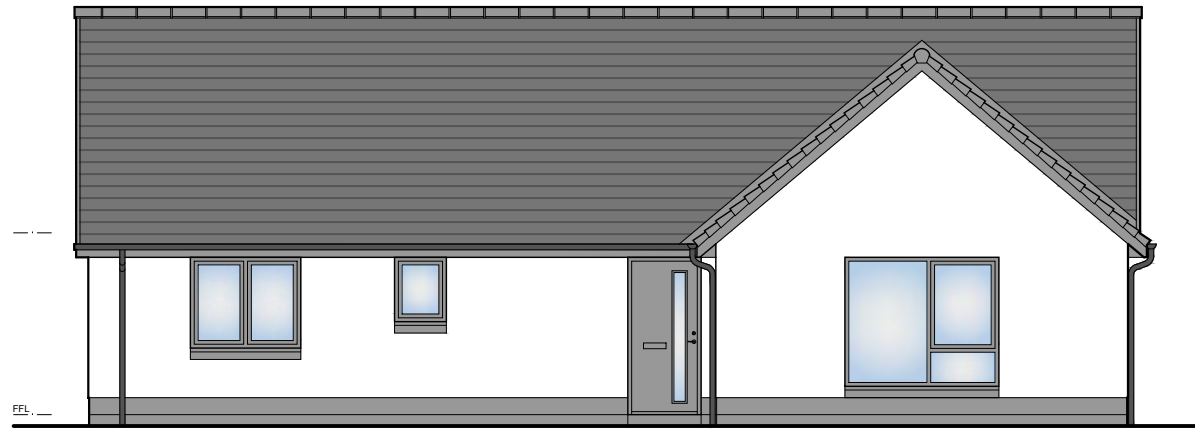
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PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

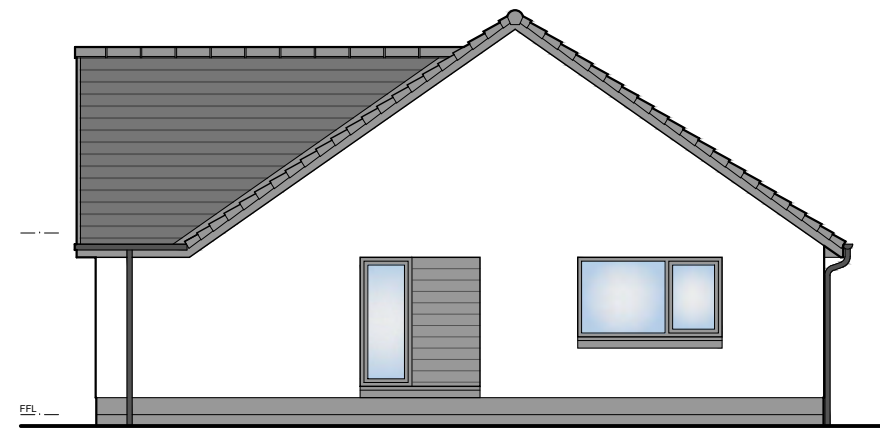
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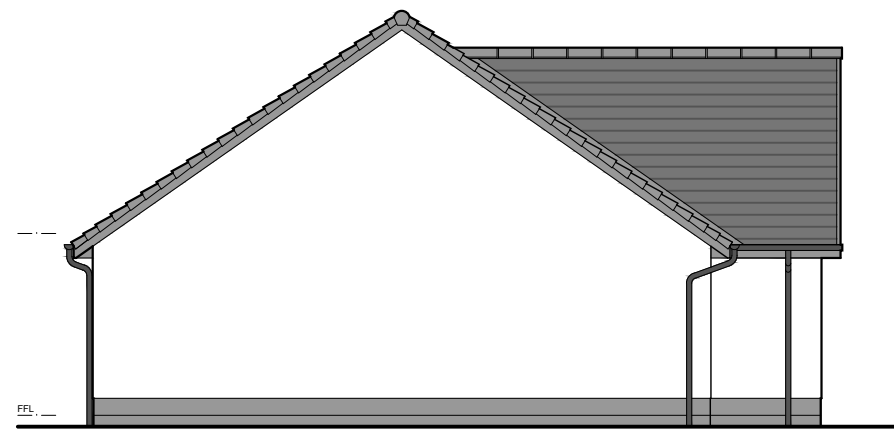
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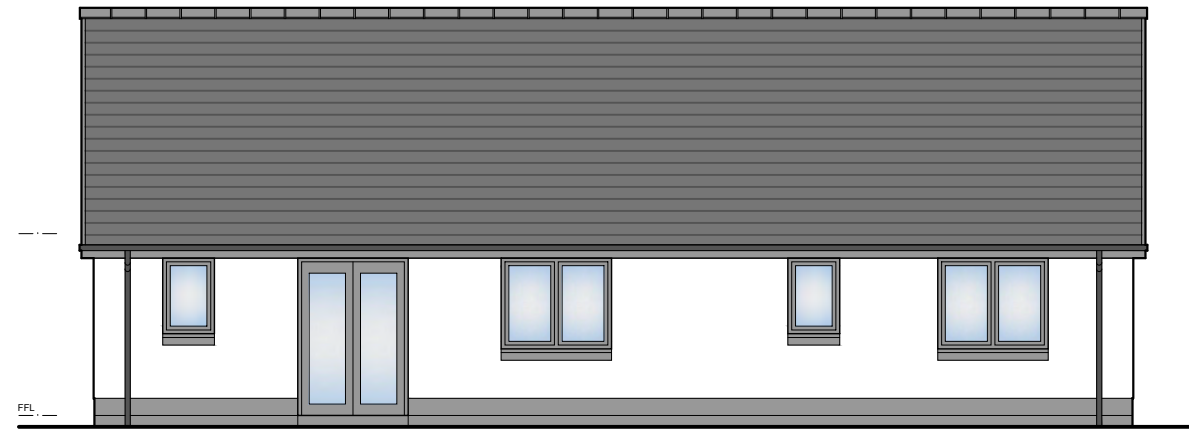
FRONT ELEVATION



ENHANCED GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION



MATERIALS	
FEATURE	
RENDER	Prefinished Weatherboard Cladding
WINDOWS	White dry dash
EXT. DOOR	Grey uPVC
FASCIAS	Grey Composite Door
ROOF	uPVC (dark grey)
RAINWATER	Flat Roof Tiles (dark grey)
	uPVC (black)

REV	DATE	DESCRIPTION	DRN
A	05.02.20	MATERIALS ADDED	GB

Bracewell Stirling CONSULTING

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

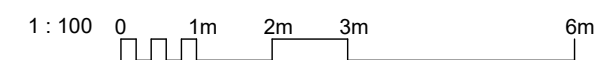
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - NESS

STATUS: **INFORMATION**

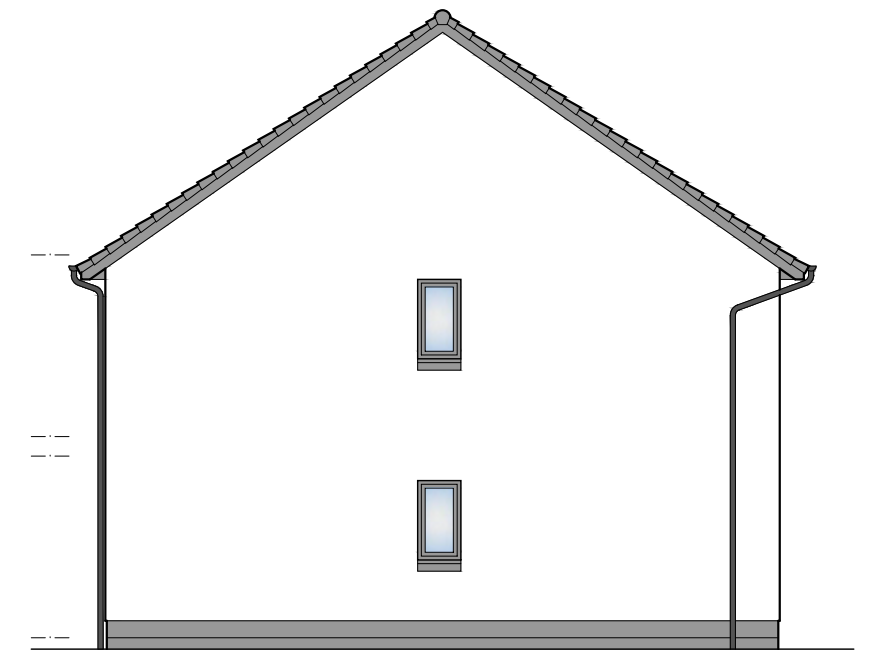
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 PAPER SIZE: A3 DATE: Aug 2019

DWG No. 4370-01-021 REV. A





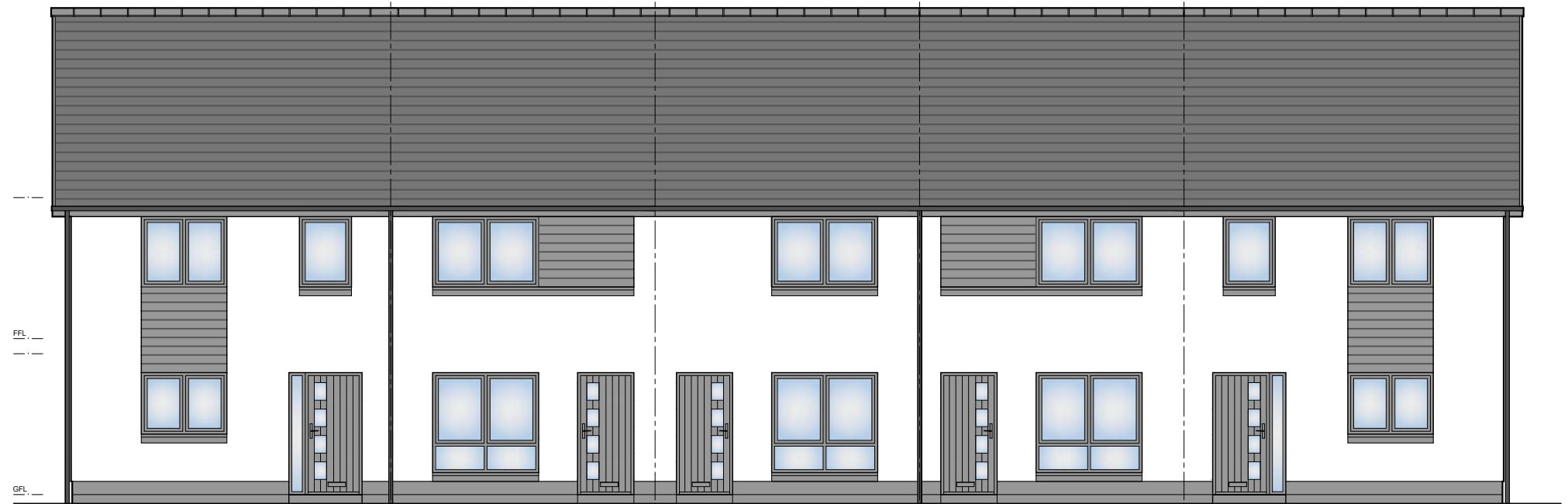
REAR ELEVATION



GABLE ELEVATION



GABLE ELEVATION



FRONT ELEVATION



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

MATERIALS	
FEATURE	
RENDER	Prefinished Weatherboard
WINDOWS	Cladding
EXT. DOOR	White dry dash
FASCIAS	Grey uPVC
ROOF	Grey Composite Door
RAINWATER	uPVC (dark grey)
	Flat Roof Tiles (dark grey)
	uPVC (black)

Bracewell Stirling CONSULTING

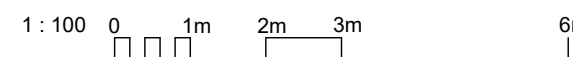
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - 5NO. CORRAN AND ORRIN
 (TERRACE)

STATUS: **INFORMATION**

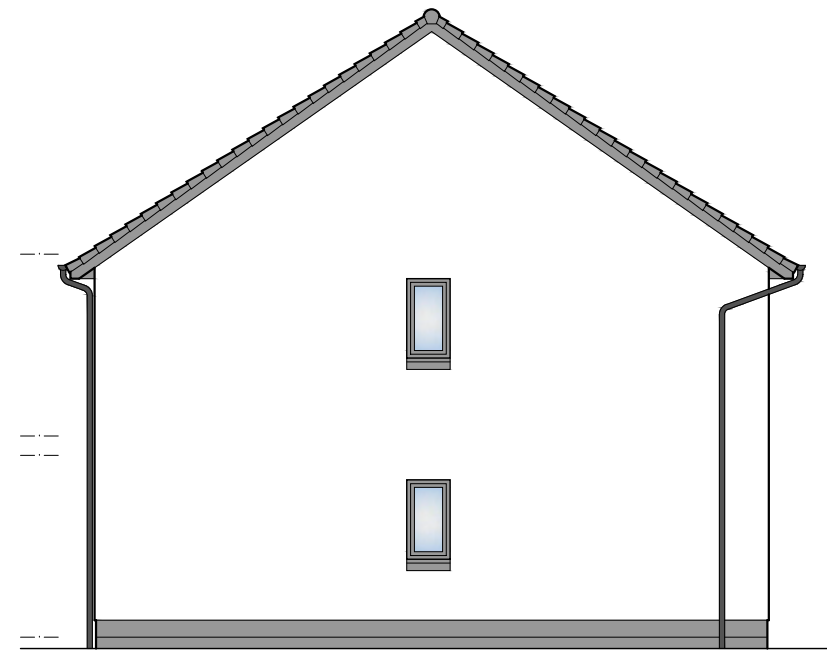
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PAPER SIZE:	A3	DATE:	Aug 2019



DWG No.	4370-01-023	REV.	A
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REAR ELEVATION



GABLE ELEVATION



GABLE ELEVATION



FRONT ELEVATION



MATERIALS	
FEATURE	
RENDER	Prefinished Weatherboard
WINDOWS	Cladding
EXT. DOOR	White dry dash
FASCIAS	Grey uPVC
ROOF	Grey Composite Door
RAINWATER	uPVC (dark grey)
	Flat Roof Tiles (dark grey)
	uPVC (black)

REV	DATE	DESCRIPTION	DRN
A	05.02.20	MATERIALS ADDED	GB

Bracewell Stirling CONSULTING

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

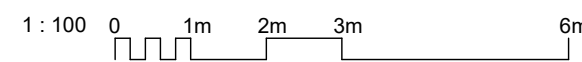
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRK HILL
 TULLOCH HOMES LTD

ELEVATIONS - 3NO. CORRAN AND ORRIN
 (TERRACE)

STATUS: **INFORMATION**

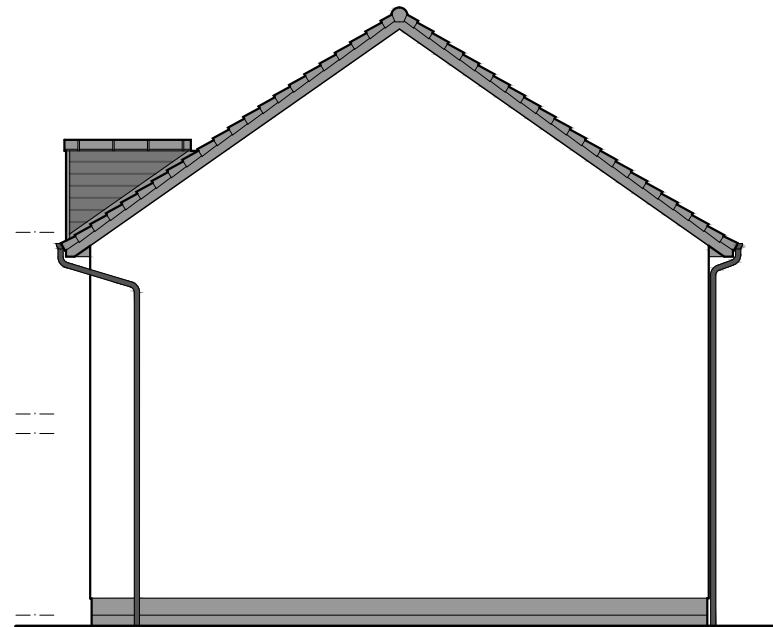
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DWG No. 4370-01-025 REV. A

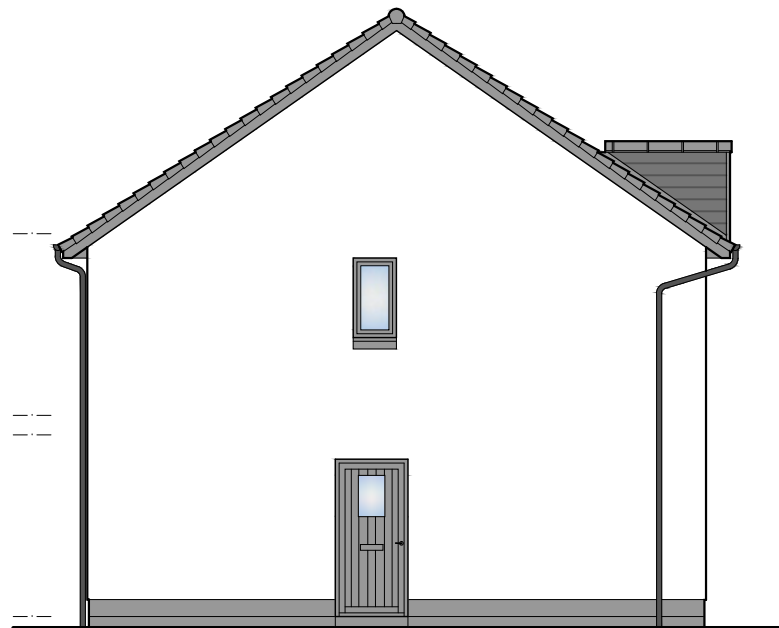




FRONT ELEVATION



GABLE ELEVATION



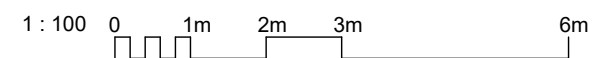
GABLE ELEVATION



REAR ELEVATION



MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

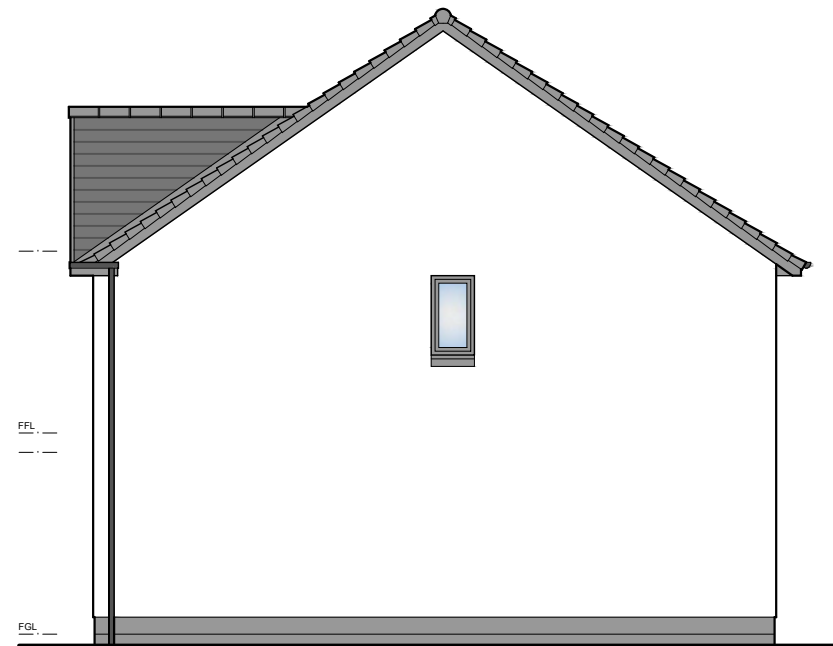
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD
 ELEVATIONS - TARVIE

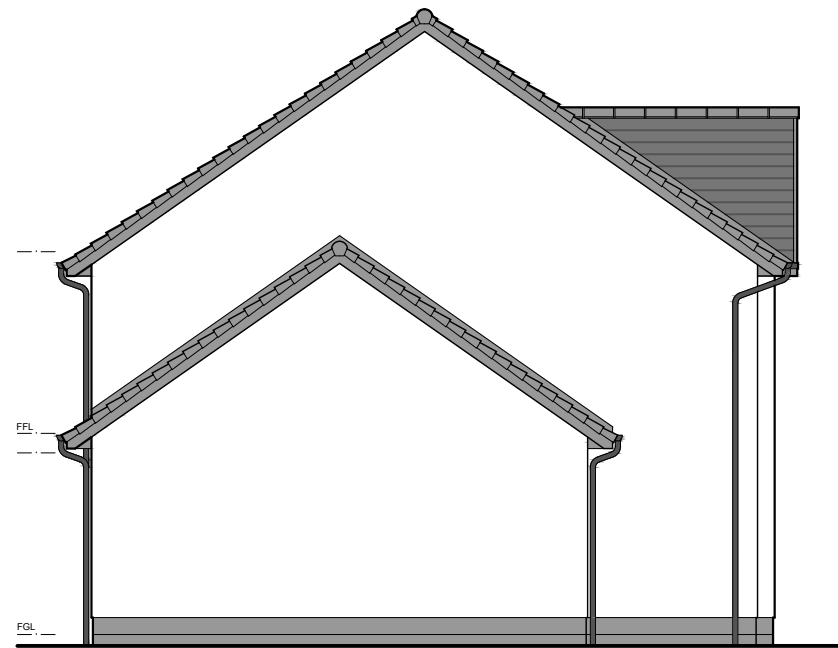
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PAPER SIZE:	A3	DATE:	Aug 2019
DWG No.	4370-01-027	REV.	A



FRONT ELEVATION



GABLE ELEVATION



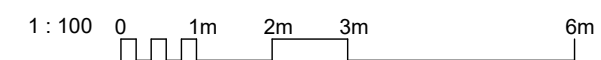
GABLE ELEVATION



REAR ELEVATION



MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

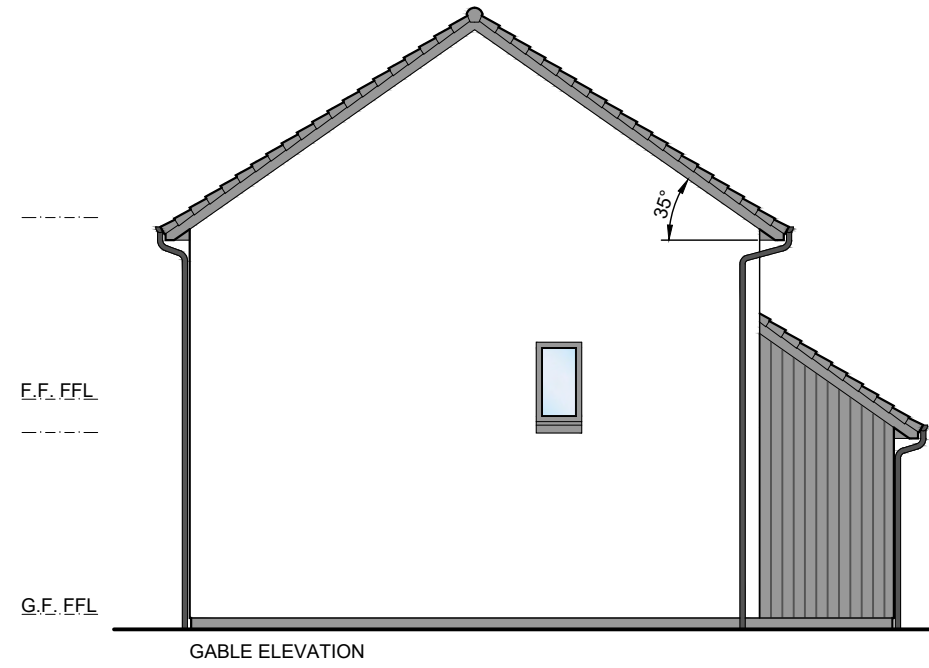
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRK HILL
 TULLOCH HOMES LTD

ELEVATIONS - LOCHALSH

STATUS: INFORMATION			
SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Aug 2019
DWG No.	4370-01-029	REV.	A



REAR ELEVATION



GABLE ELEVATION



GABLE ELEVATION



FRONT ELEVATION



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

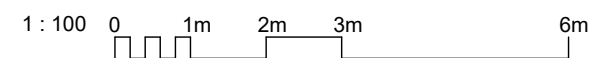
ELEVATIONS - 1B2P FLAT

STATUS: **INFORMATION**

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Aug 2019

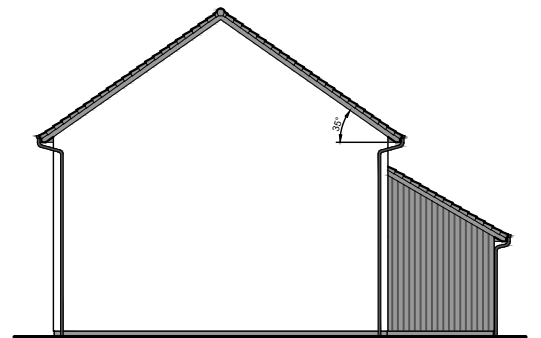
DWG No.	4370-01-101	REV.	A
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MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)





FRONT ELEVATION

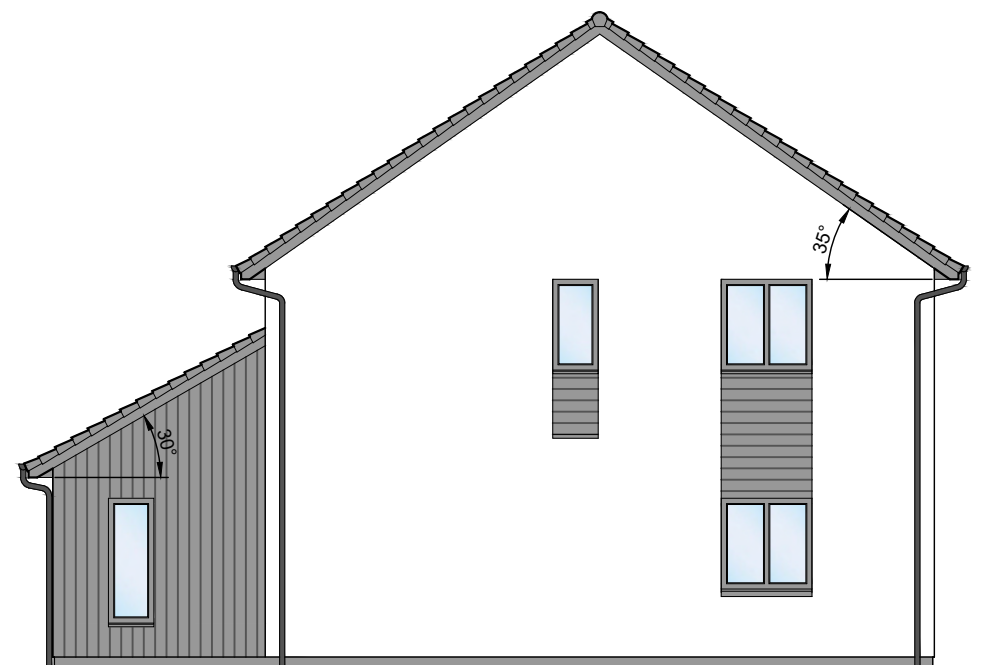
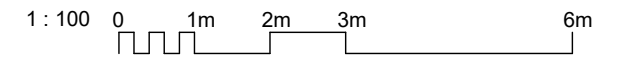


GABLE ELEVATION 1:200



REAR ELEVATION

MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)



GABLE ELEVATION



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

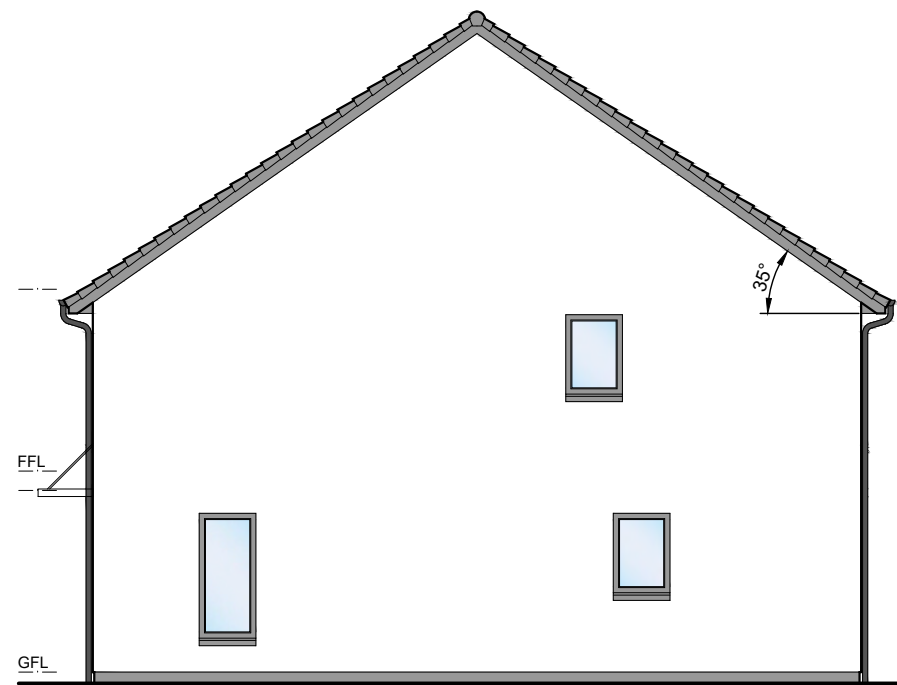
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - 2B4P FLAT

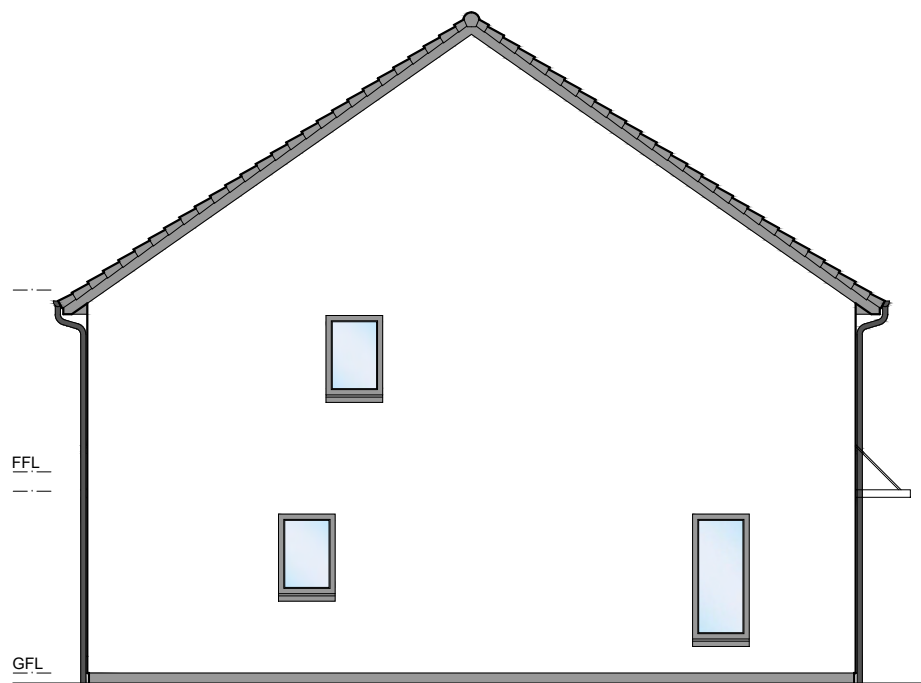
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PAPER SIZE:	A3	DATE:	Aug 2019
DWG No.	4370-01-103		REV. A



FRONT ELEVATION



GABLE ELEVATION



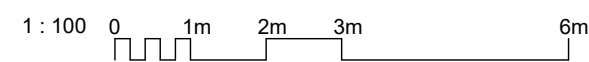
GABLE ELEVATION



REAR ELEVATION



MATERIALS	
FEATURE	
RENDER	Prefinished Weatherboard Cladding
WINDOWS	White dry dash
EXT. DOOR	Grey uPVC
FASCIAS	Grey Composite Door
ROOF	uPVC (dark grey)
RAINWATER	Flat Roof Tiles (dark grey)
	uPVC (black)



REV	DATE	DESCRIPTION	GB
A	05.02.20	MATERIALS ADDED	

Bracewell Stirling CONSULTING

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

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - 3B5P SEMI

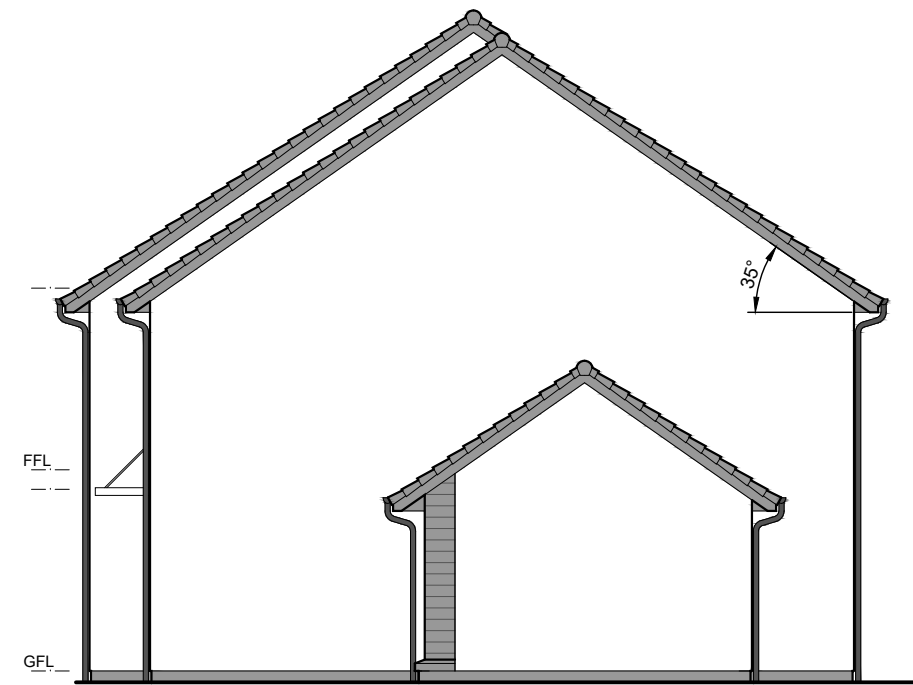
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SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Aug 2019

DWG No.	4370-01-105	REV.	A
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FRONT ELEVATION



GABLE ELEVATION

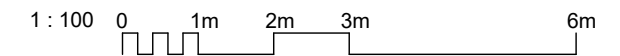


GABLE ELEVATION



REAR ELEVATION

MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN



Bracewell Stirling CONSULTING

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

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - 3B5P & 4B7P SEMI

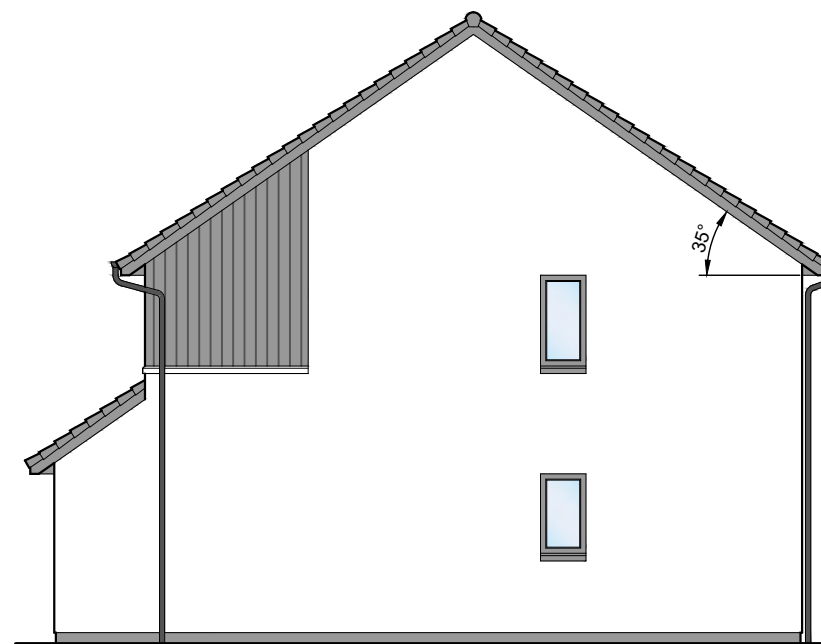
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PAPER SIZE:	A3	DATE:	Aug 2019

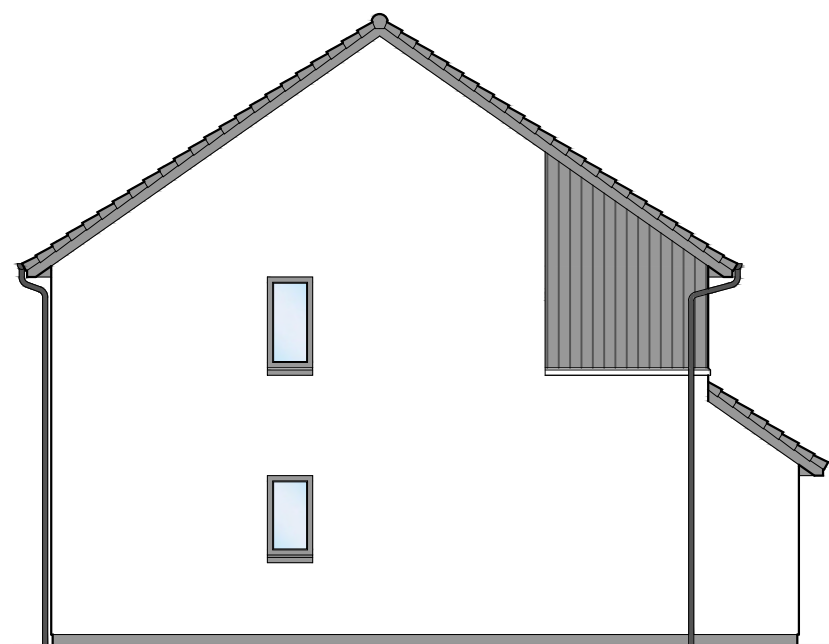
DWG No.	4370-01-107	REV.	A
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FRONT ELEVATION



GABLE ELEVATION



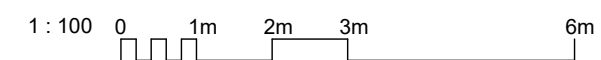
GABLE ELEVATION



REAR ELEVATION



MATERIALS	
FEATURE	Prefinished Weatherboard
RENDER	Cladding
WINDOWS	White dry dash
EXT. DOOR	Grey uPVC
FASCIAS	Grey Composite Door
ROOF	uPVC (dark grey)
RAINWATER	Flat Roof Tiles (dark grey)
	uPVC (black)



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - 2B4P SEMI

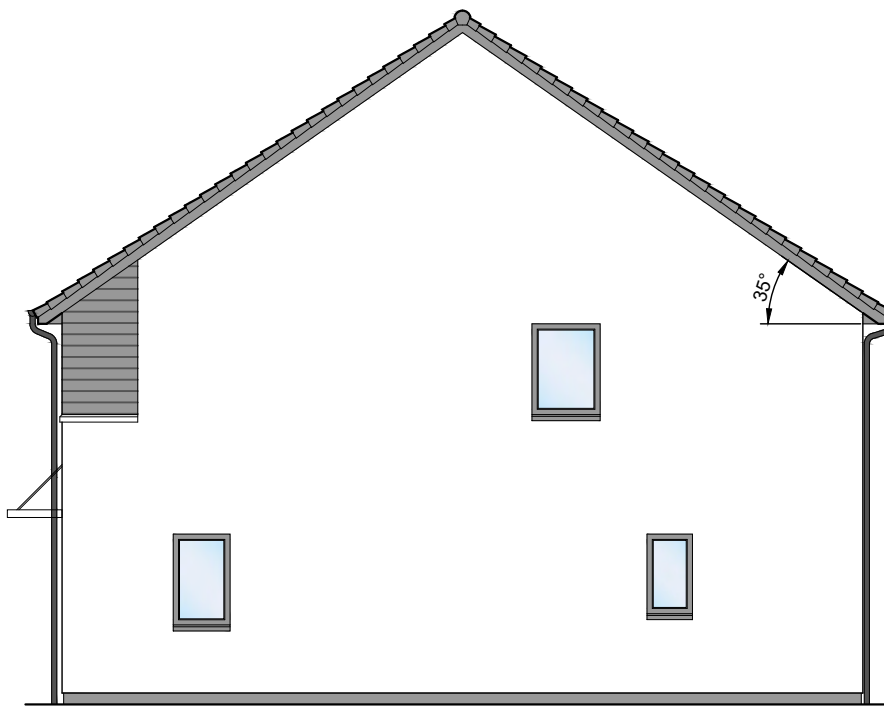
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PAPER SIZE:	A3	DATE:	Aug 2019

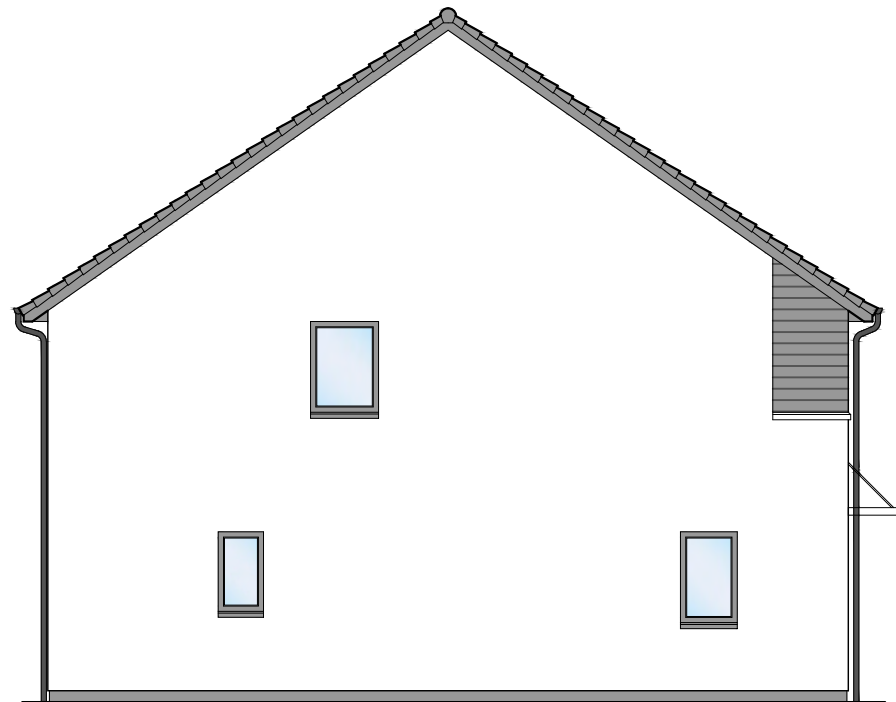
DWG No.	4370-01-109	REV.	A
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FRONT ELEVATION



GABLE ELEVATION



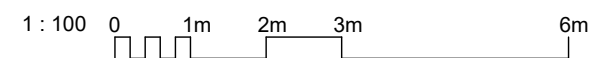
GABLE ELEVATION



REAR ELEVATION



MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

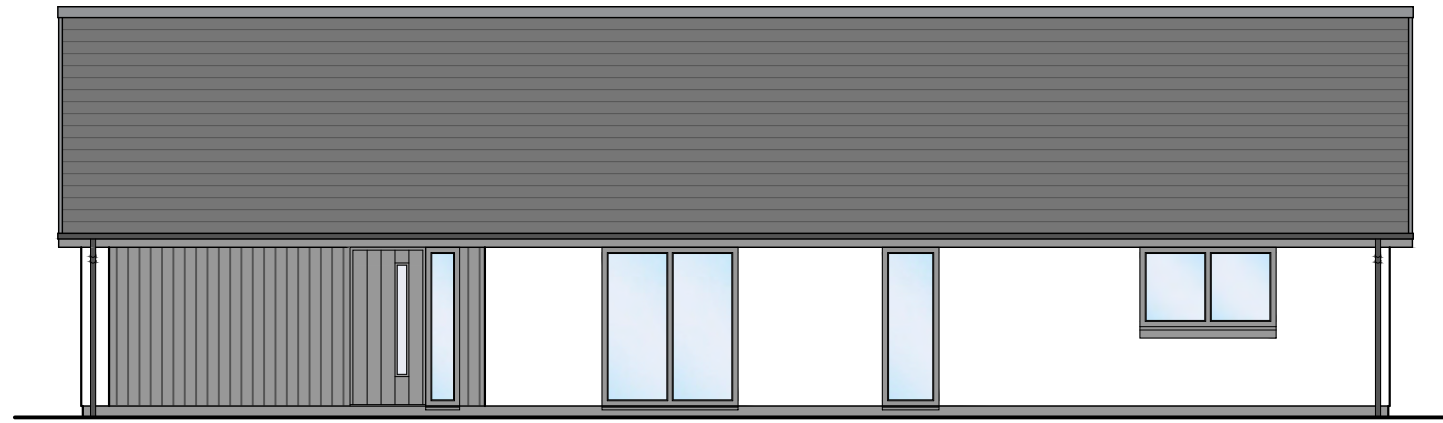
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

ELEVATIONS - 4B6P SEMI

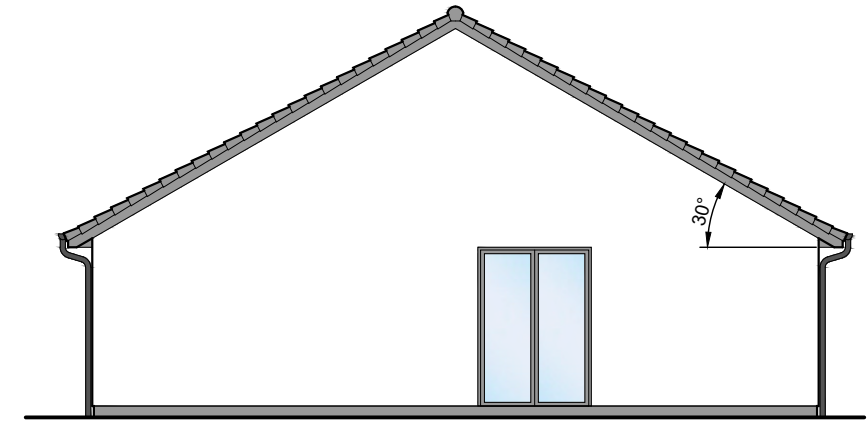
STATUS: **INFORMATION**

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PAPER SIZE:	A3	DATE:	Aug 2019

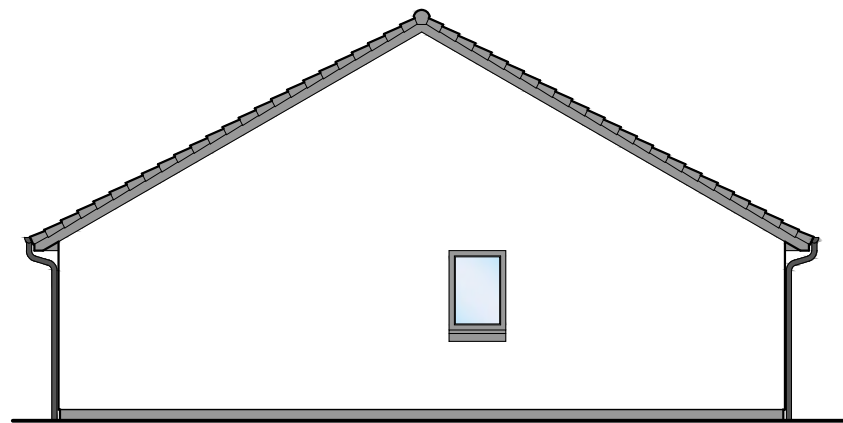
DWG No.	4370-01-111	REV.	A
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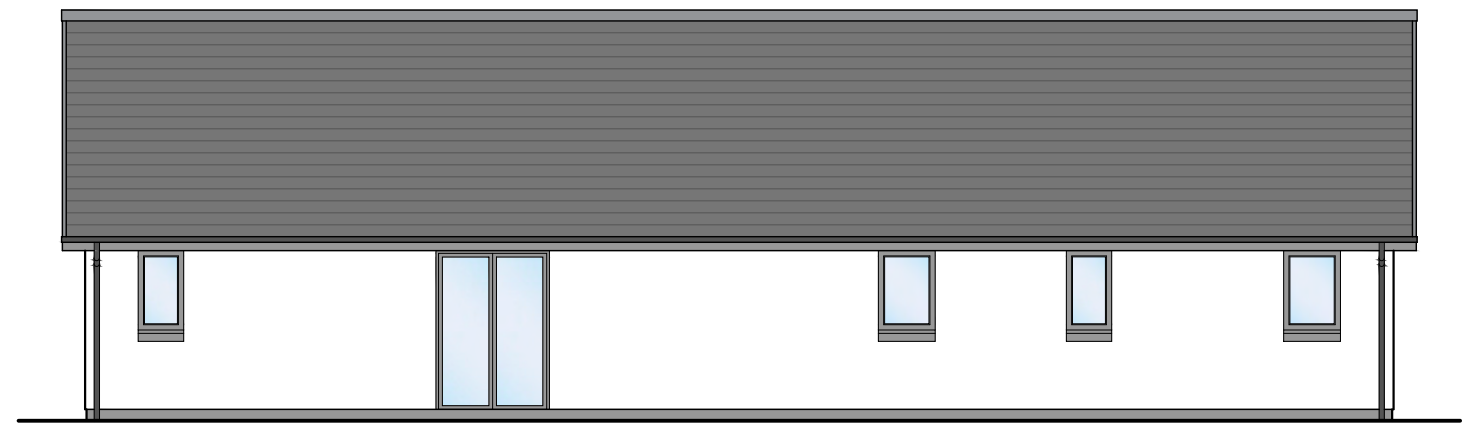
FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

MATERIALS	
FEATURE	Prefinished Weatherboard Cladding
RENDER	White dry dash
WINDOWS	Grey uPVC
EXT. DOOR	Grey Composite Door
FASCIAS	uPVC (dark grey)
ROOF	Flat Roof Tiles (dark grey)
RAINWATER	uPVC (black)

Bracewell Stirling CONSULTING

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

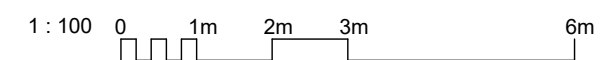
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRK HILL
 TULLOCH HOMES LTD

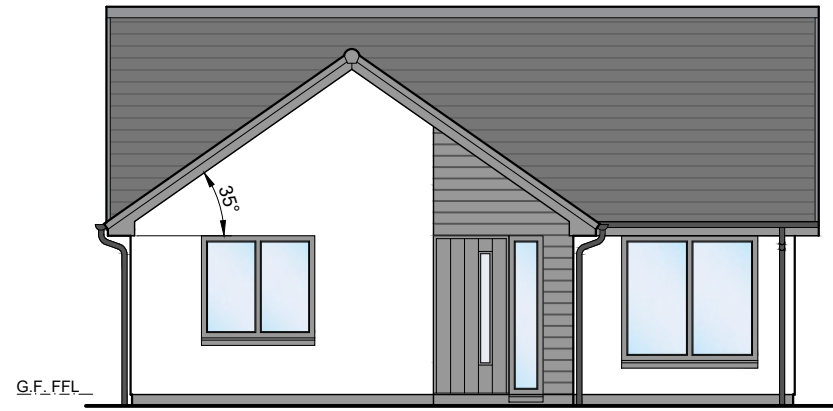
ELEVATIONS - 3B5P WC BUNGALOW

STATUS: **INFORMATION**

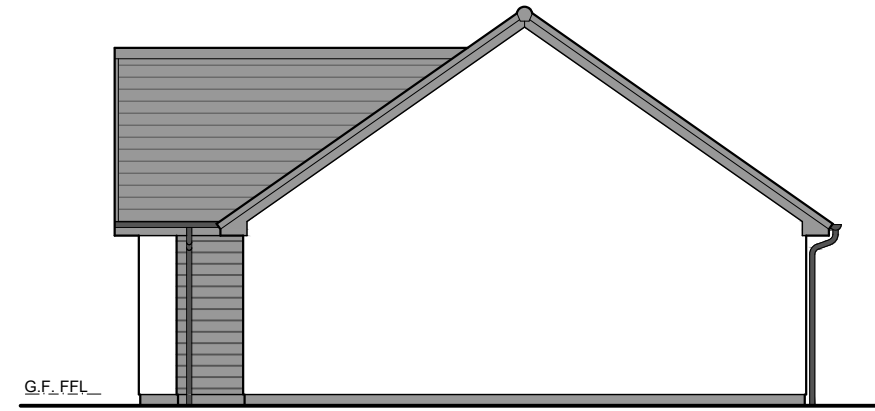
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 PAPER SIZE: A3 DATE: Aug 2019

DWG No. 4370-01-113 REV. A

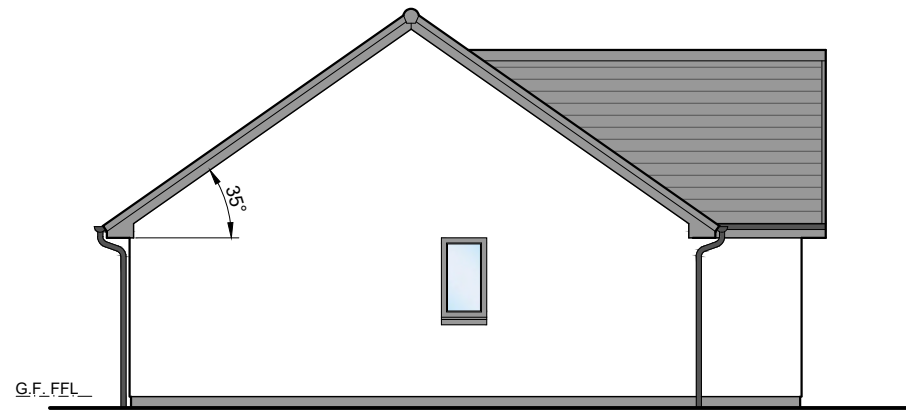




FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION



A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

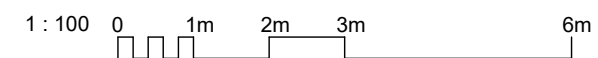
ELEVATIONS - 2B3P AMENITY COTTAGE

STATUS: **INFORMATION**

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Aug 2019

DWG No.	4370-01-115	REV.	A
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MATERIALS	
FEATURE	
RENDER	Prefinished Weatherboard Cladding
WINDOWS	White dry dash
EXT. DOOR	Grey uPVC
FASCIAS	Grey Composite Door
ROOF	uPVC (dark grey)
RAINWATER	Flat Roof Tiles (dark grey)
	uPVC (black)





St Mary's Rd

St Mary's Community Centre
St Mary's Community Centre
St Mary's Community Centre

St Mary's Rd

X

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Newton Park

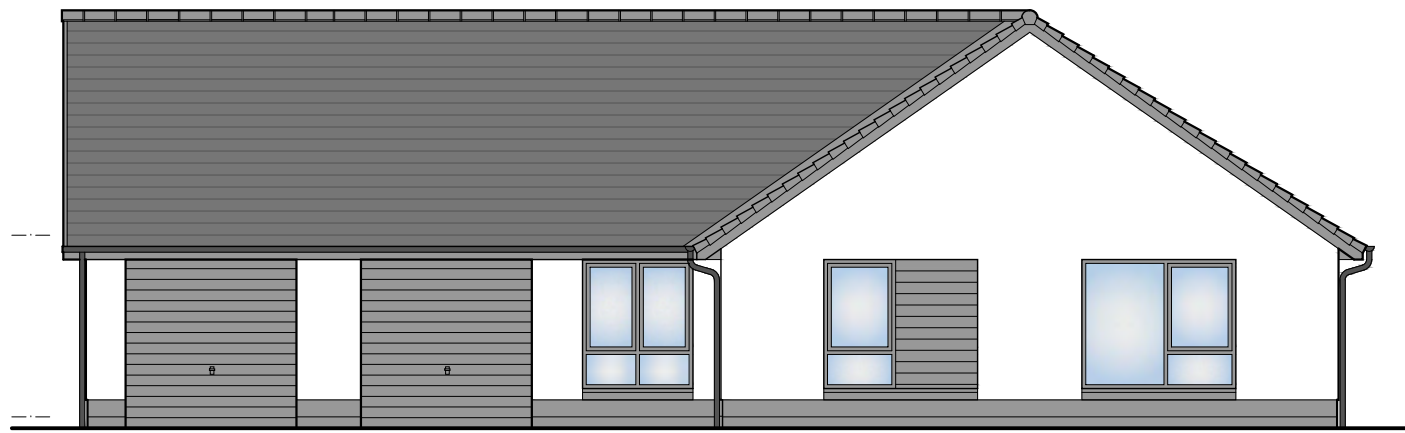




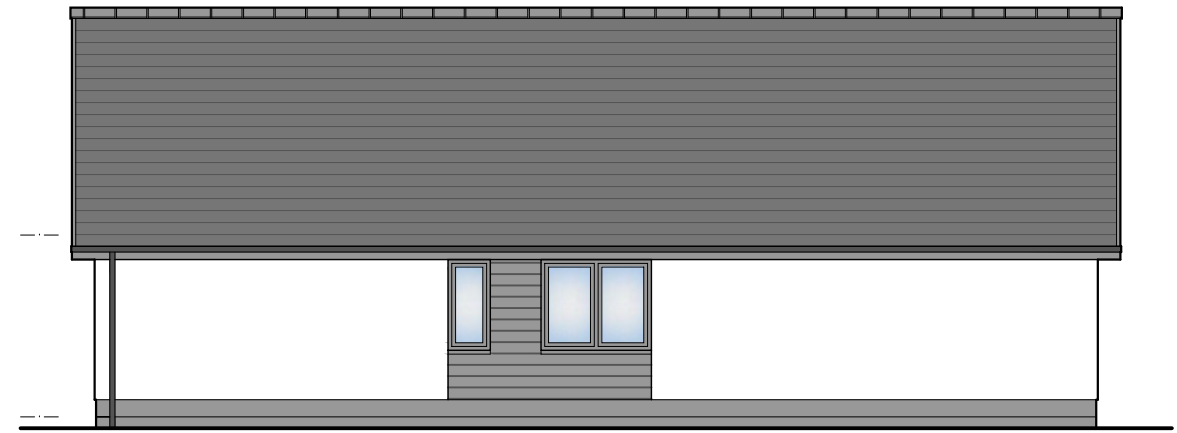
St Mary's Rd



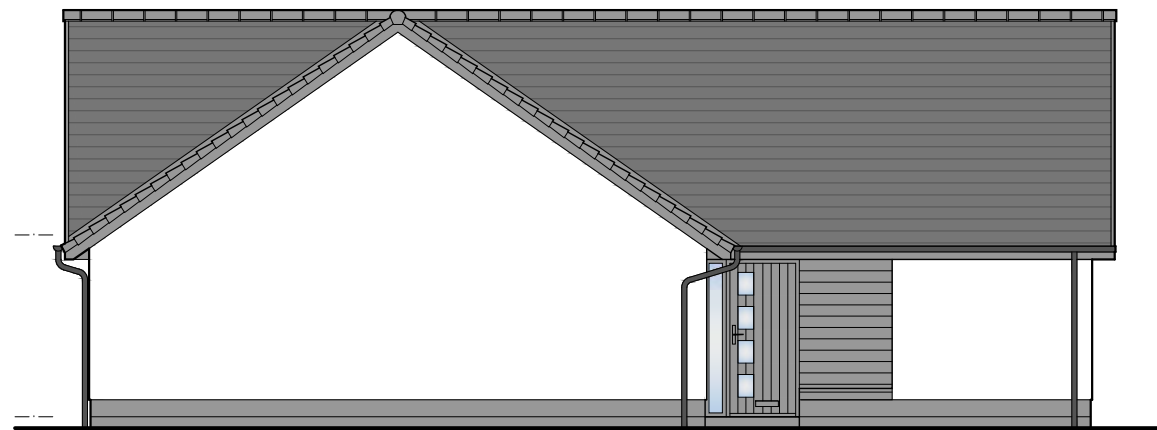




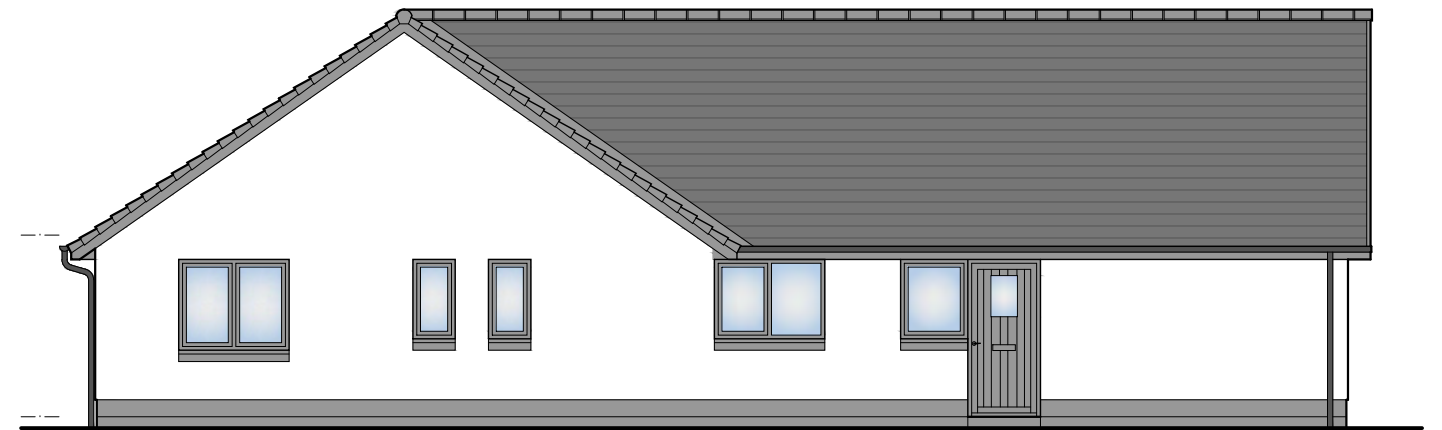
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



MATERIALS

FEATURE	Prefinished Weatherboard
RENDER	Cladding
WINDOWS	White dry dash
EXT. DOOR	Grey uPVC
FASCIAS	Grey Composite Door
ROOF	uPVC (dark grey)
RAINWATER	Flat Roof Tiles (dark grey)
	uPVC (black)

A	05.02.20	MATERIALS ADDED	GB
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

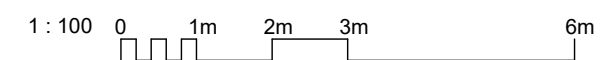
PROPOSED HOUSING DEVELOPMENT
 SITE KH5 KIRKHILL
 TULLOCH HOMES LTD

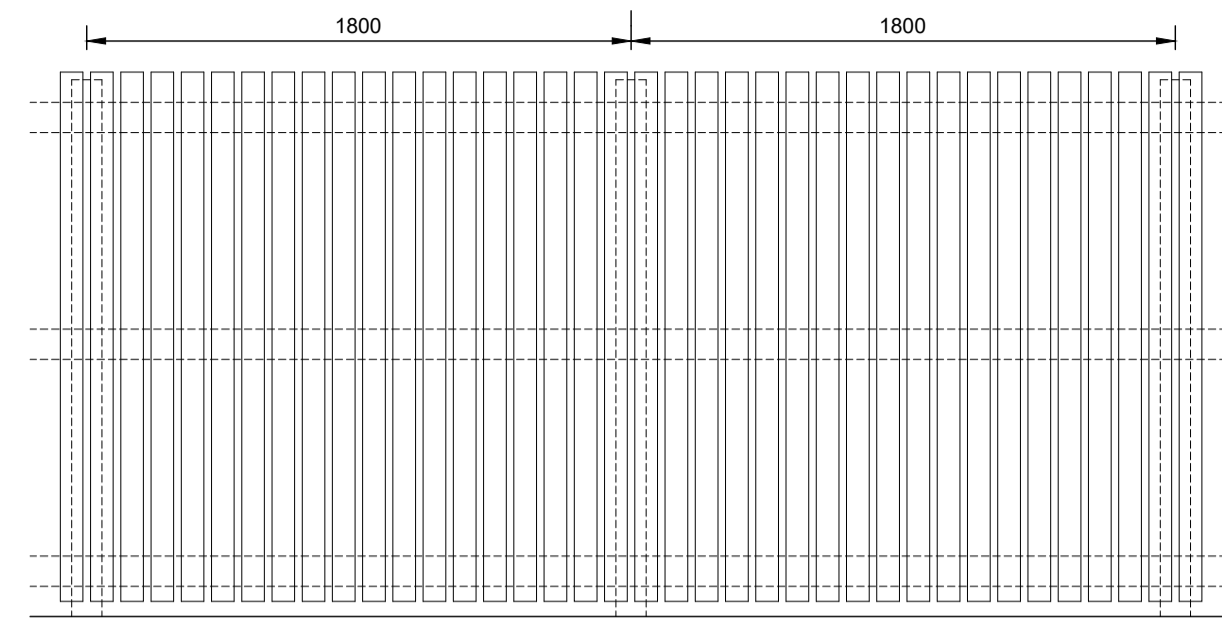
ELEVATIONS - LOCHY DOUBLE GARAGE

STATUS: **INFORMATION**

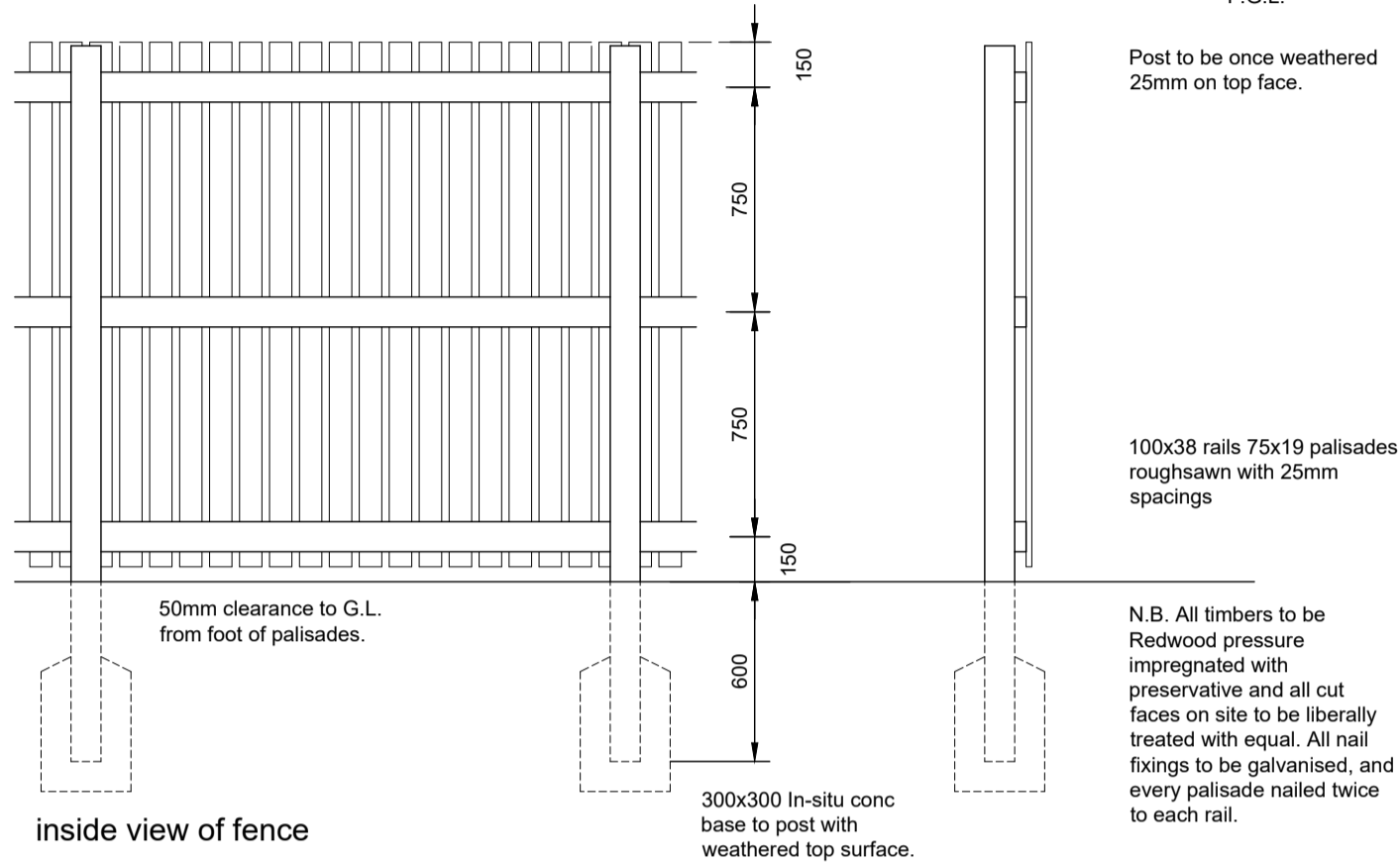
SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Aug 2019

DWG No.	4370-01-031	REV.	A
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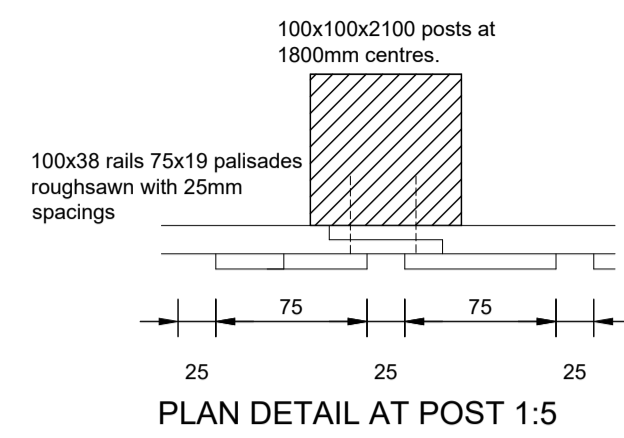


outside view of fence

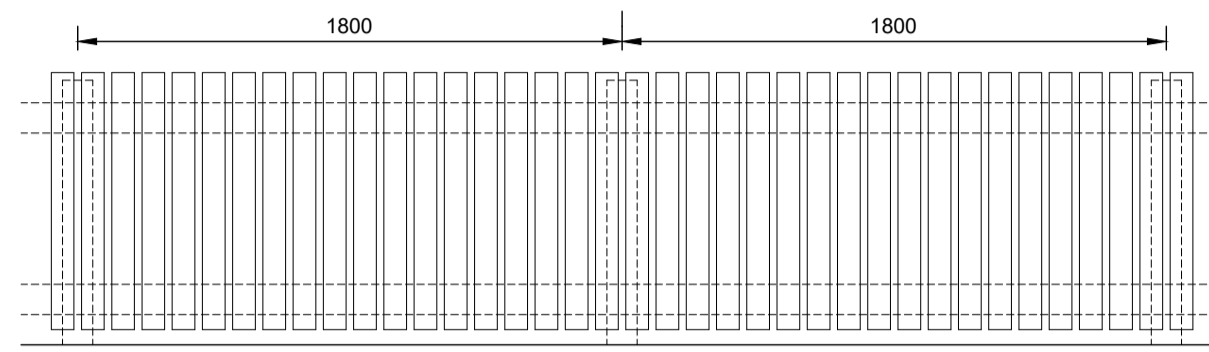


inside view of fence

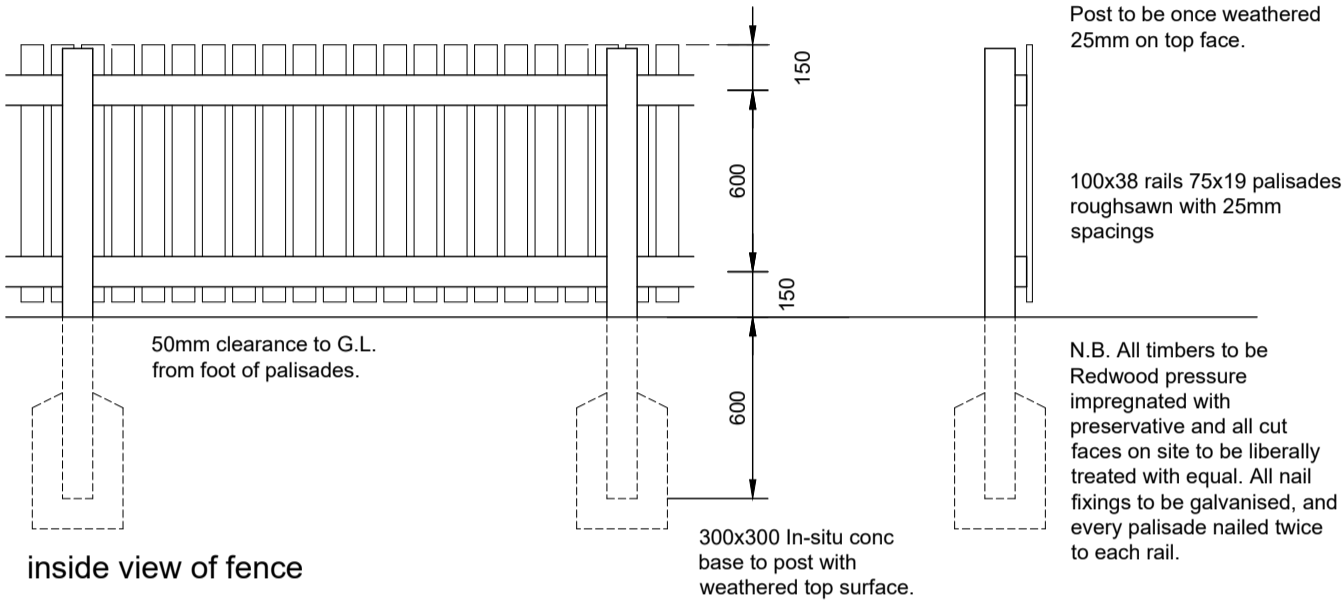
FENCE TYPE TWO
scale 1:25



PLAN DETAIL AT POST 1:5

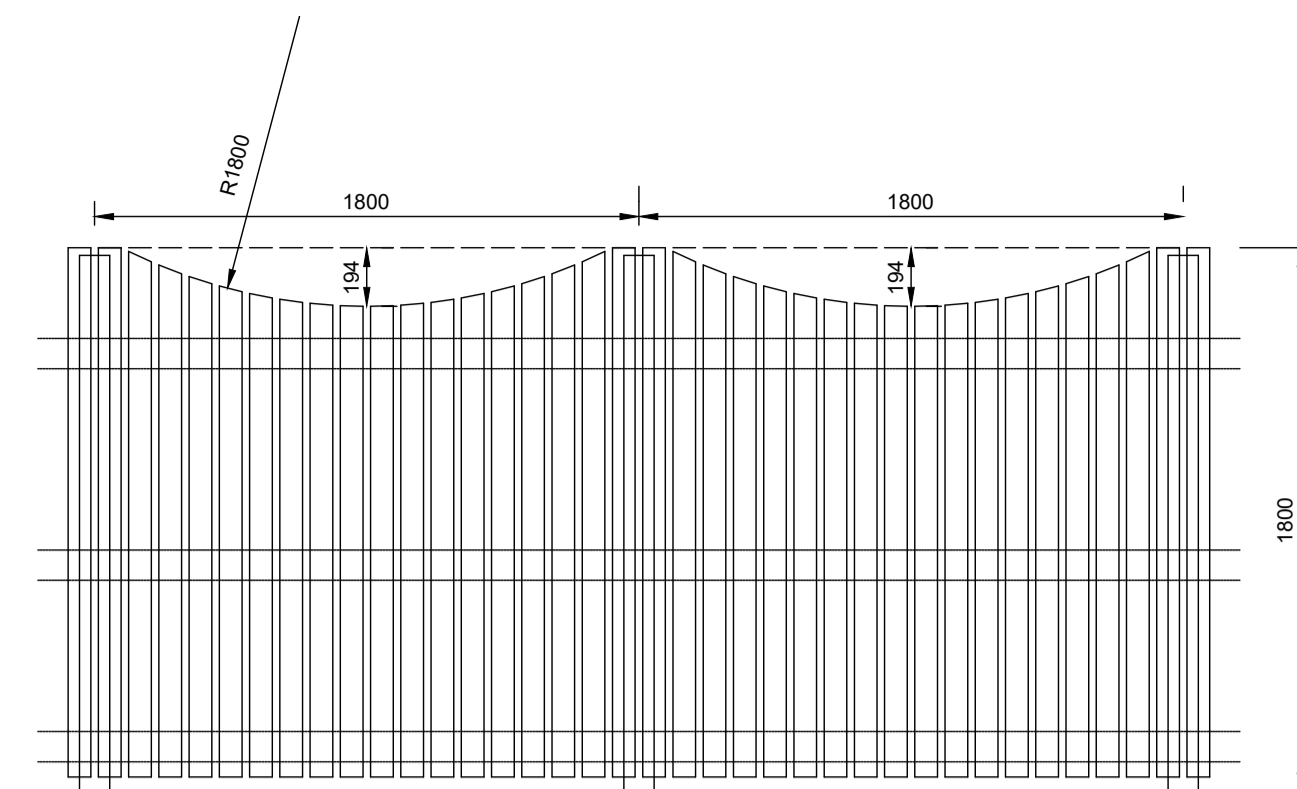


outside view of fence

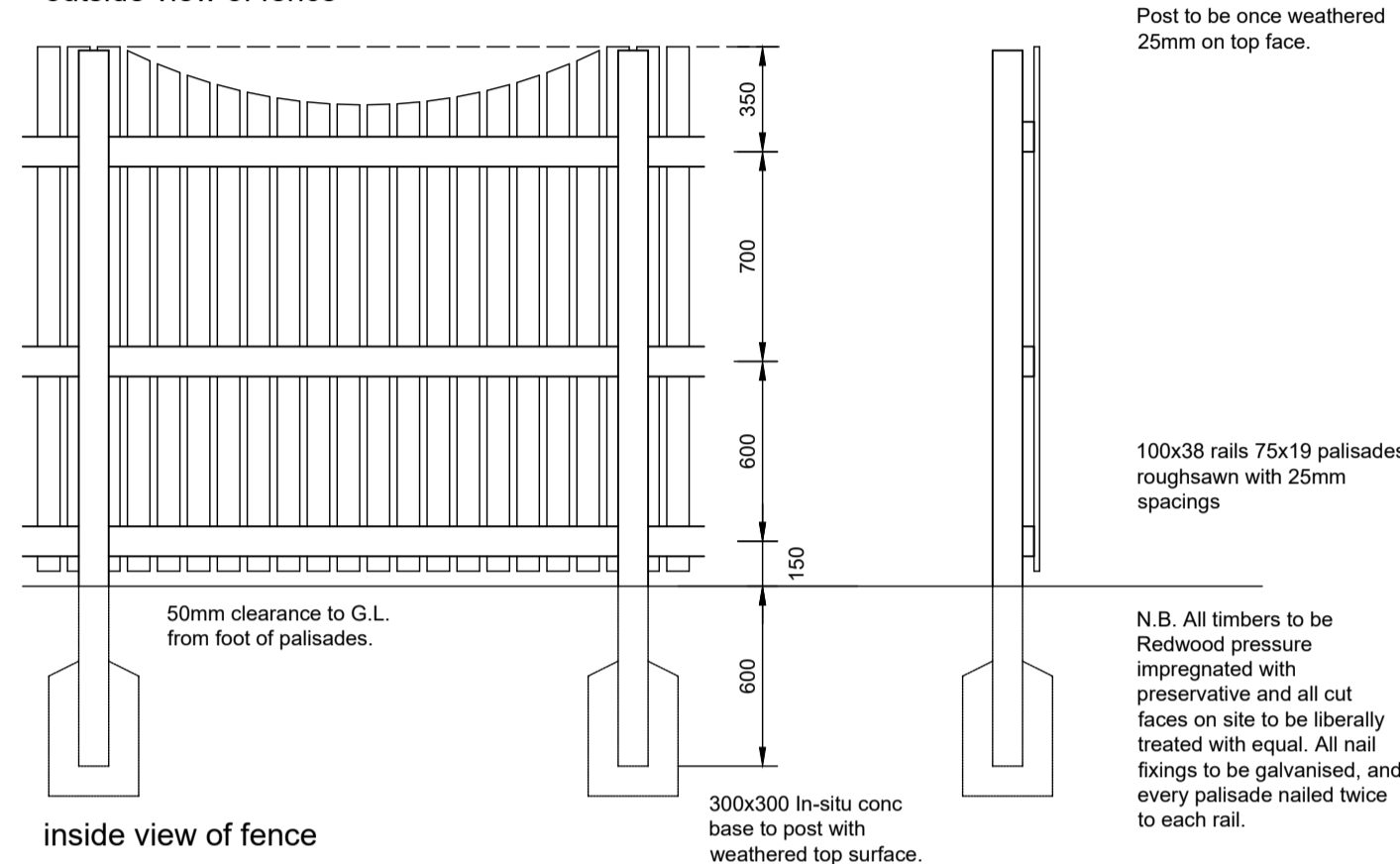


inside view of fence

FENCE TYPE THREE Plot division fence
scale 1:25

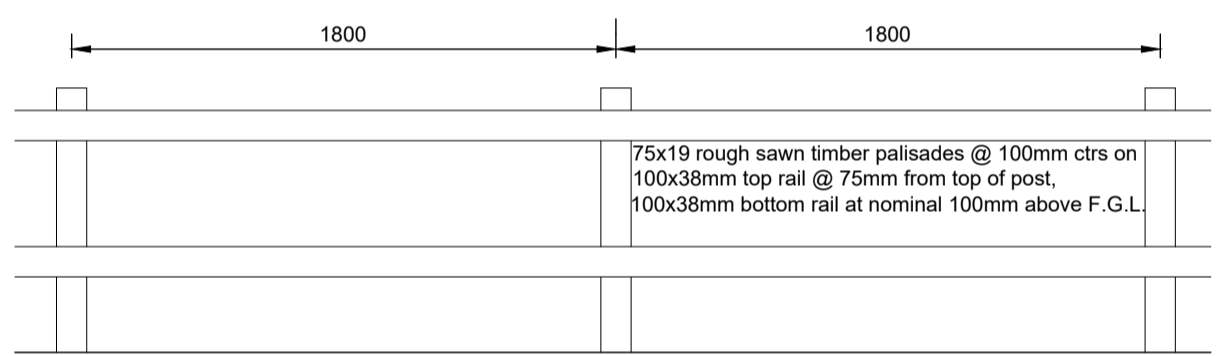


outside view of fence

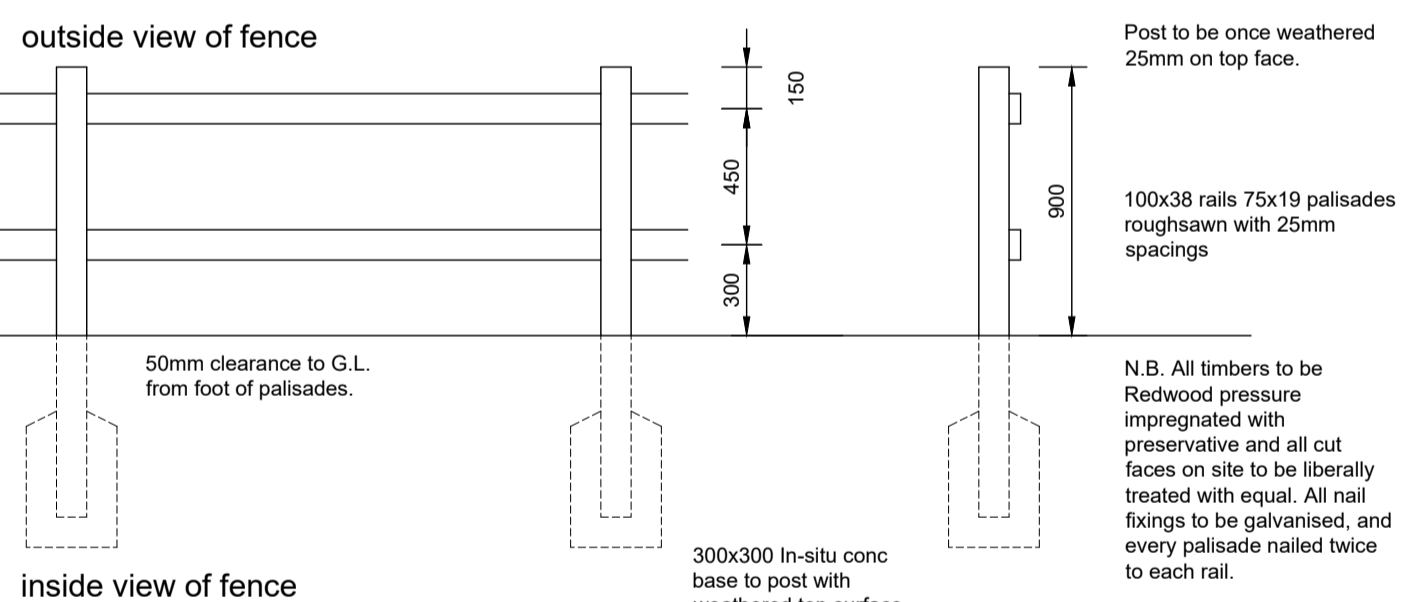


inside view of fence

FENCE TYPE ONE At boundary to remote footpath
scale 1:25

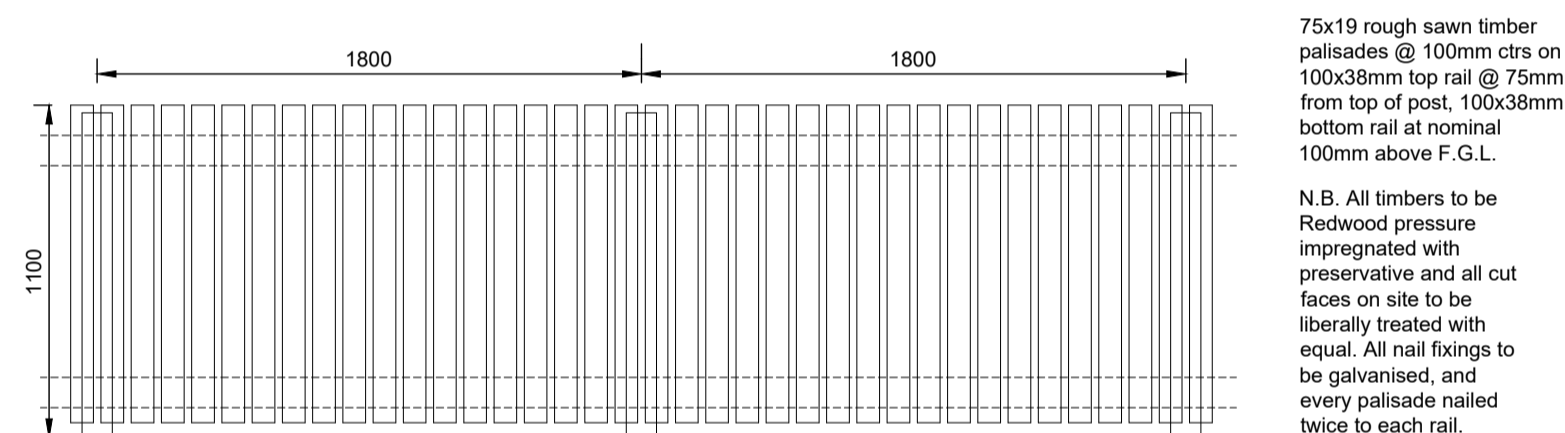


outside view of fence

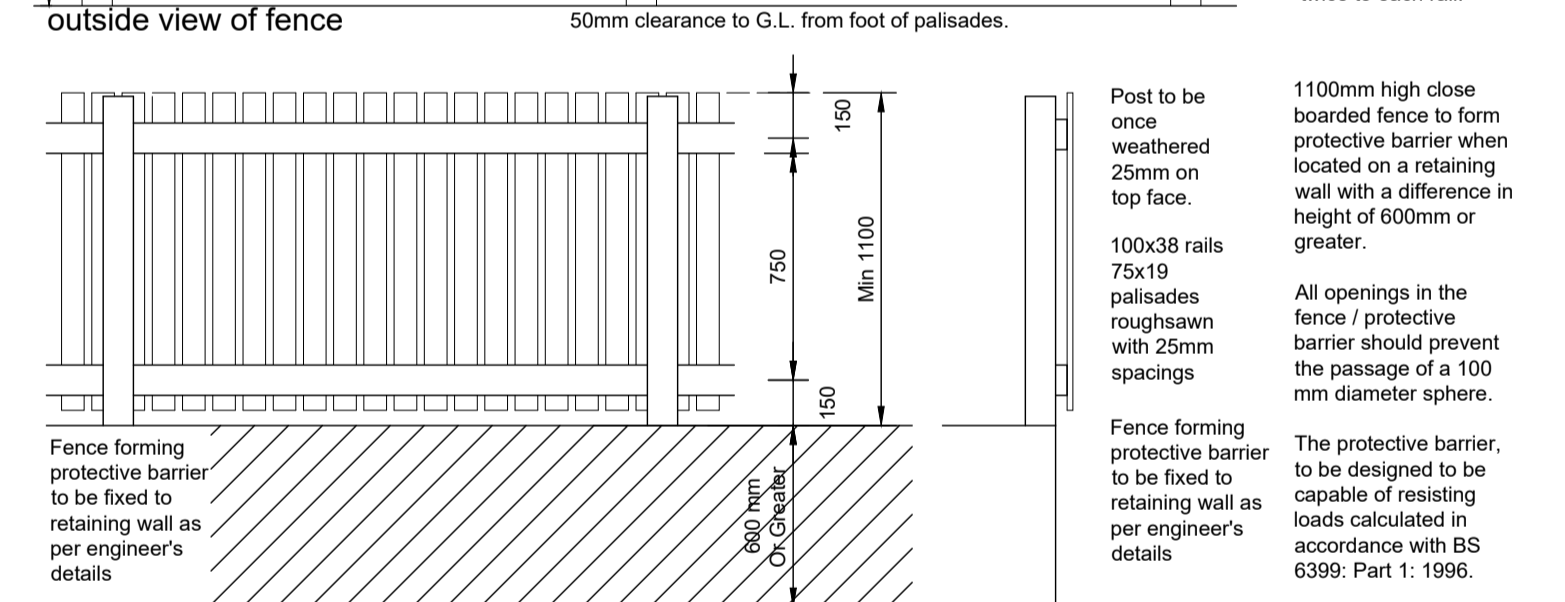


inside view of fence

FENCE TYPE FOUR
scale 1:25
Only for use where fencing is forward of the front building line

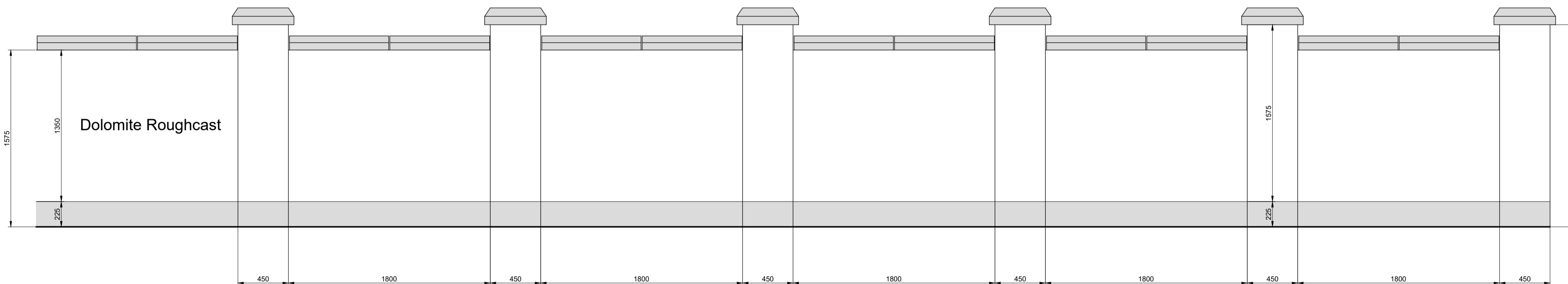


outside view of fence



inside view of fence

FENCE TYPE - 1100mm FORMING PROTECTIVE BARRIER
scale 1:25



SCREEN WALL
scale 1:25

REV	DATE	DESCRIPTION	AMAR	DRN
A	09.03.20	Scalloped fence detail added		

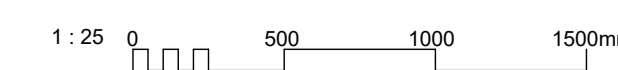
Bracewell Stirling CONSULTING

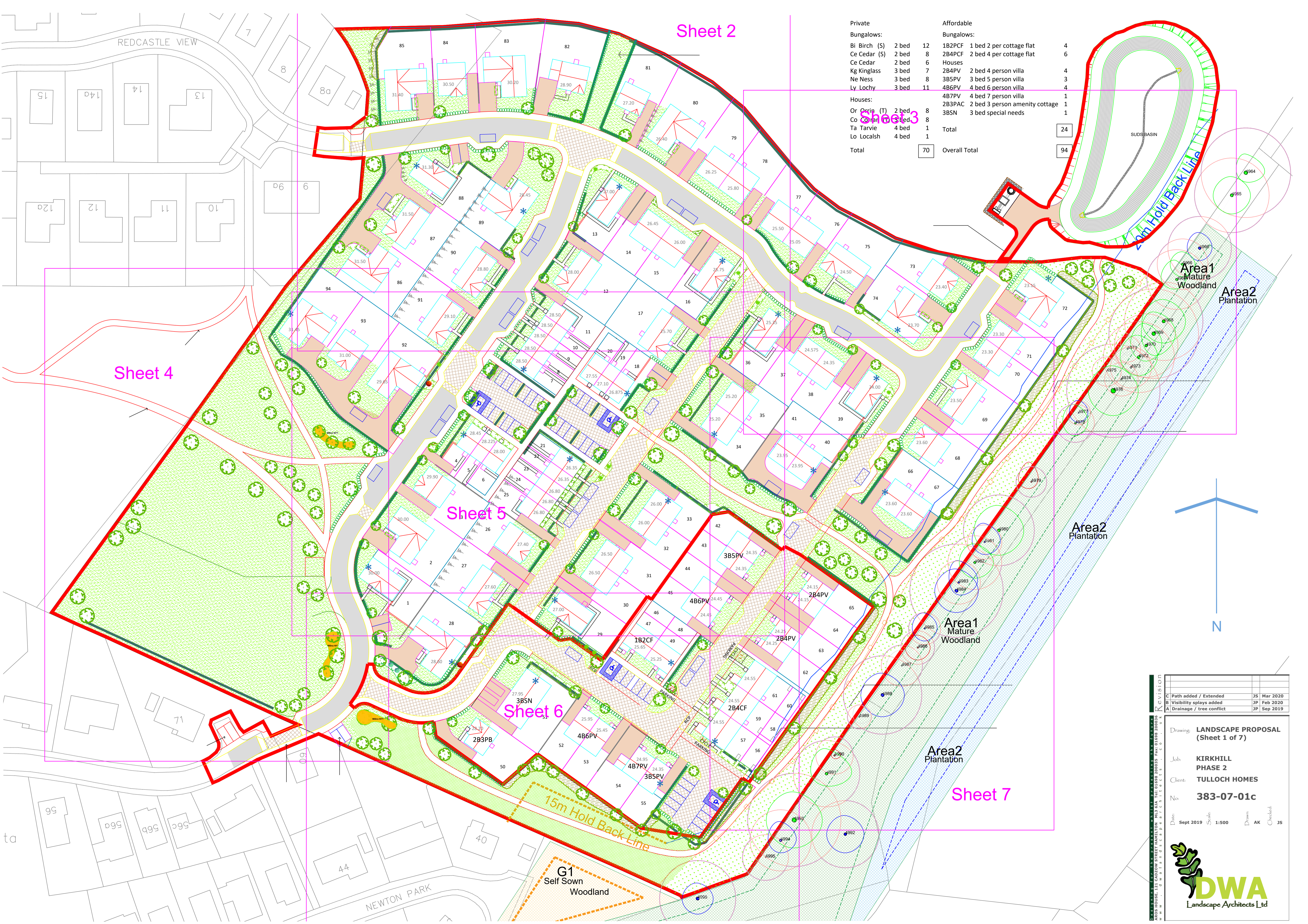
38 WALKER TERRACE, TILlicOULTRY, FK13 6EP 01259 750301
5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING DEVELOPMENT
SITE KH5 KIRK HILL
TULLOCH HOMES LTD

FENCE AND WALL DETAILS

SCALE:	1:25	DRAWN:	--
PAPER SIZE:	A1	DATE:	Dec 2019
DWG No.	4370-01-005	REV.	A





Private		Affordable	
Bungalows:		Bungalows:	
Bi Birch (S)	2 bed 12	1B2PCF	1 bed 2 per cottage flat 4
Ce Cedar (S)	2 bed 8	2B4PCF	2 bed 4 per cottage flat 6
Ce Cedar	2 bed 6	Houses	
Kg Kinglass	3 bed 7	2B4PV	2 bed 4 person villa 4
Ne Ness	3 bed 8	3B5PV	3 bed 5 person villa 3
Ly Lochy	3 bed 11	4B6PV	4 bed 6 person villa 4
Houses:		4B7PV	4 bed 7 person villa 1
Or Orrin (T)	2 bed 8	2B3PAC	2 bed 3 person amenity cottage 1
Coonan	3 bed 8	3BSN	3 bed special needs 1
Ta Tarvie	4 bed 1	Total	24
Lo Localsh	4 bed 1	Overall Total	94
Total	70		

Sheet 4

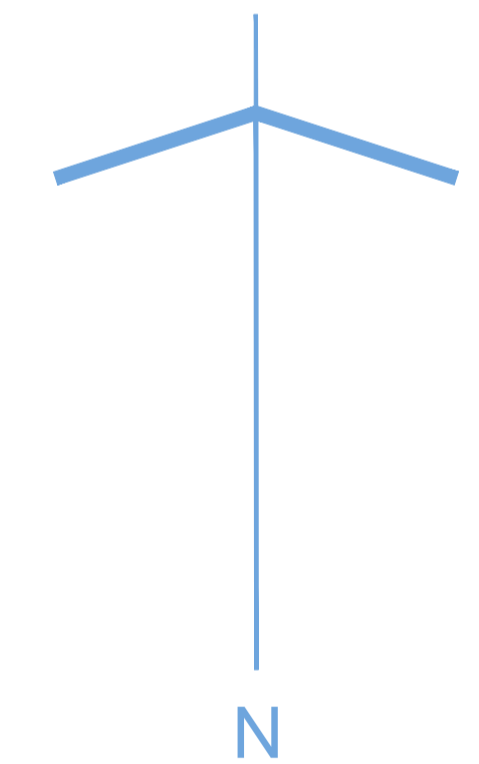
Sheet 2

Sheet 3

Sheet 5

Sheet 6

Sheet 7



Area1
Mature
Woodland

Area2
Plantation

Area2
Plantation

Area1
Mature
Woodland

Area2
Plantation

15m Hold Back Line

G1
Self Sown
Woodland

Revision	Description	Date
C	Path added / Extended	JS Mar 2020
B	Visibility splays added	JP Feb 2020
A	Drainage / tree conflict	JP Sep 2019

Drawing: **LANDSCAPE PROPOSAL (Sheet 1 of 7)**
 Job: **KIRKHILL PHASE 2**
 Client: **TULLOCH HOMES**
 No: **383-07-01c**

Date: **Sept 2019** Scale: **1:500** Drawn: **AK** Checked: **JS**



KIRKHILL PHASE 2 LANDSCAPE PROPOSAL (Sheet 1 of 7)
 ARDRE HOUSE, 121 CADZOW STREET, HAMILTON, ML3 6DA. TEL: 01698 200035 FAX: 01698 200036
 WWW.DWA.CO.UK

C	Path added / Extended	JS	Mar 2020
B	Visibility splays added	JP	Feb 2020
A	Drainage / tree conflict	JP	Sep 2019

Drawing: **LANDSCAPE PROPOSAL (Sheet 2 of 7)**

Job: **KIRKHILL PHASE 2**

Client: **TULLOCH HOMES**

No: **383-07-02c**

Date: Sept 2019 Scale: 1:200 Drawn: AK Checked: JS



Houses:

Or Orrin (T)

4 bed 7 person villa
 2 bed 3 person amenity cottage
 3 bed special needs

4B7PV
 2B3PAC
 3BSN
Total

Overall Total

PROPOSED TREES

Ac	Acer campestre (Field Maple)	4no
AhB	Aesculus hippocastanum 'Baumani'	2no
Bp	Betula pendula (Common Birch)	19no
PaP	Prunus avium 'Pensil' (Wild Cherry)	5no
PcP	Prunus cerasifera 'Pissardi' (Purple-leaved Plum)	3no
PsE	Prunus serrula (Tibetan Cherry)	7no
Qp	Quercus patraea (Sessile Oak)	2no
Qr	Quercus robur	1no
QrF	Quercus robur 'Fastigiata'	4no

PROPOSED SHRUBS

Aucj	Aucuba japonica 'Crotonifolia'	30 to 40cm 3L	3/m ²	50no
CoE	Cornus alba 'Elegantissima'	60 to 80cm 3L	3/m ²	57no
ChS	Chamaecyparis 'Sundens'	30 to 40cm 3L	3/m ²	123no
CtR	Ceanothus thyrsiflorus	30 to 40cm 3L	3/m ²	123no
ReP	'Reptans'	30 to 40cm 3L	4/m ²	59no
HGG	Hebe 'Green Globe'	30 to 40cm 3L	4/m ²	276no
HpP	Hebe pingiifolia 'page'	20 to 30cm 3L	5/m ²	74no
HRE	Hebe 'Red Edge'	30 to 40cm 3L	4/m ²	102no
Hm	Hydrangea macrophylla	40 to 60cm 3L	3/m ²	125no
LG	Lavandula 'Clapperton'	20 to 30cm 3L	6/m ²	96no
PFF	'Forest Flame'	30 to 40cm 3L	4/m ²	200no
PIOL	Pachyandra 'Lauranderas'	30 to 40cm 3L	3/m ²	96no
PaL	Pachysandra terminalis	20 to 30cm 3L	3/m ²	96no
PI	Senecio grey 'Sunburst'	40 to 60cm 3L	3/m ²	28no
Sg	Sarcococca hookeriana	20 to 30cm 2L	4/m ²	114no
Sh	'Humilis'	20 to 30cm 2L	4/m ²	131no
SJF	Skimmia japonica 'Sudagras'	40 to 60cm 3L	3/m ²	21no
Vb	Viburnum x bodinense	30 to 40cm 3L	3/m ²	236no
Vd	'Dawn'	45 to 60cm 3L	3/m ²	21no
91	'91'	30 to 40cm 3L	4/m ²	236no

All of the above trees to be Standard (10-12cm girth) Single short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED SPECIMEN SHRUBS

APA	Acer palmatum 'Atropurpureum'	10L	as spec	2no
HSQ	Hydrangea	10L	as spec	2no
PIP	Phormium tenax	10L	as spec	5no
PIV	Phormium tenax 'Varietale'	10L	as spec	4no

PHOTINIA HEDGES

Photinia x fraxinea 'Robur' 40 to 60cm 3L 14110no
 Photinia hedges to be planted in one row, evenly spaced, at 300mm centres.

HORNBEAM HEDGE

Carpinus betulus 60 to 80cm 1+2 4825no

Hornbeam hedge to be planted in two alternate rows at 300mm centres either side of a 900mm high post and wire fence.

HEDGEROW MIX (1430no)

35%	Crataegus monogyna (Hawthorn)	60 to 80cm 1+1	500no
35%	Ligustrum vulgare (Privet)	60 to 80cm 1+1	2144no
15%	Sambucus nigra (Elder)	60 to 80cm 1+1	2144no
15%	Corylus avellana (Hazel)	60 to 80cm 1+1	2144no
10%	Ilex aquifolium (Holly)	20 to 30cm Cell grown	144no
10%	Prunus spinosa (Blackthorn)	60 to 80cm 1+1	144no

Hedgerow mix is to be planted in groups of 5 to 10 at 2 per m². All unprotected edges are to be enclosed with a 900mm high timber post and 3 wire fence.

PROPOSED BULBS

Narcissus 'Yellow Trumpet' 2880no

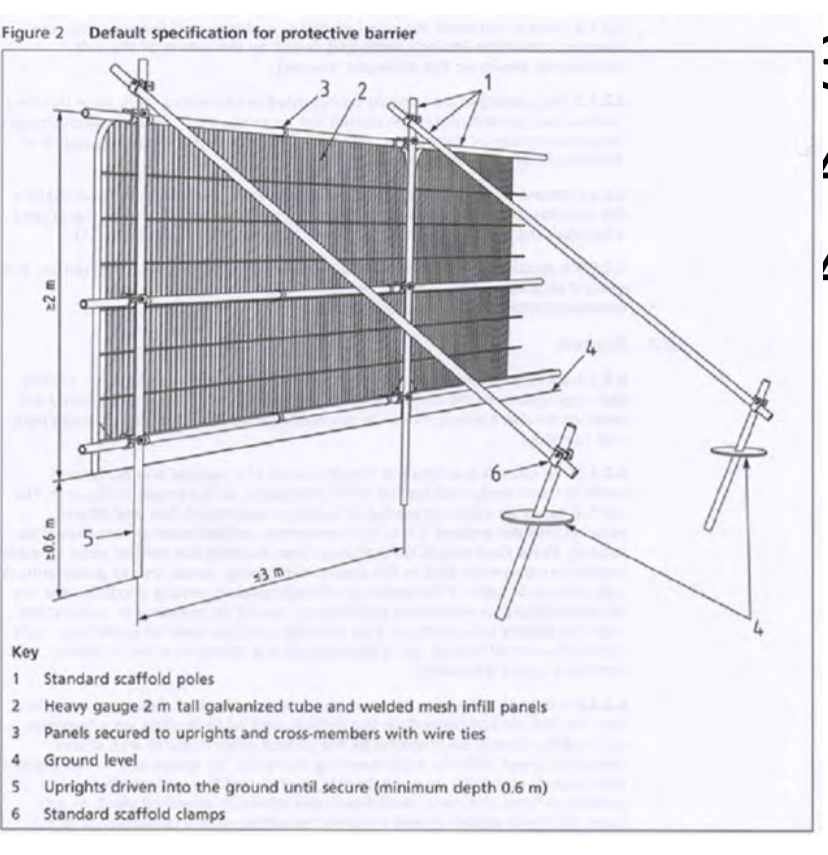
Daffodils to be planted in groups of 25 per m² at a depth of 100mm.

PROPOSED WILDFLOWER MIX

Flowering Lawn Mix available from: <http://www.scotlaseeds.co.uk/shop/flowering-lawn-mix/>

Hedgerow Meadow Mix available from: <http://www.scotlaseeds.co.uk/shop/hedgerow-meadow-mix/>

PROPOSED AMENITY GRASS MIX
 British Seed Houses A19 (Lawns and Landscaping) available from: <http://www.bsahome.com>



Key

- Standard scaffold poles
- Heavy gauge 2m x 1m galvanized tube and welded mesh infill panels
- Panels secured to uprights and cross-members with wire ties
- Ground level
- Uprights driven into the ground until secure (minimum depth 0.6m)
- Standard scaffold clamps

SPECIFICATION FOR THE PROTECTION AND RETENTION OF TREES

Tree Protection shall be compliant with guidance and best practice as set out in BS 5837: 2012 *Trees in Relation to Construction*.

Tree Protection Zone 8

All trees which are to be retained shall be protected by durable fencing throughout the development period. The fencing shall be erected before any work commences and maintained throughout the contract.

Protective fencing shall be as illustrated in Figure 2 of BS 5837. The area to be enclosed by the fence shall be calculated based on the age, size and vigour of the trees, as set out in BS 5837. Alternatively, the fence shall be erected to the maximum branch spread, on all sides. Modifications to the fence line may be made during the construction process. The Planning Department shall be consulted before each modification and their approval sought.

Prevention of Damage & Contamination

Excavating Drains or Services within this protected zone and **Do Not** raise or lower soil levels within or adjacent to the zone. Avoid changing ground levels elsewhere on site in such a way as to create a sump or puddles around the base of trees.

Do Not store Chemicals, Oil, Fuels, Acids or Toxic Substances within the protected zone.

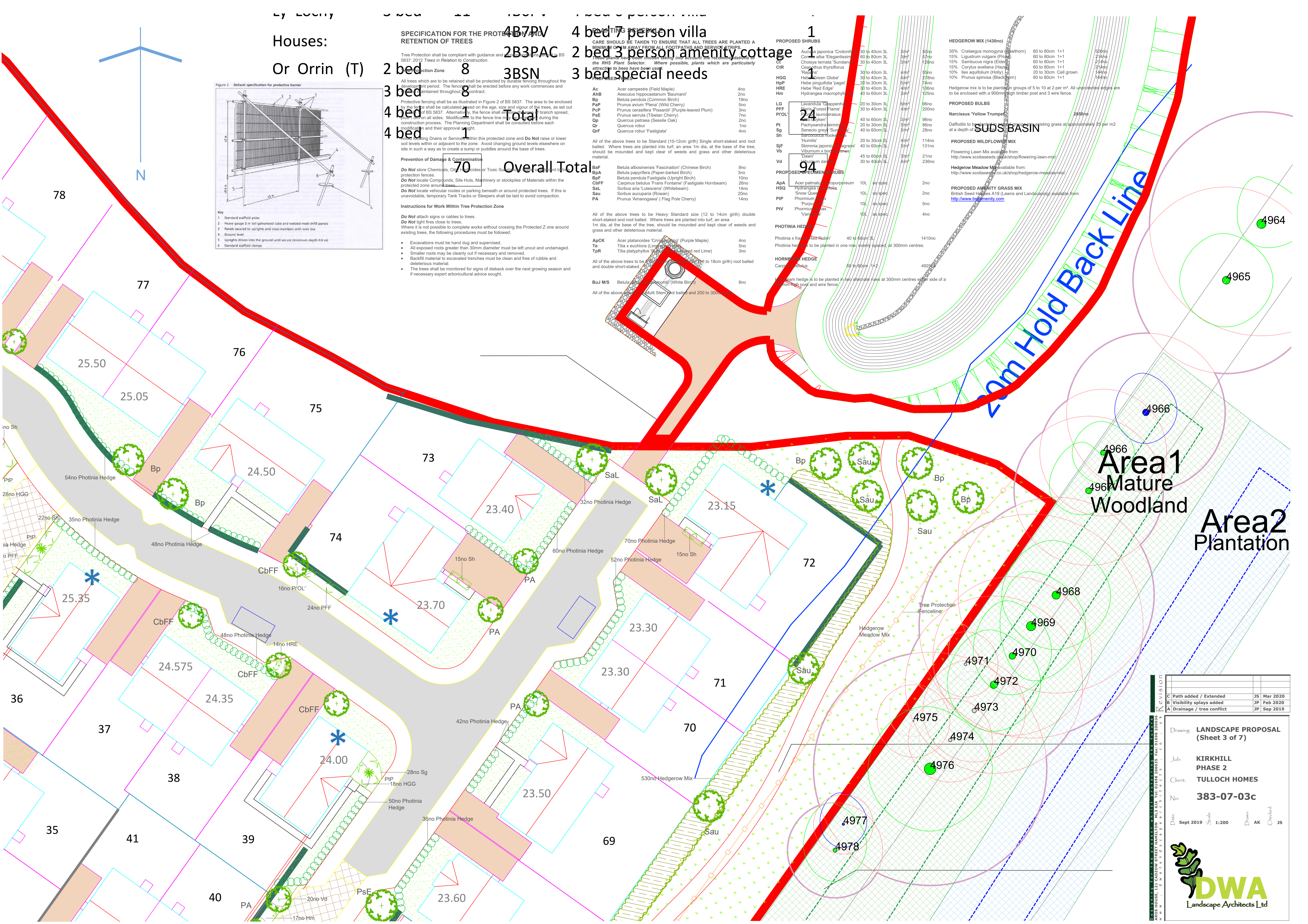
Do Not locate Compunder, Site Huts, Machinery or stockpiles of Materials within the protected zone around trees.

Do Not locate vehicular routes or parking beneath or around protected trees. If this is unavoidable, temporary Tank Tracks or Sleepers shall be laid to avoid compaction.

Instructions for Work Within Tree Protection Zone

Do Not attach signs or cables to trees.
Do Not light fires close to trees.
 Where it is not possible to complete works without crossing the Protected Zone around existing trees, the following procedures must be followed:

- Excavations must be hand dug and supervised.
- All exposed roots greater than 30mm diameter must be left uncut and undamaged.
- Smaller roots may be cleanly cut if necessary and removed.
- Backfill material to excavated trenches must be clean and free of rubble and deleterious material.
- The trees shall be monitored for signs of dieback over the next growing season and if necessary expert arboricultural advice sought.



Area 1
 Mature Woodland

Area 2
 Plantation

REVISION			
C	Path added / Extended	JS	Mar 2020
B	Visibility splays added	JP	Feb 2020
A	Drainage / tree conflict	JP	Sep 2019

Drawing: **LANDSCAPE PROPOSAL (Sheet 3 of 7)**

Job: **KIRKHILL PHASE 2**

Client: **TULLOCH HOMES**

No: **383-07-03c**

Date: **Sept 2019** Scale: **1:200** Drawn: **AK** Checked: **JS**

DWA
 Landscape Architects Ltd

PLANTING SPECIFICATION

- GRASS MIX**
- The grassed area is to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.
(Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)
 - Where topsoil is to be added the subsoil should be fully broken up to ensure adequate drainage and a layer not less than 150mm deep applied.
 - The topsoil should be cultivated to a fine, even till with no undulations or bumps.
 - All grass areas are to be turfed or seeded in accordance with guide-lines set out in BS 4428: Code of Practice for general landscape operations: 1989.
 - Front gardens are to be turfed with approved, good quality turves (unless otherwise specified). The soil shall be of loam texture and free from stones over 15mm in any one direction. Open spaces are to be either turfed or seeded, as specified, with an approved proprietary mix applicable to the location.

- MEADOW GRASS**
- The areas for seeding are to be cleared of invasive weeds by hand, mechanical or chemical means. Herbicide pre-treatment with approved Glyphosate only.
 - Areas to be free from rubble, stones and other deleterious material. Subsoil is to be broken up to ensure adequate drainage, with surface then prepared by raking or harrowing.
 - NO APPLICATION OF TOPSOIL OR FERTILISER.**
 - Seed to be sown to supplier recommendations.
 - Areas to be gently harrowed or rolled after sowing.

- SHRUBS**
- The whole planting bed is to be carefully set out and the soil checked to ensure that it meets the standards set out in BS 3882: 2007. If it does not it should be replaced with the appropriate quality material or the Landscape Architect must be advised.
(Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)
 - If new topsoil is required the subsoil base should be fully broken up to ensure adequate drainage.
 - The bed should be inspected after the subsoil base is broken up and before topsoil cultivation for any signs of flooding. If there are signs and these cannot be resolved the Landscape Architect should be advised.
(Note: It is the responsibility of the contractor to ensure that he is not planting into a waterlogged bed)
 - Planting should not be undertaken below 2 degrees centigrade, or when the ground is snow covered or frozen.
 - The topsoil should be cultivated throughout the bed to a depth of 300mm. It should be left with a central ridge 150mm above the edges of the bed.
 - When the bed has been fully cultivated and formed, planting holes shall be dug 150mm wider than the root spread. Bare-root plants shall have the roots carefully teased out and pot-grown plants shall have the roots carefully loosened from the soil. 2 to 2.5litres, depending on the size of the plant, of Fison's Peat-Free Planting Compost, or similar approved, shall be worked into the backfill. The plants shall be planted so that the finished topsoil level is at the nursery level on the stem of the plant.
 - The plants shall be well firmed in and, after planting, a slow acting fertiliser shall be carefully worked into the top 50mm of soil round each plant taking care to avoid contact with the stem.
 - Immediately after planting the whole bed shall be well watered in.
 - All work shall be carried out in accordance with best horticultural practice.

- TREES**
- Trees shall be planted at the appropriate season depending on root-grown or bare-root, and in line with BS 8545:2014 Trees: from nursery to independence in the landscape.
 - Tree pits are to be dug not less than 1m cube and not smaller than 250mm larger than the overall root spread. Care is to be taken to ensure that all sides are permeable and have not been "bolished", and that all pits are free draining with 50mm of washed round pea gravel to the base of the tree pits.
 - A pressure-treated timber stake 75 x 75mm shall be used. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake.
 - One tie shall be used on standard and feathered trees up to 2m high. Two will be required for Heavy and Extra-Heavy Standard trees up to 18cm girth. Above this three will be required unless an underground guying system is specified.
 - Backfill for the tree pits is to be 20% Peat-free Compost, Fison's or similar approved.
 - The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in.
 - On completion of the planting the tree shall be well watered in with not less than 10gallons of water. Thereafter it should be watered as required, following periods of any more than three consecutive hot, dry days, until the tree is fully established.

HEDGES

- Hedge planting should be as for the shrubs, set out above. However, the planting bed should be established by using the line of the hedge as the length. The width will be the planted line of the hedge plus 300mm either side. (ie a single line of hedge will be 600mm wide and a double, 500mm apart, will be 1100mm wide)
- After achieving the correct quality topsoil and, with the base broken up, if topsoil is imported, the soil shall be cultivated to ensure a ridge, into which the hedge is planted, set 150mm above the edge of the bed.
- Thereafter all of the above, fertiliser shall be applied and the hedge well watered in.
- After planting the hedge should be trimmed back to an even line, to encourage growth, with the amount of trimming dependent on species.

HEDGEROW MIX

- The planting area shall be initially checked for quality of soil and risk of flooding. If there is a problem with either of these, remedial actions shall be taken.

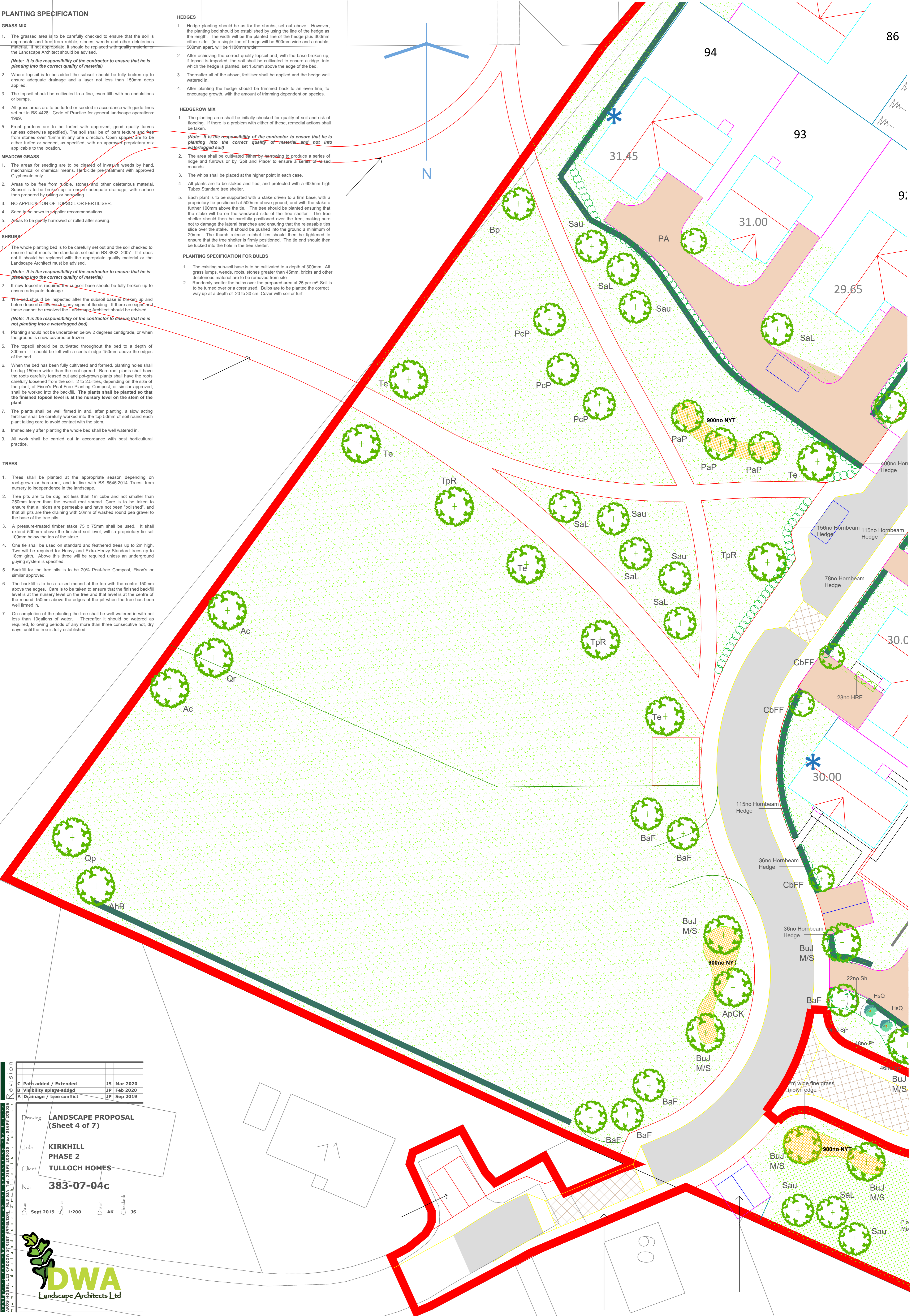
(Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material and not into waterlogged soil)

- The area shall be cultivated either by harrowing to produce a series of ridge and furrows or by 'Spit and Place' to ensure a series of raised mounds.
- The whips shall be placed at the highest point in each case.
- All plants are to be staked and tied, and protected with a 600mm high Tubex Standard tree shelter.

- Each plant is to be supported with a stake driven to a firm base, with a proprietary tie positioned at 500mm above ground, and with the stake a further 100mm above the tie. The tree should be planted ensuring that the stake will be on the windward side of the tree shelter. The tree shelter should then be carefully positioned over the tree, making sure not to damage the lateral branches and ensuring that the releasable ties slide over the stake. It should be pushed into the ground a minimum of 20mm. The thumb release ratchet ties should then be tightened to ensure that the tree shelter is firmly positioned. The tie end should then be tucked into the hole in the tree shelter.

PLANTING SPECIFICATION FOR BULBS

- The existing sub-soil base is to be cultivated to a depth of 300mm. All grass lumps, weeds, roots, stones greater than 45mm, bricks and other deleterious material are to be removed from site.
- Randomly scatter the bulbs over the prepared area at 25 per m². Soil is to be turned over or a corer used. Bulbs are to be planted the correct way up at a depth of 20 to 30 cm. Cover with soil or turf.



Revision			
C	Path added / Extended	JS	Mar 2020
B	Visibility splays added	JP	Feb 2020
A	Drainage / tree conflict	JP	Sep 2019

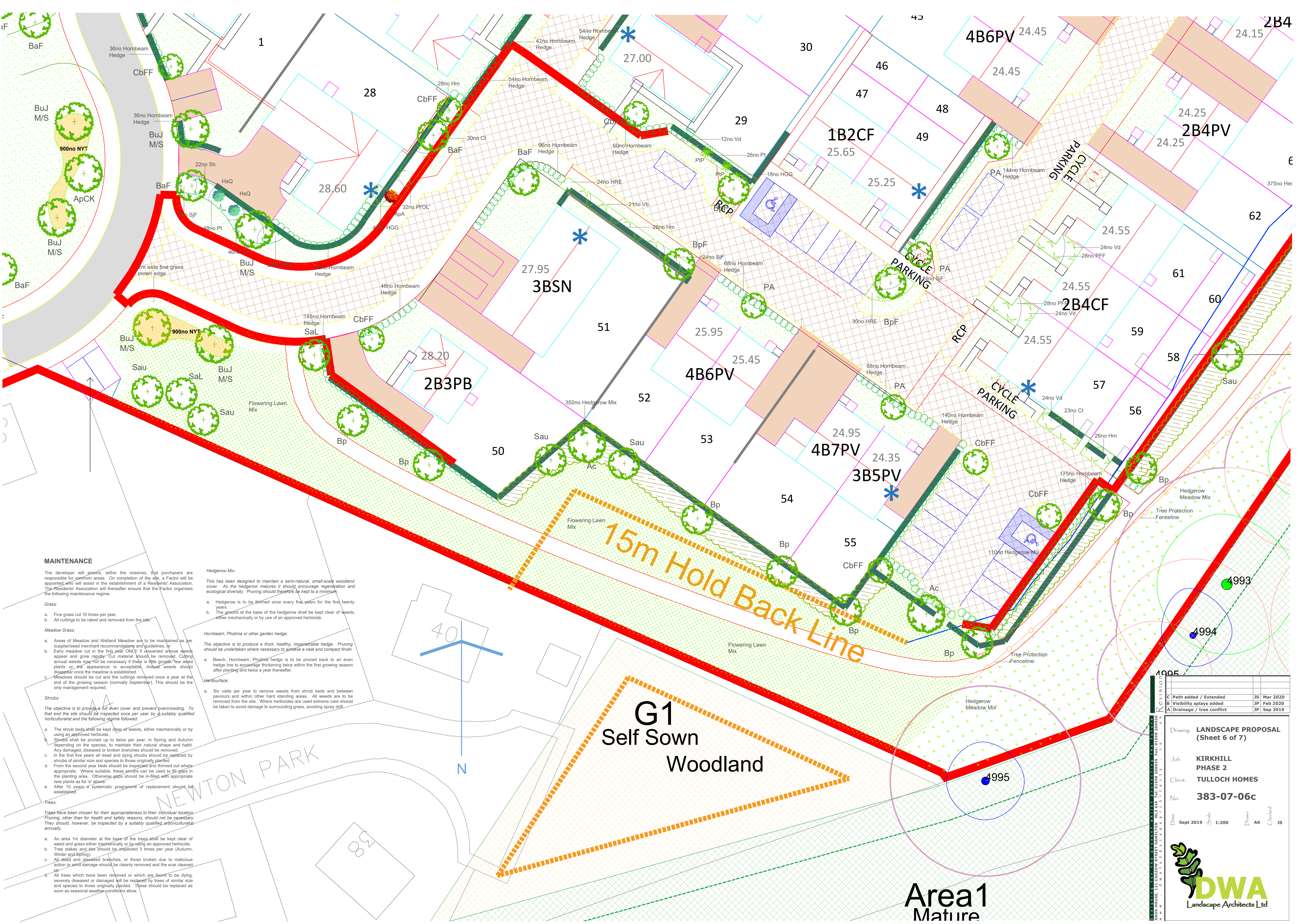
Drawing: **LANDSCAPE PROPOSAL (Sheet 4 of 7)**
 Job: **KIRK HILL PHASE 2**
 Client: **TULLOCH HOMES**
 No: **383-07-04c**
 Date: **Sept 2019** Scale: **1:200** Drawn: **AK** Checked: **JS**





REVISION C Path added / Extended JS Mar 2020 B Visibility splays added JP Feb 2020 A Drainage / tree conflict JP Sep 2019	
Drawing: LANDSCAPE PROPOSAL (Sheet 5 of 7)	
Job: KIRK HILL PHASE 2	
Client: TULLOCH HOMES	
No: 383-07-05c	
Date: Sept 2019	Scale: 1:200
Drawn: AK	Checked: JS

ARDRE HOUSE, 121 CADZOW STREET HAMILTON ML1 6JA Tel: 01698 200035 Fax: 01698 200036
 www.dwa.co.uk



MAINTENANCE

The developer will ensure, within the missives, that purchasers are responsible for common areas. On completion of the site, a Factor will be appointed who will assist in the establishment of a Residents' Association. The Residents' Association will thereafter ensure that the Factor organises the following maintenance regime:

- Grass:
- a. Fine grass cut 16 times per year.
 - b. All cuttings to be raked and removed from the site.

- Meadow Grass:
- a. Areas of Meadow and Wetland Meadow are to be maintained as per supplier/seed merchant recommendations and guidelines.
 - b. Early meadow cut in the first year ONLY if unwanted annual weeds appear and grow rapidly. Cut material should be removed. Cutting annual weeds may not be necessary if there is little growth, few weed plants or the appearance is acceptable. Annual weeds should disappear once the meadow is established.
 - c. Meadows should be cut and the cuttings removed once a year at the end of the growing season (normally September). This should be the only management required.

Shrubs:

- The objective is to provide a full even cover and prevent overcrowding. To that end the site should be inspected once per year by a suitably qualified horticulturalist and the following regime followed:
- a. The shrub beds shall be kept clear of weeds, either mechanically or by using an approved herbicide.
 - b. Shrubs shall be pruned up to twice per year, in Spring and Autumn depending on the species, to maintain their natural shape and habit. Any damaged, diseased or broken branches should be removed.
 - c. In the first five years all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted.
 - d. From the second year beds should be inspected and thinned out where appropriate. Where suitable, these shrubs can be used to fill gaps in the planting area. Otherwise gaps should be filled with appropriate new plants as for 'e' above.
 - e. After 10 years a systematic programme of replacement should be established.

Trees:

- Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturalist annually.
- a. An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
 - b. Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
 - c. All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
 - d. All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Hedgerow Mix:

This has been designed to maintain a semi-natural, small-scale woodland cover. As the hedgerow matures it should encourage regeneration and ecological diversity. Pruning should therefore be kept to a minimum.

- a. Hedgerow is to be thinned once every five years for the first twenty years.
- b. The ground at the base of the hedgerow shall be kept clear of weeds, either mechanically or by use of an approved herbicide.

Hornbeam, Photinia or other garden hedge:

The objective is to produce a thick, healthy, impenetrable hedge. Pruning should be undertaken where necessary to achieve a neat and compact finish.

- a. Beech, Hornbeam, Photinia hedge is to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting and twice a year thereafter.

Hertsurface:

- a. Six visits per year to remove weeds from shrub beds and between pavements and within other hard standing areas. All weeds are to be removed from the site. Where herbicides are used extreme care should be taken to avoid damage to surrounding grass, avoiding spray drift.

Flowering Lawn Mix:

This is a mix of grasses and flowering plants which will provide a low maintenance lawn with a natural appearance.

Tree Protection Fenceline:

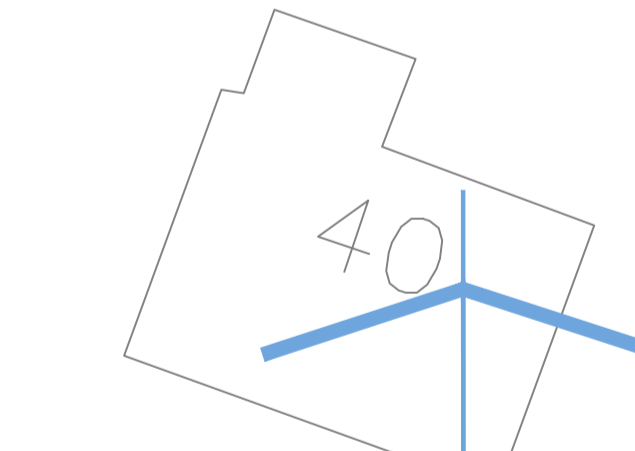
This is a line of posts and rails which will protect young trees from damage by mowers, lawnmowers and other equipment.

Hedge Protection Fenceline:

This is a line of posts and rails which will protect hedges from damage by mowers, lawnmowers and other equipment.

Cycle Parking:

This is an area of paving with cycle racks for the secure parking of bicycles.



15m Hold Back Line

G1 Self Sown Woodland

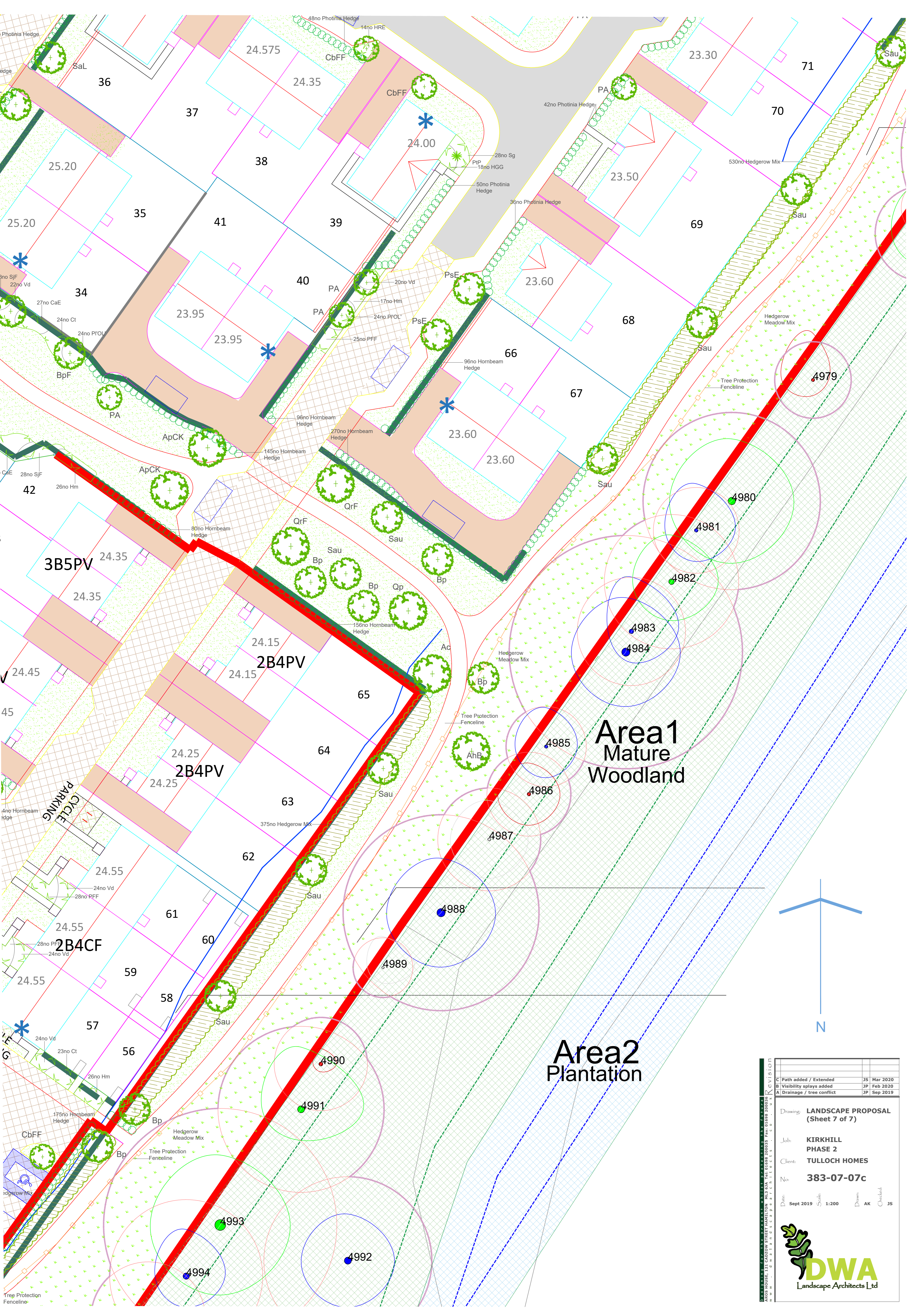
Area 1 Mature

REVISIONS	
No.	Description
1	Path added / Extended JS Mar 2020
2	Visibility splays added JP Feb 2020
3	Drainage / tree conflict JP Sep 2019

Drawing: **LANDSCAPE PROPOSAL (Sheet 6 of 7)**
Job: **KIRK HILL PHASE 2**
Client: **TULLOCH HOMES**
No: **383-07-06c**

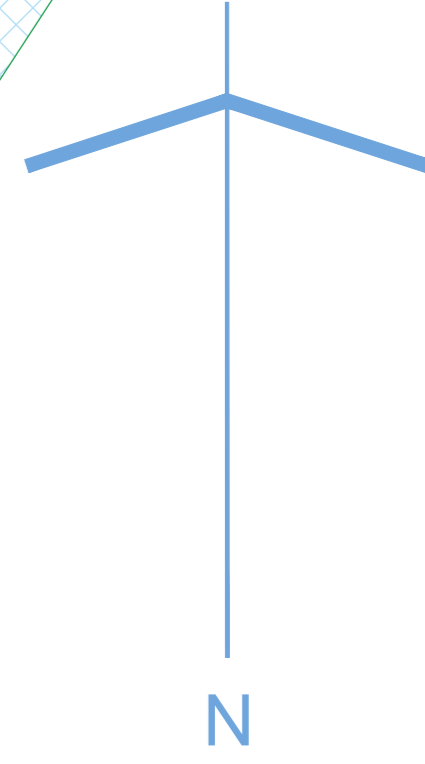
Date: **Sept 2019** Scale: **1:200** Drawn: **AK** Checked: **JS**





**Area 1
Mature
Woodland**

**Area 2
Plantation**



Revision			
C	Path added / Extended	JS	Mar 2020
B	Visibility splays added	JP	Feb 2020
A	Drainage / tree conflict	JP	Sep 2019

Drawing: **LANDSCAPE PROPOSAL (Sheet 7 of 7)**

Jobs: **KIRK HILL PHASE 2**

Client: **TULLOCH HOMES**

No: **383-07-07c**

Date: **Sept 2019** Scale: **1:200** Drawn: **AK** Checked: **JS**

CYCLE PARKING

2B4CF

3B5PV

2B4PV

2B4PV

4990

4991

4993

4994

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4983

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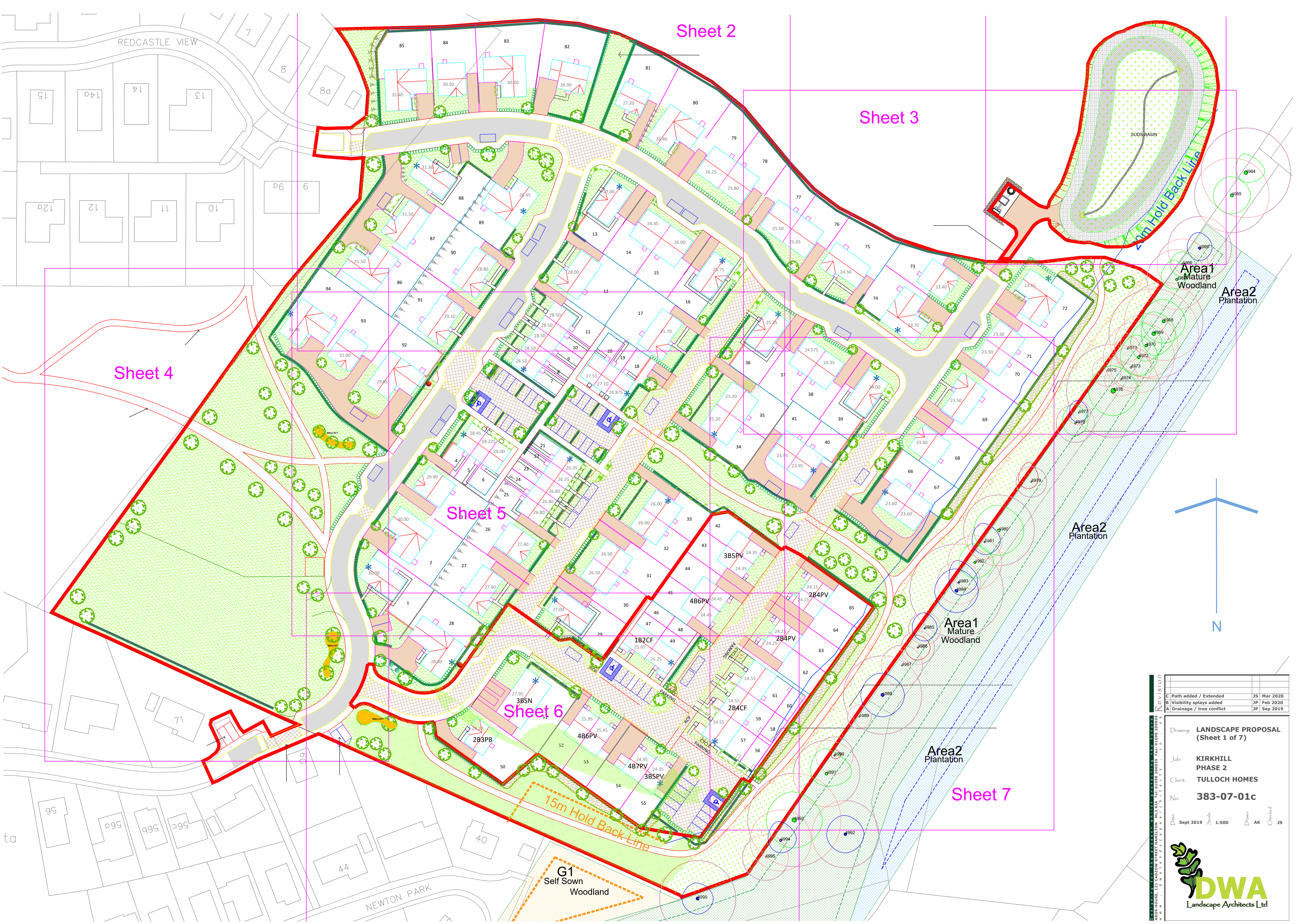
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Sheet 4

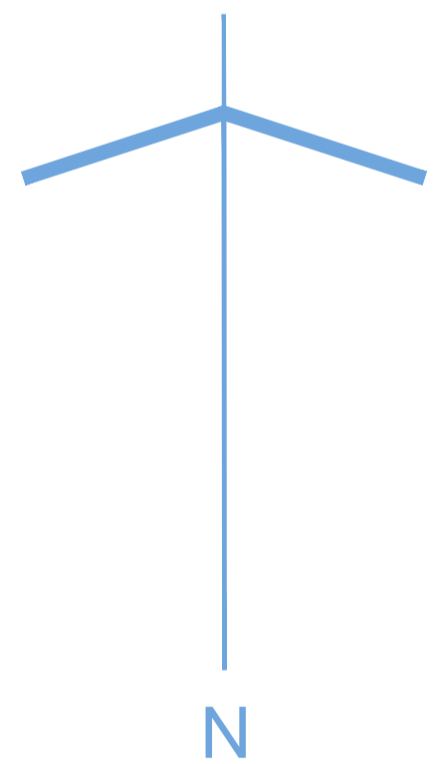
Sheet 2

Sheet 3

Sheet 5

Sheet 6

Sheet 7



C	Path added / Extended	JS	Mar 2020
B	Visibility splays added	JP	Feb 2020
A	Drainage / tree conflict	JP	Sep 2019

Drawing: **LANDSCAPE PROPOSAL (Sheet 1 of 7)**
 Job: **KIRKHILL PHASE 2**
 Client: **TULLOCH HOMES**
 No: **383-07-01c**
 Date: Sept 2019 Scale: 1:500 Drawn: AK Checked: JS



REDCASTLE VIEW

NEWTON PARK

G1 Self Sown Woodland

Area2 Plantation

Area1 Mature Woodland

Area2 Plantation

Area1 Mature Woodland

Area2 Plantation

SOOBS BASIN
 2m Hold Back Line

15m Hold Back Line

3B5PV

4B6PV

2B4PV

1B2CF

2B4CF

2B3PB

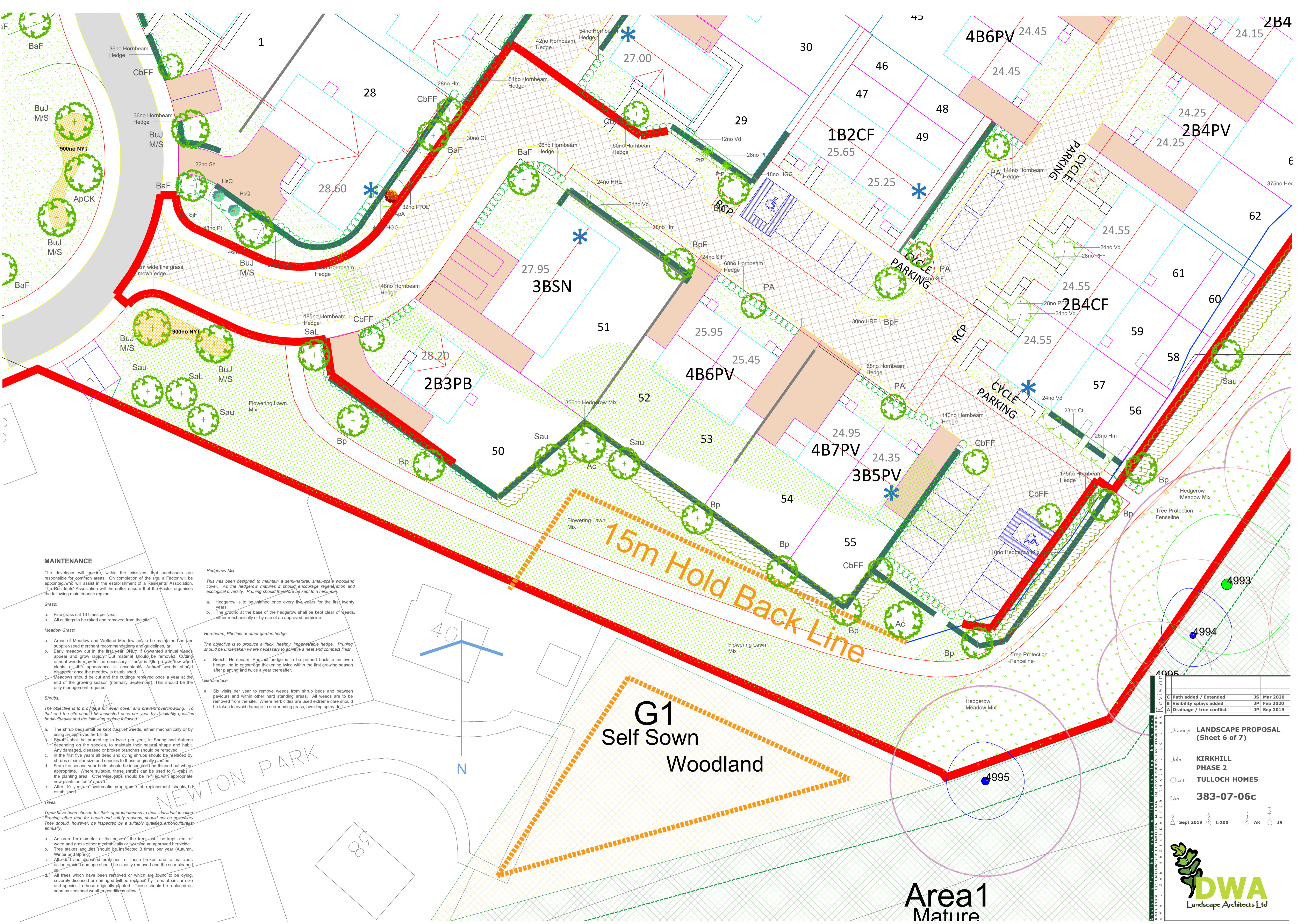
4B6PV

4B7PV

3B5PV

ta

JS



MAINTENANCE

The developer will ensure, within the missives, that purchasers are responsible for common areas. On completion of the site, a Factor will be appointed who will assist in the establishment of a Residents' Association. The Residents' Association will thereafter ensure that the Factor organises the following maintenance regime:

- Grass:**
- a. Fine grass cut 16 times per year.
 - b. All cuttings to be raked and removed from the site.

- Meadow Grass:**
- a. Areas of Meadow and Wetland Meadow are to be maintained as per supplier/seed merchant recommendations and guidelines.
 - b. Early meadow cut in the first year ONLY if unwanted annual weeds appear and grow rapidly. Cut material should be removed. Cutting annual weeds may not be necessary if there is little growth, few weed plants or the appearance is acceptable. Annual weeds should disappear once the meadow is established.
 - c. Meadows should be cut and the cuttings removed once a year at the end of the growing season (normally September). This should be the only management required.

Shrubs:

- The objective is to provide a full even cover and prevent overcrowding. To that end the site should be inspected once per year by a suitably qualified horticulturalist and the following regime followed:
- a. The shrub beds shall be kept clear of weeds, either mechanically or by using an approved herbicide.
 - b. Shrubs shall be pruned up to twice per year, in Spring and Autumn depending on the species, to maintain their natural shape and habit. Any damaged, diseased or broken branches should be removed.
 - c. In the first five years all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted.
 - d. From the second year beds should be inspected and thinned out where appropriate. Where suitable, these shrubs can be used to fill gaps in the planting area. Otherwise gaps should be filled with appropriate new plants as for 'c' above.
 - e. After 10 years a systematic programme of replacement should be established.

Trees:

- Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturalist annually.
- a. An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
 - b. Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
 - c. All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
 - d. All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Hedgerow Mix:

This has been designed to maintain a semi-natural, small-scale woodland cover. As the hedgerow matures it should encourage regeneration and ecological diversity. Pruning should therefore be kept to a minimum.

- a. Hedgerow is to be thinned once every five years for the first twenty years.
- b. The ground at the base of the hedgerow shall be kept clear of weeds, either mechanically or by use of an approved herbicide.

Hornbeam, Photinia or other garden hedge:

The objective is to produce a thick, healthy, impenetrable hedge. Pruning should be undertaken where necessary to achieve a neat and compact finish.

- a. Beech, Hornbeam, Photinia hedge is to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting and twice a year thereafter.

Herbicide:

- a. Six visits per year to remove weeds from shrub beds and between pavements and within other hard standing areas. All weeds are to be removed from the site. Where herbicides are used extreme care should be taken to avoid damage to surrounding grass, avoiding spray drift.

15m Hold Back Line

G1 Self Sown Woodland

Area 1 Mature

NO	REVISION	DATE	BY
1	Path added / Extended	JS	Mar 2020
2	Visibility splays added	JP	Feb 2020
3	Drainage / tree conflict	JP	Sep 2019

Drawing: **LANDSCAPE PROPOSAL (Sheet 6 of 7)**

Job: **KIRKHILL PHASE 2**

Client: **TULLOCH HOMES**

No: **383-07-06c**

Date: **Sept 2019** Scale: **1:200** Drawn: **AK** Checked: **JS**

