

Agenda Item	6.2
Report No	PLS-035-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 16 June 2020
Report Title: 19/05612/FUL: James MacQueen Building
33 Island Bank Road, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erect 4no flats with associated roads and services
Ward: 15 – Inverness Ness-Side
Development category: Local
Reason referred to Committee: Community Council objection

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of a single block of four flats on the site of an existing dilapidated cottage at Island Bank Road, Inverness. The site is within the Inverness (Riverside) Conservation Area. The development is an alternative submission to an earlier planning application (19/01441/FUL) for a single block of six flats, which the applicant was advised to withdraw due to officer concerns with the scale and design of the proposal. This application seeks to address those concerns.
- 1.2 The proposed building is two storeys in height with a rectilinear footprint and features two symmetrical extending gables on the principal elevation separated by conjoined entrance porches providing access to the two upper flats. Proposed materials include natural slate for the roof and white render for the external walls with feature wall elements comprising cladding boards.
- 1.3 A new shared site access will be created from Drummond Crescent, which at this location is an unclassified, but adopted, 'no through' single track road, leading off from Island Bank Road. There are no footways or passing places, however it does feature street lighting. Water supply and drainage will be via the existing public infrastructure.
- 1.3 Pre Application Consultation: Not required as the proposal is a local development.
- 1.4 Supporting Information: The following information has been submitted in support of the application:
 - Design and Access Statement;
 - Bat Survey Report and Species protection Plan;
 - Arboricultural Method Statement;
 - Arboricultural Implications Assessment; and
 - Demolition Statement
- 1.5 Variations: Revision to car parking spaces location.

2. SITE DESCRIPTION

- 2.1 The site comprises a single storey dilapidated cottage that would be demolished to facilitate the development. It forms the southern half of a larger curtilage which has been sub-divided to accommodate a separate house to the north that was granted planning permission in 2016. The single width section of Drummond Crescent runs parallel with the north-eastern boundary and to the south is an unadopted single width access road serving four houses.
- 2.2 The proposed development is set within an area of relatively low density and predominately detached dwellings set within generous curtilages. There is a mix of single, one and a half, and two-storey dwellings, as well as a flatted block of properties located to the north east of the site. The existing built development in the surrounding area is interspersed with areas of woodland that defines the character of the area. A small single-storey building located on the eastern corner of the site houses an electricity sub-station.

3. PLANNING HISTORY

3.1	4.11.2016	16/02648/FUL: Erect house	Granted Planning Permission
3.2	20.12.2019	19/01441/FUL: Erect 6no. flats with associated roads and services	Application Withdrawn
3.3	13.02.2020	19/02138/CON: Demolition of house	Application Withdrawn
3.4	Current	19/05613/CON: Demolition of dwelling and erection of 4no flats	Pending Decision

4. PUBLIC PARTICIPATION

4.1 Advertised: Conservation Area

Date Advertised: 17.01.2020

Representation deadline: 02.03.2020

Timeous representations: 7 representations from 6 households

Late representations: None

4.2 Material considerations raised are summarised as follows:

- a) Development is not in keeping with character of area and would result in over-development of the site with resultant lack of amenity space;
- b) Insufficient car parking spaces for the development that will result in on-street parking and access difficulties on Drummond Crescent, including impacts on existing residents and service vehicles;
- c) Existing access road is sub-standard in terms of width and with no footpaths;
- d) Main access with Island Bank Road is unsafe for pedestrians and cyclists; and
- e) Recent history of traffic accidents on Island Bank Road.

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 **Lochardil and Drummond Community Council:** Objection. The Community Council is concerned that the proposal will lead to overspill car parking on Drummond Crescent; there is a lack of safe access to and from the site; and the development will have a negative impact on the character of the Conservation Area.

5.2 **Transport Planning:** No objection. Development is acceptable subject to improved pedestrian provision in the form of a pedestrian refuge being provided at the access road, creation of required visibility splays, provision of accessible car parking spaces and cycle parking, and adequate measures to ensure no discharge of surface water drainage onto public road.

- 5.3 **Forestry Officer:** Objection. Further information required before the application can be supported.
- 5.4 **Historic Environment team:** No objection. The design of the flats is very uninspiring, however in its current form is unlikely to result in an impact that is significantly detrimental to the character of the area.
- 5.5 **Scottish Water:** No objection. There is currently sufficient capacity at Inverness Water Treatment Works and at Allanfearn Waste Water Treatment Works to accommodate the development.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 57 - Natural, Built & Cultural Heritage
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 Inner Moray Firth Local Development Plan (2015):

No specific policies apply

6.5 Highland Council Supplementary Planning Policy Guidance

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (November 2018)
- Highland Historic Environment Strategy (Jan 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

- Scottish Planning Policy (June 2014)
- Historic Environment Policy for Scotland (HEPS) May 2019
- Historic Environment Circular 1 (June 2016)
- Historic Environment Scotland – Managing Change in the Historic Environment

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. In addition, Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

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) siting, layout, and design
 - c) impact on natural and cultural heritage
 - d) effect of development on existing access road
 - e) any other material considerations

Development plan/other planning policy

- 8.4 The site lies within the Settlement Development Area (SDA) of South Inverness as defined in the Inner Moray Firth Local Development Plan. The Highland-wide Local Development Plan supports development within SDA's providing it can be adequately demonstrated that it is compatible with public service provision (e.g. water and sewerage, drainage, roads, schools), makes use of existing brownfield land, will not adversely impact on individual or community residential amenity, and demonstrates sensitive siting and high quality design in keeping with local character and the historic and natural environment.
- 8.5 Subject to the development being considered acceptable in relation to the siting and layout and design, the proposal having no significant adverse impact in relation to natural and cultural heritage features, and not adversely impacting on the existing road infrastructure, the proposal would comply with the Development Plan.

Siting, layout and design

- 8.6 The site features a number of mature and semi-mature trees, primarily located in close proximity to the northeast and southern boundaries of the site. In conjunction with the location of the shared access into the site, this places a constraint on the developable area.
- 8.7 The existing cottage and outbuilding are located on the western half of the site and this is where the proposed building will be sited. The main driveway and parking

spaces to accommodate up to six vehicles, including a disabled space, are located immediately to the front of the principal elevation which faces northeast towards Drummond Crescent. The surrounding space would be amenity ground. This arrangement is considered to make an acceptable use of the available land.

- 8.8 The building is approximately 17.5 metres long and 9.7 metres in depth, excluding the gabled front extensions that add a further 3.35 metres to the total depth. The slightly offset position of the building from the rear (southwest) boundary means that it sits between 8.8 metres and 9 metres from this boundary. At its closest point on the rear corner of the building it is approximately 2 metres from the southern boundary, extending out to approximately 5.7 metres at the front. At its closest point from the north-western boundary (not defined on site) the building would be approximately 5.6 metres away. Adjacent to this gable is the proposed location of the bike store to service the flats. At the mid-point of the principal elevation, the building would be set back approximately 17 metres from the Drummond Crescent boundary.
- 8.9 The site area of the plot, which extends out beyond the existing fence on the southern boundary, is marginally over 1200 square metres with the proposed building having a footprint of approximately 210 square metres. This equates to a plot ratio (i.e. area of built development to available land) of 17.5%.
- 8.10 In terms of design, the proposed building has a rectilinear footprint with the largest element of the building accommodating the main living space with two bedrooms and an open plan kitchen/dining area. The symmetrical extended gables provide for a square offshoot for the kitchen/dining area and a smaller single storey entrance porch providing access to the upper flats. The extended gables have a lower ridge line than the main building and feature full height glazing on the facades.
- 8.11 Details of the proposed pre-finished cladding boards have not been provided but typically consist of a composite wood or cement based fibre, or plastic materials, with the intention of mimicking the finish of metal or wood. This is not considered appropriate in this context for a building within the Conservation Area.
- 8.12 Overall, the siting, layout and design is considered to be generally acceptable. However, in the event that Members support the proposal, it is recommended that a condition is imposed requiring prior approval of all external materials, notwithstanding any of the details provided on the submitted plans.

Impact on natural and cultural heritage (Trees, Protected Species, and Conservation Area)

Trees

- 8.13 The accompanying arboricultural report has identified and surveyed a total of 19 trees within the application site boundary, the majority of which are mature species. The report has provided information on the condition of the trees and details of trees that should be removed, either to facilitate the development or due to their general condition and likely longevity.
- 8.14 A total of 5 trees have been identified for removal. The Council's Forestry Officer has questioned the validity of the categorisation of some of the trees as well as highlighting

a number of discrepancies and other omissions in the supporting information. Whilst being generally pleased with the level of proposed tree retention, the Forestry Officer has raised specific concerns with the removal of the Lime tree identified as T3 on the Tree Constraints Plan and located in the southwest corner of the site.

- 8.15 Whilst the Forestry Officer's objection to the application is noted, it is not considered that the issues raised are insurmountable or would otherwise bring into doubt the acceptability of the proposed development in principle. Consequently, it is considered that these matters can be adequately addressed through the submission of a revised arboriculturist report that would require approval prior to any works taking place at the site. This approach has subsequently been agreed with the Forestry Officer.

Protected Species

- 8.16 The applicant has provided a bat survey report and species protection plan in connection with the proposed development. Where any development may affect bats or their roosts, a licence is required from Scottish Natural Heritage. A licence can only be granted if it can be adequately demonstrated that the three tests for the granting of a licence, as set out in the Conservation (Natural Habitats, and c.) Regulations 1994 can be met. Planning authorities must consider the same strict tests as the licensing authority when considering any planning application that might affect bats.
- 8.17 The three tests are (i) there must be a licensable purpose for which the licence can be granted; (ii) there must be no satisfactory alternative; and (iii) the proposed action must not be detrimental to maintaining the species favourable conservation status.
- 8.18 The proposal would satisfy the first test in that the development would meet an overriding public interest in reusing derelict brownfield land and providing additional homes to meet local demand. The second test would be met in that the existing cottage is in a severely dilapidated condition where renovation or conversion would be financially unviable, and demolition and redevelopment is the only satisfactory alternative and, in terms of the third test, based on the information submitted in the survey report redevelopment of the site would not be detrimental to maintaining the species favourable conservation status.
- 8.19 As a consequence of the above it is considered that the applicant has been able to satisfactorily demonstrate that the three tests have been met and in this respect the application can be supported.

Conservation Area

- 8.20 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in the determination of applications.
- 8.21 There is no doubt that the existence of a dilapidated cottage and unkempt garden ground at the site has a detrimental impact on the amenity of the area and an adverse impact on the character and appearance of the Conservation Area. In that respect, the proposed demolition of the cottage and the redevelopment of the site is welcomed.

8.22 The Council's Historic Environment team has advised that the design of the flats is very uninspiring and there would be a preference for the design to have a stronger visual relationship to, and reflection of, the Victorian development in the area. However, the team has also advised that in its current form, and given the immediate locale, it is unlikely to result in an impact that is significantly detrimental to the character of the area. In terms of external materials, all pre-finished cladding boards should be confirmed as timber, and not a cement fibre substitute or similar. Similarly, all soffits and fascias should be timber.

Effect of development on existing access road

8.23 Objectors to the proposal have highlighted the potential impact of the development on both the main access with the public road as well as the single track access road itself.

8.24 The proposed development makes provision in the site layout for 6 parking spaces, including a disabled parking space. This meets the Council's parking guidelines for 1 space per flat plus an additional visitor parking space per 2 flats.

8.25 The applicant has submitted a Road Layout plan that proposes improvements to the access road junction with the public road that will enhance visibility for access and egress, as well as improved pedestrian safety through the creation of a pedestrian refuge area.

8.26 The Council's Transport Planning team has requested additional information before they will be able to support the application. One of the matters related to the car parking layout which the applicant has subsequently addressed. The other matters, namely an amendment to the location of the proposed pedestrian refuge and details of the visibility splays are matters that can be effectively controlled by conditions.

8.27 The configuration and length of the single track access road is such that any vehicles using it would be travelling at low speed and the main junction with the public road is itself able to accommodate a car entering and one leaving at the same time. The proposed improvements shown on the Roads Layout plan will further facilitate this and therefore minimise potential conflict for any road users, including pedestrians and cyclists. It is noted that the Transport Planning team has advised that there is no history of accidents within the vicinity of the site.

Other material considerations

8.28 Developer contributions towards education are required. A breakdown of the calculations and total contributions to be sought in relation to this development is set out in the table below. It should be noted that the applicant has agreed to pay the required contributions up front to negate the need for a Section 75 Agreement:

Developer contribution	Total cost
Secondary Education (flat rate for 2 bed flat) £4,171 per flat*	£12,513 (3 flats)*
Secondary Education (flat rate for 2 bed flat) £1,875 per flat*	£5,625 (3 flats)*
Total	£18,138.00*

*Indexation from Q2 2018 using the BCIS All-in TPI required. **Indexation from Q3 2017 using the BCIS All-in TPI required.

There are no other material considerations.

Non-material considerations

- 8.29 The issue of the proximity of the electrical sub-station building and the gas governor are not a material planning consideration. Any development or works that may affect such installations are controlled under separate legislation.

Matters to be secured by Section 75 Agreement

- 8.30 None. Applicant has agreed to pay required education developer contribution up front.

9. CONCLUSION

- 9.1 Planning permission is sought to redevelop a brownfield site containing a dilapidated cottage and outbuilding to provide four flatted properties within a single two-storey block. The site is on the southern fringes of the city within a predominately residential area to the east of the River Ness where the character of the area is defined by low density housing set within spacious curtilages and interspersed with woodland.
- 9.2 The development itself is simple in design and modest in scale, featuring a slate roof and rendered walls. The applicant has sufficiently demonstrated that the siting and layout of the building can be adequately accommodated within the plot whilst enabling sufficient provision of amenity space to serve future occupants as well as providing a setting for the building. Whilst the design may be uninspiring, it is innocuous in appearance and is no less detrimental to the character of the area than the numerous examples of the relatively modern detached dwellings that exist in the immediate locality. In that respect, taking into consideration the significant improvement to the amenity of the area arising from the removal of a dilapidated cottage, the proposal will at the very least preserve the character of the Conservation Area and therefore meet the requirements set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y	Payment of education developer contributions
Notification to Scottish Ministers	N	
Conclusion of Section 75 Obligation	N	
Revocation of previous permission	N	

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

Conditions and Reasons

1. Notwithstanding the details on the approved plans, no development shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. This shall include details relating to the main building, all surfacing and hard landscaping materials and any boundary treatments such as walls or fences. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the Planning Authority to consider these matters in detail prior to the commencement of development; in the interests of amenity.

2. No development or work, including site excavation or groundworks shall commence until a revised Tree Protection Plan and Arboricultural Method Statement (AMS) has been submitted to, and approved in writing by, the Planning Authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction). Thereafter, development and work shall progress in accordance with the approved details.

Reason: The previously submitted AMS is not considered to have adequately assessed the implications arising from development on the existing trees, as set out in the consultation response dated 20 April 2020 from the Council's Forestry Officer and requires to be amended to ensure the adequate protection of retained trees during construction.

3. No development or work, including site excavation or groundworks shall commence until all retained trees (including tree T3) 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). Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

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

4. No development shall commence until a Tree Planting Plan and maintenance programme has been submitted to, and approved in writing by, the Planning Authority. The Tree Planting Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority.

Reason: To ensure that adequate replacement tree planting is carried out in mitigation for trees removed to facilitate this development and in the interests of amenity.

5. No development shall commence until an amended Road Layout plan showing full details of a pedestrian refuge, to be constructed on the north-eastern side of the site access road at the junction with Island Bank Road, has been submitted to, and approved in writing by, the Planning Authority. Thereafter the approved amended Road Layout plan shall be implemented in full prior to any construction works associated with the erection of the flats on the site commencing. For the avoidance of doubt, this shall include the proposed junction marking improvements, the formation of the required visibility splays, and the installation of the pedestrian refuge.

Reason: To ensure that the necessary off-site road safety improvement works are carried out timeously, prior to work commencing on the construction of the flats.

6. A suitably qualified Arboricultural consultant must be employed by the applicant to ensure that the Approved Arboricultural Method Statement (AMS) and Tree Protection Plans are implemented to the agreed standard. Stages requiring supervision are to be specifically set out in the revised AMS for the written agreement of the Planning Authority and certificates of compliance for each stage are to be submitted for approval.

Reason: To ensure the protection of retained trees throughout the construction period.

7. Prior to first occupation of any of the flats, the car parking spaces, parking court, bin storage area, and cycle parking facility, shall be completed and available for use and maintained in perpetuity.

Reason: To ensure that the car parking, cycle parking, and bin storage areas are available for use by residents at the time of first occupation of any of the flats.

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

Scottish Water

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

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

Local Roads Authority Consent

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

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

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

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

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

Mud & Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

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

Designation: Area Planning Manager – South
Author: John Kelly
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan
Plan 2 - Site Plan
Plan 3 - Floor Plan
Plan 4 - Elevations



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

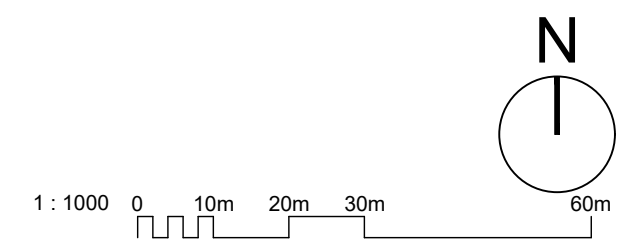
33 ISLAND BANK ROAD, INVERNESS
JAMES MACQUEEN BUILDING
CONTRACTORS LTD

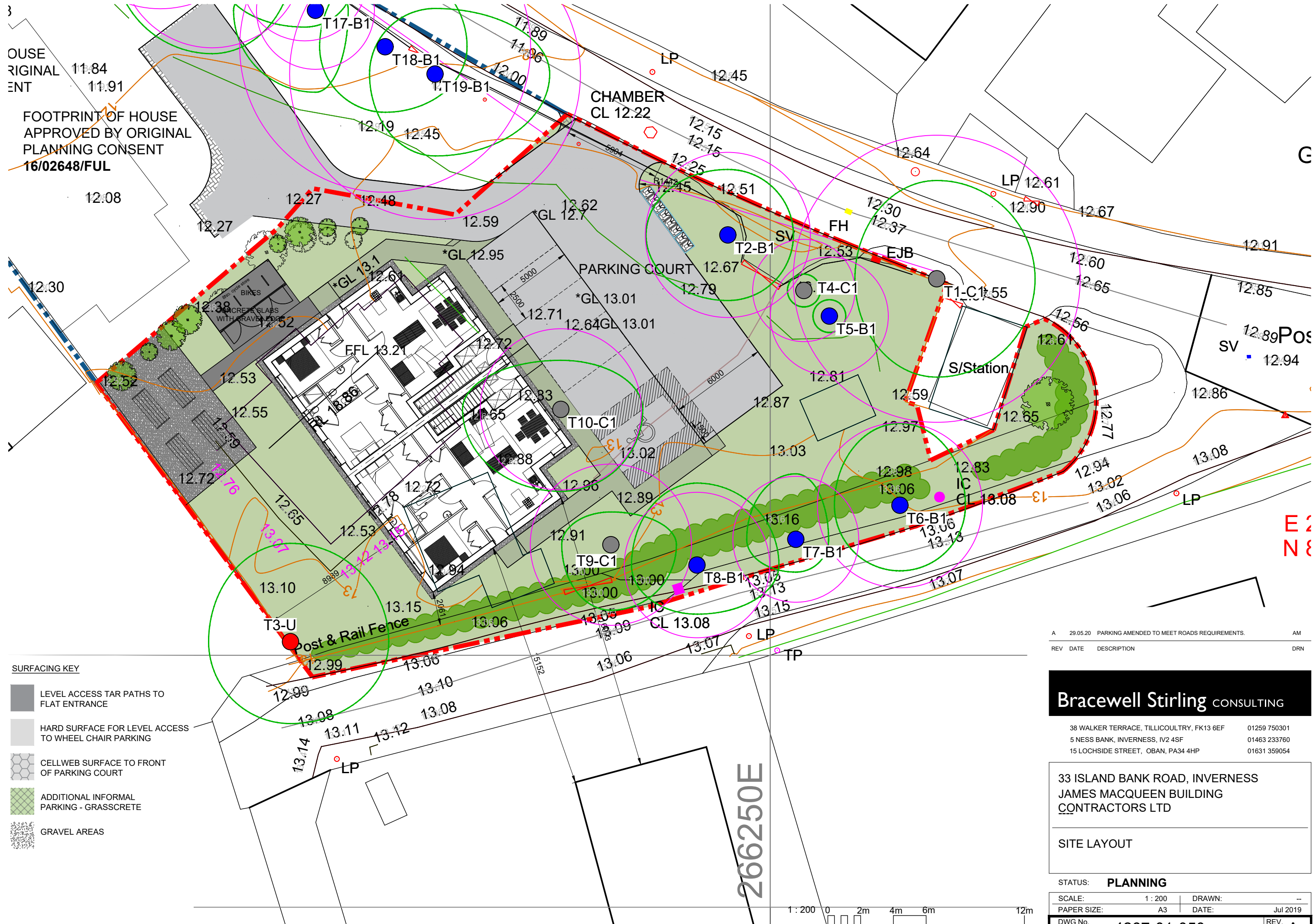
LOCATION PLAN

STATUS: **PLANNING**

SCALE: 1 : 1000 DRAWN: --
 PAPER SIZE: A3 DATE: Mar 2019

DWG No. **4267-01-LOC** REV.





HOUSE ORIGINAL
 FOOTPRINT OF HOUSE
 APPROVED BY ORIGINAL
 PLANNING CONSENT
 16/02648/FUL

- SURFACING KEY**
- LEVEL ACCESS TAR PATHS TO FLAT ENTRANCE
 - HARD SURFACE FOR LEVEL ACCESS TO WHEEL CHAIR PARKING
 - CELLWEB SURFACE TO FRONT OF PARKING COURT
 - ADDITIONAL INFORMAL PARKING - GRASSCRETE
 - GRAVEL AREAS

REV	DATE	DESCRIPTION	DRN
A	29.05.20	PARKING AMENDED TO MEET ROADS REQUIREMENTS.	AM

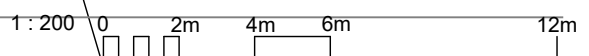
Bracewell Stirling CONSULTING

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

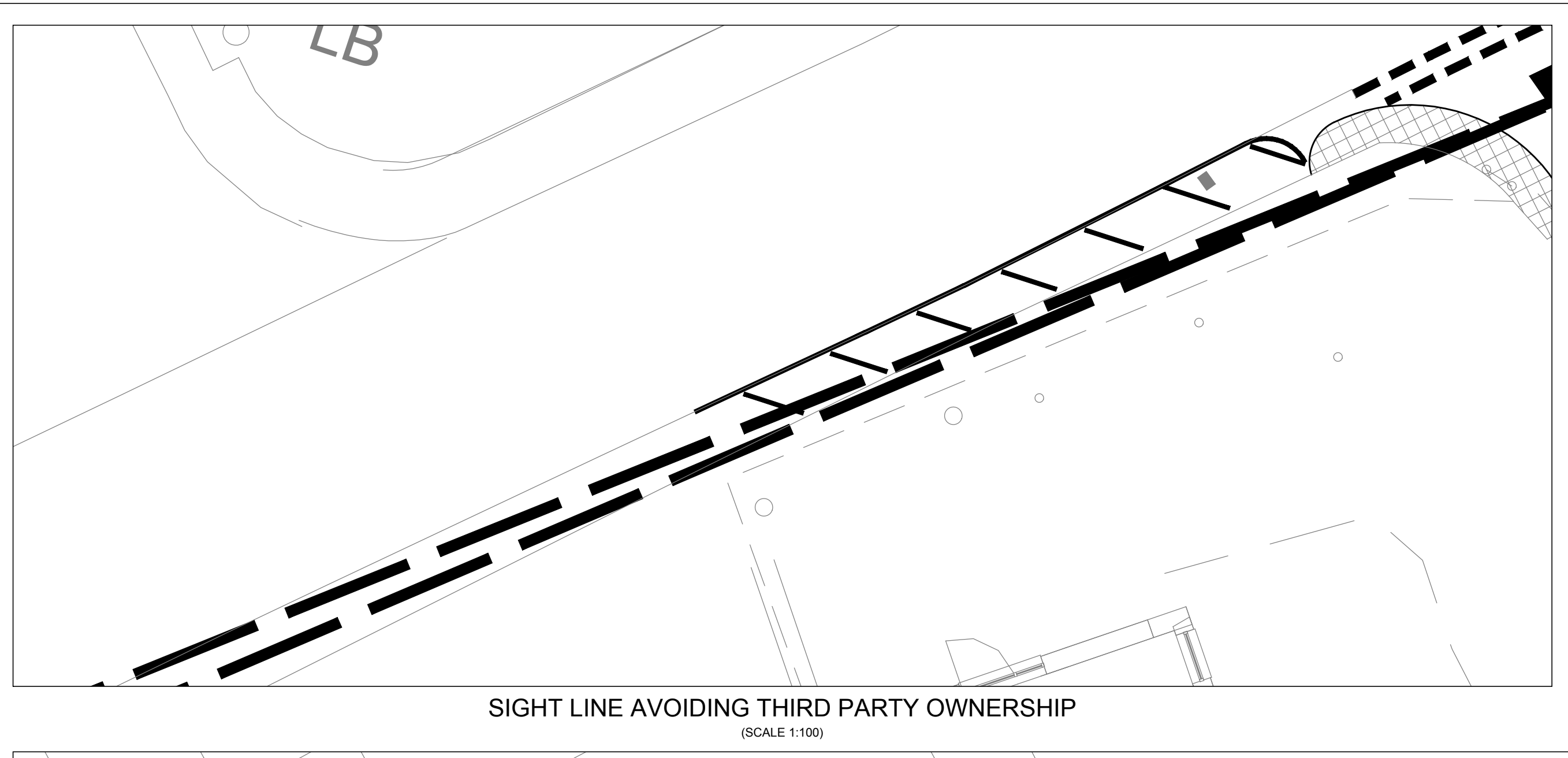
33 ISLAND BANK ROAD, INVERNESS
 JAMES MACQUEEN BUILDING
 CONTRACTORS LTD

SITE LAYOUT

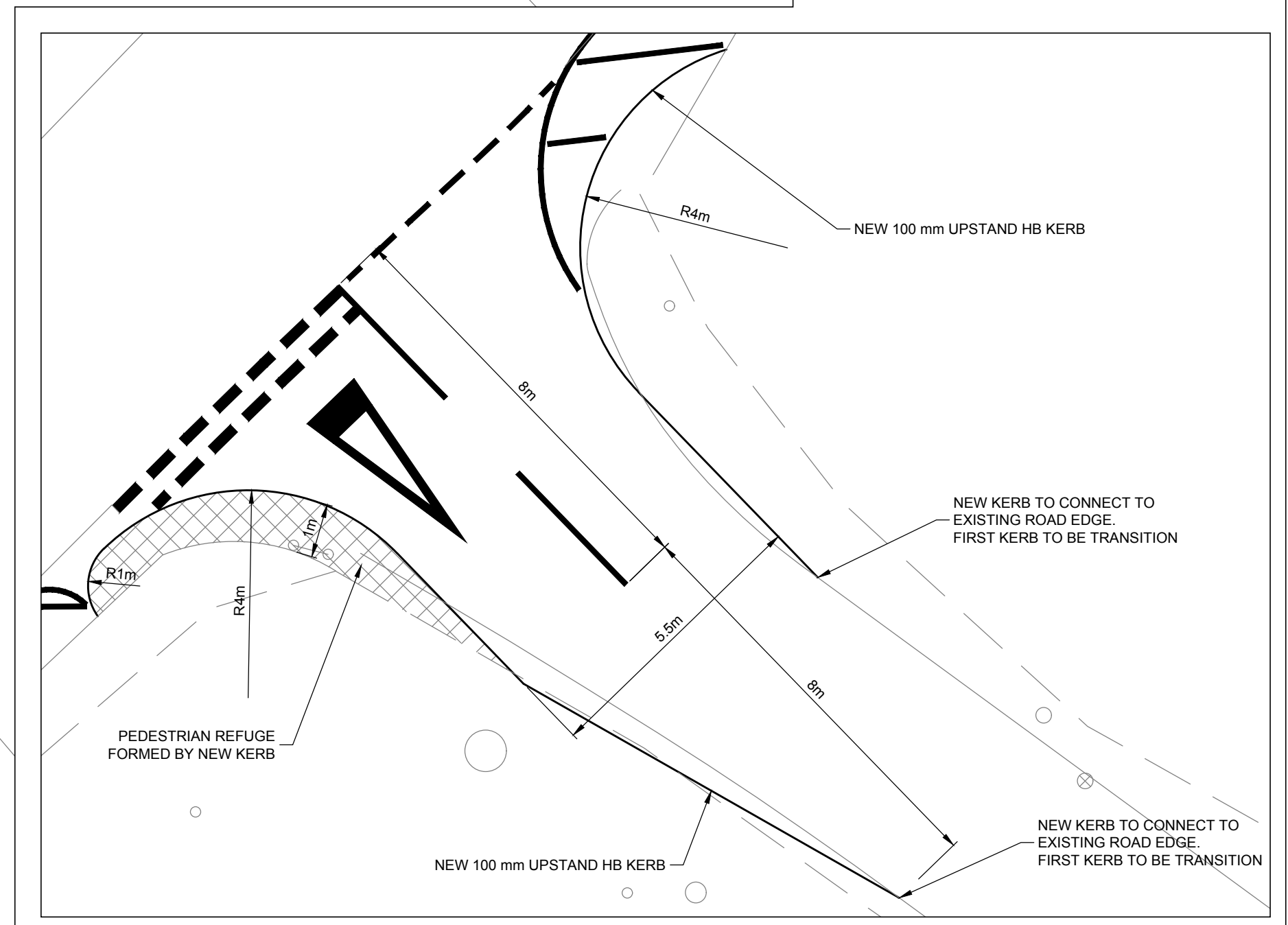
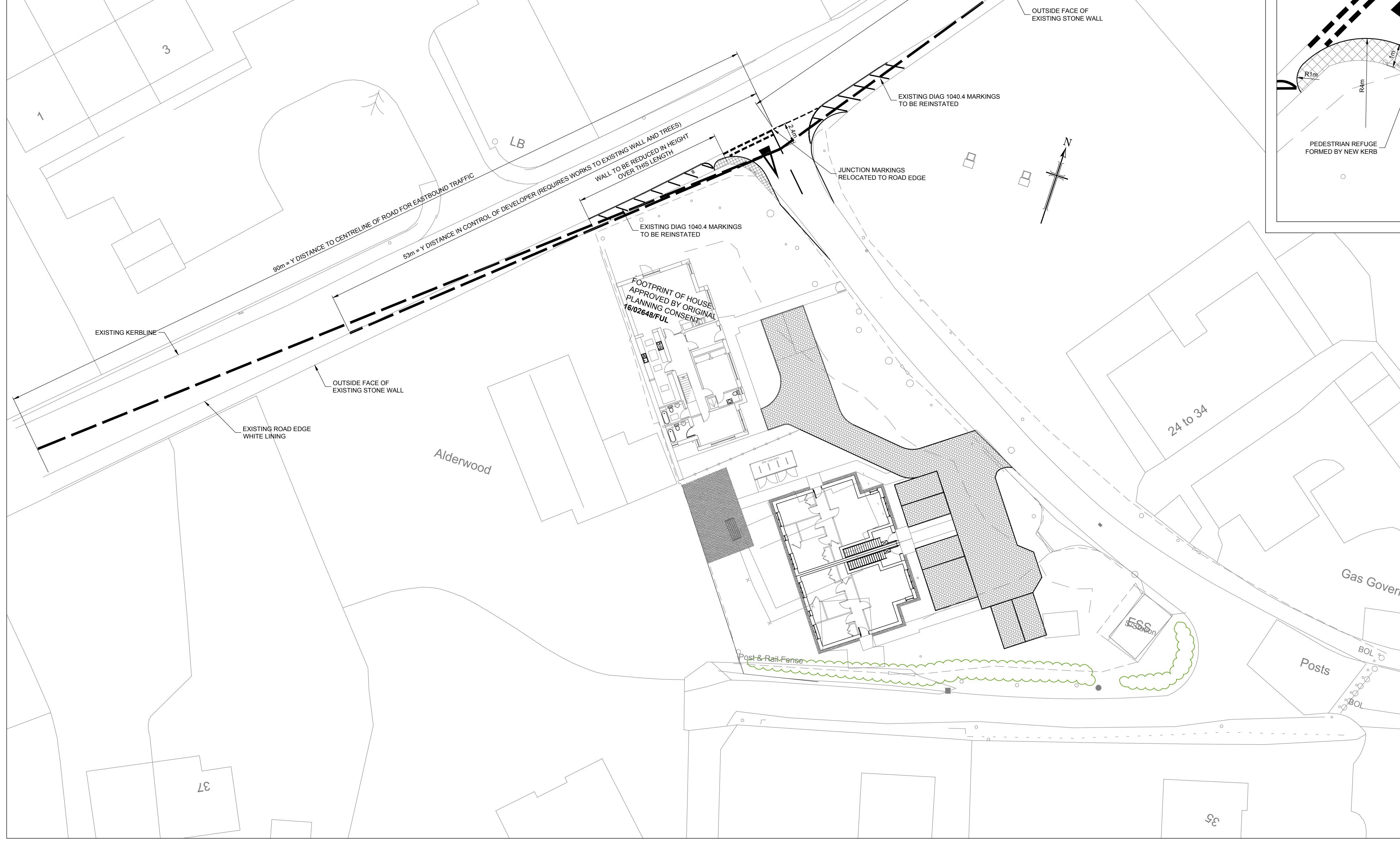
STATUS:	PLANNING
SCALE:	1 : 200
PAPER SIZE:	A3
DRAWN:	--
DATE:	Jul 2019
DWG No.	4267-01-050
REV.	A



266250E



SIGHT LINE AVOIDING THIRD PARTY OWNERSHIP
(SCALE 1:100)



DETAIL AT JUNCTION
SCALE 1:100

Drawing No. 3255:101		Revision B
Revisions	Date	Drn.
A JUNCTION UPGRADE REVISED	30.05.19	IW
B PLOT LAYOUT REVISED	09.01.20	IM

**APPROVAL
DRAWING**

**JAMES MACQUEEN BUILDING
CONTRACTORS LTD**

**33 ISLAND BANK ROAD
INVERNESS**

ROAD LAYOUT

Drawn: IAW	Ck'd: Date:	Scale: 1:250 UNO (A1) DO NOT SCALE
Date: NOV 17		

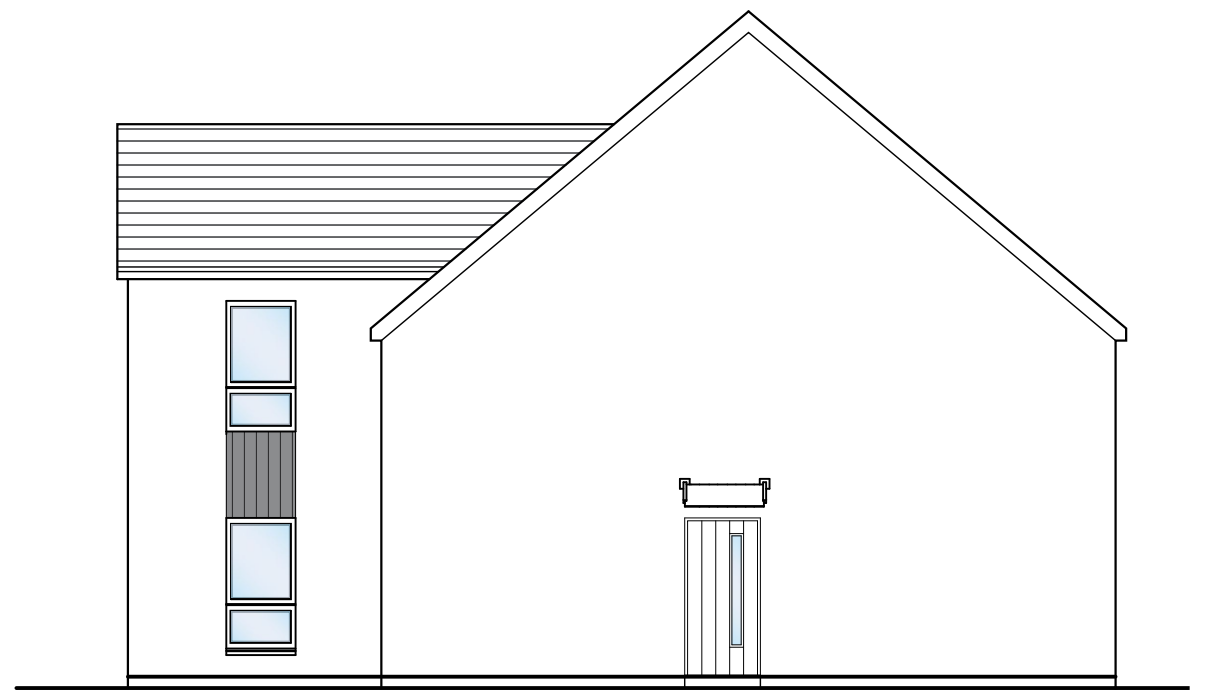
consulting engineers
hga

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

Drawing No. 3255:101	Revision B
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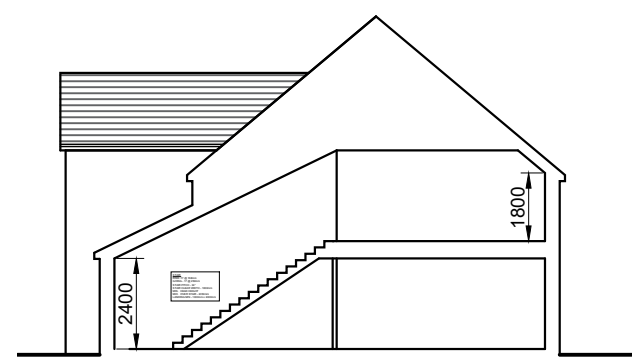
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FINISHES

- EXTERNAL WALLS - WHITE RENDER
- FEATURE WALLS - PREFINISHED CLADDING BOARDS
- ROOF - NATURAL SLATE
- WINDOWS - GREY
- SOFFITS AND FACIAS - GREY

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

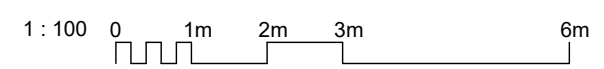
33 ISLAND BANK ROAD, INVERNESS
JAMES MACQUEEN BUILDING
CONTRACTORS LTD

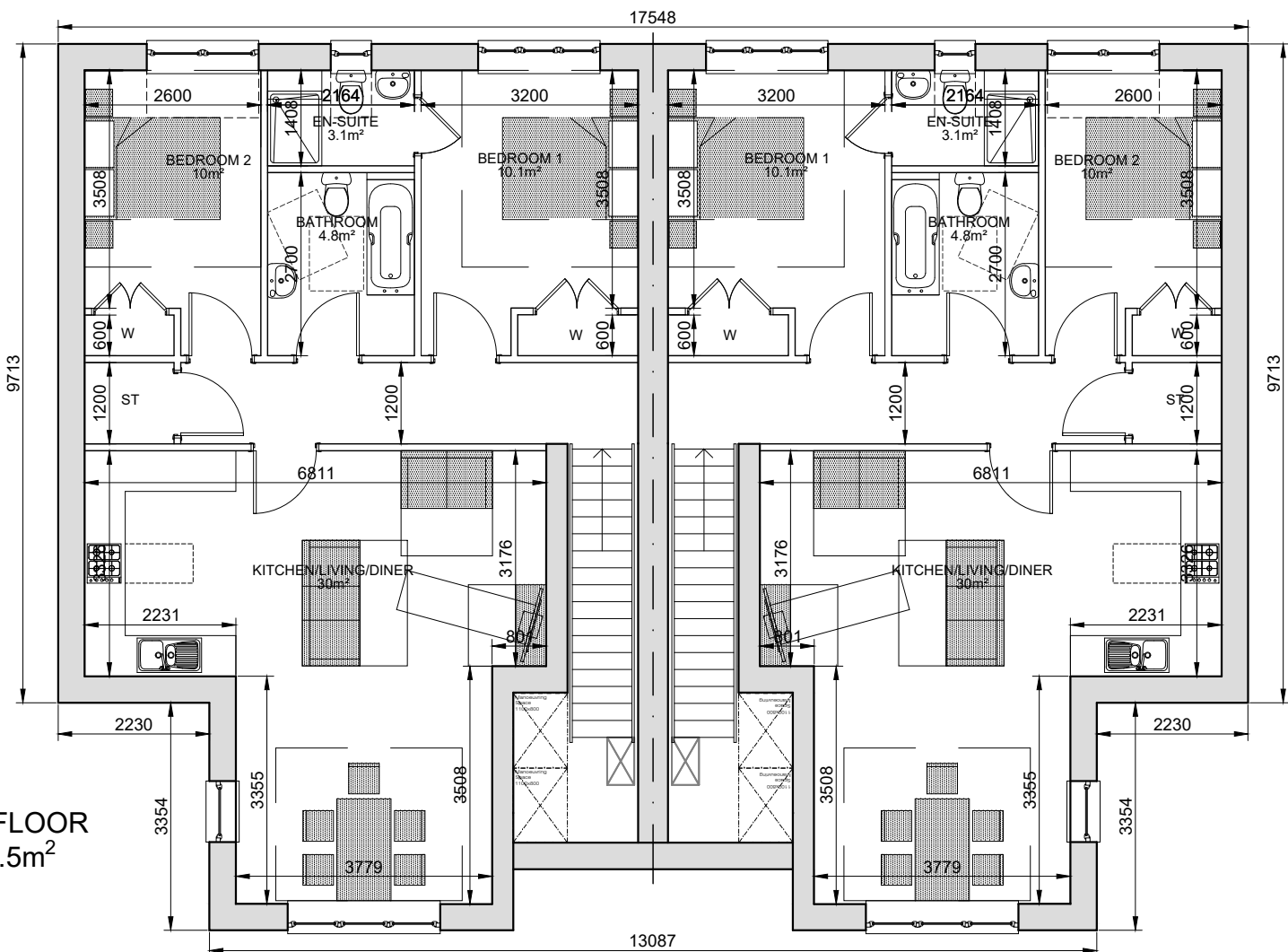
PROPOSED FLATS - ELEVATIONS

STATUS: **PLANNING**

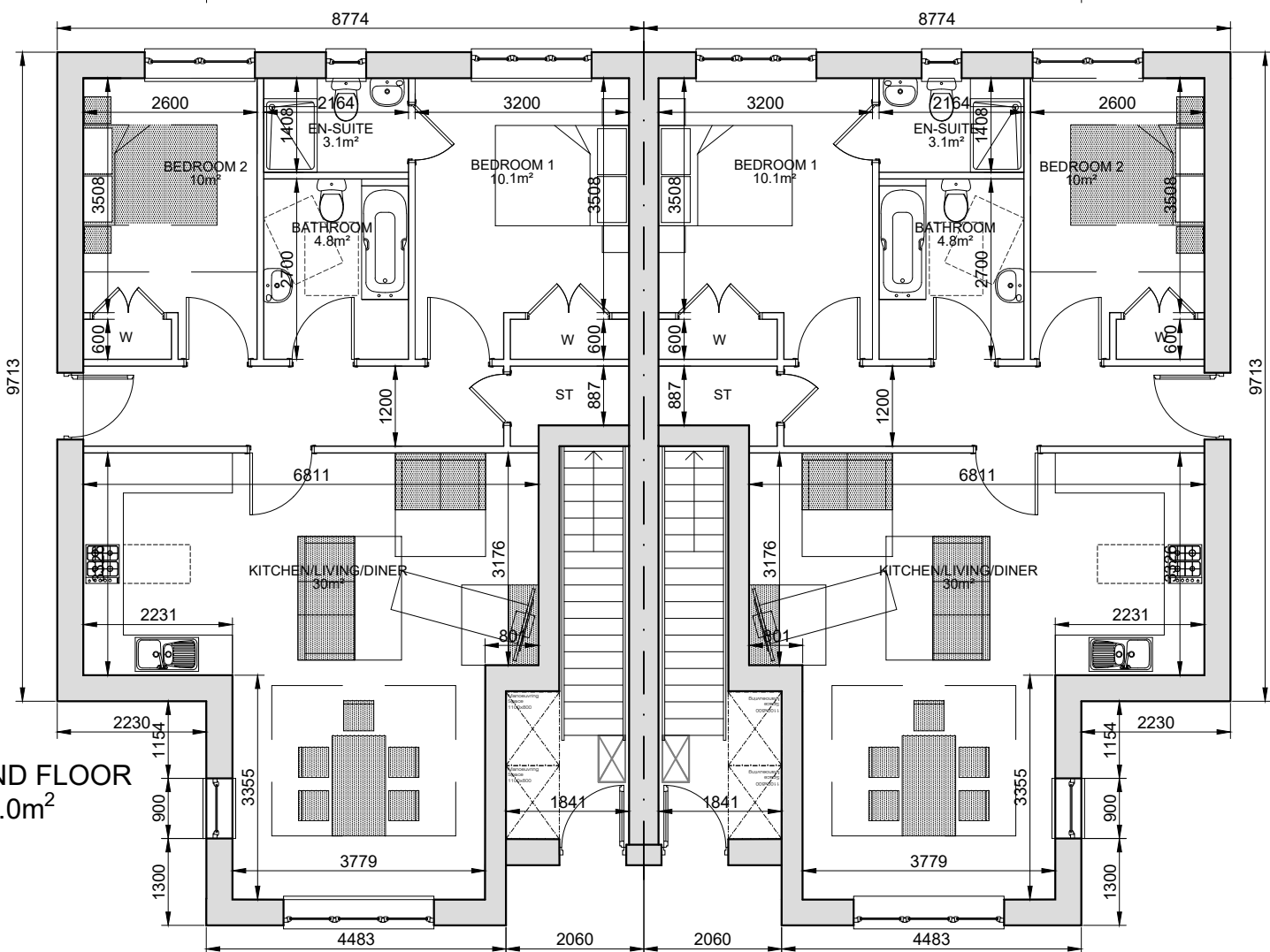
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PAPER SIZE:	A3	DATE:	Mar 2019

DWG No.	4267-01-102	REV.	-
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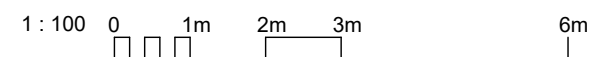




FIRST FLOOR
GIA: 95.5m²



GROUND FLOOR
GIA: 80.0m²



REV	DATE	DESCRIPTION	DRN
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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

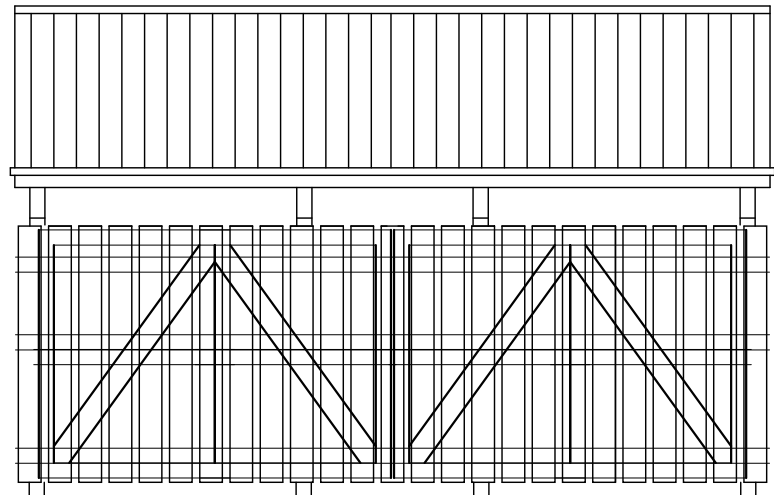
33 ISLAND BANK ROAD, INVERNESS
 JAMES MACQUEEN BUILDING
 CONTRACTORS LTD

PROPOSED FLATS - FLOOR PLANS

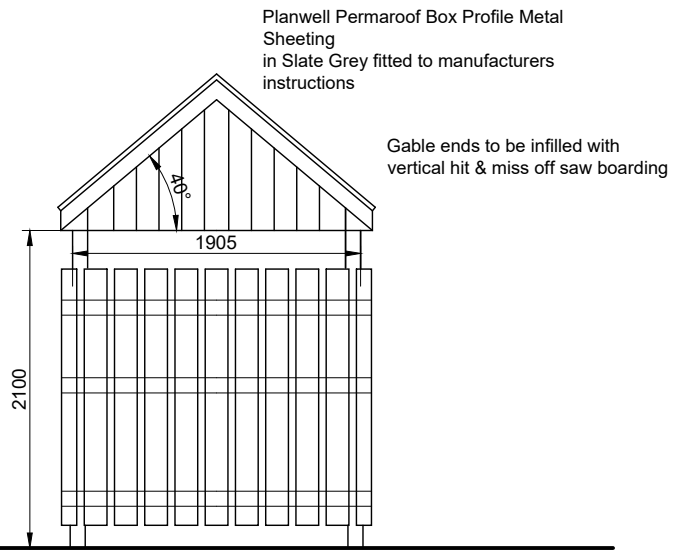
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SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Mar 2019

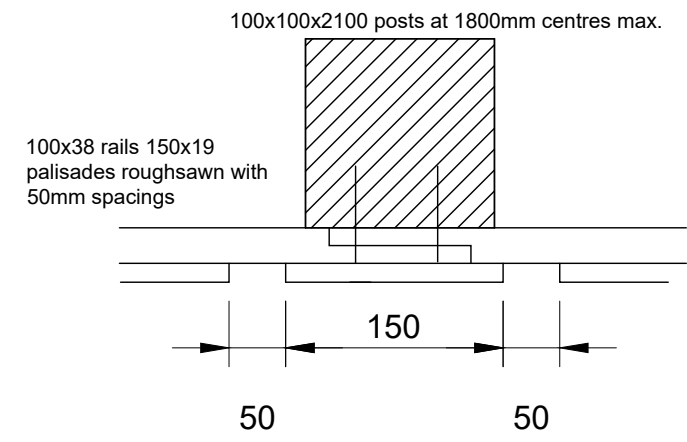
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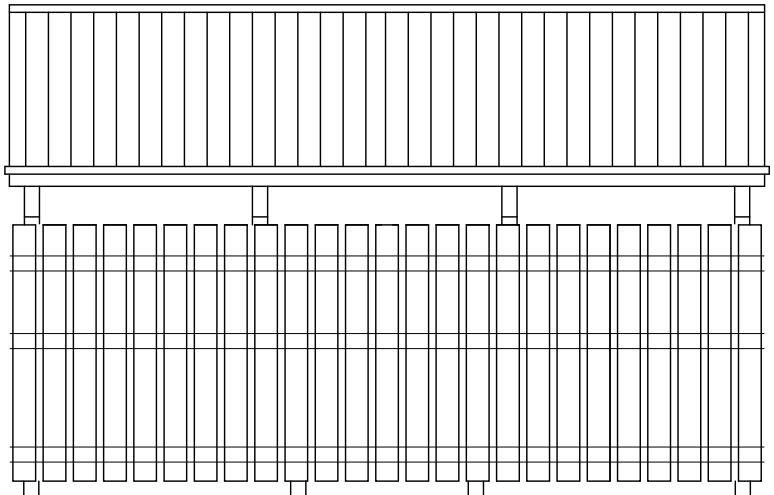
FRONT ELEVATION



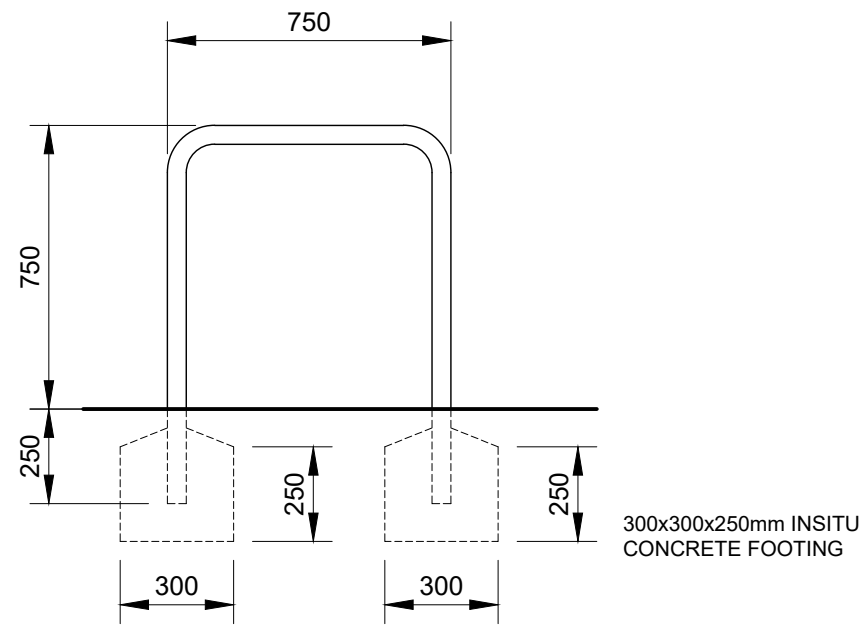
SIDE ELEVATION



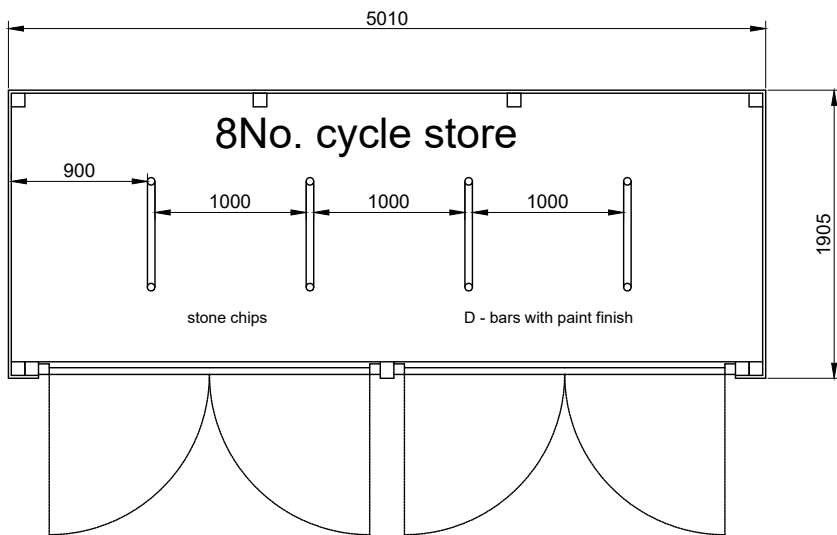
PLAN DETAIL AT POST 1:5



REAR ELEVATION



TYPICAL ELEVATION
1:20



CYCLE STORE PLAN

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
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CYCLE STORE DETAILS

STATUS: **PLANNING**

SCALE: 1:50	DRAWN: --
PAPER SIZE: A3	DATE: Mar 2019

DWG No. 4267-01-200	REV.
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