

Agenda Item	6.3
Report No	PLS-006-21

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 03 February 2020

**Report Title:** 20/02836/PIP: Mr Kenneth MacFadyen  
Land 50M NE of Romalin  
Spean Bridge

**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Erection of house

**Ward:** 11 – Caol and Mallaig

**Development category:** Local

**Reason referred to Committee:** Manager's Discretion

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

## 1. PROPOSED DEVELOPMENT

- 1.1 This is a proposal for planning permission in principle for the erection of a single dwelling house with connection to the public water supply and public foul drainage. An access spur is proposed from an existing private access from the A86 trunk road, which currently serves 3 properties (private homes and B&B).
- 1.2 An existing private access joins the A86 trunk road at the south west corner of the site. The private access bounds the west boundary of the site and serves three neighbouring properties (Glenalmond, Clevehurst and Coire Glas) to the north and north west.
- 1.3 Pre Application Consultation: none
- 1.4 Supporting Information: Tree Constraints Plan and Tree Schedule
- 1.5 Variations: None

## 2. SITE DESCRIPTION

- 2.1 This is a small parcel of vacant land, extending to approximately 0.2ha, located within Spean Bridge village. This is a corner site at the junction of the West Tirindrish Road and A86 trunk road. The site gently slopes from north to south towards the trunk road. A telegraph pole is located towards the south west corner of the site.
- 2.2 The site is bounded by the private access track to the west, the trunk road to the south and the West Tirindrish public road to the east. A mix of residential properties, B&Bs and guesthouses are located to the rear of the site to the, north and north east and on the opposite side of the trunk road to the south. The Spean Bridge Primary School is located to the east of the site.
- 2.3 The site is mainly grass with an area of gravel within the southern section of the site. A gate from the private access track to the gravel area is located at the south west corner of the site. The site contains one large sycamore tree to the south-east side, two small groups of young birch, willow and alder to the east side and a further sycamore located outwith the site boundary to the north-east. A grassed verge and pedestrian pathway lies adjacent to the southern boundary between the site and trunk road.

## 3. PLANNING HISTORY

- 3.1 20/04/2020/21/FUErection of a house of at leasting 5 to PERMISSON  
south from Clevehurst (the origin of ourty site) to the GRANTED  
west of the application site)

## 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour  
Date Advertised: 21.08.2020

Representation deadline: 04.09.2020

Timeous representations: 3 timeous (3 households)

Late representations: 2 late (2 households)

4.2 Material considerations raised are summarised as follows:

- a) Development contrary to settlement pattern
- b) Concerns regarding scale of development as no indicative plans submitted
- c) Loss of community amenity land/green space within village
- d) Loss of informal parking area for Primary School/Shinty Park
- e) Concerns regarding safety of additional use of private track
- f) Concerns regarding clarity of neighbour notification, point raised that the proposed site of the house is not clear on the map and house names not provided on the neighbour notification map.
- g) Accuracy of information/plans submitted, landownership and existing use.

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](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

5.1 **Forestry Officer:** No objection subject to conditions. Advise works to remove and replace the group of young trees within the site is considered acceptable in principle but any proposed development would need to ensure that the Category B sycamore is retained and safeguarded from construction.

5.2 **Scottish Water:** No objection. Confirm there is current sufficient capacity (water supply and foul drainage) to serve the proposed development. Advise further investigations may be required and an advisory note to the applicant regarding connection to Scottish Water Infrastructure/Asset Impact Assessment is recommended.

5.3 **Transport Scotland:** No objection subject to planning conditions ensuring no direct access is formed to the trunk road (pedestrian or vehicular), no drainage connections to the trunk road and agreement of screening between the road and 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
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 51 - Trees and Development
- 56 - Travel
- 65 - Waste Water Treatment

## 66 - Surface Water Drainage

### 6.2 **West Highland and Islands Local Development Plan 2019 (WestPlan)**

#### 2.6 Spean Bridge and Roy Bridge

##### Placemaking Priorities - Spean Bridge and Roy Bridge

- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities.
- Promote a high standard of siting and architectural design for the sites that front the villages' tourist routes.
- Support the consolidation of both settlements so that they retain their small village identities and attractiveness.
- Keep the villages as compact as possible so that their facilities are still walkable.
- Allow the option of local employment therefore reducing commuting by retaining business components within the mixed use sites.
- Ensure that all development sites contribute to internal village connectivity in terms of active travel connections to facilities, and retention and enhancement of green networks.
- Promote woodland crofts in the wider area.

Site located within Settlement Development Area boundary for Spean Bridge

Settlement Development Area - Reflects the built up area and allocated expansion areas for mapped settlements. These areas are preferred for most types of development.

### 6.3 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (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 (Revised December 2020)

## 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) siting and design
  - c) impact on neighbouring and wider community amenity
  - d) trees
  - e) access and servicing
  - f) any other material considerations

## **Development plan/other planning policy**

- 8.4 The site lies within the Spean Bridge Settlement Development Area (SDA), therefore Policy 34 of the Highland wide Local Development Plan (HwLDP) applies. Current adopted plan policy comprising WestPlan and the HwLDP identify SDAs as the preferred areas for most types of development, including housing. In principle the development complies with the Development Plan.
- 8.5 Policy 28 of the HwLDP (Sustainable Development) states that developments will be supported where they are compatible with service provision; do not impact upon individual and community residential amenity; and demonstrate sensitive siting and high quality design in keeping with local character.
- 8.6 Policy 51 (Trees and Development) of the Highland wide Local Development Plan states that 'The Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The acceptable developable area of a site is influenced by tree impact, and adequate separation distances will be required between established trees and any new development.
- 8.7 Subject to the development being appropriate in terms of its siting and design and having no significant adverse impact on residential or wider amenity, and achieving adequate access and servicing, the proposal would comply with the Development Plan. There are no natural, built or cultural heritage designations at this site and the site does not form part of the identified Green Network or area of allocated open space within the current adopted development plan.

## **Siting and Design**

- 8.8 The site is located within the Spean Bridge village. A mix of detached residential properties and B&Bs are located to both the north and south of the application site. The Spean Bridge Primary School lies to the east and an area of vacant ground

which contains a line of mature trees is located to the west. Existing development within the village, to the north side of the A82, includes a mix of housing types and styles following the line of the trunk road and extending northwards to further residential properties at West Tirindrish. Existing residential properties close to the site predominantly comprise single storey detached dwellings with private gardens surrounded by low level, post and wire or timber fencing.

- 8.9 Residential use of the site would accord with neighbouring land use. In terms of siting the site would offer scope for infill development of a single, modest residential property, while maintaining ample spacing between properties and garden ground.
- 8.10 The proposal is in principle only, therefore siting and design details are not required at this stage. Letters of objection raised concerns regarding the lack of information provided in support of the application, most notably in terms of scale (extent of footprint, number of storeys). Although an indicative site layout has not been provided, it is considered that adequate control through a subsequent matters specified in condition application, can be achieved to ensure development in keeping with the existing character of the village. Design parameters imposed would include development set parallel with the trunk road, single storey development and a restriction on the gable width of the house, to ensure a form and scale of development appropriate to this site.

#### **Impact on neighbouring and wider community amenity**

- 8.11 The north site boundary is located a minimum of 30m from residential properties to the north. The site offers scope for a single house set back from the trunk road boundary. The site is bounded by a public footpath and grass verge along the southern boundary. Given the distance between existing properties to the north and the proposed house site and the scope for development set back from the trunk road, the principle of residential development raises no substantive concerns regarding loss of neighbouring residential privacy and amenity.
- 8.12 Letters from neighbours have highlighted that this area of ground, until relatively recently, was unfenced and provided an informal area of open amenity space for the Community. The gravel area was used as an informal parking area for parents/visitors to the Primary School and for visitors to the Shinty Club. It appears that the then landowner left the land open for use by the village.
- 8.13 The loss of an area which has provided amenity space historically is understandably disappointing for the local community. It is noted however that this was a private arrangement with the landowner and it appears that ownership and circumstance has changed in recent years; the land being fenced off and no longer left open for community use. The Planning Authority has no policy grounds to require this area to be reinstated for community use.
- 8.14 The local plan (WestPlan) identifies strategic areas for the creation, protection and enhancement of open space important to link built-up areas to the surrounding countryside. These areas form a Green Network around mapped settlements. The application site is not identified as an area of cherished open space within the adopted local plan and does not form part of the Green Network identified within the Spean Bridge Settlement.

## **Trees**

- 8.15 The site contains one large sycamore tree to the south-east side, two small groups of young birch, willow and alder to the east side and a further sycamore located outwith the site boundary to the north-east. It is considered that there is scope for the provision of a single dwelling at this site without adversely impacting the Category B sycamore tree which is of high amenity value. Planning permission in principle is recommended subject to planning conditions to retain and protect this tree and to agree removal of any other young trees within this site and secure compensatory planting.

## **Access and Servicing**

- 8.16 Transport Scotland has raised no objection to the proposal subject to the imposition of planning conditions. These would seek agreement of screening between the development and the trunk road and prevent direct connection (vehicular or pedestrian) to the trunk road and prevent connection to the trunk road drainage. The proposal raises no substantive concerns regarding public road safety.
- 8.17 An access spur is proposed to be formed from the existing private access track. The existing track is well maintained with clear visibility to the rear boundary of the site and properties beyond. Under previous development plan policy, there was a requirement for private accesses which served more than four houses to be brought to adoptable standard, this is no longer a requirement of current adopted planning policy. The formation of a spur from the existing track does provide an opportunity for the junction to provide a passing place for vehicles using the private track and full details of the proposed access, parking and turning arrangements will be sought and agreed at matters specified in condition stage.
- 8.18 Connection to the public water supply and public foul drainage is proposed and Scottish Water has raised no objection to the proposal. Permission in principle is recommended subject to informative note regarding connection to Scottish Water infrastructure. Scottish Water have advised connection to public drainage infrastructure will not include water drainage; details of the proposed surface water drainage will be sought through planning condition.

## **Other material considerations**

- 8.19 Concerns were raised with regard to the clarity of neighbour notification, a point raised that the proposed site of the house is not clear on the map and that house names not provided on the neighbour notification map.
- 8.20 The neighbour notification process has been checked and has been carried out in accordance with the prescribed neighbour notification procedure. The map and description may not provide all of the information necessary for a neighbour to make representation but it is intended to alert neighbours (that have a property within 20m) that an application has been made. The letter includes links and advice on how to access the planning application documents and further clarification/information can be sought.

- 8.21 Concern has also been raised with regard to the accuracy of the information/plans submitted, landownership and existing use.
- 8.22 The agent has clarified that the land has not yet been sold to the applicant and the landownership certificate originally provided is incorrect. A revised landownership certificate has been submitted and the landowner formally notified of the planning application, in line with due process.
- 8.23 The existing use of land is stated as grazing land within the planning application. This use was not evident at site visit. The agent has stated that the land is not part of a croft/agricultural land but has had sheep on it in the past to keep the grass down.

#### **Non-material considerations**

- 8.24 Adverse impact on views from the adjoining guesthouse/B&B and the availability of alternative house sites within the village, are not material planning considerations.
- 8.25 Previous local plans and allocations and Highland Structure Plan policy relating to the upgrade of private access to adopted road are no longer in force and do not apply. Planning assessment must be considered against current adopted plan policy and any other material planning considerations. This assessment is carried out above.

#### **Matters to be secured by Section 75 Agreement**

- 8.26 None

#### **Developer Contributions**

- 8.27 In accordance with Policy 31 (Developer Contributions) and the Developer Contributions Supplementary Guidance, adopted 2 November 2018, all scales of residential development are required to make proportionate financial contributions towards services and infrastructure in areas of identified need. Due to accommodation pressures in the catchment primary school, the developer requires to make a contribution towards Primary This will be paid before the issue of planning permission. This is set out in Appendix 2.

### **9. CONCLUSION**

- 9.1 This proposal is for the erection of a single, detached dwelling within the Spean Bridge Settlement Development Area, which is identified as the Council's preferred area for new housing. The principle of development is considered acceptable subject to appropriate siting, design and retention and protection of the Category B Sycamore tree which contributes to the visual amenity of the site. The proposal is considered to provide a suitable infill site within the Village and subject to appropriate siting, landscaping and boundary treatment is considered acceptable in terms of residential and wider amenity. Full details of the house design, layout and drainage will be required as part of a Matters Specified in Condition application.



- 9.2 Subject to planning conditions the proposal raises no substantive concerns regarding impact on trunk road safety. Planning permission is recommended subject to conditions to ensure adequate parking and turning area is provided within the site, to accord with current standards. An informative note is proposed recommending a private legal agreement between users/owners of the private track regarding ongoing use and maintenance of the private track.
- 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

<b>Action required before decision issued</b>	Y	Payment of Developer Contribution
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. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
  - i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
  - ii. the design and external appearance of the proposed development;
  - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
  - iv. details of access and parking arrangements; and
  - v. details of the proposed water supply and drainage arrangements.

**Reason:** Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:
  - i. house sited within the northern half of the site;
  - ii. house rectangular in shape, set with the main ridge running in an east to west direction and the principal elevation set parallel to the A86 trunk road;
  - iii. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render;
  - iv. a roof covering of natural slate;
  - v. single storey;
  - vi. windows with a strong vertical emphasis;
  - vii. a roof symmetrically pitched of not less than 35° and not greater than 40°;
  - viii. gable width not exceeding 7.8m wide; and
  - ix. predominantly rectangular in shape with traditional gable ends.

**Reason:** To ensure suitable integration into the site and to accord with local character and the village setting; in accordance with policies 28 and 29 of the Highland wide Local Development Plan, 2012.

3. Any details pursuant to condition 1 above shall show surface water drainage provision within the application site which accords with the principles of Sustainable Urban Drainage Systems (SUDS) and is designed to the standards outlined in Sewers for Scotland Second Edition (or any superseding guidance prevailing at the time).

**Reason:** To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment; in accordance with policy 66 of the Highland wide Local Development Plan, 2012.

4. Any details pursuant to condition 1 above shall show car parking spaces and a vehicle turning area provided within the curtilage of the dwellinghouse and formed in accordance with The Highland Council's Access to Single Houses and Small Developments prior to first occupation, thereafter being maintained for this use in perpetuity.

**Reason:** To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the road; in accordance with policies 28 and 56 of the Highland wide Local Development Plan, 2012.

5. Any details pursuant to Condition 1, shall include a plan clearly showing the footprint of the development, along with any underground services due to be excavated. All trees proposed for retention and removal shall be clearly and accurately marked on the plan.

**Reason:** To ensure the protection of retained trees during construction and thereafter; in accordance with policy 51 of the Highland wide Local Development Plan, 2012.

6. Any details pursuant to Condition 1, shall include a Tree Protection Plan to be submitted to, and approved in writing by the Planning Authority. The Tree Protection Plan shall accord with BS5837:2012 (Trees in Relation to Design, Demolition and Construction).

**Reason:** To ensure the protection of retained trees during construction and thereafter; in accordance with policy 51 of the Highland wide Local Development Plan, 2012.

7. Any details pursuant to Condition 1, shall include a detailed Landscape Plan and maintenance programme to be submitted to and approved in writing by the Planning Authority. Thereafter, the approved Landscape Plan shall be implemented in full during the first planting season following commencement of development; unless otherwise first agreed in writing by the Planning Authority. For the avoidance of doubt, 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:** To ensure appropriate integration of development into the village setting and to ensure a high standard of landscaping is achieved, appropriate to the location of the site; in accordance with policies 28, 29 and 34 of the Highland wide Local Development Plan, 2012.

8. No trees within the application site shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

**Reason:** To ensure the protection and retention of trees of high biodiversity and amenity value and to ensure appropriate integration of development within the setting of the site; in accordance with policies 28, 29 and 51 of the Highland wide Local Development Plan, 2012.

9. There shall be no means of direct access to the trunk road either pedestrian or vehicular.

**Reason:** To minimise interference with the safety and free flow of the traffic on the trunk road; in accordance with policies 28 and 56 of the Highland wide Local Development Plan, 2012.

10. There shall be no drainage connections to the trunk road drainage system.

**Reason:** To ensure that the efficiency of the existing drainage network is not affected; in accordance with policies 28 and 56 of the Highland wide Local Development Plan, 2012.

11. No development shall take place until adequate screening between the road and the development has been agreed with the Planning Authority, after

consultation with Transport Scotland, as the Trunk Roads Authority. The agreed screening shall be fully implemented prior to the first occupation of the development hereby approved and thereafter retained in perpetuity.

**Reason:** To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents; in accordance with policies 28 and 56 of the Highland wide Local Development Plan, 2012.

## **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**

### **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.

## **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.

## **Shared Access track**

If not already obtained, appropriate legal provision should be made regarding the right of use and the future maintenance of the shared access.

## **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](mailto: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](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Designation: Area Planning Manager – South  
Author: Christine Millard  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - PL90-001 Location Plan

Plan 2 - PL90-100 Site Layout Plan

Plan 3 - 1184-TCP Tree Constraints Plan

## Appendix 2

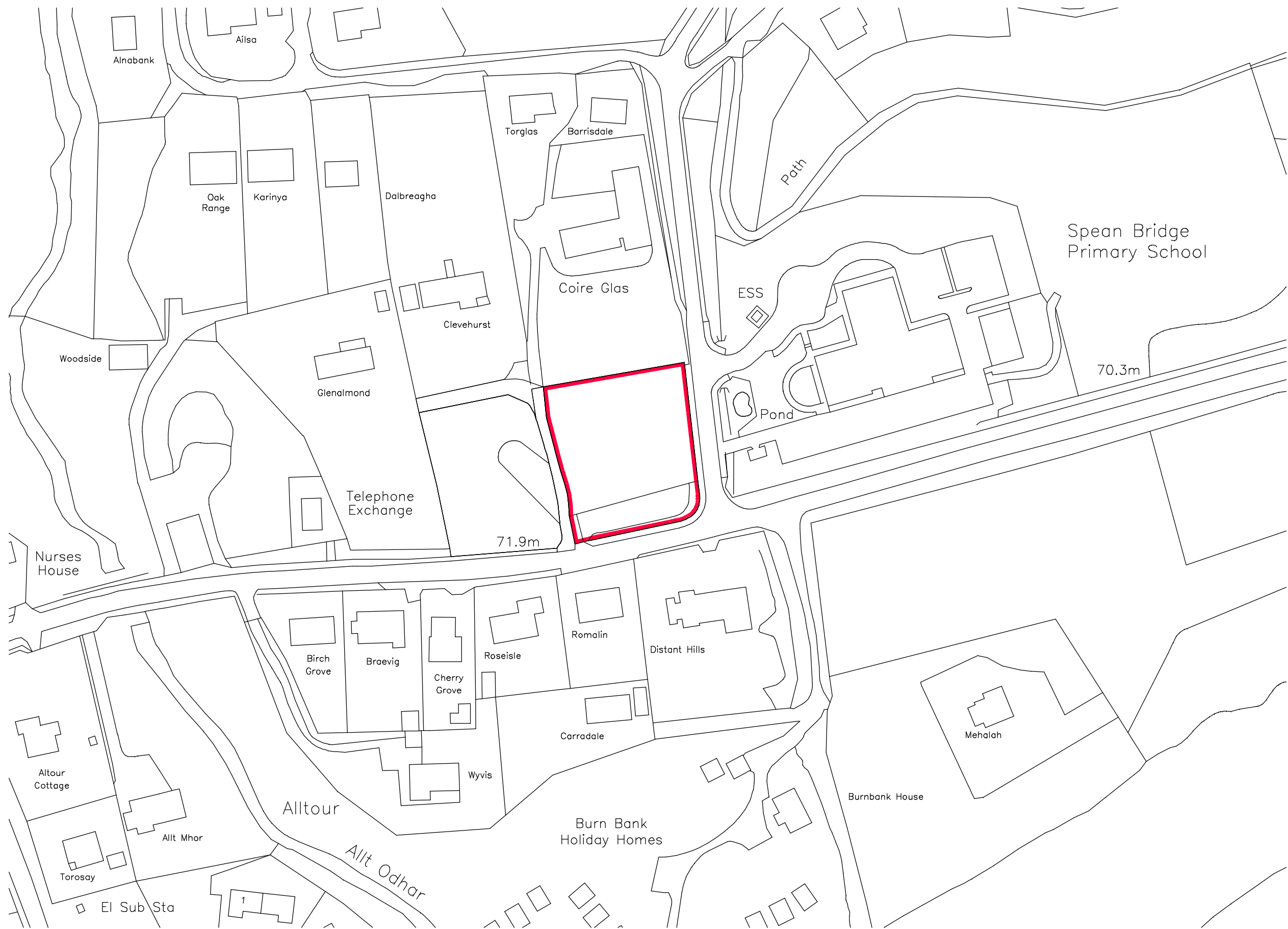
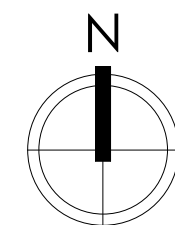
Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount* <sup>1</sup>	Index Linked <sup>1</sup>	Base Date* <sup>2</sup>	Payment Trigger* <sup>3</sup>	Accounting Dates* <sup>4</sup>	Clawback Period* <sup>5</sup>
<b>Schools<sup>2</sup></b>									
Spean Bridge Primary – Build Costs	Classroom extension	£564.00	£0.00	£564.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	N/A
Spean Bridge Primary – Land Costs		£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	
Lochaber High – Build Costs		£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	
Lochaber High – Land Costs		£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	

<sup>1</sup> If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt

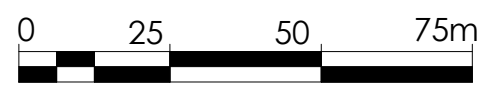
Figured dimensions only are to be taken from this drawing.  
 All dimensions are to be checked on site before any work is put in hand.  
 IF IN DOUBT ASK.

CDM:  
 Hazard Elimination & Risk Reduction has been undertaken and  
 recorded where appropriate, in accordance with the requirements  
 of "The Construction (Design and Management) Regulations 2015"  
 and the associated "Industry Guidance for Designers"



# Location Plan

Scale - 1 : 1250



Scale 1:1250

Rev	Description	Date



**COLIN ARMSTRONG**  
ARCHITECTS

Lyle House, Fairways Business Park,  
Inverness IV2 6AA

T : 01463 712 288  
W : www.colinarmstrong.com



Client  
 Ross Macgregor

Project  
 Proposed House Sites  
 Tirindish, Spean Bridge

Project No. 1994

Drawing No. PL90-001

Revision

Location Plan

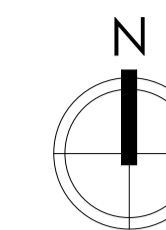
Status  
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Date Created 23/07/20 Drawn by Author

Scale 1 : 1250 Sheet @ A3

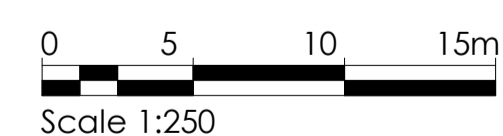
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 Printed on : 23/07/2020 16:14:01





**Site Plan**

Scale - 1 : 250



Scale 1:250

Rev	Description	Date
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**COLIN ARMSTRONG**  
ARCHITECTS

Lyle House, Fairways Business Park,  
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T : 01463 712 288  
W : www.colinarmstrong.com



Client  
**Ross Macgregor**

Project  
Proposed House Sites  
Tirindrish, Spean Bridge

Project No. 1994

Drawing No. PL90-100

Revision

Site Plan

Status

PIP

Date Created  
23/07/20

Scale

1 : 250

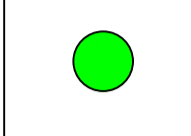
Drawn by  
DM

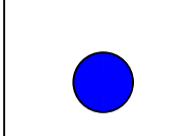
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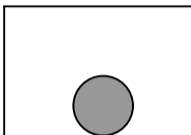
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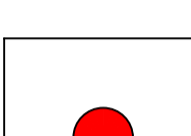
# Tree Constraints Plan showing tree categories and root protection zones.

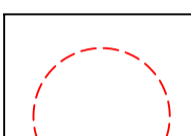
BS5837:2012 Tree Categories


- 

**Category A**  
Trees of high quality with an estimated remaining life expectancy of at least 40 years. Groups shown as hatched shapes.
- 

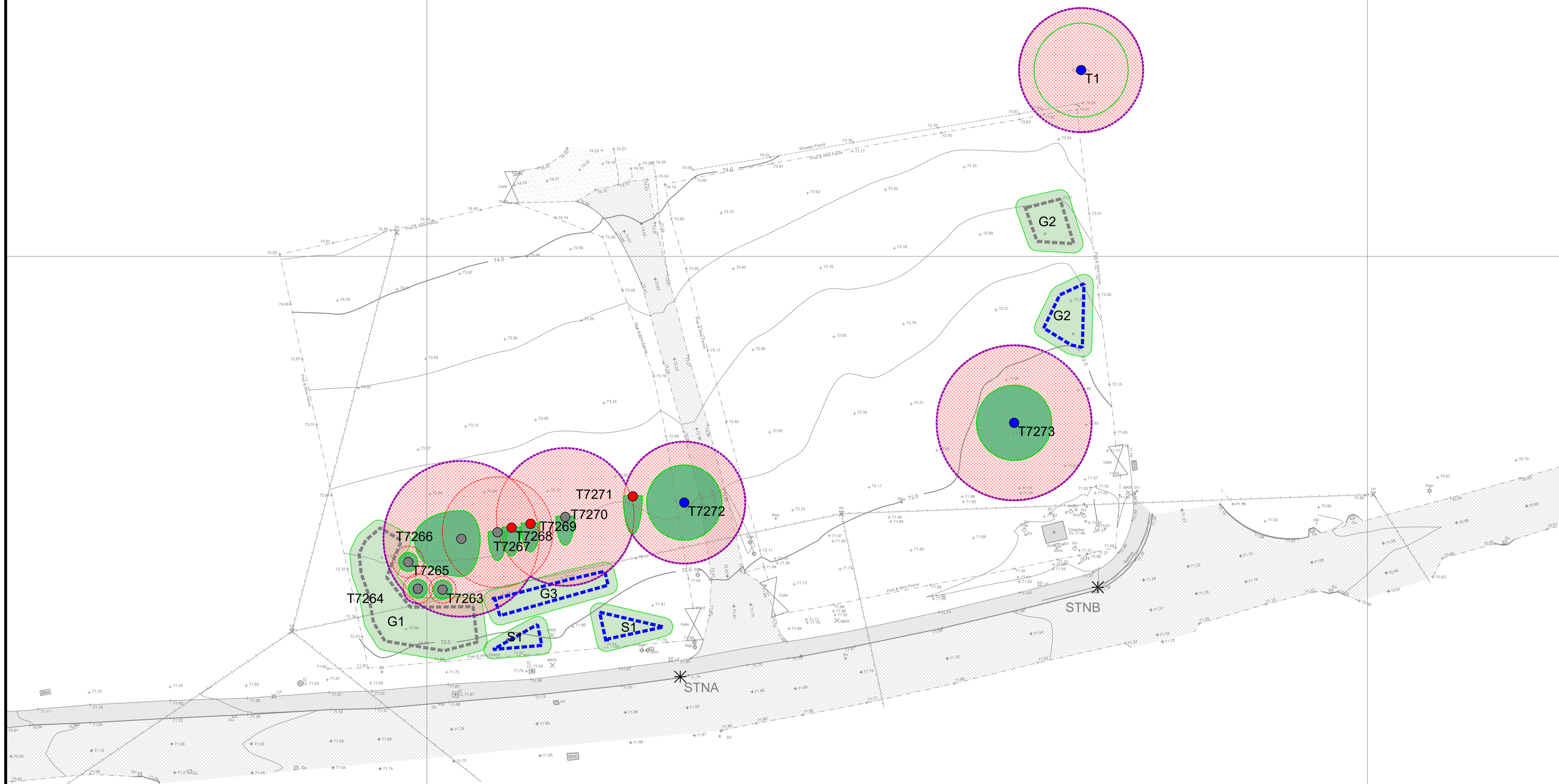
**Category B**  
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Groups shown as hatched shapes.
- 

**Category C**  
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. Groups shown as hatched shapes.
- 

**Category U**  
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Groups shown as hatched shapes.
- 

**BS 5837:2012 Root Protection Area**
- 

**Tree**  
Showing Canopy extents, category colour and tag number



Title **Proposed House Sites  
Tirindish  
Spean Bridge  
Tree Constraints Plan**

Client: Lorna Macaskill c/o Colin Armstrong Associates Lyle House, Pavilion 1 Fairways Business Park Inverness, IV2 6AA	Drawing No. <b>1184-TCP</b>
Scale: <b>1:250</b>	Surveyed by: LCM
Date: <b>30th June 2020</b>	Checked by: EH
ACAD File No: 1184.DWG	Sheet: 1 of 2
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)

