

Agenda Item	6.5
Report No	PLS-020-21

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 09 March 2021  
**Report Title:** 20/02160/FUL: Mr James Munday  
Ancarraig Lodges Bunloit Drumnadrochit  
**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Erection of replacement reception building, siting of 5 holiday pods, formation of car parking  
**Ward:** 12 – Aird And Loch Ness

**Development category:** Local

**Reason referred to Committee:** Objections from 5 or more households

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 proposal is in detail for the erection of a replacement reception building, 5 movable holiday pods, and the formation of car parking at the existing holiday development of Ancarraig Lodges.
- 1.2 The 8 parking spaces for the pods will be made to the southwest end of the site adjacent to an existing lodge. The occupants of the pods will walk from these parking spaces to the pods; there will not be a parking space outside the pods. The single storey reception building will replace the existing one located on the north side of the access track and will have a low mono pitch roof with vertical timber cladding. The 5 holiday pods will be located to the southwest of this reception building following in a linear pattern located within birch woodland. The pods are single storey with a low monopitch roof and are mounted on timber posts raising them above the ground level, with an area of decking surrounding them. They have areas of glass facing east towards the loch. The roofs are finished with corrugated sheet cladding.
- 1.3 There is an existing vehicle access into the holiday development from the single track public road which forms part of the Great Glen Way.
- 1.4 The site has its own private foul water drainage system.
- 1.5 Rainwater harvesting is being considered for each pod for the toilet water and this will assist in attenuating surface water drainage flows.
- 1.6 The proposed source of water for the reception building and pods is an artesian borehole which currently provides a water supply to the existing 12 holiday lodges, the existing reception building and 1 house (Tigh Ban). The borehole was drilled and connected in 2015 to replace a spring supply which has been retained as a back-up. A hydrological assessment has been submitted to show that the borehole will provide a wholesome and sufficient source of water for the proposed development of 5 additional holiday units and the replacement reception building, without compromising the supply to the existing lodges and Tigh Ban.
- 1.7 Pre Application Consultation: None
- 1.8 Supporting Information: Private Water Supplies Questionnaire and Hydrological Assessment
  - Arboricultural Impact Assessment
  - Tree Survey Report
  - Tree Schedule
  - Tree Constraints Plan
  - Tree Protection Plan
  - Planting Plan
- 1.9 Variations:
  - 24.08.2020 - Tree Survey, Tree Constraints Plan, Tree Protection Plan, Tree Planting Plan, Arboricultural Impact Assessment, Hydrological Assessment

- 19.01.2021 - Tree Constraints Plan (additional trees), Tree Protection Plan, Drainage Plan

## 2. SITE DESCRIPTION

- 2.1 The site is located on the west side of and above Loch Ness at Bunloit and is to the west side of the single track public road. It has a predominantly mature mixed native broad leaf woodland dominated by birch with some willow, rowan and juniper. There are also some very large mature Sitka spruce at the entrance to the site.

## 3. PLANNING HISTORY

- |     |              |   |                                   |
|-----|--------------|---|-----------------------------------|
| 3.1 | 15 Sept 2006 | 06/00693/FULIN - Extend seasonal holiday cottages from 12 to 20, house for manager, quad bike track, maintenance shed and 2 general needs housing plots               | Application<br>Withdrawn          |
| 3.2 | 20 July 2007 | 06/00926/FULIN - Extend the existing seasonal holiday cottages from 12 to 20, house for Manager and 2 general needs housing plots (previous 06/00693/FULIN withdrawn) | Planning<br>Permission<br>Granted |
| 3.3 | 25 Jan 2013  | 12/04423/FUL - Erection of 1 1/2 storey house   | Application<br>Withdrawn          |

## 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 26.06.2020

Representation deadline: 10.07.2020

Timeous representations: 6

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

- a) Contrary to policy - In the Hinterland area of Local Development Plan
- b) Amenity - Scale and location of development.
- c) Loss of native woodland and habitat.
- d) Visibility of pods from Bunloit Road and Great Glen Way.
- e) Traffic - Extra traffic to the detriment of local residents. Single track public road with poor visibility sightlines. Used as part of the Great Glen Way with walkers, cyclists and horse riders. Increased traffic, road is narrow and steep. Contribution to improvements such as additional passing places would be appropriate
- f) Water Supply – Residents use private water supplies and boreholes and concern extra pressure on existing springs may have impact on existing supplies.
- g) Surface water drainage – Drainage ditches control surface water and concern if excess surface water from site is discharged into them. Impact on burn that

is culverted under the Bunloit Road and enlargement of the culvert necessary to cope in winter

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 **Transport Planning:** No objection in principle, subject to access improvements and the implementation of a CTMP.

- Minor road serving the site is not of a high standard in terms of geometry and construction; however, the road should be able to readily accommodate the limited additional traffic that will be generated by the development proposed.
- Site access at its junction with the minor public road, appears to be sub-standard for the level of development. Need for provision of an SDB 2 access with service bay, including provision and maintenance of appropriate junction visibility splays, and establishment of a suitable roadside storage/collection area for waste/re-cyclate bins.
- Impact on the road network during construction will require to be properly managed, and a Construction Traffic Management Plan (CTMP) required.
- Additional traffic generated by 5 no. holiday pods will have a significant impact. Recommend some minor road improvements in the form of 2 passing places or localised carriageway widening at 2 locations, which can be controlled by condition

5.2 **Flood Risk Management Team:** No objection, following submission of further information.

**Flood Risk** - Additional extended cross-sections show that the pods will be located on ground that is higher than the opposite bank of the watercourse and the road. Satisfied that any flooding from the watercourse would be towards the south-east and the risk to the pods would be low. In accordance with The Highland Council's Supplementary Guidance: Flood Risk and Drainage Impact Assessment a 6m buffer measured from the top of the bank of the watercourse should be kept free from development, no ground raising should take place in the buffer.

**Drainage** - Surface water drainage attenuation details required, requested control by condition

5.3 **Forestry Officer:** No objection. Proposals would have a minor direct impact on woodland and are generally acceptable. Tree Survey Report records 111 individual trees and two tree groups. 11 trees proposed for removal to accommodate the development and 8 category 'U' trees are proposed to be removed due to poor condition. This level of tree removal is broadly acceptable over a site of this size. The layout does appear to have been designed with some consideration for existing trees which minimises adverse impact. Expect to see a birch component within the replacement planting.

5.4 **Environmental Health:** No objection. Hydrological assessment confirms there is sufficient water to meet the demands of all properties on the supply.

## **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
- 35 - Housing in the Countryside (Hinterland Areas)
- 36 - Development in the Wider Countryside
- 43 - Tourism
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 57 - Natural, Built & Cultural Heritage
- 58 – Protected Species
- 59 – Other Important Species
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

### **6.2 Inner Moray Firth Local Development Plan 2015**

The site falls within the Loch Ness and Duntelchaig Special Landscape Area (SLA)

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

- Developer Contributions (March 2013)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Housing in the Countryside and Siting and Design (March 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 2014 (revised Dec 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, including effect on natural and built heritage features
  - c) traffic
  - d) drainage
  - e) water supply
  - f) any other material considerations.

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

- 8.4 The site lies outwith the Settlement Development Area of Drumnadrochit although just within the defined Hinterland Area. Highland wide Local Development Plan Policy 44 (Tourist Accommodation) supports tourist accommodation outwith settlements provided it complies with the siting and design elements of HwLDP Policy 35, with Policy 35 applicable here given that the site lies within the Hinterland. The Housing in the Countryside and Siting and Design Supplementary Guidance (at para 6.46) associated with Policy 35, notes support for the development of chalets for self-catering tourist let accommodation, where the accommodation relates to a clearly defined business opportunity relating to the development of tourism and supported by a business plan. No business plan has been submitted but this is an expansion of long-established existing business with chalets located to the northwest side of the site.
- 8.5 In addition, outwith Settlement Development Areas, Policy 36 (Development in the Wider Countryside) identifies that development proposals will be assessed on the extent to which they are:
- acceptable in terms of siting and design;
  - are sympathetic to existing patterns of development in the area;
  - would address drainage constraints and can otherwise be adequately serviced, particularly in terms of foul drainage, road access and water supply, without involving undue public expenditure or infrastructure that would be out of keeping with the rural character of the area.
- 8.6 The site is located within the Loch Ness and Duntelchaig Special Landscape Area (SLA). It is also adjacent to the Great Glen Way. On the basis of this and that there is existing chalet development here in any event, the location would appear suitable for expansion of a tourism business providing that the proposals are acceptable in terms of their siting and design, would have no significant adverse impact on individual and/or community residential amenity, existing infrastructure or the natural environment the development would comply with the development plan.

### **Siting and Design**

- 8.7 Representations refer to the siting of the development close to the public road and Great Glen Way. The site lies within a predominantly mature mixed native broadleaf

woodland. The trees provide an existing screen from the road, and the proposed holiday pod locations are within this screened area. The positioning of the holiday pods will involve the removal of some trees, with replanting carried out within the site. The Forestry Officer is satisfied with the number of trees to be removed and the proposed replanting subject to conditions regarding tree protection measures and a tree planting plan.

- 8.8 The pods will be located at different angles to each other so there is no uniform building line and this adds to a sense of visual interest. The pod footprint measures 5.9m x 3.1m and is 3.1m high. The external rustic corrugated sheeting to the walls and roof will help to reduce the visual impact within the trees. The replacement reception building will be clad in timber and erected on timber posts within an existing clearing to the north of the site. The pods and reception building will be located at a sufficient distance from the public road so as not to be visually intrusive. It will not be visible from longer distances and therefore there is no impact on the Special Landscape Area. It is considered that the development demonstrates sensitive siting, and therefore accords with Development Plan policy 28 (Sustainable Design).

### **Traffic**

- 8.9 Vehicular access is taken from the existing access serving the chalet development from the public road. Transport Planning has recommended upgrading of the existing access with a widening and deepening of the bellmouth and service bay which can be controlled by condition. The public road to the site from Drumnadrochit up to this area of Bunloit and beyond is single track with passing places. The proposed 5 pods have the potential to create a demand for 5 further cars in addition to the existing 12 lodges. In order to reduce the impact of the development on the community and road network, some minor road improvements are required including 2 passing places or localised carriageway widening at 2 locations, which can be controlled by condition.

### **Drainage**

- 8.10 The original design for the foul water drainage was by means of a treatment plant with an outfall into the roadside ditch. However following discussion with Community Services and the Flood Team, the proposed secondary treatment foul water drainage system and its discharge to the existing watercourse adjacent to the public road has been revised with an outfall to an existing burn within the site. Surface water drainage will also take an outfall into the same burn. Representations relate to the impact any surface water drainage will have on the burn, which goes into a culvert under the Bunloit Road with the erosion of the road edges. It has been suggested the culvert could be enlarged to cope with winter flows. The Flood Risk Management Team has confirmed that the amended drainage details are acceptable.

### **Water Supply**

- 8.11 There is an existing borehole which serves the existing 12 lodges, reception building and a house (Tigh Ban). The submitted Hydrological Assessment has confirmed that the system has the capacity to accommodate the 5 additional pods. Environmental Health have confirmed that they are satisfied with the Hydrological

Assessment and seek a condition relating to water quality. The capacity of the water supply is a material planning consideration, and Environmental Health has confirmed that it is acceptable. The borehole supplies Environmental Health's typical storage requirement of a volume equivalent to 2 to 3 days of demand at full occupation, and accordingly the borehole is judged to provide a sufficient supply. Matters relating to water quality are controlled by Environmental Health testing.

- 8.12 Accordingly, it is considered that the site can be satisfactorily serviced for vehicle access, foul and surface water, and potable water supply, and therefore accords with the servicing requirements of Policy 28 (Sustainable Design).

#### **Other material considerations**

- 8.13 There are no other material considerations.

#### **Developer Contributions**

- 8.14 The pods are not suitable for permanent residential occupancy and therefore no developer contributions are necessary.

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

- 8.15 None

### **9. CONCLUSION**

- 9.1 Highland wide Local Development Plan Policy 44 (Tourist Accommodation) supports tourist accommodation outwith settlements and within the Hinterland provided it complies with the siting and design elements of HwLDP Policy 35 (Housing the Countryside (Hinterland Areas)). The development will help to modestly expand, consolidate and secure the economic viability of the existing tourist business at the site. The proposal is considered to be acceptable in terms of siting and design and is sympathetic to existing patterns of development in the area. The proposal therefore demonstrates compatibility with Policy 36. There is no significant impact on natural heritage in relation to trees and visual amenity in relation to views from the road and longer distances. The level of traffic generated is acceptable in road safety terms. The site can be adequately serviced. The development will have no significant detrimental impact on individual and/or community residential amenity.

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

### **10. IMPLICATIONS**

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



10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

**Action required before decision issued** N

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:

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

**Reason:** In the interests of visual amenity.

2. With effect from the date of this permission, no trees other than those specifically agreed are to 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 of retained trees during construction and thereafter.

3. Prior to any site excavation or groundworks, all retained trees are to be 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 protection of retained trees throughout the construction period.

4. No development shall commence until a revised Tree Planting Plan and maintenance programme has been submitted to and approved by the Planning Authority. The Tree Planting Plan shall include planting of at least 15 No birch trees and the 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:** In the interests of amenity.

5. All foul water and surface water drainage provision within the application site shall be implemented in accordance with the approved plans and shall be completed prior to the first occupation of the development.

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

6. Prior to first occupation of any part of development the existing site access shall be upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines, with:
  - i. the junction formed to comply with drawing ref. SDB2; and
  - ii. visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

**Reason:** In the interests of road traffic safety.

7. No development shall commence on the replacement reception building, siting of 5 holiday pods, or formation of the car parking, until the developer shall have submitted full details in writing and on plan of measures for road improvements to the Bunloit Road for the approval in writing of the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt, the improvements works shall include:

- localised carriageway widening at 2 locations; OR
- the installation of 2No. passing places

The works shall be completed by the developer before the first occupation of the development hereby approved.

**Reason:** In the interests of road traffic safety.

8. The construction traffic management plan submitted on 19 January 2021 shall be implemented prior to development commencing and remain in place until the development is complete.

**Reason:** In order to ensure the safety and free flow of traffic on the public road.

9. No development shall commence until a scheme for the storage of refuse and recycling within the application site has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall thereafter be

implemented prior to the first use of the development and thereafter maintained in perpetuity.

**Reason:** To ensure that further suitable provision is made for the storage of communal waste and recycling bins.

10. Notwithstanding the provisions of Article 3 and Class 14 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall commence until full details of any temporary site compounds and storage areas (including their location, scale and means of enclosure) shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the site compounds and storage areas shall be formed in accordance with these approved details. Furthermore, all site compounds shall be maintained in a tidy, safe and secure fashion and be removed from the application site within one month of the development being completed.

**Reason:** In order to safeguard the amenity of neighbouring properties and occupants.

11. No development, including any demolition works, shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction; and
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period.

**Reason:** In order to safeguard the amenity of neighbouring properties and occupants.

## 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.

### **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **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](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](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)

Signature:

Designation: Area Planning Manager – South

Author: Keith Gibson

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

Relevant Plans: Plan 1 - Location Plan

Plan 2 - AM-AL-030-001 REV A Site Plan

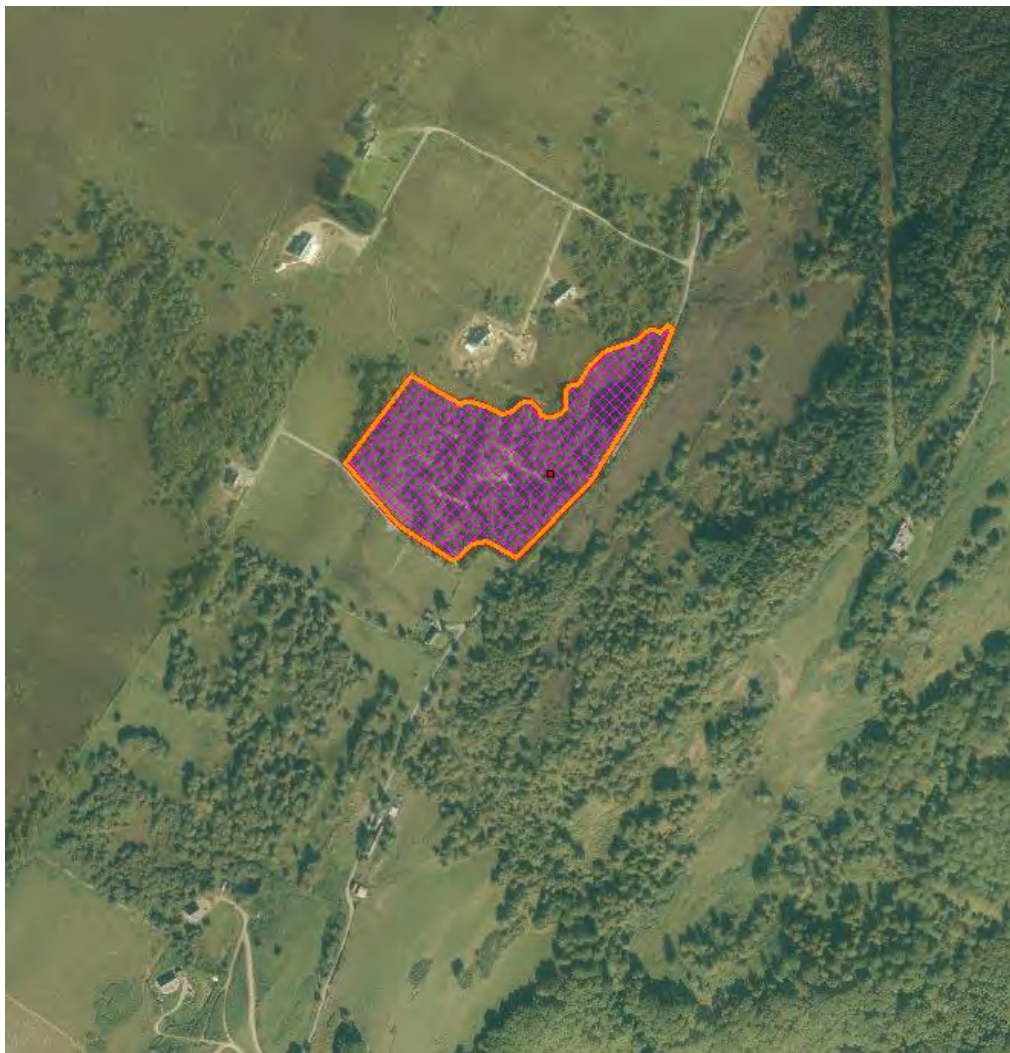
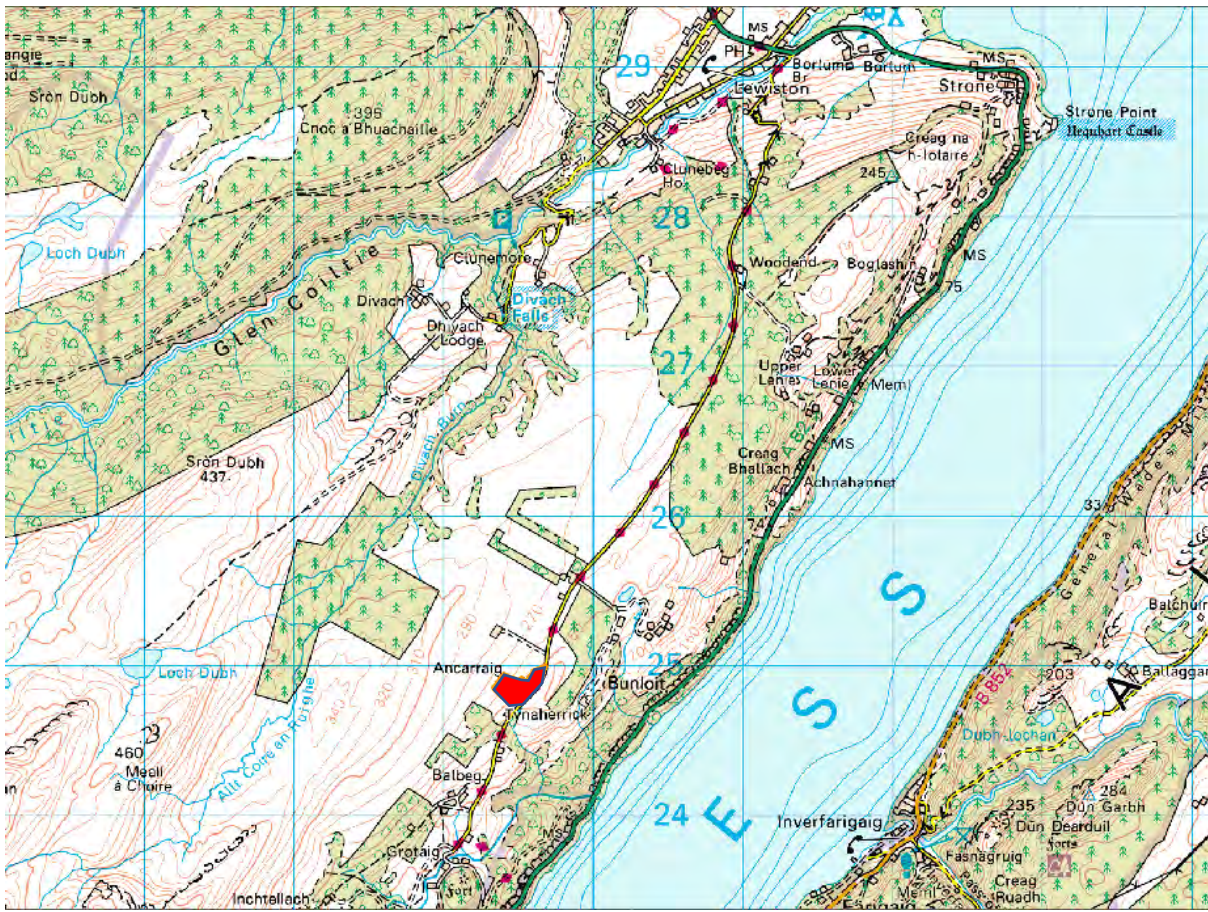
Plan 3 - AM-AL-030-002 REV C Proposed Site Layout Plan

Plan 4 - AM-AL-030-004 Elevations (Pods)

Plan 5 - AM-AL-030-005 3D and Floor Plans (Pods)

Plan 6 - AM-AL-030-007 Elevations (Reception Centre)

Plan 7 - AM-AL-030-006 3D and Floor Plans (Reception Centre)

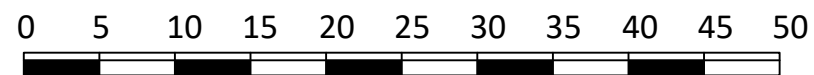




**EXISTING LOCATION PLAN**

1:1250

57°17'22.1"N 4°29'54.0"W



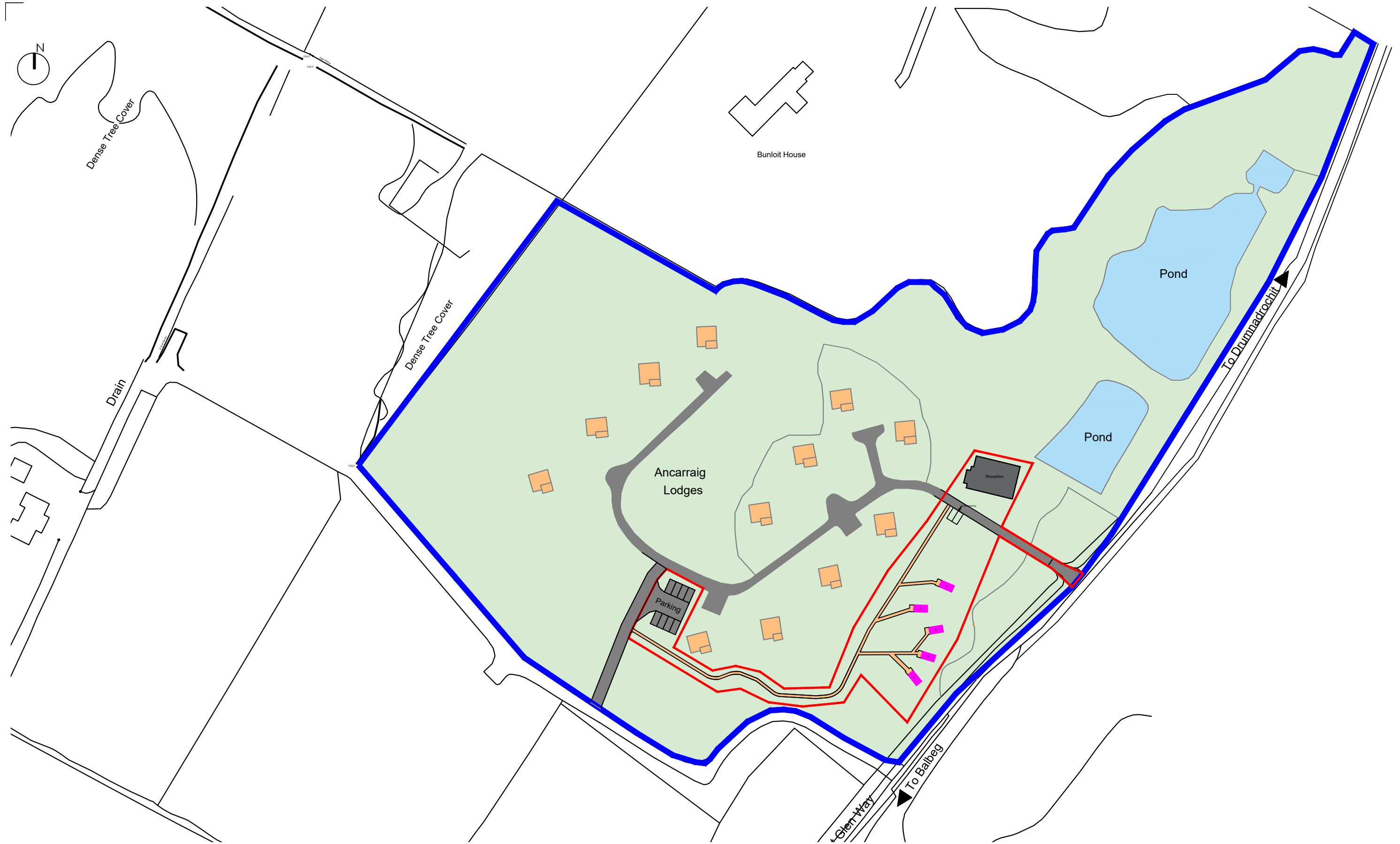
BLUE LINE DENOTES LAND IN CLIENTS CONTROL.  
RED LINE DENOTES APPLICATION SITE.



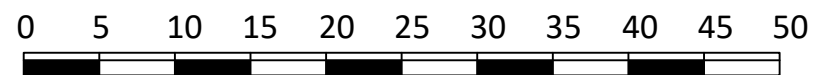
ALL SIZES TO BE TAKEN AND CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS OR FABRICATION OF PARTS. THIS DRAWING SHOULD NOT BE SCALED. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER. COPYRIGHT OF DESIGN AND DRAWING RESERVED.	A	Response to comments	AM	23/08/20
	REV	DESCRIPTION	BY	DATE

<b>CLIENT</b>	Mr James Munday	<b>STATUS</b>	Planning
<b>PROJECT</b>	Ancarraig Lodges, Bunloit, Drumadrochit, IV63 6XG		
<b>TITLE</b>	Existing site and Location Plan		
<b>JOB NO</b>	030	<b>SCALE</b>	AS SHOWN @ A3
<b>DRAWN</b>	A.M	<b>DATE</b>	11-06-2020
		<b>DRG. No.</b>	AM-AL-030-001
		<b>REV</b>	A





**SITE PLAN**  
1:1250



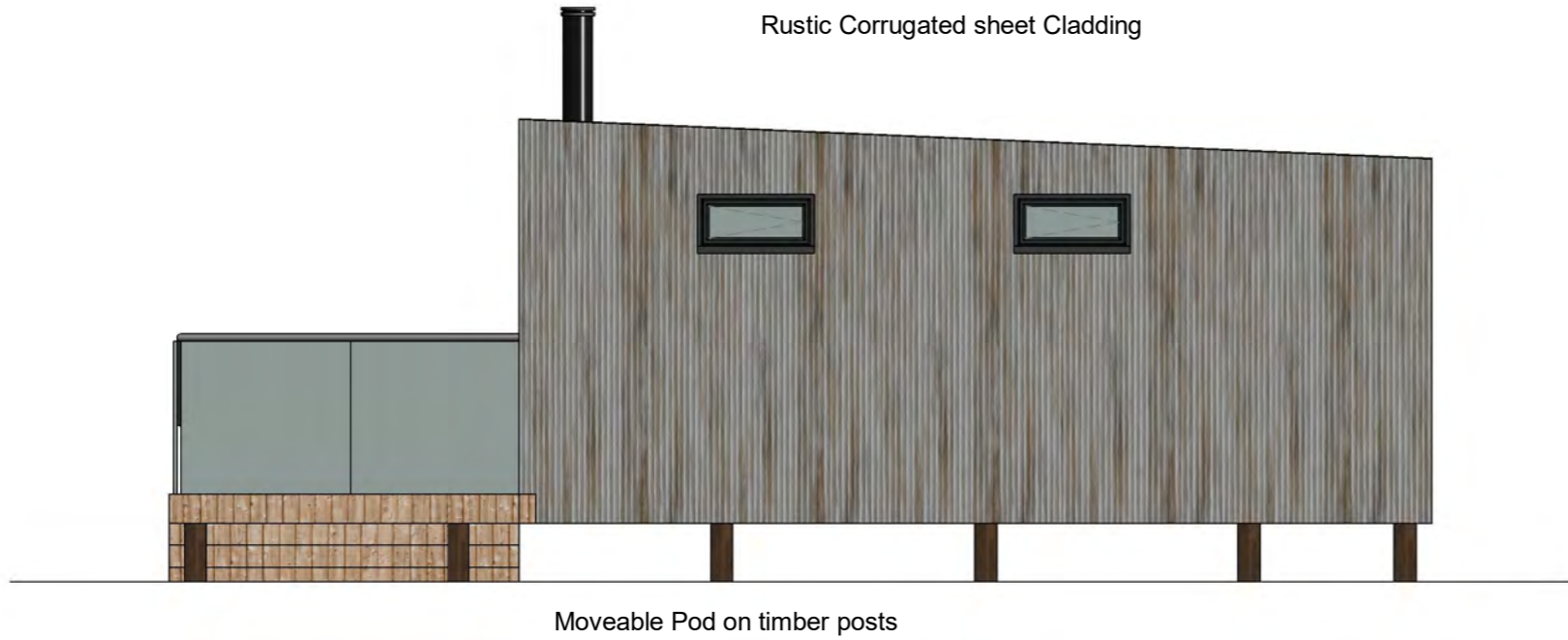
**BLUE** LINE DENOTES LAND IN CLIENTS CONTROL.  
**RED** HATCH DENOTES APPLICATION SITE.

REV	DESCRIPTION	BY	DATE
C	Response to Comments	AM	20/02/21
B	Response to Comments	AM	20/02/21
A	Response to Comments	AM	23/08/20

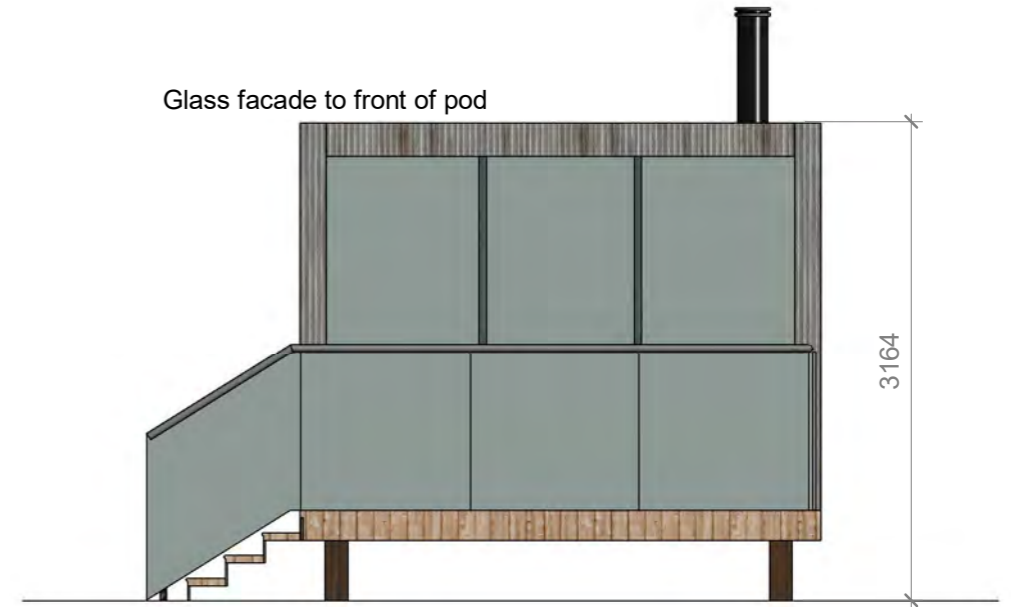
ALL SIZES TO BE TAKEN AND CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS OR FABRICATION OF PARTS. THIS DRAWING SHOULD NOT BE SCALED. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER. COPYRIGHT OF DESIGN AND DRAWING RESERVED.



<b>CLIENT</b>	Mr James Munday	<b>STATUS</b>	Planning
<b>PROJECT</b>	Ancarraig Lodges, Bunloit, Drumnadrochit, IV63 6XG		
<b>TITLE</b>	Proposed Site Plan		
<b>JOB NO</b>	030	<b>SCALE</b>	AS SHOWN @ A3
<b>DRAWN</b>	A.M	<b>DATE</b>	11-06-2020
		<b>DRG. No.</b>	AM-AL-030-002
		<b>REV</b>	C



**1 North**  
1 : 50



**2 East**  
1 : 50

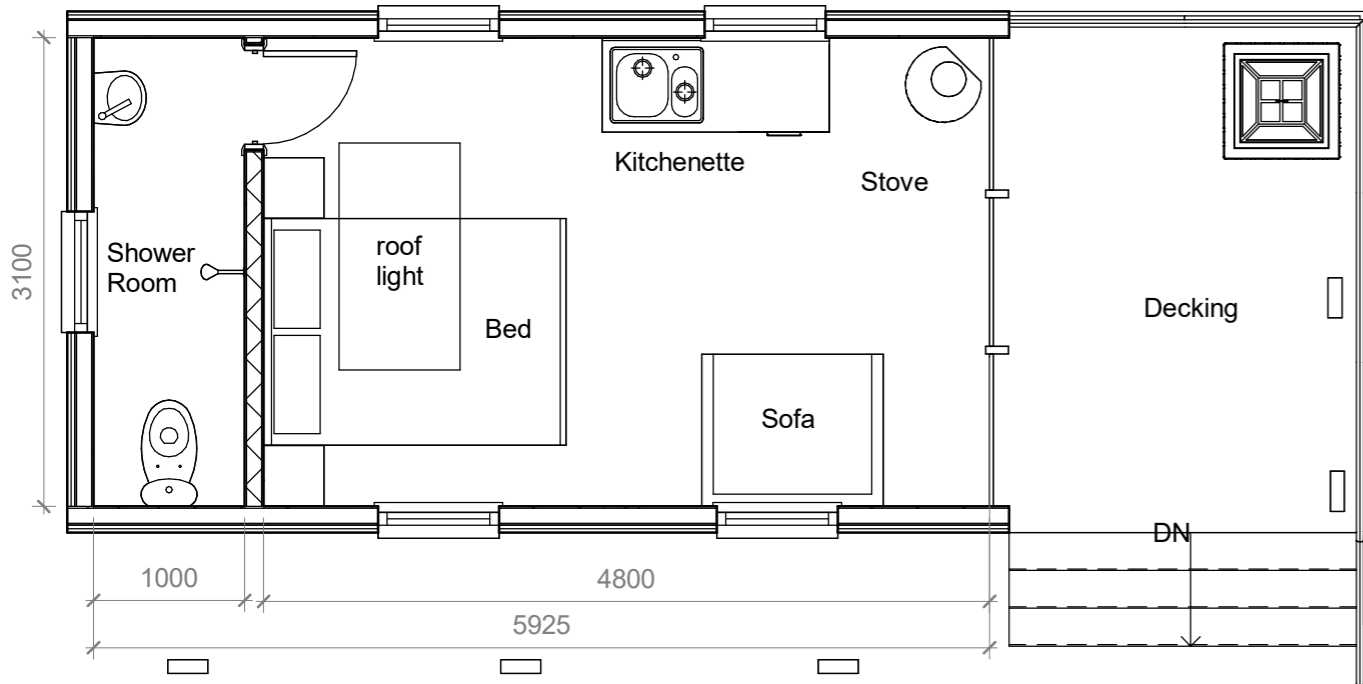


**3 South**  
1 : 50



**4 West**  
1 : 50

CLIENT	James Munday	STATUS	Planning
PROJECT	Ancarraig Lodges, Bunloit, Drumnadrochit, IV63 6XG		
TITLE	Elevations		
JOB NO	030	SCALE	1:50
DRAWN	AM	DATE	11/06/2020
			AM-AL-030-004



# 1 Floor Plan

1 : 50



<b>CLIENT</b>	James Munday	<b>STATUS</b>	Planning
<b>PROJECT</b>	Ancarraig Lodges, Bunloit, Drumadrochit, IV63 6XG		
<b>TITLE</b>	3D and Floor Plan		
<b>JOB NO</b>	030	<b>SCALE</b>	1:50
<b>DRAWN</b>	AM	<b>DATE</b>	11/06/2020
			AM-AL-030-005



**1 North**  
1 : 100



**2 East**  
1 : 100

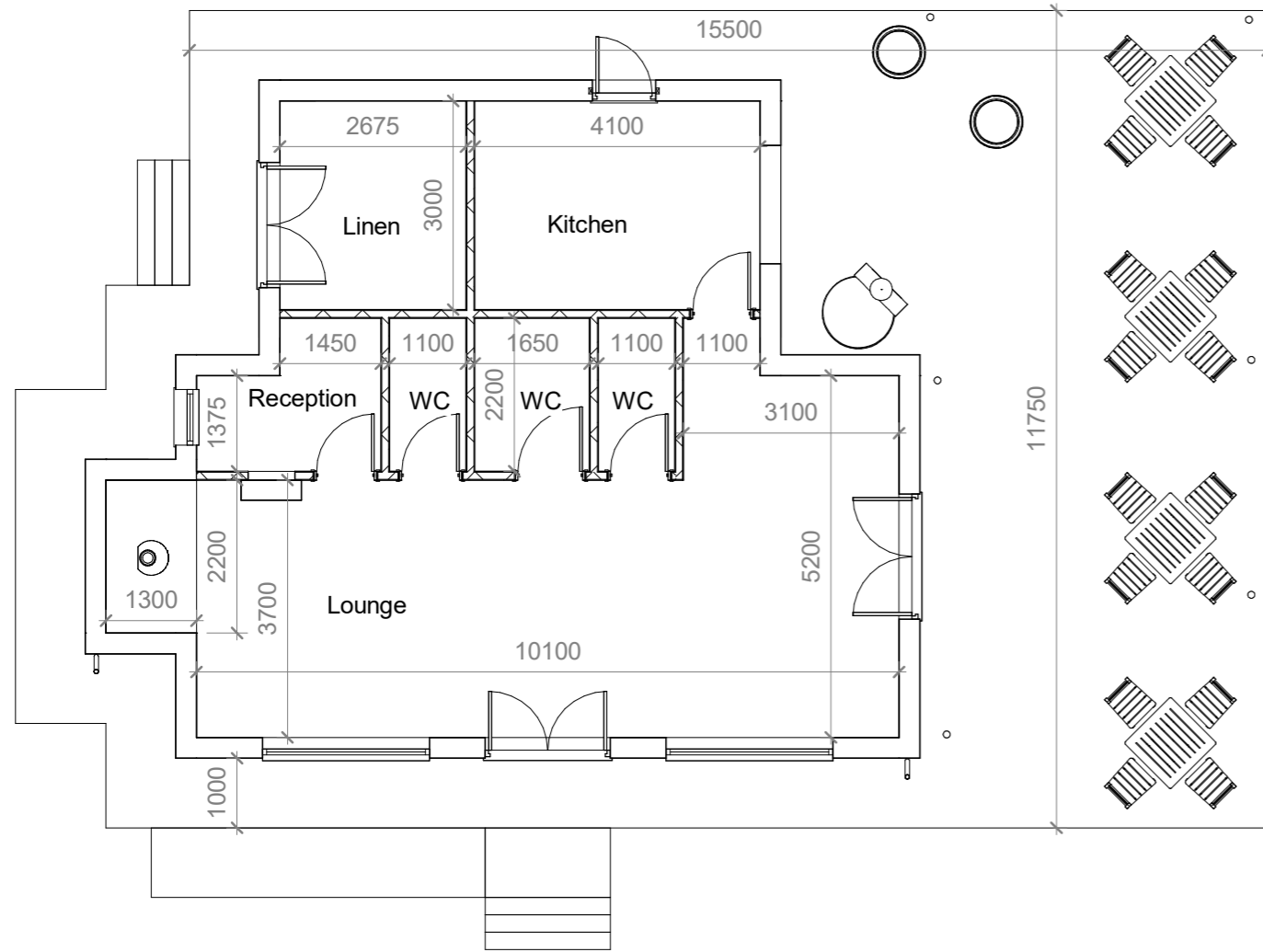


**3 South**  
1 : 100



**4 West**  
1 : 100

<b>CLIENT</b>	James Munday	<b>STATUS</b>	Planning
<b>PROJECT</b>	Ancarraig Lodges, Bunloit, Drumnadrochit, IV63 6XG		
<b>TITLE</b>	Elevations		
<b>JOB NO</b>	030	<b>SCALE</b>	1:50
<b>DRAWN</b>	AM	<b>DATE</b>	11/06/2020
			AM-AL-030-007



**1 Floor Plan**  
1 : 100



<b>CLIENT</b>	James Munday	<b>STATUS</b>	Planning
<b>PROJECT</b>	Ancarraig Lodges, Bunloit, Drumadrochit, IV63 6XG		
<b>TITLE</b>	3D and Floor Plan		
<b>JOB NO</b>	030	<b>SCALE</b>	1:50
<b>DRAWN</b>	AM	<b>DATE</b>	11/06/2020
			AM-AL-030-006