

Agenda Item	6.4
Report No	PLS-058-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 17 August 2021
Report Title: 21/02091/FUL: Springfield Properties PLC
26, 27, 28 & 29 Meadow Wood Road, Inshes, Inverness
Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Remix of the development to change house types on Plots 70/71 (Arden/Balerno) with detached (Lauder) and 2 semi-detached (Dallachy), replace Plot 68/69 (Kintore and Culbin) with 3 storey apartment. Increasing overall numbers on the site from 90 to 95 residential units

Ward: 19 – Inverness South

Development category: Local

Reason referred to Committee: Member referral

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** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 The application seeks planning permission to develop a total of eighteen residential units through a re-mix of the consented development on the site. The proposed development comprises:

- 6 x 2 Bedroom flats;
- 4 x 3 Bedroom houses; and
- 8 x 4 Bedroom houses.

Development was previously permitted on this site through Planning Permission in Principle 18/05593/PIP following consideration by South Planning Applications Committee on 18 June 2019, with the detailed layout and design approved following consideration by South Planning Applications Committee on 15 December 2020. The proposed development increases the number of residential units on the site by a total of five. A comparison between the consented and proposed development is set out in the table below:

Unit Type	Consented	Proposed	Change
2 Bedroom Flat	0	6	+6
3 Bedroom House	1	4	-3
4 Bedroom House	12	8	-4
Total	13	18	+5

The wider development has planning permission for 77 residential units as a combination of flats and houses of which 30 units are affordable homes. If this application was permitted it would mean that the overall site would comprise a total of 90 residential units.

1.2 The site is to be accessed via Drummossie Brae and the B9006 Culloden Road. The wider site is under construction and the site access has been formed to the lower part of the development. As a condition of the planning permission for the wider site the junction between Drummossie Brae and the B9006 Culloden Road was realigned. This work has now been completed.

1.3 The application did not seek formal pre-application advice prior to submission

1.4 The application was supported by a noise assessment, Transport Technical Note and a Supporting Statement containing sections through the site and visualisations of the flatted blocks.

1.5 Since validation of the application the following variations have been made:

- Modification to design of flatted blocks to remove large balconies and change of material finishes;

- Modifications to location and scale of bin stores;
- Modification to parking arrangements; and
- Submission of a technical note on transport effects.

2. SITE DESCRIPTION

- 2.1 The development is located at the south of the wider Easterfield development located to the south east side of Inverness.
- 2.2 The site comprises an open area of ground that rises from north to south. The entire site area extends to approximately 5.67ha. The site is bounded by the B9177 to the east and woodland to the west with Simpsons garden Centre beyond. The B9177 bounds the site to the north / north west of the site and is lined by trees, some of which have been felled to facilitate the construction of the approved first phase of the development, the realigned Drumossie Brae and site access. The A9(T) runs along the south western boundary of the site.
- 2.3 Access to the site is via a realigned Drumossie Brae which connects to Culloden Road via a reconfigured junction. The design of which was been approved under a Road Construction Consent and under the detailed application site for the first phase of the overall development.
- 2.4 There are no natural or cultural heritage designations, but the site does have archaeological interests recorded in the Highland Historic Environment Record. The site is bounded by Inshes Woodland, which is covered by a Tree Preservation Order, to the north/west, north and south east.
- 2.5 The development site is not covered by any international, national, regional or local landscape designations. It lies within the Intensive Farming Landscape Character Type (LCT) in the Landscape Character Assessment produced by NatureScot.

3. PLANNING HISTORY

- | | | | | |
|-----|-----------------|---------------|---|-----------------------------|
| 3.1 | 19 August 2018 | 18/03564/PAN | New development of up to 111 residential units with associated roads and services | Case Closed |
| 3.2 | 17 August 2018 | 18/03585/SCRE | New development to provide a mixture of affordable and private housing with associated roads and services | EIA Not Required |
| 3.3 | 18 June 2019 | 18/05593/PIP | Erection of 90 No. affordable and private houses with associated roads and infrastructure services | Planning Permission Granted |
| 3.4 | 5 February 2020 | 19/01283/RCC | Junction upgrade and realignment | RCC Approved |
| 3.5 | 11 March 2020 | 20/00695/ADV | Erection of signage | Consent Granted |

- 3.6 15 Dec 2020 19/05410/MSC Application for the approval of matters specified in Conditions 2 (Design and Layout), 4 (Surface Water Drainage Design), 5 (Access Management Plan), 6 (Noise Monitoring Scheme), 7 (Noise Barrier and Associated Landscaping), 8 (Waste Management Strategy), 9 (Street Lighting), 10 (Active Travel Plan), 11 (Relocation of Speed Limit on Drumossie Braes), 13 (Car Parking), 15 (Archaeology), 16 (Tree Protection Fence), 17 (appointment of Aboricultural Consultant), 21 (Open Space and Landscaping), 23 (SUDs Maintenance), 25 (Above Ground Infrastructure) and 28 (Road and Active Travel Mitigation) of Planning Permission in Principle 18/05593/PIP for the Erection of 60 homes (12 flats and 48 houses) and associated infrastructure and landscaping. Matters Specified Approved

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 21 May 2021

Representation deadline: 4 June 2021

Timeous representations: 0

Late representations: 0

5. CONSULTATIONS

5.1 **Environmental Health Officer** does not object to the application. It is noted that the noise assessment has similar findings to the assessment that accompanies the previous application on the site. It is identified that satisfactory noise levels can only be achieved with the windows kept closed and the acoustic qualities of the glazing would require to be sufficient and an alternative form of ventilation provided. He sets out that the applicant will be required to satisfy Building Standards requirements based on the understanding that windows require to be kept closed regardless of whether they are actually capable of being opened. He explains that the assessment has also identified that noise levels in the external gardens will be elevated but will be mitigated to a degree by the noise bund and barrier as well as the close boarded garden fences. The response also references the external balconies on the first and second floor and that noise in these areas were not assessed, however these no longer form part of the application.

5.2 **Flood Risk Management Team** do not object to the application. It notes that there would be a small increase in hard standing on the site. It assumes that the surface water will be directed into the surface water drainage system consented as part of the wider development and that there is no intention to increase the previously agreed discharge rate into the receiving watercourse. It explains that the drainage

system should be to the satisfaction of Transport Planning and Scottish Water as it is to be put forward for vesting.

- 5.3 **Forestry Officer** does not object to the application. He recommends that oak trees are not planted on the north side of the bund. He favours lower growing species of tree / shrubs closer to the buildings and taller species further away.
- 5.4 **Historic Environment Team** do not object to the application.
- 5.5 **Transport Planning Team** do not object to the application following submission of further information related to traffic movements. It initially objected to the application as a result of potential impact on the local road network as a result of the additional units. In doing so it recognised that it would be difficult to accurately reflect the implications of vehicle trip changes on the local public roads from such a small (5No.) increase in residential units. It explained that the objection stemmed from the increase in vehicle trips beyond that of the consented development and the fact that the realigned improvements at the B9006 Culloden Road / B9177 Drumossie Brae junction delivered through the applications for the wider site were a compromise as the applicant could not deliver ghost island or traffic signal capacity improvements at that time.

It analysed the applicants review of the predicted vehicle trip generations which were used when determining the previous application on the site. It explained that the transport work undertaken at the time of the original application presented a worst case scenario of all units on the site being private houses, where the mix of development that was ultimately brought forward included a proportion of flats which generally have lower trip rates. It also explains that the original application used predicted trips based on local census data on mode share to determine the predicted vehicle trips rather than using vehicle trips from TRICS software. It therefore considers that as a result of the change in unit type and the use of predicted vehicle trips from TRICS software would allow for the slight increases in vehicle movements as a result of the increased number of units now proposed to be accommodated.

In relation to parking following modifications to the site layout, it is generally satisfied subject to secure final layouts within the communal parking areas to ensure buffer zones are provided between the disabled parking space and the adjacent parking space.

Following the submission of modified layouts of the bin stores within the development, it is satisfied that the stores are appropriately located but the final details of these require to be secured by condition.

It notes that there will be no material change to the approach for collecting, treating and discharging surface water when compared with those details previously approved through the earlier applications and the road construction consents.

- 5.6 **Transport Scotland** do not object to the application. It notes that the amendments to the scheme are unlikely to result in any significant impacts on the trunk road network beyond those anticipated under the original proposals. It notes that additional developer contributions may be required as a result of the additional units and requests the conditions to be applied to any planning permission to secure:

details of fencing; details of lighting; no drainage connections to the trunk road; and a travel plan to reduce car dependency.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
74 - Green Networks
75 - Open Space
77 - Public Access

6.2 Inner Moray Firth Local Development Plan 2015

The site is located within the Inverness Settlement Development Area. The site is neither allocated for development nor safeguarded from development. The site is located adjacent to allocated site IN74 (Easterfield Farm). A requirement of the allocation of the neighbouring site is for junction improvements to secure adequate visibility

6.3 Inner Moray Firth Local Development Plan Review 2021

The Inner Moray Firth Local Development Plan is currently under review. The Main Issues Report was published for consultation early 2021. It identified this site as preferred for residential development. The Proposed Plan is the next stage in the plan making process and it is expected to be published late 2021 / early 2022.

6.4 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)

Physical Constraints (March 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)
National Planning Framework 3 (Scottish Government, 2014)
Designing Streets (Scottish Government, 2010)
Creating Places (Scottish Government, 2013)
PAN 61 – Sustainable Urban Drainage Systems
PAN 65 – Planning and Open Space
PAN 66 – Planning Applications Affecting Trunk Roads
PAN 67 – Housing Quality
PAN 2/2011 – Planning and Noise

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy;
- b) design and layout;
- c) roads, access and parking;
- d) noise and amenity;
- e) Impact on infrastructure and services and proposed mitigation (developer contributions)
- f) any other material considerations

Development plan/other planning policy

8.4 The principle of residential development has been established on this site through the previous planning permission in principle and subsequent approval of matters

specified in conditions. However, this was at a level of 90 residential units, the application seeks to go beyond that to deliver an additional five residential units. In doing so, there is a need to consider whether these five additional units have an impact beyond that of the originally permitted scheme.

- 8.5 The site is located within the Inverness Settlement Development Area as defined within the Inner Moray Firth Local Development Plan (2015). The application site is in an area which is neither allocated for development nor safeguarded from development. Policy 34 – Settlement Development Areas of the HwLDP states that the Council will support proposals within SDAs if they meet the requirements of Policy 28 – Sustainable Design and all other relevant policies of the Development Plan. Proposals will also be judged in terms of their compatibility with surrounding land uses and impacts on any natural, built and cultural heritage features. These matters need to be considered in terms of the current proposal given the increase in units beyond that of the originally permitted development.
- 8.6 The Development Plan contains a number of further policy tests that must be taken into account in determining this application; in particular matters related to layout, design, place-making and infrastructure provision. If there are no significant impacts arising from these matters then the application could be supported.

Design and layout

- 8.7 The layout has not been fundamentally modified as a result of the changes to the development. The main change is the provision of a parking court associated with the flatted development which is in the location previously identified for the delivery of two detached houses. There are consequential changes to plot layouts as a result of the change in house types being promoted within the varied application but these are largely minor and do not undermine the principles related to the street hierarchy as agreed through the earlier permissions on the site.
- 8.8 Overall the number of houses within this part of the development has reduced by one, with a total of 12 houses now being delivered in this part of the development. The house types now being proposed within this part of the site are common to other areas within the wider development. The houses are all either two storey or one and a half storey in height and have a mixed material palette. The predominant finish is white smooth course render with grey render used as an accent material. The roof will be finished in grey concrete roof tiles with some units having grey ridge tiles and others having terracotta ridge tiles. Overall, the house type designs are considered acceptable.
- 8.9 The application proposes the inclusion of a three storey block of flats at the most south westerly point in the development. This comprises six, two bedroom flats. The design of the flats has been subject to significant discussion with the applicant due to the scale and design of the flats as originally submitted. In relation to scale of the proposed flats, there was a concern that there would be visibility of the flats from the wider area, in particular the A9 from which the rest of the development is largely screened. However, on submission of visual information and sections through the site, it has been demonstrated that the flats will not be a dominant feature from the

wider area as a result of the existing and proposed landscaping as well as the landscaped bund which acts as an acoustic barrier.

- 8.10 With the scale of the building being considered not to have a significantly adverse impact, discussion progressed with the applicant on improving the design of the flats through the removal of the large balconies on the north, east and west elevations. It was considered that the originally proposed balconies appeared as an incongruous feature on the elevation and increased the mass of the proposed block of flats in a disproportionate manner. Further their inclusion on the eastern elevation would likely lead to privacy impacts given the way in which they would be positioned in close proximity above the garden ground of the adjacent property. The applicant however has agreed design modification to remove the external balconies and instead have extended reveals and flush glass balustrades. In addition, the scale of cladding has also been reconsidered to provide a crisper finish to the flatted block. Following the design modifications secured through negotiation with the applicant, the design, scale and massing of the flatted blocks is now considered acceptable.
- 8.11 The landscaping within the development reflects that of the consented scheme with some minor variations. The Forestry Officer has advised that the planting on the north side of the landscaped bund should be reconsidered with the removal of oak trees and inclusion of smaller species or trees and shrubs. A revised landscaping scheme reflecting these comments can be secured by condition. Boundary treatments are a combination of rear garden fences at a height of 1.8m and where the side or rear garden fences are adjacent to roads the boundary comprises of 0.9m rendered wall with a 0.9m fence on top. Subject to securing final details of landscaping, the proposed landscaping is acceptable.
- 8.12 The increase in units within this part of the site is not considered to lead to an unacceptable density of development. Following the modification of the design of the flatted blocks, it is considered that the design and layout of the proposed variation is acceptable.

Traffic, Access, Parking and Servicing

- 8.13 The proposed development will lead to an increase in units across the site as a whole and therefore there would be the theoretical potential for an increase in vehicular movements beyond that presented in the Transport Statement which accompanied the original assessment. As a result, Transport Planning objected to the scheme when it was originally submitted. However, for the reasons set out in paragraph 5.8 of this report, the objection from Transport Planning was withdrawn following submission of additional information from the applicant, having undertaken a review of the original Transport Statement that was not based on the actual mix of units within the development but a worse case scenario that assumed houses with increased vehicular movements rather than factoring the proportion of flats which are included in the scheme. As a result, the increased traffic movements as a result of this application can be accommodated.
- 8.14 Transport Planning is generally content with the parking provided within the development subject to final details of the arrangements for the buffer zone between the disabled parking and adjacent spaces in the communal parking court being

secured by condition. Secure covered cycle parking is being provided for the flatted block and cycle storage can be provided in garden ground of the individual houses.

- 8.15 Transport Planning considered the waste management provision within the modified development and found the original submission to be in conflict with the guidance provided in the Roads and Transportation Guidelines for New Development and the Managing Waste in New Developments Supplementary Guidance. The applicant was asked to review the provision of bins stores and bin collection points to ensure that bins would not have to be moved too far by waste management operatives or there would be too great a distance between properties and the bin stores. The applicant has provided a revised arrangement which meets with the relevant guidance subject to final designs of the bin stores being secured by condition.
- 8.16 Transport Scotland do not consider the proposal to lead to a significant impact on the trunk road network subject to the application of conditions to secure fencing details, lighting, no drainage connections to the trunk road network and submission and implementation of a travel plan.
- 8.17 The drainage system within the site will be vested by The Highland Council and Scottish Water. The Flood Risk Management Team note that there is a slight increase in hardstanding within the site. Transport Planning note that the drainage solution is not materially different from that agreed on the earlier development. Subject to the application of conditions to replicate those requirements on the wider development related to management and maintenance, the drainage solution is acceptable.

Noise and amenity

- 8.18 Environmental Health has reviewed the noise assessment and notes that it is similar to the assessment submitted with the earlier application on the site. It has set out that the internal noise levels are satisfactory but they rely on the windows being closed. As part of the planning permission in principle, there was a requirement for a 5m high acoustic barrier (2.5m bund and 2.5m acoustic fencing) to bring noise down to levels in line with guidance from the World Health Organisation. The applicant has provided full details of the bund, the proposed acoustic fence and planting to mitigate the noise from the A9(T). This is currently under construction. The applicant's noise assessment sets out that the glazing is the weakest point for acoustic insulation and that glazing with sound reduction performance of 25dB R_{TRA} values are required across most of the site, with glazing with sound reduction performance of 27dB R_{TRA} required on the southern elevation of the three storey block of flats. However, the windows will require to remain closed to meet the internal noise criteria and mechanical ventilation will be required. In addition, the rooms in the roof of the three storey blocks will require to be noise insulated. The noise assessment concludes that with suitable external building materials being used, the development should result in the noise levels meeting the relevant British Standard and the World Health Organisation's Guidelines for Community Noise. The garden ground of properties will require close boarded fences that are sealed at the base to meet the garden noise limits.
- 8.19 Once the properties and the acoustic barrier for this section of the site are completed noise monitoring will be undertaken by the applicant to test the acoustic solution. The

results of the monitoring, to be undertaken both inside and outside the property, will then be reviewed by Environmental Health. If the results show that the required noise limits are not met, further mitigation will require to be identified by the applicant and agreed with Environmental Health. The houses are being built from the inside out with noise monitoring throughout the construction of the properties to allow the applicant to include additional acoustic insulation as required. The houses will not be able to be occupied until Environmental Health are satisfied with the solution. Following this work, the remainder of the development will be built out in accordance with the specification agreed.

- 8.20 Environmental Health set out that the noise assessment is does not consider the noise impacts on balconies, however these elements have been removed from the scheme.
- 8.21 A condition can be applied to secure the noise mitigation scheme implementation and the following noise levels the scheme can be considered acceptable in respect of noise:
- Day time indoor values for bedrooms of 30 dB LAeq for continuous noise and 45 dB LAm_{ax} for single sound events.
 - Night time outside sound levels measured 1 metre from facades of living spaces not exceeding 45 dB LAeq. This level assumes that the noise reduction from outside to inside with the window open is 15 dB.
 - Daytime outdoor sound level from steady, continuous noise not exceeding 50 dB LAeq on balconies, terraces and in outdoor living areas (including gardens).
- 8.22 In terms of privacy, with the removal of the large external balconies from the flatted blocks, there are no concerns with regard to overlooking of other properties either existing or proposed. There is sufficient amenity space with each of the proposed properties.

Impact on infrastructure and services and proposed mitigation (developer contributions)

- 8.23 The first phase of development included 30 affordable homes. This equated to 33.3% of all units being affordable. For the development, as varied, this equates to 31.6%. This exceeds the Council's minimum requirement of delivery of 25% affordable homes within a development and is therefore acceptable.
- 8.24 The development is located within the Cradlehall Primary School Catchment Area and the Culloden Academy Catchment Area.
- 8.25 Based on the published School Roll Forecasts (SRFs) for 2020/21, Cradlehall Primary has a capacity of 340 pupils and current roll of 290 pupils with the school operating at 85% capacity. Based on the units within this part of the site included in the original application the development would have generated 3.9 pupils based on the methodology set out in the DCSG, the now proposed development would generate 4.62 pupils. The school roll is predicted to remain above the 90% capacity developer contributions threshold set out in the Developer Contributions Supplementary Guidance (DCSG) throughout the last six years of the forecasting

period. Applying the methodology in the adopted DCSG a two classroom extension will be required at Cradelhall Primary School and developer contributions will be sought on that basis.

- 8.26 Based on the published 2020/21 SRFs, Culloden Academy has a capacity of 964 pupils and a current roll of 1124 pupils with the school operating at 117% capacity. The school's roll is predicted to remain above the 90% capacity developer contributions threshold set out in the DCSG throughout the entirety of the forecasting period. Based on the units within this part of the site included in the original application the development would have generated 1.69 pupils based on the methodology set out in the DCSG, the now proposed development would generate 1.98 pupils. The school is already 50 pupils above 90% capacity and this will increase throughout the entire forecasting period. Applying the methodology in the adopted DCSG a major school extension or a new secondary school is required. This will require acquisition of land. As this is the case developer contributions will be required to be sought for build costs and land costs.

Other material considerations

- 8.27 The wider area has been found to be rich in archaeological finds. As this in the case, an archaeological evaluation was carried out with limited buried features identified. The evaluation indicated that the potential for further deposits to survive is low and as such the condition on the wider site was satisfied. The proposed development does not require any further archaeological investigation. No further works are required.
- 8.28 The development will not impact on the trees adjacent to the site and the development is remote from the habitats of protected species. The scheme is therefore acceptable in terms of impacts on natural heritage.
- 8.29 To facilitate a move toward a low carbon economy it is considered appropriate to facilitate the transition toward the phasing out of diesel and petrol cars. This would include the provision of electric car charging points. The details of the design and scale of this infrastructure can be secured by condition.
- 8.30 There are no other material considerations.

Matters to be secured by Legal Agreement / upfront payment

- 8.31 The original planning permission on the site was accompanied by a legal agreement in order to mitigate the impact of the development on infrastructure and services. The original legal agreement will require to be modified to ensure it enforceable against the modified permission. The applicant will be required to do this through the submission and approval of an application under S75A of the Act. In doing so the original legal agreement will require to be modified to ensure the following matters continue to be secured prior to planning permission being issued:
- a) Delivery of Affordable Housing (minimum 25% delivered on-site).
 - b) Contributions to primary school accommodation within the Culloden Academy School Catchment Area, in the first instance Cradelhall Primary School providing a two classroom extension I (£2,041 per house / £1,157 per flat).

- c) Contributions to secondary school accommodation within the City of Inverness School Catchment Area, in the first instance either a new secondary school or major extension at Culloden Academy (£3,482 per house / £1,875 per flat).
- d) Contributions to land required for the delivery of either a major extension or new secondary school within the City of Inverness School Catchment Area (£91 per house and £52 per flat).
- e) Contribution to the delivery of community facilities within the Culloden Academy School Catchment Area, in the first instance being the delivery of strategic sports provision based at Culloden Academy or Inverness Campus (£164 per residential unit).
- f) Contributions toward strategic road improvements at East Link and Inshes Corridor (£2734 per residential unit).

The above developer contributions address the impacts of the development and are based upon the provisions of the adopted Developer Contributions Supplementary Guidance (November 2018) and related provisions set out in the Green Networks Supplementary Guidance (November 2013) and the East Inverness Development Brief (June 2018). All contributions will be payable on completion of units at the relevant accounting dates and will be index linked to the time of payment using the Building Cost Information Service All-in Tender Price Index.

- 8.32 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers.
- 8.33 The Council, acting as Roads Authority, will seek an updated wear and tear agreement to be put in place under Section 96 of the Roads (Scotland) Act 1984.

9. CONCLUSION

- 9.1 The impact of the development, as now varied and inclusive of the additional five units, is considered to be acceptable in terms of the provisions of the development plan, with particular reference to the pattern of development, conformity with existing and approved adjacent land uses and the limited impact on natural, built and cultural elements.
- 9.2 Subject to conditions addressing technical matters, it is considered that the proposal is acceptable in terms of other material considerations.
- 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: Electric vehicle charging facilities will be delivered on the site.
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued Y

Conclusion of Section 75 Obligation Y
Modification

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons and prior conclusion of the modified legal agreement:

1. No residential unit within the development shall be occupied until the noise monitoring exercise as per the applicant's approved Noise Monitoring Scheme, has been submitted to, and approved in writing by, the Planning Authority.

If the noise monitoring exercise identifies that further mitigation is required, this shall be installed by the developer and a further monitoring exercise carried out to identify the effectiveness of the mitigation.

Thereafter the development shall only be occupied once any and all mitigation has been completed in full to ensure that noise levels do not exceed the following:

- Day time indoor values for bedrooms of 30 dB LAeq for continuous noise and 45 dB LAmax for single sound events.
- Night time outside sound levels measured 1 metre from facades of living spaces should not exceed 45 dB LAeq. This level assumes that the noise reduction from outside to inside with the window open is 15 dB.
- Daytime outdoor sound level from steady, continuous noise shall not exceed 50 dB LAeq on balconies, terraces and in outdoor living areas (including gardens).

Reason: In the interests of amenity and to prevent noise pollution.

2. No development shall commence until a Construction Environmental Management Document (CEMD), in accordance with The Highland Council's Guidance Note on Construction Environmental Management Process for Large Scale Projects (August 2010) (as amended, revoked or re-enacted; with or without modification), has been submitted to, and approved in writing by, the Planning Authority. The CEMD shall be submitted at least two months prior to the intended start date on site and shall include the following:
 - i. A Schedule of Mitigation (SM) drawing together all approved mitigation proposed in support of the application and other agreed mitigation (including that required by agencies and relevant planning conditions attached to this permission);
 - ii. Change control procedures to manage/action changes from the approved SM, CEMD and Construction Environmental Management Plans;
 - iii. Construction Environmental Management Plans (CEMPs) for the construction phase, covering:
 - a. Pre-commencement habitat and species surveys;
 - b. Habitat and Species Protection;
 - c. Pollution Prevention and Control (inclusive of waterbodies);
 - d. Dust Management;
 - e. Construction Noise Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise;
 - f. Construction Vibration Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise;
 - g. Site Waste Management;
 - h. Surface and Ground Water Management;
 - i. Drainage and sediment management measures from all construction areas; and
 - ii. Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall.
 - i. Public Water Supply Protection Measures;
 - j. Emergency Response Plans; and
 - k. Other relevant environmental management as may be relevant to the development.
 - iv. Special Study Area plans for any other specific issue identified within the Schedule of Mitigation and/or conditions attached to this permission;
 - v. Details for the appointment, at the developer's expense, of a suitably qualified Environmental Clerk of Works (ECoW), including roles and responsibilities and any specific accountabilities required by conditions attached to this permission;

- vi. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and
- vii. Methods for monitoring, auditing, reporting and the communication of environmental management on site and with client, Planning Authority and other relevant parties.

Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation, Construction Environmental Management Document and any Construction Environmental Management Plans approved thereunder.

Reason: To ensure that the construction of the development is carried out appropriately and does not have an adverse effect on the environment.

3. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority. The CTMP, which shall be implemented as approved during all period of construction, must include:
 - i. The CTMP shall make provision for all construction access being taken via the proposed site access as shown on the approved site layout.
 - ii. A description of all measures to be implemented by the developer, including the delivery of a 20mph speed limit on Fettes Road and Connage Crescent, in order to manage traffic during the construction phase (incl. routing strategies), with any additional or temporary signage and traffic control undertaken by a recognised suitably qualified traffic management consultant;
 - iii. The identification and delivery of all upgrades to the public road network to ensure that it is to a standard capable of accommodating construction related traffic (including the formation or improvement of any junctions leading from the site to the public road) to the satisfaction of The Highland Council and where appropriate Transport Scotland, including an initial route assessment report for construction traffic, including swept path analysis and details of the movement of any street furniture, any traffic management measures and any upgrades and mitigations measures as necessary;
 - iv. A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during construction periods.
 - v. A detailed protocol for the delivery of loads/vehicles, prepared in consultation and agreement with interested parties. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of larger load movements in the local media. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events.
 - vi. Details of appropriate traffic management which shall be established and maintained at the site access for the duration of the construction period. Full details shall be submitted for the prior approval of Highland Council, as roads authority.

- vii. Wheel washing measures to ensure water and debris are prevented from discharging from the site onto the public road;
- viii. Appropriate reinstatement works shall be carried out, as identified by Highland Council, at the end of the construction of the development.
- ix. Measures to ensure that construction traffic adheres to agreed routes.

Thereafter the approved Construction Traffic Management Plan shall be implemented in full, unless otherwise approved in writing by the Planning Authority.

Reason: To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

- 4. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed boundary treatments inclusive of walls, fences and gates;
 - iv. A scheme for the layout, design and construction of all green spaces shown on the approved site layout, including the provision of natural and equipped play opportunities and recreation facilities (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of equipment or furniture at 1:20 scale.
 - v. A scheme for the layout, design and construction of all hard landscaped spaces shown on the approved site layout, including the details of all street furniture (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of street furniture at 1:20 scale.
 - vi. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - vii. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme and the provisions of Condition 3 of this planning permission.

All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the

commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

5. None of the houses or flats shall be occupied until a scheme for the maintenance, in perpetuity, of all on-site green spaces and any other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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

6. No development shall commence until details of the layout of all car parking and cycle parking areas in accordance with The Highland Council's Road and Transportation Guidelines have been submitted to and approved in writing by the Planning Authority.

Thereafter prior to the first occupation of each house or flat within the development car parking spaces and cycle parking spaces (inclusive of communal cycle parking facilities as appropriate) shall be provided in line with the standards contained within The Highland Council's Road and Transportation Guidelines. Thereafter, all car parking and cycle parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that appropriate levels of car and cycle parking are available for each plot.

7. No development shall commence on any phase or sub phase until a scheme has been submitted detailing the provision of electric car charging points within the development serving the associated phase or sub-phase. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

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

8. No development shall commence until a Waste Management Strategy has been submitted to and approved in writing by the Planning Authority. This shall detail an approach to sustainable waste management in the operation of all

aspects of development; identify bin collection points and bin stores (and include design of the bin stores as appropriate at 1:20 scale plans); identify routes for waste collection vehicles and any required infrastructure in each phase or sub-phase. Thereafter the strategy shall be implemented in line with the timescales contained therein.

Reason: In the interests of amenity, to manage waste and prevent pollution.

9. No development shall take place until fencing has been erected in a manner and position agreed with the Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority. The fencing shall be provided and maintained by the developer or subsequent owner of the land along the boundary of the site with the trunk road.

Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.

10. Prior to the commencement of the development details of the lighting within the site shall be submitted for the approval of the Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority.

Reason: To ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.

11. 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.

12. No part of the development shall be occupied until a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car has been submitted and approved in writing by the planning authority, after consultation with Transport Scotland, as the Trunk Roads Authority. In particular this Travel Plan shall identify measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan.

Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport.

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.

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

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

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and 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

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Factoring of the Development

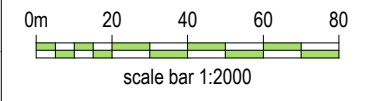
Shared elements of the development are to be factored. The applicant is advised that it is their responsibility to ensure compliance with the provisions of the Property Factors (Scotland) Act 2011.

Signature:	David Mudie
Designation:	Area Planning Manager - South
Author:	Simon Hindson
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - Location Plan (IN02-LP-PL-03) Plan 2 - Site Layout Plan (IN02-SL-PL-10) Plan 3 - Material Conditions (IN02-SL-PL-12) Plan 4 - Landscaping (IN02-SL-PL-11) Plan 5 - Waste Management (IN02_SL_PL_13 REV B) Plan 6 - Flatted Block Elevations (IN02_3STRY_PL_01 REV D) Plan 7 - Flatted Block Floor Plan (IN02_3STRY_PL_02 REV A) Plan 8 - Lauder House Type (1104DT(AS)901 REV B) Plan 9 - Arden House Type (1224DT(AS)901 REV F) Plan 10 - Nairn House Type (1237DT(--))901 REV A) Plan 11 - Balerno House Type (1287DT(AS)901 REV) Plan 12 - Braemar House Type (1339DT(--))901) Plan 13 - Kintore House Type (1653DT-R(AS)901) Plan 14 - Dallachy House Type (932TE(AS)901) Plan 15 - Supporting Visual Information

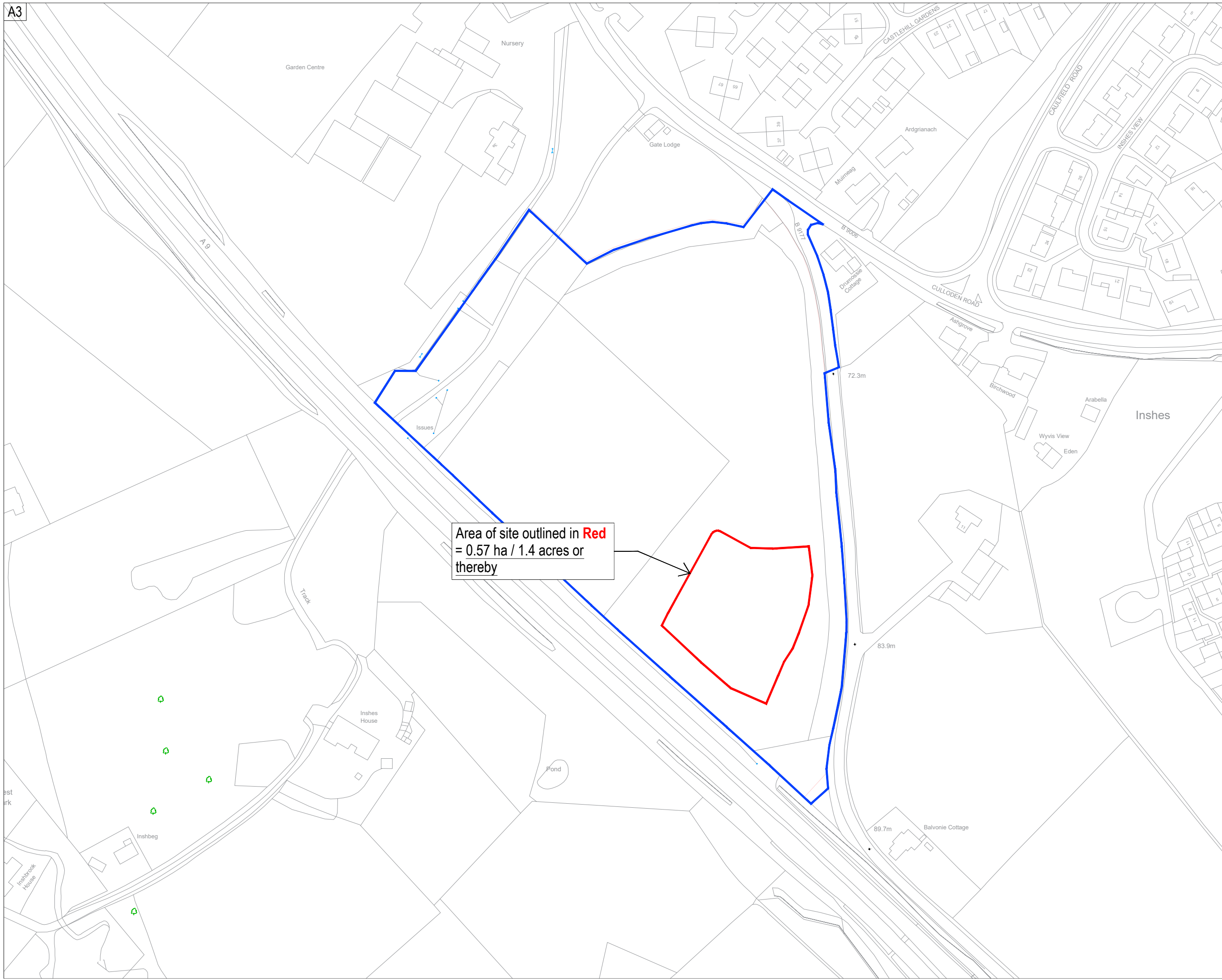
Appendix 1 – Letters of Representation

None.

Important notes for clients / contractors
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Application Boundary (Red line)
Site Boundary (Blue line)



Area of site outlined in Red
= 0.57 ha / 1.4 acres or thereby

Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
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Project
Easterfield
Inverness

Drawing
Location Plan
Remix

Scale	Date	Drawn by	Checked by
1:2000	Feb 2021	KD	BW

Drawing no. IN02_LP_PL_03	Rev
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Important notes for clients / contractors
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- Key**
- Site Boundary
 - Application Boundary
 - Affordable Boundary
 - Tree protection
 - Acoustic Barrer
 - Retaining Walls
 - Feature Walls
 - Denotes Approved Development

Accommodation Schedule

■	3 Storey Apt	2 Bed Apt	GF 1152/1055sq.ft 1F 1152/1055sq.ft 2F 1076/980sq.ft.	6
■	Arden	4 Bed Det	1224sq.ft.	2
■	Balemo	4 Bed Det	1287sq.ft.	3
■	Braemar	4 Bed Det	1316sq.ft.	2
■	Dallachy	3 Bed Semi	932sq.ft.	2
■	Kintore	4 Bed Det	1653sq.ft.	1
■	Lauder	3 Bed Det	1104sq.ft.	1
■	Nairn	3 Bed Det	1237sq.ft.	1
Total				18



Rev	Date	Remarks	By	Ch.
Revisions				



Springfield Properties
Plc

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IN02 - Easterfield

Project
Easterfield
Inverness

Drawing
Site Layout
Remix

Scale	Date	Drawn by	Checked by
1:500 @ A0	Feb 2021	KD	BW

Drawing no. IN02_SL_PL_10	Rev
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Accommodation Schedule - Easterfield, Inverness

Name	Type	No.
Private		
3 Storey Apt	2 Bed Apt	6
Arden	4 Bed Det	2
Balerno	4 Bed Det	3
Braemar	4 Bed Det	2
Dallachy	3 Bed Semi	2
Kintore	4 Bed Det	1
Lauder	3 Bed Det	1
Nairn	3 Bed Det	1

Overall Site Total: 18

Plot specific character mix

Character Private 1 C-1b

Basecourse: Smooth light-grey render.
 Main finish: Smooth white render.
 Feature masonry: Smooth mid-grey render.
 Feature timber: Ral 7046, mid grey by IT.
 Roof tile: Quinn Rathmore slate grey concrete.
 Ridge tile: Quinn apex concrete in graphite.

Character Private 2 C-02

Basecourse: Smooth grey render.
 Main finish: Smooth white render.
 Feature masonry: Smooth grey render.
 Feature timber: TP3_1.7023 TR, light grey by IT.
 Roof tile: Quinn Rathmore slate grey concrete.
 Ridge tile: Quinn apex concrete, terracotta.

Character Private 3 C-01

Basecourse: Smooth grey render.
 Main finish: Smooth white render.
 Feature masonry: Smooth grey render.
 Feature timber: TP 4134 TR, brown by IT.
 Roof tile: Quinn Rathmore slate grey concrete.
 Ridge tile: Quinn apex concrete, terracotta.

House External Finishes

- uPVC fully reversible windows in RAL 7016 - Private
- uPVC fully reversible windows in RAL 7015 - Affordable
- Steel house doors by Nordan in RAL 7016
- Steel garage doors by Novoferm in RAL 7016
- uPVC fascia & soffits in RAL 7016 - Private
- uPVC fascia & soffits in RAL 7015 - Affordable
- uPVC rainwater pipes in black

Roads & Driveway Finishes

- Public Carriageways:
- Roads & footpaths to be asphalt to HC Roads standard unless otherwise stated.
 - Pavioured road surfaces to be 80mm thick block matching serving driveway to HC standards.
 - Service strips to be turfed and maintained by HC.
 - Landscaping within carriageway to be maintained by HC Roads department.
 - All linking streets & speed tables to be tarmac w/red chip

Plot specific finish

- C Marshall's Keyblock Vintage, Burnt Ochre (60mm) with Marshall's Keyblock Vintage, Charcoal (60mm) to perimeter.
- C Marshall's Keyblock Vintage, Buff (60mm block) with Marshall's Keyblock Vintage, Charcoal (60mm) to perimeter.



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north

Key

- Site Boundary
- Application Boundary
- Affordable Boundary
- Denotes Approved Development
- Tree Protection
- Acoustic Barrier

Existing Trees

Rev	Date	Remarks	Revisions	By	Ch.

Rev	Date	Remarks	Revisions	By	Ch.



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IN02 - Easterfield

Project
 Easterfield
 Inverness

Drawing
 Material Conditions
 Remix

Scale 1:500 @ A0	Date Feb 2021	Drawn by KD	Checked by BW
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Drawing no. IN02_SL_PL_12	Rev
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PLANTING SCHEDULES:

Heavy Standard Trees

Abb	Species	Common Name	Girth	Height	No.
BP	Betula pendula	Silver Birch	6 - 8cm	2.5 - 3.0m	13
	Betula pendula	Silver Birch	1.75 - 2.0m	1.75 - 2.0m	13
	Betula pendula 'fastigata'	Silver Birch	10 - 12cm	3.0 - 3.5m	2
	Betula pendula	Silver Birch	8 - 10cm	2.5 - 3.0m	3
SA	Sorbus Aucuparia	Rowan	6 - 8cm	2.5 - 3.0m	27
	Sorbus Aucuparia	Rowan	1.75 - 2.0m	1.75 - 2.0m	3
	Sorbus Aucuparia 'fastigiata'	Rowan	10 - 12cm	3.0 - 3.5m	3
QP	Quercus Petraea	Sessile Oak	6 - 8cm	2.5 - 3.0m	9
	Quercus Petraea	Sessile Oak	6 - 8cm	1.75 - 2.0m	6
	Quercus Petraea	Sessile Oak	10 - 12cm	3.0 - 3.5m	3
PS	Prunus Schmittii	Cherry	10 - 12cm	3.0 - 3.5m	2
SC	Sorbus Cornuta 'Embley'	Japanese Rowan	10 - 12cm	3.0 - 3.5m	7
FS	Fagus Sylvatica	Beech	0.8 - 1.0m	0.8 - 1.0m	749
	Fagus Sylvatica	Beech	8 - 10cm	2.5 - 3.0m	4
AI	Alnus Incana 'Laciniata'	Grey Alder	10 - 12cm	3.0 - 3.5m	4
CB	Carpinus Betulus	Hornbeam	10 - 12cm	3.0 - 3.5m	5
PA	Prunus Amanogawa	Cherry	10 - 12cm	3.0 - 3.5m	3
CM	Crataegus Monogyna	Hawthorn	10 - 12cm	0.6 - 0.8m	38
QR	Quercus Robur	English Oak	2.5 - 3.0m	2.5 - 3.0m	5
AG	Alnus Glutinosa	Black Alder	8 - 10cm	1.75 - 2.0m	3

Conifers

Abb	Species	Common Name	Height	No.
PS	Pinus Sylvestris	Scots Pine	1.25 - 1.5m	3
PO	Picea Omorika	Serbian Spruce	1.0 - 1.25m	3
LD	Larix Decidua	European Larch	1.25 - 1.5m	1
TC	Tsuga Canadensis	Eastern Hemlock	1.0 - 1.25m	2

HEDGES

Species	Common Name	Spacing	Height
Prunus laurocerasus	Laurel	300mm double row	600mm
Lingustrum ovalifolium	Privet	300mm double row	600mm

SHRUB BEDS AND HERBACEOUS BORDERS

Species	Common Name	Height	Spacing	Mix
Hypericum Hidcote	Rose of Sharon	30 - 40cm	0.5m	5%
Cistus 'Silver Pink'	Rock Rose	30 - 40cm	0.5m	10%
Lavandula angustifolia 'Hidcote'	Lavendar	20 - 25cm	0.5m	10%
Potentilla fruticosa 'Yellow Bird'	Shrubby Cinquefoil	25 - 30cm	0.5m	5%
Potentilla fruticosa 'Hopleys Orange'	Shrubby Cinquefoil	25 - 30cm	0.5m	5%
Potentilla fruticosa 'Abbotswood'	White	40 - 60cm	0.5m	10%
Rosa White 'Max Graf'	Grandcover Rose	30 - 40cm	0.5m	10%
Forsythia intermedia	Forsythia	30 - 40cm	0.5m	5%

HERBACEOUS

Species	Common Name	Size	Spacing	Mix
Carex montana	Grasses	1L	0.5m	5%
Carex morrowii 'Variegata'	Grasses	1L	0.5m	5%
Decentra spectabilis 'Gold Heart'	Bleeding Heart	1L	0.3m	10%
Echinacea purpurea 'White Swan'	Cone Flower	1L	0.3m	10%
Geranium 'Black Beauty'	Cranes-bill	1L	0.3m	5%
Polemonium reptans 'Stairway to Heaven'	Jacobs Ladder	1L	0.3m	10%
Spiraea Japonica	Spiraea Pink	1L	0.5m	5%
Lavendula	Lavender	1L	0.6m	5%
Echinacea 'Sunseekers Orange'	Cone Flower	1L	0.6m	5%
Weigela Pink Poppet	Weigela	1L	0.5m	5%
Buddleia Empire Blue	Buddleia	1L	0.5m	5%
Philadelphus	Mock Orange	1L	0.5m	5%

Acoustic Woodland Shrubs - Bund Planting

Species	Common Name	Spacing	No	Mix
Corylus Avellana	Common Hazel	1.5m	219	30%
Ilex Aquifolium	Common Holly	1.5m	146	20%
Juniperus Communis	Common Juniper	1.5m	146	20%
Pinus Mugo	Mountain Pine	1.5m	146	20%
Rosa Canina	Dog Rose	1.5m	73	10%

BULB PLANTING

To be planted in large single species groups:

Total area: 202.5m2 Number of bulbs: approximately 2,990

Species	Common Name	Density
Allium ursinum	Wild Garlic	15/m ²
Crocus spp	Dutch Crocus	15/m ²
Fritillaria meleagris	Snakes Head	15/m ²
Galanthus nivalis	Snowdrop	15/m ²
Hyacinthoides non-scripta	Bluebell	15/m ²
Narcissus pseudonarcissus 'lobularis'	Wild Daffodil	15/m ²

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Key

- Site Boundary
- Application Boundary
- Affordable Boundary
- Tree protection
- Acoustic Barrier
- Denotes Approved Development
- Retaining Walls
- Feature Walls
- Privet hedge
- Laurel hedge
- Green Space
- Front Garden Area
- Rear Garden Area
- 1800mm high timber screen fences
- 900mm high post and wire fence
- Shrub Planting
- Bulb Planting
- Acoustic Bund Planting
- Proposed Trees - Multi-stemmed/feathered trees
- Proposed Trees - Cherry Tree
- Proposed Bund Tree Planting
- Bin Collection Points
- Bike Store
- Communal Bin Storage for Flats
- Access to bund for maintenance

Typical screening elevation

Rev	Date	Remarks	By	Ch
Revisions				



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IN02 - Easterfield

Project
Easterfield
Inverness

Drawing
Landscaping Layout
Remix

Scale	Date	Drawn by	Checked by
1:200 @ A0	Feb 2021	KD	BW

Drawing no.
IN02_SL_PL_11

Section A-A through Acoustic Bund and Plot 77





Important notes for clients / contractors
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north

Key

- Site Boundary
- Application Boundary
- Affordable Boundary
- Denotes Affordable Development
- Tree Protection
- Acoustic Barrier
- Bin Collection Point
- Communal Bin Storage for Flats
- Bin Stand for collection from multiple plots off shared private road
- Refuse Bin Collection swept path

Rev.	Date	Remarks	By	Ch.
B	23.07.21	Plots 101-106 Bin Storage Location Updated Following Comments From Planning Department	BC	BW
A	14.07.21	Bin Storage Position Updated Following Comments From Planning Department	SM	BW

+ 83.9m

Springfield Properties Plc

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IN02 - Easterfield

Project
 Easterfield
 Inverness

Drawing
 Bin Collection
 Remix

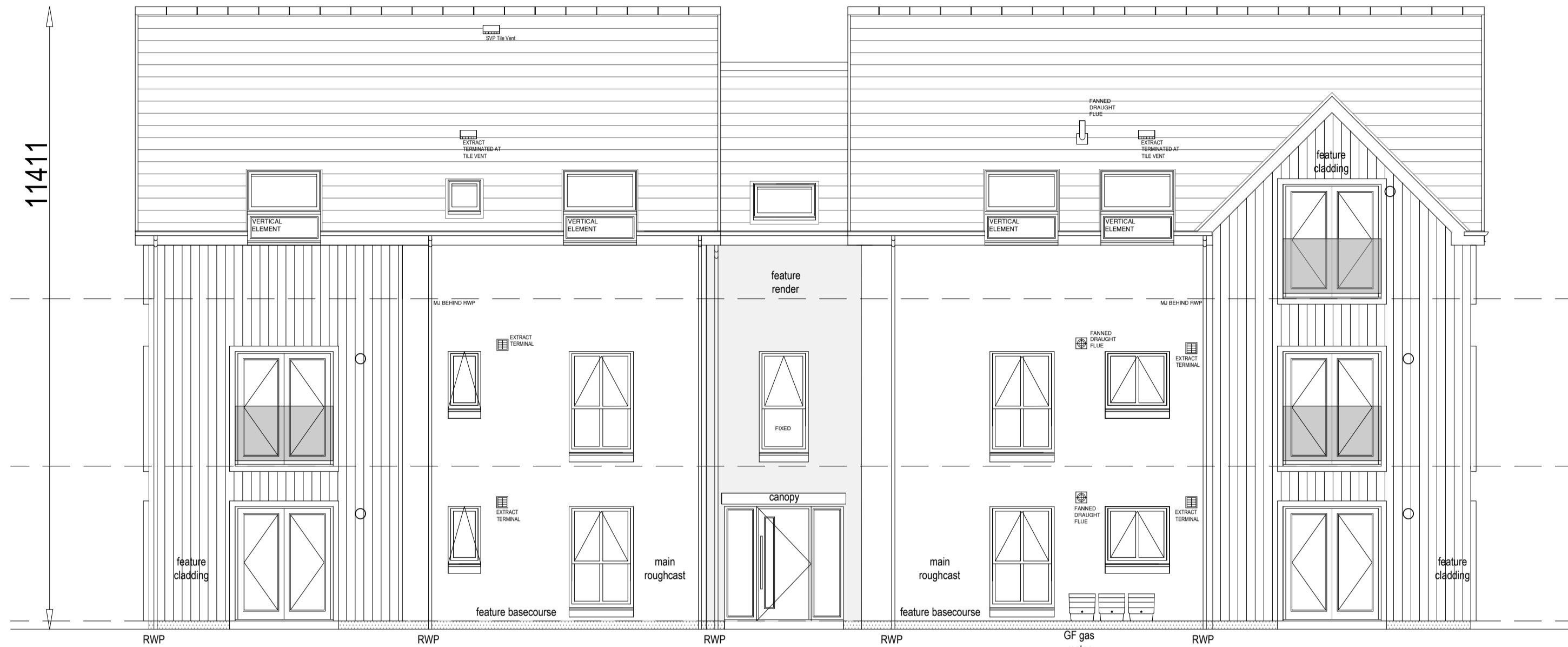
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1:200 @ A0	Feb 2021	KD	BW

Drawing no.	Rev
IN02_SL_PL_13	B

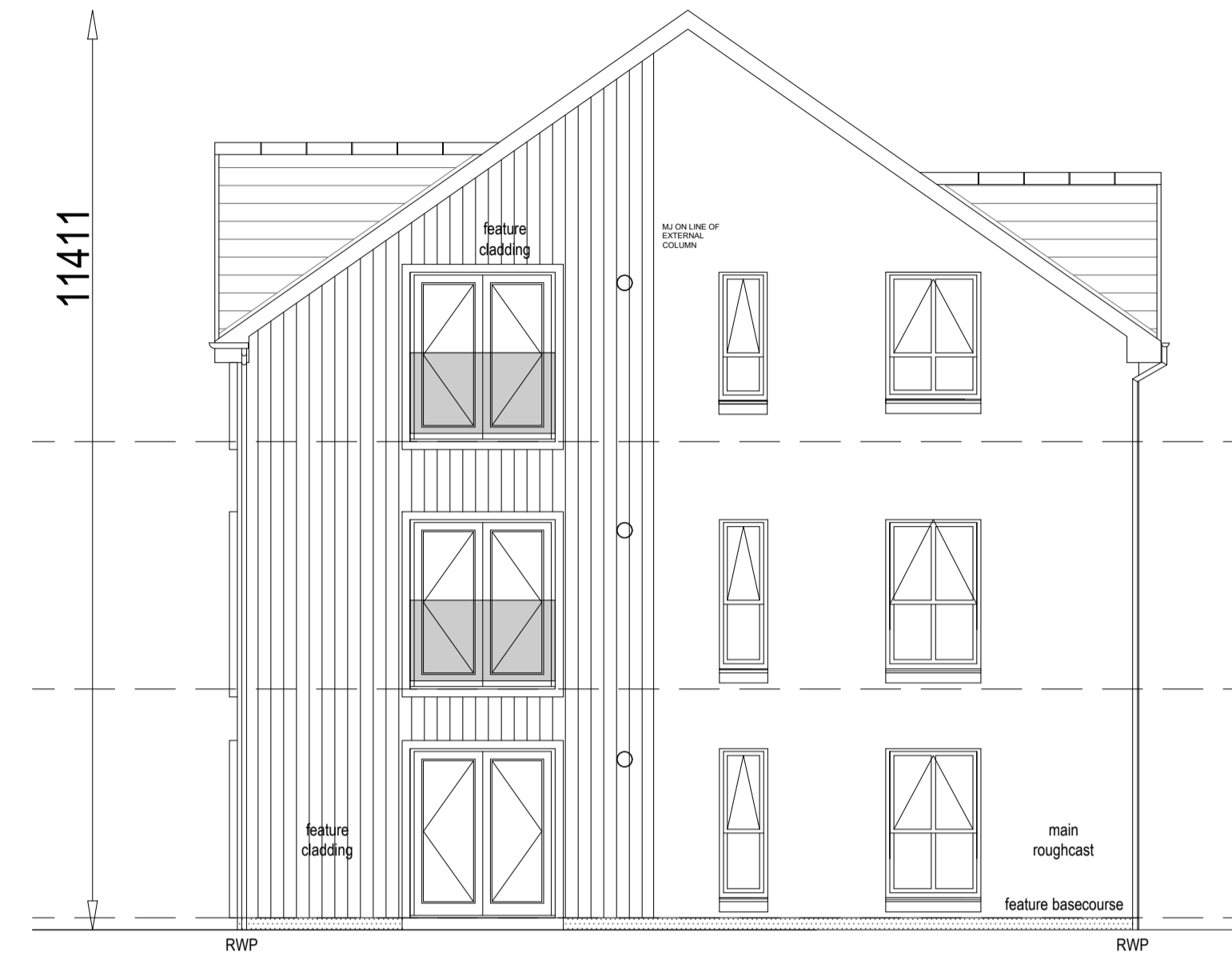
Existing Trees

Existing Gate

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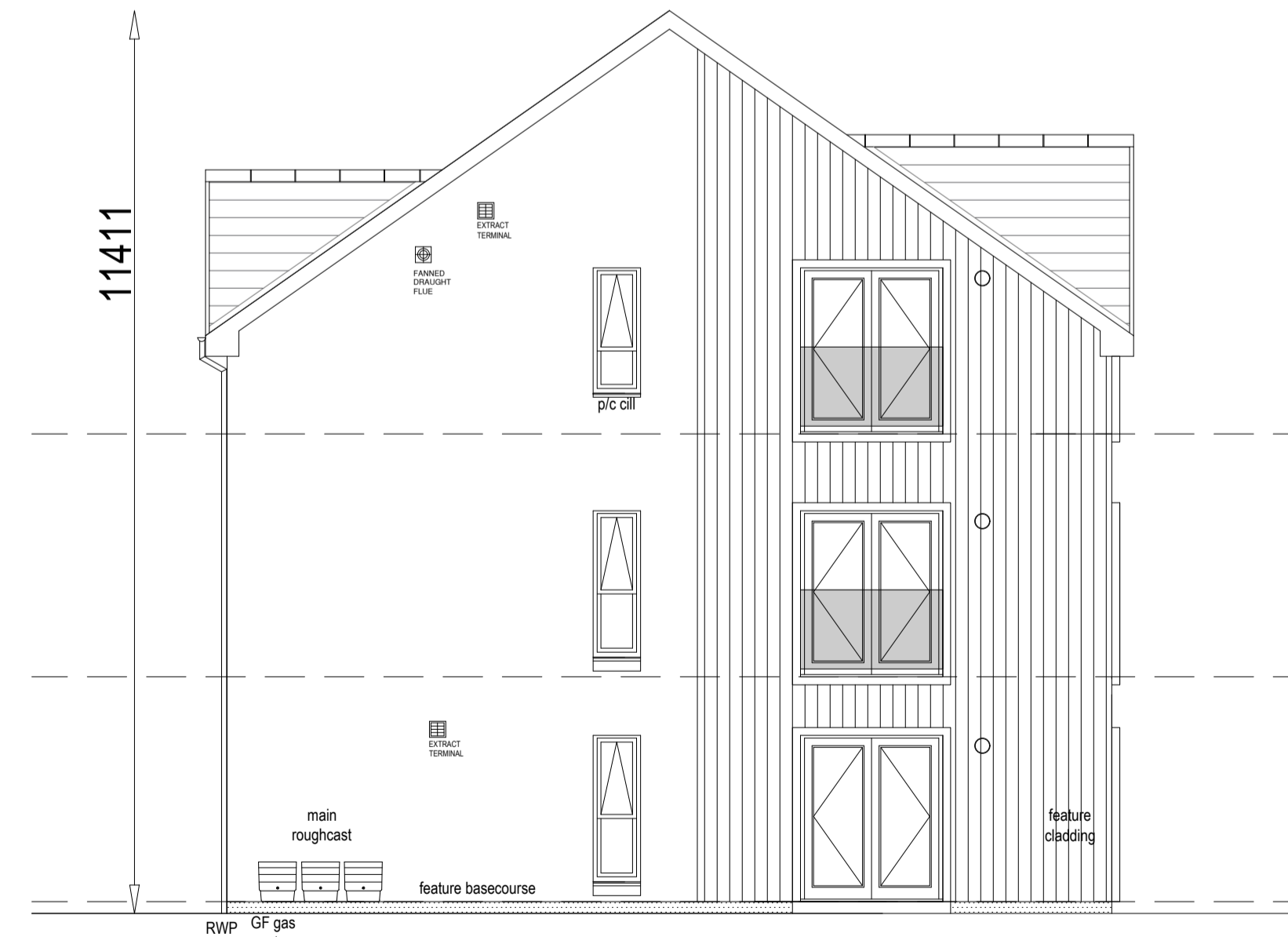
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- feature base
- feature cladding
- feature render

External materials.

Roof finish:
 Tiles with ventilated ridge.
 PV Panels.

External walls:
 Feature cladding; Cedral C15, RAL 7046
 Main render; White silicon render
 Feature render; Grey silicon render, RAL 7036.

Windows and doors:
 uPVC, RAL 7016

Rainwater goods:
 Marley black deep flow.

Cills:
 Precast.

Balcony:
 Glass.

Rev.	Date	Remarks	By	Ch.
D	27.07.21	Material Colours Updated Following Planning Comments	SM	BW
C	15.07.21	Balconies Updated Following Planning Comments	SM	BW
B	14.07.21	External Materials Updated Following Planning Comments	SM	BW
A	01.02.21	External Materials Updated	SM	BW


Springfield
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Project
 IN02 Drumossie
 Inverness

Drawing
 Planning Application
 Proposed Elevations

Scale	Date	Drawn by	Checked by
1:75	26/11/2021	SM	BW

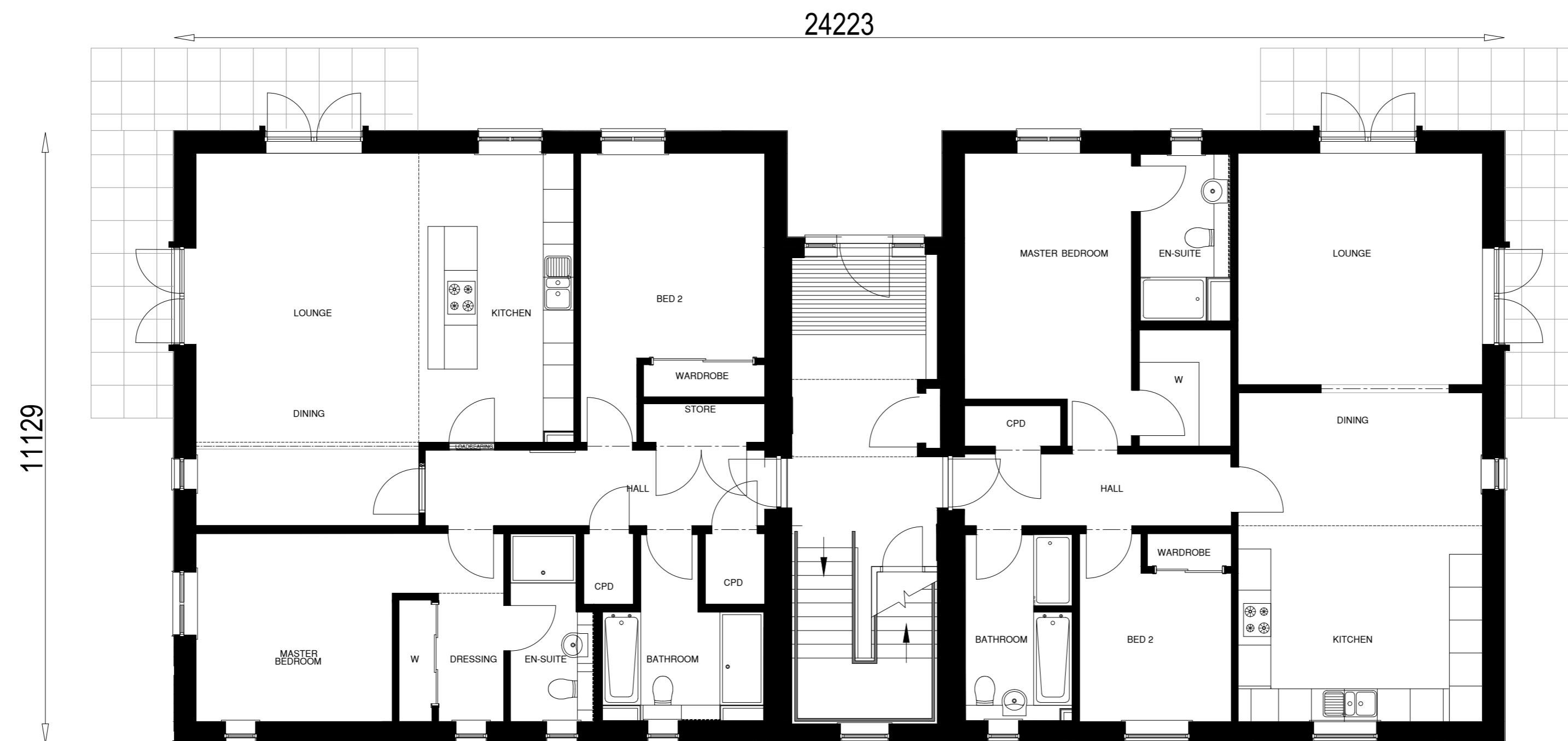
Drawing no.	Rev
IN02_3STRY_PL_01	D



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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Rev	Date	Remarks	By	Ch.
A	15 07 21	Balconies Updated Following Planning Comments	SM	BW

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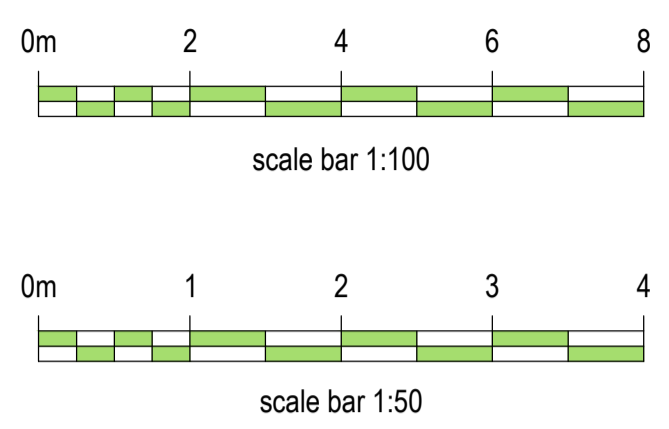
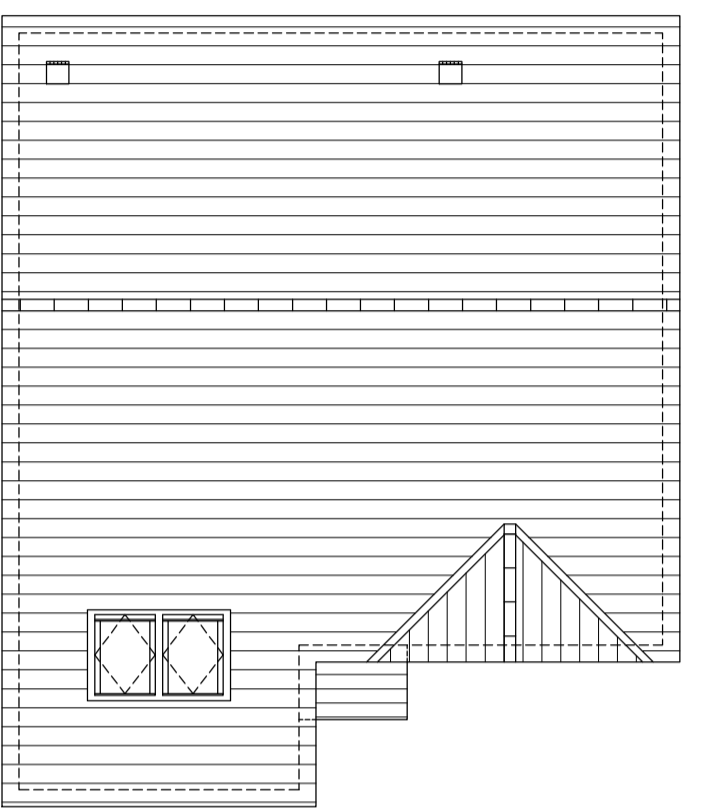
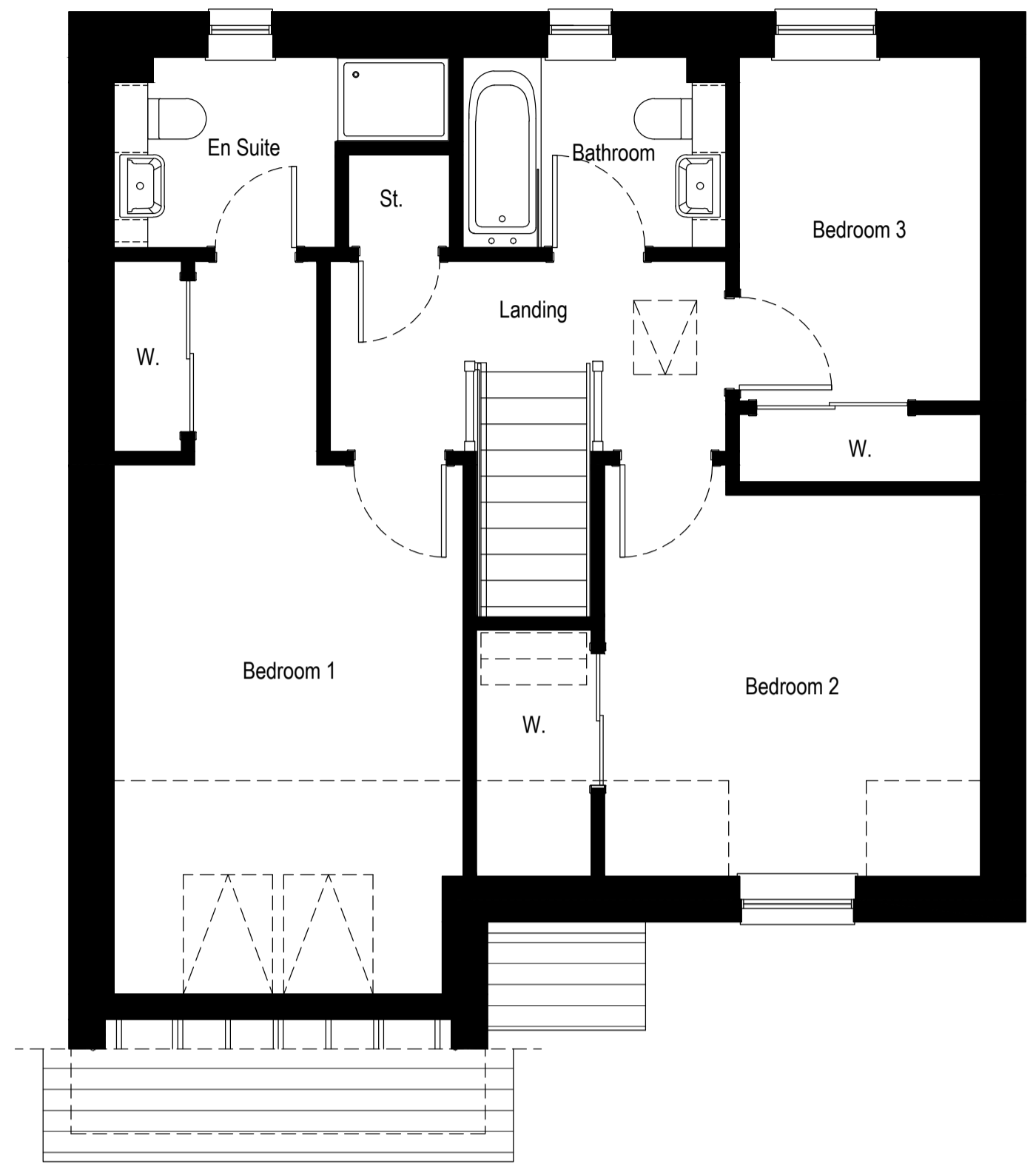
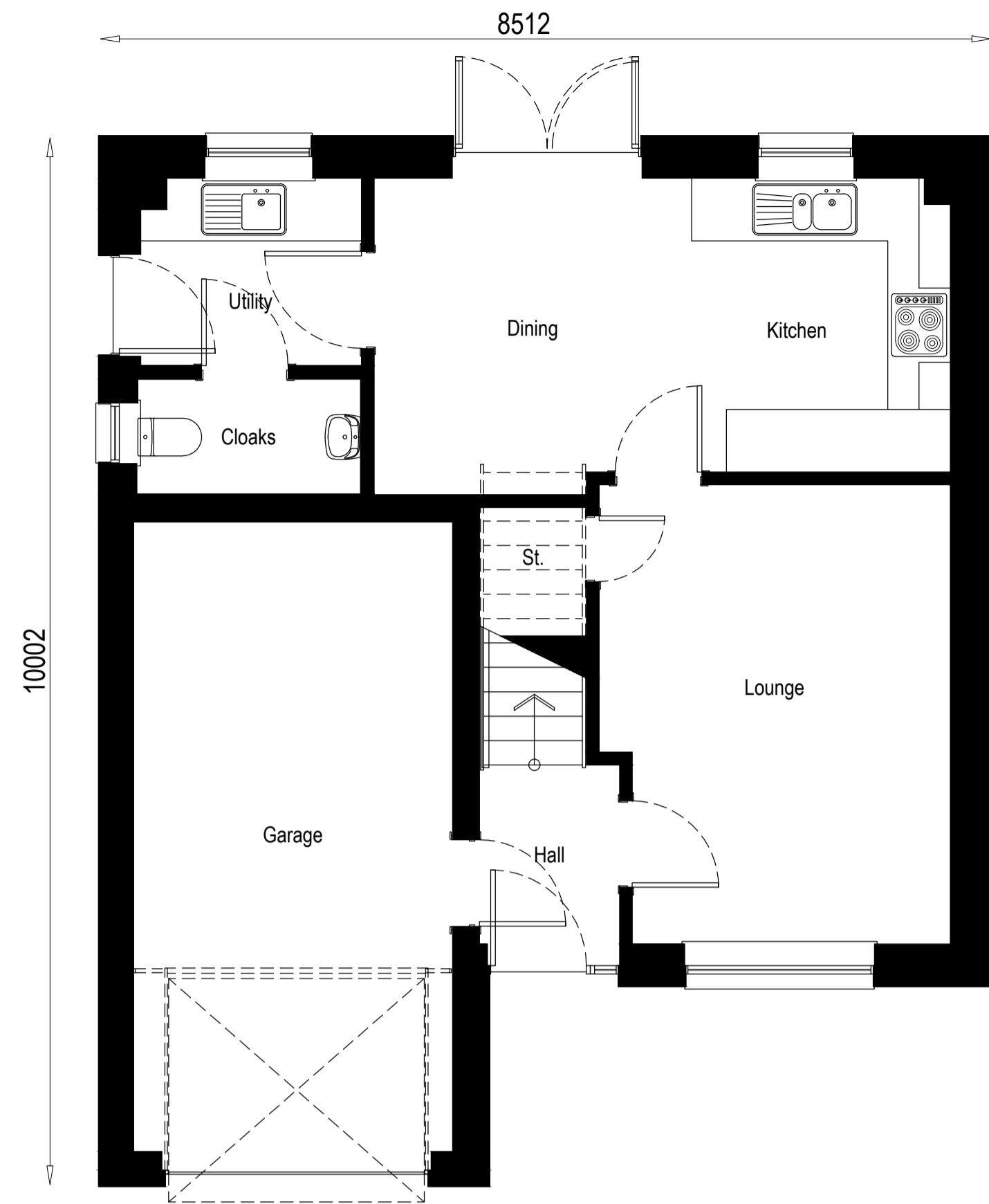
Project
IN02 Drummossie
Inverness

Drawing
Planning Application
Proposed Plans

Scale 1:75	Date Feb 2021	Drawn by KD	Checked by SM
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Drawing no. IN02_3STORY_PL_02	Rev A
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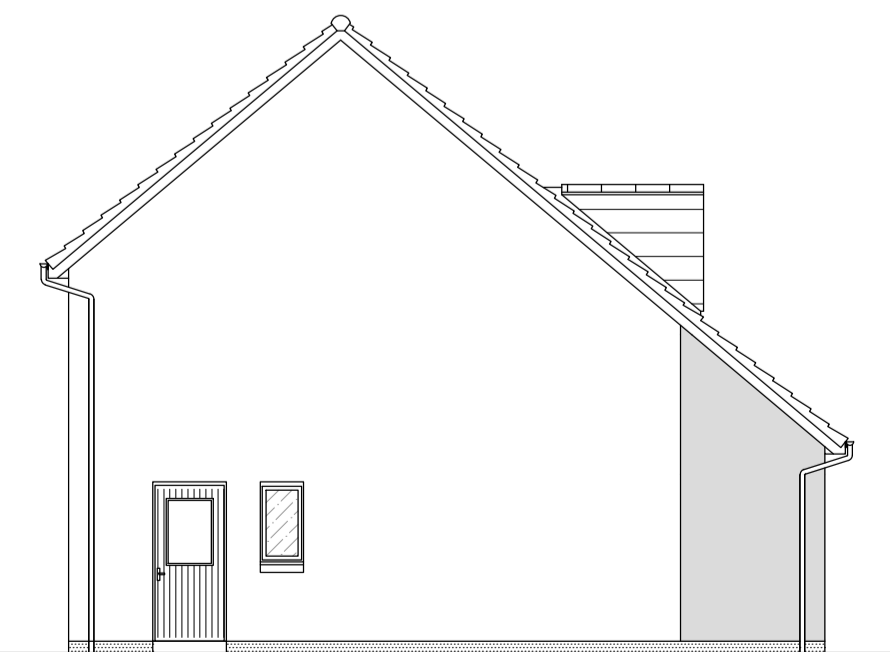
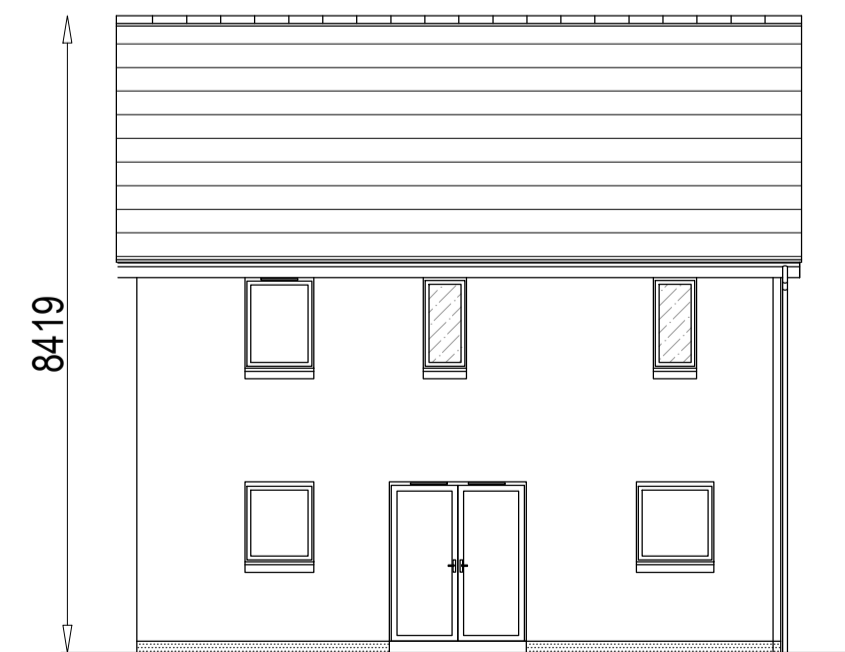
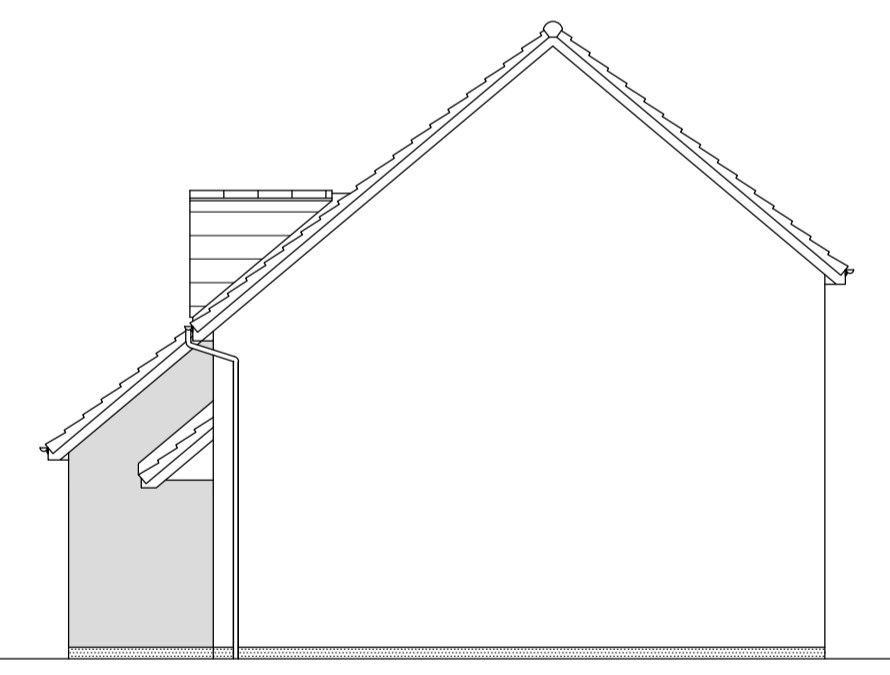


Ground Floor Layout 1:50

First Floor Layout 1:50

Roof Plan 1:100

- feature base
- feature timber
- feature masonry



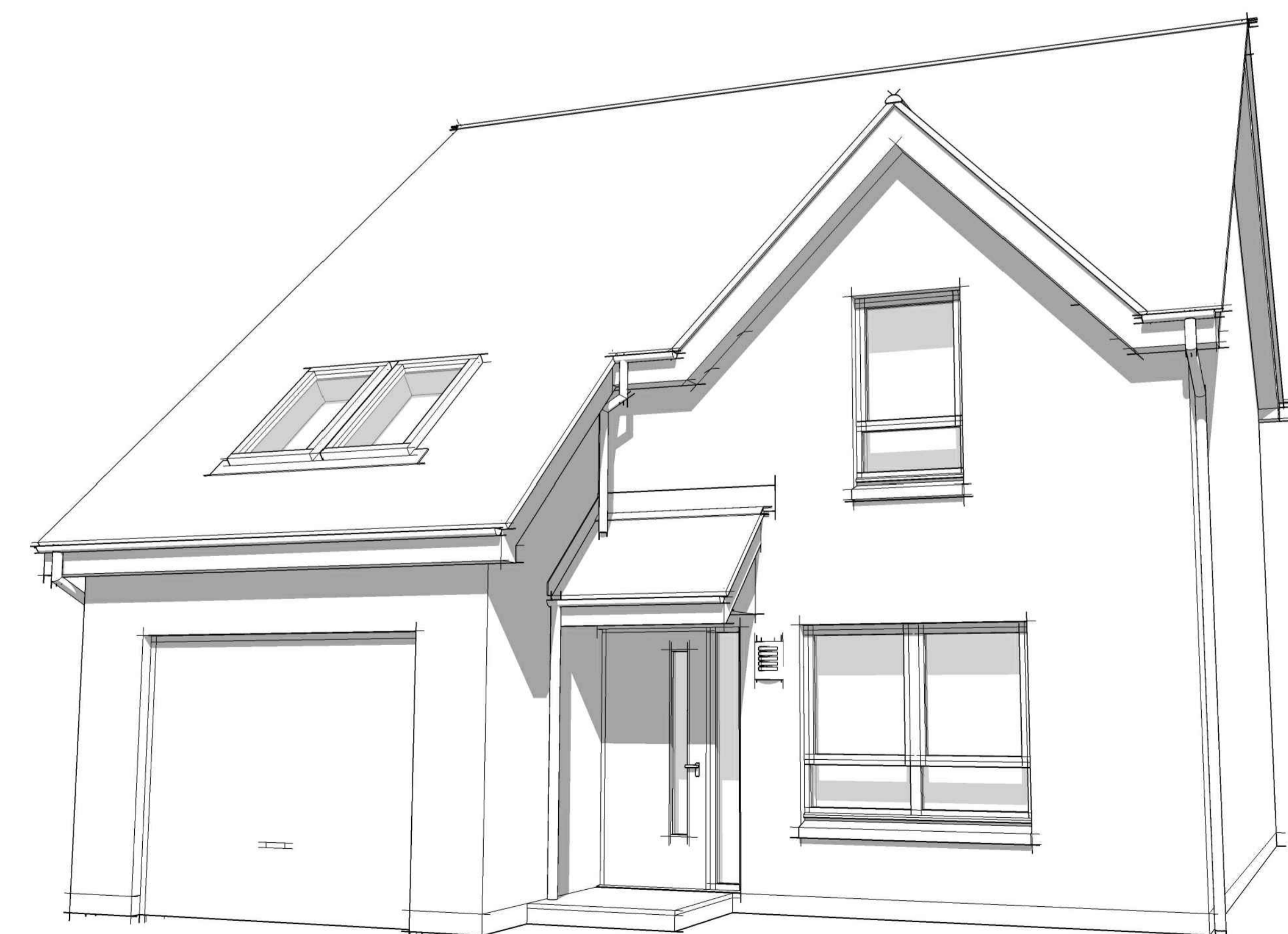
Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100

Elevations



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Lauder

Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

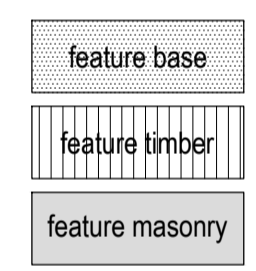
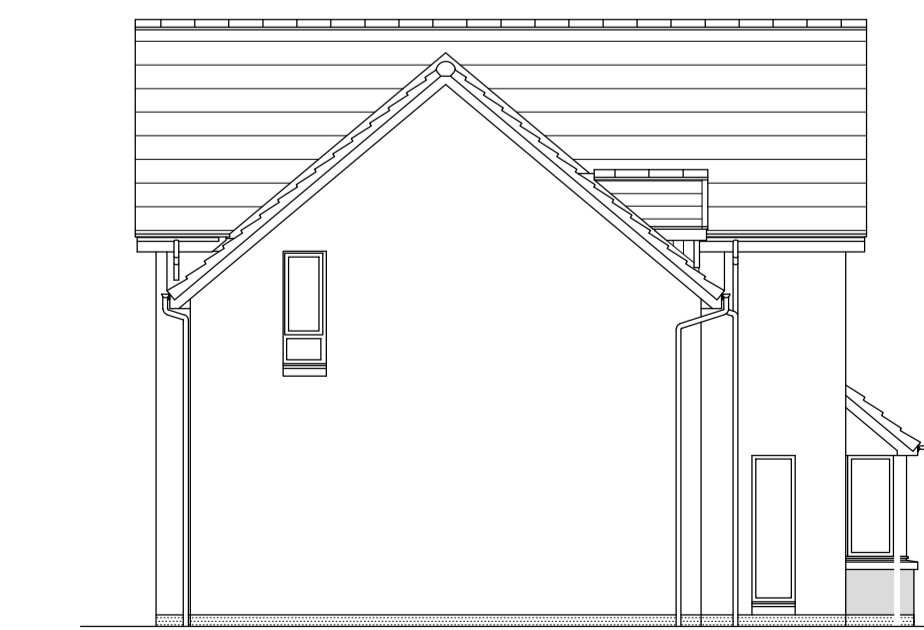
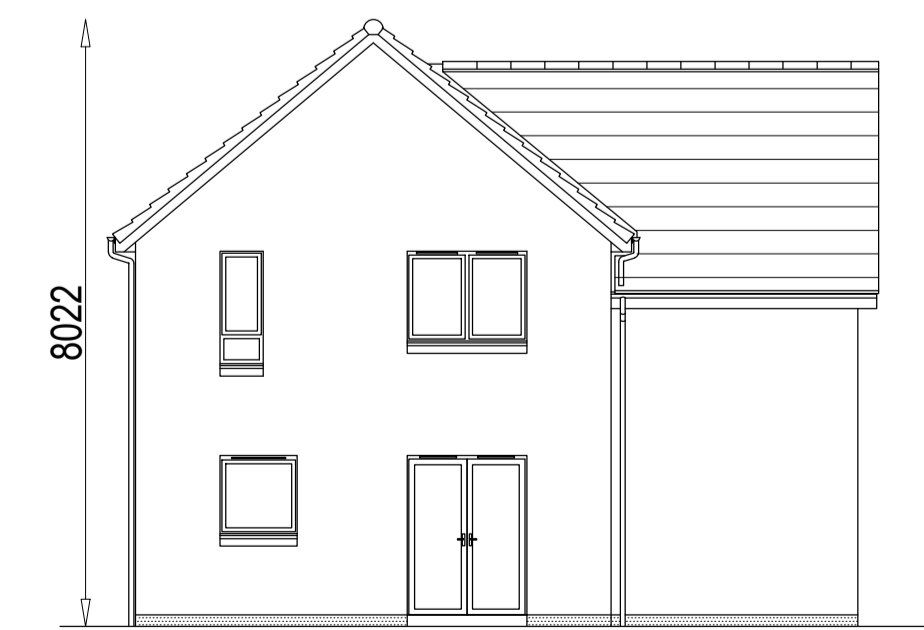
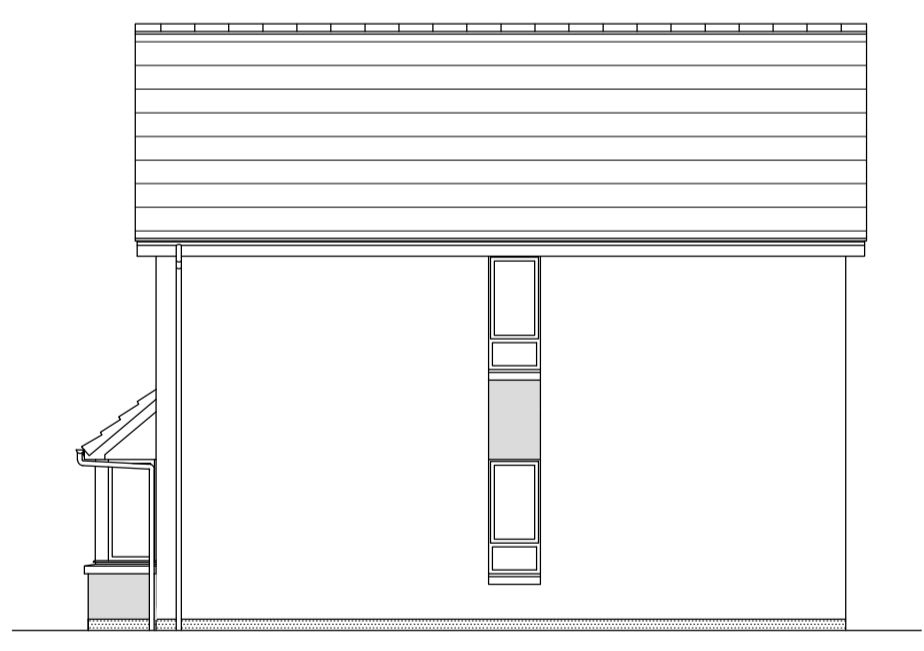
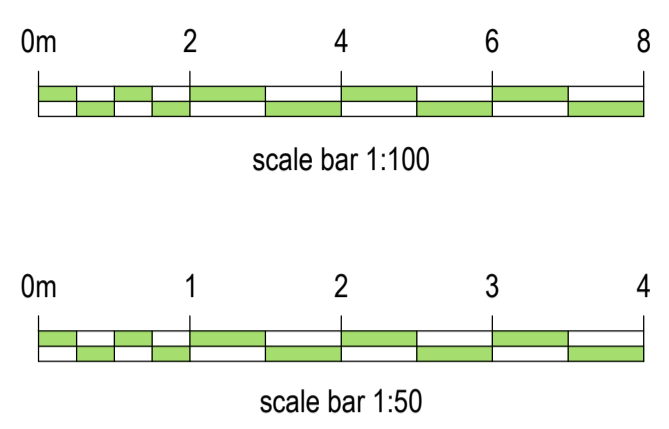
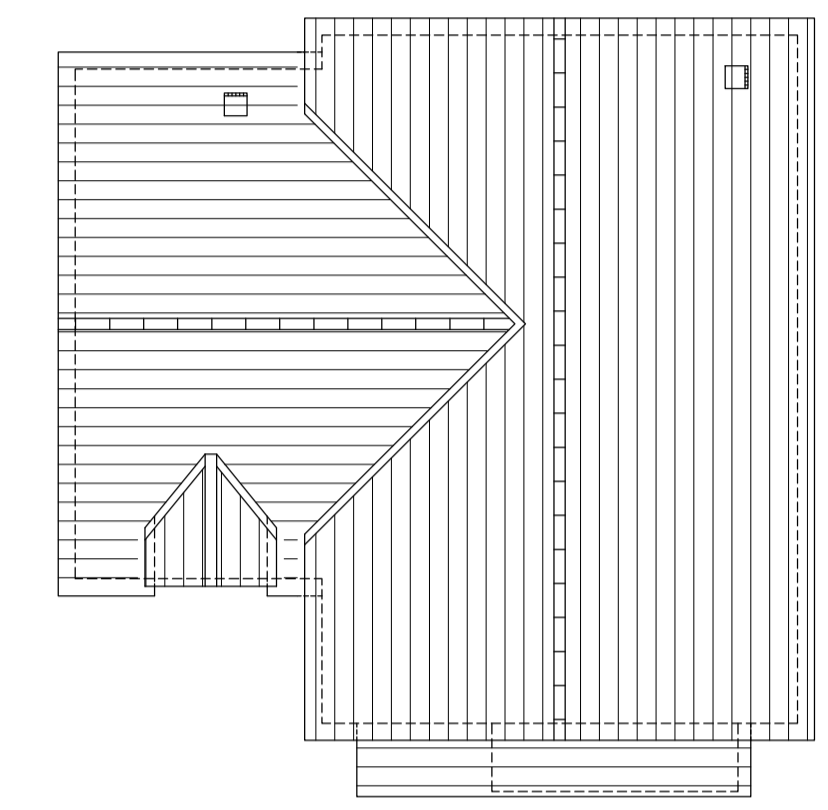
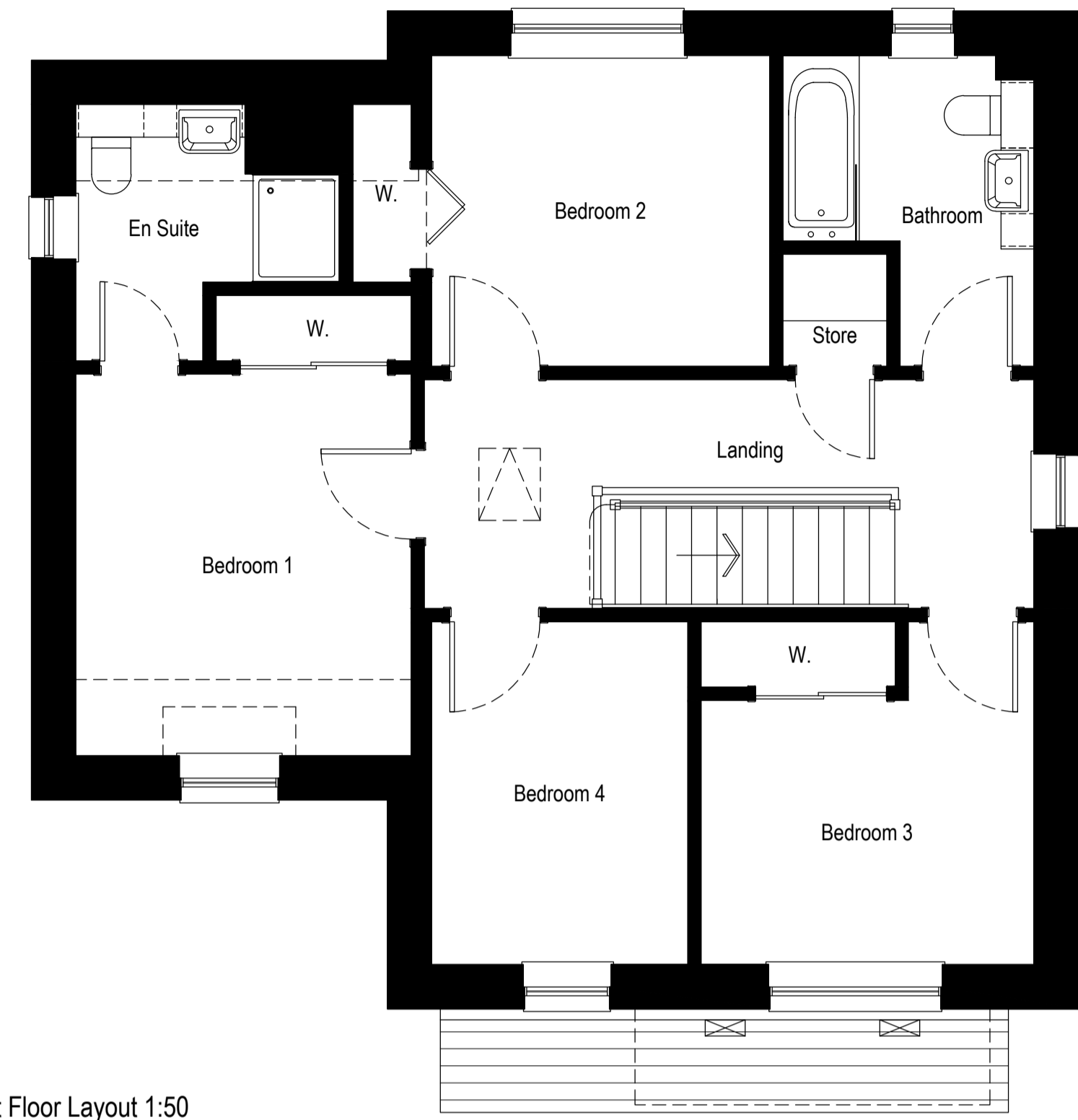
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1:50, 1:100	Apr 2016	GR	AJY

Drawing no.	Rev
1104dt(AS)901	B

Rev.	Date	Remarks	By	Ch.
B	17.07.17	3D Illustration updated	JB	GR
A	04.05.16	House type range added	JB	GR

Revisions

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Rev.	Date	Remarks	By	Ch.
F	16.04.18	Bay window corner post details revised.	GR	CV
E	26.03.18	Bay window feature material changed to timber.	GR	CV
D	08.02.18	D6 partition moved to clear room of stair.	CK	GR
C	17.07.17	3D illustration revised.	JB	GR
B	07.11.16	Scale bar amended.	GR	-
A	04.05.16	House type range added	JB	GR

Revisions

Springfield
Springfield Properties Plc

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Arden (as)

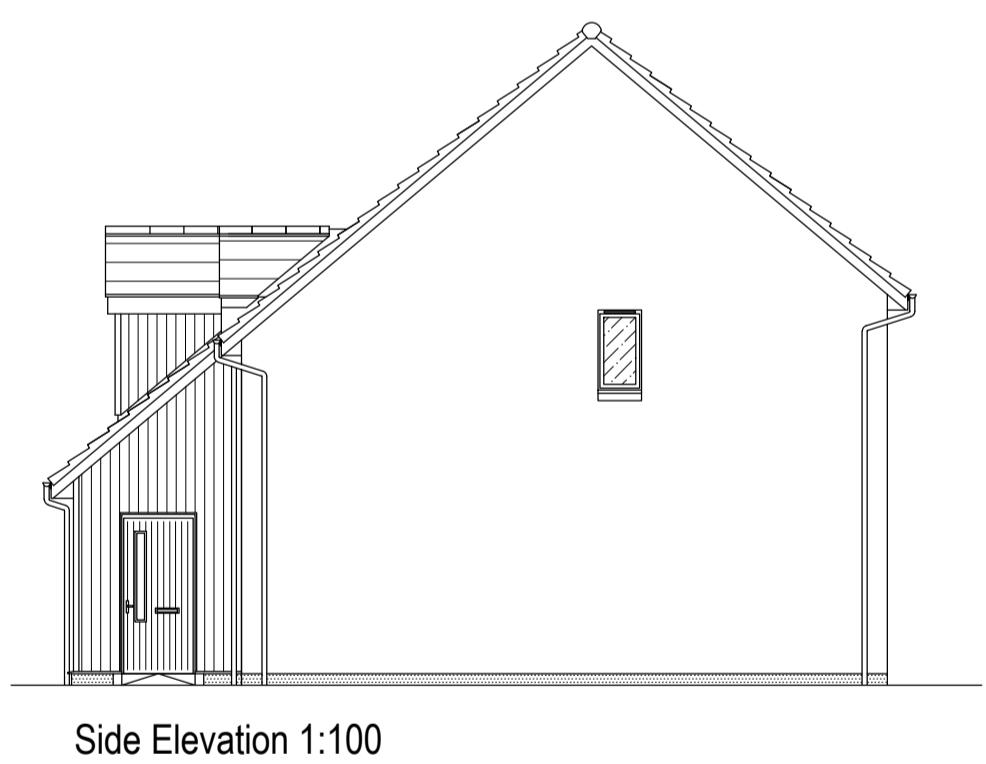
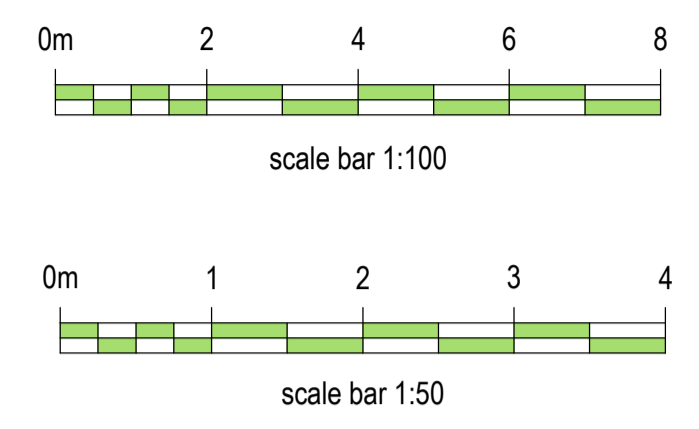
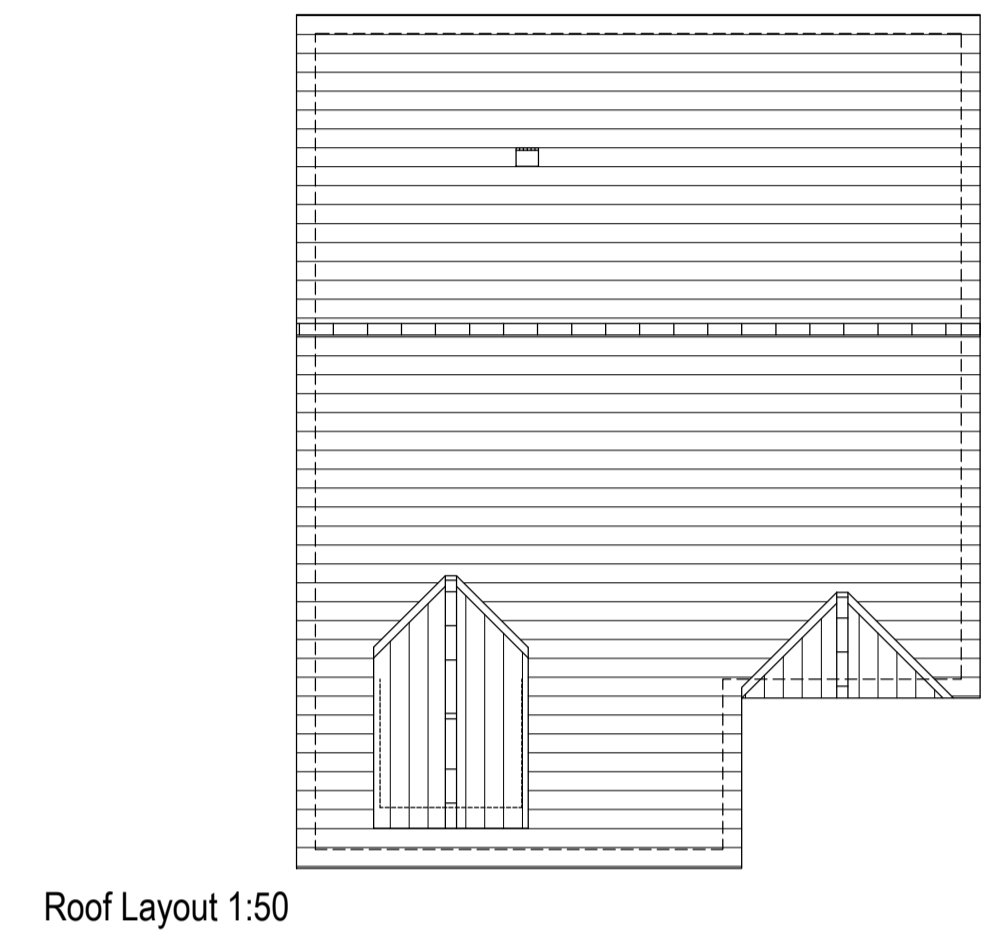
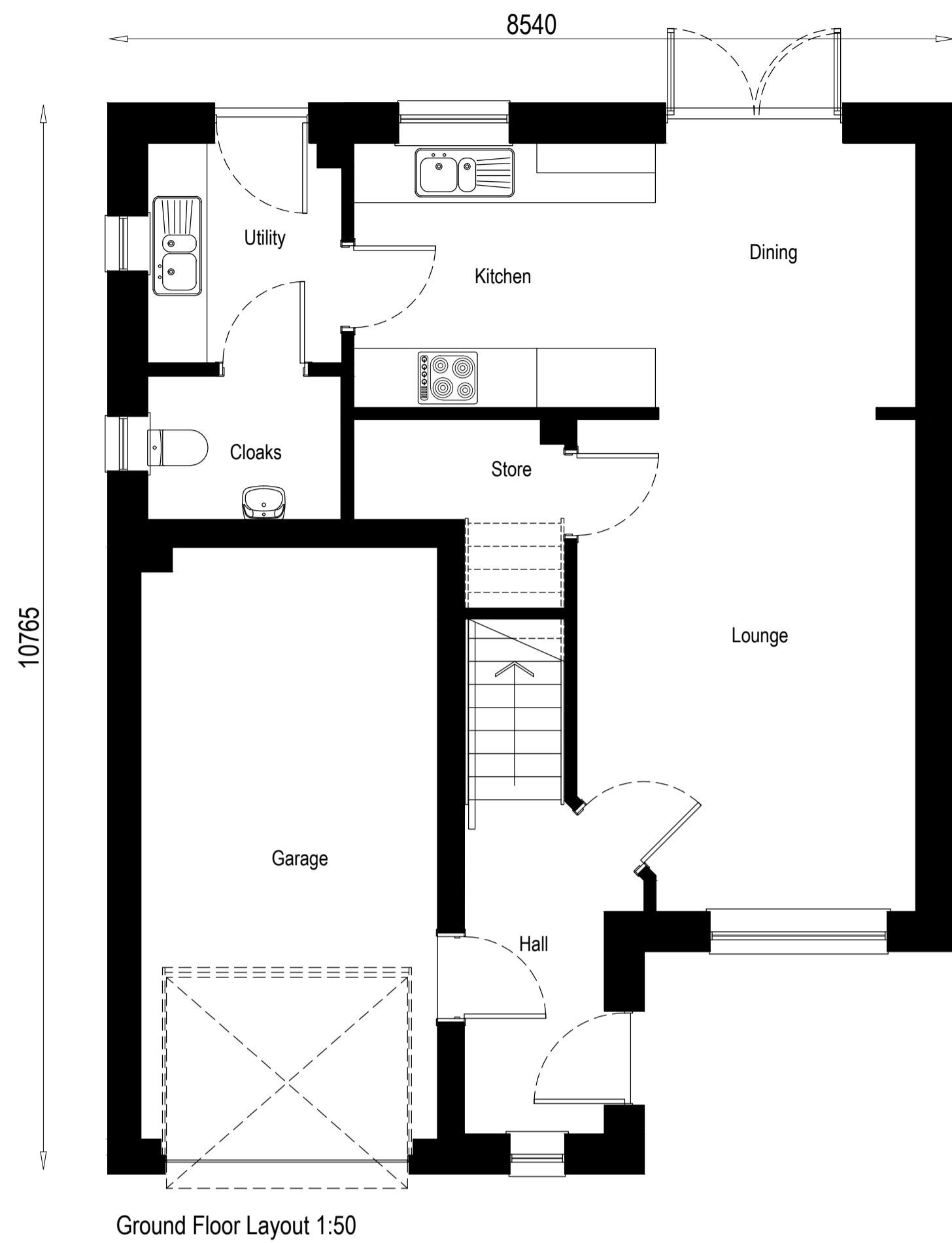
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

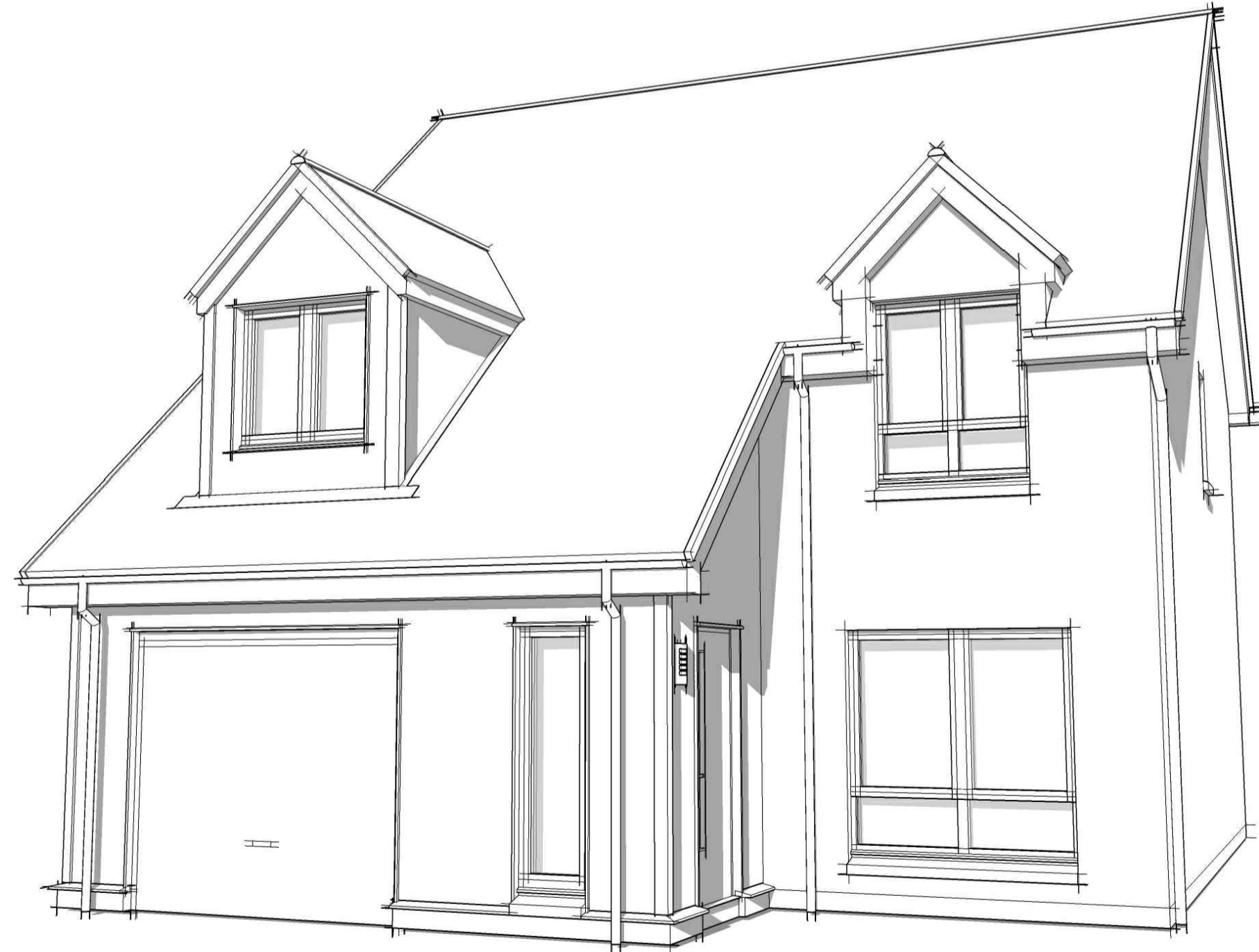
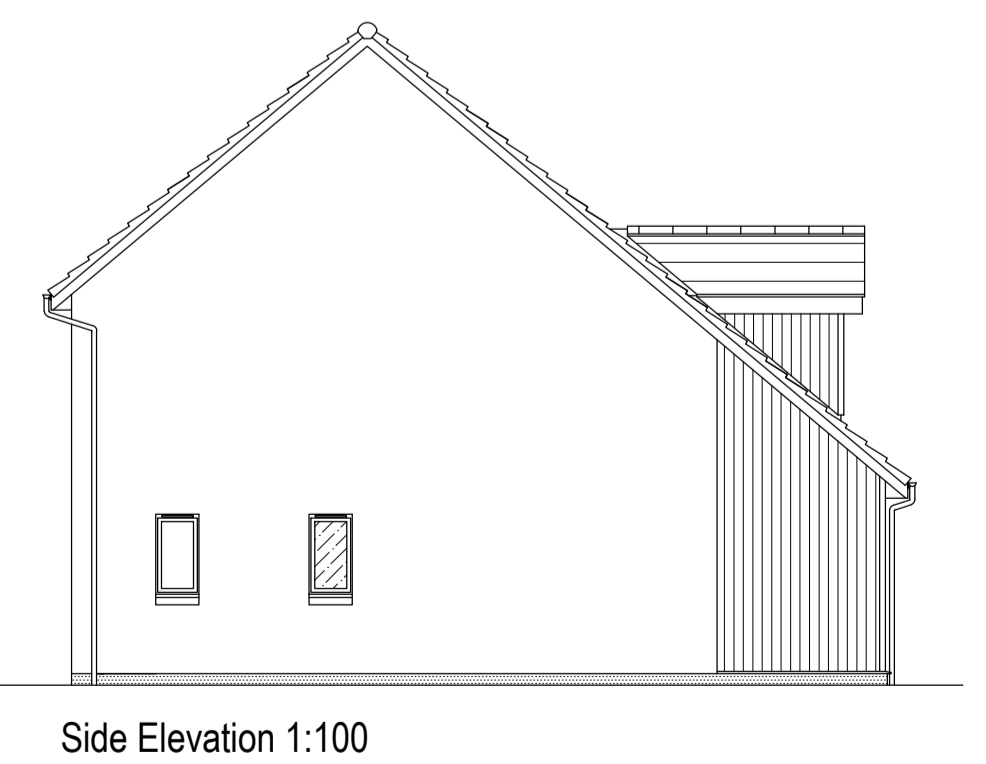
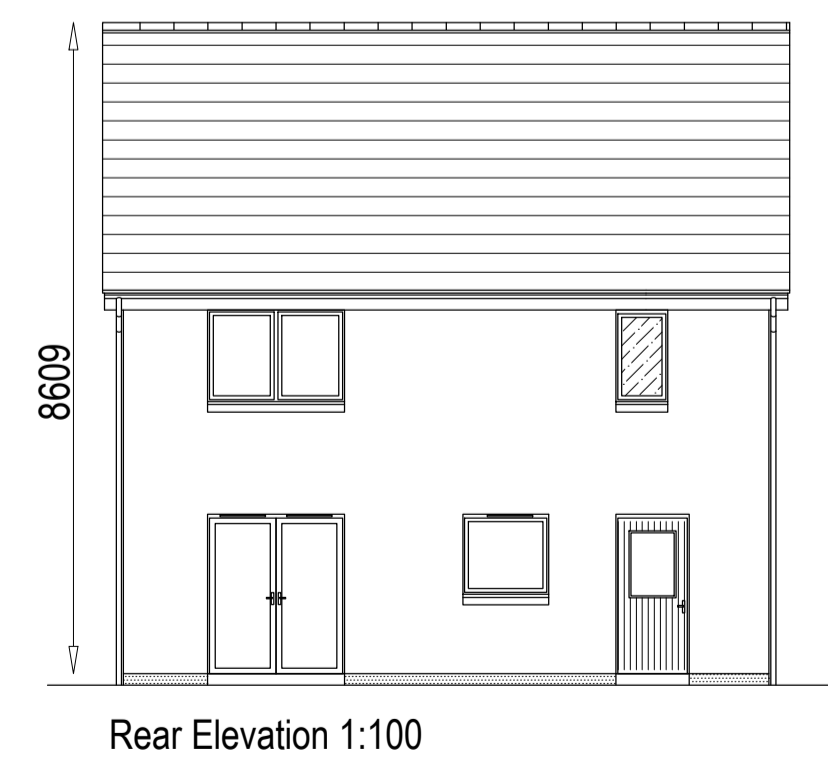
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Drawing no. 1224d(AS)901 Rev F

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- feature base
- feature timber
- feature masonry



Rev.	Date	Remarks	By	Ch.
A	31.05.17	W8 window size increased in width; W8 dormer style revised.	GR	-

Revisions

Springfield
Springfield Properties Plc

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Nairn

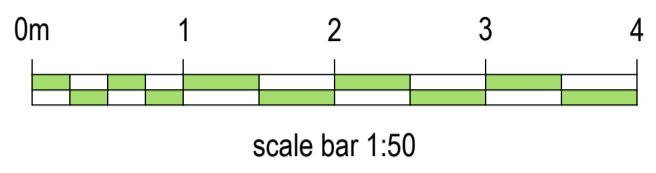
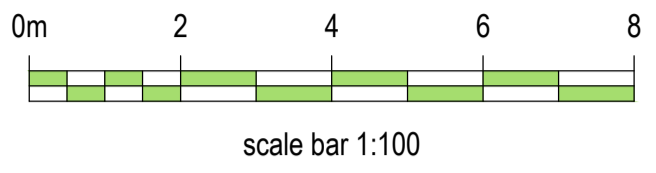
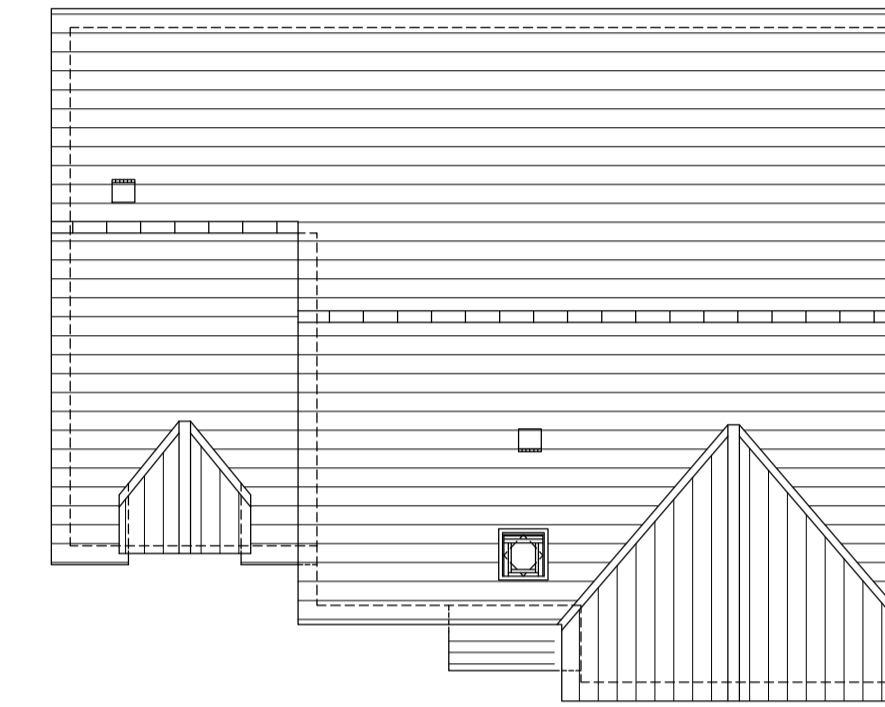
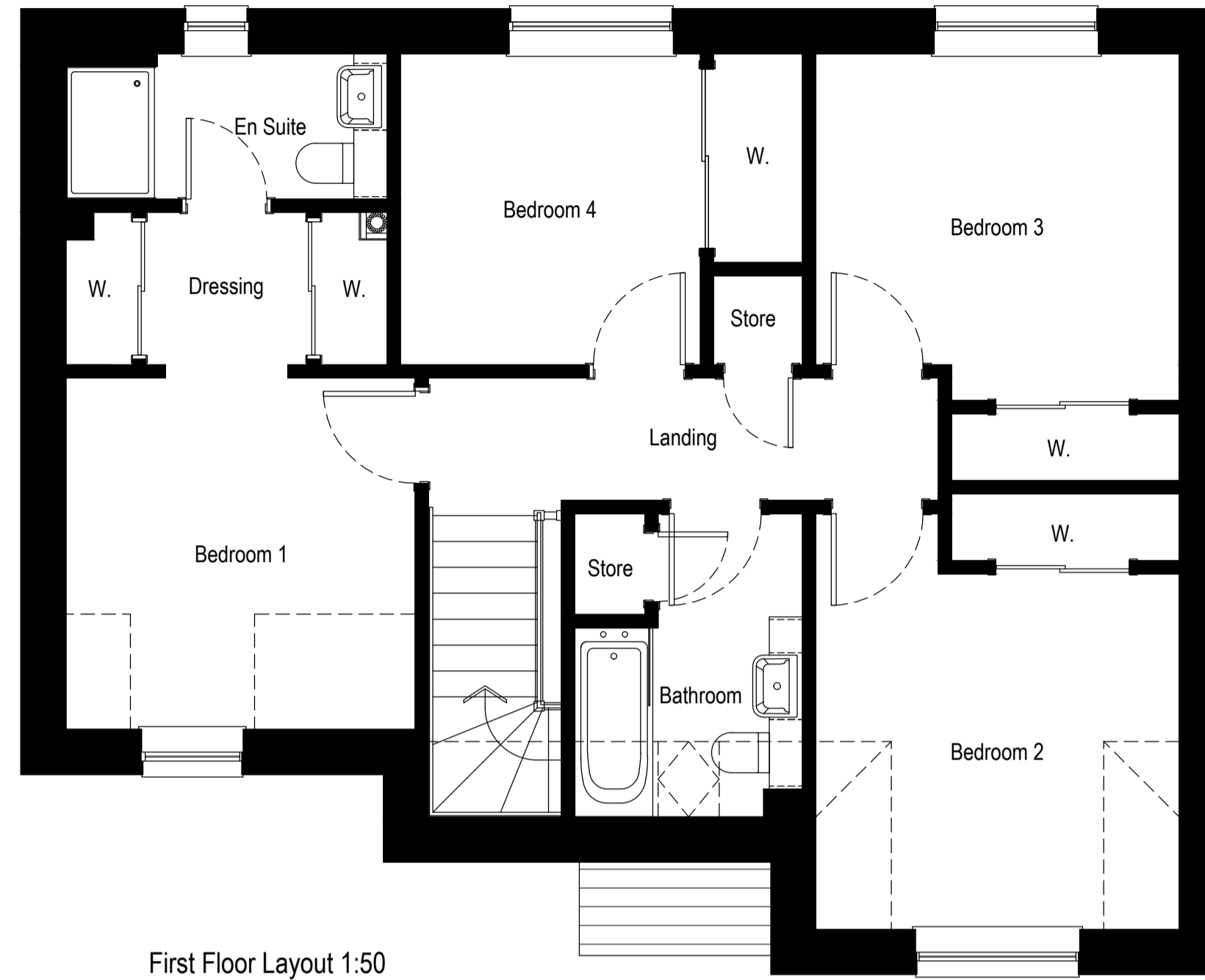
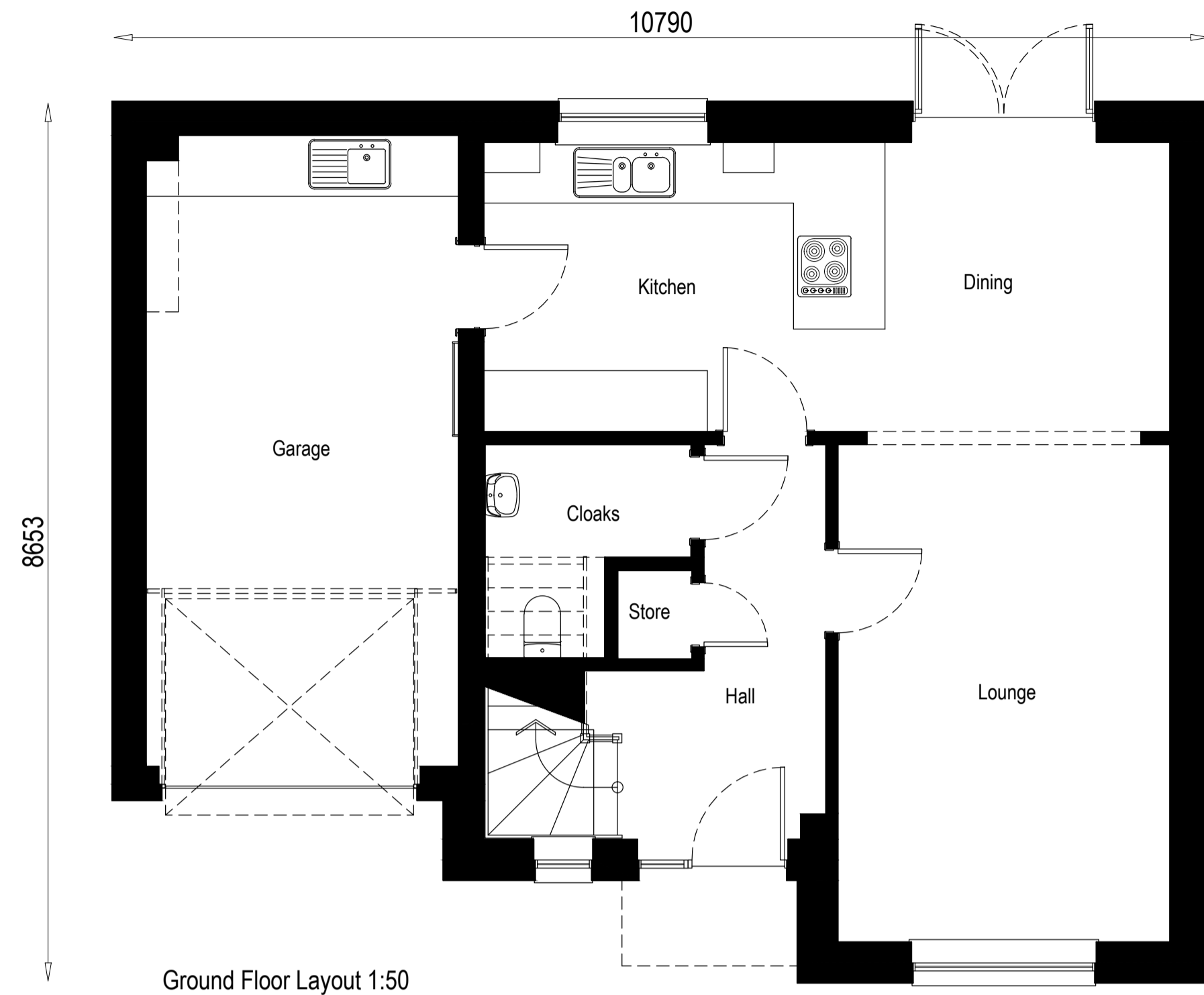
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

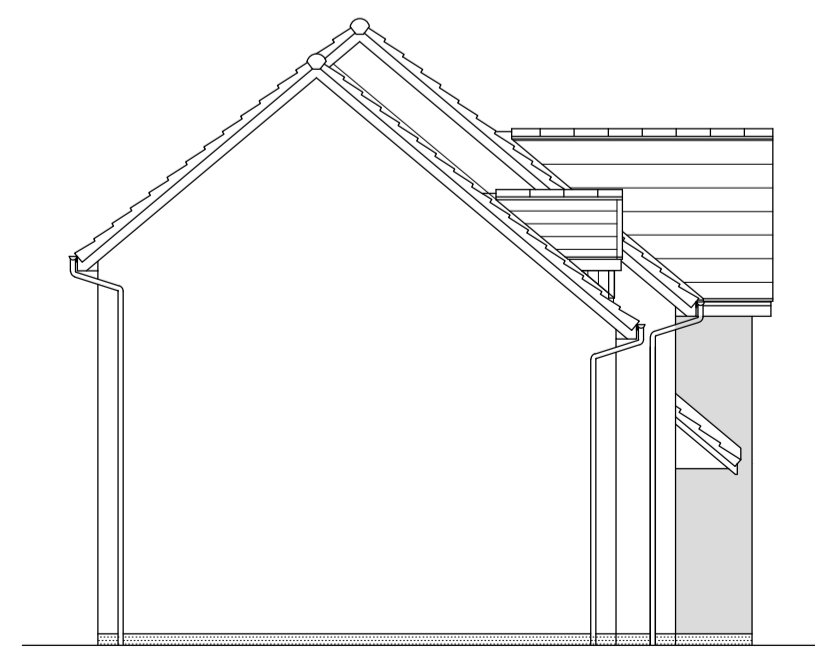
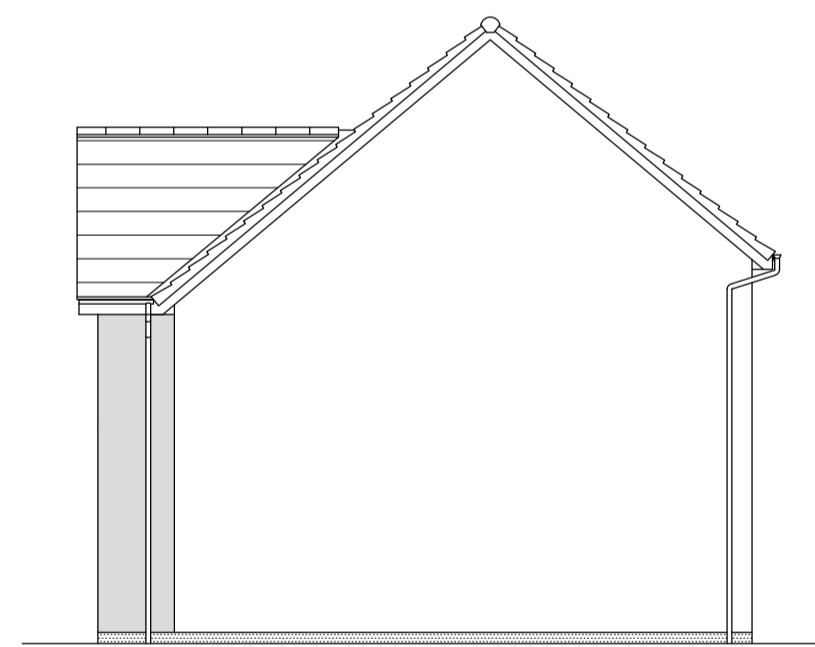
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Drawing no.	Rev
1237dt(-)901	A

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- feature base
- feature timber
- feature masonry



Rev.	Date	Remarks	By	Ch.
C	01.02.17	Utility units added in garage.	GR	CV
B	01.02.17	Utility units added in garage.	GR	CV
A	19.05.16	House type range added.	JB	GR

Revisions



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Balerno

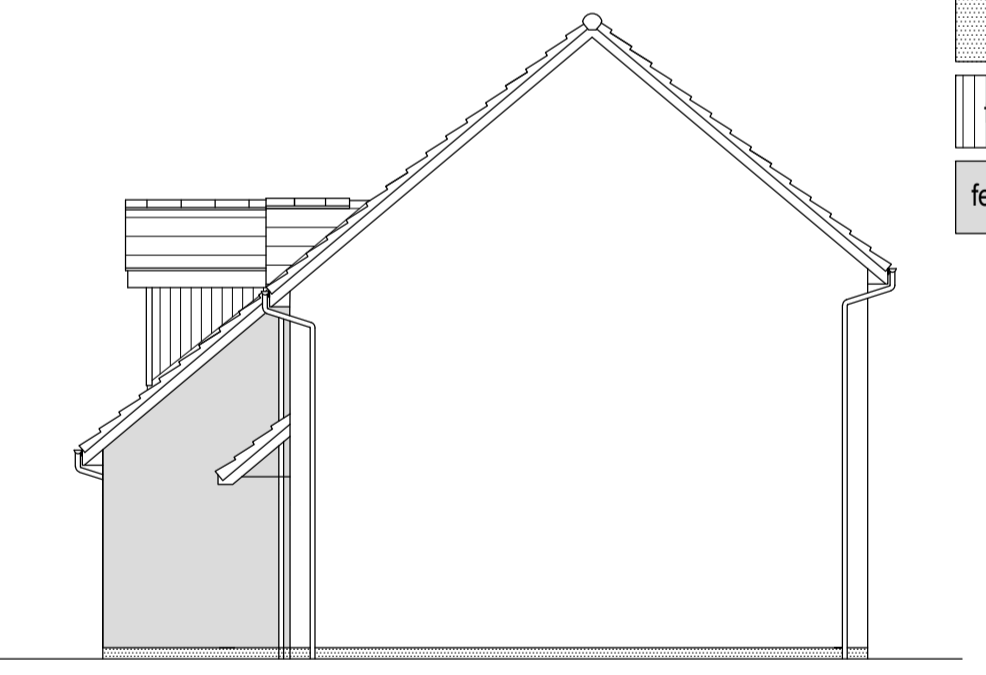
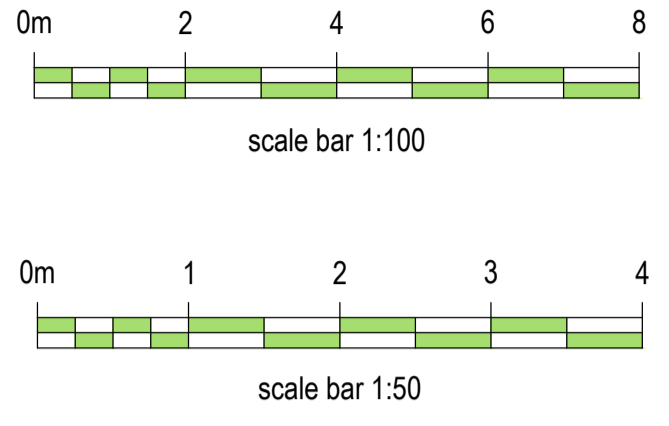
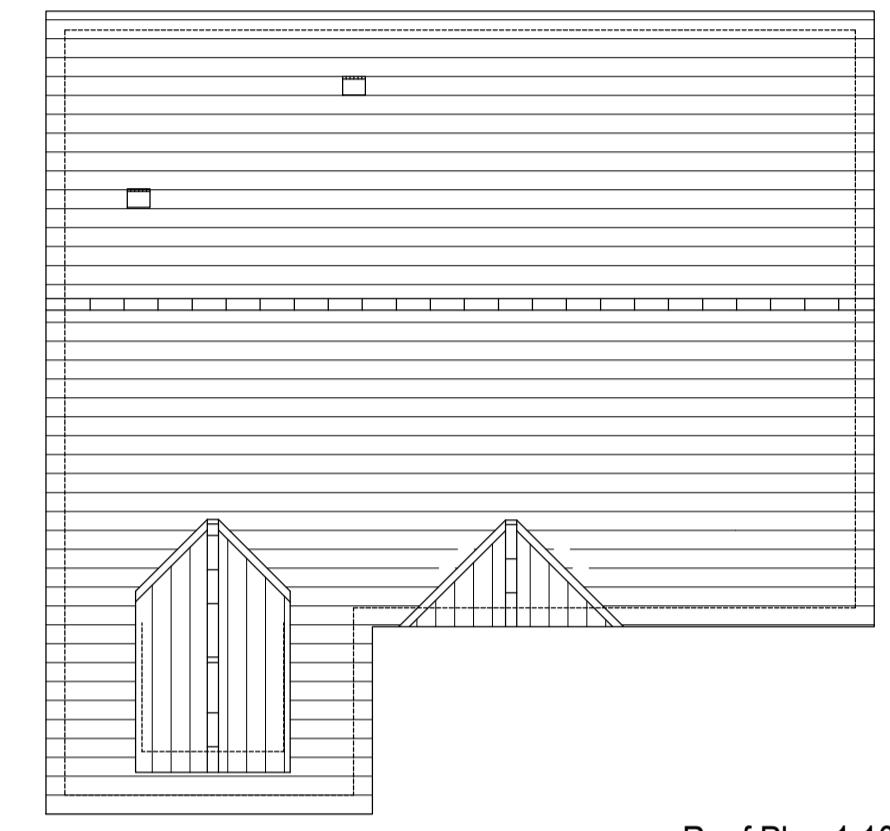
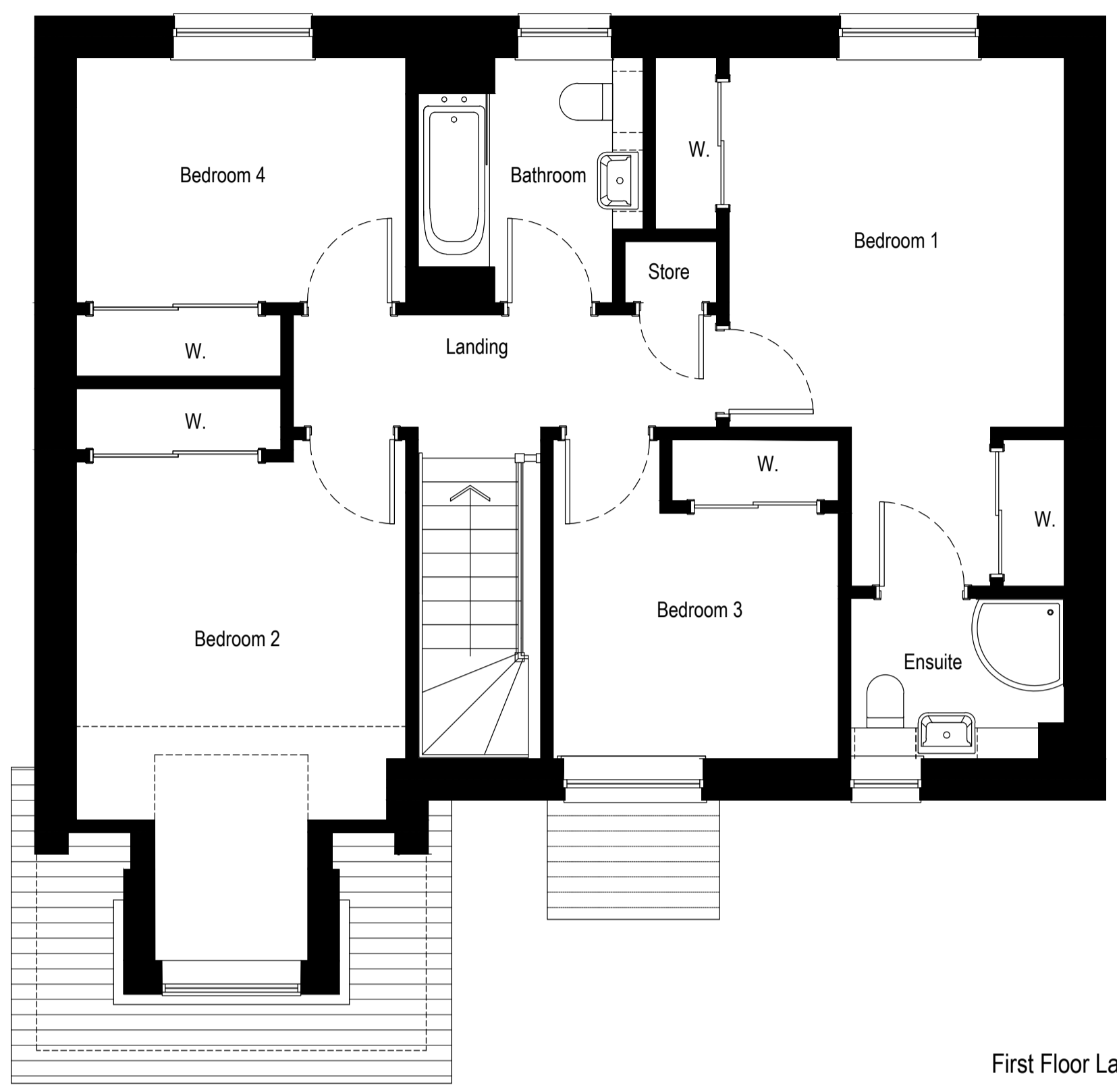
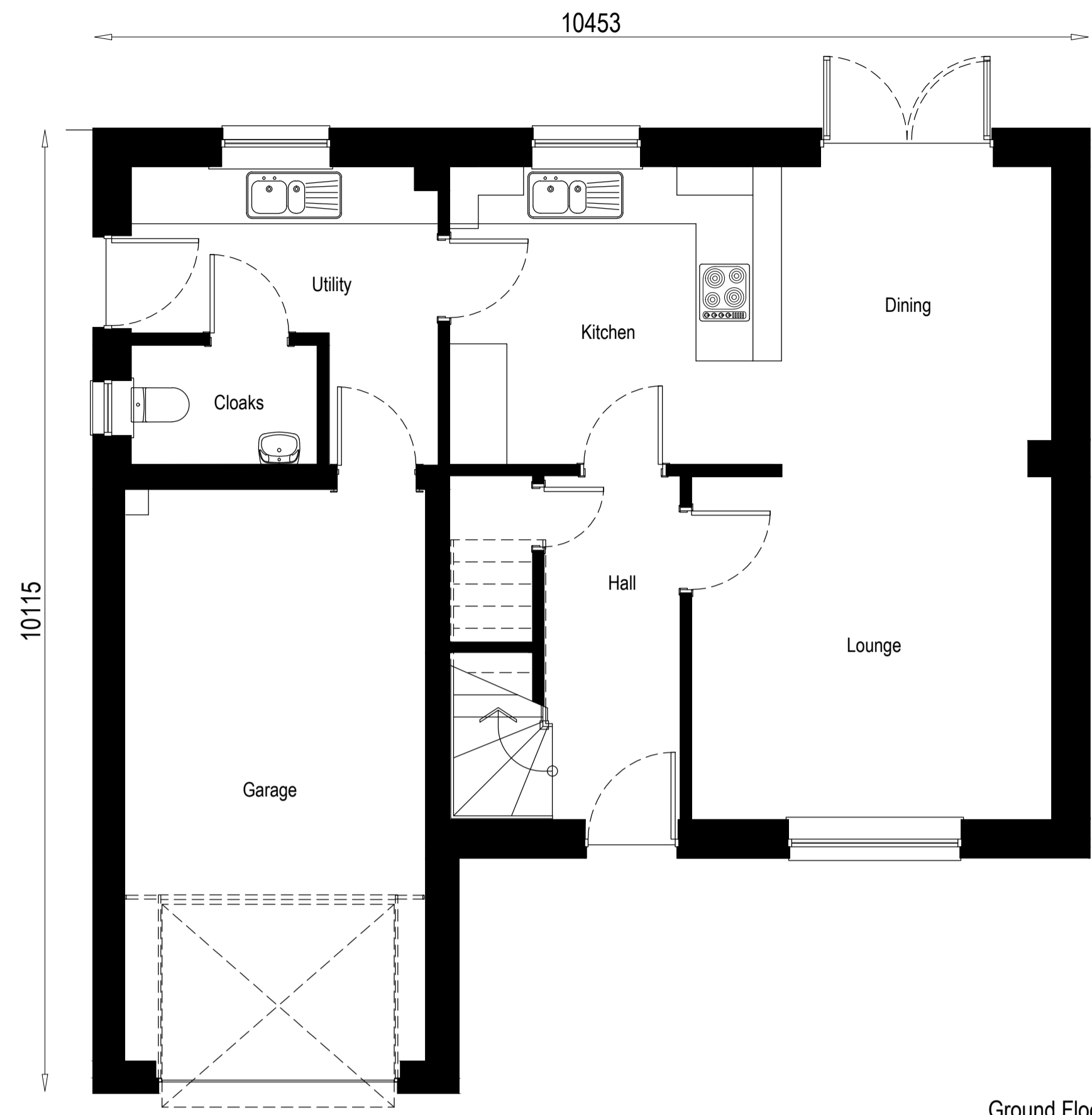
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

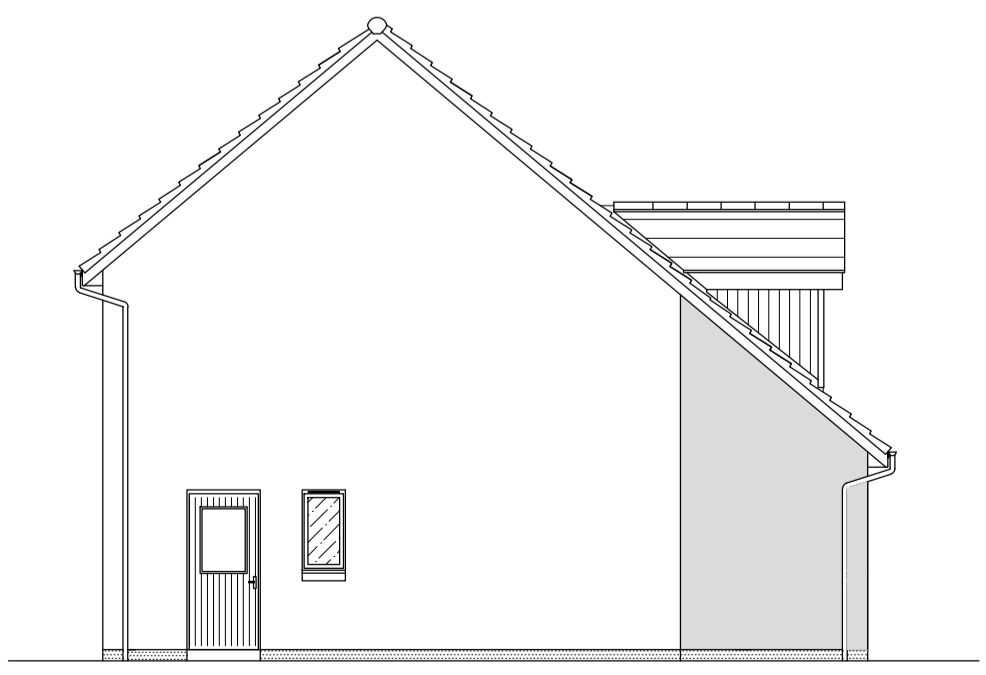
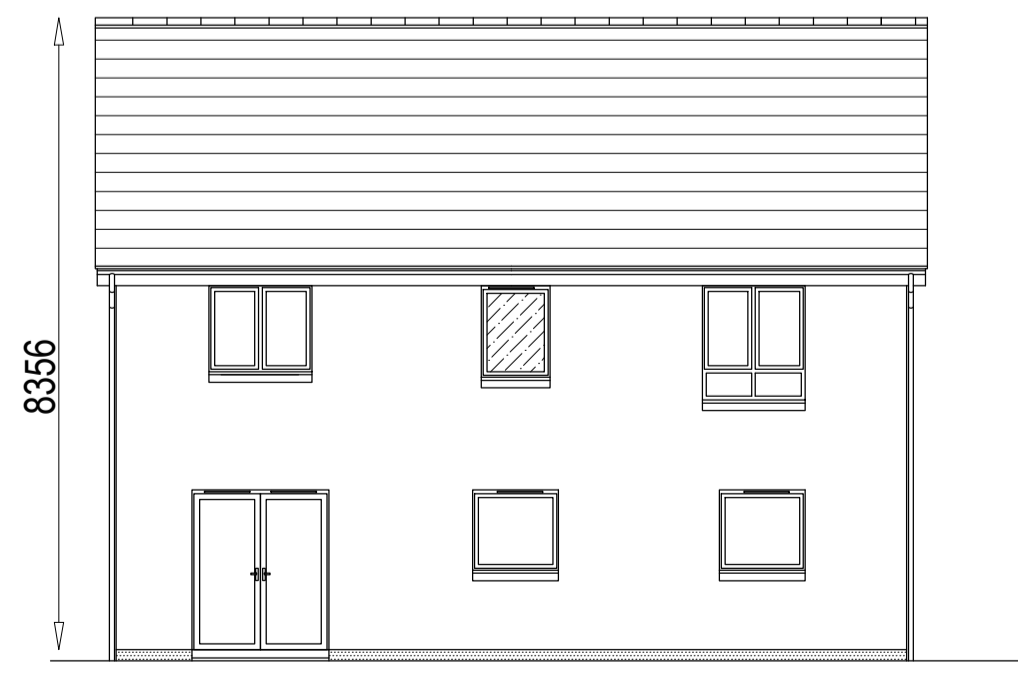
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Drawing no.	Rev
1287dt(as)901	C

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- feature base
- feature timber
- feature masonry



F	19.07.17	3D Illustration revised	JB	GR
E	07.11.16	Scale Bar Revised		
D	09.05.16	House type range added		
C	15.03.16	Perspective illustration added		
B	23.04.15	Updated re Construction review		
A	12.02.15	Updated re House type review		

Rev.	Date	Remarks	By	Ch.
Revisions				


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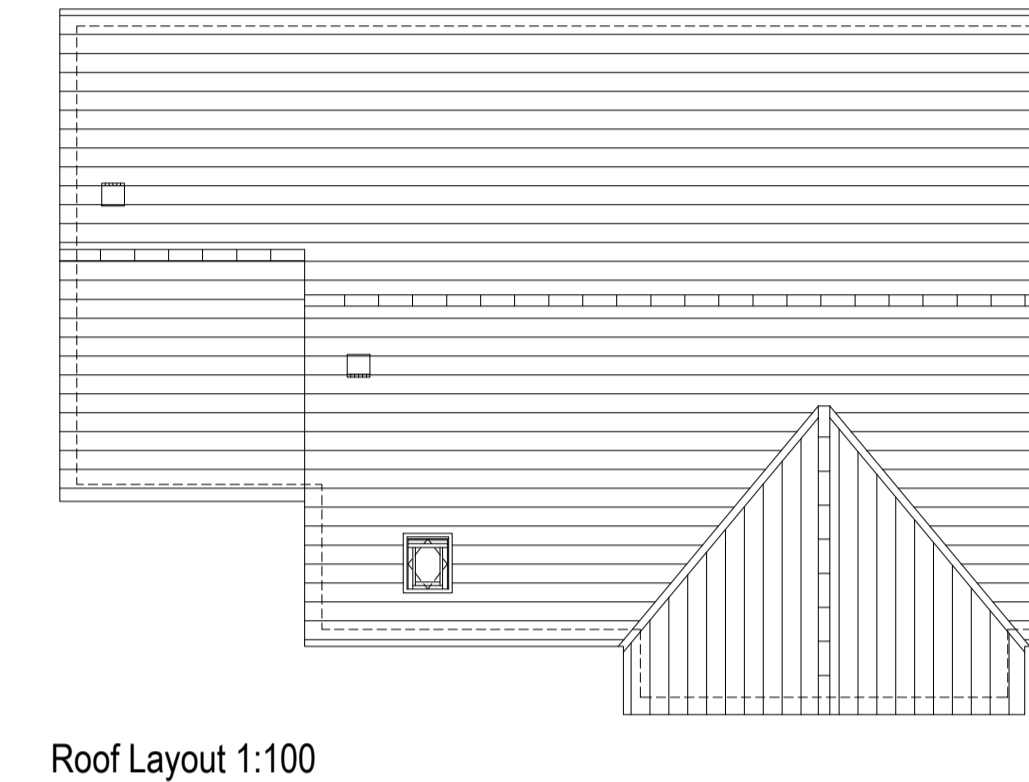
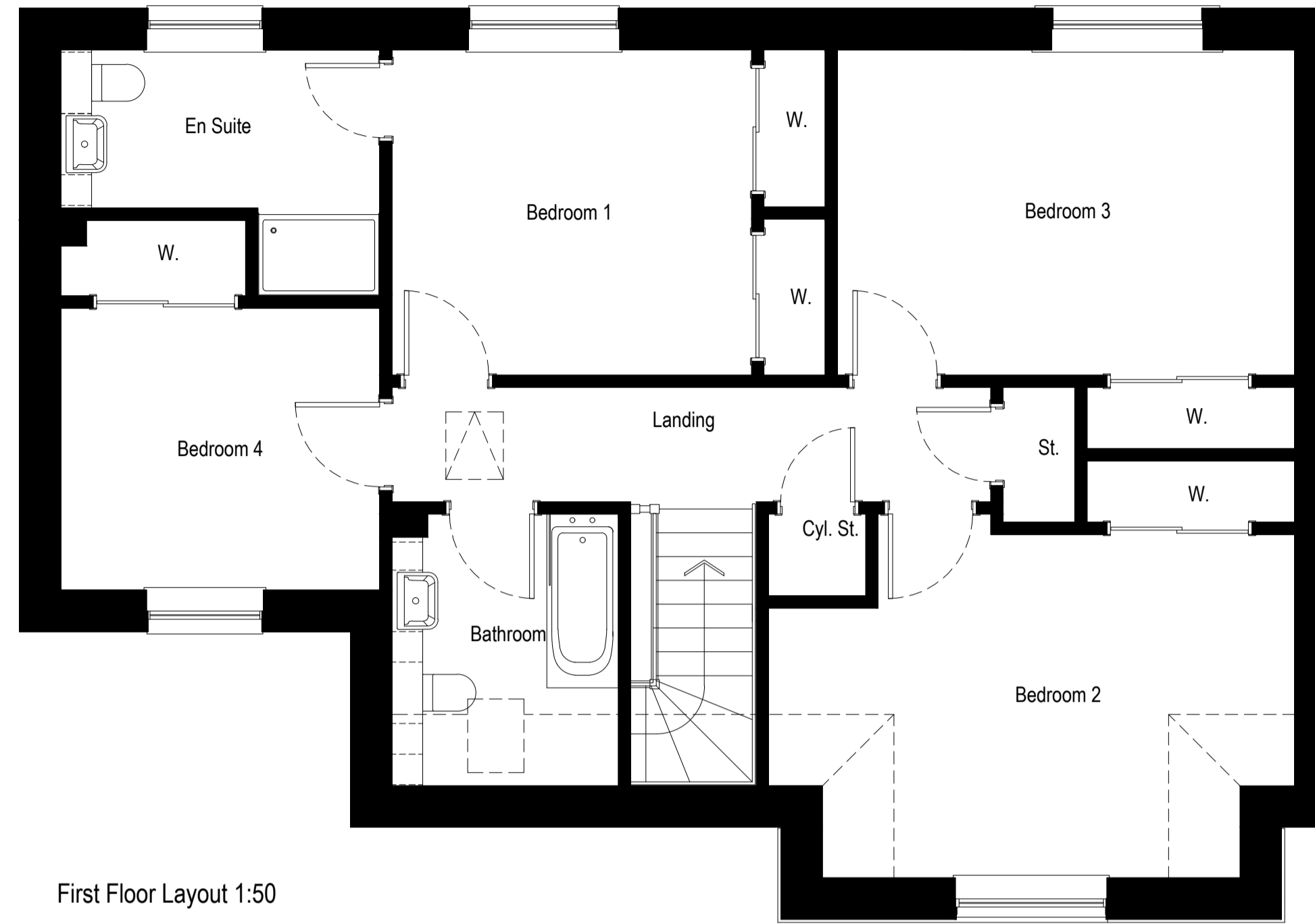
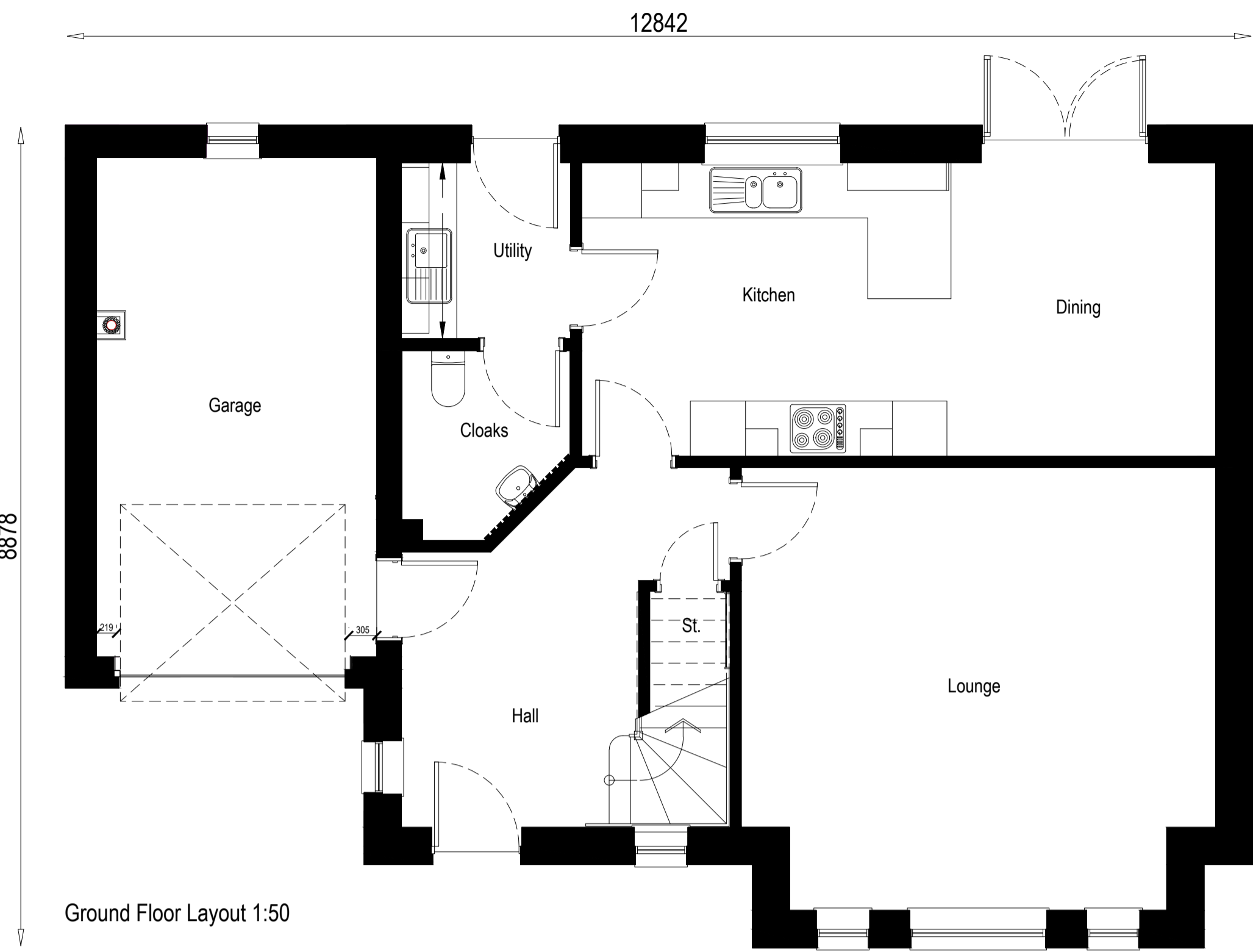
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Project
Alba House Type Range

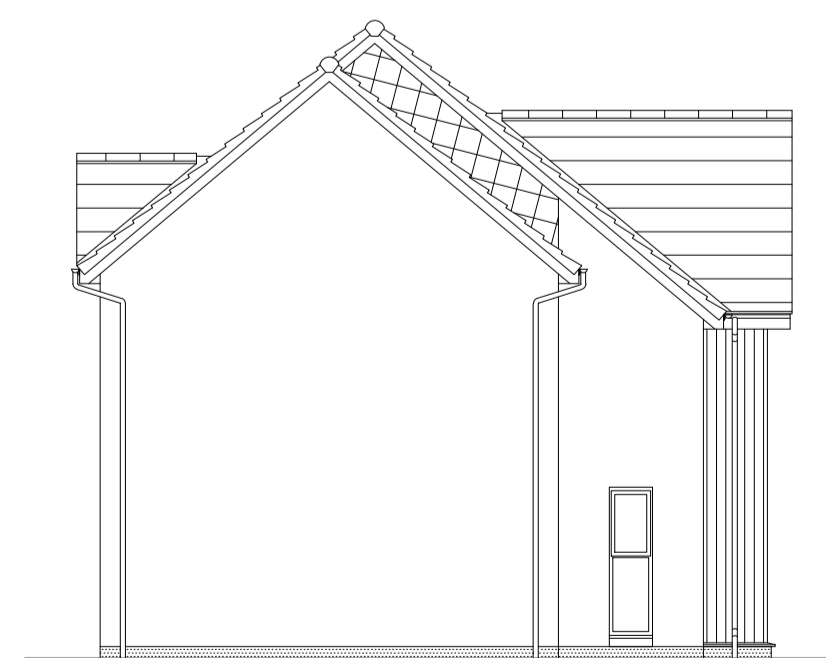
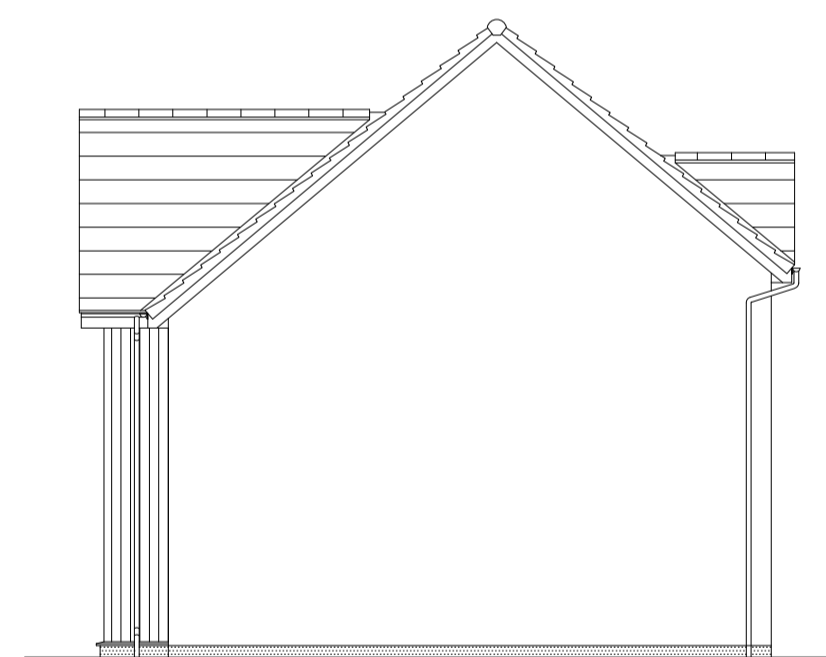
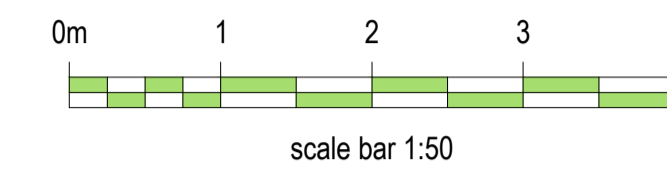
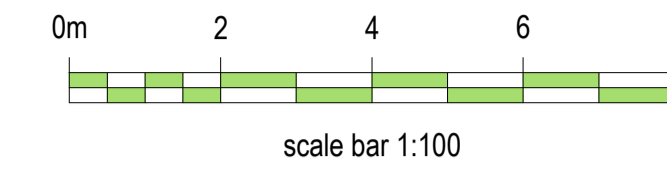
Drawing
Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Oct 2014	GR	ST

Drawing no. 1339dt(-)901	Rev F
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Rev.	Date	Remarks	By	Ch.
Revisions				



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Kintore - RA (as)

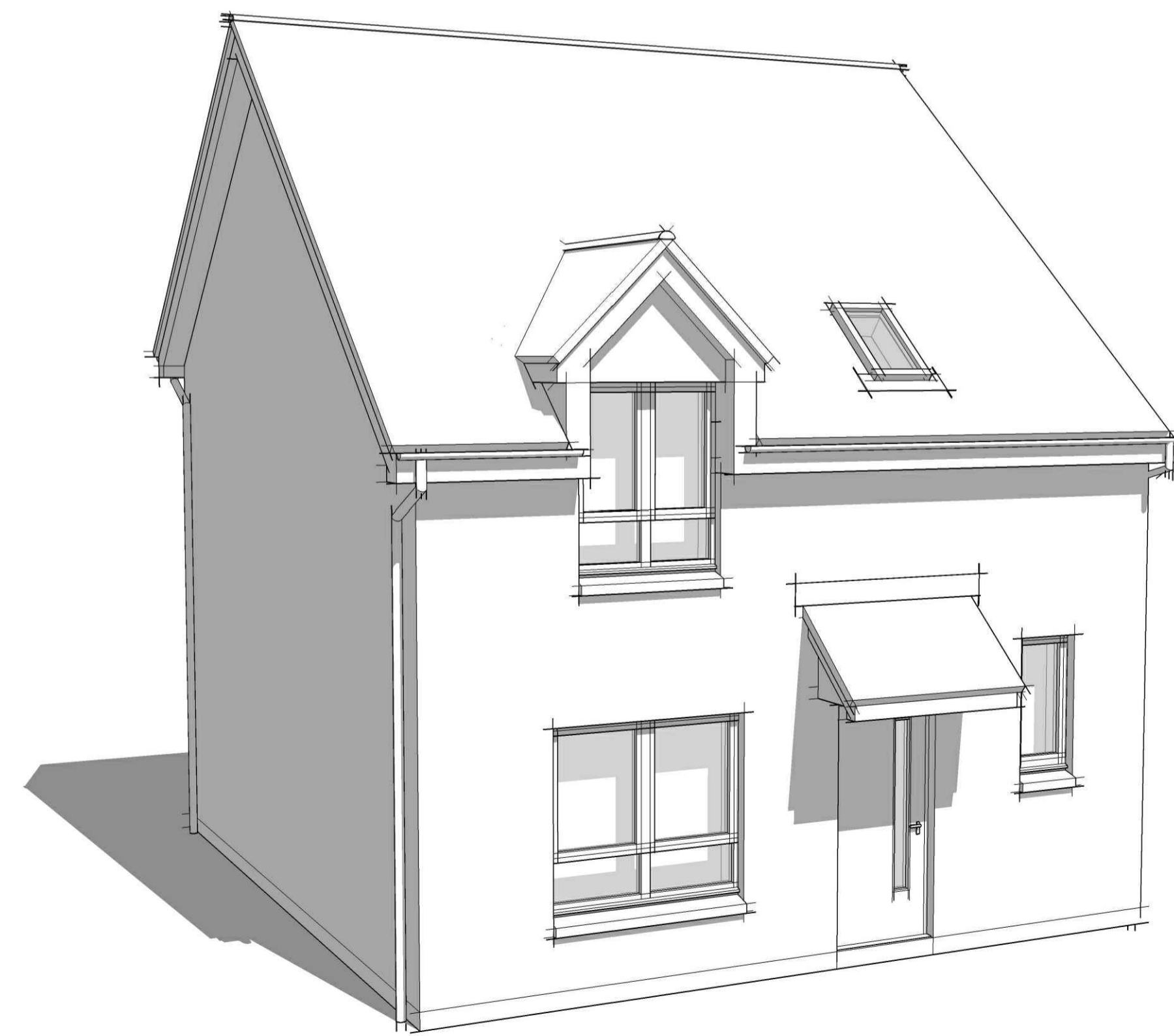
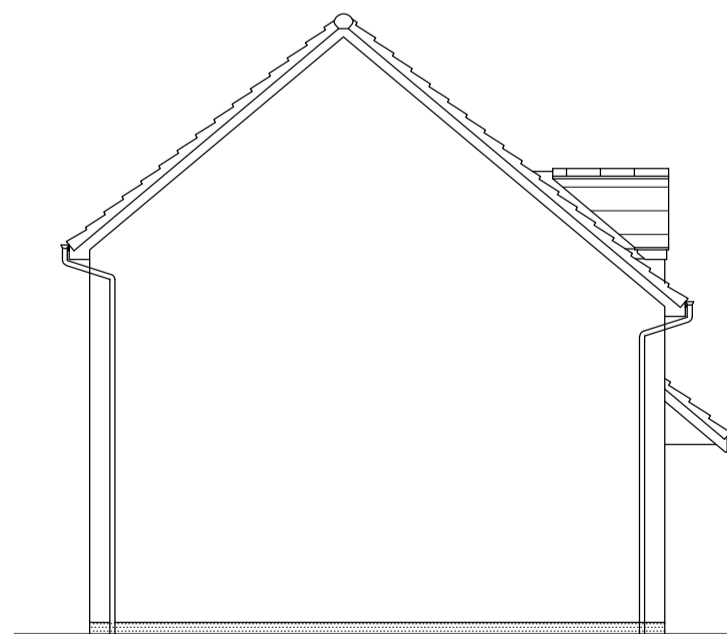
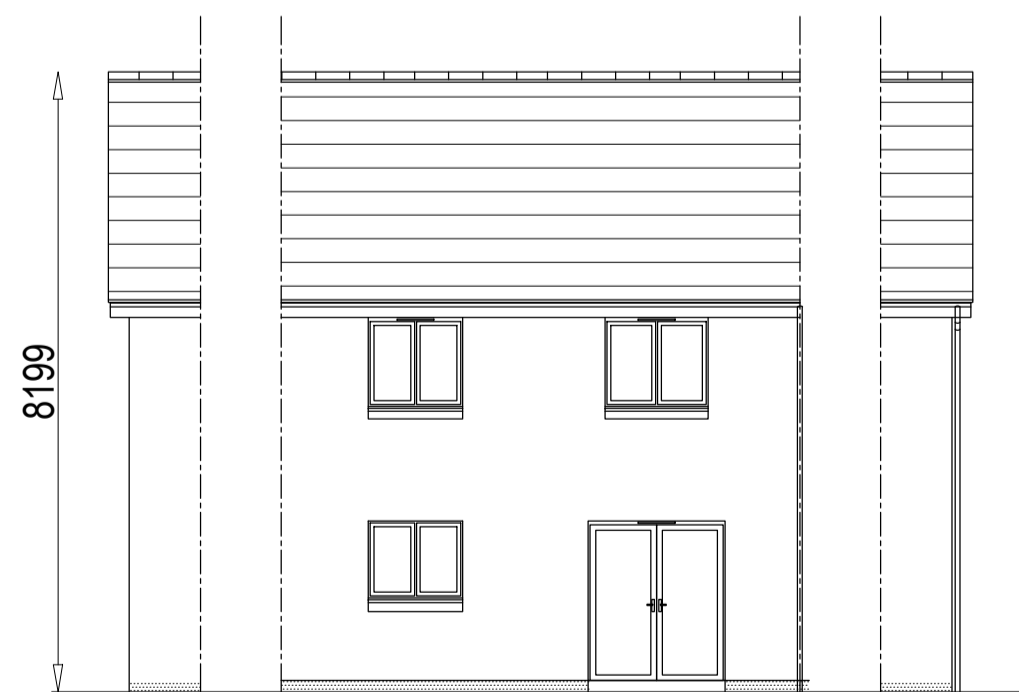
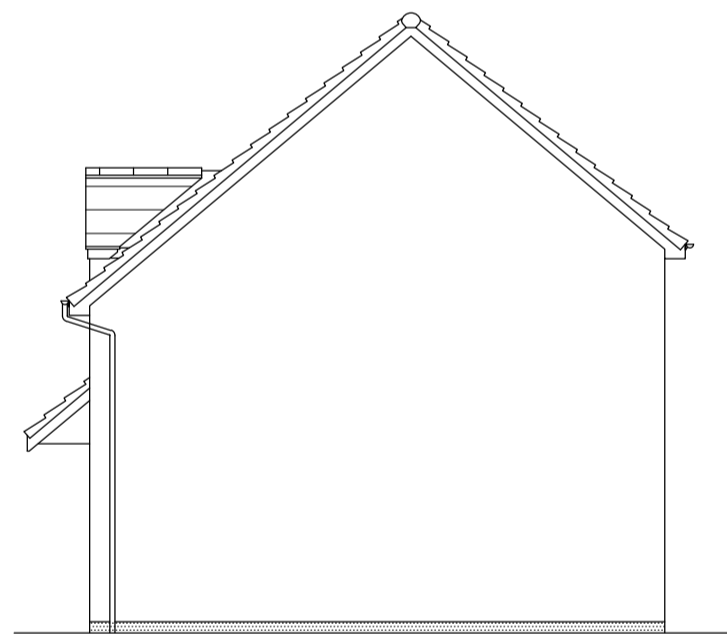
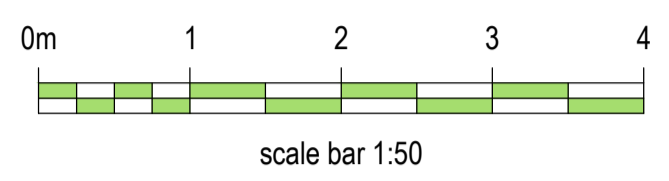
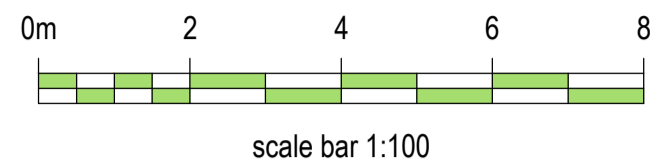
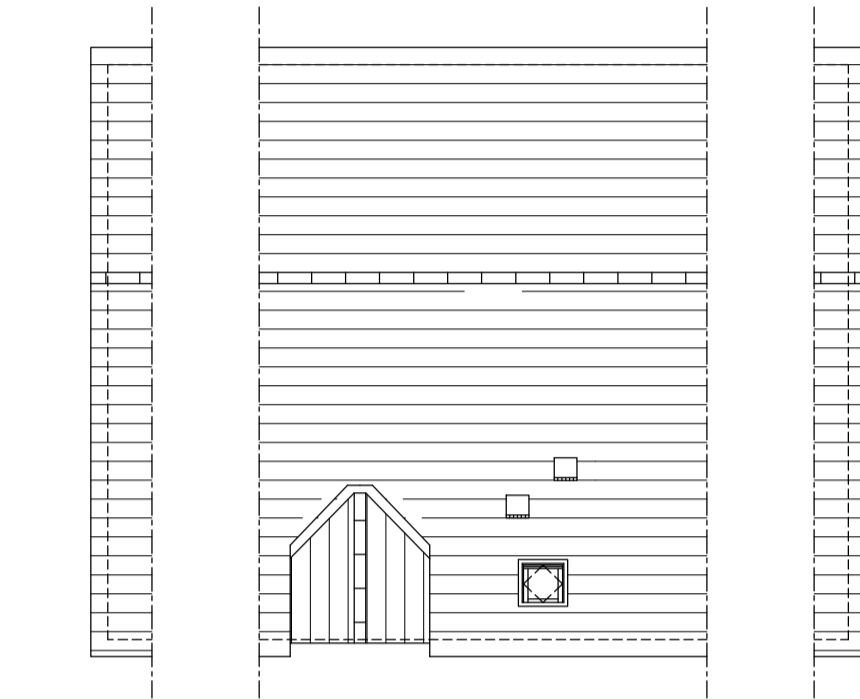
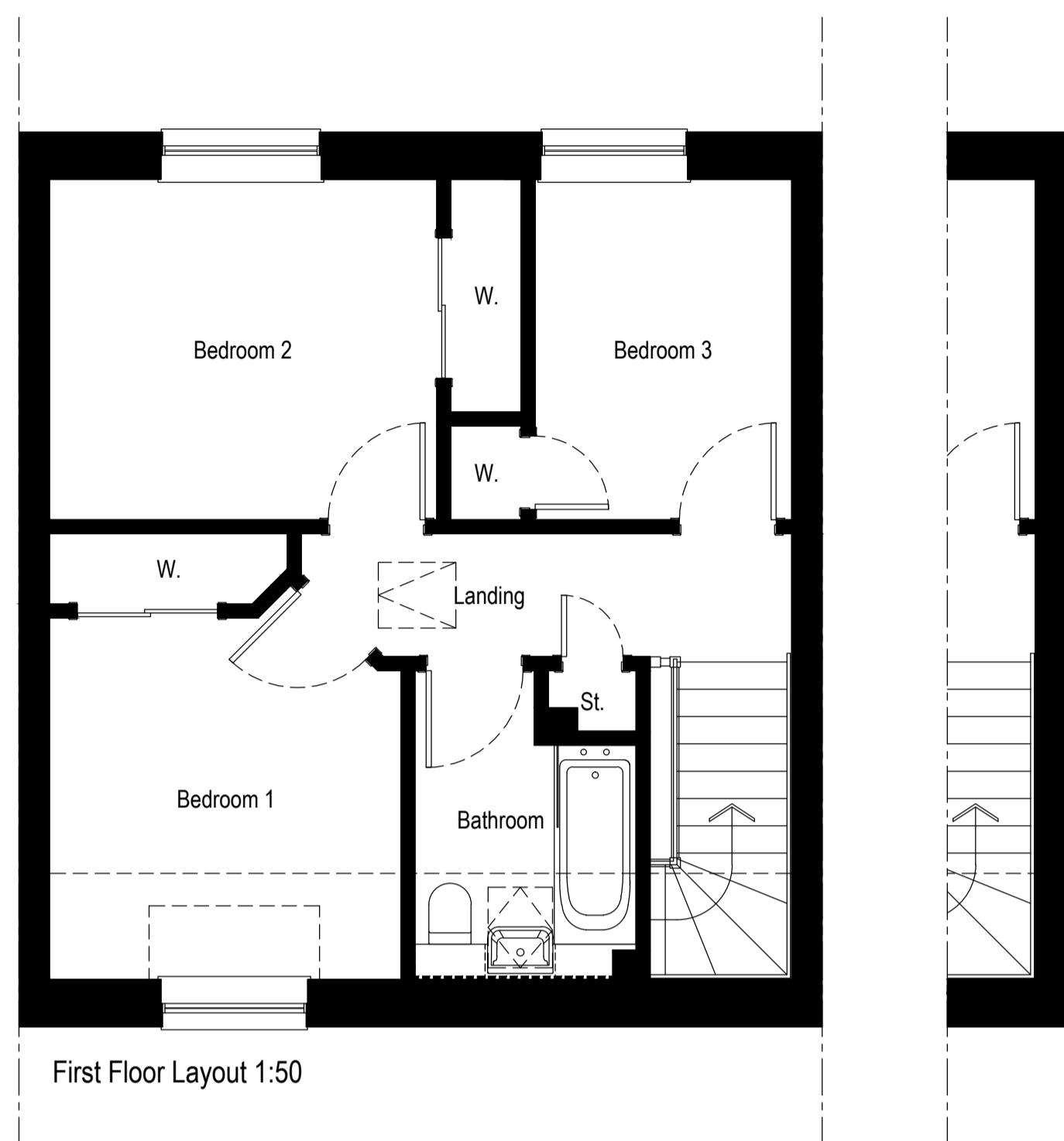
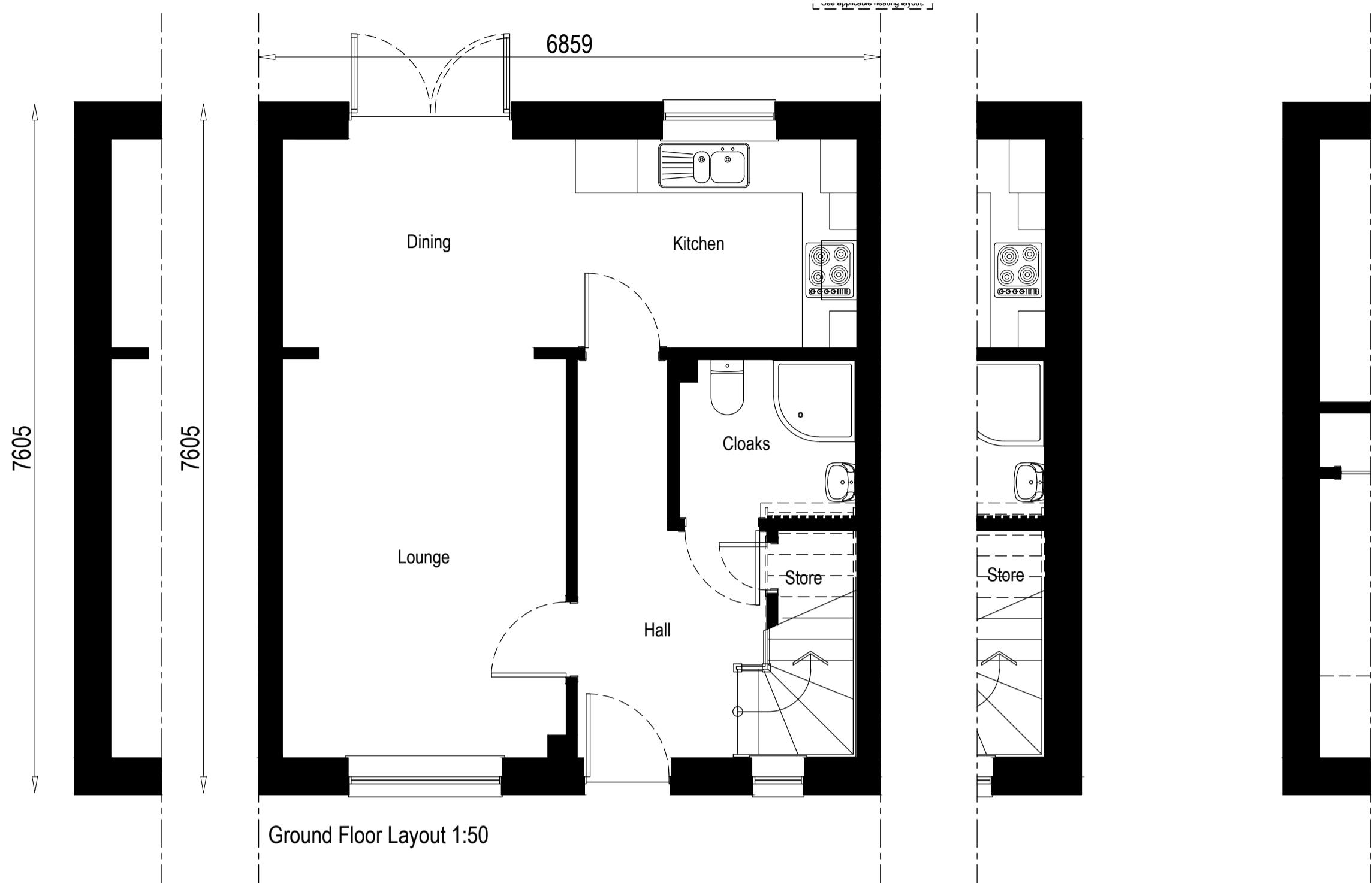
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	June 2019	BC	BW

Drawing no.	Rev
1653dt-R(AS)901	-

Important notes for clients / contractors
 No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



Rev.	Date	Remarks	By	Ch.
Revisions				

Springfield
 Springfield Properties Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
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Dallachy (as)

Project
 Alba House type range

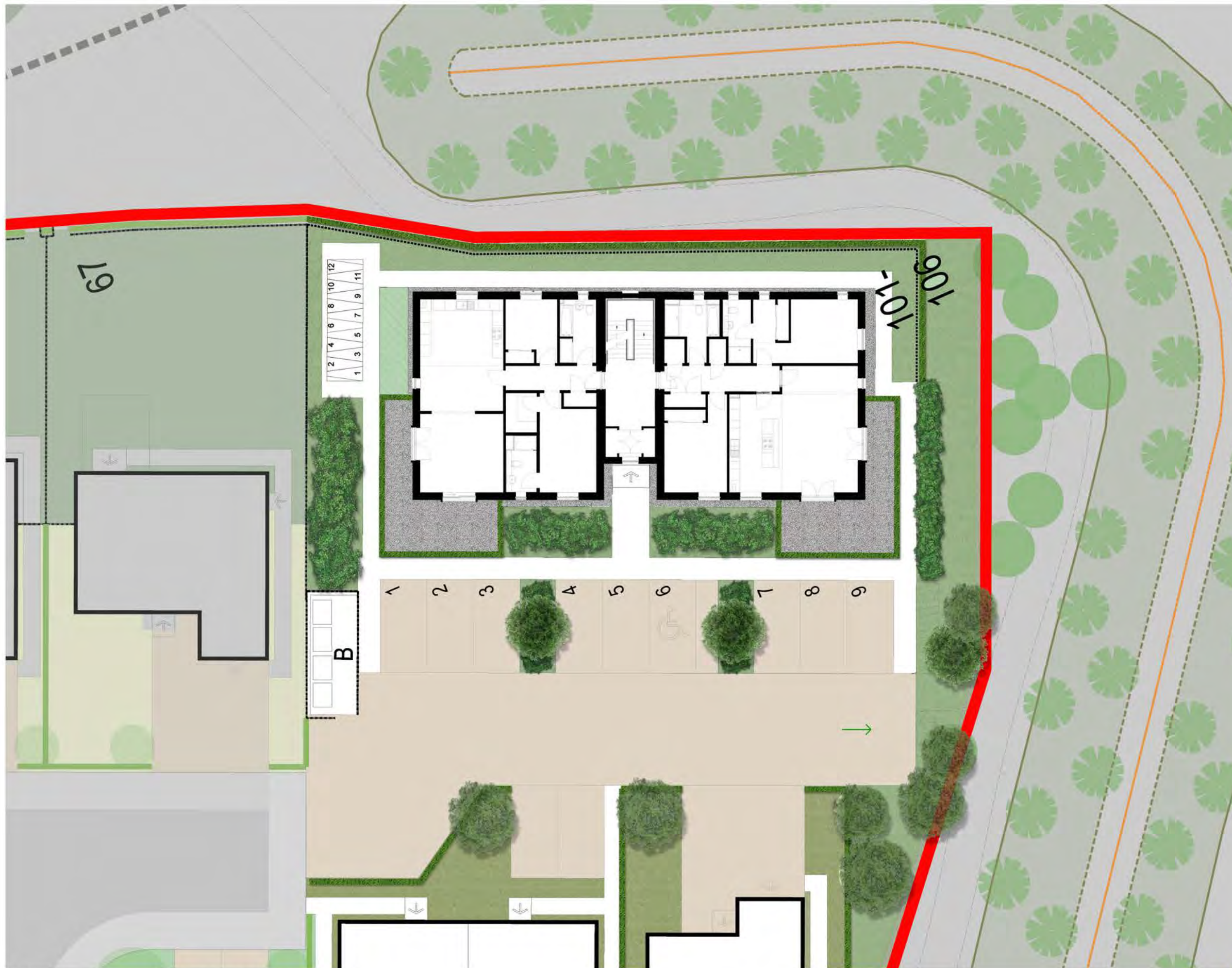
Drawing
 Planning Submission Plans & Elevations

Scale 1:50, 1:100	Date Apr 2016	Drawn by GR	Checked by AJY
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Drawing no. 932te(AS)901	Rev -
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21/02091/FUL: Supporting Documentation Rev B



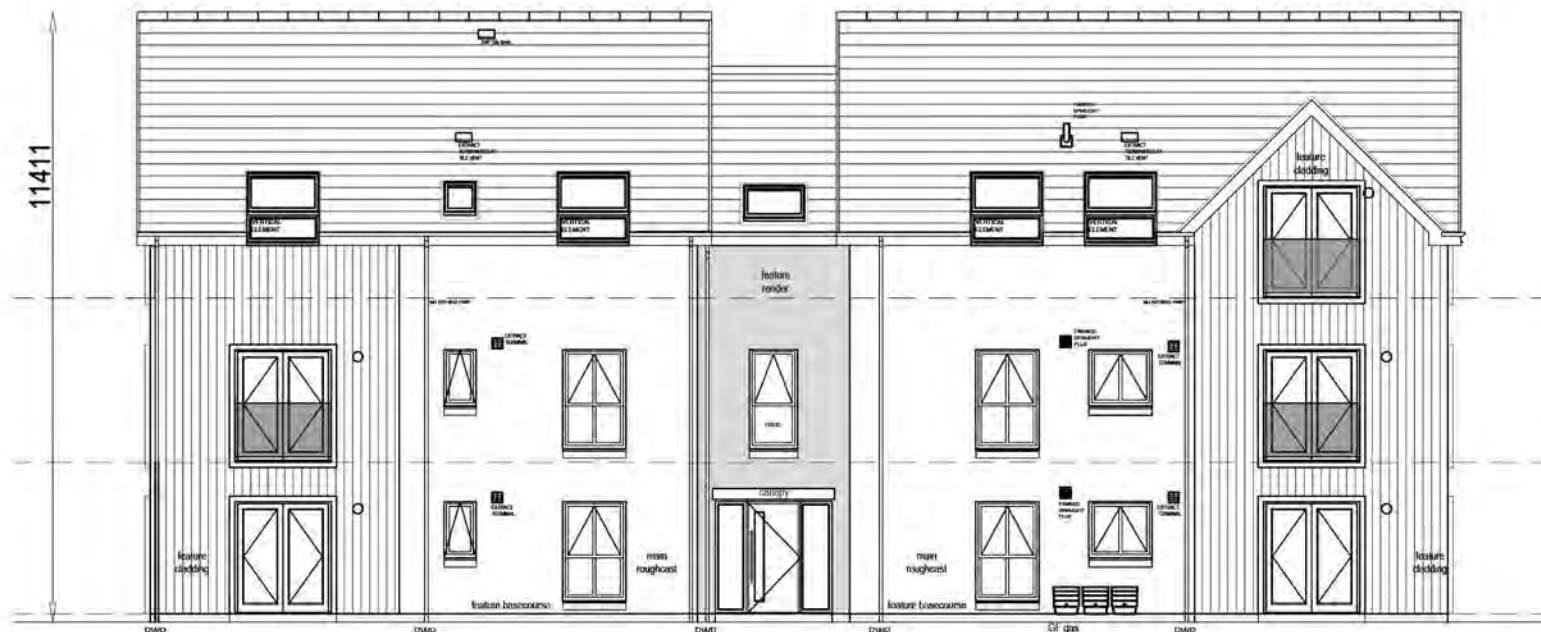
Key

- Site Boundary
- Application Boundary
- Tree protection
- Acoustic Barrer
- Denotes Approved Development
- Feature Walls
- Beech hedge
- Laurel hedge
- Green Space
- Front Garden Area
- Rear Garden Area
- 1800mm high timber screen fences
- 900mm high post and wire fence
- Shrub Planting
- Bulb Planting
- Acoustic Bund Planting
- Proposed Trees - Multi-stemmed/feathered trees
- Proposed Bund Tree Planting
- Bike Store
- Communal Bin Storage for Flats
- Access to bund for maintenance

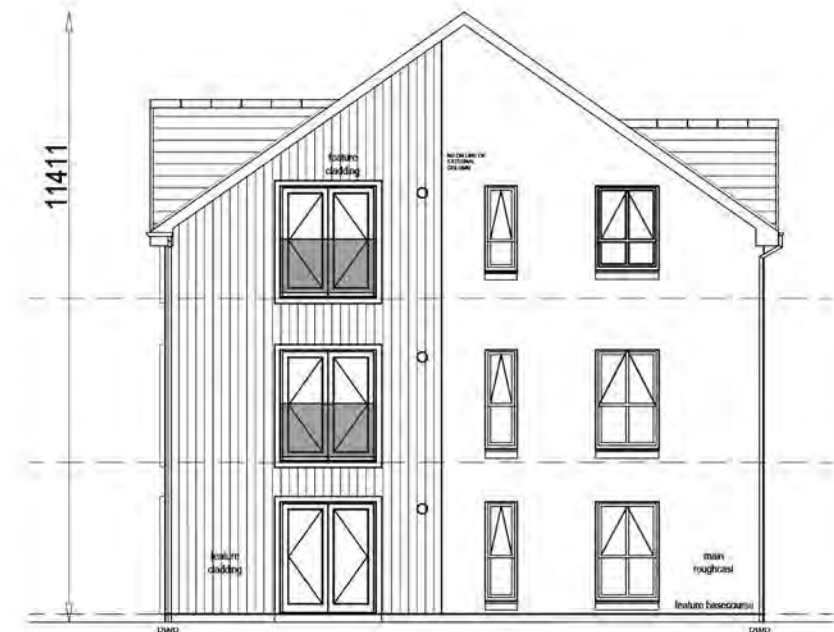
Typical screening elevation

- 1800mm High
- 900mm High
- 900mm High
- 900mm High

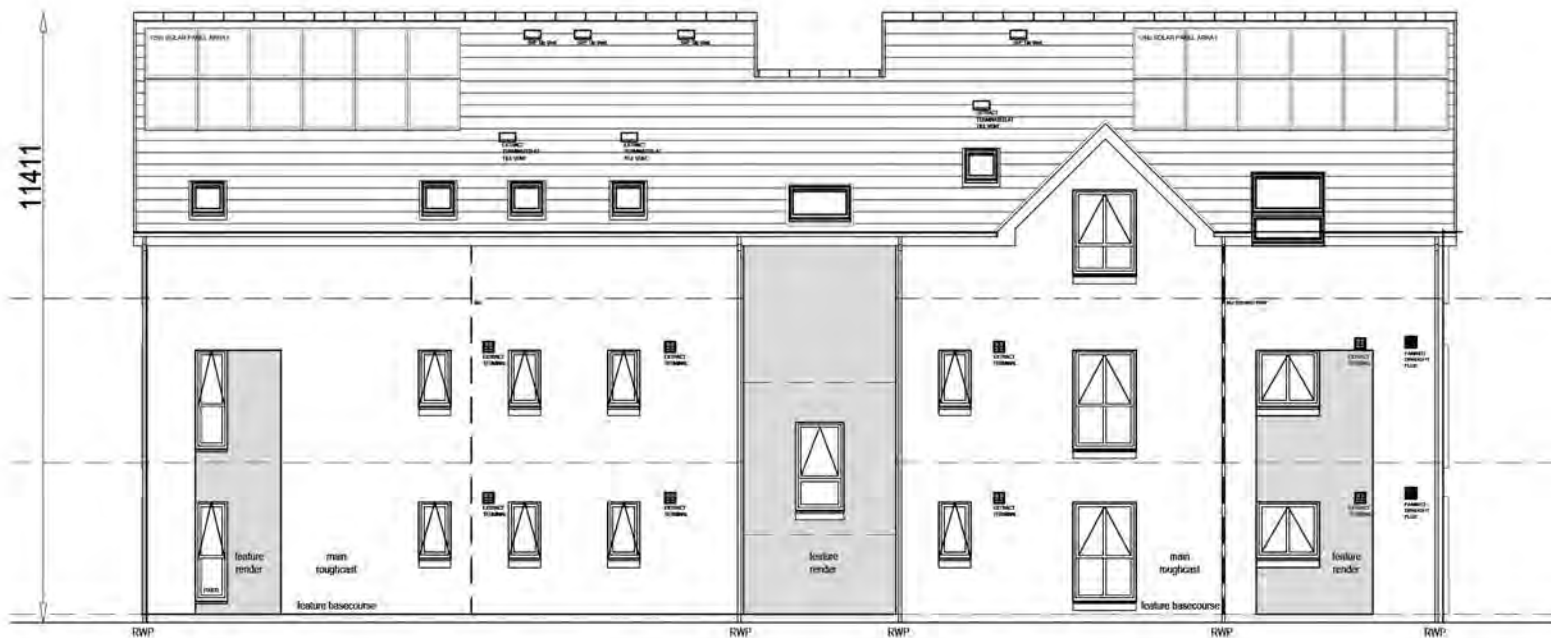
First Floor Plan In Context



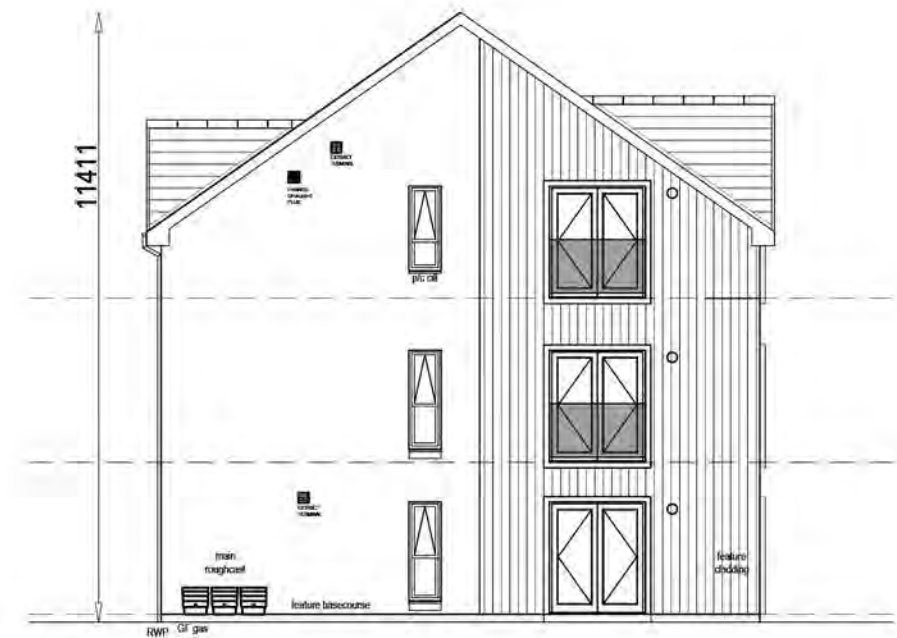
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Proposed Elevations



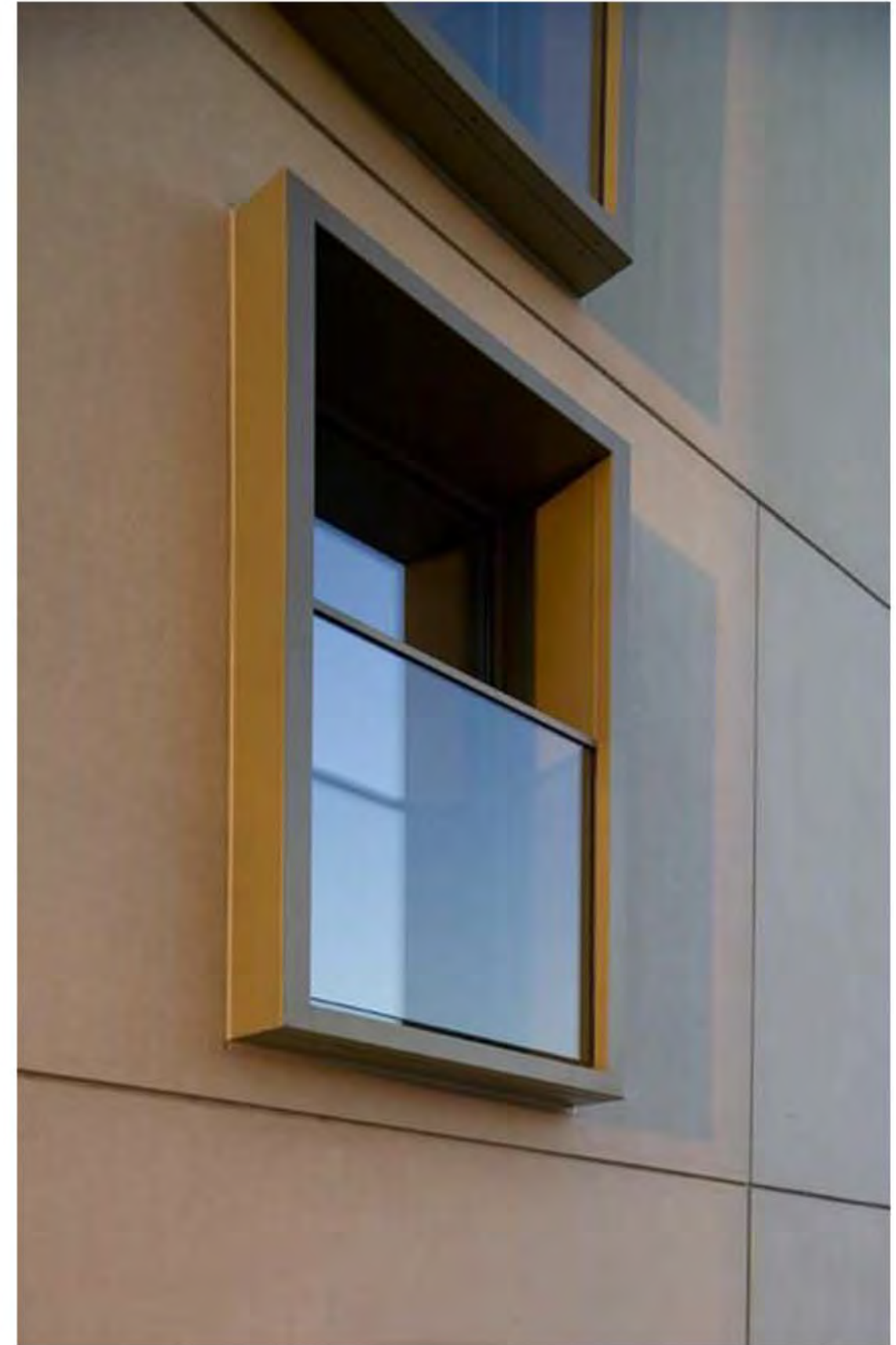
📍 View within the development





📍 View from the A9





Balcony Examples