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| Agenda Item | 6.6 |
| Report No | PLS-081-21 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 14 December 2021
Report Title: 21/03970/FUL: Mr M and Mrs K Cameron
Land 25M NW of Rowanlea, Cabrich, Kirkhill
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of house
Ward: 12 – Aird and Loch Ness
Development category: Local
Reason referred to Committee: 5 or more objections

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 proposal is for the erection of a 1½ storey house clad in off-white roughcast for the walls and a natural slate roof.
- 1.2 Vehicular access will be taken from an unsurfaced track that connects into the adopted surfaced road and turning area next to 15 Cabrich to the south east. This will be constructed in accordance with the SDB 2 standard, with the first 8m to be a bound bituminous surface to prevent debris being washed onto the shared access track.
- 1.3 Surface water run-off from the new access, and house site, will be conveyed north-westwards from the shared track and house site, and then combined with the foul water discharge from the treatment plant and partial foul water soakaway which is located to the north of the house, all to the watercourse to the north.
- 1.4 Following the receipt of comments from the Flood Risk Management Team, the developer provided adjusted engineering plans in relation to surface water drainage.
- 1.5 Pre-Application Consultation: None
- 1.6 Supporting Information: Planning Statement, Drainage Statement 19.08.2021 and 12.11.2021
- 1.7 Variations: 15.10.2021 and 12.11.2021 – Revised Elevations, Drainage and Surface Water details

2. SITE DESCRIPTION

- 2.1 The site comprises an area of open ground at Cabrich. The site is located to the northwest of 'Rowanlea'. The main outlook is towards the northeast. The site levels rise towards the southwest of the site from the road. One tree is located on the site which is to be removed.
- 2.2 Cabrich is an established settlement characterised by single houses, many set within generous plots, and located either side of the single-track public road which serves the area.

3. PLANNING HISTORY

- | | | | |
|-----|---------------|---|-----------------------------|
| 3.1 | 06 Nov 2015 | 15/03428/PIP - erection of house | Planning Permission Granted |
| 3.2 | 15 May 2018 | 18/01237/PIP - erection of house (renewal of pervious permission) | Planning Permission Granted |
| 3.3 | 09 April 2021 | 21/01234/PNO - erection of agricultural shed | Prior Approval Granted |

3.4 26 July 2021 21/00754/FUL - erection of house and 3 pods Withdrawn

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 03.09.2021

Representation deadline: 17.09.2021

Timeous representations: 11

Late representations: 0

4.2 Material considerations raised are summarised as follows:

a) Drainage

b) Flood Risk - Exacerbated flood risk and detriment to 14 Cabrigh - foul and surface water from this development plus the outflows from agricultural use (apparently including keeping horses) on site. All of this outflow will be discharged into the un-named water course which is already at certain times of year overcapacity and is the direct and only source of the ongoing and existing flooding immediately above 14 Cabrigh

c) Road safety – Increase traffic levels on unadopted road. Exceeds policy of a maximum of 4 residential properties off an unadopted road. Damage to unadopted road will be caused by large ground moving machinery required during construction. Tourist accommodation at house increase road usage. No assurances regarding repairing the road or inconvenience to other road users.

d) Use of site for agricultural purposes; effluent arising from animals

e) Noise disturbance by construction traffic

f) Planning history – no extant permission for the site

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

5. CONSULTATIONS

5.1 **Transport Planning Team** object. The site is accessed from a private track that comes off the end of the adopted single track U1758 Cabrigh Road, which has limited passing place provision. It joins the C1100 public road, which is a single-track route with occasional passing places. Both routes are covered by a derestricted 60mph speed limit, although the form and alignment of the routes will result in general traffic speeds being below that. The narrow nature of the U1758 restricts general traffic speeds close to 30mph. For the C1100 in the vicinity of the junction with the U1758 Cabrigh Road, general traffic speeds are likely to be in the region of 40-45mph.

The U1758/C1100 junction is on the outside of a sweeping bend, assisting visibility out of that junction. No recorded injury collisions in the vicinity of that

junction over at least the last 6 years of available data (2015-2020 inclusive). This suggests that the current junction arrangement is able to operate safely.

The current private track off the end of the publicly adopted U1758 Cabrich Road already serves between 5-7 properties. There is no proposal to upgrade that private track to an adoptable standard, or to establish a formal agreement for the ongoing inspection and maintenance of this private track.

The Council Roads and Transport Guidelines for New Developments look for developments that propose more than 4 residential units off a private access to come forward with proposals for upgrading that access to an adoptable standard. Exceptions may be considered where adequate formal management systems for the private access either exist or the development proposes to introduce a formal arrangement for the ongoing maintenance of the private access.

If the proposals are changed to include for bringing the section of the existing private track serving this site up to an adoptable standard, any permission issued should include a suitably worded Informative clarifying that any such upgrade works will require a formal Road Construction Consent (RCC) Application.

Recommend this development requires improved opportunities for vehicles to pass each other on the U1758 Cabrich Road.

Bins will be collected from the existing turning head at the end of the existing publicly adopted U1758 Cabrich Road, over 140m from the site. This is beyond the maximum bin carry distances set out in the Building Standards. This supports the previous suggestion that the section of the existing private track serving this site should be upgraded to an adoptable standard, with an appropriately designed turning head provided that would be suitable for our larger refuse collection vehicles to use.

The proposed SDB2 service layby should assist in keeping the private access track clear of stationary vehicles and provide an additional passing place.

- 5.2 **Flood Risk Management Team** has no objection. Further to its response of 01 November 2021, a revised Drainage Statement (DS) has been submitted. The new information shows that flows for low return periods storm events, which can cause the most frequent minor flooding, will be managed to approximately green field rate, contributing to what appears to be a robust drainage system. The new DIA clarifies that foul drainage would be in accordance with the new drainage drawing. As the water from the site entrance is shown by the drainage drawing to be drained to the attenuation tank, they believe that this would address concerns raised by Transport Planning team in its latest response.

Recommend a condition to ensure that site drainage would be installed in accordance with Drainage Statement, Version 2 (November 2021) by Caintec and Drainage Layout Plan CTCH-J3707-001 Rev A. To ensure longevity of the functional aspects of the drainage scheme, it suggests inclusion of the ongoing maintenance requirements in the condition.

The Drainage Statement proposes to discharge treated foul water to the adjacent small burn. Note that representations claim that at times of low flow, a foul odour can be detected (presumed from existing houses). Exacerbating any pre-existing foul drainage issues by adding new foul flows may pose significant issues. Given this, SEPA should be contacted on the issue of foul drainage.

5.3 **Historic Environment Team (Archaeology)** indicate that there are no sensitive historic environment issues.

5.4 **Access Officer** has no objection. The Location Plan shows the path between Cabrich, Dun Mor and the (Core) Path network beyond illustrated on the Location Plan and with a commitment to retain and maintain the existing footpath. To keep that path is a significant contribution to wider access rights and Policy 77 Public Access of the Highland wide Local Development Plan. Recommends a condition.

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)

51 - Trees and Development

64 - Flood Risk

65 - Waste Water Treatment

66 - Surface Water Drainage

6.2 Inner Moray Firth Local Development Plan 2015

Paragraph 2.7 Hinterland

6.3 Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Housing in the Countryside and Siting and Design (March 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020)

7.2 Draft Supplementary Planning Policy Guidance

Housing in the Countryside Supplementary Guidance (2021)

8. PLANNING APPRAISAL

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

unless material considerations indicate otherwise.

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting and design
 - c) traffic
 - d) servicing
 - e) public footpath
 - f) any other material considerations.

Development plan/other planning policy

- 8.4 The site lies within the Hinterland as defined in the Highland-wide Local Development Plan (HwLDP) and the Inner Moray Firth Local Development Plan. HwLDP Policy 35 is relevant here and presumes against housing in the open countryside except if it meets the relevant criteria mentioned in that policy. This Policy links into the Supplementary Guidance on Housing in the Countryside and Siting and Design, which details the exceptions that apply to the presumption against.
- 8.5 Development of a house in this location has already been accepted. Indeed, there is an extant planning permission for a house here, albeit a permission in principle. The basis of that decision was that development in this location was considered to meet with one of the exceptions of Policy 35. The house is located to the northwest of a group of houses, which was considered to be a 'housing group' for the purposes of the guidance. This remains the case. It is considered to meet the relevant criteria due to:
- there being at least three houses that are physically detached from one another;
 - with the houses having a perceptible relationship with one another and share a well-defined, cohesive character

In terms of the form, character and cohesiveness of the group, this house is considered to be an extension of that group, as the houses at 12 Cabrich and The Croft follow the line of the road, while Rowanlea is set back from the road.

- 8.6 Providing that the development is sensitively sited and designed and would not be significantly detrimental to existing public service provision the proposal would comply with the Development Plan.

Siting and Design

- 8.7 It is considered that the siting of the building reflects and respects the character, cohesiveness, spacing and amenity of the existing group and the individual houses within the group. The location of the proposed house forward of the building line would help to respect the privacy and amenity of Rowanlea. The placement of the proposed house is considered to respect the established privacy and amenity of Rowanlea.
- 8.8 While the site slopes up to the northwest there will be cut and fill so the house will be set down into the site. The house will be situated in a northeast/southwest orientation with its principal elevation facing the access road to the northeast. The frontage will align with the rear elevation of Rowanlea.
- 8.9 The proposed design is traditional in scale and proportion with the use of a render for the walls and natural slate for the roof. It has an elongated rectangular plan form of 24m x 7.3m, and a maximum height to ridge of 7.5m, with a roof pitch of 45°. The overall massing is broken by a significant stepping of the roof, providing the visual impression of the main 2 storey house, with an attached ground floor bedroom wing to the south east.
- 8.10 It is considered that the development demonstrates sensitive siting, and appropriate design and use of materials for a rural area.

Traffic

- 8.11 Vehicular access is taken from the existing unadopted track. Visibility sightlines have been assessed as 60m to the northwest and 120m to the southeast, with a traffic speed of 30mph. This is considered to be acceptable given the single-track nature of the road. Transport Planning is satisfied with the proposed SDB2 service layby arrangement which will help to keep the private access track clear of stationary vehicles, whilst also providing a new opportunity for opposing vehicles using the private track to pass.
- 8.12 It is noted that the developer has not identified the upgrade of the private track to adoptable standards, nor any formal agreement for ongoing inspection and maintenance of it. Lovat Estates, who own the track, has objected to the intensification of the use of it but has advised that should the Council wish to adopt the route then it would be agreeable to that. It advises that currently the track is maintained by the residents.
- 8.13 While Transport Planning guidelines indicate that where a development would result in more than 4 houses using an unadopted road that it should then be brought up to a standard capable of adoption, there is no planning policy that requires this. The legal ability of the applicant to access the site via this track is a private matter between the parties and not one for the Council. Should the residents wish the road to be adopted by the Council the track would first need to be upgraded to a standard capable of adoption. It would not be reasonable to require this single house to upgrade its entire length. Ongoing maintenance is a shared responsibility amongst residents and there is no reason to suppose that this arrangement will not continue. It needs also to be recognised that there is no

similar request placed upon the extant planning permission (18/01237/PIP).

- 8.14 Representations relate to the capacity of the U1758 Cabrich Road to absorb further traffic from 1 house. Transport Planning is not seeking any upgrade of the U1758 Cabrich Road and it would therefore be unreasonable to seek such an upgrade.

Servicing

- 8.15 Foulwater and groundwater drainage systems have been designed by an engineer to take account of the ground conditions. These systems are located to the north of the house. The discharge of this combined (including treated) water to the watercourse will require authorisation from SEPA under The Water Environment (Controlled Activities) (Scotland) Regulations 2011.
- 8.16 Surface water drainage is to be attenuated by means of swales and treatment before it reaches piped discharge to the watercourse.
- 8.17 Representations from the owner of 14 Cabrich suggest that this will exacerbate existing problems with surface water to the rear of that property and give rise to flooding outwith the site due to ongoing lack of maintenance of the culvert or the existing surface water drainage which may be the cause of localised flooding. Accordingly, they seek that surface water drainage be wholly contained within the site. However, ground conditions do not allow for this and overflow needs to be taken to the watercourse. The Council's Flood Risk Management Team has no objection to the proposal subject to conditions, including those relating to the management of the drainage solution.
- 8.18 Bins from this development will be collected from the existing turning head at the end of the existing publicly adopted U1758 Cabrich Road. Transport Planning is of the opinion that this supports the section of the existing private track serving the site and should be upgraded to an adoptable standard, with a turning head suitable for larger refuse collection vehicles to use. However, while this may be desirable, as discussed above, it is not considered to be proportionate or reasonable to require this.

Public Footpath

- 8.19 On the north boundary there is access to an existing footpath leading to the woodland areas to the south and west. There is no known right of way through the site, but it is intended that an access footpath will be retained to enable continued access to the adjoining footpaths. The Access Officer seeks to ensure this remains open during the construction phase and this can be controlled by condition.

Other material considerations

- 8.20 Representations raised indicate that the site does not currently benefit from planning permission. Two applications have been granted for planning permission in principle; the most recent of which (18/01237/PIP) would ordinarily have expired on 15 May 2021. However, due to Covid 19, the Scottish Government

made various provisions in legislation and guidance to relax regulation in many aspects of public life. One of these was in relation to providing an extension of time for the implementation of planning permission. The latest of these is the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2021. At Regulation 2, and Regulation 3, both the Covid 'emergency period' and 'extended period' were changed resulting in the extension of the 'emergency period' to 31 March 2022 and the 'extended period' to 30 September 2022. The effect of the Regulations is that the extant planning permission will not actually expire until 30 September 2022.

Non-material considerations

- 8.21 Representations raise concern that the house might be used for holiday related purposes such as Bed and Breakfast or Holiday Let and that this may further increase pressure on the road infrastructure. A condition is requested to prevent this. The applicant has not identified such a use within the application and therefore the proposal must be considered on its merits as presented, not on what may happen in the future. It is possible under Class 9 of The Town and Country Planning (Use Classes) (Scotland) Order 1997 for householders to use up to two bedrooms in their house for the purpose of Bed and Breakfast without requiring a change of use and this further demonstrates why it would not be considered reasonable to restrict the permission in the way requested in any event. As for renting the property as a short-term let, new arrangements will be coming into force within the next year through a licensing regime that will assist in controlling such uses and it may be that planning permission is also required depending on the extent of change that this introduces. Neighbours that are concerned about such a change will have an opportunity to comment on that should this occur.
- 8.22 Representations relate to the proposed agricultural building and the keeping of animals as they may add to the discharge of effluent to the proposed discharge point to the watercourse. It should be noted that the agricultural building is not part of the proposal and was dealt with previously through a Prior Notification process (21/01234/PNO). The keeping of stock animals is to be expected in a rural location.

Developer Contributions

- 8.23 Policy 31 requires all developments to make fair and reasonable contributions towards improved public services as required. Appendix 2 sets out what would be required in the event that planning permission were to be granted.

Matters to be secured by Section 75 Agreement

- 8.24 None

9. CONCLUSION

- 9.1 The proposal is for the erection of a single house on the site, along with the formation of an access and associated surface and foul water drainage provision.
- 9.2 While Highland wide Local Development Plan Policy 35 (Housing in the

Countryside) does not support housing within the Hinterland unless it complies with the exceptions detailed within the associated Housing in the Countryside and Siting and Design Supplementary Guidance, the site already has the benefit of planning permission and in any case is considered to meet with one of the exceptions in that it will form part of a housing group and is sympathetic to the existing housing development pattern in the area. Furthermore, the building's placement, design and use of materials are acceptable. Accordingly, the proposal is considered to accord with both Policy 29 and 35 of the Highland wide Local Development Plan.

- 9.3 The site can be adequately serviced with regards to both vehicular access and road safety, and the level of traffic generated is acceptable in road safety terms, despite some short-term increase in traffic and disruption during construction. While Transport Planning has objected to the development on the basis that it is not proposed to adopt the private access, there is no requirement to do so within the Development Plan policy framework. The option remains available to residents to request that the route be adopted once the necessary work has been undertaken to bring it up to a standard capable of adoption.
- 9.4 Both surface and foul water sewerage provision can be provided for as part of the development, with suitable engineering details provided for this.
- 9.5 It is considered that the proposal would not be significantly detrimental to existing public service provision or amenity and would therefore comply with Policy 28 the Highland wide Local Development Plan.
- 9.6 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

Notification to Scottish Ministers N

Conclusion of Section 75 N

Obligation

Revocation of previous permission N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

- 1 All foul 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 private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

- 2 All surface water drainage shall be undertaken in accordance with the Drainage Statement (version 2) by Caintec, and Drainage Layout Plan CTCH-J3707-001 Rev A, docketed hereto, and prior to the first occupation of the house. For the avoidance of doubt the surface water drainage system shall thereafter be maintained in perpetuity in accordance with the details contained within section 5 of the Drainage Statement to the satisfaction of the Planning Authority.

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

- 3 No development shall commence on site until details of boundary enclosures have been submitted to, and agreed in writing by, the Planning Authority. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: In the interests of visual amenity.

- 4 The house shall not be occupied until the provision for the parking and turning of two cars within the curtilage of the house is made and shall be maintained at all times thereafter.

Reason: In the interests of road traffic safety.

- 5 Prior to completion or occupation of the house, whichever is the soonest, the site access shall be constructed, and available for use, 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 60 m to the west and 2.4m x 120m to the east (the X dimension and Y dimension respectively) 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 safety.

6 No development shall commence until details of a scheme of hard and soft landscaping works, including tree planting, 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 walls, fences and gates;
- iv. 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
- v. 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. 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.

7 Public access to any Core Path within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or deterrent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary.

Reason: In order to safeguard public access during the construction phase of the development.

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 & 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 & 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>

Signature: David Mudie
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 - 202
Plan 2 – Elevation Plan and Section Plan - 201 Rev A
Plan 3 – Drainage Layout - CTCH-J3707-001 REV A

Appendix 2

| Type | COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS | | | | REQUIRED FOR LEGAL AGREEMENTS ONLY | | | | |
|----------------------------|--|------------------|-----------------|----------------------------|------------------------------------|-------------------------|-------------------------------|--------------------------------|-------------------------------|
| | Contribution | Rate (per house) | Rate (per flat) | Total Amount* ¹ | Index Linked ¹ | Base Date* ² | Payment Trigger* ³ | Accounting Dates* ⁴ | Clawback Period* ⁵ |
| Schools² | | | | | | | | | |
| Primary – Build Costs | 2 Class Extension | £467 | | £467 | BCIS | Q2 2018 | Upfront | | |
| Primary – Land Costs | None | | | | BCIS | Q2 2018 | | | |
| Secondary – Build Costs | Major Extension/New School | £796 | | £796 | BCIS | Q2 2018 | Upfront | | |
| Secondary – Land Costs | None | | | | No | | | | |

*¹ Adjust total to take account of flat exemptions

*² Base Date – Set out in Supplementary Guidance on Developer Contributions

*³ TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

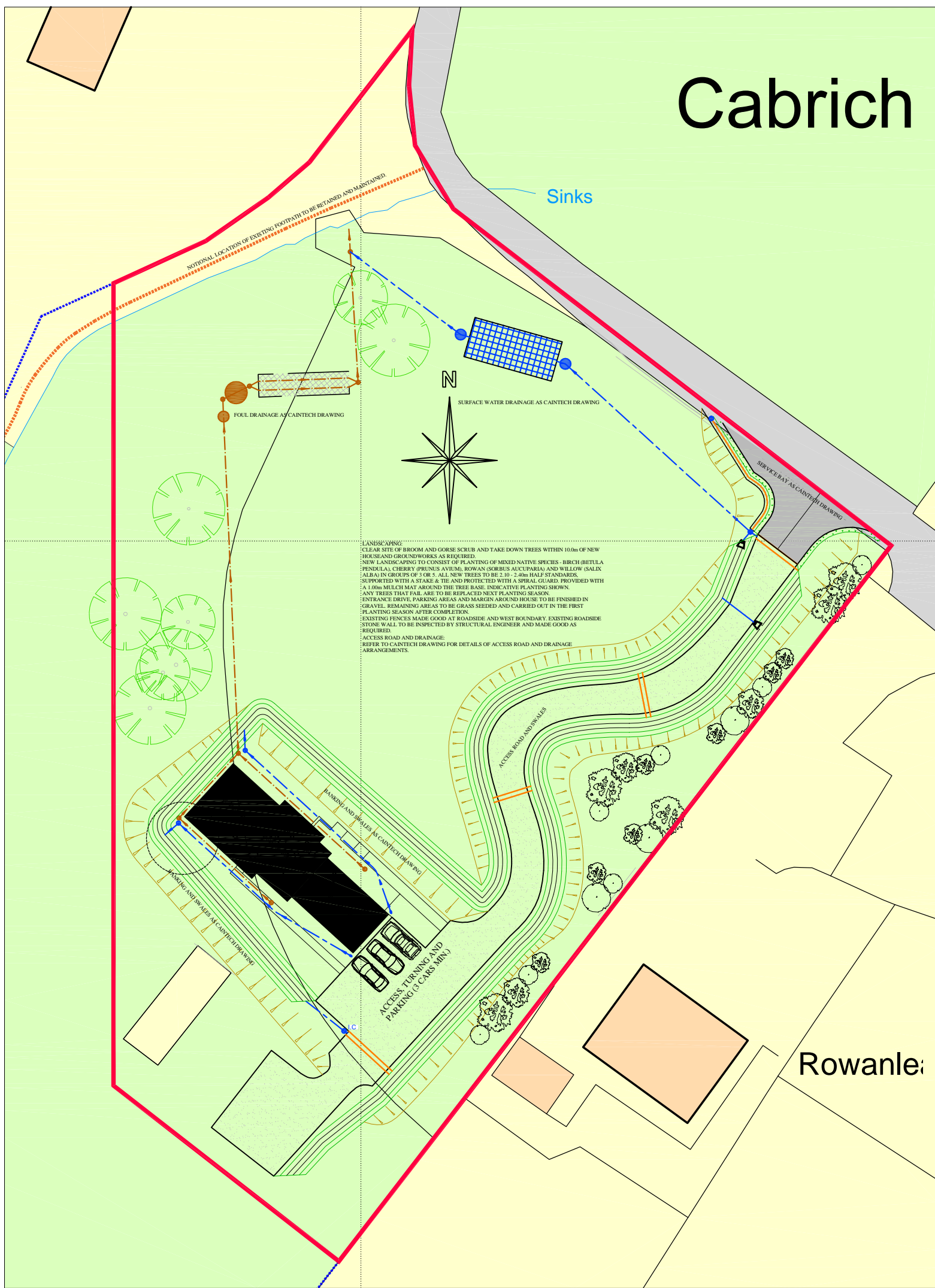
*⁴ Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*⁵ Clawback – 15 years for Major development; 20 years for Local development

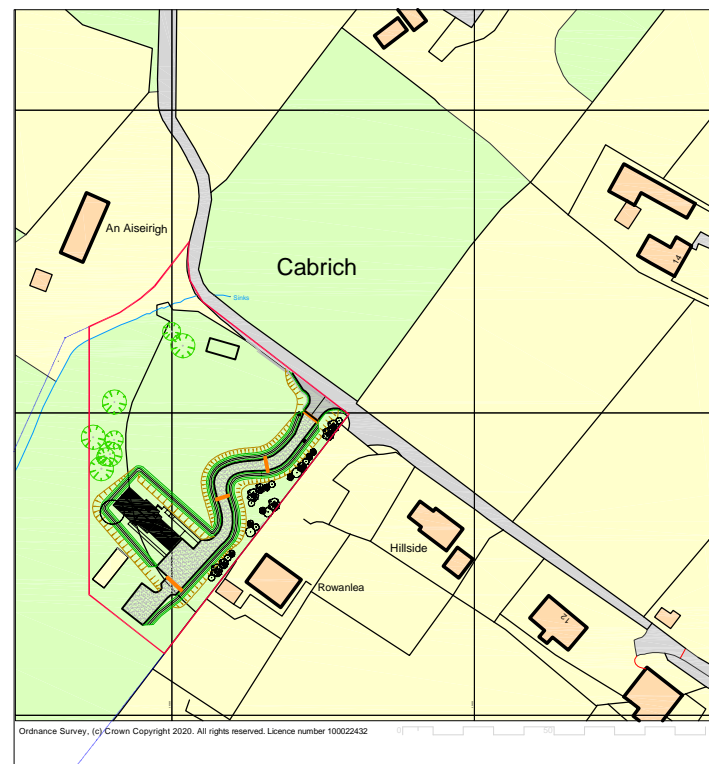
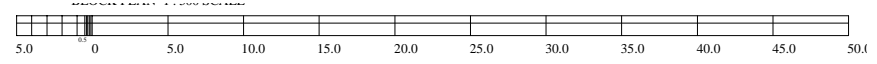
¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

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

Cabrich



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

David Blanchard MCIQB
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 Springwood, Urray, Muir of Ord IV6 7UL
 Tel. / Fax : 01463 - 870823
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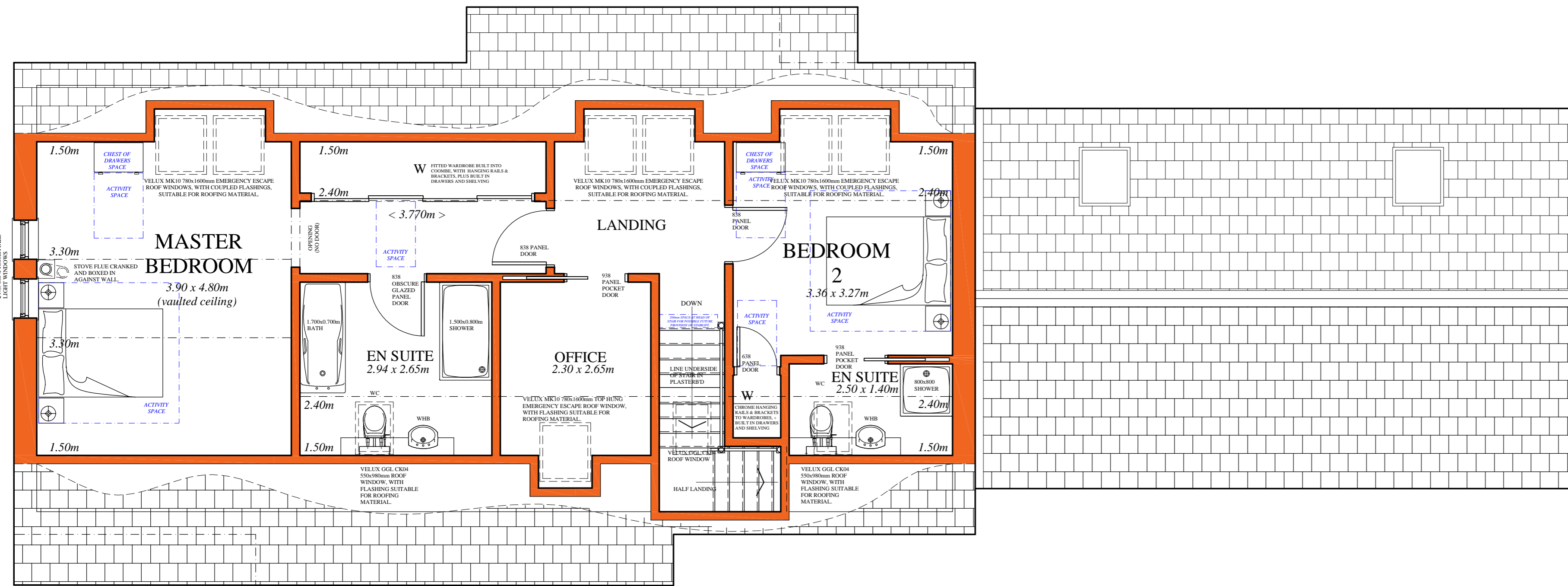
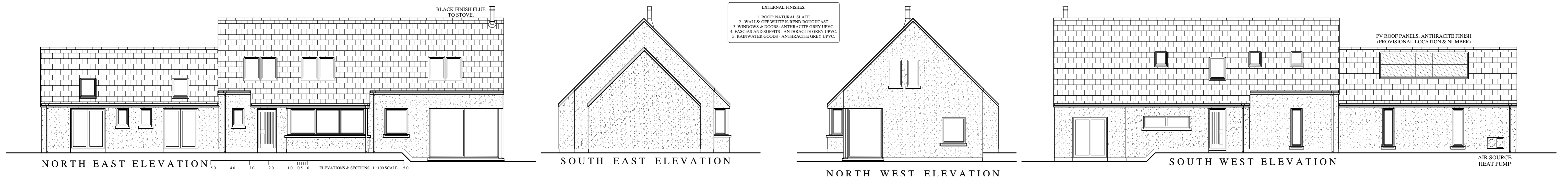
client **Mr. & Mrs. Cameron**

project **Erection of House
 12 Cabrich, Kirkhill,
 Inverness-shire IV5 7PH**

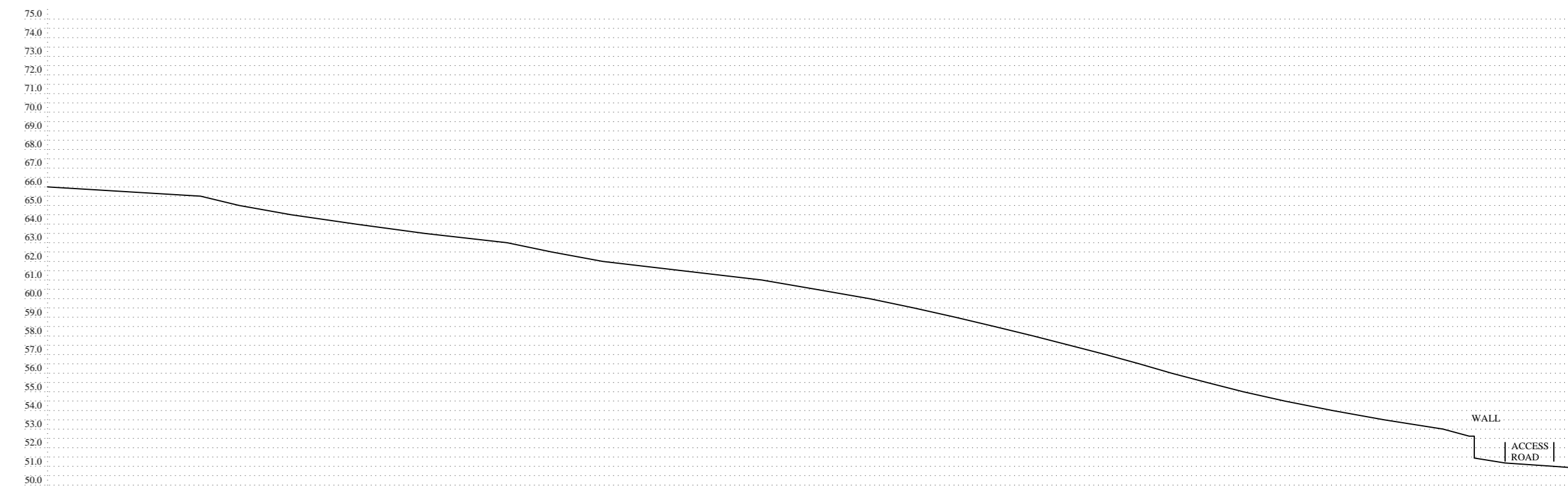
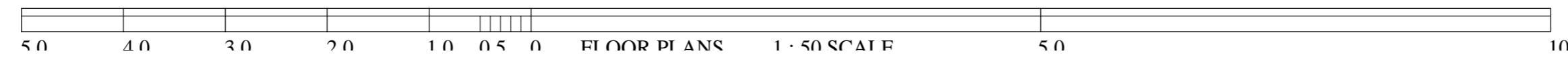
drawing **Planning Drawing
 Sheet 2 of 2**

| | | | |
|-------|-------------------|----------|----------|
| scale | 1:50,100,250,1250 | job no. | 20 - 020 |
| date | August 2021 | drg. no. | 202 |
| drawn | David Blanchard | rev. | |

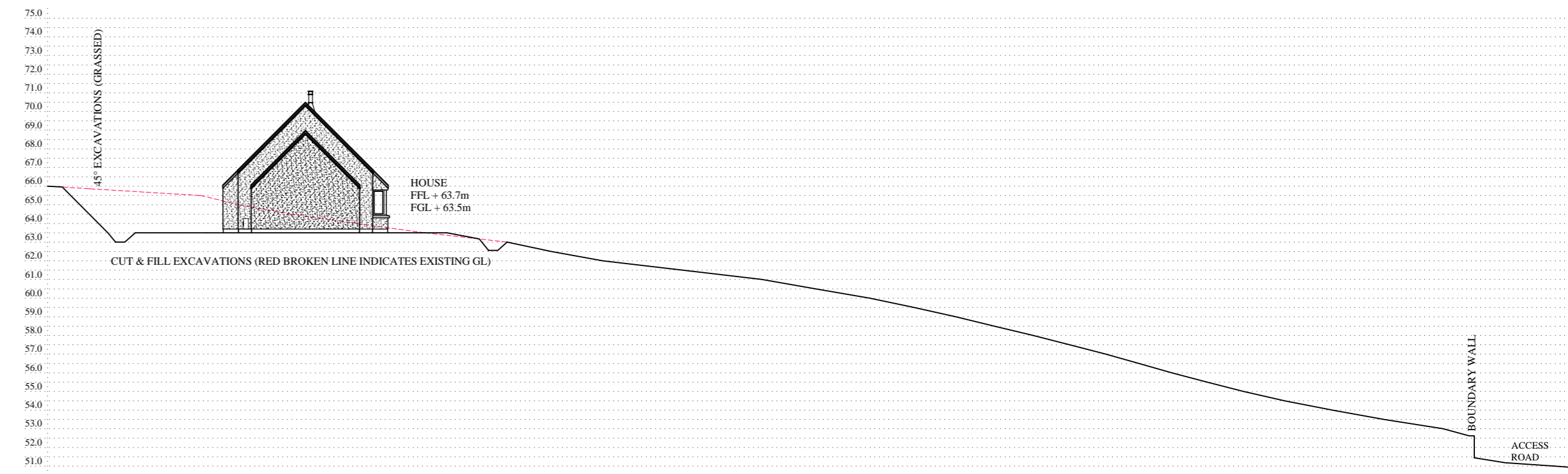
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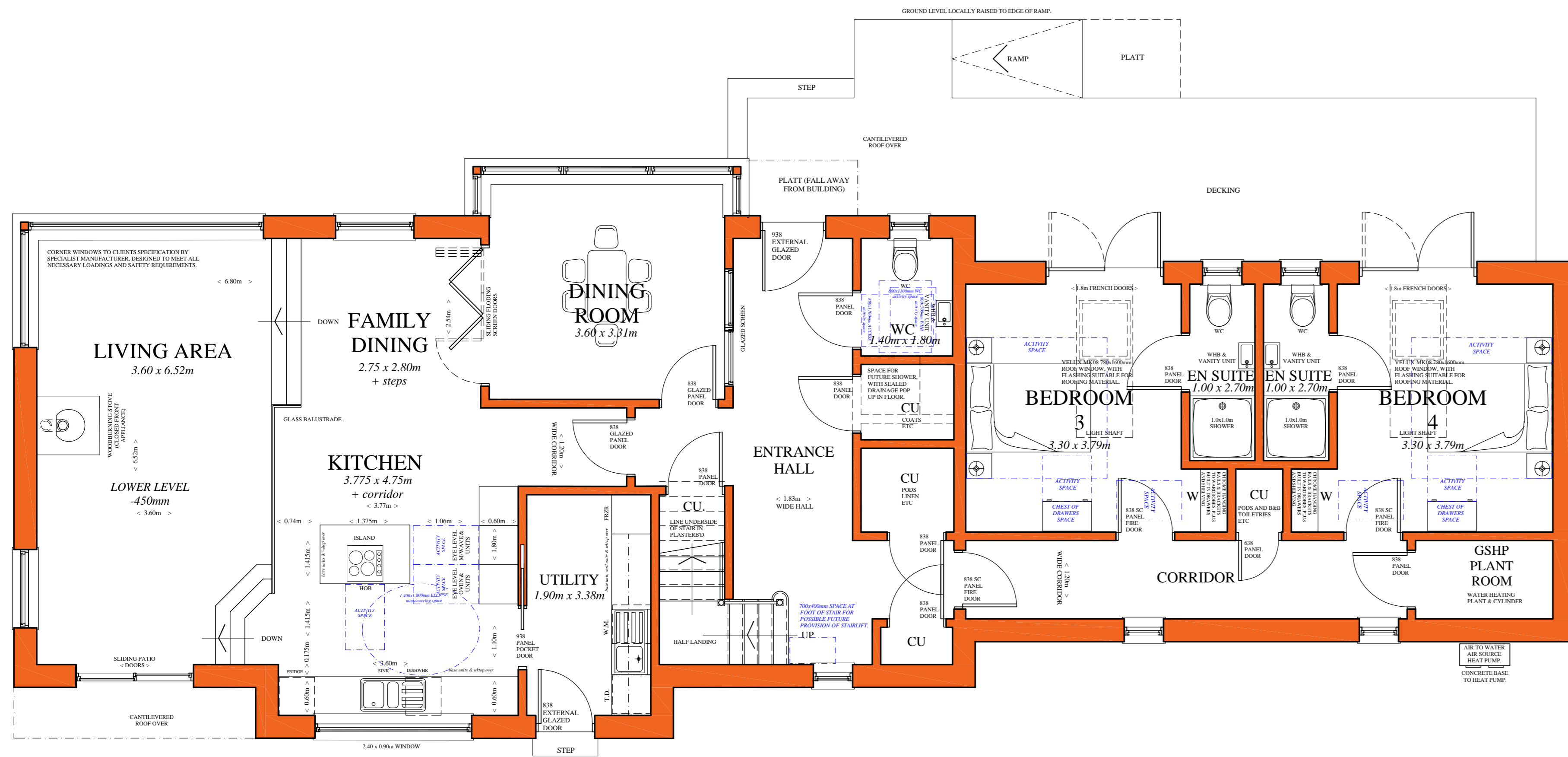
FIRST FLOOR PLAN



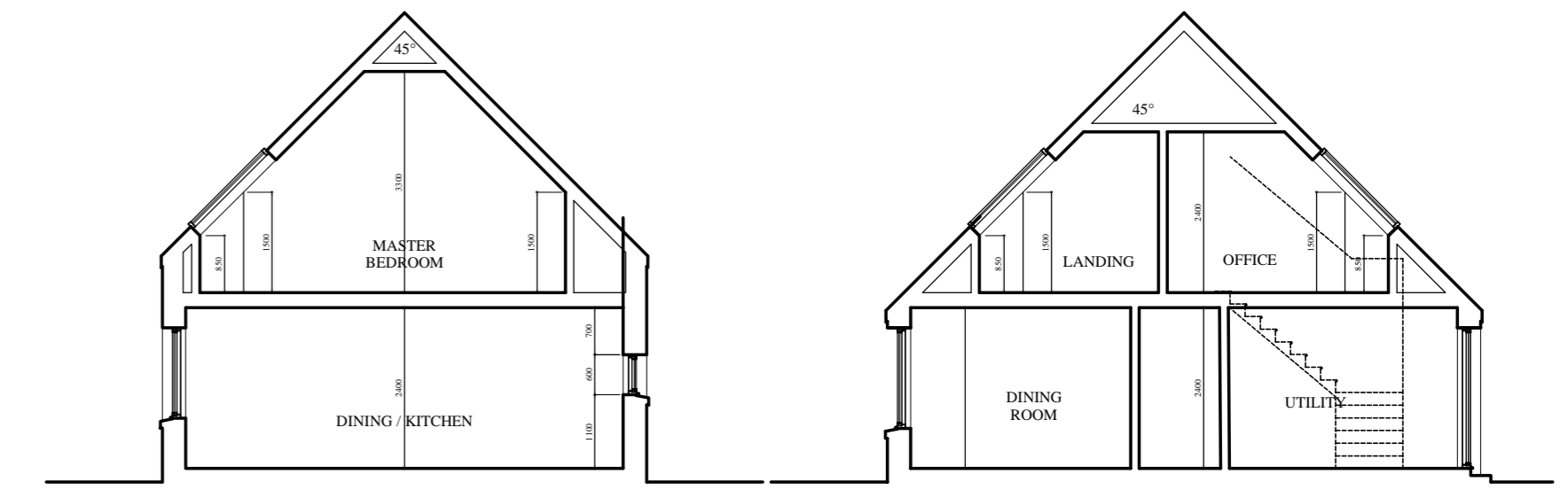
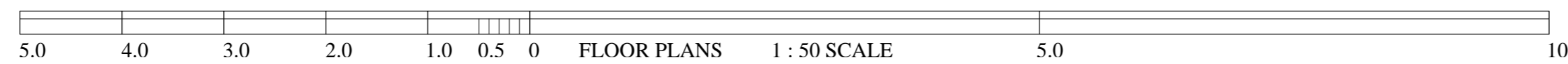
EXISTING SITE SECTION Y-Y 1:250



INDICATIVE SITE SECTION Y-Y 1:250
SITE SECTIONS 1:250 SCALE

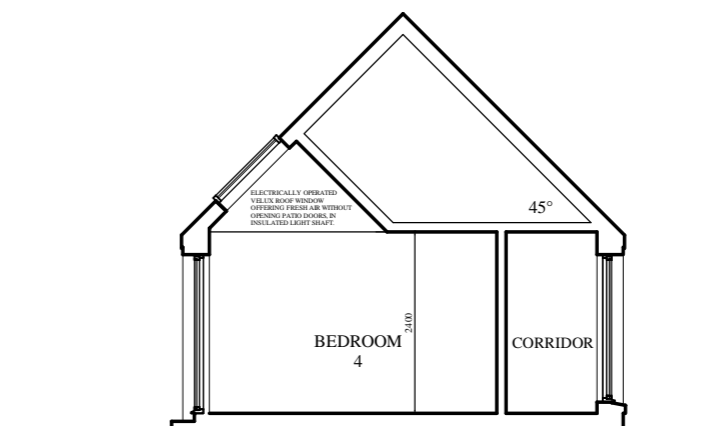


GROUND FLOOR PLAN



INDICATIVE SECTION

INDICATIVE SECTION



INDICATIVE SECTION

Rev. A - Proposed Site section scaled up and existing site section added - October 21

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client Mr. & Mrs. Cameron

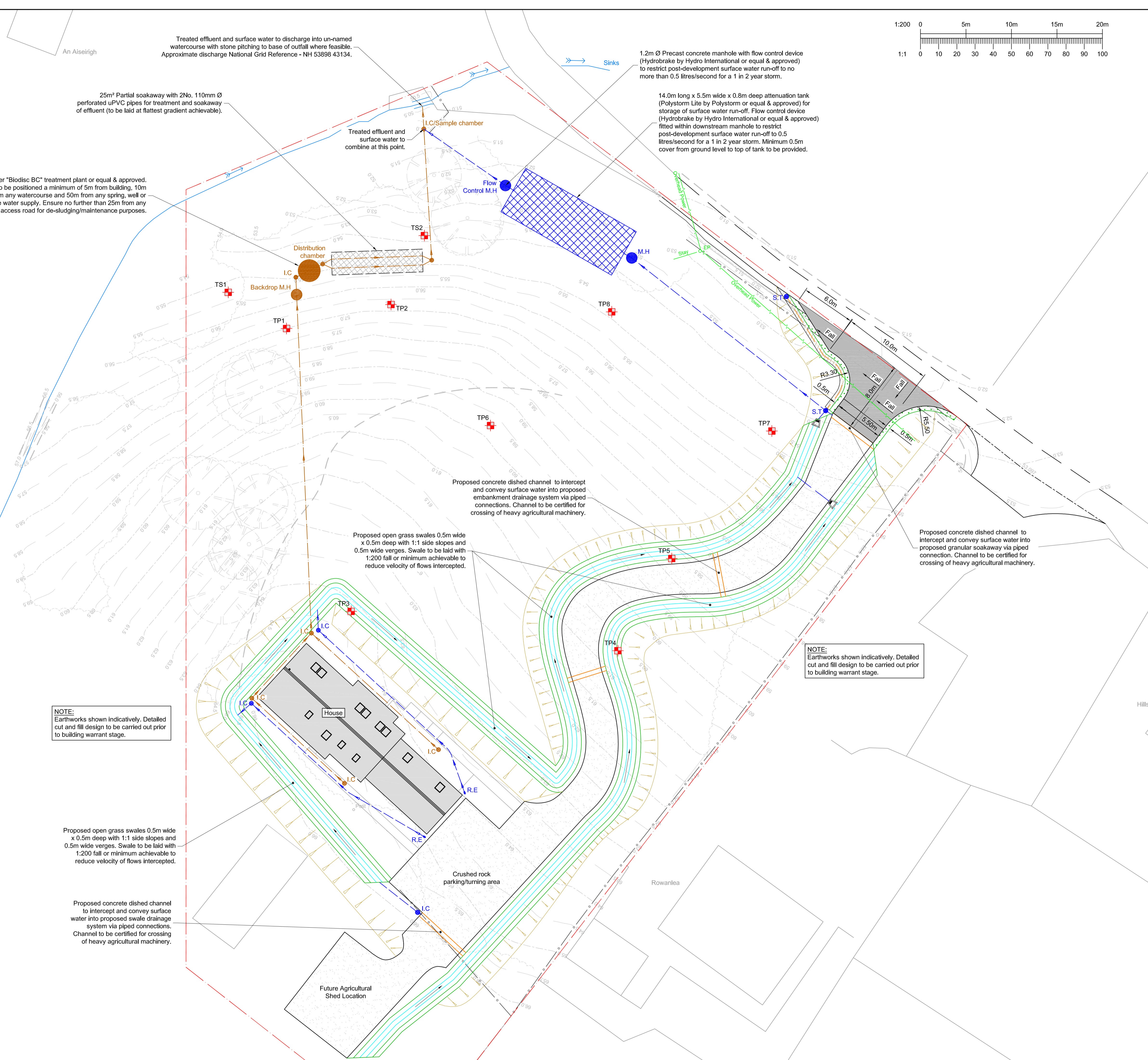
project Erection of House
12 Cabrich, Kirkhill,
Inverness-shire IV5 7PH

drawing Planning Drawing
Sheet 1 of 2

scale 1:50,100,250,1250 job no. 20 - 020

date August 2021 drg. no. 201 rev. A

drawn David Blanchard



Treated effluent and surface water to discharge into un-named watercourse with stone pitching to base of outfall where feasible. Approximate discharge National Grid Reference - NH 53898 43134.

25m² Partial soakaway with 2No. 110mm Ø perforated uPVC pipes for treatment and soakaway of effluent (to be laid at flattest gradient achievable).

Klargester "Biodisc BC" treatment plant or equal & approved. Plant to be positioned a minimum of 5m from building, 10m from any watercourse and 50m from any spring, well or borehole water supply. Ensure no further than 25m from any access road for de-sludging/maintenance purposes.

1.2m Ø Precast concrete manhole with flow control device (Hydrobrake by Hydro International or equal & approved) to restrict post-development surface water run-off to no more than 0.5 litres/second for a 1 in 2 year storm.

14.0m long x 5.5m wide x 0.8m deep attenuation tank (Polystorm Lite by Polystorm or equal & approved) for storage of surface water run-off. Flow control device (Hydrobrake by Hydro International or equal & approved) fitted within downstream manhole to restrict post-development surface water run-off to 0.5 litres/second for a 1 in 2 year storm. Minimum 0.5m cover from ground level to top of tank to be provided.

Proposed concrete dish channel to intercept and convey surface water into proposed embankment drainage system via piped connections. Channel to be certified for crossing of heavy agricultural machinery.

Proposed open grass swales 0.5m wide x 0.5m deep with 1:1 side slopes and 0.5m wide verges. Swale to be laid with 1:200 fall or minimum achievable to reduce velocity of flows intercepted.

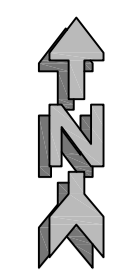
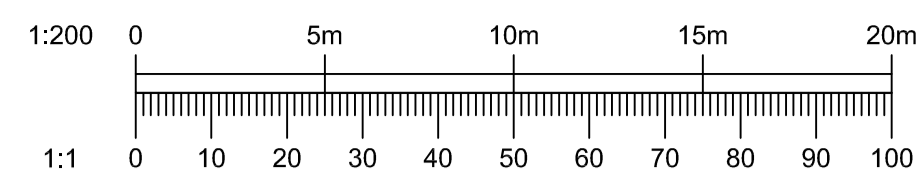
Proposed concrete dish channel to intercept and convey surface water into proposed granular soakaway via piped connection. Channel to be certified for crossing of heavy agricultural machinery.

NOTE: Earthworks shown indicatively. Detailed cut and fill design to be carried out prior to building warrant stage.

NOTE: Earthworks shown indicatively. Detailed cut and fill design to be carried out prior to building warrant stage.

Proposed open grass swales 0.5m wide x 0.5m deep with 1:1 side slopes and 0.5m wide verges. Swale to be laid with 1:200 fall or minimum achievable to reduce velocity of flows intercepted.

Proposed concrete dish channel to intercept and convey surface water into proposed swale drainage system via piped connections. Channel to be certified for crossing of heavy agricultural machinery.



- NOTES:-**
- Drainage to be constructed, installed & tested in accordance with the recommendations in BS EN 752:2017, BS EN 1610:2015, CIRIA C753, SEPA Regulatory Method WAT-RM-03/04 and SEPA GBR10.
 - A minimum of 600mm cover to be provided to all pipework within garden/landscaped areas, a minimum of 900mm below any parking area and a minimum of 1200mm below any road. Concrete slab protection to be provided where minimum cover below road is not achievable.
 - The functionality of any gravity drainage shown is dependant on achieving the minimum allowable gradients.
 - Refer to the Architect's drawings for the position of the roof water downpipes and internal foul drainage outlets.
 - Foul drainage discharge shown is subject to final approval from SEPA.
 - Position of any existing services must be accurately located on site prior to construction work commencing.

- LEGEND:-**
- New uPVC foul sewer (arrowhead denotes direction of flow)
 - New uPVC surface water sewer (arrowhead denotes direction of flow)
 - Proposed open grassed swale 0.5m wide x 0.5m deep with 1:1 side slopes and 0.5m verges
 - R.E. ● New rodding point terminal
 - I.C. ● New 450mm Ø uPVC inspection chamber (maximum depth 1.2m)
 - S.T. ● New 500mm Ø polypropylene silt trap manhole with 450mm sump (by Wavin or equal & approved)
 - TP1 ■ Indicates approximate position of trial pit/percolation test (carried out 19/11/2020)

| | | | | |
|---|----------|--|----|-----|
| A | 10/11/21 | MicroDrainage calculations revised. Attenuation tank size revised accordingly. | CM | KGT |
|---|----------|--|----|-----|

Site Layout:
New House at 12 Cabrich, Kirkhill
 Drainage Layout Plan

CainTech
 LAND & BUILDING SURVEYING
 SETTING OUT ENGINEERS
 CIVIL ENGINEERING DESIGN
 LASER SCANNING SERVICES

HYDROGRAPHIC SURVEYING
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TORRIS OFFICE: FOINAVEN, TORE, MUIR OF ORD, ROSS SHIRE, IV8 7SD, Tel: 01463 811400

INVERNESS OFFICE: FIRST FLOOR, 368 LONGMAN DRIVE, INVERNESS, IV1 1SU, Tel: 01463 545000

ADDITIONAL CONTACT INFO: E-mail: client@caintechltd.com, Mob: 07749 685509, WEBSITE: http://www.caintechltd.com

Client: **Mr & Mrs Cameron**

| | | | |
|-----------|-------------|--------------|----------------|
| Drawn By: | Checked By: | Surveyed By: | Surveyed Date: |
| CM | KGT | N/A | N/A |

| | |
|--|----------------|
| Drawing Status: | Drawing Date: |
| <input checked="" type="checkbox"/> PLANNING | 02/08/2021 |
| <input type="checkbox"/> FOR APPROVAL | Drawing Scale: |
| <input type="checkbox"/> WARRANT | 1:200 @ A1 |
| <input type="checkbox"/> CONSTRUCTION | Drawing No: |
| | CTCH-J3707-001 |

| | | |
|--|--------------|------|
| Levels are in metres and are to Ordnance Datum. | Our Job Ref: | Rev: |
| Co-ordinates are to National Grid. (GPS Network) | J3707 | A |