

Agenda Item	6.2
Report No	PLN/017/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 15 March 2022
Report Title: 21/03207/FUL : Tulloch Homes Ltd
Land 100m SW of Broompark, Conon Bridge
Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of 27 residential units with associated works

Ward: 08, Dingwall and Seaforth

Development category: Local

Reason referred to Committee: Community Council Objection

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

Recommendation

Members are asked to agree the recommendation to **APPROVE** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the erection of 27 homes, comprising a mixture of 2, 3 and 4 bedroomed houses, in a mixture of detached, semi-detached and terraced units. This comprises the final phase of the extensive Conon Braes development.
- 1.2 The house designs and materials reflect those used elsewhere within the wider Conon Braes development.
- 1.3 The access has been constructed up to the site boundary as part of the development of the adjacent houses at Broompark. This will continue into the site, and a loop road will be constructed off this to access the proposed houses.
- 1.4 Parking will be a mixture of within curtilage driveway parking, and communal parking areas.
- 1.5 The area alongside the burn (east boundary) will be formed as public open space. The strip alongside the site access road will be open grass, with a row of trees alongside the boundary with the housing.
- 1.6 Pre Application Consultation: none
- 1.7 Supporting Information: Drainage impact assessment; flood mitigation report; flood risk assessment; drainage calculations; applicant's response to consultees.
- 1.8 Variations: amended drainage proposals; revised ground and finished floor levels; revised garden details; retaining wall added; road layout revised; stone wall detail added.

2. SITE DESCRIPTION

- 2.1 The site has largely been cleared and also contains some spoil heaps as part of its recent use as a contractors' compound in association with the erection of the adjacent houses.
- 2.2 The land rises towards the southern boundary and there is a burn running along the north east boundary of the site. The site is bounded by recently completed housing to the north west and south west, agricultural land to the south east and agricultural land and house with commercial vehicle supply yard to the north east beyond the burn.

3. PLANNING HISTORY

- 3.1 15/07/2019 18/00797/FUL Erection of 27 houses with Refused associated works
- 3.2 05/04/2012 08/00994/FULRC Erection of 179 houses Approved (reduced from 200) and 5 retail units and formation of roundabout (detail)

4. PUBLIC PARTICIPATION

4.1 Advertised: unknown neighbour

Date Advertised: 20/08/21

Representation deadline: 27/10/21

Representations: none

5. CONSULTATIONS

5.1 Conon bridge Community Council:

- Consideration must be given to domestic vehicle electric charging points for both residents and visitors.
- Existing residents find that their broadband speed is inadequate, especially for business purposes.
- Most of Conon lives downhill from this development; how are the community going to deal with the excess surface water. There is already ponding at the roundabout, and this phase will only make it worse.
- Ben Wyvis Primary school may well run out of space for delivering education to these extra children. The Community Council objects until these points are all addressed.

5.2 **Development Plans:** The site lies within the settlement development area of Conon Bridge and is specifically allocated (CB4) for mixed use development including housing. Most of the allocation's developer requirements have been met, but the need for a flood risk assessment is still pertinent. The proposal is in overall conformity with the approved development plan.

It is understood that the developer has already delivered at least 25% of the total number of units across the Braes of Conon development as affordable, and therefore no further requirement should be applicable to this application. The flood risk setback amenity area and boundary landscape/service corridor buffers offer sufficient on site provision in relation to green infrastructure. Developer contributions required in relation to community facilities and education.

5.3 **Transport Planning:** The road and parking layout appear generally acceptable. The electric vehicle charging details provided are satisfactory. A Construction Traffic Management Plan will need to be conditioned. Street lighting shall be provided to the satisfaction of the Council's Area Lighting Engineer.

5.4 **Flood Risk Management:** The site layout has been modified to avoid the areas identified as being at flood risk. The applicant has confirmed that there is no proposal to remove any sections of the existing culvert, and therefore there will be no increase in flood risk downstream. The areas identified as being at risk of flooding will be set aside for use as amenity open space. Objection withdrawn. Condition requested that existing ground levels are retained within the amenity open space area to ensure that there is no loss of floodplain storage capacity. No properties shall be located in

this area and the finished floor levels of adjacent properties shall be a minimum of 600mm above the predicted baseline flood level.

The additional drainage information has been reviewed and they are content with the proposed drainage arrangements.

5.5 **SEPA:** The revised drawing has been provided. The revised flood extents show the 1 in 200 year event, with and without climate change allowance, inclusive of blockage scenario at the culvert under 'Broompark'. It is no longer proposed to remove the culvert so there will be no increased flood risk downstream as a result of the development. The site has been redesigned to avoid all areas within the floodplain with no landraising proposed in these areas and a revised site layout plan has been provided which demonstrates finished floor levels of all properties will be a minimum of 0.6m above the predicted flood level. Objection removed.

5.6 **Scottish Water:** No objection. There is currently capacity in the water treatment works. There is capacity for a foul only connection in the waste water treatment works. Capacity can not be reserved.

The development proposals impact on existing Scottish Water assets. Potential conflicts must be identified with Scottish Water assets, and may be subject to restrictions on proximity of construction.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality & Place-making
31 - Developer Contributions
32 - Affordable Housing
56 - Travel
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks

6.2 Inner Moray Firth Local Development Plan 2015

Within Conon Bridge Settlement Development Area, and forms part of the larger site CB4 (allocated for mixed use including housing).

6.3 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)
Open Space in New Residential Developments (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (as amended December 2020)

National Planning Framework 3

Designing Streets

Creating Places

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) flood risk
- c) access, layout and parking
- d) open space / green networks
- e) design and materials
- f) sustainable development
- g) Impact on infrastructure and services and proposed mitigation (developer contributions)
- h) any other material considerations

Development plan/other planning policy

8.4 The site lies within the Settlement Development Area of Conon Bridge, and forms part of the larger allocated development site CB4 (Conon Braes). This is the final phase of the Conon Braes development. The proposed erection of 27 housing units complies with this CB4 allocation, and the principle is therefore acceptable.

8.5 The previous application for this site, 18/00797/FUL, was refused because the applicant failed to adequately demonstrate that the site is not at risk of flooding or generating flooding outwith the site.

Flood Risk

8.6 Following the submission of this application, there have been ongoing discussions with Flood Risk Management and with SEPA to try and resolve the objections which

they initially raised in relation to flooding. These have resulted in the submission of additional information in relation to drainage, revised drainage proposals, and revised ground and finished floor levels to the proposed houses.

- 8.7 The revised drainage information includes revised flood extents showing the 1 in 200 year event, with and without climate change allowance, inclusive of blockage scenario at the culvert under Broompark. The much reduced flood extent of the mitigation option to remove the culvert has been shown, but it has been confirmed that these works will not be carried out so there will be no increased flood risk downstream as a result of the development. The site has been redesigned to avoid all areas within the flood plain with no landraising proposed in these areas and a revised site layout plan demonstrates finished floor levels of all properties will be a minimum of 0.6m above the predicted flood level.
- 8.8 SEPA and Flood Risk Management are both now satisfied with the proposals, and accordingly have withdrawn their earlier objections. Accordingly, the proposal is assessed as complying with Policy 64, which requires the submission of information which demonstrates compliance with Scottish Planning Policy in relation to flood risk.

Access, layout and parking

- 8.9 Policy 29, design quality and place making requires new development to be designed to make a positive contribution to the architectural and visual quality of the place in which it is located. The development is a final phase of a suburban style housing development, and the design and layout reflect that of the neighbouring development.
- 8.10 The adjacent housing development at Broom Court is set back from the distributor road, with an intervening grassed area, and is accessed off a separate residential road. The water main is located within this grass strip, which will continue alongside the public road into the proposed site.
- 8.11 The houses will be accessed off a loop road running from the distributor road. The continuation of the grass strip alongside the distributor road and access to the houses off a separate road provides continuity and cohesiveness between these two phases, and is appropriate.
- 8.12 The south site boundary, with the adjacent agricultural land, will be subject to a 10m wide landscape buffer. This will mark the end of the Conon Braes development, and provide an appropriate and clear boundary between the settlement of Conon Bridge and the adjacent rural area. It also forms a continuation of the landscape buffer strip which has been planted to the rear of the existing houses at Rowan Gardens, immediately to the west of the application site.
- 8.13 The houses all have adequately proportioned garden grounds and sufficient separation to meet the Council's guidelines of 18m minimum between opposing windows. This helps secure adequate standards of amenity and guard against overlooking and loss of privacy.
- 8.14 The proposed units which will back on to the existing houses at Broom Court (to the north) will be elevated above Broom Court, with a retaining wall erected along the

rear boundary between the existing and proposed houses. The ground level at the boundary with the neighbouring housing is between 34.5m and 35.0m, whereas the

proposed ground levels adjacent to the proposed new houses will be between 36.95m and 37.15m. The retaining wall will be approximately 1.2m high, with the garden sloping up from the top of the retaining wall to the rear of the houses accounting for the rest of the height.

- 8.15 The detached and semi-detached units all have driveways which are adequately proportioned to accommodate 2 cars. The terraced units (3 blocks of 3 houses, and 1 block of 4 houses) have communal parking areas. These primarily take the form of parking bays formed at right angles to the public road, and also include a parking court accessed off the public road. Disabled parking bays are included.
- 8.16 The parking areas include the provision of infrastructure for electric vehicle charging points. This makes provision for one EV charging point for each driveway (within curtilage parking) in the form of a 13A external socket device, which is suitable for upgrading to a fast charge unit. The communal parking areas will include the provision of public 7kW dual connector EV charging units and / or points for the provision of additional units in the future.
- 8.17 Transport Planning are also satisfied with the proposed access arrangements, and comment that the internal road and parking layout are acceptable. The developer will be responsible for meeting all costs associated with the introduction of a 20mph speed limit within the development.
- 8.18 A construction phase Traffic Management Plan will be required, in order to guard the amenity and safety of existing residents of Conon Bridge. This can be subject to a condition.
- 8.19 Cycle parking is not provided. However, this is not required, since each house plot has its own private rear garden space which residents can utilise to provide bicycle storage for themselves or their visitors should it be desired.
- 8.20 The layout includes the planting of trees, including some within 5m of an adoptable road / footway/footpath. Whilst this is welcomed and will enhance the street scape and contribute to a sense of place, a condition will be required in relation to the tree pit details, in order to guard against future damage to the road or path network from tree roots. Hedges are also proposed along some house boundaries with the public road, and this too will help create an attractive streetscape.

Open Space / Green Networks

- 8.21 The eastern section of the site, adjacent to the burn, lies within an area at risk of flooding, and will be landscaped and form an area of public open space. Policy 74 encourages the protection and enhancement of green networks. Policy 75 aims to create sustainable networks of open space of high quality, that are accessible by foot and linked to a wider network, enhance biodiversity, and improve the quality of life for residents and visitors.

- 8.22 Whilst this area of proposed open space does not link in to a wider area of paths or publicly accessible greenspace, it does lie adjacent to the burn and to agricultural land. The proposed planting includes two copses of native woodland, in addition to specimen trees. These will enhance biodiversity, and also provide a pleasant outdoor space for local residents to enjoy. Footpaths are included through the proposed open space, and a seating area within it, to encourage and facilitate its use by local residents.
- 8.23 A further grassed strip will run between the distributor road and the proposed houses. This continues from the existing grassed strip which runs between the road and the neighbouring houses at Broom Court to the north. A row of trees will be planted to the rear of this grass adjacent to the proposed houses. This helps provide an attractive setting for the proposed houses, whilst providing a suitable off set from the water main which runs beneath this grassed area.
- 8.24 A factoring agreement will be required for the long term management and maintenance of communal areas. This can be subject to a condition.

Design and materials

- 8.25 The proposal utilises corner turner house designs for the plots at the entrances to the development. This is appropriate since it provides a frontage which is more interactive and welcoming in the street scape, in addition to providing passive surveillance which helps discourage anti social behaviour.
- 8.26 The houses are of assorted designs, all finished in dry dash roughcast with feature boarding panels, and concrete roof tiles. The colours are not specified and will need to be subject to a condition. The design and materials reflect those used in other phases at Braes of Conon, and as such present a sense of cohesiveness between the different phases which is appropriate.

Sustainable Development

- 8.27 The site is located in close proximity to primary education and food shopping provision, within a main settlement that has good active travel links. This fits in with Policy 28 which aims to ensure that development is sustainable. This also complies with Policy 56, travel, which seeks for new development to be served by sustainable modes of travel.

Developer contributions

- 8.28 Policy 31 and the Council's Developer Contributions Supplementary Guidance require all development make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. For this proposal, the requirements are as follows:

8.29

Summary of Developer Contributions – Adopted DCSG			
Infrastructure / Service Type	Answer	Contribution Rate (per house)	Contribution Rate (per flat)
Education	Ben Wyvis Primary – Contribution required at major extension rates	£7,359	£4,171
	Secondary – Dingwall Academy Contribution required at major extension rates	£3,482	£1,875
Community Facilities	Contribution required to Dingwall Leisure Centre / Maryburgh Amenities Centre expansion	£1,019	
Affordable Housing	25% - However this has already been delivered across previous phases	No contribution required	
Transport Requirements	None required	-	
Green Infrastructure	None required	-	
Water and Waste	None required	-	
Public Art	None required	-	
Development Total		Assuming 20 ‘houses’ and 7 ‘flats’ (20 x £11,860) + (7 x £7,065) = £286,655	
Average Per Home		£10,617	
<i>All costs are subject to indexation and reflect Q2 2018</i>			

8.30 For the purposes of calculating the developer contributions, 2 bed properties are counted as ‘flats’ even where they are houses as is the case for this proposal.

Other material considerations

8.31 In relation to poor broadband speeds experienced, Tulloch Homes have contacted OpenReach and say that they will be looking to install Fibre if possible. This is outwith the Planning Authority’s control.

There are no other material considerations.

Matters to be secured by Legal Agreement / Upfront Payment

8.32 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

- a) education developer contribution (towards both Dingwall Academy and Ben Wyvis Primary School)
- b) community facilities developer contribution

8.33 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 for the following reason:

The proposed application has failed to conclude a legal agreement required to secure reasonable and proportionate contributions to secure mitigation for the impacts of the proposed development. As such the application is contrary to the provisions of Policy 31 (Developer Contributions) of the Highland-wide Local Development Plan and Policy 2 (Delivering Development) of the Inner Moray Firth Local Development Plan.

9. CONCLUSION

- 9.1 The principle of developing this site for 27 houses complies with policy CB4. The design and layout reflects that found in the adjacent housing schemes that were built as part of earlier phases and provides a sense of cohesion which is appropriate. Suitable access and parking arrangements have been made, and the proposed planting and open spaces will result in a streetscape which is attractive overall. Earlier objections due to potential flooding have now been resolved.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers	n		
Conclusion of Section 75 Obligation	y	To secure	developer contributions
Revocation of previous permission	n		

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

1. All roads and pavements within the application site shall be formed to base course level prior to the first occupation of any of the houses. Thereafter, the final wearing surface shall be applied concurrently with the construction of the last house within the development, or upon the expiry of a period of three years from the date of first occupation, whichever is the sooner.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

2. Car parking spaces shall be provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments, as detailed on the plans hereby approved, prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: In order to ensure that the level of car parking is adequate.

3. Prior to the commencement of any works including site preparation, a construction phase traffic management plan shall be submitted to and approved in writing by the Planning Authority. This shall detail the methods and practices for on site construction including identification of the proposed compound and storage areas, a routing plan for construction vehicles, and a commitment to avoid deliveries or heavy vehicle movements immediately before or after school pick up or drop off times for Ben Wyvis Primary School.

This shall include;

- Details of the proposed access and routes to the site for heavy construction vehicles. No access should be taken from the west section of School Road B9163 (between Conon Bridge and the roundabout) or from Leanaig Road B9162.
- Details of how safe pedestrian movements will be accommodated together with the site access.
- Details of how the routes will be enforced.
- Details of adequate temporary parking, site offices and materials storage areas and turning within the site.
- Details of the provision of a vacuum road sweeper (and in addition if necessary wheel wash facilities within the site) to prevent mud on the road.
- A strategy for keeping residents and the Community Council informed and a procedure for dealing with any complaints.

Thereafter the development shall be undertaken in accordance with the approved plan.

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

4. No landraising shall take place within the area shown as at risk of flooding, as denoted on drawing No 4170-02-003 Rev K.

Reason: In order to reduce the risk of flooding occurring both within and outwith the application site.

5. 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 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
 - ii. 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.

6. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or woodland and/or 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.

7. No development shall commence until details of the proposed tree pits for all tree planting within 5m of an adoptable road, footway or footpath have been submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority.
Reason: In order to guard against future damage to the road or path network from tree roots.
8. The houses shall be constructed to the finished floor levels illustrated on the plans hereby approved and any variation shall require the prior written approval of the Planning Authority.
Reason: To ensure a satisfactory development and reduce the risk of flooding.
9. The 27 units hereby approved shall be developed at a rate not exceeding 20 units in any one calendar year. If the units are not built in any calendar year, the balance may be carried to the next calendar year. Any variation shall require the prior written permission of the Planning Authority.
Reason: In the interests of road traffic safety, residential amenity and to enable the Planning Authority to retain effective control of the rate of development in accordance with the terms of the parent planning permission 08/00994/FULRC.
10. For the avoidance of doubt all roofs shall be finished in flat, dark grey tiles. The houses shall be finished in buff coloured cast stone to the base course, lintels and cills.
Reason: In the interest of amenity to match the houses already constructed in the development.
11. No development or work shall commence until full details of the colour of the dry dash harling and the cladding panels and entrance doors (including samples where necessary) to be used for each property have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.
Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.
12. No development or work shall commence until full details of the retaining walls including sections and finishes, have been submitted to and approved in writing by the planning authority. Thereafter the development shall be completed in accordance with these details.
Reason: In the interests of amenity.
13. No residential unit shall be occupied until connection has been made for that residential property to the public water and waste water network.

Reason: In order to ensure that the water and sewerage infrastructure is provided timeously, in the interests of public health and environmental protection, and in order to comply with policy requirements.

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

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

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.

20mph Zone

You are advised that you will be responsible for meeting all costs associated with the introduction of a 20mph speed limit within the development.

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.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

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

Bilingual Signage

In line with the Council's Gaelic Language Plan and policies, you are encouraged to consider the use of both Gaelic and English on signage within in this development (both internal and external signs). For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

Section 75 Obligation

You are advised that this planning permission has been granted subject to a Section 75 Obligation. The terms of the obligation must be read in conjunction with the planning permission hereby approved. The terms of the obligation may affect further development rights or land ownership and you are therefore advised to consult with the Planning Authority if considering any further development.

Designation: Area Planning Manager – North

Author: Susan Hadfield

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

Relevant Plans:

- Plan 1 - location plan 4107-02-001
- Plan 2 - site layout plan 4107-02-003 Rev K
- Plan 3 - floor plan Orrin 4107-01-100 rev A
- Plan 4 - elevation Orrin 4107-01-101 rev A
- Plan 5 - floor plan Torrin 4107-01-200
- Plan 6 - elevation Torrin 4107-01-201
- Plan 7 - floor plan Calder 4107-01-210
- Plan 8 - elevation Calder 4107-01-211
- Plan 9 - floor plan Elm 4107-01-300
- Plan 10 - elevation Elm 4107-01-301
- Plan 11 - floor plan Willow 4107-01-310
- Plan 12 - elevation Willow 4107-01-311
- Plan 13 – floor plan Corran and Orrin 4107-01-400
- Plan 14 – elevation Corran and Orrin 4107-01-401
- Plan 15 – floor plan Corran and Orrin 4107-01-410 rev A
- Plan 16 – elevation Corran and Orrin 4107-01-411 rev A
- Plan 17 – EV charging strategy 4107-02-007
- Plan 18 – Waste management plan 4107-02-008
- Plan 19 – Drainage plan 3059.999 rev A
- Plan 20 – Flood route plan 3110.108 rev C
- Plan 21 – Land drainage 3110.114 rev A
- Plan 22 - Road layout plan 3110.101-01 rev H
- Plan 23 – Road section plan 3110.102-01 rev C
- Plan 24 – Road section plan 3110.102-02 rev C
- Plan 25 - Road adoption plan 3110.104 rev E
- Plan 26 – Kerb layout plan 3110.112 rev B

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	Major extension to Ben Wyvis Primary School	£7,359	£4,171	£176,3773	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	N/A				BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Major extension to Dingwall Academy	£3,482	£1,875	£82,765	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	N/A				No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Expansion to Dingwall Leisure Centre / Maryburgh Amenities Centre	£1,019	£1,019	£27,513	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	N/A	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	N/A	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A
Transport									
Active Travel	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20

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

³ Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

⁴ As above

⁵ Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

Public Realm	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Public Art	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	N/A				BCIS		TOC/CC	Apr/Oct	15 or 20

*1 Adjust total to take account of flat exemptions

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

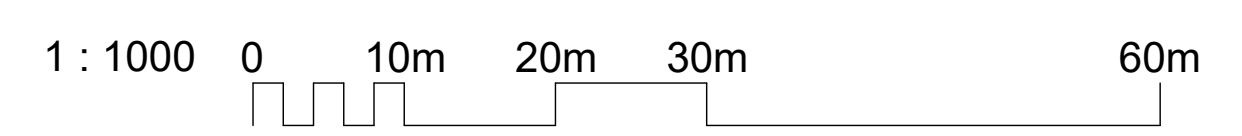
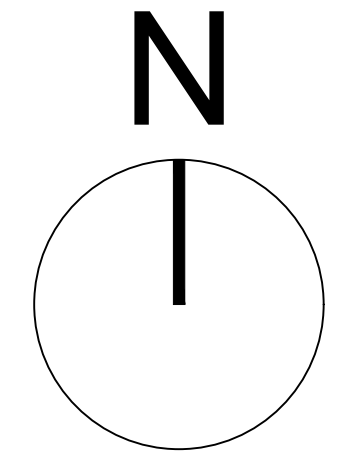
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*4 Accounting dates - 1 April & 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

Other Legal Agreement requirements

N/A

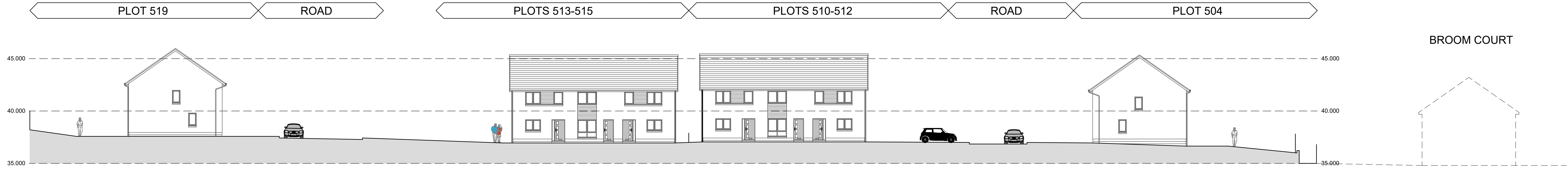


REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING
 38 WALKER TERRACE, TILlicouLTRY, FK13 6EF 01259 750001
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCKSIDE STREET, OBAN, PA34 4HP 01631 359054

PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD
 LOACTION PLAN

SCALE:	1:1000	DRAWN:	--
PAPER SIZE:	A1	DATE:	Jun 2021
DWG No.	4170-02-001	REV.	



SITE SECTION 1:200

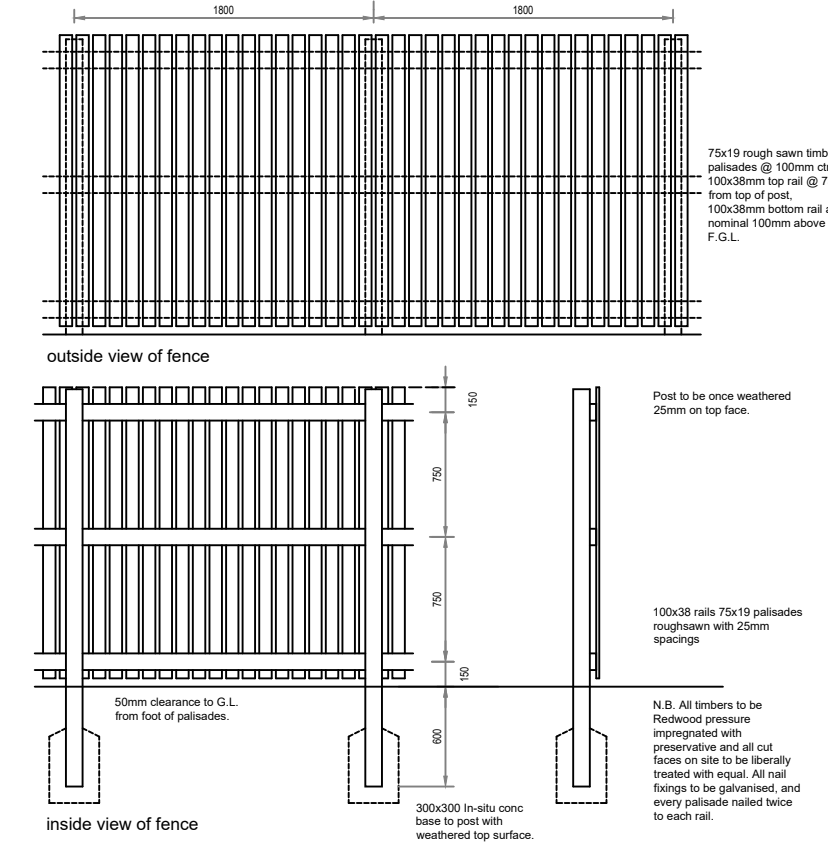


4170 Phase 5B, Braes of Conon, Conon Bridge Date: 16 April 2021
 Accommodation Schedule Version: 1.0

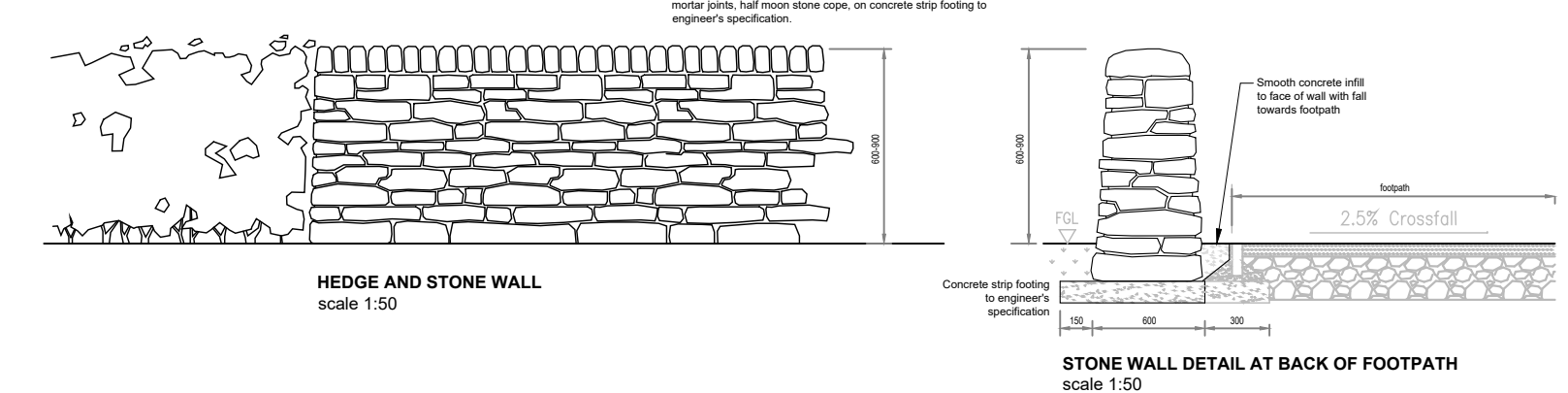
Phase 5B: Accommodation Schedule

Ver.	Code	Name	Bedrooms	Description	Floor Area	No. of Units	Total Floor Area
16/2	2TV69	Orrin	2	Mid-Terrace Villa	69.0	5	345.0
16/2	2TV69	Orrin	2	End-Terrace Villa	69.0	2	138.0
16/2	3SDV82	Corran	3	End-Terrace Villa	82.0	6	492.0
16/2	2SDV88	Torrin	3	Semi-Detached Villa	88.0	6	528.0
16/2	3DV91	Calder	3	Detached Villa	91	4	364
16/2	3DV96	Elm	3	Detached Villa	96	3	288
16/2	4DV131	Willow	4	Detached Villa	131	1	131
					TOTAL	27	2286.0

FENCING



STONE WALL



NOTES

11.0m by 3.0m. Where the driveway shares the 'Accessible Access' to the house the drive to be 3.3m wide. (2.4m for the drive plus 900mm path) All driveways to have a maximum gradient of + or - 5% for the five metres from the pavement and thereafter not to exceed 10%.

Allow for a suitable surface water drain to each drive to stop water ingress either on the pavement or into the garage.

Provide 4No. 900mm by 600mm slabs for the storage of general waste wheeie bin, garden waste wheeie bin, recycle waste wheeie bin and a waste food bin.

CAR PARKING

Houses:
 2 private spaces within curtilage
 Visitor spaces at 0.3 per house

Terraced Blocks:
 Communal parking at 1.2 spaces per unit
 Visitor spaces at 0.3 per flat

REV	DATE	DESCRIPTION	DRN
K	JAN 21	FFL'S TO PLOTS 517-524 REVISED	LB
J	OCT 21	FFL'S TO PLOTS 509-512 REVISED	LB
I	OCT 21	REAR GARDENS REVISED TO PLOTS 501-504	LB
H	OCT 21	RETAINING WALL ADDED TO PLOTS 501-504	LB
G	OCT 21	FFL'S TO PLOTS 501-508, 510-516 & 518-527 REVISED. ROAD LAYOUT REVISED.	LB
F	SEPT 21	STONE WALL DETAIL ADDED	LB
E	AUG 21	PLANNING COMMENTS ADDRESSED	LB
D	JUNE 21	FLOOR LEVELS ADDED TO LAYOUT	SMAC
C	APR 21	FURTHER DETAIL ADDED TO LAYOUT DRAWING	DAK

Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicULTRY, FK13 6EF 01259 750001
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD
 SITE LAYOUT PLAN

SCALE:	1: 500	DRAWN:	LB
PAPER SIZE:	A1	DATE:	Jan 2022
DWG No.	4170-02-003	REV.	K



Broom



EV Charging Pillar to Communal Parking Areas

- External public 7kW dual connector EV charging unit off landlord supply to IET Code of Practice for EV Charging. Factor to then appoint a Specialist EV Supply Contractor to manage the system on their behalf.
- Provision for future public 7kW connector EV charging unit off landlord supply. (Provide all necessary underlying infrastructure including capacity to connect to the local electricity distribution network. Allow for cabling to the shown parking spaces to enable simple installation and activation of the charge point at a future date).



In-Curtilage charging provision

- Provision for up to 7kW Electric Car Charging in accordance with Approved Document P: Electrical safety – dwellings, Electricity at Work Regulations HSR25, BS7671:18th edition (2018) and the IET Code of Practice for EV Charging. (Properties with a driveway or garage to have a 13A external socket device supplied. External socket device to come complete with isolation switch and be suitable for upgrading in the future to a fast-charge device. External socket device to have a dedicated supply from the consumer unit, be certified for continuous load and suitably earthed. External socket device to be located 1.1m above finished ground level.)

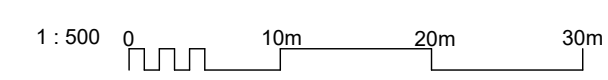
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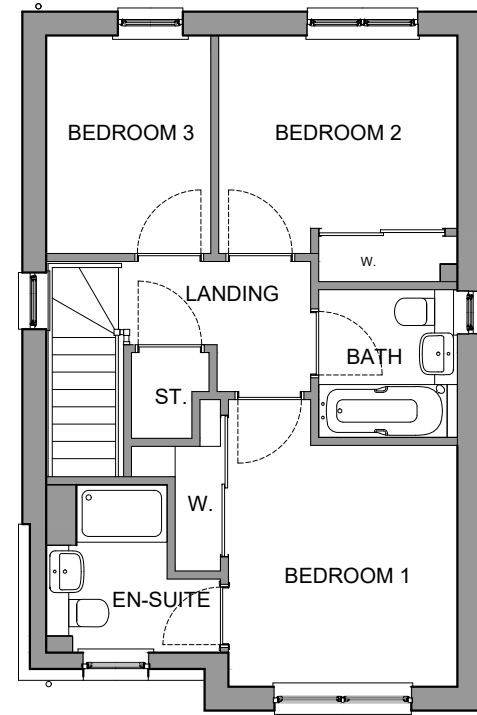
Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF 01259 750301
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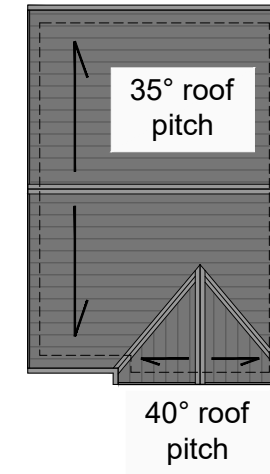
PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD
 EV CHARGING STRATEGY

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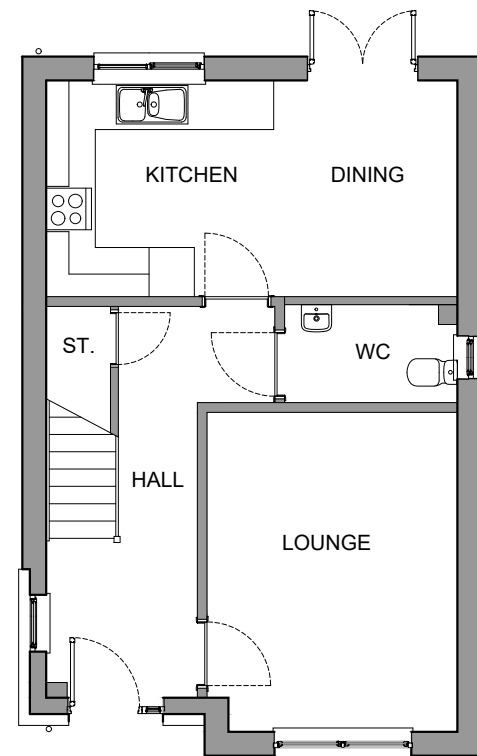




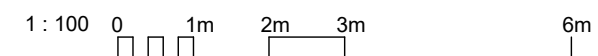
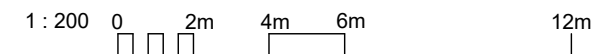
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ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



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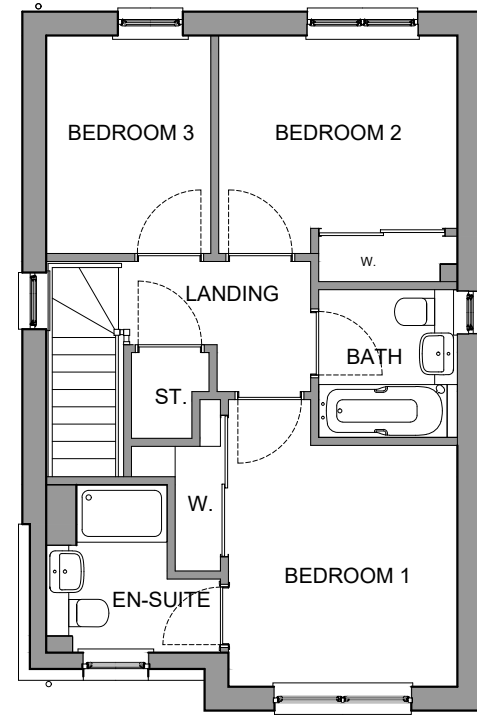
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38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
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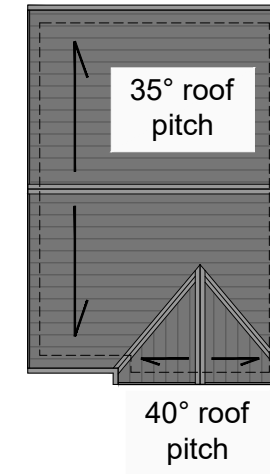
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 CONON BRIDGE
 TULLOCH HOMES LTD

PLANS - CALDER DETACHED

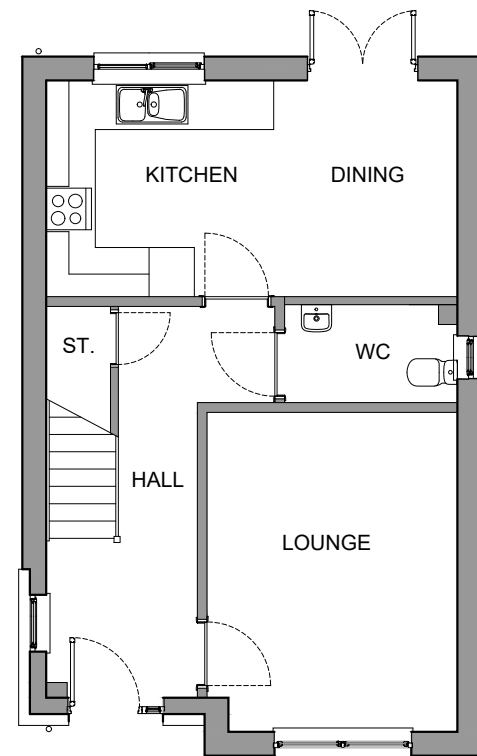
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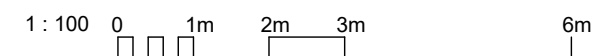
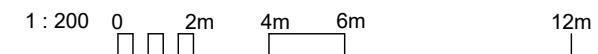
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ROOF PLAN
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GROUND FLOOR PLAN



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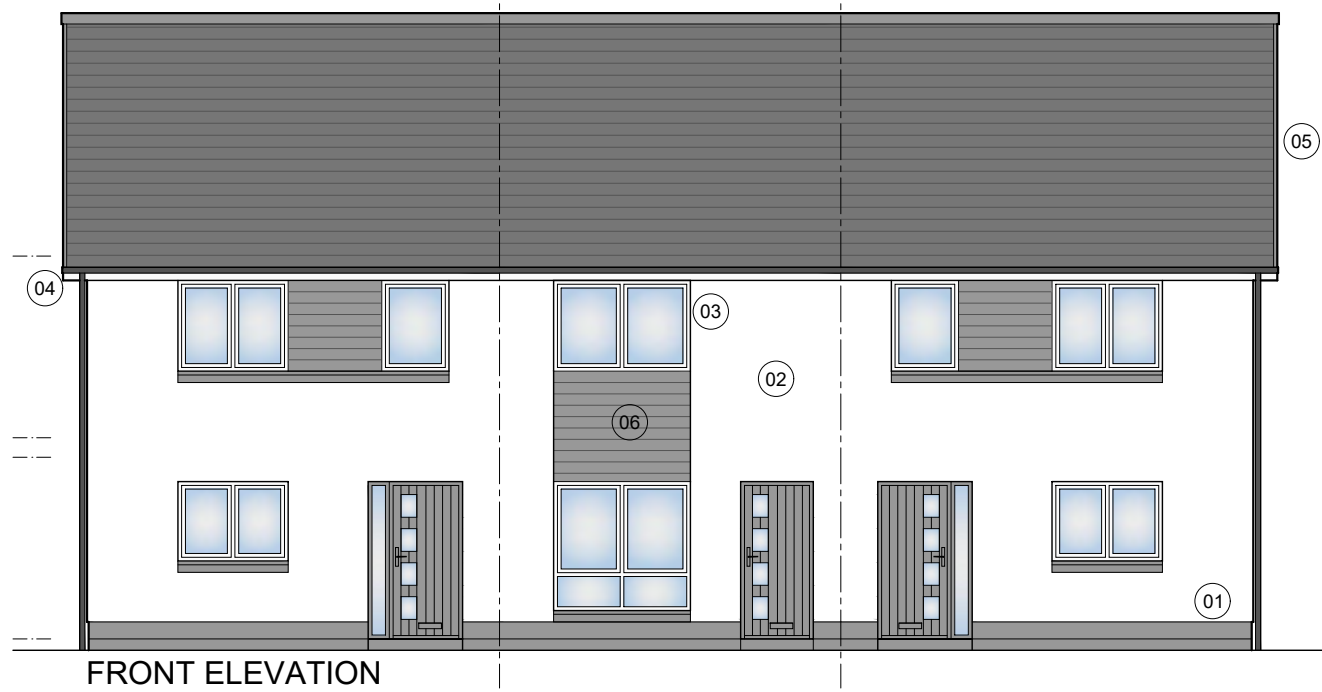
Bracewell Stirling CONSULTING

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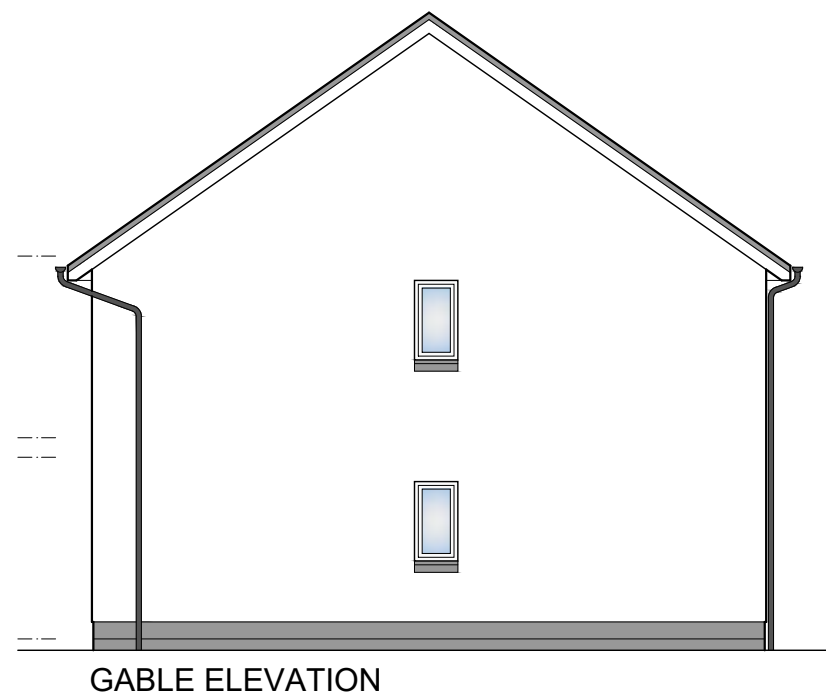
PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

PLANS - CALDER DETACHED

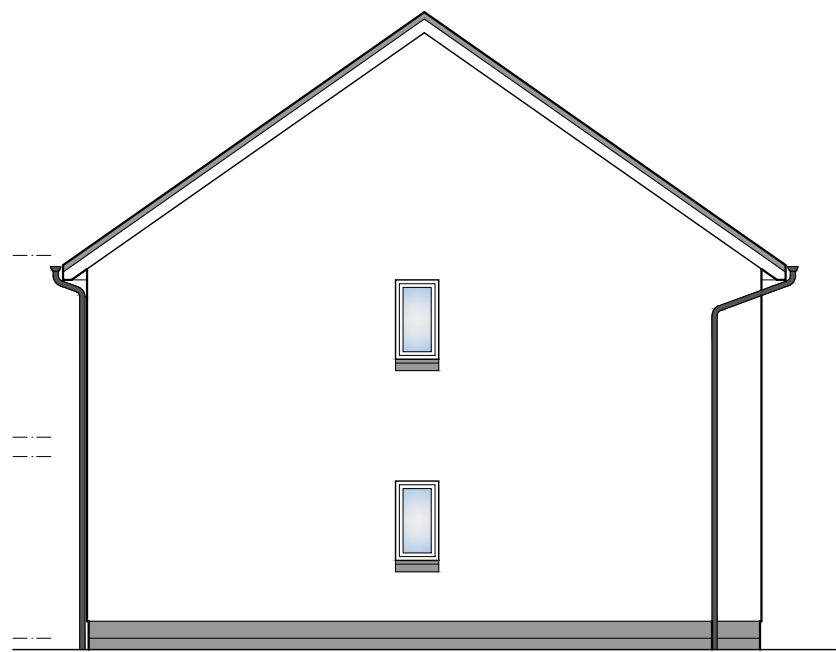
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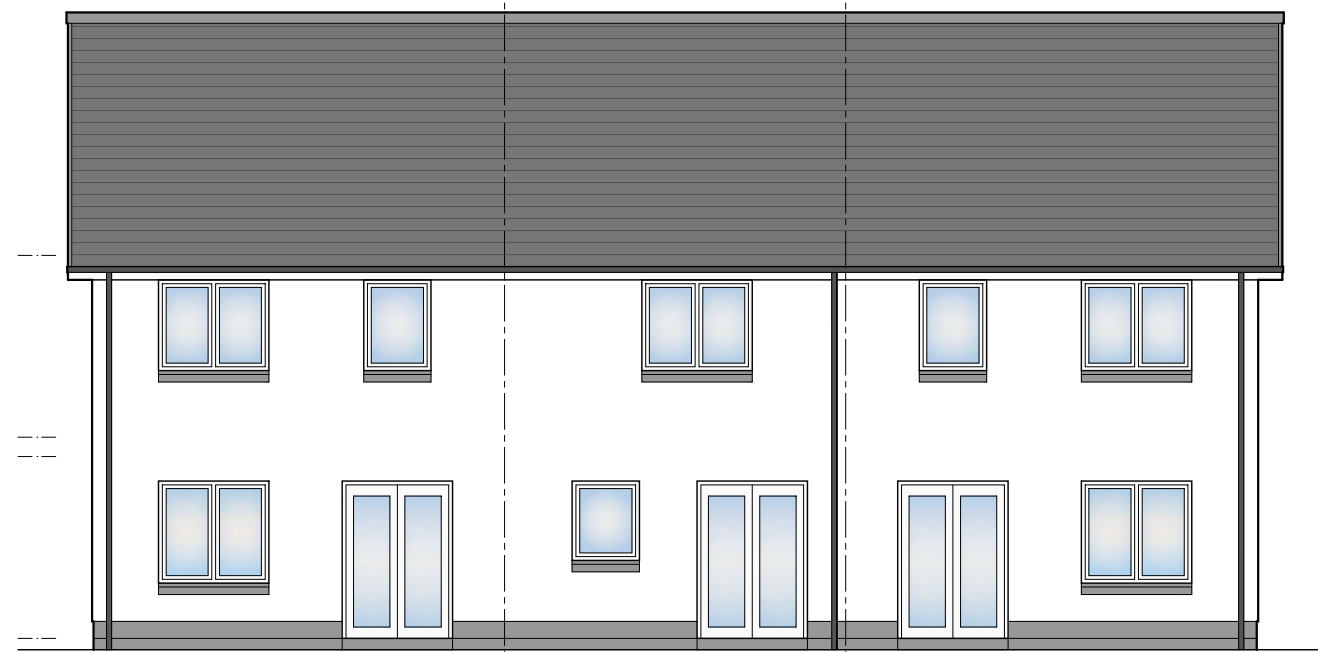
FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

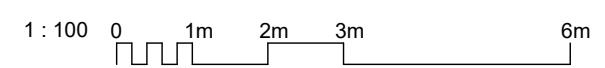
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PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

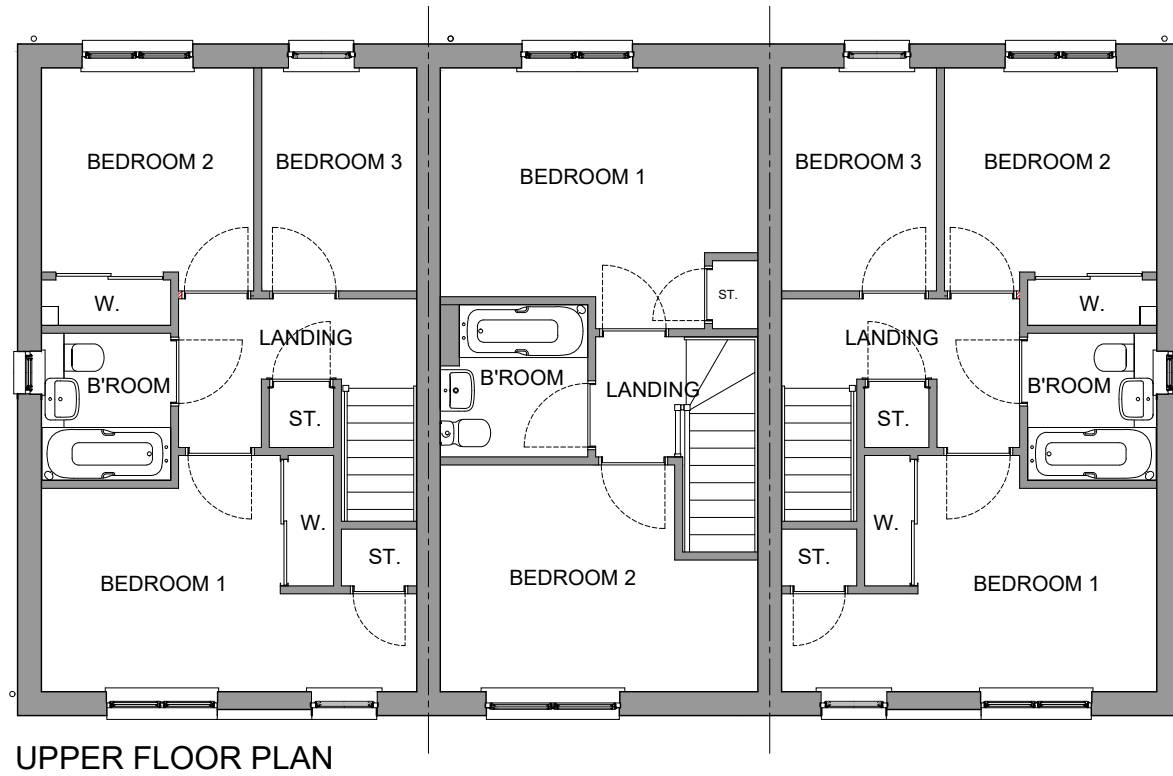
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 TERRACE



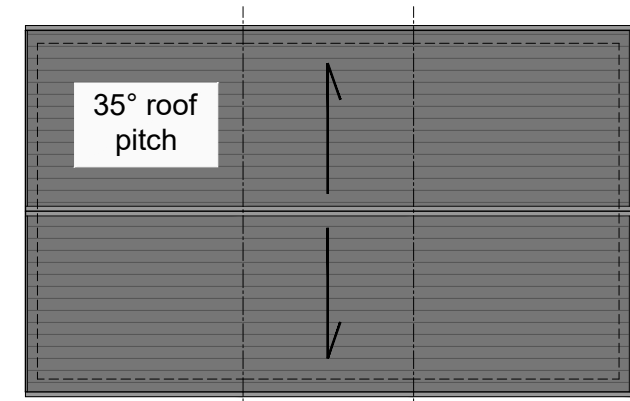
IMAGE 1 - FRONT PERSPECTIVE



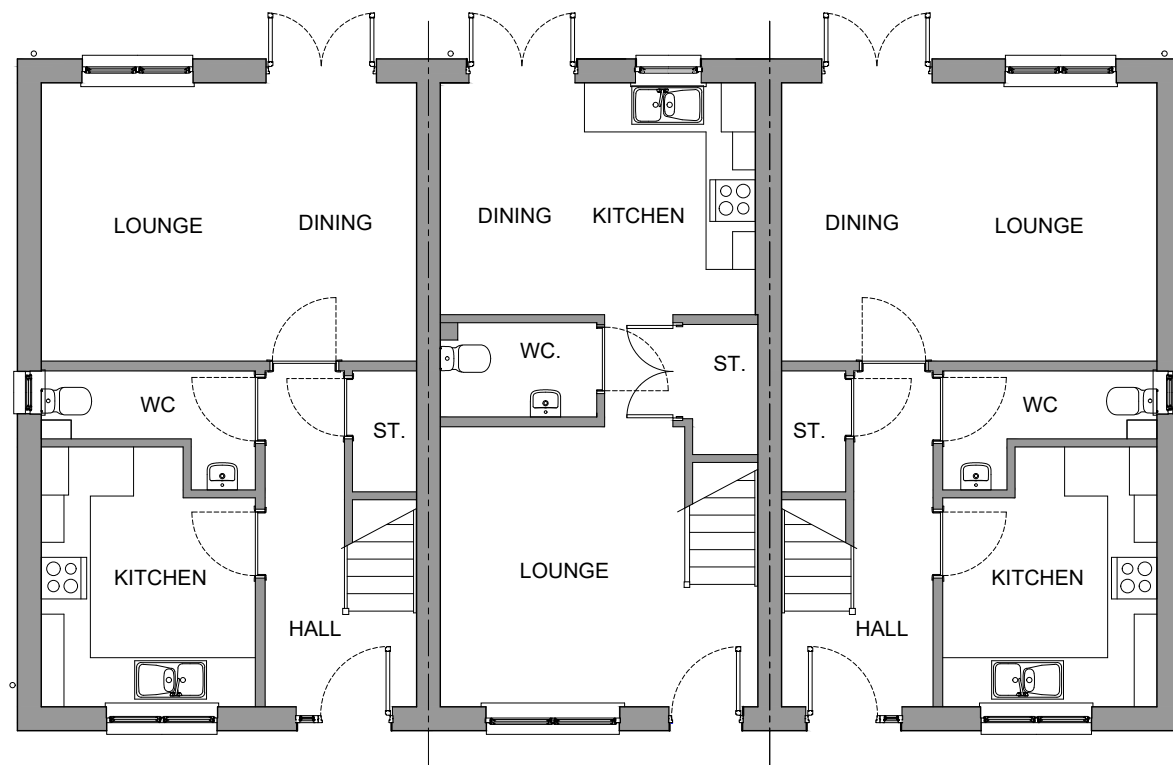
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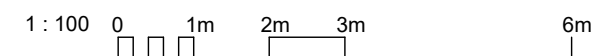
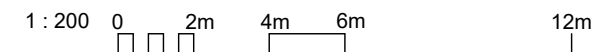
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN

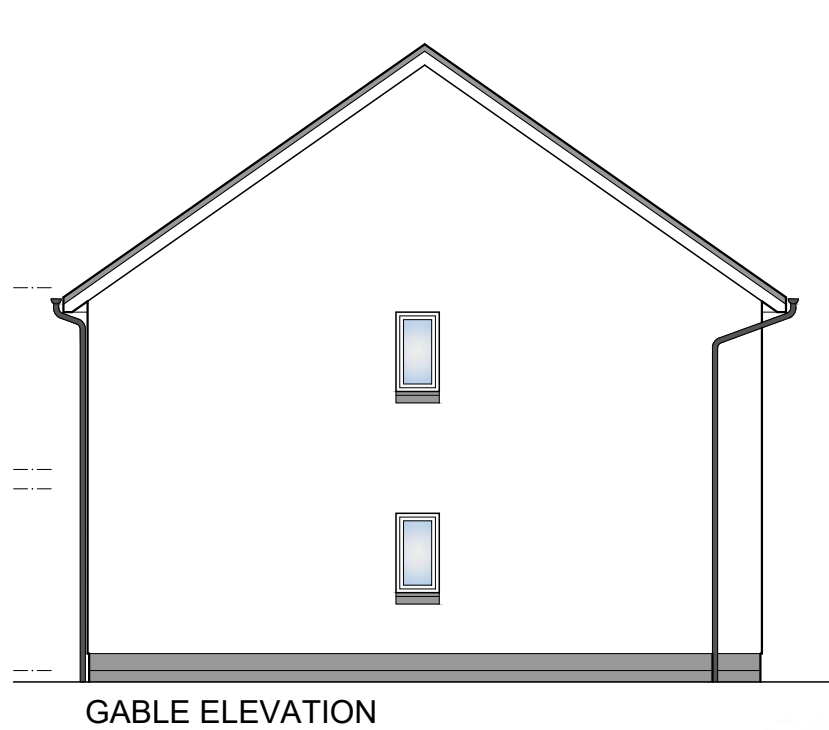
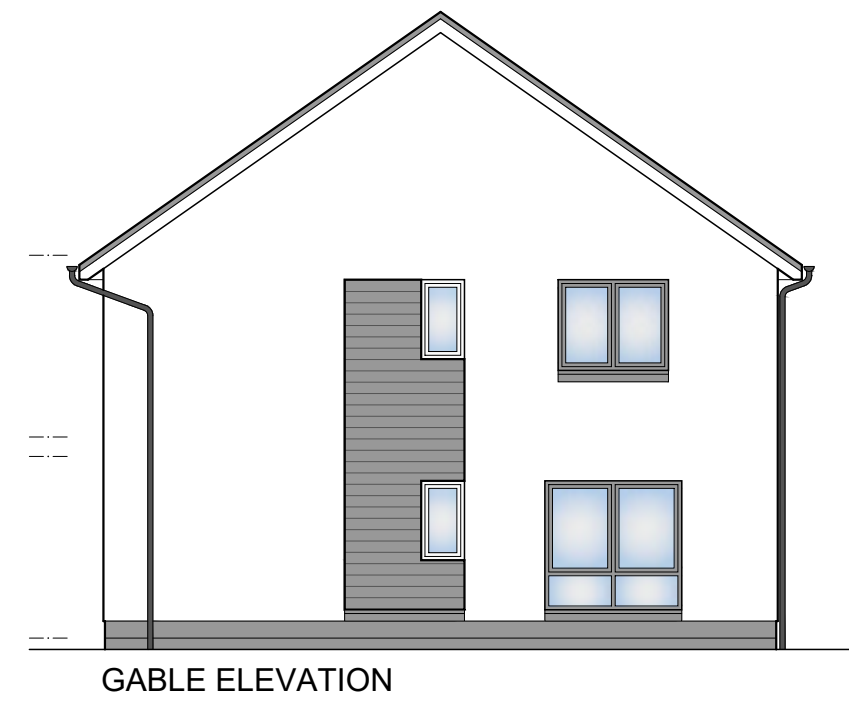
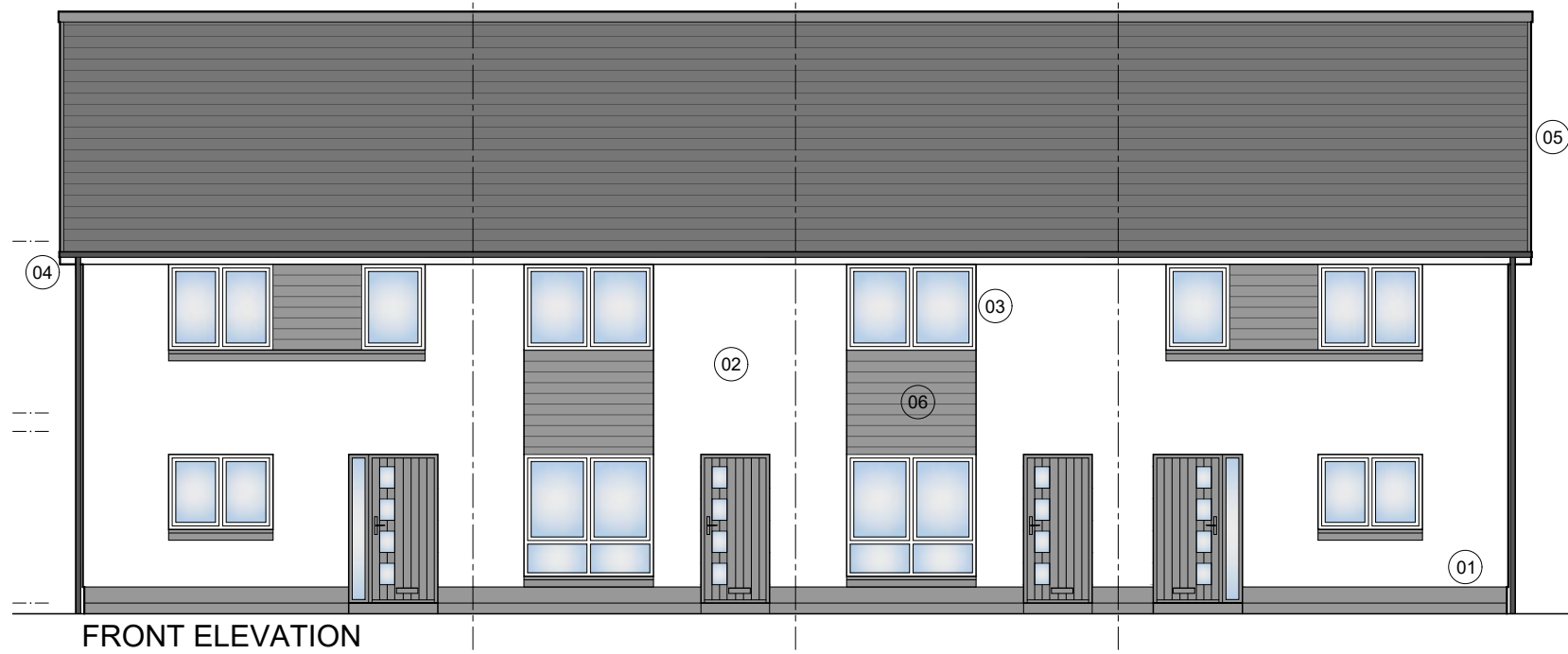
Bracewell Stirling CONSULTING

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

PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

PLANS - 2NO. CORRAN AND ORRIN
 TERRACE

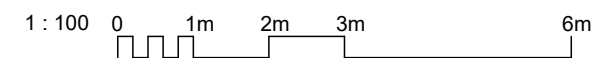
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DWG No.	4170-01-400		REV.



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



IMAGE 1 - FRONT PERSPECTIVE



A	AUG 21	PLANNING COMMENTS ADDRESSED	LB
REV	DATE	DESCRIPTION	DRN

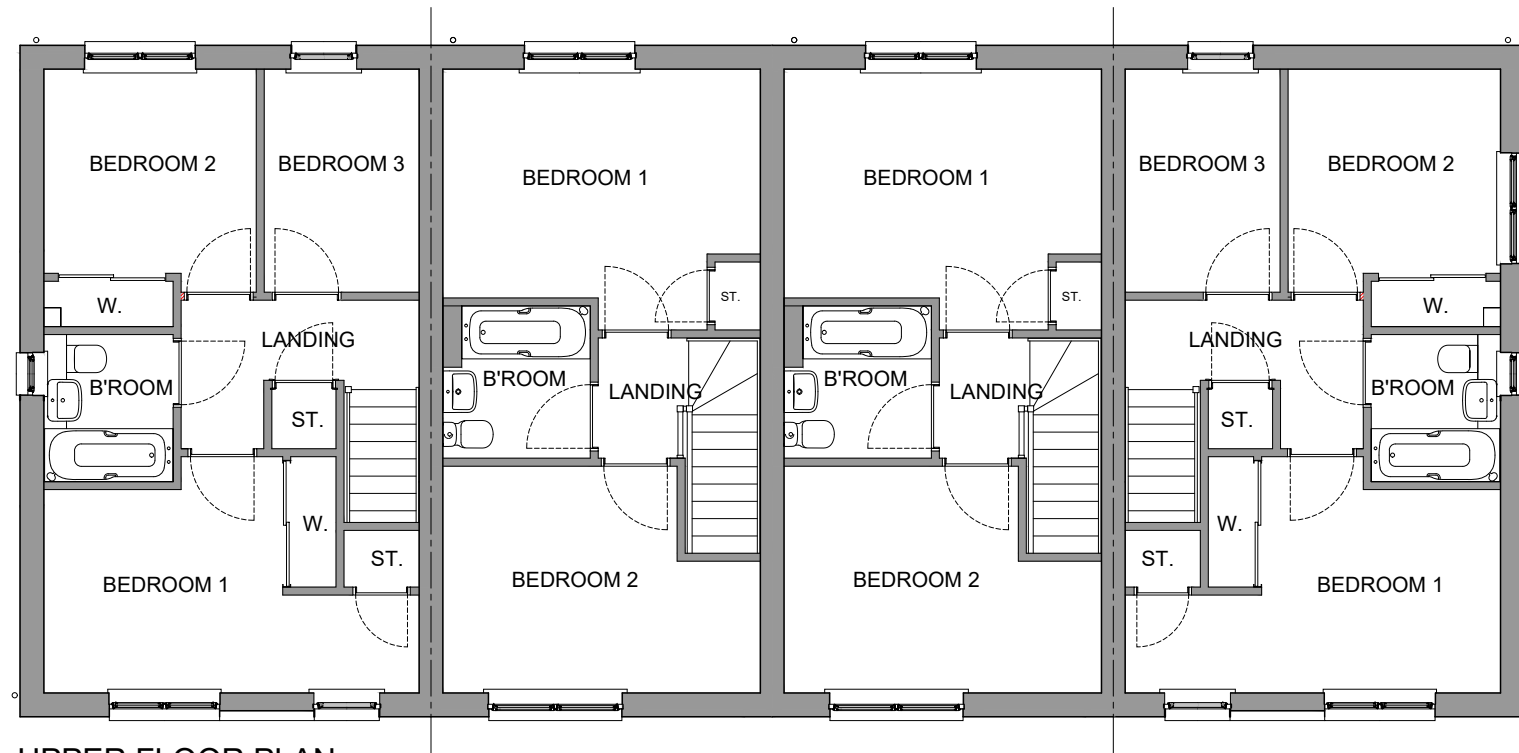
Bracewell Stirling CONSULTING

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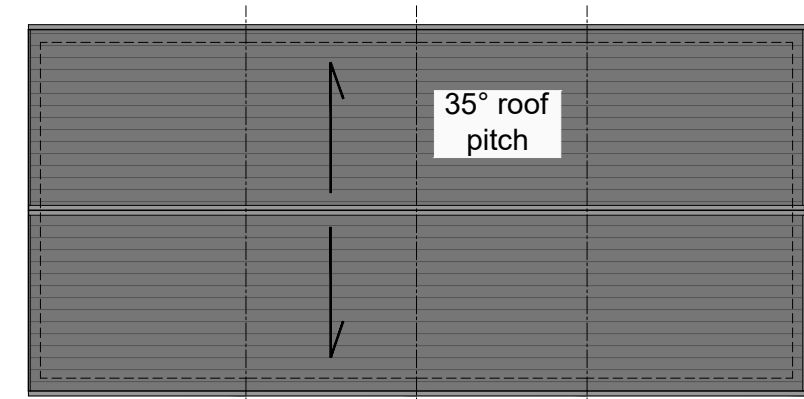
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 CONON BRIDGE
 TULLOCH HOMES LTD

ELEVATIONS - 2NO. CORRAN AND 2NO. ORRIN TERRACE

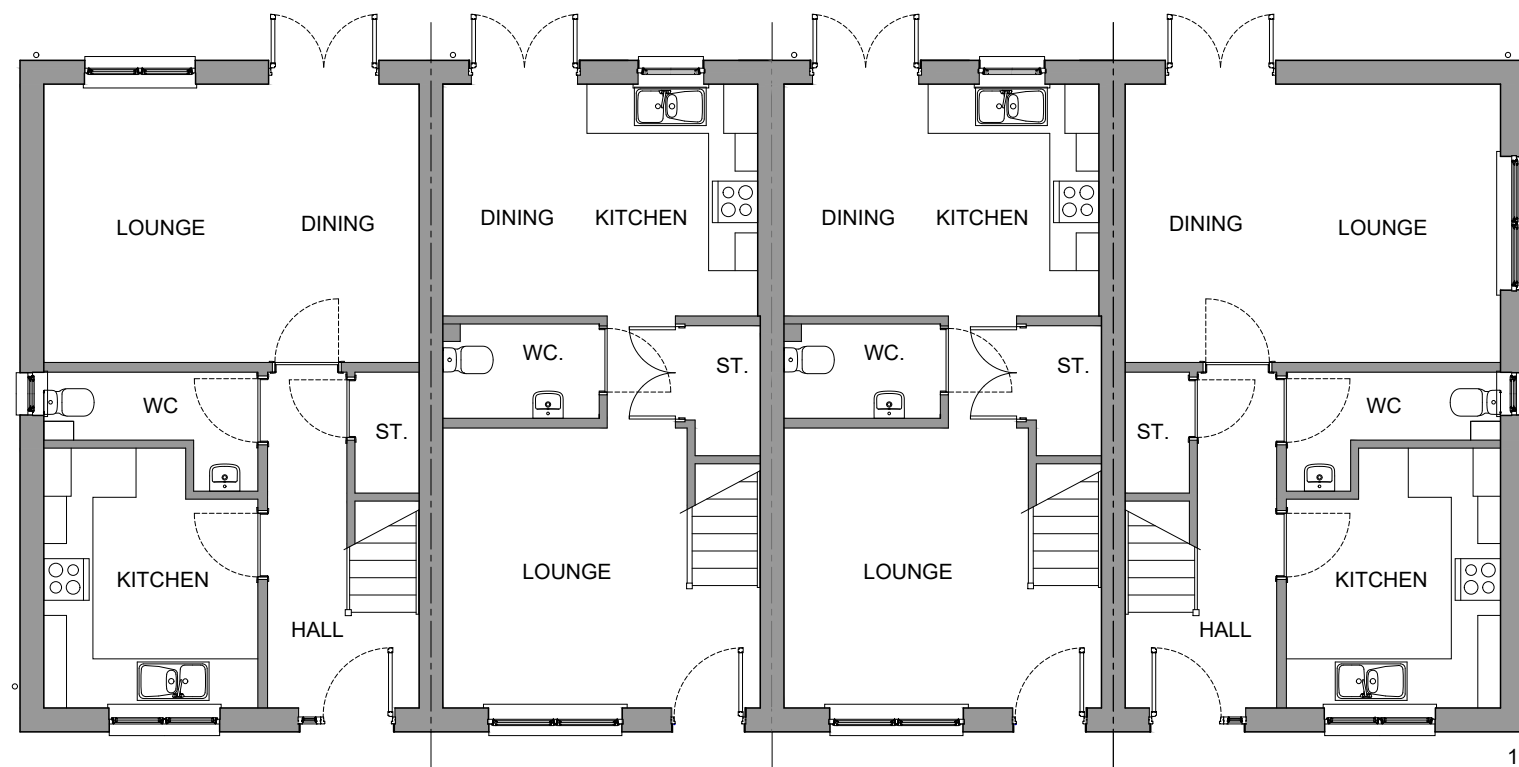
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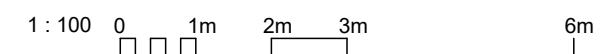
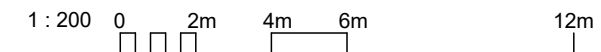
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
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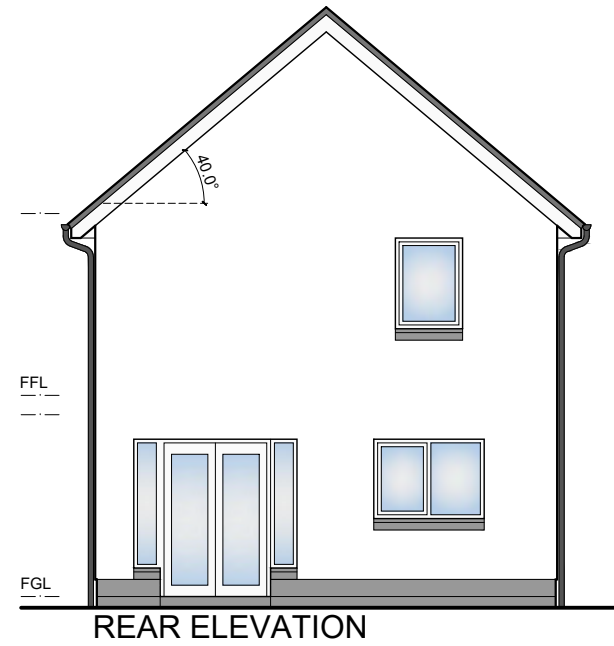
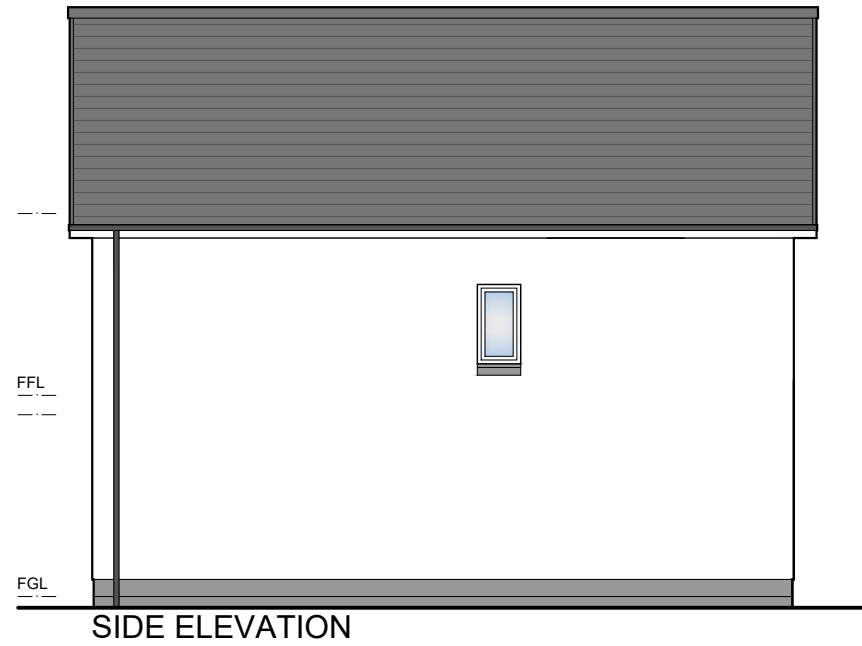
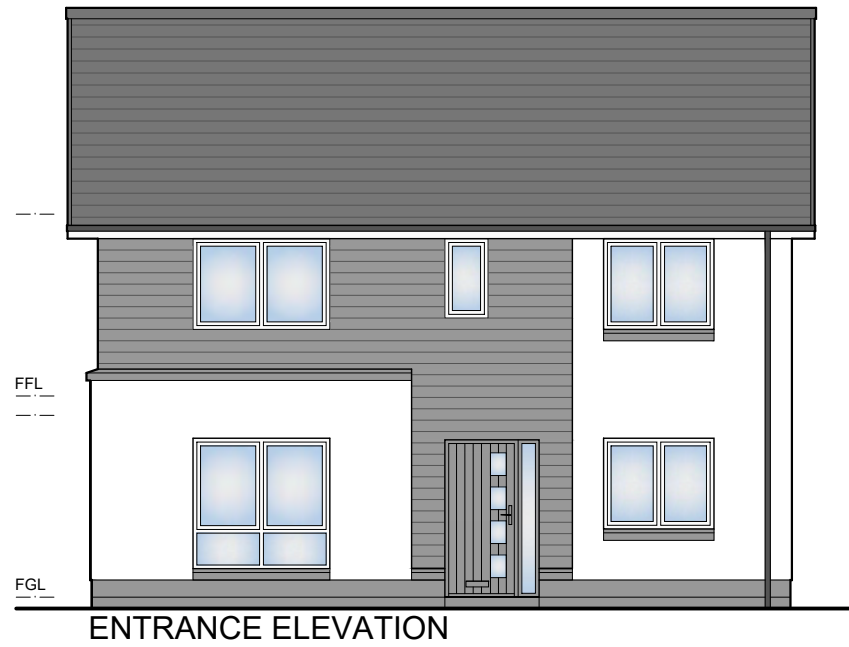
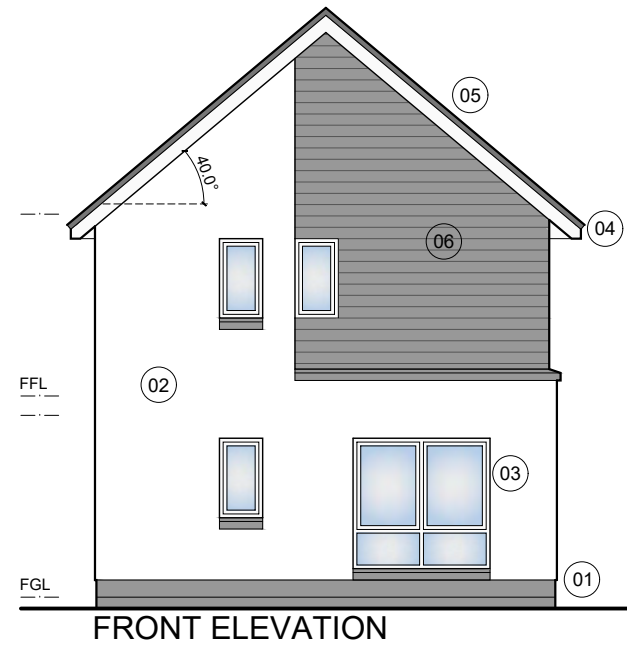
Bracewell Stirling CONSULTING

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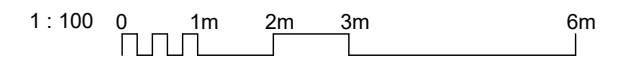
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 CONON BRIDGE
 TULLOCH HOMES LTD

PLANS - 2NO. CORRAN AND 2NO. ORRIN
 TERRACE

SCALE:	1 : 100	DRAWN:	PL
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DWG No.	4170-01-410		REV. A



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750301
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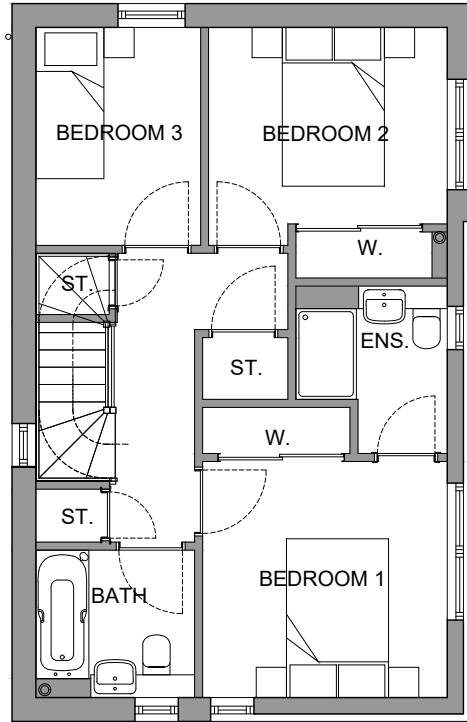
PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

ELEVATIONS - ELM CORNER TURNER

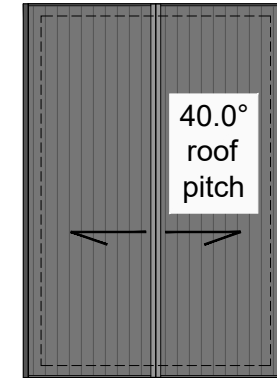


IMAGE 1 - FRONT LEFT PERSPECTIVE

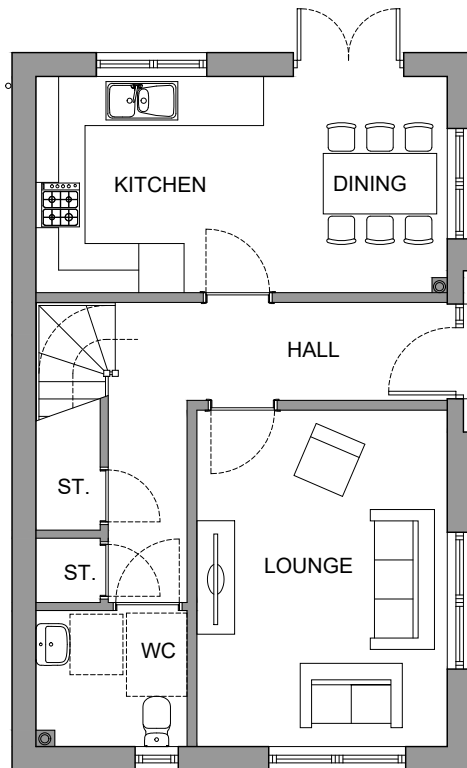
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PAPER SIZE:	A3	DATE:	Jun 2021
DWG No.	4170-01-301		REV.



UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN

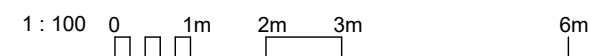
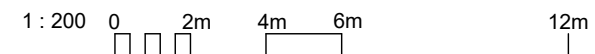
REV	DATE	DESCRIPTION	DRN
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38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

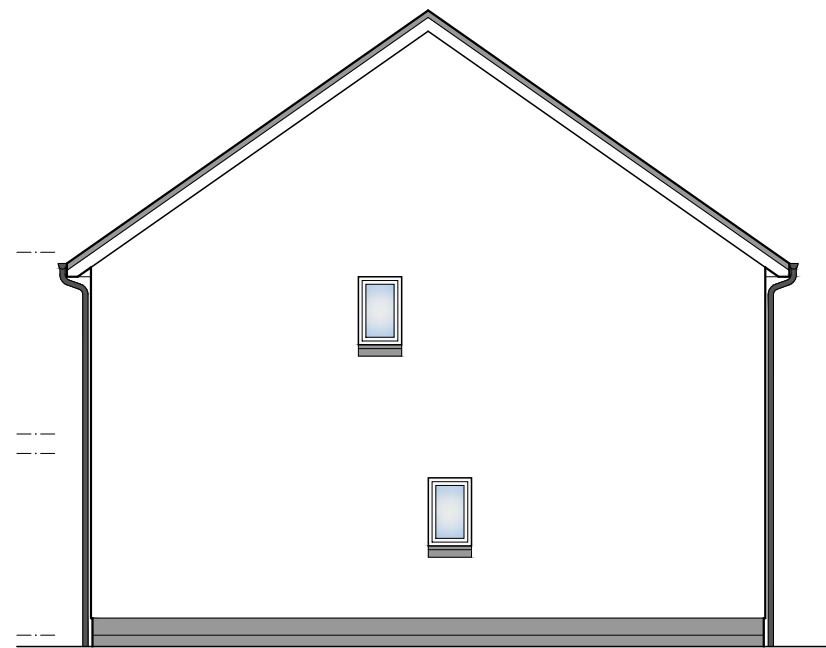
PLANS - ELM CORNER TURNER



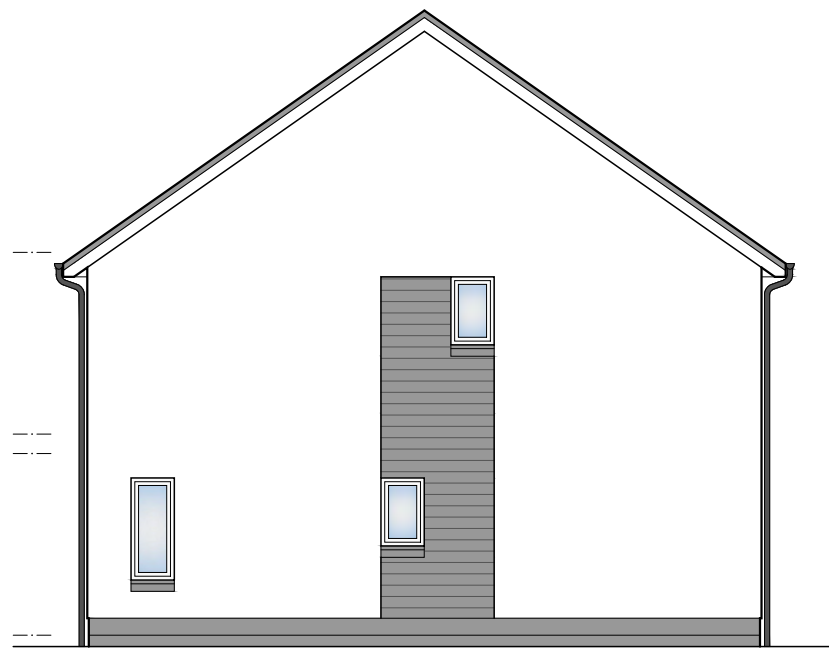
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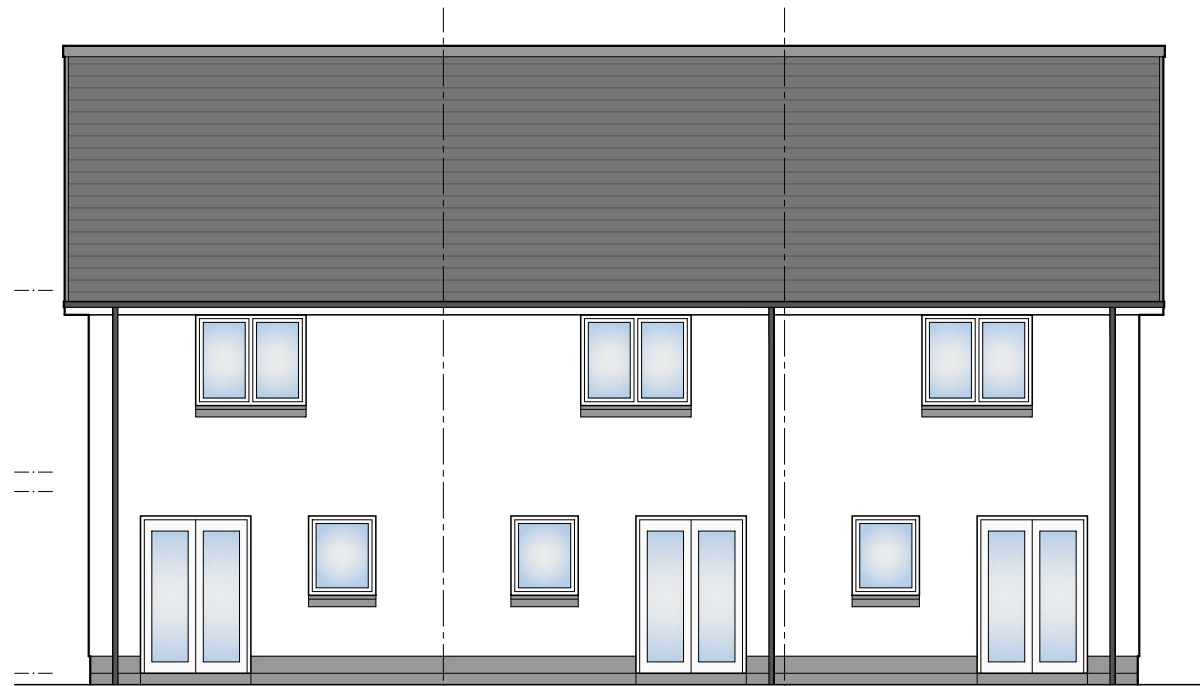
FRONT ELEVATION



GABLE ELEVATION

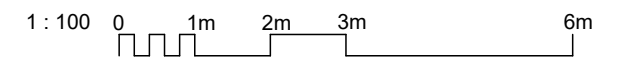


GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



A	AUG 21	PLANNING COMMENTS ADDRESSED	LB
REV	DATE	DESCRIPTION	DRN



IMAGE 1 - FRONT PERSPECTIVE

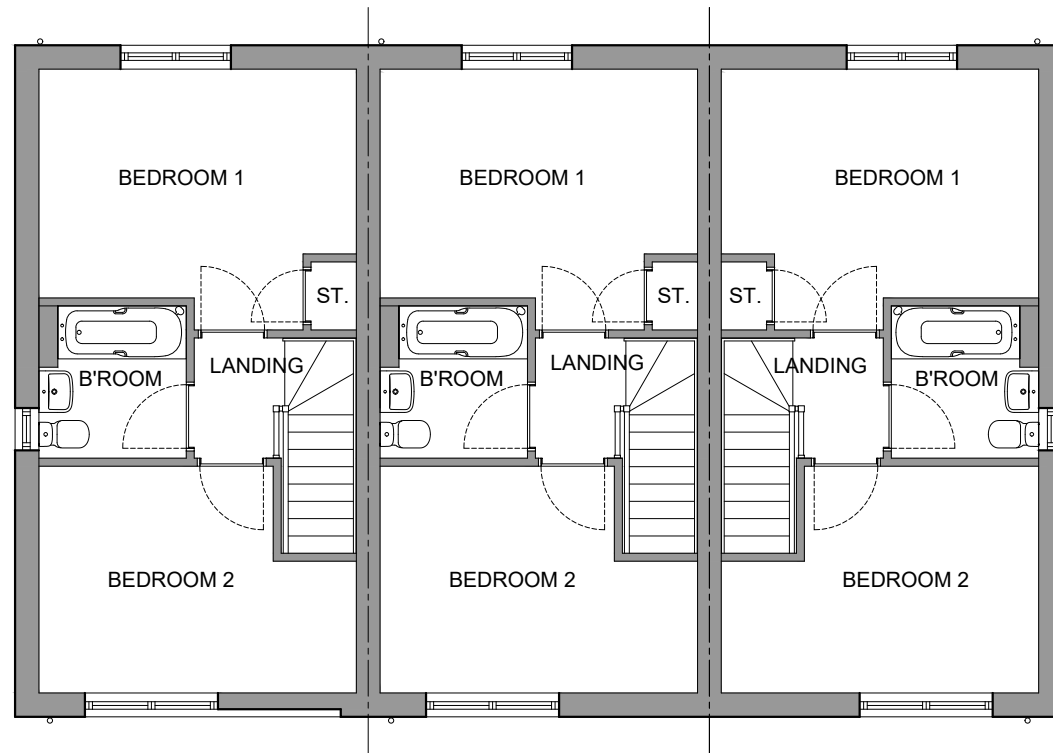
Bracewell Stirling CONSULTING

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

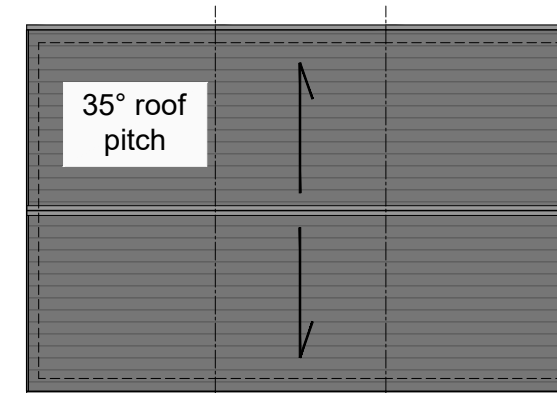
PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

ELEVATIONS - ORRIN TERRACE

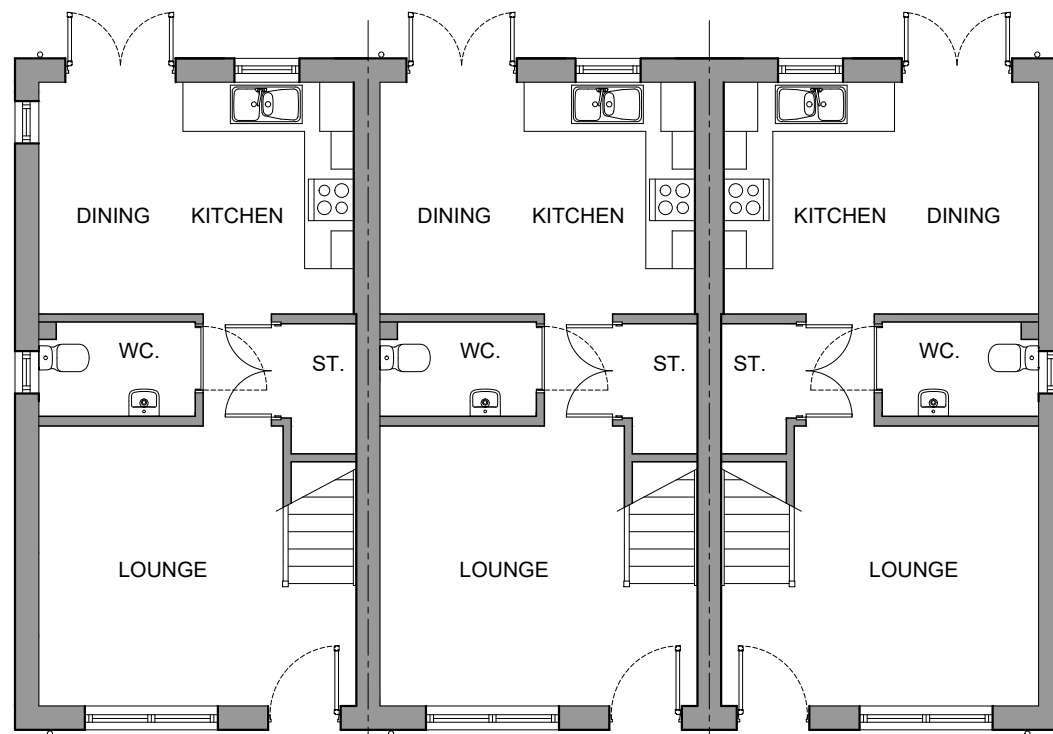
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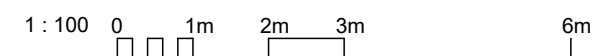
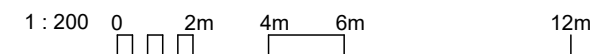
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
A	AUG 21	PLANNING COMMENTS ADDRESSED	LB

Bracewell Stirling CONSULTING

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

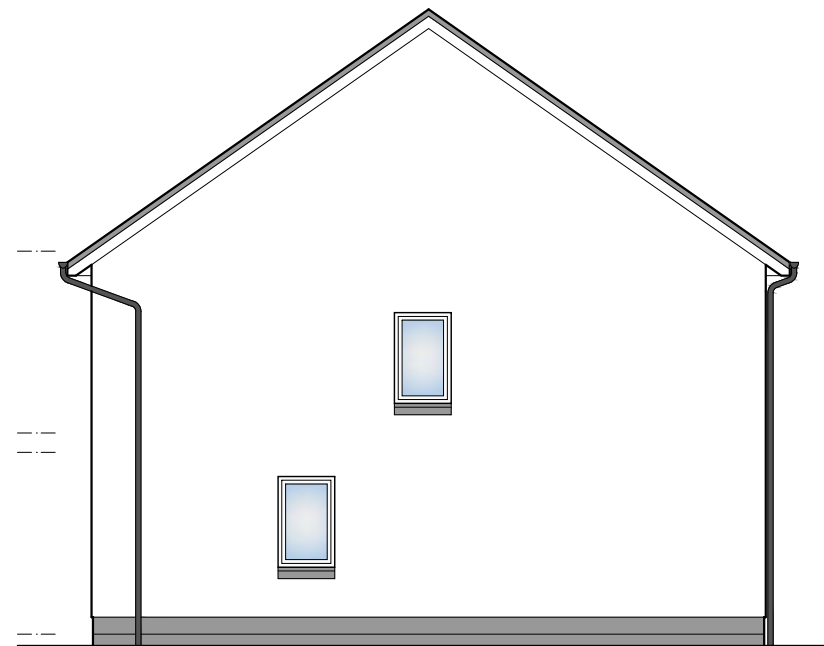
PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

PLANS - ORRIN TERRACE

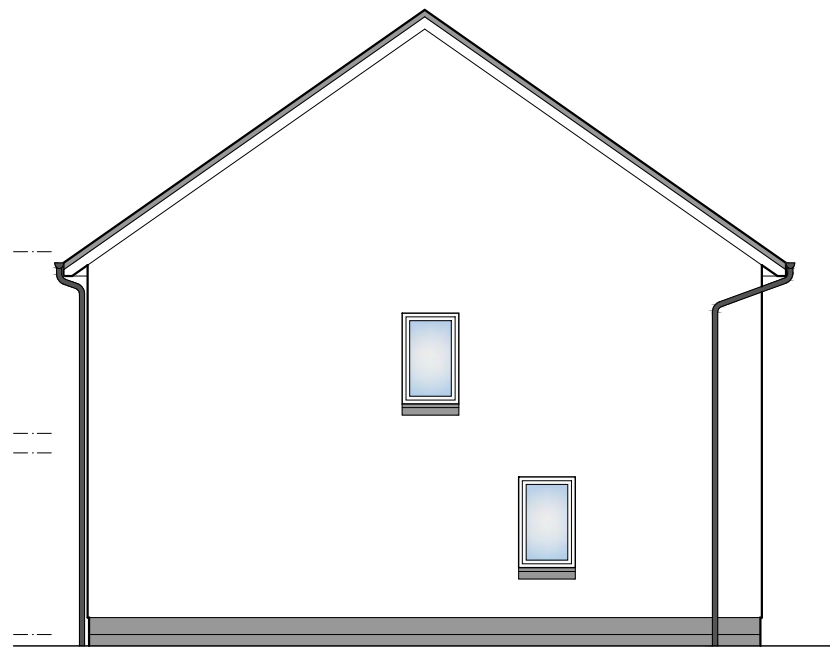
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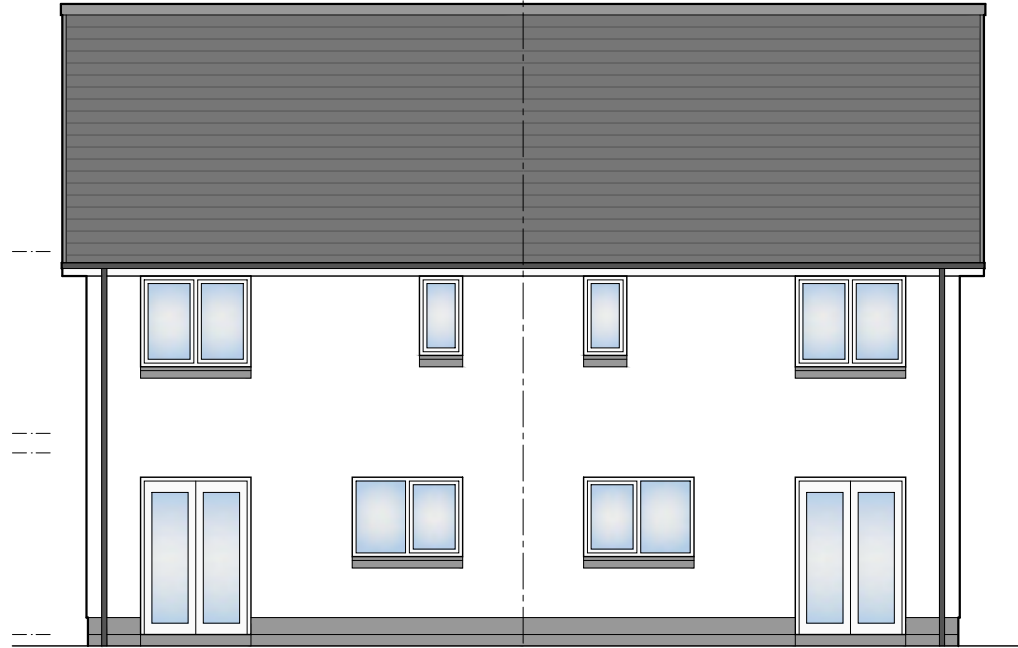
FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

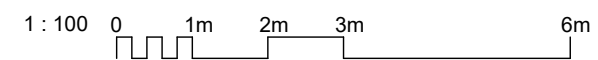


REAR ELEVATION

01	Precast basecourse and cills
02	Dry dash roughcast
03	uPVC windows
04	uPVC gutters and downpipes
05	Concrete roof tiles
06	Boarding detail
All colours as External Finishes Schedule	



IMAGE 1 - FRONT PERSPECTIVE



REV	DATE	DESCRIPTION	DRN
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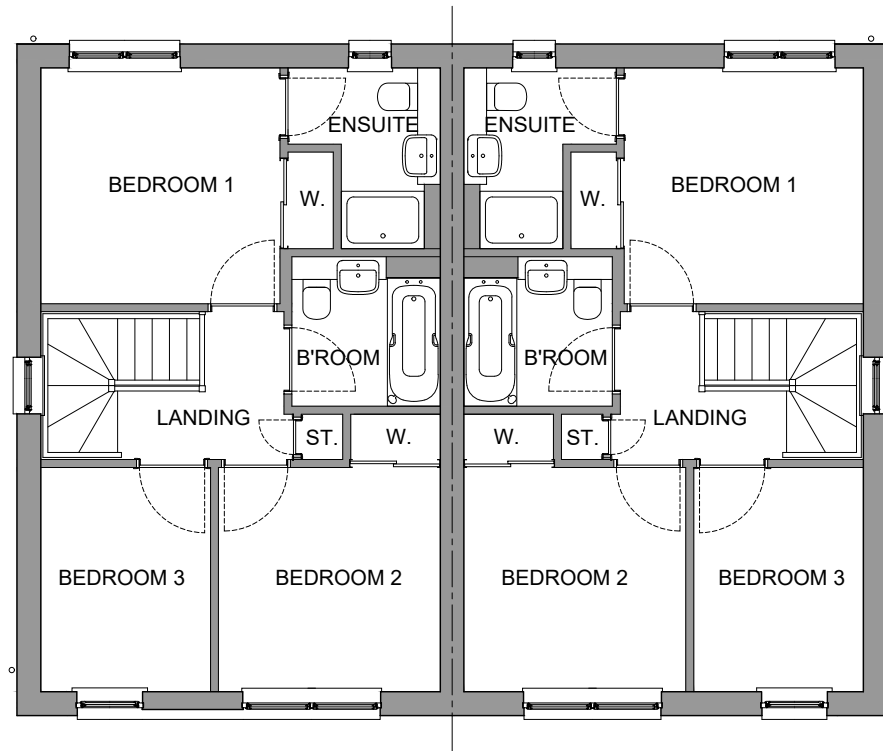
Bracewell Stirling CONSULTING

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

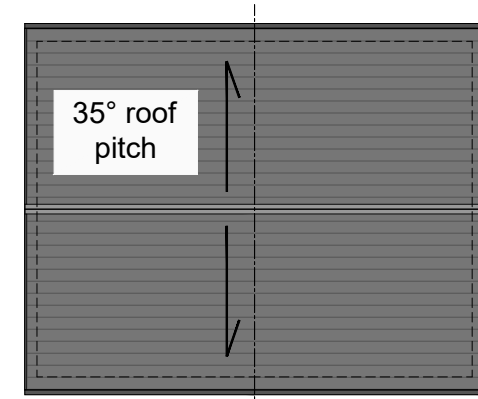
PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

ELEVATIONS - TORRIN SEMI

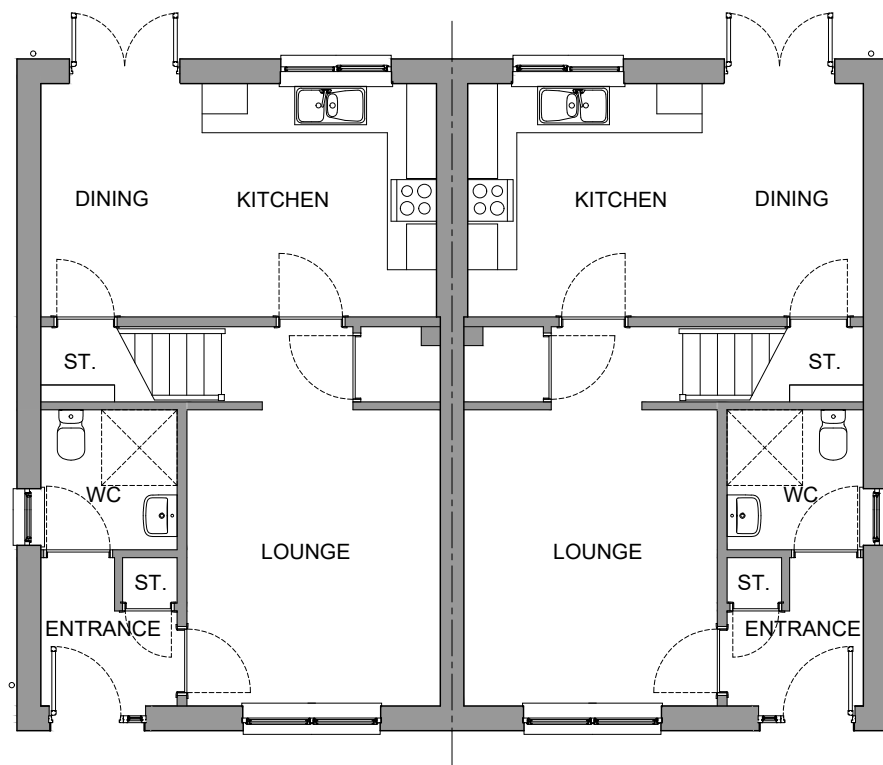
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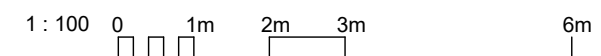
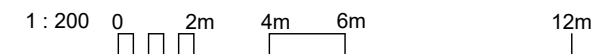
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
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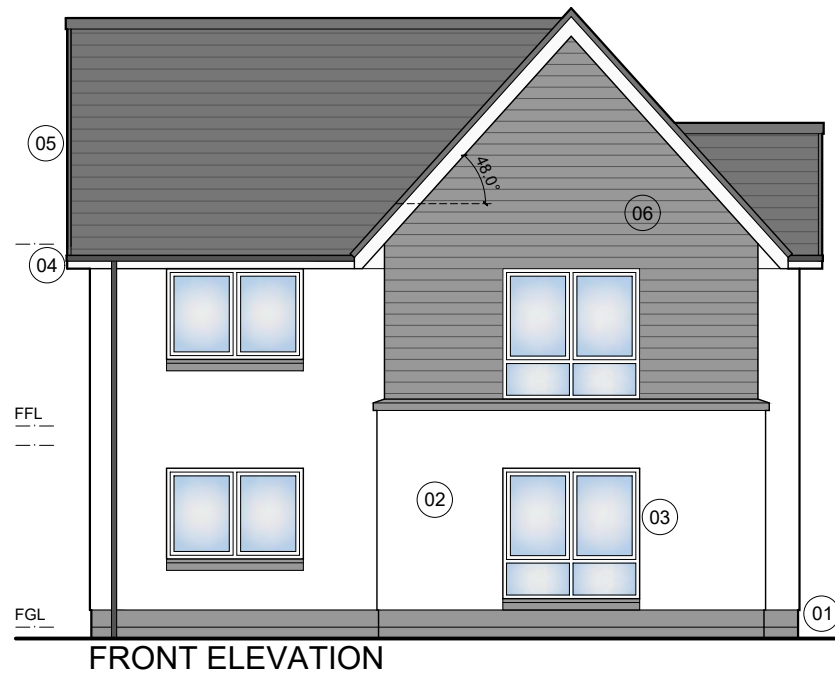
Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
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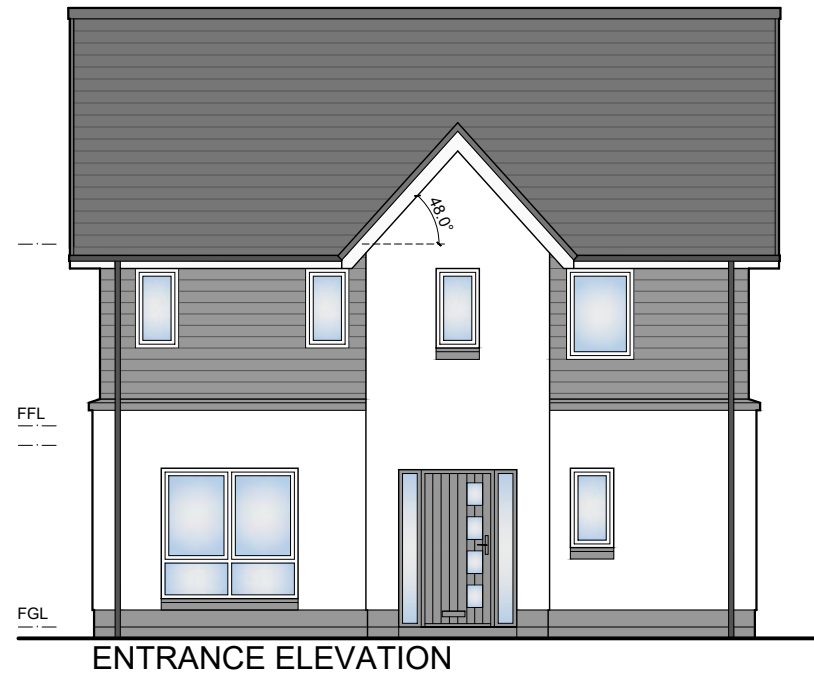
PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

PLANS - TORRIN SEMI

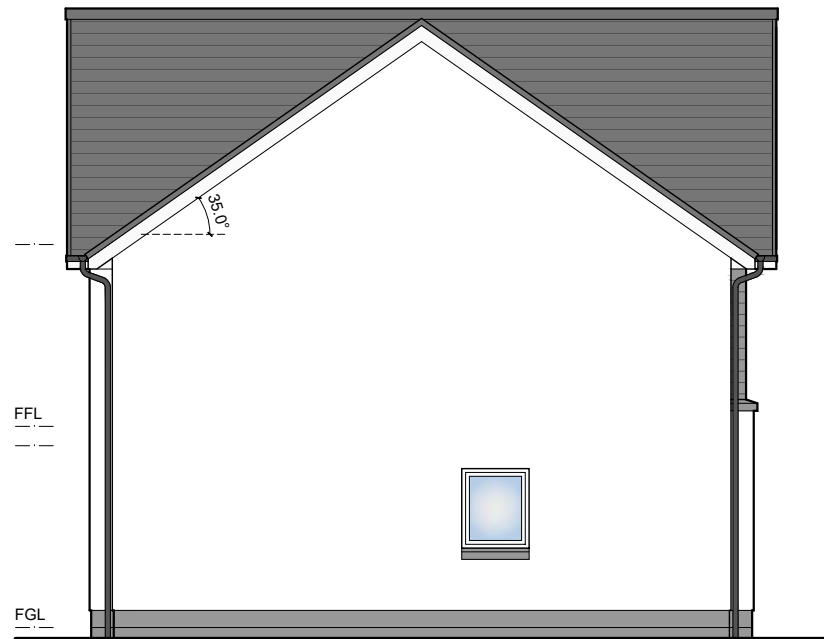
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DWG No.	4170-01-200		REV.



FRONT ELEVATION



ENTRANCE ELEVATION

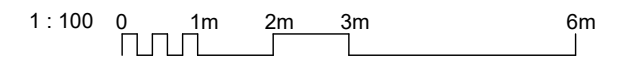


SIDE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

ELEVATIONS - WILLOW CORNER TURNER

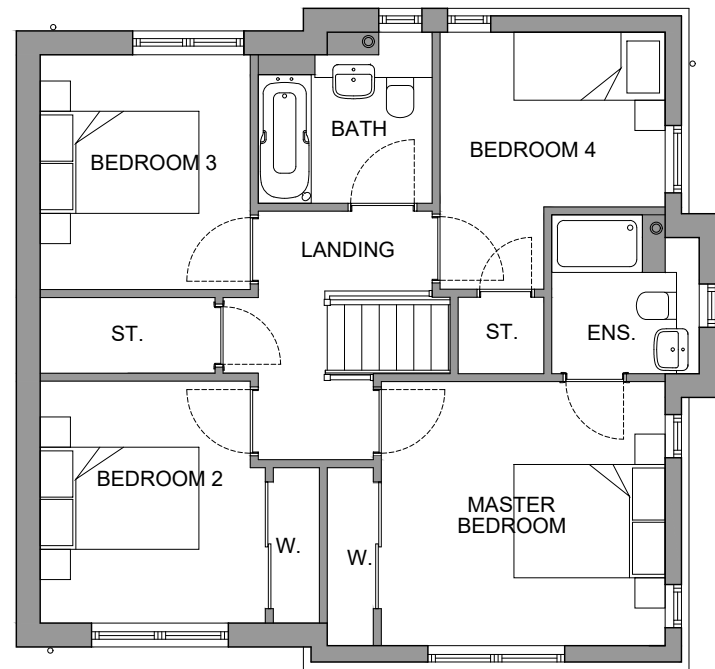


IMAGE 1 - FRONT LEFT PERSPECTIVE

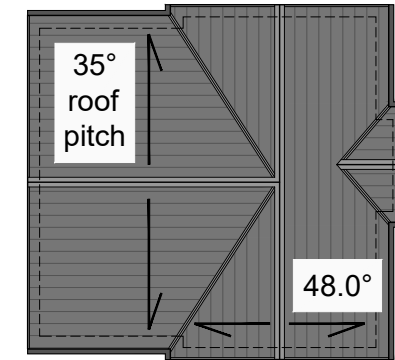


IMAGE 2 - FRONT RIGHT PERSPECTIVE

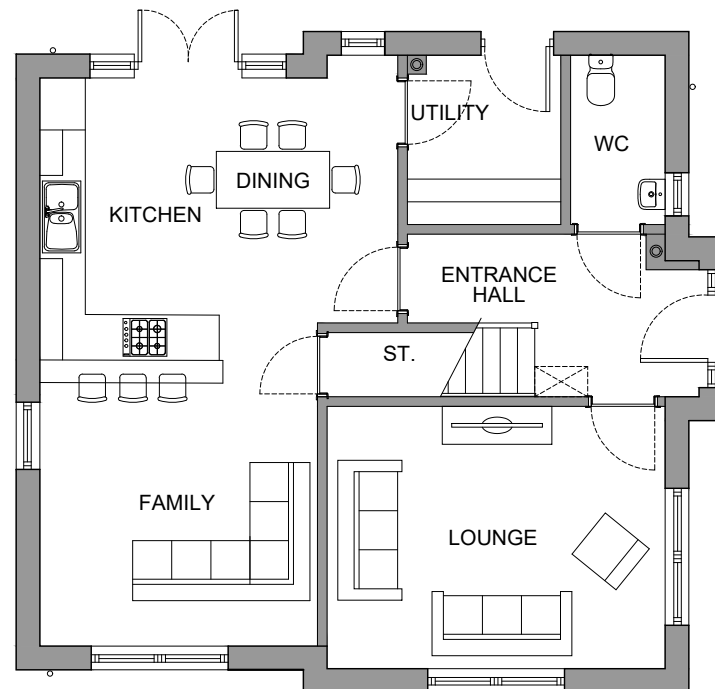
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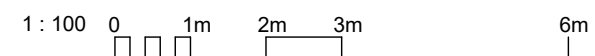
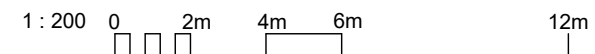
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
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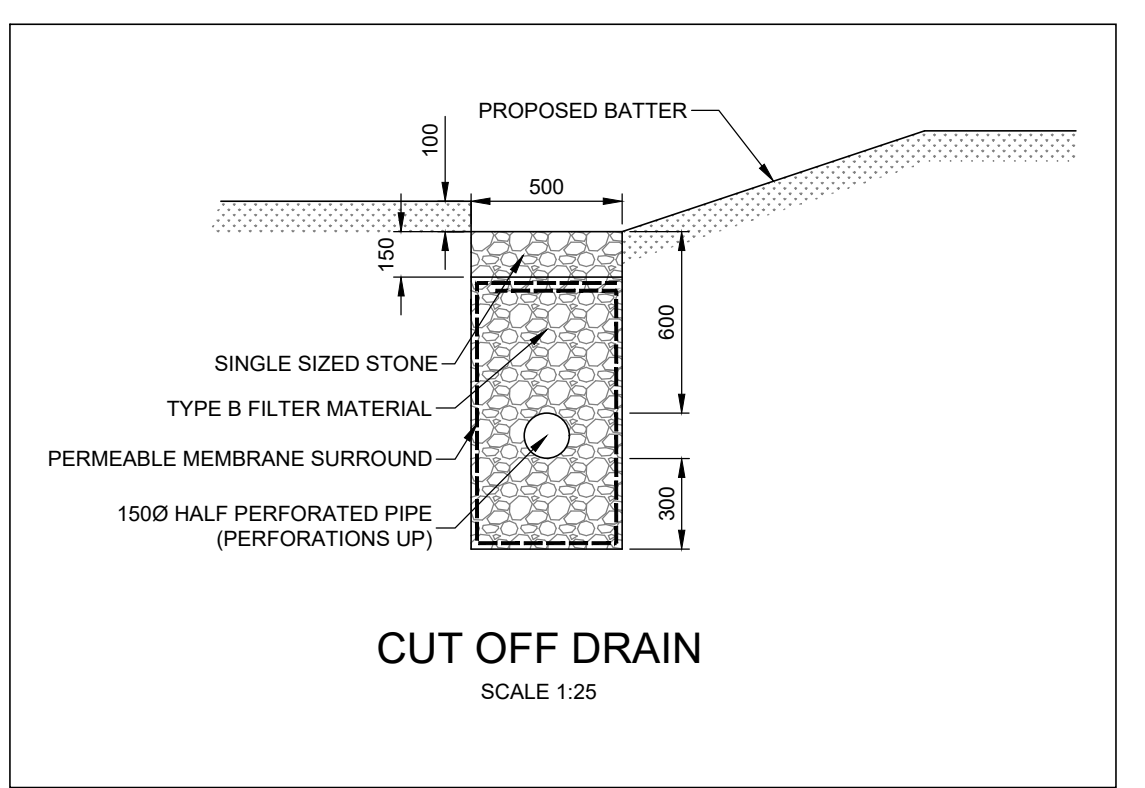
Bracewell Stirling CONSULTING

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

PHASE 5B, BRAES OF CONON
 CONON BRIDGE
 TULLOCH HOMES LTD

PLANS - WILLOW CORNER TURNER

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DWG No.	4170-01-310		REV.



KEY

- PROPOSED 0.5m WIDE CUT OFF DRAIN
- EXISTING STORM DRAINAGE

Drawing No. 3110:114		Revision A	
Revisions			
A	SB SITE LAYOUT REVISED	Date 11.10.21	Drn. IW

**AS BUILT
DRAWING**

TULLOCH HOMES LTD

**BRAES OF CONON
PHASE 5B**

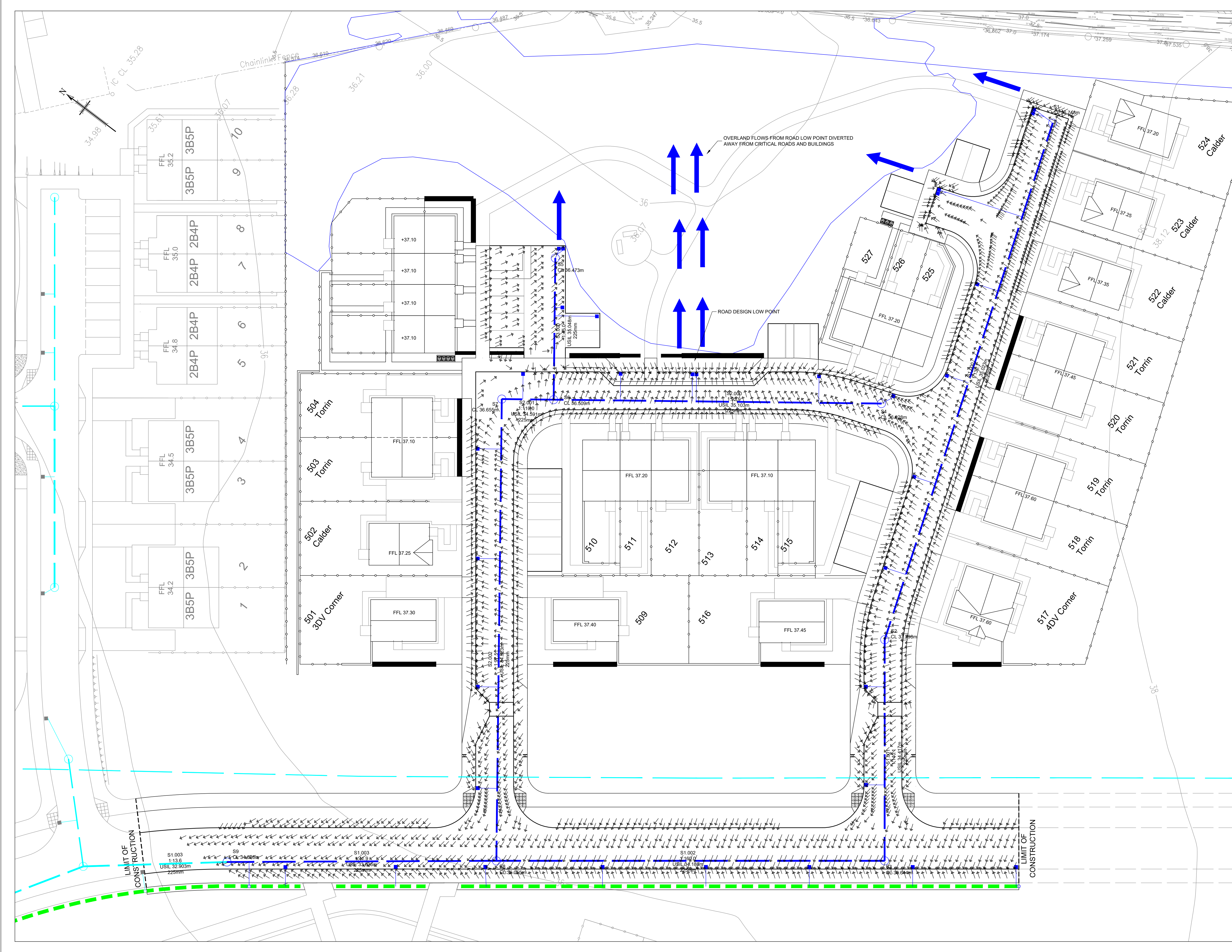
LAND DRAINAGE

Drawn: MC	Ck'd: Date:	Scale: 1:1000 @ A1
Date: JULY 2018	Date:	DO NOT SCALE

consulting engineers

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

Drawing No. 3110:114		Revision A	
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Drawing No.	Revision
3110:108	C

Revisions	Date	Drn.
A LAYOUT REVISED	14.01.19	MC
B LAYOUT REVISED	26.07.21	IM
C ROAD AND FLOOR LEVELS REVISED	12.10.21	IW

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

**BRAES OF CONON
PHASE 5B**

FLOOD ROUTE PLAN

Drawn: MC	Chk'd:	Scale: 1:250 (A1)
Date: JULY 18	Date:	DO NOT SCALE


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 email: hga@hagagroup.co.uk

Drawing No.	Revision
3110:108	C