

Agenda Item	7.5
Report No	PLN/030/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 26 April 2022

Report Title: 20/03725/PIP, 20/03720/PIP and 20/03722/PIP: Mr Martin Brown

Land To East Of Smithy House, Ardross, Alness

Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Formation of three house plots

Ward: 06 - Cromarty Firth

Development category: Local development

Reason referred to Committee: Objection from Community Council

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 Planning permission is sought in principle, for the development of three house plots, each with an access drive to the public road.
- 1.2 The application site is directly adjacent to the U1917 public road, which is single track at this point. As the site is currently an area of open field, no other services or infrastructure are present.
- 1.3 The applicant utilised the Council's Pre-Application Advice Service for local developments prior to submission. In summary, the advice provided set out that:

The Development Plan has changed since the previous proposals on this site were determined in 2007 (which were refused and dismissed on appeal). The previous Settlement Development Area has been removed and instead the Inner Moray Firth Local Development Plan (2015) has put in place Policy 3, Other Settlements, which applies to a number of named settlements, including Ardrross. Therefore, the fact that the site used to lie outside, rather than within, the then defined settlement development area, is no longer relevant. Any proposal would stand to be assessed for fit with the considerations set out in Policy 3 and other general policies of the Development Plan (including those in the Highland-wide Local Development Plan). Given the presence of the housing on the opposite (south) side of the road and the proximity to the primary school and community hall, it is considered that the proposal may be able to be supported in principle, subject to detailed siting and design considerations.

- 1.4 Supporting Information: Covering Letter / Supporting Statement, Arboricultural Method Statement, Drainage Impact Assessment, Factoring Agreement, Private Access Checklists
- 1.5 Variations: revised drainage, site and road layouts – 8 November 2021, arboricultural information – 23 December 2021, revised drainage, site and road layouts and arboricultural information – 30 March 2022

SITE DESCRIPTION

2.

- 2.1 The site is an area of undeveloped agricultural land. It faces onto the unclassified U1917 public road, that connects to the B9176 public road at a Crossroads directly to the west. The site is bordered to the west by the B9176, and to the east by a belt of established mature trees surrounding the Dalnavie Farm complex. Four detached houses are located directly across the U1917 to the south. The site is generally level but slopes down slightly to the south toward the U1917, where it is bounded by a dry-stone wall, with several established trees also along the road boundary.

3. PLANNING HISTORY

- 3.1 4 July 2007 07/00251/OUTRC, Erection of two houses Application Refused
(Outline)

- | | | | |
|-----|---|---|---------------------------|
| 3.2 | - | 17/02720/FUL, Erection of three houses | Application
Withdrawn |
| 3.3 | - | 17/03130/PIP, 17/03132/PIP and 17/03133/PIP,
Erection of house (Plots 1,2 and 3) | Applications
Withdrawn |

4. PUBLIC PARTICIPATION

4.1 Advertised: Ross Shire Journal Unknown Neighbour 14 Days

Date Advertised: 9 October 2020

Representation deadline: 29 October 2020

Timeous representations: 1 from 1 household

Late representations: None

4.2 Material considerations raised are summarised as follows:

1. Concerns regarding the width of the U1917 adjacent the proposed house plots.
2. Concerns over surface water drainage onto the B9176 should the development proceed.
3. There is a need for a suitable footway along and pedestrian crossing over the B9176, if the development goes ahead

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 **Ardross Community Council**; object to the proposals. The Community Council initially objected on the basis of lack of information regarding the provision of a footway and crossing along the B9176. This objection was maintained, following the receipt of the applicant's amended proposals addressing these matters, as discussed more thoroughly below.

5.2 **Flood Risk Management Team**; do not object to the proposals. The Team offered comments and further advice on the proposed surface water drainage arrangements. The matters raised will ultimately be a matter for agreement between the applicant and SEPA, Scottish Water and the Highland Council as the Roads Authority.

5.3 **Forestry Officer**; does not object to the application. The Forestry Officer's initial concerns were addressed through the submission of a further Tree Protection Plan and Arboricultural Impact Assessment as well as a landscaping plan and factoring / maintenance agreement.

5.4 **Historic Environment Team (Archaeology)**; do not object to the application, subject to a watching brief being agreed to be carried out during site clearance and excavation works.

- 5.5 **Transport Planning Team;** do not object to the application. The Team's initial objections on the basis of access and drainage issues were later resolved on the receipt of an amended site layout and drainage design from the applicant. These proposals include a programme of works to widen the U1917 public road and the formation of a crossing point, enabling access to the Ardross Primary School, on the opposite side of the B9176 public road from the application site.
- 5.6 **Scottish Water;** do not object to the proposals, advising that there is sufficient capacity in the local water supply network to service the proposals and that there is no public wastewater infrastructure available. They advised that the development may impact upon existing Scottish Water assets and that the applicant should contact Scottish Water directly to ensure that any potential conflict can be identified.

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 (IMFLDP) 2015**

Ardross is designated under IMFLDP Policy 3.

Within the designated Hinterland.

6.3 **Inner Moray Firth Proposed Local Development Plan 2022**

No site-specific policies apply.

Within the designated Hinterland.

6.4 **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)
- Highland Historic Environment Strategy (Jan 2013)
- Rural Housing Supplementary Planning Guidance (September 2021)
- Managing Waste in New Developments (March 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 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)
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) access and road safety
- c) drainage
- d) Impact on infrastructure and services and proposed mitigation (developer contributions)
- e) any other material considerations.

Development plan/other planning policy

8.4 The application site is located within the designated Hinterland around established towns, where pressure for sporadic commuter housing development is greatest and as such, Policy 35 of the Highland-wide Local Development Plan (HwLDP) applies. Policy 35 and the adopted Rural Housing Supplementary Planning Guidance will normally only support residential development proposals if they comply with one of the designated exceptions to the policy, as listed below:

- A house is essential for land management or family purposes related to the management of the land;
- The dwelling is for a retiring farmer and their spouses; or for a person retiring from other rural businesses on land managed by them for at least the previous ten years, where their previous accommodation is required for the new main operator of the farm, or rural business;
- Affordable housing is required to meet a demonstrable local affordable housing need;
- Housing is essential in association with an existing or new rural business;

- The house proposed is a replacement of an existing dwelling which does not meet the requirements for modern living and where the costs of upgrading are not justified on economic or environmental grounds
- The proposal involves conversion or reuse of traditional buildings or the redevelopment of derelict land; development of “brownfield” sites will be supported where a return to a natural state is not readily achievable and where a wider environmental benefit can be achieved through development;
- The proposal meets the Council’s criteria for acceptable expansion of a housing group or development within garden ground

Proposals must also be not significantly detrimental in terms of the following matters: siting and design, pattern of development, landscape character, impact on locally important croftland and servicing, particularly roads. Policy 28 requires sensitive siting and high-quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 repeats the emphasis on good design in terms of compatibility with the local landscape setting and in terms of place making. Policy 31 requires an assessment against the Developer Contributions policy. Policy 64 requires proposals to be assessed to the extent that they are at risk of or could exacerbate flooding. Policies 65 and 66 require foul and surface water drainage to meet standards that minimise the risk of pollution and flooding.

- 8.5 Ardross is one of several settlements designated under Inner Moray Firth Local Development Plan (IMFLDP) Policy 3, where further housing development may be supported, provided it is within active travel reach of a community facility, in this case the local primary school, that may be supported by additional residents. In this respect, the Policy requires an assessment of the number and capacity of permissions granted within the settlement over the five-year period prior to the proposal being determined. Additionally, development will only be supported that is similar in terms of spacing, scale and density, to that presently around the site, would avoid a net loss of local amenity or recreational space and would not result in an adverse impact on locally important heritage features.

Principle of Development

- 8.6 Proposals within the designated hinterland must comply with one of the possible exceptions to HwLDP Policy 35. In this respect, planning permission in principle is sought on the basis that the proposals would satisfactorily expand a housing group, as well as that new housing would support the existing community facilities in Ardross as identified under IMFLDP Policy 3. The application site has a lengthy planning history, as noted above. Application 07/00251/OUTRC was refused on the basis that the site did not lie in the Settlement Development Area (SDA) defined for Ardross, within the development plan at the time. An appeal against this decision, PPA-270-519, was later dismissed by the Scottish Government Reporter. Under the current development plan position, Ardross is no longer

possessed of a defined settlement development area. Rather development proposals must be assessed on their own merits in terms of the exceptions to HwLDP Policy 35 and IMFLDP Policy 3.

- 8.7 The application site is contained directly to the west by the B9176 public road, to the south by the U1917 and to the east by the existing farm complex. While the proposals in effect represent a form of linear development along the U1917, this is not uncharacteristic to the area. The wider settlement pattern at Ardross is highly dispersed and consists of small groups of housing around key crossroads or facilities, such as the primary school and community hall. As such, the site can be considered as an acceptable form of infill, maintaining the building line created by the Dalnavie Farm Complex, which also features an associated terraced row of farm cottages to the east, and reflecting the building line established by the more recent development, directly across the public road to the south. In this respect, the three proposed plots, which will be brought forward under an agreed landscaping plan, as secured via condition, would mirror the development to the south more strongly, than had a lesser number of houses been proposed, which could have given the impression of sporadic, isolated development on the settlement edge. The current proposals allow for flexibility in detailed design through the matters specified in conditions, while still securing a development which at this stage, conforms to the criteria defined in HwLDP Policy 35 and IMFLDP Policy 3, in terms of the impact on the local settlement pattern.
- 8.8 Because of the containment of the site to the east and west by, it is unlikely that the development would lead to further ribbon development' along the U1917 public road. Although the application is in principle only, an indicative layout for development on each of the plots has been provided reflective of the immediate settlement pattern established through the housing to the south, which evidences broadly similar plot scales and ratio options to those currently proposed through this application. As such the proposals are also considered to meet the criteria for acceptable expansion of an existing settlement, in this case, through linear development, with a defined finish point, in terms of HwLDP Policy 35 and the Rural Housing Supplementary Guidance. An informal field access will be maintained to the agricultural land to the rear of the proposed plots, as is the case with the housing to the south. As the application site is composed of agricultural land at a field boundary, the proposals do not represent a loss of local amenity space. There are no heritage features nearby and as such, the proposals do not raise further concerns in terms of IMFLDP Policy 3.
- 8.9 The applicant has provided details of footpath provision and a crossing of the B9176, permitting direct access to the Ardross Primary School and Community Hall, some 200m and 280m to the west respectively. The proposals are for the principle of three new homes, suitable for family accommodation. Since 2017, there have been two other permissions, each for single family sized homes: 18/04259/FUL and 18/02380/FUL, within active travel distance of the school and community hall. On balance, it is considered that this new housing will make a valid contribution to sustaining these important community facilities. The principle of development is, otherwise, acceptable in terms of the settlement pattern and local amenity, as discussed above. It is therefore, considered that the house plots

accord with the designated exception to HwLDP Policy 35 for the expansion of a housing group and with the provisions of IMFLPD Policy 3 for the potential to support local facilities, subject to detailed consideration of the access, road safety, servicing and natural heritage issues, as discussed below.

Access and Road Safety

- 8.10 The proposed house plots will take vehicle access onto the U1917 public road, directly to the south of the wider site. The Transport Planning Team had initially raised concerns over the proposed road widening works, footpath provision and drainage design. In response, the applicant now proposes to widen the carriageway of the U1917 to 5.5m adjacent to the application site, to allow two vehicles to pass side by side. They have also submitted details of a 2m wide verge alongside the road to act as a pedestrian route. A further 2m wide section of formal footway is shown adjacent to the crossroads, leading to an indicative crossing point identified on the B9176. These matters, in addition to the details of drainage outfall from the site, have now been considered by the Transport Planning Team, who have withdrawn their initial objection. The finalised layout will require further detailed approval, via a separate application for Roads Construction Consent (RCC). While the representation comment and the objection from the Community Council are acknowledged, it is considered at this stage that the proposals comply with the access and road safety considerations of HwLDP Policies 28 and 34 and the related supplementary guidance.

Drainage

- 8.11 The three proposed house plots will be serviced via individual private foul drainage treatment plants, with discharge to a partial soakaway. Each plot will also accommodate a separate surface water partial soakaway. Due to ground conditions on the site, it is not feasible to install full soakaway systems. As such, the foul and surface water soakaways on each plot will have final outfall, via a new section of pipeline, to an existing field drain in the eastern part of the wider application site, connecting under the U1917 public road to the drainage network in the fields to the south and thenceforth, to a final discharge into a watercourse. This arrangement was necessary to overcome the Transport Planning Team's objection over the originally proposed discharge into the local public road drainage network. It is recognised that the proposed drainage arrangements are complex. Ultimately, final approval will rest with SEPA, as the appropriate licensing authority. The full details of the drainage arrangement and treatment will also require to be confirmed at the matters specific in conditions stage. At the current time, it is considered that the principle of the drainage arrangements, complies with the considerations of HwLDP Policies 64, 65 and 66 and the related supplementary guidance.

Flood Risk

- 8.12 The application site is located within an area designated as at risk of sporadic pluvial (surface water) flooding events. The Council's Flood Risk Management Team has raised no objection in terms of HwLDP Policy 64 in this respect, being satisfied that the issue can be managed via a suitable surface water drainage system.

Developer Contributions

- 8.13 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements. As neither of the local schools: Alness Academy and Ardross Primary School, currently have identified capacity constraints, developer contributions are not required at this time.

Other material considerations

- 8.14 None.

Non-material considerations

- 8.15 Ardross Community Council raised concerns over the status of land marked as within the applicant's ownership to the northwest of the application site. As the land is outwith the red line boundary of the current proposals, the question of its ownership is not a material planning consideration within the scope of the planning system.

Matters to be secured by Section 75 Agreement

- 8.16 None

9. CONCLUSION

- 9.1 The proposed house plots represent an acceptable infill development within the dispersed settlement of Ardross, within the Hinterland, in accordance with the designated exception to HwLDP Policy 35 for proposals that suitably expand a settlement group. The proposals also represent an opportunity to support the local primary school in accordance with IMFLPD Policy 3. The current proposals allow for flexibility in detailed design through the matters specified in conditions, while still securing a development which at this stage, conforms to the criteria defined in HwLDP Policy 35 and IMFLDP Policy 3
- 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 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 The size, orientation and location of the dwellinghouses as shown on the approved plans is indicative only and no development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
 - i. a detailed layout of the site of the proposed development, showing the houses sited with a north facing orientation and in a manner that is compatible local settlement pattern (including site levels as existing and proposed);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access and parking arrangements; and,
 - v. details of the proposed water supply, flood mitigation measures, and both surface and foul drainage arrangements.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing in order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

- 2 Any details pursuant to Condition 1 above shall show a development featuring the following elements:
- i. walls finished predominantly in a white/off-white wet-dash render or natural stone;
 - ii. roofs covering of natural slate or good slate substitute;
 - iii. single storey or 1½ storeys in height;
 - iv. windows with a strong vertical emphasis;
 - v. roofs symmetrically pitched of not less than 40° and not greater than 45°; and,
 - vi. predominantly rectangular in shape with traditional gable ends.

Reason: In order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting.

- 3 Any details pursuant to Condition 1 above shall show full details of the improvements to the B9176 and U1917 public roads (as shown indicatively on approved drawings CTCH-J2000-002 REV D, CTCH-J2000-003 REV C and CTCH-J2000-004 REV A) to be submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority. The development shall thereafter proceed in accordance with the agreed details. Prior to the first occupation of any of the dwellings on the plots hereby approved, the specified improvements to the B9176 and U1917 public roads shall be completed in full and available for use.

Reason: To ensure the public road is of a suitable standard to serve the increase in the number of homes resulting from this permission, to improve pedestrian travel links from the site and to reduce vehicular and pedestrian conflict; in the interests of road safety.

- 4 Any details pursuant to Condition 1 above shall show car parking spaces provided within the curtilage of the dwellinghouses and formed in accordance with The Highland Council's Access to Single Houses and Small Developments prior to first occupation, thereafter being maintained for this use in perpetuity. Provision, which shall exclude garages, shall be as follows:
- i. Two spaces per 1 to 3 bedrooms;
 - ii. Three spaces per 4 to 5 bedrooms; and,

iii. Four spaces per 6 or more bedrooms.

Reason: In order to ensure that the level of parking is adequate for the scale of the development.

- 5 Any details pursuant to Condition 1 above shall show a vehicle turning area within the plots hereby approved formed in accordance with The Highland Council's Road Guidelines for New Developments. The turning area shall be provided prior to the first use of the development and thereafter maintained as a turning area in perpetuity.

Reason: In order to ensure that sufficient vehicle manoeuvring space is contained within the development site.

- 6 Any details pursuant to Condition 1 above shall provide full details of all foul water drainage infrastructure (including percolation test results where required). For the avoidance of doubt, the private foul drainage arrangements shall be via land soakaway unless the percolation test results fail or with the prior written agreement of SEPA. Thereafter, development shall progress in accordance with the approved details and be so maintained to ensure an environmentally acceptable foul drainage solution in perpetuity.

Reason: In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

- 7 Any details pursuant to Condition 1 above shall show surface water drainage provision that accords with the principles of Sustainable Urban Drainage Systems (SUDS) and is designed to the standards outlined in Sewers for Scotland Fourth Edition (or any superseding guidance prevailing at the time).

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

- 8 A suitably qualified arboricultural consultant must be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a work instruction has been issued to the consultant enabling them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation of the approved tree protection measures.

- 9 A suitably qualified landscape/woodland consultant must be employed at the applicant's expense to ensure that the approved Landscape Plan is implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a work instruction has been issued to the consultant enabling them to undertake the necessary supervision unhindered for the duration of the project. All landscaping (including fencing around the house plots) must be implemented in full prior to commencement of development and maintained thereafter until successfully established to the satisfaction of the planning authority. Future maintenance shall be carried out as per the approved factoring arrangement.

Reason: To secure the successful implementation and future maintenance of the approved landscape works.

REASON FOR DECISION

The proposed house plots represent an acceptable infill development within the dispersed settlement of Ardross, within the Hinterland, in accordance with the designated exception to HwLDP Policy 35 for proposals that suitably expand or round off a settlement group. The proposals also represent an opportunity to support the local primary school in accordance with IMFLPD Policy 3. The current proposals allow for flexibility in detailed design through the matters specified in conditions, while still securing a development which at this stage, conforms to the criteria defined in HwLDP Policy 35 and IMFLDP Policy 3

TIME LIMIT FOR THE IMPLEMENTATION OF PLANNING PERMISSION IN PRINCIPLE

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), an application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following:

- i. The expiration of THREE YEARS from the date on this decision notice;
- ii. The expiration of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiration of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval

for the last such matter being obtained)., whichever is the later. If development has not commenced within this period, then this planning permission in principle 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.

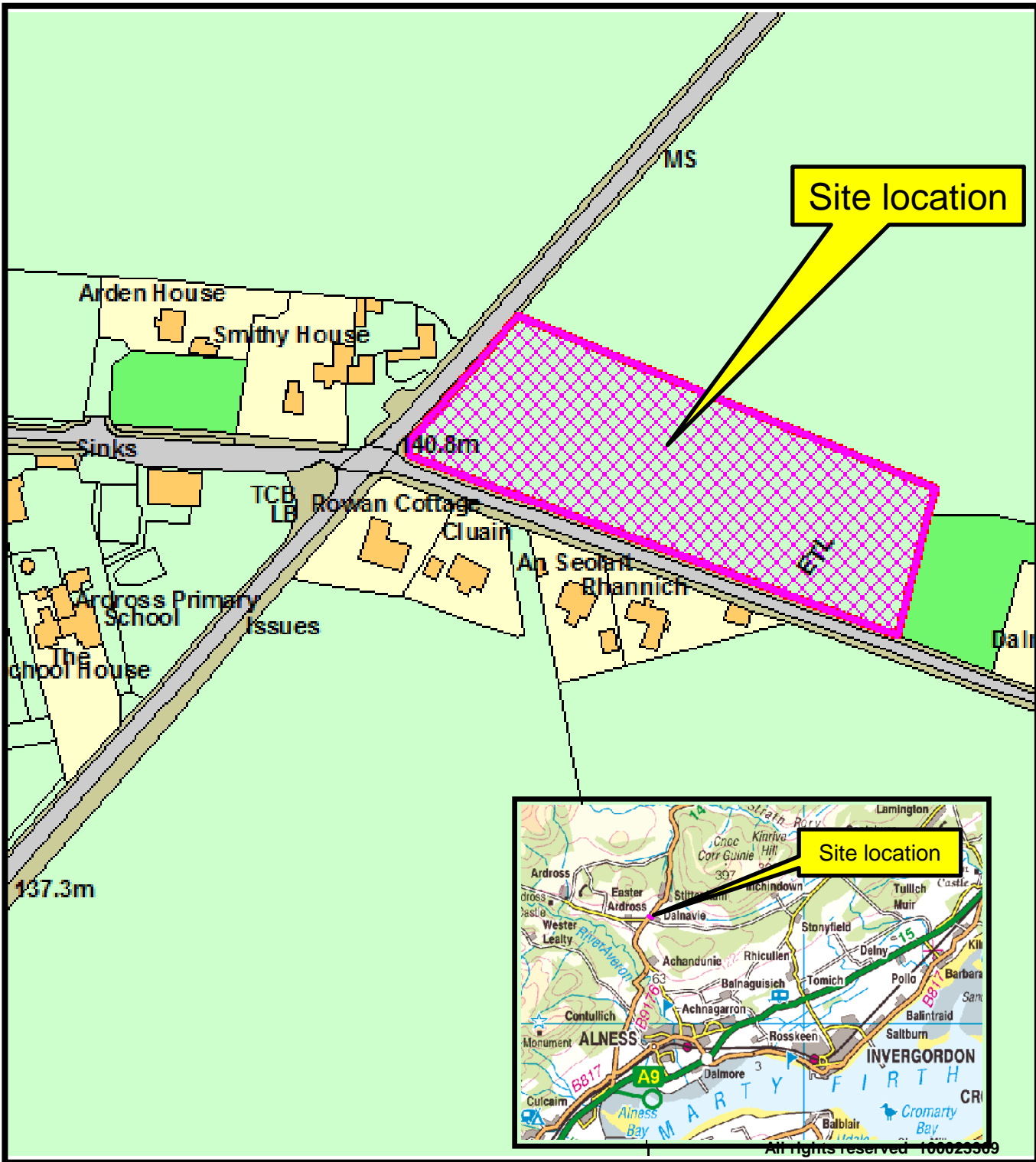
Protected Species – Halting of Work

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>

Designation: Area Planning Manager North
Author: Michael Kordas
Background Papers: Documents referred to in report and in case file

Relevant Plans:

Document Type	Document No.	Version No.	Date Received
Site Layout / Location Plan (Plot 1)	2016 040-002	REV D	30 March 2022
Site Layout / Location Plan (Plot 2)	2016 040-004	REV D	30 March 2022
Site Layout / Location Plan (Plot 3)	2016 040-006	REV E	30 March 2022
Road Layout Plan	CTCH-J2000-002	REV D	30 March 2022
Visibility Splay Plan	CTCH-J2000-003	REV C	30 March 2022
Visibility Splay Section Plan	CTCH-J2000-004	REV A	8 November 2021
Drainage Layout Plan	CTCH-J2000-005	REV F	30 March 2022
Drainage Layout Plan	CTCH-J2000-006	REV A	30 March 2022
Landscape Plan	2016 040-010	REV B	30 March 2022
Tree Protection Plan	001	REV A	30 March 2022
Tree Protection Plan – Tree Constraints	001		23 December 2021



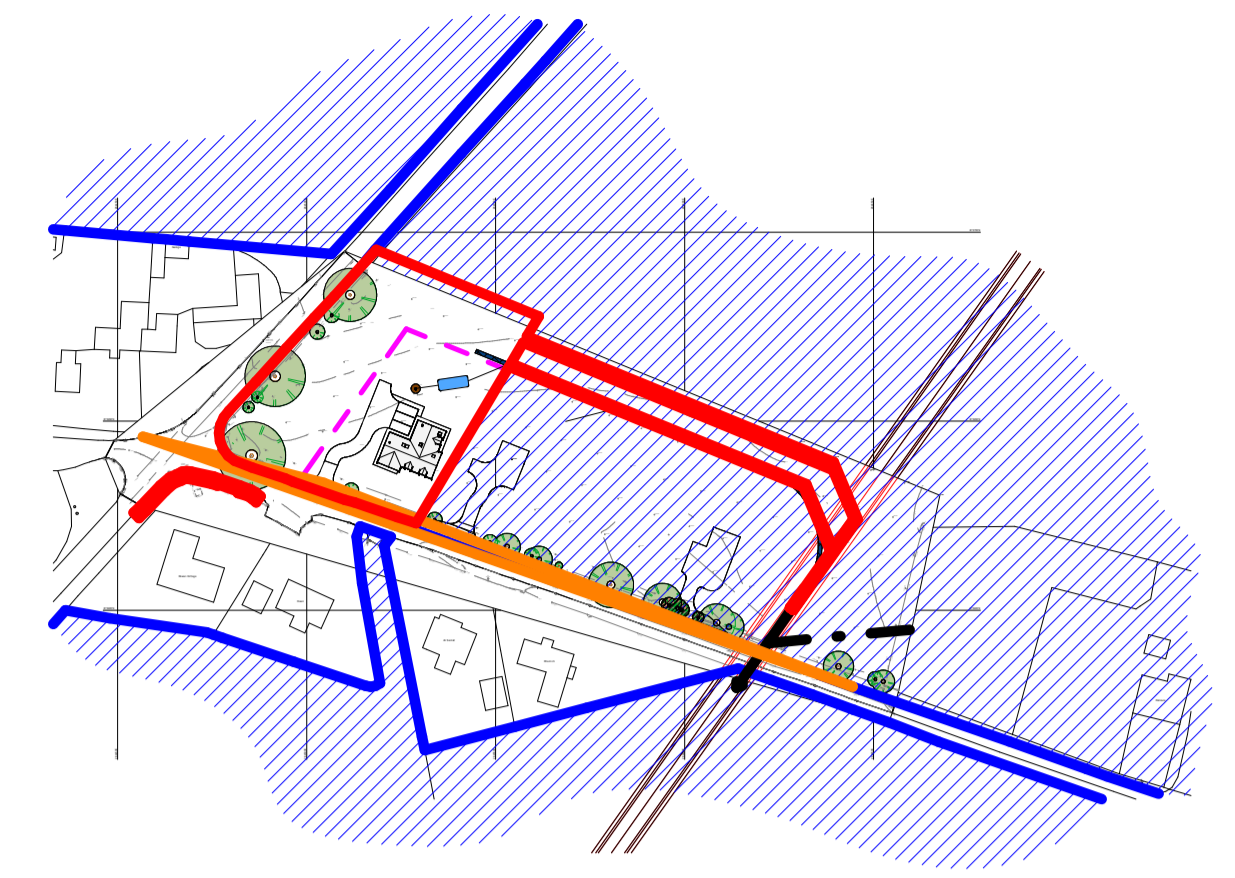
The Highland
Council
Comhairle na
Gàidhealtachd

Development & Infrastructure
Service

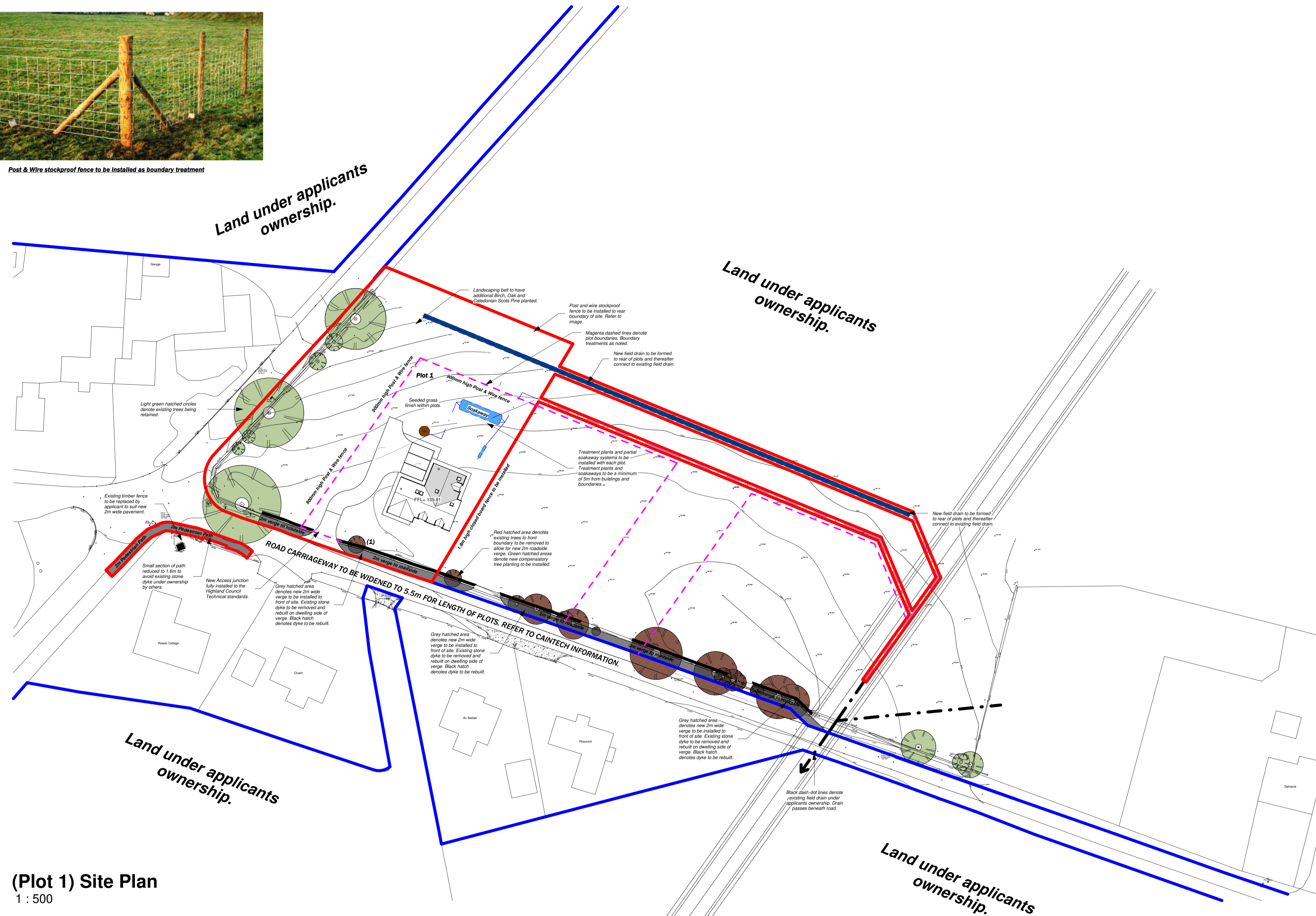
20/03725/PIP, 20/03720/PIP
and **20/03722/PIP**
Formation of house plots
at Land To East Of Smithy House, Ardrross
April 2022



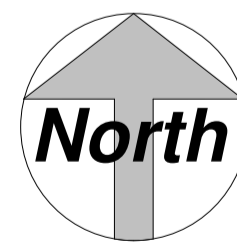
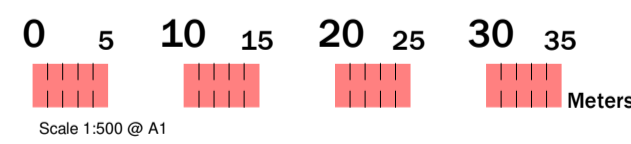
Post & Wire stockproof fence to be installed as boundary treatment



(Plot 1) Location
1 : 2000



(Plot 1) Site Plan
1 : 500



REYNOLDS ARCHITECTURE DRAWINGS TO BE READ ALONGSIDE CAINTECH DRAWINGS & DIA.

-Site: It is intended that the site outlined in RED below is to be used for the construction of a dwelling house and associated works. **Plot will be subject to future DETAILED planning applications for Dwelling Design.**

-Access: to Highland Council standards to be installed to plot. Visibility splays of 2.5m x 150m to be maintained by owners to a height of 1050mm from FGL.

-Drainage: Foul water to connect to treatment plant on plot and thereafter connect to partial soakaway and eventually connect to field drain. Surface water to connect to field drain via partial soakaway system.

-Parking: 2 spaces per 1 to 3 bedrooms, 3 spaces per 4 to 5 bedrooms. Exact number to be determined by detailed planning application. Plot to have sufficient space to allow turning within plots.

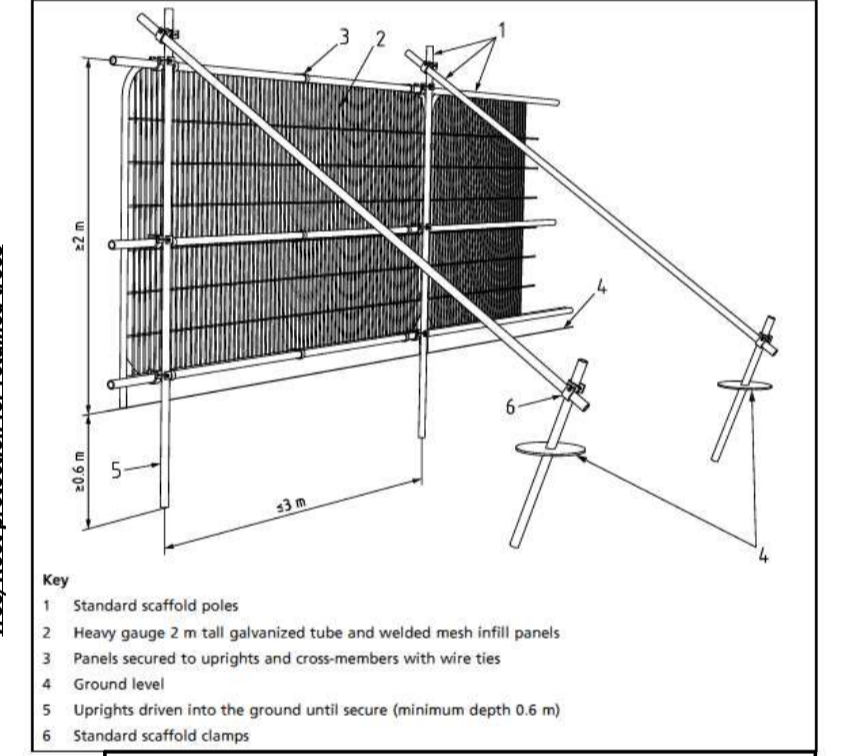
-Landscaping: Refer to DWGno. 2016 040 - 010 - Landscape plan - REV B

Total area of Site: 3420m²
Grid Reference: NH 645 736

Plot size: 1395m² ROOF PLAN INDICATIVE ONLY

6.2.2.4 All-weather notices should be attached to the barrier with words such as "CONSTRUCTION EXCLUSION ZONE - NO ACCESS".

Figure 2 Default specification for protective barrier



Planning Application
reynolds architecture ltd.
1 tulloch street, dingwall, IV15 9JY
tel. 01349 867766
www.reynolds-architecture.com

No.	Description	Date
A	Access Junctions updated to match widened road	05.02.18
B	Revised plans per discussion with planning officer and transport planning.	01.11.21
C	Tree ctrs updated	07.02.22
D	Landscape plan revised per NR comments.	23.03.22

Mr Martin Brown
3 plots @ Dalnavie Farm, Ardross, Alness

(Site Plan) Plot 1

Date 07/02/2022

Drawn by MB

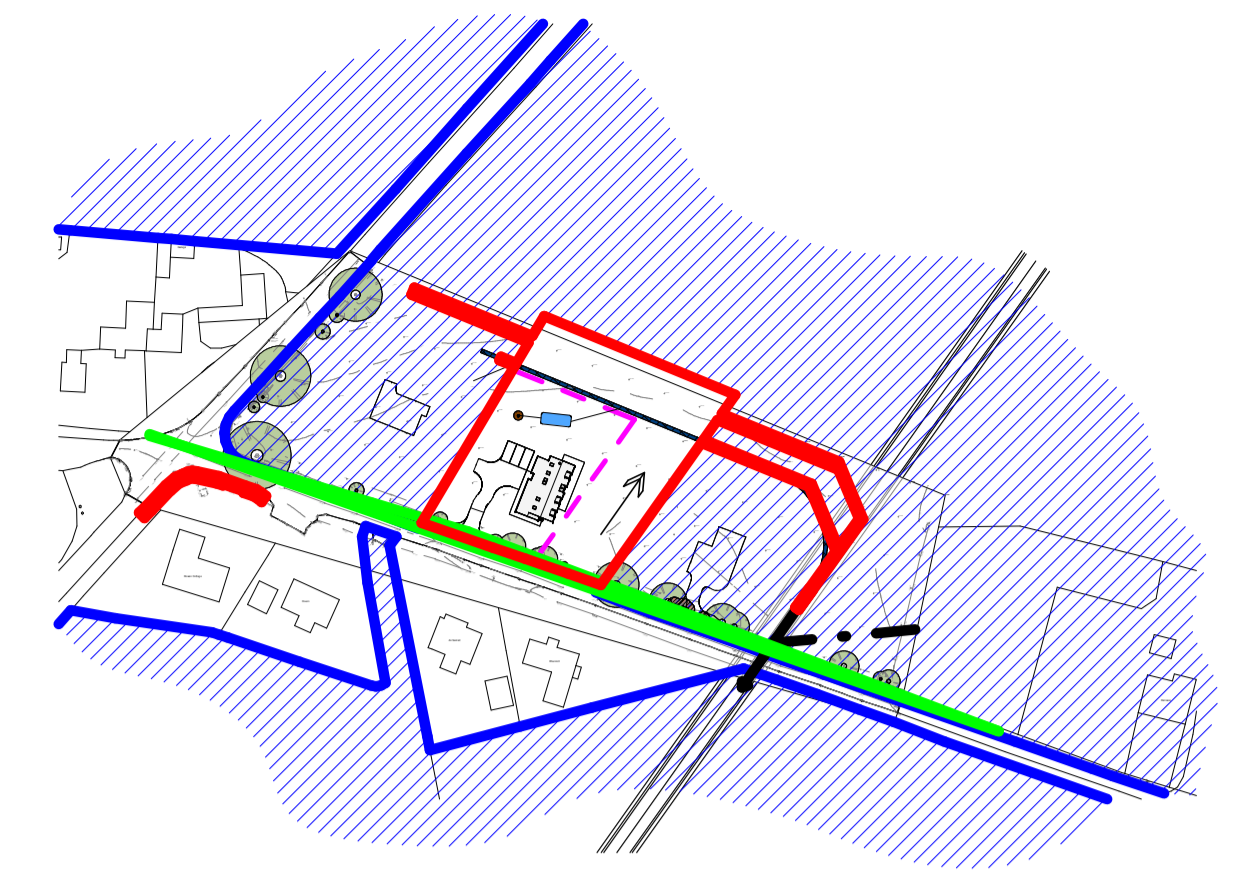
2016 040 - 002

Scale As indicated

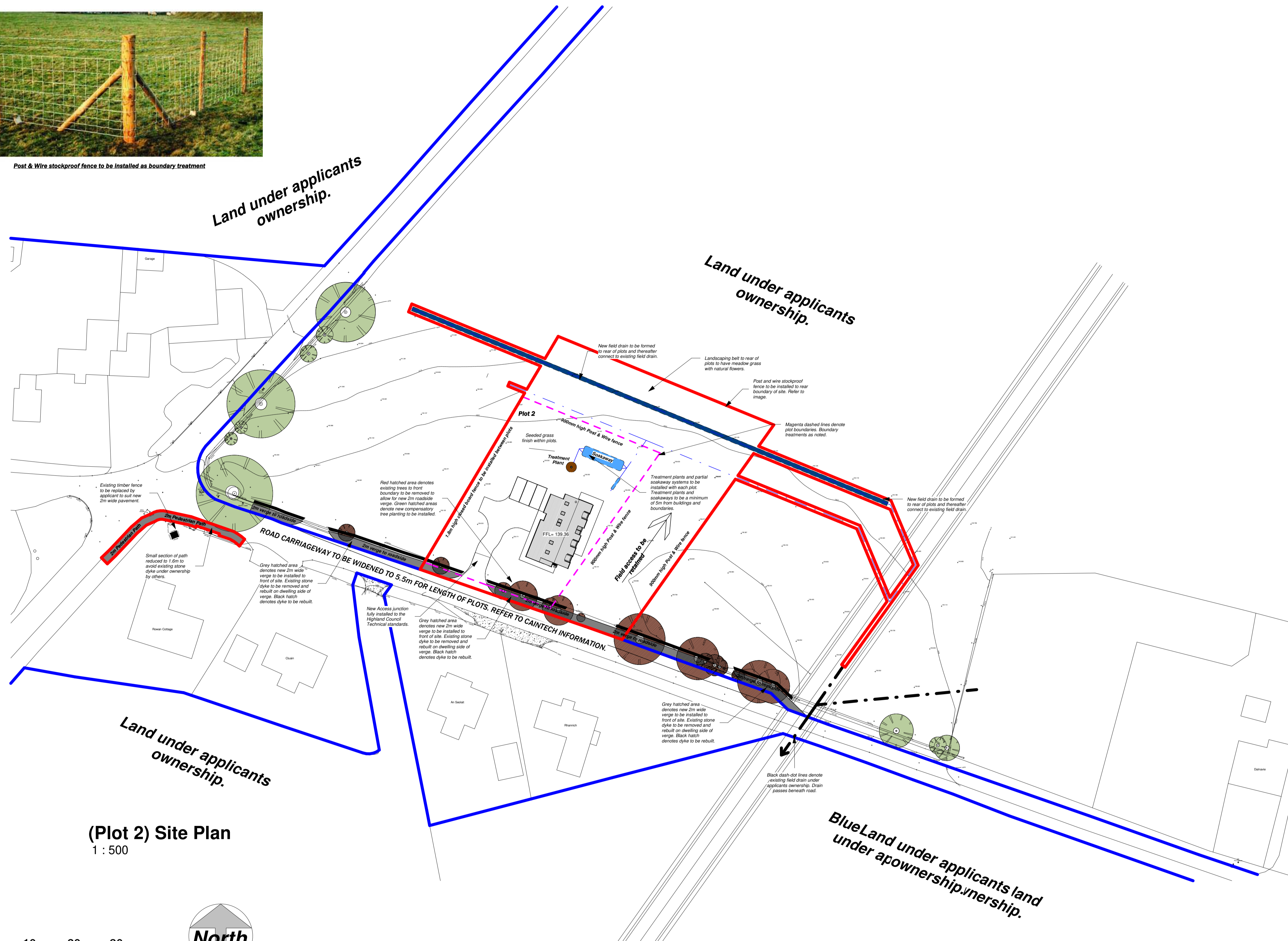
1. Protected by copyright, no reproduction without express permission from architect.
2. Contractor is responsible for checking all dimensions prior to construction.
3. Discrepancies to be referred to architect for decision.
4. Must be read in conjunction with written specification and engineers/sub contractors construction information.



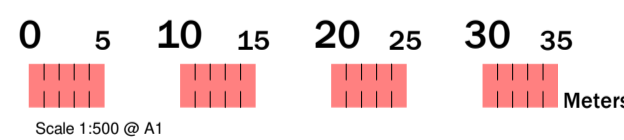
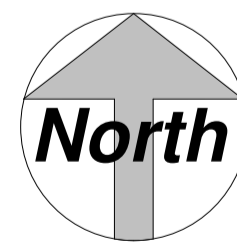
Post & Wire stockproof fence to be installed as boundary treatment



(Plot 2) Location
1 : 2000



(Plot 2) Site Plan
1 : 500



**REYNOLDS ARCHITECTURE DRAWINGS
TO BE READ ALONGSIDE CAINTECH
DRAWINGS & DIA.**

-Site: It is intended that the site outlined in RED below is to be used for the construction of a dwelling house and associated works. Plot will be subject to future DETAILED planning applications for Dwelling Design.

-Access: to Highland Council standards to be installed to plot. Visibility splays of 2.5m x 150m to be maintained by owners to a height of 1050mm from FGL.

-Drainage: Foul water to connect to treatment plant on plot and thereafter connect to partial soakaway and eventually connect to field drain. Surface water to connect to field drain via partial soakaway system.

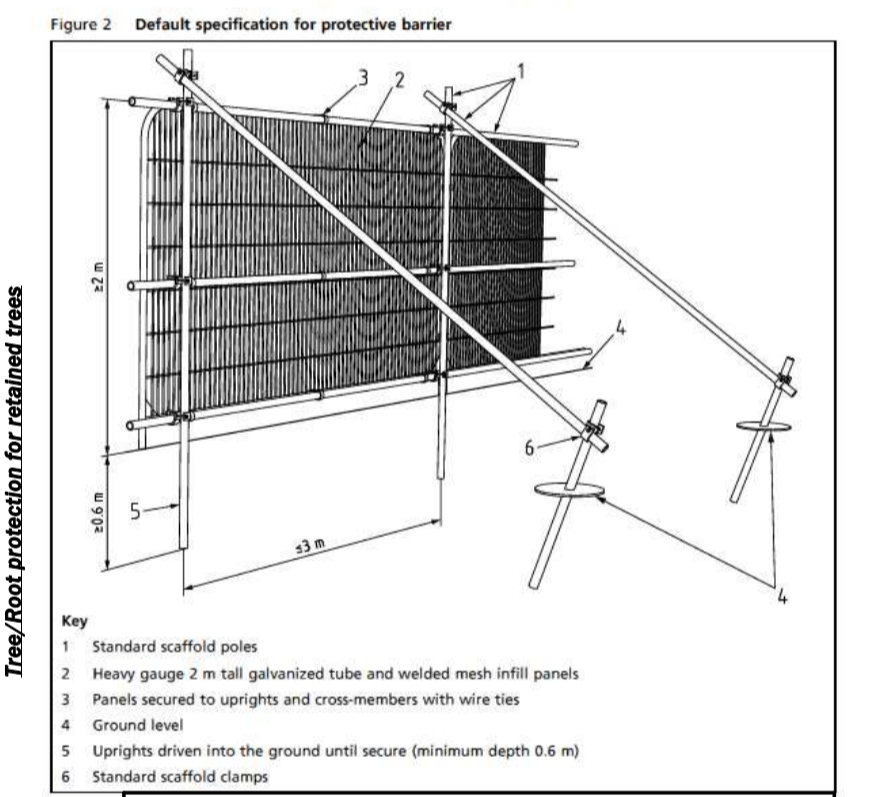
-Parking: 2 spaces per 1 to 3 bedrooms, 3 spaces per 4 to 5 bedrooms. Exact number to be determined by detailed planning application. Plot to have sufficient space to allow turning within plots.

-Landscaping: Refer to DWGno. 2016 040 - 010 - Landscape plan - REV B

Total area of Site: 3195m²
Grid Reference: NH 645 736

Plot size 1455m² ROOF PLAN
INDICATIVE ONLY

6.2.2.4 All-weather notices should be attached to the barrier with words such as "CONSTRUCTION EXCLUSION ZONE - NO ACCESS".



Planning Application

reynolds architecture ltd.
1 tulloch street, dingwall, IV15 9JY
tel. 01349 867766
www.reynolds-architecture.com

No.	Description	Date
A	Access Junctions updated to match widened road	05.02.18
B	Revised plans per discussion with planning officer and transport planning.	01.11.21
C	Tree ctrs updated	07.02.22
D	Landscape plan revised per NR comments.	23.03.22

Mr Martin Brown

3 plots @ Dalnavie Farm, Ardross, Alness

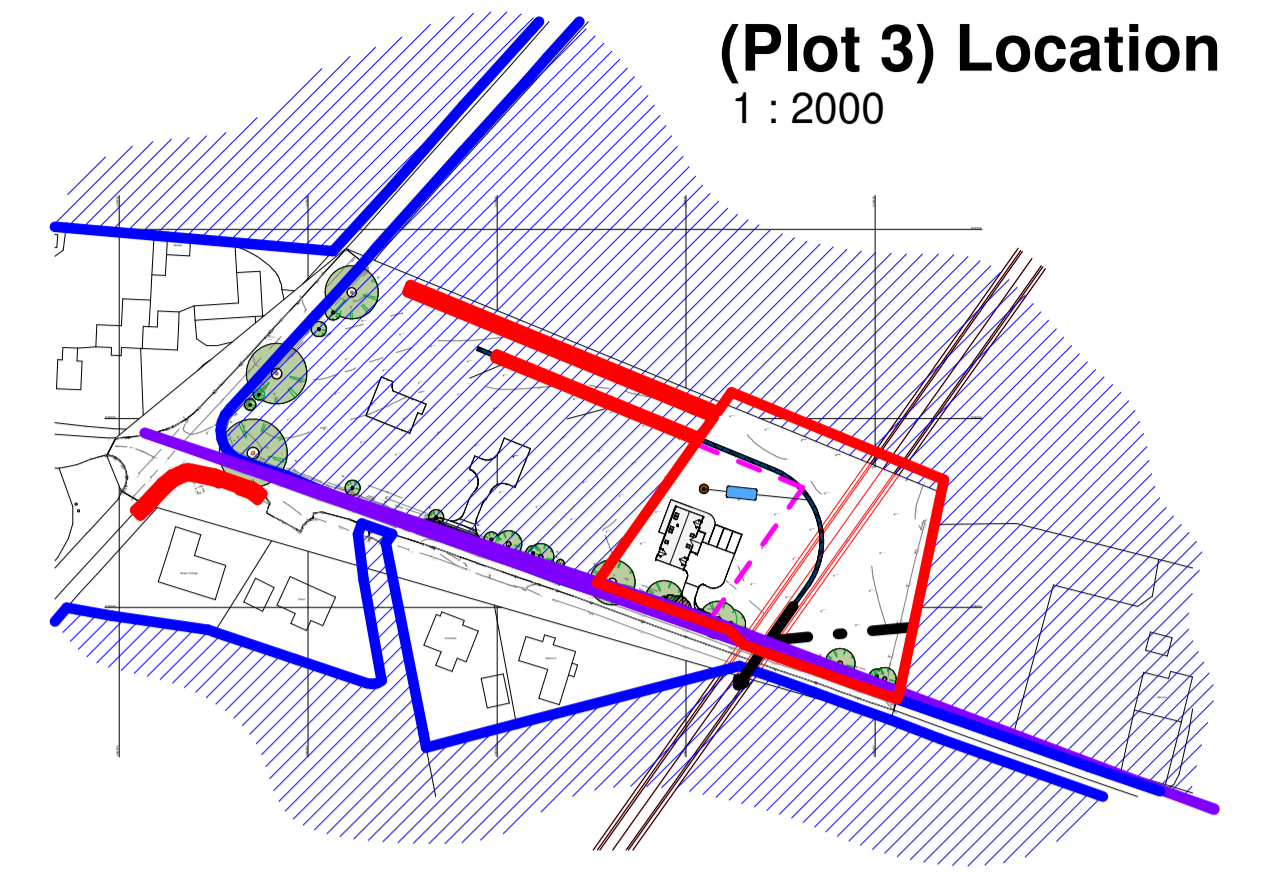
(Site Plan) Plot 2

Date	07/02/2022
Drawn by	MB
	2016 040 - 004
Scale	As indicated

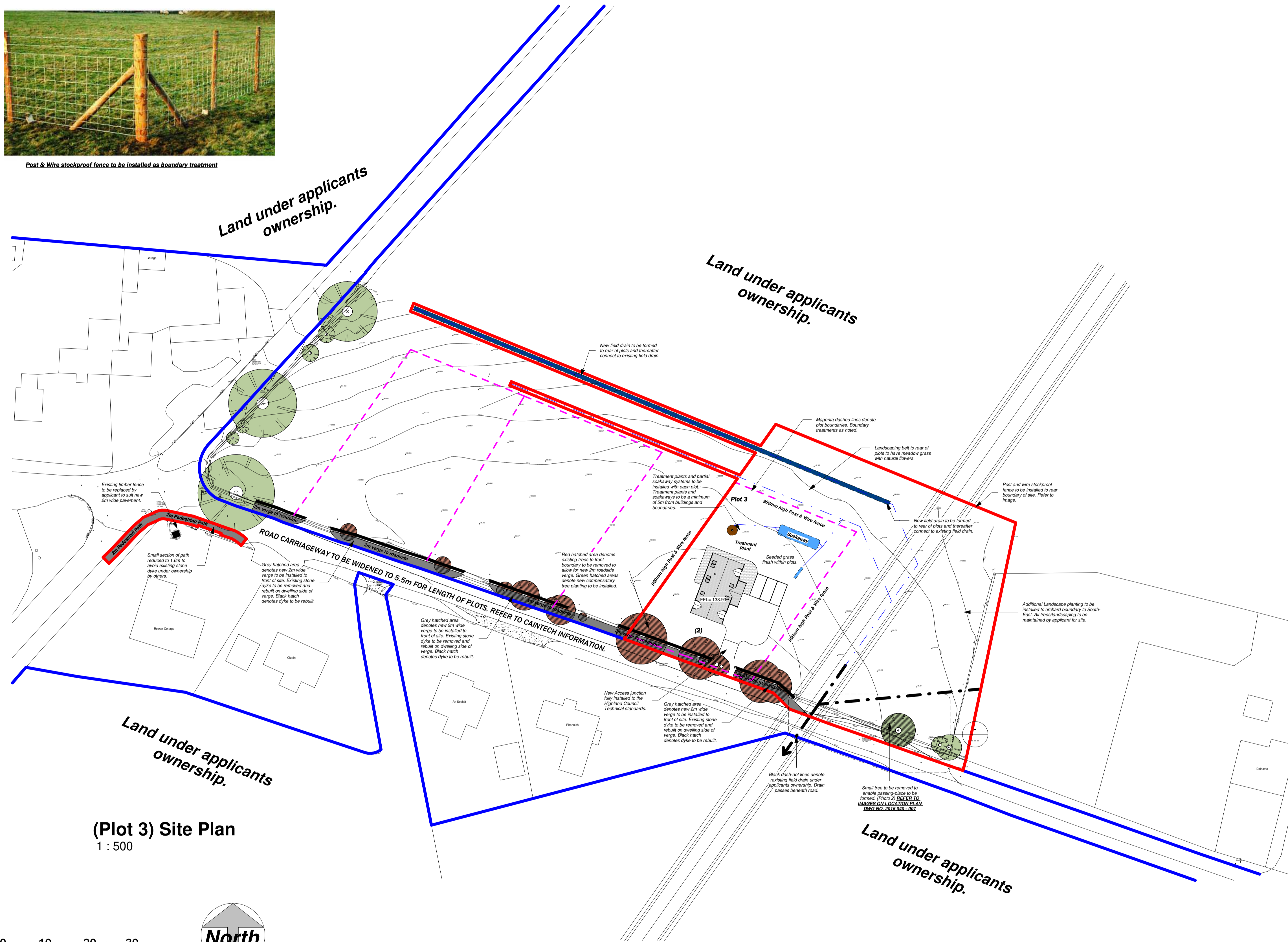
1. Protected by copyright, no reproduction without express permission from architect.
2. Contractor is responsible for checking all dimensions prior to construction.
3. Discrepancies to be referred to architect for decision.
4. Must be read in conjunction with written specification and engineers/sub contractors construction information.



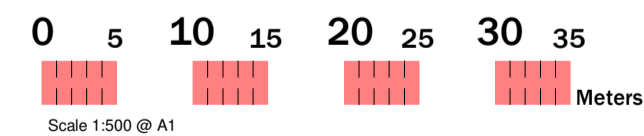
Post & Wire stockproof fence to be installed as boundary treatment



(Plot 3) Location
1 : 2000



(Plot 3) Site Plan
1 : 500



REYNOLDS ARCHITECTURE DRAWINGS
TO BE READ ALONGSIDE CAINTECH
DRAWINGS & DIA.

Site: It is intended that the site outlined in RED below is to be used for the construction of a dwelling house and associated works. Plot will be subject to future DETAILED planning applications for Dwelling Design.

Access: to Highland Council standards to be installed to plot. Visibility splays of 2.5m x 150m to be maintained by owners to a height of 1050mm from FGL.

Drainage: Foul water to connect to treatment plant on plot and thereafter connect to partial soakaway and eventually connect to field drain. Surface water to connect to field drain via partial soakaway system.

Parking: 2 spaces per 1 to 3 bedrooms, 3 spaces per 4 to 5 bedrooms. Exact number to be determined by detailed planning application. Plot to have sufficient space to allow turning within plots.

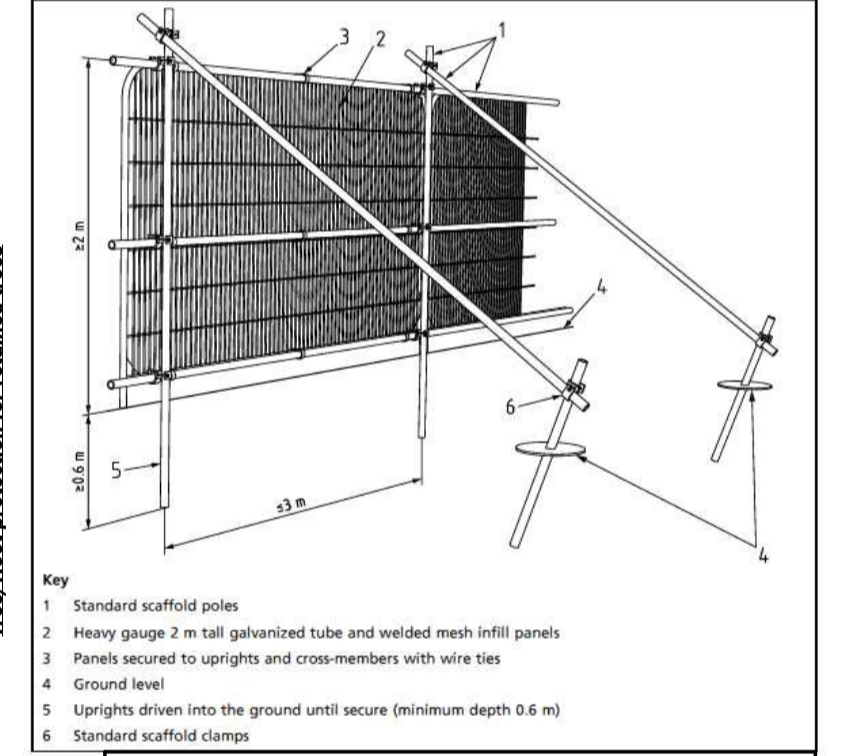
Landscaping: Refer to DWG No. 2016 040 - 010 - Landscape plan - REV B

Total area of Plots: 4290m²
Grid Reference: NH 645 736

Plot size - 1300m² ROOF PLAN
INDICITIVE ONLY

6.2.2.4 All-weather notices should be attached to the barrier with words such as "CONSTRUCTION EXCLUSION ZONE - NO ACCESS".

Figure 2 Default specification for protective barrier



Tree/Root protection for retained trees

Planning Application

reynolds architecture ltd.
1 tulloch street, dingwall, IV15 9JY
tel. 01349 867766
www.reynolds-architecture.com

No.	Description	Date
A	Passing Place added.	23/08/17
B	Access Junctions updated to match widened road	05.02.18
C	Revised plans per discussion with planning officer and transport planning.	01.11.21
D	Tree ctrs updated	07.02.22
E	Landscape plan revised per NR comments.	23.03.22

Mr Martin Brown

3 plots @ Dalnavie Farm, Ardross, Alness

(Site Plan) Plot 3

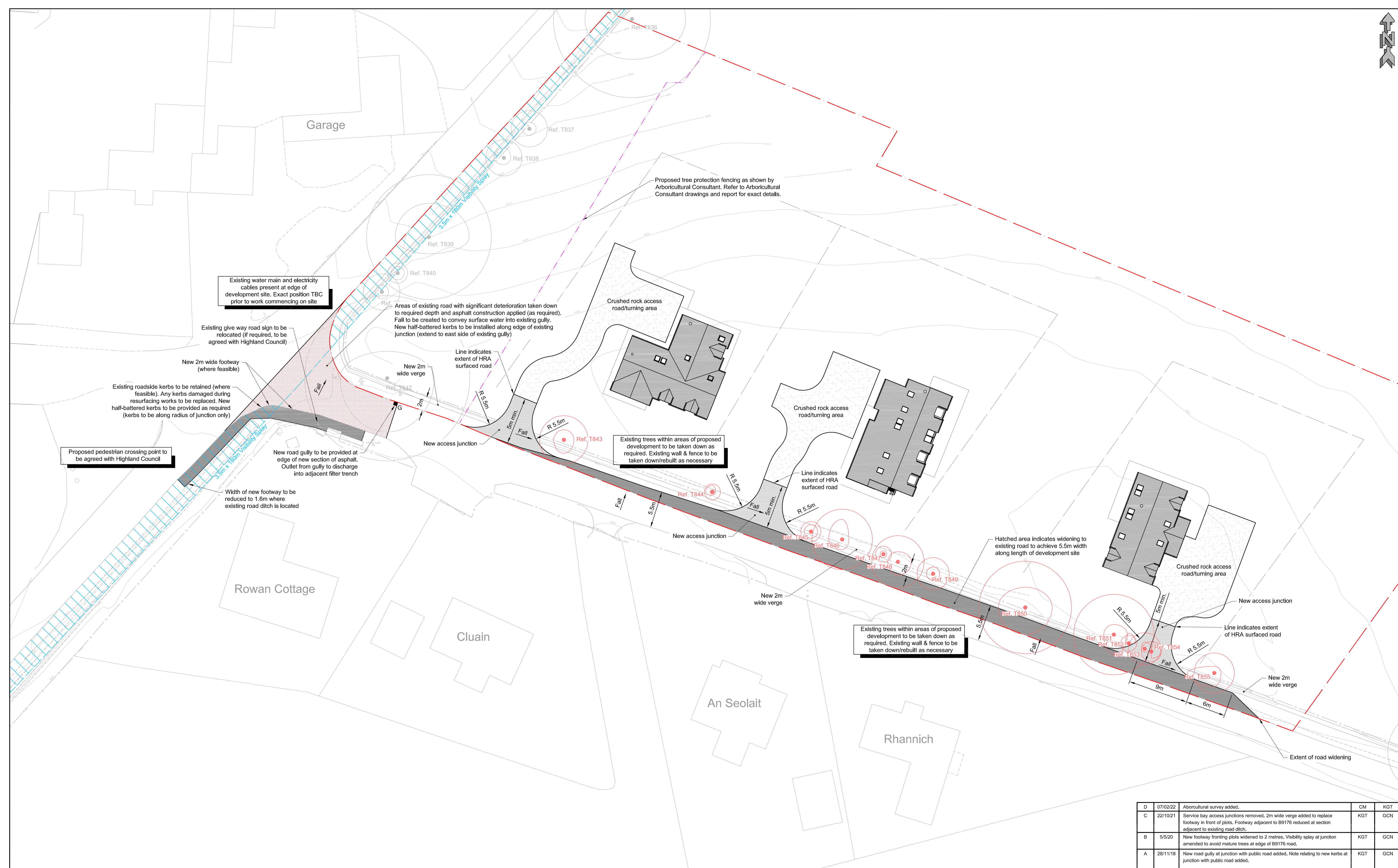
Date 07/02/2022

Drawn by MB

2016 040 - 006

Scale As indicated

1. Protected by copyright, no reproduction without express permission from architect.
2. Contractor is responsible for checking all dimensions prior to construction.
3. Discrepancies to be referred to architect for decision.
4. Must be read in conjunction with written specification and engineers/sub contractors construction information.



D	07/02/22	Arboricultural survey added.	CM	KGT
C	22/10/21	Service bay access junctions removed. 2m wide verge added to replace footway in front of plots. Footway adjacent to B9176 reduced at section adjacent to existing road ditch.	KGT	GCN
B	5/5/20	New footway fronting plots widened to 2 metres. Visibility splay at junction amended to avoid mature trees at edge of B9176 road.	KGT	GCN
A	28/11/18	New road gully at junction with public road added. Note relating to new kerbs at junction with public road added.	KGT	GCN

NOTES:-

1. Refer to Caintech Ltd. drawing J2000-003 for the extent of the junction visibility splays and extent of new footway.
2. Refer to Caintech Ltd. drawing J2000-004 for sections through the visibility splays.
3. Refer to Caintech Ltd. drawing J2000-005 for the drainage layout plan.
4. All levels shown are relative to Ordnance Datum.

LEGEND:-

	Denotes areas of asphalt road construction
	Denotes trees to be removed (Refer to Arboricultural Consultant drawing & Report)
	Denotes trees to be retained (Refer to Arboricultural Consultant drawing & Report)

Client: **Mr M. Brown**

Site Layout: **House Plots at Dalnavie Farm Ardross**
Road Layout Plan

Drawn By:	Checked By:	Surveyed By:	Drawing Scale:
KGT	GCN	JDS	1:250 @ A1
Surveyed Date:	Drawing No:		
31/10/2017	CTCH-J2000-002		
Drawing Date:	Our Job Ref:	Rev:	
18/01/2018	J2000	C	

Caintech

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

HYDROGRAPHIC SURVEYING
VOLUMETRIC SURVEYING
DIMENSIONAL CONTROL SURVEYING
AUTOCAD DRAUGHTING SERVICES

TORE OFFICE: FOINAVEN TORE, MUIR OF FORD, ROSS SHIRE, IV6 7SD, Tel: 01463 811400

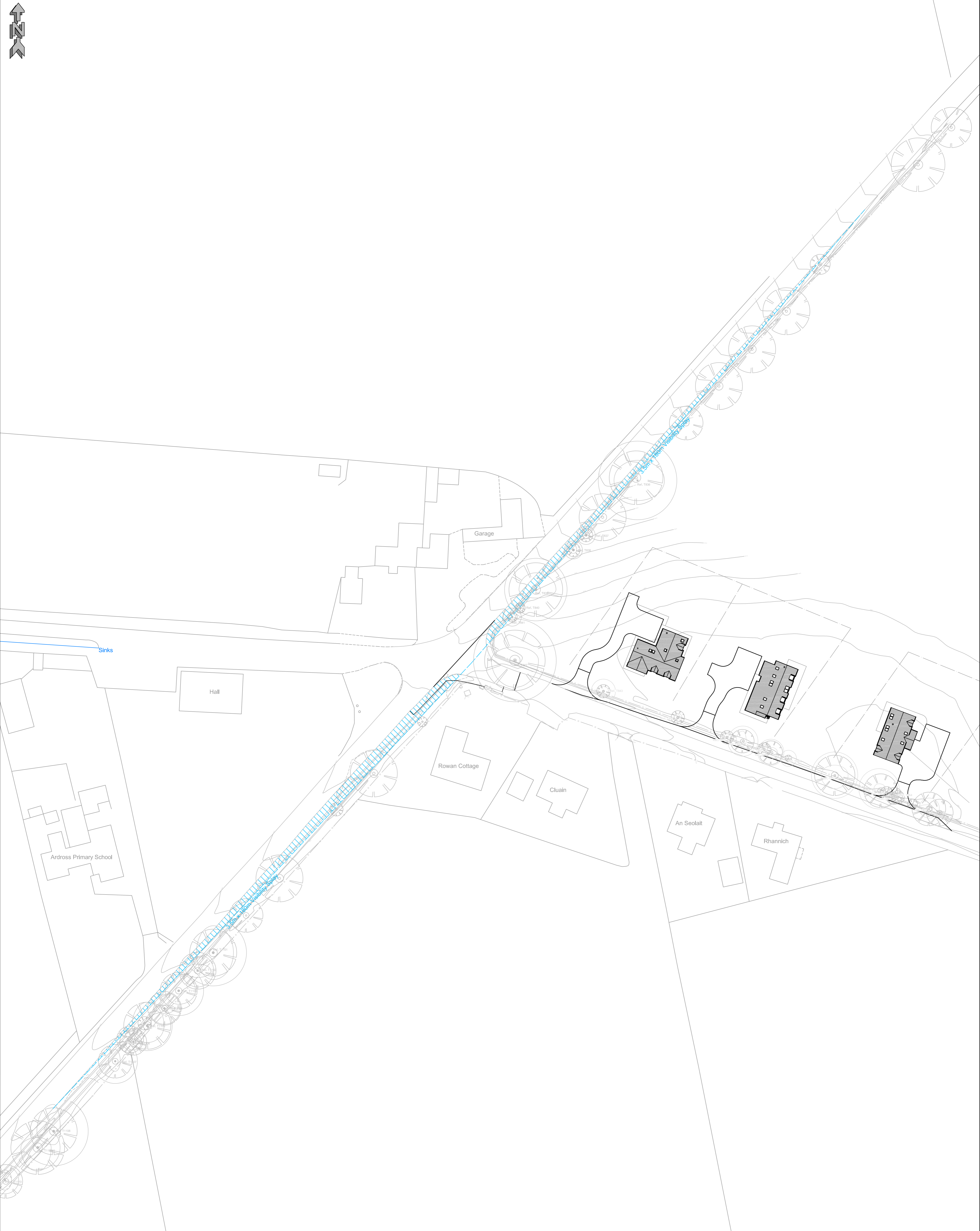
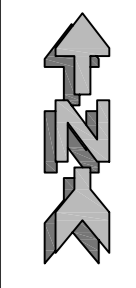
INVERNESS OFFICE: FIRST FLOOR, 308 LONGMAN DRIVE, INVERNESS, IV1 1SU, Tel: 01463 545000

ADDITIONAL CONTACT INFO: E-mail: client@caintechtd.com, Mob: 07740 660509, WEBSITE: http://www.caintechtd.com

Drawing Status:

- PLANNING
- FOR APPROVAL
- WARRANT
- CONSTRUCTION

• Levels are in metres and are to Ordnance Datum.
• Co-ordinates are to National Grid. (GPS Network)



NOTES:-
 1. Refer to Caintech Ltd. drawing J2000-002 for the development road layout plan.
 2. Refer to Caintech Ltd. drawing J2000-004 for longitudinal sections through the junction visibility splays shown.

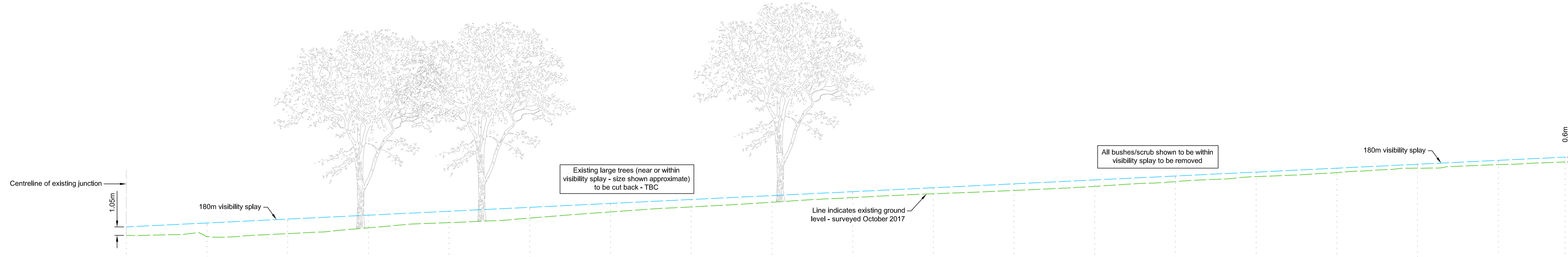
Client:
Mr M. Brown

Site Layout:
House Plots at Dalnavie Farm Ardross
Junction Visibility Splay Layout Plan

Drawn By:	Checked By:	Surveyed By:	Drawing Scale:
KGT	GCN	JDS	1:500 @ A1
Surveyed Date:		Drawing No:	
31/10/2017		CTCH-J2000-003	
Drawing Date:	Our Job Ref:	Rev:	
18/01/2018	J2000	C	

		PLANNING <input type="checkbox"/> FOR APPROVAL <input type="checkbox"/> WARRANT <input type="checkbox"/> CONSTRUCTION	
LAND & BUILDING SURVEYING SETTING OUT ENGINEERS CIVIL ENGINEERING DESIGN LASER SCANNING SERVICES		HYDROGRAPHIC SURVEYING VOLUMETRIC SURVEYING DIMENSIONAL CONTROL SURVEYING AUTOCAD DRAUGHTING SERVICES	
TOWN OFFICE FOINAVEN TORE MUIR OF ORD ROSS SHIRE DV8 TSD Tel: 01463 811400		INVERNESS OFFICE FIRST FLOOR 308 LONGMAN DRIVE INVERNESS IV1 1SU Tel: 01463 545000	
ADDITIONAL CONTACT INFO: E-mail: client@caintechltd.com Mob: 07740 680509 WEBSITE: http://www.caintechltd.com		• Levels are in metres and are to Ordnance Datum. • Co-ordinates are to National Grid. (GPS Network)	

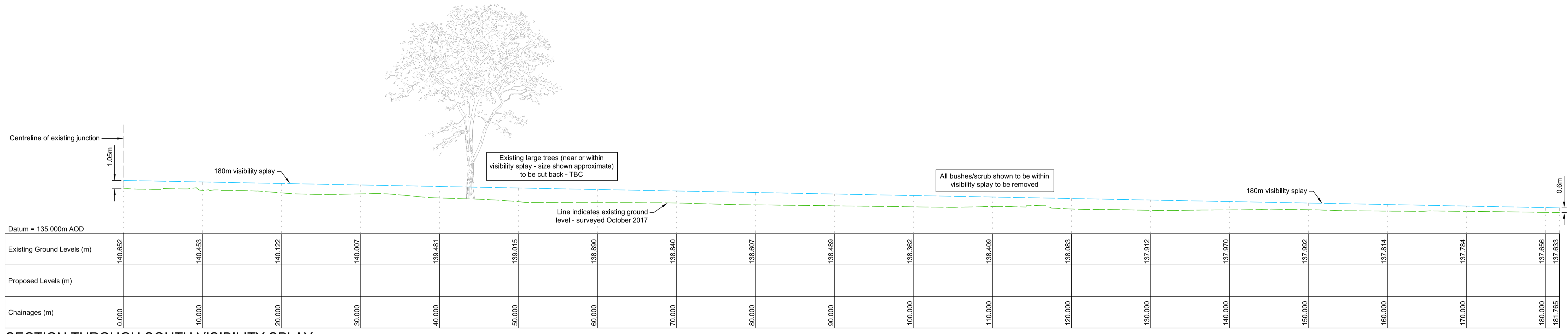
D	07/02/22	Aboricultural survey added.	CM	KGT
B	22/10/21	Plot access junctions revised, 2m verge added in front of plots.	KGT	GCN
A	5/5/20	Visibility splay at junction amended to avoid existing mature trees at edge of B9176 road.	KGT	GCN



Datum = 137.000m AOD																			
Existing Ground Levels (m)	140.652	140.510	140.868	141.588	142.229	142.795	143.555	144.169	144.756	145.324	145.803	146.214	146.720	147.290	147.930	148.418	148.968	149.414	149.740
Proposed Levels (m)																			
Chainages (m)	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	178.287

SECTION THROUGH NORTH VISIBILITY SPLAY

(Scale: Horizontal 1:250, Vertical 1:250)



Datum = 135.000m AOD																				
Existing Ground Levels (m)	140.652	140.453	140.122	140.007	139.481	139.015	138.890	138.940	138.807	138.489	138.362	138.409	138.083	137.912	137.970	137.992	137.814	137.784	137.656	137.633
Proposed Levels (m)																				
Chainages (m)	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	181.765

SECTION THROUGH SOUTH VISIBILITY SPLAY

(Scale: Horizontal 1:250, Vertical 1:250)

A	5/5/20	Sections amended to suit revision to visibility splays (x distance reduced from 4.5m to 3.5m)	KGT	GCN
---	--------	---	-----	-----

NOTES:-
 1. Refer to Caintech Ltd. drawing J2000-002 for the road layout plan.
 2. Refer to Caintech Ltd. drawing J2000-003 for extent of the visibility splays shown.
 3. All levels shown are relative to Ordnance Datum.

Client: **Mr M. Brown**

Site Layout: **House Plots at Dalnavie Farm Ardross**
Junction Visibility Splay Sections

Drawn By: **KGT** Checked By: **GCN** Surveyed By: **JDS** Drawing Scale: **As noted @ A1**
 Surveyed Date: **31/10/2017** Drawing No: **CTCH-J2000-004**
 Drawing Date: **18/01/2018** Our Job Ref: **J2000** Rev: **A**

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

HYDROGRAPHIC SURVEYING
 VOLUMETRIC SURVEYING
 DIMENSIONAL CONTROL SURVEYING
 AUTOCAD DRAUGHTING SERVICES

TORE OFFICE: FOINAVEN TORR, MILL OF ORD, ROSS SHIRE, IV1 7SD, Tel: 01463 811400

INVERNESS OFFICE: FIRST FLOOR, 388 LONGMAN DRIVE, INVERNESS, IV1 1SU, Tel: 01463 545000

ADDITIONAL CONTACT INFO: E-mail: client@caintechltd.com, Mob: 07740 660509, WEBSITE: http://www.caintechltd.com

Drawing Status:
 PLANNING
 FOR APPROVAL
 WARRANT
 CONSTRUCTION

• Levels are in metres and are to Ordnance Datum.
 • Co-ordinates are to National Grid. (GPS Network)



LEGEND:-

- New uPVC foul water pipework (arrowhead denotes direction of flow)
- New uPVC surface water pipework (arrowhead denotes direction of flow)
- New rodding point terminal
- New 450mm Ø uPVC inspection chamber (maximum depth 1.2m)
- New 900mm Ø precast concrete manhole chamber (maximum depth 1.2m)
- New 500mm Ø polypropylene silt trap manhole with 450mm sump (by Wavin or equal & approved)
- 0.6m wide stone filled filter trench (wrapped with impermeable membrane & positioned a min. of 5m from building & site boundary) with perforated 110mm Ø uPVC carrier pipe for treatment of roof water run-off only
- 1.995m Ø 'Klargester BA BioDisc' wastewater treatment plant or equal & approved, positioned a min. of 5m from building and site boundary. Ensure no further than 25m from any access road for de-sludging/maintenance purposes
- 30m² partial soakaway with 2No. 110mm Ø perforated uPVC pipes for treatment of foul effluent (to be laid at flattest gradient achievable)
- Denotes areas of asphalt road construction
- Denotes extent of new 2m grass verge
- TP1 Indicates approximate position of trial pit/percolation test (carried out 02/02/2018 & 16/08/2021)
- Denotes trees to be removed (Refer to Arboricultural Consultant drawing & Report)
- Denotes trees to be retained (Refer to Arboricultural Consultant drawing & Report)

NOTES:-

- Refer to Caintech Ltd. drawing J2000-006 for the Drainage Layout Plan - Sheet 2 of 2.
- Refer to Caintech Ltd. drawing J2000-002 for the road layout plan.
- Drainage to be constructed, installed & tested in accordance with the recommendations in BS EN 752:2017, BS EN 1610:2015, SEPA Regulatory Method WAT-RM-03/04 and SEPA GBR10.
- A minimum of 600mm cover to be provided to all pipe-work 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.
- Partial soakaways to be constructed with 'high level overflow pipe' to protect existing watercourse from pollutants during periods of dry weather.
- Refer to the Architect's drawings for the position of the roof water down-pipes and internal foul drainage outlets.
- Foul drainage discharges shown is subject to final approval from SEPA.
- Position of any existing services must be accurately located on site prior to construction work commencing.
- All levels shown are relative to Ordnance Datum.

Client: **Mr M. Brown**

Site Layout: **House Plots at Dalnavie Farm, Ardrross**

Drainage Layout Plan - Sheet 1 of 2

Drawn By: **KGT** Checked By: **GCN** Surveyed By: **JDS** Drawing Scale: **1:500 @ A1**

Surveyed Date: **31/10/2017** Drawing No: **CTCH-J2000-005**

Drawing Date: **18/01/2018** Our Job Ref: **J2000** Rev: **F**

TORE OFFICE
FOINAVEN
TORE
MUR OF ORD
ROSS SHIRE
IV1 7SD
Tel: 01463 811400

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

ADDITIONAL CONTACT INFO:
E-mail: client@caintechltd.com
Mob: 07740 680509
WEBSITE: <http://www.caintechltd.com>

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

HYDROGRAPHIC SURVEYING
VOLUMETRIC SURVEYING
DIMENSIONAL CONTROL SURVEYING
AUTOCAD DRAUGHTING SERVICES







Drawing Status:

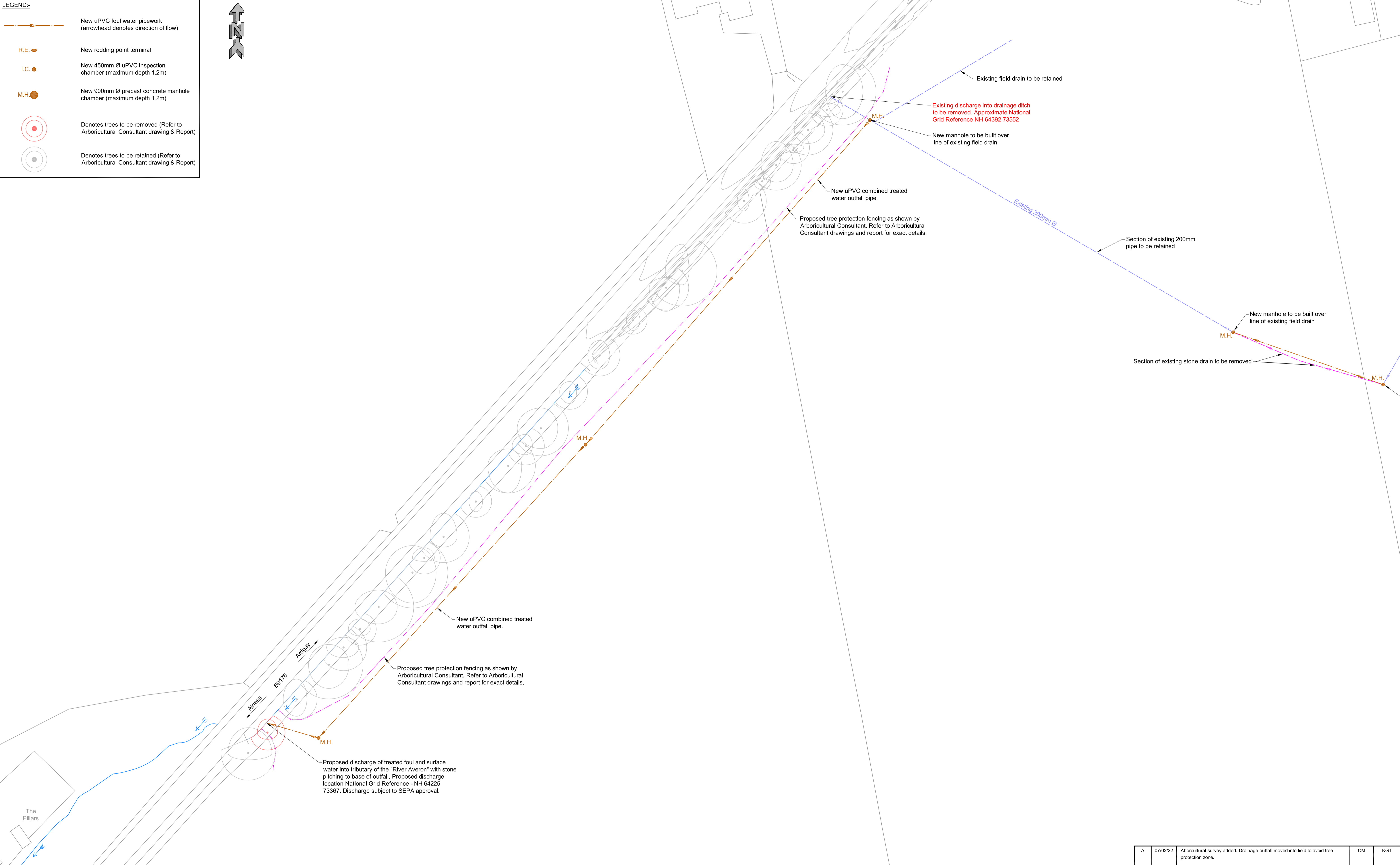
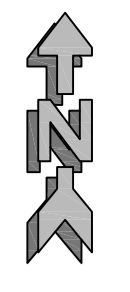
- PLANNING
- FOR APPROVAL
- WARRANT
- CONSTRUCTION

• Levels are in metres and are to Ordnance Datum.
• Co-ordinates are to National Grid. (GPS Network)

F	07/02/22	Arboricultural survey added. Drainage outfall moved into field to avoid tree protection zone.	CM	KGT
E	19/10/21	Layout amended to show new discharge location to the Southwest. Remote footway removed. New 2m grass verge added to address H.C comments.	CM	KGT
D	5/5/20	Layout amended to show 2m wide footway at front of plots.	KGT	GCN
C	28/11/18	New road gully at junction with public road added.	KGT	GCN
B	18/10/18	Sewage treatment plant specification revised following comments received from SEPA.	KGT	GCN
A	10/10/18	Size of partial soakaways increased. Route of existing field drain added.	KGT	GCN

LEGEND:-

-  New uPVC foul water pipework (arrowhead denotes direction of flow)
-  R.E. New rodding point terminal
-  I.C. New 450mm Ø uPVC inspection chamber (maximum depth 1.2m)
-  M.H. New 900mm Ø precast concrete manhole chamber (maximum depth 1.2m)
-  Denotes trees to be removed (Refer to Arboricultural Consultant drawing & Report)
-  Denotes trees to be retained (Refer to Arboricultural Consultant drawing & Report)



NOTES:-

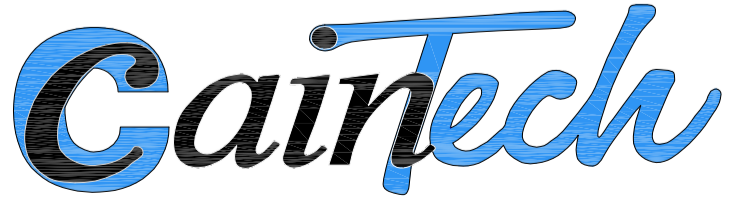
1. Refer to Caintech Ltd. drawing J2000-005 for the Drainage Layout Plan - Sheet 1 of 2.
2. Refer to Caintech Ltd. drawing J2000-002 for the road layout plan.
3. Drainage to be constructed, installed & tested in accordance with the recommendations in BS EN 752:2017, BS EN 1610:2015, SEPA Regulatory Method WAT-RM-03/04 and SEPA GBR10.
4. A minimum of 600mm cover to be provided to all pipe-work 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.
5. Partial soakaways to be constructed with 'high level overflow pipe' to protect existing watercourse from pollutants during periods of dry weather.
6. Refer to the Architect's drawings for the position of the roof water down-pipes and internal foul drainage outlets.
7. Foul drainage discharges shown is subject to final approval from SEPA.
8. Position of any existing services must be accurately located on site prior to construction work commencing.
9. All levels shown are relative to Ordnance Datum.

Client: **Mr M. Brown**

Site Layout: **House Plots at Dalnavie Farm, Ardrross**
Drainage Layout Plan - Sheet 2 of 2

Drawn By:	Checked By:	Surveyed By:	Drawing Scale:
CM	KGT	JDS	1:500 @ A1
Surveyed Date:		Drawing No:	
31/10/2017		CTCH-J2000-006	
Drawing Date:		Our Job Ref:	Rev:
19/10/2021		J2000	A

A	07/02/22	Aboricultural survey added. Drainage outfall moved into field to avoid tree protection zone.	CM	KGT
---	----------	--	----	-----



Caintech

LAND & BUILDING SURVEYING HYDROGRAPHIC SURVEYING
 SETTING OUT ENGINEERS VOLUMETRIC SURVEYING
 CIVIL ENGINEERING DESIGN DIMENSIONAL CONTROL SURVEYING
 LASER SCANNING SERVICES AUTOCAD DRAUGHTING SERVICES

TORE OFFICE: FOINAVEN TORE, MILL OF ORD, ROSS SHIRE, IV1 7SD, Tel: 01463 811400

INVERNESS OFFICE: FIRST FLOOR, 308 LONGMAN DRIVE, INVERNESS, IV1 1SU, Tel: 01463 545000

ADDITIONAL CONTACT INFO: E-mail: client@caintechltd.com, Mob: 07740 660509, WEBSITE: http://www.caintechltd.com

Drawing Status:

- PLANNING
- FOR APPROVAL
- WARRANT
- CONSTRUCTION

• Levels are in metres and are to Ordnance Datum.
 • Co-ordinates are to National Grid. (GPS Network)

-Trees: A number of small trees and bushes to be removed along 'main road' to allow access to be formed into plots. Subsequent landscaped planting belt to be formed to boundaries.

Ground Preparation

Tree positions to be screeded to provide a weed free area prior to planting.

Species Composition

A number of woodland types are climatically suited to the site and the planting will include a range of species that reflect W11 & W17 woodland and will include:-

Birch, Oak and Caledonian Scots Pine.

Tree Planting Density

Trees are to be planted at 3 metre spacing to give an overall density of 1,100 trees per hectare.

Tree Planting Specification

Trees are to be 60-90cm cell grown nursery stock sourced from local provenance.

Weed Control

1 metre mulch mats are to be fitted around the base of each tree with the edges secured by turf.

Beating Up

Tree growth will be monitored and beating up will be carried out to ensure satisfactory establishment of the crop at the desired stocking density.

Protection

All trees are to be protected with a 1.2m standard tree shelter, supported by a treated timber stake.

Hedging Planting Specification

Ground Preparation

A 1 metre wide weed free strip shall be cultivated in preparation for planting.

Species Composition

As shown in the legend, but I would substitute the beech (non-native) with Hazel and Holly.

Hedge Planting Density

Hedging to be planted at 5 plants per linear metre in two staggered rows (3+2).

Hedge Planting Specification

Hedge plants are to be 40-60cm cell grown nursery stock sourced from local provenance.

Weed Control

Hedging is to be planted through a 1 metre wide mulch mat, covered in 100mm of composted bark mulch.

Protection

The hedge will be protected by a double rabbit fence (1 metre apart) with posts at 3 metre spacing and with netting turned out at the base and secured with turf. Should livestock be present, stock netting (C8/80/15) must also be fitted.

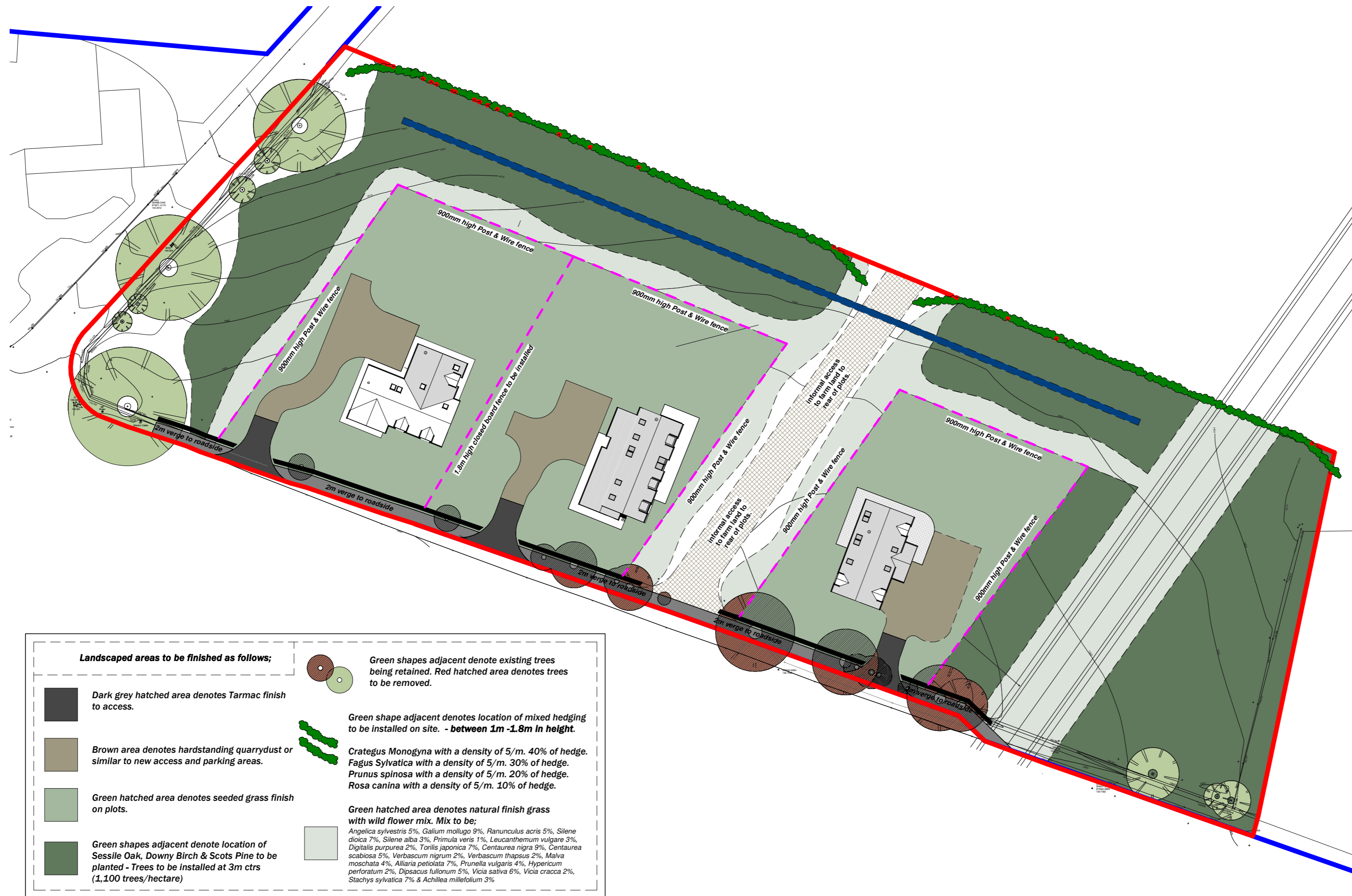
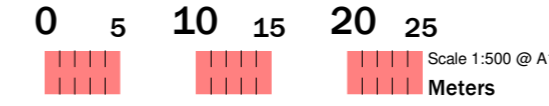
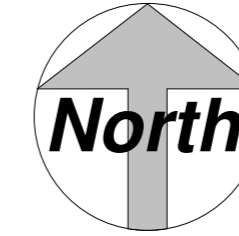


Beating Up

All failures will be replaced each year to maintain stocking levels until successfully established.

TIMESCALE

All tree and hedge planting (including fencing around hedge and house plots) to be implemented in full prior to commencement of development.



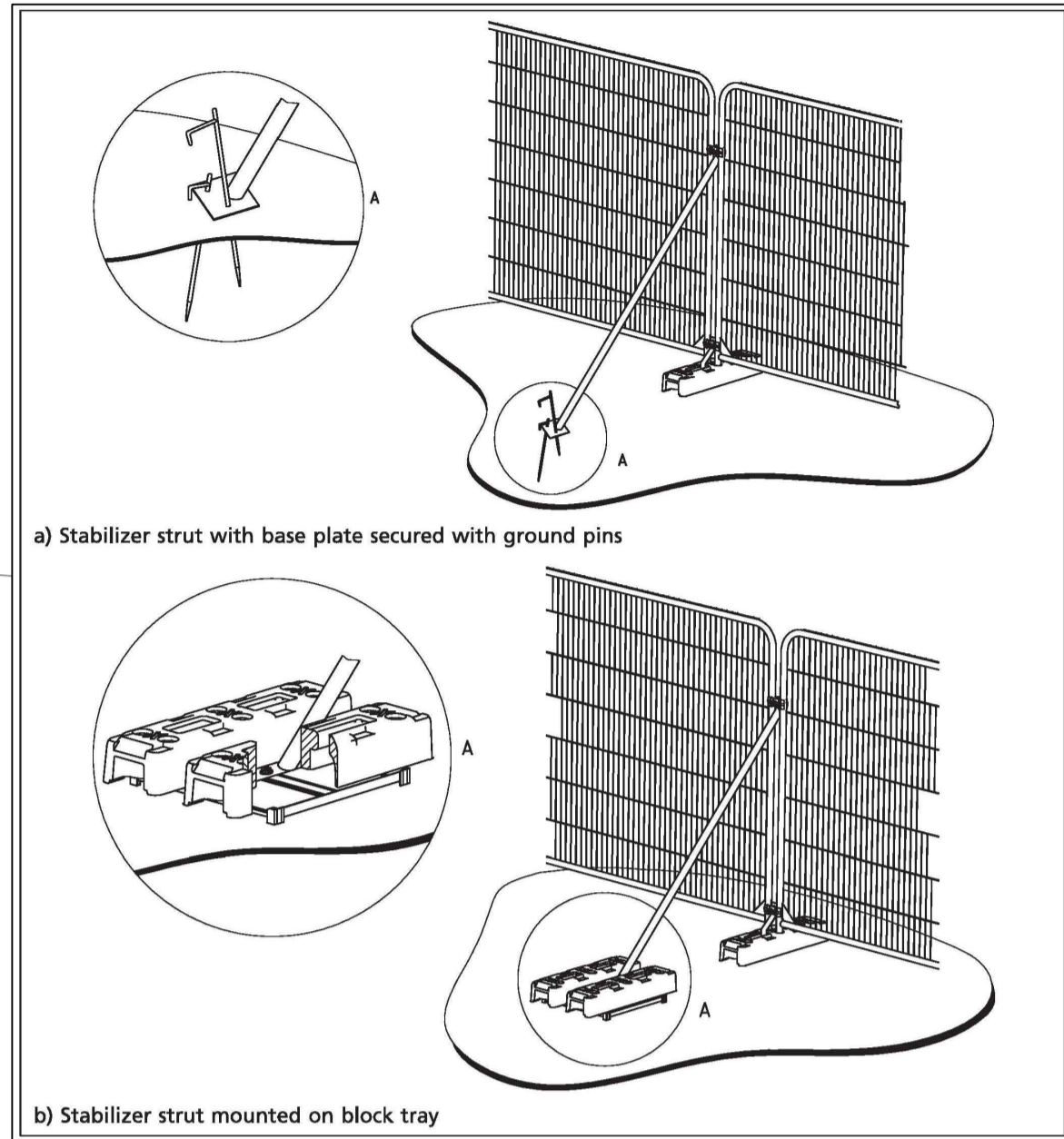
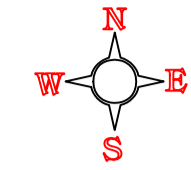
Landscaped areas to be finished as follows;

- Dark grey hatched area denotes Tarmac finish to access.
- Brown area denotes hardstanding quarrydust or similar to new access and parking areas.
- Green hatched area denotes seeded grass finish on plots.
- Green shapes adjacent denote location of Sessile Oak, Downy Birch & Scots Pine to be planted - Trees to be installed at 3m ctrs (1,100 trees/hectare)

- Green shapes adjacent denote existing trees being retained. Red hatched area denotes trees to be removed.
- Green shape adjacent denotes location of mixed hedging to be installed on site. - between 1m -1.8m in height.
Crataegus Monogyna with a density of 5/m. 40% of hedge.
Fagus Sylvatica with a density of 5/m. 30% of hedge.
Prunus spinosa with a density of 5/m. 20% of hedge.
Rosa canina with a density of 5/m. 10% of hedge.
- Green hatched area denotes natural finish grass with wild flower mix. Mix to be:
Angelica sylvestris 5%, Galium mollugo 9%, Ranunculus acris 5%, Silene dioica 7%, Silene alba 3%, Primula veris 1%, Leucanthemum vulgare 3%, Digitalis purpurea 2%, Tonis japonica 7%, Centaurea nigra 9%, Centaurea scabiosa 5%, Verbascum nigrum 2%, Verbascum thapsus 2%, Malva moschata 4%, Allaria petiolata 7%, Prunella vulgaris 4%, Hypericum perforatum 2%, Dipsacus fullorum 5%, Vicia sativa 6%, Vicia cracca 2%, Stachys sylvatica 7% & Achillea millefolium 3%

Planning Application reynolds architecture ltd. 1 tulloch street, dingwall. IV15 9JY tel. 01349 867766 www.reynolds-architecture.com		
No.	Description	Date
A	Landscape plan updated	24.02.22
B	Landscape plan revised per NR comments.	23.03.22
Mr Martin Brown		
3 plots @ Dalnavie Farm, Ardrross, AIness		
Landscape plan		
Date	07/02/2022	
Drawn by	MB	
2016 040 - 010		
Scale	1 : 500	
<small> 1. Protected by copyright, no reproduction without express permission from architect. 2. Contractor is responsible for checking all dimensions prior to construction. 3. Discrepancies to be referred to architect for decision. 4. Must be read in conjunction with written specification and engineers/sub contractors construction information. </small>		

Tree Protection Plan. Rev A



Urban-Arb
Arboricultural Consultants

Tree Protection Guidelines

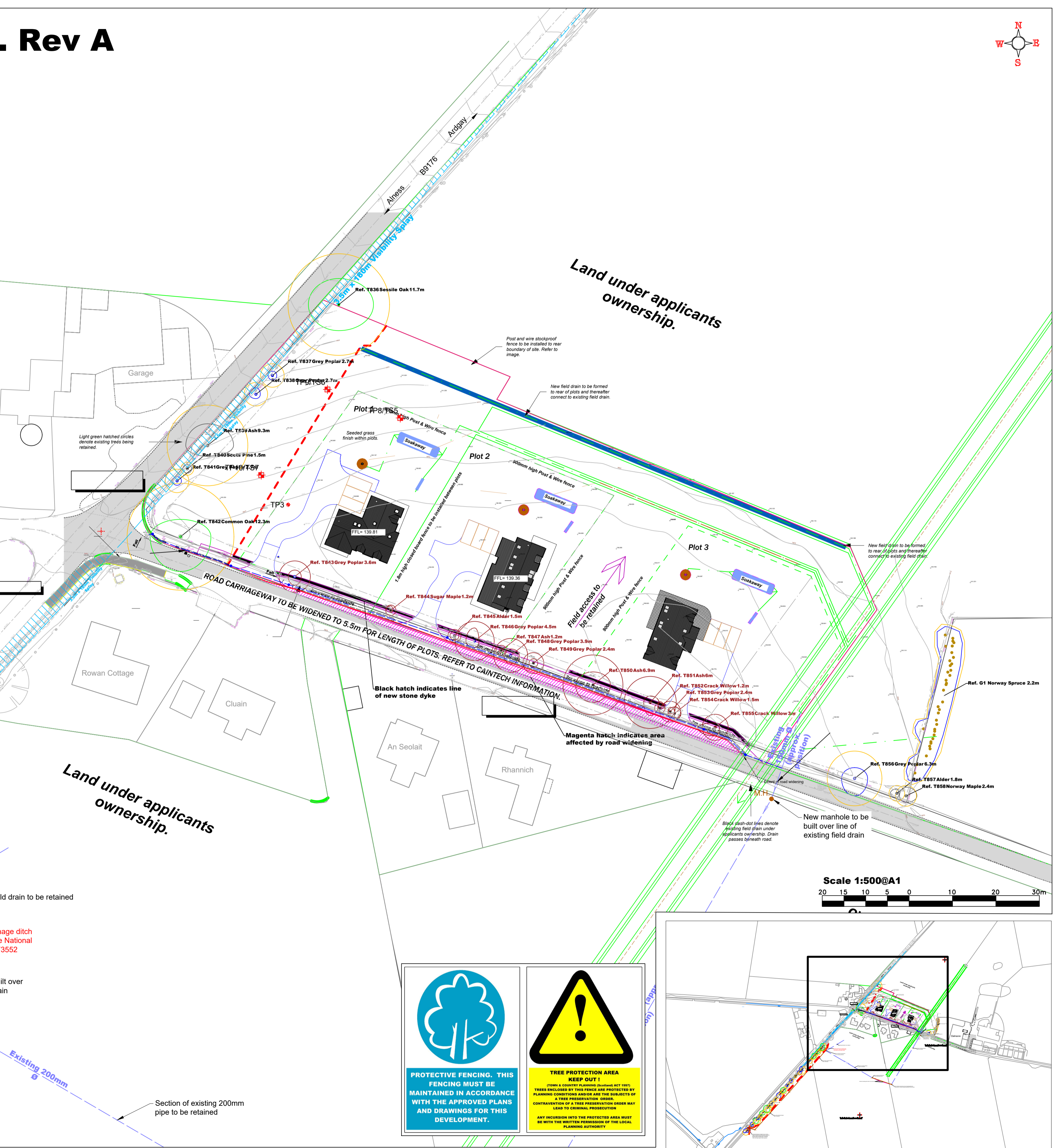
In order to safeguard the trees on this site please observe the following:

- Do not move the tree protection barriers
- Do not enter the protected area
- Report any damage to protection barriers at the site office
- Do not use the area within the protection barriers to store or mix materials
- Do not carry out any excavation works within the protection barriers
- Avoid handling fuels or liquid contaminants within 10 metres of the protected area.

In the event of damage to a retained tree on this site please contact:

Arboriculturist: Callum McCutcheon
Tel: (01343) 821763
Mob: 07766735498

www.urban-arb.com Email: info@urban-arb.com T:01343 821763 F:01343 821766
Urban-Arb LLP is a Limited Liability Partnership, Registered in Scotland, Registered Office: 11 The Muir, Bogmoor, Spey By, Fochabers, Moray IV32 7PN, Partnership No. SC302982



General Notes

KEY

Tree Reference, Common Name and Root Protection Area radius
Ref: T001 Silver Birch 2.3m
Stem
Tree Canopy
Root Protection Area (RPA)

Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

Site Boundary

TREE TO BE REMOVED

Ref: T001 Silver Birch 2.7m

Tree Protection Fencing

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 16.12.2021

Urban-Arb
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address
Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey By
Fochabers
Moray IV32 7PN
www.urban-arb.com

Project Name and Address
3 Proposed House Plots Adross

Project
TREE PROTECTION PLAN

Date
05.02.2022

Scale
As Noted

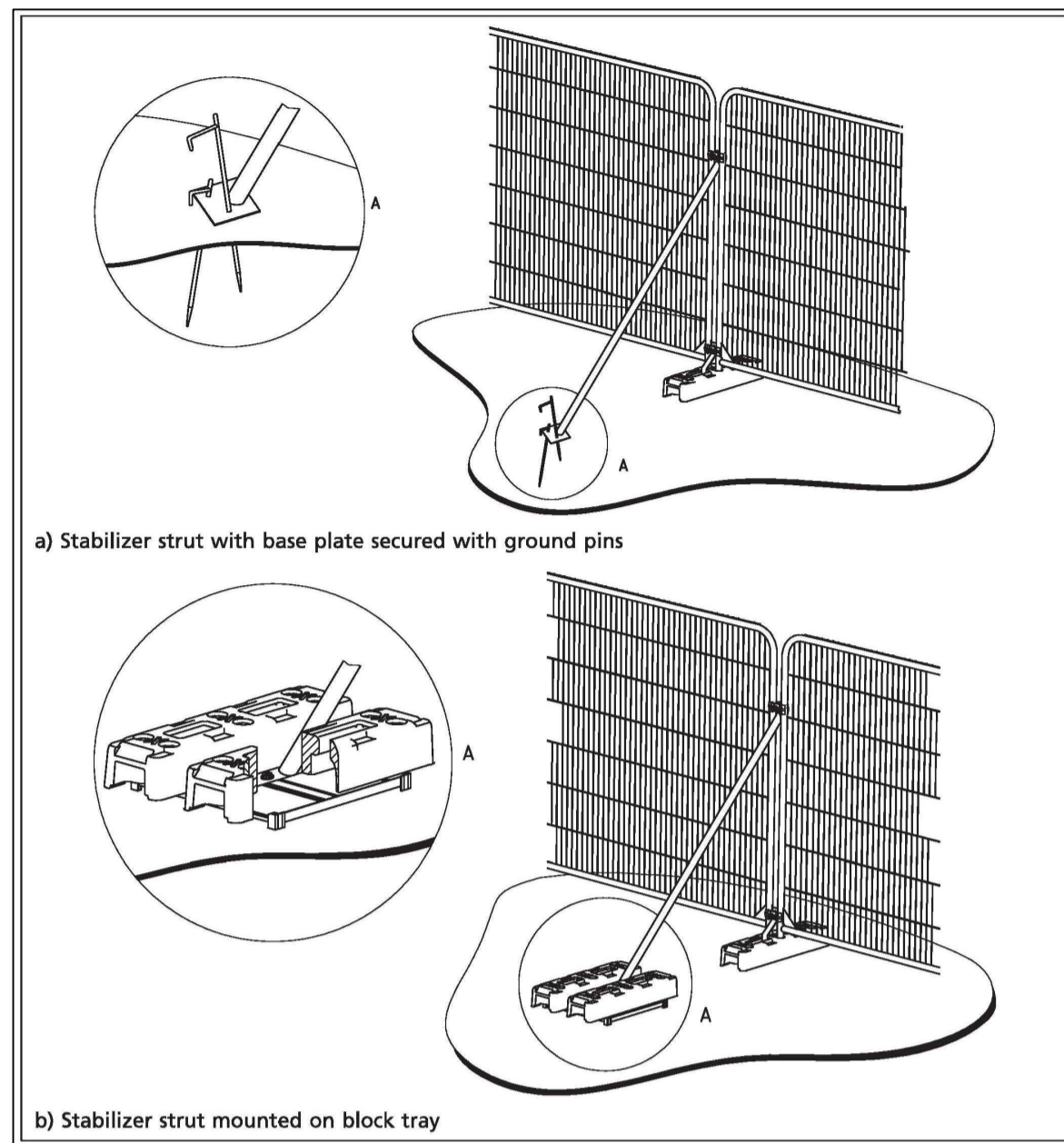
Sheet
001

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT!
(TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER. ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.



Tree Protection Plan. Rev A



Tree Protection Guidelines

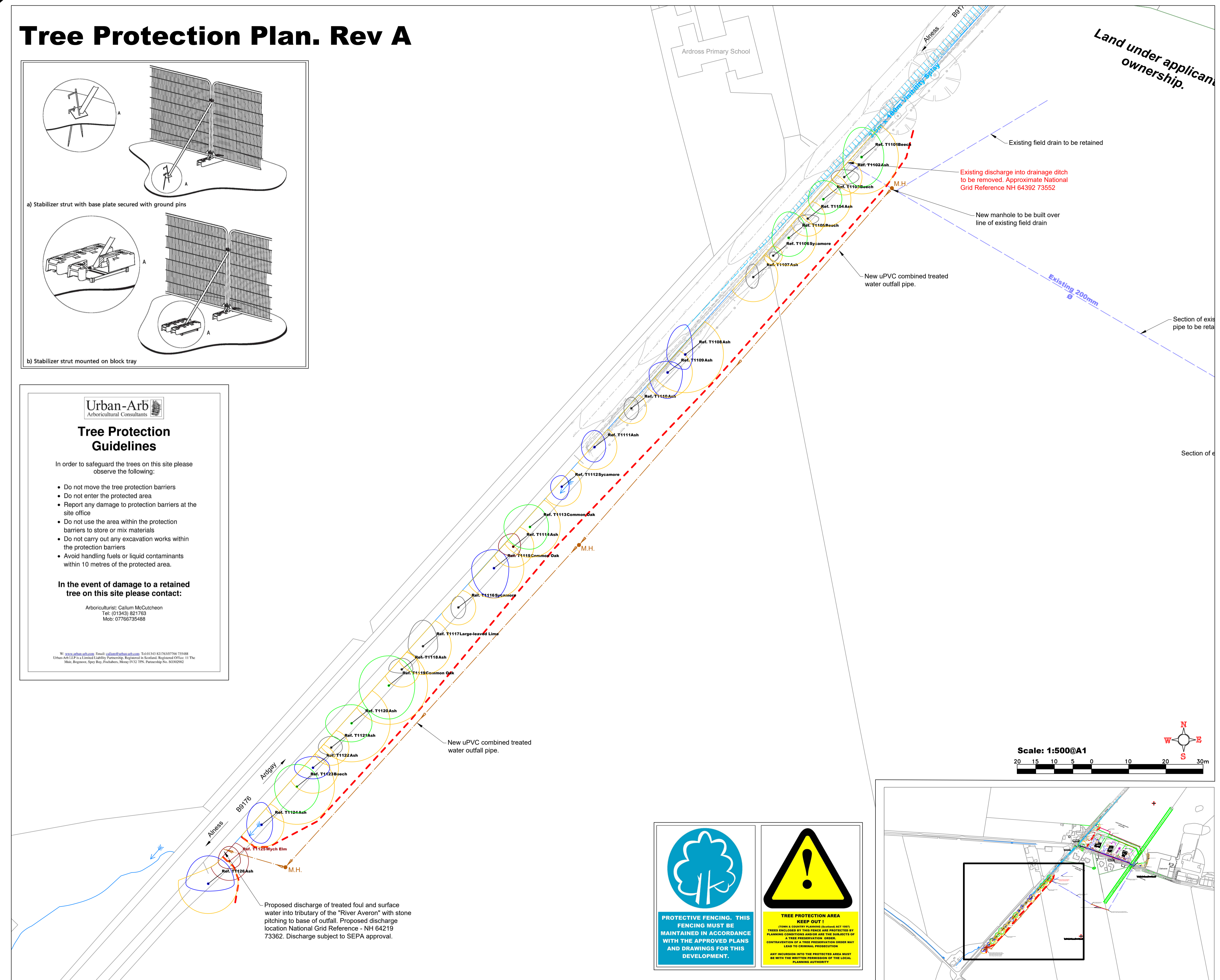
In order to safeguard the trees on this site please observe the following:

- Do not move the tree protection barriers
- Do not enter the protected area
- Report any damage to protection barriers at the site office
- Do not use the area within the protection barriers to store or mix materials
- Do not carry out any excavation works within the protection barriers
- Avoid handling fuels or liquid contaminants within 10 metres of the protected area.

In the event of damage to a retained tree on this site please contact:

Arboriculturist: Callum McCutcheon
Tel: (01343) 821763
Mob: 07766705488

Urban-Arb LLP is a Limited Liability Partnership, Registered in Scotland, Registered Office: 11 The Mac, Bognor, Spey Bay, Forcades, Moray IV32 7PN, Partnership No. SC032962



General Notes

KEY

- Tree Reference, Common Name and Root Protection Area radius
- Ref: T001 Silver Birch 2.3m
- Stem
- Tree Canopy
- Root Protection Area (RPA)

Colours are in accordance with BS5837:2012 quality grading:

- Red: Unsuitable for retention
- Grey: Low quality
- Blue: Moderate quality
- Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

Site Boundary

TREE TO BE REMOVED

- Ref: T001 Silver Birch 2.7m

Tree Protection Fencing

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 16.12.2021



No.	Revision/Issue	Date

Firm Name and Address

Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey By
Forcades
Moray IV32 7PN
www.urban-arb.com

Project Name and Address

3 Proposed House Plots
Andross

Project: **TREE PROTECTION PLAN**

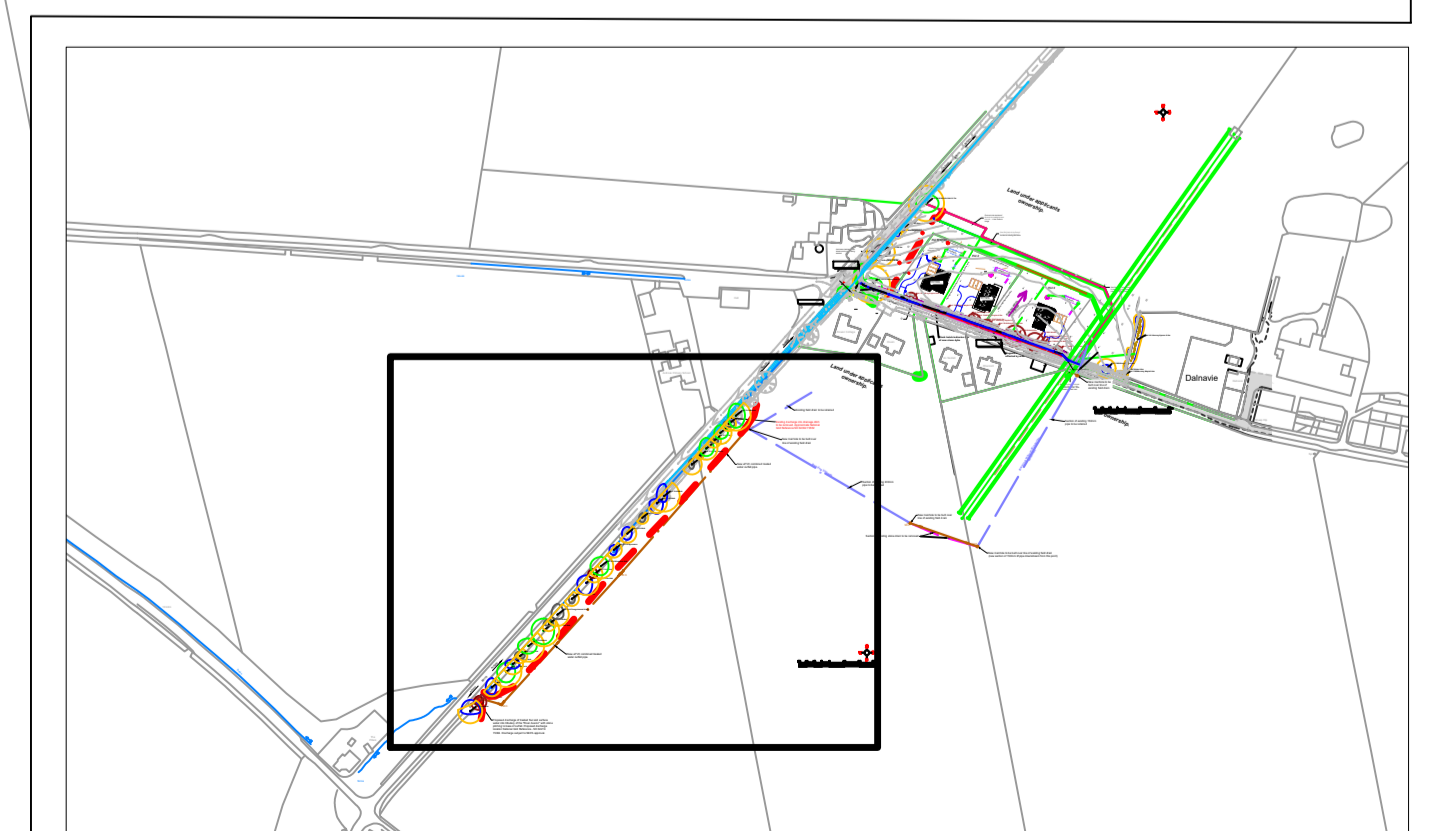
Date: **05.02.2022**

Scale: **As Noted**

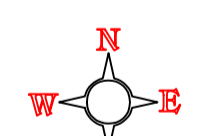
Sheet: **002**

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

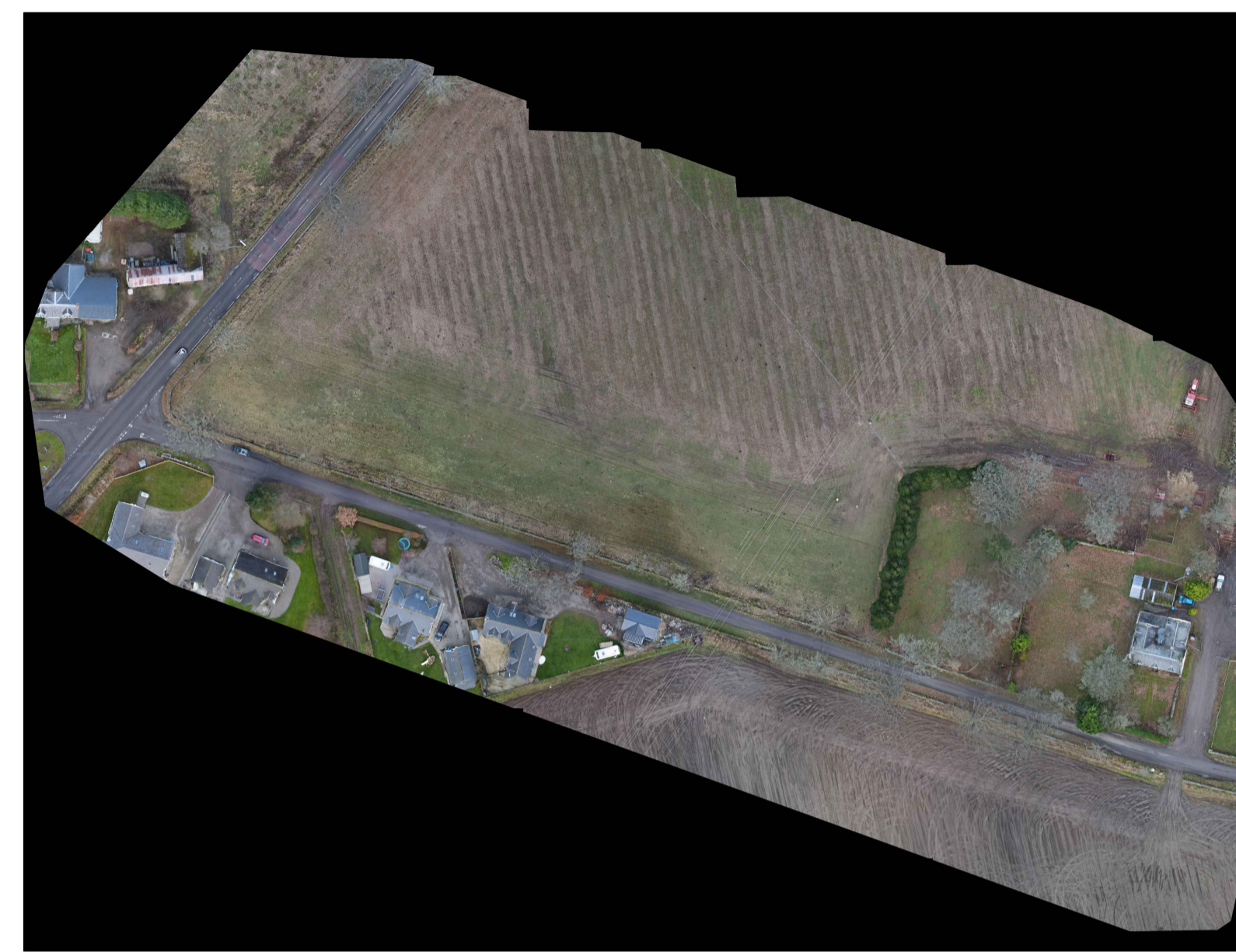
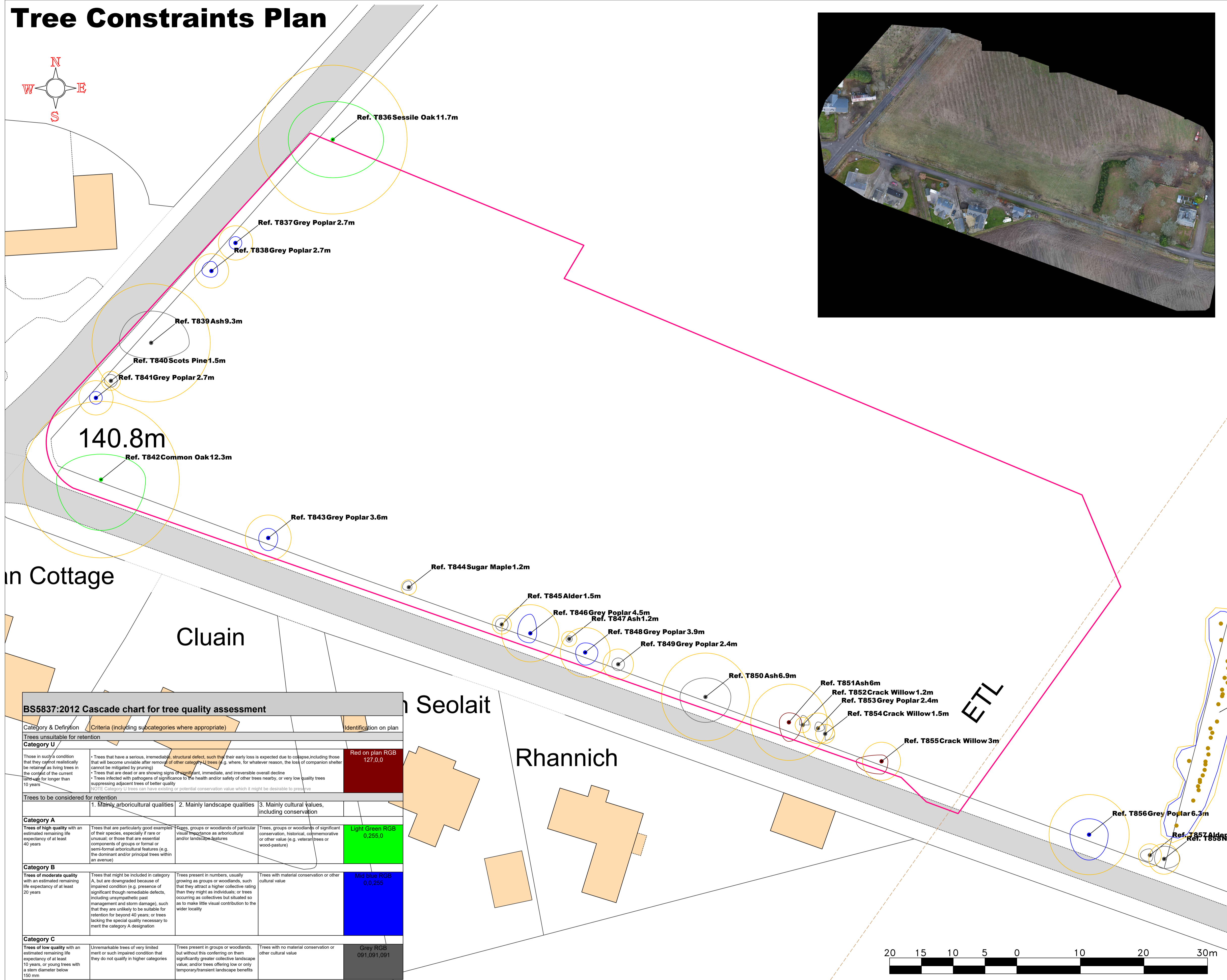
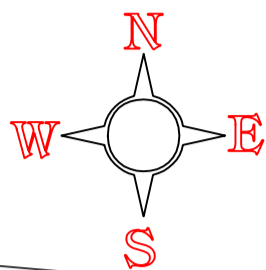
TREE PROTECTION AREA
KEEP OUT!
TOWNS & COUNTRY PLANNING (SCOTLAND) ACT 1997
TREES INCLUDED IN THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION.
ANY INFRINGEMENT INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.



Scale: 1:500@A1



Tree Constraints Plan



General Notes

KEY

- Tree Reference, Common Name and Root Protection Area radius
- Stem
- Tree Canopy
- Root Protection Area (RPA)

Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention
 Grey: Low quality
 Blue: Moderate quality
 Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

— Site Boundary

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 16.12.2021



No.	Revision/Issue	Date

Firm Name and Address

Urban-Arb LLP
 Dolphin Cottage
 11 The Muir
 Bogmoor
 Spey By
 Fochabers
 Moray IV32 7PN
 www.urban-arb.com

Project Name and Address

3 Proposed House Plots
 Ardross

Project: **TREE CONSTRAINTS PLAN** Sheet: **001**

Date: **19.12.2021**

Scale: **1:300@A1**

BS5837:2012 Cascade chart for tree quality assessment

Category & Definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention		
Category U	Those in such a condition that they cannot realistically be retained as living trees in the context of the current timescale for longer than 10 years.	Red on plan RGB 127,0,0
Trees to be considered for retention		
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Light Green RGB 0,255,0
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Md Blue RGB 0,0,255
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150 mm.	Grey RGB 091,091,091

