

Agenda Item	7.13
Report No	PLN/038/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 26 April 2022
Report Title: 22/00337/FUL: Kyle of Sutherland Development Trust
Land 40m East of South Bonar Public Toilets, Ardgay
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Construction of shelter containing WC and shower facilities, provision of services to provide serviced overnight parking and camping site.

Ward: 1 – North, West and Central Sutherland

Development category: Local

Reason referred to Committee: Called in by members

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks consent for the erection of a shelter containing WC and shower facilities, as well as the provision of services to provide serviced overnight parking and camping site at South Bonar Public Toilets and Picnic Area, Bonar Bridge, Ardgay. The shelter would be finished in larch cladding with metal roofing. Electric hook-ups for camper van use would be provided with new private drainage also installed.
- 1.2 The site is presently a car park with existing access of the A836, situated just west of Bonar Bridge. Within the site there is sufficient existing car parking infrastructure as well as picnic areas and public toilet facilities.
- 1.3 Pre-application advice regarding the provision of new campsite facilities on site was provided in October 2020. Advice provided stated that any acceptance of the proposed development would depend on the outcome of a Flood Risk Assessment as campsites are considered vulnerable uses and the proposed site is at high risk of Coastal and Fluvial flooding as shown on SEPA mapping.
- 1.4 Supporting Information: The application is supported by a Coastal Flood Risk Assessment, Community Resilience Plan, Design Statement, Drainage Impact Assessment, Flood Warning Action, Operational Demand Report and an Overnight Parking Flood Risk Strategy.
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site consists of an area of hardstanding for parking purposes with an existing toilet block, situated to the west of Bonar Bridge with access taken of the public A836. Presently, the site is a recognised camping and fishing spot with many people informally camping at this location despite the site not having the required planning permission to allow people to do so. Also, throughout the site there is a vast proportion of trees. The site is bordered by the Kyle of Sutherland estuary to the east and the Dornoch Firth to the south, with the River Carron flowing into the estuary to the north.

3. PLANNING HISTORY

- 3.1 20/03987/FUL: Construction of shelter containing WC and shower facilities, provision of services to provide serviced overnight parking and camping site. 01.06.2021 Application Withdrawn

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Northern Times: Unknown Neighbour (14 days)
Date Advertised: 11.02.2022
Representation deadline: 25.02.2022
Timeous representations: 0

Late representations: 0

5. CONSULTATIONS

5.1 **Ardgay and District Community Council** supports this application and made the following comments:

The proposal represents a major improvement to the unregulated use for overnight stays which has been a feature of this area for more than a decade. The proposal to manage overnight stays and provide modest facilities gives both the Kyle of Sutherland community and visitors the opportunity to benefit from a convenient location and local asset. The Kyle of Sutherland community is familiar with the flooding which occurs here and is well able, taking this into account, to manage access to the site. Nowadays, the excellent SEPA flood alert system is also available to help. A&DCC supports this application and requests that it is approved.

5.2 **THC Contaminated Land** have no objections and stated the following:

The site has had a former use as a Timber Yard, which may have resulted in land contamination issues. In addition, a tank is noted on historic maps approximately 30m to the south west of the proposed new toilet block. However, from the information provided as part of the application, the proposed development would not appear to materially change the risk of potential contamination, and a contaminated land condition which requires further investigation is not recommended for this application. It is recommended that the Applicant is informed of potential contamination issues in an informative on any decision notice as land contamination issues may affect property value, and all sites with a former industrial/commercial use may be investigated by the Highland Council in future under duties conferred by Part IIA of the Environmental Protection Act 1990.

5.3 **THC Flood Risk Management (FRM) Team objects** to the proposals on the grounds of flood risk. Its response notes the following:

Flooding

i). Mitigation in a medium to high flood risk area

The Applicant has provided information on a flood risk mitigation scheme in support on an overnight camping area, shown to be at medium to high flood risk. However, because the mitigation scheme cannot be guaranteed to function as intended in perpetuity and because the SPP principle of flood risk avoidance would not be adhered to in this location, the FRM Team must object to the latest proposals on the grounds of unacceptable flood risk.

ii). An updated FRA has not been supplied in this new Application. The FRM Team cautions the applicant that a new FRA would likely to demonstrate that the site is not developable in accordance with SPP. Any new FRA should use the latest available data, providing the 1 in 1,000-year return period storm event with climate change as the baseline. Access should also be shown to be suitably free of flood risk.

iii). **Background**

SEPA's online strategic flood mapping shows that the site and its access lie wholly within the indicated coastal flood plain during storm events of 1 in 200-year and 1 in 1,000-year return periods. This indicates that the site is potentially at medium to high risk of coastal flooding.

iv). SEPA's online strategic flood mapping shows that the site and its access lie almost wholly within the indicated area of fluvial flooding from the River Carron during storm events of 1 in 200-year and of 1 in 1,000-year return periods. This indicates that the site is potentially at Medium to High risk of fluvial flooding.

v). Holiday caravan, chalet, and camping sites are classified in SEPA's Flood Risk and Land Use Vulnerability Guidance as a 'Most Vulnerable land use'. This means that the overnight camping aspects of the proposals should be demonstrated to be free from flood risk during a 1 in 1,000-year return period storm event (i.e. at Little or no risk).

vi). SEPA has stated in its Consultation Response of 15th December 2020 that the Extreme Still Water sea levels most applicable to the site are 3.60m AOD for a 1 in 200-year return period storm event and 3.80m AOD for a 1 in 1,000-year return period storm event. The submitted FRA (Envirocentre, 3rd December 2020) gives an Extreme Still Water sea level for a 1 in 200-year return period storm event as 3.27m AOD.

vii). The areas of the site which would support overnight camping would require a minimum ground level of 4.69m AOD (the 1 in 1000-year coastal flood level of 3.80mAOD + 0.89m climate change). The FRM Team would recommend a further 600mm of freeboard, bringing the level to 5.29m AOD.

viii). For holiday caravan, chalet, and camping sites the FRM Team requires that site access is maintainable during a 1 in 200-year return period +cc storm event. This has not been demonstrated.

ix). The Applicant has provided a detailed land survey by Property and Land Surveys, Drawing No. 1042101/2. Unfortunately, the survey shows that the majority of the site, including the site's only access point lies below the stated minimum acceptable level to support formalised overnight camping of 4.69m AOD. Given this, the FRM Team must object to the proposals on the grounds of flood risk.

x). In the event that the site would not be used for overnight camping or in the event that any new or enhanced infrastructure would be used to support the site's existing formal use, the FRM Team would have no objection to the proposals. This would be due to the land use category remaining, "Least Vulnerable", in accordance with SEPA's guidance.

5.4 **SEPA objects** to the proposal and stated the following:

We have reviewed the information provided and unfortunately we object in principle to the proposed development for overnight accommodation (campervans and camping) on the ground of flood risk to people and property, contrary to the flood risk principles of Scottish Planning Policy and LDP policy 64.

The site is fully within the 1 in 200 year coastal, and mostly within the fluvial, 1 in 200 year functional floodplain based on the SEPA Flood Maps. This indicates that there is medium/high risk of flooding from the sea, the River Carron, and the Kyle of Sutherland estuary. The River Carron joins the estuary to the north of the site. In

line with SEPA Land use vulnerability guidance (sepa.org.uk), the proposed use of campsite/overnight accommodation would fall into the most vulnerable category. We consider this site to be unsuitable for this development type. When this site floods, access and egress would likely be compromised.

In the event that the planning authority proposes to grant planning permission contrary to this advice on flood risk, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 provides criteria for the referral to the Scottish Ministers of such cases. You may therefore wish to consider if this proposal falls within the scope of this Direction.

Notwithstanding the above objection, the provided Flood Risk Assessment (FRA) seems to provide outdated extreme sea levels (3.27mAOD). The approximate current 1 in 200-year flood level is 3.6mAOD based on calculations using the Coastal Flood Boundary Method. This is a still water level which does not account for the effects of wave action, climate change, funnelling or local bathymetry. The recommended sea level rise for the area is 0.89m by 2100 based on the latest UK climate change predictions published in 2018. This allowance, plus a minimum freeboard allowance of 0.6m to account for uncertainties and the effects of wave action means that we would recommend that overnight accommodation on the site is limited to land which is higher than 5.09mAOD. The provided Coastal FRA only takes coastal flood risk into account, and uses outdated sea levels. The sections of the site shown not at coastal flood risk within the FRA, are in fact, within the fluvial functional floodplain according to SEPA Flood Maps.

- 5.5 **Scottish Water** has no objection to the proposal. They stated that there is sufficient capacity for the site to connect onto the public fresh water supply in the Bonar Bridge Water Treatment Works. They also noted that there is currently sufficient capacity for a foul only connection in the Ardgay Waste Water Treatment Works to service the proposed development.

6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 36 - Development in the Wider Countryside
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 **Caithness and Sutherland Local Development Plan 2018**

No specific policies apply

6.3 **Highland Council Supplementary Planning Policy Guidance**

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Roads and Transport Guidelines for New Developments (May 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (2014)

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) any other material considerations.

Development plan/other planning policy

8.4 The proposal seeks full planning permission for the construction of a shelter containing WC and shower facilities, in addition to provision of services to regulate the site for overnight parking and camping. The site lies within the Dornoch Firth National Scenic Area, with a small proportion of the east of the site located within the Dornoch Firth and Morrish More Special Area of Conservation. As the proposal aims to implement holiday accommodation development within the wider countryside the application requires to be assessed principally against Policy 44 of the Highland-wide Local Development Plan, with other policies carrying due weight, notably Policy 36 with reference to wider countryside as well as Policies 64 and 66 with regard to drainage and flood risk.

8.5 The site comprises a current public car park with associated toilets. Bounded to the east and south by the Kyle of Sutherland and Dornoch Firth respectively, with significant shielding from trees throughout the site and surrounding area, the development is sympathetic to existing patterns of development within close vicinity of the proposed site. As such it is considered that the principle of development could be supported subject to an assessment of detailed considerations as outlined below.

Siting and Design

- 8.6 The site is mainly surrounded by the Kyle of Sutherland and Dornoch Firth as well as a waste water treatment plant adjacently situated to the west. The A836 borders the site to the north, with the proposal located in close vicinity to Bonar Bridge. The site is adequately screened by sufficient tree coverage and with minimal neighbouring development it is thought tourist accommodation is suitable for the site. The proposal will have minimal impact on neighbouring and visual amenity. The facilities block is considered acceptable in terms of material finish, scale and form for its use and location. Furthermore, by locating an overnight parking facility for campervans on the outskirts of Bonar Bridge, the development will help to attract additional tourists to the area, potentially enhancing local social and economic opportunities.
- 8.7 Taking the above factors into account, the development could be supported in siting and design terms when assessed against Policy 44 of the Highland-wide Local Development Plan. The proposal is considered against the terms of the remainder of the general policies of the Plan below.

Access and Parking

- 8.9 The existing access into the site which would be utilised for the development is formed of an adequate standard. Based on the submitted drawings, it is noted that visibility splays of 2.5m x 215m to the left and 2.5m x 90m to the right of the access junction with the public road can be achieved. This is considered acceptable and commensurate with the assessed road speeds on the public road (which are 60mph looking left and 30mph looking right on approach to the village). Sufficient parking and turning space is also provided within the site, ensuring cars can safely manoeuvre throughout and exit onto the public road in a forward gear.

Flood Risk and Drainage

- 8.10 The site and its access are recognised to potentially have a medium to high risk of coastal flooding. The site is fully situated within the indicated coastal flood plain during storm events of 1 in 200-year and 1 in 1000-year return periods. From SEPA's online strategic flood mapping the site and access lie wholly within the indicated area of fluvial flooding from the River Carron and the Kyle of Sutherland estuary, during storm events of 1 in 200-year and of 1 in 1000-year return periods. Therefore, this indicates that the site is potentially at medium to high risk of fluvial flooding. The 1 in 200-year flood return period in particular means the site has a 0.5% annual probability of flooding. In this instance, the proposed use of the site for campsite/overnight accommodation falls within the 'most vulnerable' category. As a result, both SEPA and the Council's FRM Team have advised that the site is unsuitable for this development type, with the site and access compromised during a flood event.
- 8.11 The provided Coastal Flood Risk Assessment only takes coastal flood risk into account and uses outdated extreme sea levels therefore does not provide a complete or fully accurate assessment of flood risk. According to SEPA the areas of the site where overnight accommodation could take place is on land that is higher than 5.09mAOD, whereas the FRM Team would recommend the level to be slightly higher at 5.29mAOD. Both these figures take into account climate change as well

as a minimum freeboard allowance of 0.6m to account for uncertainties. The applicant has provided a detailed land survey which distinguishes that the majority of the site, including the only access point, lies below the stated minimum acceptable level at 4.69m AOD. This figure is therefore below the recommended land height recognised by both SEPA and the FRM Team for the siting of overnight accommodation within the site.

- 8.12 Additionally, both SEPA and the FRM Team note that an updated FRA has not been supplied within the present application. An updated FRA would need to use the latest available data, providing the 1 in 1000-year return period storm event with climate change as the baseline, which will likely demonstrate that the site is not developable in accordance with SPP. As such, by utilising the submitted coastal FRA and SEPA mapping, in addition to the consultations with the FRM Team and SEPA, the site is considered to be at a significant coastal and fluvial risk of flooding. Therefore, the development fails to accord with Policy 64 of the Highland-wide Local Development Plan and Scottish Planning Policy. A mitigation scheme is proposed by the applicant for the site in the event of a flood, where Kyle of Sutherland Development Trust staff will advise all site occupants to relocate to Falls of Shin Visitor Attraction Overnight Parking Site, located 6 miles away, before closing the site prior to a forecasted flood event. This process of mitigation cannot be guaranteed to function in perpetuity and fails to establish a solution should the Falls of Shin Parking Site be full. Therefore, Scottish Planning Policy principle of flood risk avoidance would not be adhered to in this location.
- 8.13 In terms of surface water drainage, the integration of SuDS is welcomed and is intended to provide suitable natural drainage resources with a good rate of infiltration. Full consultation comments regarding surface water drainage arrangements on site would need to be attained once the flood risk is considered acceptable. In terms of foul drainage, there is a discrepancy with the submitted details as the application form notes a connection to the public sewer would be made however the plans include the installation of septic tanks. Should the development be approved, the applicant should be encouraged to use a connection to the public sewer as required by HwLDP policy.

Natural Heritage

- 8.14 A small portion of the site along its eastern boundary where adjoins the Kyle is a designated Special Area of Conservation (selected for Atlantic salt meadows) however as no physical development is proposed for this area of the site it is not considered that any adverse impacts on this designation would arise.

Developer Contributions

- 8.15 As an application to regulate the site for overnight parking and camping purposes the application is not required to be assessed against the Developer Contributions Supplementary Guidance. Therefore, no contributions are sought from this proposal.

Referral to the Scottish Ministers

- 8.16 Should planning approval otherwise be granted, this application will require to be notified to the Scottish Ministers, under Category 2 of Planning Circular 3 2009, pursuant to the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009. This is due to the objection of SEPA to the proposals, in its role as a national government agency

9. CONCLUSION

- 9.1 The proposed use of the site for overnight parking and camping is supported in principle and would represent a welcome investment and additional recreational asset for the area, however, regrettably there is a significant concern with the application as currently submitted regarding the risk posed by flooding. The suggested mitigation measures are not considered to be sufficiently robust to overcome these concerns regarding flooding. The Planning Authority would welcome the opportunity to consider, in terms of flooding, a less vulnerable land use proposal for the site such as the removal of the overnight provision for motor homes and campers element of the proposal. Should a further application be submitted which presents sufficient and updated flood risk information to address the concerns of the FRM Team and SEPA, it is likely that this could be supported.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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 N Regulation 24 Refusal
issued

Subject to the above, it is recommended that planning permission be REFUSED, subject to the following:

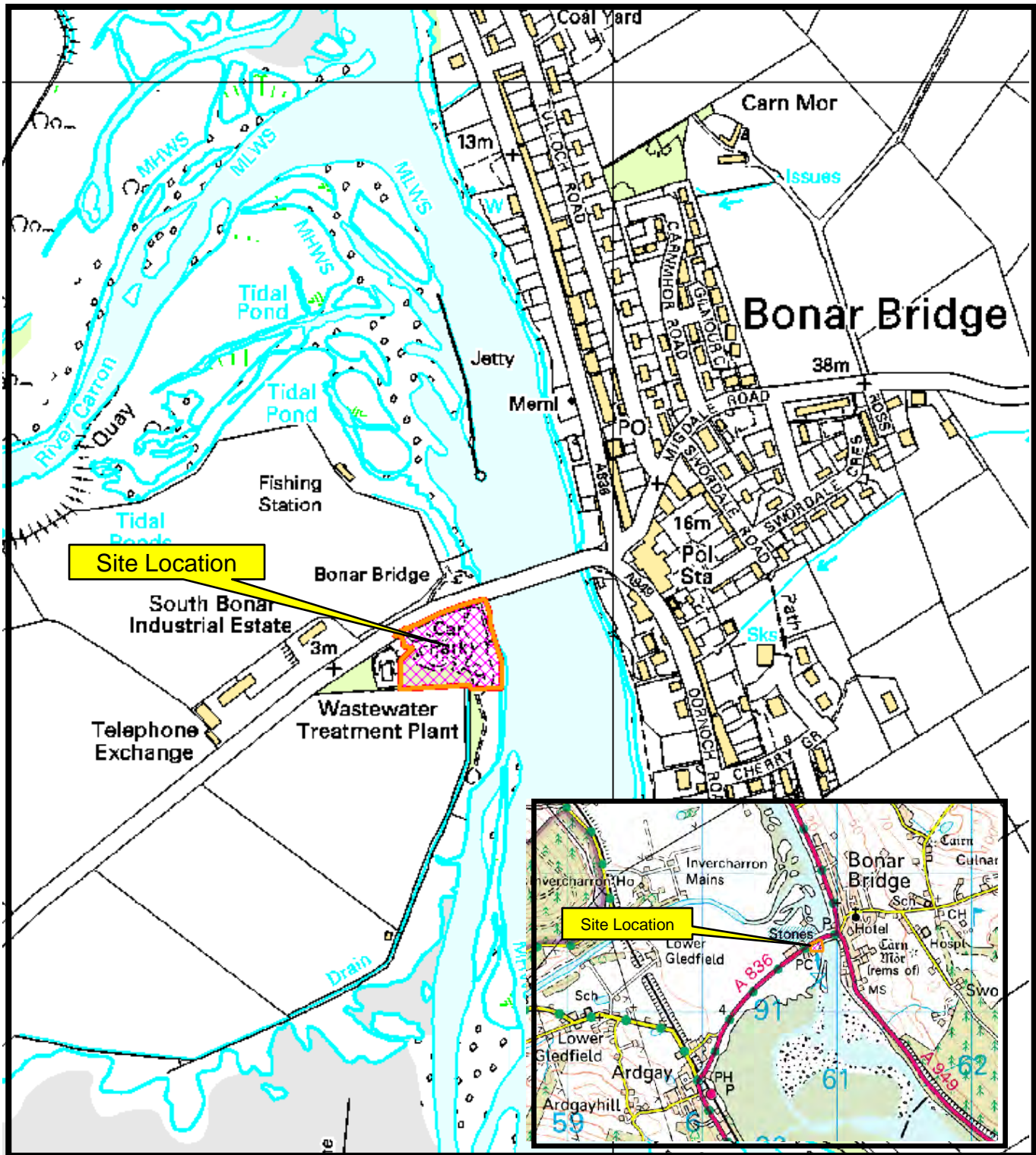
Reasons for Refusal

1. The proposal is contrary to policy 64 (Flood Risk) of the Highland-wide Local Development Plan which states that development at risk from flooding should be avoided. The site is fully situated within the indicated coastal flood plain during storm events of 1 in 200-year and 1 in 1000-year return periods. Also, the site and access lie wholly within the indicated area of fluvial flooding from the River Carron and Kyle of Sutherland estuary during storm events of 1 in 200-year and of 1 in 1000-year return periods. Therefore, the site is at medium to high risk of coastal and fluvial flooding during a severe weather event. The submitted Coastal Flood Risk Assessment uses outdated sea levels and only considers coastal flooding, and therefore is not an accurate representation of the potential flood risk found within the site. It is considered that the proposed development is at an unacceptable flood risk.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Designation: Acting Head of Development Management – Highland
Author: Liam Burnside
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan 101 REV B
Plan 2 - Proposed Site Plan 101 REV D
Plan 3 - Proposed Site Elevations 102 REV D
Plan 4 - General Plan – Floor and Section Plan 103 REV C
Plan 5 - Elevation Plan 104 REV C
Plan 6 - Landscaping Plan 107 REV C
Plan 7 - Proposed Drainage Layout and Details 20.0394-700 REV A
Plan 8 - Swept Path Analysis 20.0394-800



Infrastructure and Environment
Service

22/00337/FUL

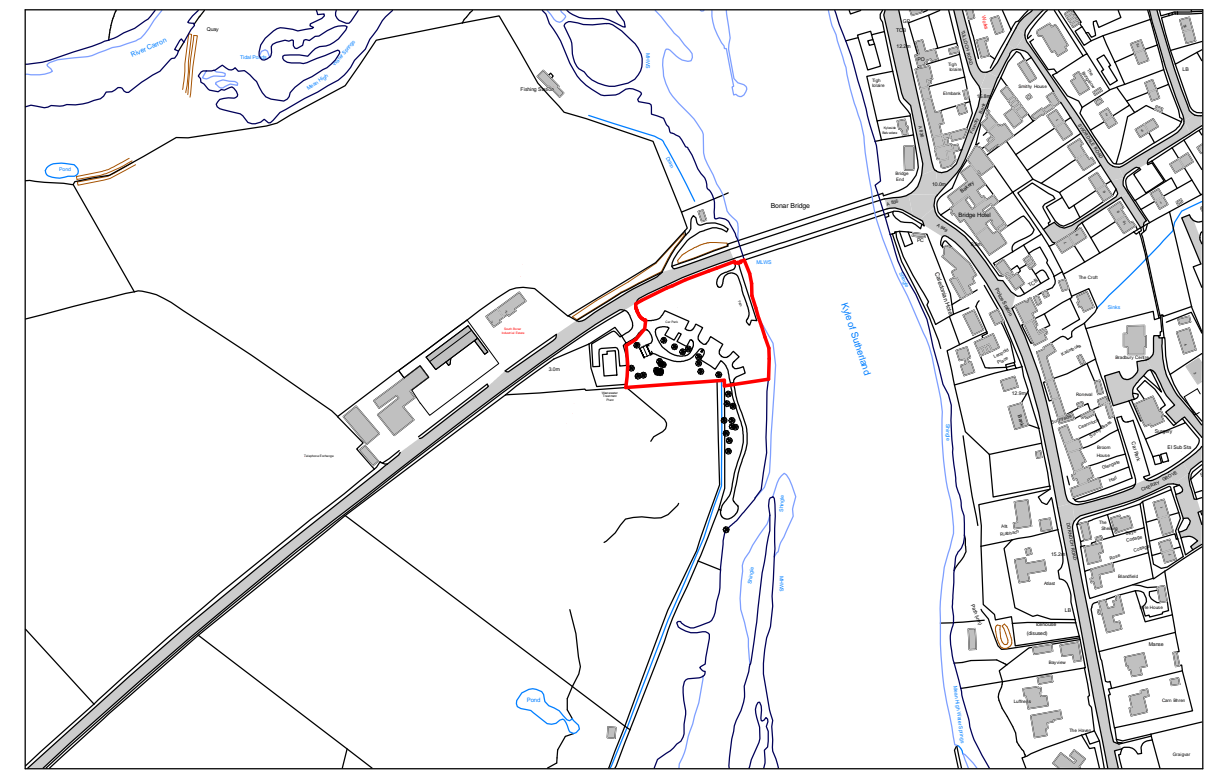
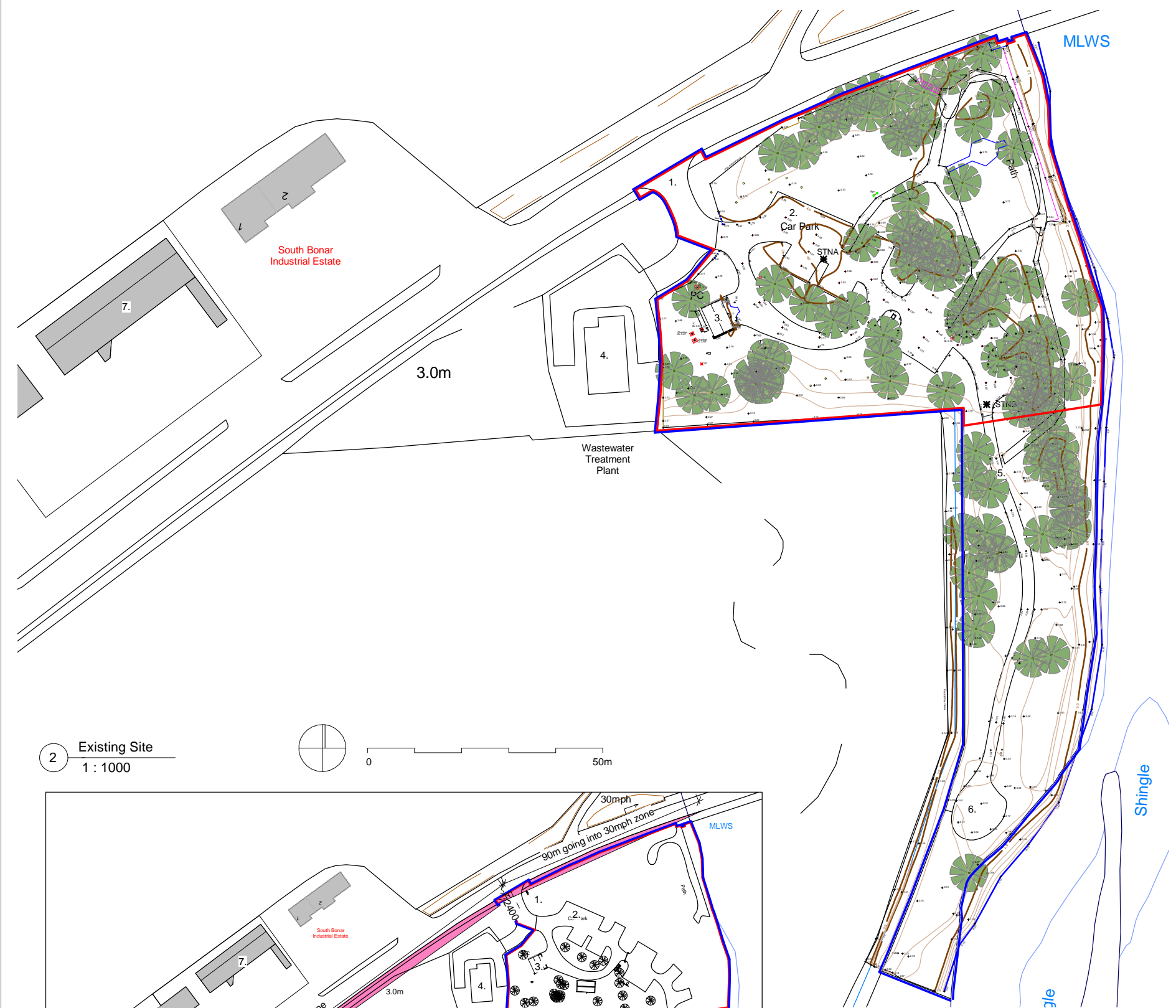
Construction of shelter containing wc & shower facilities, provision of services to provide serviced overnight parking and camping site at Land East of South Bonar Toilets.

April 2022

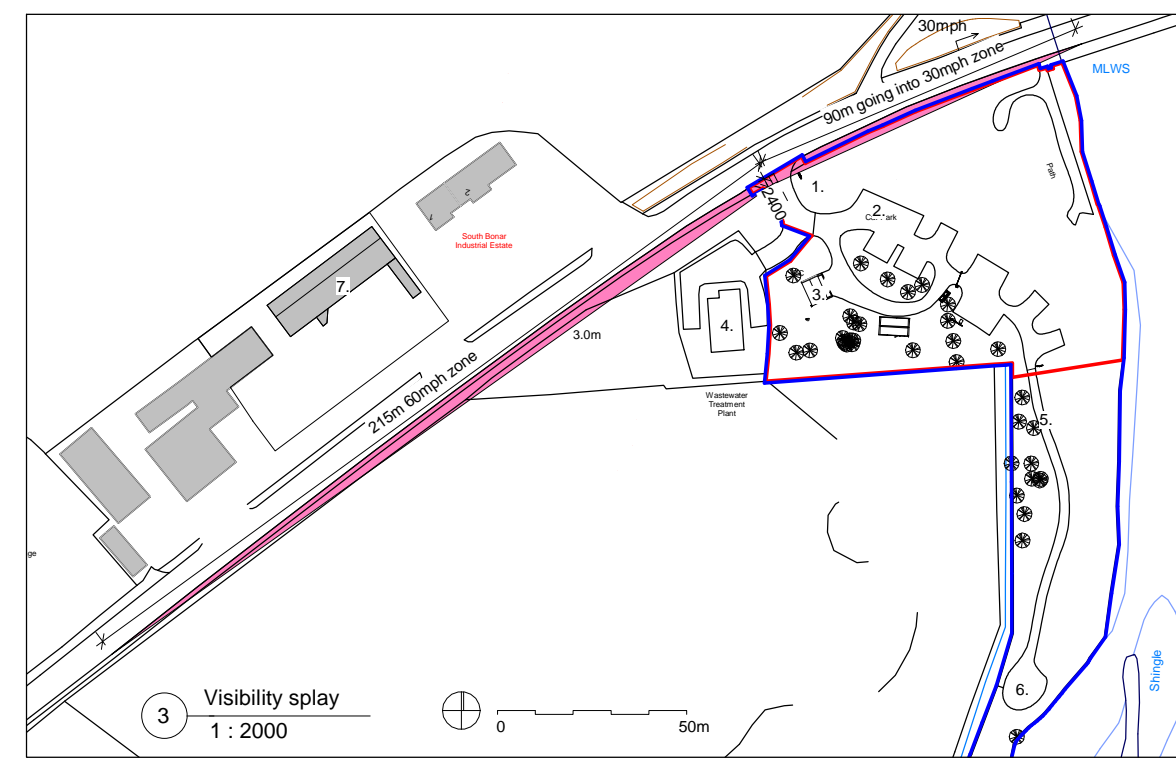
Rev.	Date	Amendment
A	05.10.20	Issued for Planning
B	13.01.22	New Planning Application

- Key
- Road entrance
 - Public car park
 - Existing public toilets
 - 2 no. male
 - 2 no. female
 - 1 no. disabled (radar key)
 - Existing waste water treatment plant
 - Existing gravel track
 - Existing turning area
 - Kyle of Sutherland Hub - disabled shower available for use

- Site Boundary
- Land in the same ownership



2 Existing Site
1 : 1000



3 Visibility splay
1 : 2000

1 Location
1 : 5000

0 100m

Project Name	Status
KoSDT	Planning
South Bonar Sevised Overnight Parking Site, Bonar Bridge, IV24	Project no. - Drawing no. - Rev
	2590 - (0-)-101 - B
Title	Drawn By
Location	KM Oberlanders Architects LLP
	Drawn date
	Aug 2020
	Scale(s) @ A3
	As indicated
	16 Melville Street Edinburgh EH3 7NS
	T: 0131 225 9070
	F: 0131 220 3783
	E: mail@oberlanders.co.uk
	www.oberlanders.co.uk



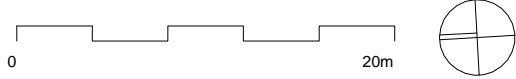
Scale convertor

A2 Scale - A4 Scale	A2 Scale - A4 Scale		
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1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment
A	05.10.20	Issued for planning
B	16.12.20	Parking site amended
C	27.10.21	Unserviced bays omitted
D	13.01.22	New Planning Application



- Key**
- Road entrance
 - Public car park
 - Existing public toilets
 - 2 no. male
 - 2 no. female
 - 1 no. disabled (radar key)
 - Existing lamp post
 - Existing septic tank and associated pipes for public toilets removed
 - Kyle of Sutherland Hub - Existing disabled shower available for public use
 - Existing waste water treatment plant
 - Existing gravel track
 - Existing turning area
 - Number not used
 - Existing BBQ
 - Proposed new facility including:
 - WC and shower room
 - washing up point with time flow taps
 - plant room
 - external covered dining space
 - covered E-bike charging stations
 - New Septic tank for proposed facility and pulic toilets
 - Proposed location for vehicle control barrier
 - New timber posts to match existing
 - New serviced pitches - electric hook up (4no.)
 - New service bollard
 - New chemical waste disposal point
 - New septic tank for chemical waste
 - New water station
 - New gravel area at water/waste station
 - New soakaway for water station and surface water from new facility
 - Bin Store (2no. paladin; general waste, recycling)
 - Local repairs to road
 - New sign
- Site boundary
 Land in the same ownership
 Existing toilets
 Tarmac road
 Unsurfaced track
 Serviced campervan pitch
 Chemical waste and grey water disposal point
 Tidal water
 Parking bay for waste disposal point
- Approximate Site area 8547m²
 Existing parking provision - 23 bays
 Proposed parking provision - 14 bays + 4 camper pitches



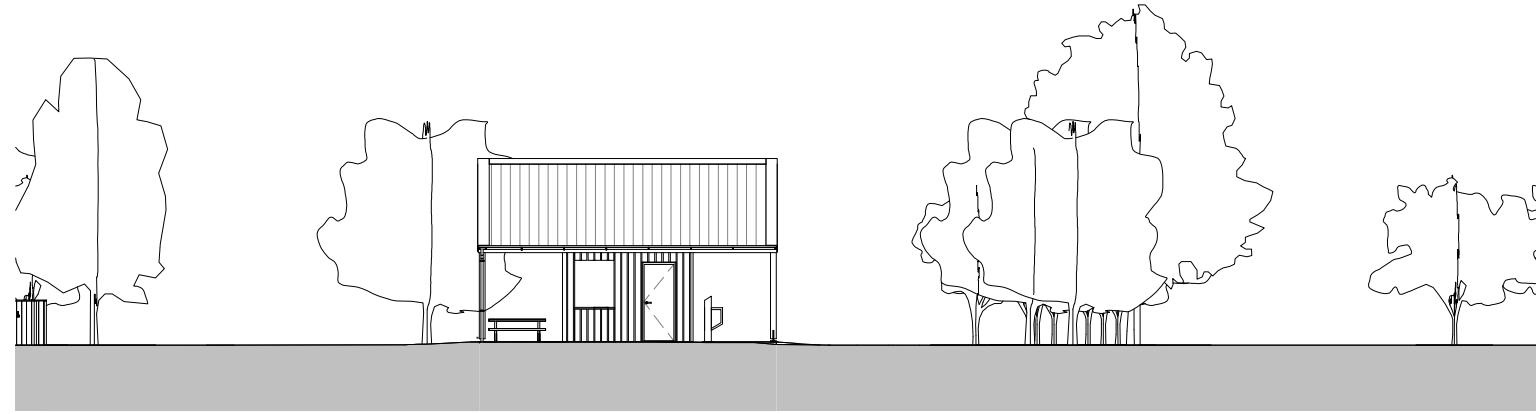
1 Proposed Site Plan
1 : 500



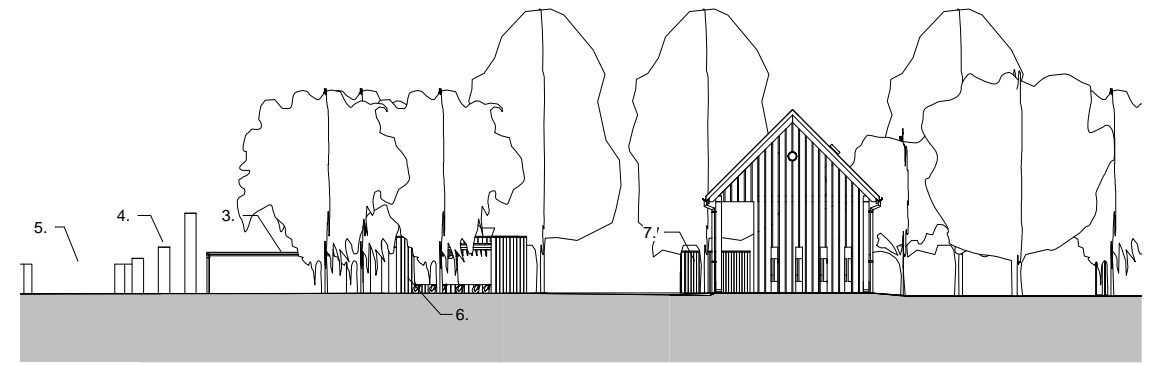
Project Name
KoSDT
 South Bonar Sevised Overnight
 Parking Site, Bonar Bridge, IV24
 Title
Proposed Site Plan

Status
Planning
 Project no. - Drawing no. - Rev
2590 - (1-101 - D
 Drawn By
KM
 Drawn date
Aug 2020
 Scale(s) @ A3
As indicated
Oberlanders Architects LLP
 16 Melville Street Edinburgh EH3 7NS
 T: 0131 225 9070
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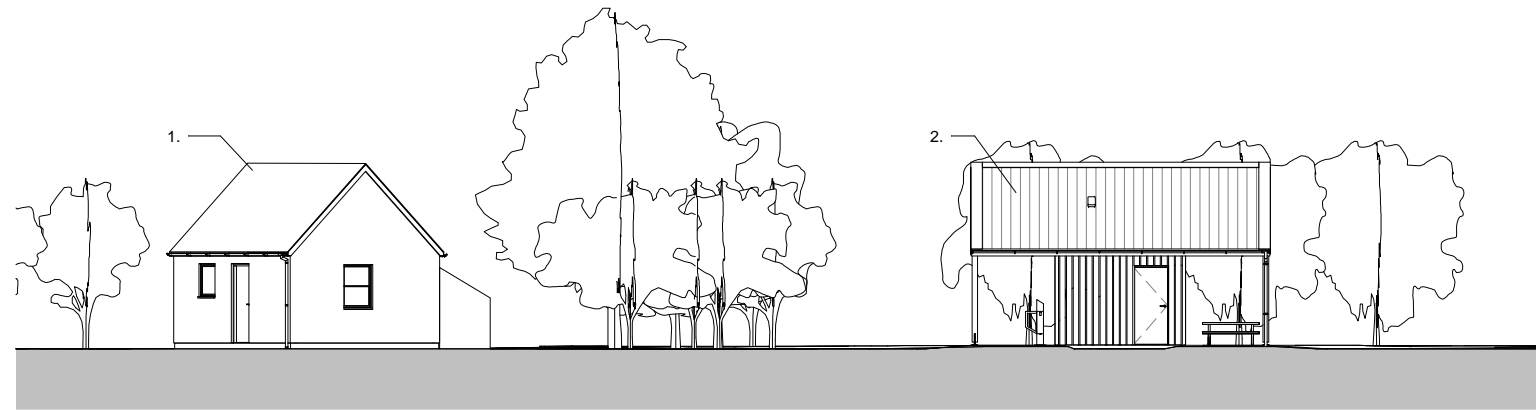
Rev.	Date	Amendment
A	24.09.20	Issued for costing
B	05.10.20	Issued for Planning
C	27.10.21	Unserviced bays omitted
D	13.01.22	New Planning Application



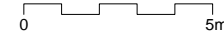
1 North
1 : 200



3 West
1 : 200



2 South
1 : 200



4 East
1 : 200

- Key
- 1. Existing public toilets
 - 2. New camping facility
 - 3. New vehicle barrier
 - 4. New timber posts
 - 5. New service bollard
 - 6. New bin area
 - 7. New water and chemical waste service point



5 Site 3D

Project Name
KoSDT
South Bonar Sevised Overnight Parking
Site, Bonar Bridge, IV24

Title
Proposed Site Elevations

Status
Planning

Project no. - Drawing no. - Rev
2590 - (1-)-102 - D

Drawn By
KM
Oberlanders Architects LLP
16 Melville Street Edinburgh EH3 7NS
T: 0131 225 9070
F: 0131 220 3783
E: mail@oberlanders.co.uk
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Drawn date
Aug 2020
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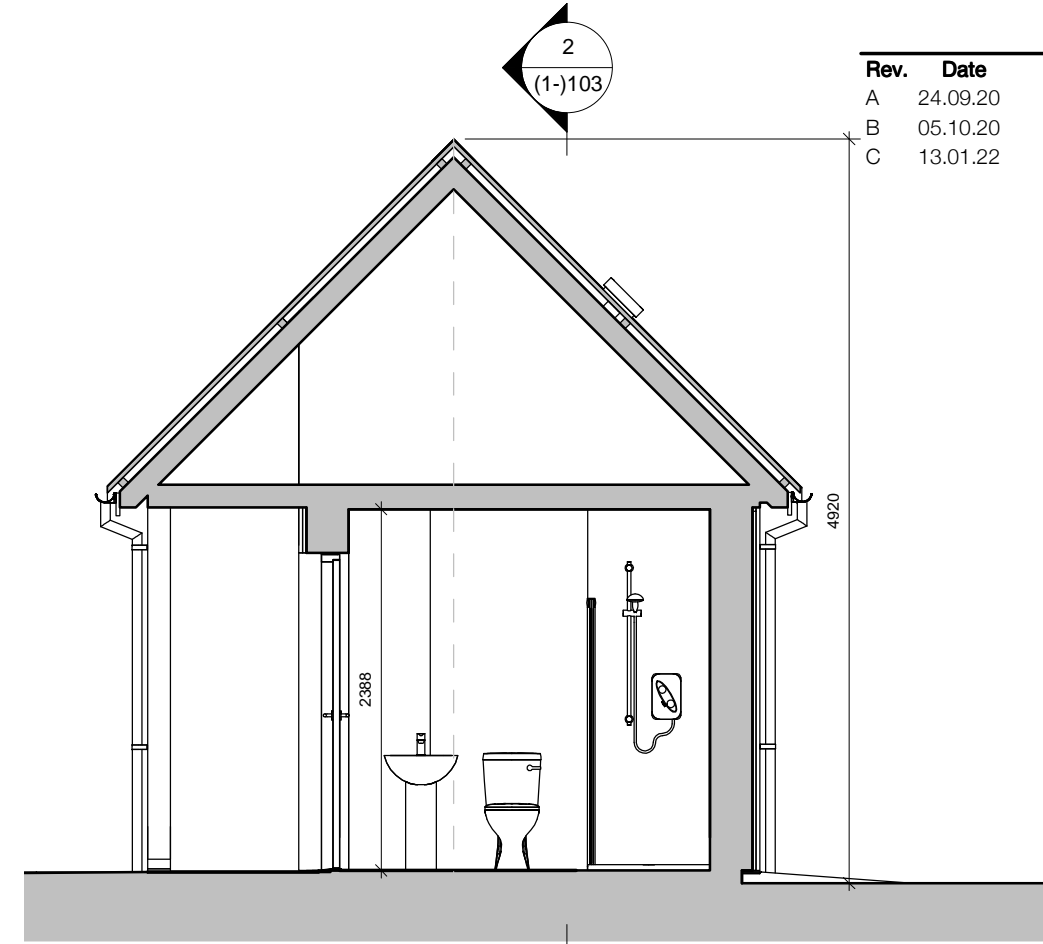


oberlanders

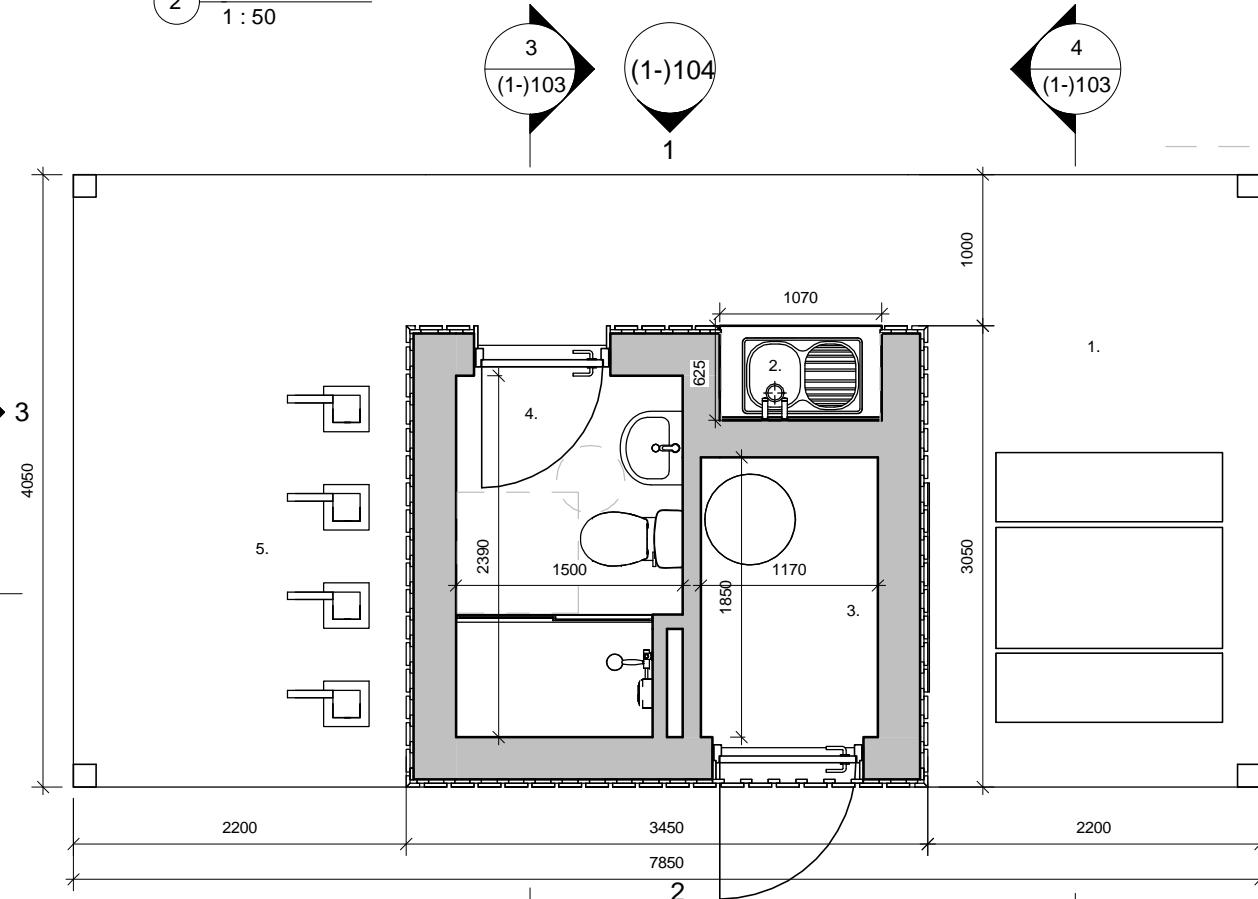
Rev.	Date	Amendment
A	24.09.20	Issued for costing
B	05.10.20	Issued for Planning
C	13.01.22	New Planning Application



2 Section 1
1 : 50

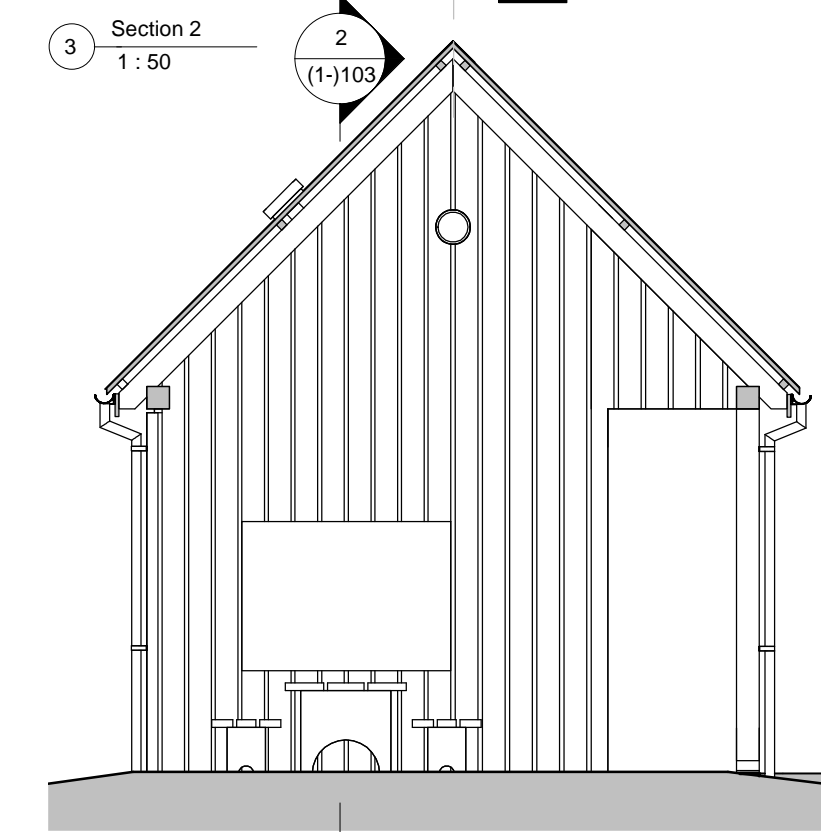


3 Section 2
1 : 50



1 Floor Plan
1 : 50

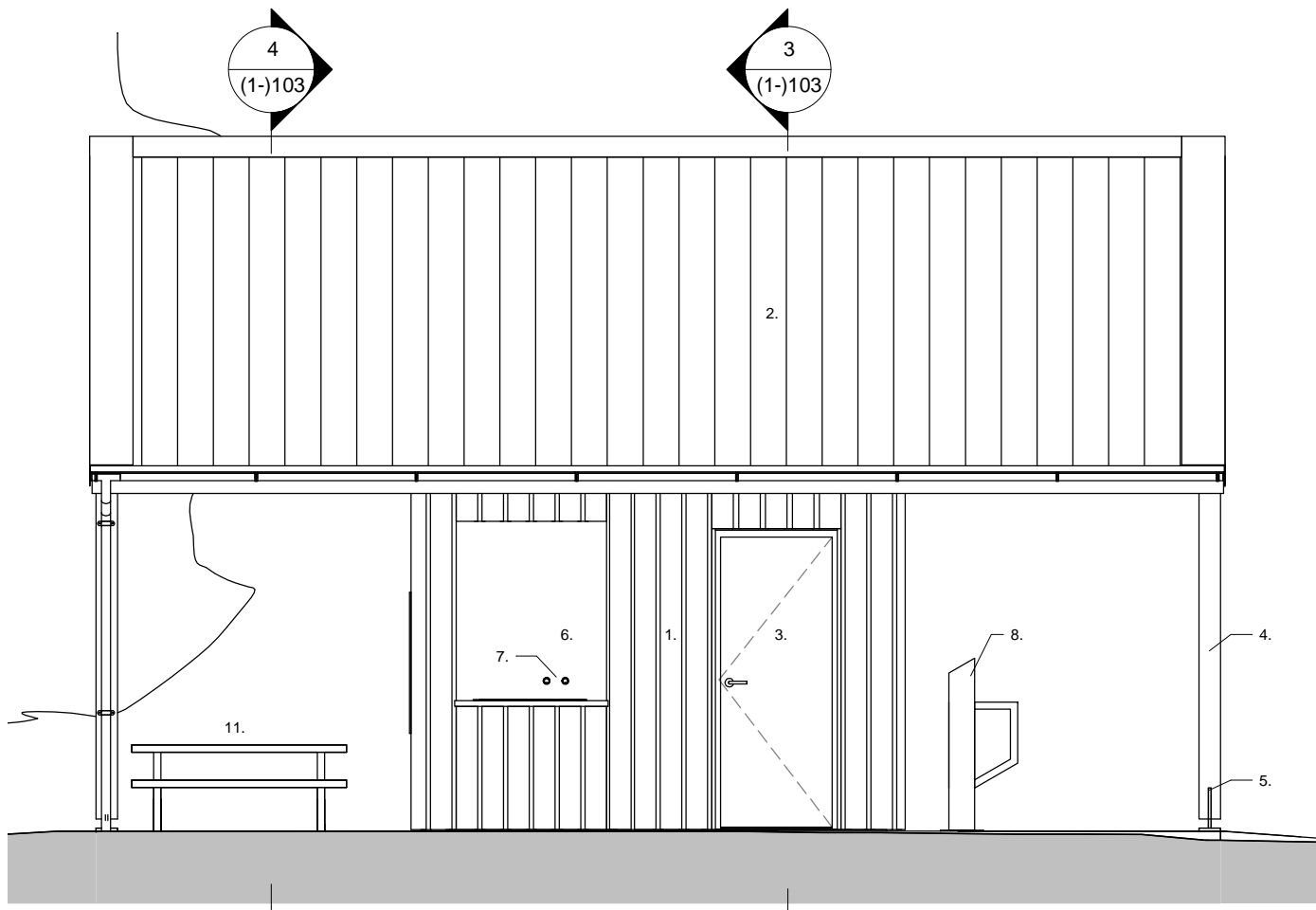
Key
 1. Seated dining area
 2. Washing up space
 3. Plant room
 4. Self contained shower/wc
 5. 4no. E-bike charging points



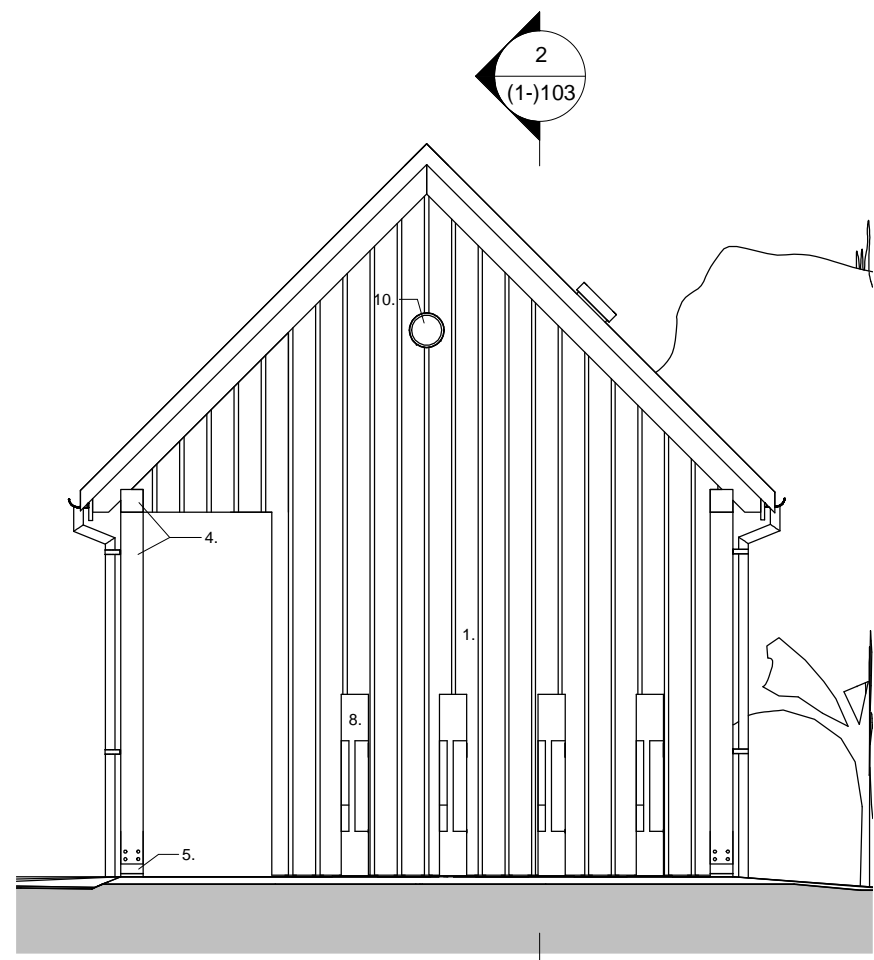
4 Section 3
1 : 50

Project Name	Status
KoSDT	Planning
South Bonar Sevised Overnight Parking	Project no. - Drawing no. - Rev
Site, Bonar Bridge, IV24	2590 - (1-103 - C
Title	Drawn By
Floor Plan and Sections	KM
	Drawn date
	Aug 2020
	Scale(s) @ A3
	1 : 50
	Oberlanders Architects LLP
	16 Melville Street Edinburgh EH3 7NS
	T: 0131 225 9070
	F: 0131 220 3783
	E: mail@oberlanders.co.uk
	www.oberlanders.co.uk

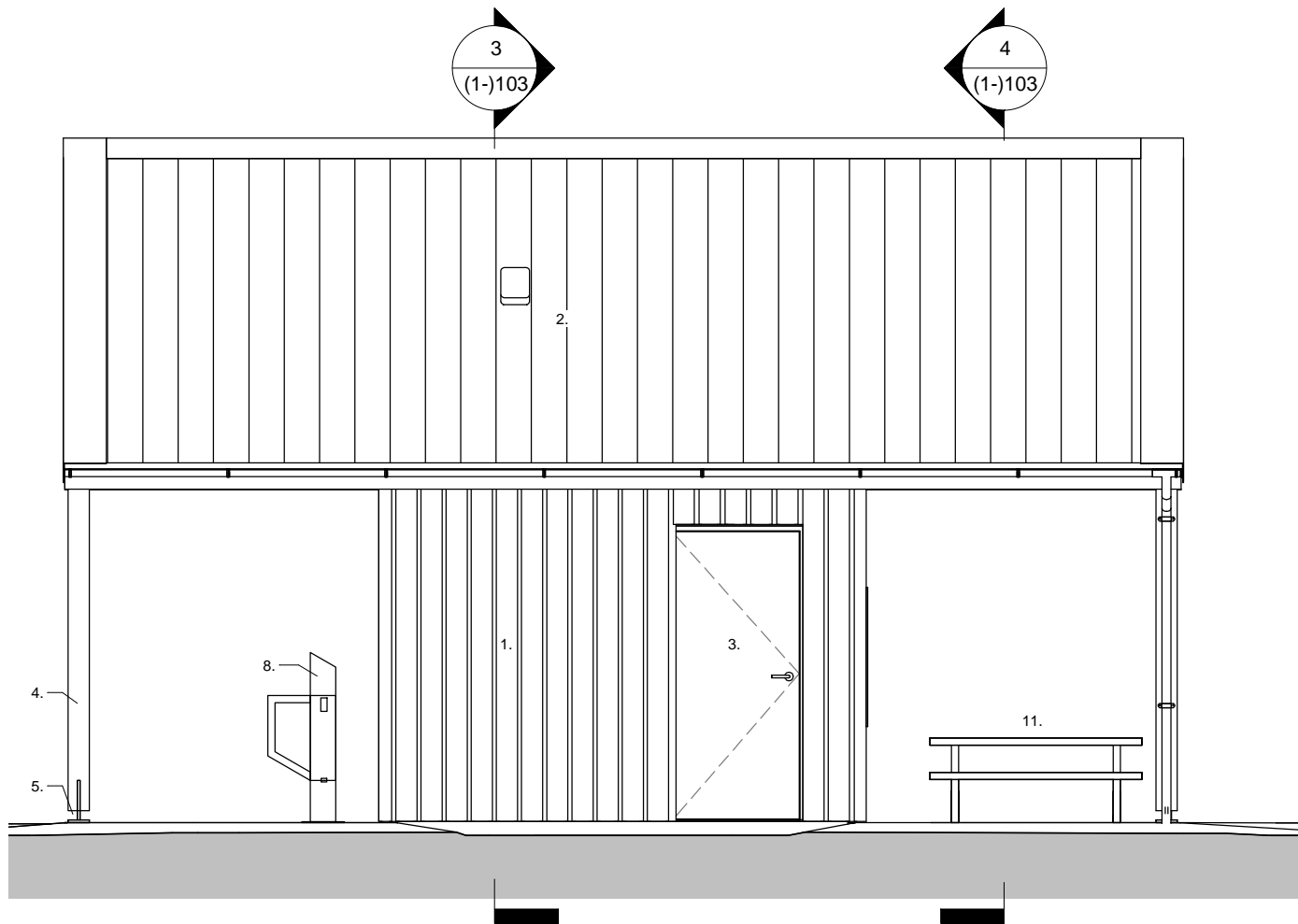




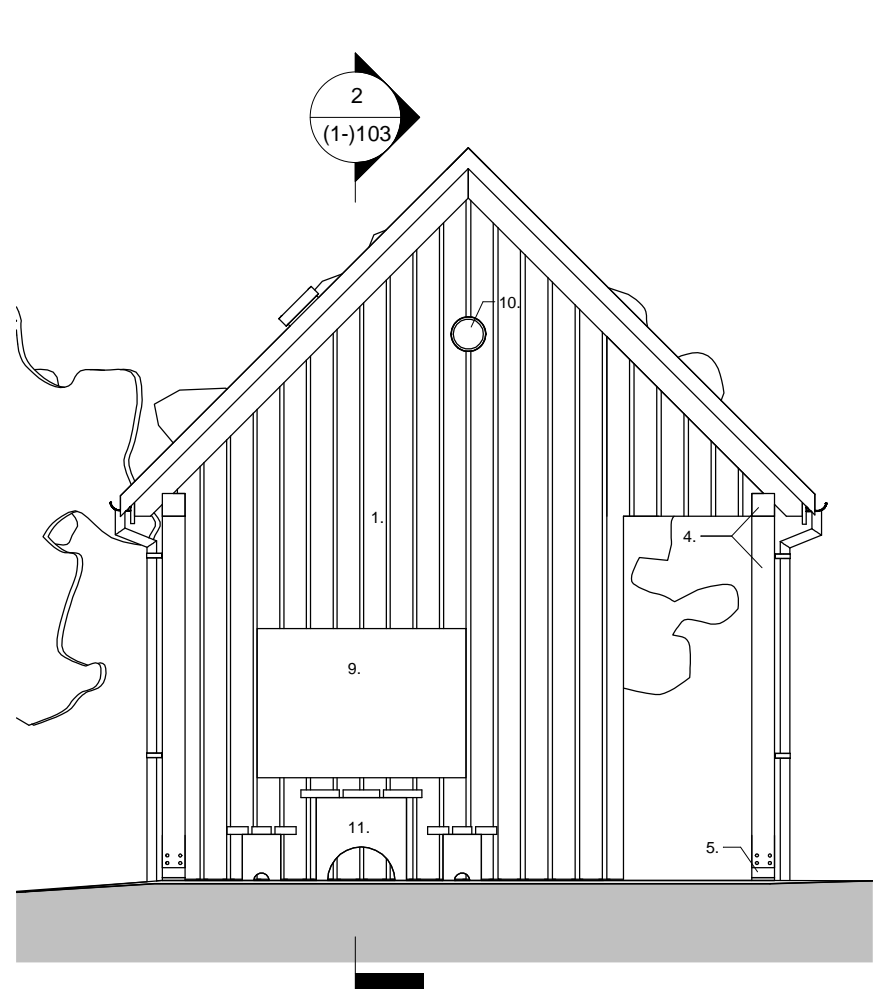
1 North Elevation
1 : 50



3 West Elevation
1 : 50



2 South Elevation
1 : 50



4 East Elevation
1 : 50

Scale convertor

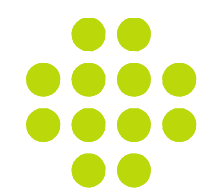
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1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment
A	24.09.20	Issued for costing
B	05.10.20	Issued for Planning
C	13.01.22	New Planning Application

Lighting Proposal

Soffit light to sink recess - PIR control
 Soffit light at wc door - PIR control
 Lights to gable walls - low level and timed.
 Light fittings to be located under roof canopy to ensure no light spill to woder environment.

- Key**
1. Siberian Larch cladding with SIOO treatment
 2. Sinusoidal steel profile roofing
 3. Timber doors
 4. Solid timber columns & beams
 5. Galvanised mild steel fixing plates at feet
 6. Wetwall to sink alcove
 7. External grade tap with touch release control to ensure water management
 8. Turvec E-bike charging points
 9. Display board
 10. External lighting on movement sensors
 11. Timber outdoor seating and table



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Project Name
KoSDT
 South Bonar Sevised Overnight
 Parking Site, Bonar Bridge, IV24

Title
Elevations

Status
Planning

Project no. - Drawing no. - Rev
2590 - (1-104 - C

Drawn By
KM **Oberlanders Architects LLP**
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 Drawn date
Aug 2020 T: 0131 225 9070
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 Scale(s) @ A3
1 : 50 E: mail@oberlanders.co.uk
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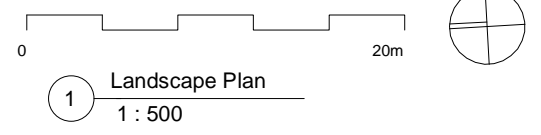
Scale convertor

A2 Scale - A4 Scale	A2 Scale - A4 Scale		
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment
A	05.10.20	Issued for Planning
B	27.10.21	Unserviced bays omitted
C	13.01.22	New Planning Application

- Key**
- Existing tarmac surface to parking area and identified camper parking pitches
 - Existing unsurfaced track and turning area
 - New gravel surface to water and chemical waste service point
 - New gravel surface between shelter and road
 - Reinstate grass around shelter
 - Local repairs to tarmac

- Tarmac road
- Gravel
- grass
- Tidal water
- Site boundary
- Land in the same ownership



NB: Tree locations and topography are indicative



Project Name
KoSDT
 South Bonar Sevised Overnight
 Parking Site, Bonar Bridge, IV24

Title
Landscape Plan

Status
Planning

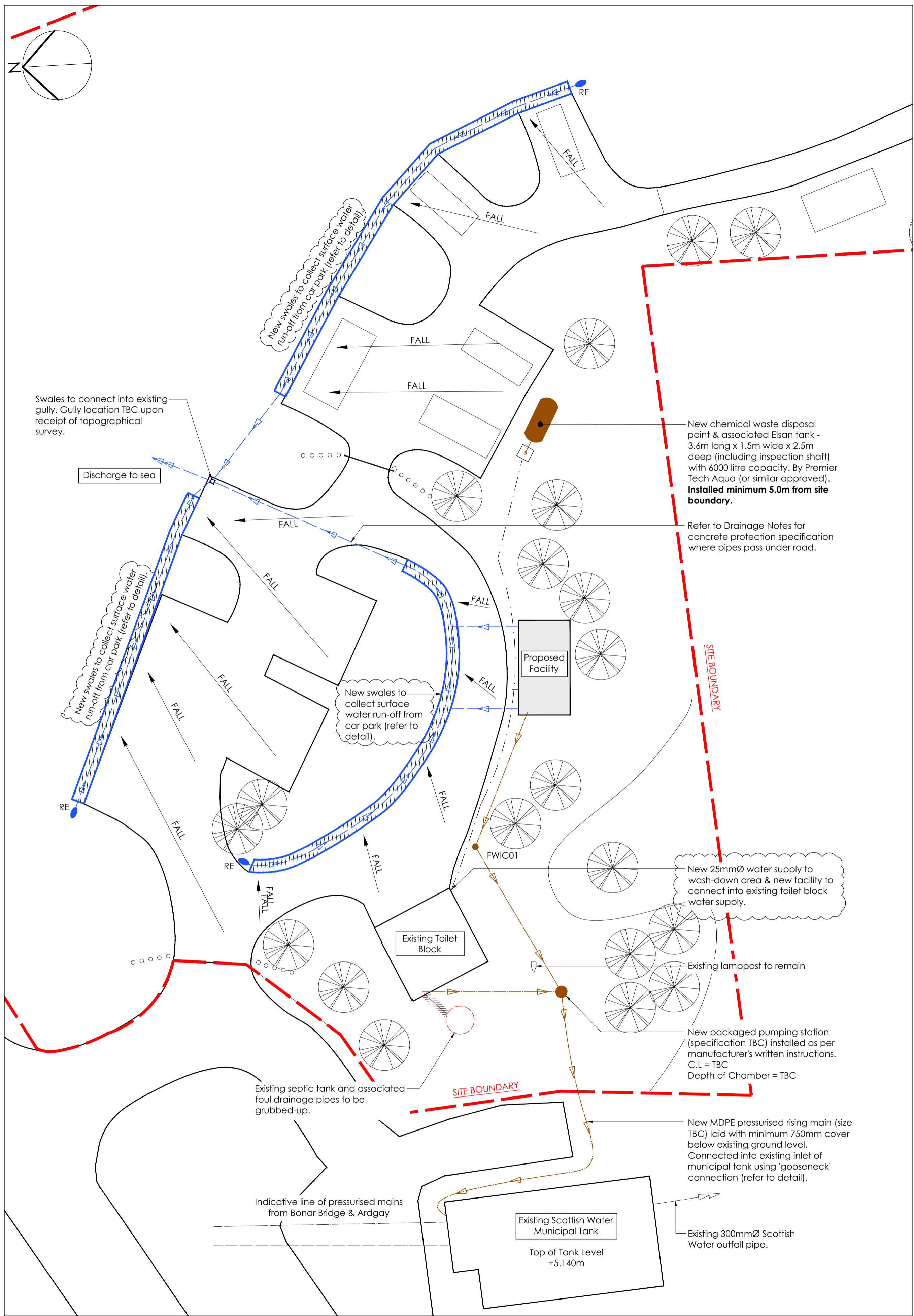
Project no. - Drawing no. - Rev
2590 - (1-107 - C

Drawn By
KM

Drawn date
Oct 2020

Scale(s) @ A3
 As indicated

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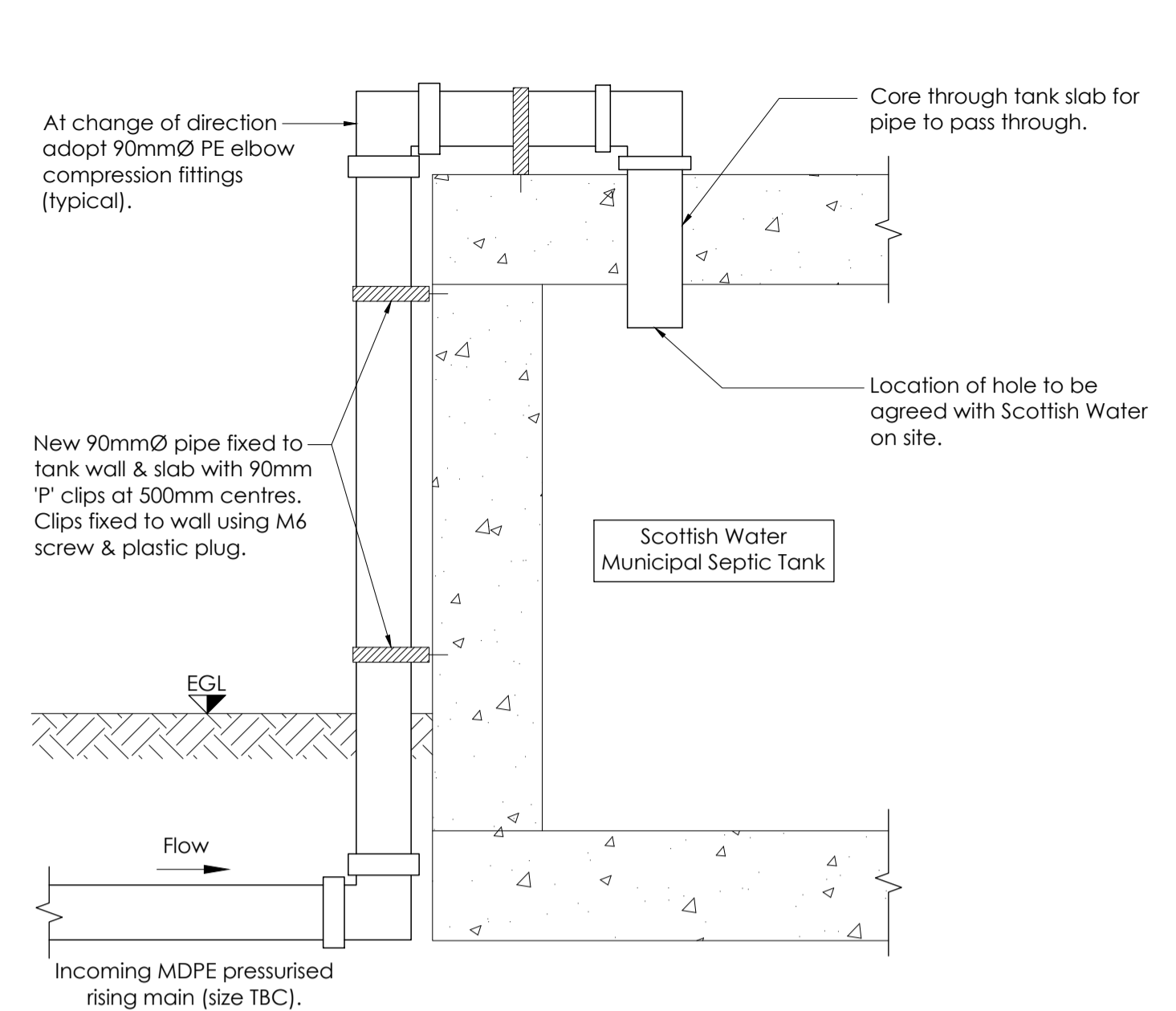


PROPOSED DRAINAGE LAYOUT SHOWING CONNECTION TO SCOTTISH WATER MUNICIPAL TANK
SCALE 1:200

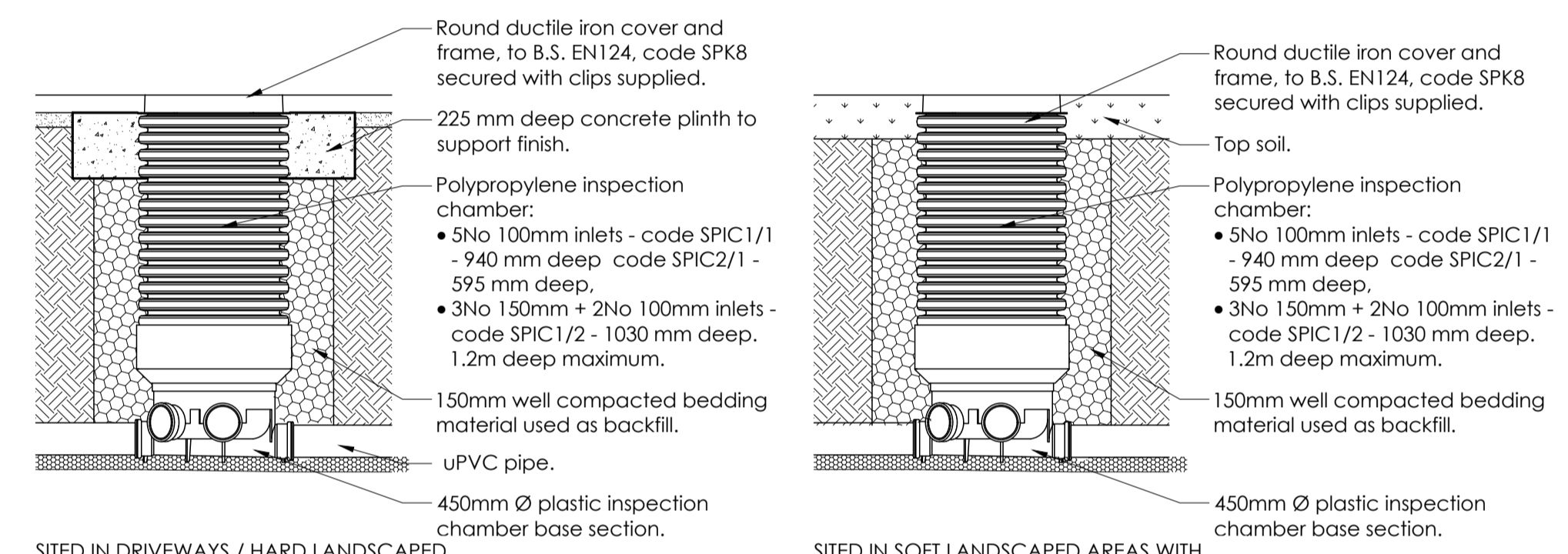
- DRAINAGE NOTES**
- All adoptable drainage work shall be designed and carried out in conformance with "Sewers for Scotland" - 3rd Edition and "Civil Engineering Specification for the Water Industry" - 7th Edition and shall be to fully comply with the Scottish Building Standards and Local Authority/Scottish Water approval. Scottish Water should be notified prior to accessing or alteration to any public sewers.
 - The drainage system shall be constructed in accordance with the manufacturer's recommendations and with Sections 3.5 to 3.9 of the Building Standards (Scotland) Regulations and BS EN 12056-2:2000, BS EN 752:2017 all to the satisfaction of the Local Authority.
 - All locations and dimensions, including existing drainage diameter, falls, lengths, invert and cover levels, and site dimensions of proposed drainage to be checked on site by the Contractor, prior to ordering of materials. For exact locations of pop ups to all RWP's and SVP's refer to Architect's drawings.
 - In case of discrepancy between drawings or lack of dimensions the Contractor should consult DNA before works proceed.
 - All existing services to be determined by the Contractor prior to construction commencing.
 - All new drainage is to be pressure tested in coordination with the Local Authority prior to any backfilling. The tests are to be witnessed and recorded. This is to be done as per the Local Authority regulations as required.
 - The Contractor is to allow for all traffic management in connection with road and sewer works. All necessary permits for traffic management must be obtained prior to implementation of any schemes. The contractor is solely responsible for obtaining the permits.
 - The Main Contractor is responsible for payment of all fees in connection with permit to connect/infrastructure charges to Scottish Water.
 - Concrete protection shall be provided to all pipework where cover is less than 1200mm under roads and any areas with vehicular access such as yards etc. and 900mm under footpaths and soft landscaping.
 - All gully branches/rain water pipes, branch falls etc. to be 150mm uPVC pipes unless otherwise noted, as approved by Scottish Water.
 - All rainwater pipes are to be trapped and provided with rodding access on vertical.
 - Pipe falls as noted in legend.
 - Existing sewer section sizes, cover levels and invert levels are taken from Scottish Water records unless otherwise noted.
 - Refer to Architect's drawings for surface finishes.

LEGEND:-

- Denotes new 150mmØ uPVC foul water pipe laid at 1 in 60 fall.
- Denotes new 110mmØ uPVC surface water pipe laid at 1 in 100 fall. Swales to have 110mmØ perforated pipe (refer to detail).
- Denotes new foul water inspection chamber (refer to detail).
- FWIC##
- Denotes new rodding eye (refer to detail).



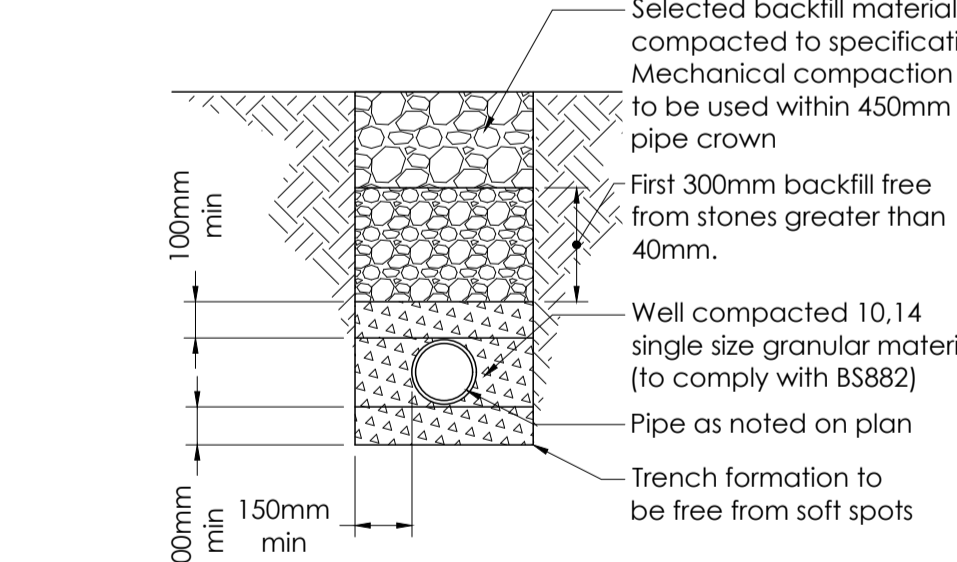
DETAIL SHOWING RISING MAIN CONNECTION TO EXISTING MUNICIPAL SEPTIC TANK
SCALE 1:10



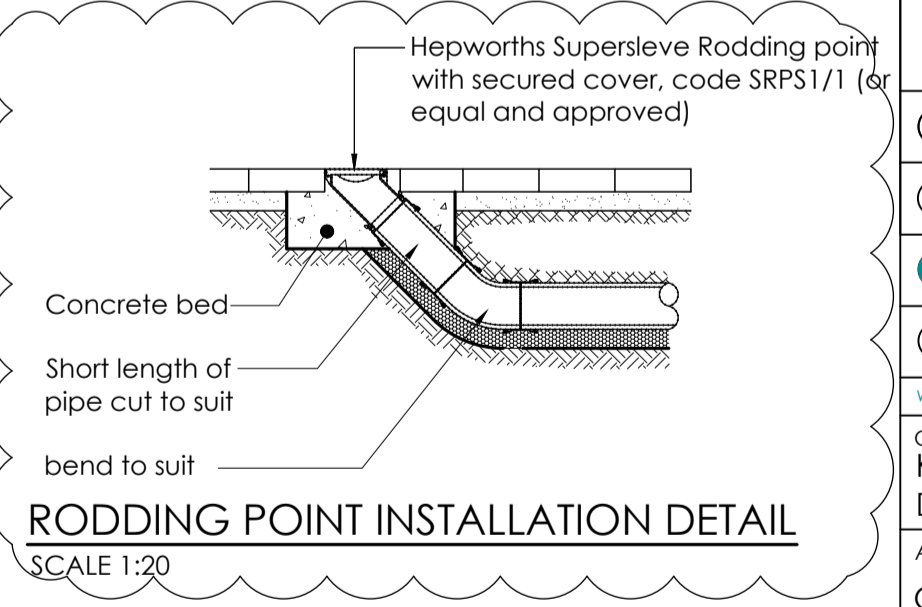
POLYPROPYLENE INSPECTION CHAMBER DETAILS
SCALE 1:20

DRAINAGE DETAIL ONLY. FOR DETAILS OF SURFACING/LANDSCAPING REFER TO ARCHITECT'S DRAWINGS.

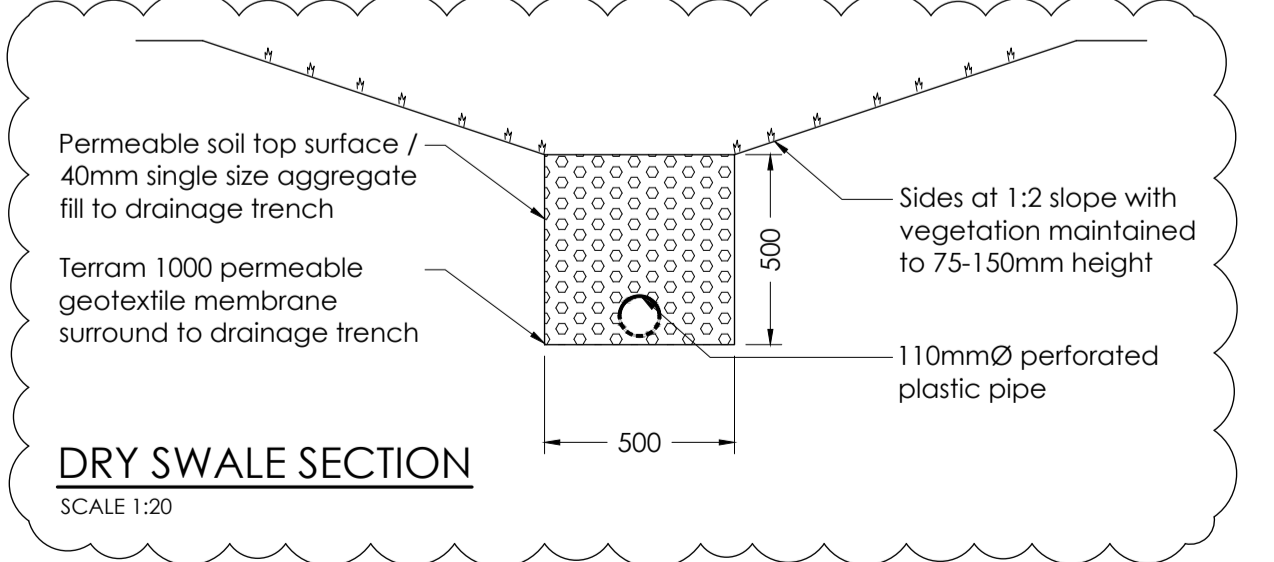
* Selected fill: Selected fill should be readily compactable, free from timber, frozen material, vegetable and foreign matter exclude hard lumps of clay retained on a 100mm sieve and stones retained on a 40mm sieve.



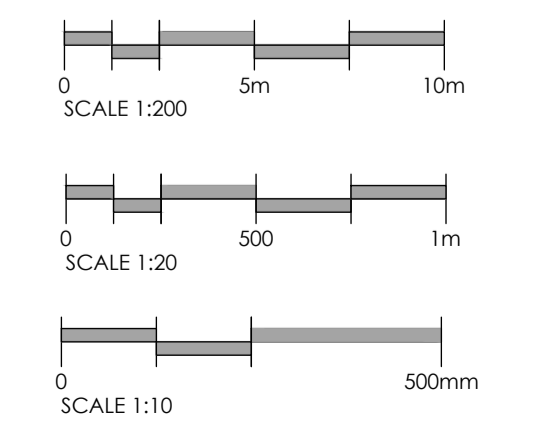
TYPICAL BEDDING DETAIL FOR FLEXIBLE PIPE
SCALE 1:20



RODDING POINT INSTALLATION DETAIL
SCALE 1:20



DRY SWALE SECTION
SCALE 1:20



DO NOT SCALE FROM THIS DRAWING. WORK TO FIGURED DIMENSION ONLY.

- NOTES**
- All DNA drawings are to be read in conjunction with the relevant DNA Specification and all relevant Architect's and Service Engineer's drawings and Specifications.
 - All dimensions and setting out to be confirmed by the Architect.

CDM - RESIDUAL RISKS

There are considered to be no unusual residual risks associated with the structural aspects of this project.

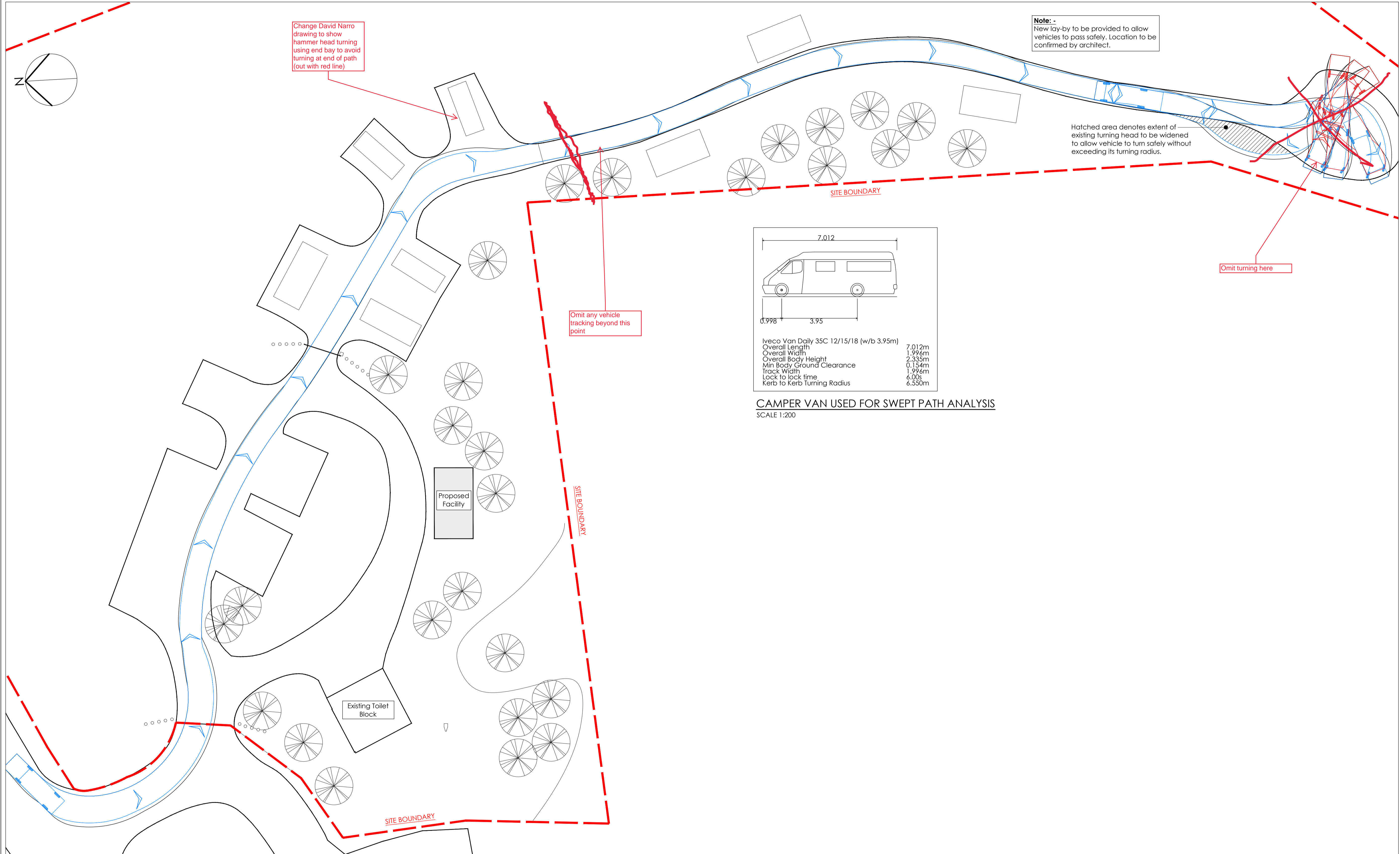
A	Water supply and annotation added. Surface water drainage, swale & rodding eye detail added.	DT	JL	05.10.20
Rev	Description	Chk	Drm	Date
Status				
APPROVAL				
david narro associates Consulting Structural & Civil Engineers				
34-36 Argyll Place, Edinburgh, EH9 1JT T 0131 229 5533				
24 James Morrison Street, Glasgow, G1 5PE T 0141 552 6080				
Horizon Scotland, The Enterprise Park, Forres, Moray, IV36 2AB T 01330 967 8155				
5 Viewfield Place, Strling, FK8 1ND T 0179 644 7562				
W http://www.davidnaro.co.uk E mail@davidnaro.co.uk				
Client				
KYLE OF SUTHERLAND DEVELOPMENT TRUST				
Architect				
OBERLANDERS ARCHITECTS				
Job Title				
SOUTH BONAR CAMP SITE, BONAR BRIDGE				
Sheet Title				
PROPOSED DRAINAGE LAYOUT & DETAILS				
Drawn by	Designed	Checked		
JL	DT	DT		
Scale	Date			
AS NOTED @ A1	16.09.2020			
Drawing number	Revision			
20.0394-700	A			

DO NOT SCALE FROM THIS DRAWING.
WORK TO FIGURED DIMENSION ONLY.

- NOTES**
- All DNA drawings are to be read in conjunction with the relevant DNA Specification and all relevant Architect's and Service Engineer's drawings and Specifications.
 - All dimensions and setting out to be confirmed by the Architect.

CDM - RESIDUAL RISKS

There are considered to be no unusual residual risks associated with the structural aspects of this project.



PROPOSED CAR PARK LAYOUT SHOWING SWEEP PATH ANALYSIS
SCALE 1:200

Rev	Description	Chk	Dm	Date
Status APPROVAL				
david narro associates Consulting Structural & Civil Engineers				
34-36 Argyll Place, Edinburgh, EH9 1JF T 0131 229 5553				
24 James Morrison Street, Glasgow G1 5PE T 0141 552 6090				
Horizon Scotland, The Enterprise Park, Forres, Moray, IV36 2AB T 0130 967 8155				
5 Viewfield Place, Strling, FK8 1HQ T 0178 644 9562				
W http://www.davidnarro.co.uk E mail@davidnarro.co.uk				
Client KYLE OF SUTHERLAND DEVELOPMENT TRUST				
Architect OBERLANDERS ARCHITECTS				
Job Title SOUTH BONAR CAMP SITE, BONAR BRIDGE				
Sheet Title PROPOSED CAR PARK LAYOUT SHOWING SWEEP PATH ANALYSIS				
Drawn by	Designed	Checked		
JL	DT	DT		
Scale		Date		
AS NOTED @ A1		08.10.2020		
Drawing number				Revision
20.0394-800				-

