

Agenda Item	9.4
Report No	PLS-48-22

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 23 June 2022

**Report Title:** 22/01357/MSC: Robertson Homes Ltd  
Torvean, Land South of Golf View Terrace, Inverness

**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Submission of Matters specified in Condition 3b (Design and Layout) of Planning Permission in Principle 15/02422/PIP - Erection of 114 residential dwellings, landscaping and associated infrastructure (Redesign of Approval 21/01895/MSC)

**Ward:** 13 Inverness West

**Development category:** Major

**Reason referred to Committee:** Development of more than 30 houses

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

### Recommendation

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

## 1. PROPOSED DEVELOPMENT

- 1.1 The application is submitted to address matters specified in Condition 3b in respect of the Design and Layout of Planning Permission in Principle granted under application 15/02422/PIP for the masterplanned Torvean housing development, West Inverness. Condition 3b specifically requires details of the siting, design, and external appearance of all buildings and other structures within the development site, while limiting building heights to two-storeys in general, and one-storey for those buildings and structures adjacent to the site's northern boundary.
- 1.2 Planning permission was initially granted in December 2016 (15/02422/PIP) for the first five phases of the 160 house application. Prior to that planning permission was granted in November 2015 for the delivery of enabling works to facilitate the construction of both the 160 homes and the reconfigured golf course (15/02423/FUL). The enabling works included a series of earthworks, site re-profiling, installation of a new Sustainable Drainage System (SuDS) basin and replacement/upgrade of the culvert that carries the watercourse known as the Torvean Ditch adjacent to the site's western boundary.
- 1.3 This application seeks approval for a remix of the house designs and consequential changes to the layout approved under application 21/01895/MSD for a 117 residential unit development, now amended to 114 units under the current scheme. The redesign covers amendments to individual houses within plots across the site and subsequent minor changes to plot layouts. The majority of changes consist of house-type swaps and house upgrades; either with add-ons such as the Garden Room option or up-graded to the 'Grand' option, which sees the house-type extended to 2½ storeys with an additional bedroom in the upper storey and includes rooflights and / or dormer windows. Excepting Condition 3b, those matters specified in conditions that were approved in the previous MSD application remain approved and are unchanged through this application.
- 1.4 Additionally, the application introduces new house styles including the Guimard MkII and the Mitchel Grand. Also, all previously approved 2 bedroom 4-in-a-block cottage flats are now removed from the development and replaced with the newly introduced Alexander End and Mid Terraces. Consequently, the scheme no longer offers 2 bedroom accommodation but maintains a mix of terraced, semi-detached, and detached properties in a range of sizes from three to six bedrooms. Additionally, some terraced blocks are formed of a mix of units designed as terraced and semi-detached housing. The proposed house-types as amended are set out below:

No. of Units	Unit Type
24	3 Bedroom Semi-detached House
13	3 Bedroom End Terrace House
6	3 Bedroom Mid Terrace House
2	4 Bedroom semi-detached House

46	4 Bedroom Detached House
13	5 Bedroom Detached House
10	6 Bedroom Detached House
<b>Total = 114 Units</b>	

The above 'plot' amendments and house-type mix are set out in the two tables contained in Appendix 2 to this report. The overall site layout remains as approved under application 21/01895/MSC.

- 1.5 The applicant utilised the Council's Pre-Application Advice Service for Major Developments. The advice provided set out that while the development is supported in principle there were some concerns in relation to the design and layout of the development. If these issues were satisfactorily addressed, then the proposed development could be supported
- 1.6 The application is supported by the following:
- Design and Access Statement;
  - Outdoor Access Plan; and,
  - Surface Water Drainage Simulation Results.
- 1.7 No variations have been made to the application since it was made valid however the applicant has provided drawings for the 'handed' (inverted) versions for the following house types to match what is proposed on the site layout drawing:
- Clemente Garden Room
  - Cortona Garden Room
  - Elliot Garden Room
  - Lawrie Grande
  - Mackintosh Garden Room.

## **2. SITE DESCRIPTION**

- 2.1 The site is located to the south of Kinmylies, West Inverness and adjacent to the newly completed Kings Golf Club which wraps around the site to the east, west, and south. To the north of the site are Phases 1 and 1A of the residential development approved under the same planning permission in principle (15/02422/PIP). Further north is the existing housing at Golf View Terrace. Steel lattice towers and overhead lines run adjacent to the western boundary of the site. The site is near to the Great Glen Way (long distance route).
- 2.2 The site was formally agricultural land, which was cleared, and hard standing created in 2016 as part of the enabling works for the site. The site is not covered by any natural or cultural heritage designations. Tomnahurich Cemetery is located to the east of the proposed development and is listed in the National Inventory of Historic Gardens and Designated Landscapes. The Caledonian Canal, a Scheduled Monument, lies further east still.

2.3 There is a small, culverted watercourse running through the northern part of the site and an interception/overflow ditch that directs water around the site. There are areas of the site that are identified as at medium risk of surface water flooding.

2.4 The site will be accessed via Golf View Road and the newly formed Balphrig Road given direct access to General Booth Road, the latter access is also served by shared foot and cycle path along its northern edge up to the application site.

### 3. PLANNING HISTORY

3.1	N/A	15/01283/PAN Residential Development of 160 new houses	Case Closed
3.2	N/A	15/01286/PAN Groundworks associated with new housing & golf course	Case Closed
3.3	23.12.2016	15/02422/PIP Erection of 160 houses	Planning Permission in Principle Granted
3.4	19.11.2015	15/02423/FUL Earthworks/Enabling Works including scrape/modelling of the site, removal of topsoil for use in forming adjacent new golf course, stockpiling, SUDS basin, culvert and access road formation	Planning Permission Granted
3.5	03.04.2019	18/04834/RCC Construction of a link road to provide access to a new residential development	Road Construction Consent Granted
3.6	03.04.2019	18/04918/MSC Erection of 35 houses and flats and associated site infrastructure (Phase 1)	Matters Specified in Conditions Approved
3.7	18.06.2019	18/05263/RCC Torvean Residential Development – Phase 1	Road Construction Consent Granted
3.8	18.03.2020	19/04960/MSC Erection of 8 houses (Phase 1A)	Matters Specified in Conditions Approved
3.9	07.02. 2021	20/04674/S75M Modification of planning obligation associated with Planning Permission 15/02422/PIP	Grant Section 75 (Modify Obligations)

3.10	20.10.2021	21/01895/MSC: Submission of Matters specified in Condition 1 (Development in Accordance with Masterplan), 2 (Phasing Strategy) , 3 (Design and Layout), 4 (Flood Risk), 5 (Drainage), 6 (Traffic Regulation Order), 7 (Protected Species), 8 (Surface Water Drainage), 9 (Connection to Public Water and Waste Water Network), 10 (Buffer to Watercourse), 11 (Landscaping), 12 (Maintenance), 13 (Archaeology), 14 (Car Parking), 15 (Cycle Parking), 16 (Access Management Plan), 17 (Great Glen Way), 18 (Construction Environment Management), 19 (Construction Traffic Management), 20 (Travel Plan), 21 (Street Lighting) & 22 (Occupation of Development) of Planning Permission in Principle 15/02422/PIP - Erection of 117 residential dwellings, landscaping and associated infrastructure	Planning Permission Granted
3.11	18.04.2022	21/02183/RCC Proposed roads and footpaths serving Torvean Housing Development	Road Construction Consent Granted

#### 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour  
Date Advertised: 08.04.2022  
Representation deadline: 22.04.2022  
Timeous representations: 0  
Late representations: 0

#### 5. CONSULTATIONS

- 5.1 **Inverness West Community Council** did not respond to the consultation request.
- 5.2 **Access Officer** does not object to the application but requested a revision to the crossfall gradient of footpaths within the site from 5-10% to 3% to ensure the path is accessible to all users, revisions to drawings to show pedestrian access to the north west of the site, as well as amendments to the access statement on the plan. The applicant has amended these drawings accordingly.
- 5.3 **Flood Risk Management Team** do not object to the application and is content that the changes will not impact the approved drainage design.
- 5.4 **Transport Planning Team** do not object to the application and considers that any road layout issues will be resolved through the Road Construction Consent process.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

08 - Ness-side and Charleston  
28 - Sustainable Design  
29 - Design Quality & Place-making  
30 - Physical Constraints  
31 - Developer Contributions  
32 - Affordable Housing  
34 - Settlement Development Areas  
35 - Housing in the Countryside (Hinterland Areas)  
36 - Development in the Wider Countryside  
42 - Previously Used Land  
51 - Trees and Development  
52 - Principle of Development in Woodland  
56 - Travel  
57 - Natural, Built & Cultural Heritage  
58 - Protected Species  
59 - Other important Species  
60 - Other Importance Habitats  
61 - Landscape  
63 - Water Environment  
64 - Flood Risk  
65 - Waste Water Treatment  
66 - Surface Water Drainage  
75 - Open Space  
76 - Playing Fields and Sports Pitches  
77 - Public Access  
78 - Long Distance Routes

### **6.2 Inner Moray Firth Local Development Plan 2015 (IMFLDP)**

IN24 Torvean and Ness-side (Northern Part) - The site is allocated as part of a wider site for 535 residential units, business, retail, tourism and community uses. The allocation confirms the development should be delivered in accordance with the Torvean and Ness-side development brief (TNDB). As part of the housing mix, the proposed scheme includes a variety of property sizes including terraced, semi-detached, and detached properties. The affordable housing aspect is already being delivered on site directly by the Council and this scheme includes no further housing provision.

### **6.3 Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)  
Construction Environmental Management Process for Large Scale Projects (August 2010)  
Developer Contributions (March 2018)  
Flood Risk and Drainage Impact Assessment (Jan 2013)  
Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Managing Waste in New Developments (March 2013)  
Open Space in New Residential Developments (Jan 2013)  
Physical Constraints (March 2013)  
Public Art Strategy (March 2013)  
Roads and Transport Guidelines for New Developments (May 2013)  
Special Landscape Area Citations (June 2011)  
Standards for Archaeological Work (March 2012)  
Sustainable Design Guide (Jan 2013)  
Trees, Woodlands and Development (Jan 2013)  
Torvean and Ness-side Development Brief (Aug 2019)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 Inner Moray Firth Local Development Plan (IMFLDP2)**

The review of the IMFLDP is currently at Proposed Plan stage. The Proposed Plan is a material consideration in the assessment of the application and can be afforded weight as it represents the settled view of the Council. However, it may be subject to change following consultation or through the Examination process. The plan identifies this site as Inverness West where major development has been and will continue to be delivered in this area, focused on housing at Westercraigs, replacement sports and other facilities at Torvean, and the West Link transport project. This part of the site is allocated under IN03 South of Golfview Road for housing.

### **7.2 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

National Planning Framework 3

Designing Streets

Creating Places

PAN 61 – Sustainable Urban Drainage Systems

PAN 65 – Planning and Open Space

PAN 67 – Housing Quality

PAN 2/2011 – Planning and Noise

## **8. PLANNING APPRAISAL**

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

## **Determining Issues**

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

## **Planning Considerations**

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
  - b) compliance with planning condition 3b in relation to design and layout.
  - c) any other material considerations

## **Development plan/other planning policy**

- 8.4 The principle of residential development has been established on this site through the allocation in the Inner Moray Firth Local Development Plan (IMFLDP) and the subsequent grant of planning permission in principle (15/02422/PIP). The proposed scheme provides a mix of residential units as set out within the IMFLDP. Development of the wider site has commenced through the delivery of 43 affordable homes. As a result, no additional affordable housing is required to be delivered through this phase of development.
- 8.5 The Highland-wide Development Plan (HwLDP) shows the site as part of a wider mixed-use development under Policy 8 Ness-side and Charleston. One of the key objectives of this policy was to develop a framework for land at Ness-side and Charleston, which led to the Torvean and Ness-side Development Brief being produced and adopted in 2013 with the amended development brief subsequently adopted in 2019. Torvean and Ness-side Development Brief provides detailed layout, density, access, phasing and developer contributions for this site.
- 8.6 The site lies within the Settlement Development Area for Inverness as defined within the Inner Moray Firth Local Development Plan (2015). Policy 34 for Settlement Development Areas (SDA) of the HwLDP states that the Council will support proposals within SDAs if they meet the design for sustainability requirements of Policy 28 for Sustainable Design, as well as all other relevant policies of the Development Plan. Proposals will also be judged in terms of their compatibility with surrounding land uses and impacts on any natural, built and cultural heritage features. The Torvean and Ness-side Development Brief (TNDB) and the subsequently approved Masterplan accompanying the 2015 permission in principle, included an indicative masterplan. The approved masterplan has been refined through earlier Matters Specified in Conditions applications to resolve technical issues, while the current application amends the approval in the manner set out in Section 1 above and the tables set out in Appendix 2. The purpose of this assessment is to ensure that the resultant layout and design will continue to contribute to the creation of a pleasant place with interesting streets, in line with the Scottish Government's publications *Creating Places*, and *Designing Streets*. To that end, only those details included in the current application for the redesigned houses and plots will be considered in this assessment; the previous assessment has



concluded that the development otherwise accords with the provisions of the Torvean and Ness-side Development Brief in all other aspects and remains extant.

### **Design and Layout (Condition 3b of 15/02422/PIP)**

- 8.7 The proposal retains the street and infrastructure layout and landscaping arrangements as approved under the previous Matters Specified in Conditions application (21/01895/MSC), which includes provision for open space, flood mitigation, and SUDS, none of which are altered by this application.
- 8.8 As set out in the previous MSC report and unchanged in the current application, the exterior wall finishes are a mix of render, natural brick, grey roof and dormer windows with blue feature brick walls. The building forms are typically rectangular with gabled walls, and some have garden rooms. There are a number of houses at key gateway locations that provide dual frontages (Guimard house-type). This mixture of houses and limited material palette will help break-up the development, and thus avoid monotony, while creating a strong sense of place. The site will be enclosed around the east, west and south with hedging to create a robust settlement edge.
- 8.9 Also in the previous MSC, the development was approved for two-storey housing within plots at the site's northern boundary, as well as 2½ storey (Grand) house options, both contrary to condition 3b of the original planning permission in principle (see paragraph 1.1 above). The decision to allow the deviation along the northern boundary followed consideration of relative site-levels and resulting house heights, house positioning, screening, and separation distances from the existing houses along Golf View Terrace to the north of the site boundary, whereby these factors were considered sufficient to safeguard those properties from negative amenity impacts despite the additional storey. Similarly, the Grand house option does not increase the overall ridge height of each house-type, while the dormer windows are considered to introduce an additional design feature across the development. The amendments included with the current application will retain the approved site-levels, separation distances, and building lines as those previously approved, and are therefore supported.
- 8.10 With regard the removal and replacement of the cottage flat blocks, there is nothing in the TNDB specifying the inclusion of 2 bedroom accommodation or indeed 'cottage' style flats within the masterplan. The proposed terraced housing, including the newly introduced Alexander End and Mid Terrace design, is consistent with the wider mix of family homes. As such, the removal of the 4 in a block cottage flats from the development is acceptable, as is the design of the replacement terraced blocks.
- 8.11 It is noted here that the replacement MkII design of the approved Guimard house-type is perhaps the most jarring design change of the application. This is because the modified house-type introduces a new stepped rear protrusion that breaks the public facing side gable to allow for a small increase in internal floor space. Resultantly, the feature disrupts the overall compositional balance of the front, rear, and side elevations, at least in plan form. In this instance however, while the protrusion may not normally be an encouraged design feature, the Guimard is

designed with dual frontage for corner locations and therefore the feature may be considered appropriate as it will rarely be viewed from the public realm.

- 8.12 The application also introduces the Mitchel Grand house, which, as a variation of the Mitchel house-type, is also acceptable on design grounds.

### **Other material considerations**

- 8.13 As mentioned, this application does not alter the approved road and street layout of the development with its phasing remaining as approved in the previous MSC application:

*...progressed in two phases, the first phase will start from Balphrig Road to the south of the existing surface water drainage basin. The layout implements a road hierarchy with 2 primary sections of road, including a loop road that follows the phase 1 links. Secondary roads split off from the primary roads and are not adoptable. The road layout has been designed with traffic calming measures to ensure the safety of pedestrians and active travel users. The third tier in the hierarchy is private parking within the curtilages of properties. Provision of a clear road hierarchy meets with the provisions of both Designing Streets and the Torvean and Ness-side Development Brief.*

- 8.14 Transport Planning has reiterated in its response that any residual technical issues with regard road construction will be resolved through the associated Road Construction Certificate (RCC) process, including finalising street lighting. It is not anticipated that these matters will impact the approved layout of residential units. Road safety and access issues including Construction Traffic Management, visibility splays, as well as on- and off- street vehicle parking and cycle storage issues have also been resolved through the previous MSC application. However, the condition to secure details of bus stop provision within the development to ensure appropriate access to public transport should also be included with this permission. Furthermore, since the completion of Stage 2 of the West Link in 2021, the local road network is considered to have sufficient capacity for the new homes.
- 8.15 Conditions to secure details of bus stop locations and the re-routing of existing bus stops, along with details of a play area that were applied to the previous MSC application and are recommended to be reapplied here.
- 8.16 Similarly, the approved infrastructure for flood mitigation and drainage has not altered, as confirmed by the Council's FRM Team in its response, with the development incorporating the following measures:
- culverting of the watercourse that runs through the Torvean ditch (which runs parallel to the site's western boundary between it and the Kings Golf Club) was resolved as part of preparation works approved under planning permission ref. 15/02423/FUL prior to any houses being built on site (to the satisfaction of SEPA);
  - a 10m development free buffer zone will be maintained between the Torvean ditch, which will also be kept free of excavation soil and stockpiling during construction works. The area includes appropriate SUDS to ensure that no sedimentation of the watercourse occurs.

- the approved SUDS basin can accommodate a 1:200 year plus climate change flood events in line with SPP;
- a 1:30 year plus climate change storm event can be managed without overflow and flooding from the drainage network, while overflow flood water from larger and less frequent events will be routed to an appropriate area adjacent to the SUDS (to the satisfaction of the Council's FRM Team);
- vesting and maintenance arrangements for the surface water drainage network have been approved by the FRM, with the network passing to Scottish Water for vesting post construction phase.
- the development will connect to the public fresh water and sewer networks.

8.17 As per the Council's Access Officer's comments (paragraph 5.1), an outdoor access plan is requested to be submitted in relation to the satisfaction of condition 16 from the grant of planning permission in principle (15/02422/PIP). A detailed Outdoor Access Plan was submitted that will enhance connections to the existing core path, Great Glen Way, surrounding golf course and footpath network. It is proposed that the new footpaths will connect the existing path network to the north, east, south and west. The applicant has made the corrections in accordance with the Access Officer's recommendations, which will be reviewed through the satisfaction of conditions process for Condition 16 of the 2015 planning permission in principle accordingly.

8.18 Finally, there is an existing Section 75 Agreement that covers the site. This was varied in early 2022 to give the developer clarification in relation to the Developer Contribution requirement. The modified Section 75 Agreement is in line with the provisions of the Torvean and Ness-Side Development Brief and secures contributions toward primary and secondary education provision, strategic transport provision, and strategic sports facility provision.

## **9. CONCLUSION**

9.1 The changes proposed are minor relative to the larger development and are not considered to materially alter the character and qualities of the scheme as approved prior to this application. The development is therefore considered to remain acceptable in terms of the provisions of the development plan, with particular reference to the pattern of development, conformity with existing and approved adjacent land uses, as well as visual, environmental, transport and access impacts.

9.2 This permission is only for those matters specified in Condition 3b of planning permission in principle granted under 15/02422/PIP, and those matters specified in conditions that were approved in the previous MSC application (21/01895/MS) remain approved and are unchanged through this application.

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

## 10. IMPLICATIONS

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

## 11. RECOMMENDATION

### Action required before decision issued

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

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

### Conditions and Reasons

1. Within 6 months of the date of this approval of matters specified in conditions, a scheme detailing the arrangements for the provision of bus stops and rerouting of existing bus routes through the development shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the bus stops shall comprise appropriate road markings, bus shelters and provision of real time information services to a specification to be agreed with the Council. Thereafter the scheme shall be implemented prior to first occupation of the development.

**Reason:** To ensure that adequate and accessible bus services continue to operate in the area following any decision to reroute the bus service through the site.

2. Within 6 months of the date of this approval of matters specified in conditions, a scheme detailing layout, design and construction of a play area (including specifications, protection measures, boundary treatments and timescales for implementation) shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented prior to first occupation of any residential development located on plots 63-70 as identified on approved plan TOR/ARC/004 Revision D submitted to the Planning Authority on 02 September 2021.

**Reason:** In order to comply with the requirements of the Council's Open Space in New Residential Development supplementary planning guidance (adopted 20th May 2009) and to ensure that sufficient play equipment exists within the application site to serve future residents' needs.

## **REASON FOR DECISION**

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

## **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within TWO YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

## **INFORMATIVES**

### **Initiation and Completion Notices**

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

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

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

### **Flood Risk**

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

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a

connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](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](mailto:env.health@highland.gov.uk) for more information.

### **Protected Species – Halting of Work**

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

Signature: David Mudie  
Designation: Area Planning Manager – South  
Author: Mark Fitzpatrick  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - TOR\_LP\_01 Location Plan  
Plan 2 - TOR-SP-004 REV I Site Layout Plan  
Plan 3 - 18-AL-B-11 (ET) Alexander End Terrace - Floor Plan  
Plan 4 - 18-AL-B-13 (ET) Alexander End Terrace - General Plan  
Plan 5 - 18-AL-B-11 (MT) Alexander Mid Terrace - Floor Plan  
Plan 6 - 18-AL-B-13 (MT) Alexander Mid Terrace – Floor Plan/Elevations  
Plan 7 - 18-BE-SD-12 Behrens Semi - Elevations  
Plan 8 - 18-BE-SD-11 Behrens Semi - Floor Plan  
Plan 9 - 18-CL-GR-12 Clemente Garden Room - Elevations  
Plan 10 - 18-CL-GR-11 Clemente Garden Room - Floor Plan  
Plan 11 - 18-CL-GR-13 Clemente Garden Room - Floor Plan/Elevation  
Plan 12 - 18-CO-GR-12 Cortona Garden Room - Elevations  
Plan 13 - 18-CO-GR-11 Cortona Garden Room - Floor Plan  
Plan 14 - 18-CO-GR-13 Cortona Garden Room - General Plan  
Plan 15 - 18-EL-GR-12 Elliot Garden Room - Elevations  
Plan 16 - 18-EL-GR-11 Elliot Garden Room - Floor Plans

Plan 17 - 18-GU-MKLL-B-12 Guimard Mkii - Elevations  
Plan 18 - 18-GU-MKLL-B-11 Guimard Mkii- Floor Plans  
Plan 19 - 18-HU-GR-12 Hutton Garden Room - Elevations  
Plan 20 - 18-HU-GR-11 Hutton Garden Room - Floor Plans  
Plan 21 - 18-HU-GR-13 Hutton Garden Room - General Plan  
Plan 22 - 18-LA-GR-12 Lawrie Garden Room - Elevations  
Plan 23 - 18-LA-GR-11 Lawrie Garden Room - Floor Plans  
Plan 24 - 18-LA-G-12 Lawrie Grand - Elevations  
Plan 25 - 18-LA-G-11 Lawrie Grand - Floor Plans  
Plan 26 - 18-MA-GR-12 Mackintosh Garden Room - Elevations  
Plan 27 - 18-MA-GR-11 Mackintosh Garden Room - Floor Plans  
Plan 28 - 18-MA-GR-13 Mackintosh Garden Room - General Plan  
Plan 29 - 18-MA-G-12 Mackintosh Grand - Elevations  
Plan 30 - 18-MA-G-11 Mackintosh Grand - Floor Plans  
Plan 31 - 18-MI-G-12 Mitchel Grand - Elevations  
Plan 32 - 18-MI-G-11 Mitchel Grand - Floor Plans  
Plan 33 - 18-MI-GR-12 Mitchell Garden Room - Elevations  
Plan 34 - 18-MI-GR-11 Mitchell Garden Room - Floor Plans  
Plan 35 - 18-MI-GR-13 Mitchell Garden Room - General Plan



Appendix 1 – Plot List Amendments & House-type Mix

<b>Plot List Amendments</b>			
<b>Plots # on current Site layout plan</b>	<b>From</b>	<b>to</b>	<b>Additional Changes</b>
4 - 5	1 x Cortona 1 x Guimard	1 x Cortona Garden Room 1 x Guimard MKII	
8	1 x Guimard	1 x Guimard MKII	
16 - 17	1 x Mitchell Garden Room 1 x Lawrie Garden Room	1 x Mitchell Garden Room 1 x Lawrie Grand	Minor driveway amendments
19 - 24	1 x Elliot Garden Room 1 x Everett Garden Room 1 x MacKintosh 1 x Elliot Garden Room 1 x Everett Grand 1 x Clemente Garden Room	1 x Lawrie Grand 1 x Hutton Garden Room 1 x MacKintosh Garden Room 1 x Clemente Garden Room 1 x Elliot Garden Room 1 x Lawrie Grand	Minor driveway amendments
30 - 33	1 x MacKintosh Garden Room 1 x Mitchell Garden Room 1 x Lawrie Grand 1 x Everett Grand	1 x MacKintosh Grand 1 x Lawrie Grand 1 x Mitchell Grand 1 x Lawrie Grand	Minor driveway amendments
36	1 x Lawrie	1 x Lawrie Garden Room	
39	1 x Lawrie Grand	1 x Lawrie Grand	House inverted, minor driveway amendment
44 - 45	1 x Everett Grand 1 x Clement Garden Room	1 x Hutton Garden Room 1 x Lawrie Grand	Minor driveway amendments
51 - 52	2 x 2in a row Alexander terrace	2 x 2in a row Behrens semi	
55 - 60	2 x 4in a block cottage flats	2 x 3in a row Alexander terrace	Addition of rear garden grounds and footpath. 4no parking spaces added (16 total)
63 - 65	1 x 4in a block cottage flats	1 x block of 3in a row Alexander terrace	Addition of rear garden grounds and footpath
90 - 91	1 x Clemente Garden Room 1 x Cortona Garden Room	1 x Hutton Garden Room 1 x Lawrie Grand	

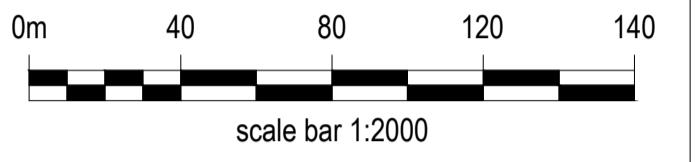
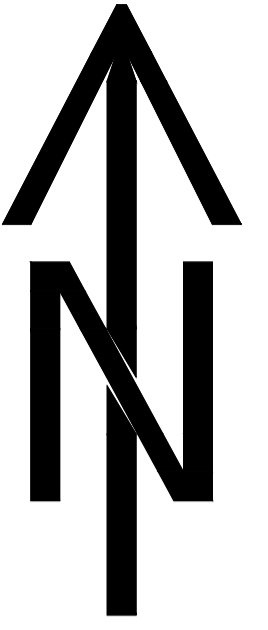
93 - 99	1 x Elliot Garden Room 1 x Everett 1 x Lawrie 1 x Cortona 1 x Clemente Garden Room 1 x 2in a row Alexander terrace	1 x Hutton Garden Room 1 x Elliot Garden Room 1 x Lawrie Garden Room 1 x Cortona Garden Room (house inverted) 1 x Clemente Garden Room (house inverted) 1 x 2in a row Behrens semi-detached	Minor driveway amendments
102 - 105	1 x Guimard 1 x Cortona 1 x Guimard 1 x Elliot	1 x Guimard MkII 1 x Cortona Garden Room 1 x Guimard MkII 1 x Elliot Garden Room	
107 - 108	1 x MacKintosh 1 x Lawrie Garden Room	1 x MacKintosh Garden Room 1 x Lawrie Garden Room	Both houses inverted. Minor driveway amendments
111	1 x Hutton	1 x Hutton Garden Room	
113 - 114	1 x Elliot 1 x Everett Garden Room	1 x Elliot Garden Room (house inverted) 1 x Lawrie Garden Room	Minor driveway amendments

<b>House-type Mix</b>		
<b>House</b>	<b>No Beds</b>	<b>Changes</b>
Alexander End Terrace	3	Not in previous approval under 21/01895/MSC
Alexander Mid Terrace	3	Not in previous approval under 21/01895/MSC
Behrens Semi-Detached	3	none
Brasini Detached	3	Not included in this app still in development
Clemente Garden Room	4	none
Cornell (base)	4	Not included in this app still in development
Cortona Garden Room	4	none
Cottage Flats	2	Not included in this app & removed from development.
Elliot (base)	4	Not included with this app as upgraded to Garden Room
Elliot Garden Room	4	none
Everett (base)		Not included in this app no longer in the development
Everett Garden Room		Not included in this app no longer in the development
Everett Grand 2.5 storey	4	Not included in this app no longer in the development
Guimard (base)	4	Not included in this app still in development
Guimard MkII	4	Not in 21/01895/MSC Floorplan amended with small protrusion from Guimard Base
Hutton (base)	4	Not included in this app as upgraded to Garden Room
Hutton Garden Room	4	None
Lawrie (base)	5	Not included in this app as upgraded to Garden Room / Grand
Lawrie Garden Room	5	None
Lawrie Grand 2.5storey	6	None
Leonardo Garden Room	4	Not included in this app still in development

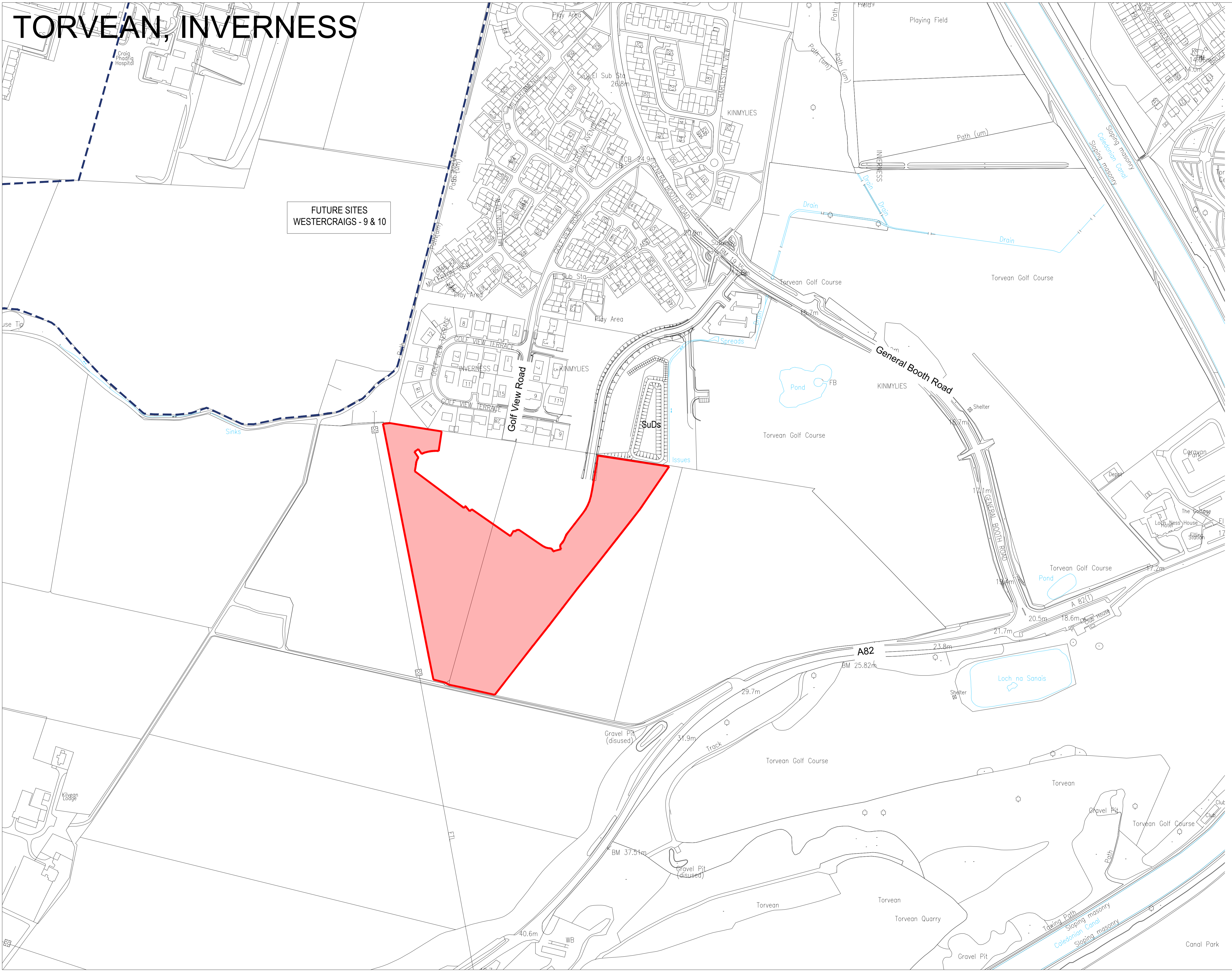
Leonardo Grand	5	Not included in this app still in development
Mackintosh (base)	5	Not included in this app as upgraded to Garden Room / Grand
Mackintosh Garden Room	5	none
Mackintosh Grand 2.5storey	6	None
Mitchel Garden Room	5	None
Mitchel Grand	6	Not in previous approval under 21/01895/MSC

# TORVEAN, INVERNESS

FUTURE SITES  
WESTERCRAIGS - 9 & 10



Key:  
— Site boundary  
- - - Westercraigs Ownership Boundary



No.	Revision	Date	By

**ROBERTSON**  
HOMES

Robertson House, Castle Business Park, Stirling FK9 4TZ  
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Project Title:  
**TORVEAN  
INVERNESS**

Drawing Title:  
**LOCATION PLAN**

Scale: <b>1:1250@A1</b>	Date: <b>OCT 19</b>
Drawn: <b>LB</b>	Checked: <b>LB</b>

Drawing No. <b>TOR_LP_01</b>	Rev.
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# TORVEAN, INVERNESS

Club House



0m 1 2 3 4  
Scale 1:500

- DENOTES OPP HANDINGS
- SITE BOUNDARY
- - AFFORDABLE AREA
- \* BIN LAYDOWN AREAS
- RETAINING WALLS
- PROPOSED WOODLAND
- EXISTING WOODLAND
- PRIVATE GRASS
- PUBLIC OPEN SPACE
- HEDGE
- ADOPTED ROADS & FOOTPATHS (TAR FINISH)
- SHARED ROADS (CHARCOAL FAVORS)
- DRIVEWAYS & SHARED PARKING (NATURAL FAVORS WITH CHARCOAL PERIMETER)



Ponds

FB

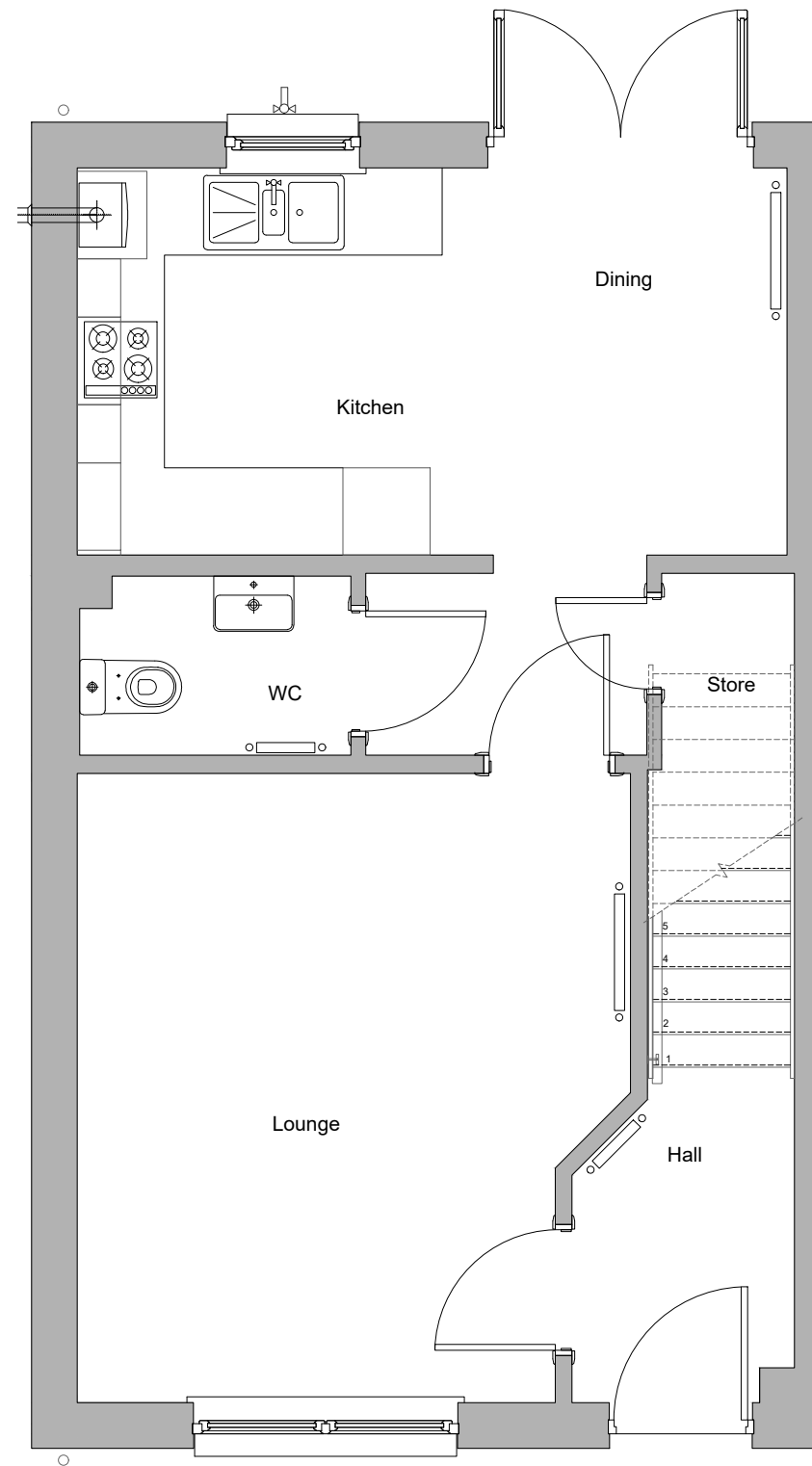
29.7m

No.	Revision	Date	By
I	CONNECTING FOOTPATHS LINKS TO BOUNDARY ADDED OUTSIDE PLOTS 10 & 50	13/05/21	AM
H	RETAINING WALLS & LANDSCAPING SLOPES ADDED SHARED ROAD HATCH COLOURS AMENDED	05/05/21	JM
G	PLOTS 5, 6, 102 & 104 GUARDRAIL CHANGED TO M11 VERSION AND PLOTS 22 & 24 HOUSING REARRANGED	12/04/21	JM
F	HOUSING MIX RE-APPRAISED - PLEASE REFER TO SEPARATE CHANGE SUMMARY SCHEDULE	21/03/21	JM
E	BEHRENS IN LIEU OF ALEXANDER HOUSE TYPE - PLOTS 51 & 52 & 98-99 IN TERRACE RAILING OF THE COTTAGE FLATS - PLOTS 95-98 & 93-95 GARDEN ROOMS ADDED TO PLOTS 4, 21, 36, 94-96, 103, 105, 107, 111 & 113	12/01/21	JM
D	PARKING COURT AT 55-62 UPDATED	02/09/21	ME
C	DISABLED PARKING BAYS AMENDED	02/09/21	ME
B	LAYOUT UPDATED FOR ADDITIONAL ROADS COMMENTS	26/08/21	ME
A	LAYOUT UPDATED FOR ROADS AND ENGINEERS COMMENTS	21/06/21	ME

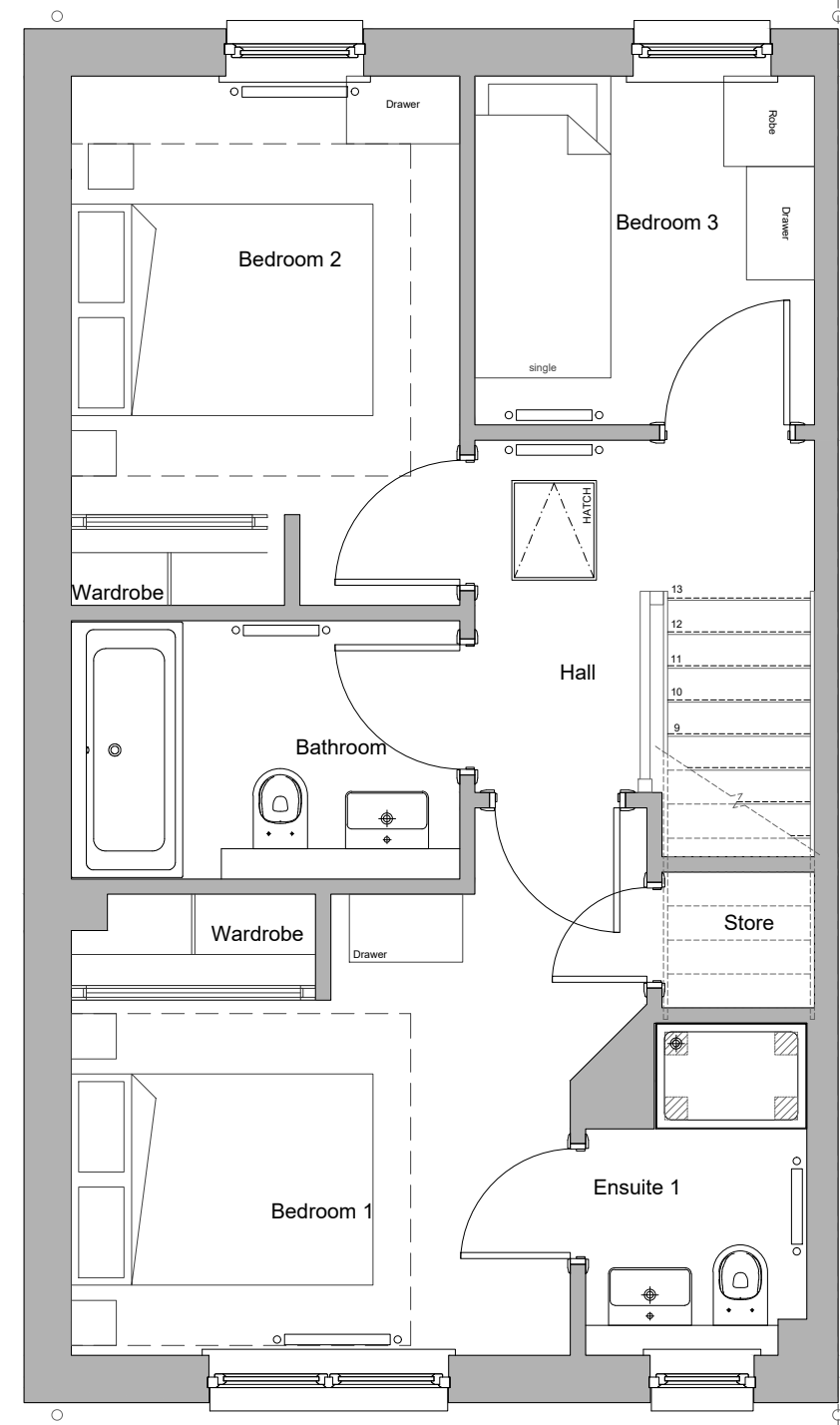
**ROBERTSON**  
HOMES

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Project Title: <b>TORVEAN INVERNESS</b>	
Drawing Title: <b>SITE LAYOUT PLAN</b>	
Scale: <b>1:500@A0</b>	Date: <b>FEB '21</b>
Drawn: <b>ME</b>	Checked: <b>AS</b>
Drawing No. <b>TOR-SP-004</b>	Rev: <b>1</b>



Ground Floor



First Floor

**GENERAL NOTES:**

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 www.robertsonhomes.co.uk

Drawing Title:

**Planning Floor Plans**  
 All Divisions

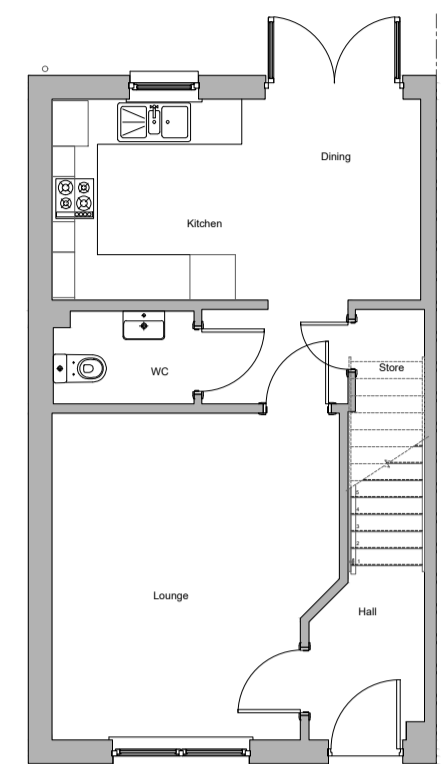
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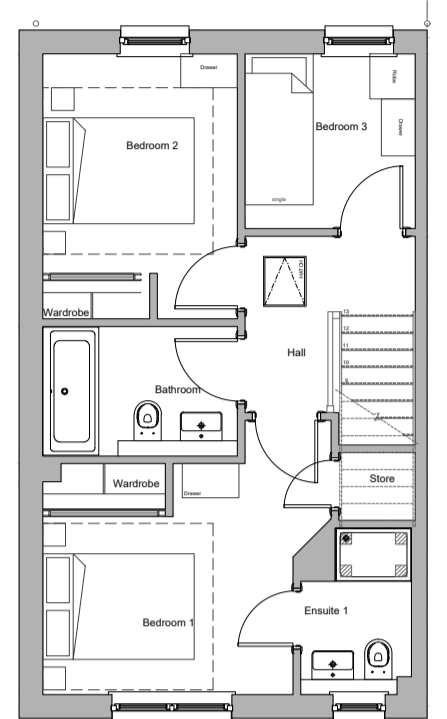
**ALEXANDER 18 (ET)**

**ARTISTRY RANGE 18**

Drawing No: <b>18-AL-B-11 (ET)</b>	Rev:
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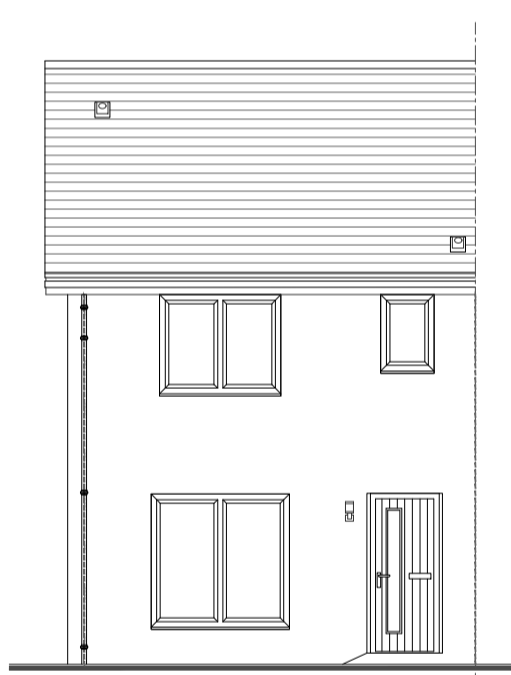
GROUND FLOOR PLAN



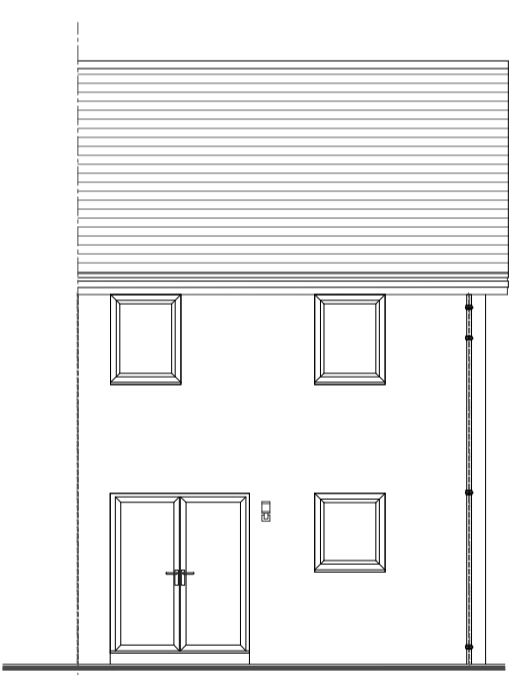
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ELEVATION TYPE E1



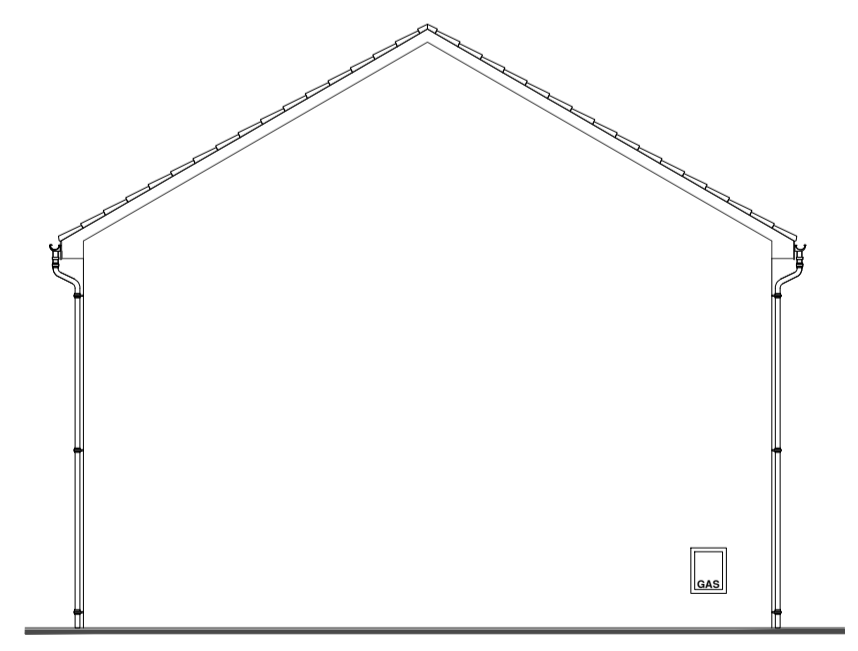
FRONT ELEVATION



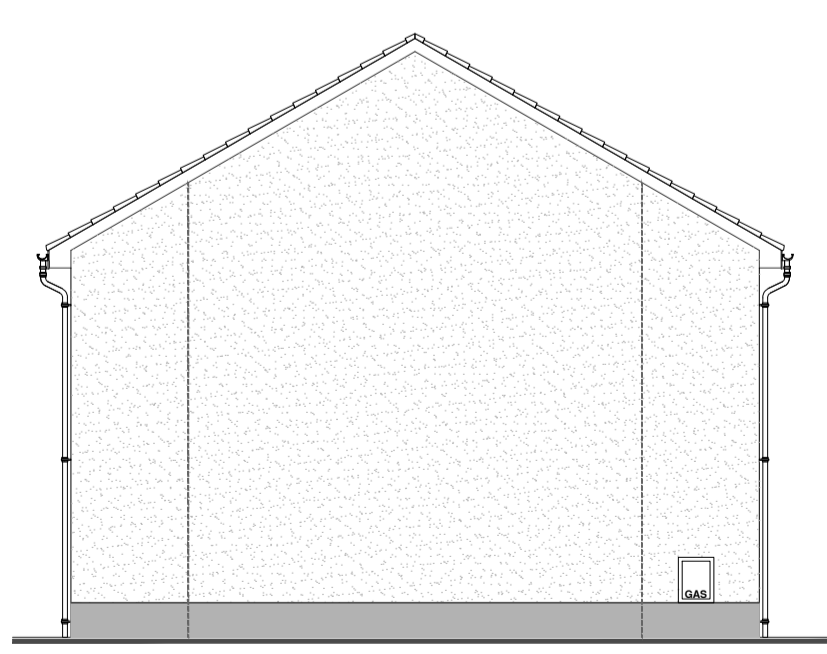
REAR ELEVATION



ELEVATION TYPE E2



SIDE ELEVATION



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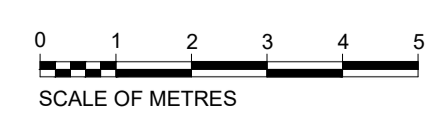
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 All Divisions

Scale: 1:100	Date: JUL 19	Drawn: ME
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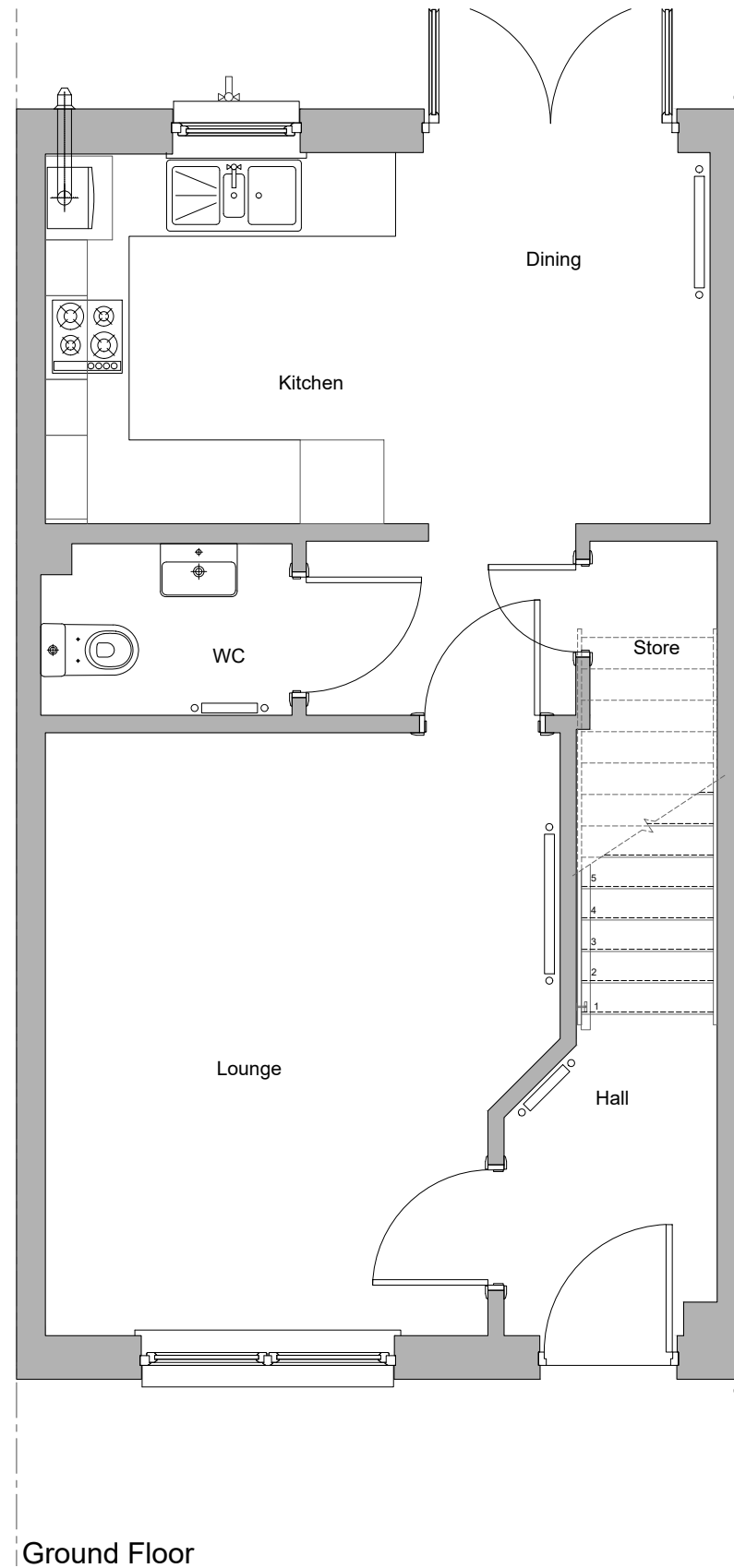
House Name:  
**ALEXANDER 18**

**ARTISTRY RANGE**

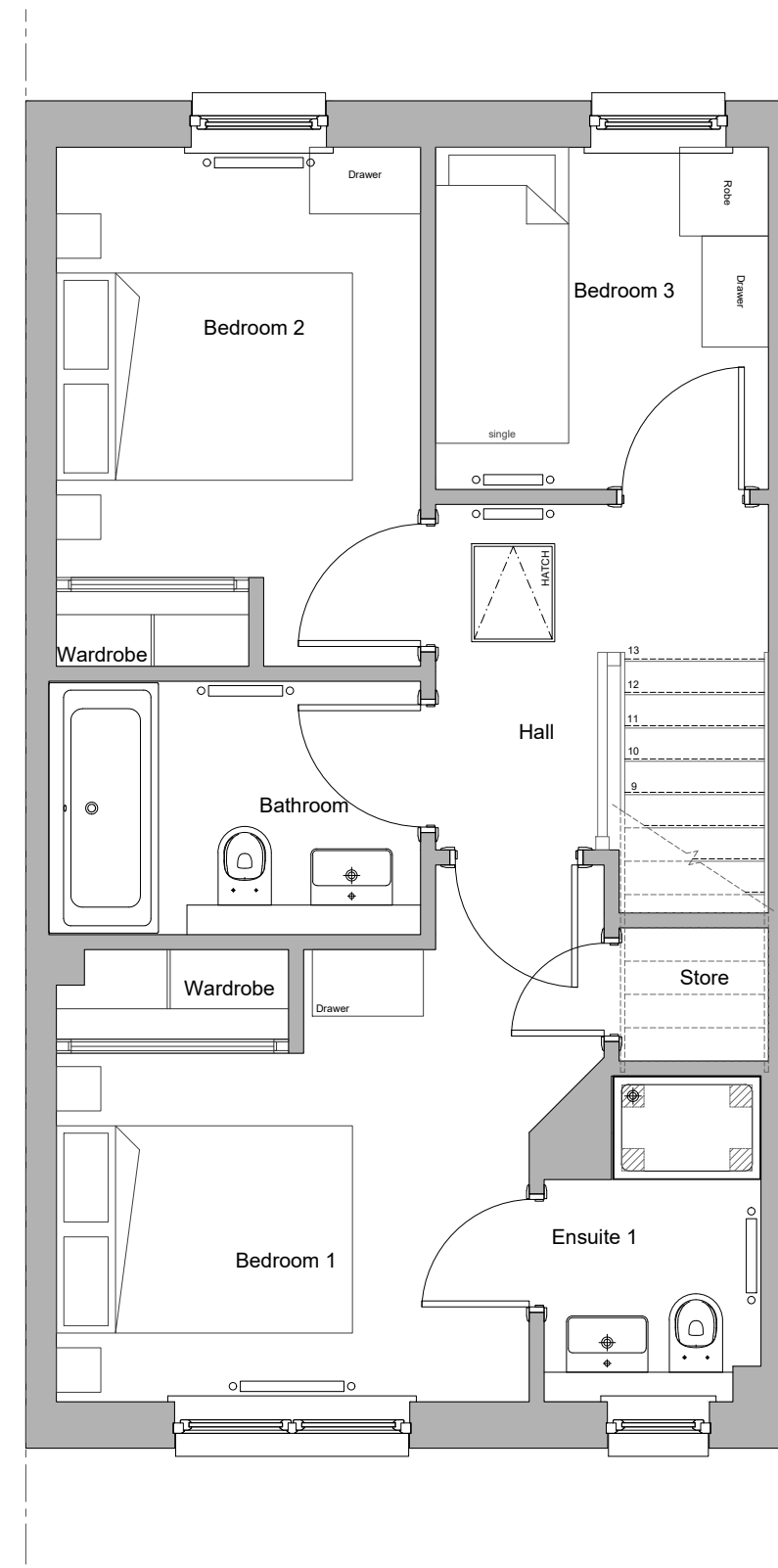
Drawing No: <b>18-AL-B-13 (ET)</b>	Rev:
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Ground Floor



First Floor

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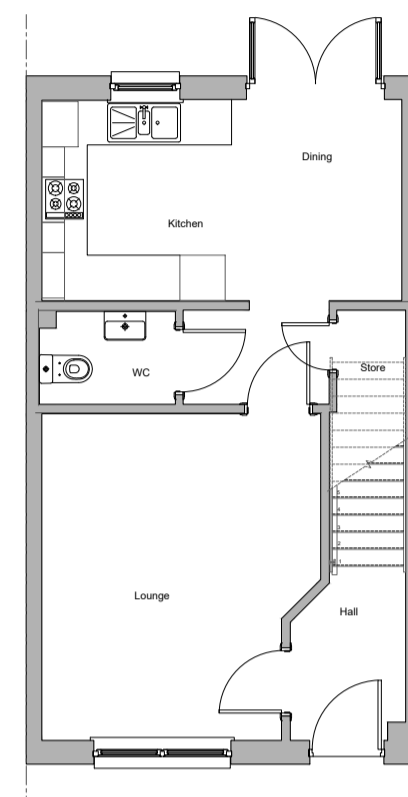
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**Planning Floor Plans**  
 All Divisions

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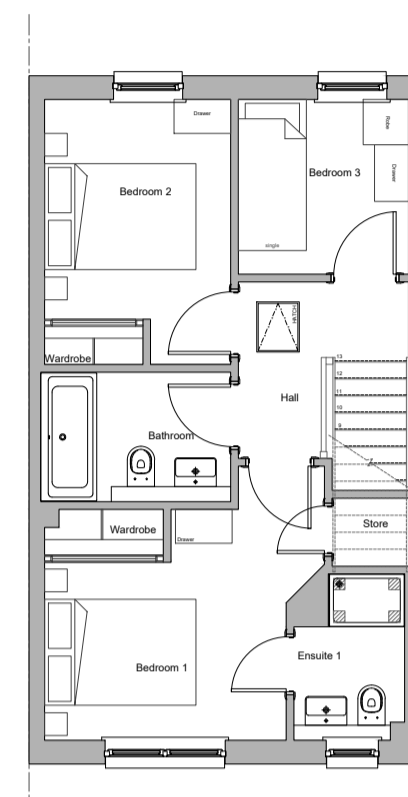
House Name:  
**ALEXANDER 18 (MT)**

**ARTISTRY RANGE**

Drawing No: **18-AL-B-11 (MT)**      Rev: -



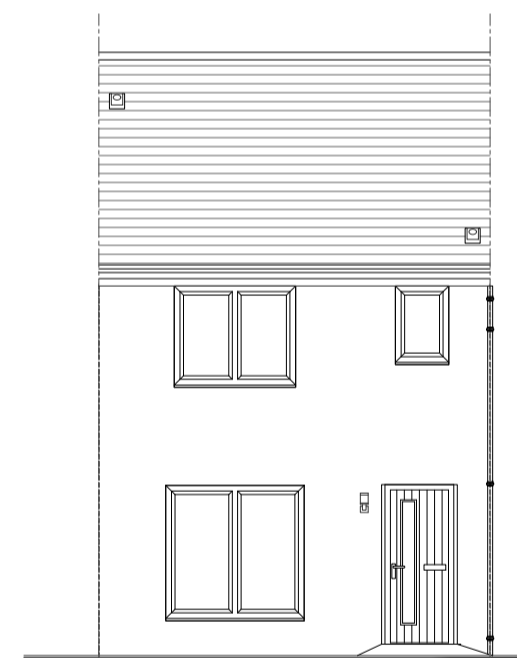
GROUND FLOOR PLAN



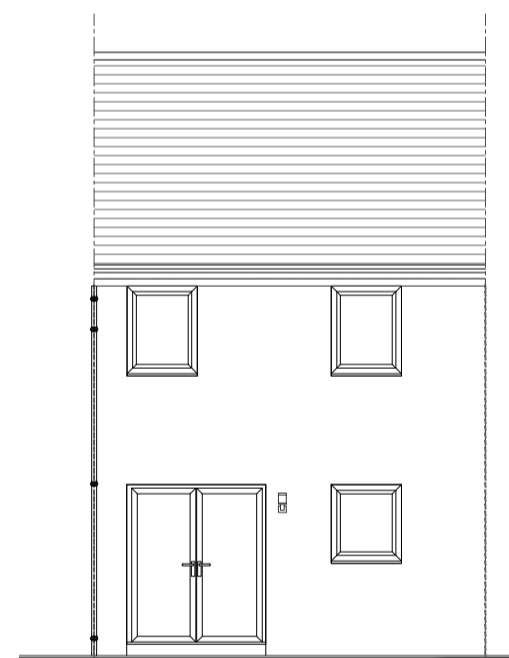
FIRST FLOOR PLAN



ELEVATION TYPE E1



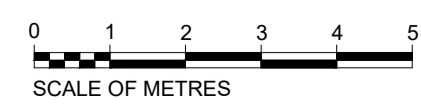
FRONT ELEVATION



REAR ELEVATION



ELEVATION TYPE E2



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No.	Revision	Date	By
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Drawing Title:

**Planning Drawings**  
All Divisions

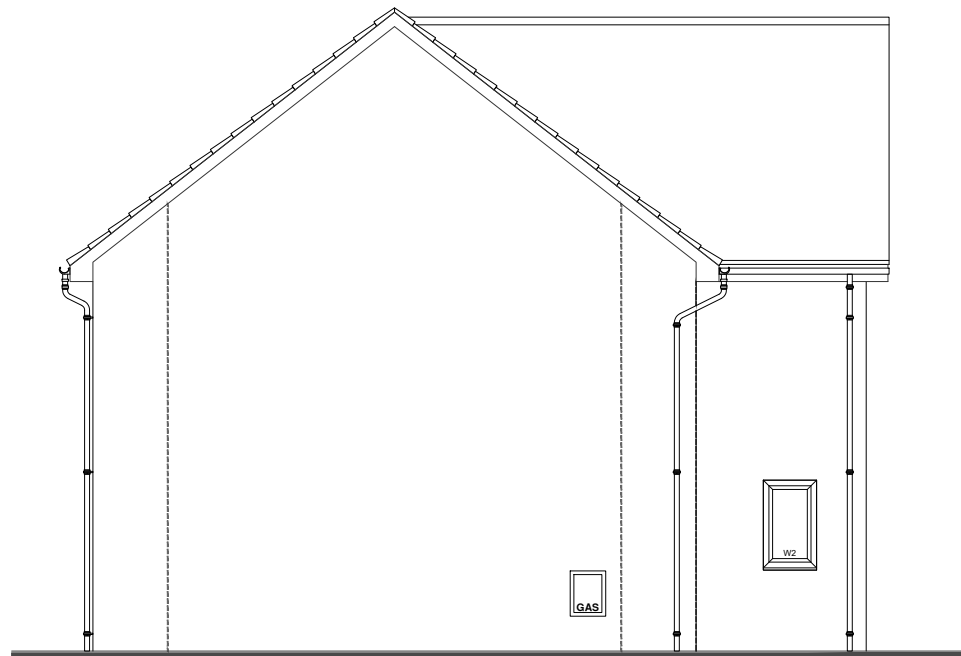
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House Name:

**ALEXANDER 18 (MT)**

**ARTISTRY RANGE**

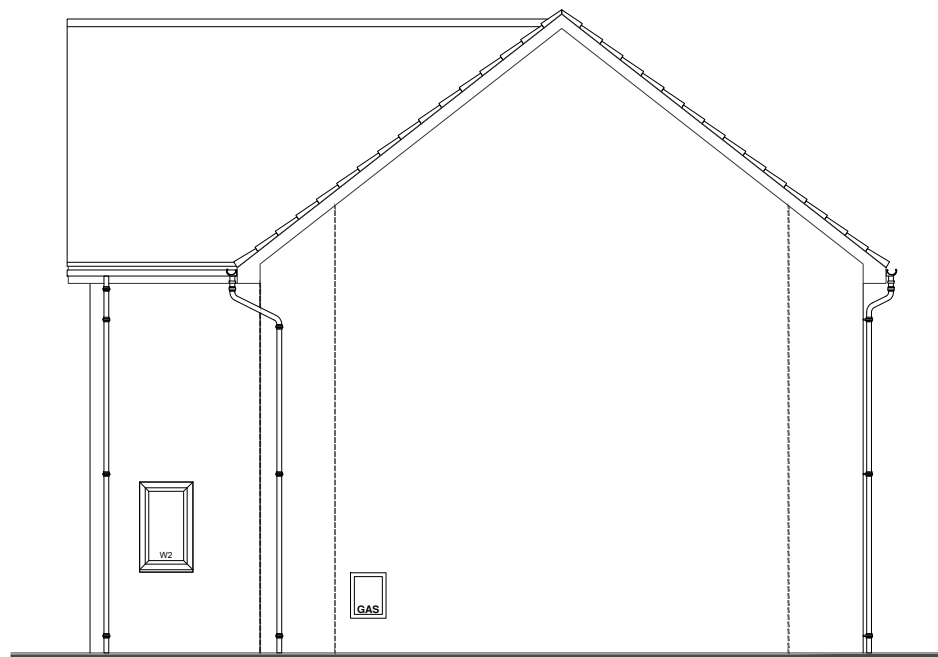
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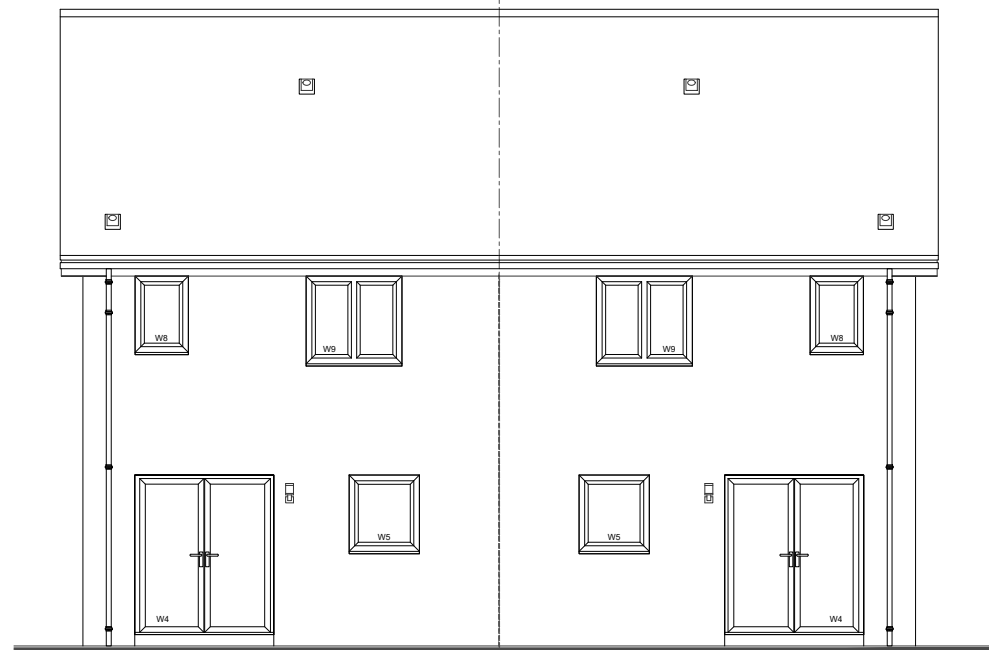
Side Elevation



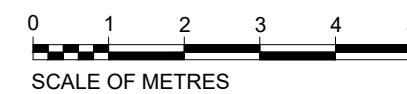
Front Elevation



Side Elevation



Rear Elevation



**GENERAL NOTES:**

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No.	Revision	Date	By



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Drawing Title:

**Planning Elevations**  
All Divisions

Scale:  
1:100

Date:  
Apr 19

Drawn:  
GBR

House Name:

**BEHRENS 18 Semi-Det.**

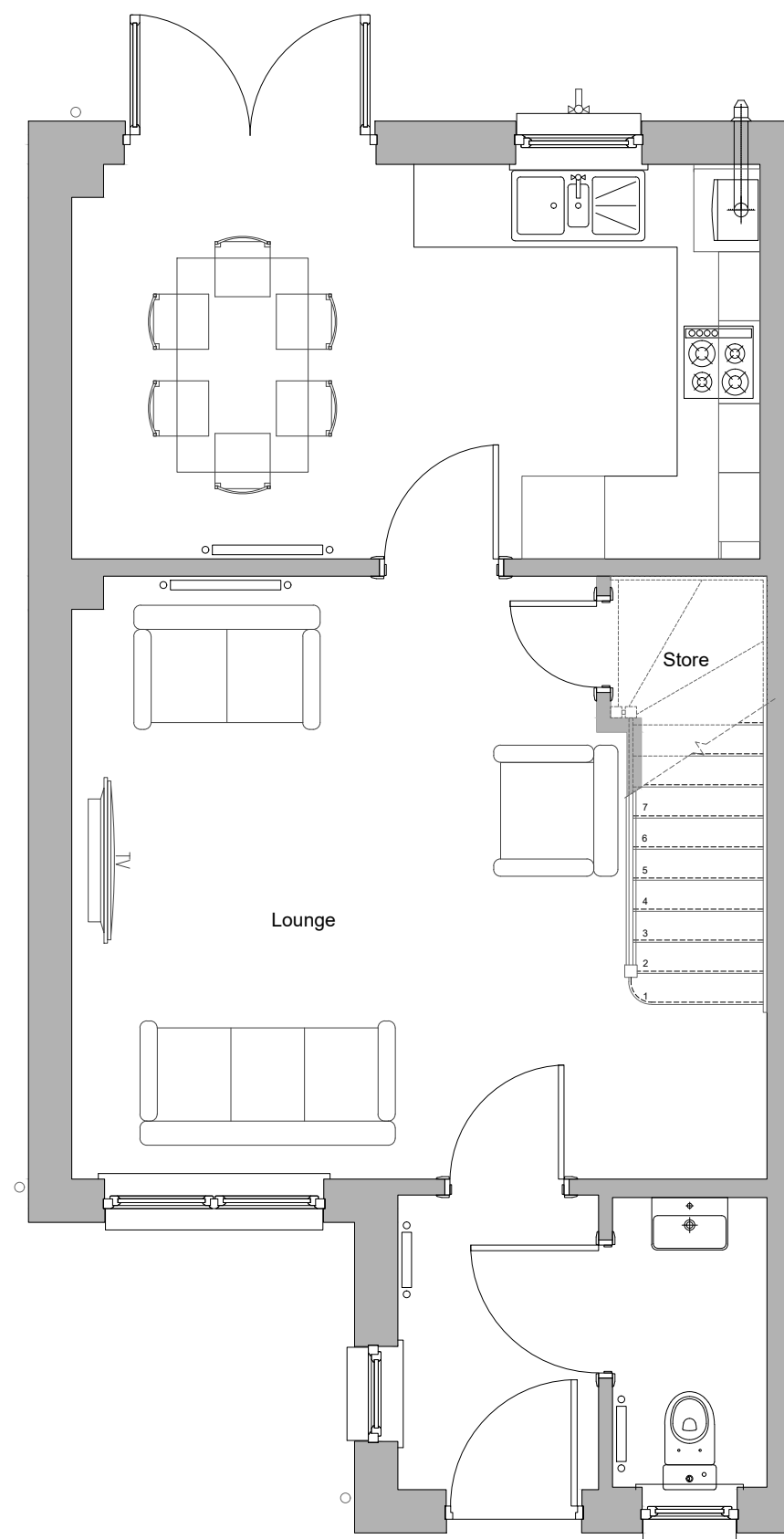
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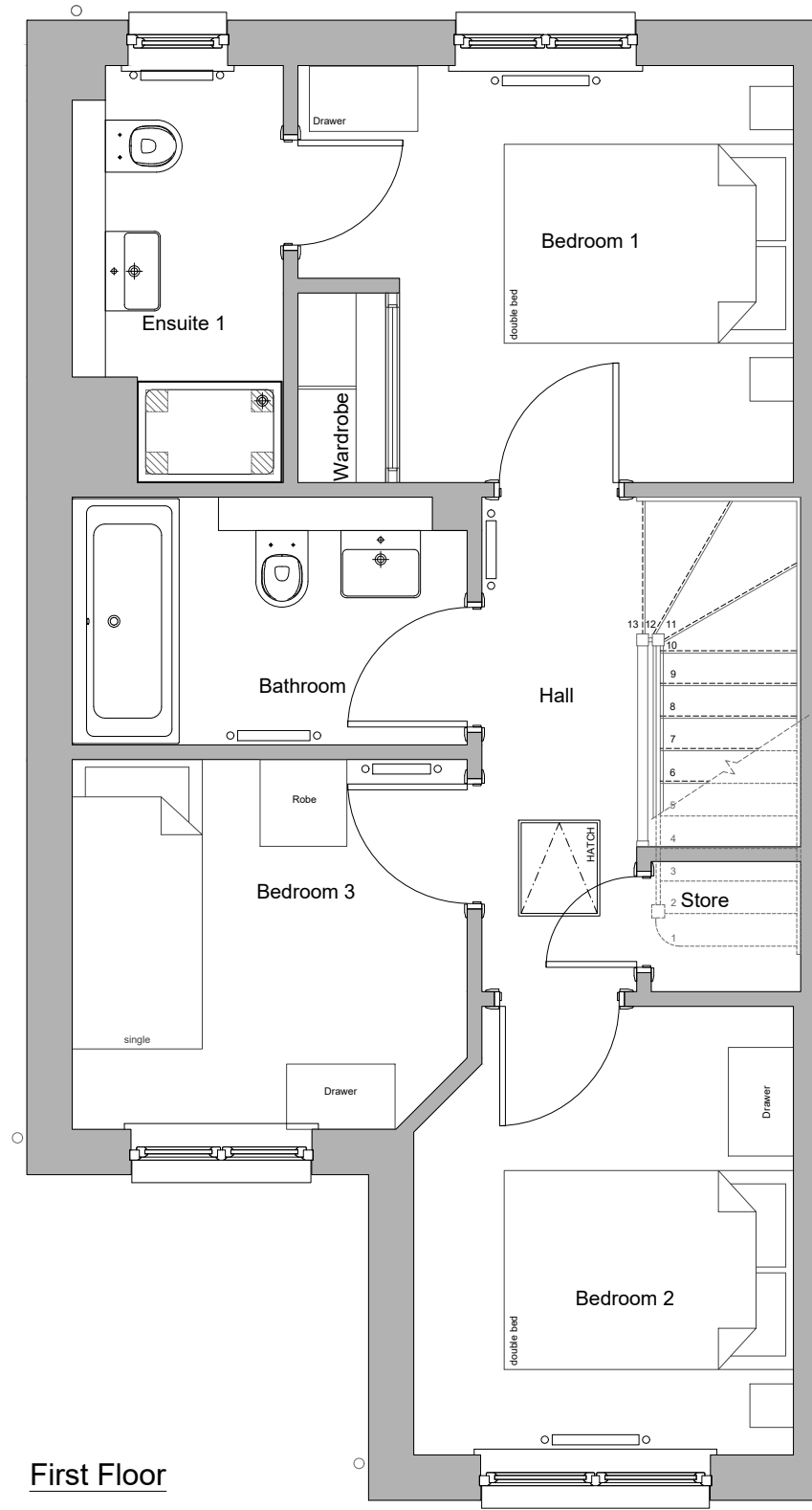
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Rev:

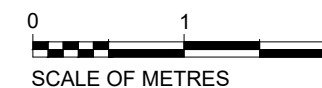
-



Ground Floor



First Floor



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No.	Revision	Date	By



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Drawing Title:

**Planning Floor Plans**  
All Divisions

Scale: 1:50	Date: Apr 19	Drawn: GBR
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House Name:

**BEHRENS 18 Semi-Det.**

**ARTISTRY RANGE 18**

Drawing No: <b>18-BE-SD-11</b>	Rev: -
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**GENERAL NOTES:**

All works to be constructed accordance with the Building (Scotland) Act 2003 and subsequent amendments.

All works to be carried out in accordance with the Construction, Design and Management Regulations 2015.

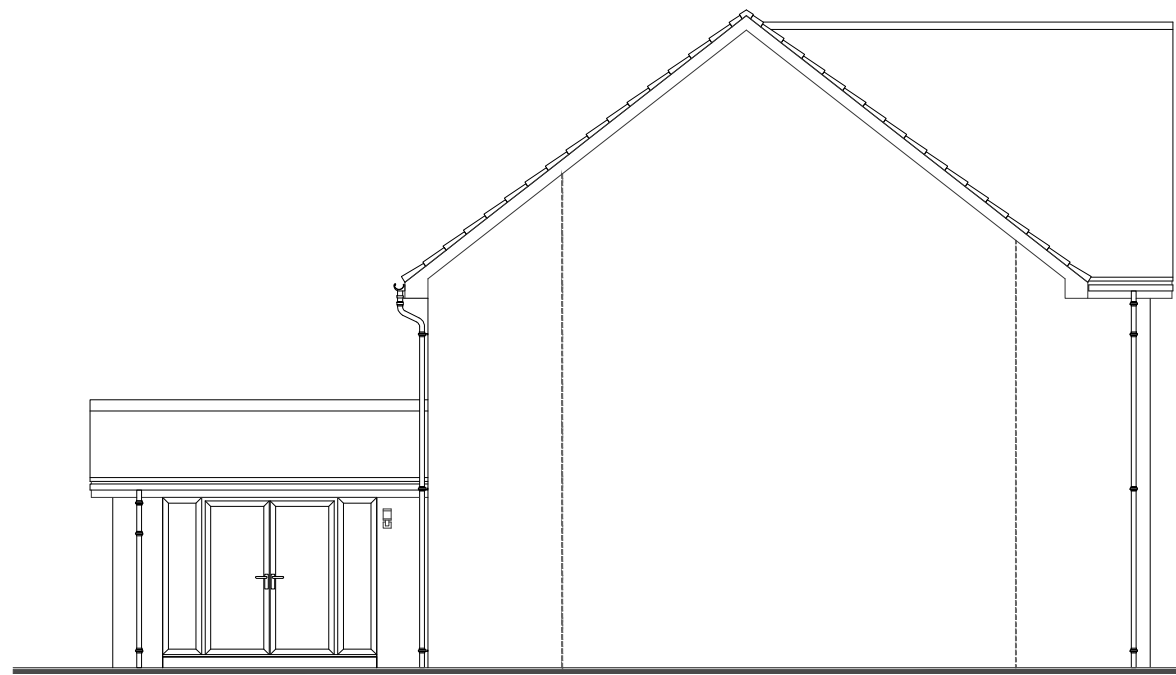
All drainage to be installed and tested to the satisfaction of the Local Authority.

All electrical work to comply with the latest edition of the IEE Regulations and BS 7671 current edition.

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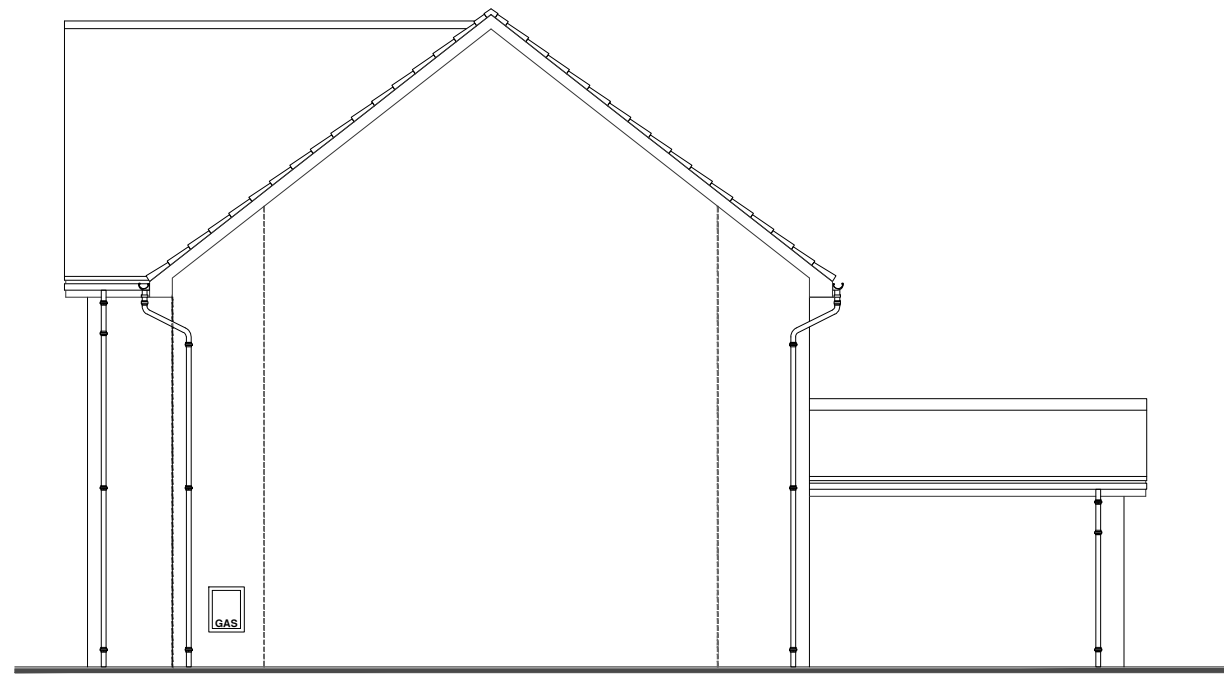
All foundation and below ground drainage shown are indicative of standard ground conditions. Refer to site investigation report and structural/civil engineers information for individual plot design and specification.



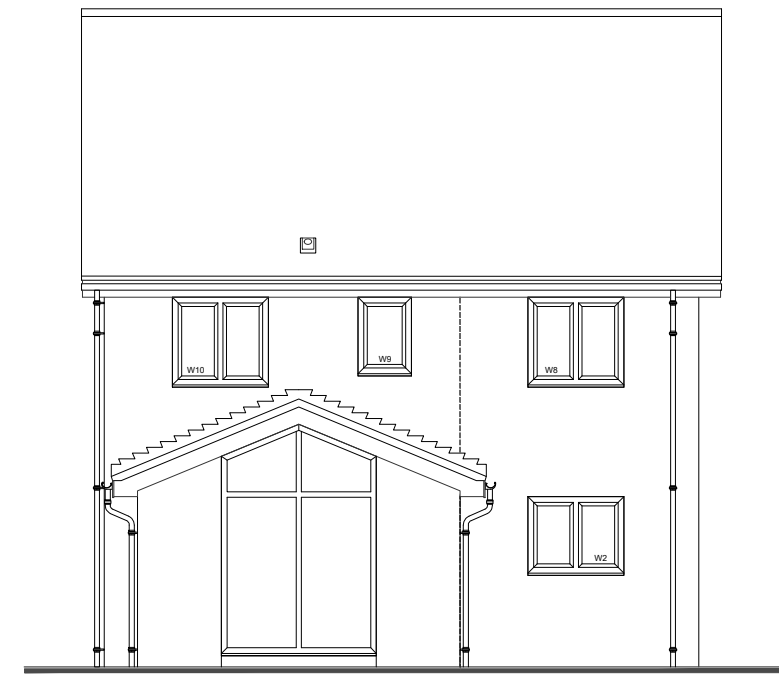
Side Elevation



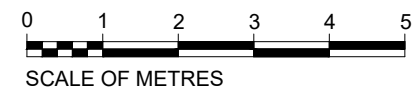
Front Elevation



Side Elevation



Rear Elevation



No.	Revision	Date	By



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Drawing Title:

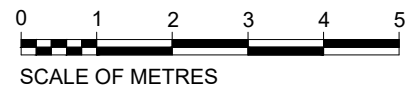
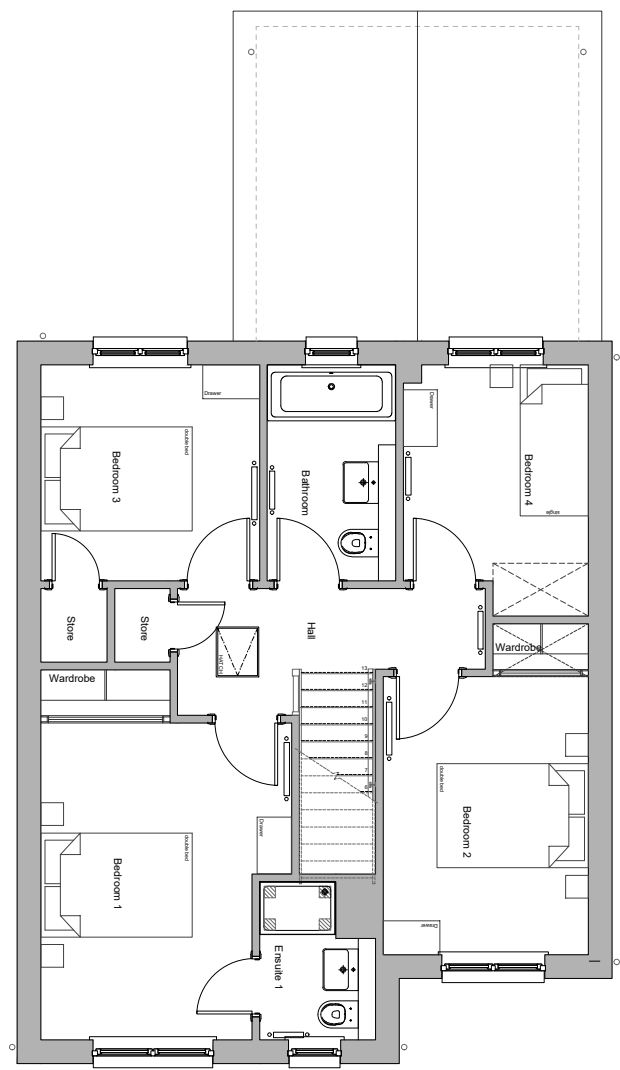
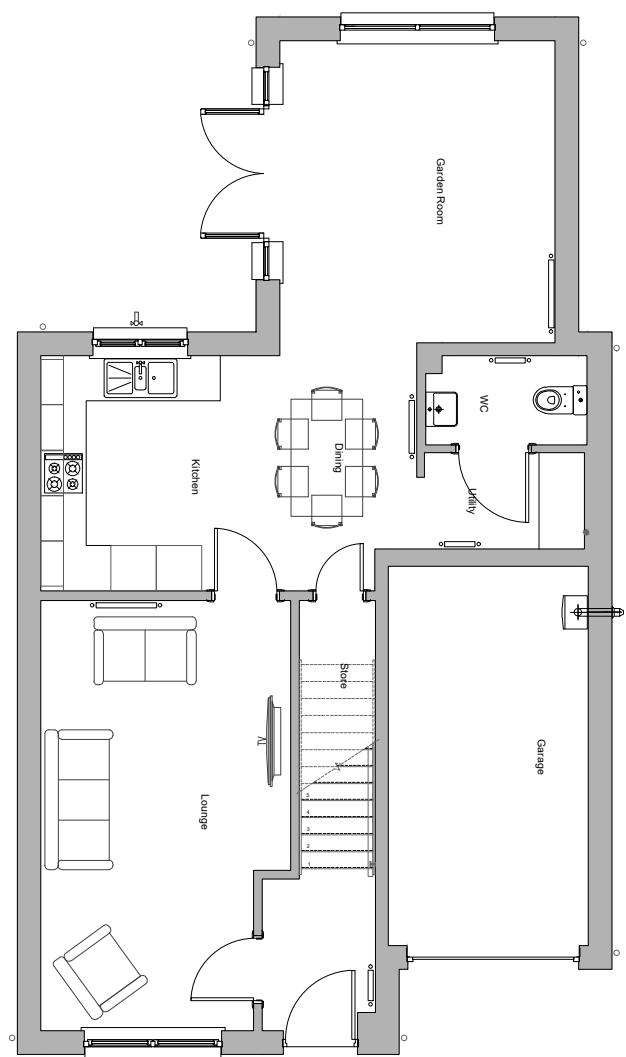
**Planning Elevations**  
 All Divisions

Scale: 1:100	Date: Apr 19	Drawn: GBR
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House Name:  
**CLEMENTE GARDEN ROOM 18**

**ARTISTRY RANGE 18**

Drawing No: 18-CL-GR-12	Rev: -
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**GENERAL NOTES:**

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 Tel: 01786 431600 Fax: 01786 431650  
 Email: info@robertson.co.uk  
 www.robertsonhomes.co.uk

Drawing Title:

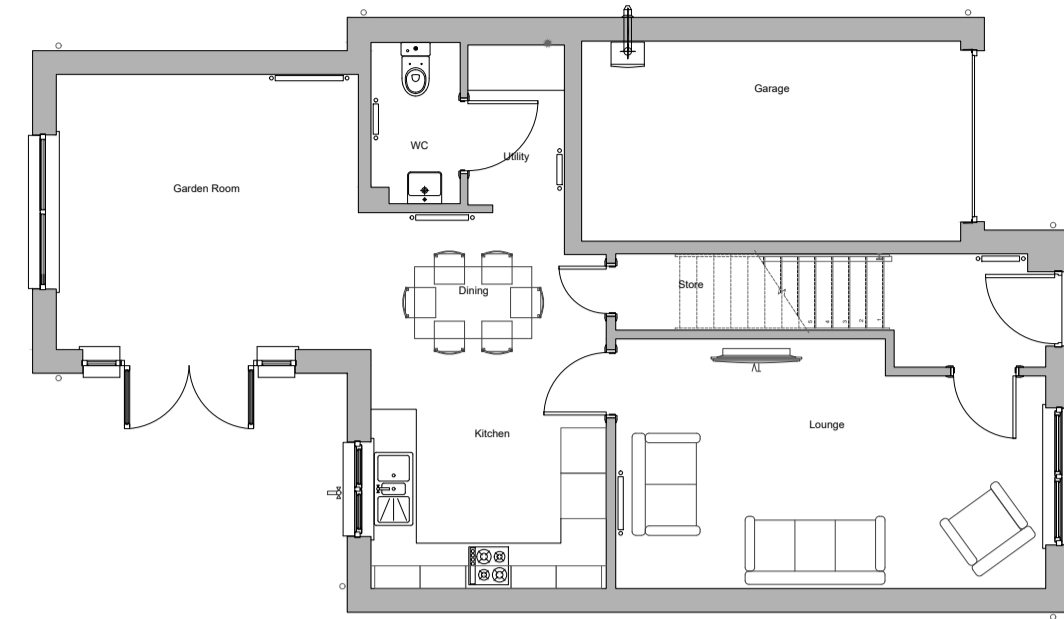
**Planning Floor Plans**  
All Divisions

Scale: <b>1:100</b>	Date: <b>Apr 19</b>	Drawn: <b>GBR</b>
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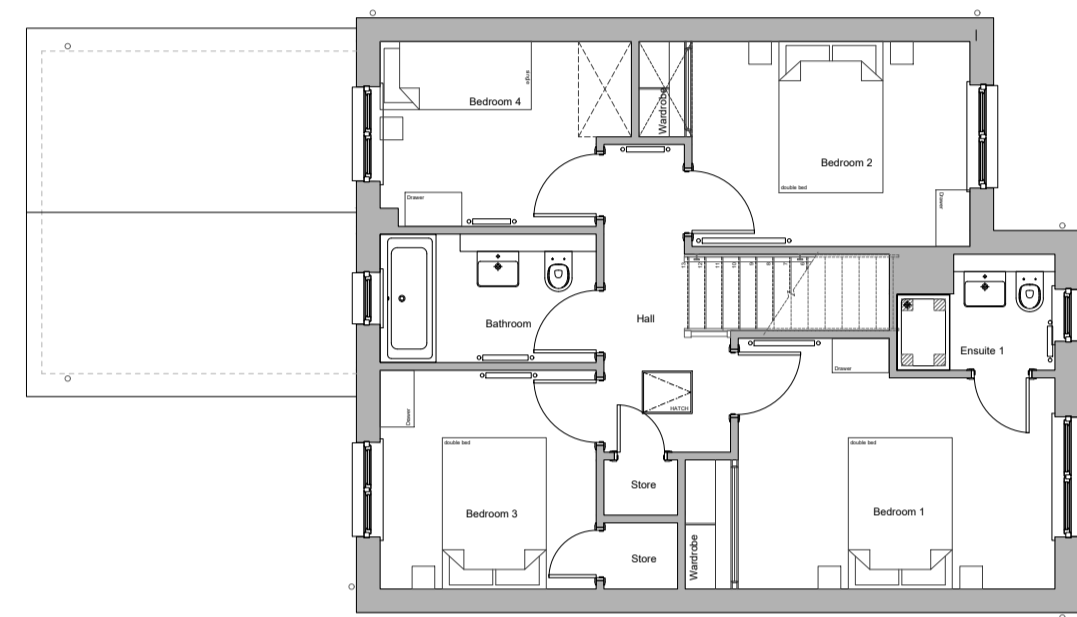
House Name:  
**CLEMENTE GARDEN ROOM 18**

**ARTISTRY RANGE 18**

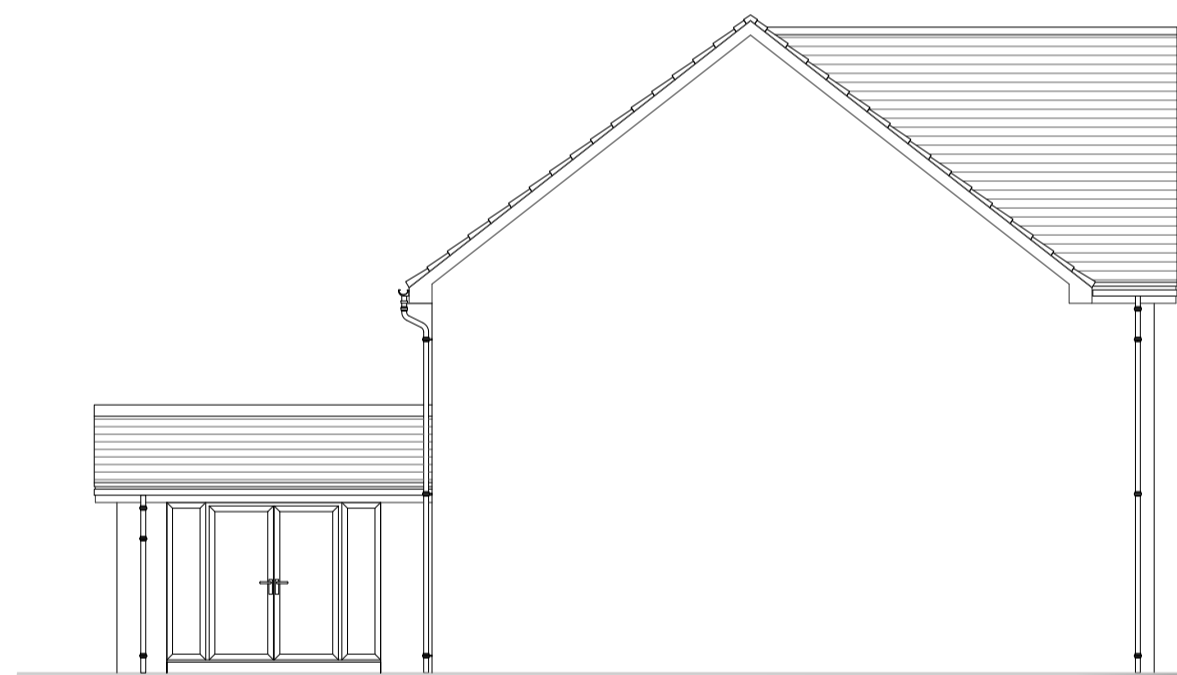
Drawing No: <b>18-CL-GR-11</b>	Rev: <b>-</b>
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GROUND FLOOR PLAN



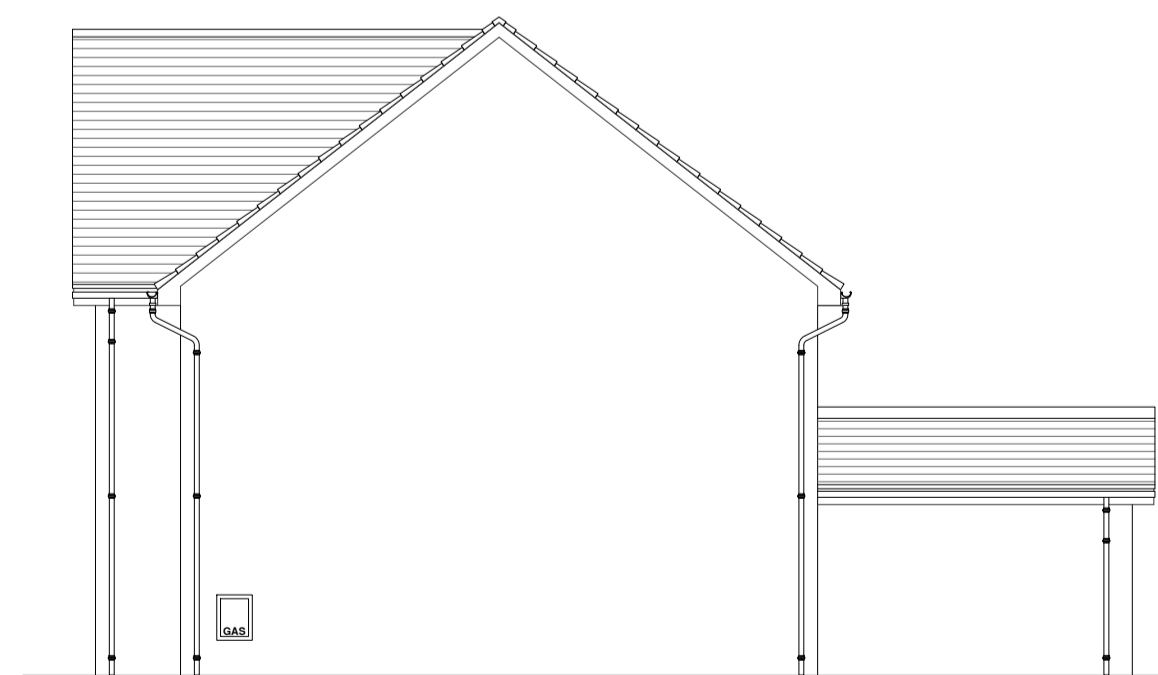
FIRST FLOOR PLAN



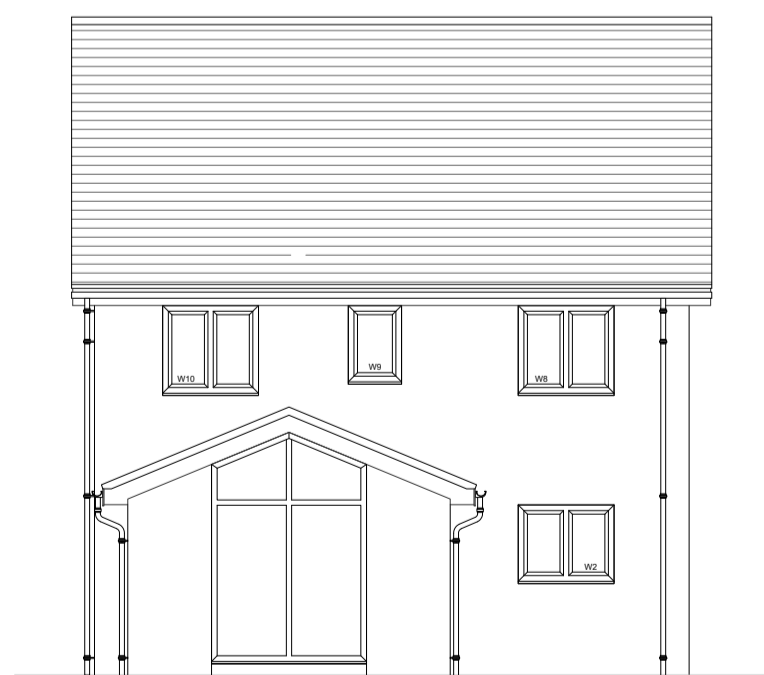
SIDE ELEVATION



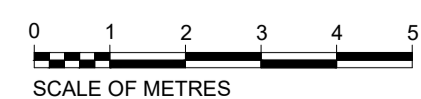
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



ELEVATION TYPE E1



ELEVATION TYPE E2



ELEVATION TYPE E3

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Drawing Title:

**Planning Drawings**  
 All Divisions

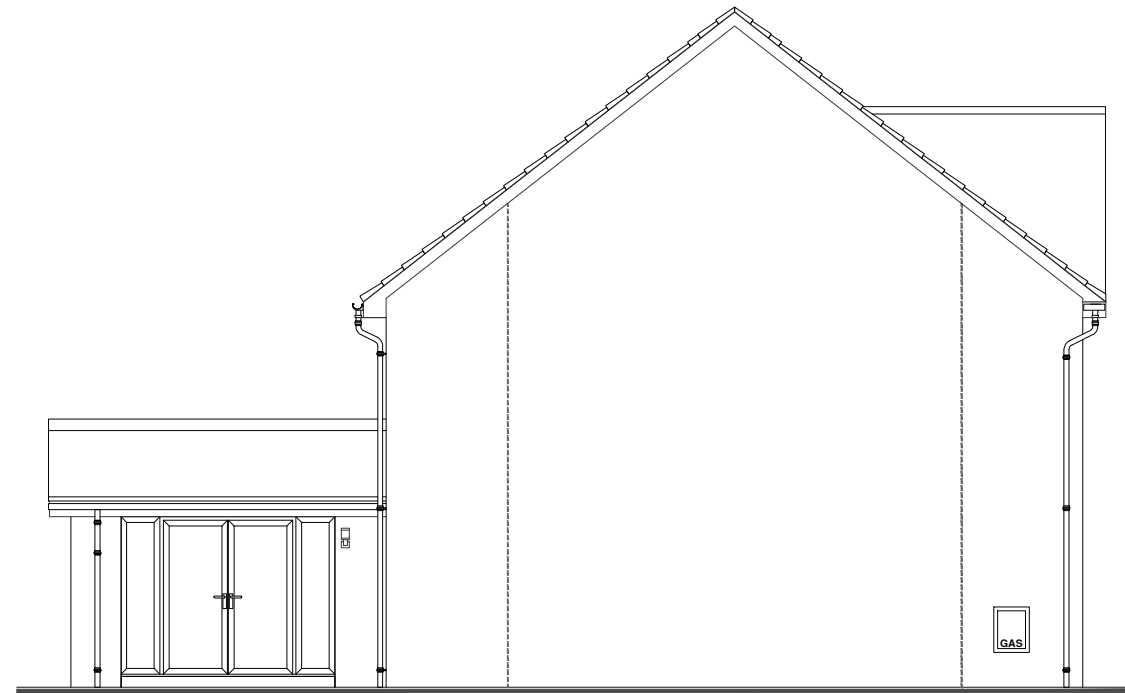
Scale: 1:100	Date: Oct 19	Drawn: ME
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House Name:

**CLEMENTE GR 18**

**ARTISTRY RANGE 18**

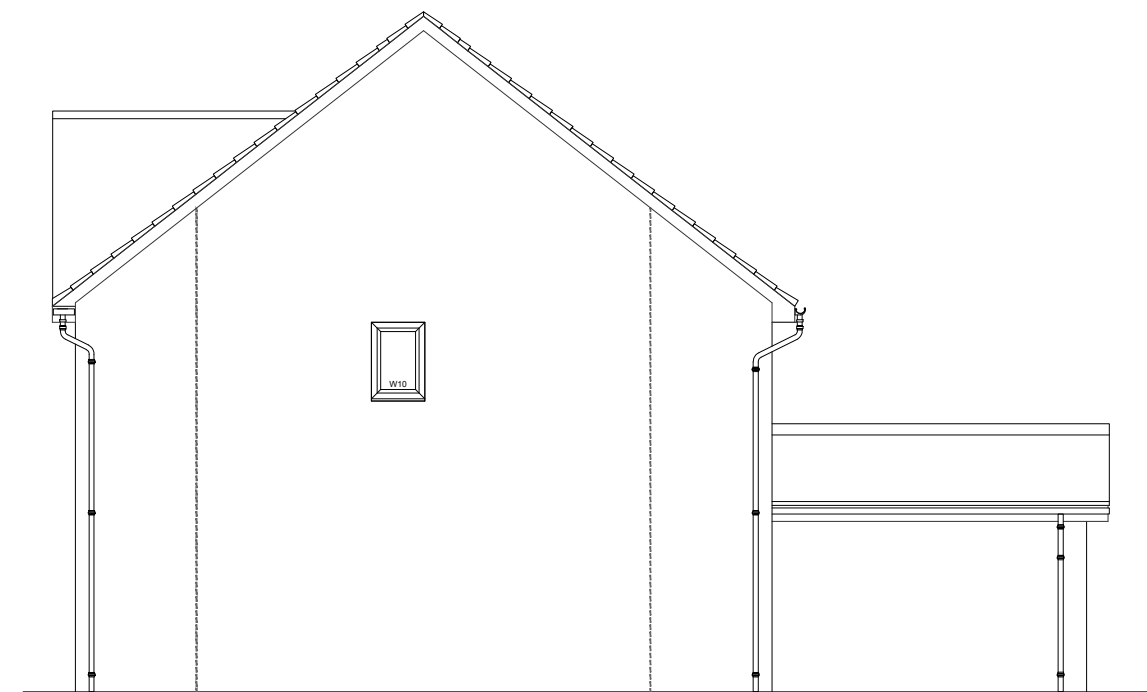
Drawing No: <b>18-CL-GR-13</b>	Rev:
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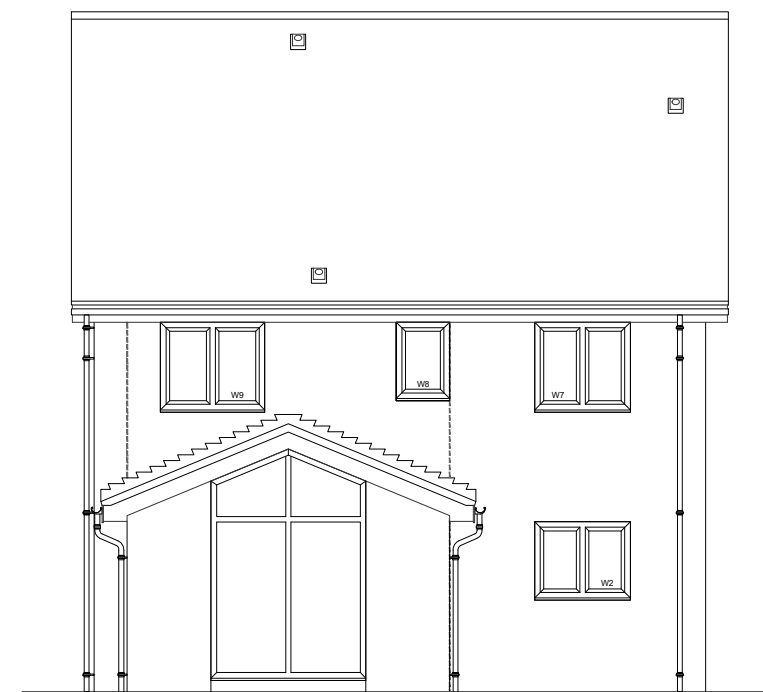
Side Elevation



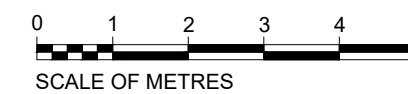
Front Elevation



Side Elevation



Rear Elevation



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Drawing Title:

**Planning Elevations**  
All Divisions

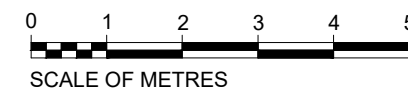
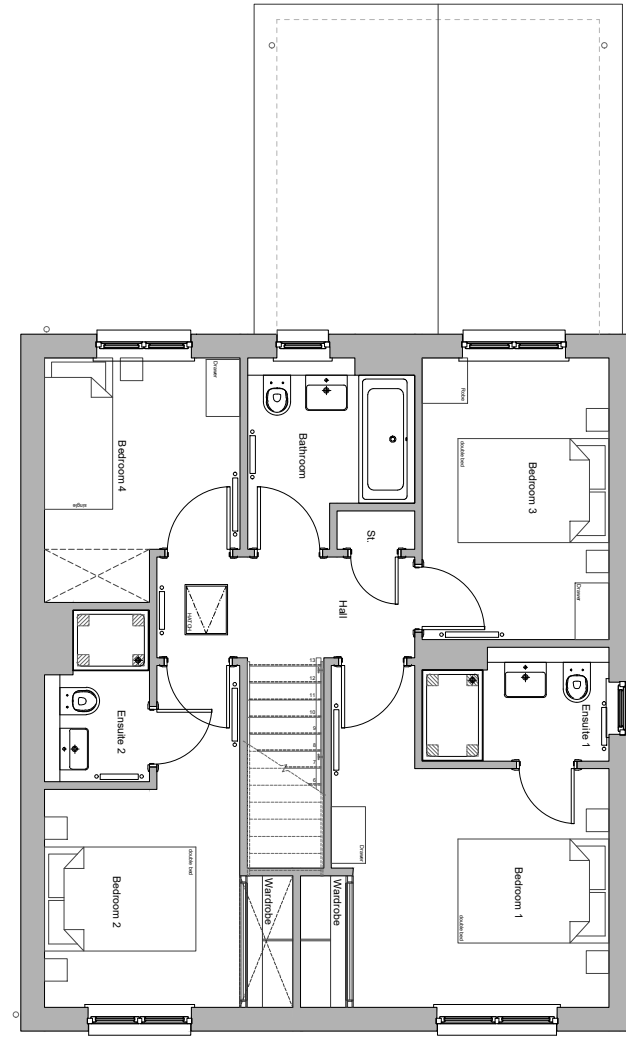
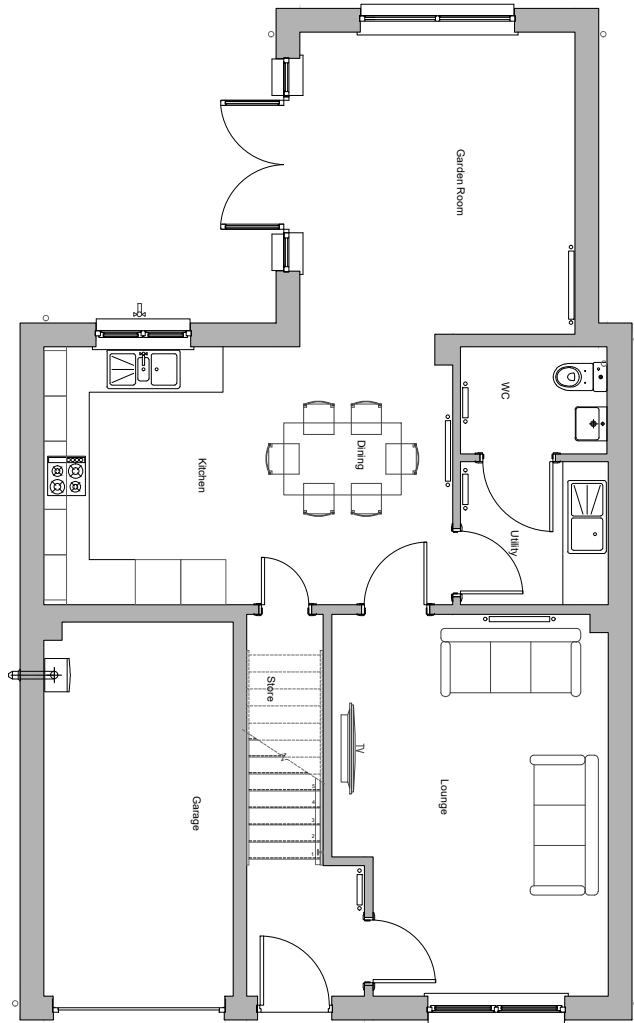
Scale: <b>1:100</b>	Date: <b>Mar 19</b>	Drawn: <b>GBR</b>
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House Name: <b>CORTONA GARDEN ROOM 18</b>
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**ARTISTRY RANGE 18**

Drawing No: <b>18-CO-GR-12</b>	Rev: <b>-</b>
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Drawing Title:

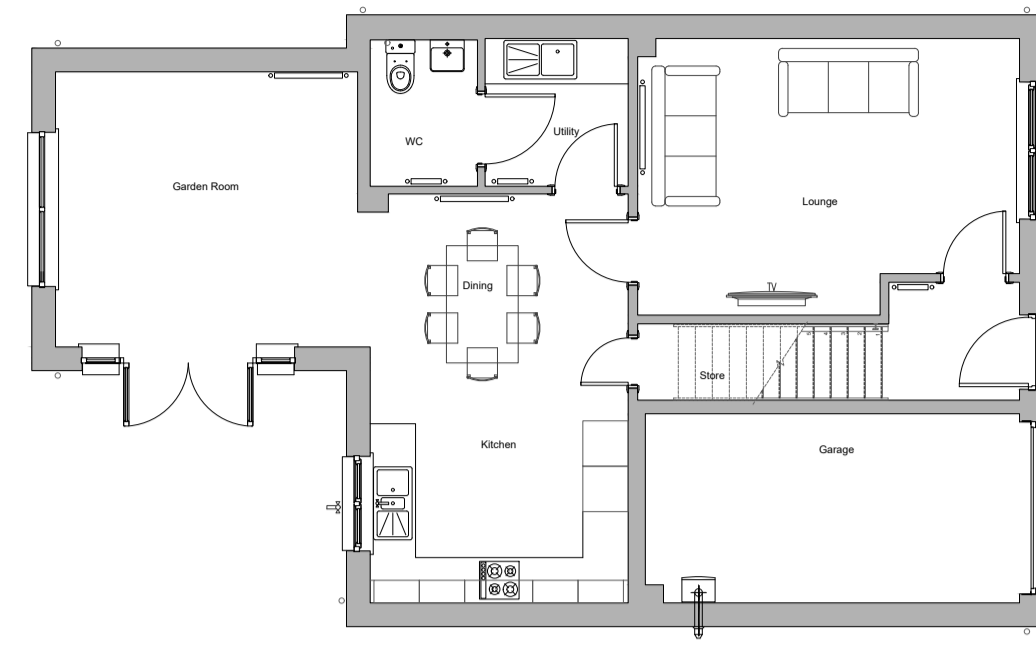
**Planning Floor Plans**  
All Divisions

Scale: <b>1:100</b>	Date: <b>Mar 19</b>	Drawn: <b>GBR</b>
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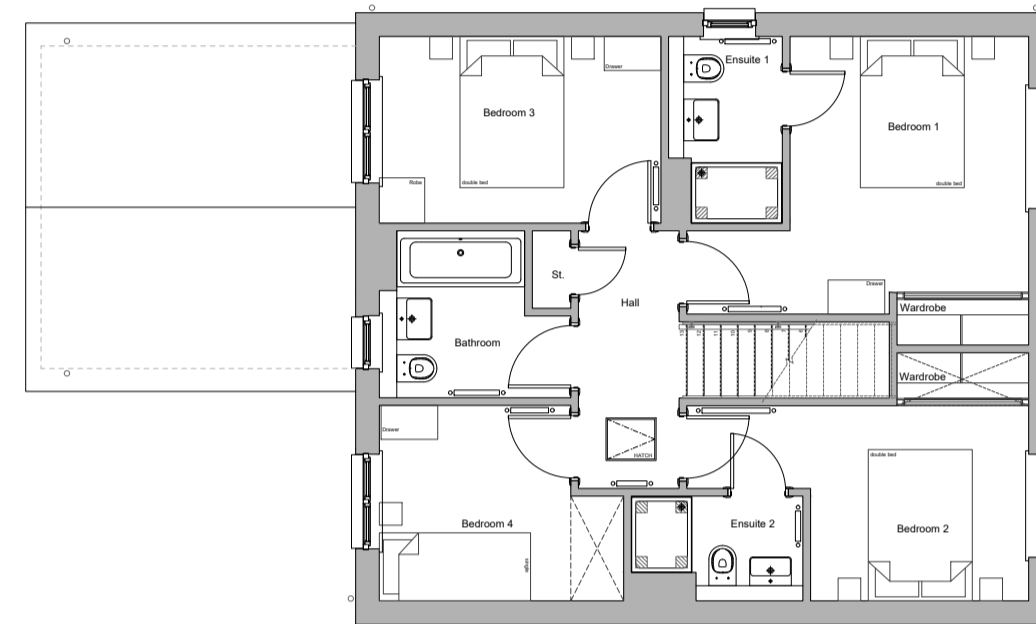
House Name:  
**CORTONA GARDEN ROOM 18**

**ARTISTRY RANGE 18**

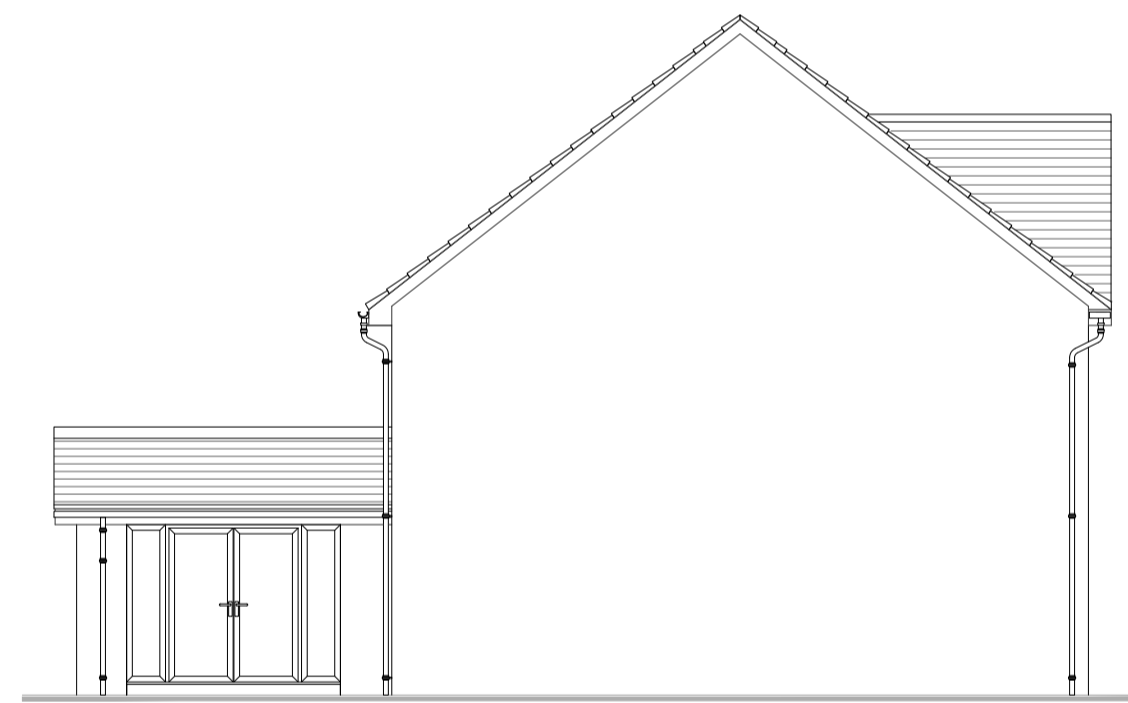
Drawing No: <b>18-CO-GR-11</b>	Rev: <b>-</b>
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



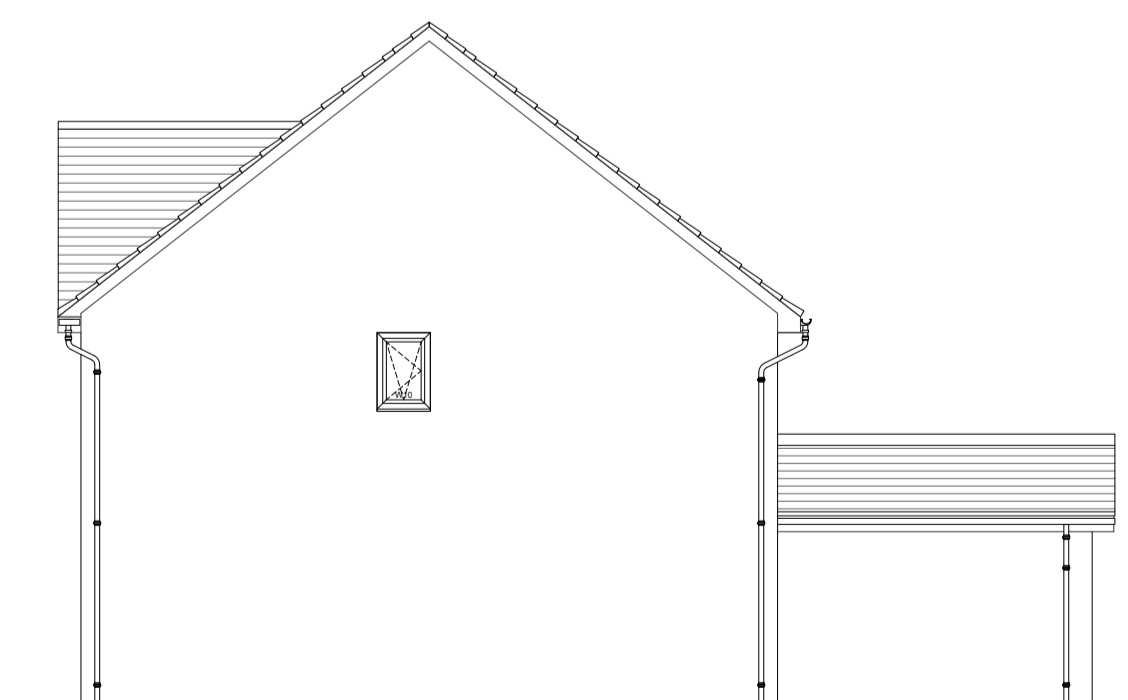
Side Elevation

SIDE ELEVATION



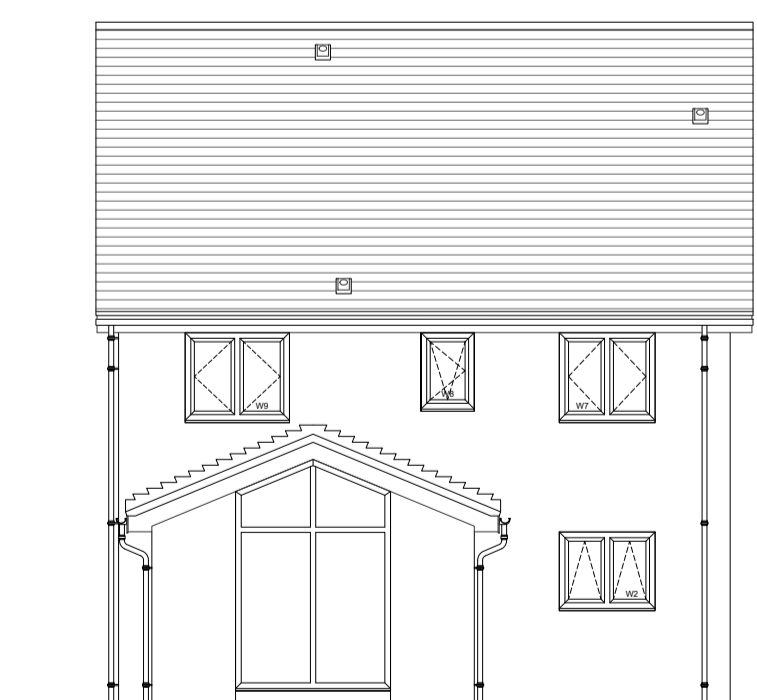
Front Elevation

FRONT ELEVATION



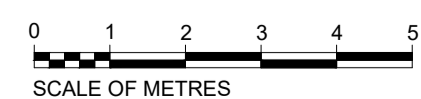
Side Elevation

SIDE ELEVATION



Rear Elevation

REAR ELEVATION



SCALE OF METRES



ELEVATION TYPE E1



ELEVATION TYPE E2



ELEVATION TYPE E3

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Drawing Title:

**Planning Drawings**  
 All Divisions

Scale: 1:100	Date: Oct 19	Drawn: ME
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House Name:

**CORTONA GR 18**

**ARTISTRY RANGE 18**

Drawing No: <b>18-CO-GR-13</b>	Rev:
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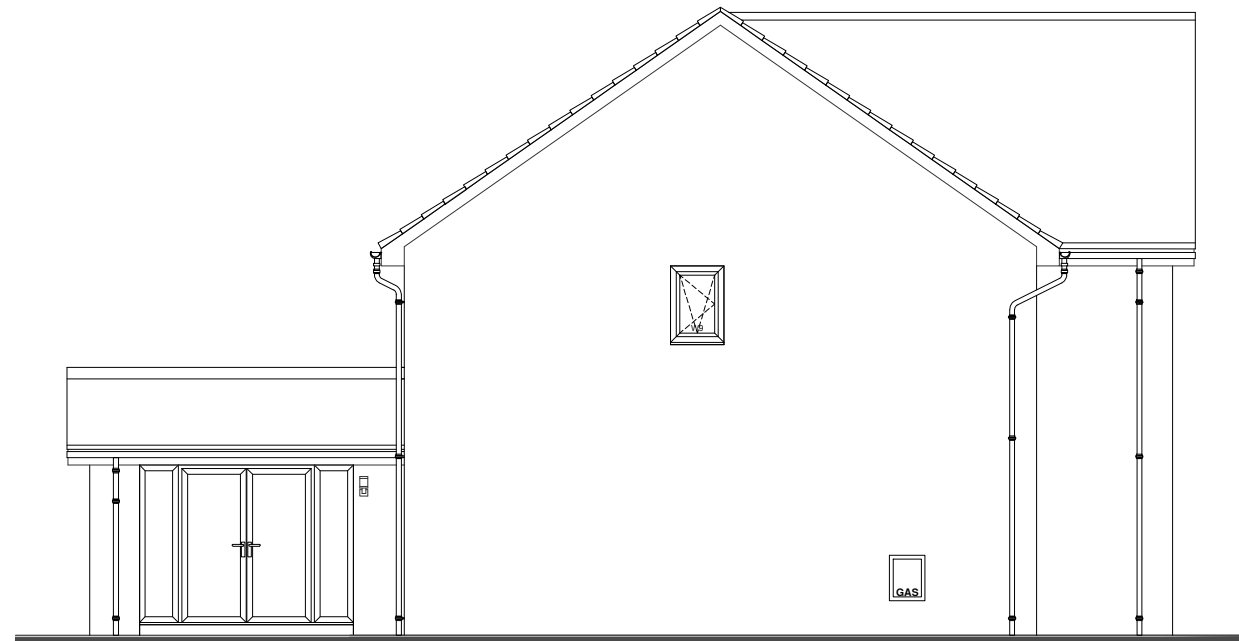
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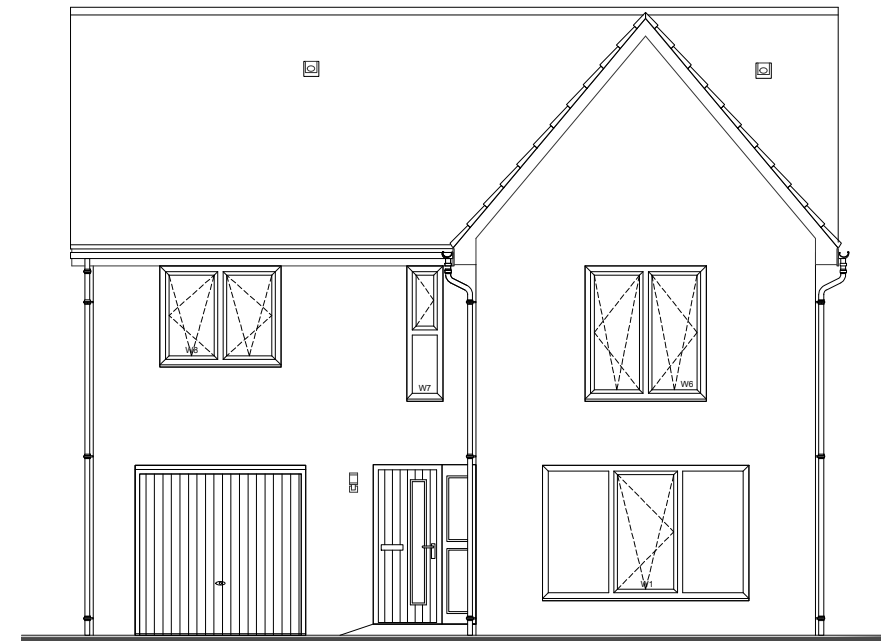
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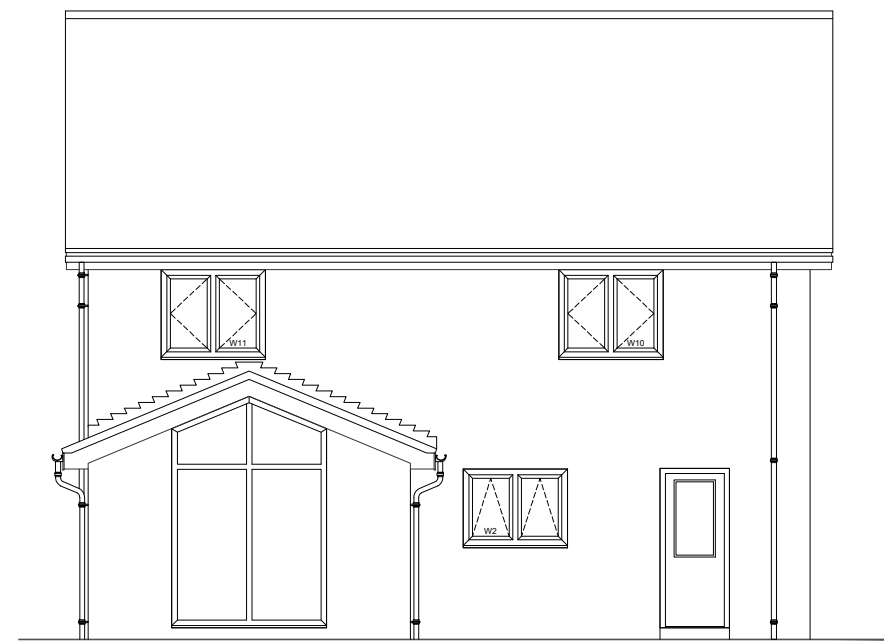
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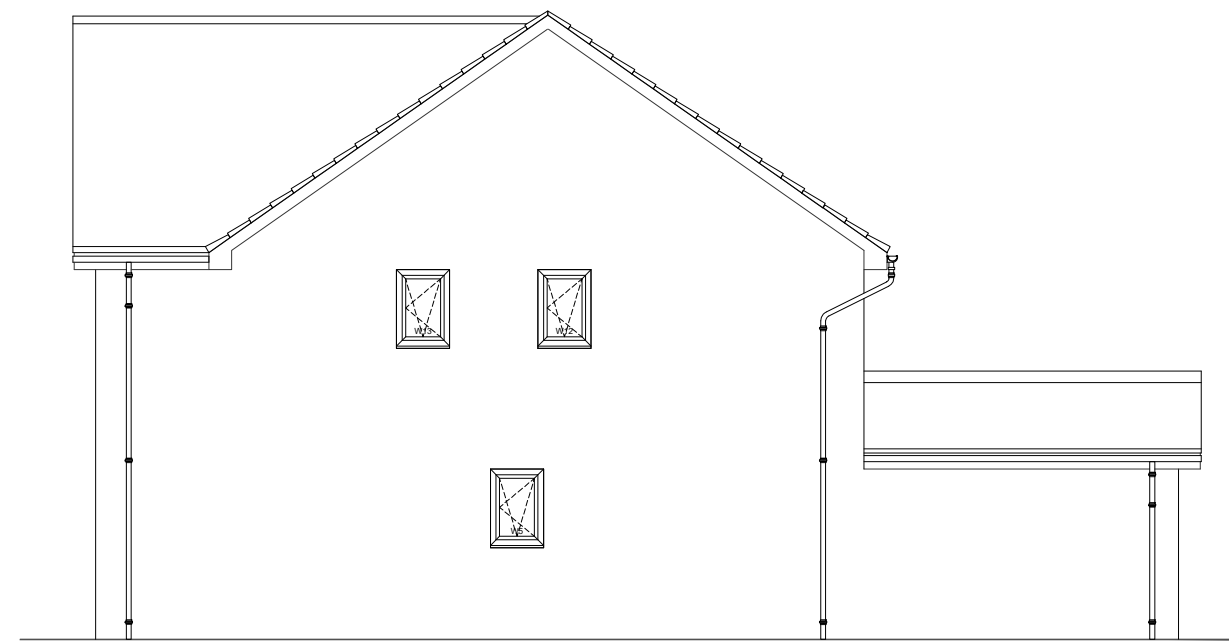
Side Elevation



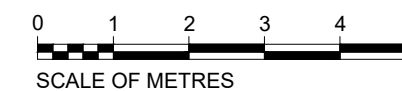
Front Elevation



Rear Elevation



Side Elevation



SCALE OF METRES

No.	Revision	Date	By
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Drawing Title:

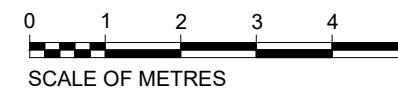
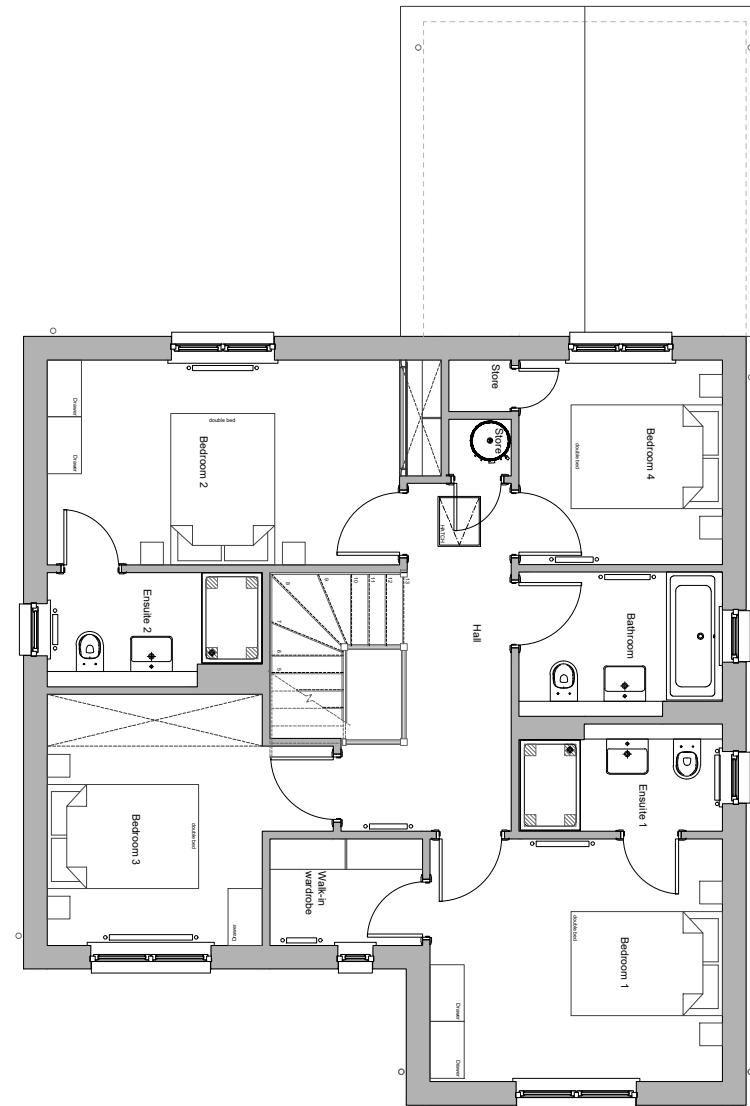
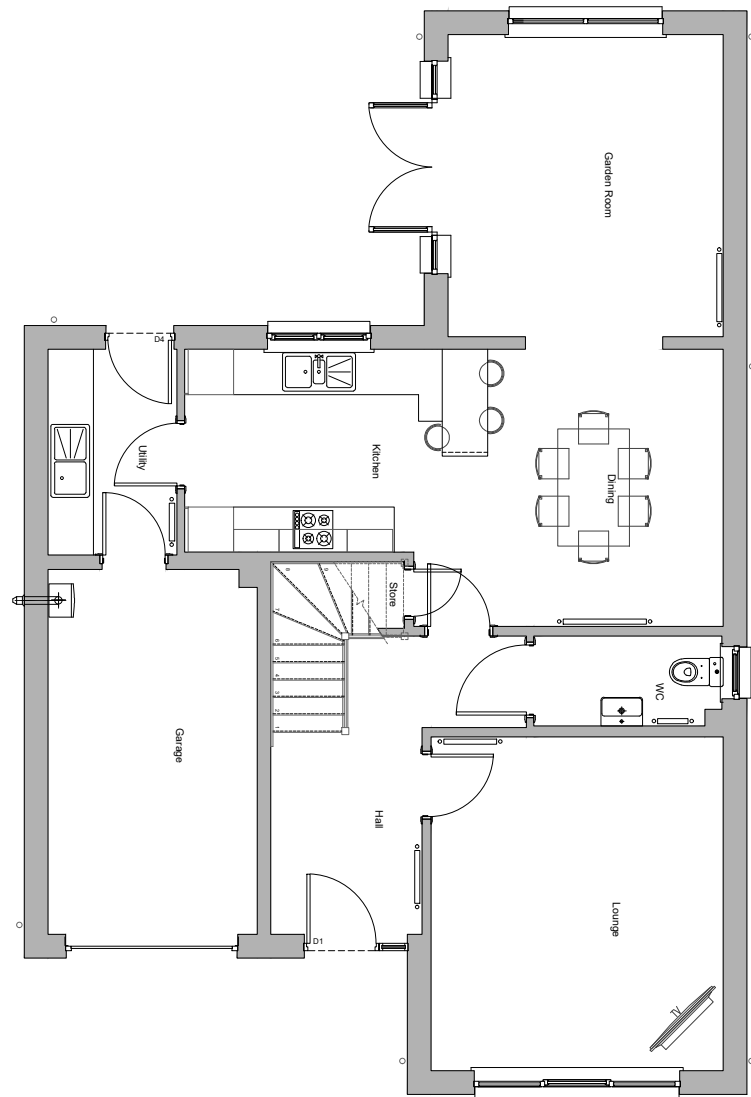
**Planning Elevations**  
All Divisions

Scale: 1:100	Date: May 18	Drawn: GBR
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House Name: <b>ELLIOT GARDEN ROOM 18</b>
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**ARTISTRY RANGE**

Drawing No: <b>18-EL-GR-12</b>	Rev: -
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Drawing Title:

**Planning Floor Plans**  
All Divisions

Scale: <b>1:100</b>	Date: <b>Jun 18</b>	Drawn: <b>GBR</b>
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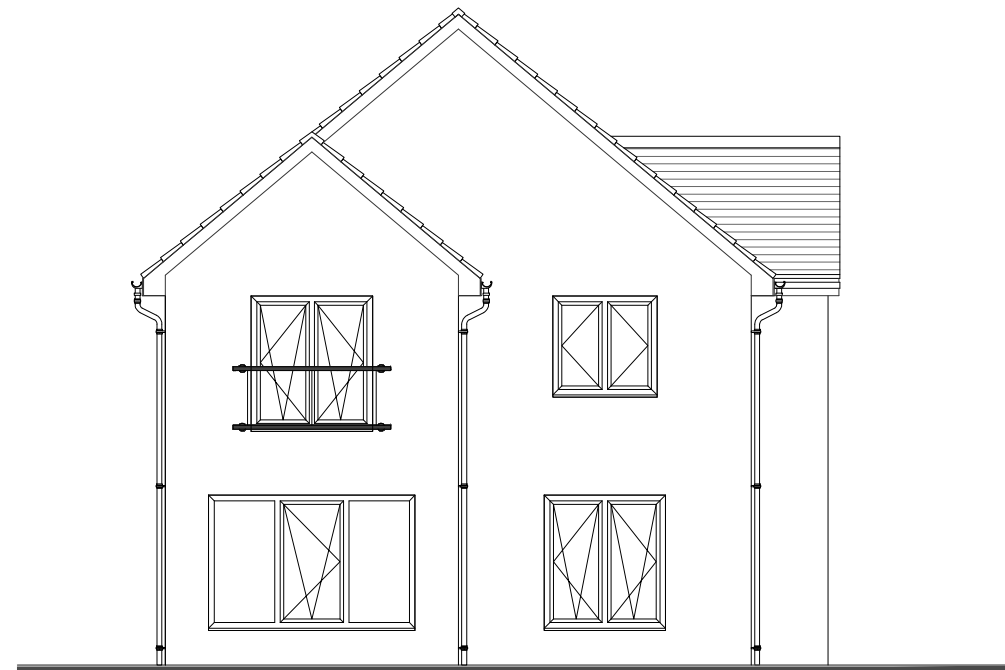
House Name:  
**ELLIOT GARDEN ROOM 18**

**ARTISTRY RANGE**

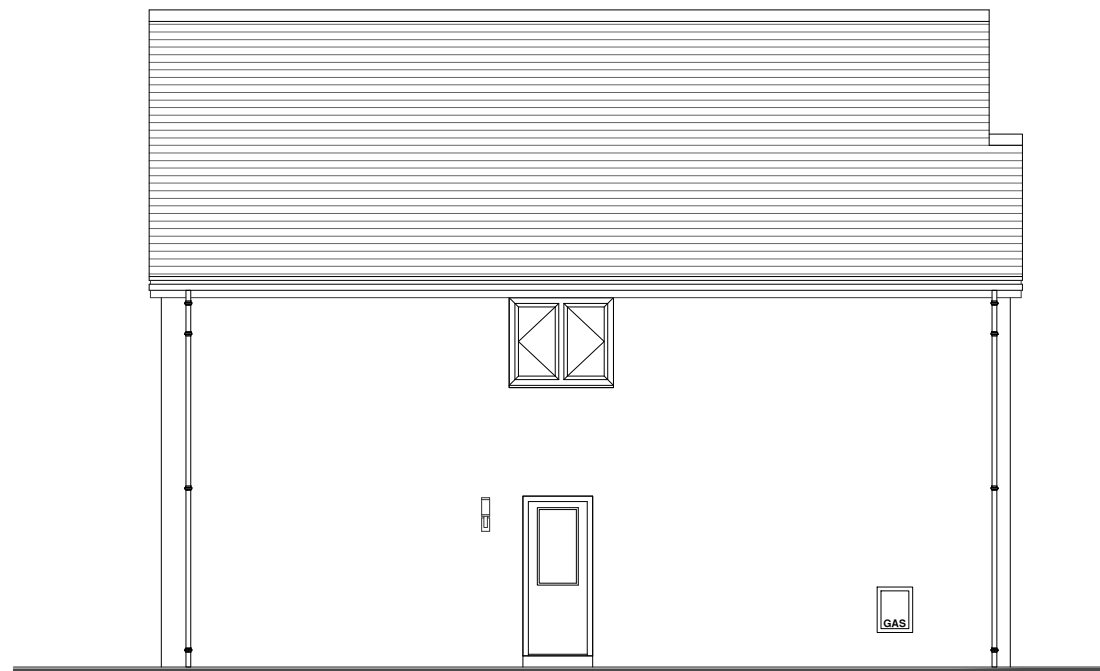
Drawing No: <b>18-EL-GR-11</b>	Rev: <b>-</b>
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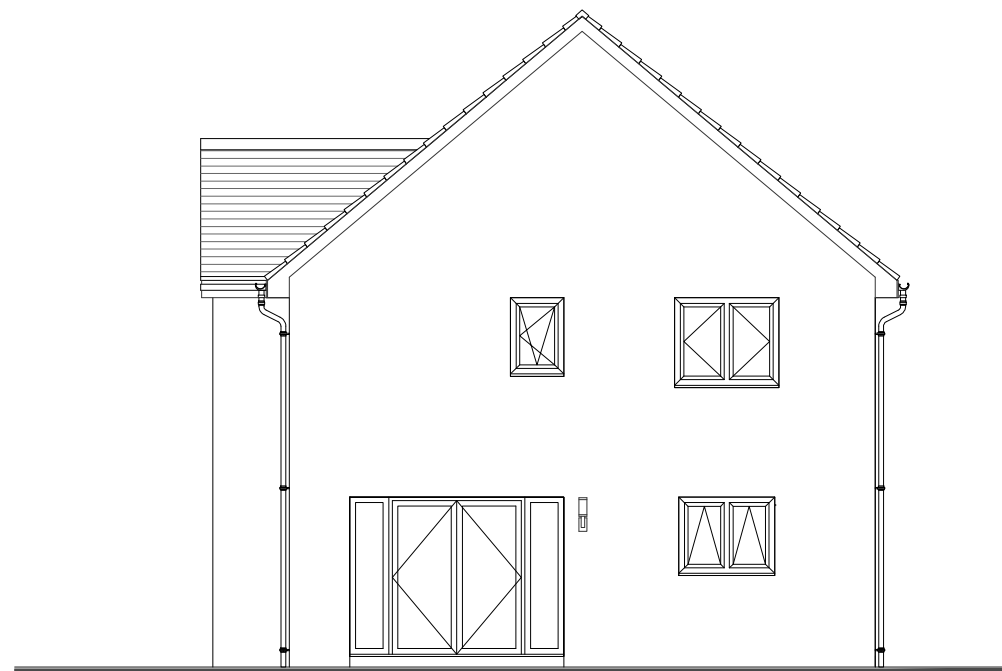
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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Drawing Title:

**Planning Elevations**  
All Divisions

Scale:  
**1:100**

Date:  
**Dec 21**

Drawn:  
**GBR**

House Name:

**GUIMARD 18 MkII**

**APPROVED ARTISTRY RANGE 18**

Drawing No:

**18-GU-MkII-B-12**

Rev:

-

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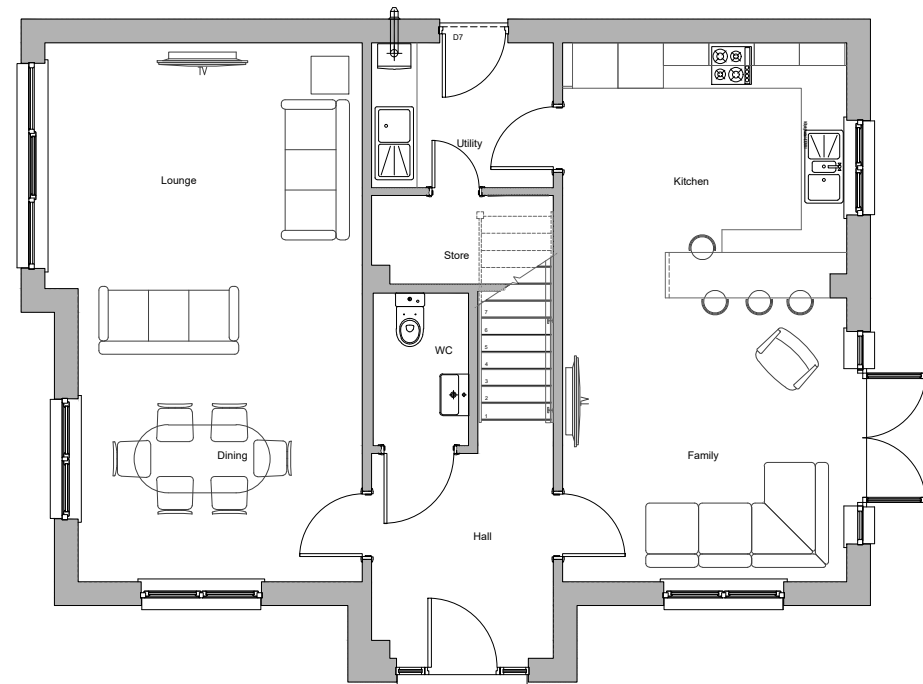
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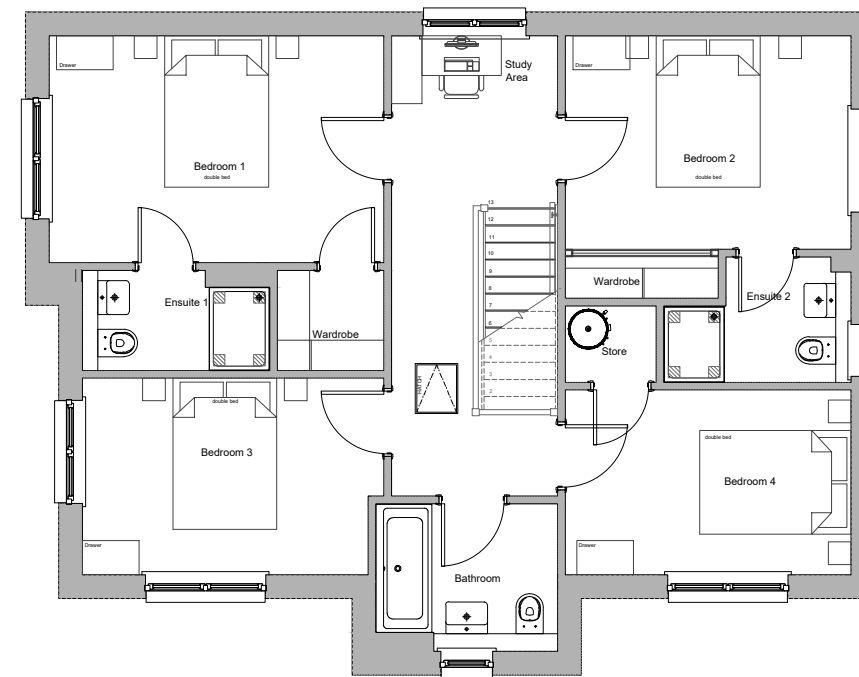
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Ground Floor Layout



First Floor

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Drawing Title:

**Planning Floor Plans**  
All Divisions

Scale:  
**1:100**

Date:  
**Dec 21**

Drawn:  
**GBR**

House Name:

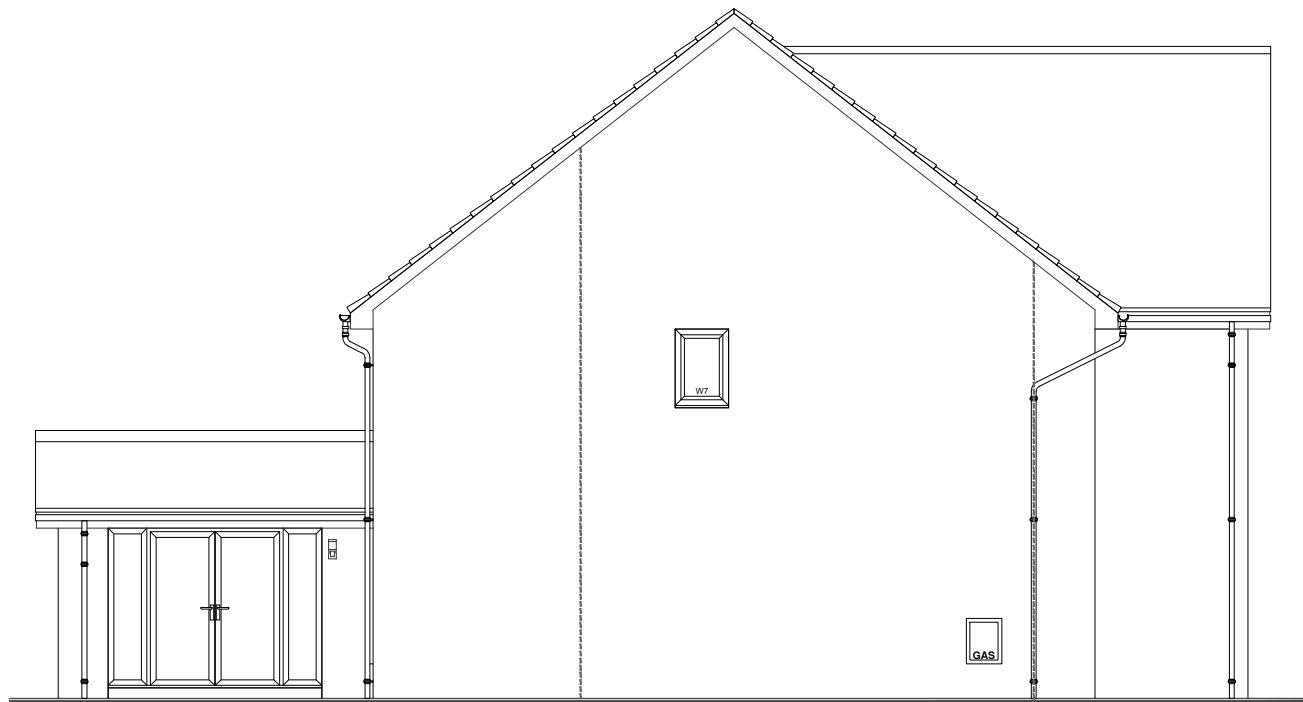
**GUIMARD 18 MkII**

**APPROVED ARTISTRY RANGE 18**

Drawing No:

**18-GU-MkII-B-11**

Rev:



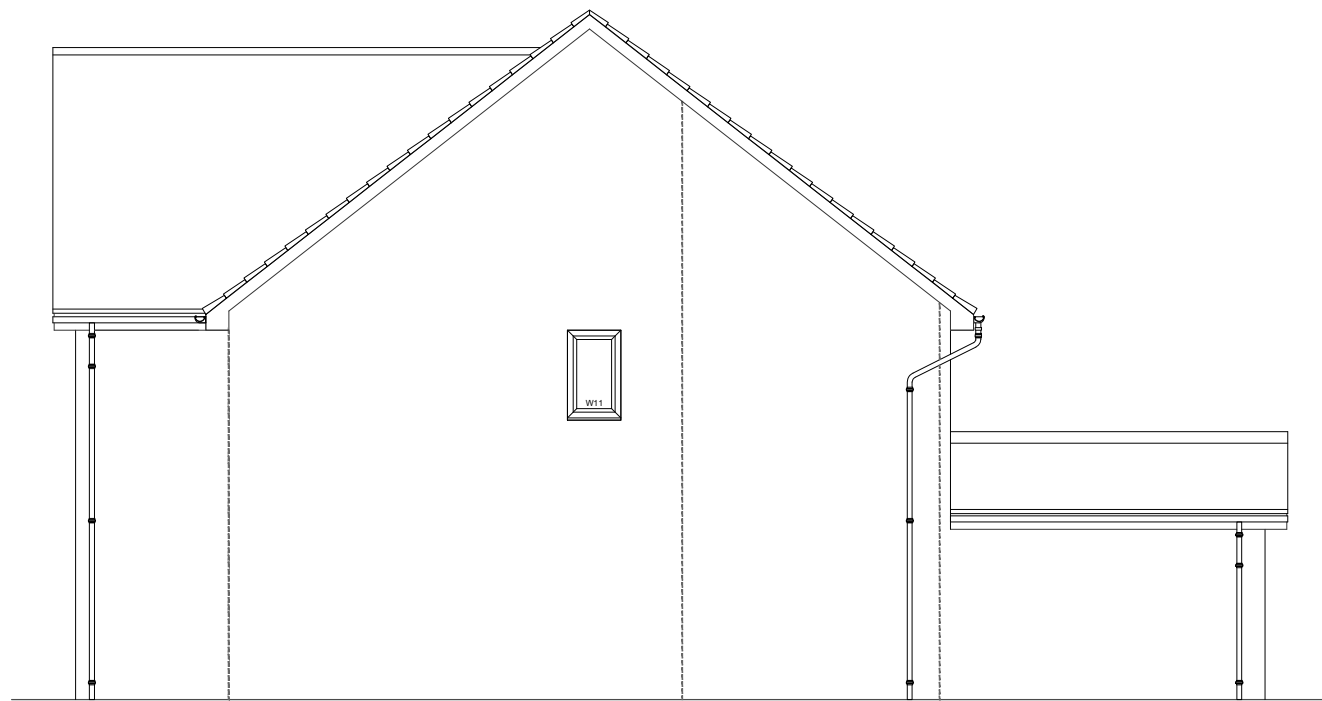
Side Elevation



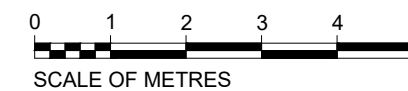
Front Elevation



Rear Elevation



Side Elevation



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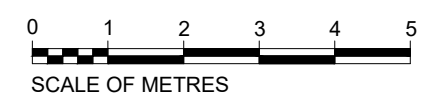
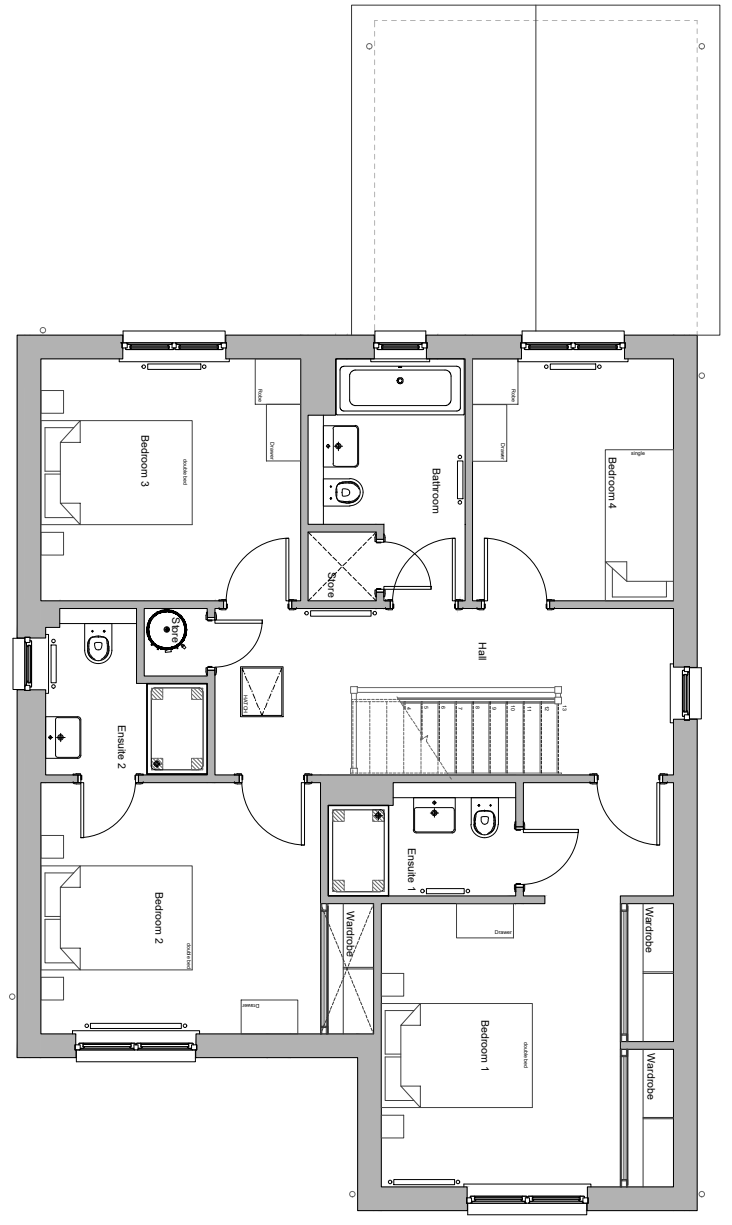
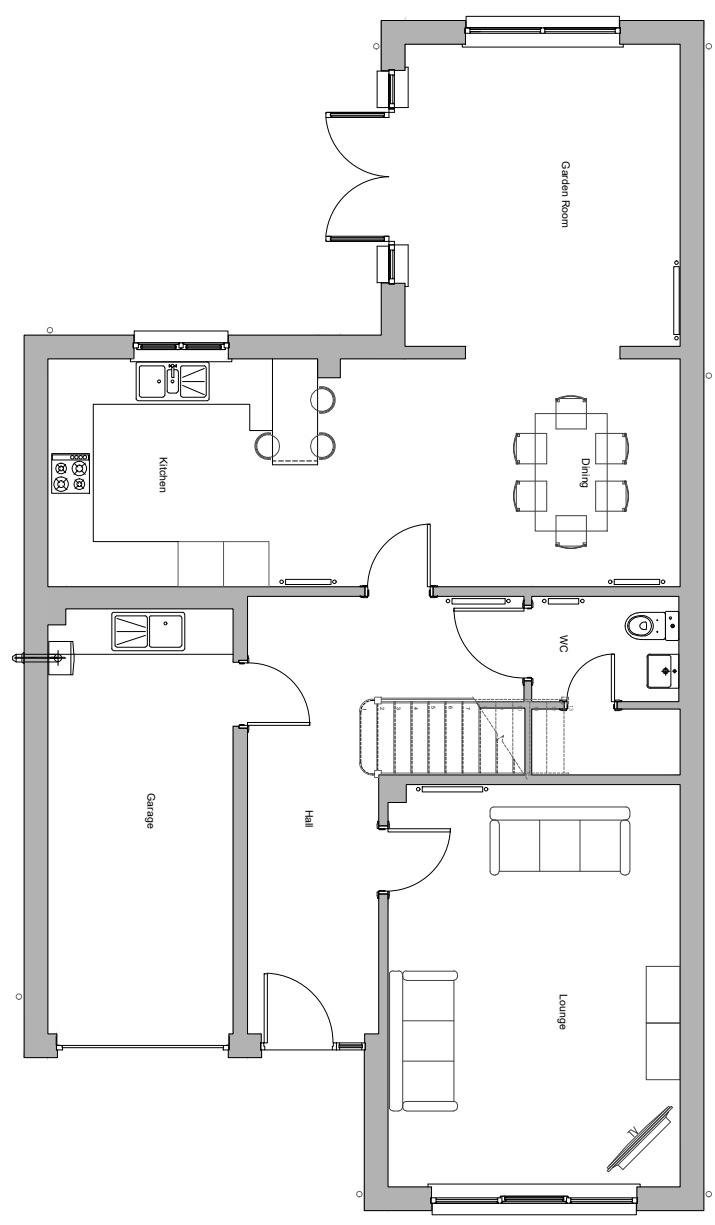
**Planning Elevations**  
All Divisions

Scale: 1:100	Date: May 18	Drawn: GBR
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House Name:  
**HUTTON GARDEN ROOM 18**

**ARTISTRY RANGE**

Drawing No: <b>18-HU-GR-12</b>	Rev: -
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Drawing Title:  
**Planning Floor Plans**  
 All Divisions

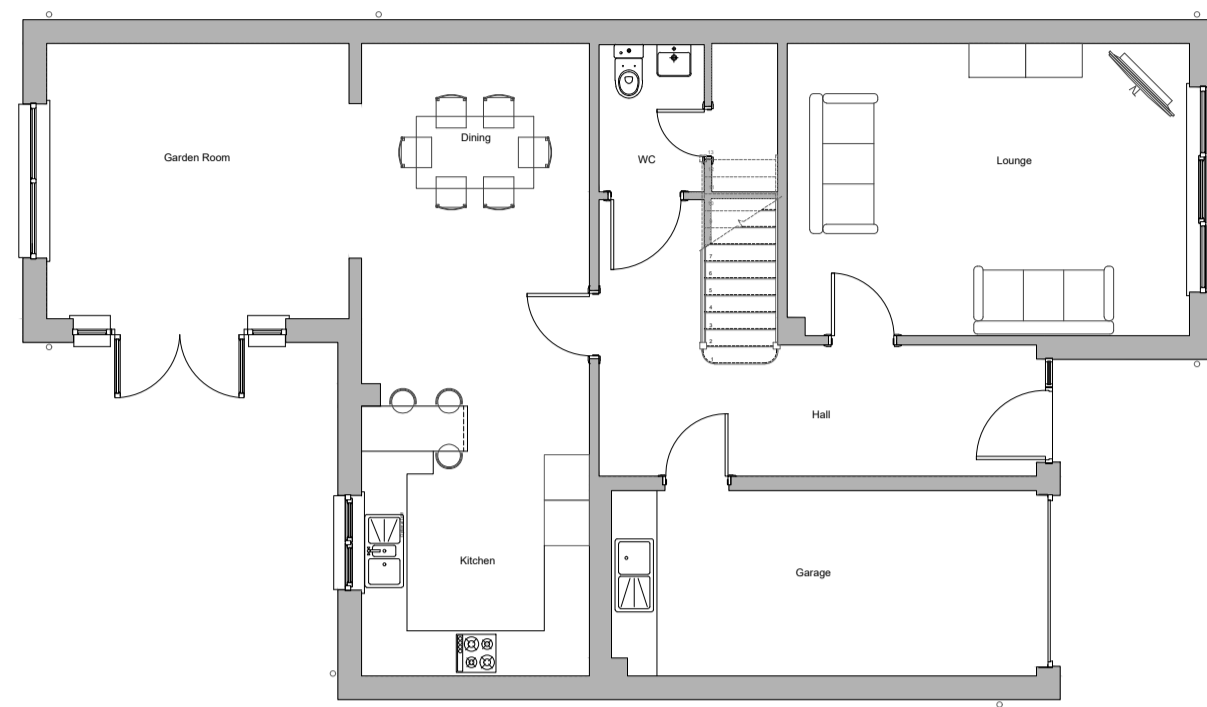
Scale: 1:100	Date: May 18	Drawn: GBR
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House Name:  
**HUTTON GARDEN ROOM 18**

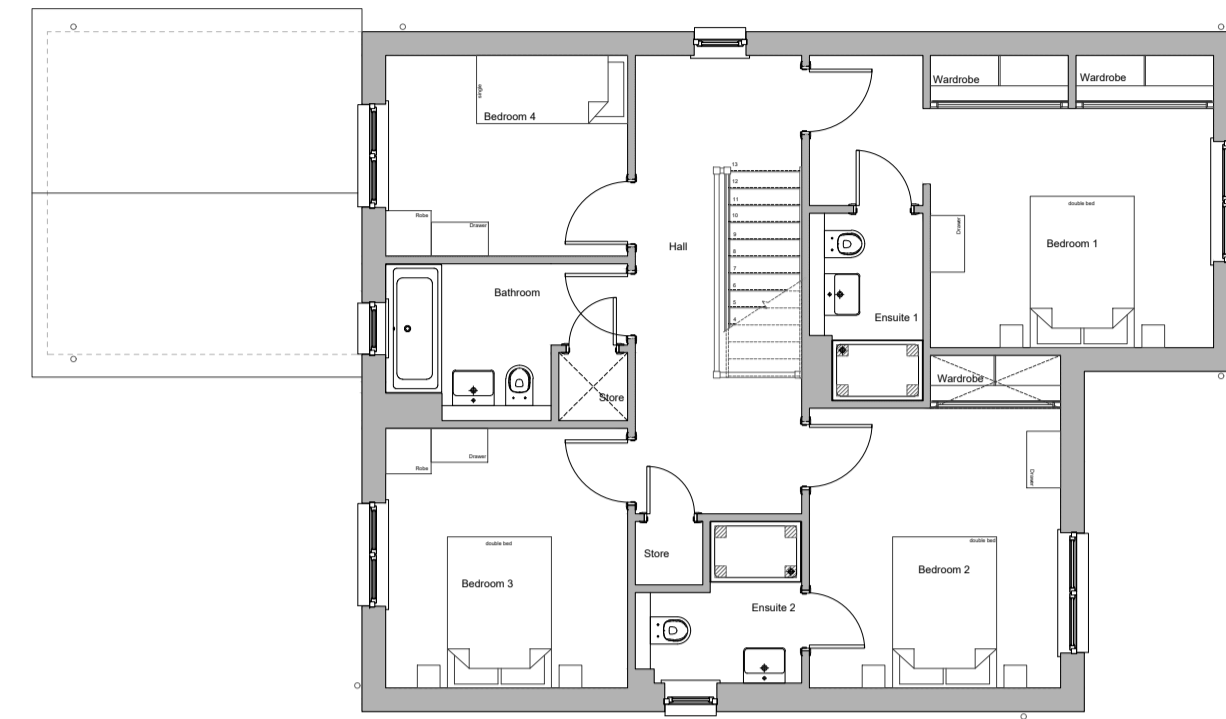
**ARTISTRY RANGE**

Drawing No: 18-HU-GR-11	Rev: -
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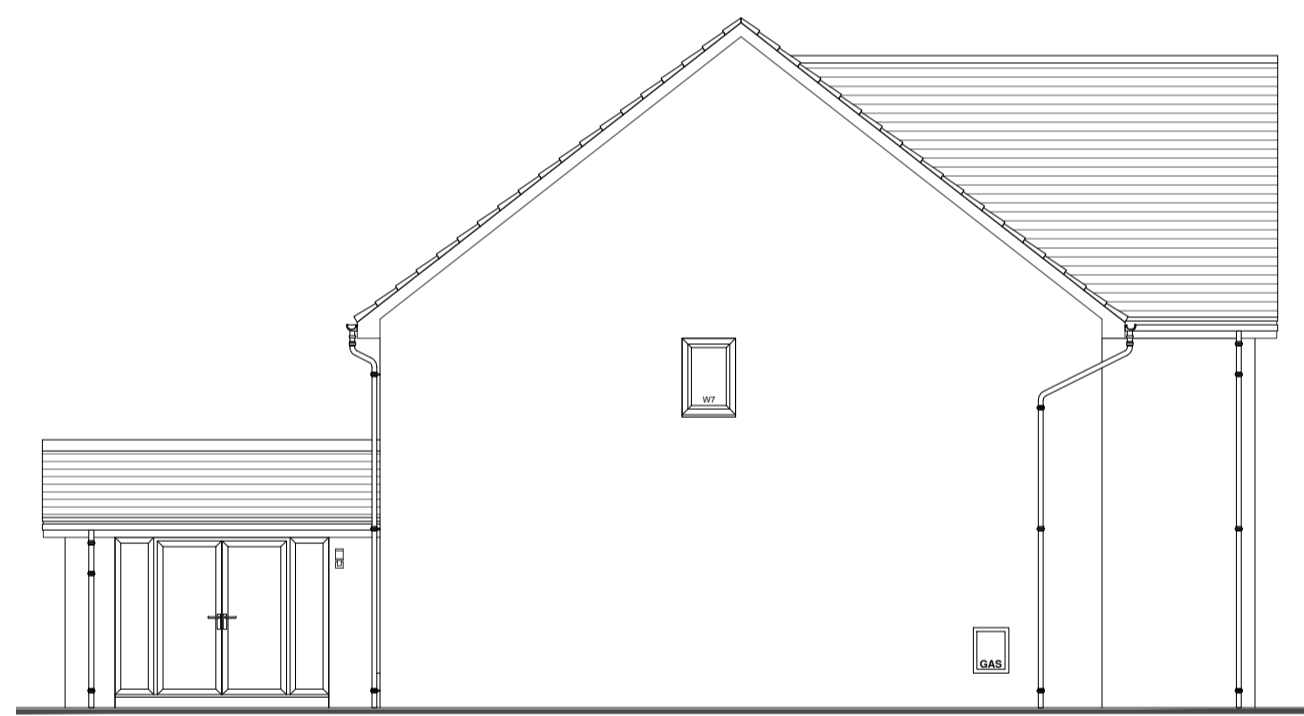




GROUND FLOOR PLAN



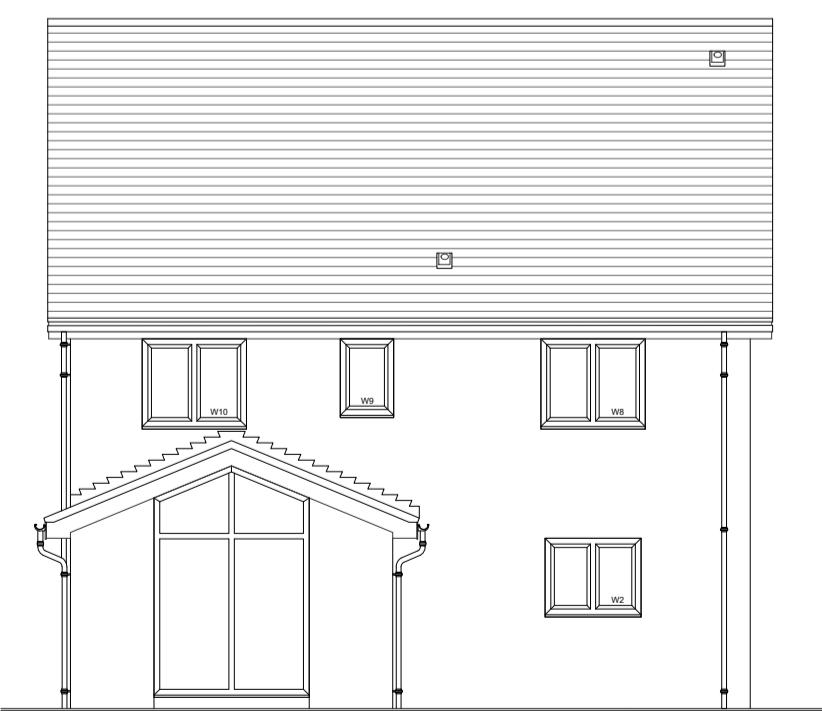
FIRST FLOOR PLAN



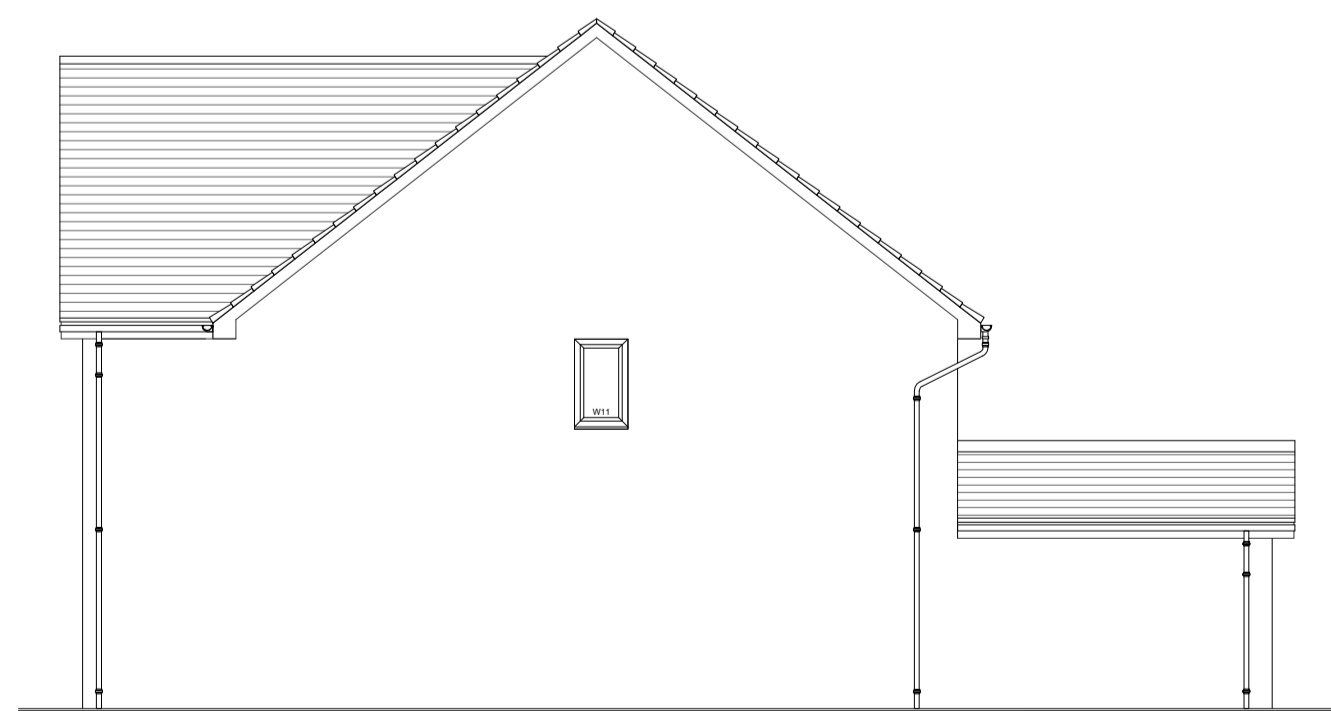
SIDE ELEVATION



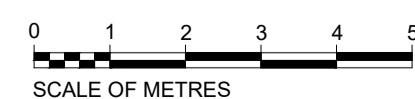
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SCALE OF METRES



ELEVATION TYPE E1



ELEVATION TYPE E2



ELEVATION TYPE E3

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No.	Revision	Date	By



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 Tel: 01786 431600 Fax: 01786 431650  
 Email: info@robertson.co.uk

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Drawing Title:

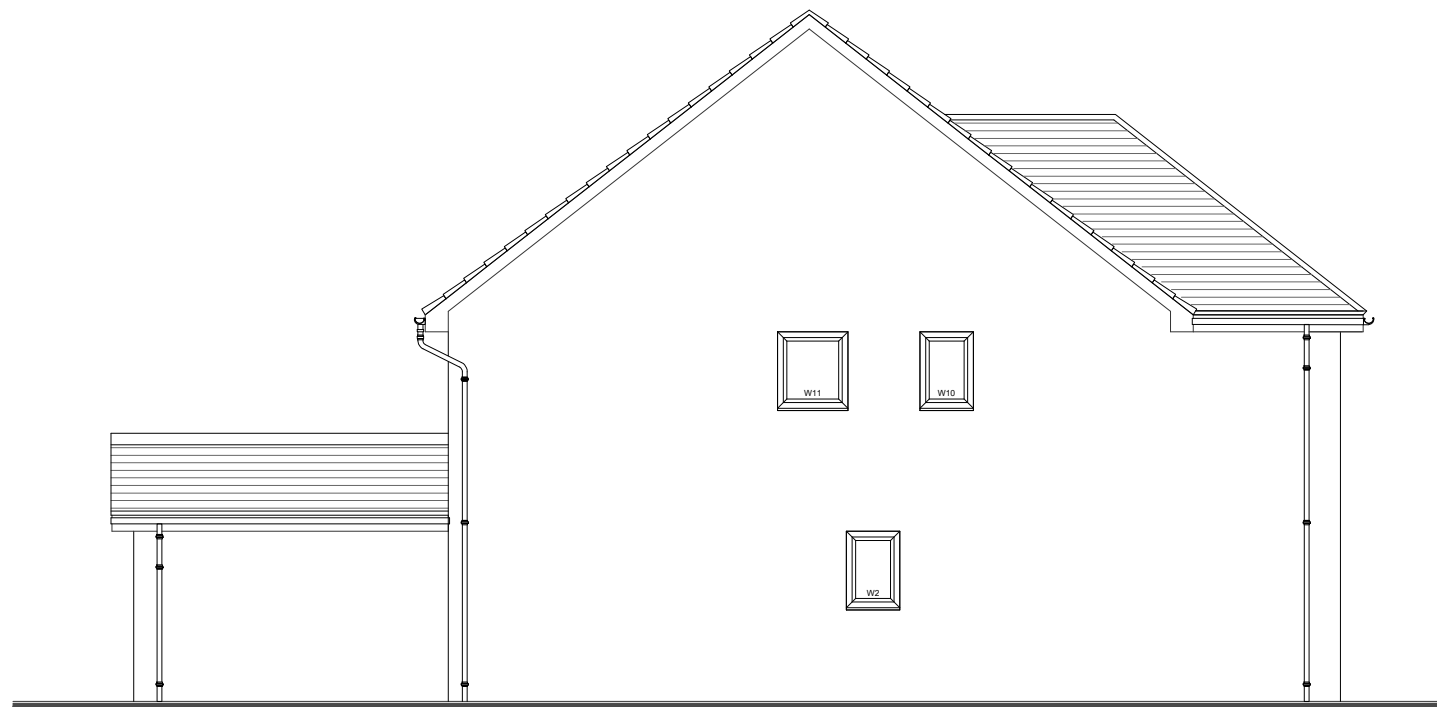
**Planning Drawings**  
 All Divisions

Scale: 1:100	Date: JUL 19	Drawn: ME
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House Name:  
**HUTTON GR 18**

**ARTISTRY RANGE**

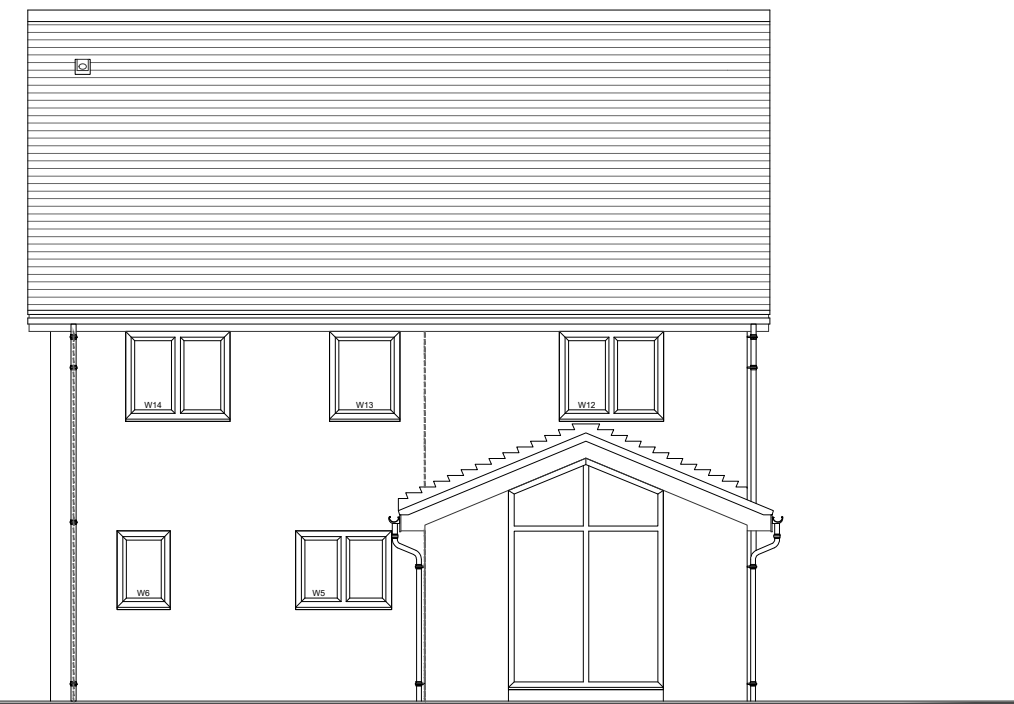
Drawing No: <b>18-HU-GR-13</b>	Rev:
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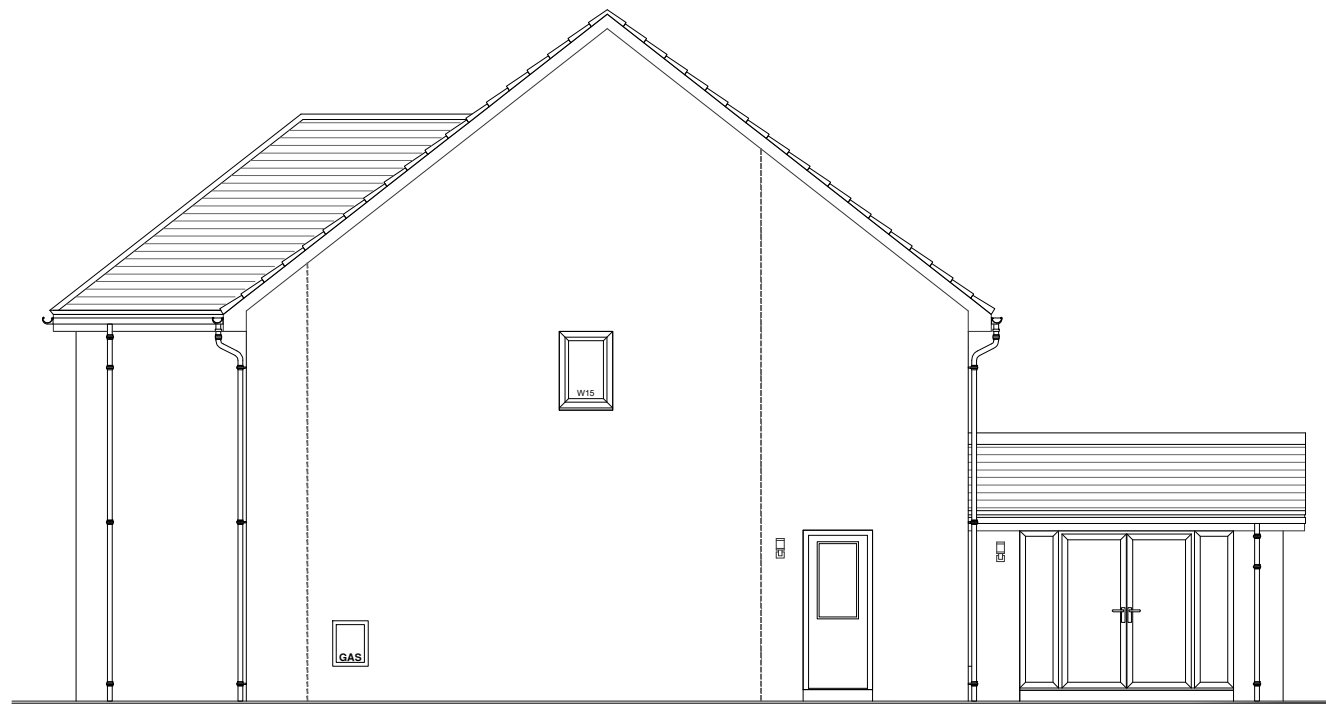
Side Elevation



Front Elevation



Rear Elevation



Side Elevation

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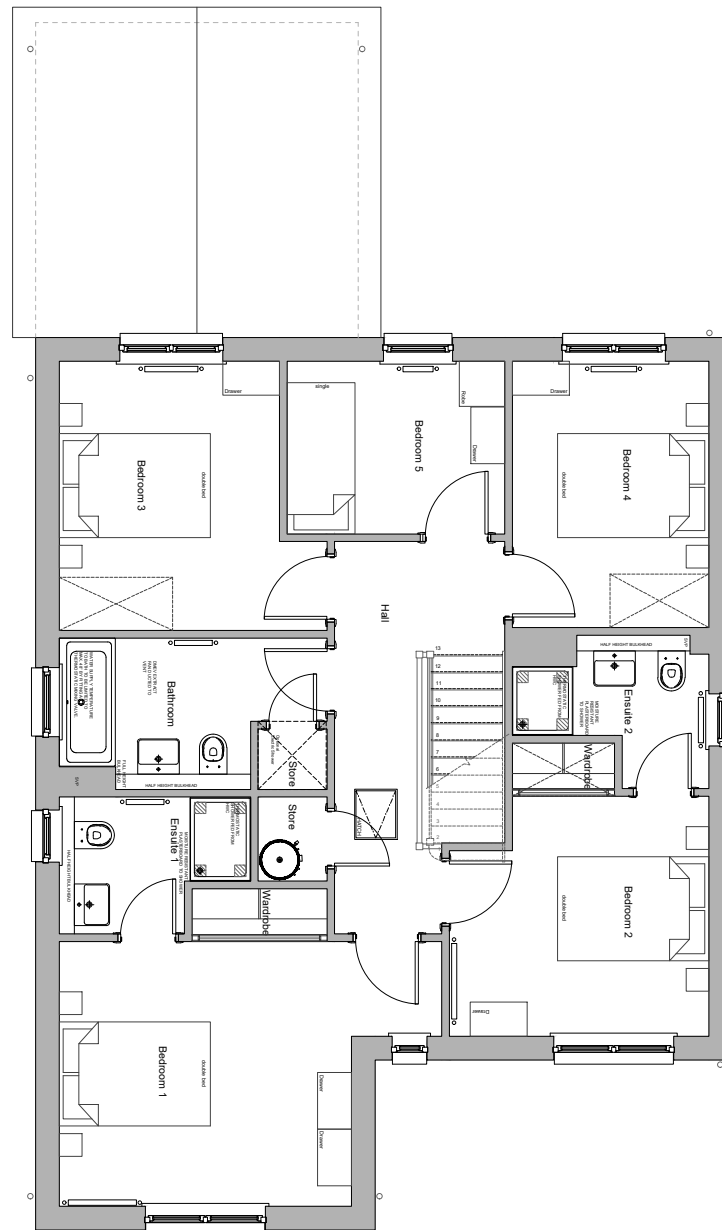
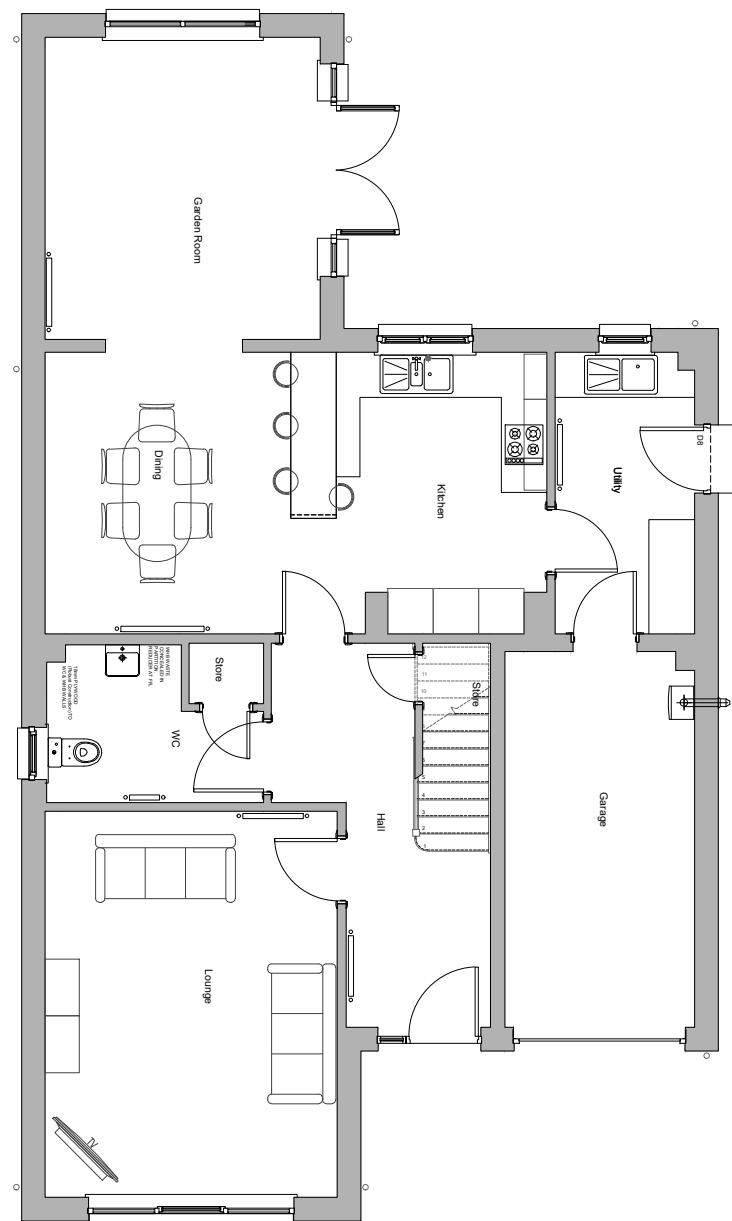
**Planning Elevations**  
All Divisions

Scale: <b>1:100</b>	Date: <b>June 18</b>	Drawn: <b>GBR</b>
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House Name:  
**LAWRIE GARDEN ROOM 18**

**ARTISTRY RANGE**

Drawing No: <b>18-LA-GR-12</b>	Rev: <b>-</b>
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Drawing Title:

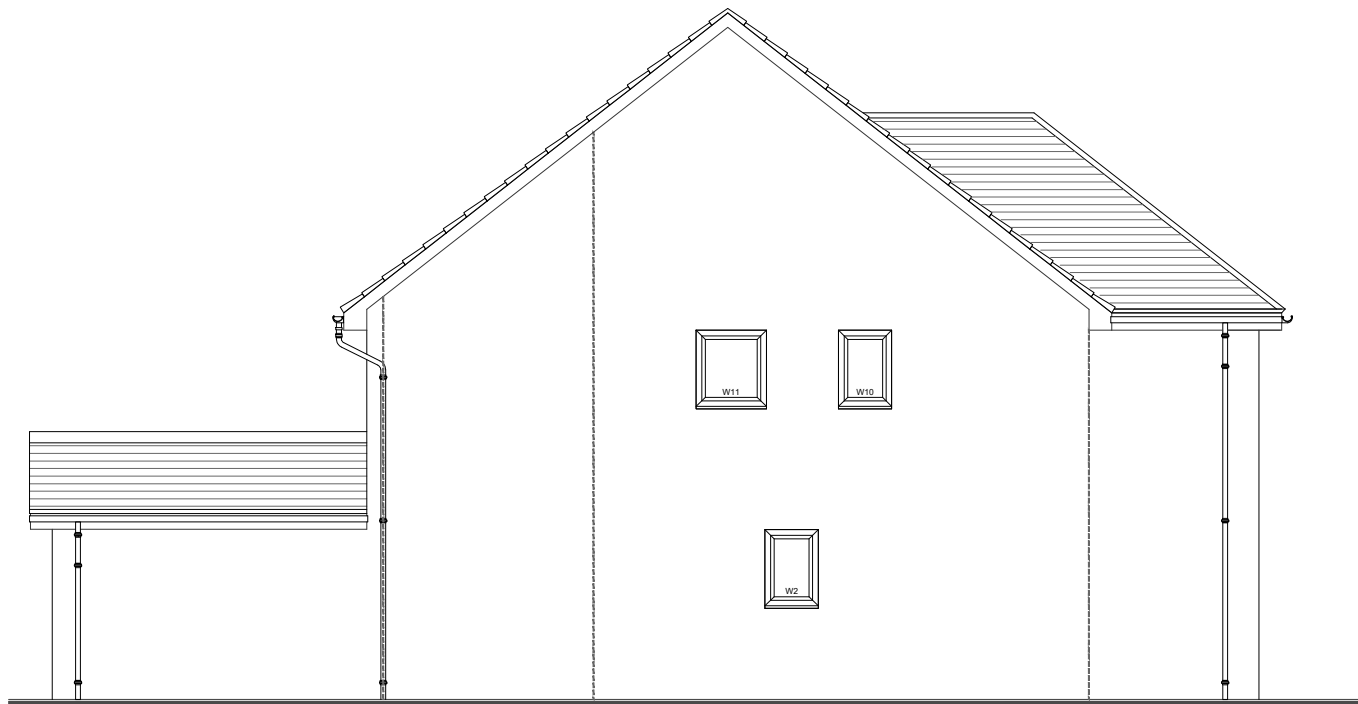
**Planning Floor Plans**  
 All Divisions

Scale: <b>1:100</b>	Date: <b>Jun 18</b>	Drawn: <b>GBR</b>
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House Name:  
**LAWRIE GARDEN ROOM 18**

**ARTISTRY RANGE**

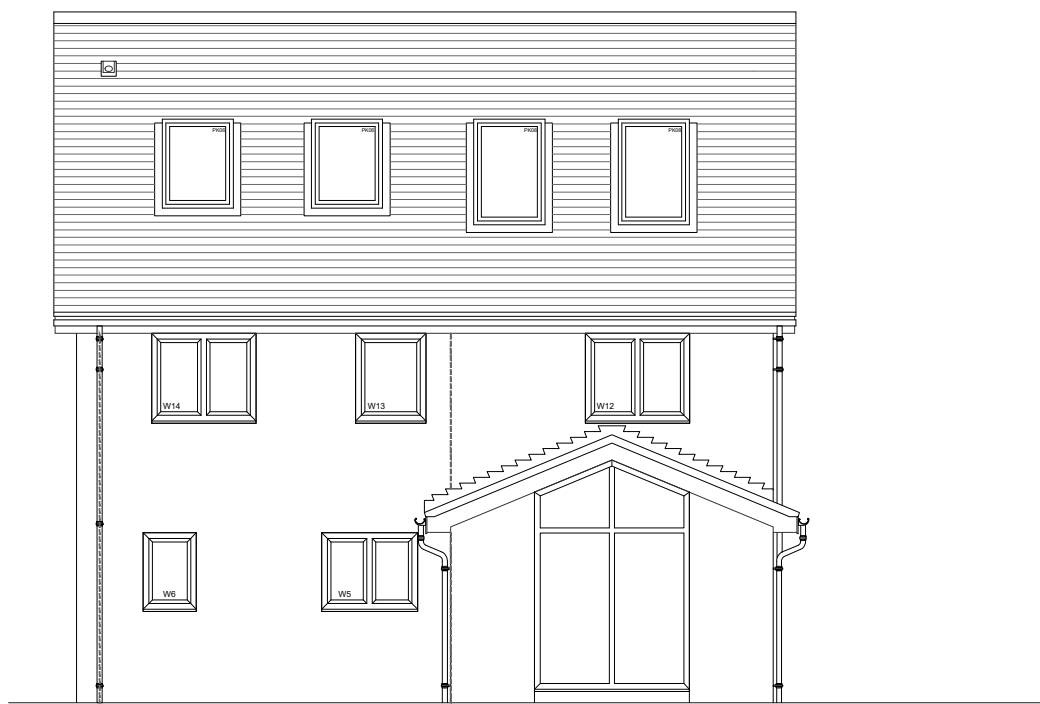
Drawing No: <b>18-LA-GR-11</b>	Rev: <b>-</b>
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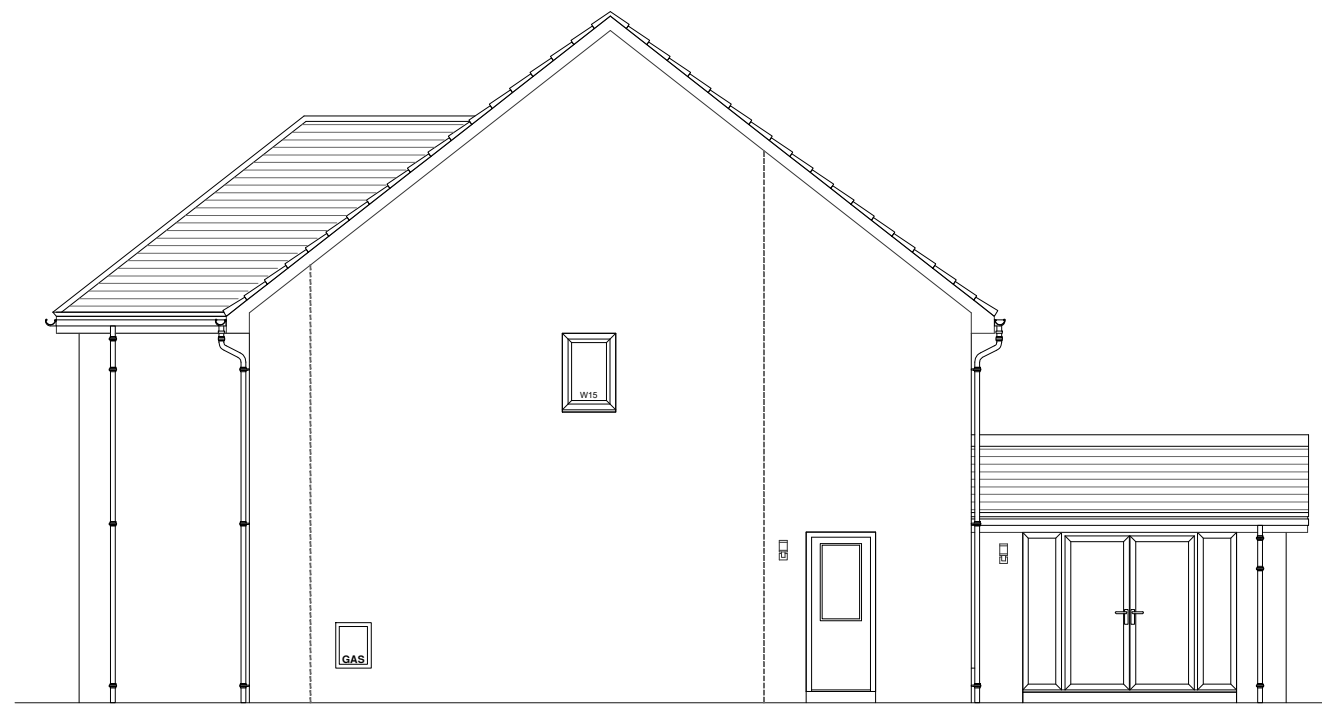
Side Elevation



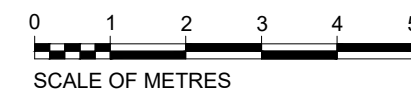
Front Elevation



Rear Elevation



Side Elevation



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Drawing Title:

**Planning Elevations**  
All Divisions

Scale:  
1:100

Date:  
May 18

Drawn:  
GBR

House Name:

**LAWRIE GRAND 18**

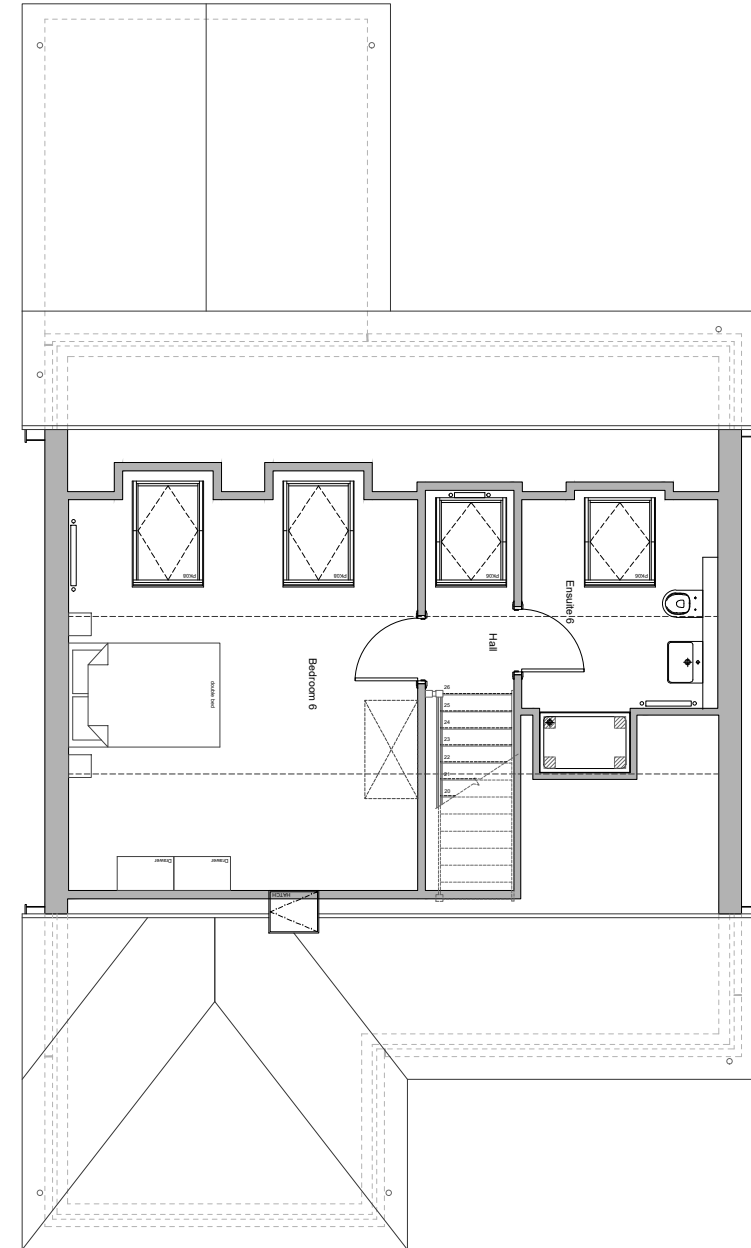
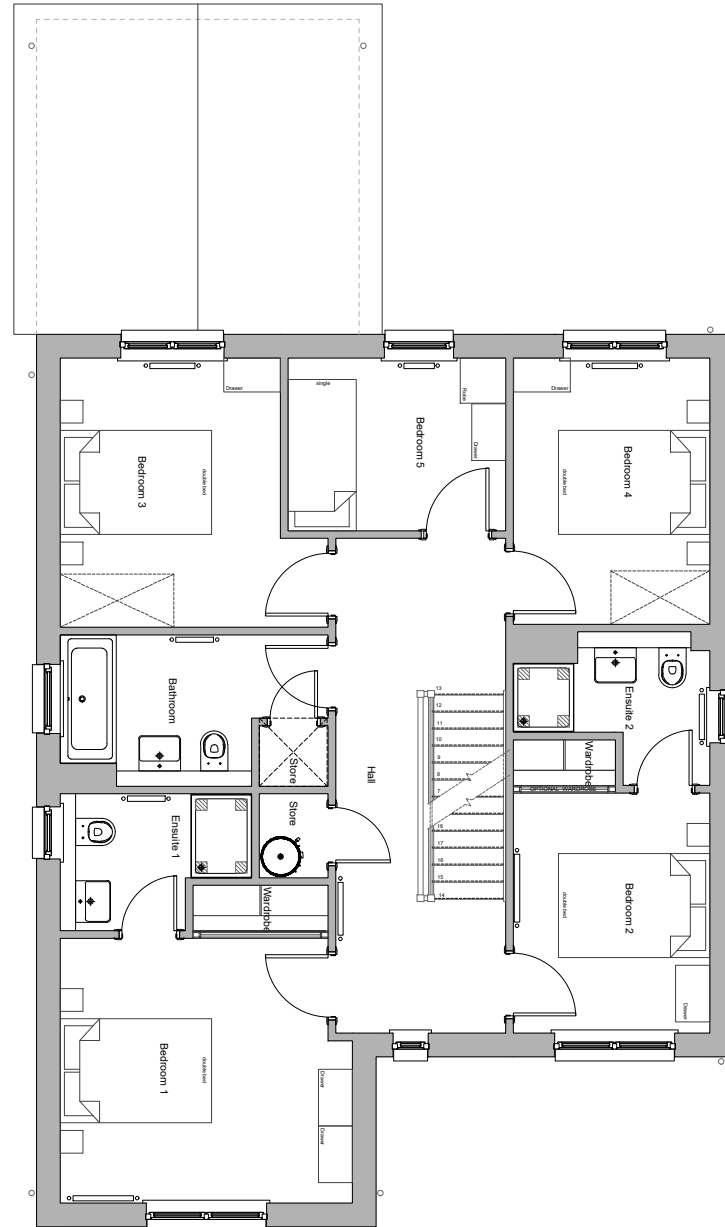
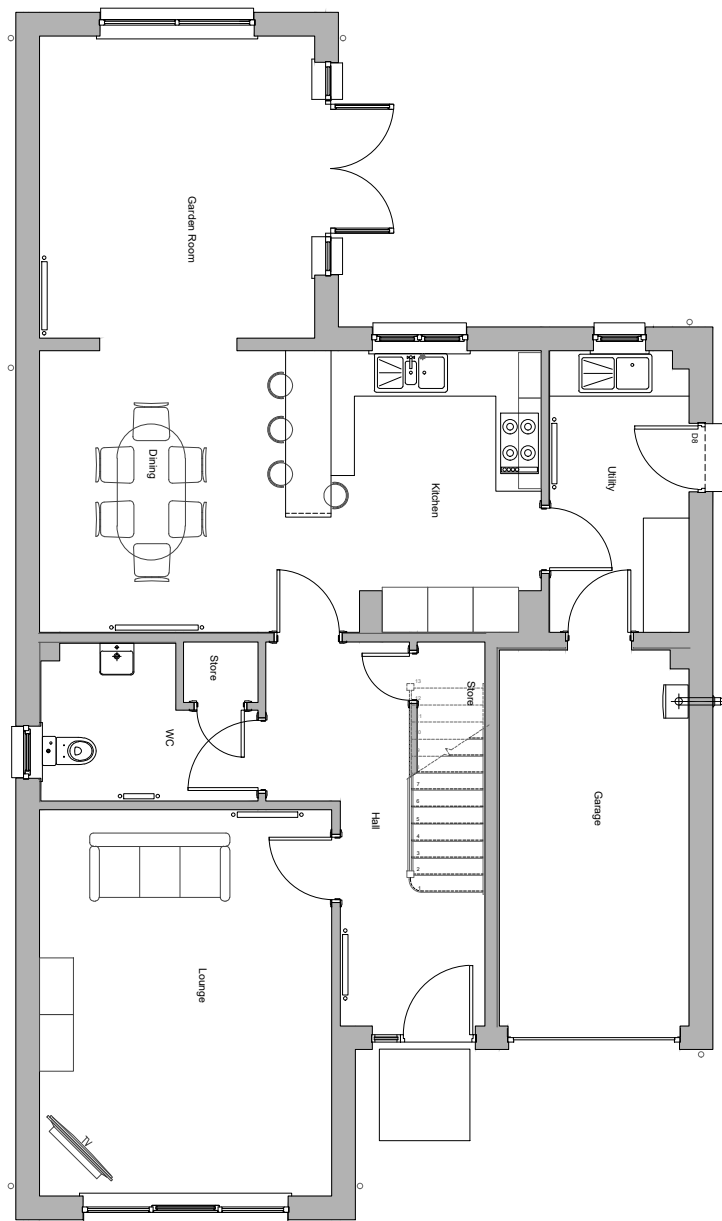
**ARTISTRY RANGE**

Drawing No:

**18-LA-G-12**

Rev:

-



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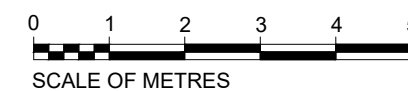
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**Planning Floor Plans**  
 All Divisions

Scale: 1:100	Date: May 18	Drawn: GBR
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House Name:  
**LAWRIE GRAND 18**

**ARTISTRY RANGE**

Drawing No: 18-LA-G-11	Rev: -
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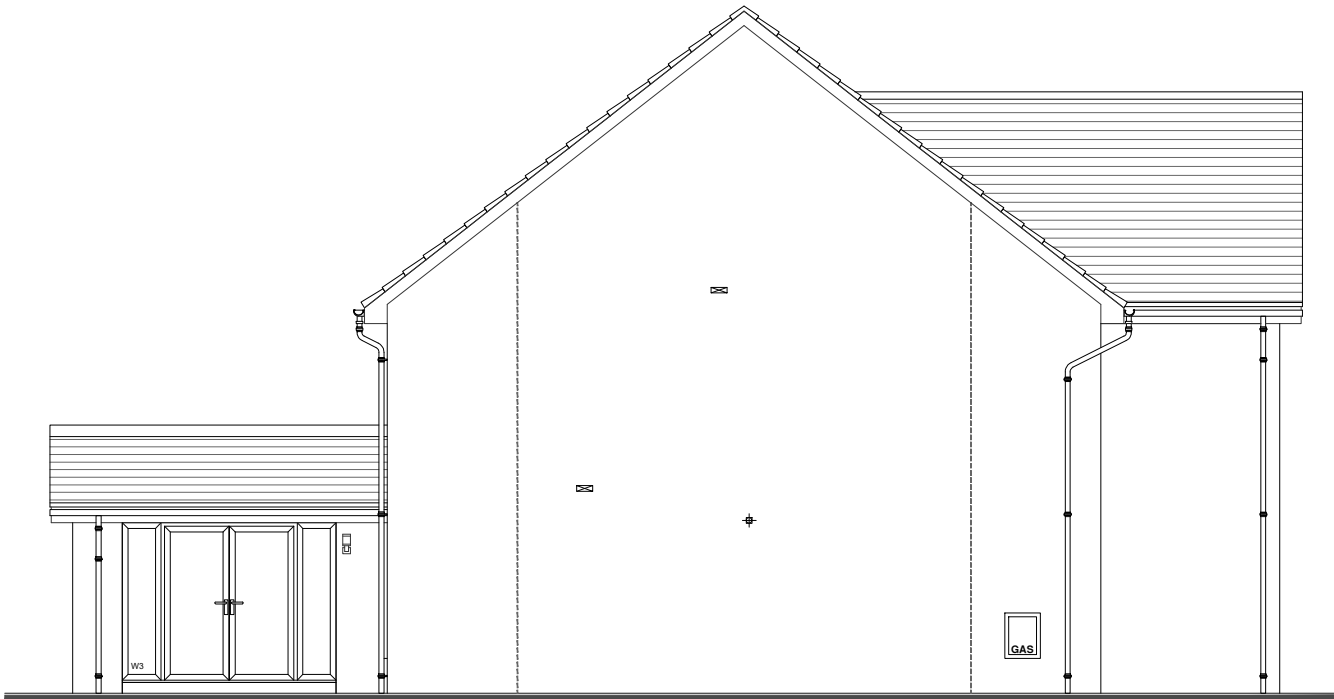
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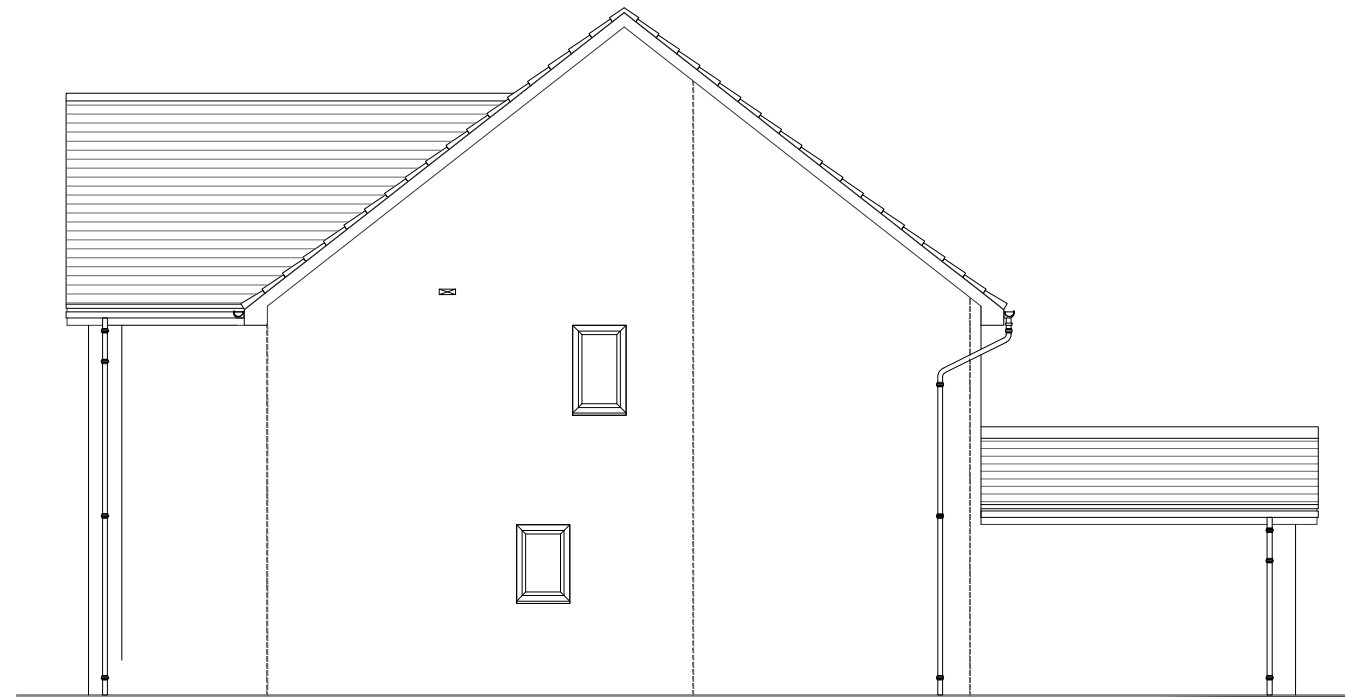
Side Elevation



Front Elevation



Rear Elevation



Side Elevation

No.	Revision	Date	By
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Drawing Title:

**Planning Elevations**  
All Divisions

Scale:  
1:100

Date:  
Oct 18

Drawn:  
GBR

House Name:

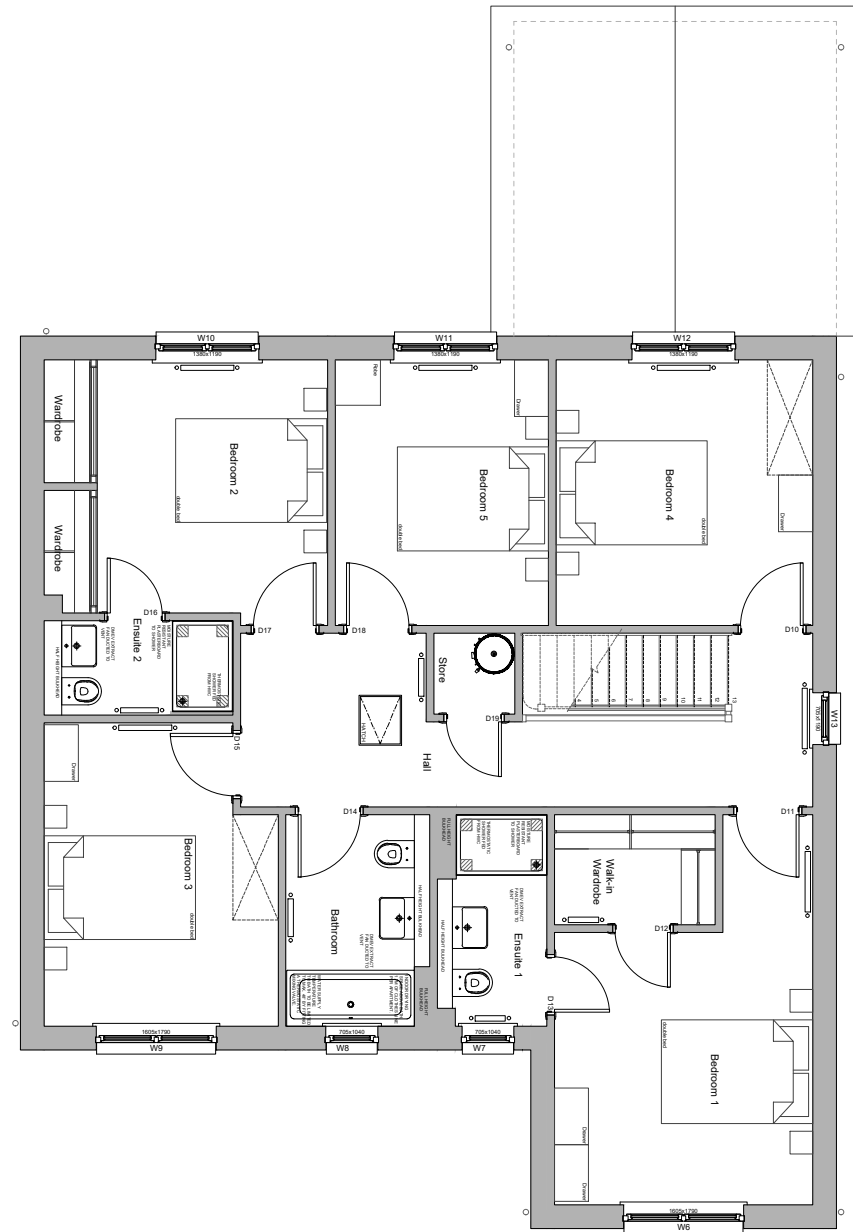
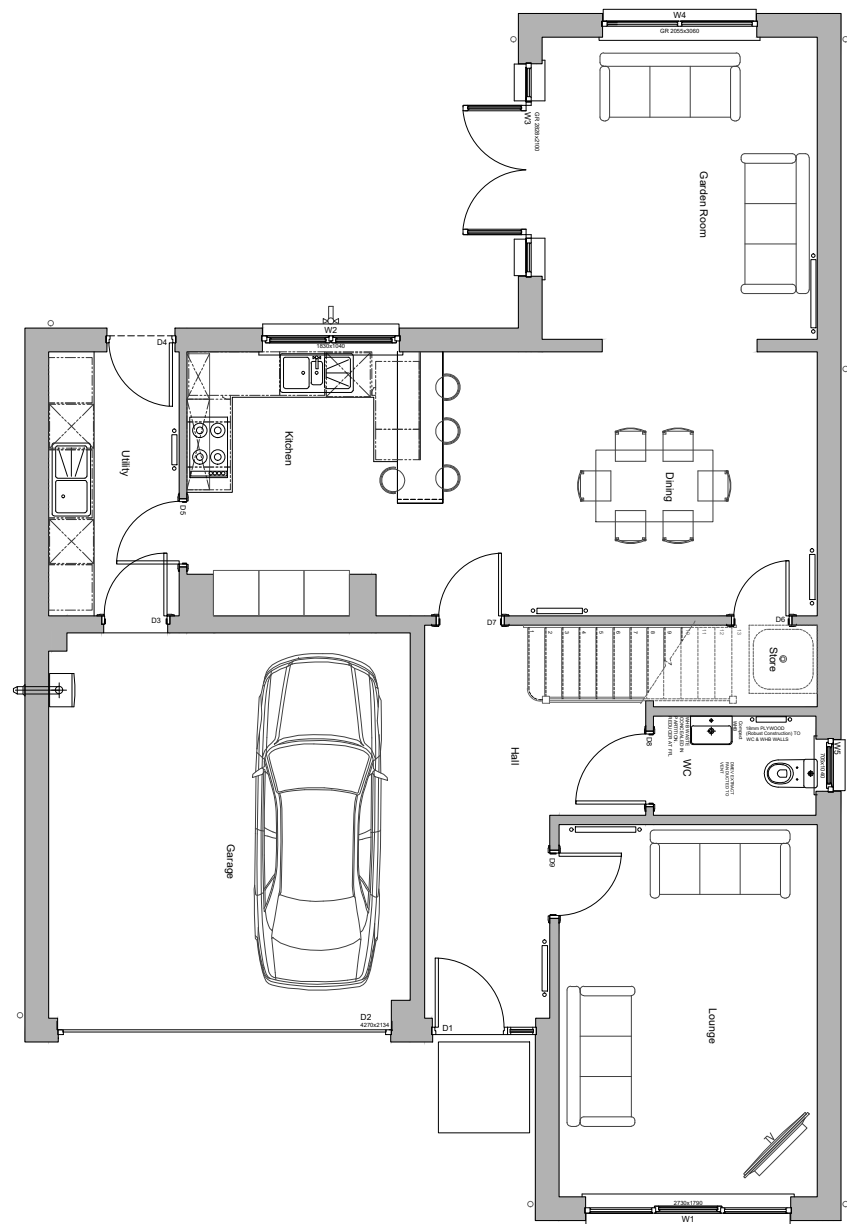
**MACKINTOSH GR 18**

**ARTISTRY RANGE 18**

Drawing No:

**18-MA-GR-12**

Rev:



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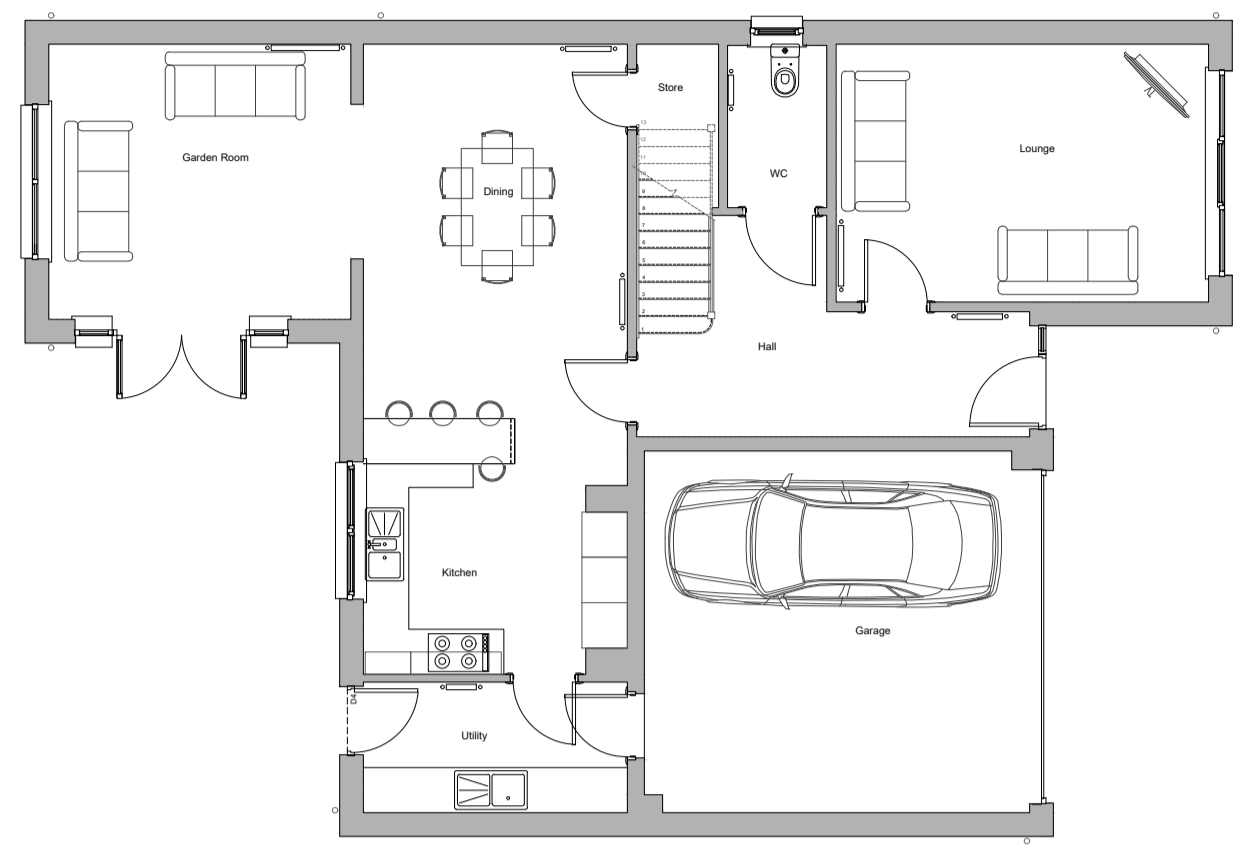
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**Planning Floor Plans**  
 All Divisions

Scale: 1:100	Date: Oct 18	Drawn: GBR
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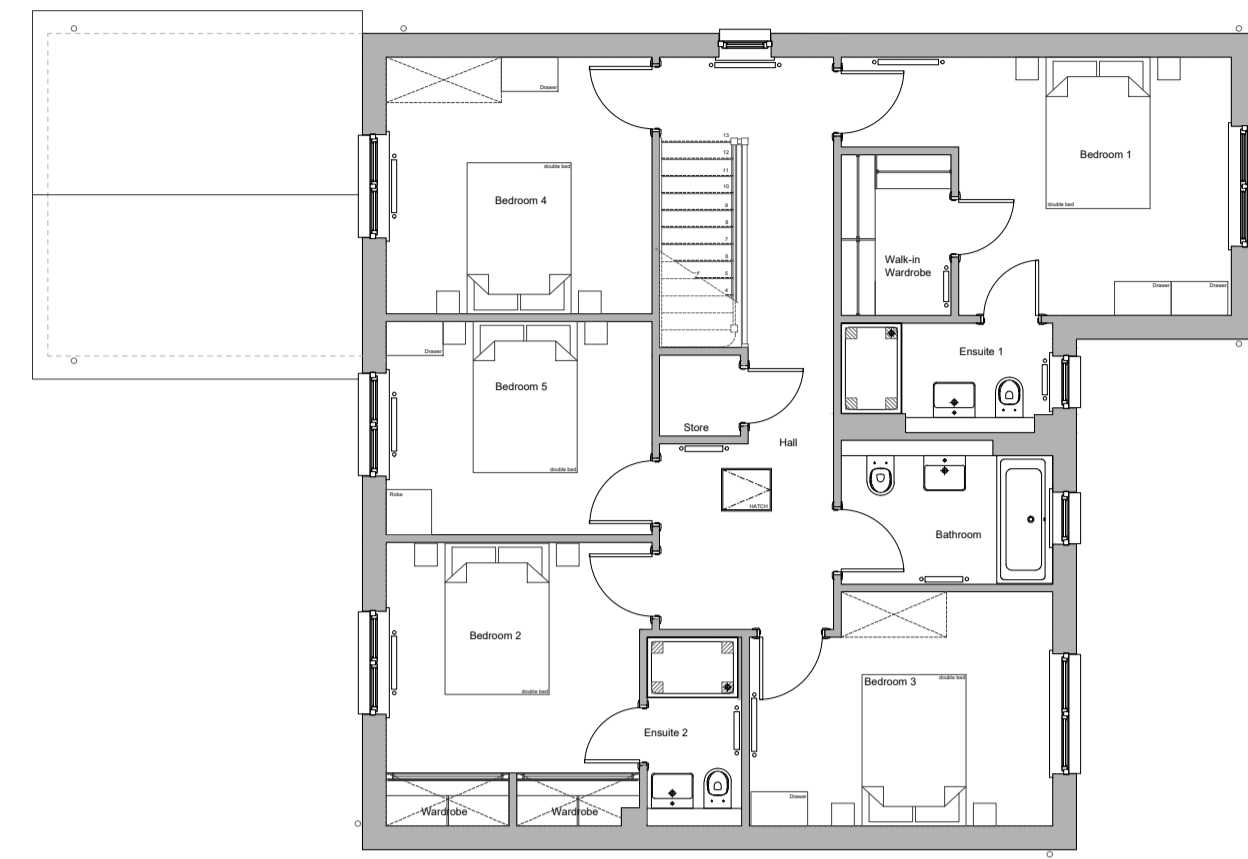
House Name:  
**MACKINTOSH GR 18**

**ARTISTRY RANGE 18**

Drawing No: <b>18-MA-GR-11</b>	Rev:
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



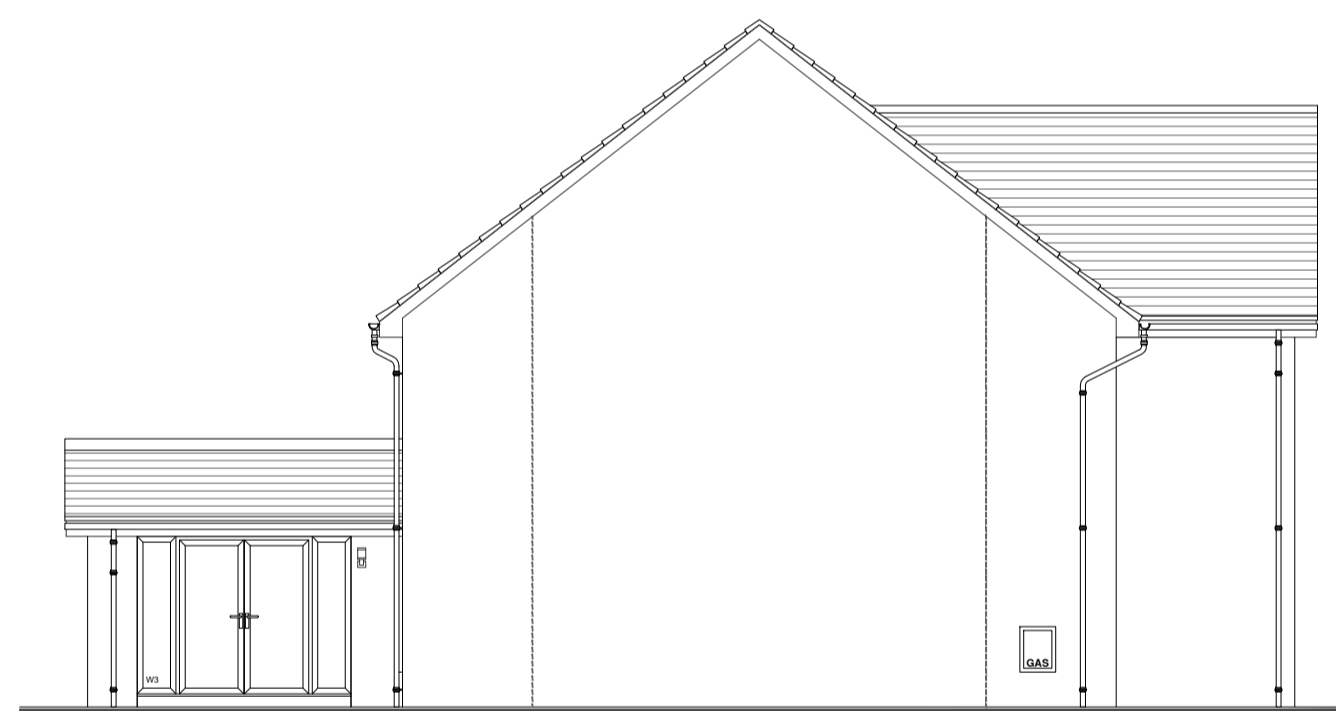
ELEVATION TYPE E1



ELEVATION TYPE E2



ELEVATION TYPE E3



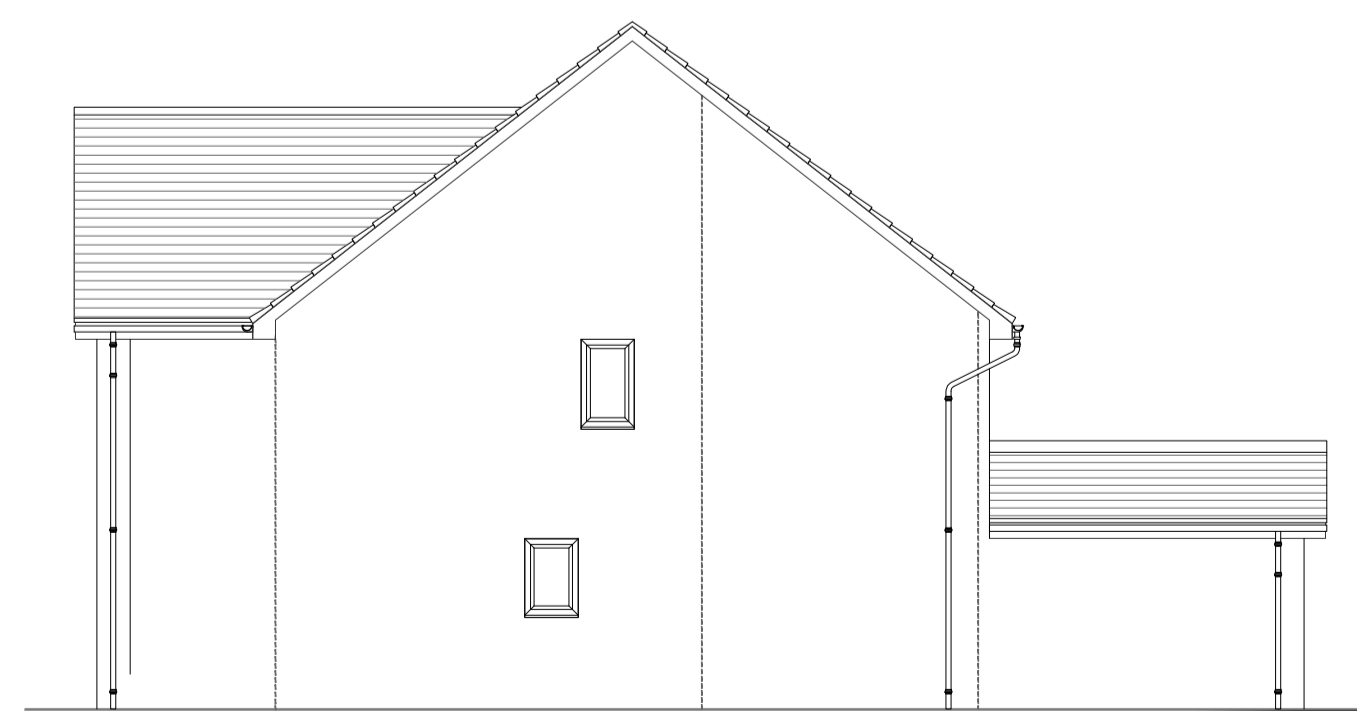
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Drawing Title:

**Planning Drawings**  
 All Divisions

Scale: 1:100	Date: JUL 19	Drawn: ME
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House Name:

**MACKINTOSH GR 18**

**ARTISTRY RANGE 18**

Drawing No: <b>18-MA-GR-13</b>	Rev:
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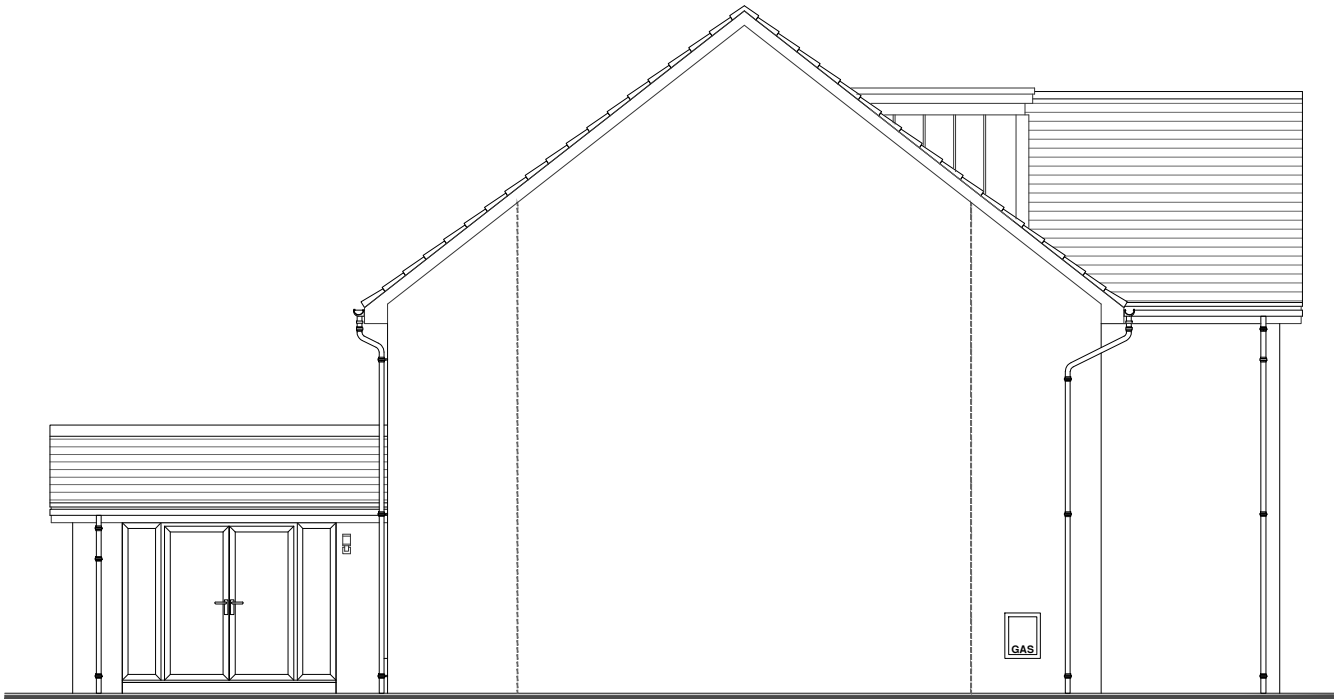
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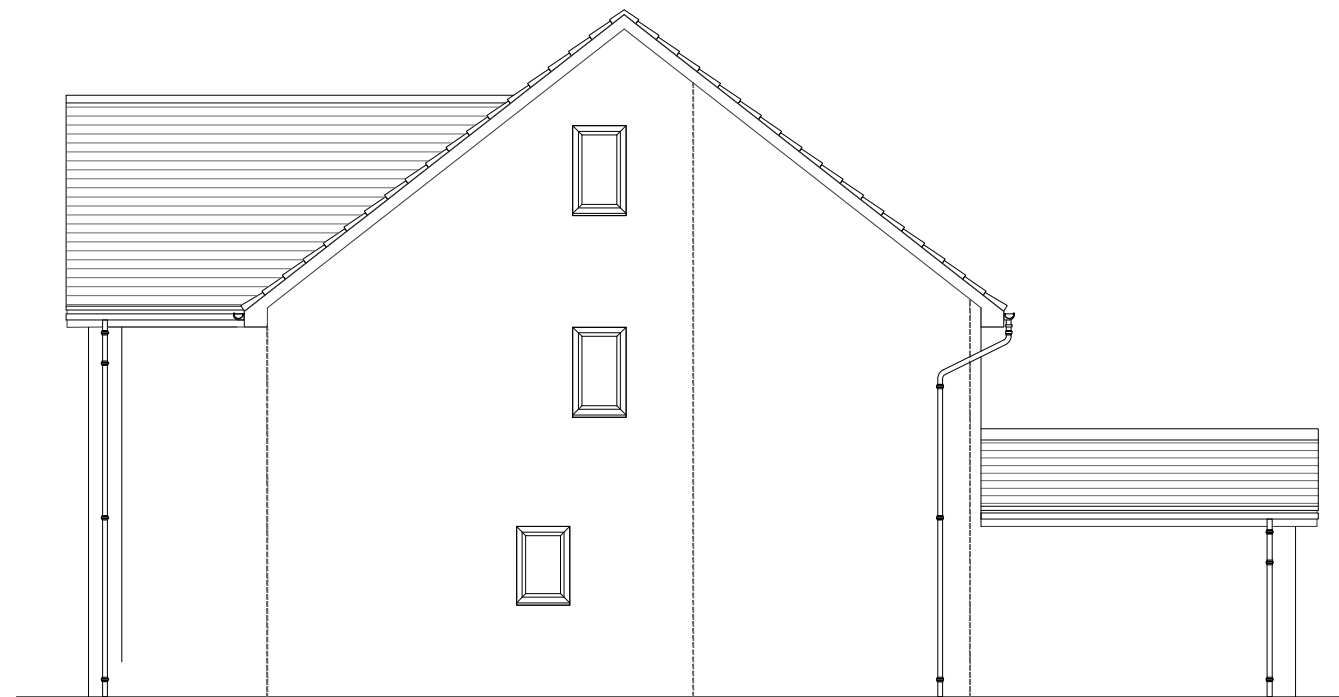
Side Elevation



Front Elevation



Rear Elevation



Side Elevation

No.	Revision	Date	By
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**Planning Elevations**  
All Divisions

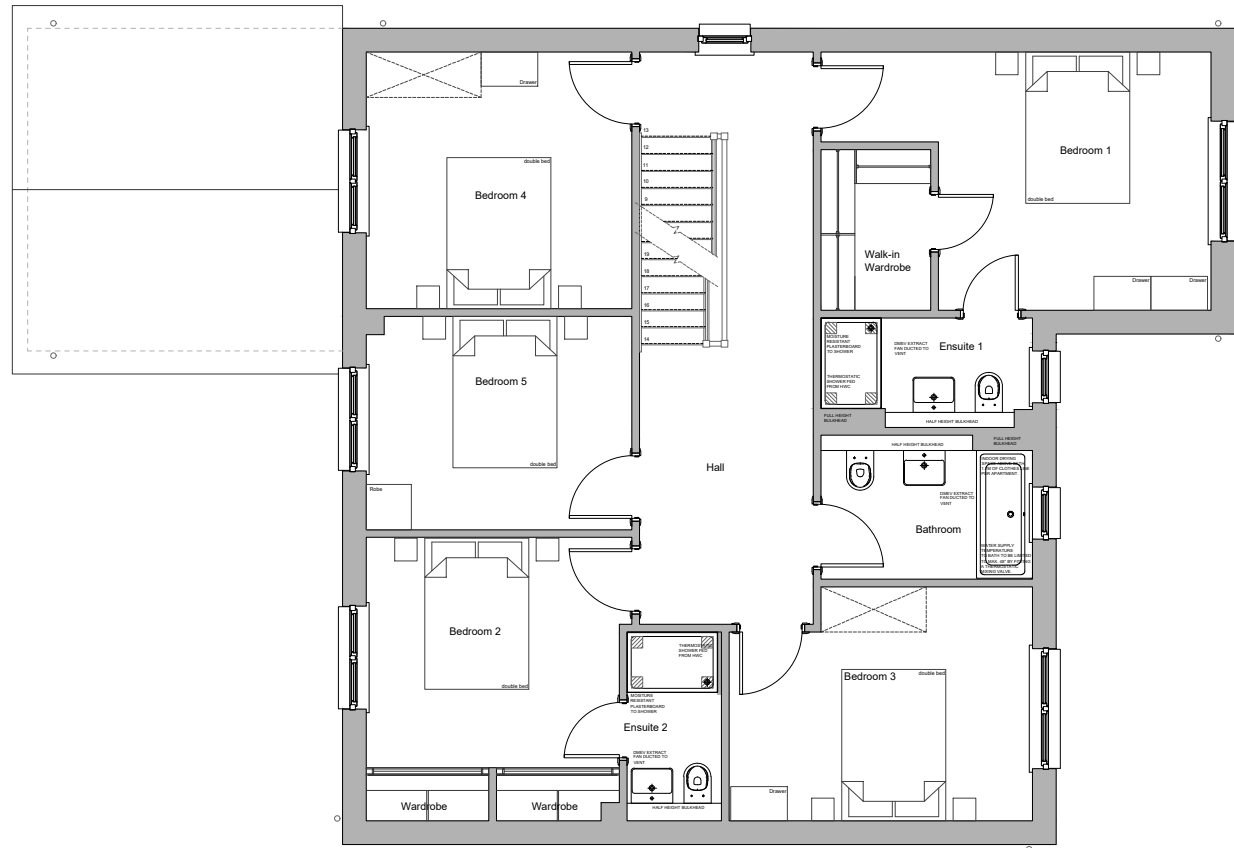
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House Name:

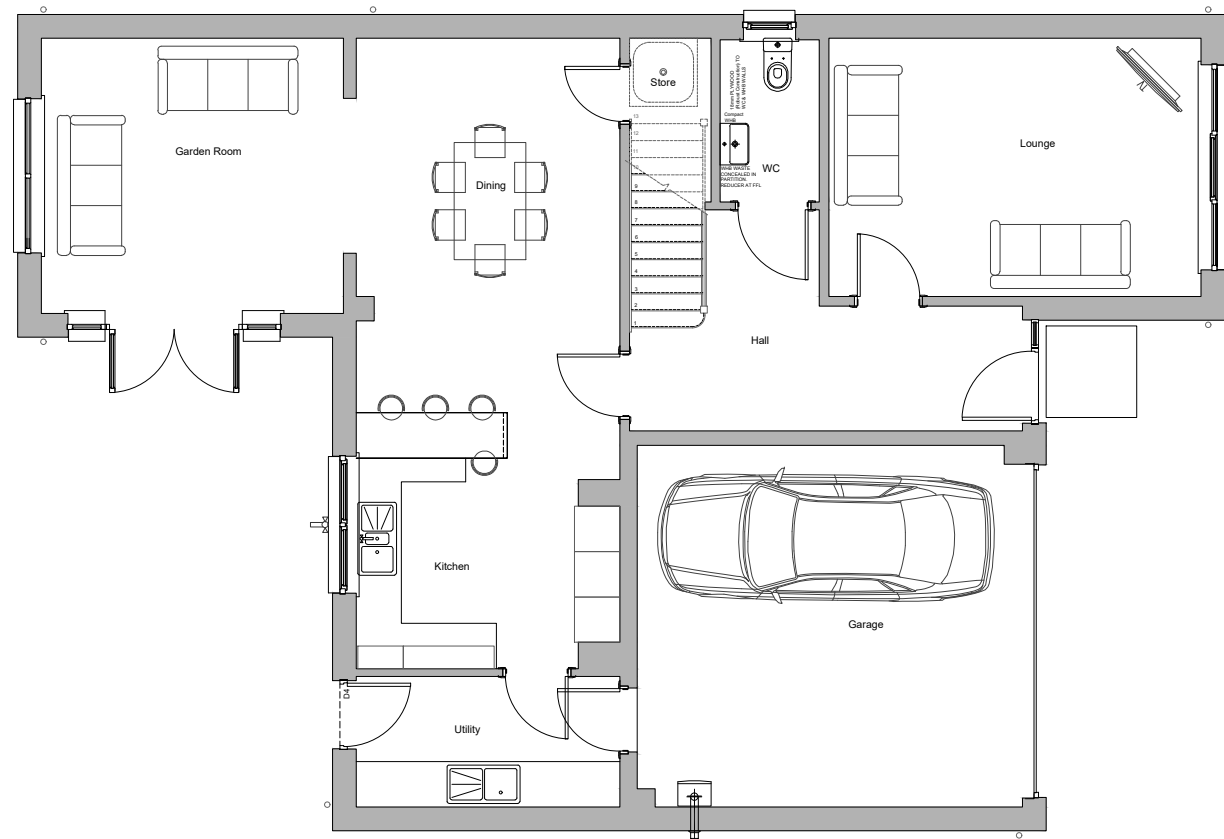
**MACKINTOSH GRAND 18**

**ARTISTRY RANGE 18**

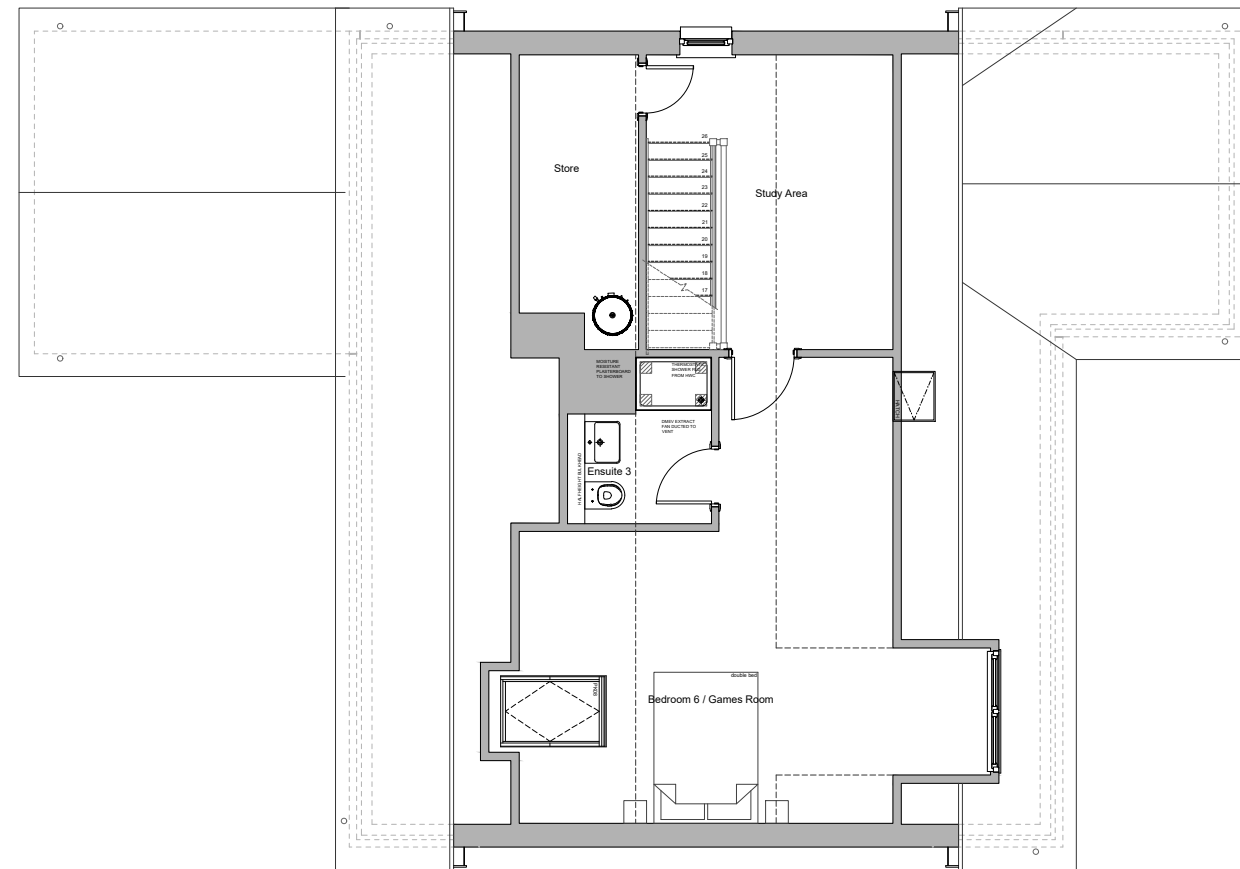
Drawing No: <b>18-MA-G-12</b>	Rev:
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First Floor



Ground Floor



Second Floor

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Drawing Title:

**Planning Floor Plans**  
 All Divisions

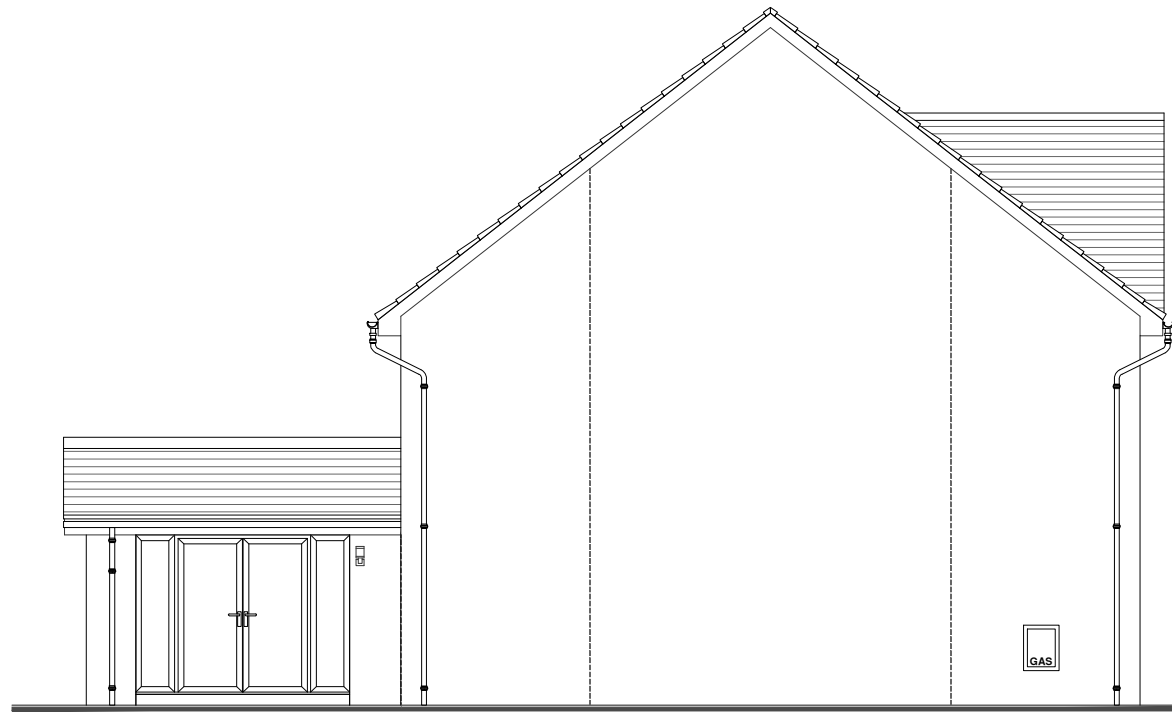
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House Name:

**MACKINTOSH GRAND 18**

**ARTISTRY RANGE 18**

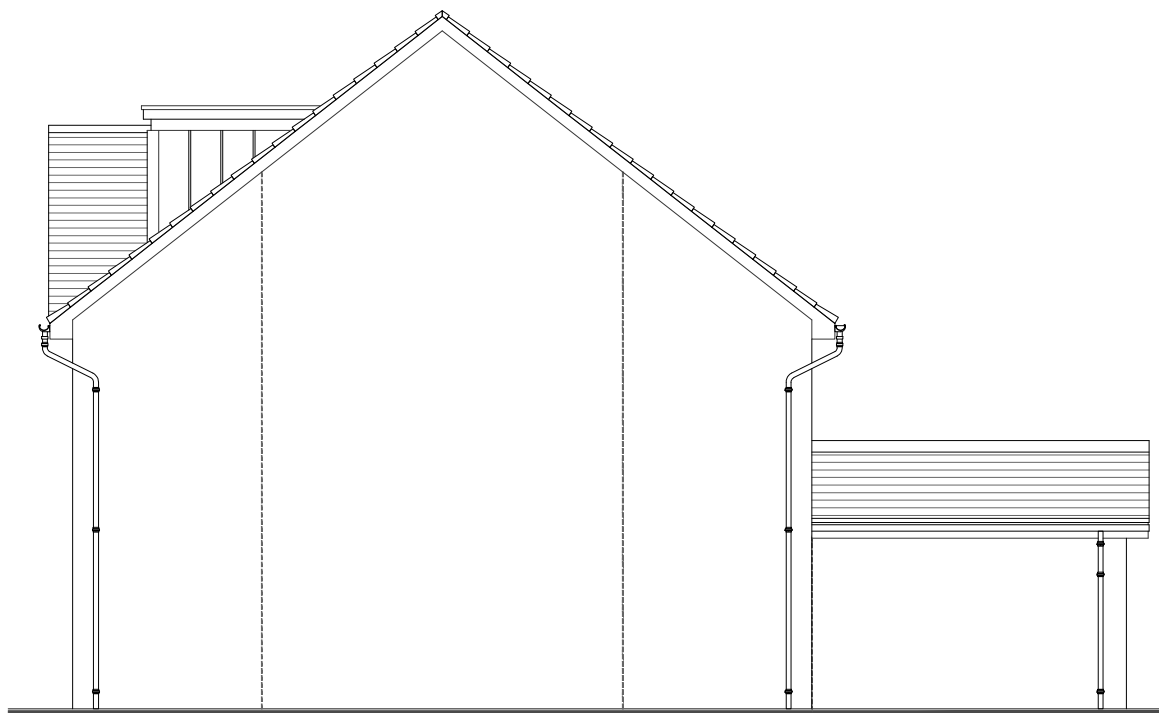
Drawing No: <b>18-MA-G-11</b>	Rev:
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Side Elevation



Front Elevation



Side Elevation



Rear Elevation

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Drawing Title:

**Planning Elevations**  
All Divisions

Scale:  
**1:100**

Date:  
**DEC 18**

Drawn:  
**ME**

House Name:

**MITCHELL GRAND 18**

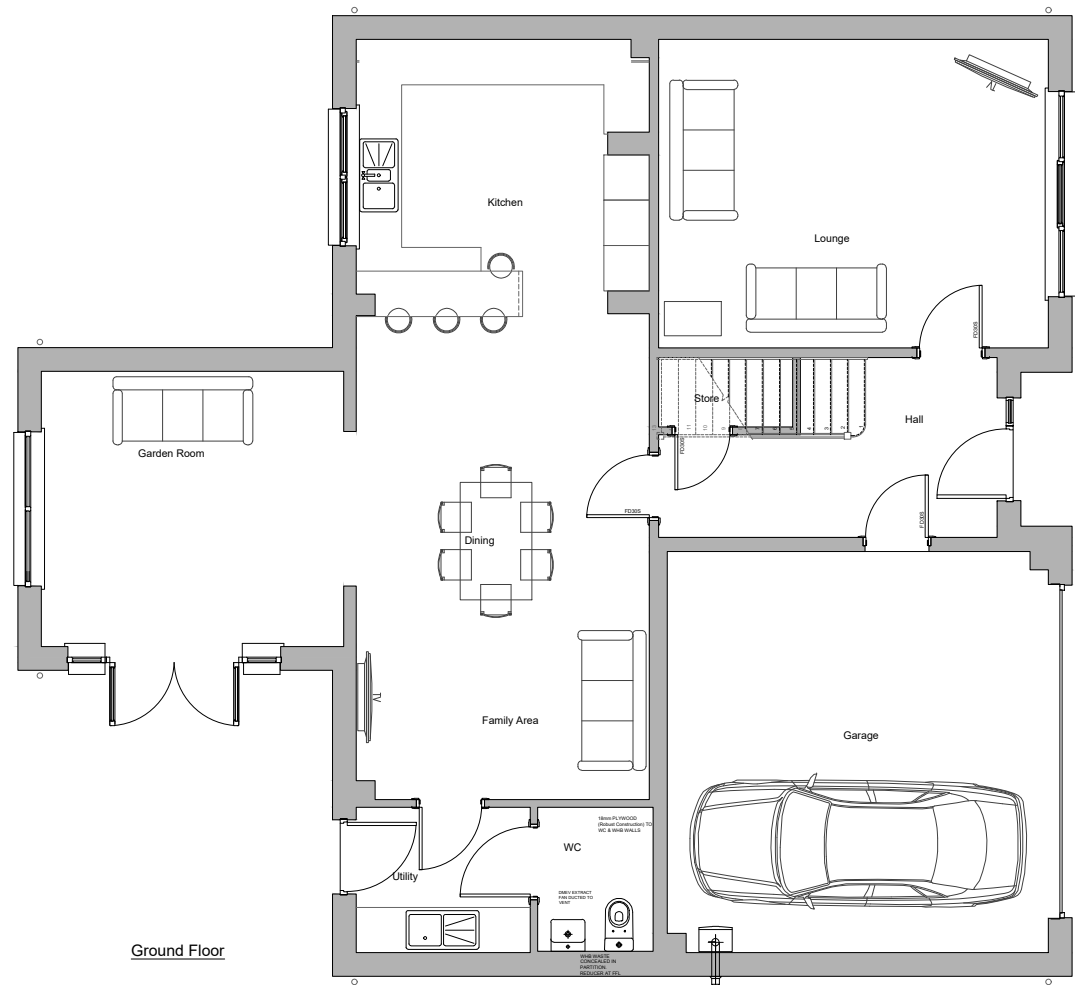
**APPROVED ARTISTRY RANGE 18**

Drawing No:

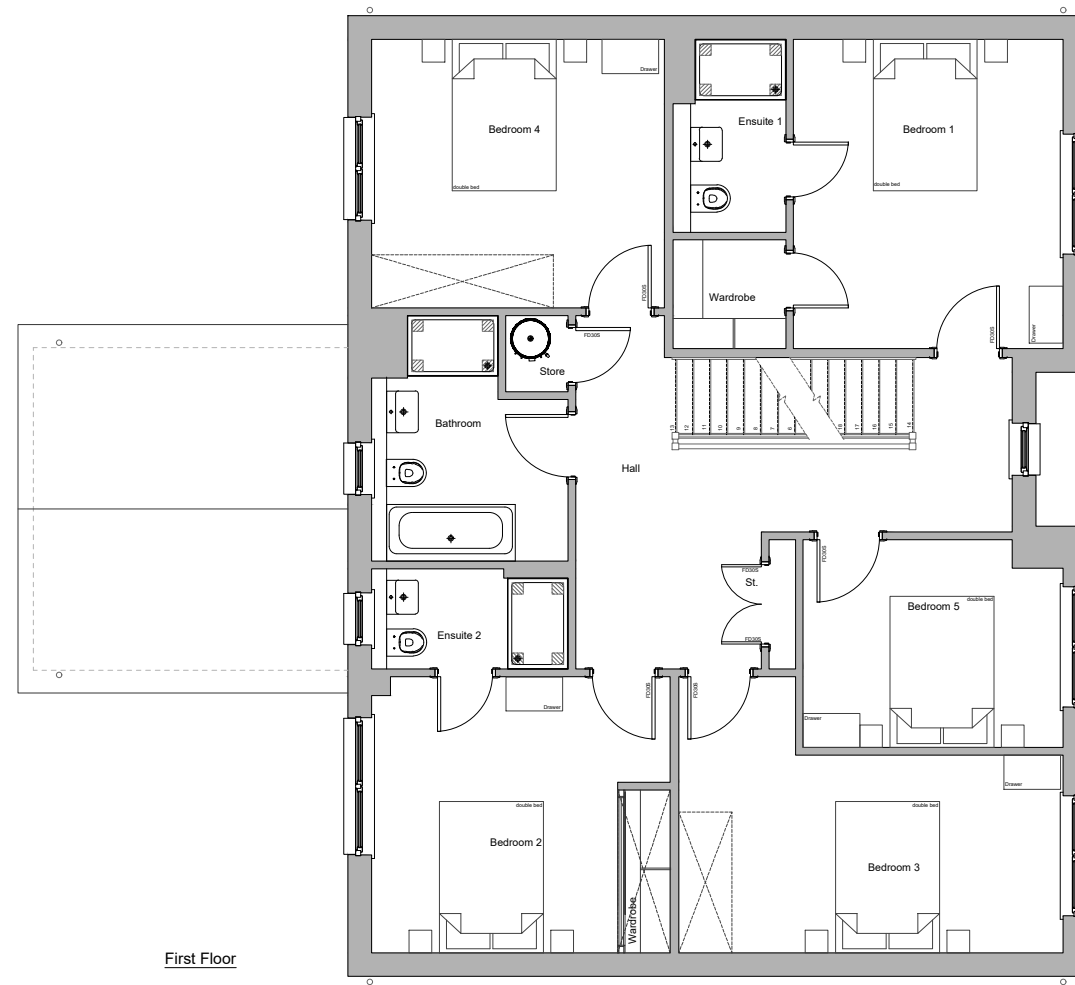
**18-MI-G-12**

Rev:

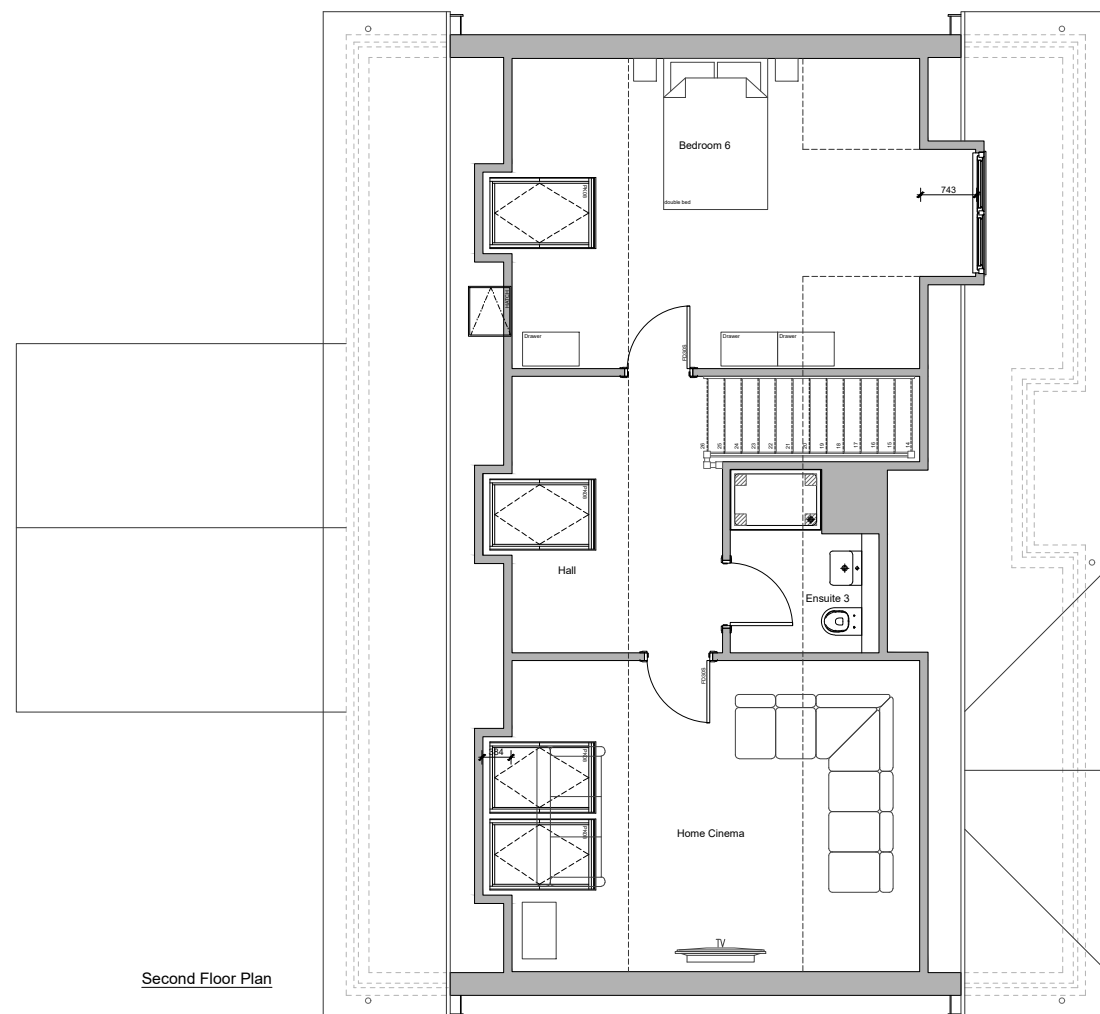
-



Ground Floor



First Floor



Second Floor Plan

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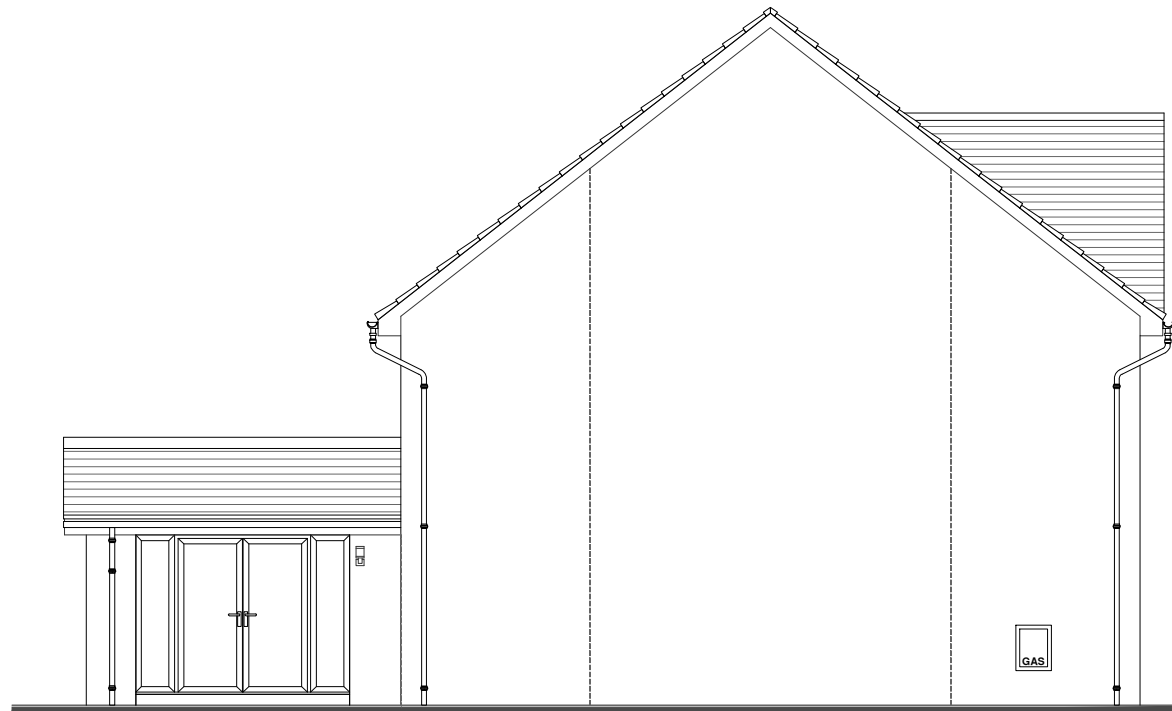
**Planning Floor Plans**  
 All Divisions

Scale: <b>1:100</b>	Date: <b>DEC 18</b>	Drawn: <b>ME</b>
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House Name:  
**MITCHELL GRAND 18**

**APPROVED ARTISTRY RANGE 18**

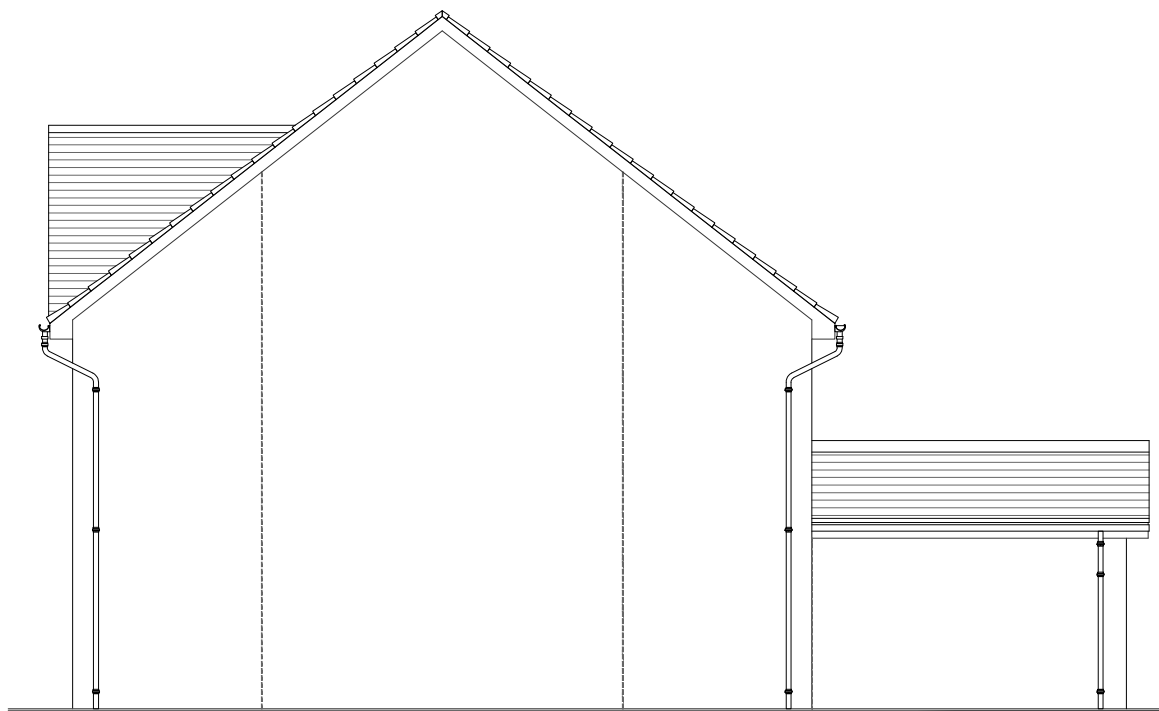
Drawing No: <b>18-MI-G-11</b>	Rev: <b>-</b>
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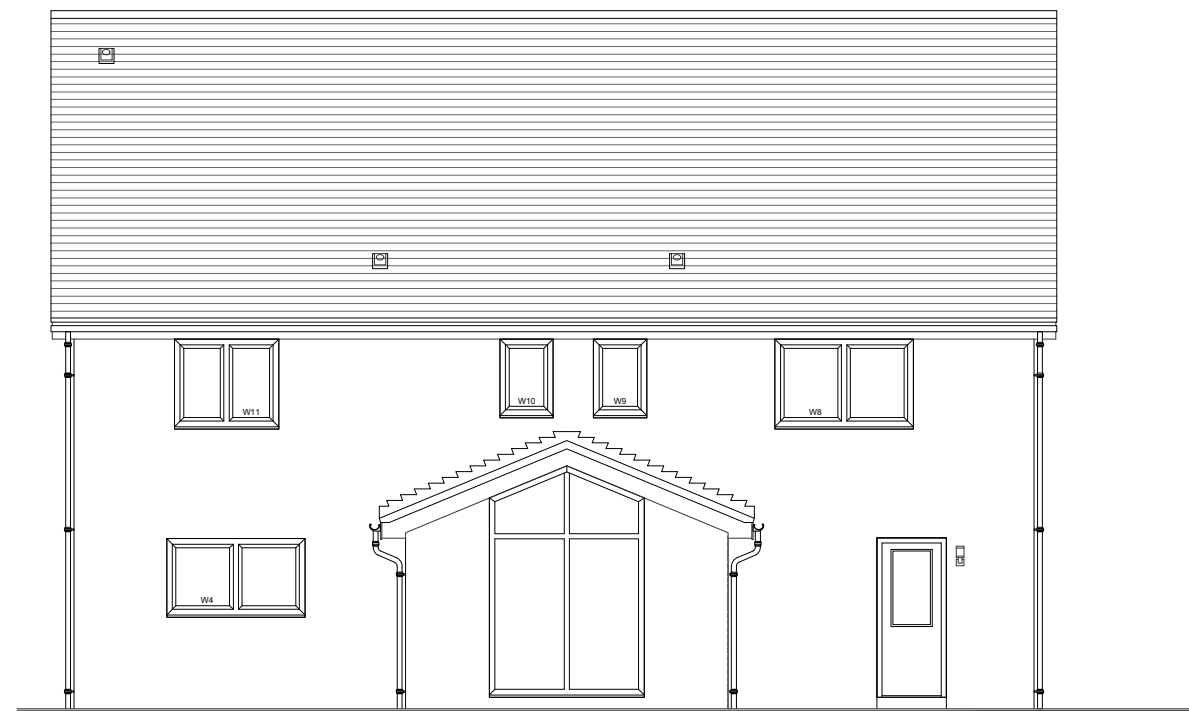
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

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Drawing Title:

**Planning Elevations**  
All Divisions

Scale:  
1:100

Date:  
May 18

Drawn:  
GBR

House Name:

**MITCHELL GARDEN ROOM 18**

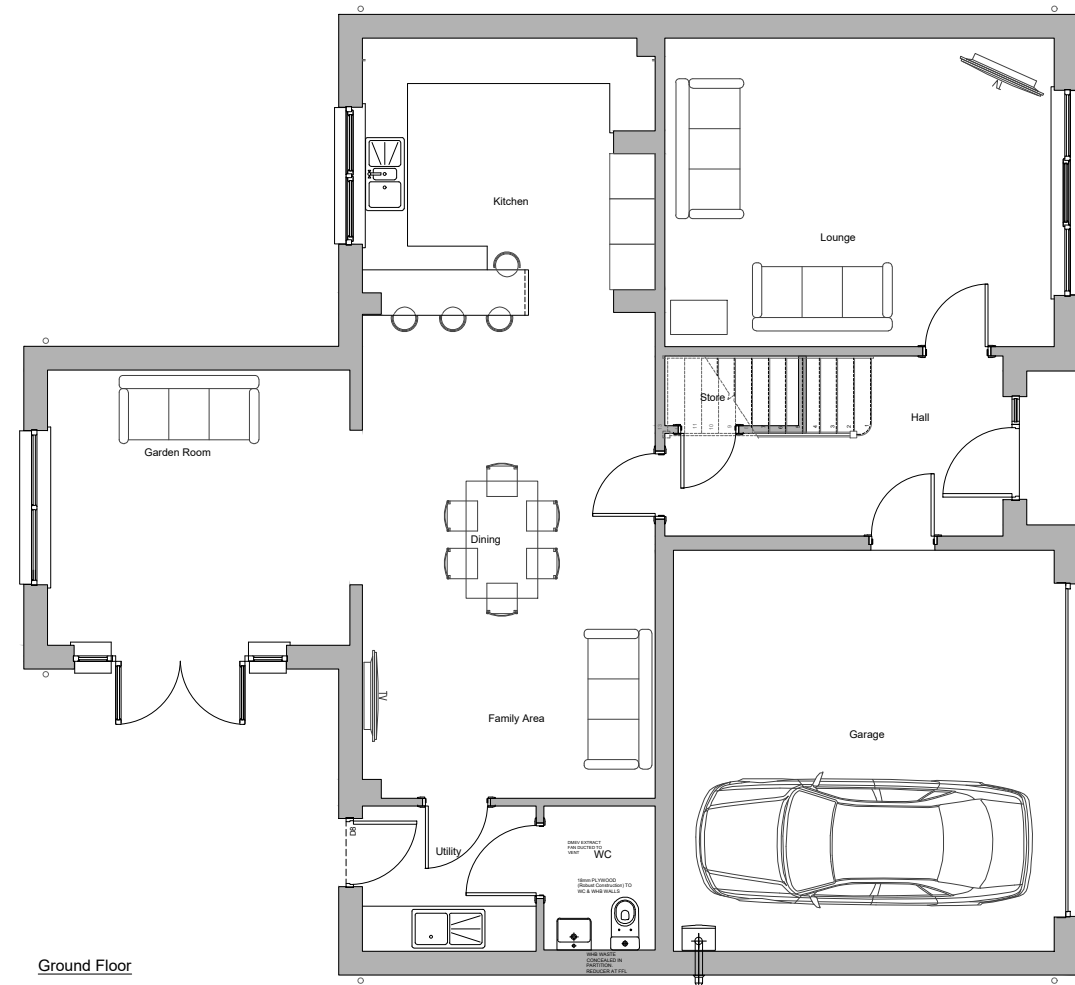
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Drawing No:

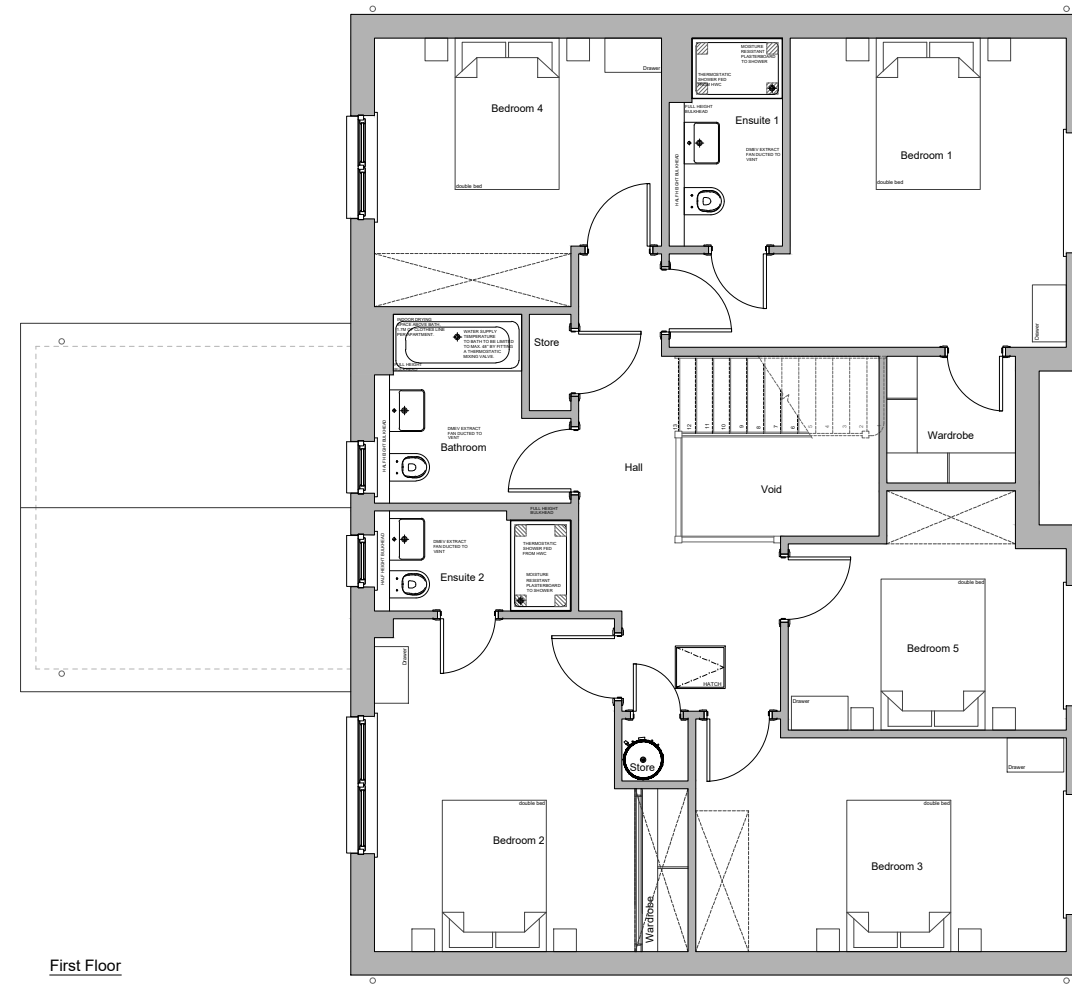
**18-MI-GR-12**

Rev:

-



Ground Floor



First Floor

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All foundation and below ground drainage shown are indicative of standard ground conditions. Refer to site investigation report and structural/civil engineers information for individual plot design and specification.

No.	Revision	Date	By



Robertson House, Castle Business Park, Stirling FK9 4TZ  
 Tel: 01786 431600 Fax: 01786 431650  
 Email: info@robertson.co.uk

www.robertsonhomes.co.uk

Drawing Title:

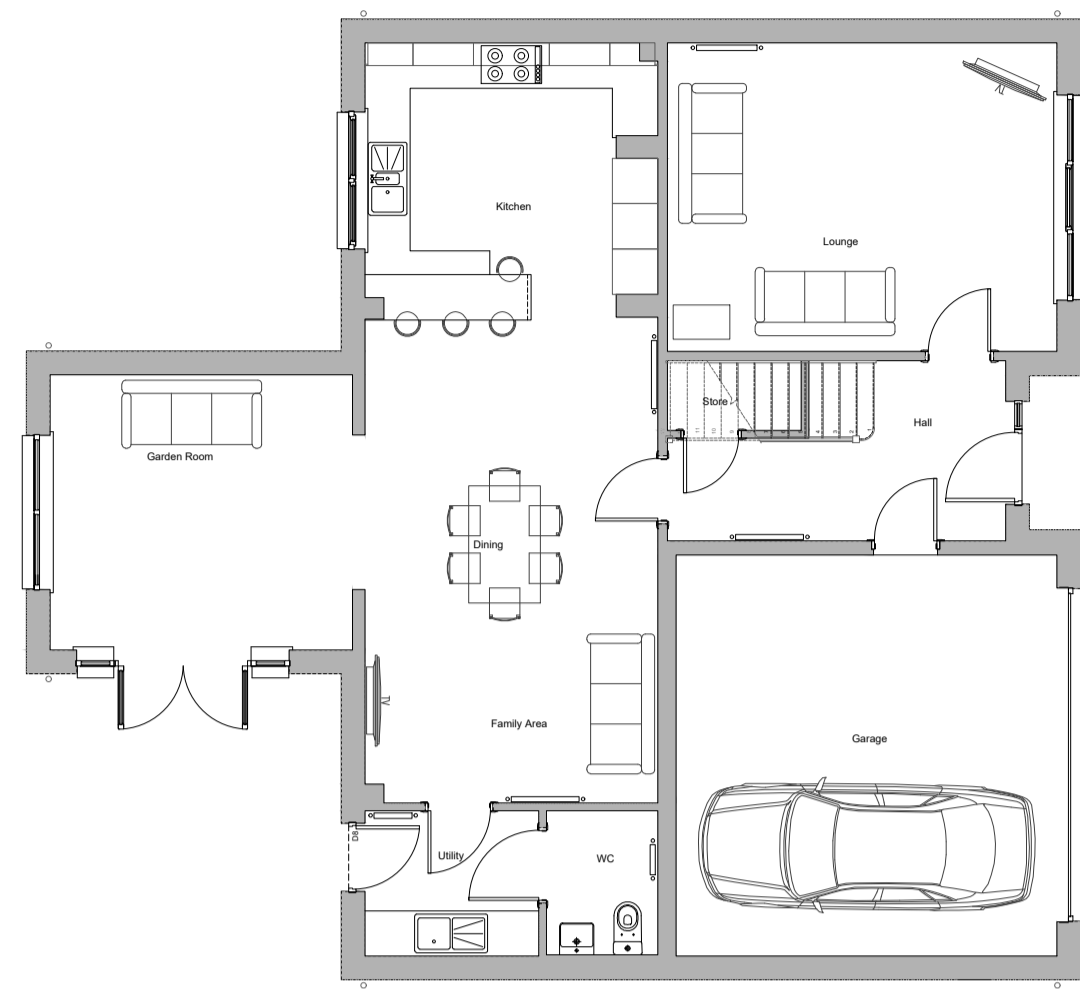
**Planning Floor Plans**  
 All Divisions

Scale: 1:100	Date: Jun 18	Drawn: ME
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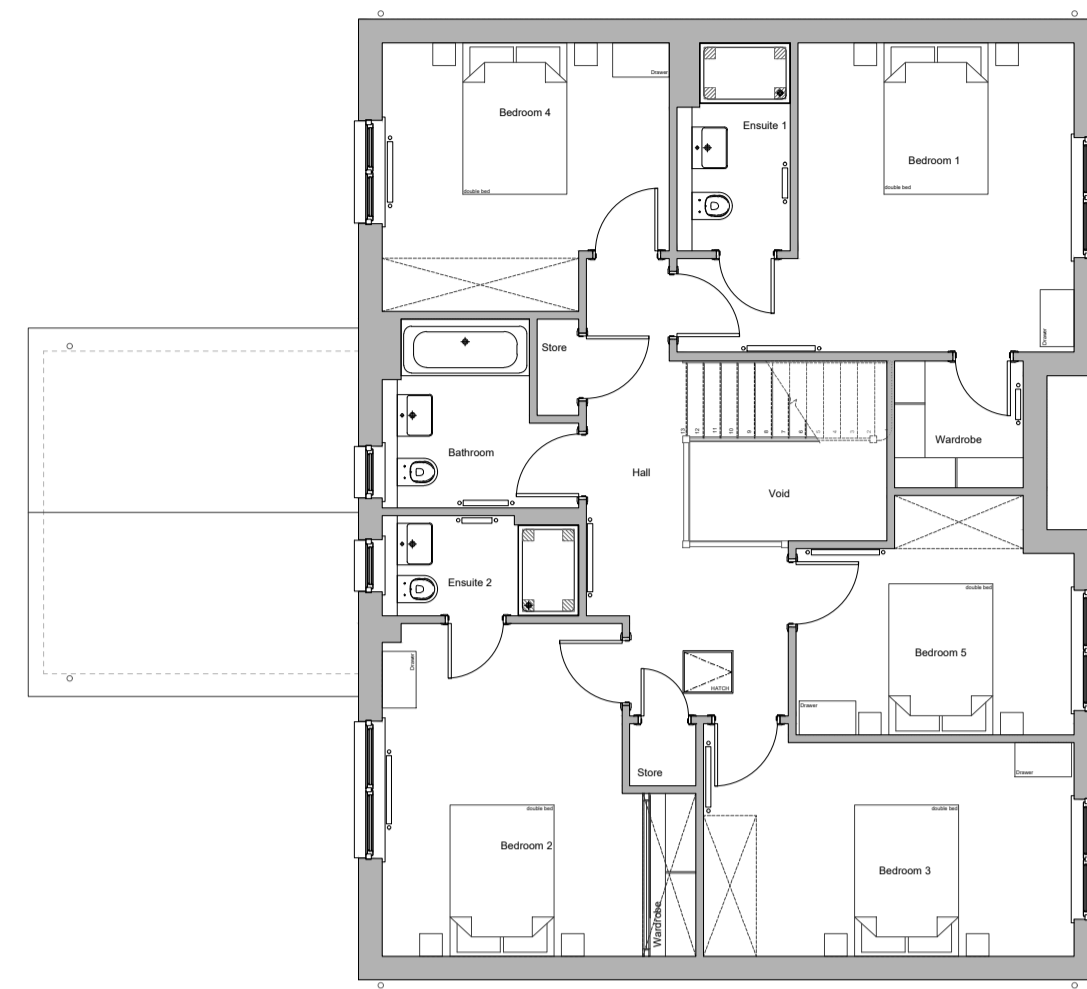
House Name:  
**MITCHELL GARDEN ROOM 18**

**ARTISTRY RANGE**

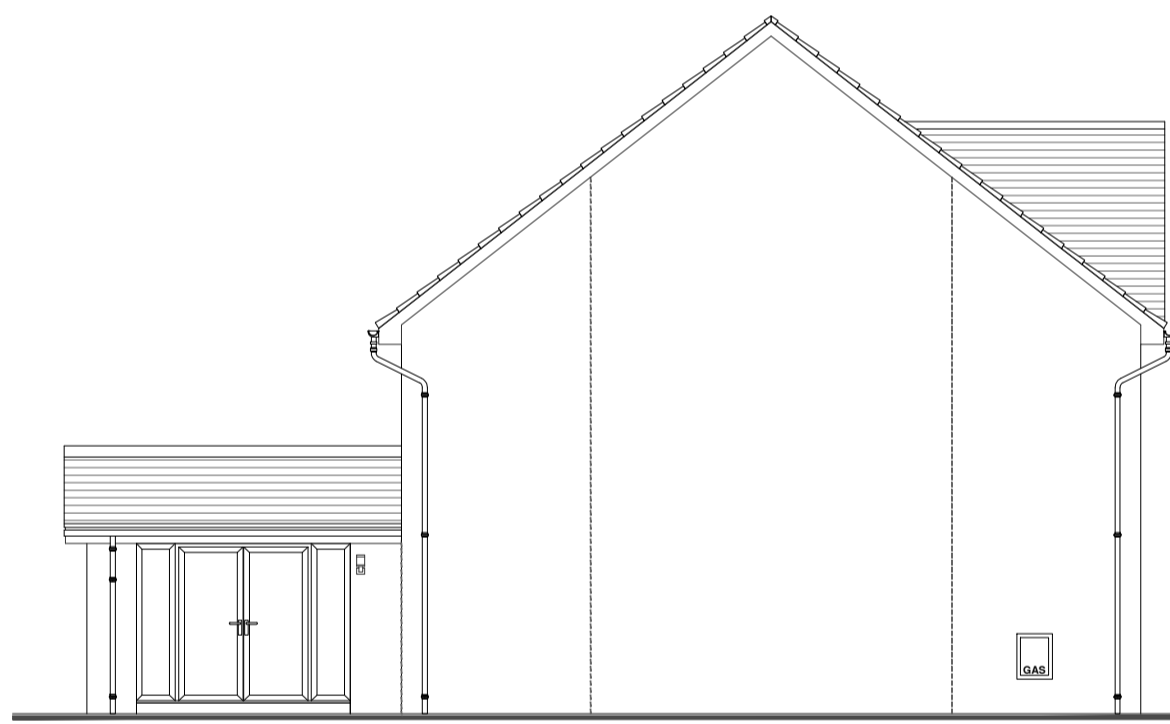
Drawing No: 18-MI-GR-11	Rev: -
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GROUND FLOOR PLAN



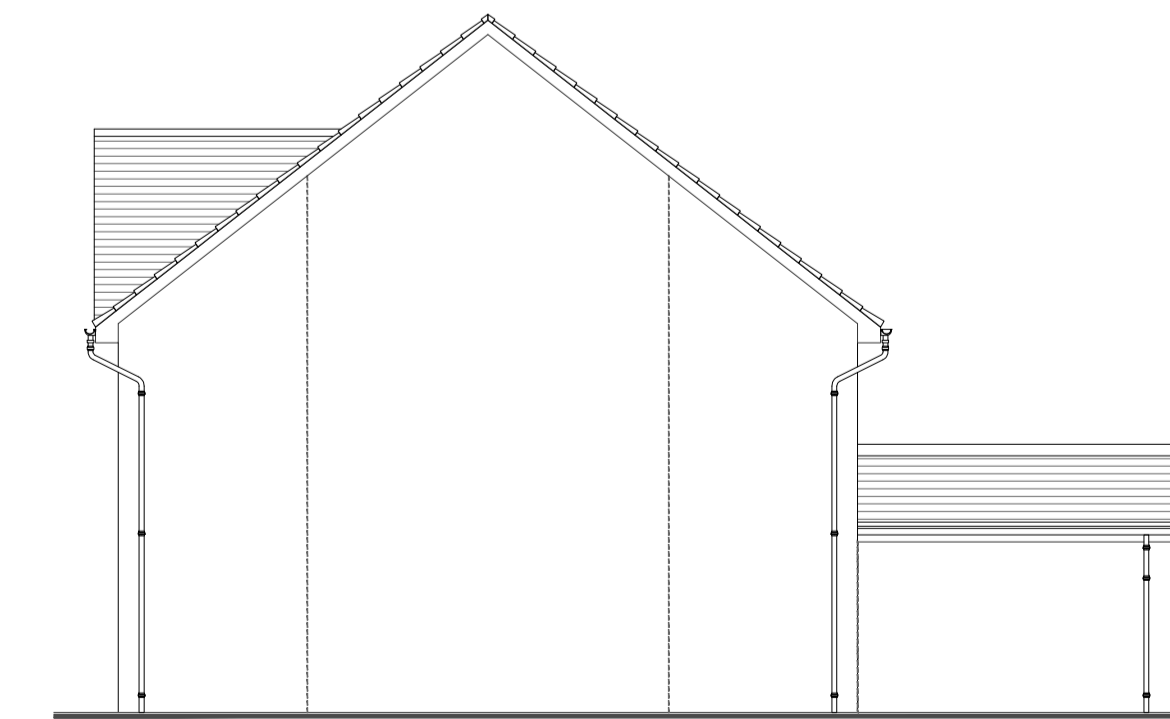
FIRST FLOOR PLAN



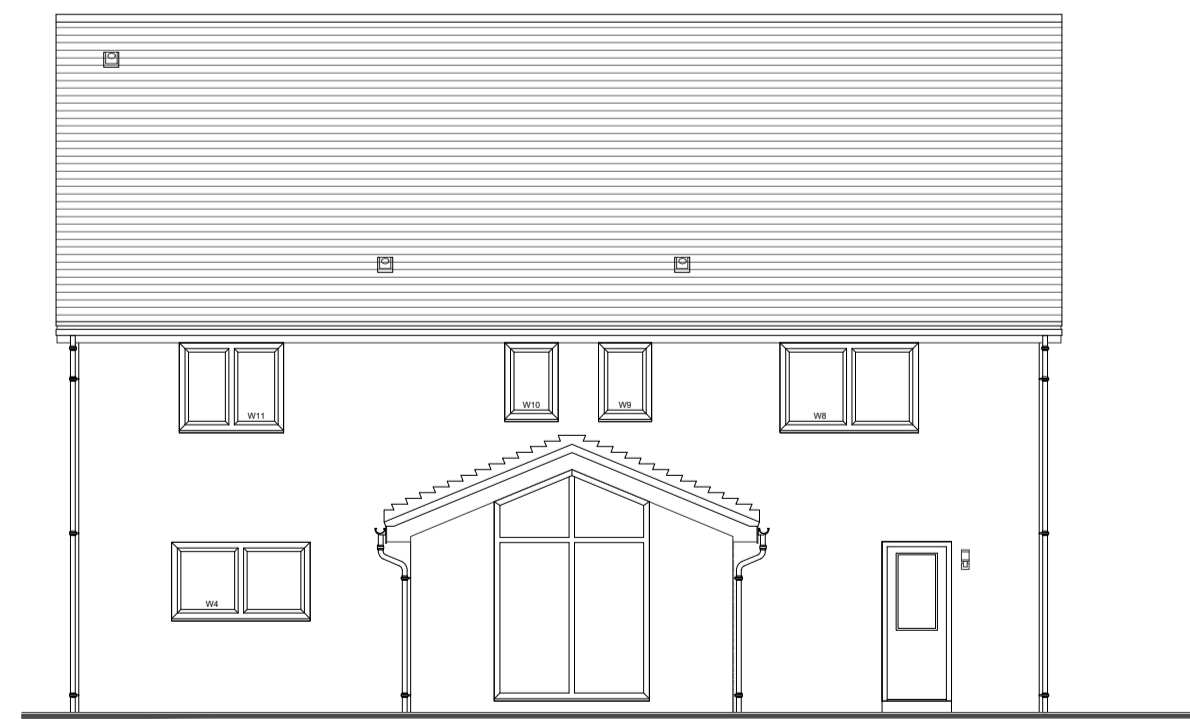
SIDE ELEVATION



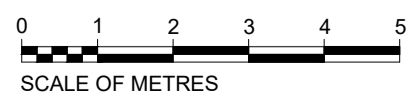
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



ELEVATION TYPE E1



ELEVATION TYPE E2



ELEVATION TYPE E3

**GENERAL NOTES:**

- All works to be constructed accordance with the Building (Scotland) Act 2003 and subsequent amendments.
- All works to be carried out in accordance with the Construction, Design and Management Regulations 2015.
- All drainage to be installed and tested to the satisfaction of the Local Authority.
- All electrical work to comply with the latest edition of the IEE Regulations and BS 7671 current edition.
- Gross area of the dwelling is calculated to finished face of external walls including the stair to both ground and first floor plans, but excluding any other voids/mezzanines (where present).
- Drawings to be read in conjunction with all relevant contract drawings, specification and details.
- All foundation and below ground drainage shown are indicative of standard ground conditions. Refer to site investigation report and structural/civil engineers information for individual plot design and specification.

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Drawing Title:  
**Planning Drawings**  
 All Divisions

Scale: 1:100	Date: JUL 19	Drawn: ME
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House Name:  
**MITCHELL GR 18**

**ARTISTRY RANGE**

Drawing No: <b>18-MI-GR-13</b>	Rev:
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