

Agenda Item	8.1
Report No	PLS-96-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 13 December 2022

Report Title: 22/03479/MSC: The Highland Council

Land 400M NE Of Blar Mhor Industrial Estate, Lochyside, Fort William

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of 122 residential units with associated works (Phase 2)

Ward: 11 – Caol And Mallaig

Development category: Major

Reason referred to Committee: Approval of Matters Specified in Conditions for Major Development and Community Council objection

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

Recommendation

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

1. PROPOSED DEVELOPMENT

1.1 This submission seeks approval for a number of the matters specified in conditions attached to planning permission 18/03647/PIP granted on 19 December 2019 in respect of the Blar Mor development to allow the delivery of Phase 1 of the residential development comprising 122 homes. The mix of units comprise:

- 22 x 2 Bedroom Semi Detached Houses;
- 32 x 3 Bedroom Semi Detached Houses;
- 8 x 4 Bedroom Detached Houses;
- 60 x 2 Bedroom Flats.

The development will be delivered across three sub-phases.

1.2 The overall masterplanned development at Blar Mor comprises 250 homes, Hospital (Class 8), STEM Centre (Class 10), commercial (Classes 1 & 2) and community uses. The residential development on the site as a whole is being delivered in two sequential phases, with the first homes in Phase 1 being completed and occupied in November 2022.

1.3 This submission forms the second phase of residential development as part of the Blar Mor Masterplan. It has been guided by the original masterplan (18/03647/PIP).

1.4 This submission seeks approval of the following conditions:

- 2 (a) - siting and design
- 2 (b) - sustainable design considerations
- 2 (c) – means of access to the site
- 2 (d) – layout of the site
- 2 (e) – road layout
- 2 (f) – car parking
- 2 (g) – cycle parking
- 2(h) – details of open space
- 2(j) – landscaping
- 2(k) – management and maintenance
- 2(l) – boundary treatment
- 2(m) – goods vehicles
- 2 (n) – surface water drainage
- 2 (o) – water and waste water connections
- 2(p) – waste management
- 2(q) – trees to be retained
- 2(r) – site levels
- 2(s) – finished floor levels
- 2(t) – street lighting
- 6 – surface water drainage
- 7 – strategic drainage
- 9 – access management plan
- 13 – waste strategy
- 16 – car parking
- 17 – cycle parking
- 22 – Tree retentions

1.5 The applicant sought pre-application advice through the Pre-Application Advice

Service for Major Developments for the wider masterplan. In advance of this application, discussions were held with officers in Transport Planning and Development Management on the principles of the layout and design of the development.

1.6 This submission has been supported by the following information:

- Design Statement;
- Drainage Strategy;
- Masterplan Phasing Plan;
- Landscape Specification;
- Arboricultural Impact Assessment;
- Protected Species Survey; and
- Access Management Plan.

1.7 During the processing of the matters specified in conditions a number of variations have been made to address issues raised by consultees and those raised in representation including:

- Modifications to active travel and recreational access links;
- Provision of updated Drainage report to include modelling calculations;
- Modification of road widths;
- Extension of cycle path to the crossroad junction;
- Provision of footway crossings of internal road network;
- Relocation of refuse collection points;
- Modification of sub-phasing to facilitate additional land for adjacent uses, if required;
- Modification of elevations of common entry flats to address plant and machinery requirements;
- Indicative route for a bus link provided, if required in later phases.

2. SITE DESCRIPTION

2.1 The site comprises an area of ground to the north east of the A830. The site has previously been subject to management of peat in line with the approved peat management plan. The main site access is in place following its completion under a previous planning permission and the required traffic and transport mitigation (on-site and off-site). Fort William Police Station is located to the west of the site. A total of 117 residential units are reaching completion to the south east of the site, where a bus link is being provided through to the Health Centre through the Bus Partnership Fund.

2.2 The development site is largely level and was platformed and capped following completion of peat is covered in low vegetation. The site is predominantly made up of peat. The deepest areas of peat are to the north of the site where development will not take place.

- 2.3 There are no natural or cultural heritage designations covering the site. There are sites of archaeological interest recorded in the Highland Historic Environment Record within the vicinity of the site.
- 2.4 There are no areas of fluvial flood risk within the site. There are some small areas of pluvial flood risk within the site.
- 2.5 There are largely open views from the site. The site is not covered by any national, regional or local landscape designations. The site lies within the Settled Lochs Landscape Character Type as identified by Scottish Natural Heritage.

3. PLANNING HISTORY

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|-----|------------|---|--|
| 3.1 | 14.07.2010 | 10/01590/PAN - Planning permission in principle for mixed-use scheme including use classes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and sui generis (police station), associated roads, junctions, servicing, drainage, landscaping and infrastructure | Case Closed |
| 3.2 | 02.03.2011 | 10/02634/PIP - Planning permission in principle for:- Class 1 (Retail) Class 3 (Food & Drink) Class 5 (General Industrial) Class 8 (Residential Institution- Hospital) Class 10 (Non-residential Institution - School) Class 11 (Assembly & Leisure - All Weather Sports Pitch) Sui Generis (Police Station) plus associated roundabouts, roads, infrastructure, utilities, landscaping and engineering works (details of new A830(T) roundabout and internal spine road brought forward for approval now). | Planning Permission in Principle Granted |
| 3.3 | 01.02.2012 | 11/03484/MSC - Approval of Conditions 4 (part), 7, 8, 9, 10, 12, 14, 15, 17, 19 and 21 in relation to Phase 1 of development (10/02634/PIP) | Approved |
| 3.4 | 05.01.2012 | 11/03567/MSC - Application for Matters Specified in Condition, pursuant to condition 2 of PIP 10/02634/PIP to discharge conditions 4 (part) and 18 in so far as they relate to the class 1 retail store and petrol filling station site and related access roads, servicing, landscaping, recycling and parking. | Approved |
| 3.5 | 10.05.2012 | 12/00333/MSC - Approval of condition 26 of 10/02634/PIP (class 1 retail store, petrol filling station site, access roads, servicing, landscaping, recycling and parking) | Approved |

3.6	06.08.2012	12/01892/MSC - Application for Matters Specified in Condition, pursuant to condition 2 of PIP 10/02634/PIP to discharge conditions 4 (part) and 18 in so far as they relate to the class 11 Sui Generis (Police Station with Ambulance Station)	Approved	
3.7	06.08.2012	12/01900/MSC - Application for Matters Specified in Condition, pursuant to condition 2 of PIP 10/02634/PIP to discharge conditions 4 (part) and 8 to prepare land for development and establish landscape amenity bund (in part).	Approved	
3.8	23.04.2018	18/01823/PAN - Proposed development includes residential (approx. 200 units), commercial, hospital & community use, the site also includes peat bog & habitat area & landscaped areas	Case Closed	
3.9	05.06.2018	18/02352/SCRE - Mixed use masterplan comprising 200-250 residential units, commercial, hospital & community use	EIA Required	Not
3.10	17.07.2018	18/03314/MSC - Submission of Matters Specified in Conditions 4J (Hard and Soft Landscaping) and Condition 8 (Peat Management Plan) of Planning Permission in Principle ref 10/02634/PIP	Approved	
3.11	18.12.2018	18/03647/PIP - Mixed-use masterplan comprising residential (Class 9 and flatted), Hospital (Class 8), STEM Centre (Class 10), commercial (Classes 1 & 2) and community uses	Planning Permission Granted	in
3.12	29.04.2019	18/05654/FUL – Construction of new college building to form a Centre for Science and Technology	Planning Permission Granted	
3.13	25.06.2019	18/05939/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP relating to the detailed design of Phase 1 residential development of 117 units	Approved	
3.14	16.03.2021	19/00965/MSC - Approval of matters specified in conditions 2n (details of surface water drainage system). 2r (existing and proposed site levels), 6 (surface water drainage), 7 (capacity of surface water drainage) and 8	Approved	

(scheme for remodelling of surface water drainage basin) of application 18/03647/PIP in relation to enabling works for the formation of a new SUDS basin and the extension of an existing SUDS basin to serve Phase 1 residential development

- | | | | |
|------|------------|---|----------|
| 3.15 | 12.03.2020 | 19/05601/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP - Amendments to design for sub-phase of residential masterplan including changes to fuel source, minor alterations to external works and alterations to detailed house type design | Approved |
| 3.16 | 12.03.2020 | 19/05621/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP - Amendments to design for sub-phase of residential masterplan including changes to fuel source, minor alterations to external works and alterations to detailed house type design | Approved |
| 3.17 | 12.03.2020 | 19/05623/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP - Amendments to design for sub-phase of residential masterplan including changes to fuel source, minor alterations to external works and alterations to detailed house type design | Approved |

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: Oban Times 01 September 2022

Representation deadline: 15 September 2022

Timeous representations: 1

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Fort William, Inverlochy and Torlundy Community Council objected to application and supported the response from Kilmallie Community Council (summarised in para. 5.1 of this report). It supports the delivery of affordable housing but it considers that further consideration is needed of amenities, travel, bus routes, and particularly the future development plans for a new hospital on the site.

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

5. CONSULTATIONS

5.1 **Kilmallie Community Council** object to the application. It considers that the application represents piecemeal development with a lack of integration with surrounding uses and a lack of delivery of wider community facilities. It considers that no evaluation of primary school provision has been undertaken.

It considers that the development will be focussed on car use rather than movement by active travel.

5.2 **Caol Community Council** object to the application. It recognises the need for housing delivery but it raises concern over the timing of the application. It considers that the application is premature to the space requirements for the replacement hospital being finalised.

While recognising that there are a number of amenities in vicinity of the site, it does not consider there to be sufficient amenities in the area to serve the development without an increase in car use.

It does not consider the housing mix across the site to be reflective of the needs of the local area and it considers additional four bedroom homes are required.

It considers that a play area should be developed within the site and developer contributions should be sought toward its delivery. It has concerns over the lack of improvement of other amenities (i.e. increase in variety of shops).

It considers that a lack of paths linking out of the development creates longer distances to adjacent housing developments, local amenities, transport hubs and to the future hospital site.

It highlights concerns over the impact the development has on biodiversity.

A lack of a strategy for electric vehicle charging and covered cycle parking has been raised.

Delivery of a play area has been suggested to help create a civic space.

It notes the information provided on heat pumps, but does not consider that the material provided should be within a Design Statement.

5.3 **Fort William, Inverlochy and Torlundy Community Council** object to the application. It supports the response from Kilmallie Community Council (summarised in para. 5.1 of this report). It supports the delivery of affordable housing but it considers that further consideration is needed of amenities, travel, bus routes, and particularly the future development plans for a new hospital on the site.

5.4 **Access Officer** does not object to the application following submission of updated layouts showing enhanced linkages to / from the site and provision of a revised Access Management Plan. A number of modifications to the path network are requested and that unfettered access is provided to the peatland in vicinity of

the site. To reduce whole life costs of the path network, that the path network should be delivered to adoptable standards.

- 5.5 **Contaminated Land Team** do not object to the application. It has highlighted that a report post completion of the platforming of the site was requested.
- 5.6 **Flood Risk Management Team** do not object to the application following submission of points of clarification related to drainage and provision of an updated Drainage Strategy for the site. It is satisfied that sufficient infrastructure is in place to manage the surface water flooding on the site. It notes that the drainage network will be put forward for vesting by Scottish Water. It acknowledges the findings of the Drainage Impact Assessment which confirms there is sufficient capacity in the surface water drainage basin and that no infiltration from the basin is required to meet the relevant standards.
- 5.7 **Historic Environment Team** do not object to the application. It has not identified any sensitive issues and as a result does not propose that mitigation is required.
- 5.8 **Lochaber Access Panel** do not object to the application. It has sought clarification that dropped kerbs will be delivered around the disabled parking bays. Bus service provision into the site is requested. It raised a number of points related to accessibility of the ground floor units for those of varying needs.
- 5.9 **Transport Planning Team** do not object to the application following submission of updated information related to drainage and site layouts. It is content with the access into the site and it is satisfied that the road network provides a better flow path for surface water. It is satisfied with the level of car parking. It welcomes that 2m wide paths are to be provided to the cycle parking for the flats. Following relocation of bin collection points and bin stores from the originally proposed locations, that the site is adequately provided for in terms waste management and servicing. It has highlighted that in relation to its interests, a number of the conditions of the wider planning permission do not apply to this phase of development. Further it has highlighted that a construction traffic management has not been submitted at this time.
- 5.10 **Scottish Environmental Protection Agency** do not offer any comments on the application.

- 5.11 **Transport Scotland** do not advise against the granting of planning permission.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas

- 42 - Previously Used Land
- 47 - Safeguarding Inbye/AppORTioned Croftland
- 51 - Trees and Development
- 53 - Minerals
- 54 - Mineral Wastes
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

6.3 **West Highland and Island Local Development Plan 2019**

Policy 2 – Delivering Developments

Allocation FW08 – Mixed Use (130 houses, Community, Business, Retail)

6.4 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (November 2018)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Housing in the Countryside and Siting and Design (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)

Standards for Archaeological Work (March 2012)

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 (The Scottish Government, June 2014)

National Planning Framework 3 (Scottish Government, 2014)

Revised Draft National Planning Framework 4 (November 2022)

Creating Places (Scottish Government, 2013)
Designing Streets (Scottish Government, 2010)
PAN 42 Archaeology
PAN 61 Planning for Sustainable Urban Drainage Systems (SUDS)
PAN 68 Design Standards
PAN 74 Affordable Housing
PAN 77 Designing Safer Places
PAN 79 Water and Drainage

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 principle of the development has been established through the previous permission. This submission seeks to approve matters specified in conditions of the planning permission in principle. In order to address the determining issues therefore, Committee must consider the extent to which the proposal continues to comply with development plan policy, the provisions of the conditions attached to the planning permission in principle and take into consideration any other material considerations.

Development plan/other planning policy

- 8.4 The West Highland and Islands Local Development Plan (WestPlan) includes the application site as an allocated site and that the uses proposed matches that of the planning permission in principle.
- 8.5 While the WestPlan has been adopted since the time of the determination of the original application, considerable weight was placed on the post-examination version of WestPlan in the determination of the original planning permission. There have been no changes between that version of the plan and the adopted version of the plan. The Fort William 2040 Masterplan has also now been adopted by the Council and will help deliver a shared vision for the future of Fort William and Lochaber. This identifies the Blar Mor site as an opportunity to connect the “old” and “new” town with integrated vehicular and active travel. The development proposed by this application is identified as a project within the Fort William 2040 Masterplan. Subject to detail set out later in this report the submission for the approval of matters specified in conditions accords with the provisions of the Development Plan.
- 8.6 The remainder of this report will consider the submissions made in relation to the

relevant conditions attached to the planning permission in principle and assess its compatibility with the Development Plan.

Layout, Siting and Design (Conditions 2(a), 2(b), 2(d), 2(l), 2(r), 2(s))

- 8.7 The site layout follows the principles of the masterplan for Blar Mor for this phase. It utilises a series of connected streets based around a clear street hierarchy with frontages of properties facing onto all streets and landscaped areas.
- 8.8 The higher density development is closer to the A830 in the form of three-storey flatted blocks. There are however some two storey blocks along this part of the site as well to vary the skyline of the development. While the three storey elements will appear above the existing landscaping adjacent to the A830m the two storey blocks will largely be screened by the landscaping. This has allowed the principal elevation of the design of these two storey blocks to face into the development itself and present a strong frontage along the main access into this phase of the development. One other three storey block is located within the centre of the development and this will provide further legibility in the development. The remaining units are all two storey in height.
- 8.9 The defining matters in relation to layout and design were points of detail. In particular, the relationship between the buildings and the streets and the design of the individual houses and blocks of flats. The layout has been amended through negotiation with the applicant at the pre-application stage and throughout the application process to improve the relationship between the buildings and the street. This has led to a layout which seeks to limit the dominance of parking within the street scene through the use of parking courts and parking to the side, rather than to the front of many properties.
- 8.10 Considering the comments raised by the community councils, Transport Planning and the Access Officer, the applicant was asked to review active travel provision both within and connecting to outwith the site. This has resulted in the provision of new linkages out of the development to the A830, access into the proposed STEM centre and hospital sites to the south east of the application site.
- 8.11 Generally, where buildings are adjacent to primary streets and open spaces there are active frontages onto these streets and spaces. Further boundary treatments adjacent to roads and paths have been avoided or limited in height to avoid them being dominating features. There are two areas of open space in the development; one which provides the setting for the three storey block in the centre of the development and one at the eastern edge of the development. The applicant has demonstrated that an area designed for play can be accommodated into the application site. Indicative details have been provided. Final details can be secured by condition as can a programme for delivery of the open spaces.
- 8.12 A concern has been raised in the response from Caol Community Council, that the mix of housing proposed does not reflect the type of housing required in the area. The applicant has confirmed that the mix of housing types within the site are reflective of those which are in need and demand on the Highland Housing Register within the area.

- 8.13 Overall, the design of the houses and flats provides a modern take on traditional architecture. Each property will be finished in a mix of weatherboard cladding and render, with roofs finished in cement roof tiles. The mass of the flatted blocks will be broken up through the use of extensive glazing to the stairwells. The mass and design of the buildings accord with the provisions of the masterplan submitted with the planning permission in principle and reflect the style of the phase one units while delivering a development with its own character.
- 8.14 The general layout of the development is one that takes advantage of the site's location, natural features and orientation. This combined with designing in active travel connections, in response to concerns raised, has sufficiently demonstrated that sustainable design has been taken into consideration. In addition, the applicant advised that the homes will be heated via air source heat pumps.

Access, Parking and Servicing (Conditions 2(e), 2(f), 2(g), 2(m), 2 (p), 7, 13, 16, and 17)

- 8.15 The site will be accessed from the roundabout on the A830 and Blar Mor distributor road. The principle of this access solution has been accepted through the Masterplan. The impact of traffic on the local and trunk road networks was assessed through the planning permission in principle application where the traffic impacts were found to be acceptable. This application does not increase the level of development beyond that assessed through the planning permission in principle. Transport Scotland has no objection to the application.
- 8.16 The masterplan for Blar Mor aspired to deliver enhanced active travel connections in the area. However, when the application was submitted it was considered that enhanced connections for non-motorised users should be made to provide more direct routes for active travel. Therefore, through negotiation with the applicant, the following connections have been provided:
- Connections to the A830 to be provided to adoptable standard providing shorter links to facilities (including shops) in Caol and Banavie;
 - Access to the future STEM Centre and hospital sites; and
 - Recreational access to the undeveloped areas around the site.
- 8.17 Overall, the promoted active travel route that links this development with Fort William Town Centre is to the south and after crossing the A830 heads over Soldiers Bridge. The applicant has committed to working with Sustrans to seek improvements to this connection that forms part of the National Cycle Network.
- 8.18 The applicant has submitted an Access Management Plan which has been used to inform the design and layout of the site. This shows a number of connections beyond the site as part of the wider masterplanned site. Some of these will be delivered through this application, but many would not be deliverable until later phases of development. The Council's Access Officer has commented on the detail of path construction and their width. The applicant has committed to delivery of paths in accordance with the comments set out by the Access Officer. This will be secured through the Road Construction Consent Process.

- 8.19 Responding to community concerns the applicant has also provided an indicative route for a bus only link at the eastern edge of the site to allow a through route for buses should it be desired once the full details of the hospital site design is progressed. This has the potential to link in through the bus link via phase 1 of the development to the existing health centre and Lochaber High School. With that said, there is bus stop provision on the existing Blar Mor distributor road and on the A830 in proximity of the development.
- 8.20 Following a number of changes related to technical requirements including car parking arrangements, junction radii and clarification on visibility Transport Planning are content with the road layout within the development.
- 8.21 The strategy for waste management is acceptable and it has been demonstrated that a standard Council waste collection vehicle can manoeuvre through the site to all bin collection points. This has required modification to the location of bin collection points within the development. The proposed locations balance operational need with delivery of a sense of place to ensure that bin stores and collection points are not dominant features within the street.
- 8.22 Bike storage is proposed, in the form of stand alone stores. The overall cycle provision is in accordance with Council standards given the provision is predominantly communal. Kilmallie Community Council has raised concerns about the form and quantity of cycle parking provision. It is understood that the applicant will seek to maximise the level of cycle provision within the development. However, as the level of provision meets with the standards, it is not considered it would be appropriate to condition this matter.

Open Space; Landscaping and Management and Maintenance (Conditions 2(h), 2(j), 2(k), and 22)

- 8.23 There is a strong green framework throughout the site as a whole and connectivity to the areas for recreation which will be opened up via the wider masterplan. There are to be two areas of open space / landscaping. The one to the north east of the site will include provision for play. There will be a landscaped areas between the A830 and the site.
- 8.24 Timing of the delivery of these spaces is critical to the creation of a sense of place within the development at the point of occupation of the homes. Therefore, a condition requiring the completion of open spaces in accordance with the approved details prior to occupation of particular plots will be placed on any approval.
- 8.25 Details have been provided setting out that the landscaping and open spaces will be maintained by a factor. This is in line with the Council's preferred approach as set out in the Open Space in New Residential Developments Supplementary Guidance. It will be incumbent on the applicant to ensure that they comply with the requirements of the Property Factors (Scotland) Act 2011.
- 8.26 There are no trees within main part of the application site, however some tree removals are required to facilitate the delivery of the active travel link to the A830. These will however be adequately compensated for through the proposed

landscaping scheme within the development. Otherwise, properties within the development are set back from the trees at the boundaries. This ensures that the trees will not be affected by the development but also ensure that the amenity of the properties within the development will not be adversely affected by the trees.

Flooding and Drainage (Conditions 2(n), 2(o), 6, 7, 8)

- 8.27 Following consideration of the information provided and historic records the Flood Risk Management Team has confirmed that the site is not at risk of fluvial or coastal flooding.
- 8.28 The drainage strategy for the surface water on the site largely involves utilising the existing surface water drainage system for the wider site, with some additional infrastructure close to the entrance to phase 2. The discharge rates and attenuation proposed are to the satisfaction of the Flood Risk Management Team. An earlier application was submitted to remodel the surface water drainage basin to allow for sufficient capacity to accommodate this phase of development. Flood routing in the development is also satisfactory with final details to be secured through the road construction consent process.
- 8.29 The applicant has confirmed that they are in negotiation with Scottish Water on the matter of surface water drainage.
- 8.30 The development will connect to the public water and waste water drainage system.

Other material considerations

- 8.31 A key issue raised in the representations from the community councils in the area relates to the delivery of this site in advance of provision of the hospital earmarked for the adjacent site. It is understood that NHS Highland are yet to appoint a formal design team but they have been working with the Council, who secured the land for the new hospital on behalf of NHS Highland, to ensure the future development can be integrated within the wider site. As part of the wider site, 2.78ha of land has been safeguarded for delivery of a new hospital.
- 8.32 Following discussion with the community, the applicant has agreed to deliver the development in sub-phases. In taking this approach, the areas of land where houses are proposed closest to the hospital will not be developed until the time that the space requirements for the hospital are known. This would safeguard up to an additional 2.07ha of land for the hospital if required. This can be secured by condition. There is however a need to balance this against the requirement for affordable housing provision and certainty for the community over the development which will be taken forward on the site. Therefore, a clause will be included within any condition setting out that if the hospital site requirements are not confirmed within a fixed timescale or if it is confirmed that the land is not required for the hospital development by a particular time, then the remaining units will be built.
- 8.33 While access to the facilities in the wider area has been facilitated through enhanced active travel infrastructure within the development, concern has been

raised in relation to the improvement of facilities and a lack of delivery of new shops and community facilities. The applicant has safeguarded a site for new community facilities within the wider Blar Mor masterplan site. Beyond the site, this is not a matter for the applicant.

- 8.34 Concern has also been raised about the need for primary education capacity to be increased. This matter was considered during the application for planning permission in principle. At that time it was determined that additional capacity was required and developer requirements were secured to increase primary education capacity. The proposed development has been built into the most recent school roll forecasts and these indicate that the enhancement in capacity is still required, however the working capacity of primary education infrastructure in vicinity of the site is not breached. A programme for delivery of primary school capacity enhancement is under discussion.
- 8.35 The Control of Pollution Act provides powers which may be used in relation to construction noise if it is required.
- 8.36 The site has previously been subject to archaeological investigations. The Council's Historic Environment Team is satisfied that no further mitigation works are required.
- 8.37 Street lighting is a detailed matter for Road Construction Consent. However, the applicant has set out the type and approximate location of the street lighting to satisfy condition 2(t). This is in line with the Council's approach to street lighting. This is adequate for the provisions of the condition to be met given the further consents required. The applicant is in discussion with the Council's Street Lighting Team over the final design.
- 8.38 Concern has been raised over an electric vehicle charging strategy for the site. The applicant has subsequently provided details of its approach which includes the delivery of infrastructure in communal parking areas and for all properties with in-curtilage parking.

Matters to be secured by Section 75 Agreement

- 8.39 The proposed development is required to meet the provisions of the Legal Agreement attached to the Planning Permission in Principle (18/03647/PIP). This includes contribution to primary education and community facilities.

9. CONCLUSION

- 9.1 The development has been subject to a significant level of pre-application discussion with the Planning Authority. Following submission of the application, the applicant was receptive to the proposed modifications put forward by the officers and the community to address concerns related to connectivity and deliverability of adjacent developments. It is considered that the proposal will deliver a high-quality development, in accordance with the principles of the Blar Mor Masterplan. Furthermore, it will deliver one of the projects identified in the Fort William 2040 Masterplan.

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

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Active travel linkages and electric vehicle charging infrastructure have been included within the proposed development.

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 **APPROVE** the application subject to the following conditions and reasons

- 1 No development shall commence on any house or flatted block in either Phase 2B or 2C as shown on approved drawing 4899-01-006 REV F, unless and until a written scheme setting out the space requirements for the hospital to be delivered on the site has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, if no scheme is submitted and agreed within a period of two years of the date of this approval, then development may commence on Phase 2B. Thereafter, if no scheme is submitted and agreed within a period of three years of the date of this approval, then development may commence on Phase 2C.

Reason: to clarify the terms of this approval.

- 2 No development shall commence on any house or flatted block within Phase 2B or 2C until a final specification for play areas shown on approved drawing 1644-HLA-XX-XX-DR-L-90-001 REV D has been submitted to and approved in writing by the Planning Authority. Thereafter, the play areas shall be delivered in accordance with the timescales set out in condition 3 below

Reason: to ensure that appropriate play equipment is provided in accordance with the provisions of the Open Space in New Residential Developments Supplementary Guidance.

- 3 For the avoidance of doubt the following open spaces which have been designed for play and shown on approved drawing 1644-HLA-XX-XX-DR-L-90-001 REV D shall be completed in accordance with the following timescales:

- Plots 92-100 as shown on approved drawing 4899-01-002 REV J, shall not be occupied until the Natural Play Area shown on approved drawing 1644-HLA-XX-XX-DR-L-90-001 REV D, incorporating the amenity area and natural play space adjacent to the aforementioned properties has been delivered to the satisfaction of the Planning Authority.
- Plots 78-81 (inclusive) and Plots 105-109 (inclusive) as shown on approved drawing 4899-01-002 REV J, shall not be occupied until the Play Area shown on approved drawing 1644-HLA-XX-XX-DR-L-90-001 REV D, incorporating the amenity area and equipped play space adjacent to the aforementioned properties has been delivered to the satisfaction of the Planning Authority.

Reason: To ensure that the open space within the site is delivered timeously and to ensure sufficient play and open space provision exists within the application site to serve future residents' needs.

- 4 No development shall commence on Phase 2B or 2C, until a detailed design for the bus only link between the site and the adjacent proposed hospital has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the scheme shall include details of the route, details of how the bus link will be managed and a programme for delivery.

Reason: To ensure that appropriate sustainable travel linkages can be made to the adjacent sites, as required.

- 5 The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended)

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.

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.

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_f_or_working_on_public_roads/2

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

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

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

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

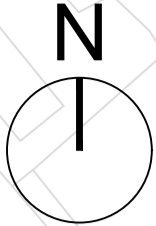
Protected Species – Halting of Work

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

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Simon Hindson, Strategic Projects Team Leader
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Layout Plan
Plan 3 – Phasing Strategy
Plan 4 – Landscaping Sheet 1
Plan 5 – Landscaping Sheet 2
Plan 6 – Boundary Finishes
Plan 7– Common Entry Flat Elevations
Plan 8 – Common Entry Flat Plans
Plan 9 – Cottage Flat Elevations
Plan 10 – Cottage Flat Plans
Plan 11 – Villa Terrace Elevations
Plan 12 – Villa Terrace Plans
Plan 13 – 4 Bedroom Villa Elevations
Plan 14 – 4 Bedroom Villa Plans
Plan 15 – 3 Bedroom Villa Elevations
Plan 16 – 3 Bedroom Villa Plans

Appendix – Letters of Representation

None



Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol:

It is anticipated that other designers and contractors will cooperate to identify any potential construction hazards, and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.



Blàr Mòr

Blàr Mòr

Corpach Moss

Camaghael

Cam Dhàil

Byhelands

Coire Leis

Cam Ann

Cam Mòr

Ben Lochy

Balancing Pond

Amb Sta

Poi Sta

El Sub Stn

Health Centre

Tank

Tank

Blar Mhor Industrial Estate

Pkg Sta

Co-Kart Circuit

ESS

Tank

REV	DATE	DESCRIPTION	DRN

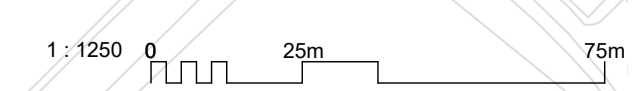
Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILLCOUNTRY, FK13 6EP 01259 750001
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359554

PHASE 2, BLAR, FORT WILLIAM AFFORDABLE HOUSING
 TSL
 LOCATION PLAN

STATUS: **INFORMATION**

SCALE: 1 : 1250 DRAWN: AM
 PAPER SIZE: A1 DATE: Aug 2022
 DWG No. 4899-01-001 REV.



Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol

It is anticipated that other designers and contractors will cooperate to identify any potential construction hazards and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.

- BOUNDARY TREATMENT**
- 1200mm TIMBER FENCE
 - 1800mm TIMBER FENCE
 - PW FENCE
 - 600-900mm MASONRY WALL
- MATERIAL FINISHES:**
- THE BELOW KEY DENOTES PLOT SPECIFIC SPECIFICATION TO EXTERNAL WALLS:
- C1 WHITE/OFF-WHITE SMOOTH RENDER BOARD
CEDRAL WEATHERBOARD CLADDING TO FEATURE PANELS - C62 VIOLET BLUE
 - C2 WHITE/OFF-WHITE SMOOTH RENDER BOARD
CEDRAL WEATHERBOARD CLADDING TO FEATURE PANELS - C54 PEWTER

RELOCATED PEAT FROM PLATFORMING EXERCISE ESTABLISHING AS WETLAND LANDSCAPE AREA

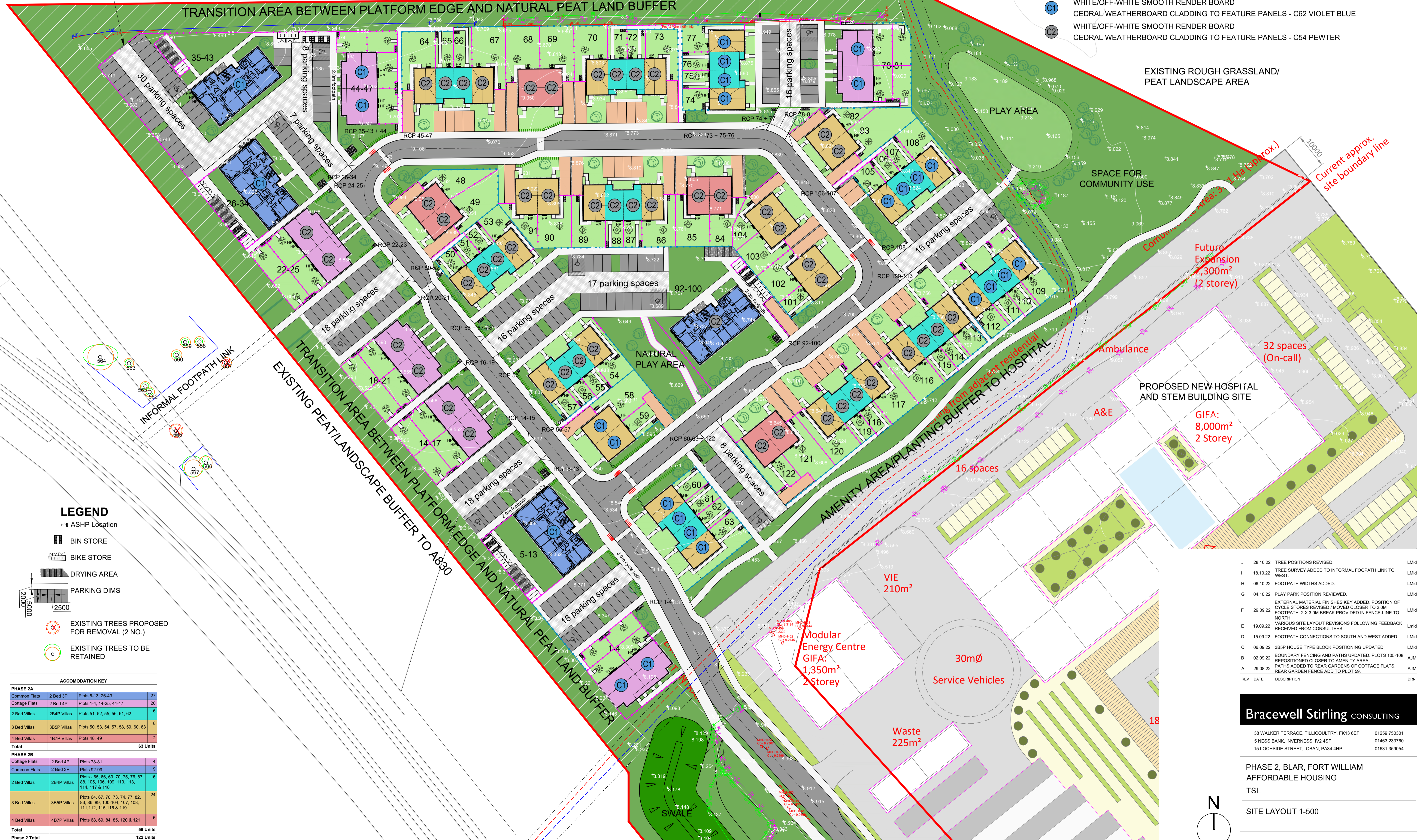
Potential 3.0m break in fence-line

3m holdback from 33KV cable & 1.5m holdback from 11KV

Potential 3.0m break in fence-line

TRANSITION AREA BETWEEN PLATFORM EDGE AND NATURAL PEAT LAND BUFFER

EXISTING ROUGH GRASSLAND/ PEAT LANDSCAPE AREA



LEGEND

- ASHP Location
- BIN STORE
- BIKE STORE
- DRYING AREA
- PARKING DIMS
- EXISTING TREES PROPOSED FOR REMOVAL (2 NO.)
- EXISTING TREES TO BE RETAINED

ACCOMMODATION KEY

PHASE 2A			
Common Flats	2 Bed 3P	Plots 5-13, 26-43	27
Cottage Flats	2 Bed 4P	Plots 1-4, 14-25, 44-47	20
2 Bed Villas	2B4P Villas	Plots 51, 52, 55, 56, 61, 62	6
3 Bed Villas	3B5P Villas	Plots 50, 53, 54, 57, 58, 59, 60, 63	8
4 Bed Villas	4B7P Villas	Plots 48, 49	2
Total			63 Units
PHASE 2B			
Cottage Flats	2 Bed 4P	Plots 78-81	4
Common Flats	2 Bed 3P	Plots 92-99	9
2 Bed Villas	2B4P Villas	Plots - 65, 66, 69, 70, 75, 76, 87, 88, 105, 106, 109, 110, 113, 114, 117 & 118	16
3 Bed Villas	3B5P Villas	Plots 64, 67, 70, 73, 74, 77, 82, 83, 86, 89, 100-104, 107, 108, 111, 112, 115, 116 & 119	24
4 Bed Villas	4B7P Villas	Plots 68, 69, 84, 85, 120 & 121	6
Total			59 Units
Phase 2 Total			122 Units

REV	DATE	DESCRIPTION	DRN
J	28.10.22	TREE POSITIONS REVISED.	LMid
I	18.10.22	TREE SURVEY ADDED TO INFORMAL FOOTPATH LINK TO WEST.	LMid
H	06.10.22	FOOTPATH WIDTHS ADDED.	LMid
G	04.10.22	PLAY PARK POSITION REVIEWED.	LMid
F	29.09.22	EXTERNAL MATERIAL FINISHES KEY ADDED. POSITION OF CYCLE STORES REVISED. MOVED CLOSER TO 2.0M FOOTPATH. 2 X 3.0M BREAK PROVIDED IN FENCE-LINE TO NORTH.	LMid
E	19.09.22	VARIOUS SITE LAYOUT REVISIONS FOLLOWING FEEDBACK RECEIVED FROM CONSULTEES.	Lmid
D	15.09.22	FOOTPATH CONNECTIONS TO SOUTH AND WEST ADDED.	LMid
C	06.09.22	3B5P HOUSE TYPE BLOCK POSITIONING UPDATED.	LMid
B	02.09.22	BOUNDARY FENCING AND PATHS UPDATED. PLOTS 105-108 REPOSITIONED CLOSER TO AMENITY AREA.	AJM
A	29.08.22	PATHS ADDED TO REAR GARDENS OF COTTAGE FLATS. REAR GARDEN FENCE ADD TO PLOT 59.	AJM
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

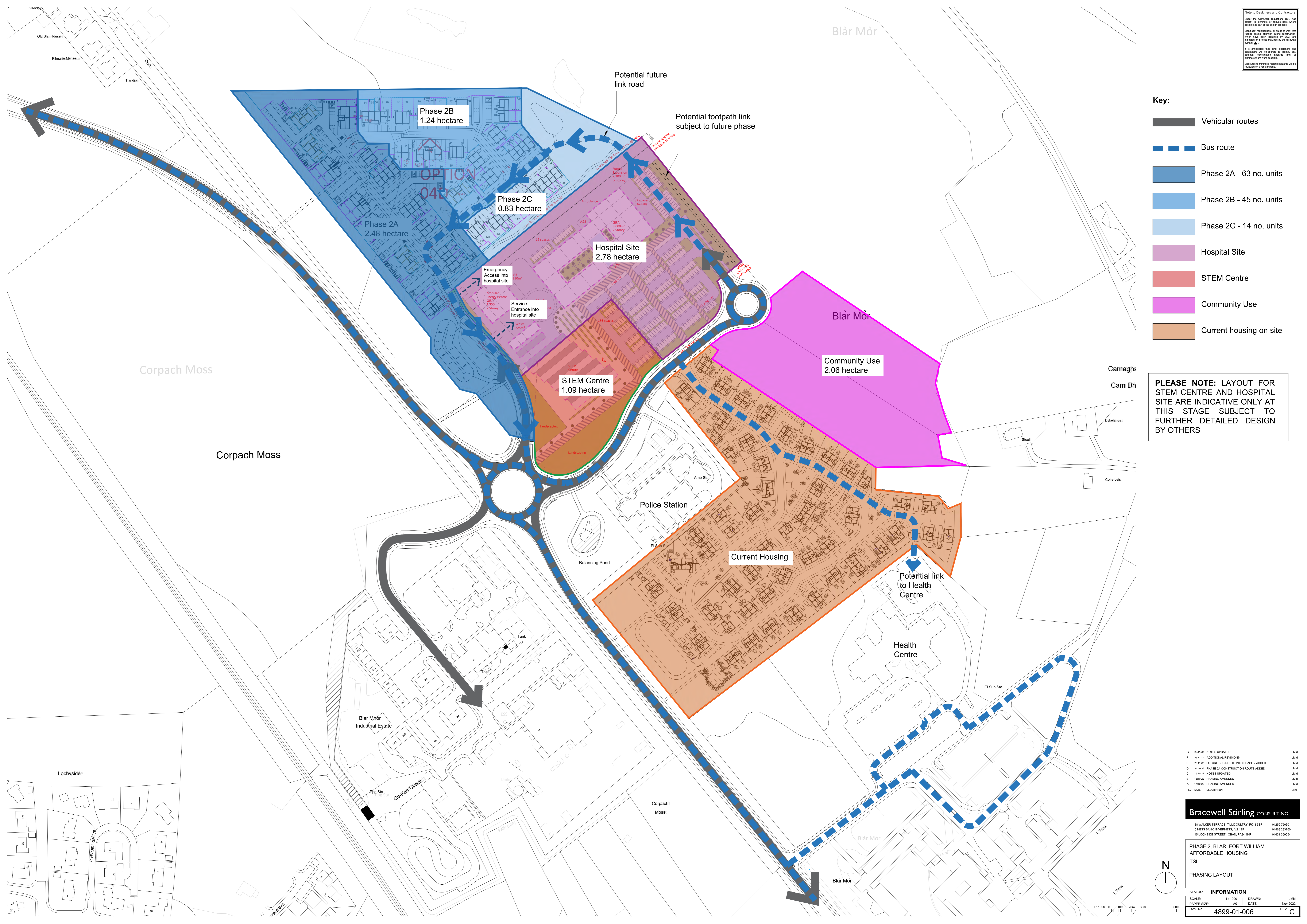
38 WALKER TERRACE, TILLCULTRY, FK13 6EF 01259 750001
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359654

PHASE 2, BLAR, FORT WILLIAM AFFORDABLE HOUSING
 TSL
 SITE LAYOUT 1-500

SCALE:	1:500	DRAWN:	--
PAPER SIZE:	A1	DATE:	Oct 2022
DWG No.	4899-01-002	REV.	J

Note to Designers and Contractors
Under the CDM05 regulations BEC has sought to identify or reduce risks where possible as part of the design process.
Significant residual risks, or areas of work that require special attention, during construction, which have been identified by BEC, are indicated on project drawings by the following symbol:

It is anticipated that other designers and contractors will cooperate to identify any potential construction 'hazards' and mitigate them where possible.
Measures to minimise residual hazards will be included on a regular basis.



- Key:**
- Vehicular routes
 - Bus route
 - Phase 2A - 63 no. units
 - Phase 2B - 45 no. units
 - Phase 2C - 14 no. units
 - Hospital Site
 - STEM Centre
 - Community Use
 - Current housing on site

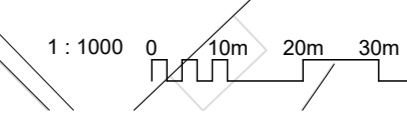
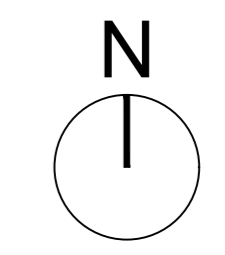
PLEASE NOTE: LAYOUT FOR STEM CENTRE AND HOSPITAL SITE ARE INDICATIVE ONLY AT THIS STAGE SUBJECT TO FURTHER DETAILED DESIGN BY OTHERS

G	28/11/22	NOTES UPDATED	LMG
F	25/11/22	ADDITIONAL REVISIONS	LMG
E	25/11/22	FUTURE BUS ROUTE INTO PHASE 2 ADDED	LMG
D	21/02/22	PHASE 2A CONSTRUCTION ROUTE ADDED	LMG
C	19/10/22	NOTES UPDATED	LMG
B	18/10/22	PHASING AMENDED	LMG
A	17/10/22	PHASING AMENDED	LMG
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING
38 WALKER TERRACE, TILLCOUNTRY, FK13 6EP 01259 750301
5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 350564

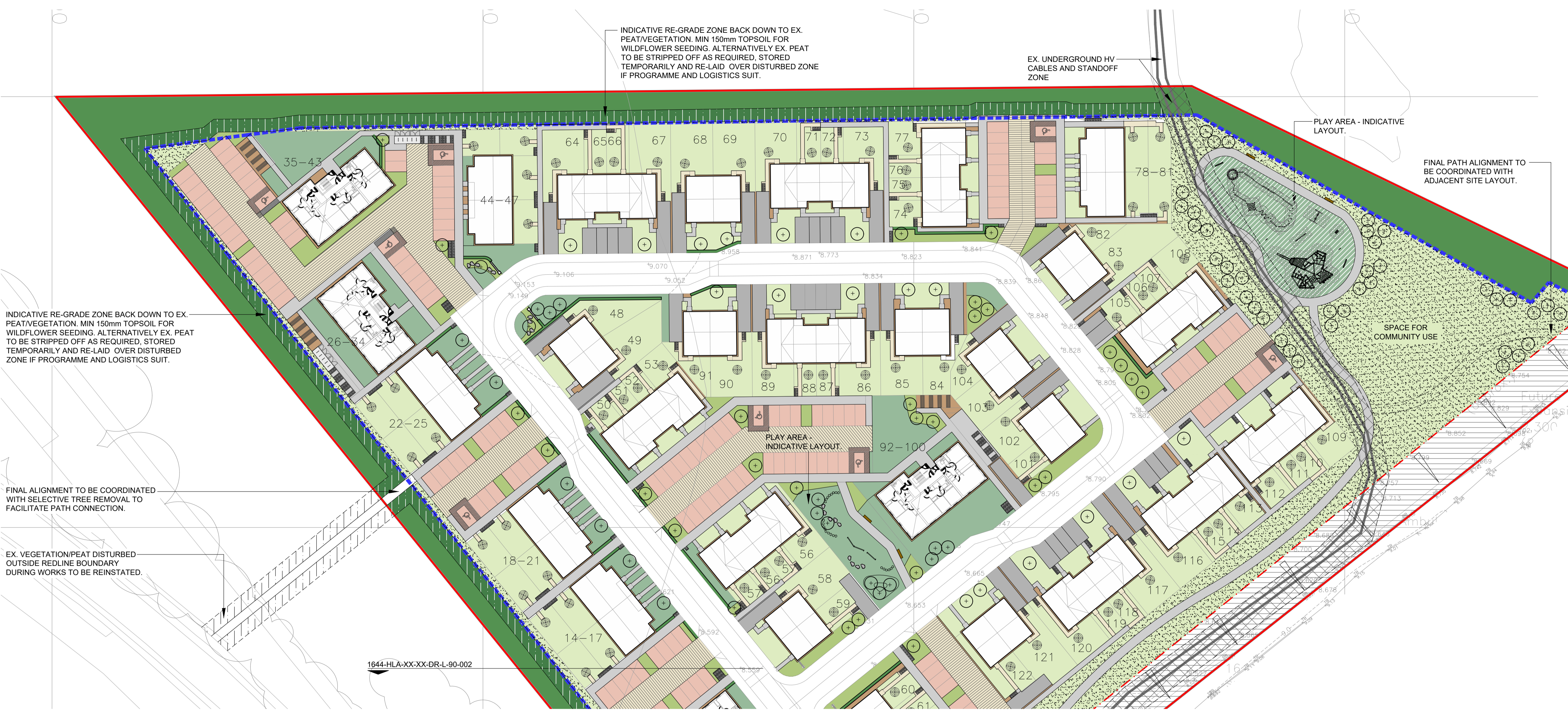
PHASE 2, BLAR, FORT WILLIAM AFFORDABLE HOUSING
TSL
PHASING LAYOUT

STATUS:	INFORMATION		
SCALE:	1:1000	DRAWN:	LMG
PAPER SIZE:	A3	DATE:	Nov 2022
DWG No:	4899-01-006	REV:	G



IMPORTANT
The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. Do not make assumptions - refer to the Landscape Architect. Do not scale from this drawing. If in doubt - ask!

REVISIONS
REV A - 20/09/22 - LRJ/PRM
ADDITIONAL PATHS ADDED AS PER ARCHITECT'S DWG RECEIVED ON 16/09/22. HARD LANDSCAPE INFO ADDED.
REV B - 22/09/22 - LRJ/PRM
MINOR AMENDMENTS
REV C - 05/10/22 - LRJ/PRM
PLAY AREA ADJUSTED TO ALLOW SPACE FOR COMMUNITY USE AS INSTRUCTED BY THE CLIENT ON 04/10/2022.

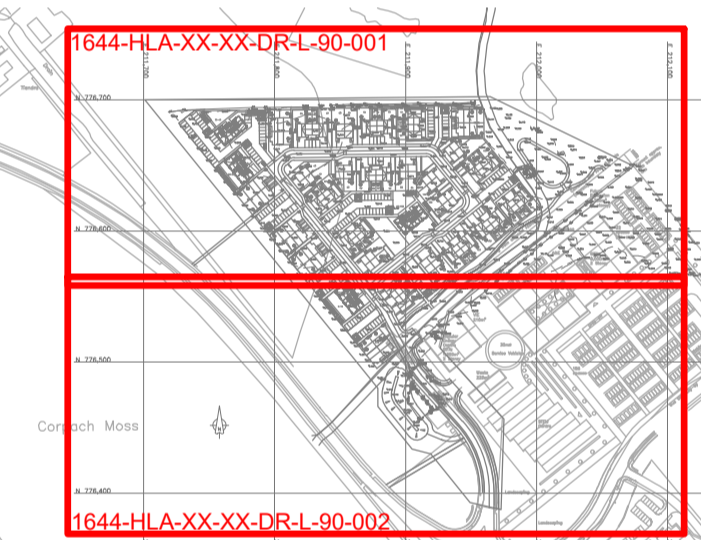


INDICATIVE RE-GRADE ZONE BACK DOWN TO EX. PEAT/VEGETATION. MIN 150mm TOPSOIL FOR WILDFLOWER SEEDING. ALTERNATIVELY EX. PEAT TO BE STRIPPED OFF AS REQUIRED, STORED TEMPORARILY AND RE-LAID OVER DISTURBED ZONE IF PROGRAMME AND LOGISTICS SUIT.

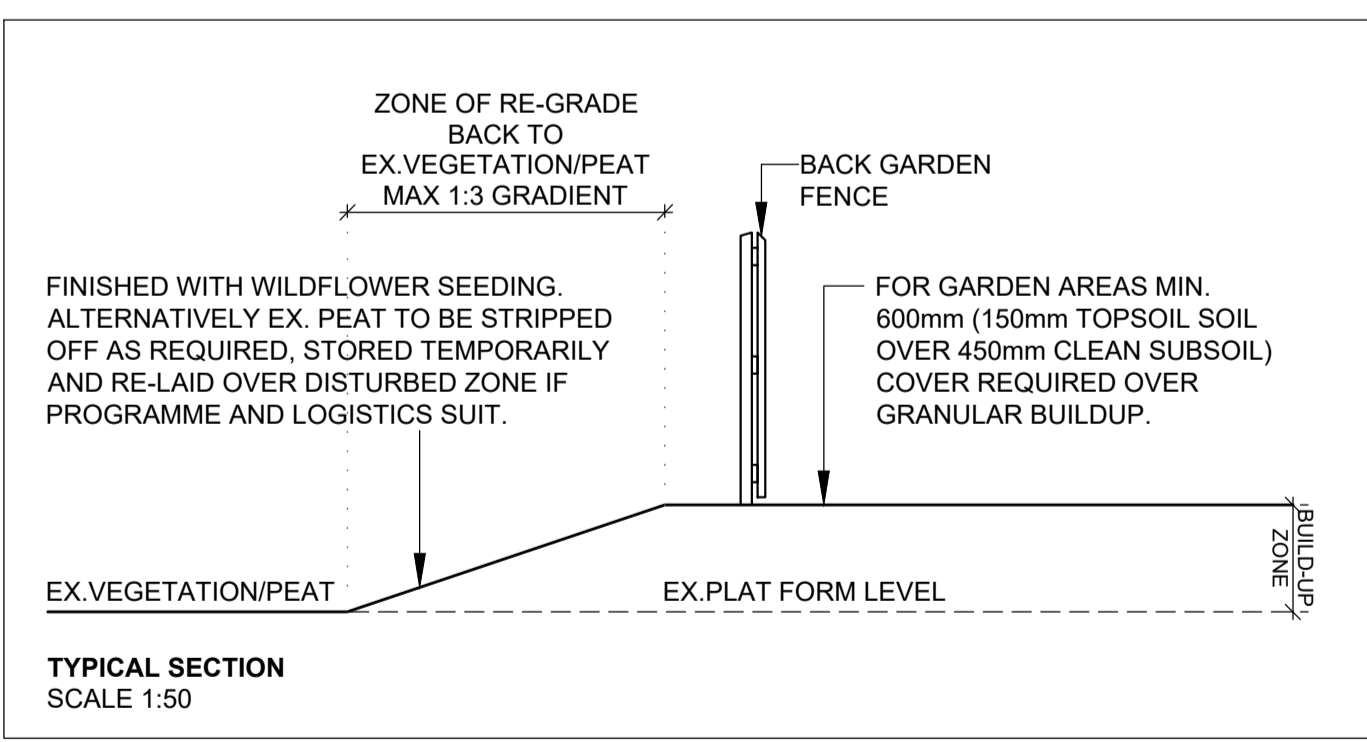
FINAL ALIGNMENT TO BE COORDINATED WITH SELECTIVE TREE REMOVAL TO FACILITATE PATH CONNECTION.

EX. VEGETATION/PEAT DISTURBED OUTSIDE REDLINE BOUNDARY DURING WORKS TO BE REINSTATED.


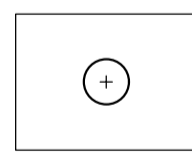
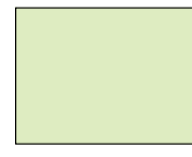







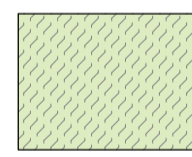

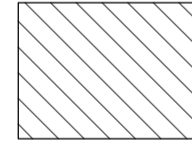
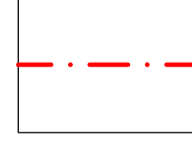
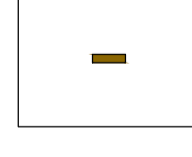
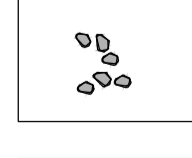
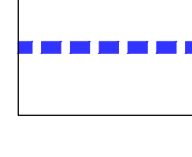
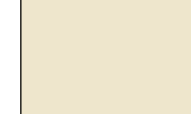
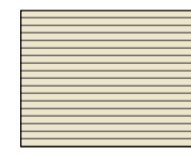
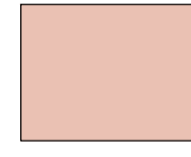




READ IN CONJUNCTION WITH 1644-HLA-XX-XX-DR-L-90-002 FOR INDICATIVE PLANT LIST & 1644-HLA-XX-XX-DR-L-90-003 FOR OUTLINE SPECIFICATION NOTES AND DETAILS.



1644-HLA-XX-XX-DR-L-90-002

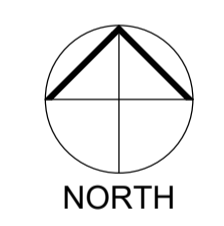


LEGEND

-  EXISTING PEAT/VEGETATION RETAINED & PROTECTED
-  PROPOSED TREES HEAVY STANDARD / FEATHER - TYPE TO BE DEVELOPED WITH DETAILED PLANTING PLAN
-  PROPOSED TURF TO PRIVATE GARDENS - MIN. 150mm MULTI PURPOSE GRADE TOPSOIL OVER MIN. 450mm SUBSOIL.
-  PROPOSED TURF - MIN. 150mm MULTI PURPOSE GRADE TOPSOIL OVER MIN. 450mm SUBSOIL.
-  PROPOSED WILDFLOWER GRASS SEEDING - MIN. 150mm LOW FERTILITY GRADE TOPSOIL OVER MIN. 300mm SUBSOIL
-  PROPOSED AMENITY SHRUB PLANTING - MIN 450mm MULTI PURPOSE GRADE TOPSOIL
-  PROPOSED HEDGE PLANTING WITH POST & WIRE SUPPORT FENCE - MIN 450mm MULTI PURPOSE GRADE TOPSOIL. AS PER DETAIL
-  INDICATIVE RE-GRADE ZONE BACK DOWN TO EX. PEAT/VEGETATION.
-  PLAY AREA - AMENITY GRASS SEEDING, 150mm MIN. TOPSOIL OVER 300mm SUBSOIL. ALTERNATIVELY 300mm DEEP HARDWOOD WOOD CHIP ON TERRAM LAYER LAID OVER COMPACTED TYPE 1
-  PLAYGROUND RUBBER SAFETY GRASS MATS LAID OVER FINISHED SURFACE.
-  RE-INFORCED GRASS MAINTENANCE ACCESS PATH. GRASS SEEDING, 150mm MIN. TOPSOIL OVER 300mm SUBSOIL.
-  SUDS - WILDFLOWER GRASS SEEDING 150mm LOW FERTILITY GRADE TOPSOIL
-  ZONE OF RE-GRADE - TEMPORARY FINISH TO BE DISCUSSED AND AGREED
-  TEMPORARY POST & WIRE FENCE
-  BENCH SEATING
-  PLAY BOULDERS
-  ASSUMED EDGE OF EX. PLATFORM
-  PC. CONCRETE SLAB PAVING
-  PC. CONCRETE BLOCK PAVING. SIZE 100 x 200mm x 80mm.
-  PC. CONCRETE BLOCK PAVING TO PARKING BAYS. SIZE 100 x 200mm x 80mm. IN CONTRASTING COLOUR
-  NB: BLOCK PAVING TO PARKING COURTS TO BE PERMEABLE/ NON-PERMEABLE DEPENDING ON DETAILED DRAINAGE STRATEGY AT NEXT STAGE.
-  BLACKTOP FOOTPATHS / SURFACE TO ENGINEER'S DETAIL. NB: CONCRETE PLAT TO FRONT DOORS TO ARCHITECT'S DETAIL.
-  BLACKTOP DRIVEWAY / SURFACE TO ENGINEER'S DETAIL.
-  GRAVEL SURFACE & TRIM

PLAY AREA INDICATIVE LAYOUT SHOWN
NB: PLAY AREA SCOPE, BUDGET, SAFETY REQUIREMENTS, CHOICE OF PLAY EQUIPMENT SUBJECT TO AGREEMENT WITH ADOPTING AUTHORITY. PLAY AREA TO BE SURROUNDED BY 1.2m HIGH TIMBER PALISADE FENCE WITH SELF CLOSING PERSONNEL GATE AND 'NO DOGS' POLE MOUNTED SIGN

- GENERAL NOTES**
1. ANY RESIDUAL SPACE LESS THAN 600mm WIDE ADJACENT TO BUILDING/WALLS/FENCES WITHIN THE BACK GARDEN TO BE FINISHED WITH GRAVEL/HARD LANDSCAPE FINISH
 2. TOPSOIL FOR AMENITY GRASS / TURF TO BE MULTI PURPOSE GRADE, TOPSOIL FOR WILDFLOWER GRASS SEEDING TO BE LOW FERTILITY GRADE TO BS 3882:2015 AND SUBSOIL TO BE MULTIPURPOSE GRADE TO BS 8601.
 - 2.1. FOR GARDEN AREAS MIN. 600mm (150mm TOPSOIL SOIL OVER 450mm CLEAN SUBSOIL) COVER REQUIRED OVER GRANULAR BUILDUP.
 - 2.2. SUB SOIL BUILD UP DEPTHS TO BE COORDINATED WITH FINAL FINISHED FLOOR LEVELS.
 3. EX. VEGETATION/PEAT DISTURBED DUE TO NEW WORKS TO BE REINSTATED.
 - 3.1. FINISHED WITH WILDFLOWER GRASS SEEDING. MIN 150mm LOW FERTILITY GRADE TOPSOIL OVER 300mm SUBSOIL. ALTERNATIVELY EX. PEAT TO BE STRIPPED OFF AS REQUIRED, STORED TEMPORARILY AND RE-LAID OVER DISTURBED ZONE IF PROGRAMME AND LOGISTICS SUIT.



NORTH
SCALE
0m 10m 20m 30m

Hirst
LANDSCAPE ARCHITECTS
18 ROYAL TERRACE, GLASGOW, G3 7NY - T: 0141-332-0292
F: 0141-332-2058 - E: info@hirsts.co.uk - W: www.hirsts.co.uk

Issue for **INFORMATION**

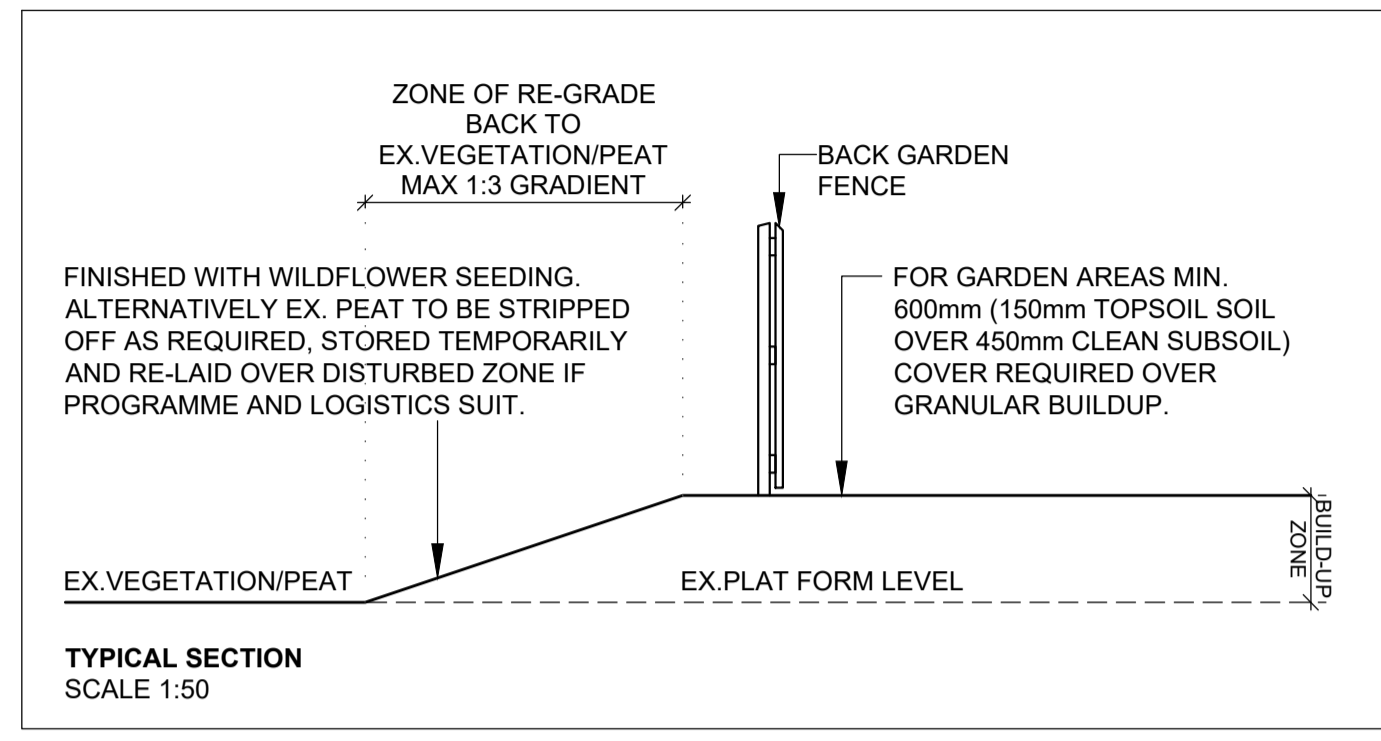
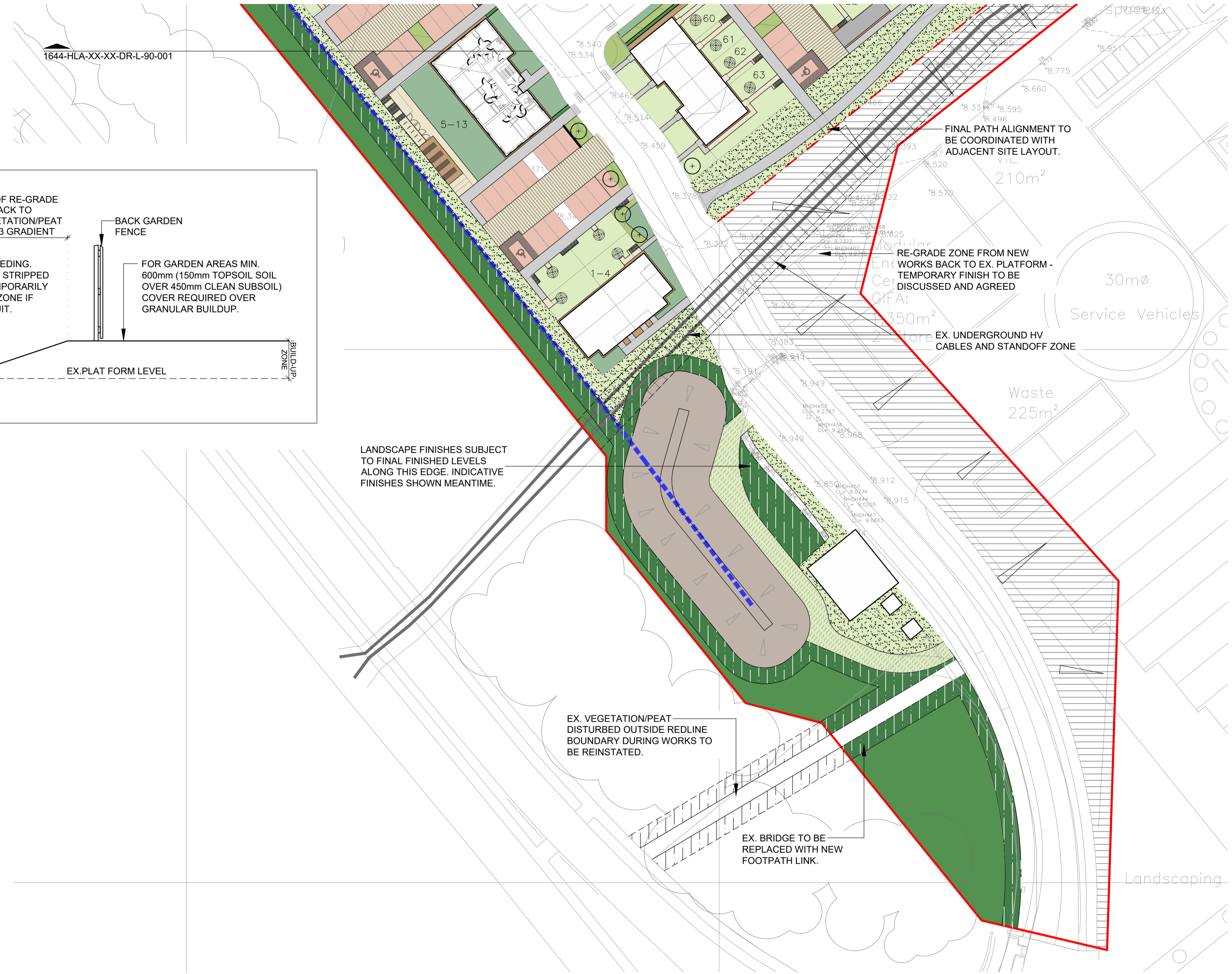
Project **BLAR MOR PHASE 2**

Title **LANDSCAPE LAYOUT SHEET 1 OF 2**

Client **TSL**

Drawn **LRJ** Checked **PRM**
Scale **1:500@A1** Date **15/09/22**

Job No **1644-HLA-XX-XX-DR-L-90-001** Drawing No **C** Revision **C**



LANDSCAPE FINISHES SUBJECT TO FINAL FINISHED LEVELS ALONG THIS EDGE. INDICATIVE FINISHES SHOWN MEANTIME.

EX. VEGETATION/PEAT DISTURBED OUTSIDE REDLINE BOUNDARY DURING WORKS TO BE REINSTATED.

EX. BRIDGE TO BE REPLACED WITH NEW FOOTPATH LINK.

INDICATIVE PLANT LIST
TREES (HEAVY STANDARD / FEATHER - TYPE TO BE DEVELOPED WITH DETAILED PLANTING PLAN)
 ACER PLATANOIDES 'COLUMNARE'
 BETULA PENDULA
 BETULA PUBESCENS
 CRATAEGUS MONOGYNA
 CRATAEGUS MONOGYNA 'STRICTA'
 PYRUS CALLERYANA 'CHANTICLEER'
 PRUNUS AVIUM
 QUERCUS PETRAEA
 QUERCUS ROBUR
 SORBUS ARIA
 SORBUS AUCUPARIA

SHRUBS (TYPICALLY 2-3LPOTS @ 5-6plants m²)
 BERGENIA CORDIFOLIA 'PURPUREA'
 CALLUNA VULGARIS
 CALLUNA VULGARIS 'DARK BEAUTY'
 CALLUNA VULGARIS 'WHITE STAR'
 CORNUS SANGUINEA
 ERICA CARNEA 'FOXHOLLOW'
 ERICA CINEREA
 ESCALLONIA 'APPLE BLOSSOM'
 HEBE 'SUTHERLANDII'
 LAVANDULA ANGSTIFOLIA 'HIDCOTE'
 MYRICA GALE
 PERSICARIA AFFINIS 'SUPERBA'
 POTENTILLA FRUTICOSA 'ABBOTSWOOD'
 POTENTILLA FRUTICOSA 'GOLDFINGER'
 RUBUS 'BETTY ASHBURNER'
 RUBUS FRUTICOSUS
 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
 DESCHAMPSIA CAESPITOSA
 FESTUCA GLAUCA 'ELIJAH BLUE'
 POA PRATENSIS

HEDGE (60-80cm, BR, 8 plants / lin. metre)
 FAGUS SYLVATICA

BULBS
 ALLIUM SCHOENOPRASUM
 GALANTHUS NIVALIS
 NARCISSUS 'BRIDAL CROWN'
 NARCISSUS 'TETE A TETE'
 NARCISSUS 'ICE FOLLIES'
 NARCISSUS 'KING ALFRED'

NB: INDICATIVE PLANTING LIST DRAWN FROM PHASE 1, SUBJECT TO FINAL REVIEW AT NEXT STAGE.

PLAY AREA INDICATIVE LAYOUT SHOWN
 NB: PLAY AREA SCOPE, BUDGET, SAFETY REQUIREMENTS, CHOICE OF PLAY EQUIPMENT SUBJECT TO AGREEMENT WITH ADOPTING AUTHORITY. PLAY AREA TO BE SURROUNDED BY 1.2m HIGH TIMBER PALISADE FENCE WITH SELF CLOSING PERSONNEL GATE AND 'NO DOGS' POLE MOUNTED SIGN

GENERAL NOTES

- ANY RESIDUAL SPACE LESS THAN 600mm WIDE ADJACENT TO BUILDING/WALLS/FENCES WITHIN THE BACK GARDEN TO BE FINISHED WITH GRAVEL/HARD LANDSCAPE FINISH
- TOPSOIL FOR AMENITY GRASS / TURF TO BE MULTI PURPOSE GRADE, TOPSOIL FOR WILDFLOWER GRASS SEEDING TO BE LOW FERTILITY GRADE TO BS 3882:2015 AND SUBSOIL TO BE MULTIPURPOSE GRADE TO BS 8601.
 - FOR GARDEN AREAS MIN. 600mm (150mm TOPSOIL SOIL OVER 450mm CLEAN SUBSOIL) COVER REQUIRED OVER GRANULAR BUILDUP.
 - SUB SOIL BUILD UP DEPTHS TO BE COORDINATED WITH FINAL FINISHED FLOOR LEVELS.
- EX. VEGETATION/PEAT DISTURBED DUE TO NEW WORKS TO BE REINSTATED.
 - FINISHED WITH WILDFLOWER GRASS SEEDING. MIN 150mm LOW FERTILITY GRADE TOPSOIL OVER 300mm SUBSOIL. ALTERNATIVELY EX. PEAT TO BE STRIPPED OFF AS REQUIRED, STORED TEMPORARILY AND RE-LAID OVER DISTURBED ZONE IF PROGRAMME AND LOGISTICS SUIT.

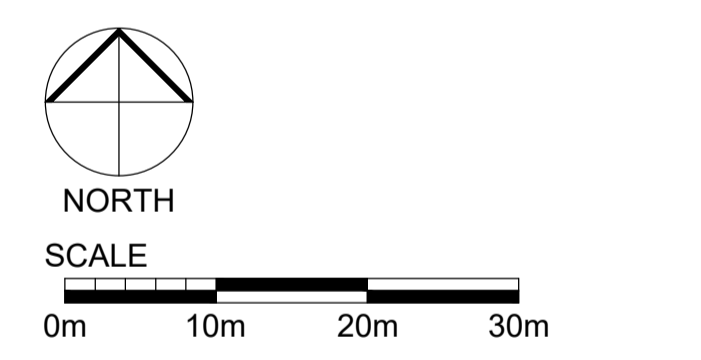
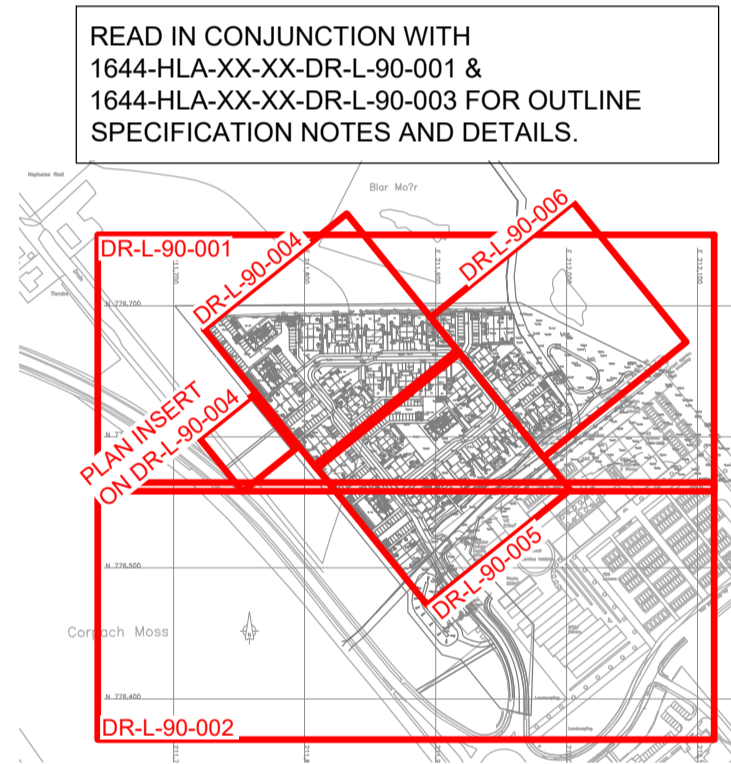
LEGEND

- EXISTING PEAT/VEGETATION RETAINED & PROTECTED
- PROPOSED TREES HEAVY STANDARD / FEATHER - TYPE TO BE DEVELOPED WITH DETAILED PLANTING PLAN
- PROPOSED TURF TO PRIVATE GARDENS - MIN. 150mm MULTI PURPOSE GRADE TOPSOIL OVER MIN. 450mm SUBSOIL.
- PROPOSED TURF - MIN. 150mm MULTI PURPOSE GRADE TOPSOIL OVER MIN. 450mm SUBSOIL.
- PROPOSED WILDFLOWER GRASS SEEDING - MIN. 150mm LOW FERTILITY GRADE TOPSOIL OVER MIN.300mm SUBSOIL
- PROPOSED AMENITY SHRUB PLANTING - MIN 450mm MULTI PURPOSE GRADE TOPSOIL
- PROPOSED HEDGE PLANTING WITH POST & WIRE SUPPORT FENCE - MIN 450mm MULTI PURPOSE GRADE TOPSOIL. AS PER DETAIL
- INDICATIVE RE-GRADE ZONE BACK DOWN TO EX. PEAT/VEGETATION.
- PLAY AREA - AMENITY GRASS SEEDING, 150mm MIN. TOPSOIL OVER 300mm SUBSOIL. ALTERNATIVELY 300mm DEEP HARDWOOD WOOD CHIP ON TERRAM LAYER LAID OVER COMPACTED TYPE 1
- PLAYGROUND RUBBER SAFETY GRASS MATS LAID OVER FINISHED SURFACE.
- RE-INFORCED GRASS MAINTENANCE ACCESS PATH. GRASS SEEDING, 150mm MIN. TOPSOIL OVER 300mm SUBSOIL.
- SUDS - WILDFLOWER GRASS SEEDING 150mm LOW FERTILITY GRADE TOPSOIL
- ZONE OF RE-GRADE - TEMPORARY FINISH TO BE DISCUSSED AND AGREED
- TEMPORARY POST & WIRE FENCE
- BENCH SEATING
- PLAY BOULDERS
- ASSUMED EDGE OF EX. PLATFORM
- PC. CONCRETE SLAB PAVING
- PC. CONCRETE BLOCK PAVING. SIZE 100 x 200mm x 80mm.
- PC. CONCRETE BLOCK PAVING TO PARKING BAYS. SIZE 100 x 200mm x 80mm. IN CONTRASTING COLOUR
- BLACKTOP FOOTPATHS / SURFACE TO ENGINEER'S DETAIL. NB: CONCRETE PLAT TO FRONT DOORS TO ARCHITECT'S DETAIL.
- BLACKTOP DRIVEWAY / SURFACE TO ENGINEER'S DETAIL.
- GRAVEL SURFACE & TRIM

NB: BLOCK PAVING TO PARKING COURTS TO BE PERMEABLE/ NON-PERMEABLE DEPENDING ON DETAILED DRAINAGE STRATEGY AT NEXT STAGE.

IMPORTANT
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. Do not make assumptions - refer to the Landscape Architect. Do not scale from this drawing. If in doubt - ask!

REVISIONS
 REV A - 20/09/22 - LRJ/PRM
 ADDITIONAL PATHS ADDED AS PER ARCHITECT'S DWG RECEIVED ON 16/09/22. HARD LANDSCAPE INFO ADDED.
 REV B - 22/09/22 - LRJ/PRM
 MINOR AMENDMENTS
 REV C - 28/10/22 - LRJ/PRM
 UPDATED TO TIE IN WITH CHANGES TO THE PLOT LAYOUTS OF COMMON FLATS.



Hirst
 LANDSCAPE ARCHITECTS

18 ROYAL TERRACE, GLASGOW, G3 7NY - T: 0141-332-0292
 F: 0141-332-2058 - E: info@hirsts.co.uk - W: www.hirsts.co.uk

Issue for **INFORMATION**

Project
BLAR MOR PHASE 2

Title
LANDSCAPE LAYOUT SHEET 2 OF 2

Client
TSL

Drawn LRJ Checked PRM

Scale 1:500@A1 Date 15/09/22

Job No 1644-HLA-XX-XX-DR-L-90-002 C Drawing No Revision

Note to Designers and Contractors

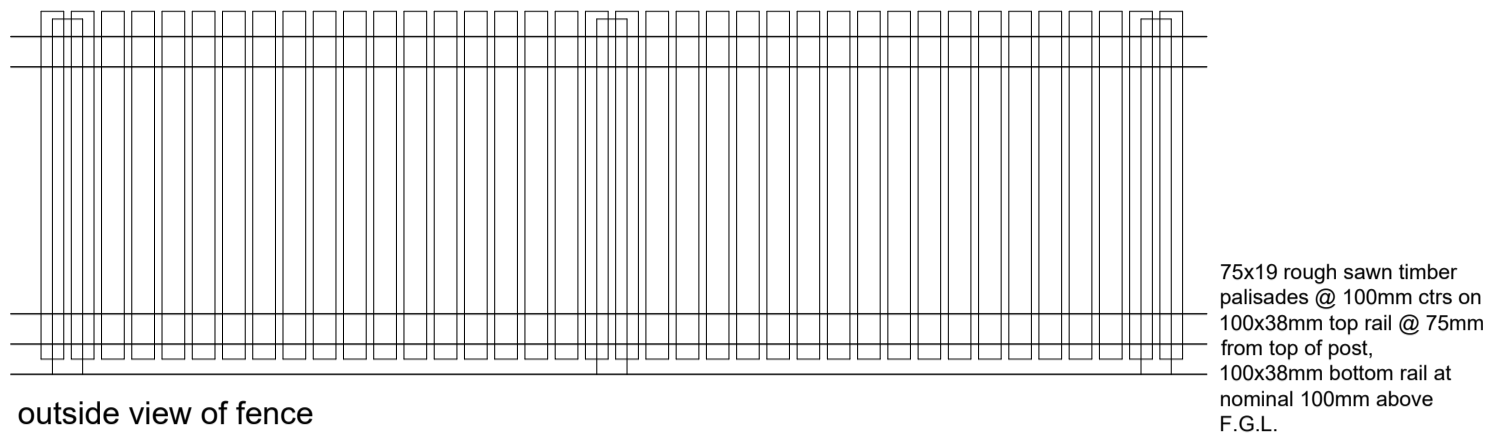
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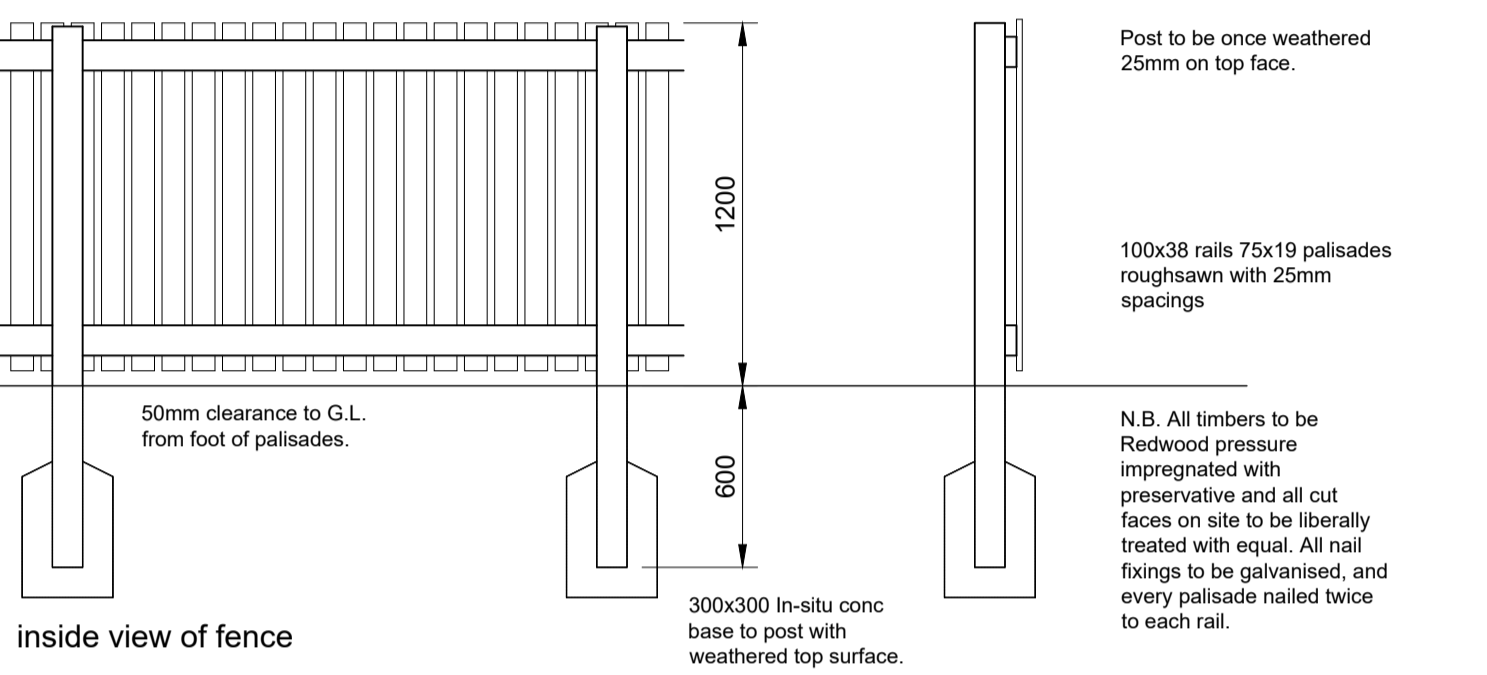
It is anticipated that other designers and contractors will cooperate to identify any potential construction hazards and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.

1200mm TIMBER FENCE

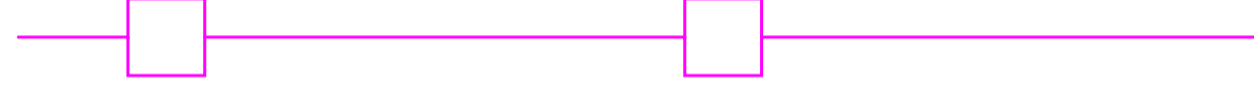


outside view of fence



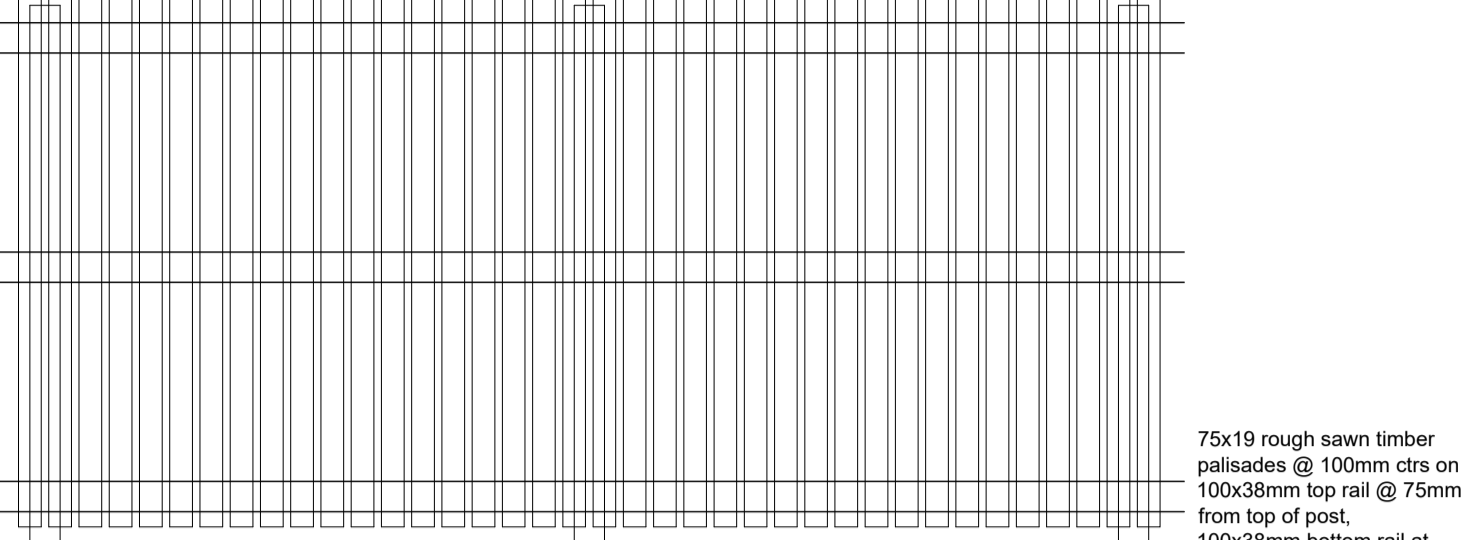
inside view of fence

1200mm FENCE scale 1:50

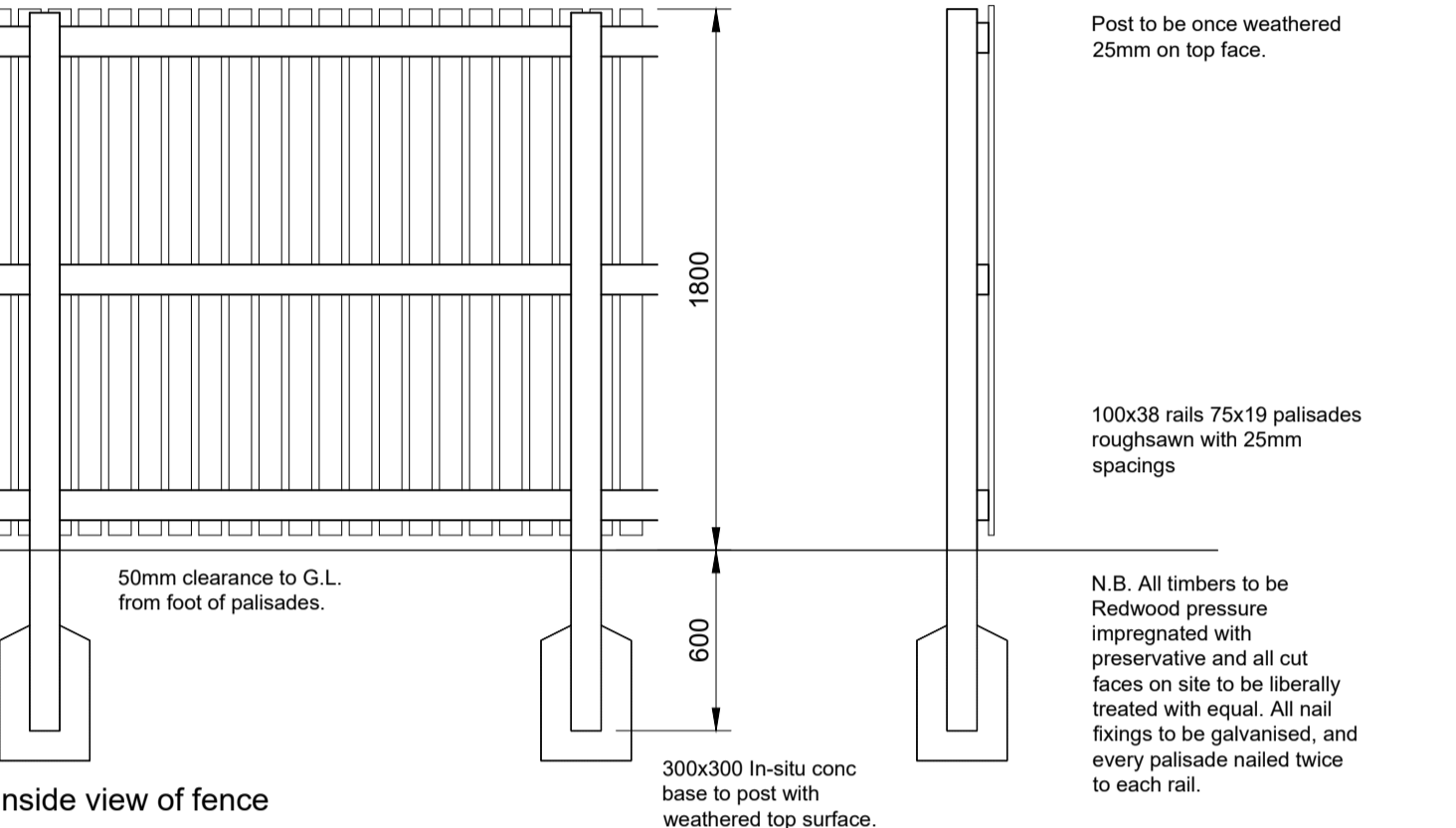


FENCE TYPE THREE At boundary to bin stores scale 1:25

1800mm TIMBER FENCE



outside view of fence

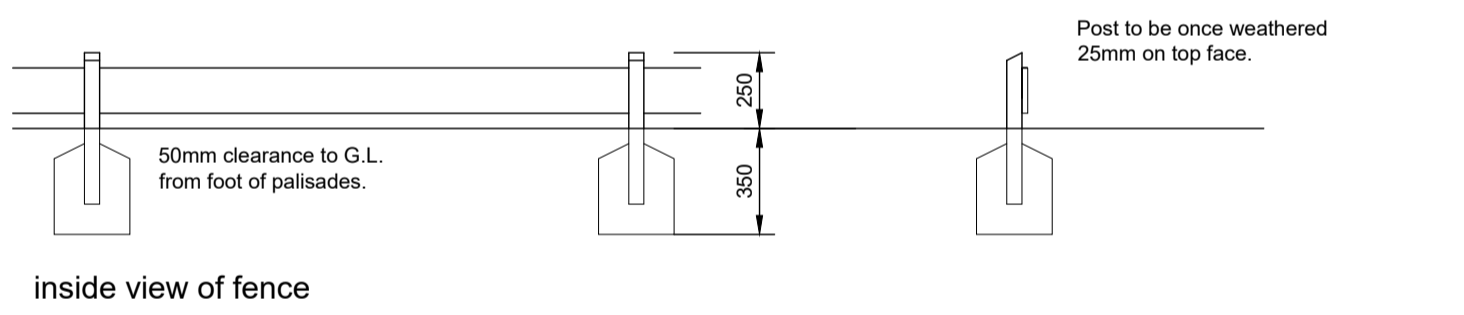


inside view of fence

1800mm FENCE scale 1:50

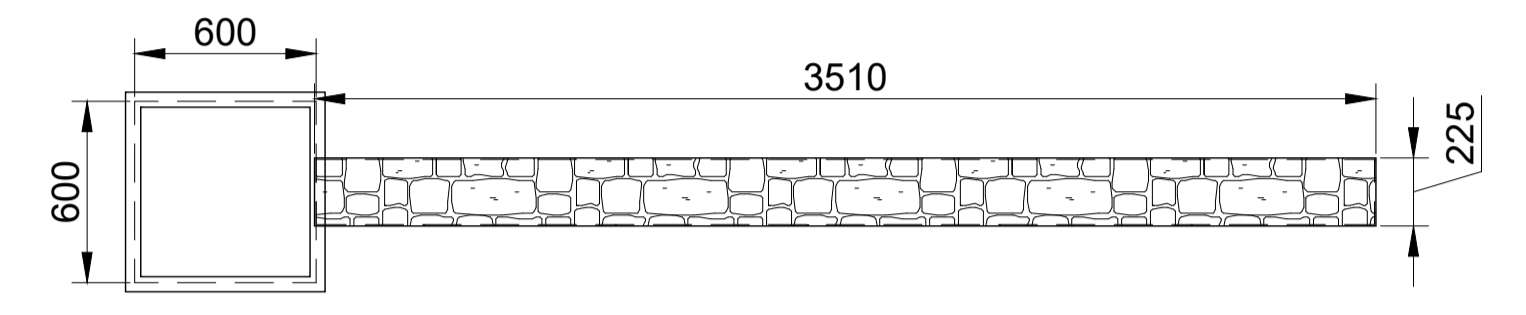
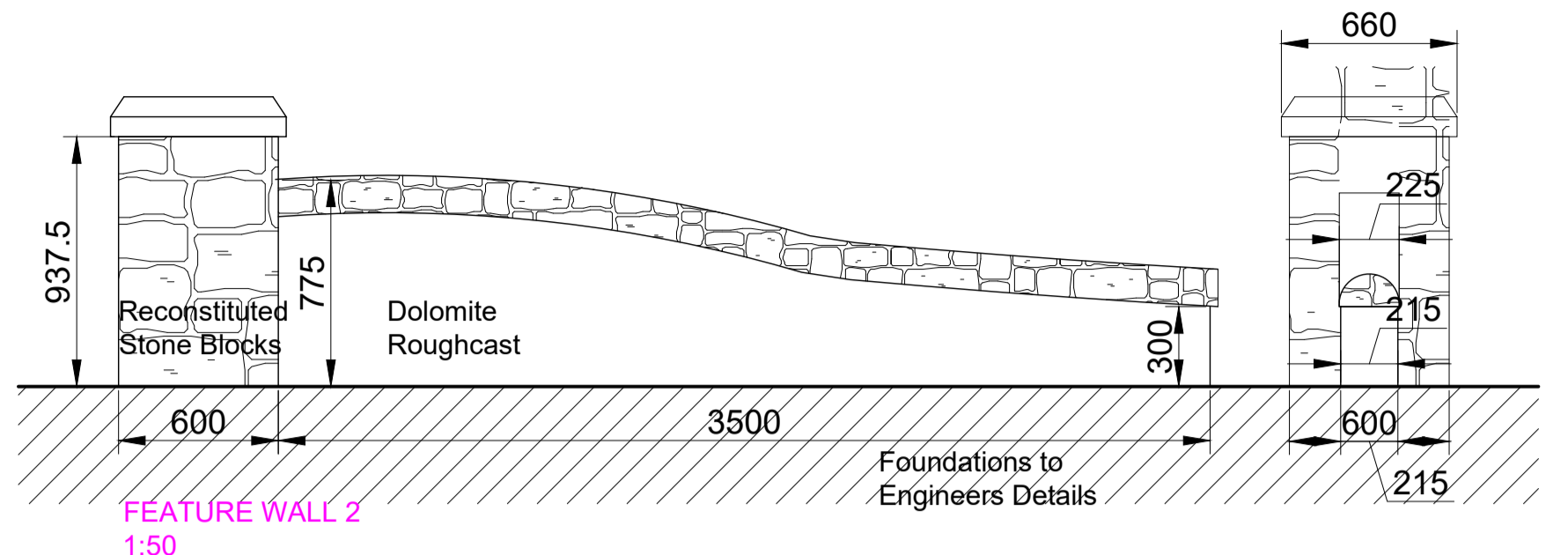
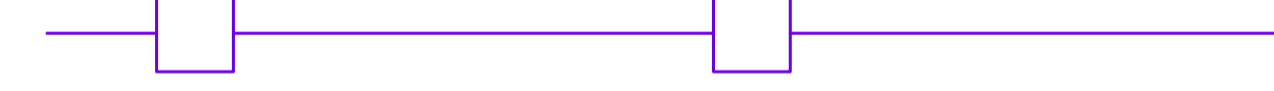


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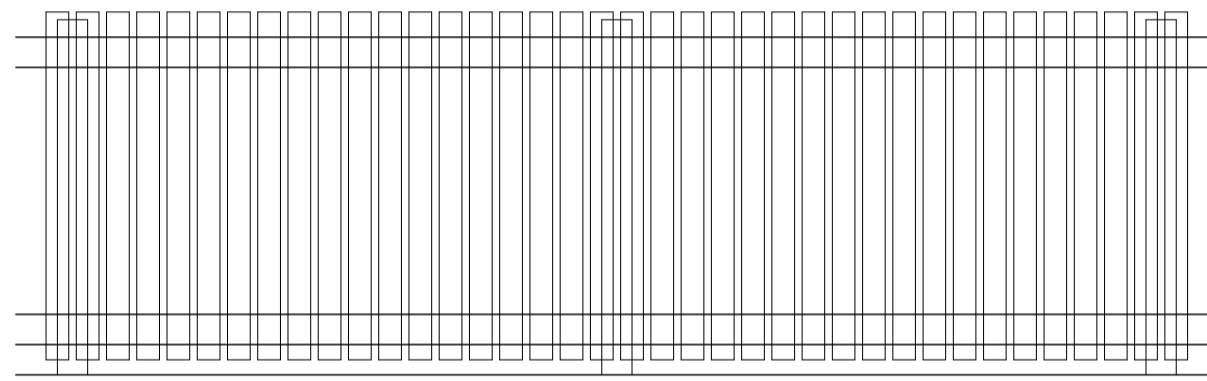


inside view of fence

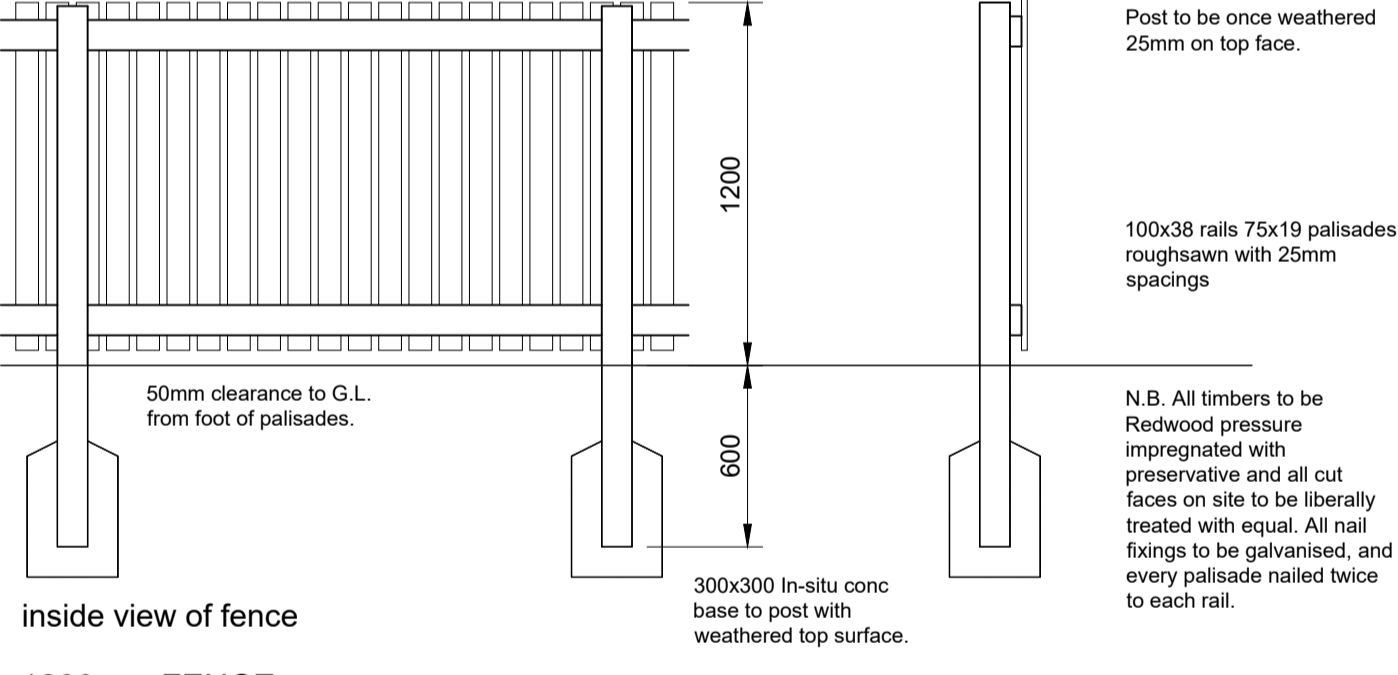
FENCE TYPE FOUR not to scale



900mm TIMBER FENCE

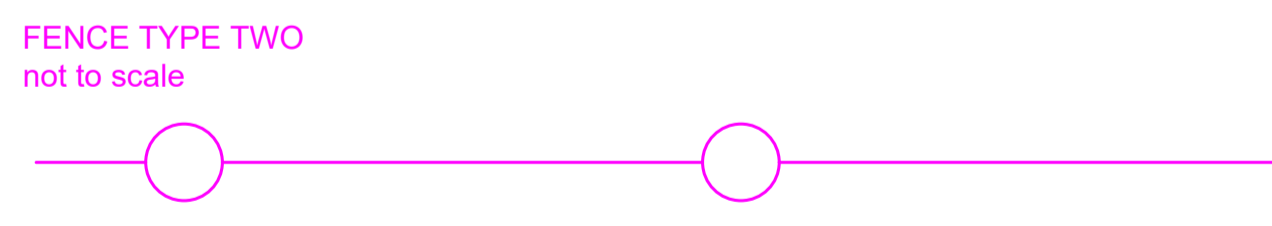


outside view of fence

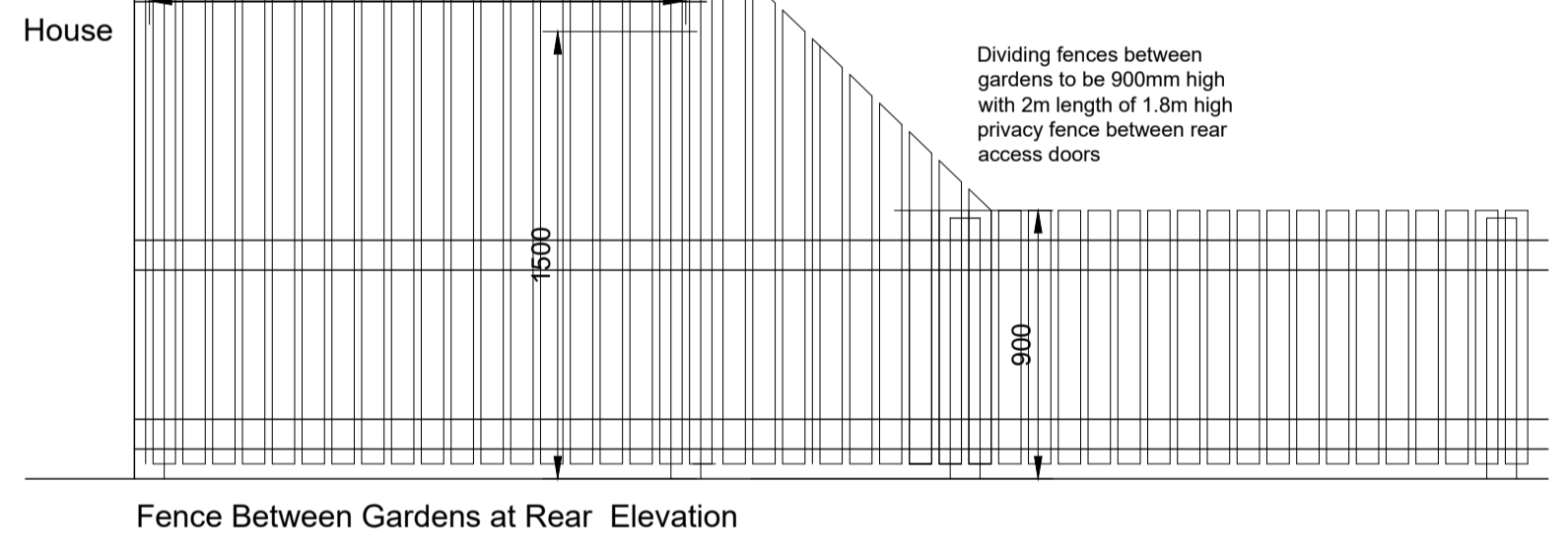


inside view of fence

1200mm FENCE scale 1:50



FENCE TYPE TWO not to scale

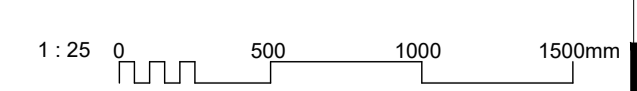
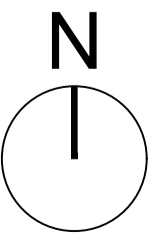


REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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


PHASE 2, BLAR, FORT WILLIAM
 AFFORDABLE HOUSING
 TSL
 BOUNDARY FINISHES



SCALE: 1:25	DRAWN: --
PAPER SIZE: A1	DATE: Aug 2022
DWG No. 4899-07-003	REV.

Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol .

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.

INDICATIVE ONLY



FRONT ELEVATION



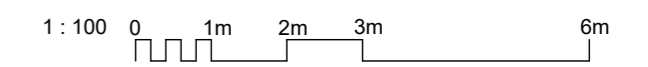
GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION



REV	DATE	DESCRIPTION	DRN
C	22.11.22	COMMUNAL STAIR POSITION AND 3D VISUALS REVISED	LMid
B	08.09.22	ADDED INDICATIVE ONLY NOTE	WKRC
A	01.08.22	ASHP LOCATIONS ADDED.	AM

Bracewell Stirling CONSULTING

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

PHASE 2, BLAR, FORT WILLIAM
 AFFORDABLE HOUSING
 TSL

2B3P COMMON ENTRY FLATS -
 ELEVATIONS

STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	GB
PAPER SIZE:	A2	DATE:	Nov 2022

DWG No.	4899-01-101	REV.	C
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Note to Designers and Contractors

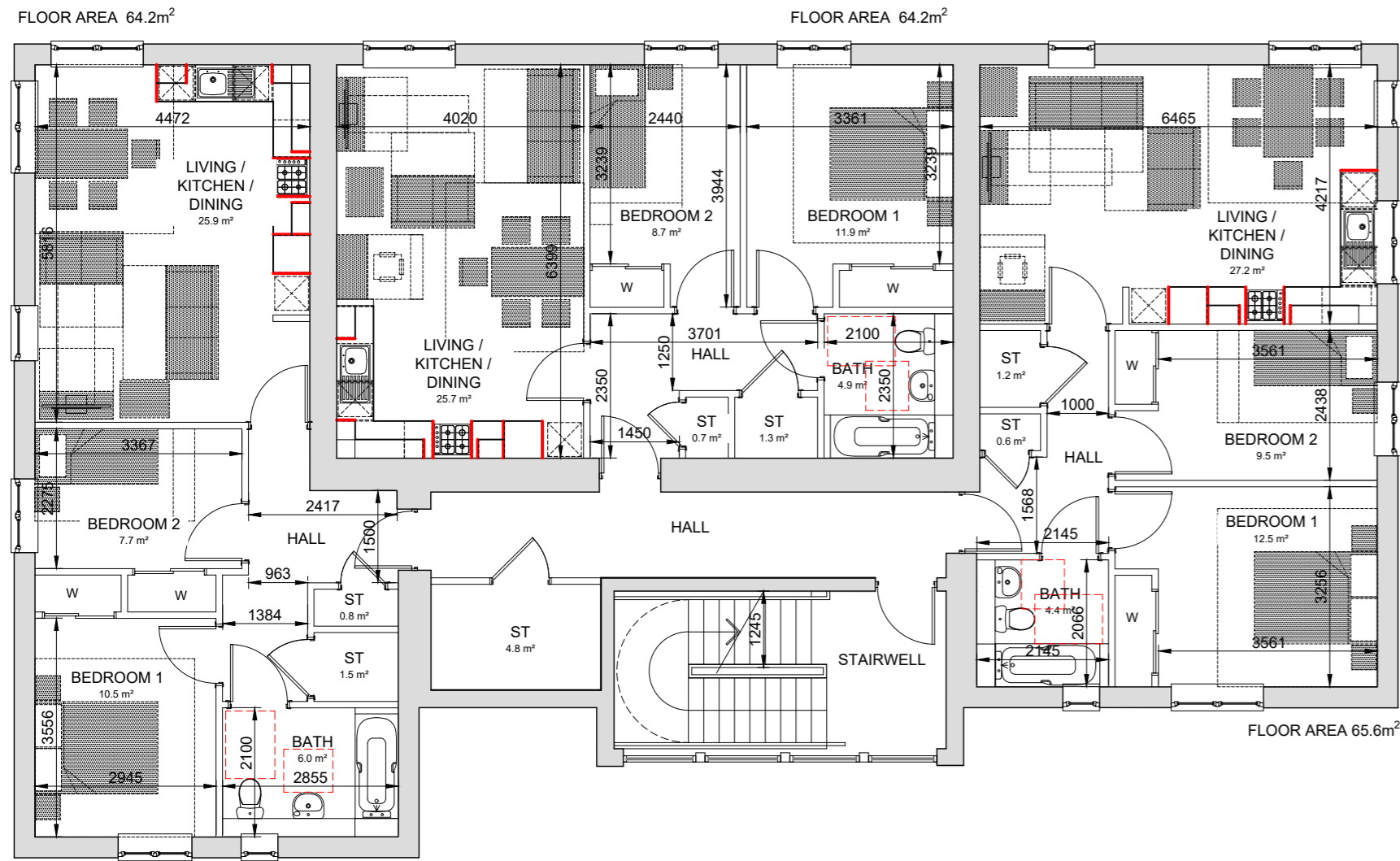
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Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol **▲**.

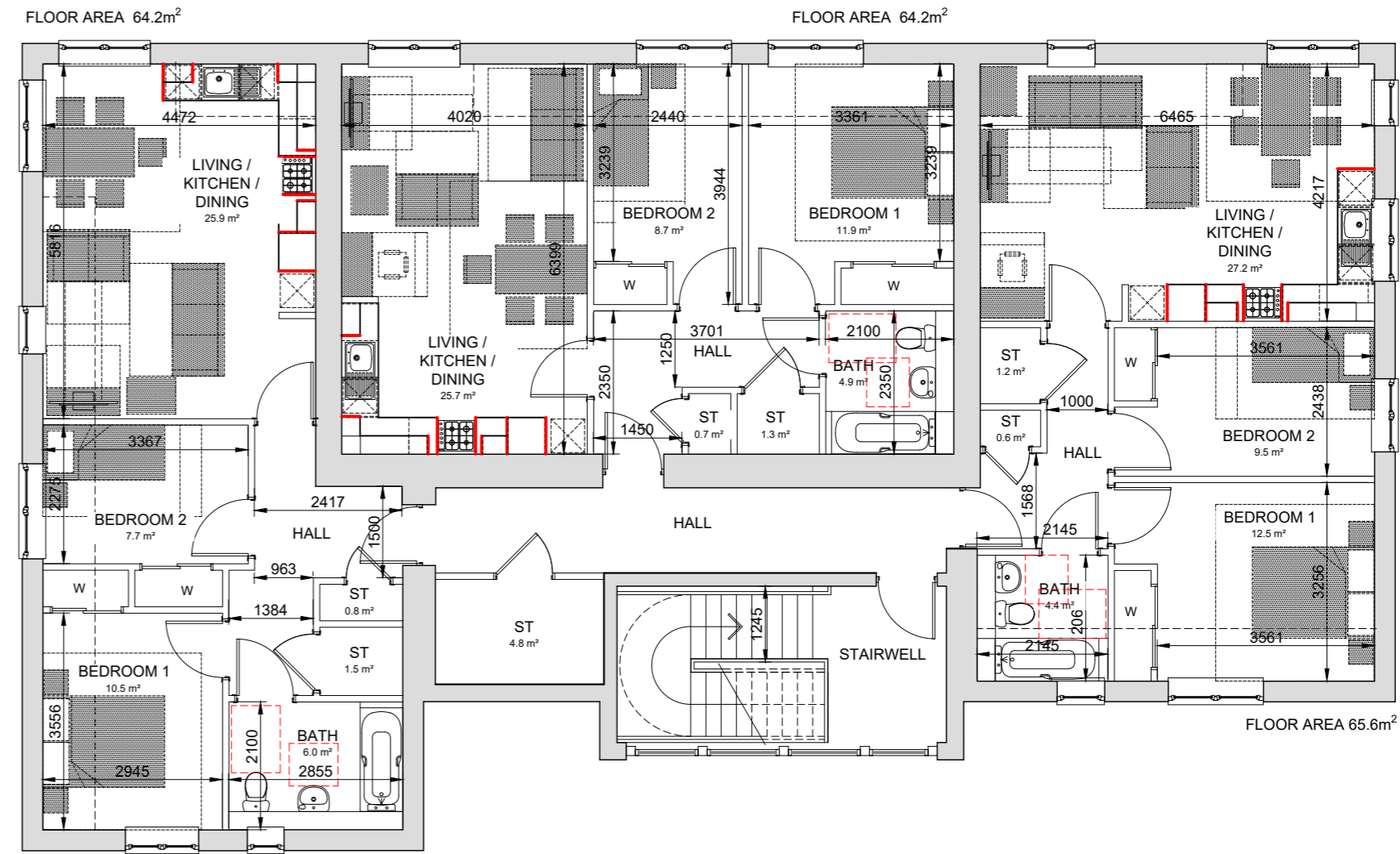
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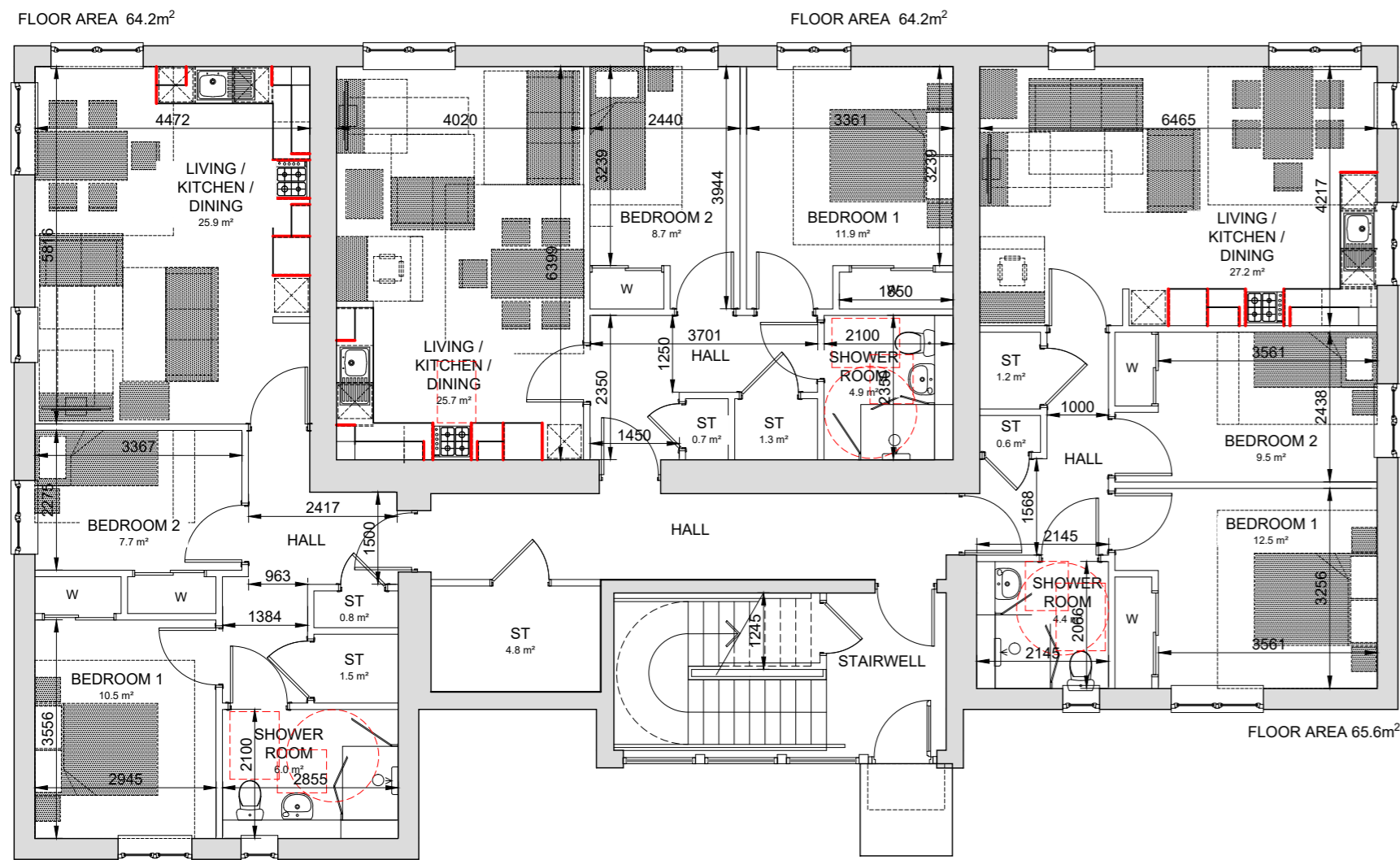
INDICATIVE ONLY



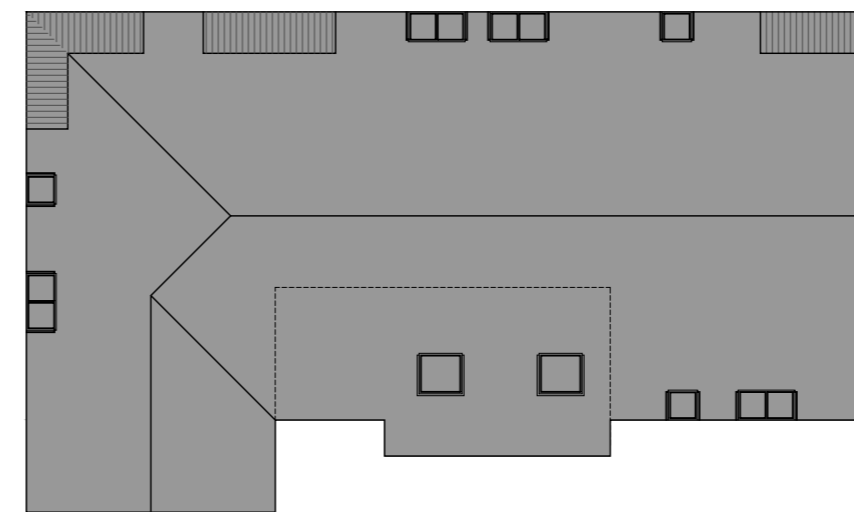
FIRST FLOOR PLAN
TWO BED FLATS



SECOND FLOOR PLAN
TWO BED FLATS



GROUND FLOOR PLAN
TWO BED FLATS



ROOF PLAN @ 1:200
TWO BED FLATS

C	22.11.22	COMMUNAL STAIR POSITION AND 3D VISUALS REVISED	LMid
B	08.09.22	ADDED INDICATIVE ONLY NOTE	WKRC
A	01.08.22	SHOWERS ADDED TO GF UNITS. ASHP LOCATIONS ADDED.	AM
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

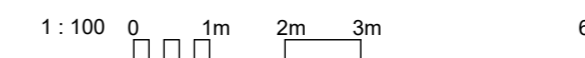
PHASE 2, BLAR, FORT WILLIAM
AFFORDABLE HOUSING

TSL

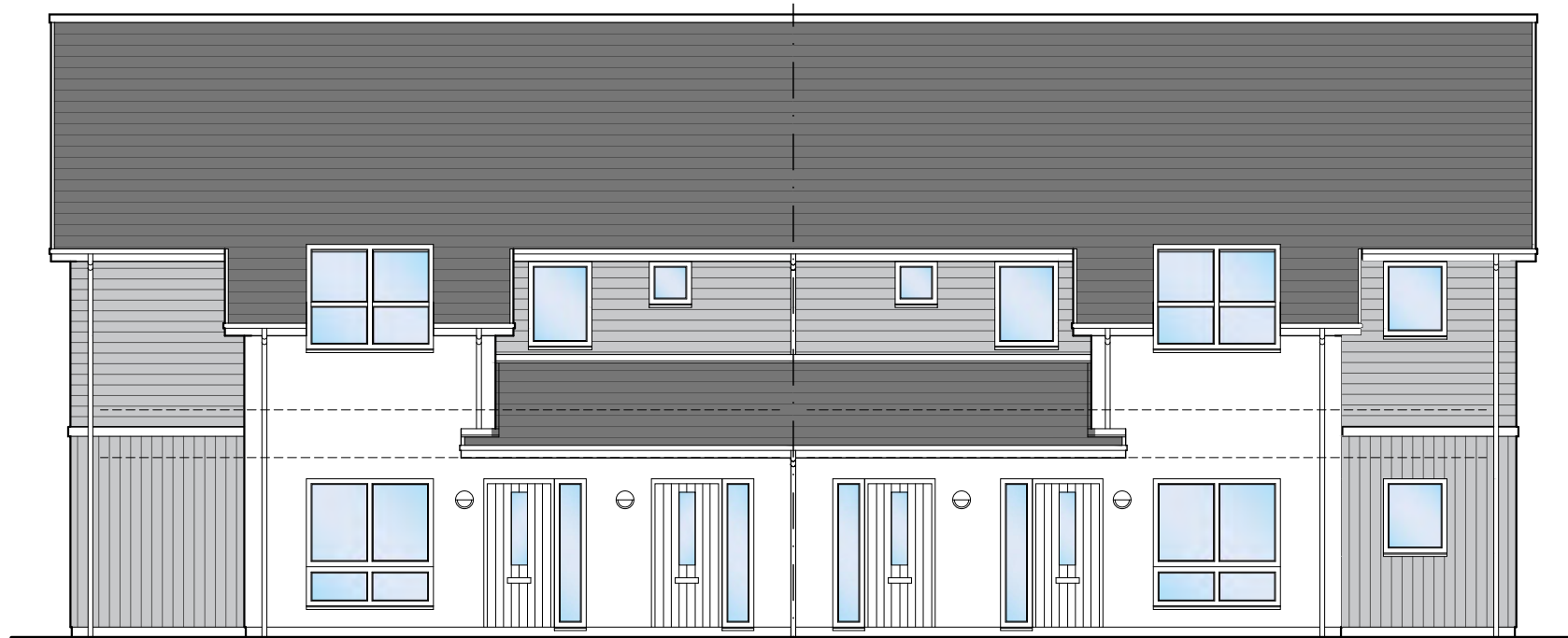
2B3P COMMON ENTRY FLATS - PLANS

STATUS: **PLANNING**

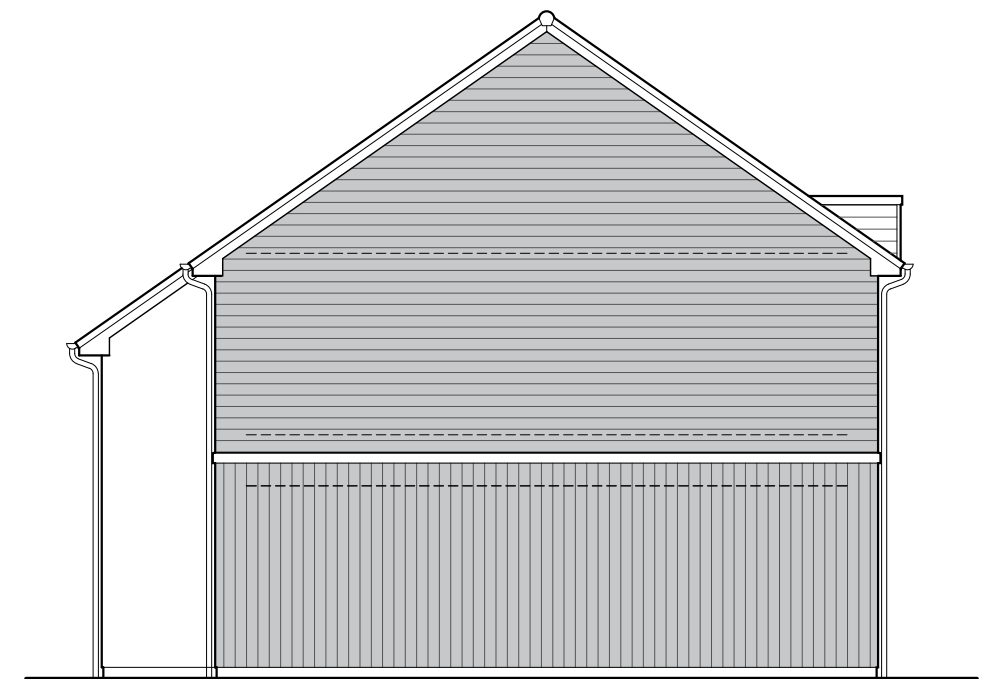
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PAPER SIZE:	A2	DATE:	Nov 2022



DWG No. **4899-01-100** REV. **C**



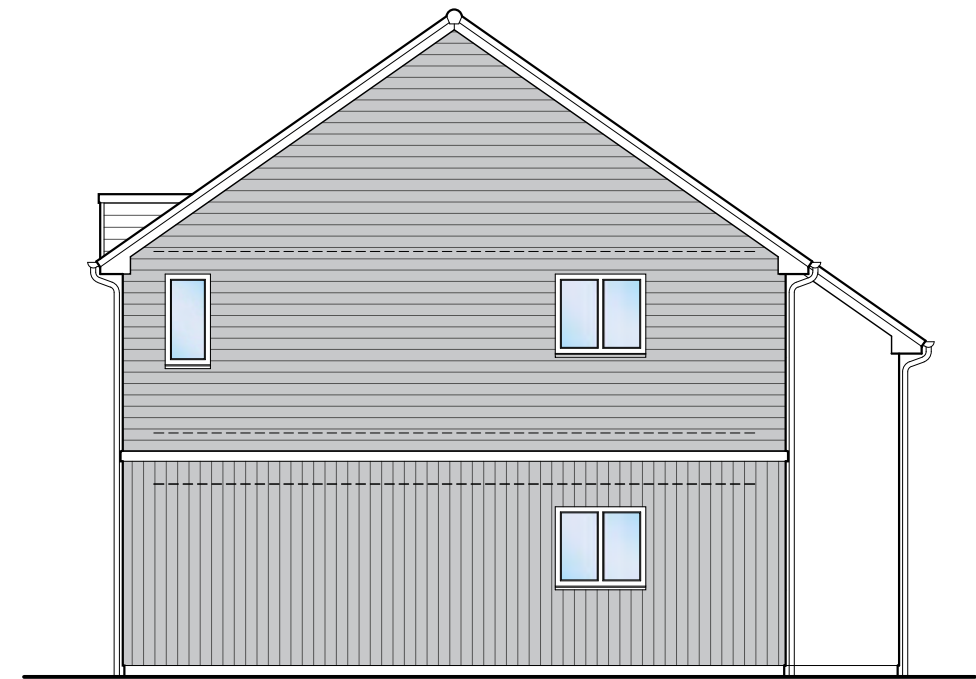
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION




GABLE ELEVATION



Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol .

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.

Bracewell Stirling CONSULTING

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

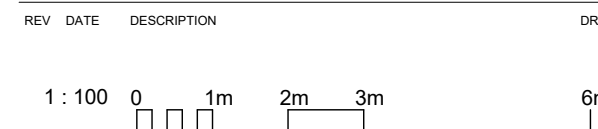
PHASE 2, BLAR, FORT WILLIAM
 AFFORDABLE HOUSING
 TSL

2B4P COTTAGE FLATS - ELEVATIONS

STATUS: **PLANNING**

SCALE: 1 : 100 DRAWN: GB
 PAPER SIZE: A3 DATE: Aug 2022

DWG No. **4899-01-201** REV.



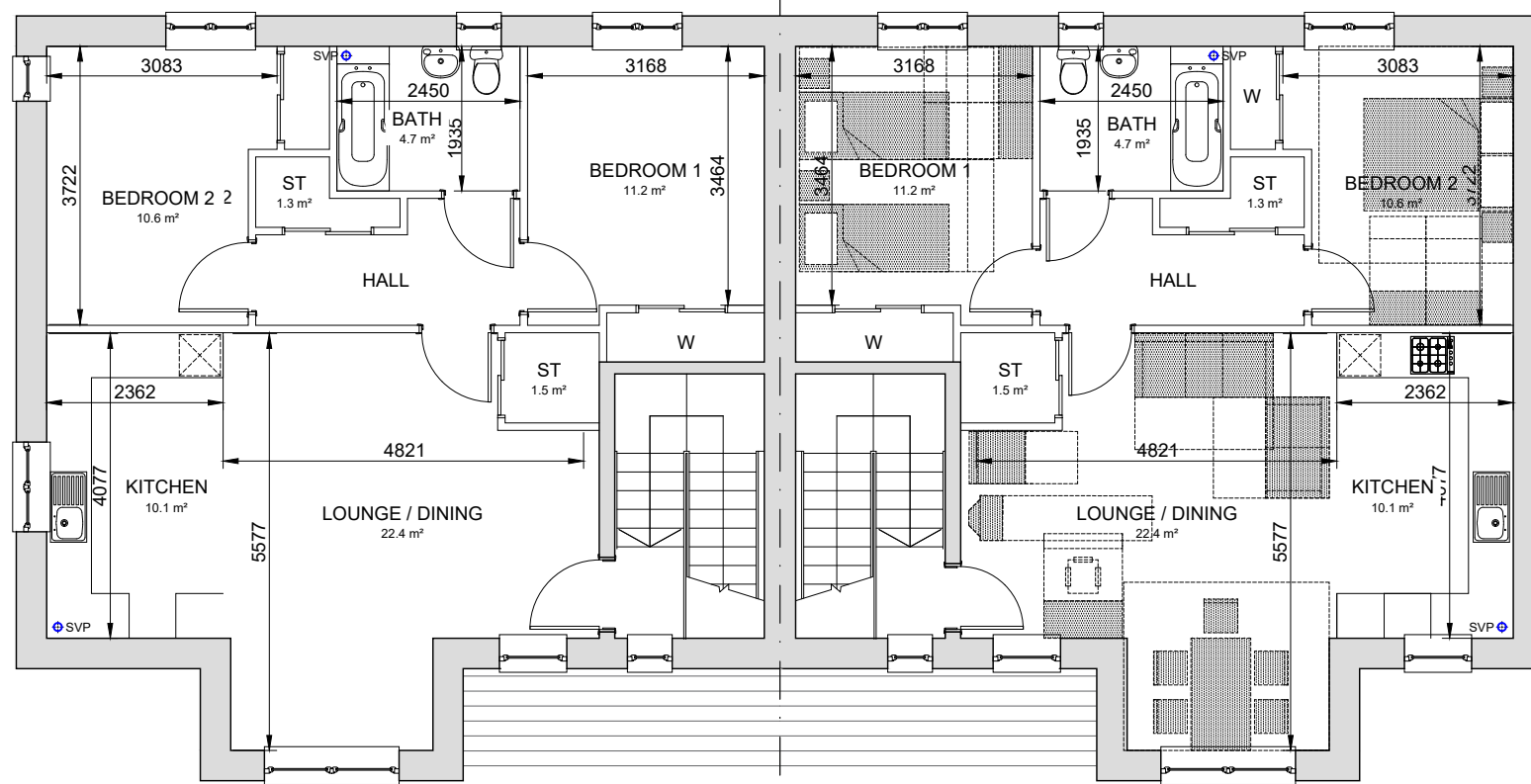
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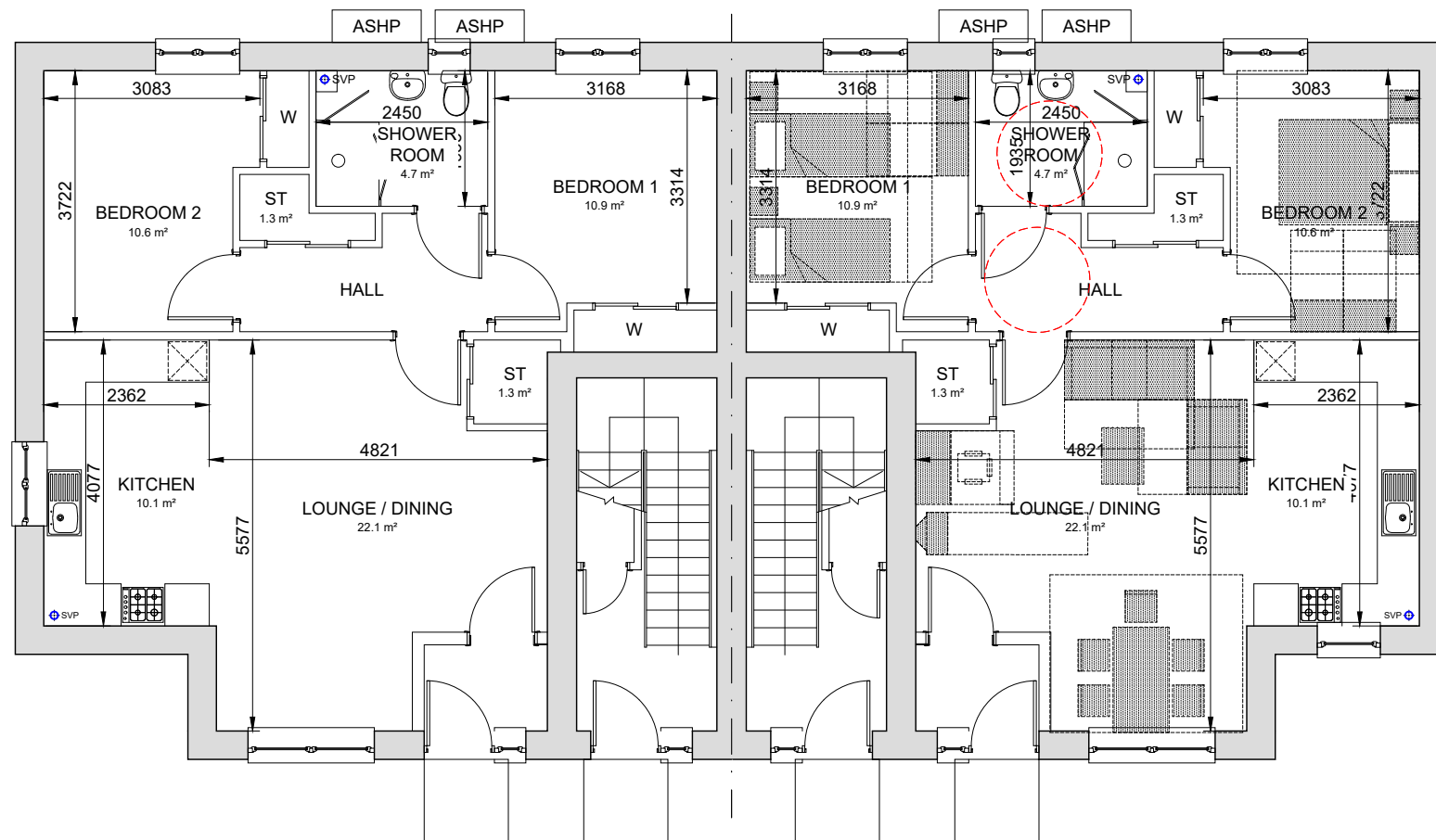
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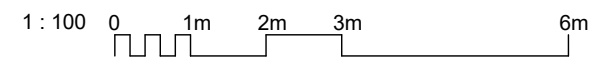
Measures to minimise residual hazards will be reviewed on a regular basis.



FIRST FLOOR
2 BED 4 PERSON COTTAGE FLAT
GIA: 90.2 m² (inc GF entrance)



GROUND FLOOR
2 BED 4 PERSON COTTAGE FLAT
GIA: 73.7 m²



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

**PHASE 2, BLAR, FORT WILLIAM
AFFORDABLE HOUSING
TSL**

2B4P COTTAGE FLATS - PLANS

STATUS: **PLANNING**

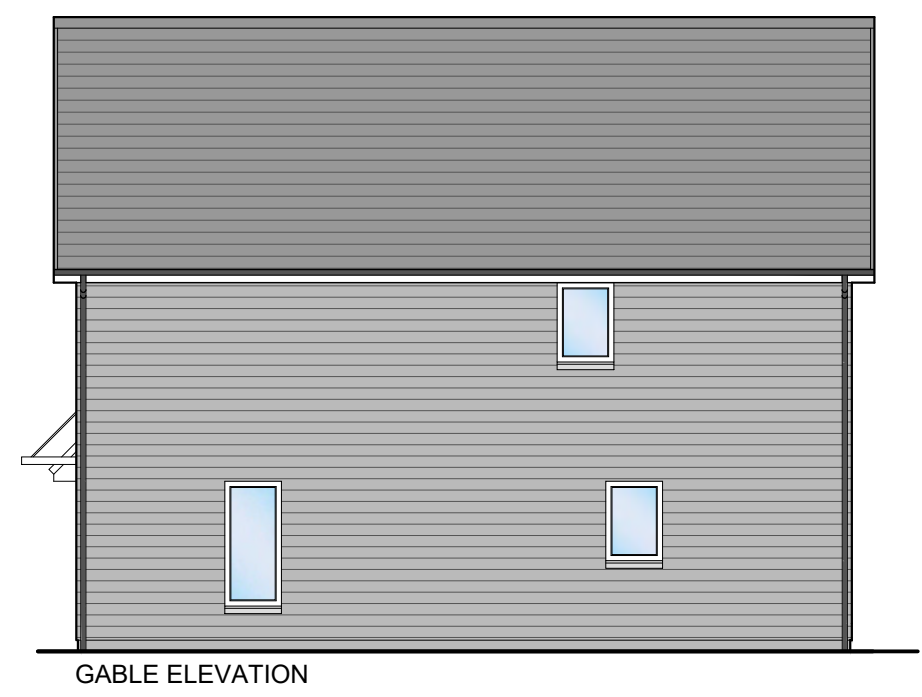
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PAPER SIZE: A3 DATE: Aug 2022

DWG No. **4899-01-200** REV.



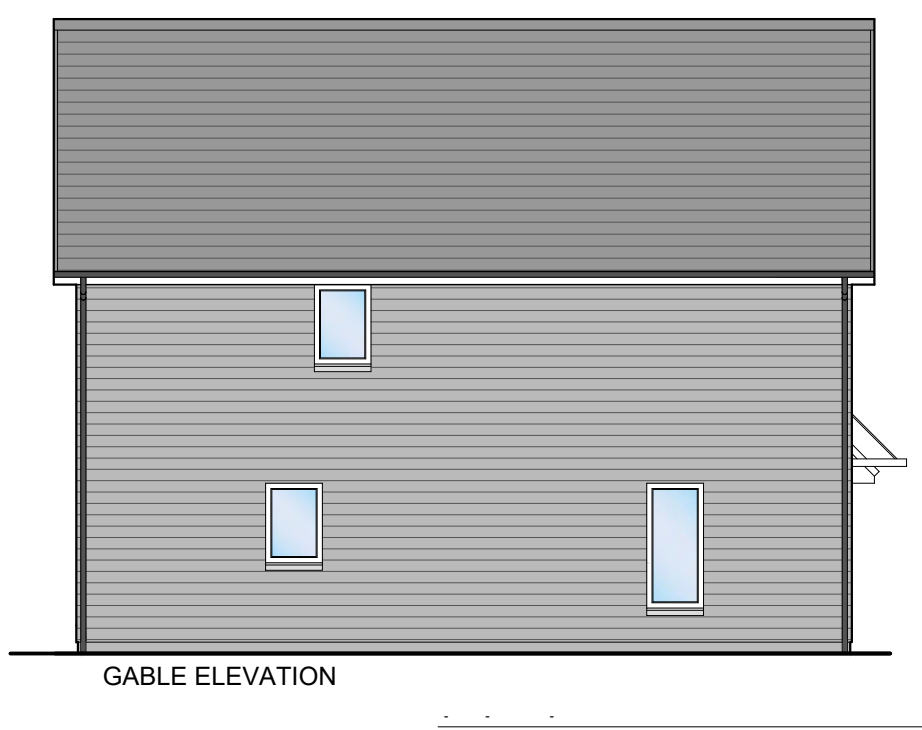
FRONT ELEVATION



GABLE ELEVATION




REAR ELEVATION



GABLE ELEVATION

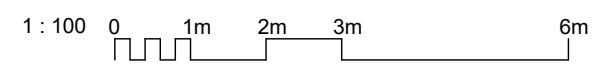
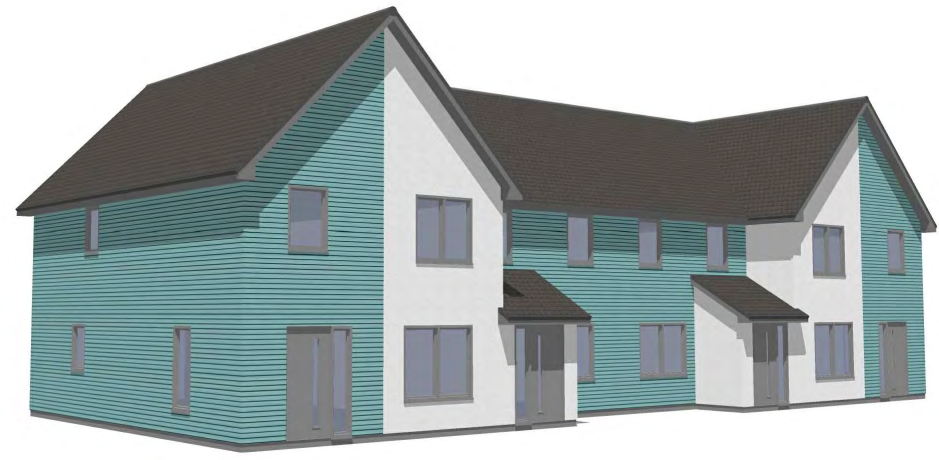
Note to Designers and Contractors

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It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.



REV	DATE	DESCRIPTION	DRN
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Bracewell Stirling CONSULTING

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

PHASE 2, BLAR, FORT WILLIAM
 AFFORDABLE HOUSING
 TSL

2B4P AND 3B5P VILLA TERRACE -
 ELEVATIONS

STATUS:	PLANNING		
SCALE:	1 : 100	DRAWN:	GB
PAPER SIZE:	A3	DATE:	Aug 2022
DWG No.	4899-01-301		REV.

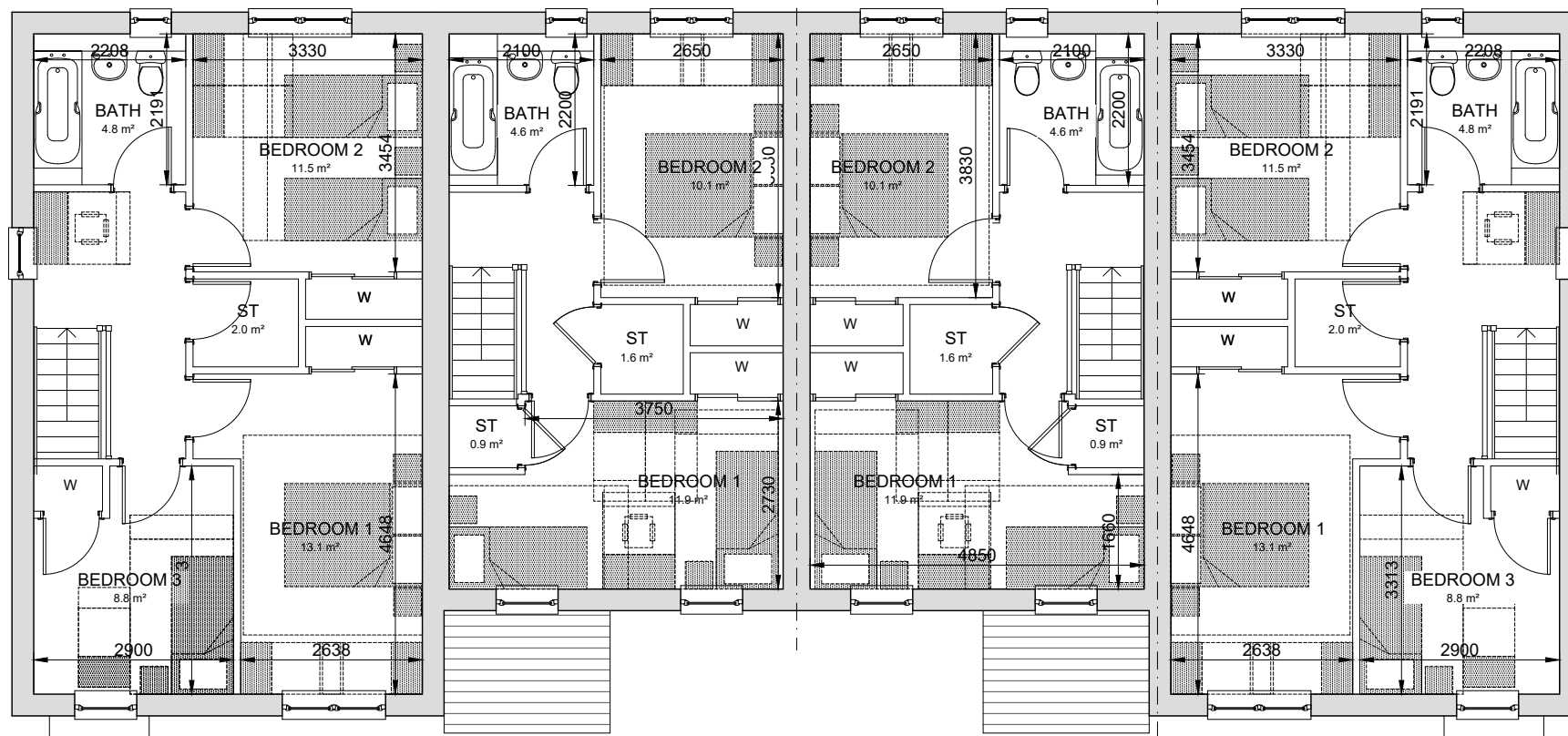
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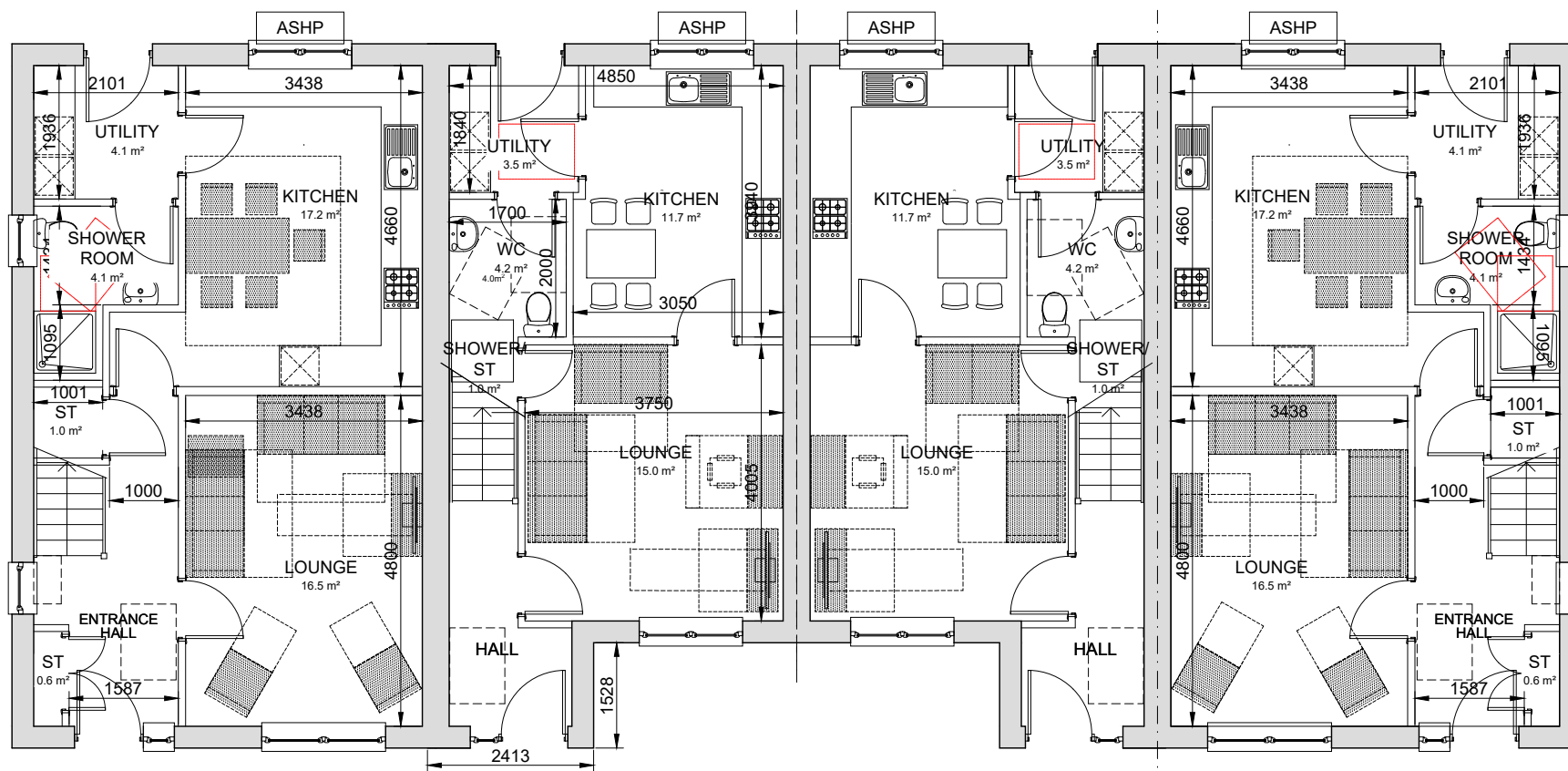
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FIRST FLOOR

FIRST FLOOR

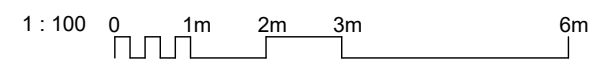


GROUND FLOOR
3 BED 5 PERSON
GIA: 108.2 m²

GROUND FLOOR
2 BED 4 PERSON
GIA: 80.9 m²

GROUND FLOOR
2 BED 4 PERSON
GIA: 80.9 m²

GROUND FLOOR
3 BED 5 PERSON
GIA: 108.2 m²



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PHASE 2, BLAR, FORT WILLIAM
 AFFORDABLE HOUSING
 TSL

2B4P AND 3B5P VILLA TERRACE - PLANS

STATUS: **PLANNING**

SCALE: 1:100 DRAWN: GB
 PAPER SIZE: A3 DATE: Aug 2022

DWG No. **4899-01-300** REV.

Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

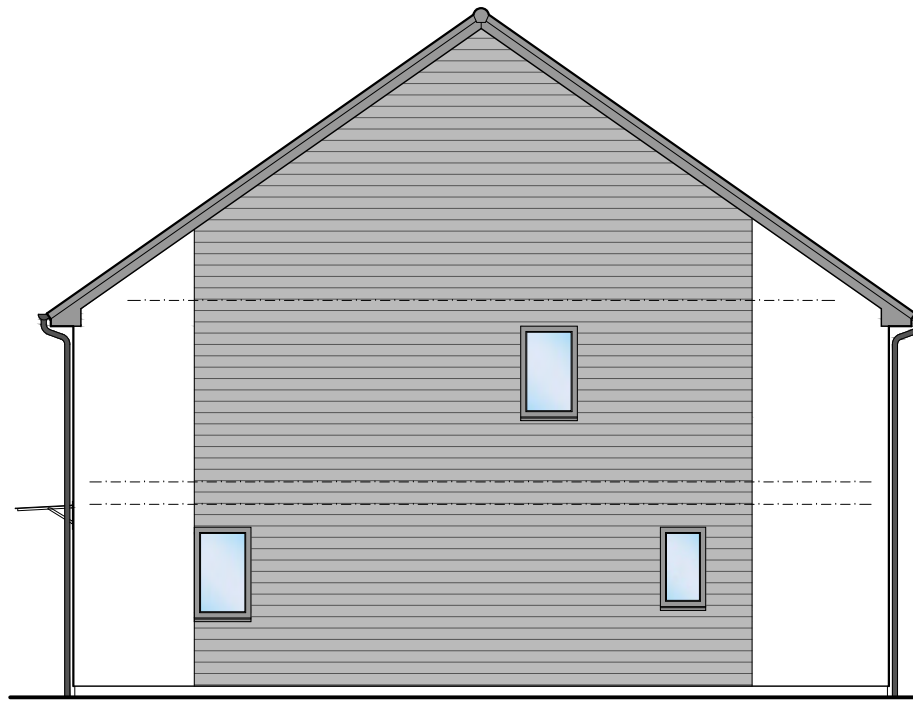
Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol ▲.

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.



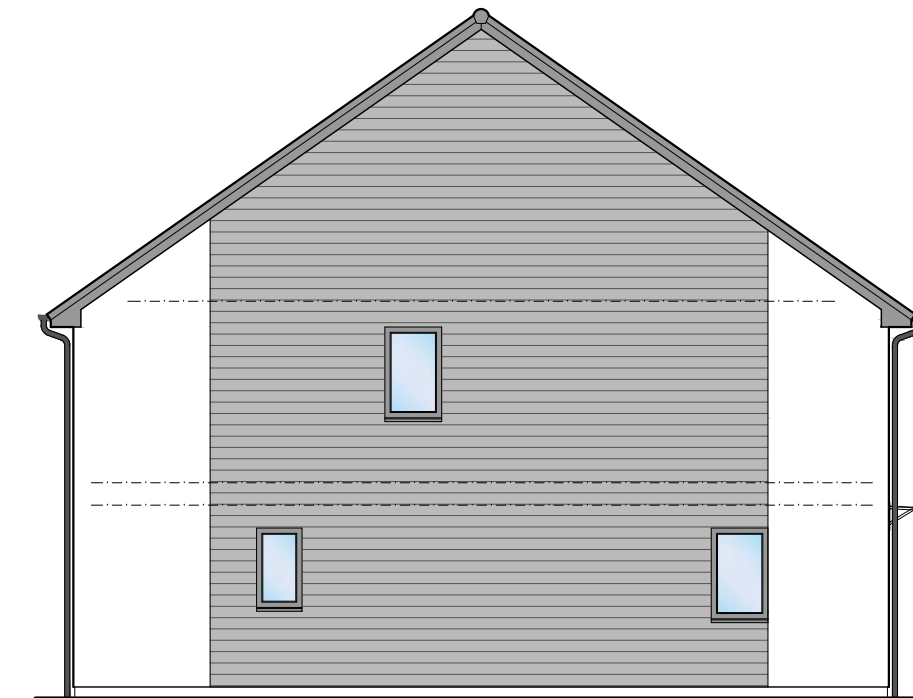
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION



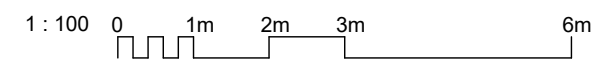
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PHASE 2, BLAR, FORT WILLIAM
 AFFORDABLE HOUSING
 TSL
 4B6P VILLA - ELEVATIONS

STATUS:	PLANNING		
SCALE:	1 : 100	DRAWN:	GB
PAPER SIZE:	A3	DATE:	Aug 2022
DWG No.	4899-01-401		REV.



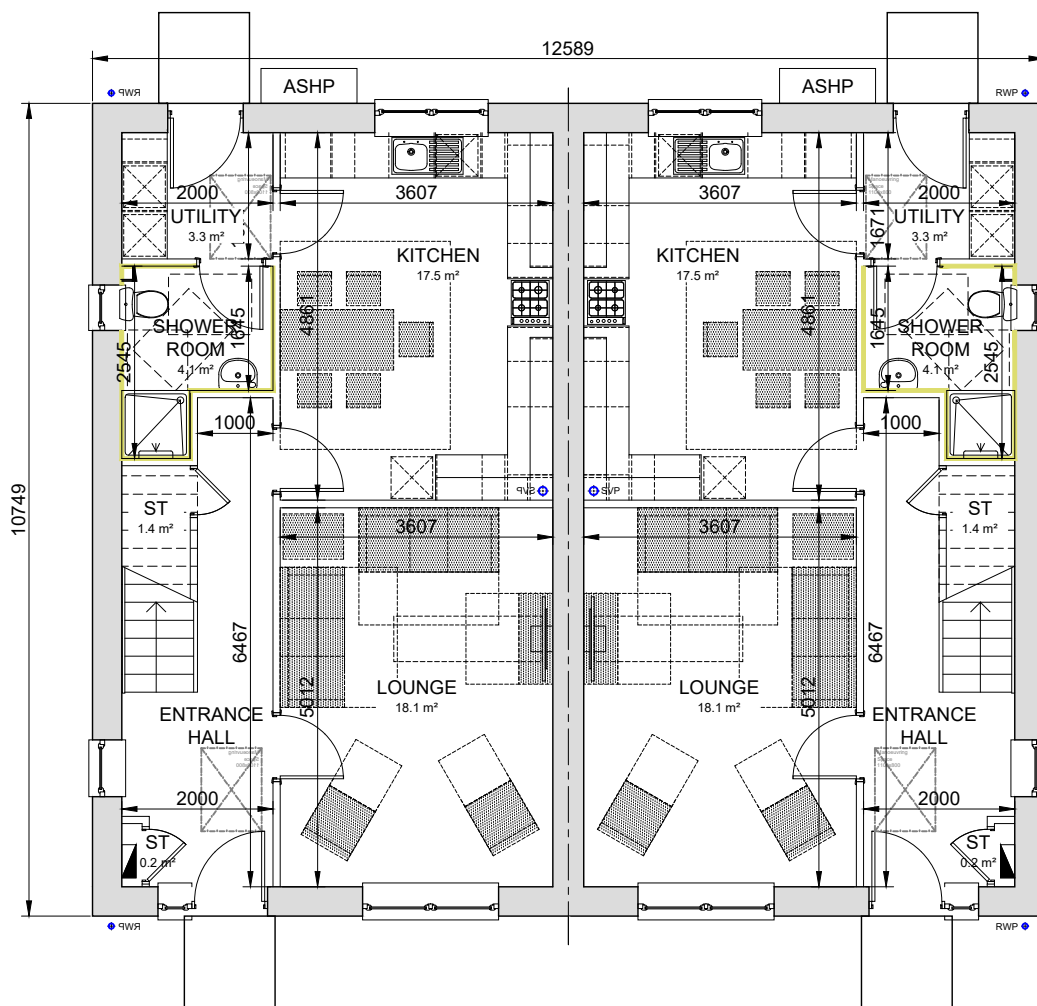
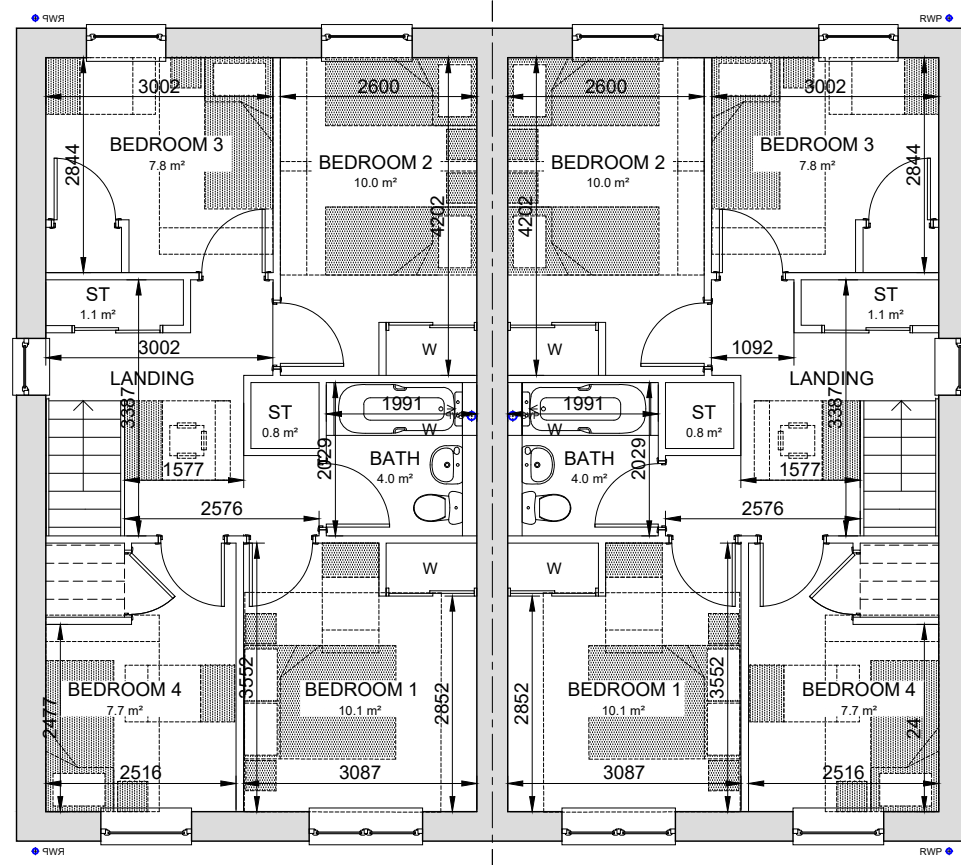
Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

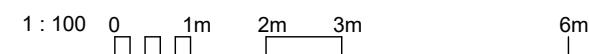
Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol ▲.

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them where possible.

Measures to minimise residual hazards will be reviewed on a regular basis.



GROUND FLOOR
4 BED 6 PERSON
GIA: 113.7 m²



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PHASE 2, BLAR, FORT WILLIAM
AFFORDABLE HOUSING
 TSL

4B6P VILLA - PLANS

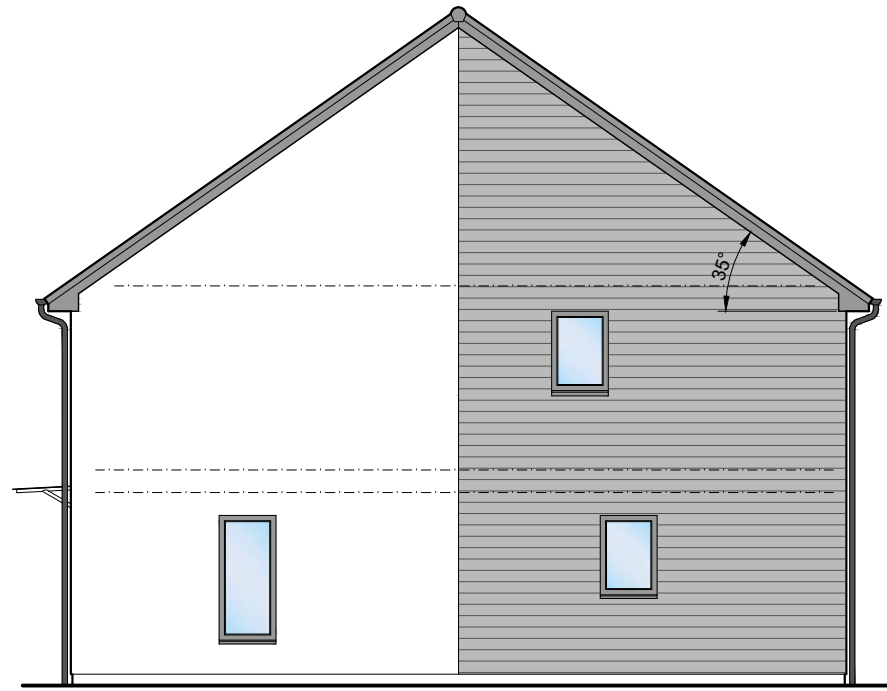
STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	GB
PAPER SIZE:	A3	DATE:	Aug 2022

DWG No.	4899-01-400	REV.	
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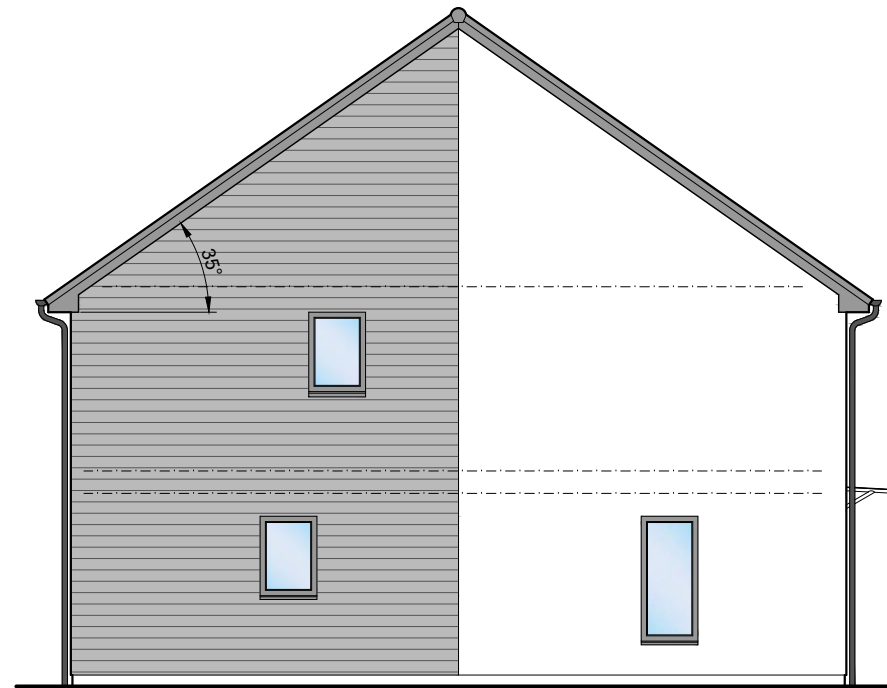
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION



Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol ▲.

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Measures to minimise residual hazards will be reviewed on a regular basis.

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

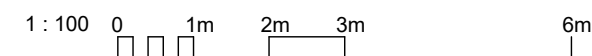
PHASE 2, BLAR, FORT WILLIAM
 AFFORDABLE HOUSING
 TSL

3B5P VILLA - ELEVATIONS

STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	GB
PAPER SIZE:	A3	DATE:	Aug 2022

DWG No.	4899-01-501	REV.	
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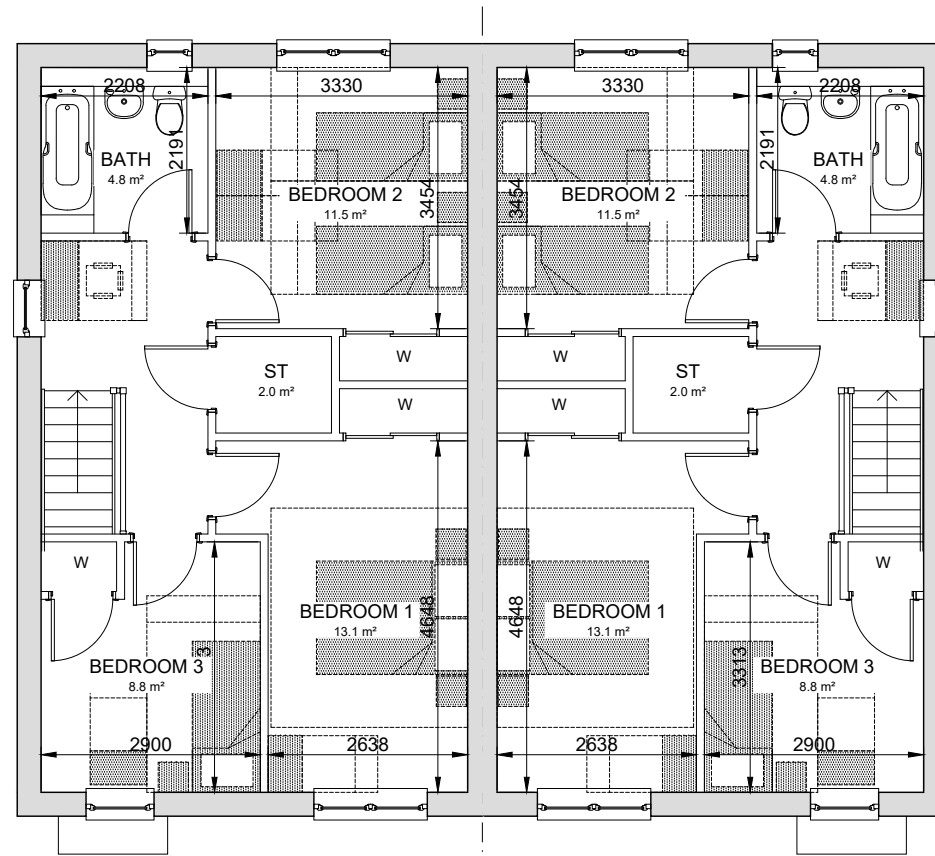
Note to Designers and Contractors

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

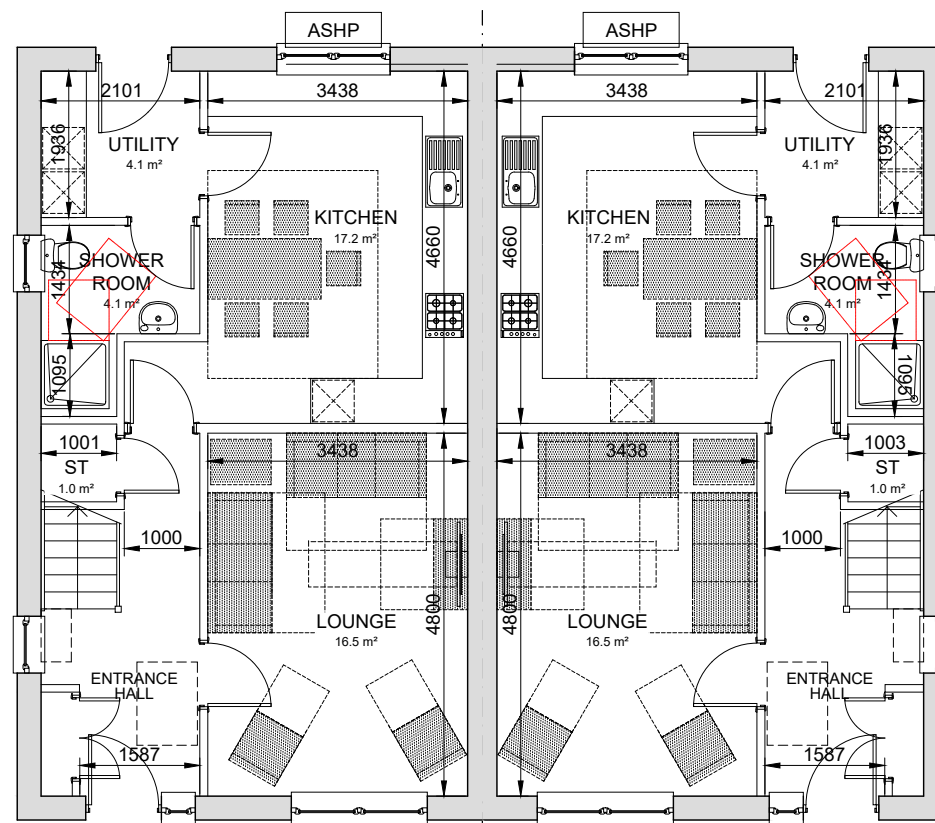
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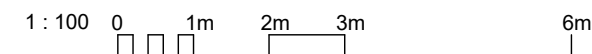
Measures to minimise residual hazards will be reviewed on a regular basis.



FIRST FLOOR



GROUND FLOOR
3 BED 5 PERSON
GIA: 108.2 m²



REV	DATE	DESCRIPTION	DRN
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Bracewell Stirling CONSULTING

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

PHASE 2, BLAR, FORT WILLIAM
AFFORDABLE HOUSING
TSL

3B5P VILLA - PLANS

STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	GB
PAPER SIZE:	A3	DATE:	Aug 2022

DWG No.	4899-01-500	REV.	
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