

Agenda Item	7.5
Report No	PLN-034-23

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 19 April 2023  
**Report Title:** 22/05196/FUL: John Gunn & Sons Ltd  
Plot 33 Mountpleasant, Murkle View, Thurso  
**Report By:** Area Planning Manager North

### Purpose/Executive Summary

**Description:** Erection of 6no. flats  
**Ward:** 02 – Thurso and North West Caithness  
**Development category:** Local

**Reason referred to Committee:** More than 5 objections

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 seeks consent for the erection of six flats within a two-storey block, with three flats each containing two bedrooms per floor. The block would have a largely rectangular footprint however with projecting elements (containing lobby and study) on the front elevation. The roof would be pitched at 35 degrees with a covering of concrete tiles while the external walls will comprise of dry dash render (champagne colour). The site currently has permission for the erection of a bungalow as part of a wider scheme for housing development approved in 2011 (ref: 09/00300/FULCA) however consent is now sought for aforementioned block of flats. The rationale for this alteration, as put forward by the applicant, is that the plot has failed to be sold for the development of a single bungalow whereas there has been a number of expressions of interest directly to the developer for smaller flatted developments.
- 1.2 The site forms part of a wider housing development known as Mountpleasant which already incorporates an existing SUDS system to which this site would also discharge into. There is also an existing local road network which has been formed as part of the wider development with Murkle View and the adjacent Orkney View both installed as part of the Mountpleasant housing development.
- 1.3 No pre-application advice was sought prior to the submission of this application and there is no additional supporting information.
- 1.4 The plans have been amended to show the inclusion of air source heat pumps, to address discrepancies with site layout plan and to include full details of surface water drainage.

## **2. SITE DESCRIPTION**

- 2.1 The site comprises a vacant overgrown plot extending to 0.17 acres within a wider housing development site known as Mountpleasant on the northeastern edge of Thurso. The wider site was initially granted planning permission in 2007 and has largely been built out with the exception of this plot and a further plot to the northern boundary where the site adjoins the A836.
- 2.2 Murkle View lies to the front of the site with an existing pavement running alongside the frontage connecting to Mountpleasant Road. There is a gentle slope upwards away from the road to the eastern boundary of the site where it adjoins a large block of garages within separate ownerships (lock-ups). A block of semi-detached houses lies opposite the site to the other side of the road with an existing block of flats lying immediately south east. Within the wider development site there are a number of bungalows, semi-detached houses and flats.

## **3. PLANNING HISTORY**

- |     |            |   |                               |
|-----|------------|---|-------------------------------|
| 3.1 | 23.09.2015 | 15/03013/S75D: Modification of S75 Planning Obligation (Affordable Housing)   | Grant Section 75 Modification |
| 3.2 | 02.02.2011 | 09/00300/FULCA: Extension to housing development incorporating new road layout and four extra houses. The proposal includes | Application Permitted         |

affordable housing 6 new dwellinghouses; (Plots 31a, 31b, 37, 38, 70 and 71); Two blocks of eight flats; (Plots 2 and 32); and additional footpath alterations to land adjacent to Harald Drive, Thurso

- 3.3 31.05.2007 04/00331/FULCA: Erection of Housing Application Development Consisting of Detached, Semi- Permitted Detached Dwellinghouses and Five Blocks of Flats, Vehicular Access, Parking and Play Area, Roads and Site Services

#### 4. PUBLIC PARTICIPATION

##### 4.1 Advertised: Unknown Neighbour

Date Advertised: 2<sup>nd</sup> December 2022

Representation deadline: 16<sup>th</sup> December 2022

Timeous representations: 5 per 5 households

Late representations: 1

##### 4.2 Material considerations raised are summarised as follows:

- a) Concerns regards overlooking particularly from upper floors;
- b) Amenity concerns including overshadowing
- c) Difference in site levels between the site and adjacent housing;
- d) Increase in traffic & demand for parking on the road restricting access to existing properties
- e) Traffic issues at nearby junction
- f) Query whether additional traffic calming measures will be installed
- g) Health and safety risk by reducing a Safe Route to School
- h) Reduction in sunlight to adjacent block of flats
- i) Change from approved plans that were available when adjacent homes were purchased
- j) Inappropriate adjacent land use (garages)

Non-material considerations raised are summarised below:

- a) Disorderly conduct of residents
- b) Increased chance of anti-social behaviour occurring

##### 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](http://www.wam.highland.gov.uk/wam).

#### 5. CONSULTATIONS

##### 5.1 **Scottish Water** have no objection and confirm the development can be served by both its Water and Waste Water Treatment Works.

##### 5.2 **Access Officer** has no objection and notes that the development should meet current Council standards regarding the number of parking spaces provided, bin

storage and also any requirement for bicycle parking/storage (ideally covered) for residents.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **National Planning Framework 4 2023**

- 1 – Tackling the climate and nature crises
- 3 – Biodiversity
- 7 – Historic assets and places
- 12 – Zero waste
- 13 – Sustainable transport
- 14 – Design, quality and place
- 15 – Local Living and 20 minute neighbourhoods
- 22 – Flood risk and water management

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

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 56 - Travel
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

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

Within Thurso Settlement Development Area and Allocated Site TS02 which details the following developer requirement:

*'Development in accordance with 09/00300/FULCA and other relevant planning permissions'.*

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

- Developer Contributions (November 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Open Space in New Residential Developments (Jan 2013)
- Sustainable Design Guide (Jan 2013)

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

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

- Designing Streets
- Creating Places

Planning 1/2011 – Planning and Noise (Mar 2011)  
PAN 61 – Sustainable Drainage Systems (Jul 2001)  
PAN 68 – Design Statements (Aug 2003)  
PAN 75 – Planning for Transport (Aug 2005)  
PAN 77 – Designing for Safer Places (Mar 2006)  
PAN 83 – Master Planning (Sept 2008)

## **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) siting and design including amenity impact
  - c) access and parking
  - d) drainage and flood risk
  - e) climate change and biodiversity
  - f) Impact on infrastructure and services and proposed mitigation (developer contributions)
  - g) any other material considerations

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

- 8.4 The application requires to be considered against National Planning Framework 4 which was adopted in February 2023 and forms part of the development plan alongside the Highland-wide Local Development Plan and in this instance, the Caithness and Sutherland Local Development Plan.
- 8.5 The CASPlan allocates the site for residential development with an indicative capacity of 25 units and it remains covered by an extant planning permission as detailed in the planning history. The policy context and planning history both establish the principle of development however notwithstanding this, the applications requires to be assessed against the extent to which it addresses the developer requirements contained within CASPlan and all other applicable material considerations which are reflected in the general policies of the Highland-wide LDP.

- 8.6 The site is within the Thurso Settlement Development Area (SDA) defined by the adopted Caithness and Sutherland Local Development Plan, therefore the principal general policies against which the application requires to be assessed are Highland-wide Local Development Plan Policies 34 for Settlement Development Areas, 28 for Sustainable Design, and 29 for Design Quality and Placemaking.
- 8.7 These Policies set out the Council's support for development within SDAs that promote and enhance the social, economic, and environmental wellbeing of the people of Highland. As such, the design for sustainability criteria of Policy 28 for the assessment of all applications are key determining issues. Of particular relevance to this application are criteria relating to sensitive siting and high-quality design in keeping with local character while conforming with existing and approved adjacent land uses; impacts on community and residential amenity; impacts on community and residential amenity; compatibility with public service provision; accessibility; maximise energy efficiency; and, reduce waste. These considerations are reinforced through Policy 29, which emphasises good design by requiring developments to be judged according to their contribution to the visual and architectural quality of the place they are located, as well as to Council place-making objectives by being an integral part of the settlement while housing developments within SDAs should focus on pedestrian movements.
- 8.8 In addition to the above, HwLDP Policy 56 for Travel requires proposals that are likely to generate increased travel activity at the location should include sufficient information in order that the impact of this, both on- and off- site, may be assessed. Key considerations include, availability of public transport modes, opportunities for walking and cycling, safety and convenience of potential users, access, and parking.
- 8.9 Finally, Policies 64 (Flood Risk), 65 (Waste Water Treatment), and 66 (Surface Water Drainage) seek to ensure that sites are not at risk of flooding or causing flooding elsewhere by avoiding areas of known flood risk in the first instance and including appropriate mitigation where required. Developments must meet standards to minimise the risks of flooding and pollution by being properly drained either through connection to the public sewer and / or being drained through appropriate SUDS arrangements.
- 8.10 All development also now requires to be assessed against Policy 1 of NPF4 'Tackling the climate and nature crises' which states that when considering development proposals significant weight will be given to global and climate nature crises with the intent of the policy being to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. The intended policy impacts include promoting local living and compact urban growth. Under NPF 4 Policy 2, development proposals should be sited and designed to minimise lifecycle greenhouse gas emissions as much as possible.
- 8.11 Policy 3 relating to biodiversity also applies to all development proposals. This seeks to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. For local developments such as this one Policy 3c states that proposals for local development will include measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.

- 8.12 The national approach to housing development is set out through Policy 14 which supports development that is consistent with the six qualities of successful places as well as Policy 15 which supports development that is consistent with the principles of local living and 20-minute neighbourhoods. Additionally, Policy 16 supports the delivery of high quality, sustainable homes that meet the needs of people throughout their lives. In particular, it supports proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision. The proposal is considered against the above matters below:

### **Siting and Design including amenity impact**

- 8.13 Planning permission for the wider Mountpleasant housing site was initially granted in 2007 with subsequent amendments to layout and house types granted in 2011. Both consents show the development of a single bungalow on the site, which is referenced as being Plot 33. The key issue in the assessment of this proposal is whether the uplift in numbers within the site from 1 to 6 as well as the resulting amended design is considered to be acceptable.
- 8.14 In this regard, NPF4, which prescribes a national approach to the assessment of applications seeks to maximise housing development on allocated sites where possible, ensuring development reduces reliance on private car use and contributes to local living. In this instance the site is able to compliment the 20 minute neighbourhood concept detailed in Policy 15, lying within a 20 minute walk of facilities such as shops, Mountpleasant primary school and Thurso's town centre. As such the principle of increasing the overall number of units on this site is considered to address this policy context as well as acknowledging the requirements of Policy 16 to improve affordability and choice of new homes to reflect changing needs and addressing gaps in provision. In this regard cognisance also has to be given to market conditions which have changed considerably since the overall consent was granted with more pressure for smaller units; the applicant has also confirmed that the site has been available as a house plot for the duration of the build out which is now nearing a 15 year period during which time it has failed to sell as such. As such consideration must now be given to an updated solution which is reflective of market demand and would allow the site to be completely built out and completed to be the overall improvement of visual amenity.
- 8.15 The design of the block of flats would mirror that of the adjacent block however is of a slightly smaller scale containing 6 flats rather than 8 and whilst it lacks any particular distinctiveness, the need to establish a degree of continuity of visual appearance across a housing estate is acknowledged and the design is therefore accepted on this basis. The change from the initially proposed bungalow to a block of flats does however represent a marked difference in density and this is reflected in the concerns raised in representations. The separation distance between the flats and the semi-detached bungalows which lie to the other side of Murkle View is 24m which is in excess of that expected in a modern development and due to the position of the plot, there is some offsetting of the block of flats in relation to existing housing. There will be an increased degree of overlooking through the creation of a first floor level (limited to one habitable room per unit) however given the separate distance and overall positioning of the block of flats this is not considered to result in a

significantly detrimental impact particularly given the built up nature of the overall area. The site levels should continue those established by the adjacent block of flats and this is secured by condition.

- 8.16 The proposed development will not result in any overshadowing. The adjacent block of flats has a blank gable where it faces the site and is adjoined to its rear boundary by a block of garages which already curtails the light received in the small rear garden areas of the existing flats. The proposed development itself will also be adjoined by the existing garages however given the site is both allocated and part of an extant permission it is not considered that this would comprise a detrimental land use to the siting of further residential development.
- 8.17 In terms of construction impact, developers must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, plant and equipment used and noise levels, amongst other factors, which is enforceable via Environmental Health, whereby working hours would usually be restricted to be 07.00 – 19.00 Monday to Friday, 08.00 – 13.00 on Saturday with no Sunday or Bank Holiday working. Developers and contractors are expected to employ the best practicable means to reduce the impact of noise from construction activities at all times.

### **Access and Parking**

- 8.18 The site would be served by the existing road network within the site at Murkle View, close to its junction with Mountpleasant Road. Concern is noted in representations about Murkle View acting as a route for car users travelling from the A836 across to Mountpleasant Road and into the town centre however this would appear to relate to driver behaviour generally rather than those residing within the development and therefore would not be exacerbated by the proposal. In addition, traffic calming measures have recently been introduced within Murkle View. Overall, the existing road network is considered sufficient to accommodate the development and the proposed block of flats is positioned to avoid any intrusion on visibility splays where Murkle View joins Mountpleasant Road.
- 8.19 The application proposes the formation of a total of 7 parking bays (including a disabled bay) to the front of the block of flats which mirrors the existing layout arrangement at the adjacent block. Whilst this is disappointing in streetscape terms it is reflective of the small scale nature of the site and limited opportunity to deliver parking elsewhere. This ratio of parking represents a shortfall of two spaces as the Council's parking standards require 1.5 per unit. NPF4 sets out that development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people. This is an approach that has already been applicable to town centre locations however NPF4 seeks to extend this into other urban areas and in this instance the site is within a walkable distance to existing facilities as has been noted elsewhere and also lies within close proximity to existing bus links. The addition of further parking adjacent to the proposed development would likely result in the encroachment of visibility



splays at the junction with Mountpleasant Road. Taking all factors into account the overall level of parking can be accepted on this basis.

### **Drainage and flood risk**

- 8.20 The site lies outwith any area identified as being at risk of flooding on SEPA's flood risk map with surface water drainage to connect into the existing SUDS basin which is located close to the site's boundary with the A836. The development will also connect into the public sewer. These measures are considered adequate and ensures the application accords with the development plan.

### **Climate change and biodiversity**

- 8.21 As a plot within a wider estate that has been always planned for development, the proposal does not result in loss of any existing biodiversity network that would require to be offset. The development includes measures to address climate change through inclusion of renewable energy in the form of solar panels and air source heat pumps.

### **Impact on infrastructure services and proposed mitigation (developer contributions)**

- 8.22 HwLDP Policy 31 Developer Contributions and HwLDP Policy 32 Affordable Housing and the Developer Contributions Supplementary Guidance (DCSG) allows the Council to seek from the applicant a fair and reasonable contributions towards the additional costs or requirements for improved public services, facilities or infrastructure to enable development. In this instanced the development requires to be assessed against the Council's adopted Developer Contributions Supplementary Guidance in terms of its impact on education provision, community facility provision, roads and other infrastructure impact. In this instance the site has an extant permission to deliver one unit however contributions can sought to address the uplift in overall units (5 units additional).
- 8.23 The primary and secondary schools within Thurso are not identified as requiring any upgrades. The CaSPlan Delivery Programme (March 2021) sets out an ambition the Thurso Academy catchment will include the installation of a multi-purpose sports and community centre however it notes that at the current time contributions are not currently being sought as 'efforts to progress the project have stalled and no viable delivery framework exists'. There are no additional requirements as the affordable housing requirement has already been fulfilled across the wider site as well as open space in the form of a playpark.

### **Other material considerations**

- 8.24 There are no other material considerations.

### **Non-material considerations**

- 8.25 The issues with relation to the conduct of future residents is not a material planning consideration.

## **Matters to be secured by Legal Agreement / Upfront Payment**

8.26 None

### **9. CONCLUSION**

9.1 The application seeks consent alter the development of a plot of land within a wider housing development from a single bungalow to a block of six flats. For the reasons outlined in this report this overall increase in number is considered acceptable taking account of prevailing market conditions, current policy context as a reflected in NPF4 and the need to complete the overall development. It is not considered that any significant detrimental impact to residential amenity will occur over and above that which could be reasonably be expected within a built up suburban area.

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

### **10. IMPLICATIONS**

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

### **11. RECOMMENDATION**

**Action required before decision issued** N

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:

1. No development shall commence until existing and proposed site levels alongside cross sections from a fixed datum point have been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the ridge height of the flats hereby approved shall not exceed that of the adjacent flatted development to the north east.

**Reason:** In the interests of visual amenity and streetscape.

2. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

**Reason:** 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.

3. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan ref. N22/31/01 Rev B shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

**Reason:** To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

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

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

## **REASON FOR DECISION**

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

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

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

## **INFORMATIVES**

### **Initiation and Completion Notices**

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

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

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

### **Flood Risk**

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

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **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 and 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.

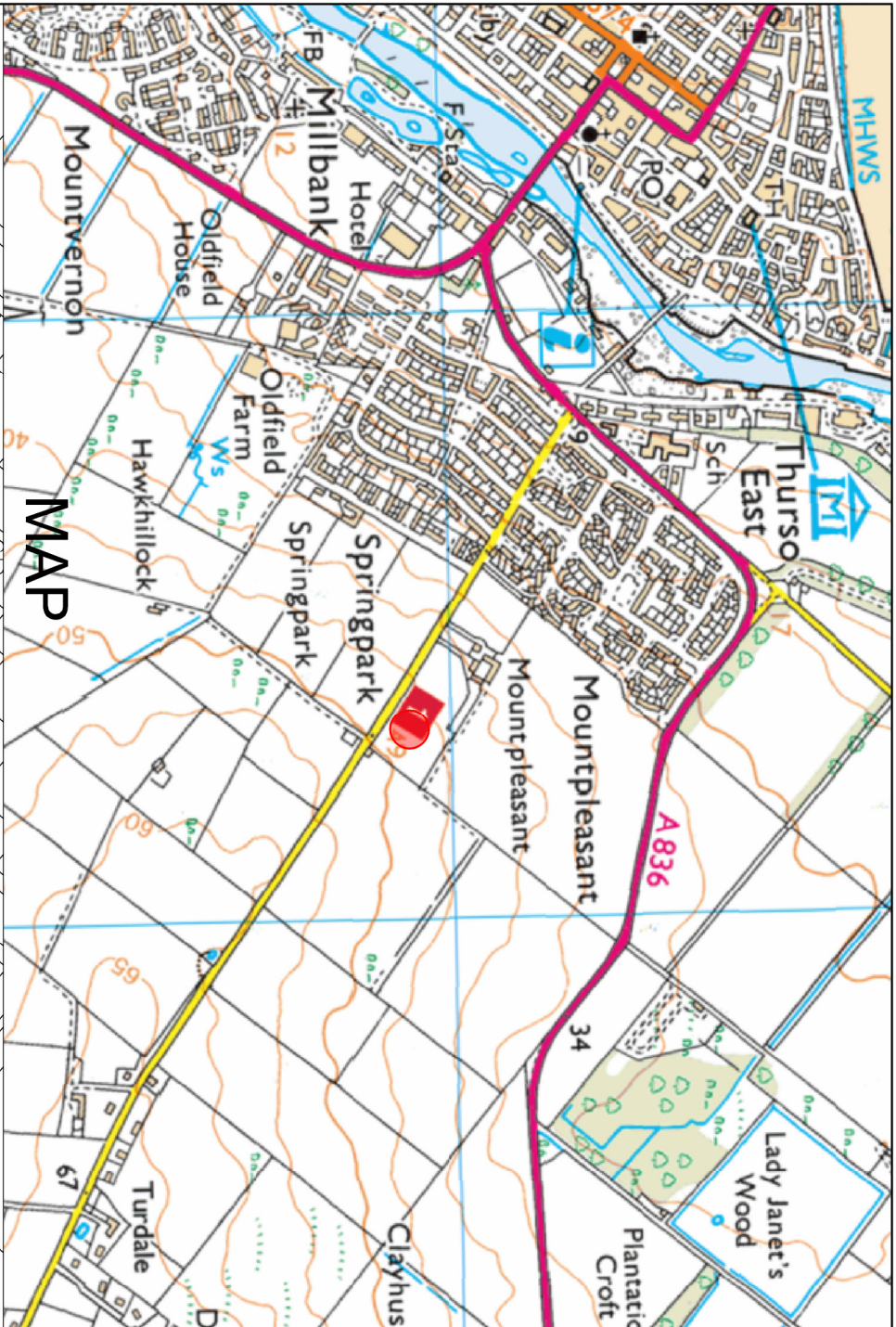
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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 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: Dafydd Jones  
Designation: Area Planning Manager North  
Author: Gillian Pearson  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location/Site Layout Plan – N22/31/01 Rev B  
Plan 2 - Elevations – N22/31/04 Rev B  
Plan 3 - Ground Floor Plan – N22/31/02  
Plan 4 - First Floor Plan – N22/31/03  
Plan 5 - Foundation Plan – N22/04/08  
Plan 6 - Section Plan – N22/04/09  
Plan 7 - Drainage Plan – As Built TJGUNN/3042 Rev A

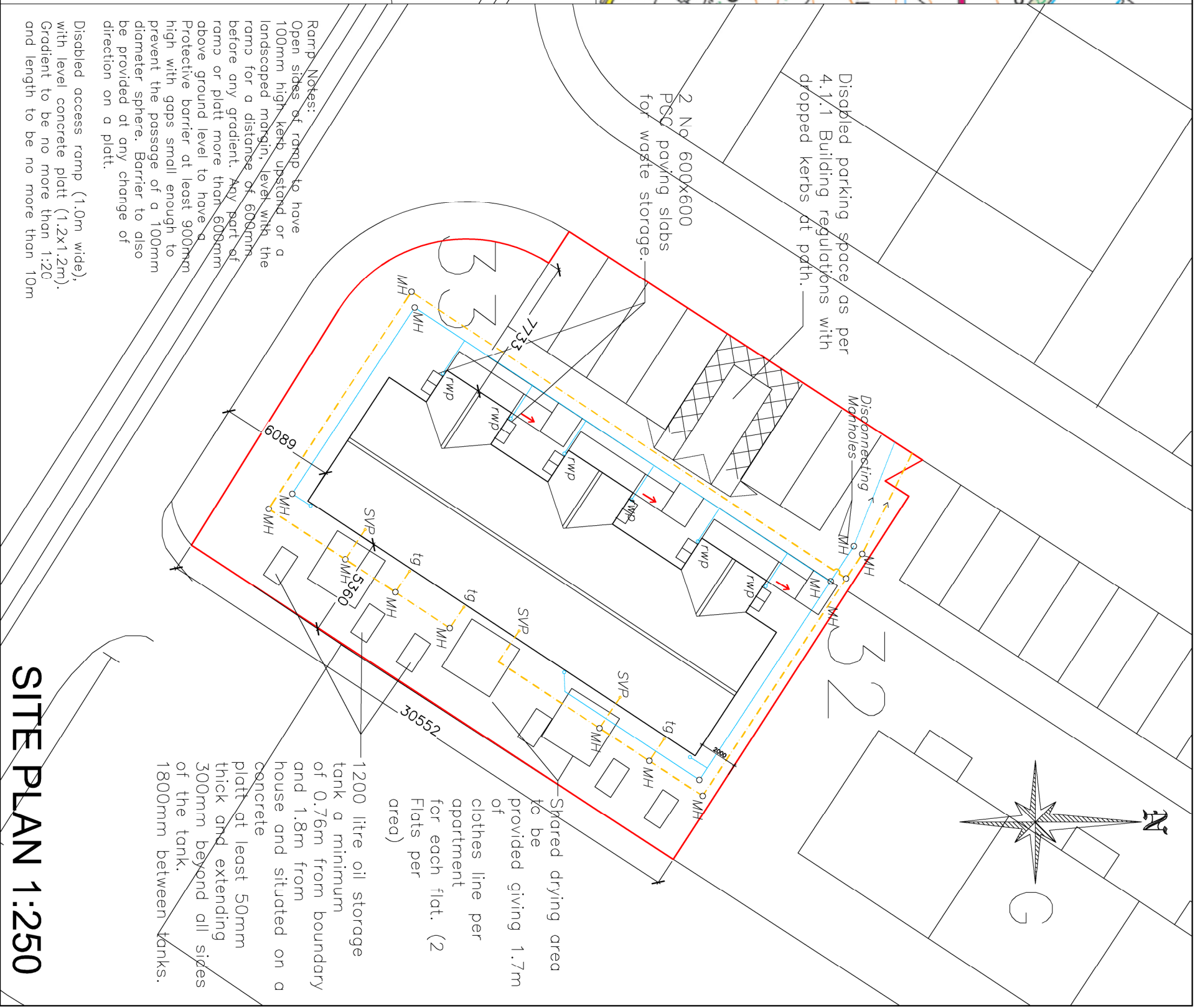




**MAP**



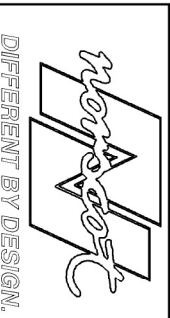
**LOCATION PLAN 1:1000**



**SITE PLAN 1:250**

**Ramp Notes:**  
 Open sides of ramp to have 100mm high kerb upstand or a landscaped margin, level with the ramp for a distance of 600mm before any gradient. Any part of ramp or platt more than 600mm above ground level to have a protective barrier at least 900mm high with gaps small enough to prevent the passage of a 100mm diameter sphere. Barrier to also be provided at any change of direction on a platt.

Disabled access ramp (1.0m wide), with level concrete platt (1.2x1.2m). Gradient to be no more than 1:20 and length to be no more than 10m



**Customer:** John Gunn & Sons Ltd

**Location:** Plot 33, Mount Pleasant Road, Thurso, KW14 8DG

**Drawn By:** CC      **Scale:** 1:250/1000

**Checked By:**      **Date:** 04/06/2021

**Customer Approval:** .....

**Drawing No:** N22/31/01

**Revision**  
 Rev A: Access and platform clarified 20/12/2022 CC  
 Rev B: Plot layout revised 27/03/2023 CC

**Norscot Joinery Limited**  
 Bower Workshops, Calthness, KW1 4TL  
 Telephone: 01955 641303  
 Fax: 01955 641207  
 Web site: www.norscot.co.uk  
 E-mail: info@norscot.co.uk

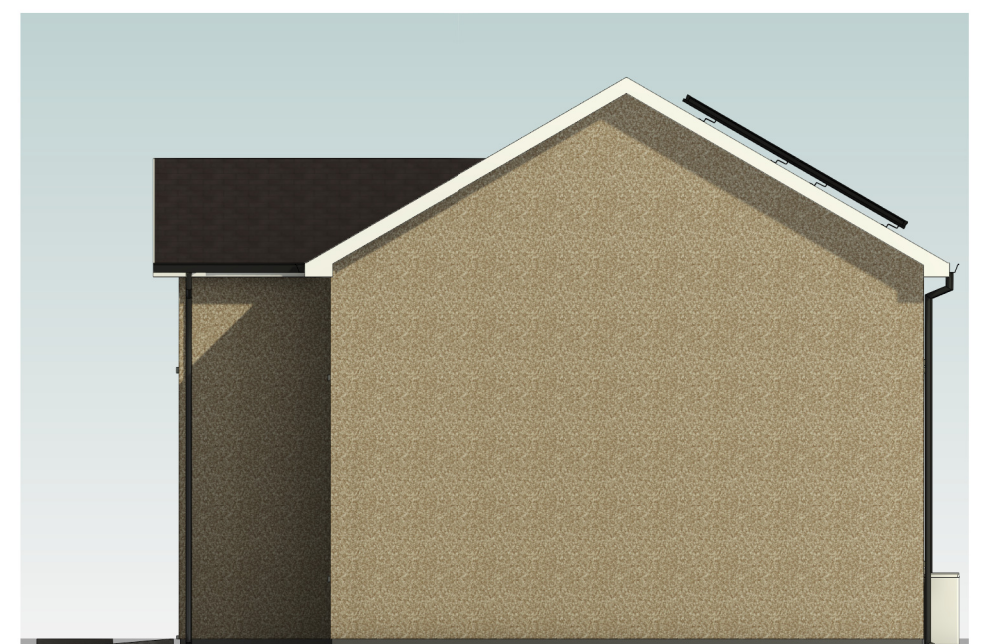
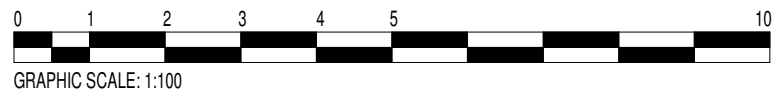




Front Elevation

**External Finishes**

**Roof Covering:** - 30° Marelly Ludlow Major smooth brown interlocking tiles with matching dry ridge and verge.  
**Finish to Walls:** - Champagne coloured dry dash with contrasting colour basecourse.  
**Fascia and Soffit:** - White PVCu finish with over fascia vent  
**Rainwater Goods:** - Black Marley Rectilinear or similar  
**Windows:** - White PVCu and factory double glazing  
**Entrance Doors:** - White PVCu & factory double glazing  
 Precast concrete cills and stops to be standard units  
 S.W.V.P to be taken to Marelly ridge terminal



Side Elevation



Rear Elevation



Side Elevation



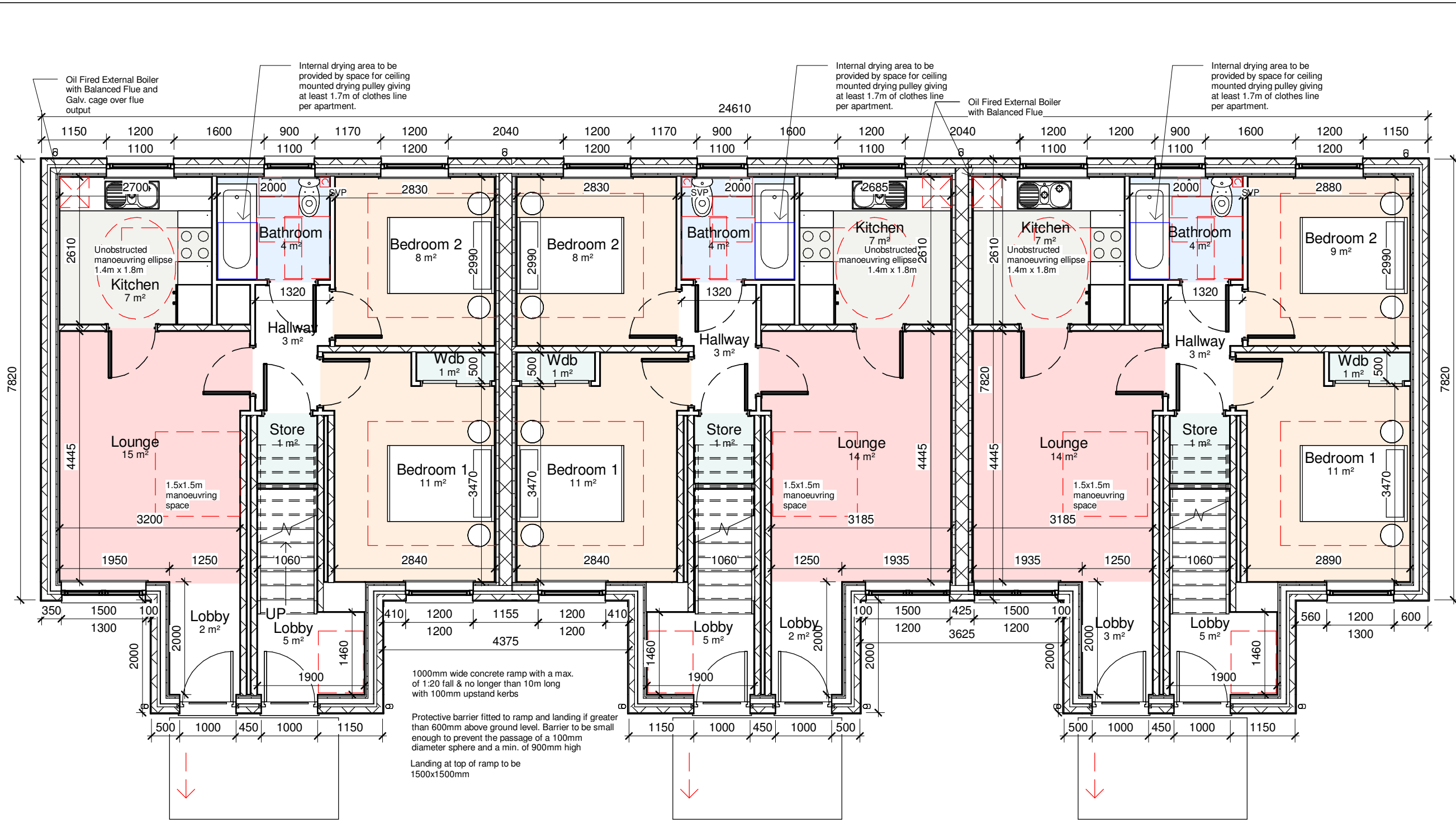
No.	Description	Date
A	Window Openings Shown	20/12/2022
B	ASHP's added	24/03/2023

Norscot Joinery Limited

www.norscot.co.uk

PROJECT	Plot 33 Mount Pleasant		CLIENT	John Gunn & Sons Ltd	
SHEET	04 Elevations		Date	Project number	Scale (@ A3)
			30/08/2022	N22/31	1 : 100
			Drawn by	DRAWING NUMBER	
			CC	N22/31/04	
			Checked by		REV
			JAF		B





Front entrance door to have a clear opening of 800mm and a threshold to permit unassisted wheelchair access in accordance with clause 4.1.9 of the Building (Scotland) Regulations 2004. (Drainage channel to be fitted in front of door, full width of door to prevent water being driven onto the low sill)

Thermostatic valved to be fitted to hot water supply.

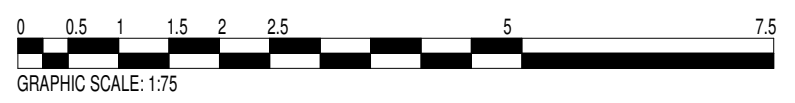
FS - Denotes 38x50mm treated firestops.  
EJ - Denotes expansion joint.

Full Lintol schedule included with Engineers Details

Windows opening over a circulation space to be fitted with restrictors.

All Soil Vent Pipe's that service the property are to be provided with a ground level access hatch to allow maintenance and survey works.

Emergency Egress Windows supplied to each bedroom with an openable area of at least 0.33m² and at least 450mm high by 450mm wide.

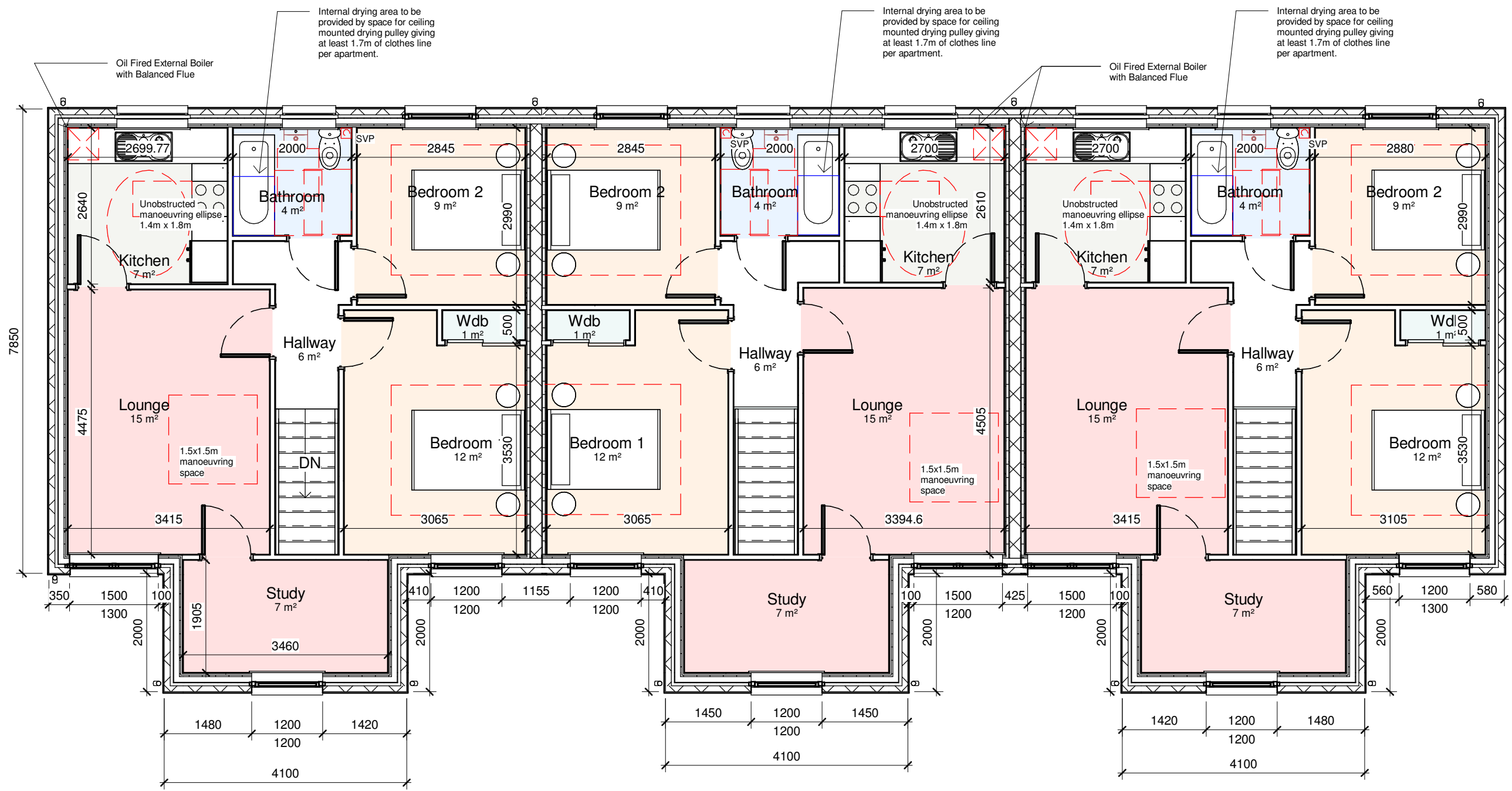


No.	Description	Date

# Norscot Joinery Limited

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PROJECT	Plot 33 Mount Pleasant		CLIENT	John Gunn & Sons Ltd	
SHEET	02 Ground Floor Plan	Date	30/08/2022	Project number	N22/31
		Scale (@ A3)	1 : 75	Drawn by	CC
		Checked by	JAF	DRAWING NUMBER	N22/31/02

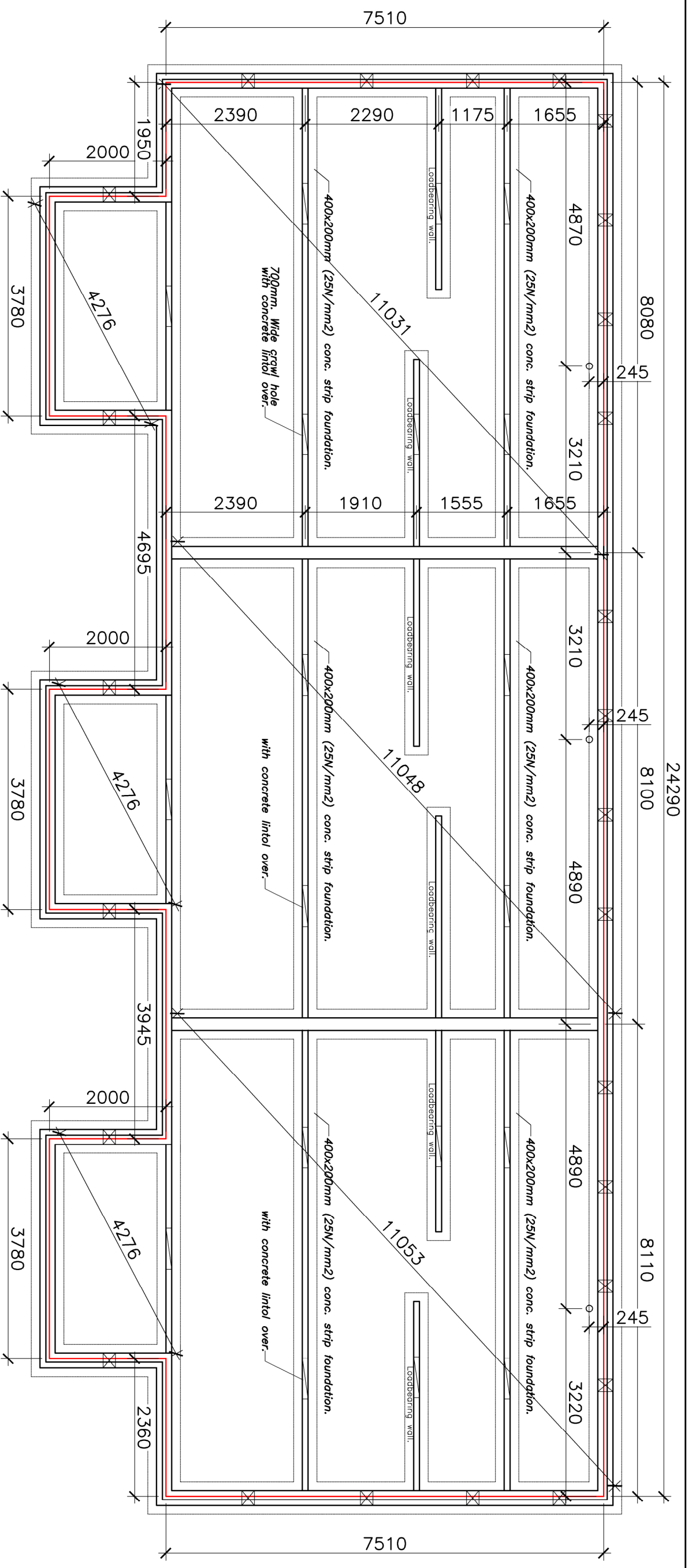


No.	Description	Date

# Norscot Joinery Limited

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PROJECT	Plot 33 Mount Pleasant			CLIENT	John Gunn & Sons Ltd		
SHEET	03 First Floor Plan			Date	30/08/2022	Project number	N22/31
				Scale (@ A3)	1 : 75		
				Drawn by	CC	DRAWING NUMBER	N22/31/03
Checked by	JAF						



**ENGINEERS NOTES:**

- FOUNDATIONS TO BE TAKEN 200mm INTO NATURAL UNDISTURBED WEATHERED BEDROCK OR 600mm BELOW FINISHED GROUND LEVEL WHICHEVER IS THE DEEPER.
- FOUNDATIONS TO BE PLACED ON THE SAME STRATUM THROUGHOUT
- FOUNDATIONS SHOWN BASED ON AN ALLOWABLE BEARING PRESSURE 100kN/m<sup>2</sup>.
- ALL LOOSE/SOFT MATERIAL TO BE REMOVED AND REPLACED WITH LEAN MIX CONCRETE.
- ALL FOUNDATIONS TO HAVE ONE LAYER OF A232 BOTTOM MESH UNLESS NOTED OTHERWISE.

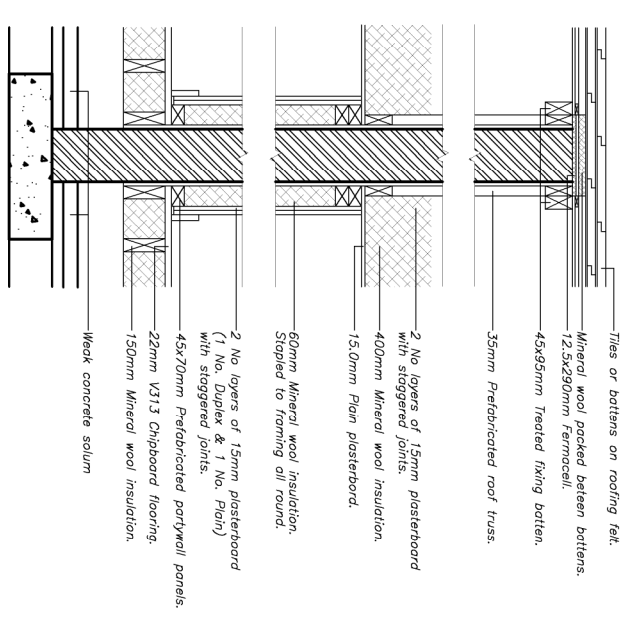
- MINIMUM FOUNDATION WIDTHS TO BE AS NOTED.
- ALL FOUNDATIONS TO BE 150MM THICK UNLESS NOTED OTHERWISE.
- MINIMUM SCARCEMENT TO BE 150MM.
- FOUNDATION CONCRETE TO BE GRADE C25.
- ALL CONCRETE TO BE IN ACCORDANCE WITH BS8500: PART 2: 2006.
- FORMATION MUST BE PROTECTED FROM INCREMENT WEATHER.

**NOTE:**  
All dimensions are to the outside of the inner leaf, or as indicated..

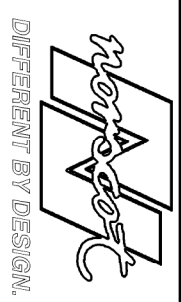
All underground services entering the building are to be sleeved and all drains passing through or under structural walls are to be surrounded with 150mm pea gravel and protected by concrete lintels.

Ensure that foundations for steps are cast at the same time as the main strip foundations.

Underbuilding to comprise of one 100mm outer concrete block skin and an inner 100mm block skin, with 60mm cavity between.



**FOUNDATIONS**



Customer:  
John Gunn & Sons Ltd

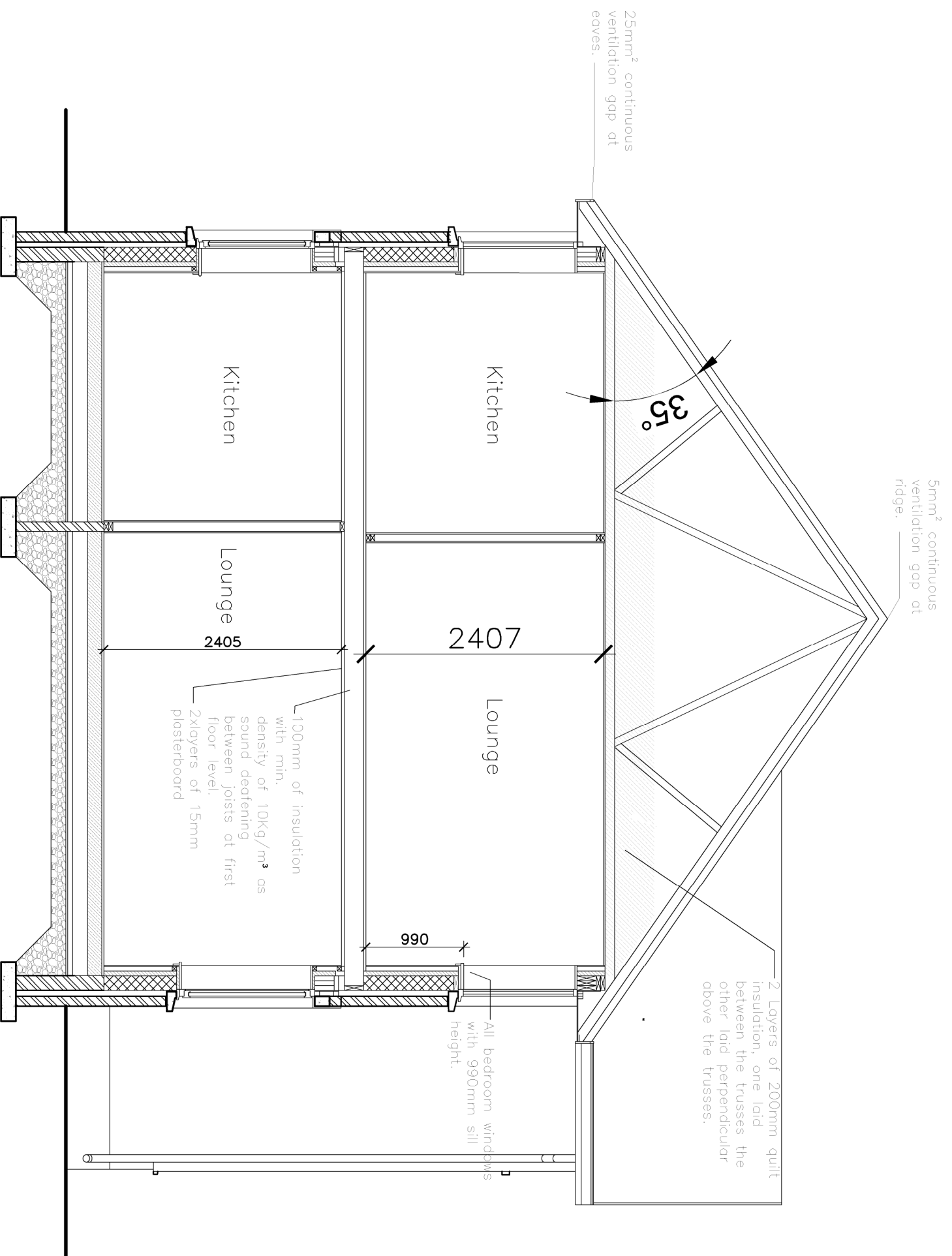
Location:  
Plot 33,  
Mount Pleasant Road  
Thurso  
KW14 8DG

Drawn By: CC  
Checked By:

Scale: 1:75  
Date: 28/09/2022

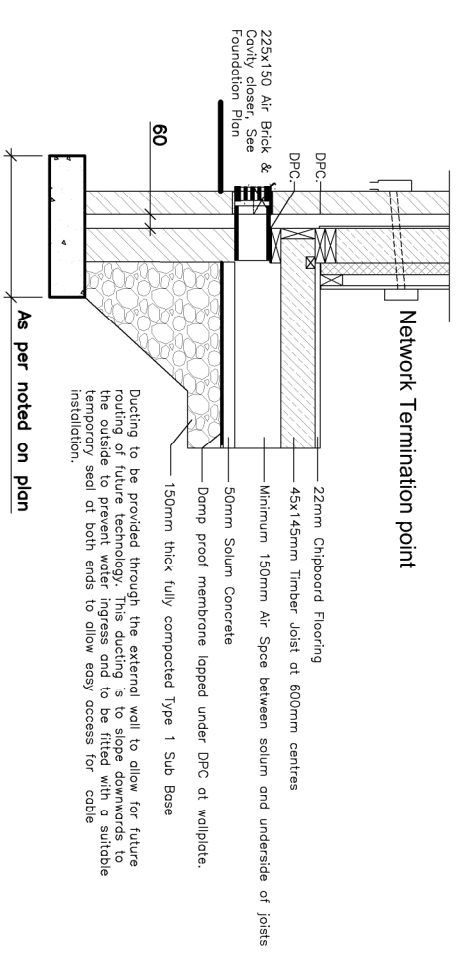
Drawing No: N22/04/08  
Revision

Norscot Joinery Limited  
Bower Workshops, Calthness, KW1 4TL  
Telephone: 01955 641303  
Fax: 01955 641207  
Web site: www.norscot.co.uk  
E-mail: info@norscot.co.uk



**External Finishes:**

- Roof covering: - 35° Marley Edgmere Concrete Interlocking tiles with matching dry ridge and verge
- Finish to walls: - Smooth White Finish with dark chip basecourse.
- Fascia and Soffit: - Grey PVCu Finish with over fascia vent
- Rainwater Goods: - Black Marley Deepflow (round) or similar.
- Windows: - Grey PVC with Low E - Argon filled factory double glazing.
- Entrance Doors: - Grey PVC with Low E - Argon filled factory double glazing.
- Precast concrete cills and steps to be standard units.
- S.W.V.P. to be taken to Marley ridge terminal.



- Stairs:
  - 32x260mm Redwood Stringers
  - 12No. 25mm thick MDF Treads (Goings @ 230mm)
  - 13No. 25mm thick Ply Risers (Risers @ 206mm)
  - 900mm Clear Opening width between handrail and wall in accordance with Standard 4.4.3
- Stair Balustrade –
  - 55x60mm Redwood Handrails (minimum height of 840mm high)
- Landing Balustrade –
  - 55x60mm Redwood handrails (minimum height of 900mm high)
  - Maximum 99mm gap between spindles
  - All to be fitted in accordance with Standard 4.4.2
  - Maximum pitch to be no greater than 42 degrees
  - Glued, nailed and screwed to contractors design.

**SECTION**

<p style="font-size: small; margin-top: 5px;">DIFFERENT BY DESIGN.</p>	Customer: John Gunn & Sons Ltd		Location: Plot 33, Mount Pleasant Road, Thurso, KW14 8DG	
	Drawn By: CC	Scale: 1:50	Drawing No: N22/04/09	Revision
Checked By:	Date: 24/06/2021	Customer Approval:		
<b>Norscot Joinery Limited</b> Bower Workshops, Calthness, KW1 4TL Telephone: 01955 641303 Fax: 01955 641207 Web site: www.norscot.co.uk E-mail: info@norscot.co.uk				



**Key Plan:**

1. For Location Plan refer to drawing TJGUNN/701
2. For General arrangement refer to drawing TFGUNN/102
3. For traffic signs and road markings refer to drawing TJGUNN/103
4. For housing types reference drawing refer to drawing TJGUNN/104
5. For cross sections refer to drawing TJGUNN/202
6. For services refer to drawing TJGUNN/301
7. For drainage refer to drawing TJGUNN/302
8. For typical detail details refer to drawing TJGUNN/401, 402
9. For setting out refer to drawing TJGUNN/501

**Notes:**

- Proposed Surface water
- Proposed surface water manholes

Issue No	Date	Description
0		

Client  
**JOHN GUNN & SONS LTD**  
 LYBSTER  
 CAITHNESS  
 KW3 6BT

**GUNN**

Project  
**MOUNT PLEASANT**  
**HOUSING DEVELOPMENT**  
**THURSO**

Drawing  
**PROPOSED**  
**SURFACE WATER**  
**LAYOUT**

Drawn by: CC Date: 27/03/23  
 Checked by: CH Date: 27/03/23  
 Approved by: IG Date: 27/03/23  
 Drawing No: **AS BUILT**  
**TJGUNN/3042A**  
 Revision: Gunn6

Drawing Scale: 1:1500 @ A3

