

Agenda Item	6.1
Report No	PLS-35-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 27 June 2023

Report Title: 22/02691/MS: Springfield Properties PLC
Drakies House, Culcabock Avenue, Inverness IV2 3RQ

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Submission of Matters Specified in Conditions 1 (Siting, Layout and Design), 2 (Construction Environmental Management), 3 (Protected Species), 4 (Drainage), 5 (Access Management), 6 (Plant and Machinery), 7 (Waste Management), 8 (Construction Traffic Management), 9 (Car Parking), 10 (Cycle Parking), 11 (Green space design), 12 (Maintenance), 13 (Archaeological Investigations), 14 (Tree Protection and Management), 15 (Above Ground Infrastructure), 16 (Electric Vehicle Charging) and 17 (Relocation of Gateposts) of Planning Permission in Principle 19/00990/PIP - Erection of 24 Residential units and associated infrastructure

Ward: 16 – Inverness Millburn

Development category: Local

Reason referred to Committee: Community Council objection and more than 5 representations against

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 The application is submitted to address a number of matters specified in Planning Permission in Principle 19/00990/PIP granted by Scottish Ministers on 22 October 2021 in respect of the erection of 24 residential units and associated infrastructure.
- 1.2 Condition 1 specifically requires details of the siting, design, and external appearance of all buildings and other structures within the development site. It also requires details of road layout, parking, cycle parking, landscaping and open space, water and waste water connections, waste management arrangements, site and building levels and details of street lighting. Conditions 4, 5, 7, 9, 10, 11 and 14 link directly to Condition 1 in respect of drainage, access management, waste management, vehicle and cycle parking along with matters relating to trees.
- 1.3 Conditions 2, 3 and 8 require information to ensure that impacts on amenity and ecology are safeguarded. Condition 12 looks to secure maintenance for the open space. Condition 13 secures protection of any unknown archaeological features. Condition 15 seeks to secure details of above ground infrastructure. Condition 16 relates to details of electric vehicle charging. Condition 17 relates to relocation of the original gate posts.
- 1.4 Pre-Application Consultation: None.
- 1.5 Supporting Information: Access Management Plan, Construction Environmental Management Plan, Waste Management Plan, Drainage Assessment, Surface Water management Plan, Arboricultural Impact Assessment, Tree and Woodland Management Plan, Tree Constraints Plan, Landscaping Plan and Schedule, Noise Assessment, Protected Species Survey Report.
- 1.6 Variations: A revised layout to show EV location, amended locations of ASHP, amended access and revised landscaping plan.

2. SITE DESCRIPTION

- 2.1 The site is an area within the grounds of Drakies House, a Category B Listed Building, that lies between the house and the Raigmore Hotel and to the north of its original driveway. The driveway terminates via a gated entrance, with stone pillars either side, perpendicular with the B9006 (Old Perth Road). The site is referred to as Phase 2 of the applicant's Drakies development, with Phase 1 situated to the south of Drakies House. While Drakies House is within the control of the applicant, neither phase of development includes the original house and its immediate garden ground within the plans.
- 2.2 The site is relatively level with good draining soils (sand and gravel). The site sits at around 31.5m AOD, consistent with the height of neighbouring land to the east (Drakies Avenue) but 0.5m higher than the boundary of the properties on the west on Culcabock Avenue.
- 2.3 The Phase 2 site has no built or natural heritage designations. There are no known features of archaeological interest on the site. There are a number of existing mature

trees within the site, principally in the south-west corner, and along the site boundaries.

3. PLANNING HISTORY

3.1		23/01584/FUL Erect wall/fence	Pending Consideration
3.2	09.03.2023	23/00094/LBC Relocation of entrance gate-pillars, installation of new gates	Listed Building Consent Granted
3.3	03.02.2023	22/04206/FUL Installation of drainage arrangements	Planning Permission Granted
3.4	22.10.2021	PPA-270-2226 Development of 24 residential units comprising six detached villas, four town houses, six semi-detached houses and eight flats.	Appeal Allowed
3.5	05.11.2020	PPA-270-2227 Formation of access road to serve residential development comprising 24 dwellings	Appeal Allowed
3.6	11.02.2020	19/00990/PIP Development of 24 residential units comprising six detached villas, four town houses, six semi-detached houses and eight flats.	Planning Permission Refused
3.7	11.02.2020	19/00982/FUL Formation of access road to serve residential development comprising 24 dwellings	Planning Permission Refused

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Setting of Listed Building

Date Advertised: 22.07.2022

Representation deadline: 23.12.2022

Timeous representations: 29

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Access from the development to Culcabock Ave/wider Active Travel Route options will increase antisocial behaviour and impact road and pedestrian safety.
- b) Access from the development to Culcabock Avenue could result in use of a short cut across the golf course creating a potential safety issue.

- c) Potential flood risk to Culcabock Avenue resulting from loss of green space and difference in levels
- d) Potential flood risk to residents in Drakies Avenue
- e) Potential flooding to U4256 from loss of green space/trees on B9006/U4256 resulting from creation of new access
- f) Road safety issues on Old Perth Road (U4256)
- g) Density inappropriate and not respectful of existing character of the area
- h) Location of flats will impact the amenity of Culcabock Ave residents
- i) Loss of green space/trees on B9006/U4256 due to access arrangements
- j) Further access will cause more traffic congestion
- k) Loss of wildlife habitat and mature trees
- l) Layout/composition materially different from the Planning Permission in Principle approval
- m) Unacceptable impact on amenity of Drakies Avenue properties, including from street lighting, once built
- n) Impact of construction on amenity
- o) Lack of open space/play facilities

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 **Culcabock and Drakies Community Council** object to the proposal based on a number of concerns relating to Cycle/Pedestrian Access between the development and Culcabock Avenue, Vehicular Access to Old Perth Road and on Affordable Housing.

The Community Council highlights that there is no requirement for a pedestrian/cycle connection between the development and Culcabock Avenue on the basis that it would serve no useful purpose. Connections could be made within the site and between Phase 1 and Phase 2 to Old Perth Road.

It highlights the long standing contention with the proposed access onto Old Perth Road and the amenity value of the green corridor that adjoins the road. It objects to the proposal on the basis that it considers the road junction to be of poor design, that could create conflict with traffic and pedestrians, and also due to the applicant not having full control of the land required to form and use the proposed access. The Community Council consider that the affordable housing should be provided within the site, and not be commuted, to assist in providing a balanced neighbourhood.

5.2 **Transport Planning Team** raise no objection to the proposal but do consider that further amendments could achieve a more direct non-vehicular access from Phase 2 through to Phase 1 by amending the location of the proposed footpath through to Drakies House. It also indicates that the further information should be submitted in respect of the EV charging facilities for communal areas and for any infrastructure required by statutory undertakers. In addition, while a Safer Routes to School Review has been provided, Transport Planning consider that the pedestrian route to Millburn Academy would benefit from improvements at the entrances to Raigmore Motel and the adjacent petrol filling station as well as the crossing at the convenience

store. The nature of the improvements are considered minor and deliverable within the confines of the public road. They amount to:

- Red surfacing with improved dropped crossings and tactile paving at the access to Raigmore Motel/petrol filling station, and
- Small footway buildout adjacent to The Fluke to improve intervisibility between pedestrians and motorists.

5.3 **Flood Risk Management Team** confirms that its response to application 22/04206/FUL is relevant to this application. The FRM Team resolved not to object to that application. It notes that privately owned drainage is not ideal but this is not grounds for objection although measures should be put in place to ensure that future owners are made aware of their maintenance responsibilities.

5.4 **Historic Environment Team (Archaeology)** identify that the archaeological evaluation carried out for the development, while identifying a few features of interest, would not justify an additional work being carried out. It advises that nothing further is now required.

5.5 **Historic Environment Team (Conservation)** is content that the impact on the setting of the listed building is acceptable in heritage terms subject to the retention of existing levels of screening between the development and Drakies House, including new planting where possible. The proposals for the gateposts are acceptable.

5.6 **Forestry Team** has reviewed the Tree Constraints Plans, the Arboricultural Impact Assessment/Method Statement and Tree Protection Plan. The information identifies that 10 trees would need to be removed to construct the access into the site from Perth Road, with some, he notes, already removed. Construction of the road would not be possible without these removals.

The Forestry Officer confirms that the replacement tree planting identified in the landscaping plan would be sufficient and would address Condition 14e.

The Forestry Officer confirms that the Woodland Management Plan is adequate and can address the suspensive aspects of Condition 14d.

5.7 **Access Officer** indicates the need for junctions and corners on footpaths to be a minimum radius of 4m. Inconsistency between the Access Management Plan and the drawings in respect of the roadside path between Phase 2 and Old Perth Road is highlighted; shared use footpath/cyclepath or 3m wide footway.

5.8 **Environmental Health** is satisfied that the Construction Environmental Management Plan April 2022, required by Condition 2, provides an assessment of the impacts and outlines the mitigation required to address these.

The noise assessment submitted, which assesses the cumulative operating noise of the air source heat pumps, indicates that the NR20 target set out within Condition 6 would be exceeded at two locations (Plots 111 and 115) although subject to mitigation to relocate four units these limits would not be exceeded. Environmental Health consider that the report meets the requirements for a written noise assessment and subject to the relocation of the four units makes no further comment on the noise assessment.

5.9 **Scottish Water** has no objection to the application. Scottish Water confirms that there is sufficient capacity for a foul only connection to the Allanfearn WWTW. In order to determine whether there is sufficient capacity within the water supply infrastructure it highlights the need for the applicant to seek further advice through the use of its pre-development enquiry process.

5.10 **Historic Environment Scotland:** No response received.

5.11 **Police Scotland:** No response received.

6. DEVELOPMENT PLAN POLICY

6.1 National Planning Framework 4 (NPF4) was adopted on 13 February 2023. The policies within it form part of the Development Plan and are material to the consideration of the application, alongside the Highland-wide, and Inner Moray Firth Local Development Plans and should, where there is conflict between policies, be afforded greater weight in decision making given that it is the most recent statement of planning policy.

6.2 The following policies are relevant to the assessment of the application.

6.3 National Planning Framework 4

Policy 1 – Climate and nature
Policy 2 – Climate mitigation and adaptation
Policy 3 – Biodiversity
Policy 6 – Forestry, woodland and trees
Policy 7 – Historic assets and places
Policy 13 – Sustainable transport
Policy 14 – Design, quality and place
Policy 15 – Local living
Policy 16 – Quality homes
Policy 18 – Infrastructure first
Policy 21 – Play, recreation and sport
Policy 22 – Flood risk and water management

6.4 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built and Cultural Heritage
59 - Other important Species
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage

- 70 - Waste Management Facilities
- 72 - Pollution
- 73 - Air Quality
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

6.5 Inner Moray Firth Local Development Plan 2015

No specific policies apply.

6.6 Inner Moray Firth 2 Proposed Local Development Plan 2023

- 1 – Low Carbon Development
- 2 – Nature Protection, Preservation and Enhancement
- 8 – Placemaking
- 11 – Self and Custom Build Housing
- 13 – Accessible and Adaptable Homes

6.7 Highland Council Supplementary Planning Policy Guidance

- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Managing Waste in New Developments (March 2013)
- Standards for Archaeological Work (March 2012)
- Protected Species Supplementary Guidance (March 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

- Designing Streets
- Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

- 8.3 The principle of the development has been established through the previous permission, as has the way in which the development will be accessed. 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 continue 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 As set out above, National Planning Framework 4 (NPF4) now forms part of the Development Plan and where there is conflict between policies, this most recent policy should be given greater weight in any decision making. Since the time of the initial grant of permission, the Council has progressed a new Inner Moray Firth Local Development Plan. As the settled position of the Council this also carries some weight in decision making but does not have the full weight of adopted policy.
- 8.5 This report will only consider the submissions made in relation to the relevant conditions attached to the planning permission in principle and assess its compatibility with the extant Development Plan.

Condition 1 – Siting, Layout and Design

- 8.6 The development, due to the characteristics of the site, will be a linear cul-de-sac form with 16 detached houses arranged either side of a new access road with two four in a block flatted properties at its terminus. Representations raised indicate that the development should not be approved in this form as it does not conform with the planning permission in principle. However, the purpose of this submission is to provide that detail. While an indication of layout was presented at the planning permission in principle stage, this was for illustrative purposes only. It is not entirely dissimilar.
- 8.7 The layout is relatively traditional and therefore not inconsistent with the form of development to the east or west. Whereas many of the buildings to the west are of older stone built stock, the proposed house designs are more modern, finished in contemporary materials, although in many ways not dissimilar to the aesthetic of the housing to the east. It is considered that the proposal is compatible with the character of the adjacent development and the proposed materials appropriate to the location.
- 8.8 With regard to the proposals compliance to Designing Streets principles, the proposals set out a clear street hierarchy with the Street Engineering and Quality Audit submitted in support of the proposals demonstrating that the layout and attributes are consistent with the six qualities of successful places identified within Designing Streets. The development is designed to provide a welcoming, safe and attractive environment incorporating secure by design principles, a development that is easy to move around, with good street frontage. Transport Planning acknowledges that the Quality Audit undertaken is sufficient to demonstrate compliance with Designing Street principles.
- 8.9 The finer details of the road geometry, tracking and forward visibility requirements can be considered further through the Road Construction Certificate (RCC) process.

- 8.10 In terms of non-motorised connections between Old Perth Road and Thistle Road, routes via Culcabock Avenue have been excluded from the scheme given the representations received both to this development proposal and to that of Phase 1. There does remain an option for completing a link from Perth Road to Phase 1 where Drakies House is developed for a use that is not a single dwelling house. As it stands, a route is identified from Phase 2 onto the existing driveway. However, as highlighted by Transport Planning, this is not the most direct route and would involve the upgrading of the private driveway for some of its length. A more direct and less onerous option, and therefore the preferred option, is for that route to be repositioned through the amenity area adjacent to the flatted part of the development and closer to Drakies House itself. This can be secured by condition.
- 8.11 The proposed vehicular access from Perth Road received planning permission at the same time as the planning permission in principle for the development. A RCC submission is with the Council for approval. Concerns expressed about the ability of the developer to construct this due to landownership is not an issue for the Planning Authority. It may well be the case that the access needs to be amended to avoid landownership conflict and if required a further planning application submission in due course. Future vehicular connections to the adjacent Raigmore Motel may be possible from this access were that to have development potential.
- 8.12 A safer routes to school review has been submitted with the application. The conclusion is that the route is adequate. Transport Planning however, having consulted with the Road Safety Team, considers that the pedestrian route to Millburn Academy would benefit from improvements at the entrances to Raigmore Motel, Petrol Station and across the vehicular access to the convenience store. While the applicant is of the view that the potential increase in number of pupils as a result of the development do not justify and improvements, the improvements are considered to be of benefit to all residents, especially school pupils. The improvements sought are:
- Red surfacing with improved dropped crossings and tactile paving at the access to Raigmore Motel/Petrol Filling Station, and
 - Small footway buildout adjacent to 'The Fluke' to improve intervisibility between pedestrians and motorists.
- These works would all be within the carriageway and relatively low cost to undertake and would therefore not be considered to be unreasonable.
- 8.13 All buildings are two storey in height. The flatted blocks are set back from Drakies House with a landscape strip providing an additional buffer. These aspects help to ensure that the setting of Drakies House is not adversely impacted.
- 8.14 While the development will introduce new development directly adjacent to housing on Culcabock Avenue, where development did not exist previously, the buildings are sufficiently set back from boundaries so as not to adversely impact on the amenity of those closest properties in terms of privacy and overshadowing. With the housing proposed to the west side of the existing driveway there is considerable separation from properties on Drakies Avenue.

- 8.15 The additional aspects of Condition 1 are considered further in the Report as follows:
- Car Parking – Condition 9
 - Cycle Parking – Condition 10
 - Open space provision:
 - Design – Condition 11
 - Maintenance – Condition 12
 - SuDS – Condition 4
 - Waste management – Condition 7
 - Trees – Condition 14

Condition 2 – Construction Environmental Management

- 8.16 The purpose of Condition 2 is to minimise as much as possible the effects of construction on the environment and neighbouring residents. This is achieved through the requirement to produce a Construction Environmental Management Plan. The key aspects relate to ecology, dust, noise, vibration and light disturbance as well as to the control of waste.
- 8.17 The applicant has set out how it intends to manage these aspects on site. It establishes the key people responsible for delivering the plan. Of most relevance to this development, given the proximity with existing housing, will be the need to control dust, noise and other amenity aspects such as light pollution.
- 8.18 While the permission does not control construction hours, the applicant sets out that construction work shall be limited to 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. There will be no working on Sundays or Bank Holidays. Lights are to be directed away from residential properties where possible and checks put in place to ensure that lights are switched off at the end of each shift except for security lighting where necessary. Dust will be controlled through a number of means such as dust suppression, controlling vehicle speeds and avoiding certain activities in more sensitive areas.
- 8.19 Environmental Health consider that the submission sets out the required mitigation. The details submitted are therefore acceptable to address Condition 2.

Condition 3 – Protected Species

- 8.20 The applicant has submitted a protected species survey report in support of the submission. This identifies that no evidence of badger setts or badger activity was evident on the site at the time of the survey in April 2022. This was also the case with regard to Pine Marten and Red Squirrel.
- 8.21 A number of trees were assessed as having high or moderate potential for bat roosts although there were no known roosts identified. Further survey work was undertaken during felling operations.
- 8.22 NPF4 considers that developments need to consider their impact on biodiversity and mitigate those effects. The decision on this development was made prior to the implementation of NPF4 and therefore this aspect was not previously assessed. The Council is in the process of developing a policy on biodiversity enhancement to

support the Development Plan but this is not as yet complete. The development will result in the loss of greenspace with some biodiversity value however measures to improve biodiversity on parts of the site will go some way to addressing this impact.

Condition 4 – Drainage

- 8.23 Surface water drainage for this site relies on two systems that are common to both Phase 1 and Phase 2.
- 8.24 This is a private arrangement that utilises a SuDS system combined with Phase 1. This has been agreed already through the grant of planning permission 22/04206/FUL. The drainage is designed to accommodate a 1:200 year flood event and will ensure that surface water is managed within the site. While the Council's FRM Team has some reservations regarding the private arrangements it has not objected on the basis that owners are to be made aware of their responsibilities for maintenance.
- 8.25 Road drainage for this Phase will utilise a SuDS detention basin feature, that has been designed to a standard capable of adoption as with the other road infrastructure.

Condition 5 – Access Management Plan

- 8.26 An Access Management Plan has been provided. The Access Officer has not objected and considers that the applicant has identified the appropriate locations that will be maintained private.
- 8.27 While links to Culcabock Avenue have been removed from the plans, there is potential for connection through from Perth Road to Thistle Road in due course.

Condition 6 – Plant and Machinery

- 8.28 The plant required for the development relates to the provision of air source heat pumps; a low carbon method for providing heat to buildings. To be effective this technology requires houses to also have a good level of insulation which they will be required to have to meet current building standards.
- 8.29 Environmental Health considers that the applicant has undertaken a written noise assessment as required. It recommends that the mitigation identified in the findings, which identify a need to relocate four of the ASHP units to avoid cumulative noise issues and achieve the NR20 standard, are implemented. The plans have been amended to take this into account.

Condition 7 – Waste Management

- 8.30 The bin collection from individual houses will be kerbside. Communal bin storage will be provided for the flatted part of the development within easy access from the road. Sufficient space is available to accommodate all required bins. This is in line with Council guidance.

Condition 8 – Construction Traffic Management

- 8.31 Construction traffic will enter and exit via the main entrance to the proposed development. The access has already been formed for this purpose. There is no alternative route.
- 8.32 Transport Planning has no objection to this.

Condition 9 – Car Parking

- 8.33 With the exception of the flatted blocks, each property will have two parking spaces within their curtilage. For the flatted properties, there will be 16 spaces, one of which is a disabled space. There will be a further 7 spaces to cater for visitors.
- 8.34 Transport Planning is content with the arrangements.

Condition 10 – Cycle Parking

- 8.35 For houses, cycle parking will be dealt with in-curtilage. For the flatted part of the development steel storage lockers are to be provided adjacent to the communal parking area.
- 8.36 Transport Planning finds the proposals acceptable but does highlight the need for visitor cycle parking. However, it considers that this can be picked up at RCC.

Condition 11 – Open/Green Space Provision

- 8.37 Most of the development will benefit from private garden space. There will be communal open space to the south of the flatted blocks, between the development and Drakies House. This area will include a landscaped bund. Public art is incorporated, with the provision of a commissioned bench providing a focal point at the terminus of the road below the landscape bund. There is no dedicated play equipment, but the communal area and the surrounding woodland will provide areas of interest for supervised younger children to explore.
- 8.38 The landscaping proposals identify that it is the applicant's intention to plant a number of new trees to enhance the amenity value of the development. These amenity trees will comprise of species such as rowan, birch, cherry and whitebeam and be of heavy standard size; 2.5 – 3m in height. In addition, the intention is to underplant the trees on the south west corner of the site to provide a younger generation of trees that will provide a more diverse multi-staged woodland structure. These trees will be native broadleaves such as oak and wild cherry.

Condition 12 – Open Space Maintenance

- 8.39 The open space maintenance schedule identifies that the completion of all the soft landscaping shall be completed within 24 months of practical completion with the contractor responsible for the maintenance within this period. There will be a further 12 month maintenance period for replacement planting. On-going maintenance thereafter will be through a factoring arrangement.

Condition 13 – Archaeological Investigations

- 8.42 The applicant has submitted a report of archaeological evaluation which while identifying a few features were not considered worthy by the Council Archaeologist to require additional site investigation work to be undertaken.

Condition 14 – Tree Protection and Management

- 8.44 The proposal results in the loss of 10 trees. The proposal includes provision for the planting of a number of new trees including 39 within the woodland area along with 53 within the housing areas. This is an increase on the extent of planting initially proposed and to which the Forestry Officer considered could be improved. This is considered a reasonable uplift and considering that there is limited scope for any further increase without impacting on the open space and it is considered that the level to be provided is sufficient.
- 8.45 Newly planted trees, along with the existing mature ones, will require to be managed over time. The applicant has set out a proposed management plan with a ten year timeframe. Retained trees will be protected through construction.

Condition 15 – Above Ground Infrastructure

- 8.46 Condition 15 requires the principles for the siting and design of all on-street above ground infrastructure to be sets out. The applicant has identified that it is not anticipated that there will be a requirement for an electricity substation. The only infrastructure, other than street lighting, is likely to be a BT kiosk. Where this is required, the applicant has established that this will be located away from properties.
- 8.47 Since the intention is for the principal road to be to an adoptable standard, the standard of street lighting will be agreed at Road Construction Consent stage and managed by the Council.

Condition 16 – Electric Vehicle Charging

- 8.48 Condition 16 establishes the need for EV charging infrastructure. It is expected that the minimum requirement the developer would need to provide is cabling to enable home owners to retrofit EV charging points as and when this is required. For flatted development this is not appropriate and communal charging infrastructure is needed.
- 8.49 The developer has identified charging point locations on all of the houses and locations within the communal parking areas. Ducting will be provided for ease of installation for homeowners for the houses. This is what is known as passive provision and would be entirely appropriate to enable the property to be EV ready. For the flatted properties, 10 charging point locations are identified, with the proposal to provide the foundations and ducting required that will then mean that the area is ready for installation. It is not entirely clear whether the proposals would include active installation, i.e. where the chargers themselves should be installed, a point Transport Planning highlights. The Council's guidance expects 50% active provision, which for this development would mean at least 4 spaces should have charging infrastructure with the remainder capable of being connected to one at a future date. While it must be recognised that this is not formal planning policy it is reasonable to

expect this provision. Given the uncertainty, securing this through a condition would be appropriate.

Condition 17 – Relocation of Gateposts

- 8.50 The existing Drakies House stone pillar gateposts are to be relocated within the site just to the south of the new road access. This will delineate the public/private space.
- 8.51 Listed building consent for their relocation has already been granted.

Other material considerations

- 8.52 There are no other material considerations.

Non-material considerations

- 8.53 The issue of land ownership is not a material planning consideration.
- 8.54 Representations highlight a lack of consultation on active travel route utilising Culcabock Avenue. There is however no active travel route.
- 8.55 One comment was received suggesting that the proposal does not comply with the Inshes and Raigmore Development Brief (Feb 2015). However, the site is not within the development brief area.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.56 An obligation in terms of Section 75 of the 1997 Planning Act relates to this development and was secured via the planning permission in principle. The terms of the Section 75 Obligation are as follows:
- a) Contributions to the delivery of enhanced Secondary Education capacity within the City of Inverness and associated land costs;
 - b) Contributions to the provision of strategic sports facilities in the City of Inverness;
 - c) Contributions to the delivery of strategic road improvements including East Link and Inshes Corridor;
 - d) Minimum of 25% affordable housing to be delivered on site at a scheme to be agreed prior to commencement of development.

9. CONCLUSION

- 9.1 The application will deliver 24 new homes on a site where the principle of development has been established. The applicant has worked with Council officers to address one of the key areas of concern highlighted by residents in relation to access onto and through Culcabock Avenue. The direct access has been removed from the layout plan. Opportunities exist to connect Phase 1 with Phase 2 and provide an active travel connection through to the B9006 albeit this will be dependent upon future decisions in respect of Drakies House. The plans do secure the potential, by taking footpaths directly to the boundary of Drakies House, but could be further improved. While the strength of feeling regarding the site access is noted, the applicant has already secured planning permission for this. Their ability to undertake the work to form the access due to land ownership matters is not an issue for the

Planning Authority to consider at this stage but it may be that applicant will have to look at an alternative arrangement in due course. This may necessitate the need for a further application.

- 9.2 It is considered that the applicant has resolved all the outstanding issues and met the provisions of the relevant pre-commencement conditions, subject to one or two. The applicant has demonstrated that the site constraints have been effectively managed and an appropriate layout and design of the development can be achieved.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued	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 **APPROVE** the application subject to the following conditions and reasons.

1. In accordance with Section 59 (5) and (7) of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within TWO YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: Statutory requirement.

2. Notwithstanding the particulars set out within layout plan H101-1_SL_01 REV B and landscape plan H101-1_SL_03 REV E, the future footpath link to Phase 1 shall be relocated to the west of the site closer to Drakies House through

the area of open space, confirmation of which shall be provided through submission of, and agreement to, revised plans. The footpath shall thereafter be provided prior to the first occupation of the development hereby approved.

Reason: In order to ensure the most direct future active travel link between Phase 1 and Phase 2 of the Drakies House development.

3. No part of the development hereby approved shall be occupied until the following improvements to the B9006/Culcabock Road have been implemented in accordance with a scheme which shall have been first submitted to, and agreed in writing by, the Planning Authority:

- Red surfacing with improved dropped crossings and tactile paving at the access to Raigmore Motel/Petrol Filling Station, and
- Small footway buildout adjacent to 'The Fluke' to improve intervisibility between pedestrians and motorists.

Reason: In order to improve road and pedestrian safety.

4. Notwithstanding the details provided within the submission, prior to the occupation of the first flat, at least 4 EV charging stations shall be installed and made available for use within the communal parking area of the development hereby approved.

Reason: In order to ensure that appropriate charging infrastructure is available and ready for use at the time of occupation

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.

Septic Tanks and Soakaways

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

Local Roads Authority Consent

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

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

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

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

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud 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 for more information.

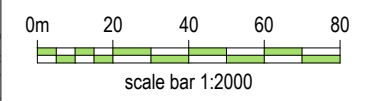
Protected Species – Halting of Work

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: Peter Wheelan/David Mudie
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - IN(--)_LP_01 Location Plan
Plan 2 - H101-1_SL_01 REV B Layout Plan
Plan 3 - H101-1_SL_02 REV B House Allocation Plan
Plan 4 - H101-1_SL_03 REV E Landscape Plan
Plan 5 - H101-1_SL_06 REV D Materials

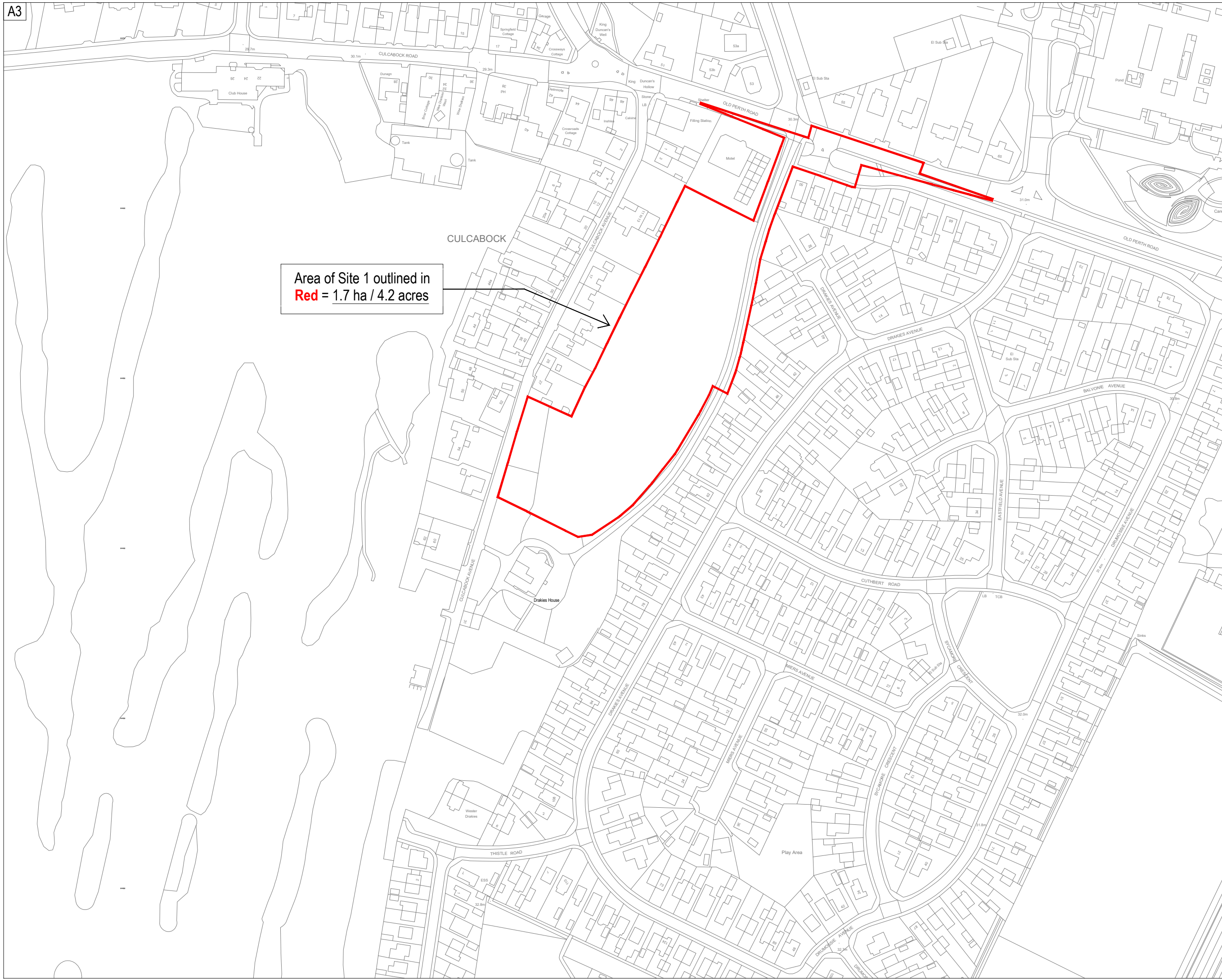
Plan 6 - H101-1_PL_ARDEN_901 REV C Arden House Type
Plan 7 - H101-1_PL_CULBIN_901 Culbin House Type
Plan 8 - H101-1_PL_DUNNING_901 REV C Dunning House Type
Plan 9 - H101-1_PL_BALERNO_901 REV E Balerno House Type
Plan 10 - H101-1_PL_NAIRN_901 REV E Nairn House Type
Plan 11 - H101-1_PL_NAIRN_902 Nairn House Type
Plan 12 - H101-1_PL_NAIRN_903 REV A Nairn House Type
Plan 13 - H101-1_PL_CULBIN_904 Culbin House Type
Plan 14 - H101-1_PL_KINTORE_901 REV D Kintore House Type
Plan 15 - H101-1_PL_ROSLIN_901 REV D Roslin House Type
Plan 16 - H101-1_PL_BALERNO_901 A Balerno House Type
Plan 17 - H101-1_PL_M&D_01 Moray and Dunbar Flats
Plan 18 - H101-1_SL_08 REV E EV Charging
Plan 19 - INV-ENG-PH2-500 REV B Road Layout Plan
Plan 20 - H101-1_SL_04 REV C Roads Hierarchy
Plan 21 - H101-1_SL_05 REV C Bin Collection Site Layout
Plan 22 - H101-1_SL_07 REV B Parking Site Layout
Plan 23 - INV-ENG-PH2-600 REV J – Drainage Layout Plan
Plan 24 - INV-ENG-700 REV A Drainage Layout Plan 1
Plan 25 - INV-ENG-701 REV A Drainage Layout Plan 2
Plan 26 - INV-ENG-702 REV A Drainage Layout Plan 3
Plan 27 - INV-ENG-PH2-609 REV A Surface Water Management Plan
Plan 28 - 002 – Tree Protection Plan
Plan 29 - H101-1_SL_11 REV B Public Art (Bench)

Important notes for clients / contractors
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Legend
Application Boundaries

Area of Site 1 outlined in Red = 1.7 ha / 4.2 acres



Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

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Alexander Fleming House,
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Fax: 01343 551 776
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Larbert Office
Springfield House,
3 Central Park Avenue,
Larbert,
FK5 4RX

Tel: 01324 555 536
Fax: 01324 574 890
Email: larbert@springfield.co.uk

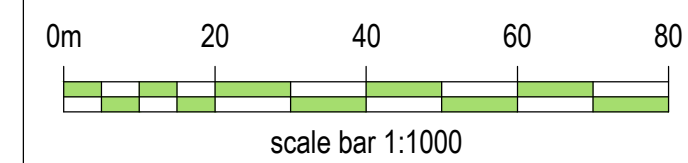
Project
Drakies
Inverness

Drawing
Location Plan
Phase 2

Scale	Date	Drawn by	Checked by
1:2000	Sep 2021	CS	BW

Drawing no.	Rev
IN(-)_LP_01	

Important notes for clients / contractors
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- Legend**
- Application Boundaries
 - Tree protection boundary
 - Drakies House and Coach House buildings



Rev.	Date	Remarks	By	Ch.
B	10.10.22	Layout updated following planning conditions	KD	BW
A	09.06.22	Updated to reflect eng updates	KD	BW

Revisions

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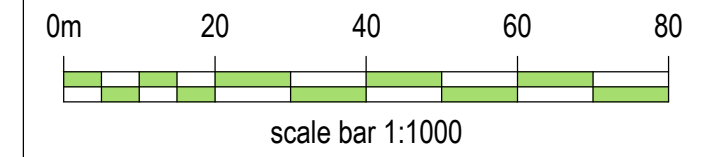
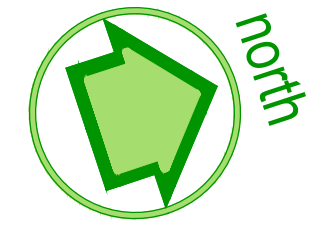
Project
**Drakies, Inverness
 Phase 2**

Drawing
Site Layout

Scale 1:500 @ A1	Date April 2022	Drawn by KD	Checked by BW
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Drawing no. HI01-1_SL_01	Rev B
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- Legend**
- Application Boundaries
 - Tree protection boundary
 - Drakies House and Coach House buildings

Accommodation Schedule

Private		
 Culbin	4 Bed Det	4
 Dunning	4 Bed Det	2
 Kintore	4 Bed Det	2
 Roslin	4 Bed Det	2
 Balerno	4 Bed Det	2
 Arden	4 Bed Det	1
 Naim	3 Bed Det	3
	Private Total	16
Private Apartments		
 Moray/Dunbar	2 Bed Flat	8
	Private Apts Total	8
	Total	24

Rev.	Date	Remarks	By	Ch.
B	10.10.22	Layout updated following planning conditions	KD	BW
A	09.06.22	Updated to reflect eng updates	KD	BW



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Project
 Drakies, Inverness
 Phase 2

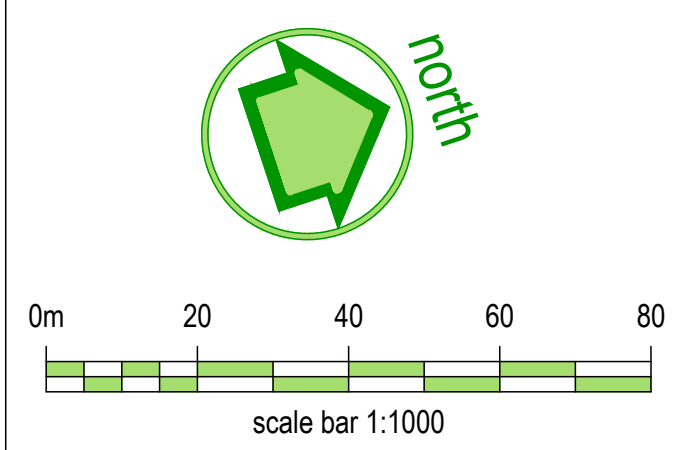
Drawing
 House Type Allocation

Scale	Date	Drawn by	Checked by
1:500 @ A1	April 2022	KD	BW
Drawing no. HI01-1_SL_02			Rev B



A1

Important notes for clients / contractors
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- Legend**
- Application Boundaries
 - Drakies House and Coach House buildings
 - Proposed Sun Lounge
 - 1.8m high timber screen fence
 - 0.9m high post & wire fence
 - 0.45m high trip fence
 - Laurel hedge
 - Privet hedge
 - 1.8m high masonry boundary wall
 - Proposed 'Heavy-Standard' tree (see planting schedule for species)
 - Proposed woodland tree planting (see planting schedule for species)
 - Amenity Green Space
 - Front Garden Area
 - Rear Garden Area
 - Shrub Planting
 - Bulb Planting
 - SUDs Planting
 - Existing Trees
 - Cellweb
 - Public Art / Bench

Landscaping / amenity open space to be delivered as per maintenance schedule

Rev	Date	Remarks	By	Ch.
E	06.04.23	Additional trees added following comments from LA	KD	CM
D	10.10.22	Layout updated following planning conditions	KD	BW
C	31.08.22	Updates to tree protection fencing and boundary wall added	KD	BW
B	16.06.22	Updates to fencing	CS	BW
A	09.06.22	Updated to reflect eng updates	KD	BW



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Larbert Office
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 3 Central Park Avenue,
 Larbert,
 FK5 4RX
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 Fax: 01324 574 890
 Email: larbert@springfield.co.uk

Project
 Drakies, Inverness
 Phase 2

Drawing
 Landscaping Layout

Scale	Date	Drawn by	Checked by
1:500 @ A1	April 2023	CM	
Drawing no. HI01-1_SL_03			Rev E



PLANTING SCHEDULES:

Heavy Standard Trees (Compact Species Forms)
 Including 'CHERRY ORCHARD TREES'

Quantity	Abb	Species	Common Name	Girth	Height
22	BP	Betula pendula	Silver Birch	10 - 12cm	2.5 - 3.0m
14	PA	Prunus avium	Wild Cherry	10 - 22cm	2.5 - 3.0m
10	SA	Sorbus aucuparia	Rowan	10 - 12cm	2.5 - 3.0m
4	SI	Sorbus intermedia	Swedish Whitebeam	10 - 12cm	2.5 - 3.0m
3	MS	Malus sylvestris	Crab Apple	10 - 12cm	2.5 - 3.0m

Woodland Tree Planting (Species mix randomly arranged in small groups)

Quantity	Abb	Species	Common Name	Size	Type
20	BP	Quercus petraea	Sessile Oak	40 - 60cm	Cell Grown
19	PA	Prunus avium	Wild Cherry	40 - 60cm	Cell Grown

SHRUB BEDS AND HERBACEOUS BORDERS AND SUDS PLANTING

Species	Common Name	Height	Spacing	Mix
Forsythia x intermedia	Border forsythia	30 - 40cm	0.5m	20%
Skimmia japonica rubella	Skimmia	30 - 40cm	0.5m	20%
Cornus	Dogwood	30 - 40cm	0.5m	25%
Euonymus japonicus ovatus aureus	Japanese spindle	30 - 40cm	0.5m	10%
Hypericum Hidcote	Rose of Sharon	30 - 40cm	0.5m	10%
Buddlejas	Buddleia Butterfly Bush	30 - 40cm	0.5m	15%

BULB PLANTING

To be planted in large single species groups:

Total area: 202.5m2 Number of bulbs: approximately 2,990

Species	Common Name	Density
Allium ursinum	Wild Garlic	15/m ²
Crocus spp	Dutch Crocus	15/m ²
Fritillaria meleagris	Snakes Head	15/m ²
Galanthus nivalis	Snowdrop	15/m ²
Hyacinthoides non-scripta	Bluebell	15/m ²
Narcissus pseudonarcissus 'lobularis'	Wild Daffodil	15/m ²

SUDS PLANTING

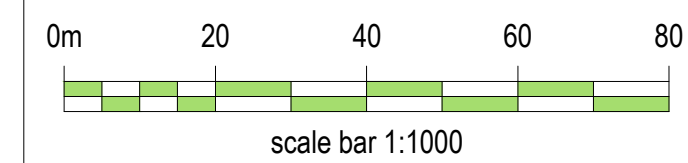
- Grasses - Poa
- Hostas - Plantain Lilies
- Ferns - Athyrium filix-femina
- Foxgloves - Digitalis Purpurea
- Water Mint - Mentha Aquatica
- Marsh Marigold - Caltha Palustris
- Meadow Sweet - Filipendula ulmaria

Tree and shrub planting to be carried out in the first planting season, October - April after completion

HEDGES

Species	Common Name	Spacing	Height
Lingustrum ovalifolium	Privet	300mm double row	600mm
Prunus laurocerasus	Laurel	300mm double row	600mm

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- Legend**
- Application Boundaries
 - Tree protection boundary
 - Drakies House and Coach House buildings

- Character Areas**
- The Courtyard** Main Finish - White Render
 Feature Cladding - C18 Slate Grey Cedar
 Roof - Smooth grey concrete roof tile
 External Door, windows, fascia & soffits - UPVC RAL 7016
 Rainwater goods UPVC in Black
 - The Avenue** Main Finish - White Render
 Feature Masonry - Grey Anstone
 Feature Cladding - C57 Sage Green Cedar
 Roof - Smooth grey concrete roof tile
 External Door, windows, fascia & soffits - UPVC RAL 7016
 Rainwater goods UPVC in Black
 - Marshall's Keyblok, Brindle (60mm block) with Marshall's Keyblok, Charcoal (60mm block) to perimeter or to delineate parking bays
 - Marshall's Keyblok Natural (60mm block) with Marshall's Keyblok, Charcoal (60mm block) to perimeter or to delineate parking bays

Rev.	Date	Remarks	By	Ch.
D	10.20.23	CGI images updated	KD	BW
C	10.10.22	Layout updated following planning conditions	KD	BW
B	16.06.22	Updates to materials	CS	BW
A	09.06.22	Updated to reflect eng updates	KD	BW



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Project
 Drakies, Inverness
 Phase 2

Drawing
 Material Conditions

Scale	Date	Drawn by	Checked by
1:500 @ A1	April 2022	KD	BW

Drawing no. HI01-1_SL_06	Rev D
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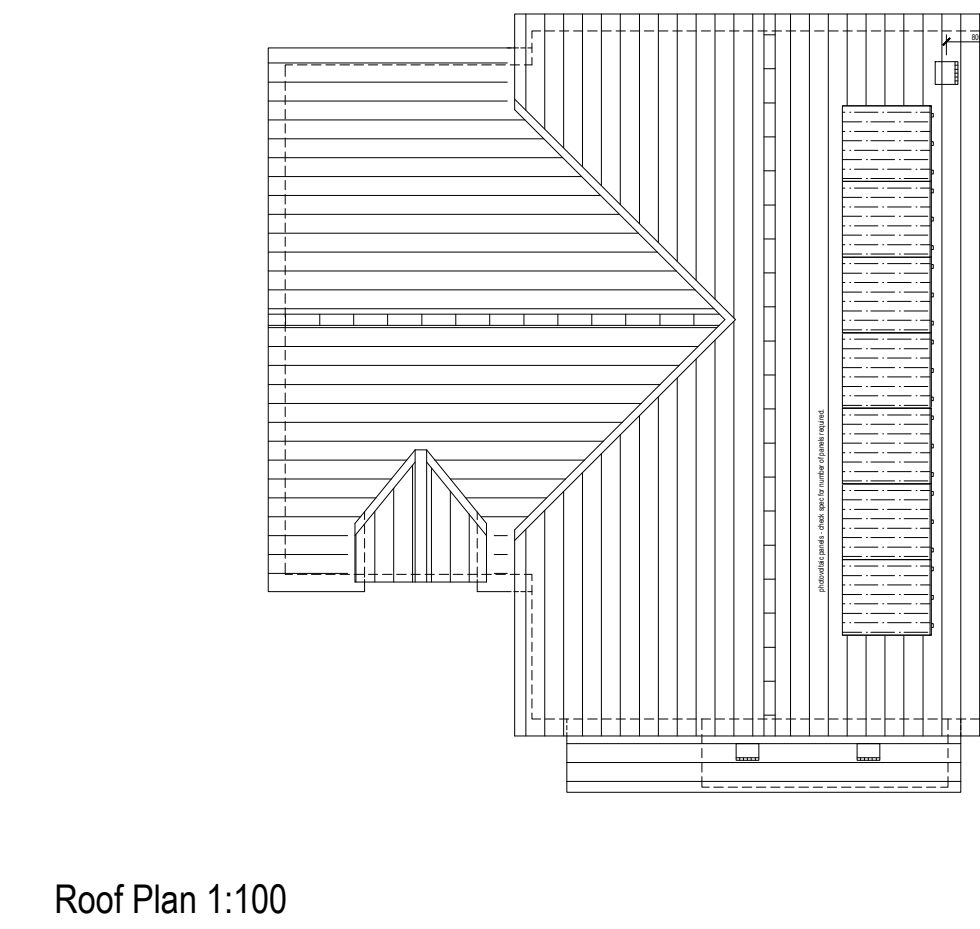
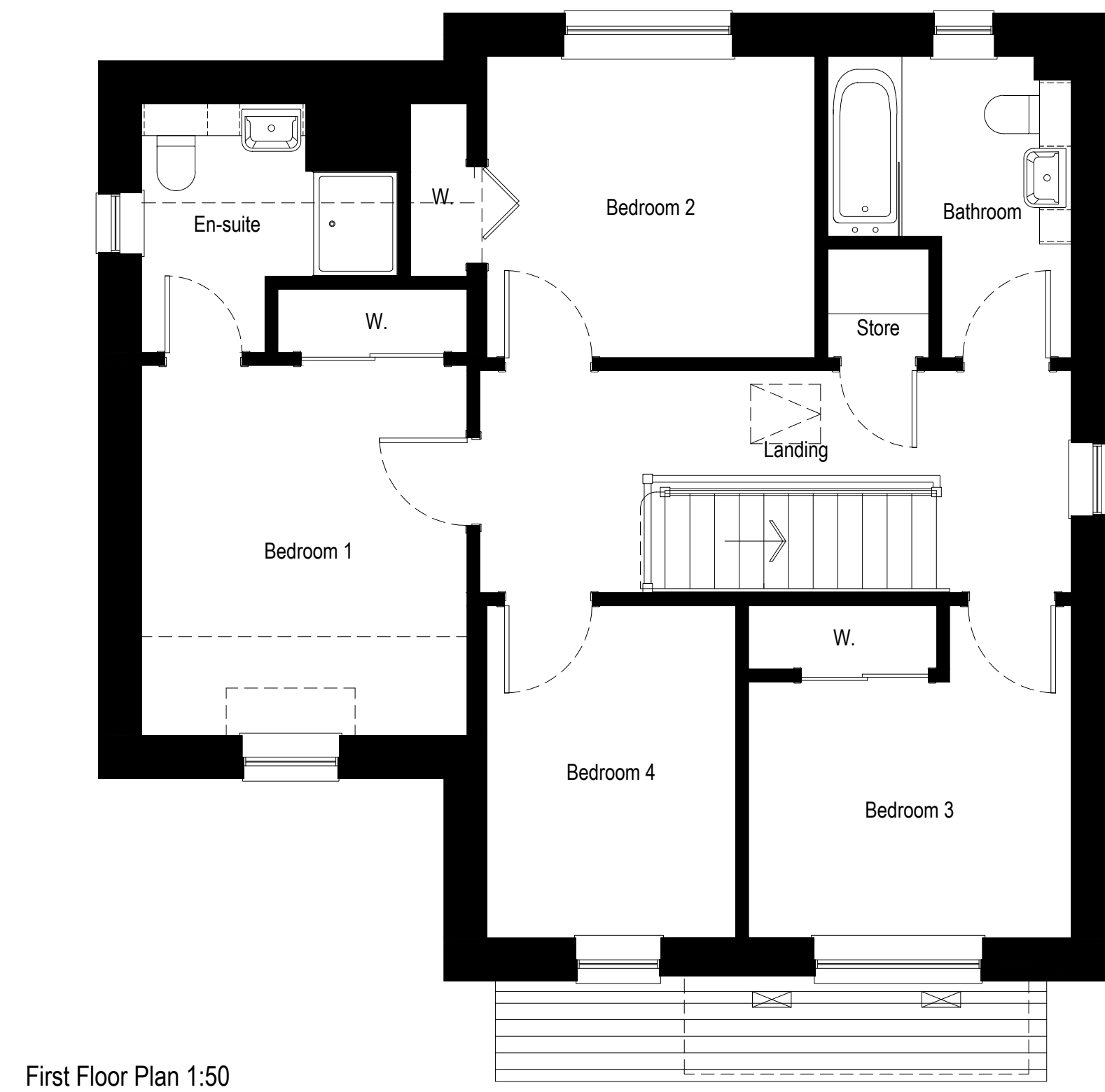
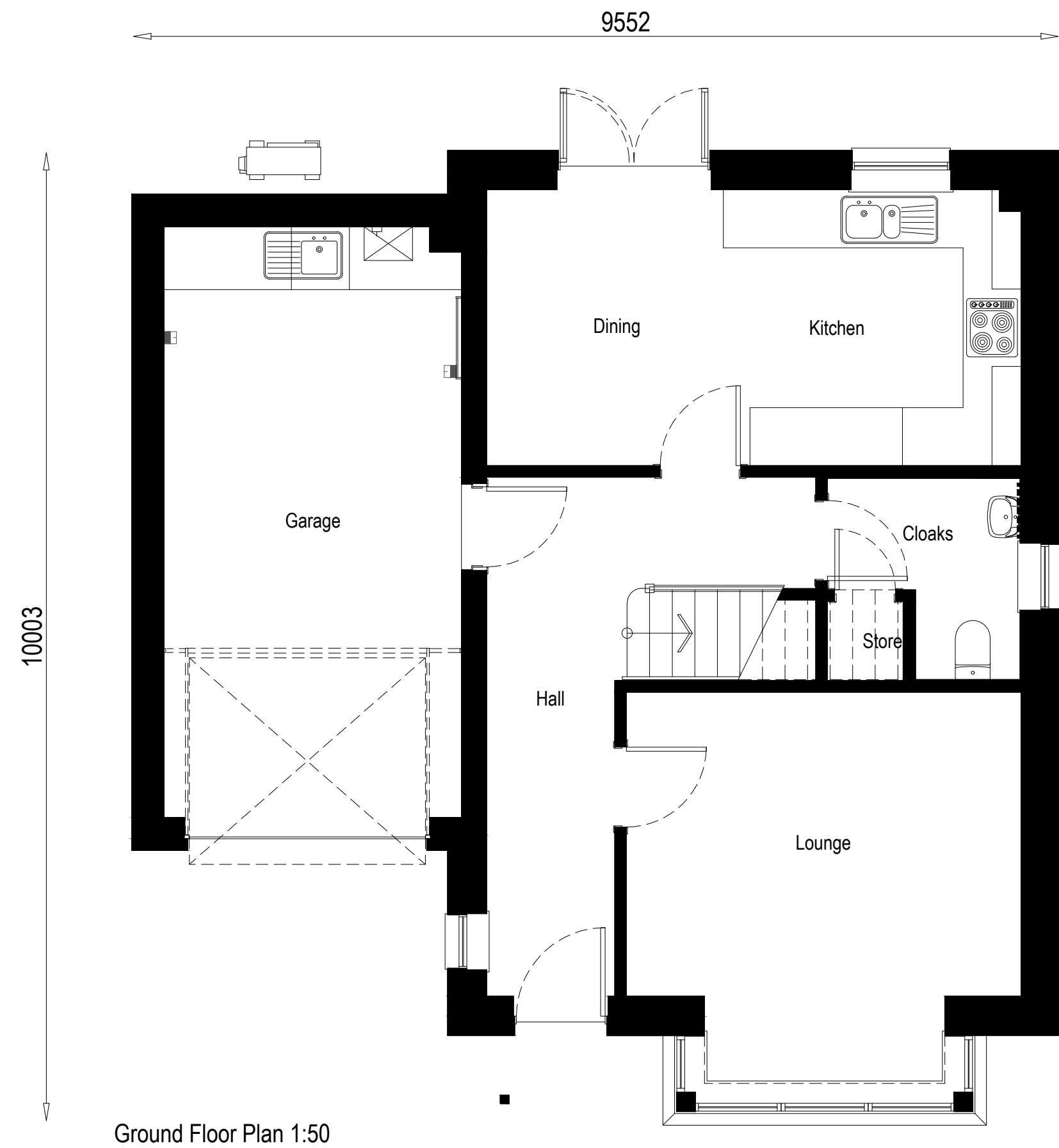
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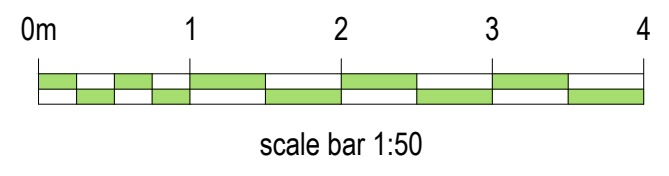
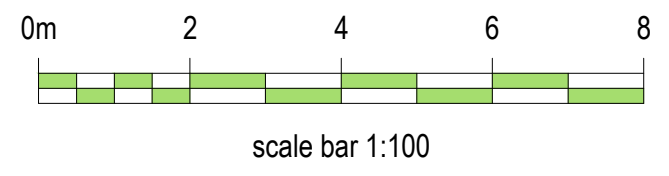
Examples of building external materials/colours



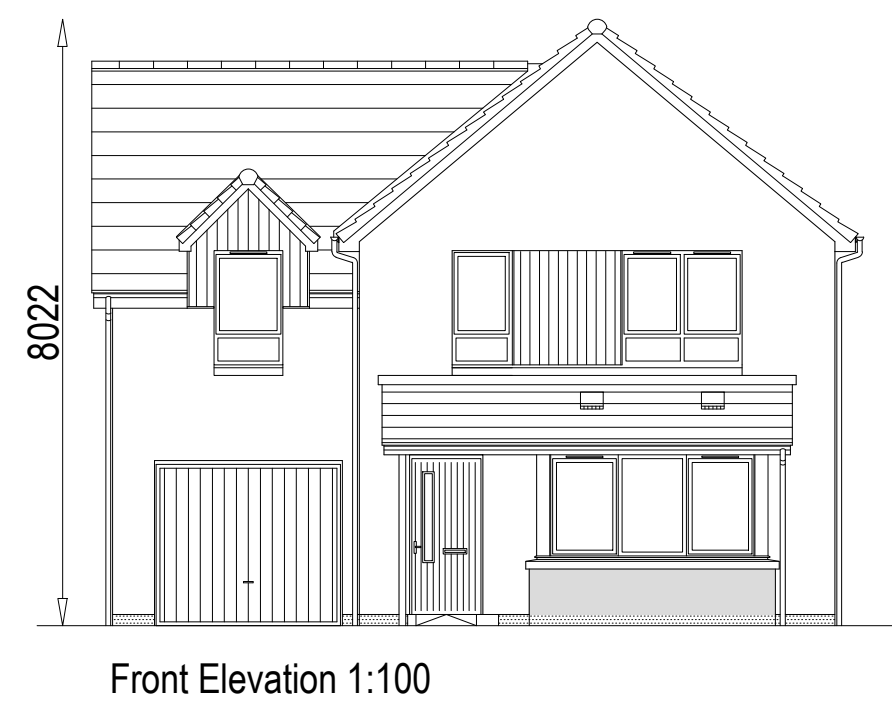
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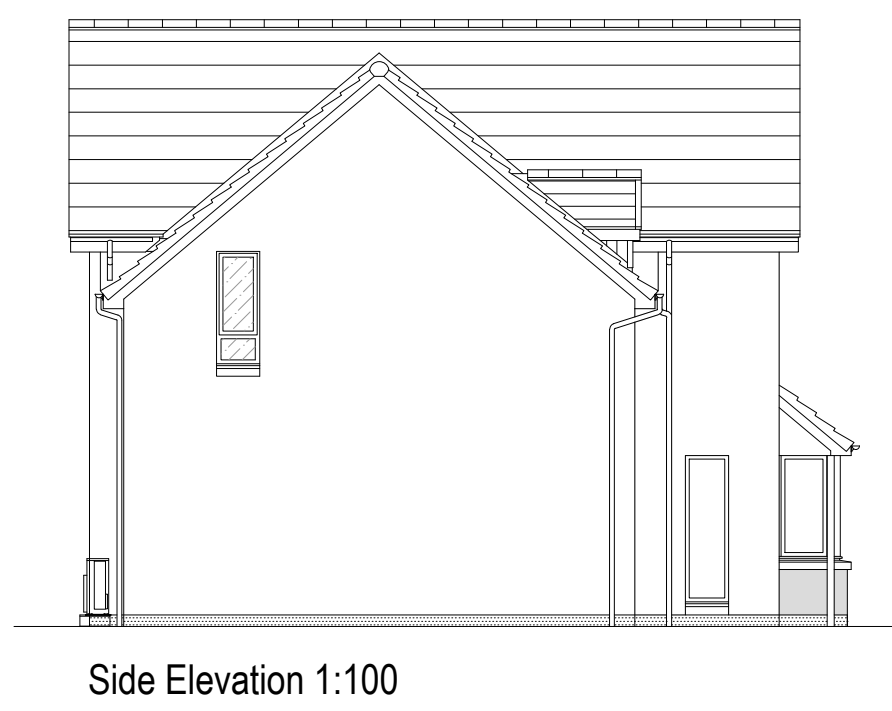
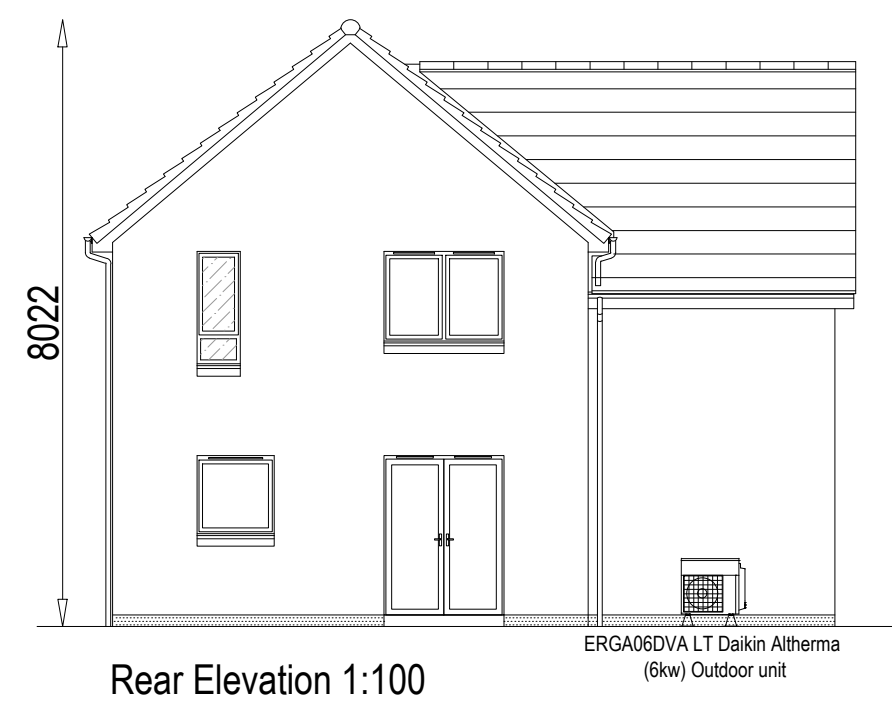
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■ Pre-wire cable for Electric Vehicle charging point.



- base course
- cladding
- masonry 1
- feature masonry



Rev.	Date	Remarks	By	Ch.
C	30.01.23	PV panels updated to follow Viridian Solar design, and materials updated	MS	KD
B	21.10.22	Heat Pump Location Added	JM	BW
A	10.10.22	E.V pre-wire cable added following to conditions	JM	KD

Revisions



Springfield Properties Plc

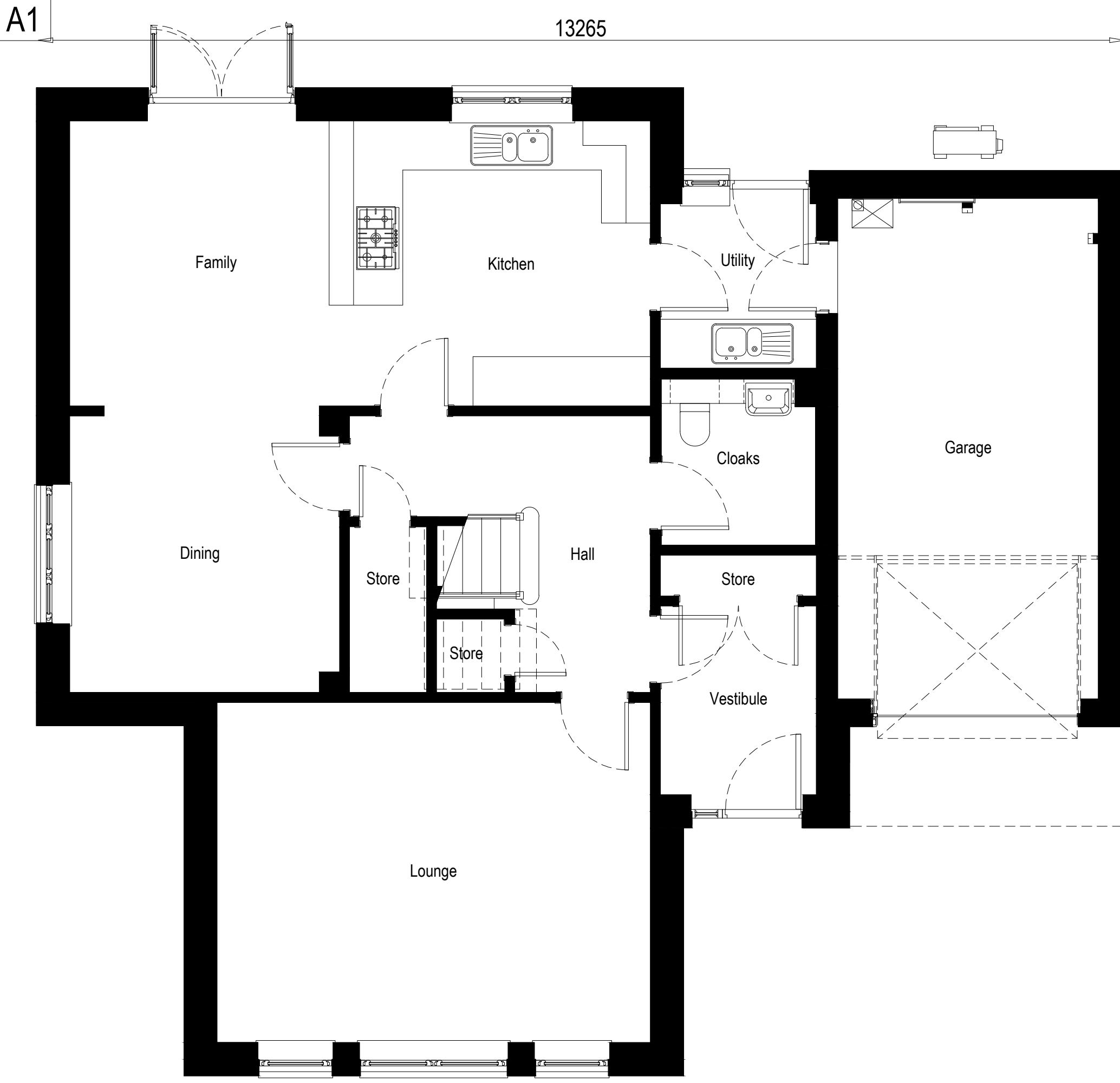
Arden (as)

Project
 Alba House Type Range
 Drakies, Inverness

Drawing
 Planning Plans & Elevations
 Plot 101

Scale	Date	Drawn by	Checked by
1:50, 1:100	May 2022	KD	BW

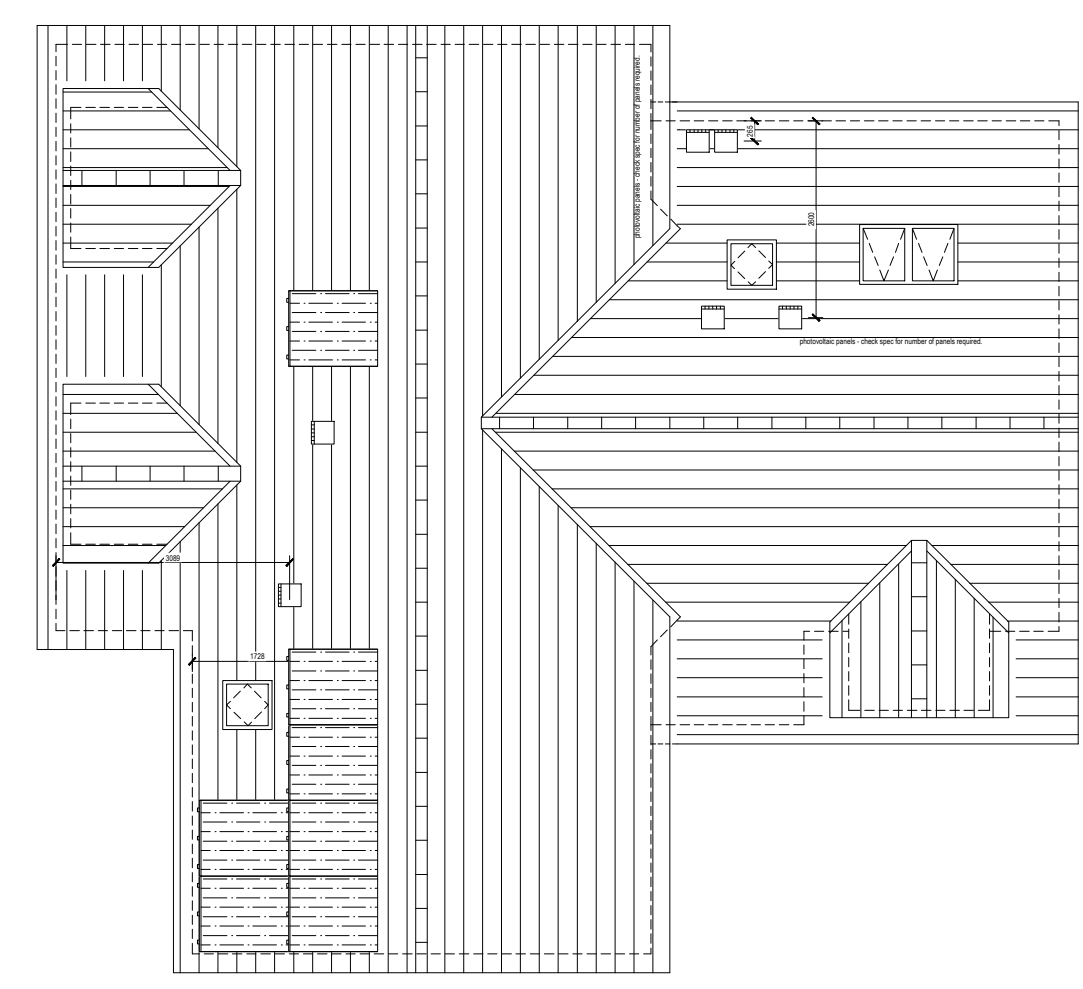
Drawing no.	Rev
HI01-1_PL_ARDEN_901	C



Ground Floor Plan 1:50

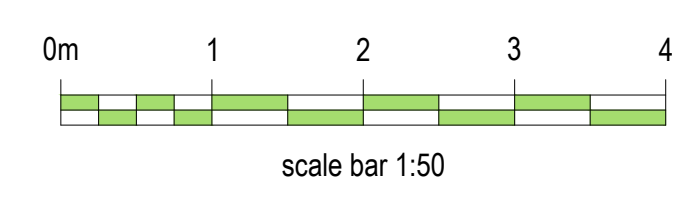
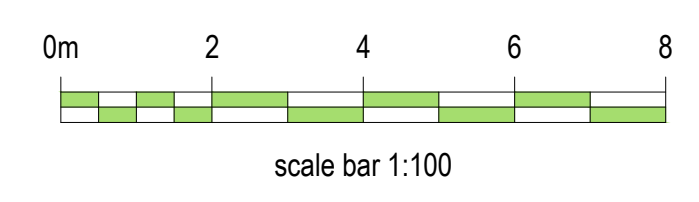


First Floor Plan 1:50



Roof Plan 1:100

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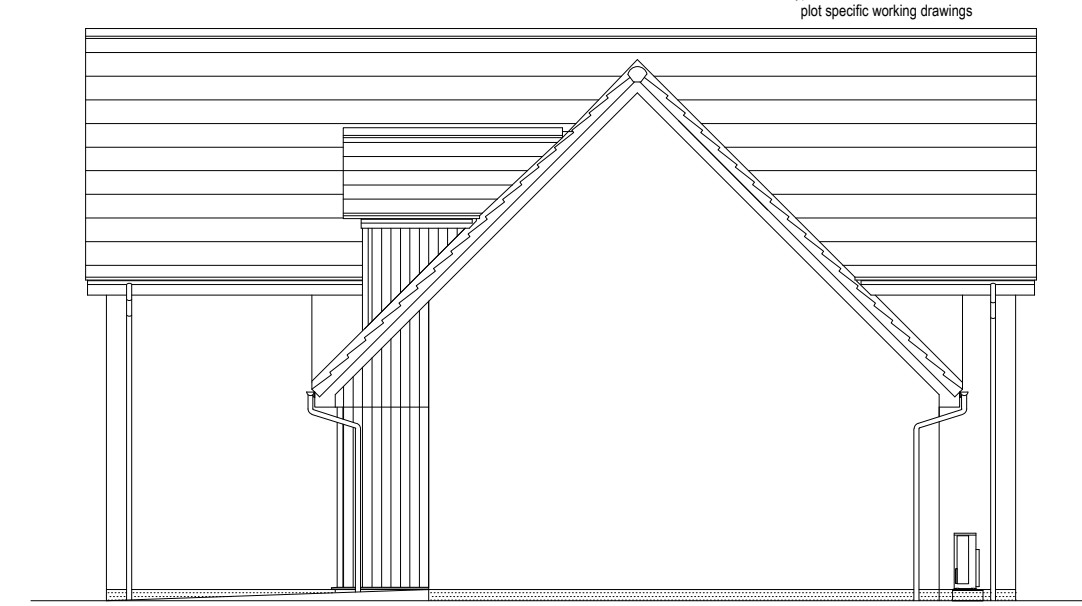


Pre-wire cable for Electric Vehicle charging point.

- base course
- cladding
- masonry 1
- masonry 2



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Perspective Illustration NTS

E	19.01.23	PV panels updated to follow Viridian Solar design.	MS	KD
D	14.12.22	Handing updated	KD	BW
C	21.10.22	Heat Pump Location Added	JM	BW
B	10.10.22	E.V pre-wire cable added following to conditions	SM	KD
A	16.06.22	Materials updated	CS	BW

Rev.	Date	Remarks	By	Ch.
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Revisions



Springfield Properties Plc

Culbin (op)

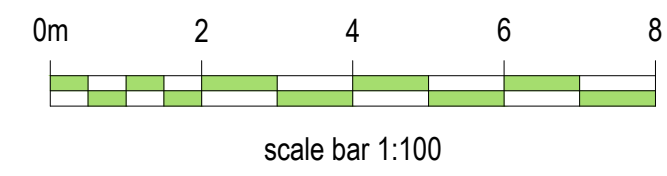
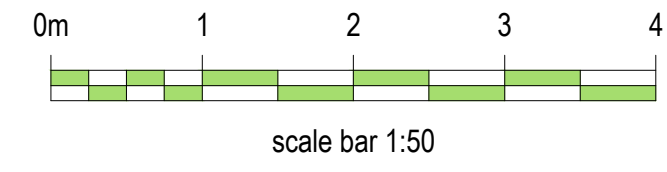
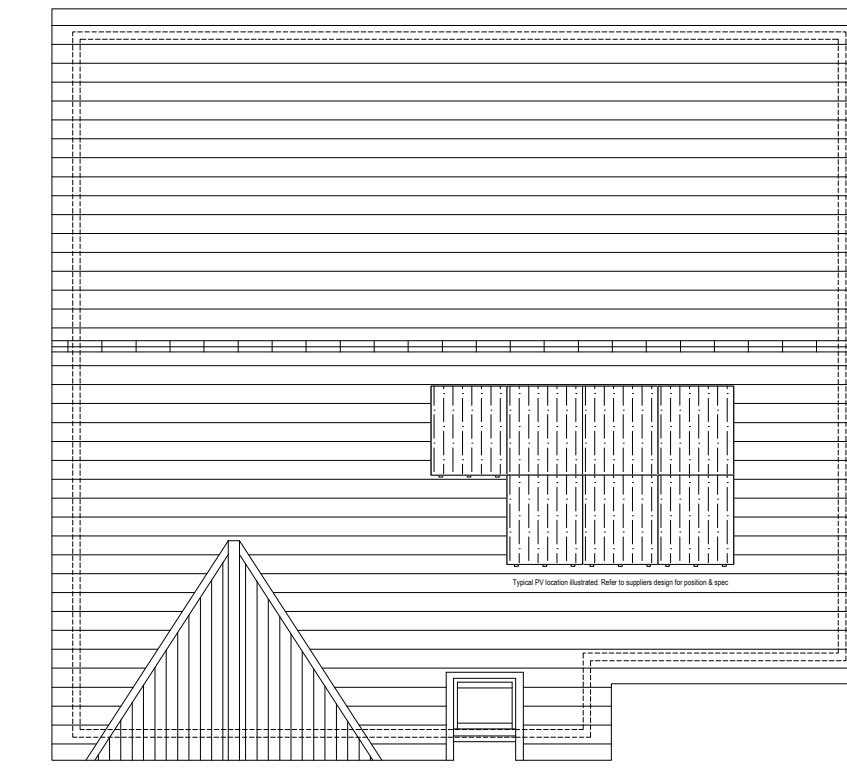
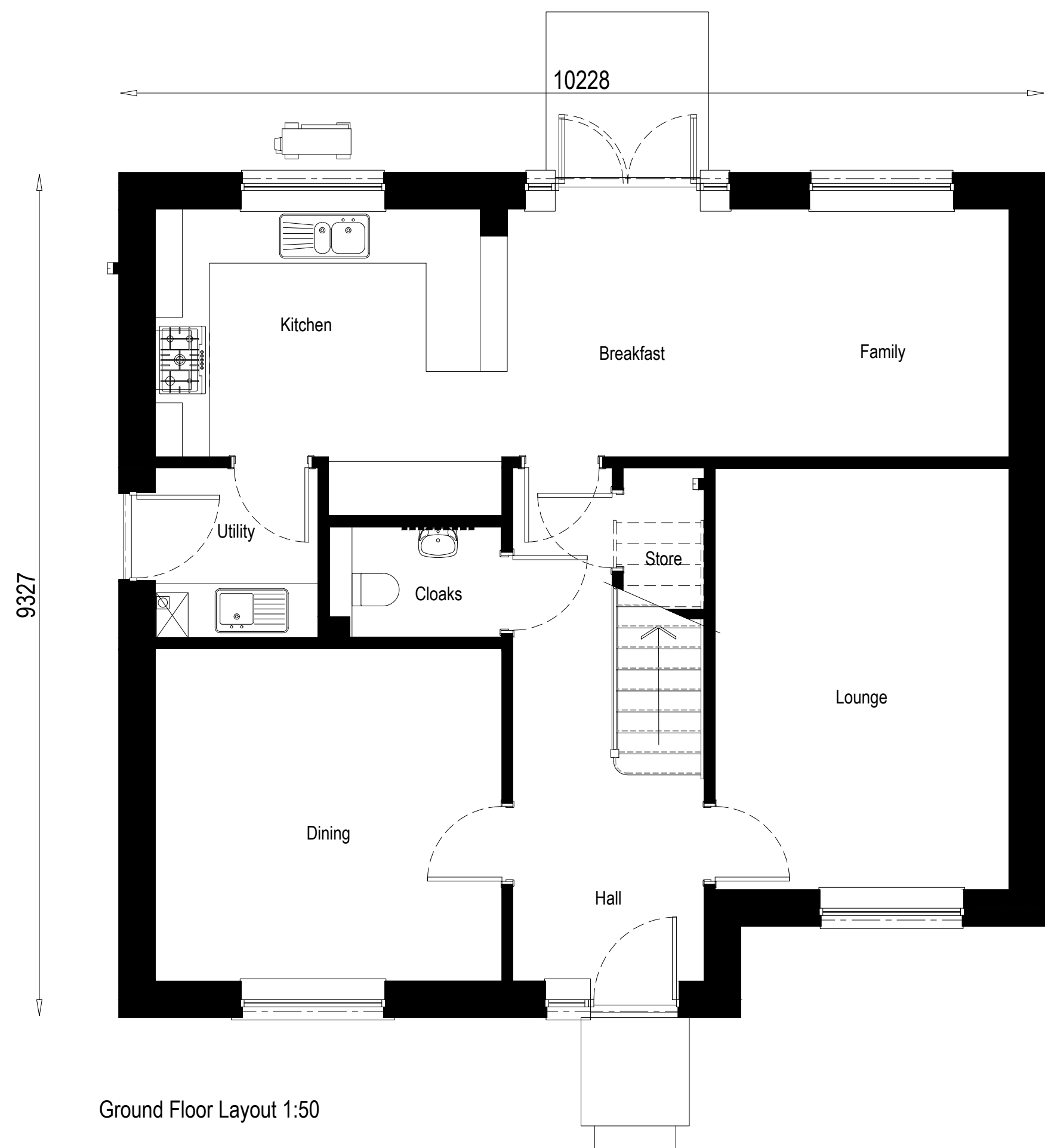
Project
 Alba House Type Range
 Drakies, Inverness

Drawing
 Planning Plans & Elevations
 Plot 102 & 110

Scale	Date	Drawn by	Checked by
1:50, 1:100	May 2022	BW	KD

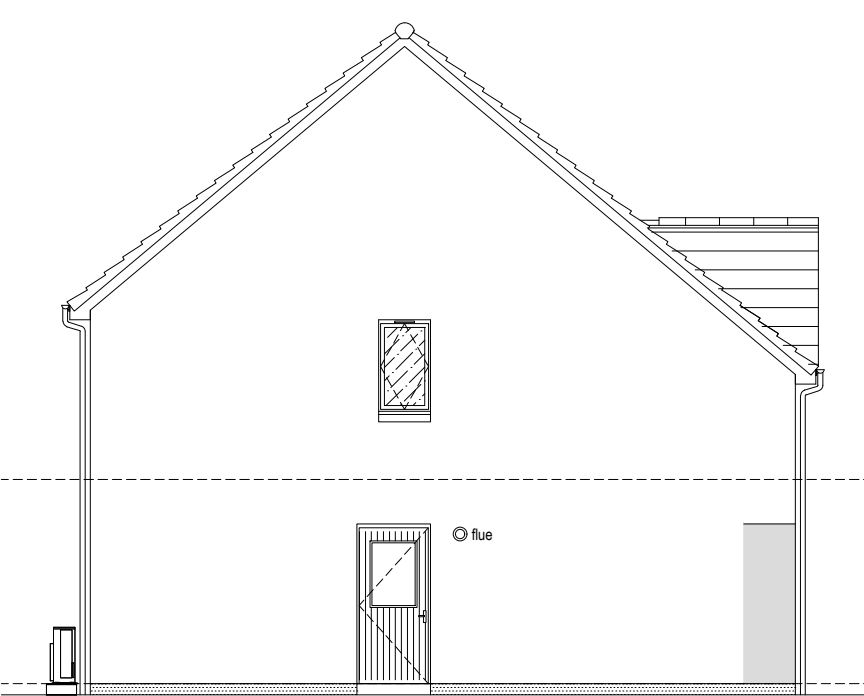
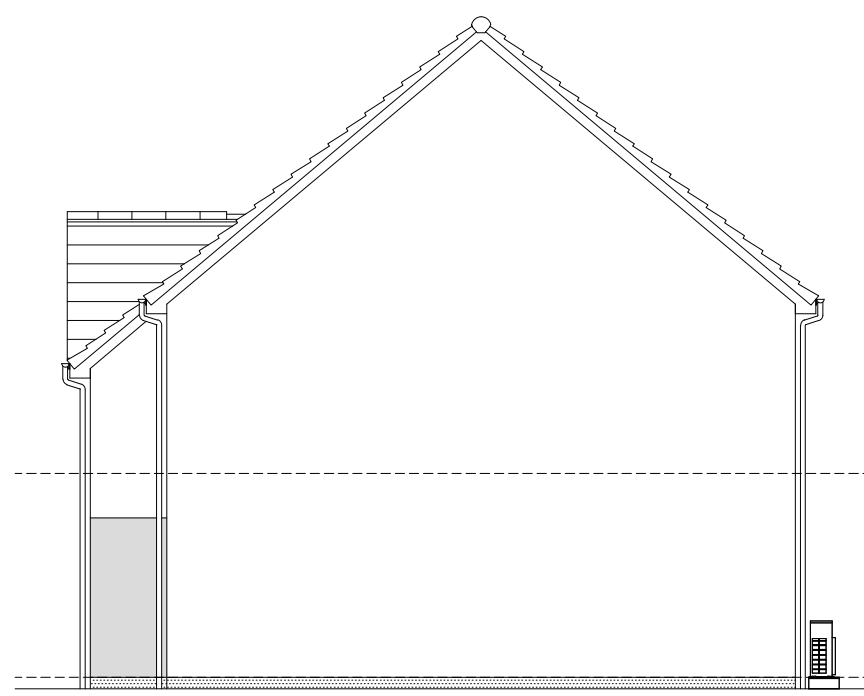
Drawing no.	Rev
HI01-1_PL_CULBIN_901	E

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Pre-wire cable for Electric Vehicle charging point.

- base course
- cladding
- masonry 1
- feature masonry



Rev.	Date	Remarks	By	Ch.
C	20.01.23	PV panels updated to follow Viridian Solar design.	MS	KD
B	21.10.22	Heat Pump Location Added	JM	BW
A	10.10.22	E.V pre-wire cable added following to conditions	SM	KD

Revisions



Springfield Properties Plc

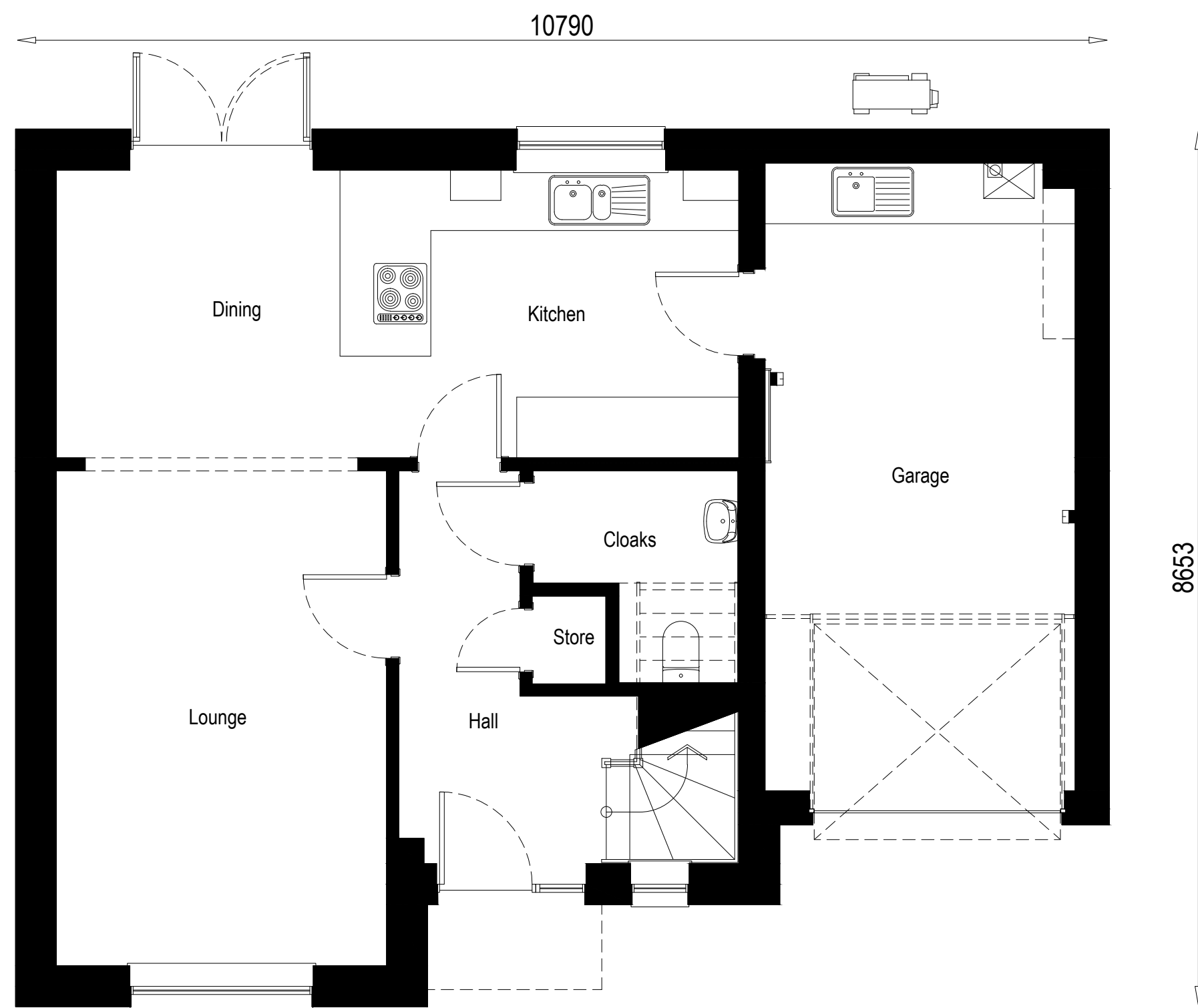
Dunning (as)

Project
 Alba House Type Range
 Drakies, Inverness

Drawing
 Planning Plans & Elevations
 Plot 103&106

Scale Date Drawn by Checked by
 1:50, 1:100 May 2022 KD BW

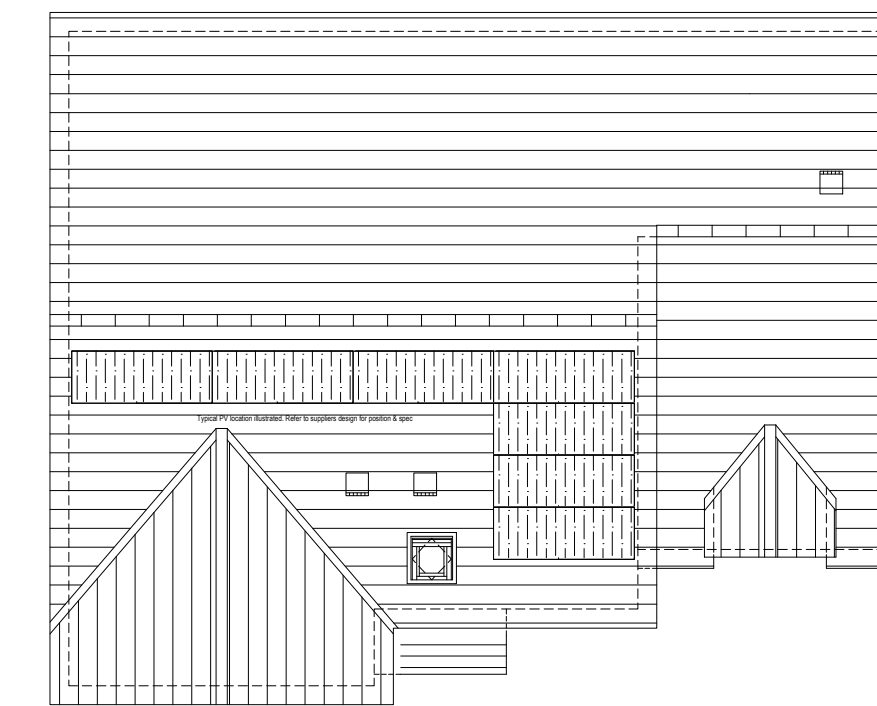
Drawing no. H101-1_PL_DUNNING_901 Rev C



Ground Floor Plan 1:50

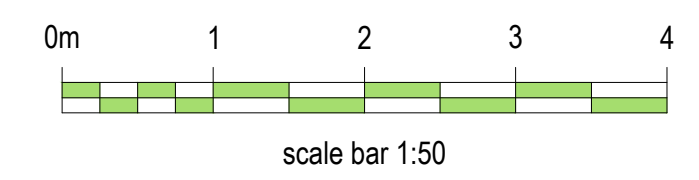
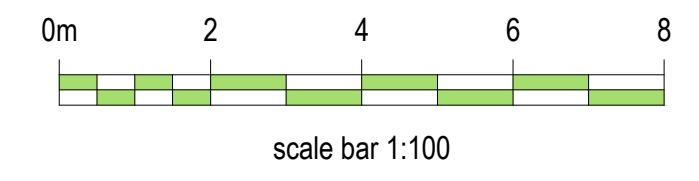


First Floor Plan 1:50

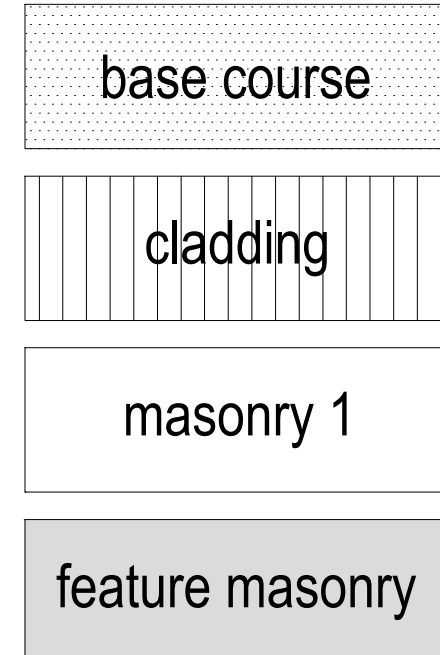


Roof Plan 1:100

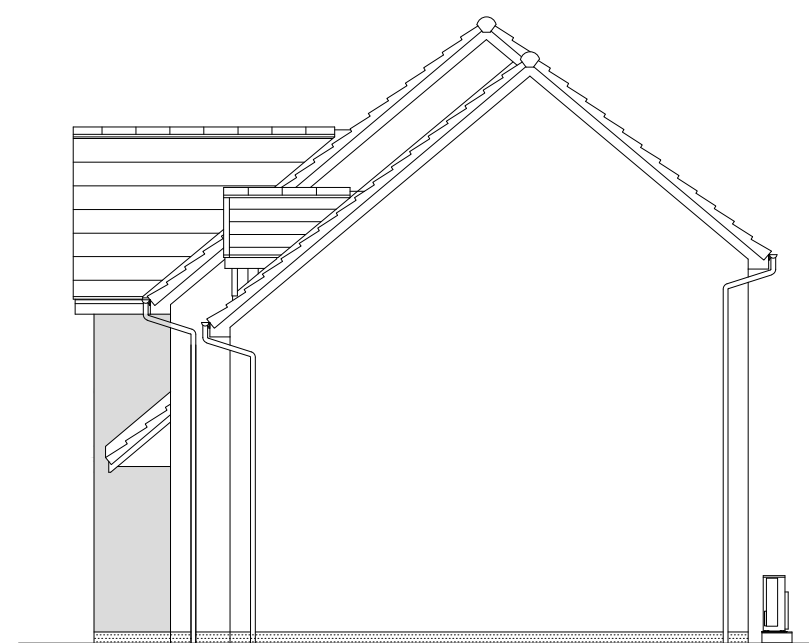
Important notes for clients / contractors
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Pre-wire cable for Electric Vehicle charging point.



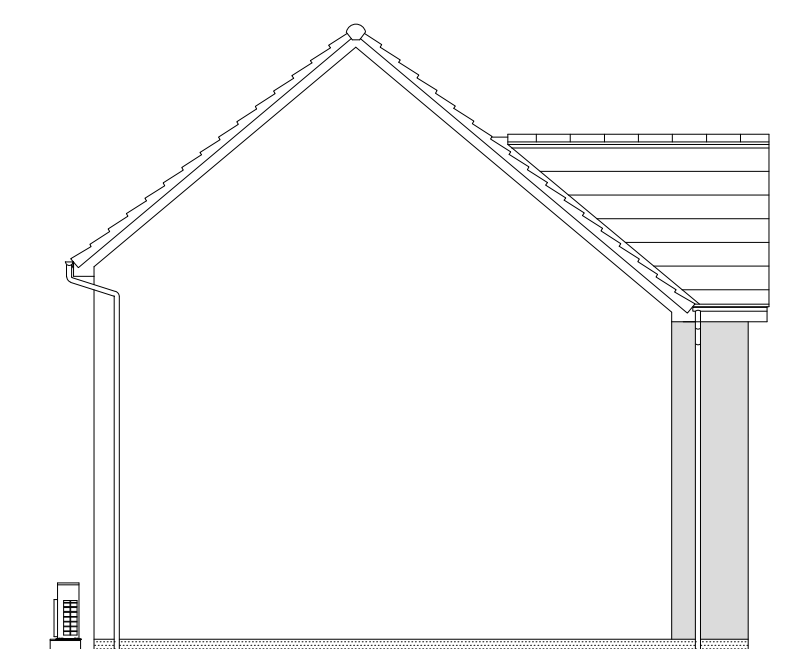
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



3D Illustration NTS

Rev.	Date	Remarks	By	Ch.
E	30.01.23	PV panels updated to follow Viridian Solar design, and materials updated	MS	KD
D	13.12.22	Handing updated	KD	BW
C	21.10.22	Heat Pump Location Added	JM	BW
B	10.10.22	E.V pre-wire cable added following to conditions	SM	KD
A	16.06.22	Materials updated	CS	BW

Revisions



Springfield Properties Plc

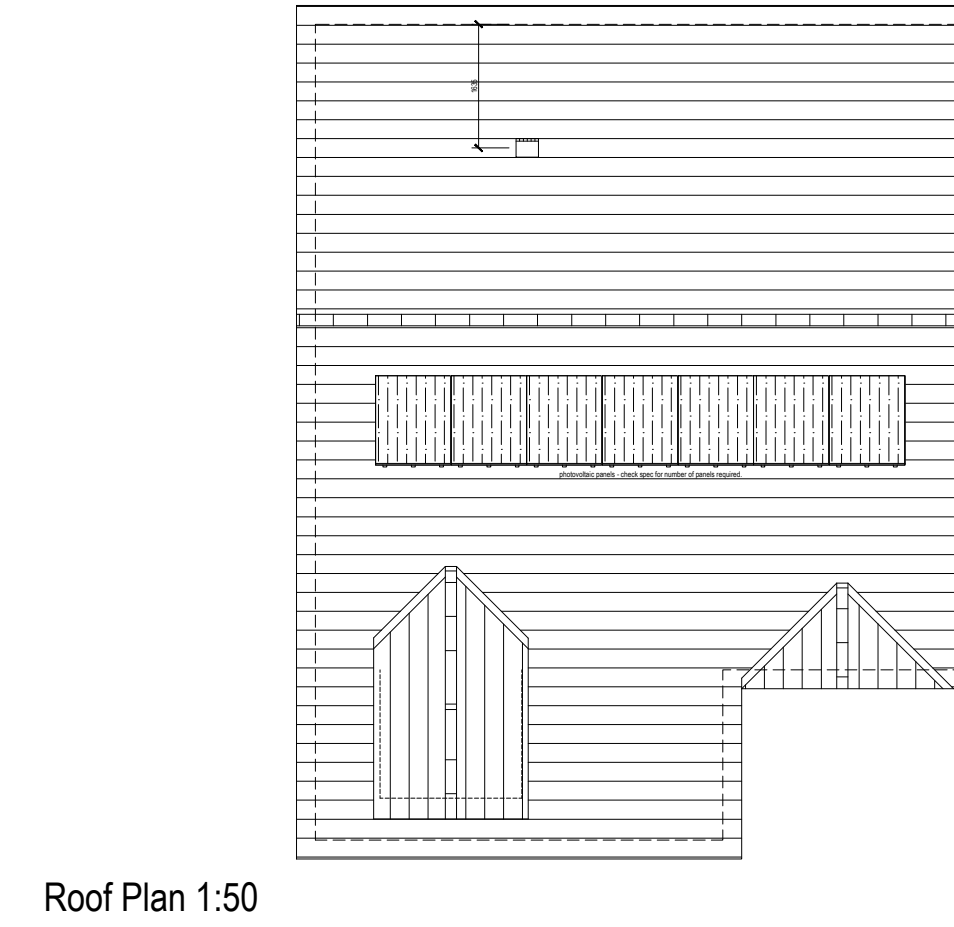
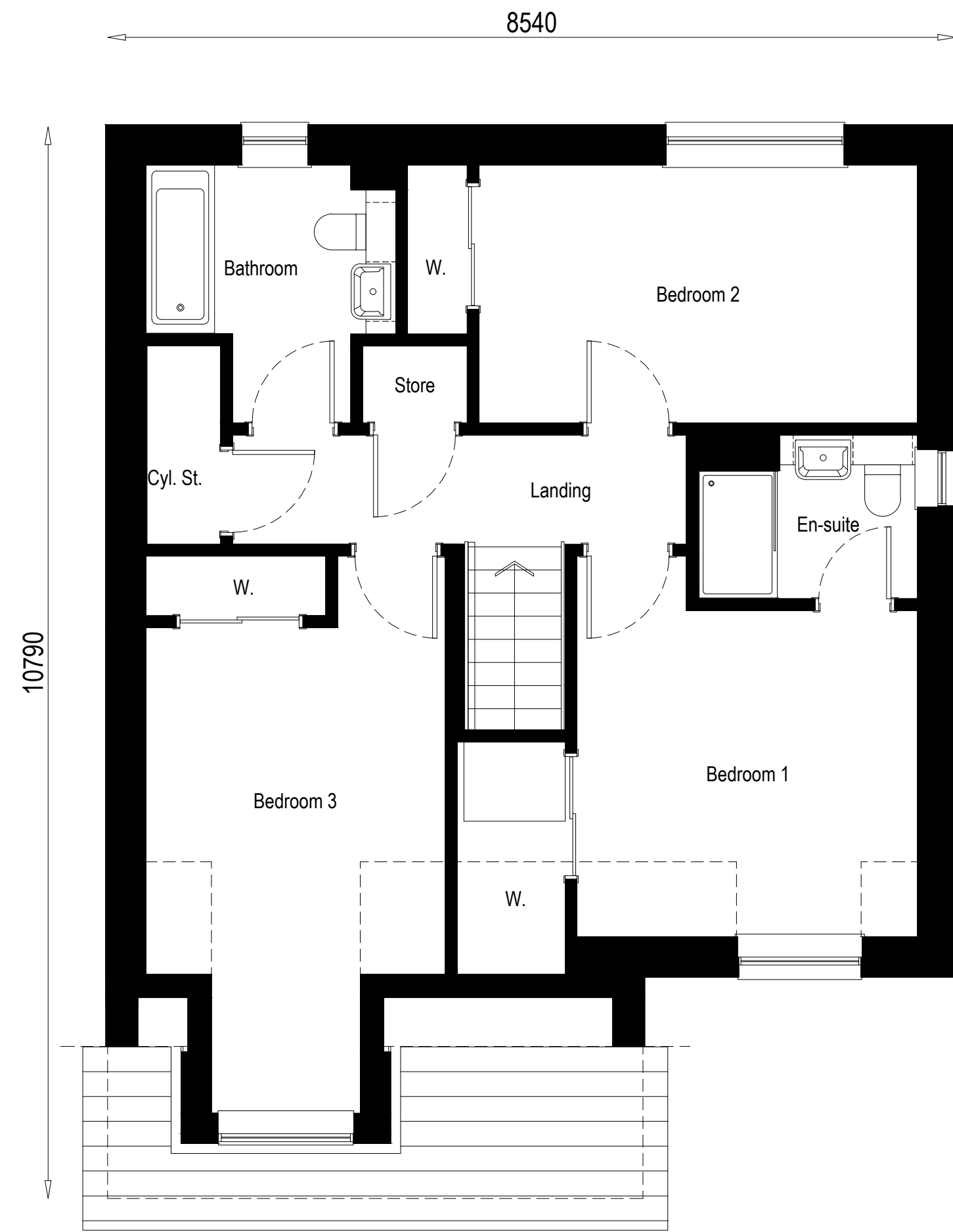
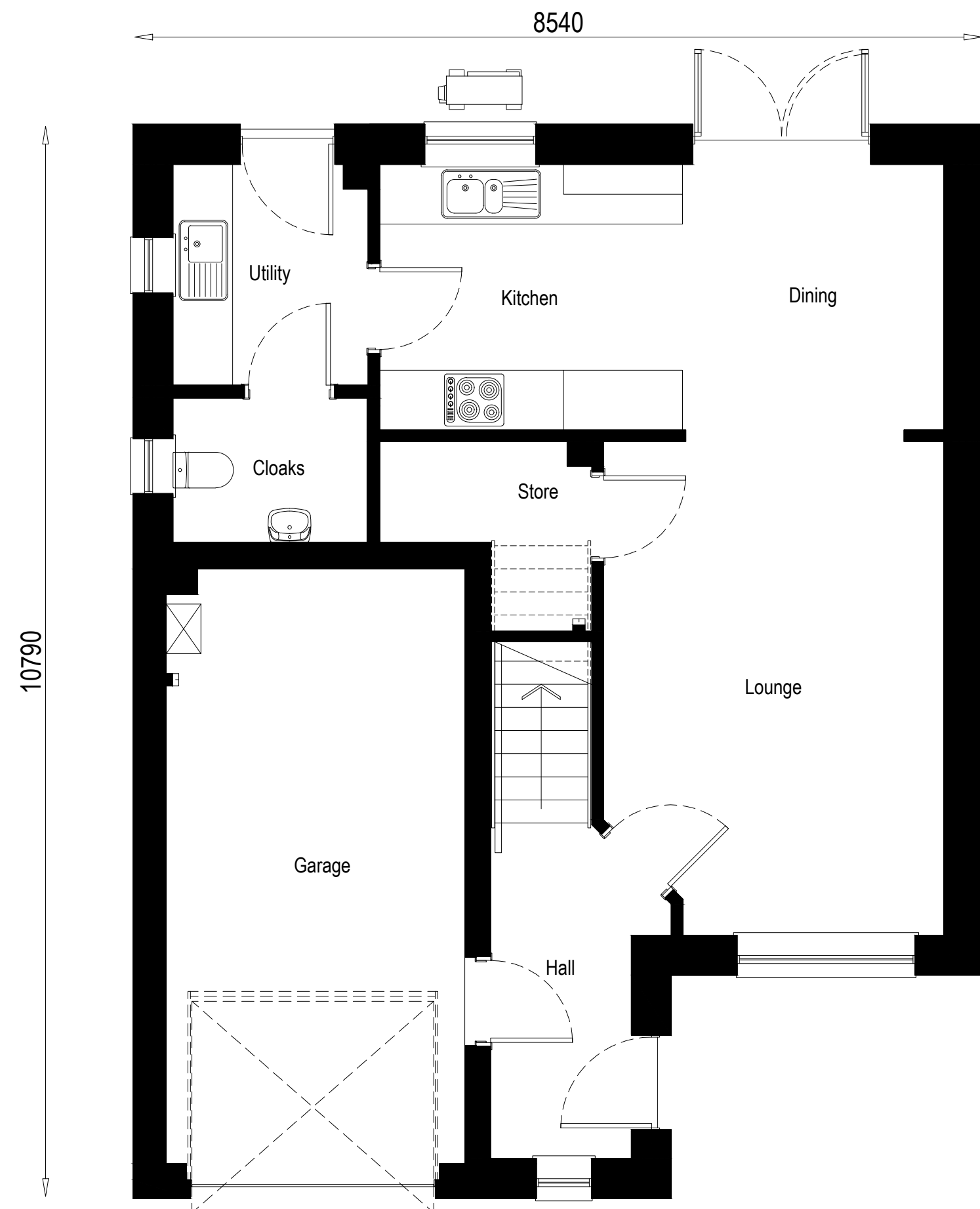
Balerno (op)

Project
 Alba House Type Range
 Drakes, Inverness

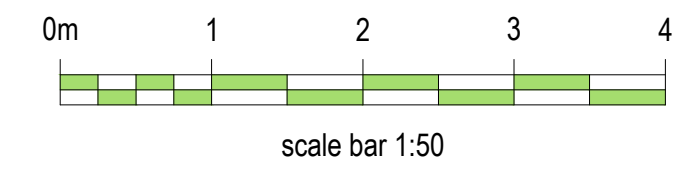
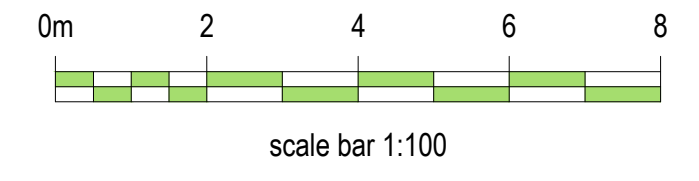
Drawing
 Planning Plans & Elevations
 Plots 104

Scale	Date	Drawn by	Checked by
1:50, 1:100	May 2022	KD	BW

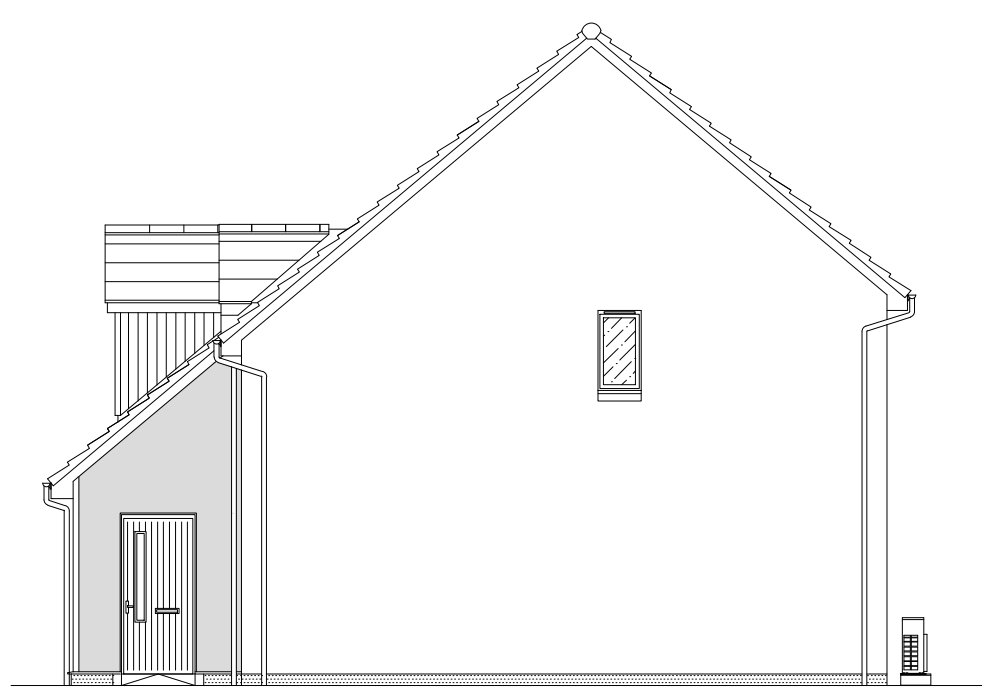
Drawing no.	Rev
HI01-1_PL_BALERNO_901	E



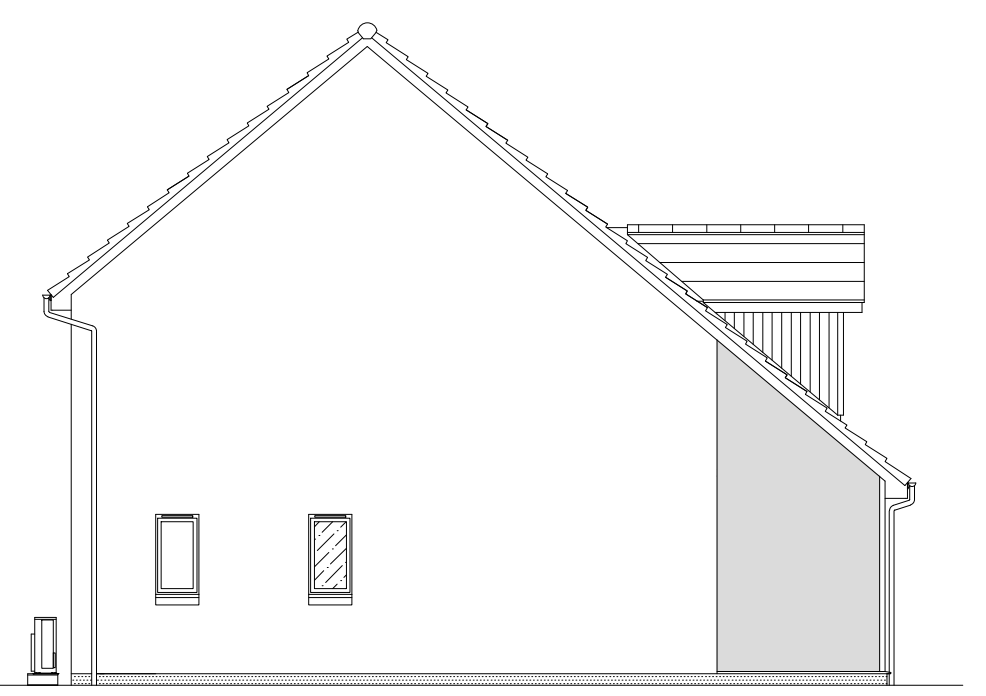
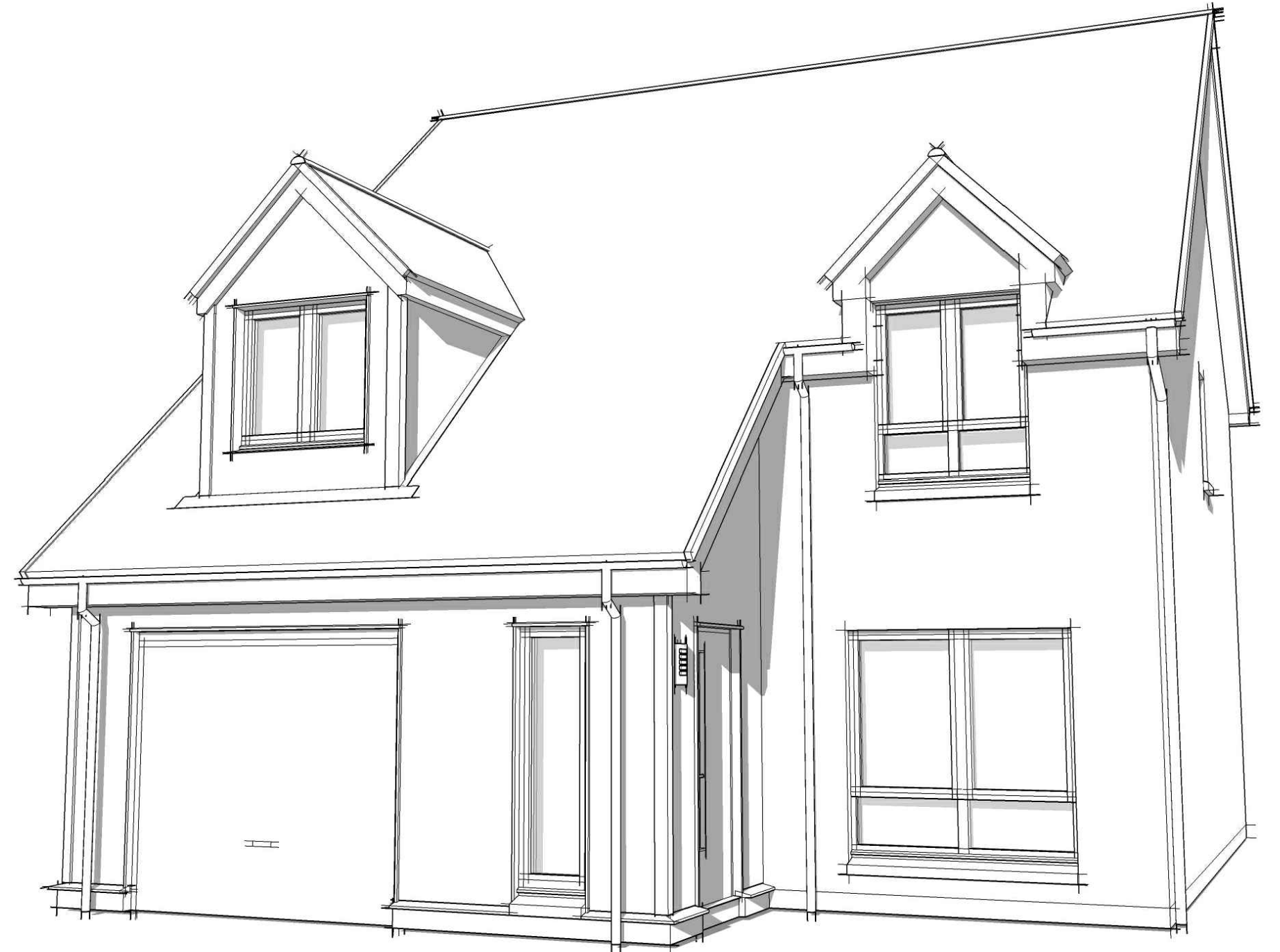
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■ Pre-wire cable for Electric Vehicle charging point.



- base course
- cladding
- masonry 1
- feature masonry



E	19.01.23	PV panels updated to follow Viridian Solar design.	MS	KD
D	14.12.22	Plot numbers updated	KD	BW
C	21.10.22	Heat Pump Location Added	JM	BW
B	10.10.22	E.V pre-wire cable added following to conditions	SM	KD
A	16.06.22	Materials updated	CS	BW

Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

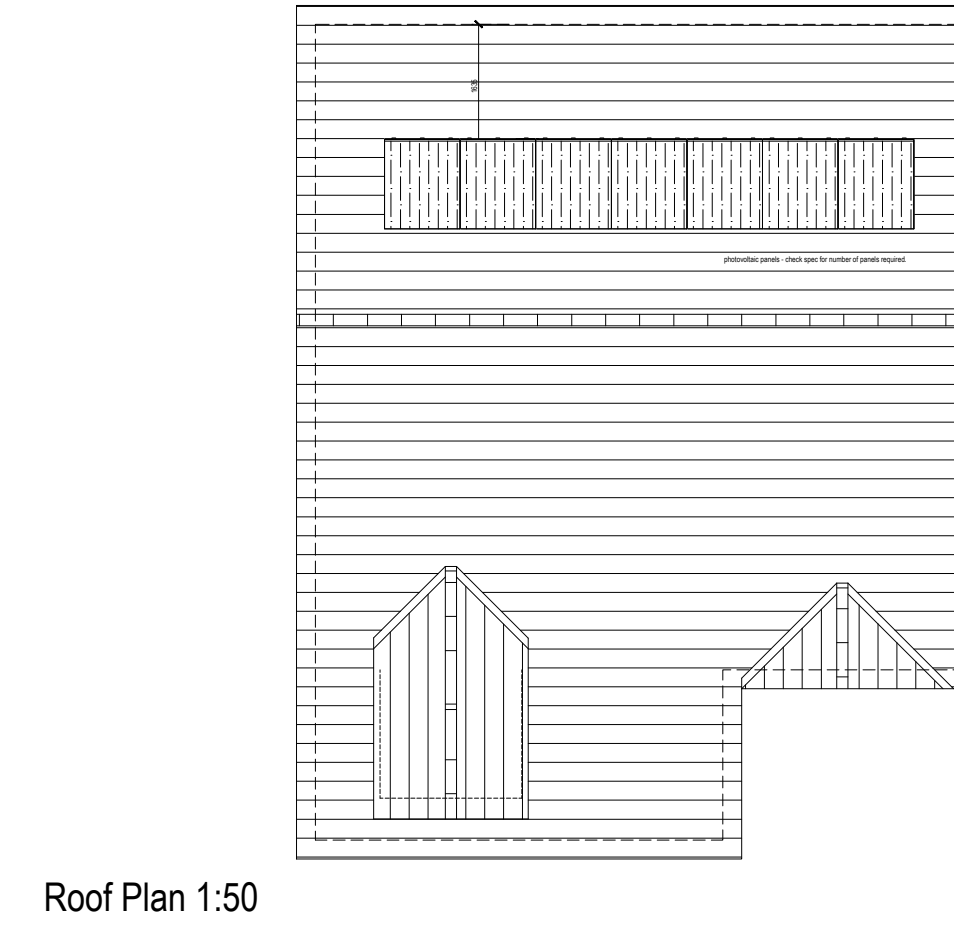
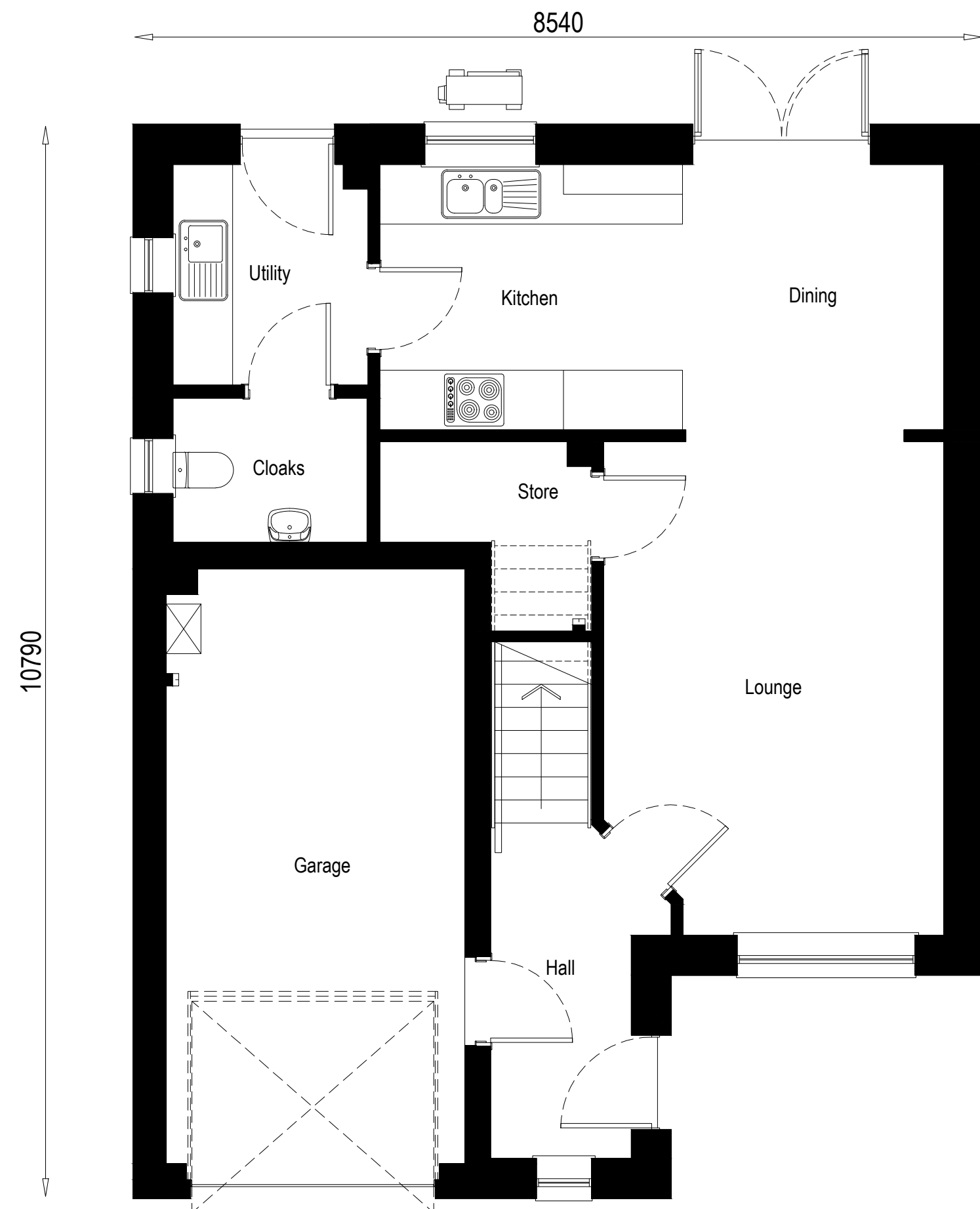
Nairn (as)

Project
 Alba House Type Range
 Drakies, Inverness

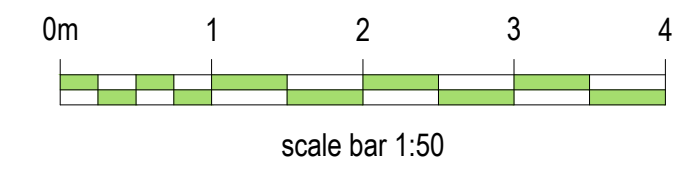
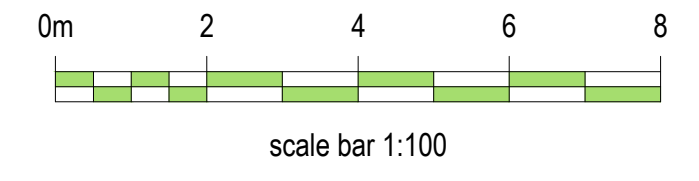
Drawing
 Planning Plans & Elevations
 Plots 108

Scale Date Drawn by Checked by
 1:50, 1:100 May 2022 KD BW

Drawing no. HI01-1_PL_NAIRN_901 Rev E

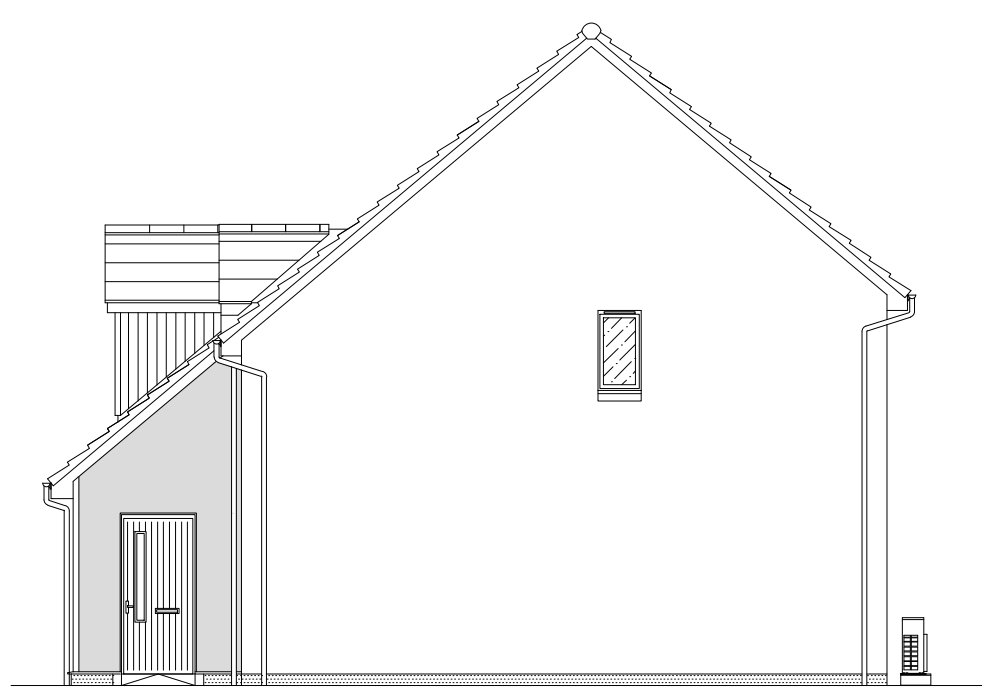


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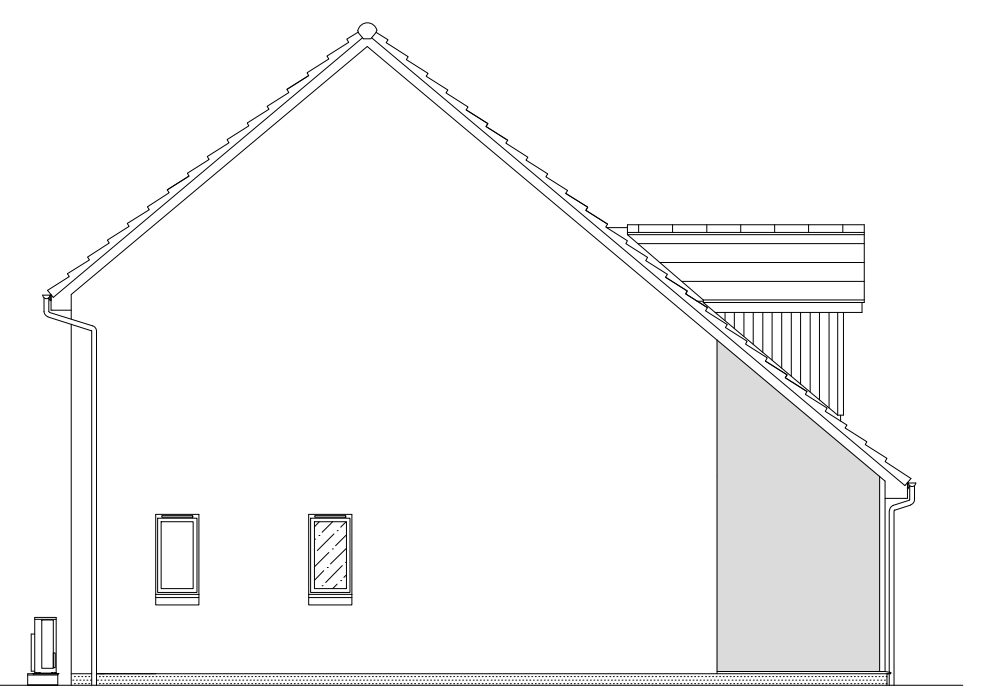
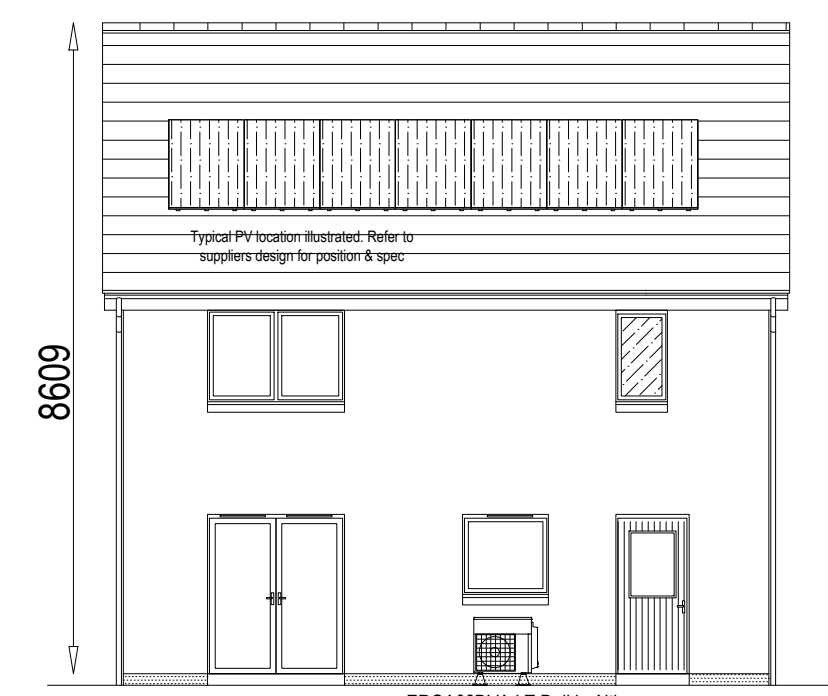
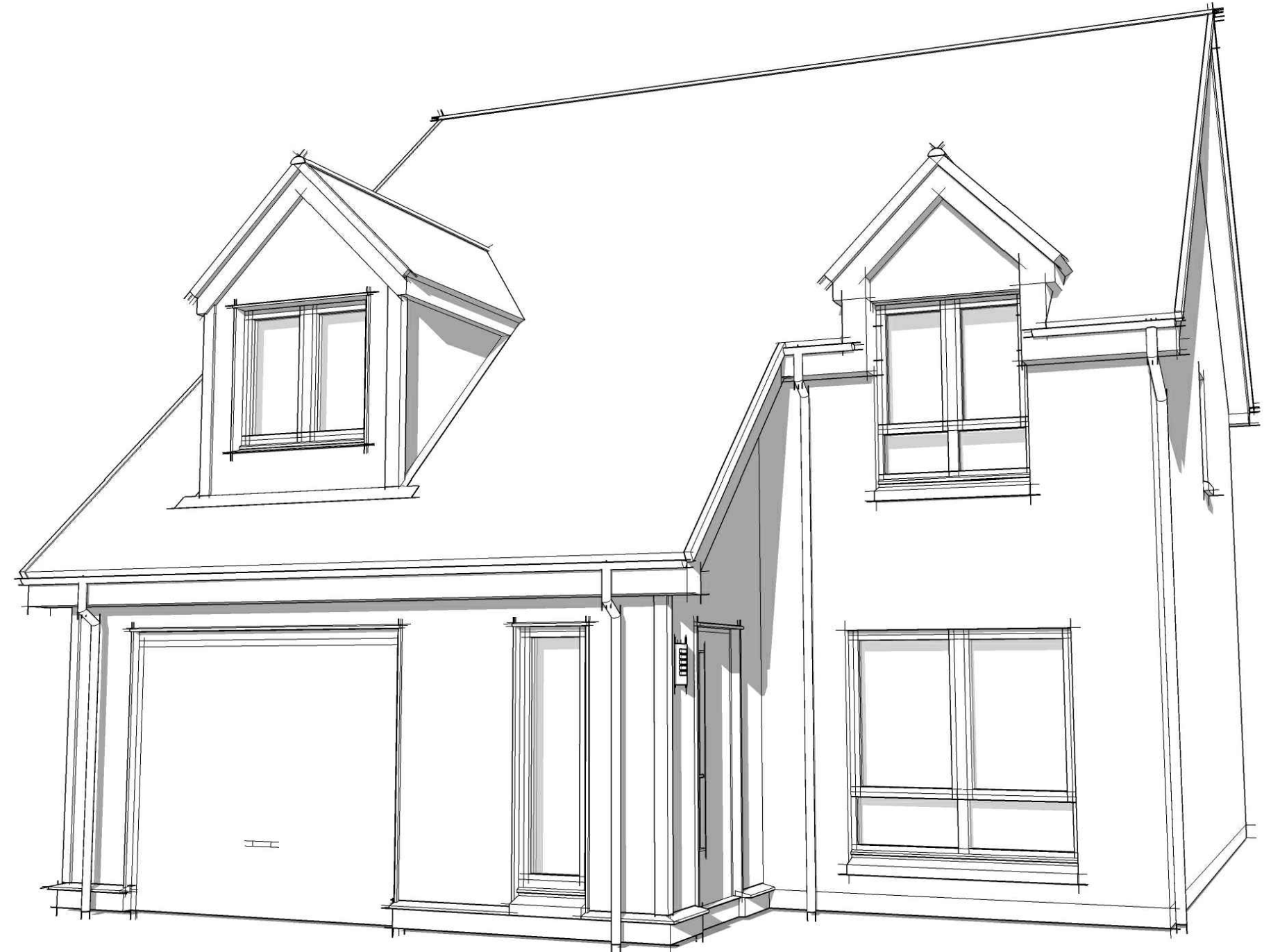


■ Pre-wire cable for Electric Vehicle charging point.

Rev.	Date	Remarks	By	Ch.
Revisions				



- base course
- cladding
- masonry 1
- feature masonry




 Springfield Properties Plc

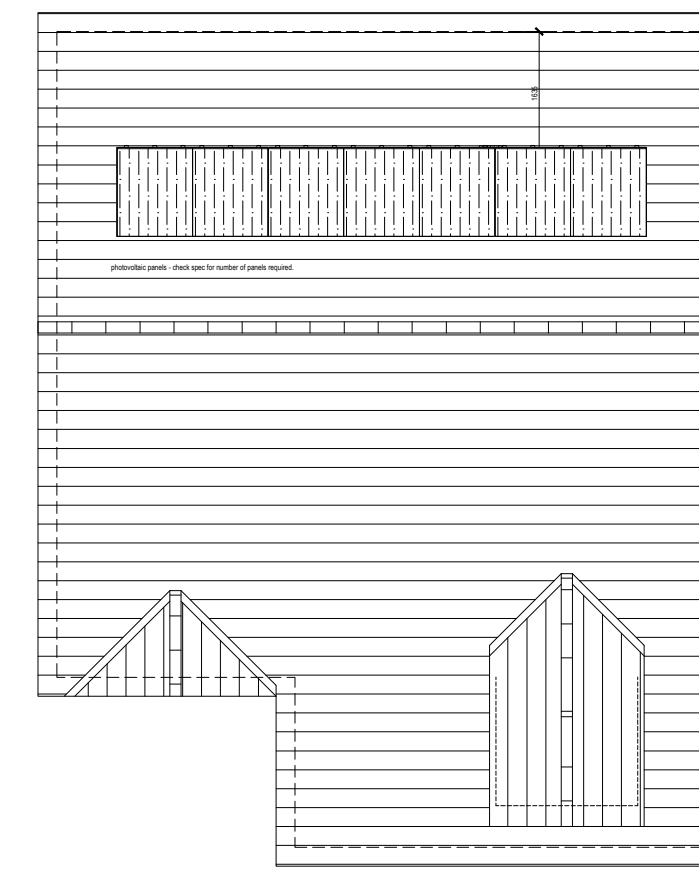
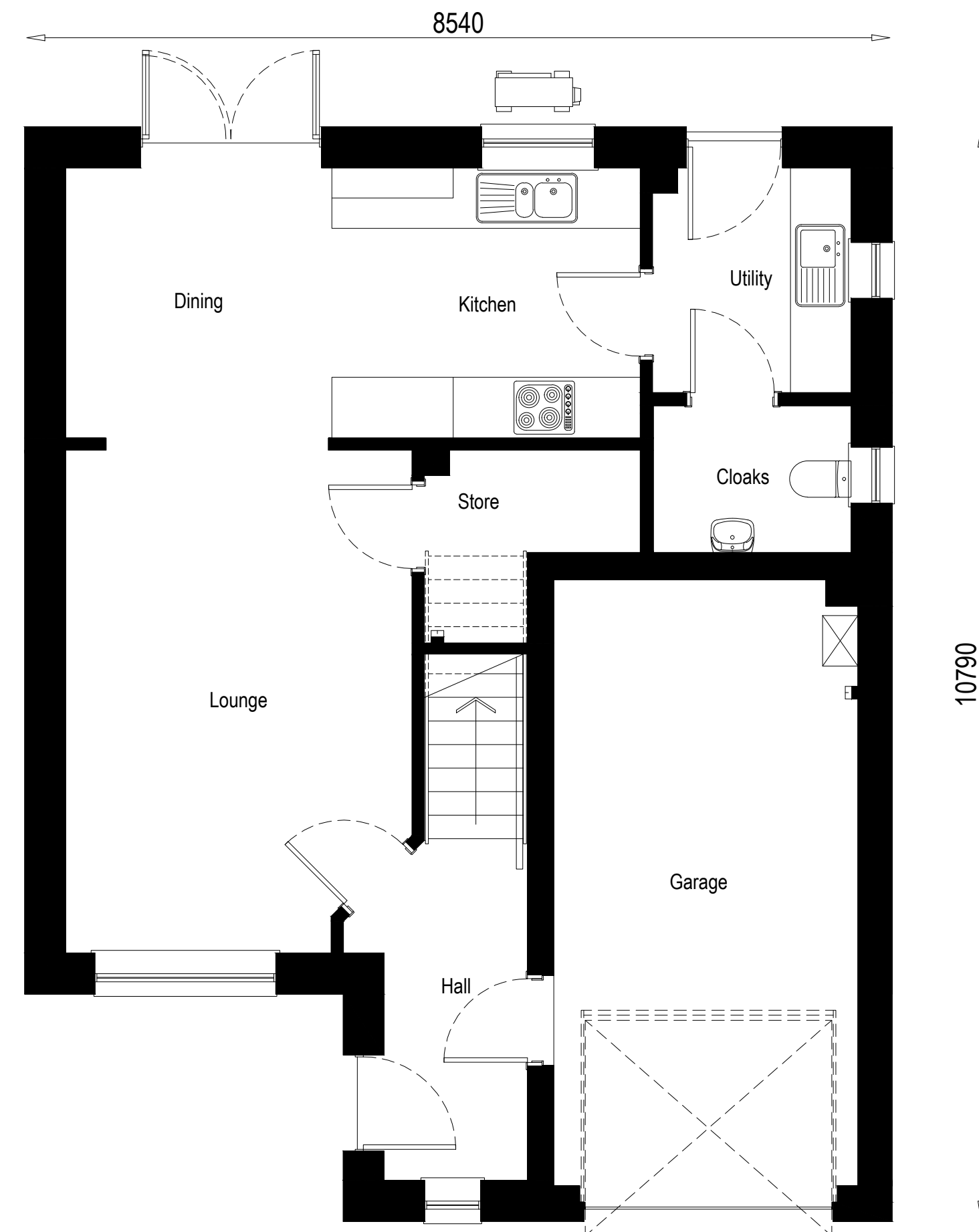
Nairn (as)

Project
 Alba House Type Range
 Drakies, Inverness

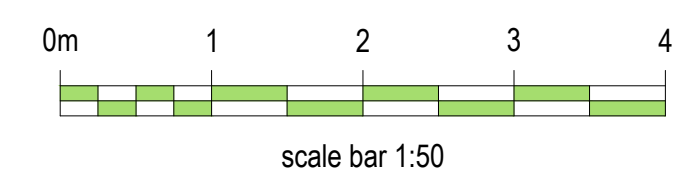
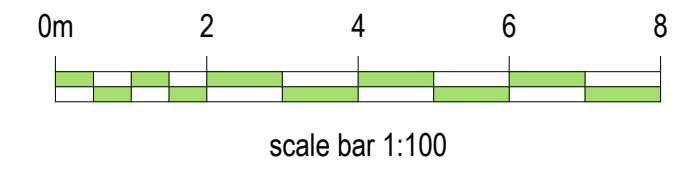
Drawing
 Planning Plans & Elevations
 Plots 122

Scale	Date	Drawn by	Checked by
1:50, 1:100	Feb 2023	KD	BW

Drawing no.	Rev
H101-1_PL_NAIRN_902	



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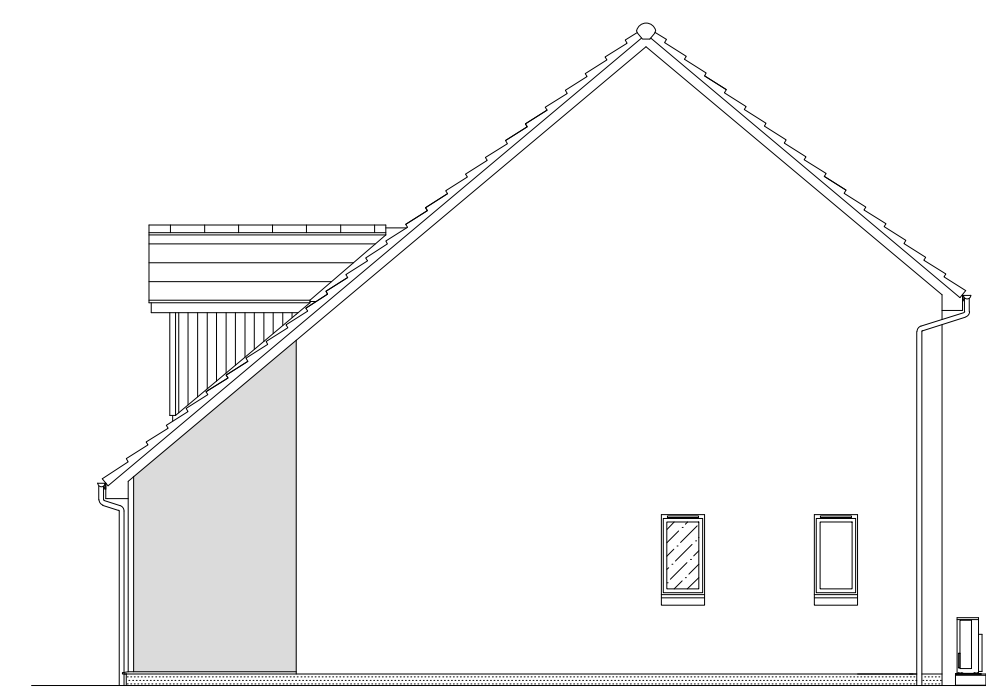


Pre-wire cable for Electric Vehicle charging point.

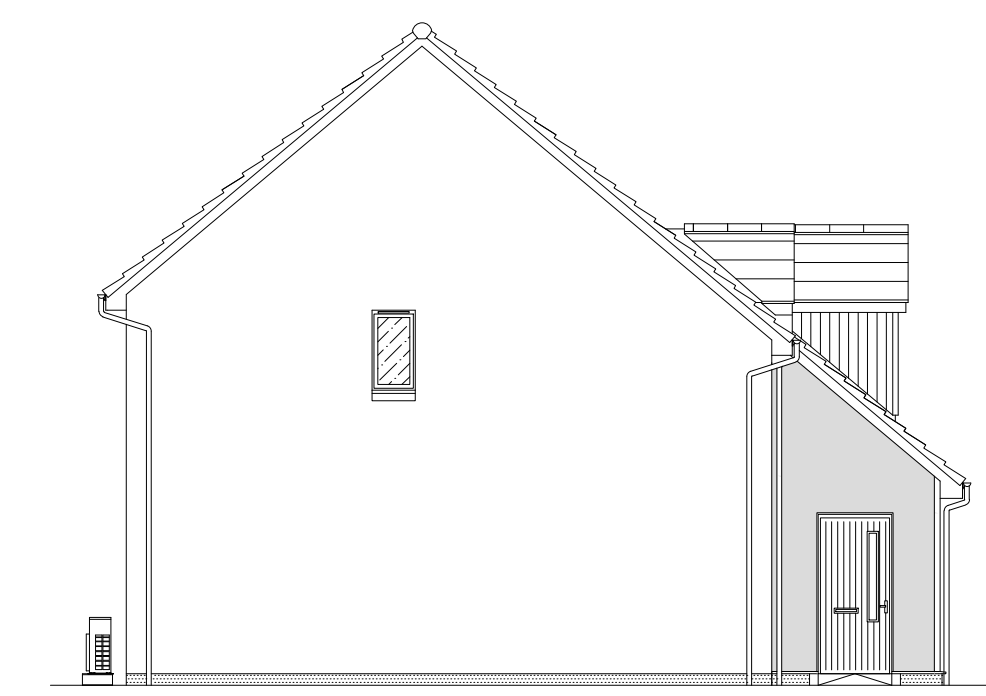
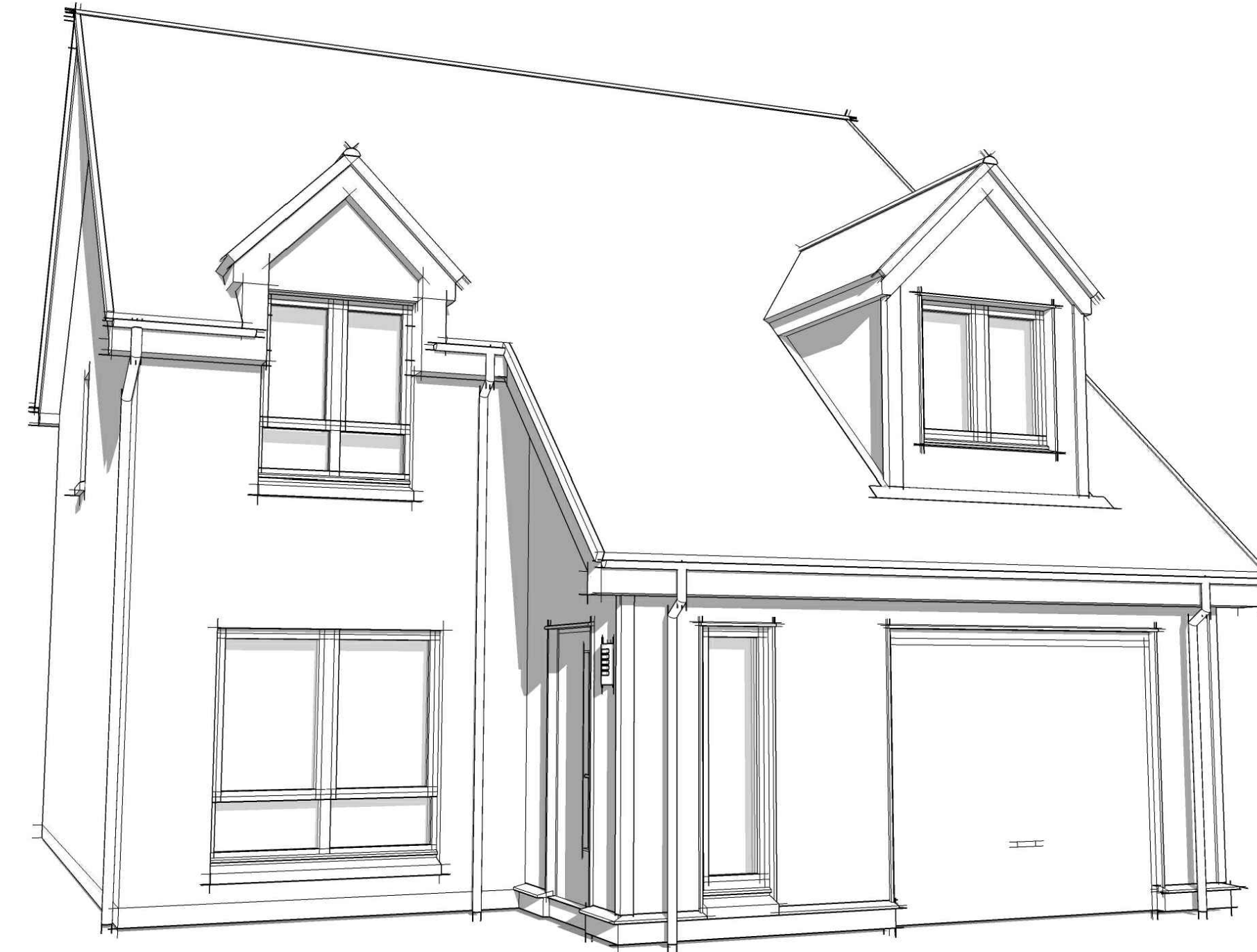
Ground Floor Plan 1:50

First Floor Plan 1:50

Roof Plan 1:50



- base course
- cladding
- masonry 1
- feature masonry



Rev.	Date	Remarks	By	Ch.
A	19.01.23	PV panels updated to follow Viridian Solar design.	MS	KD

Revisions



Springfield Properties Plc

Nairn (op)

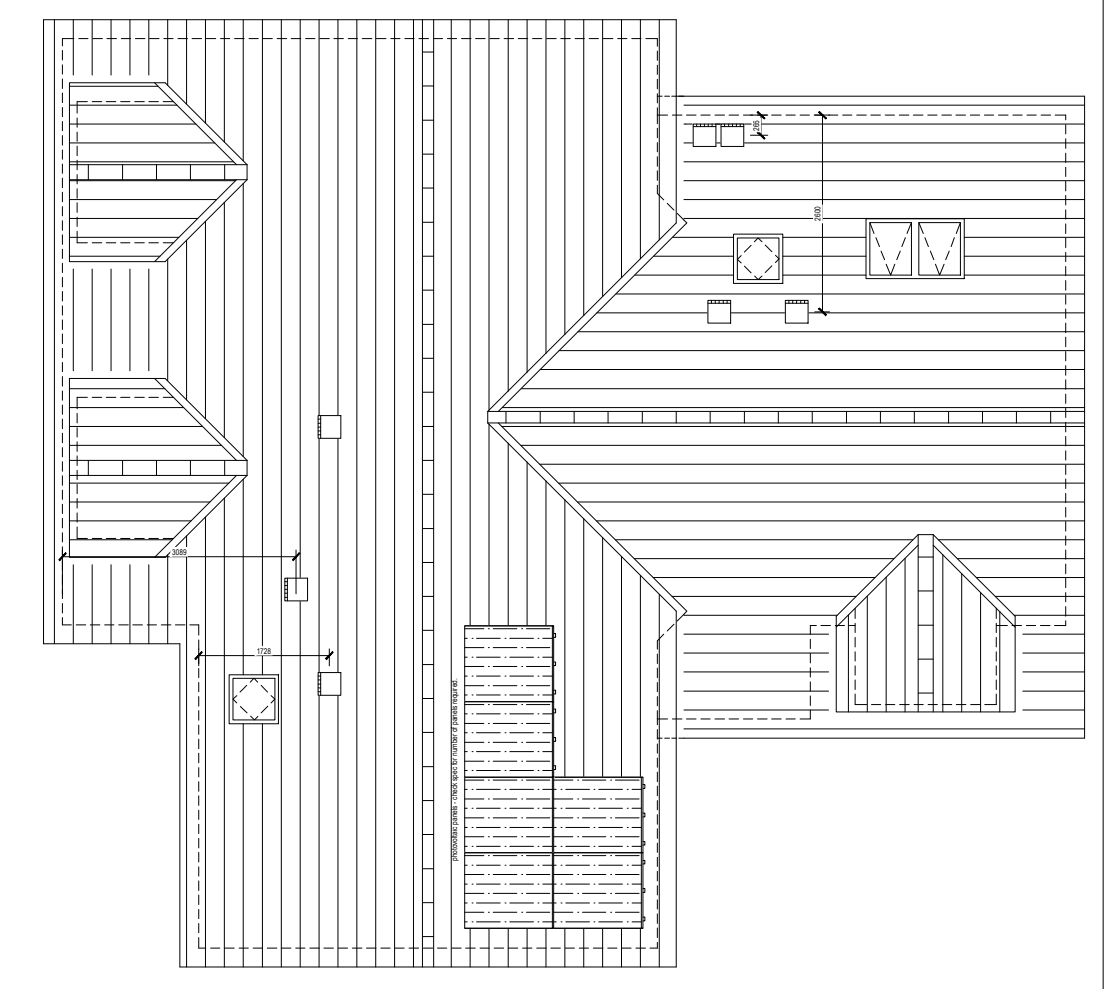
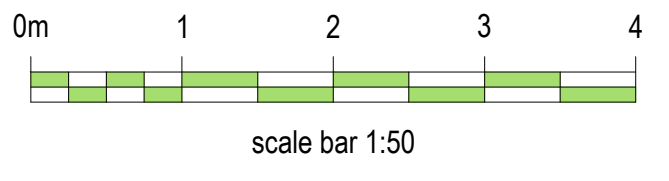
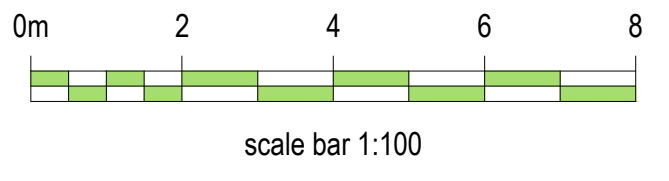
Project
 Alba House Type Range
 Drakies, Inverness

Drawing
 Planning Plans & Elevations
 Plot 120

Scale Date Drawn by Checked by
 1:50, 1:100 Jan 23 MS JM

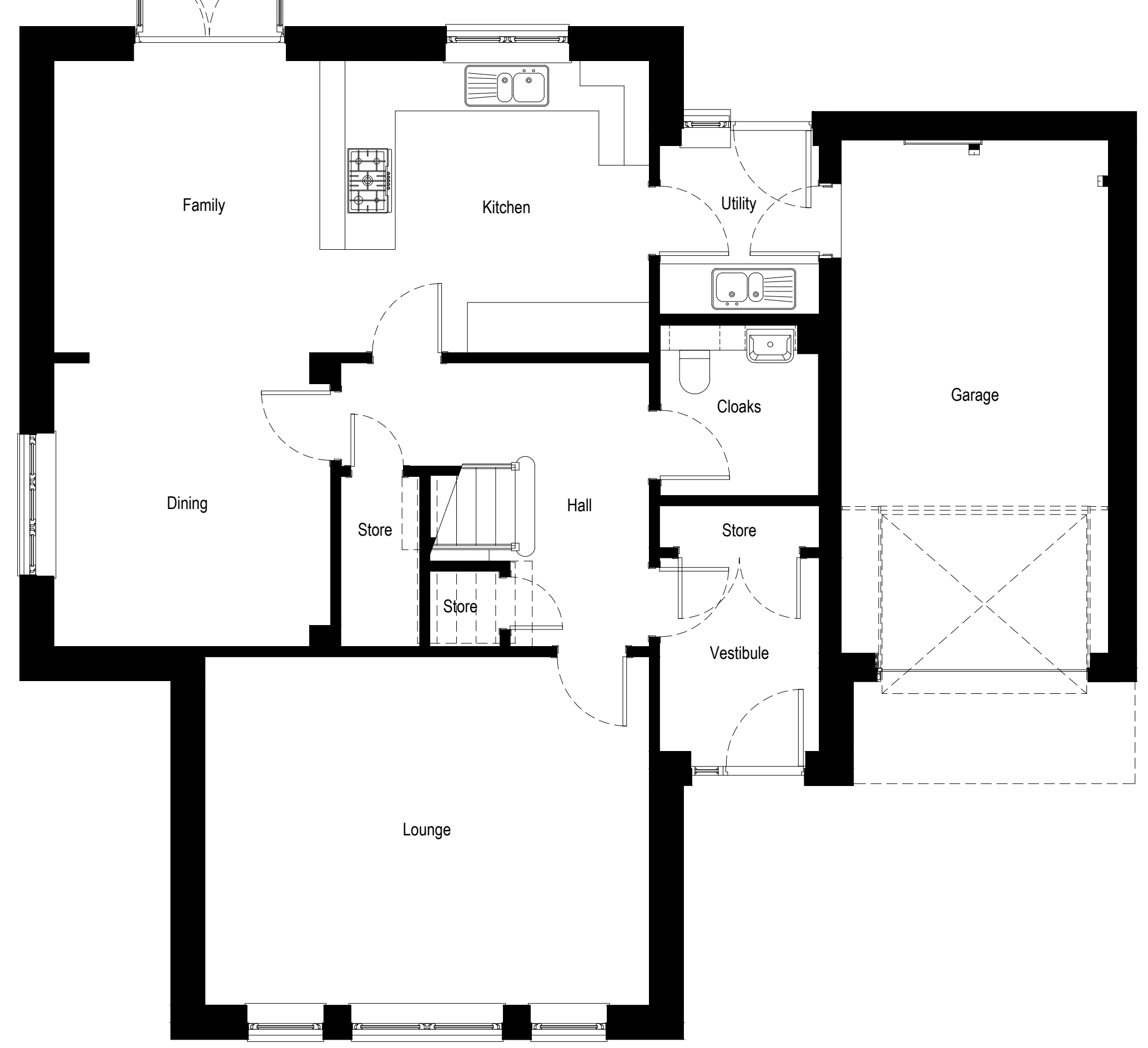
Drawing no. HI01-1_PL_NAIRN_903 Rev A

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Roof Plan 1:100

A1 13265



Ground Floor Plan 1:50

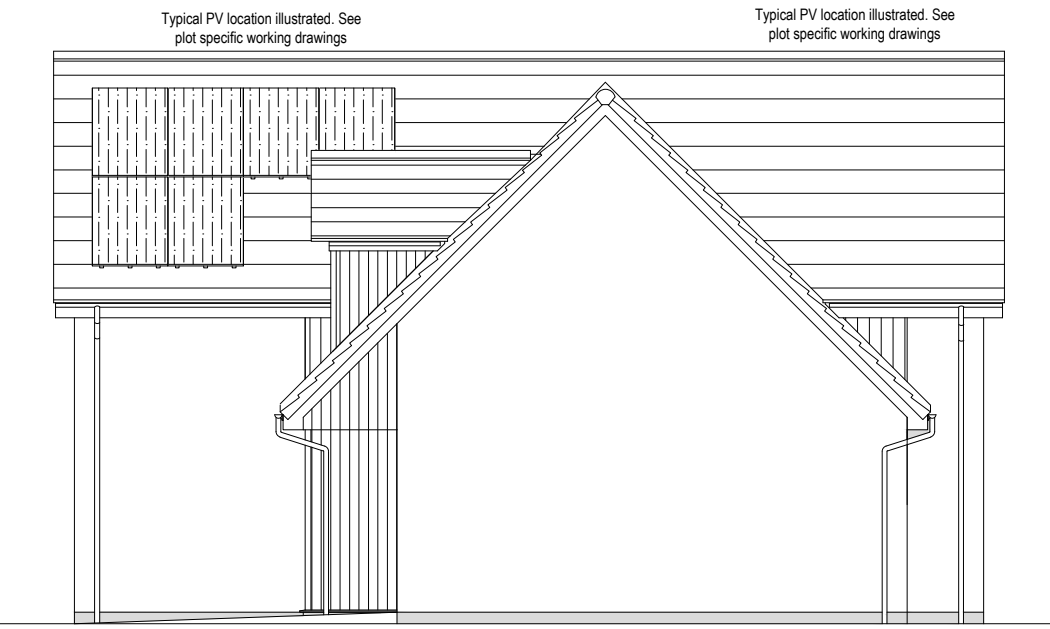


First Floor Plan 1:50

- base course
- cladding
- masonry 1
- masonry 2



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Perspective Illustration NTS

A	30.01.23	PV panels updated to follow Viridian Solar design, and materials updated	MS	KD
Rev.	Date	Remarks	By	Ch.

Revisions



Springfield Properties Plc

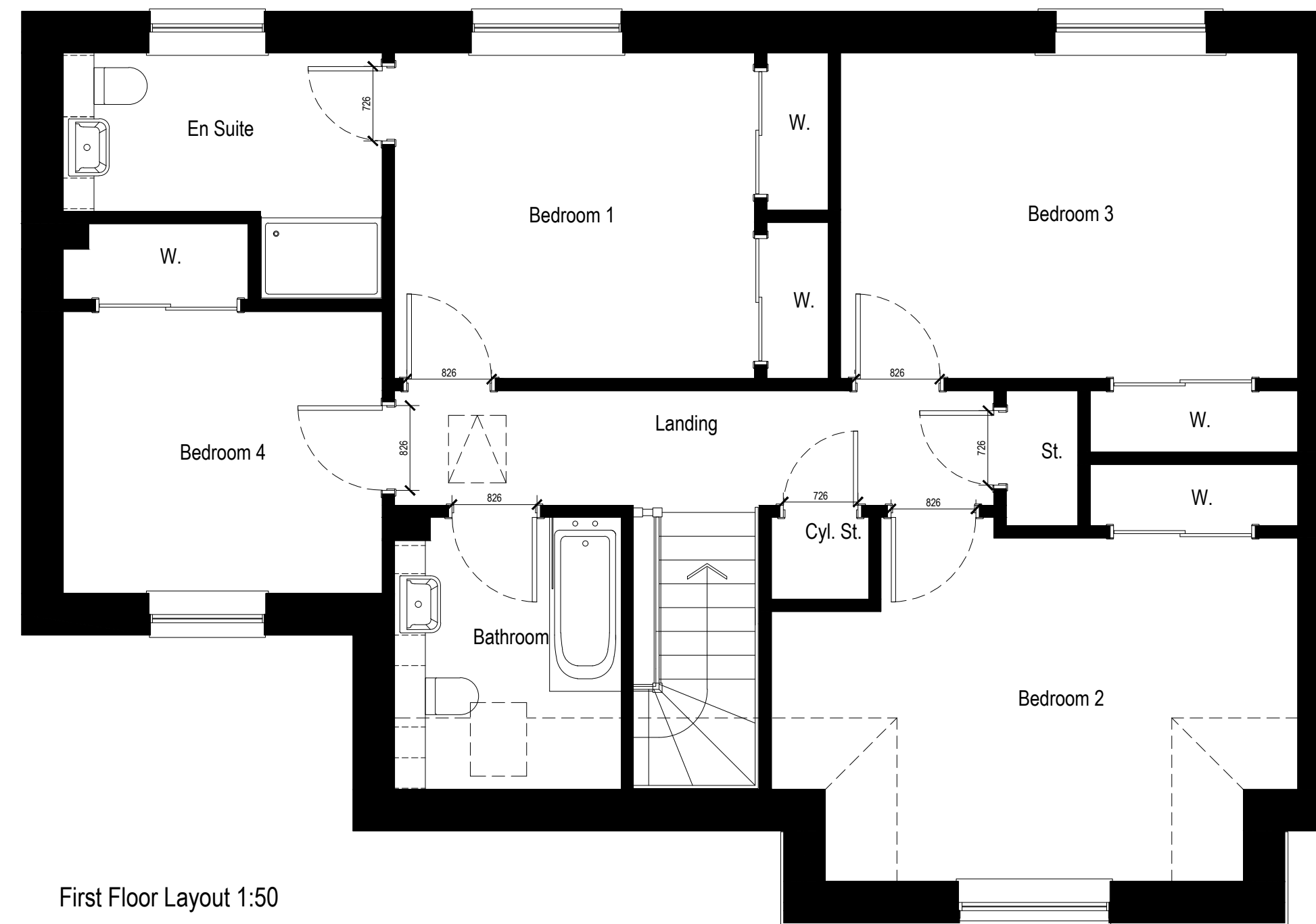
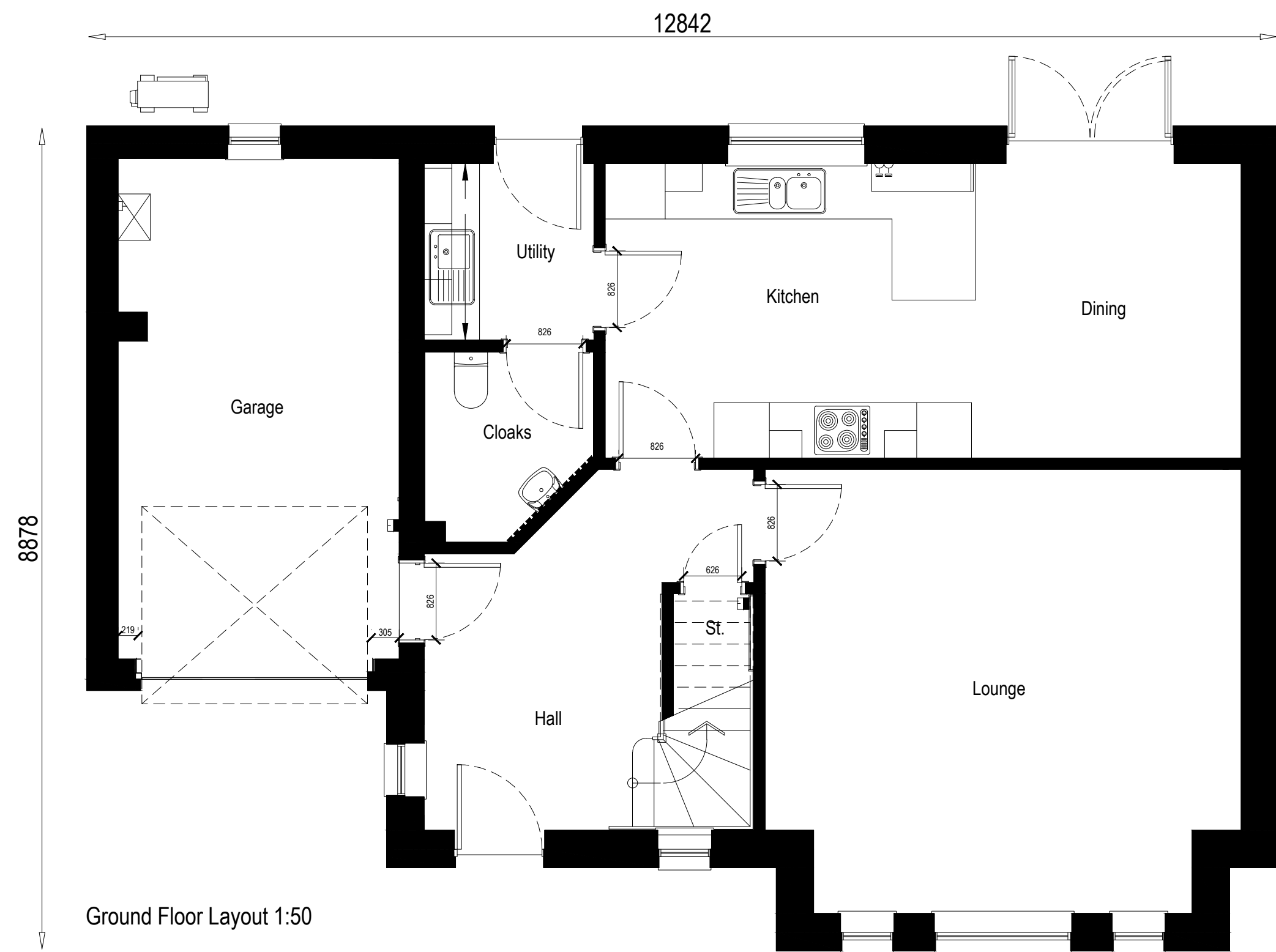
Culbin (op)

Project
 Alba House Type Range
 Drakies, Inverness

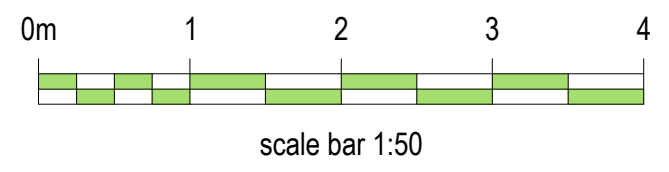
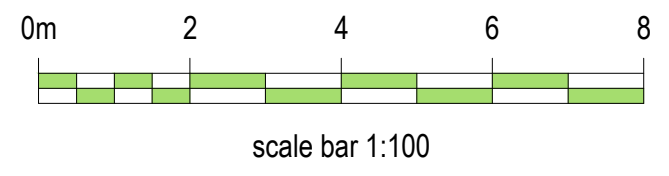
Drawing
 Planning Plans & Elevations
 Plot 124

Scale	Date	Drawn by	Checked by
1:50, 1:100	Dec 2022	KD	BW

Drawing no.	Rev
HI01-1_PL_CULBIN_904	A

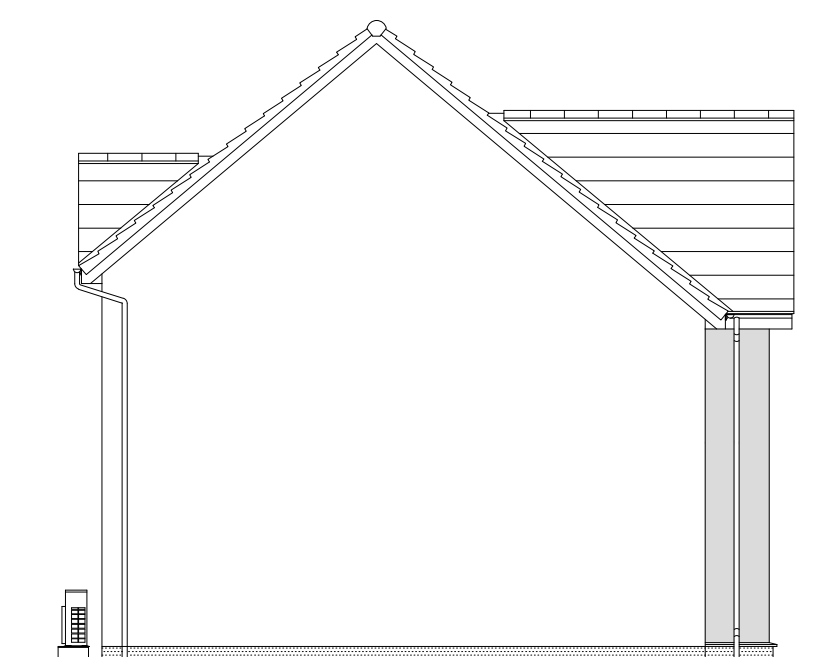
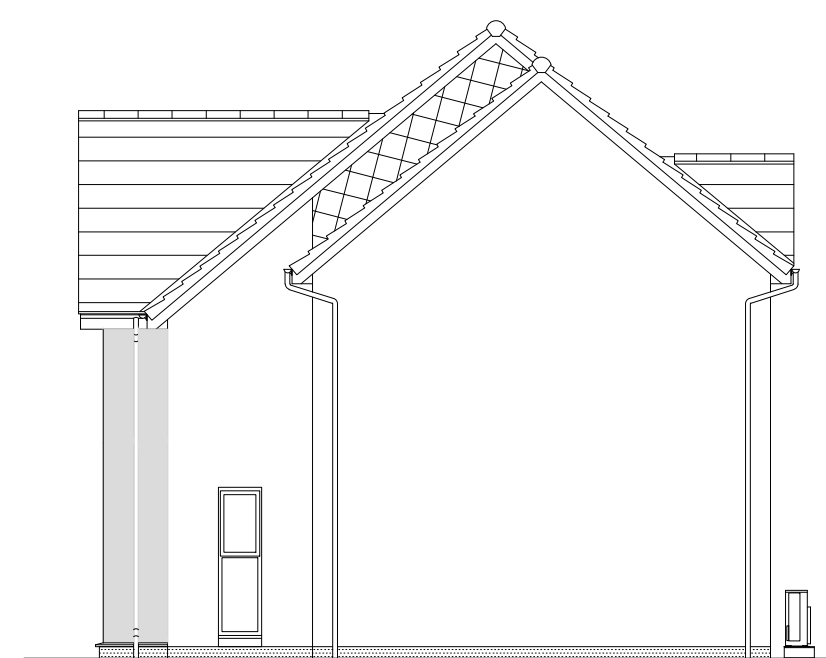


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Pre-wire cable for Electric Vehicle charging point.

- base course
- cladding
- masonry 1
- feature masonry



D	20.01.23	PV panels updated to follow Wridan Solar design.	MS	KD
C	21.10.22	Heat Pump Location Added	JM	BW
B	10.10.22	E.V pre-wire cable added following to conditions	SM	KD
A	16.06.22	Materials updated	CS	BW

Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

Elgin Office
 Alexander Fleming House,
 8 Southfield Drive,
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Tel: 01343 552 550
 Fax: 01343 551 776
 Email: info@springfield.co.uk

Larbert Office
 Springfield House,
 3 Central Park Avenue,
 Larbert,
 FK5 4RX

Tel: 01324 555 536
 Fax: 01324 574 890
 Email: larbert@springfield.co.uk

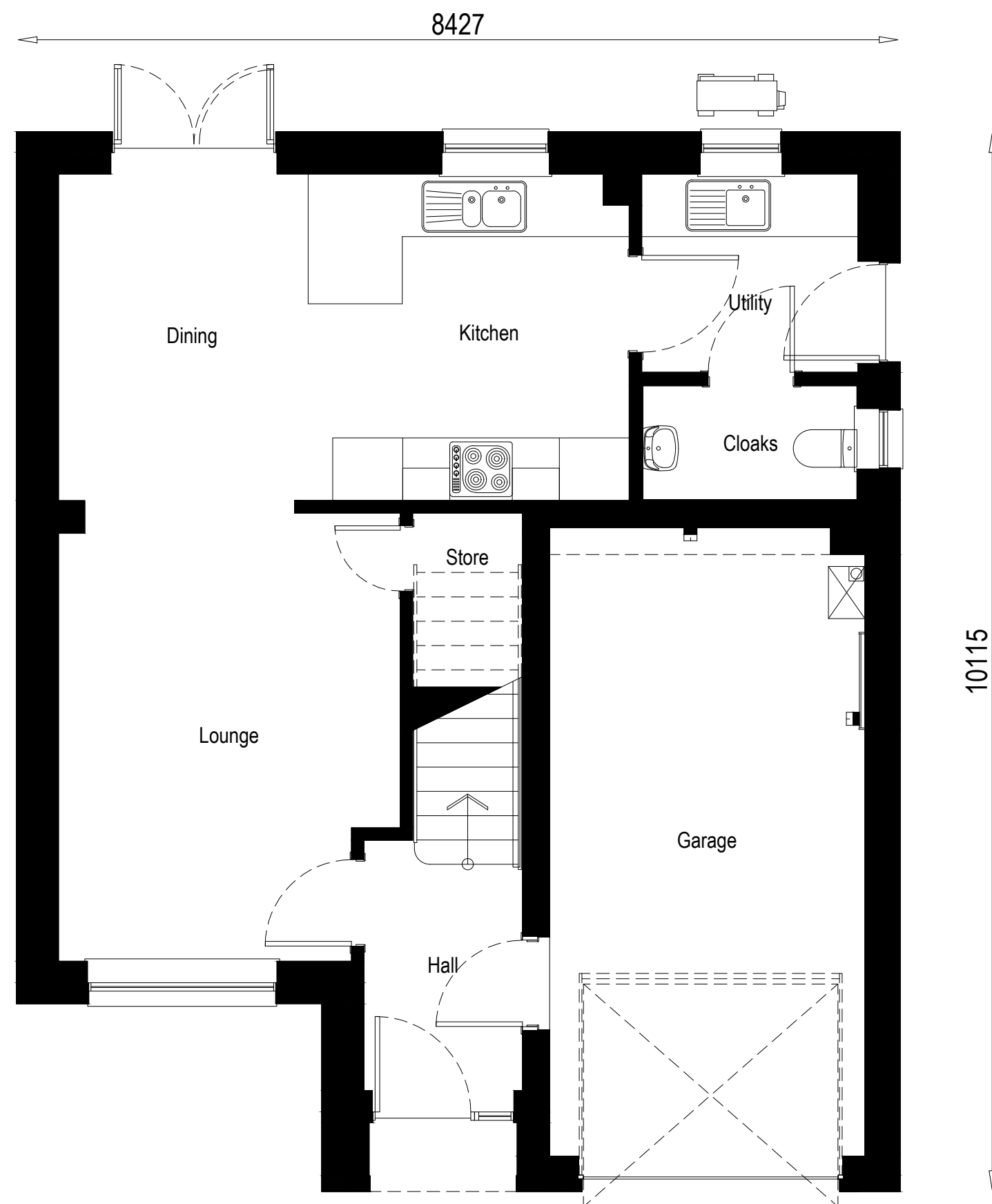
Kintore - FA (op)

Project
 Alba House Type Range
 Drakies, Inverness

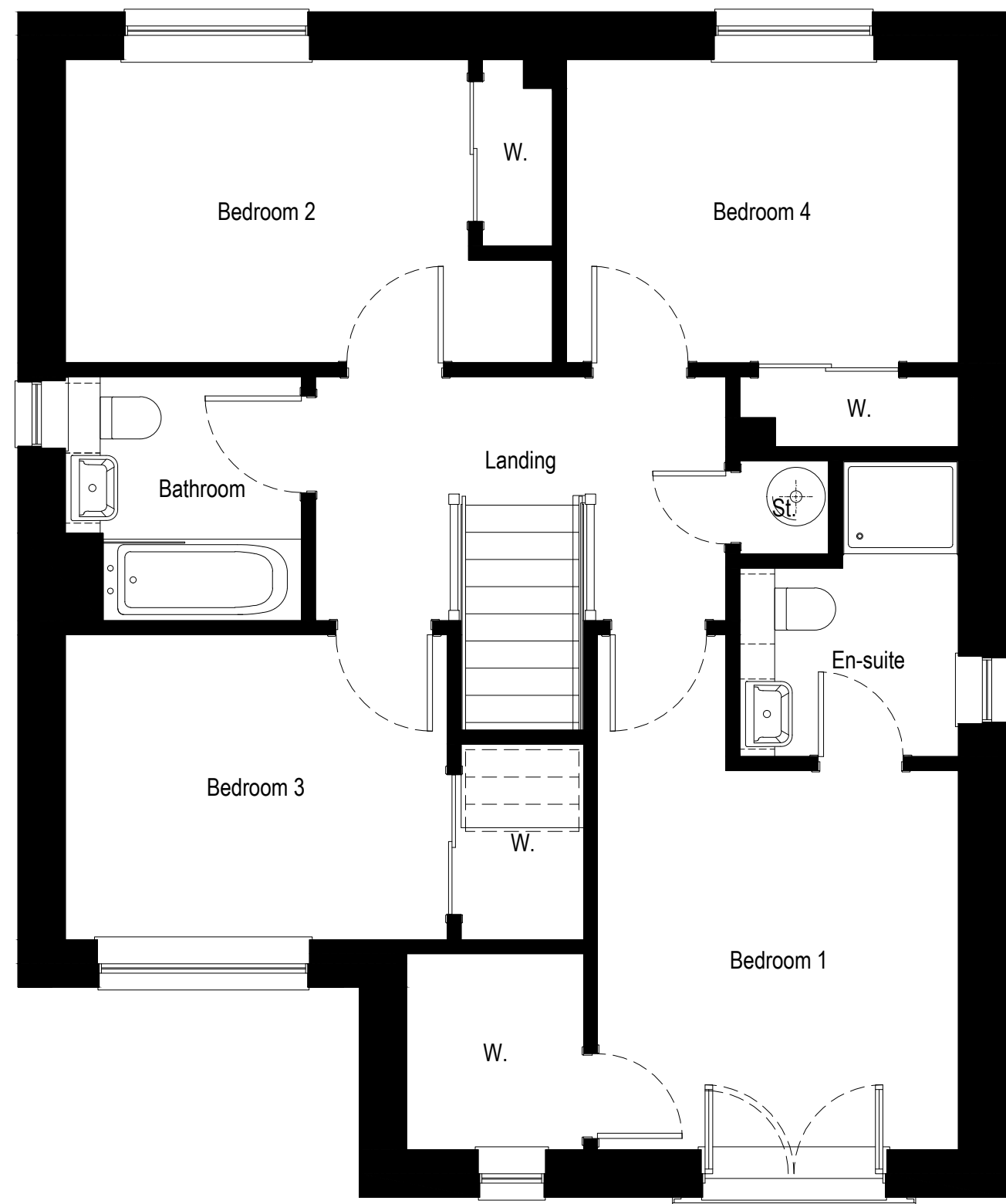
Drawing
 Planning Plans & Elevations
 Plot 105 & 109

Scale	Date	Drawn by	Checked by
1:50, 1:100	May 2022	KD	BW

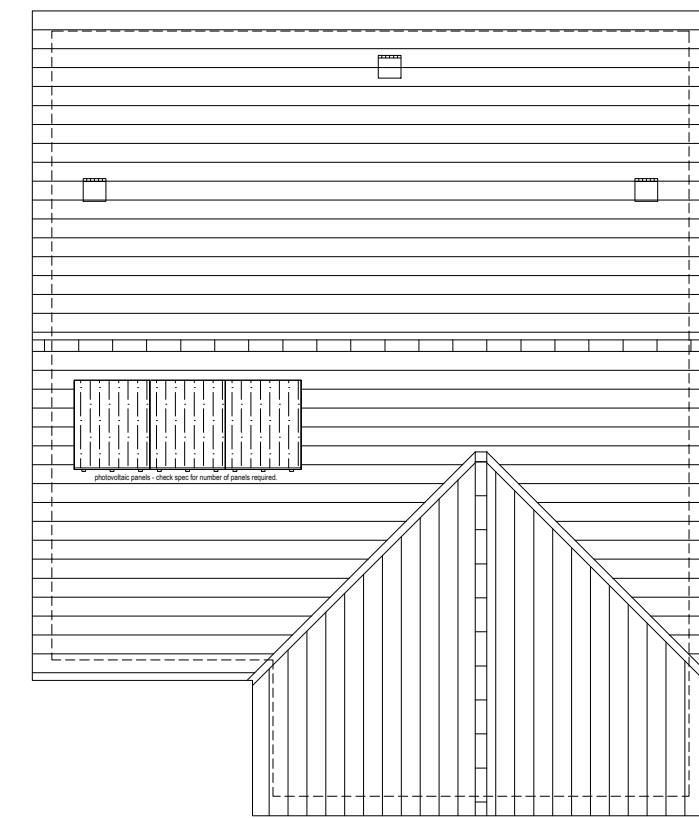
Drawing no.	Rev
HI01-1_PL_KINTORE_901	D



Ground Floor Plan 1:50

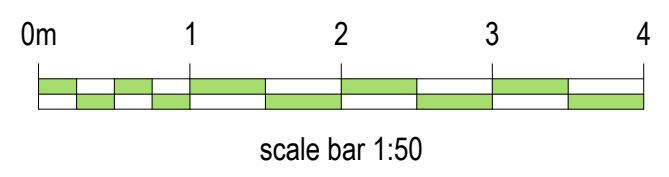
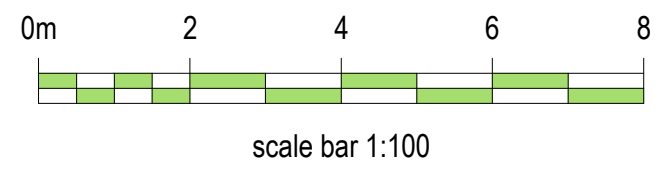


First Floor Plan 1:50



Roof Plan 1:100

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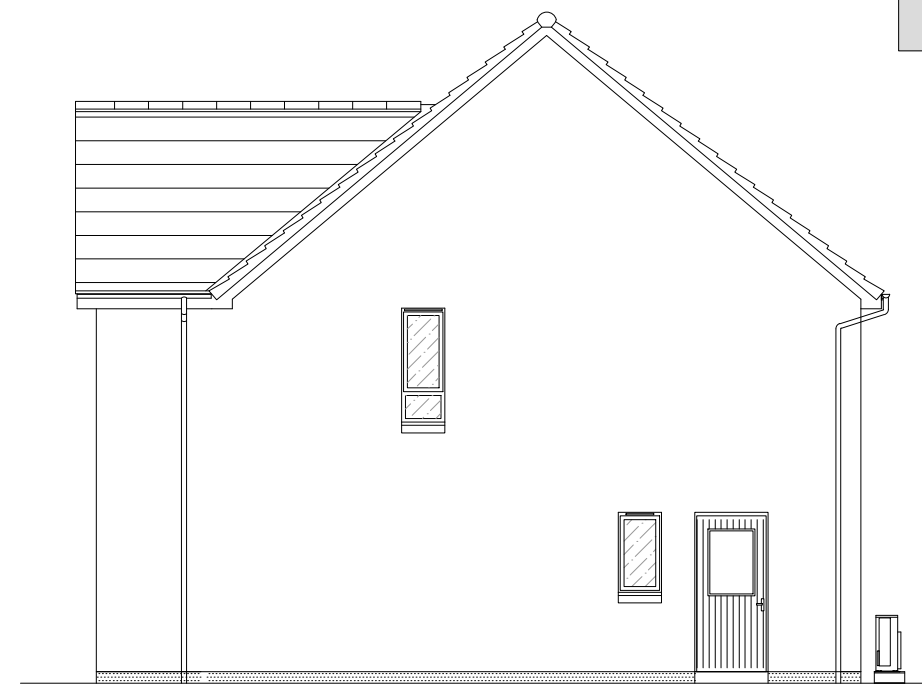


Pre-wire cable for Electric Vehicle charging point.

- base course
- cladding
- masonry 1
- masonry 2



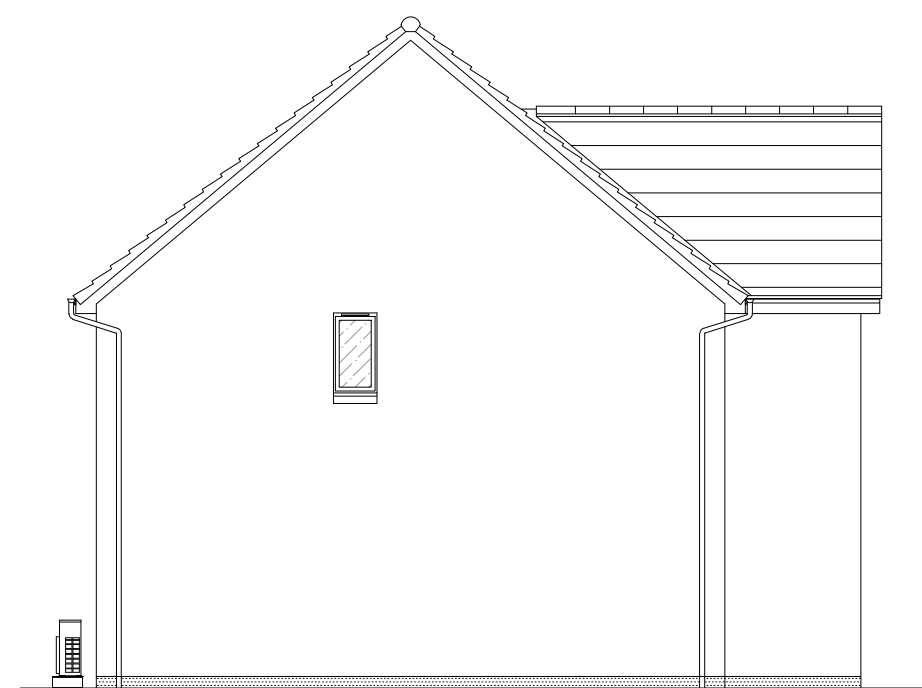
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



3D Illustration NTS

D	19.01.23	PV panels updated to follow Viridian Solar design.	MS	KD
C	14.12.22	Handing updated	KD	BW
B	21.10.22	Heat Pump Location Added	JM	BW
A	10.10.22	E.V pre-wire cable added following to conditions	SM	KD

Rev. Date Remarks By Ch.

Revisions



Springfield Properties Plc

Roslin (op)

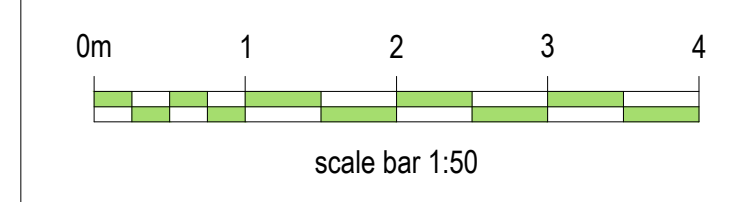
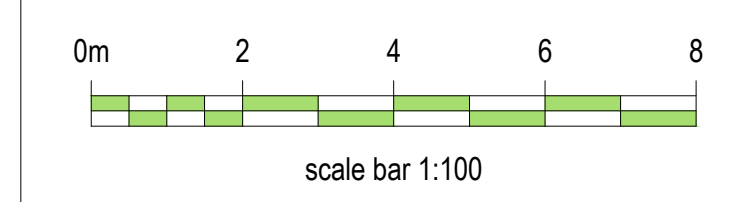
Project
 Alba House Type Range
 Drakies, Inverness

Drawing
 Planning Plans & Elevations
 Plots 107

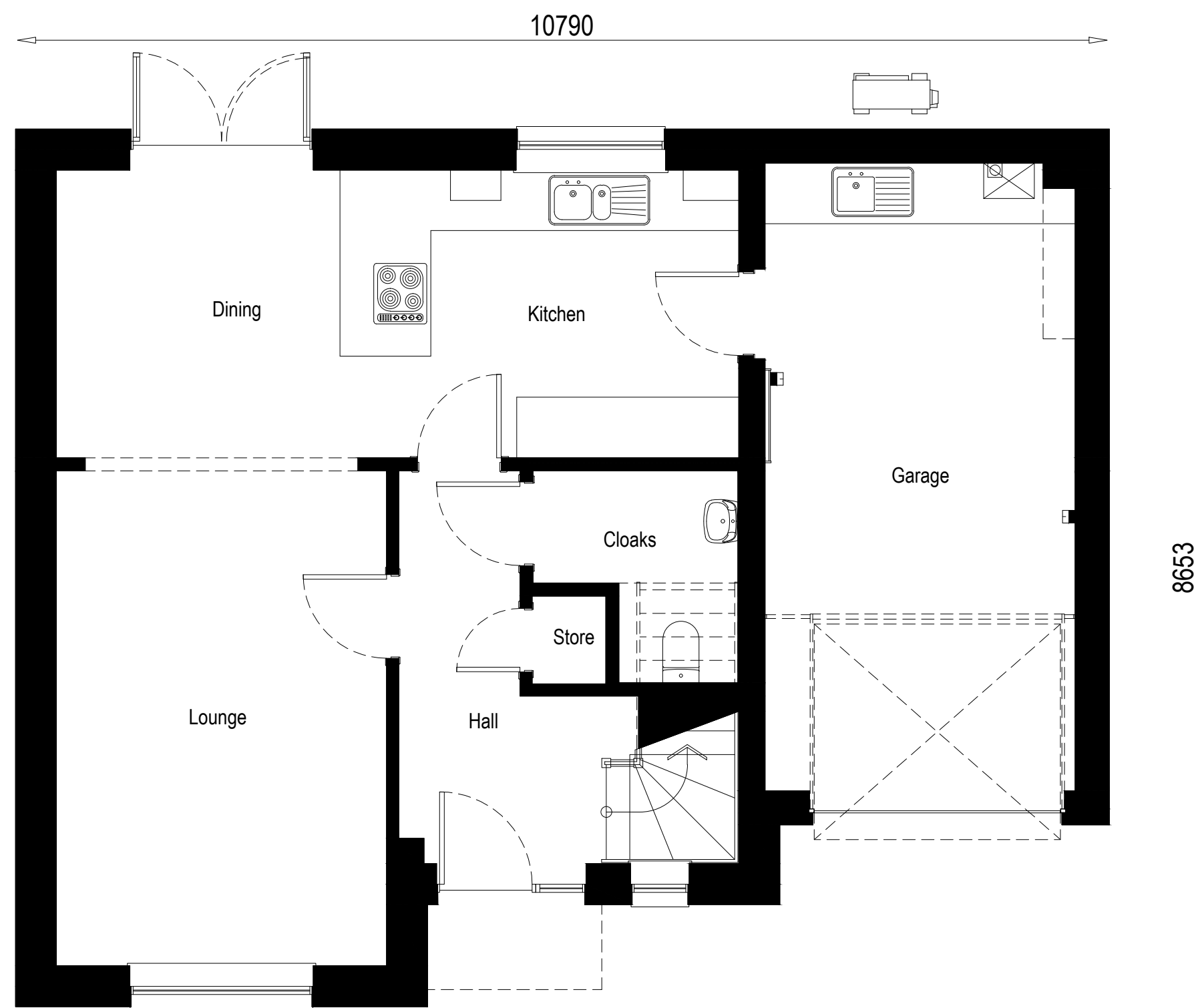
Scale	Date	Drawn by	Checked by
1:50, 1:100	May 2022	KD	BW

Drawing no.	Rev
HI01-1_PL_ROSLIN_901	D

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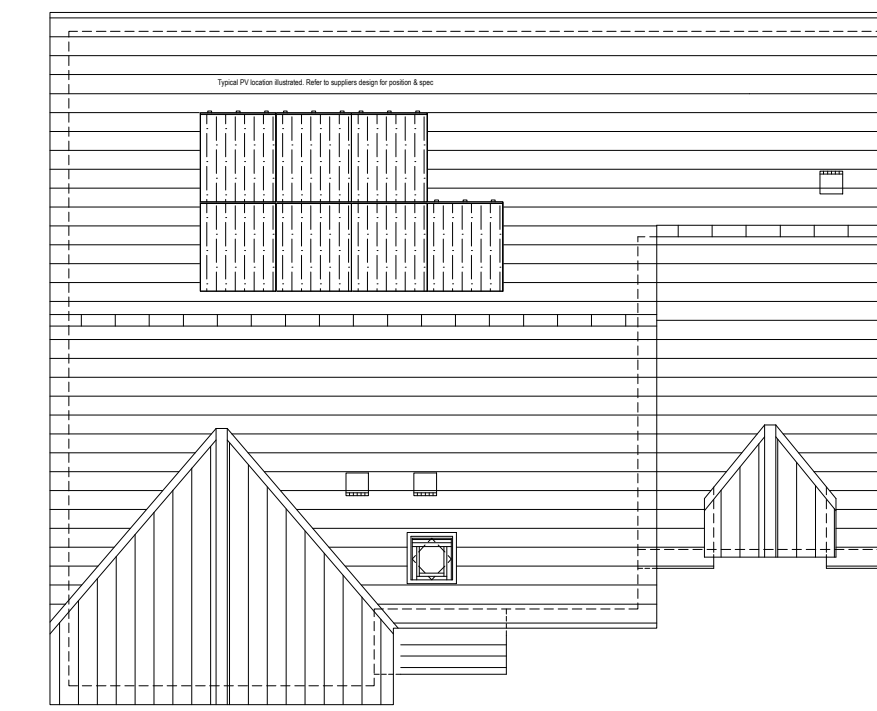
■ Pre-wire cable for Electric Vehicle charging point.



Ground Floor Plan 1:50



First Floor Plan 1:50

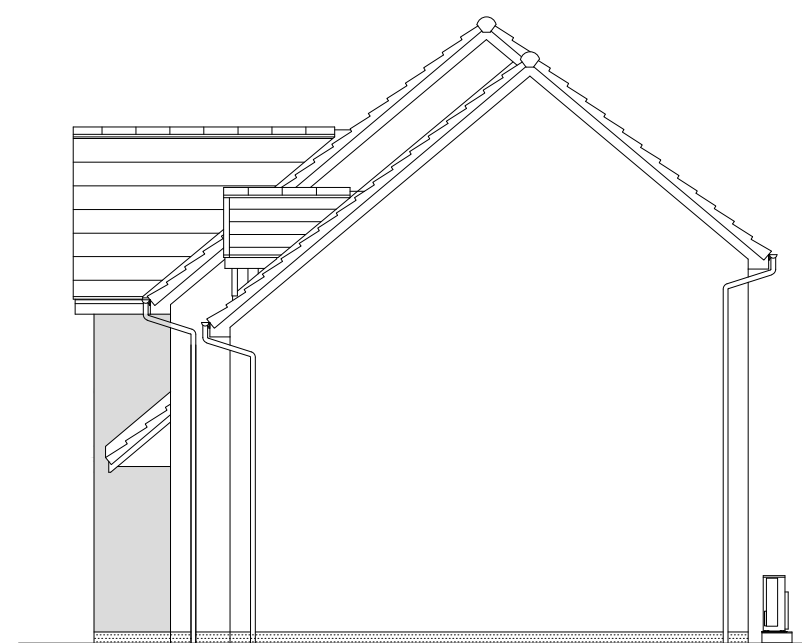


Roof Plan 1:100

- base course
- cladding
- masonry 1
- feature masonry



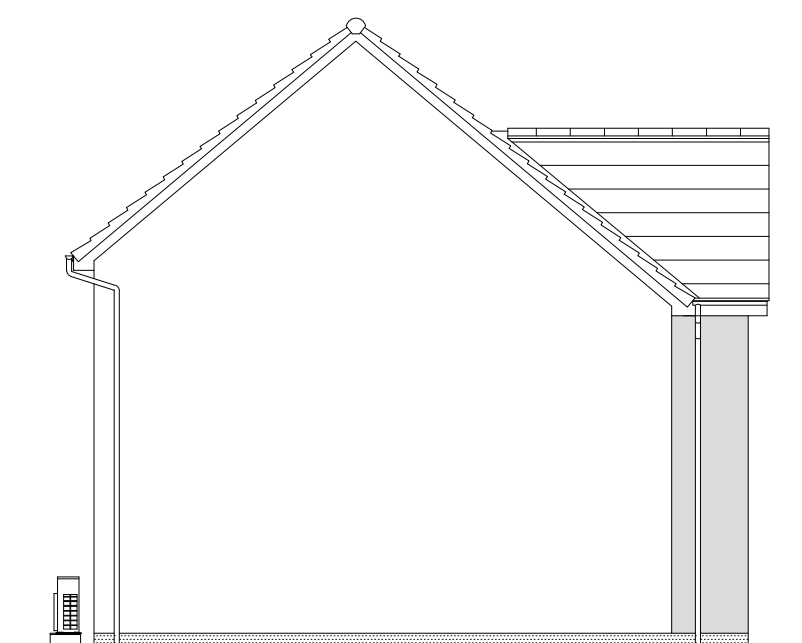
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



3D Illustration NTS

Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

Balerno (op)

Project
 Alba House Type Range
 Drakies, Inverness

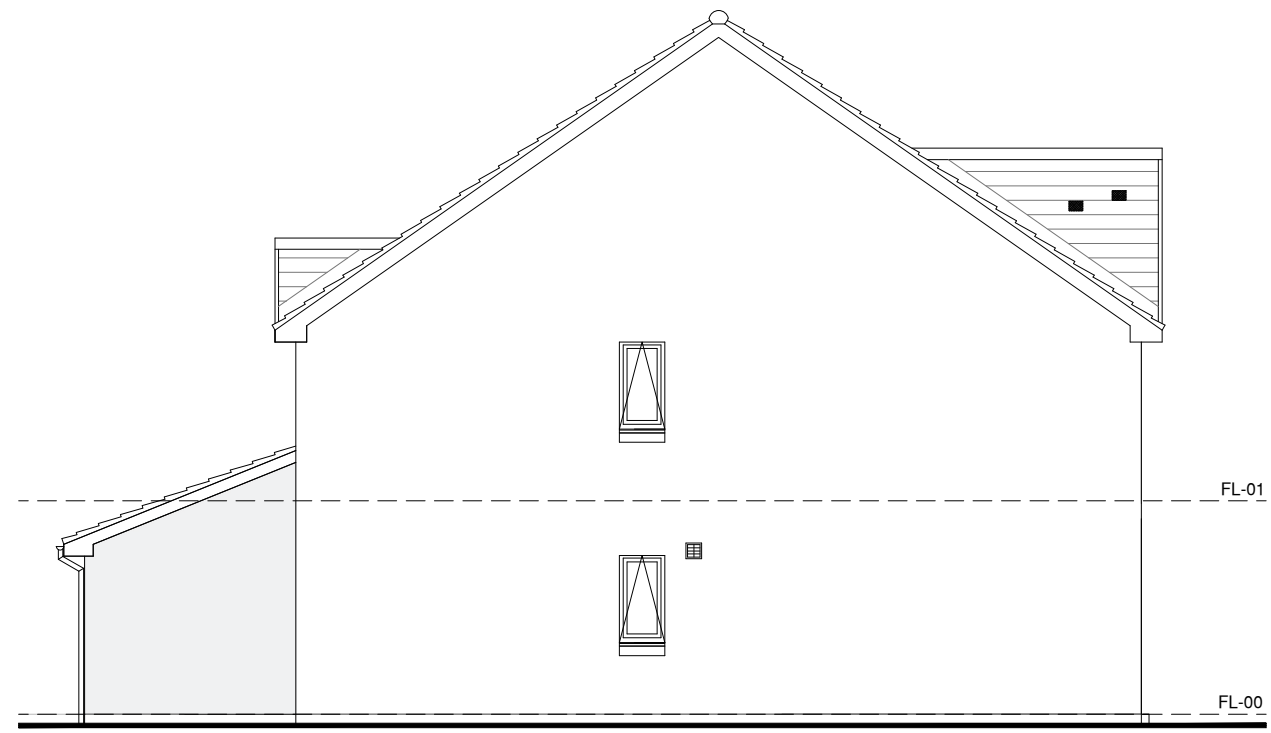
Drawing
 Planning Plans & Elevations
 Plots 123

Scale	Date	Drawn by	Checked by
1:50, 1:100	Feb 23	KD	BW

Drawing no.	Rev
HI01-1_PL_BALERNO_901_A	

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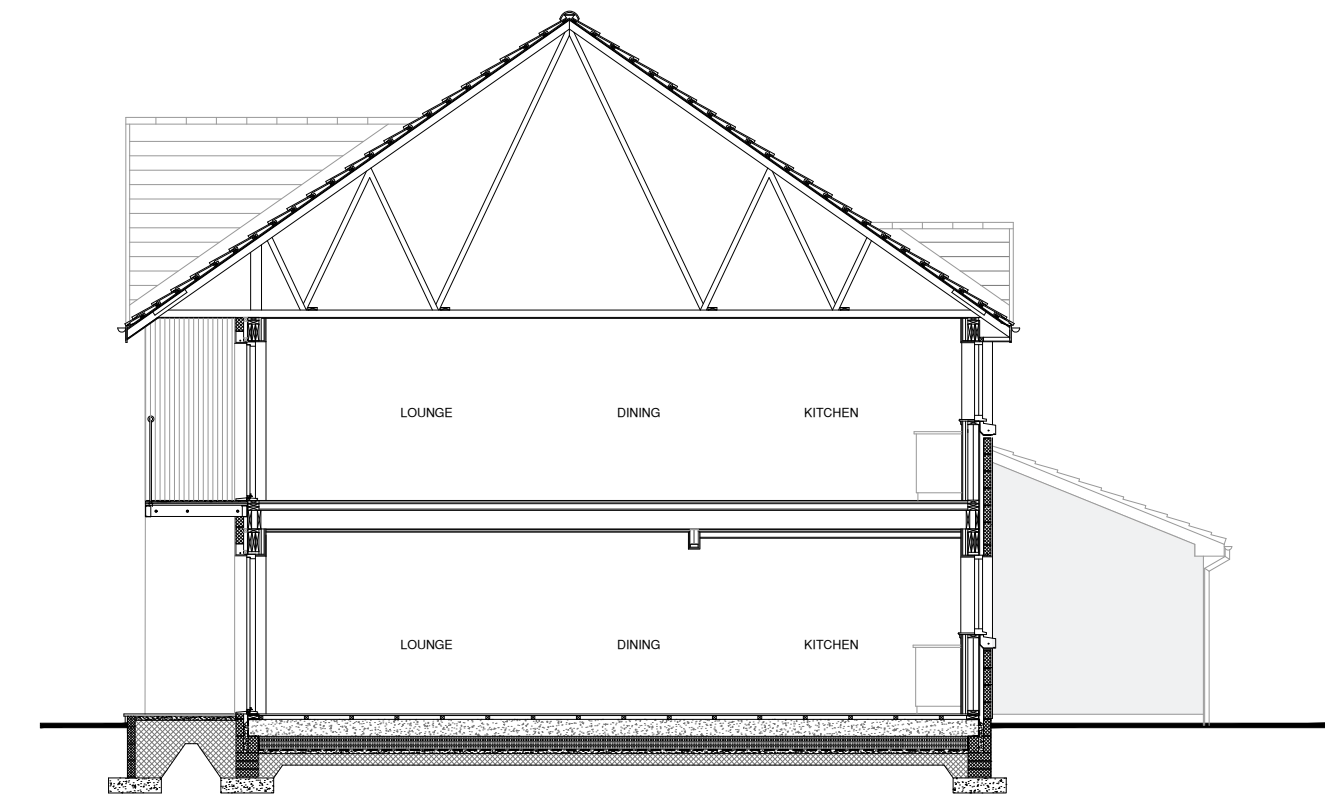
A1



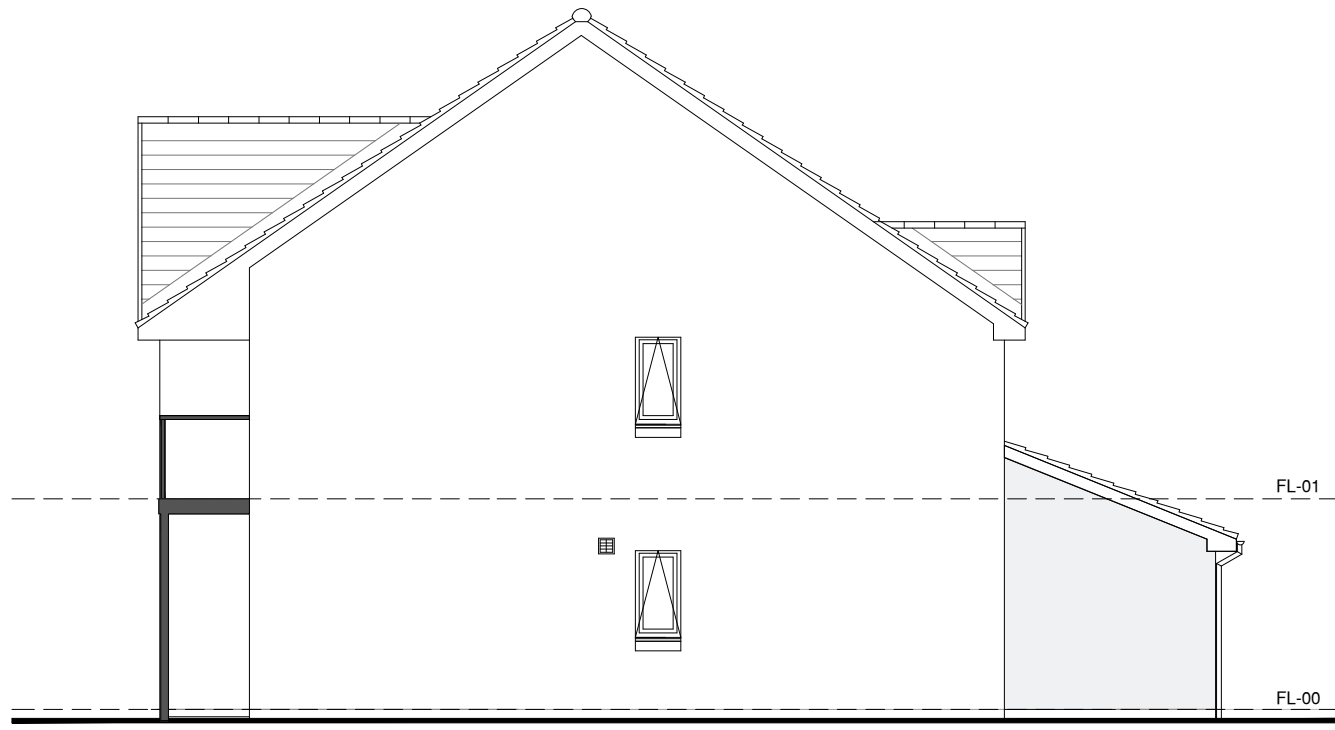
Side Elevation



Front Elevation



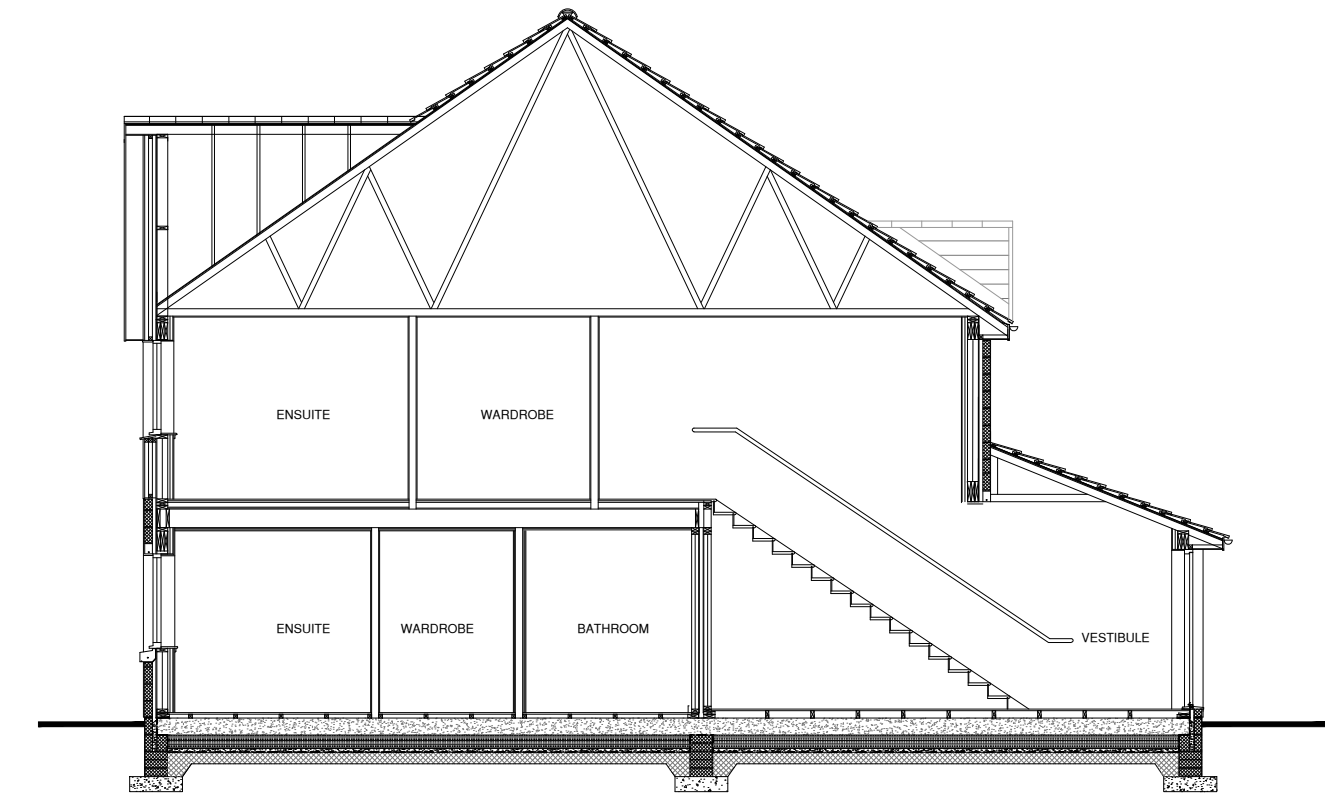
Section A-A



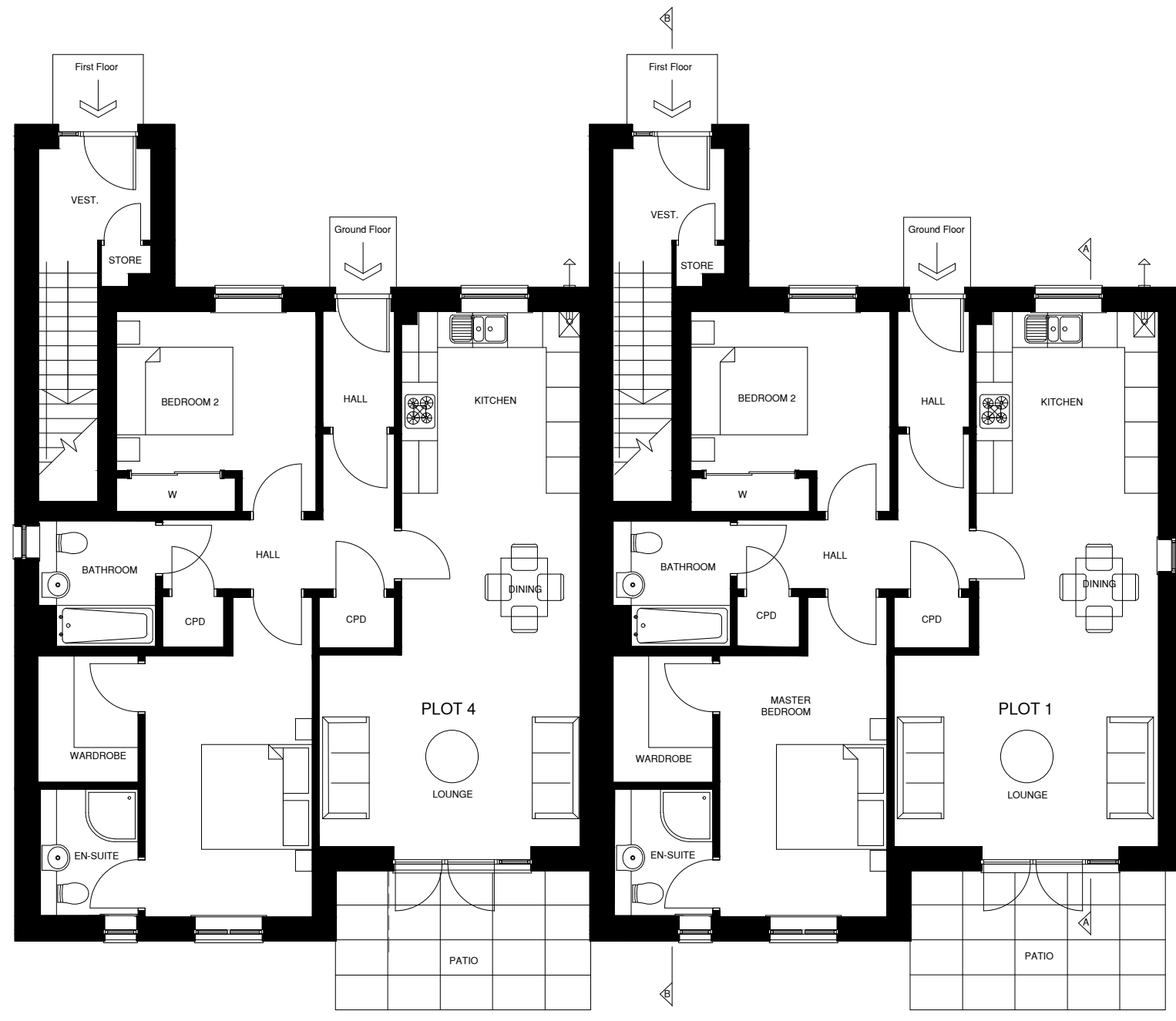
Side Elevation



Rear Elevation



Section B-B



Ground Floor Plan



First Floor Plan



Rev	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

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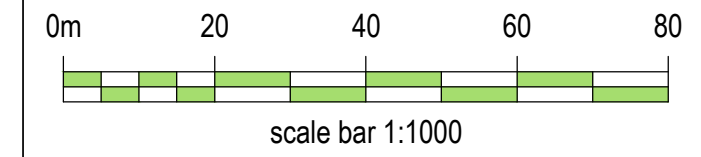
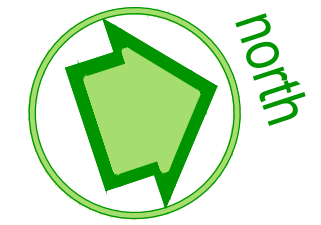
Project
Drakies, Inverness

Drawing
Moray and Dunbar
Planning Drawing

Scale 1:100	Date May 2022	Drawn by KD	Checked by BW
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Drawing no. HI01-1_PL_M&D_01	Rev
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- Legend**
- Application Boundaries
 - Tree protection boundary
 - Drakies House and Coach House buildings
 - 1.8m high timber screen fence
 - 0.9m high post & wire fence
 - 0.45m high trip fence
 - Laurel hedge
 - Privet hedge

- EV Charging**
- Cable for EV Charging system
 - Denotes location for EV charging foundation, 10no. charging points for 8no. apartments located in parking and visitor parking area
Foundation and ducts to be provided for supply cable to EV charging points, to be installed during construction of development prior to handover. (post type details tbc prior to installation)
 - Denotes indicative wall mounted location for EV charging point on each property.
- see house type planning drawings for location of Pre-wire cable for Electric Vehicle charging point.
Ducting to be installed during construction of development prior to handover.
 - NAL access chambers

Rev.	Date	Remarks	By	Ch.
E	06.04.23	Layout updated following planning conditions	KD	BW
D	22.02.23	Layout updated following planning conditions	KD	BW
C	10.10.22	Layout updated following planning conditions	KD	BW
B	16.06.22	Updates to fencing	CS	BW
A	09.06.22	Updated to reflect eng updates	KD	BW

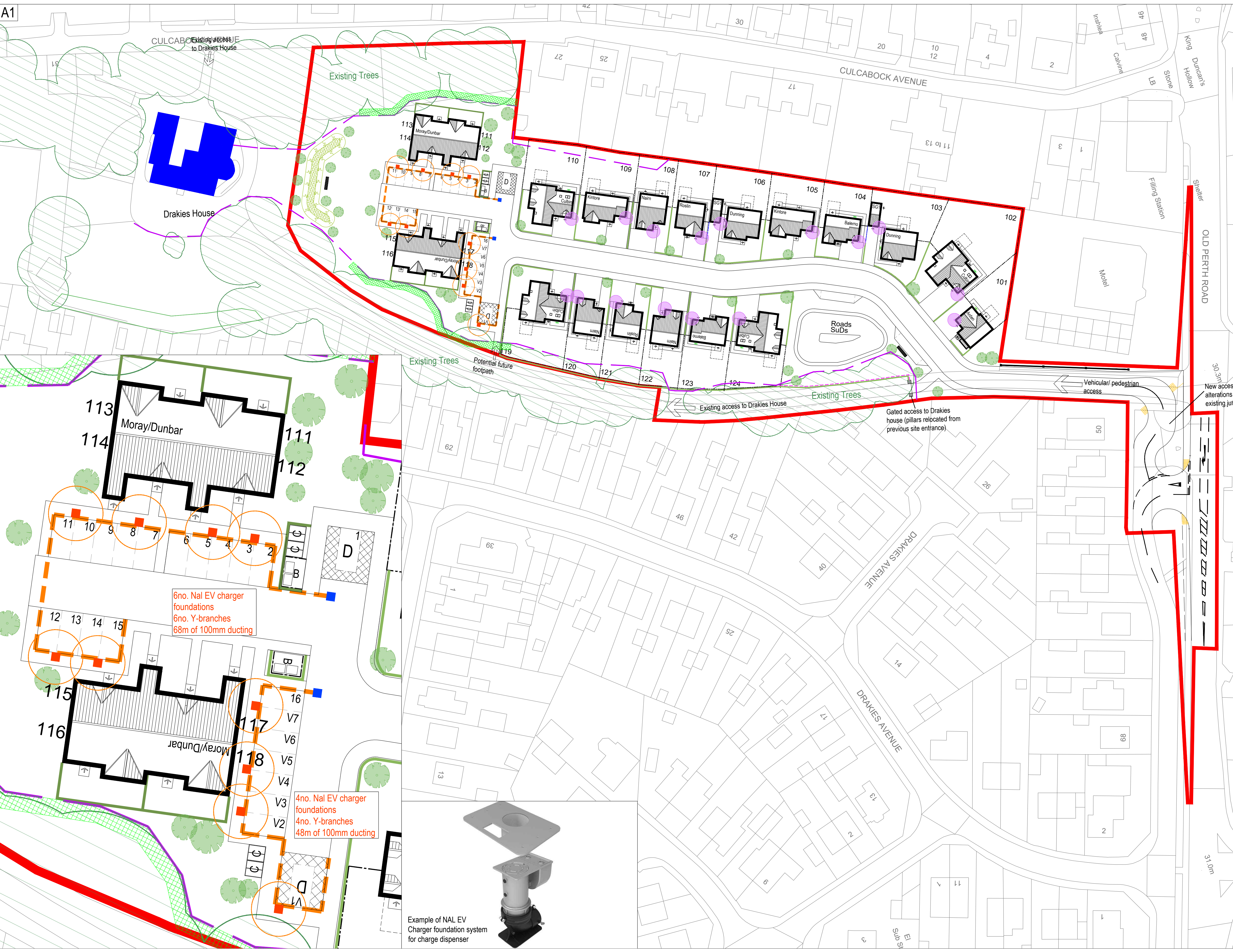
Springfield Properties Plc

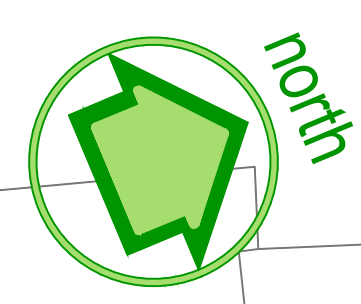
<p><small>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</small></p> <p><small>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</small></p>	<p><small>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</small></p> <p><small>Tel: 01324 555 536 Fax: 01324 574 690 Email: larbert@springfield.co.uk</small></p>
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Project: Drakies, Inverness Phase 2

Drawing: EV Charging

Scale	Date	Drawn by	Checked by
1:200/1:500	April 2022	KD	BW
Drawing no. HI01-1_SL_08			Rev E





ALIGNMENT PH2-PVT								
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL
SPPH2-1	0.000	268218.587	844435.577		26.21958			
JPPH2-1	36.302	268234.625	844468.144		26.21958			
ALIGNMENT PH2-1								
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL
SPPH2-1	0.000	268259.223	844456.017		296.24294			
EPPH2-1	32.430	268230.135	844470.357		296.24294			
ALIGNMENT PH2-2								
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL
JPPH2-1	0.000	268243.595	844463.722		27.33966			
TPPH2-1a	64.703	268273.311	844521.197		27.33966			
IPPH2-1		268274.578	844523.647	22.250	13.20878	14.13088	5.488	2.758
TPPH2-1b	70.190	268275.208	844526.332		13.20878			
TPPH2-2a	90.704	268279.895	844546.303		13.20878			
IPPH2-2		268280.605	844549.328	27.750	25.98846	12.77968	6.190	3.108
TPPH2-2b	96.894	268281.967	844552.122		25.98846			
TPPH2-3a	106.146	268286.021	844560.438		25.98846			
IPPH2-3		268289.056	844566.664	17.750	68.62035	42.63189	13.207	6.926
TPPH2-3b	119.353	268295.506	844569.189		68.62035			
TPPH2-4a	142.518	268317.077	844577.634		68.62035			
IPPH2-4		268324.060	844580.368	16.900	143.00499	47.85830	14.116	7.499
TPPH2-4b	156.635	268326.718	844587.380		20.76205			
TPPH2-5a	192.467	268339.421	844620.886		20.76205			
IPPH2-5		268339.542	844621.206	10.000	16.83261	3.92944	0.686	0.343
TPPH2-5b	193.153	268339.642	844621.535		16.83261			
TPPH2-6a	200.333	268341.721	844628.407		16.83261			
IPPH2-6		268346.284	844643.492	8.000	143.00499	126.17238	17.617	15.759
TPPH2-6b	217.950	268355.767	844630.905		143.00499			
TPPH2-7a	222.511	268358.512	844627.262		93.56300	49.44199	7.335	3.913
IPPH2-7		268360.867	844624.136	8.500	93.56300			
TPPH2-7b	229.846	268364.773	844623.893		93.56300			
JPPH2-2	238.495	268373.405	844623.356		93.56300			

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Rev	Date	Remarks	By	Ch
B	11.10.22	UPDATED AS PER NEW LAYOUT	LS	LS
A	08.07.22	BASIN LAYBYS ADDED AND DIMENSIONED	LS	LS

Revisions



Springfield Properties
Plc

Elgin Office
 Alexander Fleming House,
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 Elgin, Moray,
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Drakies House

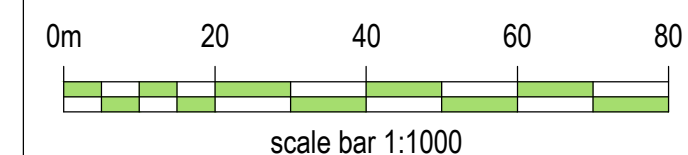
Project
 INV Drakies House
 Phase 2

Drawing
 Roads Layout

Scale Date Drawn by Checked by
 1/250xp 28.04.22 LS -

Drawing no.	Rev
INV-ENG-PH2-500	B

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- Legend**
- Application Boundaries
 - Tree protection boundary
 - Drakies House and Coach House buildings
 - 1.8m high timber screen fence
 - 0.9m high post & wire fence
 - 0.45m high trip fence
 - Laurel hedge
 - Privet hedge
 - 5.5m Main Residential Street
 - Private Parking Court
 - 2m Proposed footpath links
 - Existing footpath links
 - Potential future footpath connection
 - Existing Drakies House Access

Rev.	Date	Remarks	By	Ch.
C	10.10.22	Layout updated following planning conditions	KD	BW
B	16.06.22	Updates to fencing	CS	BW
A	09.06.22	Updated to reflect eng updates	KD	BW

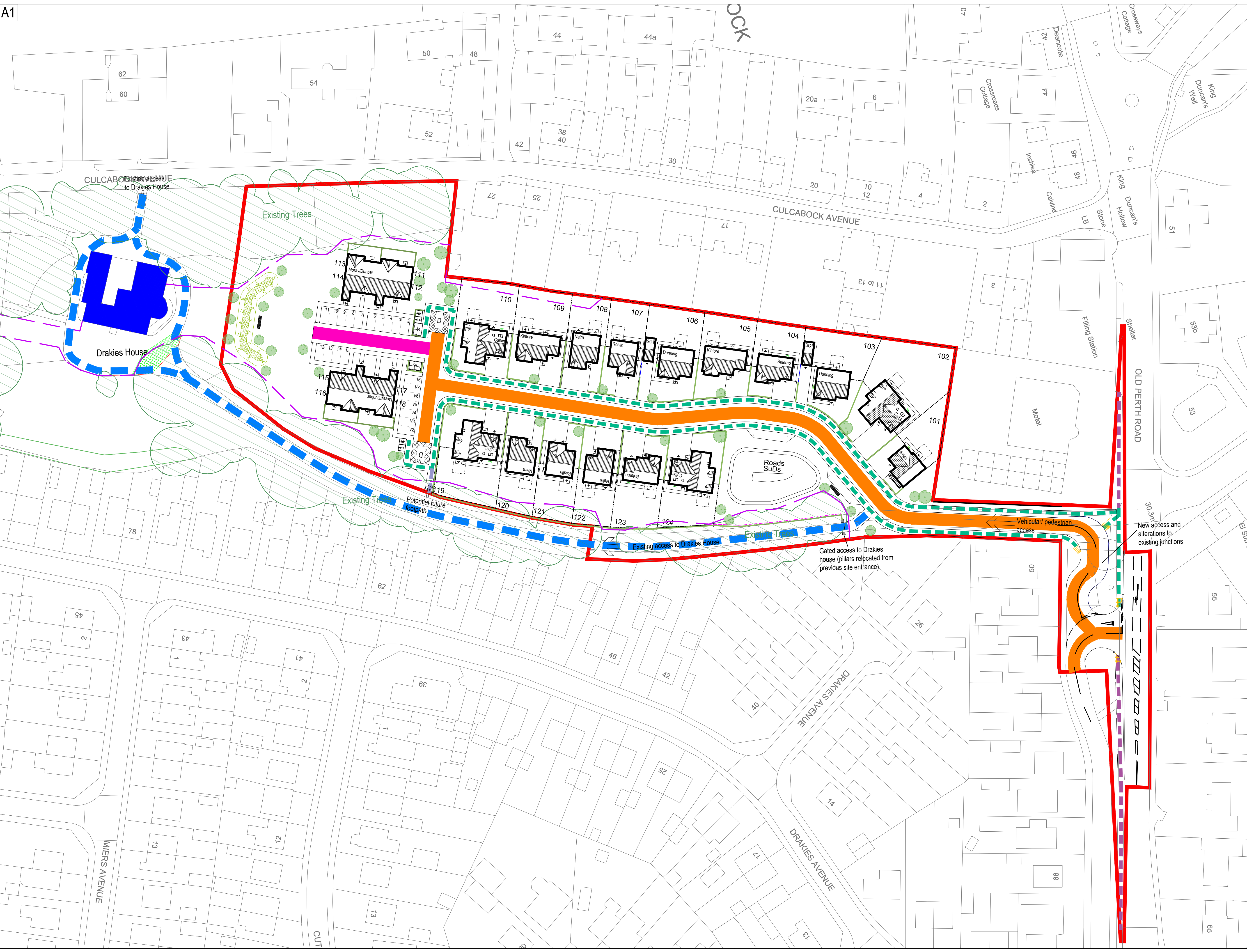
Springfield Properties Plc

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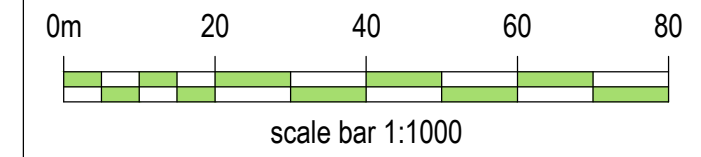
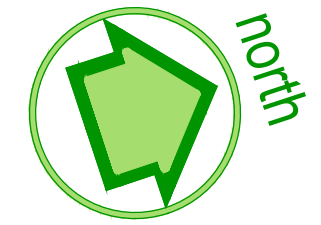
Project
 Drakies, Inverness
 Phase 2

Drawing
 Road Hierarchy

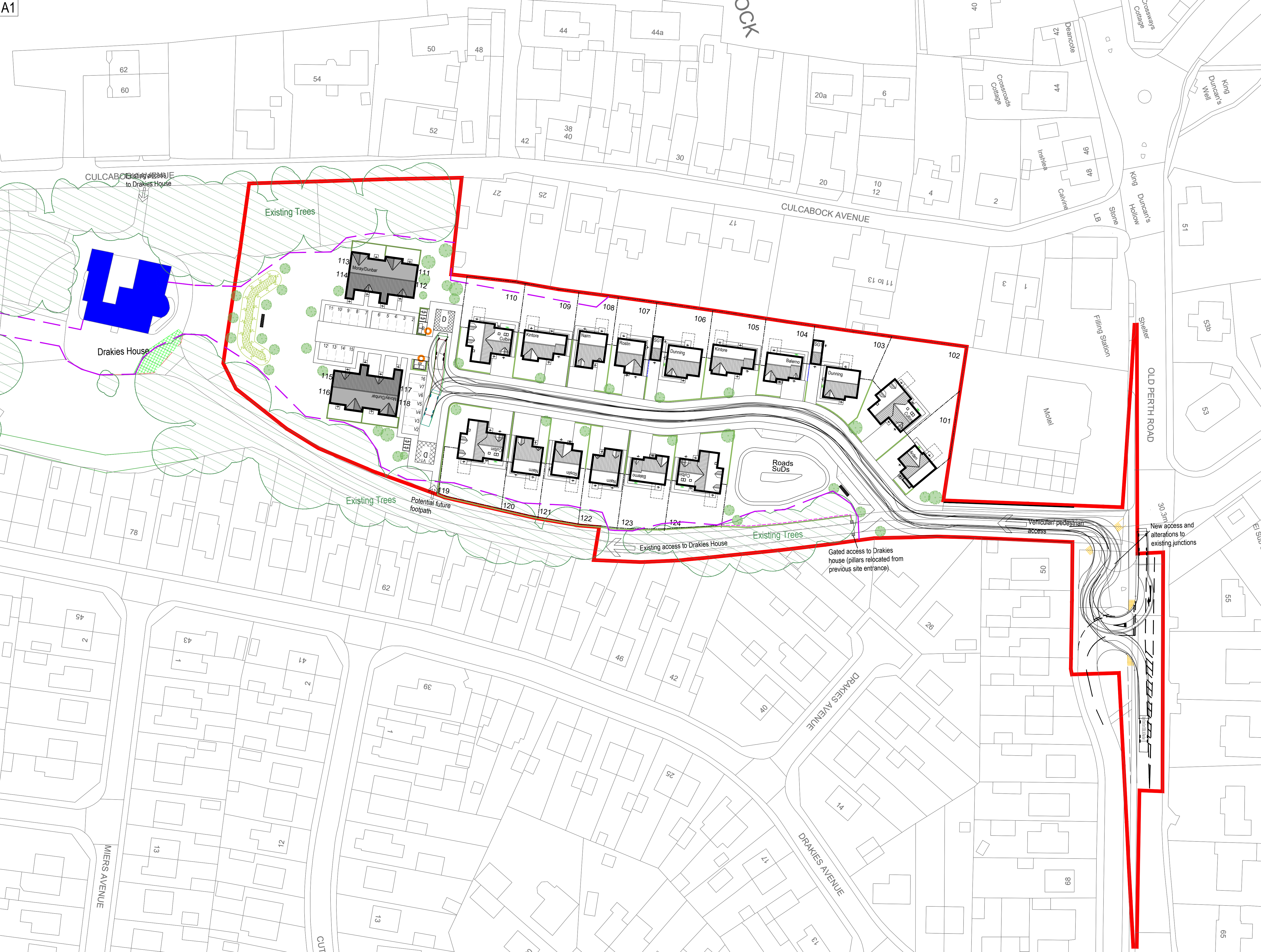
Scale 1:500 @ A1	Date April 2022	Drawn by KD	Checked by BW
Drawing no. HI01-1_SL_04	Rev C		



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- Legend**
- Application Boundaries
 - Tree protection boundary
 - Drakies House and Coach House buildings
 - 1.8m high timber screen fence
 - 0.9m high post & wire fence
 - 0.45m high trip fence
 - Laurel hedge
 - Privet hedge
 - Indicates block of flats requiring bin storage
 - Bin Collection Point
 - B Communal Bin Storage for Flats
 - Refuse Bin Collection swept path



Rev.	Date	Remarks	By	Ch.
C	10.10.22	Layout updated following planning conditions	KD	BW
B	16.06.22	Updates to fencing	CS	BW
A	09.06.22	Updated to reflect eng updates	KD	BW

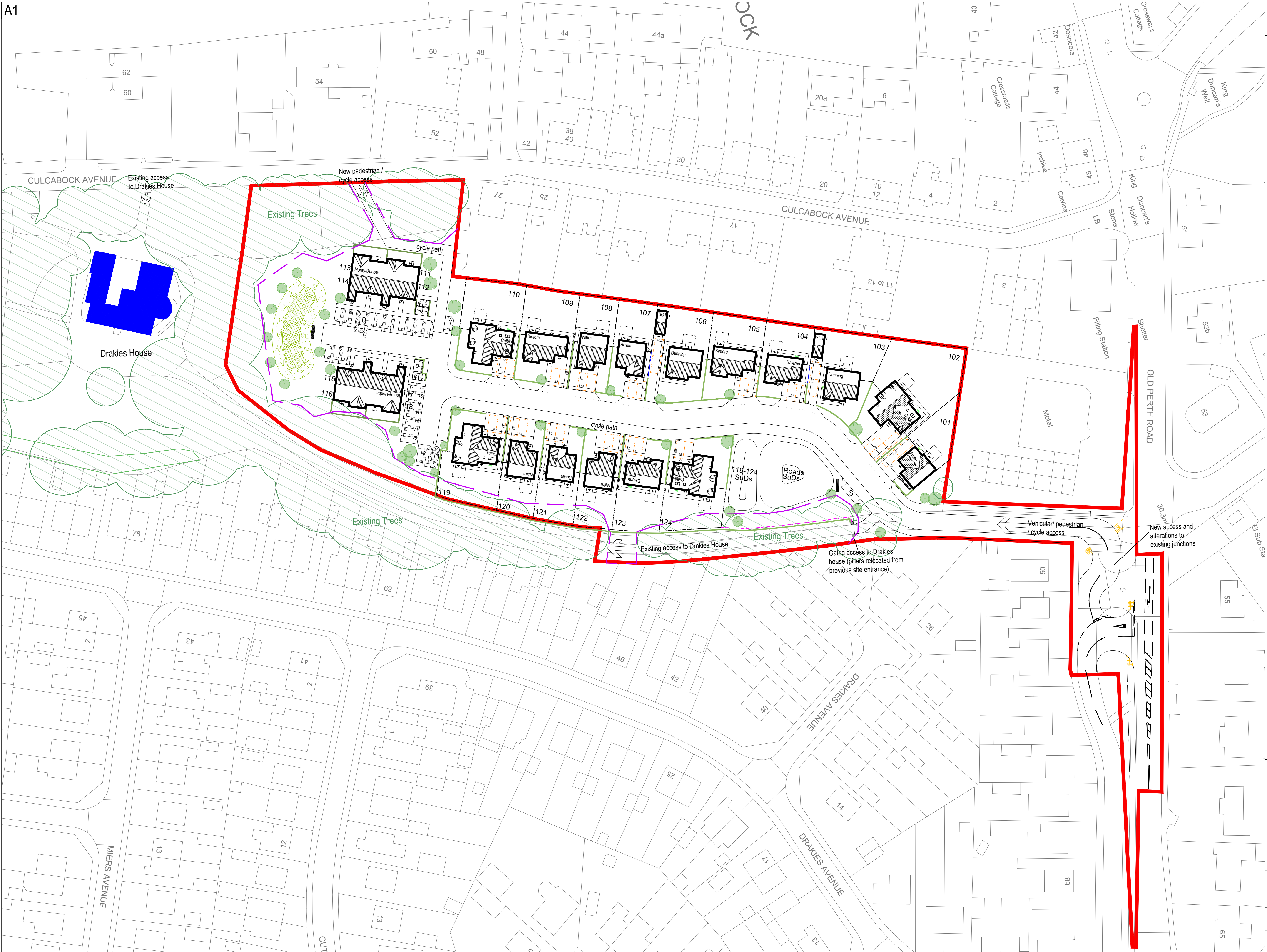
Springfield Properties Plc

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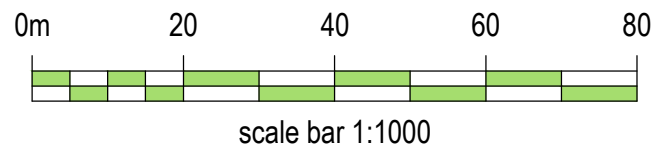
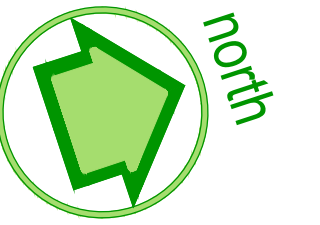
Project
Drakies, Inverness
Phase 2

Drawing
Bin Collection

Scale 1:500 @ A1	Date April 2022	Drawn by KD	Checked by BW
Drawing no. HI01-1_SL_05	Rev C		



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- Legend**
- Application Boundaries
 - Tree protection boundary
 - Drakies House and Coach House buildings
 - 1.8m high timber screen fence
 - 0.9m high post & wire fence
 - 0.45m high trip fence
 - Laurel hedge
 - Privet hedge
 - 2.5 x 5m Parking Space

Parking Spaces for Apartments = 16
 Visitor Parking (V1-7) = 7
 Lay-by for SUDs access (S) = 1

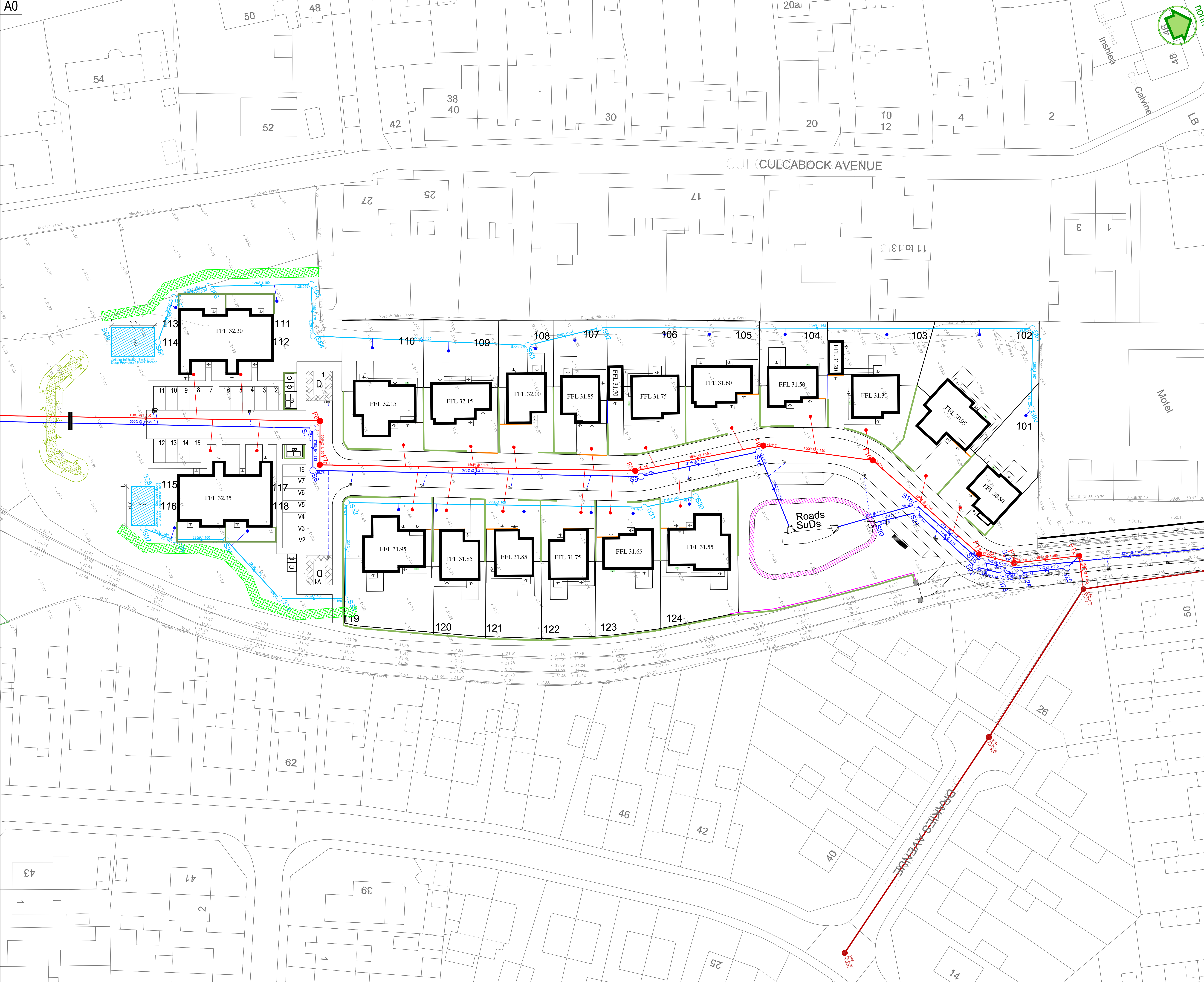
Rev.	Date	Remarks	By	Ch.
B	16.06.22	Updates to fencing	CS	BW
A	09.06.22	Updated to reflect eng updates	KD	BW

Springfield Properties Plc

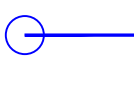
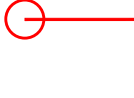

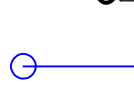
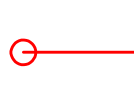

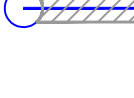





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Project: Drakies, Inverness Phase 2
 Drawing: Parking Provision

Scale	Date	Drawn by	Checked by
1:500 @ A1	April 2022	KD	BW
Drawing no. HI01-1_SL_07			Rev B



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- LEGEND:**
-  PROPOSED SURFACE WATER SEWER (ADOPTED BY HIGHLAND COUNCIL)
 -  PROPOSED FOUL WATER SEWER (ADOPTED BY SCOTTISH WATER)
 -  PROPOSED PRIVATE SURFACE WATER SEWER (MAINTAINED BY RESIDENTS)
 -  PROPOSED ROAD GULLY
 -  PROPOSED SURFACE WATER PLOT DRAINAGE
 -  PROPOSED FOUL WATER PLOT DRAINAGE
 -  PROPOSED ACO CHANNEL
 -  CONCRETE SURROUND UNTIL A SEWER DEPTH OF 1.2m IS REACHED
 -  ROAD GULLY TO BE REALIGNED TO NEW CARRIAGEWAY CHANNEL
 -  PROPOSED SOAKAWAY
 -  PEDESTRIAN ACCESS TRACK AROUND BASIN FOR MAINTENANCE
 -  CELLWEB ROOT PROTECTION

Rev	Date	Remarks	By	Ch
J	10.01.23	FOUL DC POSITIONS ADJUSTED	LS	
I	13.12.22	PLOTS 101-114 DRAINAGE UPDATED	LS	
H	24.10.22	DCS UPDATED	LS	
G	30.09.22	HOUSE DRAINAGE DESIGN UPDATED	LS	
F	26.09.22	DRAINAGE DESIGN UPDATED AS PER PLANNING COMMENTS	LS	
E	01.09.22	DRAINAGE DESIGN UPDATED	LS	
D	12.07.22	UPDATED AS PER SW COMMENTS	LS	
C	05.07.22	UPDATED AS PER SW COMMENTS	LS	
B	23.06.22	PLOT 119-124 DRAINAGE UPDATED	LS	
A	23.03.22	DRAINAGE DESIGN UPDATED	LS	

Revisions				



Springfield Properties
Plc

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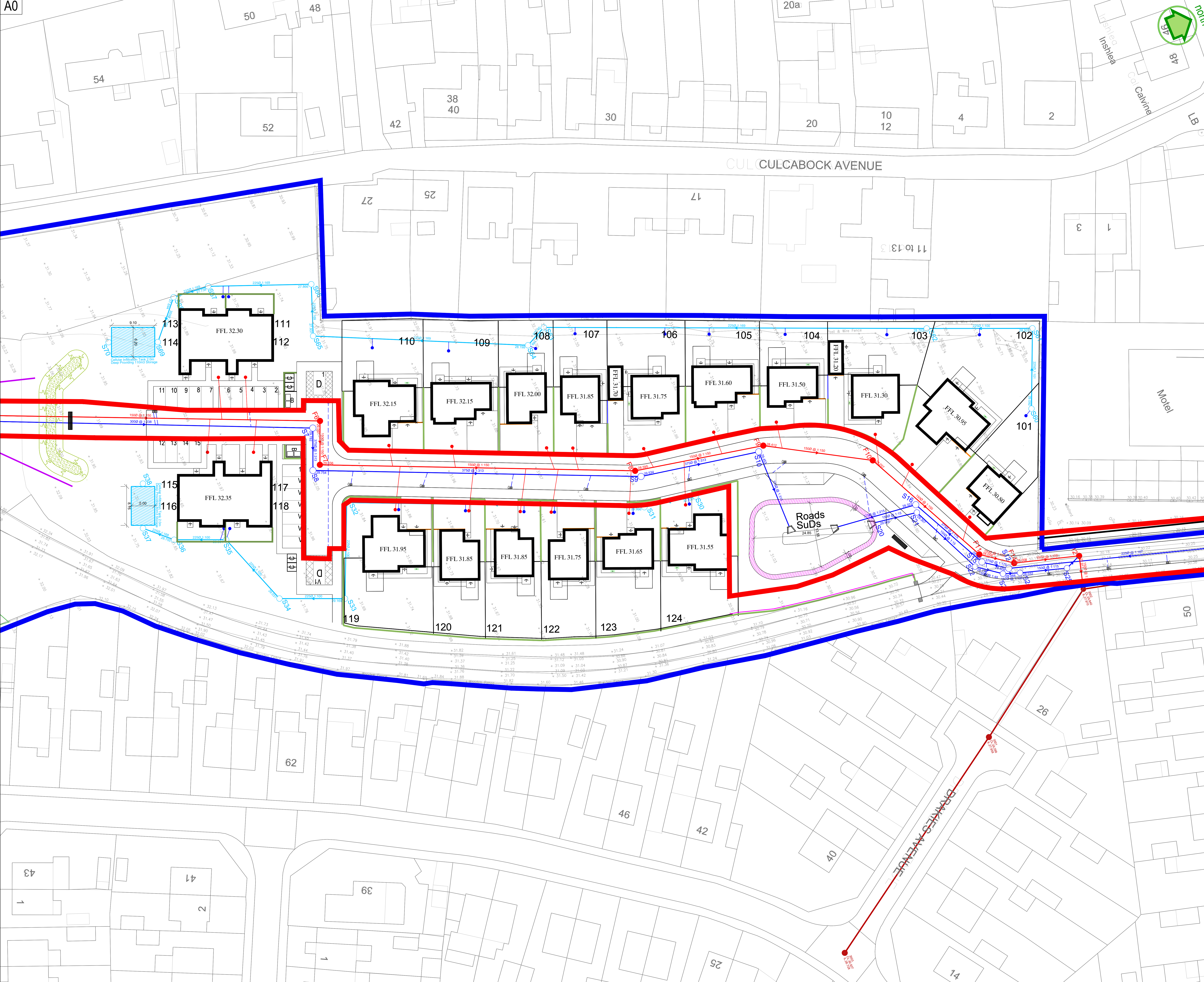
Drakies House

Project
 INV Drakies House
 Phase 2

Drawing
 Drainage Layout

Scale	Date	Drawn by	Checked by
1/250@A0	29.04.22	LS	-

Drawing no.	Rev
INV-ENG-PH2-600	J



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- LEGEND:**
- PROPOSED SURFACE WATER SEWER (ADOPTED BY HIGHLAND COUNCIL)
 - PROPOSED FOUL WATER SEWER (ADOPTED BY SCOTTISH WATER)
 - PROPOSED PRIVATE SURFACE WATER SEWER (MAINTAINED BY RESIDENTS)
 - G PROPOSED ROAD GULLY
 - PROPOSED SURFACE WATER PLOT DRAINAGE
 - PROPOSED FOUL WATER PLOT DRAINAGE
 - PROPOSED ACO CHANNEL
 - CONCRETE SURROUND UNTIL A SEWER DEPTH OF 1.2m IS REACHED
 - G ROAD GULLY TO BE REALIGNED TO NEW CARRIAGEWAY CHANNEL
 - PROPOSED SOAKAWAY
 - PEDESTRIAN ACCESS TRACK AROUND BASIN FOR MAINTENANCE

Rev	Date	Remarks	By	Ch
A	10.10.22	UPDATED AS PER NEW DESIGN	LS	

Revisions



Springfield Properties Plc

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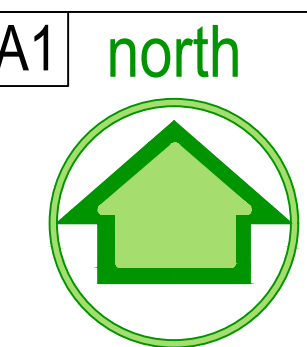
Drakies House

Project
 INV Drakies House
 Drainage Proposals

Drawing
 Drainage Layout Sheet 2 of 3

Scale	Date	Drawn by	Checked by
1/250@A0	13.09.22	LS	-

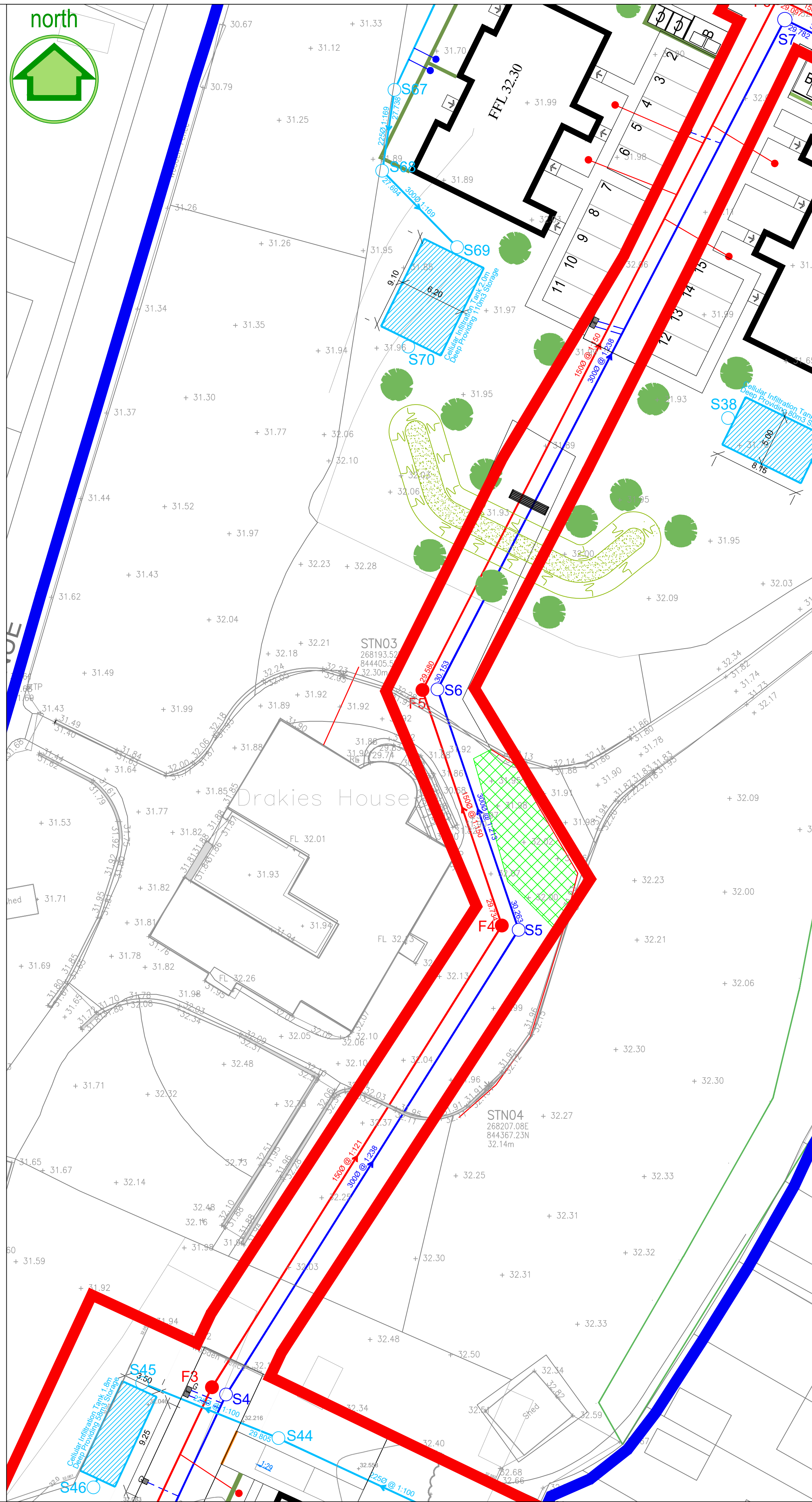
Drawing no.	Rev
INV-ENG-701	A



LEGEND:

- PROPOSED SURFACE WATER SEWER (ADOPTED BY HIGHLAND COUNCIL)
- PROPOSED FOUL WATER SEWER (ADOPTED BY SCOTTISH WATER)
- PROPOSED PRIVATE SURFACE WATER SEWER (MAINTAINED BY RESIDENTS)
- PROPOSED ROAD GULLY
- PROPOSED SURFACE WATER PLOT DRAINAGE
- PROPOSED FOUL WATER PLOT DRAINAGE
- PROPOSED ACO CHANNEL

Important notes for clients / contractors
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A	10.10.22	DRAINAGE UPDATED AS PER NEW DESIGN	LS
Rev	Date	Remarks	By

Revisions

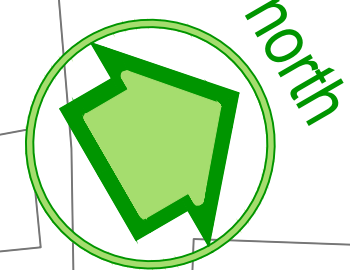


Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk	Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk
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Project
 INV Drakies House
 Drainage Proposals

Drawing
 Drainage Layout Sheet 1 of 3

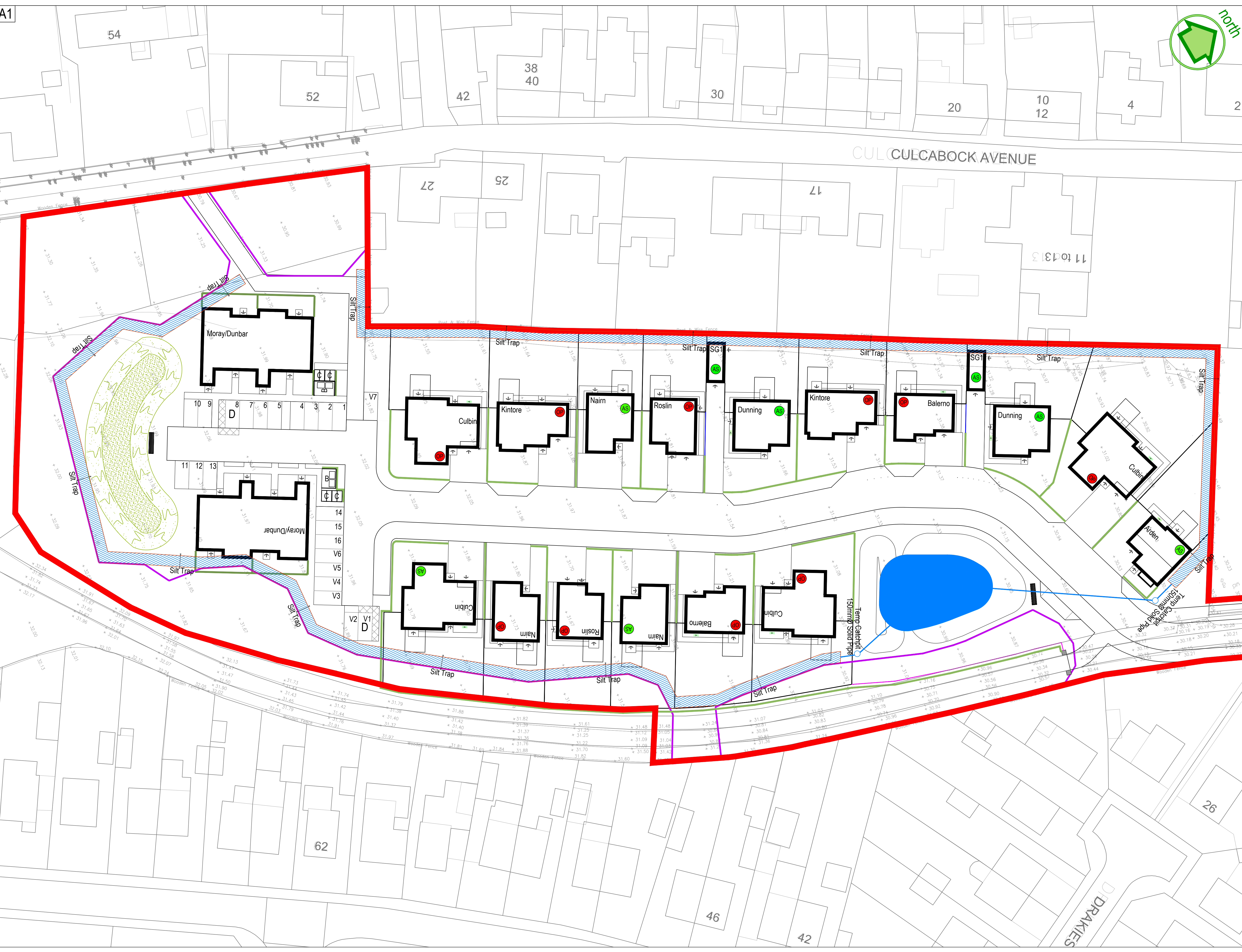
Scale	Date	Drawn by	Checked by
1:250 @ A1	11.02.22	LS	-
Drawing no.	INV-ENG-700		Rev
			A



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Legend

- Denotes Open Ditch Surface Water Drainage
- Open Ditch
- Settlement Pond
- Silt Trap
- Ditch and Silt Trap Details



Rev	Date	Remarks	By
A	08.06.22	UPDATED AS PER NEW LAYOUT	LS

Revisions

Springfield Properties Plc

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Project
INV Drakes House
Phase 2

Drawing
Surface Water Management Plan

Scale	Date	Drawn by	Checked by
NTS	04.05.22	LS	-

Drawing no. INV-ENG-PH2-609	Rev A
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