

Agenda Item	6.1
Report No	PLN/073/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 1 November 2023

Report Title: 23/00300/FUL: Tulloch Homes Ltd
Land 215M North Of Riverford
Conon Bridge

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Proposed mixed use development including 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping

Ward: 08 - Dingwall and Seaforth

Development category: Major development.

Reason referred to Committee: Major application.

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 Planning permission is sought for a residential development of 75 new homes, including 19 homes offered on affordable tenures, in addition to an area of 1.6 hectares gross of land allocated for business uses. The range of house types in the residential element comprise:

- 28 no. 4-bedroom houses
- 35 no. 3-bedroom houses
- 8 no. 2-bedroom houses
- 4 no. 1-bedroom cottage flats.

The proposed business area is only indicatively designated at this stage, for a mix of class 4 light industrial or office units, on a net area of some 1.3 hectares.

1.2 The application site borders on and seeks to take access from the A862 public road. It is currently accessible via a field access gate in the northern part, off Brahan View.

1.3 Pre-Application Consultation: The applicant utilised the Council's Pre-Application Advice Service for Major Developments prior to submission. In summary, the advice provided set out that:

The proposal offers the opportunity to deliver a substantial quantity of new housing, including affordable housing, within a high-quality development. The development is on land currently allocated for development but is proposed to be "de-allocated" as part of the Proposed Inner Moray Firth Local Development Plan. The application will require to be determined in line with the adopted development plan but the Proposed Plan is a material consideration which can be given weight as the settled view of the Council. The development must be delivered with a holistic approach, especially one that is considerate of the ecologically sensitive land adjacent the site. In addition to the above, support for the development would be dependent on satisfactory resolution of the issues raised by consultees.

1.4 The applicant was informed, under screening request 21/05108/SCRE, that an Environmental Impact Assessment (EIA) would be required for the proposals, due to the potential cumulative impacts on the local transport network in association with other nearby developments and the proximity of the proposals to the Lower River Conon Site of Special Scientific Interest (SSSI) and the Conon Islands Special Area of Conservation (SAC).

1.5 The application is accompanied by an Environmental Impact Assessment Report (EIAR) with chapters on Transport, the Water Environment, Forestry, Woodland and Trees and Ecology. Additionally, the EIAR contains a schedule of mediation.

1.6 The applicant has provided further supporting information in the form of an Arboricultural Impact Assessment, Biodiversity Enhancement Assessment, Design and Access Statement, Drainage Impact Assessment, Energy Statement, Flood Risk Assessment, Noise Impact Assessment, Pre-Application Consultation (PAC) Report, Transport Assessment, Tree Constraints Report and Schedule

1.7 Variations:

- Amended site layout: 12 July 2023
- Amended drainage and road layout: 28 July 2023
- Revised Biodiversity Enhancement Assessment: 16 August 2023
- Amended site layout: 18 August 2023
- Amended site and road layout plans: 4 October 2023

SITE DESCRIPTION

2.

- 2.1 The application site is an agricultural field, measuring some 6 Hectares in size. The site is broadly rectangular in shape. It is bordered on the east side by the A832 public road between Conon Bridge and Muir of Ord and to the west by the River Conon. To the north is located the Riverford Farmhouse as well as dwellings on Brahan View: a residential cul de sac. To the south lies a vehicle service garage as well as several detached dwellings. The applicant has also brought forward the adjacent site to the east, 'Schoolhouse Belt' for planning permission for 28 homes, under reference 21/05918/FUL.
- 2.2 There is existing vegetation which runs along the southern, eastern and western boundaries. The Conon Riverside path, which is a designated Core Path runs parallel to the western boundary of the site, beyond the railway line.
- 2.3 There are no statutory natural heritage designations within the site boundary. The nearest are the Lower River Conon Site of Special Scientific Interest (SSSI), designated for its wet woodland and fen land and the Conon Islands Special Area of Conservation (SAC), designated for its Alder woodland on a floodplain. Both designations are located approximately 45m to the west of the application site, at its closest point on the western boundary. The River Conon is connected to the Cromarty Firth, which is designated as a Special Protection Area (SPA) / RAMSAR site. There are no national or local landscape designations within the application site boundary. The nearest local designation is the Ben Wyvis Special Landscape Area (SLA) which at its closest point, is just over 11km to the north-west of the site
- 2.4 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. However, the Conon Bridge Henge Scheduled Monument, is located some 270m from the northern boundary. The nearest listed building is Riverford House, a Category C listed building, which is located adjacent the site boundary to the north.
- 2.5 The site is identified as class 3.1 on the Scottish Government's land capability for agriculture schema. Prime agricultural land is that identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute).

3. PLANNING HISTORY

- | | | | |
|-----|-----------------|--|-------------------------------|
| 3.1 | 22 October 2021 | 21/05108/SCRE, Proposed mixed use development including 45 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping | EIA Screening Decision Issued |
| 3.2 | 5 August 2022 | 22/02788/SCOP, Proposed mixed use development including up to 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping | EIA Scoping Advice Issued |

4. PUBLIC PARTICIPATION

4.1 Advertised:

- Ross-shire Journal - Environmental Statement 30 Days
- Edinburgh Gazette - Environmental Statement 30 Days

Date Advertised: 3 March 2023

Representation deadline: 2 April 2023

Timeous representations: 4 from 4 households

Late representations: None

4.2 Material considerations raised are summarised as follows:

- Concerns over the principle of further housing development within Conon Bridge and the change in position between the adopted Inner Moray Firth Local Development Plan and the Proposed Plan.
- Concerns over the impact of the proposals on local traffic and pedestrian safety and over the impacts on local and trunk road capacity.
- Concerns over drainage on the application site and that development may exacerbate flood risk issues here and in the surrounding area.
- Concerns over the foul drainage proposals use of a pumping station.
- Concern over the impacts of the proposal on local services, particularly education provision, community facilities space, water supply pressure.
- Concerns over the impacts on the mature trees around the site, on biodiversity and protected species and the impact on the adjacent Conon River and its designated habitats.
- Concern over the loss of further local agricultural land.
- General concerns over the layout of the development and the routing and layout of footpaths and cycle ways, especially relating to the proposed access route via Brahan View.

- 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 **The Historic Environment Team (Archaeology):** raised no objections and recommended a condition to secure a programme of survey, evaluation and recording works for any archaeological features that might be present on site, in advance of development commencing.
- 5.2 **The Historic Environment Team (Conservation): raised no objections.** The proposal has only one heritage building within its setting, the Riverford Farm House to the north (C-listed). The Historic Environment Team do not anticipate this being adversely affected by the proposals, and have no objections
- 5.3 **The Contaminated Land Officer:** raised no objections or further comments as there do not appear to be any potential contamination sources on site.
- 5.4 **The Development Plans Team:** raised no objections and confirmed the applicable developer contributions for the proposals. The proposal is largely in accord with the approved development plan. The proposal matches the boundary and land use mix supported for allocation CB5 Riverford within the approved area development plan. It differs in terms of the proposed housing capacity, but this does not justify a negative recommendation and the proposed layout complies with the principles set out in the CB5 developer requirements.
- 5.5 **The Ecology Officer:** initially objected to the proposals based on a lack of measures to restore or enhance biodiversity but withdrew this objection on the reception of additional information from the applicant, subject to conditions to secure pre commencement surveys and compliance with the approved mitigation strategy.
- 5.6 **The Environmental Health Officer:** did not object to the proposed development and suggested conditions to regulate construction noise and dust, with an informative note on light pollution.
- 5.7 **The Flood Risk Management Team:** initially objected to the proposed development on flood risk. This was later withdrawn, on the applicant making modifications to the proposed site levels in line with SEPA's comments, as noted below. Some details of the surface water drainage arrangements for the proposed housing will require to be secured via condition.
- 5.8 **The Forestry Officer:** raised no objections to the proposed development, subject to conditions to ensure that the applicant's tree protection plan and arboricultural method statement are implemented to the correct standards.
- 5.9 **The Transport Planning Team:** raised no objection to the proposals after receiving further information to clarify elements of the applicant's Transport Assessment alongside details of the road and footpath network onsite.

- 5.10 **Historic Environment Scotland:** raised no objection. The revised Cultural Heritage Assessment within the EIAR is adequate to address the impacts on heritage assets within the organisation's purview.
- 5.11 **Nature Scot:** raised no objections to the proposals. An Appropriate Assessment is required in respect of the River Conon Special Area of Conservation (SAC). NatureScot provided additional comments on the design of the surface water drainage measures, given the proximity of the site to the SAC and the presence of freshwater pearl mussels in the River Conon. The applicant has proposed several features related to the drainage measures, such as sediment traps and regular Invasive Non-Native Species (INNS) monitoring, in response to Nature Scot's comments.
- 5.12 **Scottish Water:** confirms no objections, advising that there is sufficient capacity in the local water supply and public sewer network to service the proposals.
- 5.13 **SEPA:** initially objected to the proposed development on flood risk grounds. This objection was later withdrawn, on the basis of the applicant making modifications to the proposed site levels in line with SEPA's comments.
- 5.14 **Transport Scotland:** confirmed no objections. They advised a condition that unless otherwise agreed in writing by the Planning Authority after consultation with Transport Scotland, the size of the proposed business use within the development shall not exceed 2,816m² GFA, in order to correspond to the scale assessed by the supporting Transport Assessment.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4

1. Tackling the climate and nature crises
2. Climate mitigation and adaptation
3. Biodiversity
4. Natural places
5. Soils
7. Historic assets and places
13. Sustainable transport liveable places
14. Design, quality and place
15. Local living and 20-minute neighbourhoods
16. Quality homes
21. Play, recreation and sport
22. Flood risk and water management

6.2 **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
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 - Pollution
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

6.3 **Inner Moray Firth Local Development Plan (IMFLDP) (2015)**

Within the Conon Bridge Settlement Development Area (SDA)

Policy 1 – Promoting and Protecting City and Town Centres

6.4 **Inner Moray Firth Proposed Local Development Plan (2022)**

The site is no longer included within the Conon Bridge SDA

6.5

Highland Council Supplementary Planning Policy Guidance)

Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Open Space in New Residential Developments (Jan 2013)
Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Roads and Transport Guidelines for New Developments (May 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL 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 key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) design, streetscape and residential amenity
- c) access and travel
- d) flood risk, drainage and servicing
- e) impact on natural heritage, landscaping and open space
- f) impact on infrastructure and services and proposed mitigation (developer contributions)
- g) any other material considerations.

Development plan / other planning policy

8.4 All development 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.

- 8.5 Policy 3 – Biodiversity of NPF 4 applies to all development proposals. This seeks to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Measures should be proportionate to the nature and scale of development. Policy 2 of the Proposed IMFLDP requires enhancement to biodiversity in development and if adopted will seek a developer contribution to enhance biodiversity in future.
- 8.6 Policy 4 – Natural Places of NPF 4 seeks to protect, restore and enhance the natural assets of designated sites. There are no statutory natural heritage designations within the site boundary. The nearest are the Lower River Conon Site of Special Scientific Interest (SSSI), designated for its wet woodland and fen land and the Conon Islands Special Area of Conservation (SAC), designated for its Alder woodland on a floodplain. Both designations are located approximately 45m to the west of the application site, at its closest point on the western boundary. The River Conon is connected to the Cromarty Firth, which is designated as a Special Protection Area (SPA) / RAMSAR site. Additionally, Policy 4 requires that where there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. This is also a requirement of HwLDP Policy 58 – Protected Species.
- 8.7 Policy 5 seeks to protect and minimise disturbance to carbon rich soils. Development on prime agricultural land will only normally be supported in the cases of essential infrastructure, renewable energy development or in cases linked to a rural or agricultural business need.
- 8.8 Policy 13 – Sustainable Transport requires development to encourage, promote and facilitate walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. These requirements are also reflected in Policy 56 – Travel of the HwLDP.
- 8.9 Under NPF 4 Policy 15, development proposals will be assessed to the extent that they contribute to local living, and where relevant, 20-minute neighbourhoods. The policy considerations include how developments interconnect to local business, employment and community facilities. In this respect, the proposals retain the allocation of 1.3 ha for business use established through the IMFLDP designation. Within the framework established through IMFLDP Policy 1, Conon Bridge does not have a designated Town Centre area. As such, it is considered that the business facilities that could come forward on site, within 20 minutes walking time of the SDA designated in the IMFLDP, comply with the relevant policy considerations.

- 8.10 Consideration has to be given to Policy 22 – Flood risk and water management with particular reference to policy 22c) which requires rain and surface water to be dealt with via sustainable urban drainage systems with a presumption against any connections into the combined sewer. 21d) states that development proposals will be supported if they can be connected to the public water mains, this aligns with policies 65 – Waste Water Treatment, 66 – Surface Water Drainage of the HwLDP and Policy 3 – Water and Waste Water Infrastructure Impacts of the Proposed IMFLDP.
- 8.11 The principal policy framework relating to the development of the site is therefore, set out in the IMFLDP. The site is located within the defined settlement development area (SDA) for Conan Bridge The following constraints are listed in the plan in relation to the settlement:
- Across the village, all new residential development in the catchment of Ben Wyvis Primary School will be required to make a contribution to the provision of community facilities and any future required expansions of Ben Wyvis Primary School.
 - All developments must contribute to upgrade of the A835 / Corntown junction.
 - Early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands at Assynt Water Treatment Works and Conon Bridge Water Treatment Works in the future can be delivered in line with development.

A great crested newt survey is required for all development sites containing a water body.

- 8.12 Both National Planning Framework (NPF) 4, through Policy 16 and the Highland wide Local Development Plan (HwLDP), through Policy 34 support the principle of development of new homes in the settlement development area and the principle of residential led mixed use development on this site may be considered as established through the existing IMFLDP designation. There is a presumption in favour of such development under Policy 16 – Quality homes of NPF 4 which seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right location.
- 8.13 While the loss of the agricultural land resource on site is regrettable, the land has been designated within the development plan since 2015 at the earliest. The proposal matches the boundary and land use mix supported for allocation CB5 Riverford within the approved area development plan, albeit with a slight difference in housing capacity.
- 8.14 It is accepted that a mixed-use development of the scale proposed, can be accommodated satisfactorily on the site. The planning assessment that follows sets out how the detailed house design and layout for the first, residential phase presented here, addresses the subject specific considerations listed in the relevant NPF4 and HWLDP policies.

Design, streetscape and residential amenity

- 8.15 The 75 proposed housing units will consist of 42 detached houses, 29 semi-detached houses and 4 cottage flats. The designs are unique to the development and overall, the breakdown of accommodation consists of 4 one-bedroom properties, with the balance having two bedrooms or above. All properties will be finished in render on the external walls, with elements of timber effect cladding. Roofs will be finished in smooth concrete roof tiles, with an exact schedule of finishing materials to be secured via condition, in advance of development commencing. The proposed homes are arranged around a looping road network, with vehicle access off a new junction on the A862.
- 8.16 The different house types are used to create identifiable zones within the layout. A green space with footpath connections is located in the northern part of the site, providing separation from the existing Brahan View development. A row of semi-detached, detached and terraced properties will be created along the southern and western boundaries, adjacent the business space and railway line. The remainder of the housing will be accommodated in distinct blocks along the internal road layout. Where possible, the arrangement seeks to maximise housing overlooking the street network and public spaces. The use of repeated pitched roofs with regular openings reflects the pattern of housing established in the area.
- 8.17 Approximately half of the street network will be developed as 'shared surfaces', the design of these spaces being aimed at giving greater weight to pedestrian over vehicle movement. Parking will be accommodated within the house plots on driveways, and for some of the terraced properties and cottage flats, within dedicated on street bays, providing some further incentive to driver caution.
- 8.18 The proposals relate to the surroundings, maintaining a degree of active frontage, set back from the A862. Where possible, garden areas and green spaces are also orientated to make best use of natural surveillance from the buildings. In the interests of sustainability and reducing emissions, the new properties have been arranged to make best use of passive solar gain.
- 8.19 The proposed houses do not raise direct window to window loss of privacy issues with one another. The recommended separation distance of 21m between facing elevation windows is generally maintained throughout the development. Additional loss of privacy issues are not incurred with respect to the existing development to the north of the site at Brahan View due to the distances and the retention of the existing tree belt between the two. Dwellings around the Riverford Garage to the south are suitably distant to avoid overlooking from the new development.

Access and travel

- 8.20 Vehicle access to the site will be from a new junction with the A862. The matter of the capacity of the Corntown Junction onto the A835 Trunk Road is understood to be a longstanding local concern and the applicant has provided a Transport Assessment that includes modelling of the capacity of this junction, taking account of the current proposals alongside the applicant's other development sites, both permitted and in planning, in Conon Bridge. The technical and professional view established by the Transport Assessment is that the junction is capable of

accommodating the increase in traffic levels as a result of the proposals. Transport Scotland have confirmed that they have assessed and are satisfied with the potential impacts of the proposal on this road connection. The proposal will require a further Roads Construction Consent (RCC) to be secured, during the assessment of which there will be further scrutiny of the access arrangements, street layout and materials specifications proposed.

- 8.21 The developer has also made provisions for a new footway and bus stop on the A862, alongside traffic calming measures on this route and a crossing to the 'Schoolhouse Belt' site adjacent. A condition is attached to secure full design details of these prior to development commencing.
- 8.22 While the development is orientated internally toward the delivery of the 'place over movement' principle in Designing Streets, car ownership and usage requires to be accommodated, including provision of suitable parking facilities. There is sufficient provision of parking spaces on the basis that a proportion of the parking within the site is not allocated to a particular property. A proportion of the parking requirements are fulfilled on street, serving as a passive traffic calming measure. Minor adjustments to the street and parking layout may be required through the Road Construction Consent process, but this is not anticipated to affect the layout of the development. As the proposals are for houses and cottage flats only, it is considered that adequate cycle parking can be provided by residents within their rear garden areas.
- 8.23 Considering the climate emergency, it is considered appropriate to facilitate the transition toward the phasing out of diesel and petrol cars. The applicant has designated ten electric car charging points with communal points provided in the parking courtyard adjacent the proposed cottage flats. In addition each house will be provided with its own charging connection.

Flood risk, drainage and servicing

- 8.24 While the wider site is not designated as at risk of coastal or fluvial flooding, isolated areas of potential pluvial (surface water) flood risk are identified across it. Surface water runoff from the roofs and roads will first be collected via a new surface water sewer network and held in a Sustainable Urban Drainage System (SUDS) retention basin, in the northwestern corner of the site, with final discharge to an existing storm sewer.
- 8.25 Following the submission of further information from the applicant, SEPA and the Flood Risk Management Team are generally satisfied with the proposals. A condition is attached to secure full design details of the proposed drainage measures in advance of development commencing. The principle of delayed discharge into the Scottish Water network will ultimately, be a matter for confirmation between the applicant and the agency.
- 8.26 The new proposed homes will connect to the existing water supply and public sewer network. A pumped foul drainage system may be necessary to achieve the wider connection, which will be subject to further design review and discussion with Scottish Water. Suitable space is designated for the storage and uplift of refuse bins, in accordance with the Councils Managing Waste in New

Developments guidance.

Proposed business development

- 8.27 The proposals include an area of land to accommodate business uses, reflecting the designation of the wider CB5 site in the adopted Inner Moray Firth Local Development Plan.
- 8.28 As noted in the development plan appraisal in section 8.9 of this report above, the principle of this aspect of the development is considered acceptable at this stage. No design details of this element have been presented and a further detailed application(s) for planning permission will be required to consider the design, access and servicing requirements of the area. A condition is attached in this respect, which also limits development to Class 4 – Business of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), in accordance with the site designation in the development plan and with the use applied for.
- 8.29 In the interim, the applicant has included provision for a screening tree buffer in their landscaping proposals for the housing element of the site. The drainage requirements of the business site are also considered in the design of the wider site drainage arrangements.

Impact on natural heritage, landscaping and open space

- 8.30 The applicant has submitted an outline landscaping and planting plan for the site. Most of the mature trees along the site boundaries will be retained as proposed, maintaining the important contribution of these trees to the local visual amenity, as well as biodiversity. Following consultation with the Forestry Officer, no objections were raised, subject to a condition to ensure that the applicant's proposed tree retention and protection measures are implemented to an agreed standard.
- 8.31 As some trees are required to be removed to accommodate the development, compensatory tree planting is proposed within the new landscaped areas. New planting will include native species of trees, scrub and hedging. New areas of grass meadow will be sown. Each of the new houses and cottage flats will be provided with an area of garden ground. Front gardens to the new houses will be defined with laurel hedging. The rear garden areas will be demarcated with timber fencing.
- 8.32 The proposals provide a range of types of public open space on site, including an indicative play area on the central 'village green', which is well supervised from adjoining houses. A condition is attached to secure full details of a factoring agreement to manage the open space provision on site, as well as the design details of the proposed play facilities.
- 8.33 The site is not located directly within any natural heritage designations. The impact on the Cromarty Firth SSSI, SPA and Ramsar sites in the wider area are considered to be able to be successfully mitigated and Nature Scot has not objected in this respect. The applicant has submitted an ecological assessment

report in support of the proposals. Surveys recorded no protected species directly on site, with the exception of brown hare, who are seasonally protected. Otherwise, potential suitable habitat is present on the site for badger, otter, water vole, red squirrel, brown hare and roe deer. The applicant has suggested a programme of mitigation for these species during construction and further pre commencement protected species surveys will be secured via condition.

- 8.34 NPF 4 Policy 3 – Biodiversity directs that, proposals for major developments, such as the current proposals, must conserve, restore and enhance biodiversity. The applicant has submitted a Biodiversity Enhancement Assessment. The Council's Ecology Officer is generally satisfied with the mitigation, compensation and enhancement measures therein and a condition is attached to secure a Habitat Management Plan (HMP) in advance of development commencing to ensure these are fully carried out.
- 8.35 As this is an EIA development, a condition is attached to secure the appointment of an Environmental Clerk of Works in order to monitor, advise and direct the developer in the interests of implementing the required mitigation as defined in the Environmental Impact Assessment Report.

Developer contributions

- 8.36 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements.
- 8.37 The application site is located within the catchment area of Ben Wyvis Primary School and Dingwall Academy. The 2023 School Roll Forecasts do not project a breach of Dingwall Academy's 90% physical capacity and therefore currently no contribution is required. Ben Wyvis Primary School's 90% capacity is forecast to be breached and contributions are required at 2 classroom extension rates.
- 8.38 Contributions will be required to support the enhancement of capacity of the Maryburgh Amenities Centre and Dingwall Leisure Centre, associated with the IMFLDP delivery programme. The financial contributions, as outlined in Appendix 2 of this report, below, will be secured via a Section 75 Agreement.
- 8.39 The applicant proposes that the required 19 affordable housing units be provided on site as part of the development.
- 8.40 The Transport Planning Team have requested a financial settlement should be reached between the applicant and the Council's Public Transport Team towards paying for enhanced school bus provision between Conon Bridge and Dingwall Academy.
- 8.41 No financial contributions for public art are considered necessary in this case, due to the lack of the public prominence of the site.

Other material considerations

- 8.42 Some of the representation comments noted concerns over the impact of construction work on local amenity. Environmental Health have not objected to the proposals but have suggested several conditions in this regard.

Non-material considerations

- 8.43 Some representation comments raised issues of way leaves and land ownership in connection with some of the proposed access routes. This issue is not a material planning consideration, rather a legal matter between the applicant and the landowners involved.

Matters to be secured by Section 75 Agreement

- 8.44 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

- a) Contributions to the delivery of enhanced primary education capacity within the Ben Wyvis Primary School catchment area at the two-classroom extension rate of £2,041 per house and £1157 per 2-bedroom flat.
- b) Contributions to the delivery of expanded facilities at the Maryburgh Amenities Centre and Dingwall Leisure Centre at a rate of £1,019 per residential unit.
- c) Minimum of 25% affordable housing provision (19 homes onsite).
- d) Settlement for enhanced school bus provision between Conon Bridge and Dingwall Academy.

- 8.45 All financial contributions quoted reflect Q2 2018 and are to be index linked using BCIS All-In TPI (excluding school land costs). A number of other offsite active travel related improvements are also proposed which are to be secured via planning conditions.

- 8.46 The applicant has four months from the date that the Council's solicitor writes to the applicant's solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers.

CONCLUSION

- 9.1 This application brings forward mixed use development on a significant land allocation within the local development plan. The applicant has taken forward a master planning approach that considers the phasing necessary to deliver a mix of tenure and types of new homes on the site.

- 9.2 The layout, siting, design and infrastructure arrangements and impacts to

amenity and the natural environment have been considered and mitigated through the design of the proposals.

- 9.3 The Council is satisfied that environmental effects of this development can be addressed by way of mitigation. The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of operational compliance has been secured through Condition 2 of this permission.
- 9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 Y
Obligation

Revocation of previous permission N

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

Time limit

1. 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.

Reason: In accordance with Section 58 of the Town and Country Planning

(Scotland) Act 1997 (as amended).

Environmental Clerk of Works

2. No development shall commence until an Environmental Clerk of Works (ECoW) has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority (in consultation with SEPA and SNH). For the avoidance of doubt, the ECoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:
 - i. Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;
 - ii. Monitoring compliance with all environmental and nature conservation mitigation works and working practices approved under this consent;
 - iii. Advising the developer on adequate protection for environmental and nature conservation interests within, and adjacent to, the application site;
 - iv. Directing the placement of the development (including any micro-siting, if permitted by the terms of this consent) and the avoidance of sensitive features; and
 - v. The power to call a halt to development on site where environmental considerations warrant such action

Reason: To ensure that an Environmental Clerk of Works, with sufficient remit, is appointed for the duration of development in order to monitor, advise and direct the developer; in the interests of nature conservation.

Scope of Permission

3. Permission for the proposed 1.6 hectares of land allocated for future business space is in principle only and a further planning application shall be submitted for the design and access details of this element of this element of the proposals. For the avoidance of doubt, any future development on this site is restricted to Class 4 – ‘Business’ of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended). Any forthcoming application shall define the following matters:
 - i. a detailed layout of the site of the proposed development;
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access, parking arrangements and waste collection;
 - v. details of a suitably controlled emergency vehicle connection between the residential and business parts of the development and,

- vi. details of the proposed water supply, flood mitigation measures, and both surface water and foul drainage arrangements.

Reason: To define the permission.

Design and materials

- 4. No development shall commence until the material finish of all roads within the development have been submitted to and approved in writing by the Planning Authority

Reason: To ensure that these matters can be considered in detail to ensure the character and identity of the site is maintained in the interests of place making.

- 5. No development shall commence until the exact siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) has been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that these matters can be considered in detail in the interests of place making.

Roads, access, drainage and maintenance

- 6. Prior to the first occupation of the development hereby approved, the new vehicle access onto the A862 Public Road, as shown indicatively on approved drawing 3830:101/01 REV I, shall be completed in full and available for use.

Prior to the commencement of development, the following details pertaining to the new access, shall be submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority;

- i. a detailed dimensioned layout, dimensioned cross sections and details of all structures including dimensions, finish material and construction methods.
- ii. a Road Safety Audit undertaken by suitably qualified independent safety professionals in accordance with current design and best-practice requirements, along with a Designers Response to the Audit findings. Designs should demonstrate the suitability of achievable clear visibility distances between drivers on the road and pedestrians / cyclists on the shared route running parallel with the A862 when approaching the crossing over the vehicular access.

The development shall thereafter proceed in accordance with the agreed details.

Reason: In the interests of roads safety.

- 7. Prior to the first occupation of the development hereby approved, the traffic calming measures, new bus stop and shelter and associated footways on the A862 Public Road, as shown indicatively on approved drawing 3830:101/01

REV I, shall be completed in full and available for use.

For the avoidance of doubt, the bus stop and shelter will be located within a suitable gap in the tree belt on the western side of the A862, close to the proposed vehicular access to the Schoolhouse Belt residential development, with a suitable surfaced path connection provided between that stop and the path network through the development site.

Prior to the commencement of development, the following details pertaining to the new traffic calming measures, bus stop and shelter and associated footways on the A862 Public Road, shall be submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority;

- iii. a detailed dimensioned layout, dimensioned cross sections and details of all structures including dimensions, finish material and construction methods.
- iv. An updated Arboricultural Impact Assessment and Tree Protection Plan for the retained trees in this area.

The development shall thereafter proceed in accordance with the agreed details.

Reason: In the interests of roads safety and public transport connectivity.

8. No building within the application site shall be occupied unless the vehicular access into the site from the A862 has been laid out and constructed substantially in accordance with approved drawing 3830:101/01 REV I, or such other drawings as may subsequently be approved in writing by the planning authority.

Reason: In the interests of road safety and the effective management of the transport network.

9. No development shall commence on site until a construction phase Traffic Management Plan (including a routing plan for construction vehicles and a wear and tear agreement for the route) has been submitted to, and approved in writing by, the Planning Authority. This shall detail construction traffic routes, construction site operating times, removal of material from the site, and provide a commitment to no deliveries or heavy goods movements immediately before or after school pick up or drop off times for Ben Wyvis Primary School.

Thereafter the approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

10. No part of development shall be occupied until all roads and pavements within the application site are formed to base course level. Thereafter, the

final wearing surface shall be applied concurrently with the construction of the last residential home, or upon the expiry of a period of three years from the date of first occupation, whichever is the sooner.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

11. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. These details shall include confirmation of agreed surface water discharge rates from the site into the existing Scottish Water network. Network simulations and flood routing plans shall be provided that demonstrate that storms up to and including the 1 in 200 year plus climate event will be managed within the site boundary without flooding to property or critical roads. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any 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.

12. Before the first occupation of the development hereby approved, a scheme for the maintenance in perpetuity of all on-site green spaces and/or woodland and/or play facilities, features or parts of the development that are not the exclusive property of any identifiable individual house owner such as communal parking areas, landscaping within the adopted carriageway, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Highland Council or Scottish Water for that Phase, shall be submitted to and agreed in writing by the planning Authority. The agreed scheme, which shall accord with the Highland Council's adopted standards contained within 'Open Space in Residential Development' and the provisions of the Property Factors (Scotland) Act 2011, shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that open space and recreational facilities are maintained in accordance with the Council's standards.

13. No development shall commence until detailed designs showing visibility at all junctions within the development and forward visibility within the development has been submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. These designs should be submitted with a Road Safety Audit undertaken by suitably qualified independent safety professionals in accordance with current design and best-practice requirements, along with a Designers Response to the Audit findings. The designs should also demonstrate the suitability of achievable

clear visibility distances between drivers on the road and pedestrians / cyclists on the shared route running parallel with the A862 when approaching the crossing over the vehicular accesses. Thereafter the visibility splays on the approved drawings shall be maintained free of obstruction.

Reason: In the interests of road safety for motorised and non-motorised users.

14. Unless otherwise agreed in writing by the Planning Authority, after consultation with Transport Scotland, the size of the proposed business use hereby permitted within the development shall not exceed 2,816m² GFA.

Reason: To ensure that the scale of this development in any subsequent phase does not exceed that assessed by the supporting Transport Assessment provided with this permission, and to ensure that the scale and operation of the proposed development does not adversely affect the safe and efficient operation of the trunk road network.

Amenity

15. External lighting systems within the development hereby approved shall be designed and installed in accordance with the best practice contained in the Institute of Lighting Professionals document Guidance Notes for the Reduction of Obtrusive Light.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

Construction phase

16. No development shall commence until an Environmental Clerk of Works (ECoW) has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the ECoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;
- ii. Monitoring compliance with all environmental and nature conservation mitigation works and working practices approved under this consent;
- iii. Advising the developer on adequate protection for environmental and nature conservation interests within, and adjacent to, the application site;
- iv. Directing the placement of the development (including any micro-

siting, if permitted by the terms of this consent) and the avoidance of sensitive features; and

The power to call a halt to development on site where environmental considerations warrant such action.

Reason: To ensure that an Environmental Clerk of Works, with sufficient remit, is appointed for the duration of development in order to monitor, advise and direct the developer; in the interests of nature conservation.

17. Prior to construction commencing the applicant shall submit, for the written approval of the planning authority, a construction noise mitigation scheme which demonstrates how the applicant/contractor will ensure the best practicable measures are implemented in order to reduce the impact of construction noise. The assessment should include but is not limited to the following: -

- A description of the most significant noise sources in terms of equipment; processes or phases of construction.
- The proposed operating hours and the estimated duration of the works for each phase.
- A detailed plan showing the location of noise sources, noise sensitive premises and any survey measurement locations if required).
- A description of noise mitigation methods that will be put in place including the proposals for community liaison. The best practice found in BS5228 Code of practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.

Thereafter the development shall progress in accordance with the approved Noise Mitigation Scheme and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority

Reason: In order to safeguard the amenity of neighbouring properties and occupants

18. Vibration arising from construction works associated with this development shall not exceed the following limits as measured or calculated at any noise sensitive in accordance with BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part2: Vibration

- Monday to Friday 8am to 6pm. The peak particle velocity shall not exceed 5 mm·s⁻¹
- Saturdays 8am to 1pm. The peak particle velocity shall not exceed 5 mm·s⁻¹
- Out-with the above times, the peak particle velocity shall not exceed 0.3 mm·s⁻¹

The above limits apply to all construction activities other than blasting. For blasting, it is expected that the best practicable measures will be employed to minimise the impact of noise and vibration/

Reason: In order to safeguard the amenity of neighbouring properties and occupants

19. Prior to the development commencing, the applicant shall submit, for the written approval of the planning authority, details of a dust mitigation scheme designed to protect neighbouring properties from dust arising from this development.

Thereafter the development shall progress in accordance with the approved dust suppression scheme and all approved mitigation measures shall be in place prior to the commencement of operations or as otherwise may be agreed in writing by the Planning Authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

Protected species and ecology

20. No development shall commence until a protected species pre-commencement survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and an area of 20 metres in all directions from the boundary of application site and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

21. No development shall commence until a Habitat Management Plan (HMP) has been submitted to and approved in writing by the Planning Authority. This must include a detailed landscape plan.

The HMP shall set out proposed habitat management of the site including all mitigation, compensation and enhancement measures as outlined in the approved Revised: Biodiversity Enhancement Assessment, dated July 2023, during the period of construction and operation and shall provide for the maintenance, monitoring and reporting of the habitat on site.

The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.

Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written

approval of the Planning Authority) shall be implemented in full.

Reason: to ensure the delivery of the agreed biodiversity protection and enhancement measures.

Landscaping, trees and open space

22. A suitably qualified arboricultural consultant must be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation of the approved tree protection measures.

23. No development shall commence until a scheme for the layout, design and construction of the proposed play area has 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.

24. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following

the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

Archaeology

25. No development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

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.

REASONED CONCLUSION

The Council is in agreement with the findings of the Environmental Impact Assessment Report that the proposed mixed use development including 75 residential units and 1.3 ha allocated for business use, is unlikely to give rise to any new or other significant adverse impact on the environment. The Council is satisfied that all environmental effects of this development can be addressed by way of mitigation. The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of operational compliance has been secured through Condition 2 that secures the environmental mitigation and monitoring of this permission.

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.

Air Source Heat Pumps (ASHP)

Although a permitted development for existing residential properties, there is a potential for noise from the operation of ASHP units to cause disturbance. Heat pumps must, therefore, be installed in accordance with the Microgeneration Scheme guidance: - MCS 020 MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

Flood Risk

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

Scottish Water

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

Septic Tanks & Soakaways

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

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional

work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

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

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

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

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

Mud & Debris on Road

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

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

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

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

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and

provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Designation: Area Planning Manager - North

Author: Michael Kordas

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Document Type	Document No.	Version No.	Date Received
Location Plan	LOC100		
Site Layout Plan – Housetypes	201	REV I	18 October 2023
Site Layout Plan – Roof level	202	REV H	18 October 2023
Site Layout Plan – Ground Floor	203	REV H	18 October 2023
Site Layout Plan – First Floor	204	REV G	18 October 2023
Site Layout Plan – EV Charging	206	REV E	18 October 2023
Road Layout Plan 1	3830:101/01	REV I	4 October 2023
Road Layout Plan 2	3830:101/02	REV I	4 October 2023
Flood Risk Assessment	3830:108		28 July 2023
Flood Risk Assessment	3830:200	REV B	28 July 2023
SUDS Design	3830:114		28 July 2023
Drainage Layout Plan	3830:105	REV F	28 July 2023
Kerb layout Plan	3830:112	REV D	28 July 2023
Road Adoption Plan	3830:104	REV E	28 July 2023
Drainage Long Sections	3830:106	REV A	12 July 2023
Drainage Long Sections	3830:106/02	REV B	12 July 2023
Drainage Long Sections	3830:107/01	REV A	12 July 2023
Drainage Long Sections	3830:107/02	REV A	12 July 2023
Road Long Sections	3830:102/01	REV B	12 July 2023
Road Long Sections	3830:102/02	REV B	12 July 2023
Swept Path Analysis	3830:109/01	REV C	12 July 2023
Swept Path Analysis	3830:109/02	REV C	12 July 2023
Tree Constraints Plan	1309-TCP		20 January 2023
Tree Constraints Plan	1309-2-TCP		20 January 2023
Tree Protection Plan	1309-TPP		20 January 2023
Tree Protection Plan	1309-2-TPP		20 January 2023

Floor Plan – Birch	4879-01-100	20 January 2023
Floor Plan – Cedar	4879-01-105	20 January 2023
Floor Plan – Kinglass	4879-01-110	20 January 2023
Floor Plan – Ness	4879-01-115	20 January 2023
Floor Plan – Lochy	4879-01-120	20 January 2023
Floor Plan – Torrin	4879-01-125	20 January 2023
Floor Plan – Calder	4879-01-130	20 January 2023
Floor Plan – Affric	4879-01-135	20 January 2023
Floor Plan – Tweed	4879-01-140	20 January 2023
Floor Plan – Etive	4879-01-145	20 January 2023
Floor Plan – Tarvie	4879-01-150	20 January 2023
Floor Plan - Lochalsh	4879-01-155	20 January 2023
Elevations – Birch	4879-01-101	20 January 2023
Elevations – Cedar	4879-01-106	20 January 2023
Elevations – Kinglass	4879-01-111	20 January 2023
Elevations – Ness	4879-01-116	20 January 2023
Elevations – Lochy	4879-01-121	20 January 2023
Elevations – Torrin	4879-01-126	20 January 2023
Elevations – Calder	4879-01-131	20 January 2023
Elevations – Affric	4879-01-136	20 January 2023
Elevations – Tweed	4879-01-141	20 January 2023
Elevations – Etive	4879-01-146	20 January 2023
Elevations – Tarvie	4879-01-151	20 January 2023
Elevations - Lochalsh	4879-01-156	20 January 2023
Floor Plan – 1B2P Flat	4879-01-200	20 January 2023
Floor Plan – 2B4P Semi	4879-01-205	20 January 2023
Floor Plan – 3B5P Semi	4879-01-210	20 January 2023
Floor Plan – 3B5P Terrace	4879-01-215	20 January 2023
Elevations – 1B2P Flat	4879-01-201	20 January 2023
Elevations – 2B4P Semi	4879-01-206	20 January 2023
Elevations – 3B5P Semi	4879-01-211	20 January 2023
Elevations – 3B5P Terrace	4879-01-216	20 January 2023

Appendix 2

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
Primary – Build Costs	Expansion of Ben Wyvis Primary School	£2,041	£1,157	£137.839	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs		£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs		£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs		£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Financial contribution to expand facilities at Maryburgh Amenities Centre and Dingwall Leisure Centre	£1,019	£1,019	£76,425	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	19 units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	-	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y – scheme for delivery to be agreed four months from date of determination by North Planning Applications Committee, if approved.	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

² Indicate whether or not 1 bed houses/flats are exempt

³ Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

⁴ As above

⁵ Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Transport									
Active Travel		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Contribution for enhanced school bus provision between Conon Bridge and Dingwall Academy (Amount TBC)	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art		£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

*1 Adjust total to take account of flat exemptions

*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

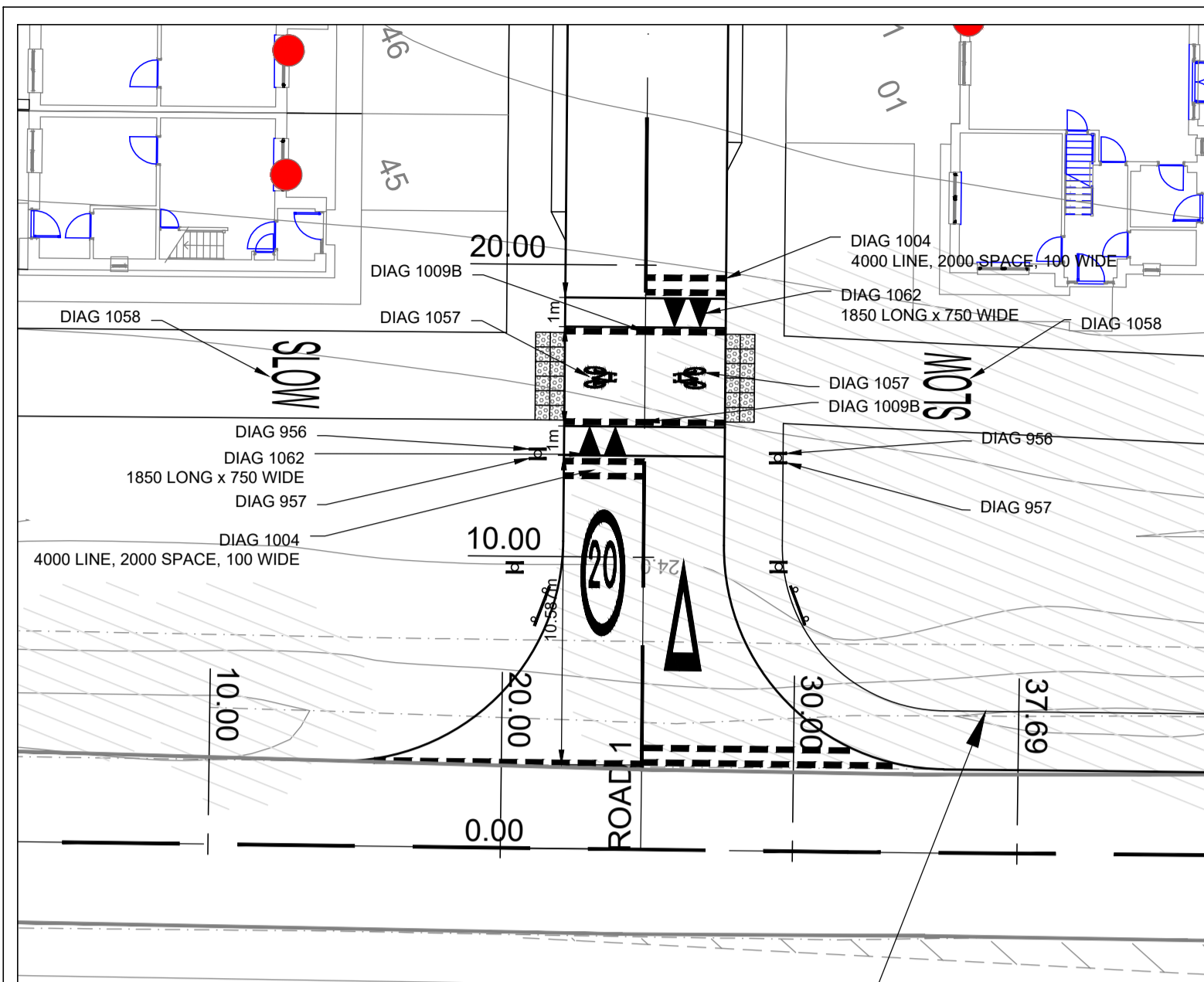
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

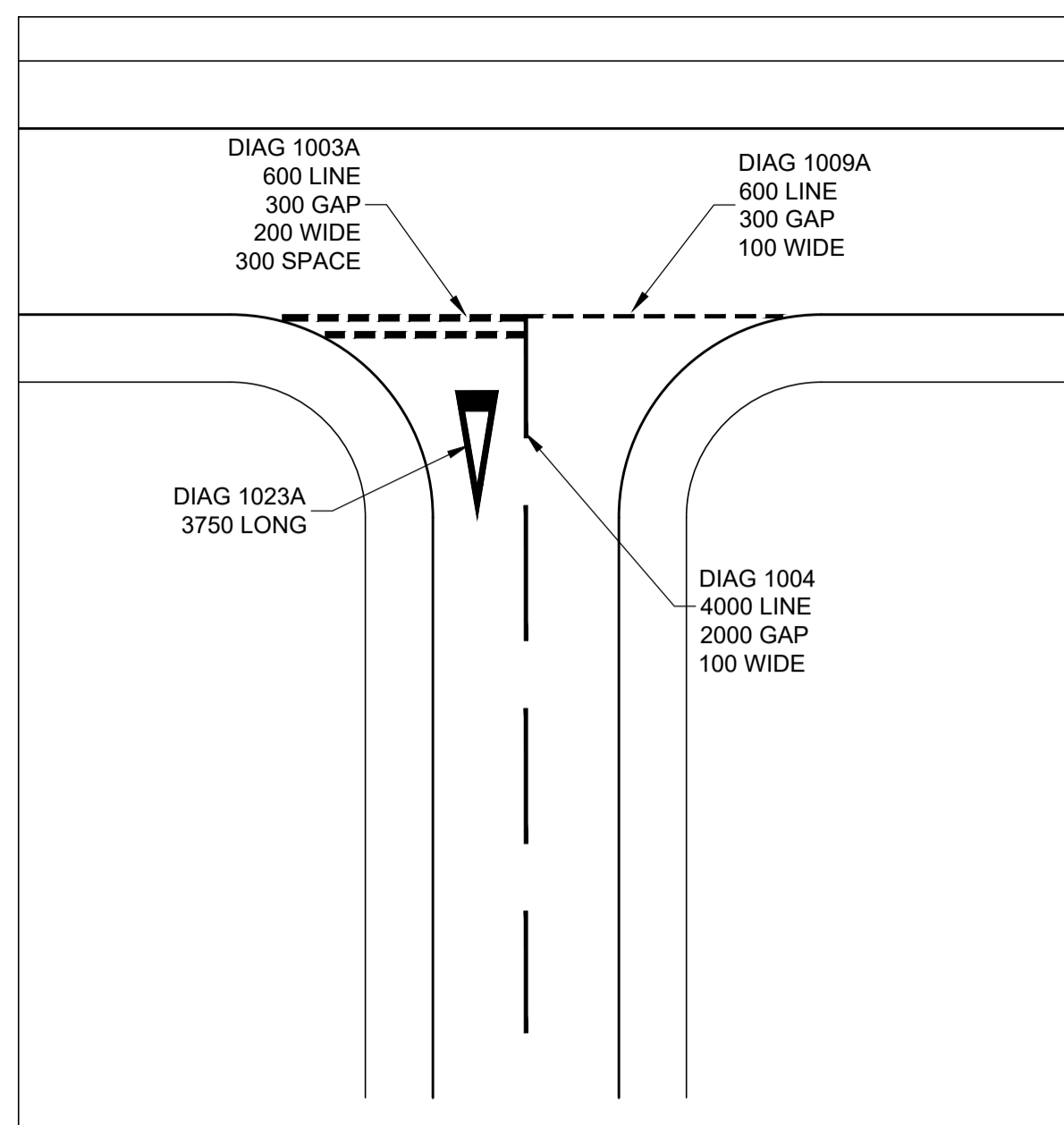
*5 Clawback – 15 years for Major development; 20 years for Local development

Other Legal Agreement requirements

Type	Details
Bond	N/A
Habitat Management Plan	The Habitat Management Plan shall set out proposed habitat management of the site including all mitigation, compensation and enhancement measures as outlined in the approved Revised: Biodiversity Enhancement Assessment, dated July 2023, during the period of construction, operation, decommissioning, restoration and aftercare, and shall provide for the maintenance, monitoring and reporting of the habitat on site.
Road Survey	N/A
Land and Asset Transfer	N/A



DETAILS AT JUNCTION TO EXISTING ROAD
SCALE 1:200



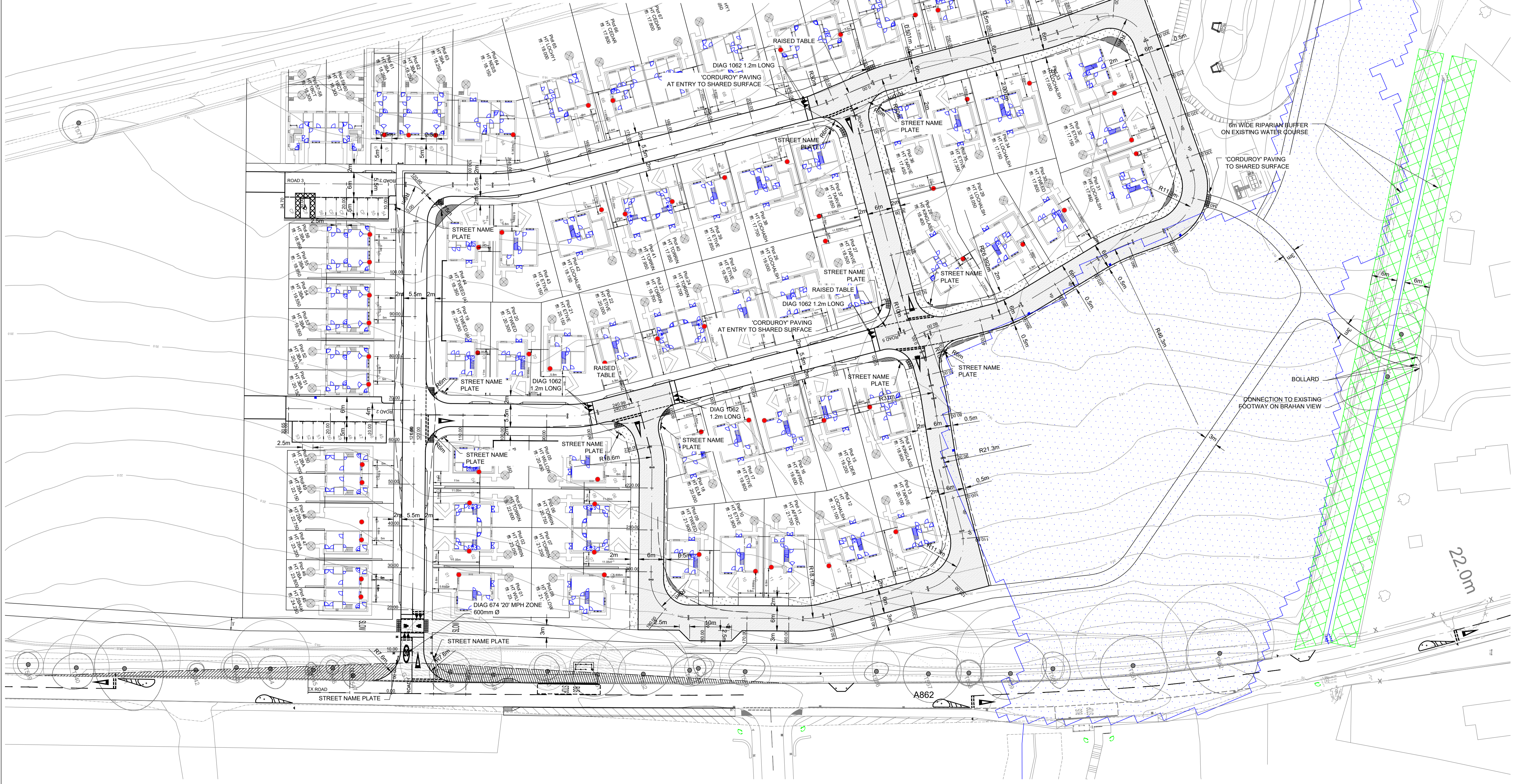
TYPICAL JUNCTION DETAIL
SCALE 1:200

ROAD CLASSIFICATIONS	
ROAD	CLASSIFICATION
1	MAIN RESIDENTIAL STREET
2	PRIVATE PARKING COURT
3	MINOR RESIDENTIAL STREET
4	MINOR RESIDENTIAL STREET
5	MINOR RESIDENTIAL STREET

VISIBILITY SPLAY			
JUNCTION	X	Y LEFT	Y RIGHT
1 TO EX	4.5	90m	90m
2 TO 1	2.4	25m	25m
3 TO 1	2.4	25m	25m
4 TO 1	2.4	25m	25m
4 TO 5	2.4m	25m	25m
5 TO 4	2.4m	25m	25m
5 TO 1	2.4m	25m	25m

- NOTES:
- ALL ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH MCDHW VOL. 1 SPECIFICATION FOR HIGHWAY WORKS.
 - DESIGN SPEED AND STOPPING SITE DISTANCE
 - MAIN RESIDENTIAL STREET 20 mph / 25 m
 - MINOR RESIDENTIAL STREET 15 mph / 17 m (Note: ALL FORWARD VISIBILITY WITHIN ROAD ENVELOPE)
 - REFER TO DRAWING 3830:102 FOR ROAD LONGITUDINAL SECTIONS.
 - REFER TO DRAWING 3830:103 FOR ROAD CONSTRUCTION DETAILS.
 - ALL DRIVEWAYS TO BE PROFILED TO SHED RUN OFF TO GARDENS AND ENSURE NO RUN OFF TO ADOPTABLE ROAD.

- KEY:
- RCP REFUSE COLLECTION POINT
 - Denotes SHARED SURFACE
 - Denotes FLOOD RISK AREA
 - Denotes WATER COURSE BUFFER



Revisions	Date	Drn.
B REMOTE CYCLE PATH REVISED, CULVERTS ADDED	18.01.23	MC
C PLOTS 28 TO 31 F.F.L.'s REVISED	22.02.23	MC
D LAYOUT REVISED	11.07.23	MC
E EXISTING WATER COURSE BUFFER ADDED	27.07.23	MC
F SHEET 2 ADDED, EXISTING ROAD TRAFFIC CALMING MEASURES SHOWN	17.08.23	MC
G PATH LINKS REVISED, RAMP ADDED	26.09.23	IW
H RAMP OMITTED, BUS STOP LOCATION AND ACCESS REVISED	02.10.23	IW
I BUS STOP AND CROSSING REVISED	10.10.23	IW

APPROVAL DRAWING

TULLOCH HOMES LTD

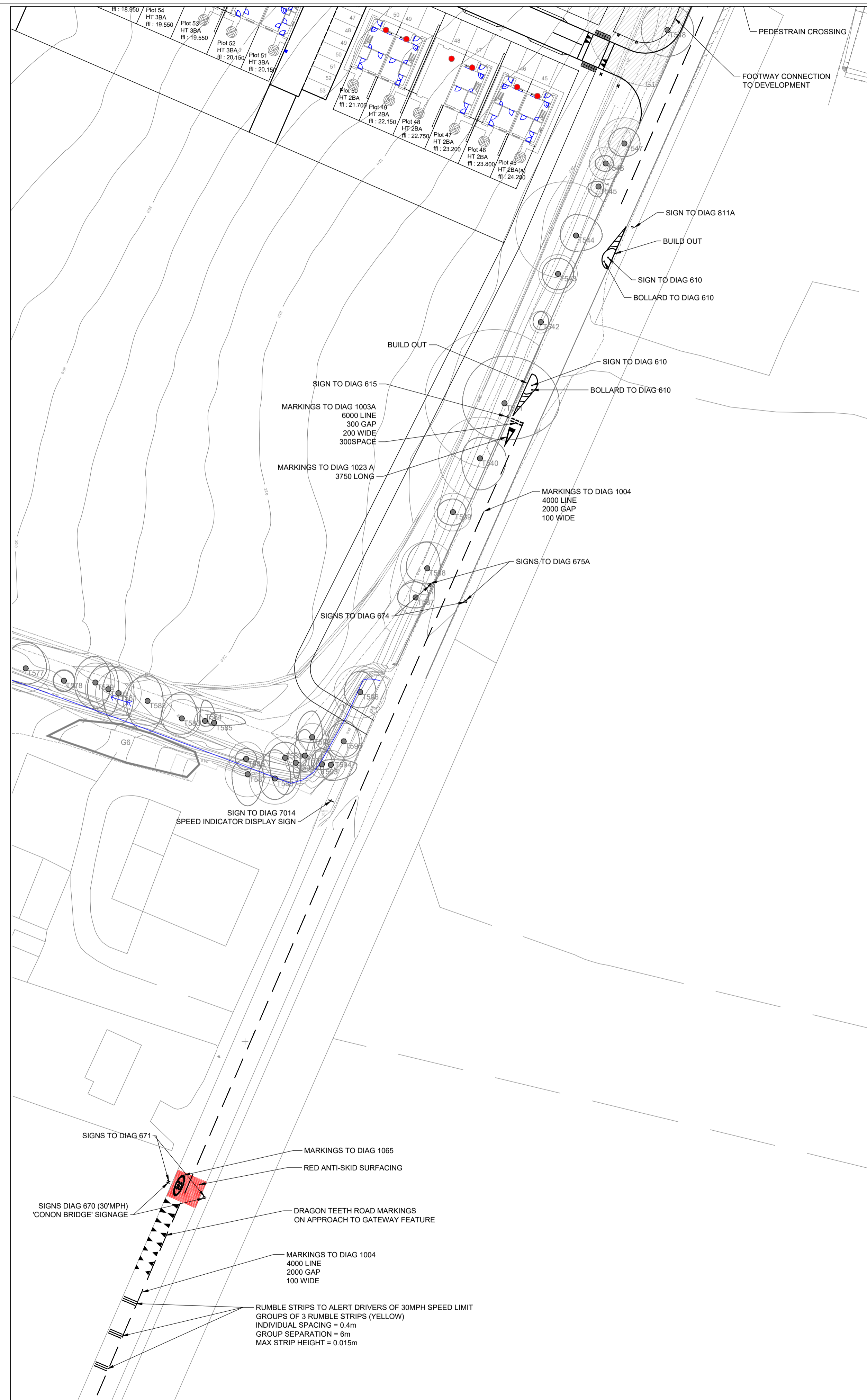
RIVERFORD CONON BRIDGE

ROAD LAYOUT SHEET 1 OF 2

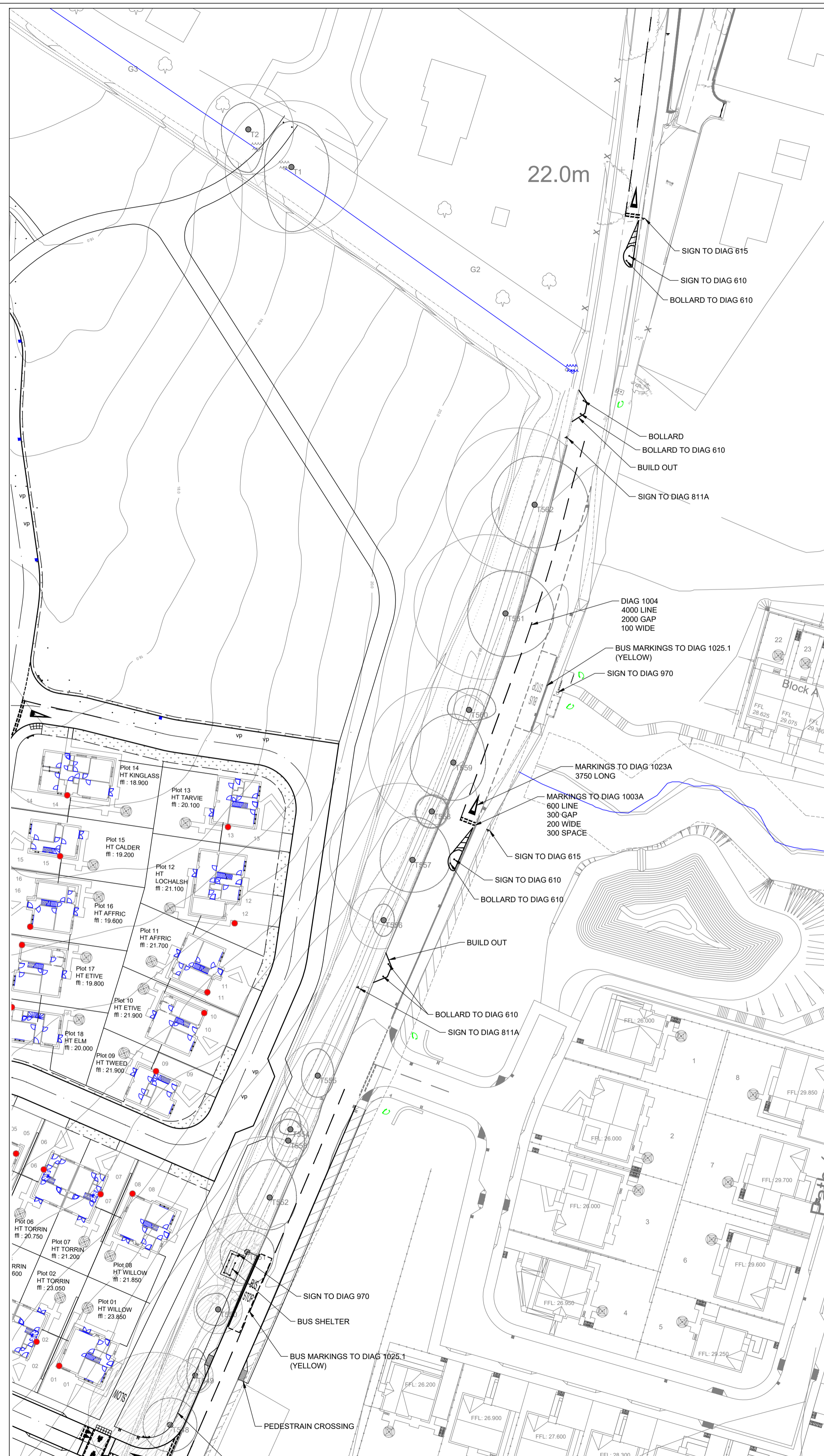
Drawn: MC	Ck'd:	Scale: 1:500 (A1)
Date: NOV 22	Date:	DO NOT SCALE

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hagagroup.co.uk

Drawing No.	Revision
3830:101/01	I



EXISTING ROAD TRAFFIC CALMING PROPOSAL LAYOUT
SCALE 1:500



(LAYOUT CONTINUED)

Drawing No. 3830:101/02		Revision I
Revisions	Date	Drn.
B REMOTE CYCLE PATH REVISED, CULVERTS ADDED	18.01.23	MC
C PLOTS 28 TO 31 F.F.L.'s REVISED	22.02.23	MC
D LAYOUT REVISED	11.07.23	MC
E EXISTING WATER COURSE BUFFER ADDED	27.07.23	MC
F SHEET 2 ADDED, EXISTING ROAD TRAFFIC CALMING MEASURES SHOWN	17.08.23	MC
G PATH LINKS REVISED, RAMP ADDED	26.09.23	IW
H RAMP OMITTED, BUS STOP LOCATION AND ACCESS REVISED	02.10.23	IW
I BUS STOP AND CROSSING REVISED	10.10.23	IW

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

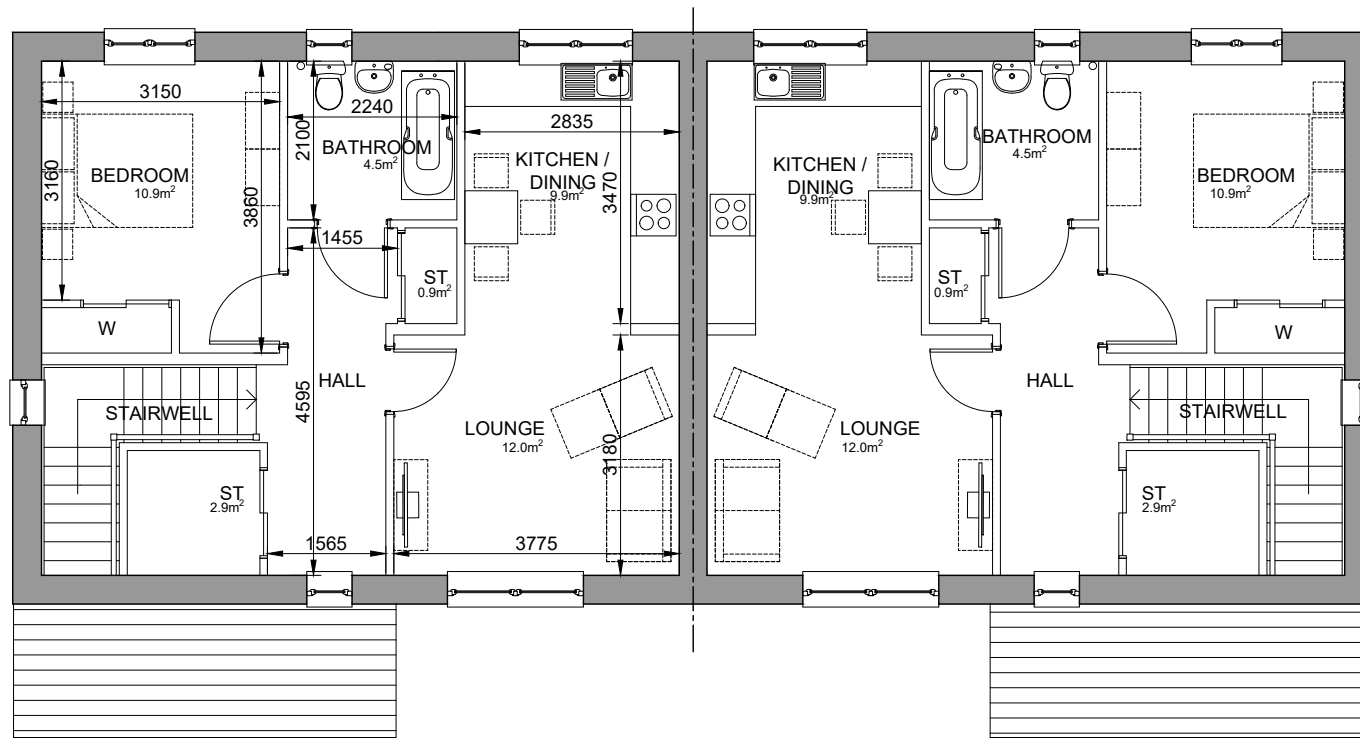
**RIVERFORD
CONON BRIDGE**

**ROAD LAYOUT
SHEET 2 OF 2**

Drawn: MC	Chk'd:	Scale: 1:500 (A1)
Date: NOV 22	Date:	DO NOT SCALE

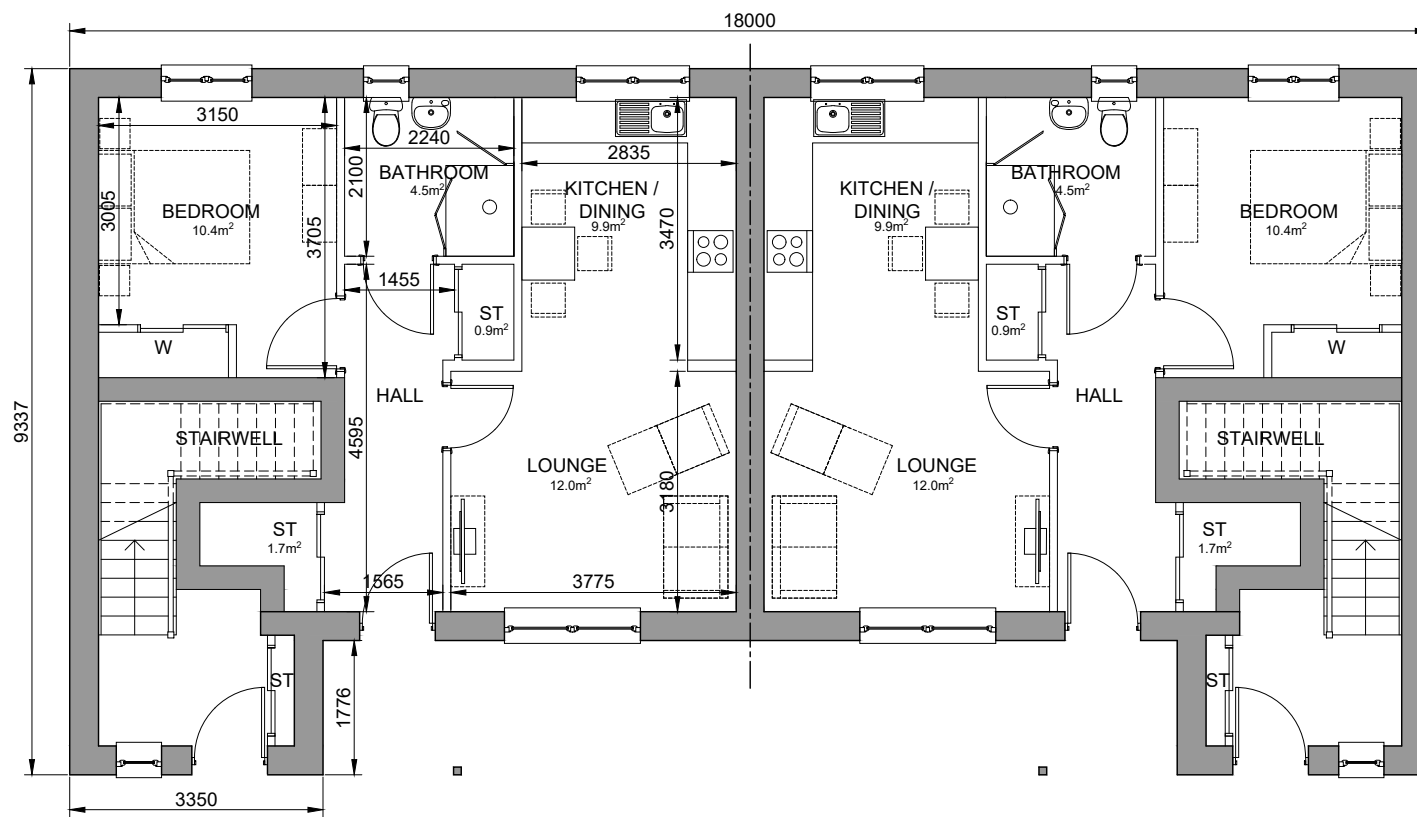
consulting engineers **hga** HGA(UK) Ltd
 Darach House
 Stonefield Business Park
 Inverness IV2 7PA
 T: 01463 221717
 F: 01463 224275
 email: hga@hagagroup.co.uk

Drawing No. 3830:101/02		Revision I
-----------------------------------	--	----------------------



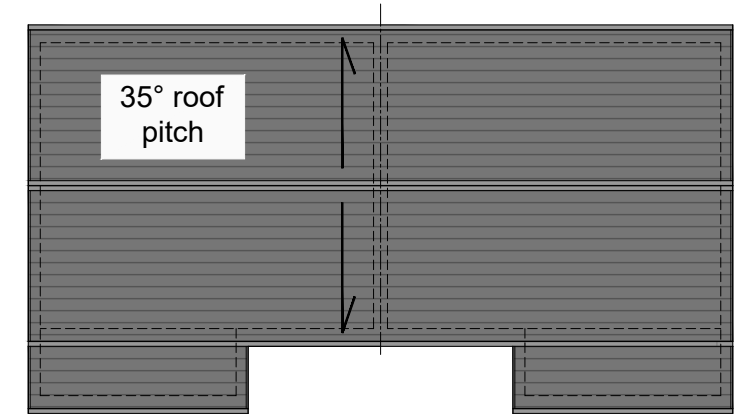
FIRST FLOOR

ONE BED TWO PERSON FLAT
FLOOR AREA 56.7m²

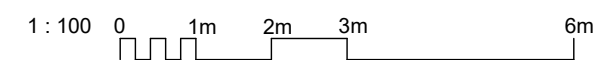


GROUND FLOOR

ONE BED TWO PERSON FLAT
FLOOR AREA 48.8m²



ROOF PLAN
(1:200@A3)



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
RIVERFORD, CONON BRIDGE
TULLOCH HOMES LTD

1B2P COTTAGE FLAT - PLANS

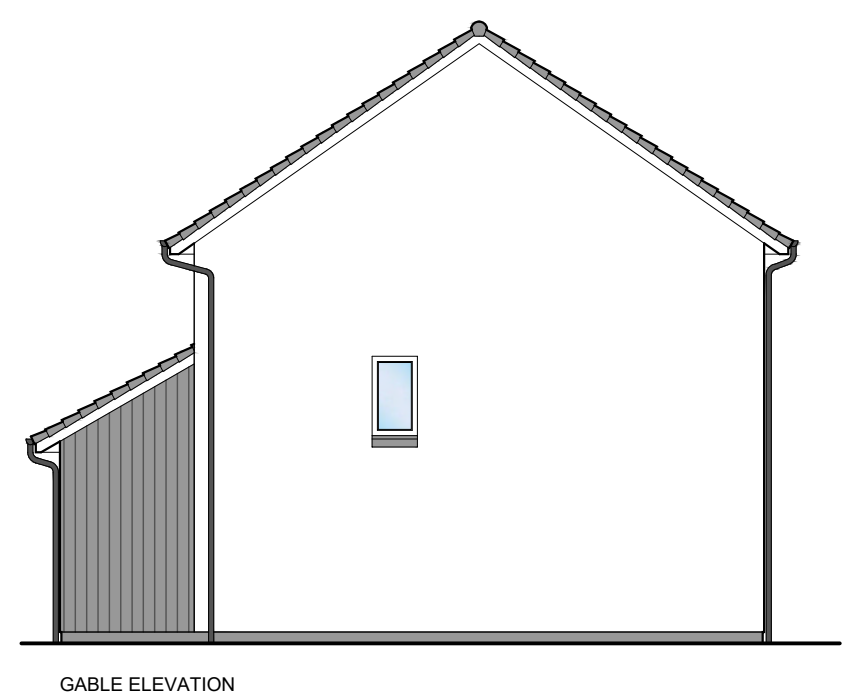
STATUS: **PLANNING**

SCALE: 1 : 100 DRAWN: AMcL
PAPER SIZE: A3 DATE: Jan 2023

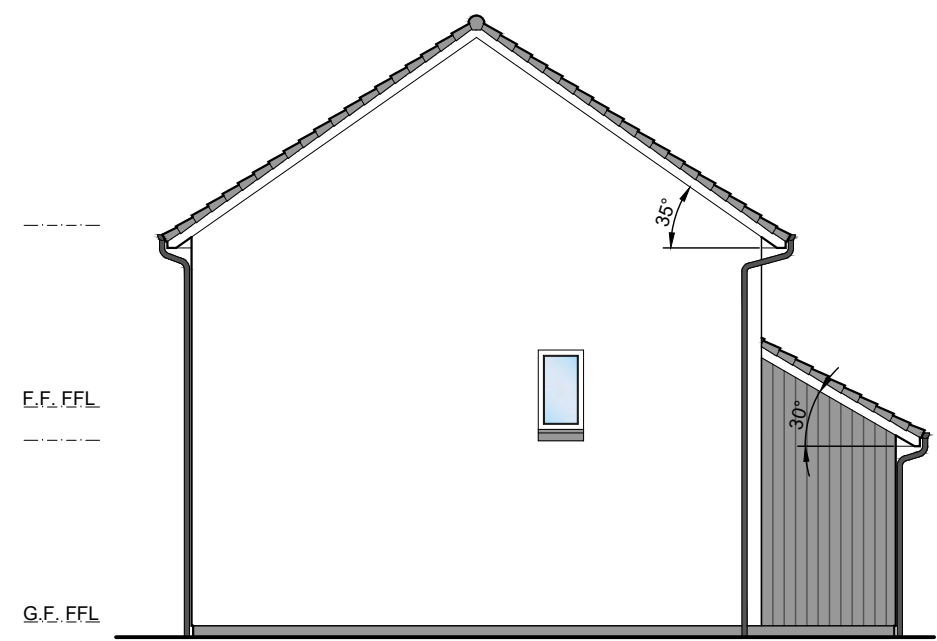
DWG No. **4879-01-200** REV. -



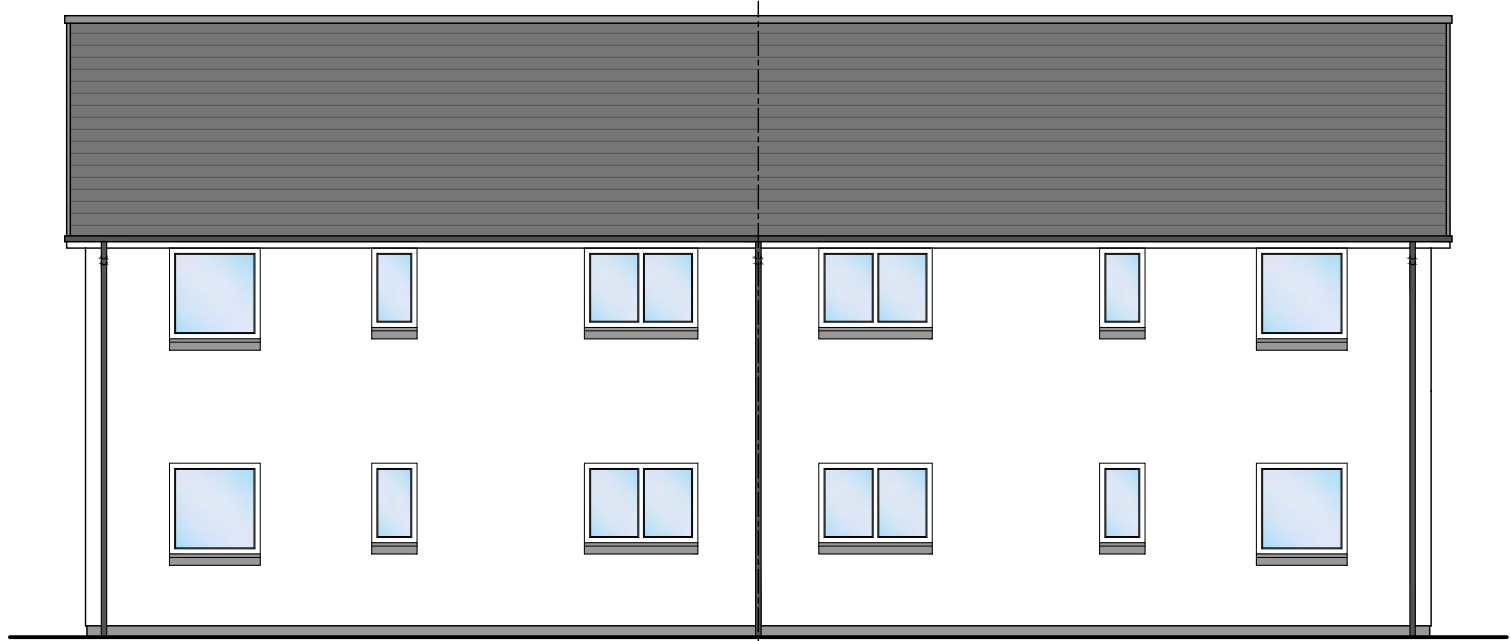
FRONT ELEVATION



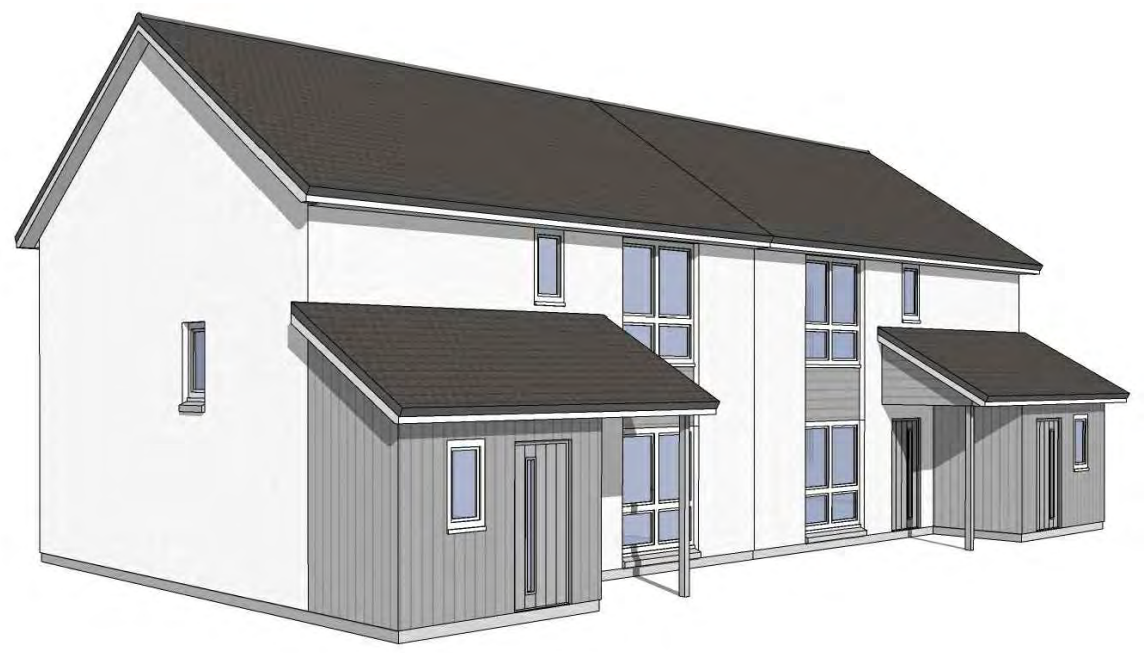
GABLE ELEVATION



GABLE ELEVATION

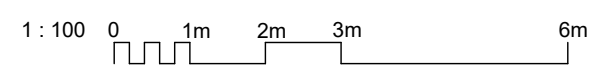


REAR ELEVATION



- 01 Precast basecourse and cills
- 02 Dry Dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding Detail

All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

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

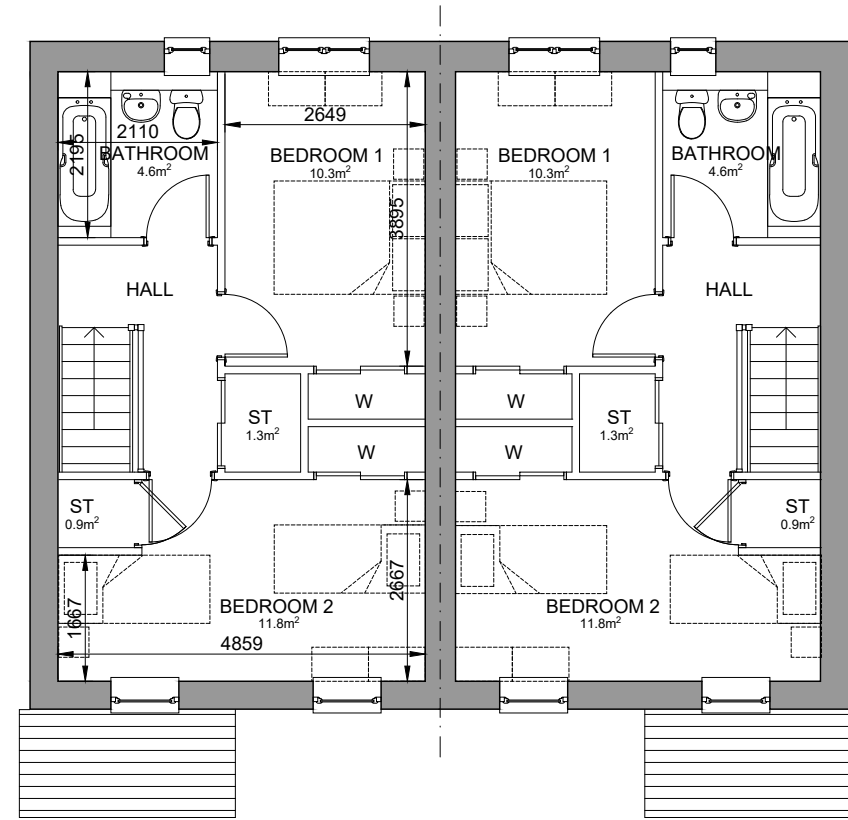
PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

1B2P COTTAGE FLAT - ELEVATIONS

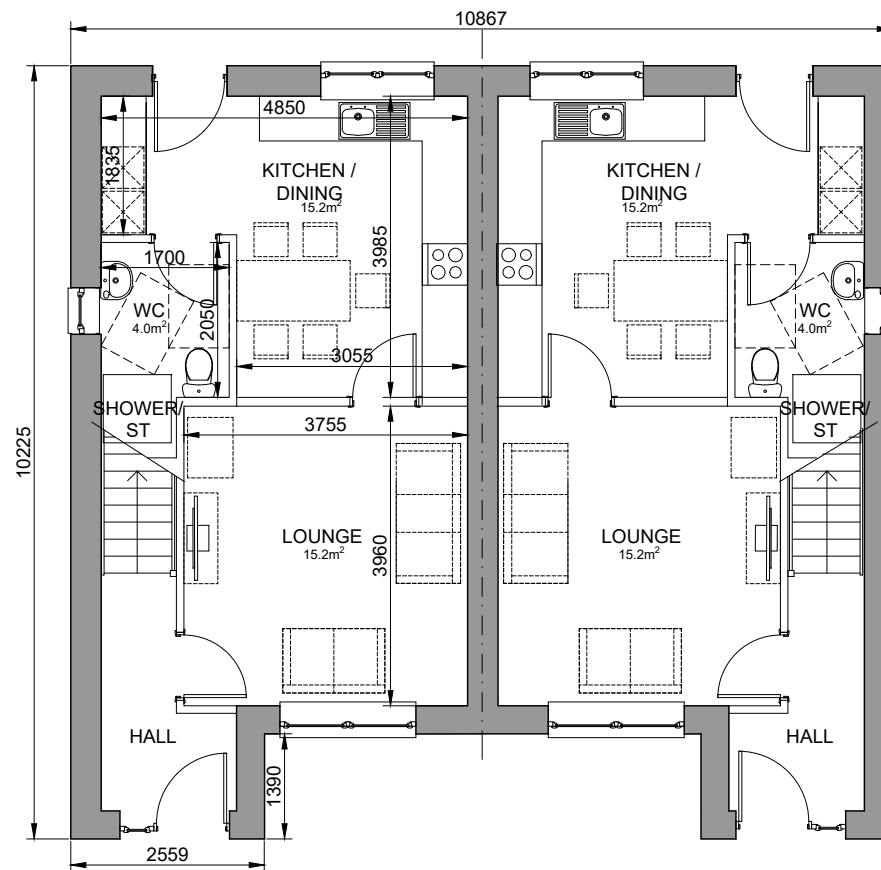
STATUS: **PLANNING**

SCALE: 1 : 100 DRAWN: AMcL
 PAPER SIZE: A3 DATE: Jan 2023

DWG No. **4879-01-201** REV. -

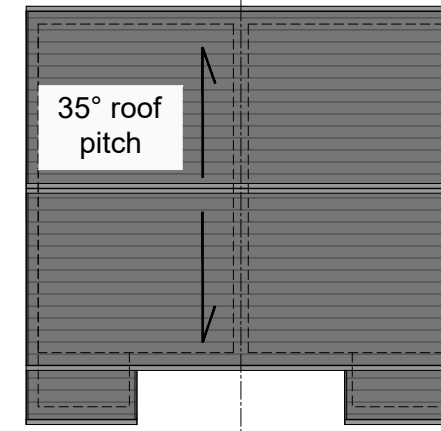


FIRST FLOOR



GROUND FLOOR

TWO BED FOUR PERSON VILLA
FLOOR AREA 80.7m²



ROOF PLAN
(1:200@A3)

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

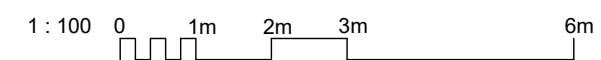
PROPOSED RESIDENTIAL DEVELOPMENT
RIVERFORD, CONON BRIDGE
TULLOCH HOMES LTD

2B4P VILLA SEMI - PLANS

STATUS: **PLANNING**

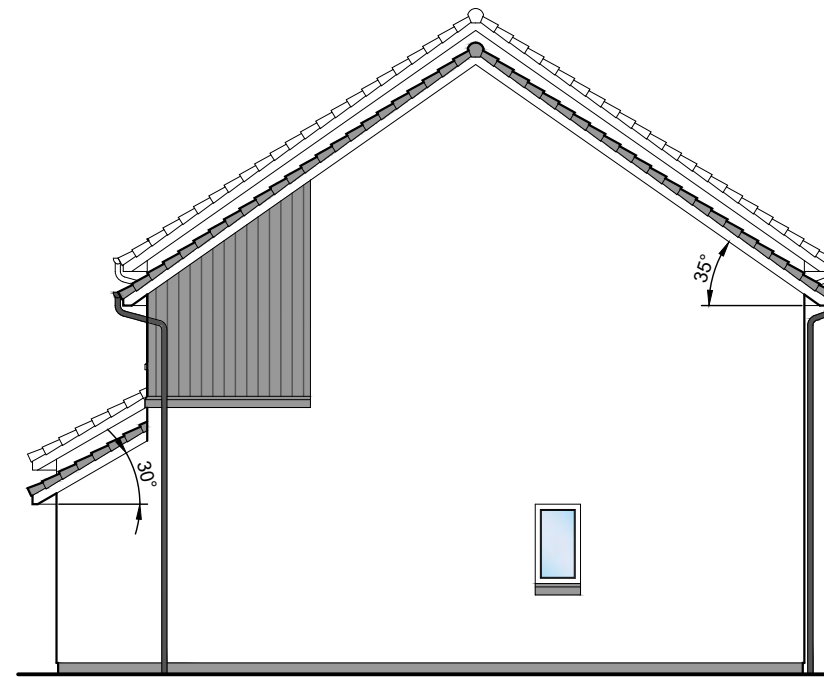
SCALE:	1 : 100	DRAWN:	AMcL
PAPER SIZE:	A3	DATE:	Jan 2023

DWG No.	4879-01-205	REV.	-
---------	-------------	------	---

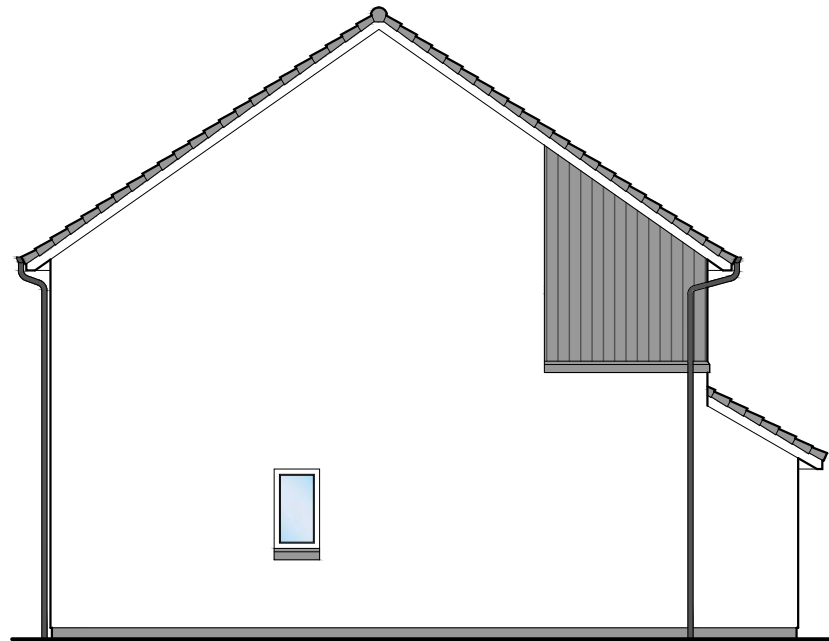




FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

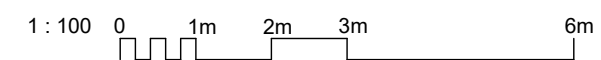


REAR ELEVATION



- 01 Precast basecourse and cills
- 02 Dry Dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding Detail

All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

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

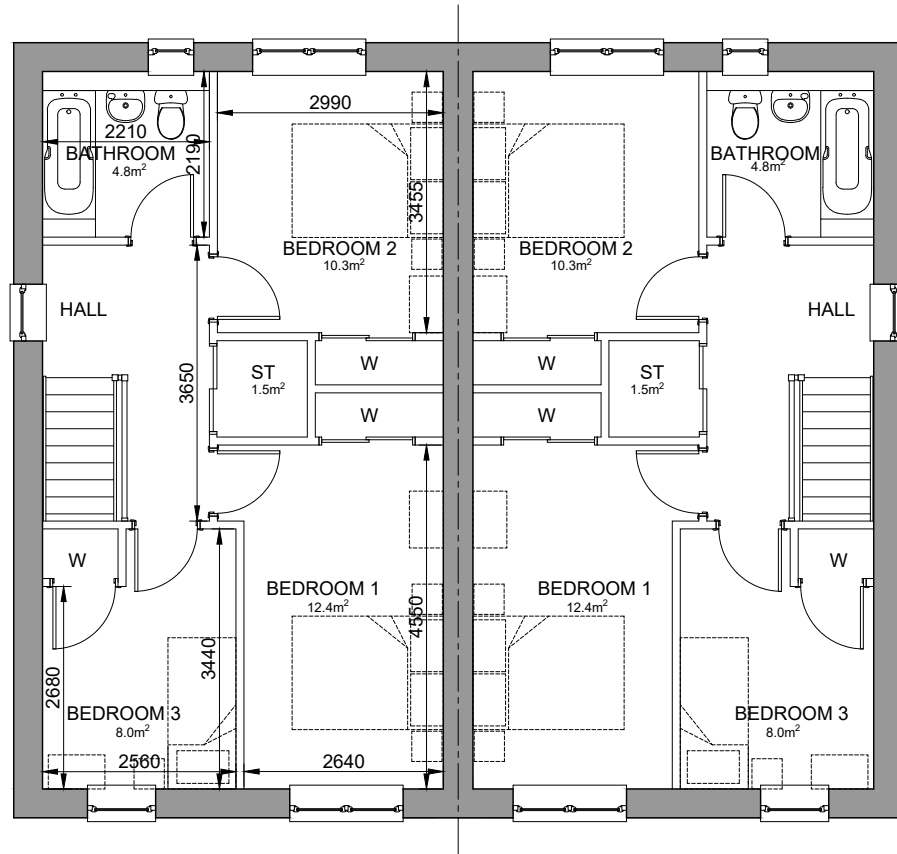
PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

2B4P VILLA SEMI - ELEVATIONS

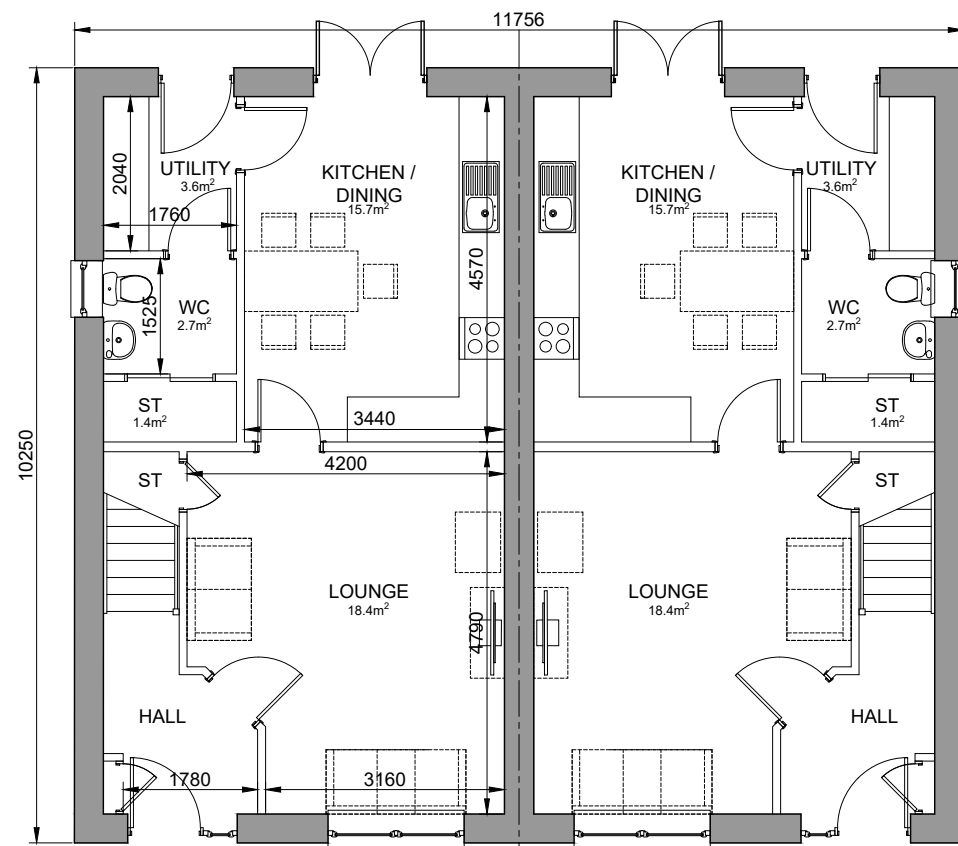
STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	AMcL
PAPER SIZE:	A3	DATE:	Jan 2023

DWG No.	4879-01-206	REV.	-
---------	-------------	------	---

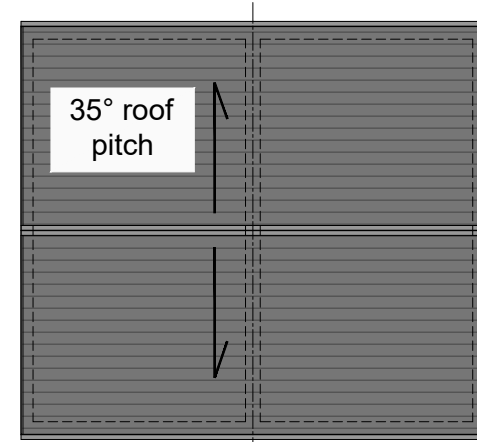


FIRST FLOOR



GROUND FLOOR

THREE BED FIVE PERSON VILLA
FLOOR AREA 100.6m²



ROOF PLAN
(1:200@A3)

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
RIVERFORD, CONON BRIDGE

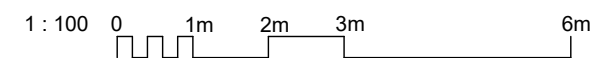
TULLOCH HOMES LTD

3B5P VILLA SEMI - PLANS

STATUS: **PLANNING**

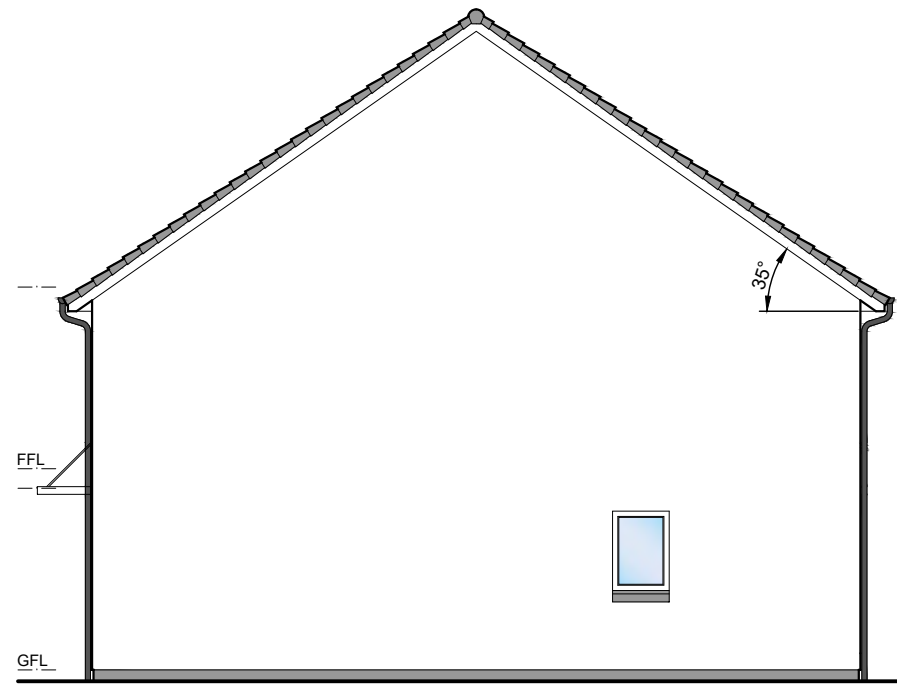
SCALE:	1 : 100	DRAWN:	AMcL
PAPER SIZE:	A3	DATE:	Jan 2023

DWG No.	4879-01-210	REV.	-
---------	-------------	------	---

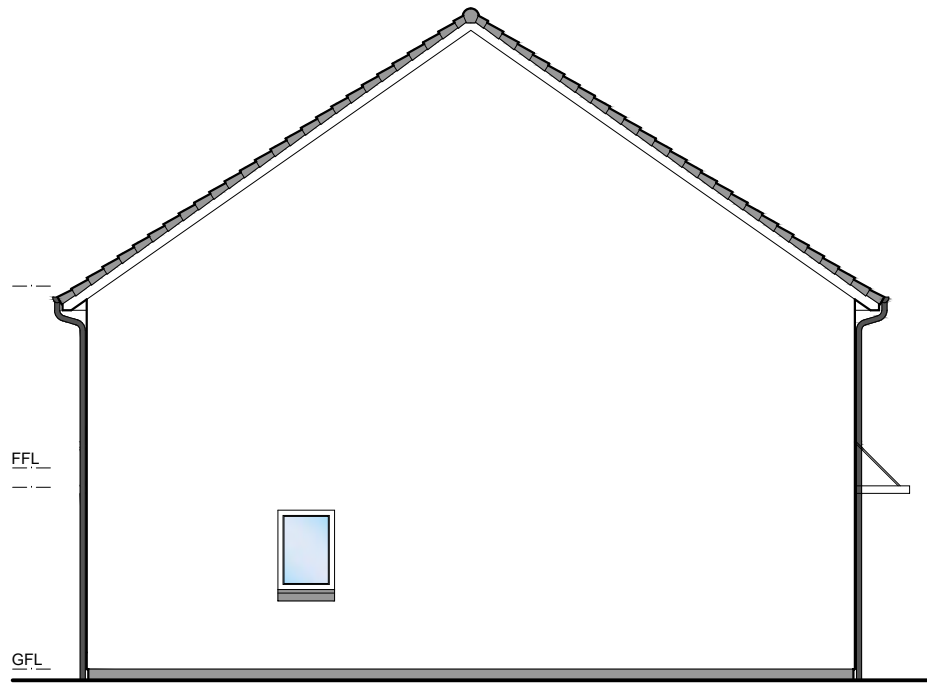




FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

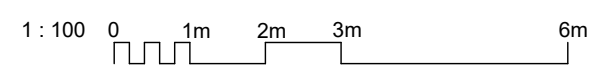


REAR ELEVATION



- 01 Precast basecourse and cills
- 02 Dry Dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding Detail

All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

3B5P VILLA SEMI - ELEVATIONS

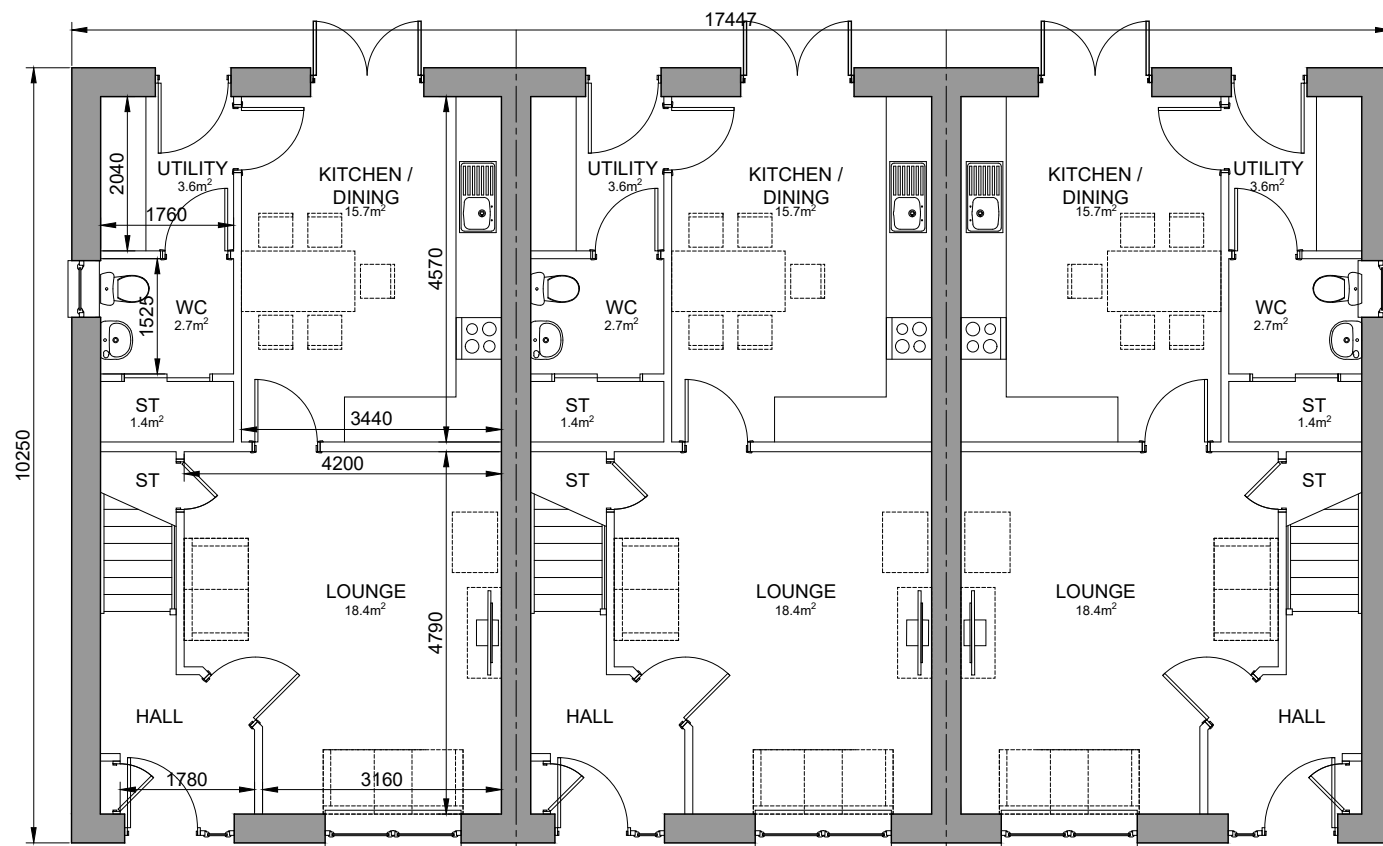
STATUS: **PLANNING**

SCALE: 1 : 100	DRAWN: AMcL
PAPER SIZE: A3	DATE: Jan 2023

DWG No. 4879-01-211	REV. -
---------------------	--------

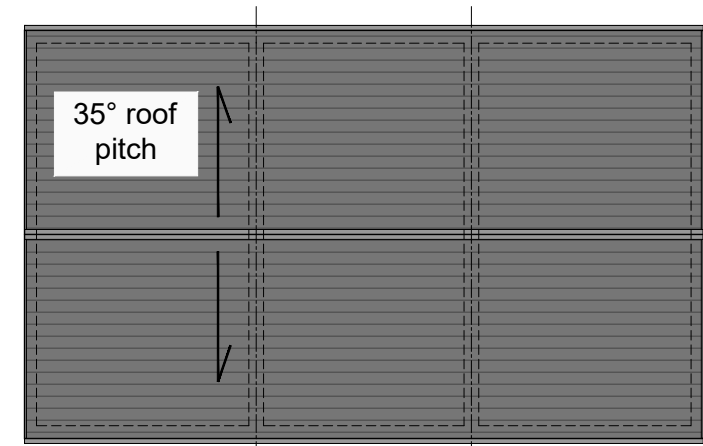


FIRST FLOOR



GROUND FLOOR

THREE BED FIVE PERSON VILLA
FLOOR AREA 100.6m²



ROOF PLAN
(1:200@A3)

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

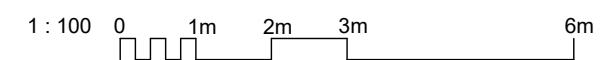
PROPOSED RESIDENTIAL DEVELOPMENT
RIVERFORD, CONON BRIDGE
TULLOCH HOMES LTD

3B5P VILLA TERRACE - PLANS

STATUS: **PLANNING**

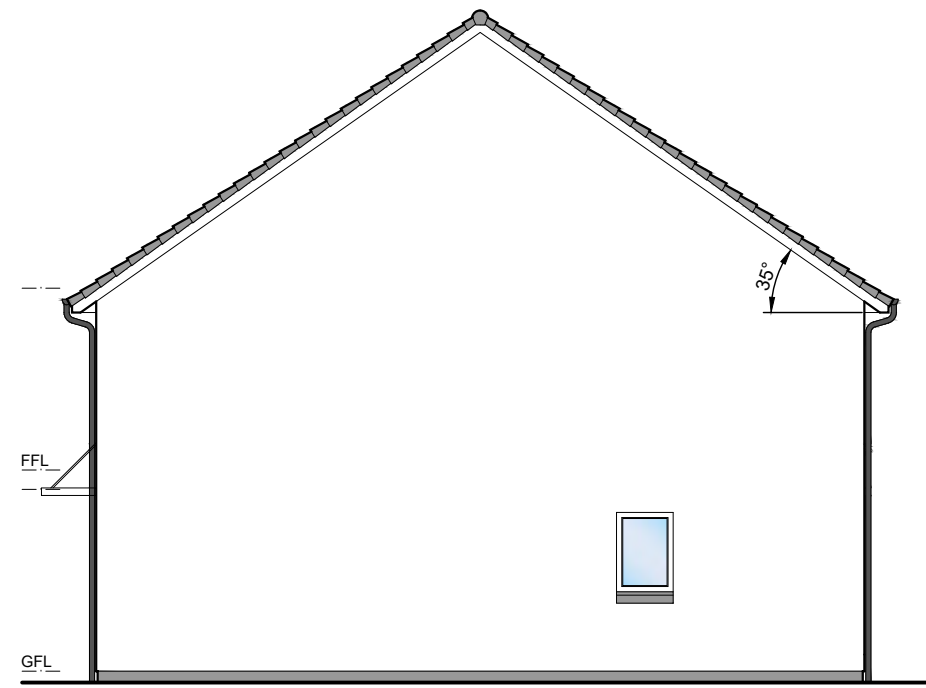
SCALE: 1 : 100 DRAWN: AMcL
PAPER SIZE: A3 DATE: Jan 2023

DWG No. **4879-01-215** REV. -

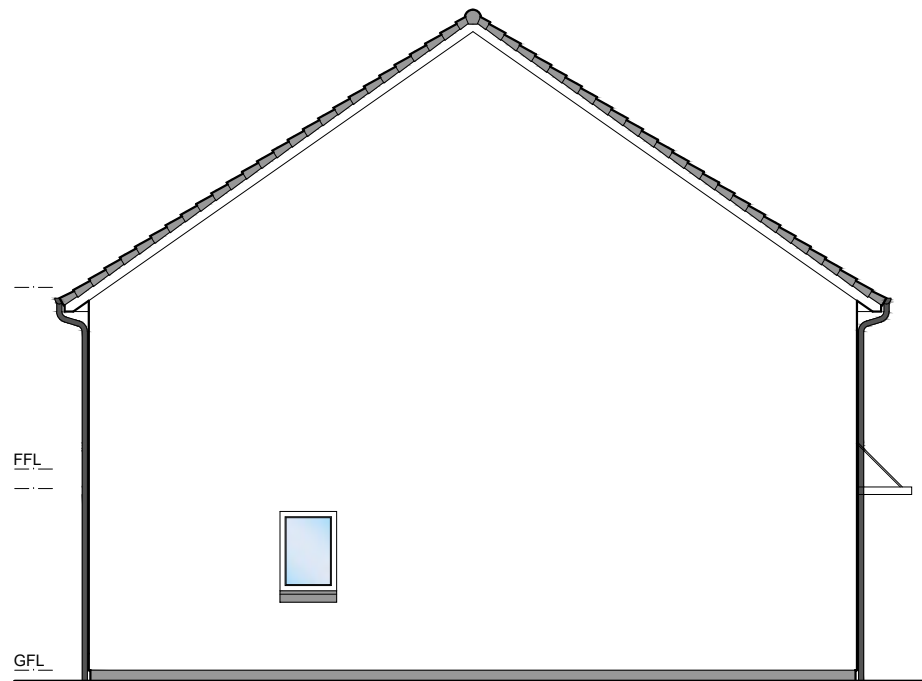




FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

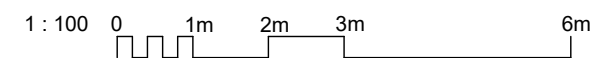


REAR ELEVATION



- 01 Precast basecourse and cills
- 02 Dry Dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding Detail

All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

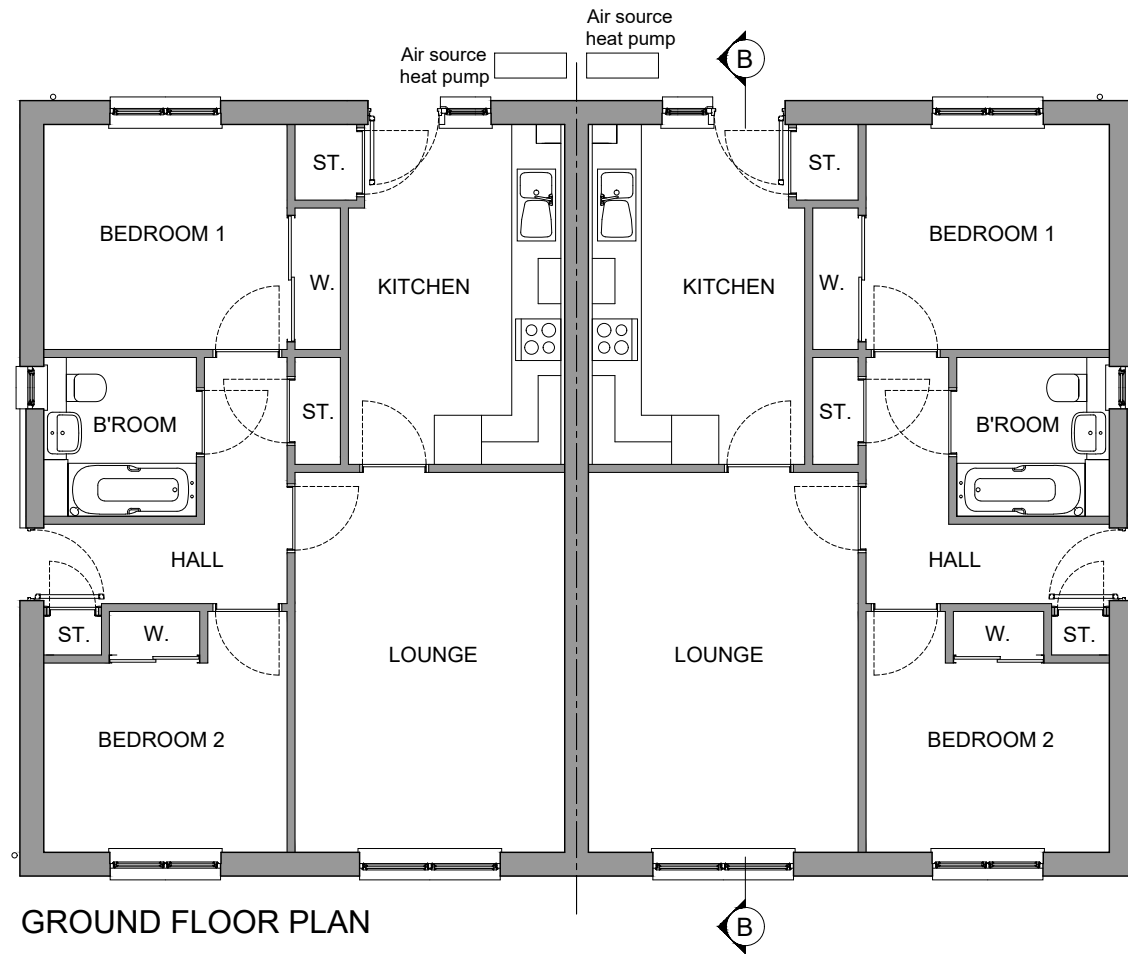
3B5P VILLA TERRACE - ELEVATIONS

STATUS: **PLANNING**

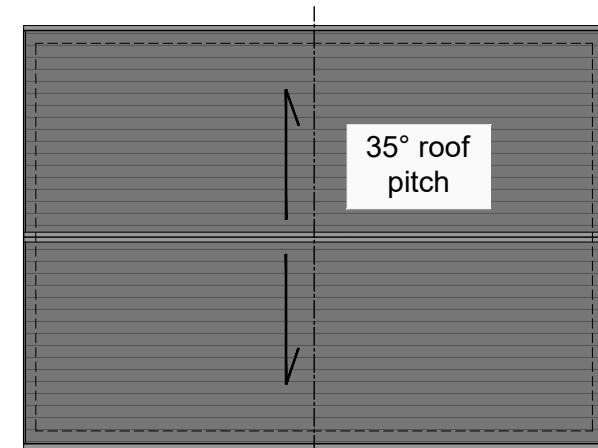
SCALE:	1 : 100	DRAWN:	AMcL
PAPER SIZE:	A3	DATE:	Jan 2023

DWG No.	4879-01-216	REV.	-
---------	-------------	------	---

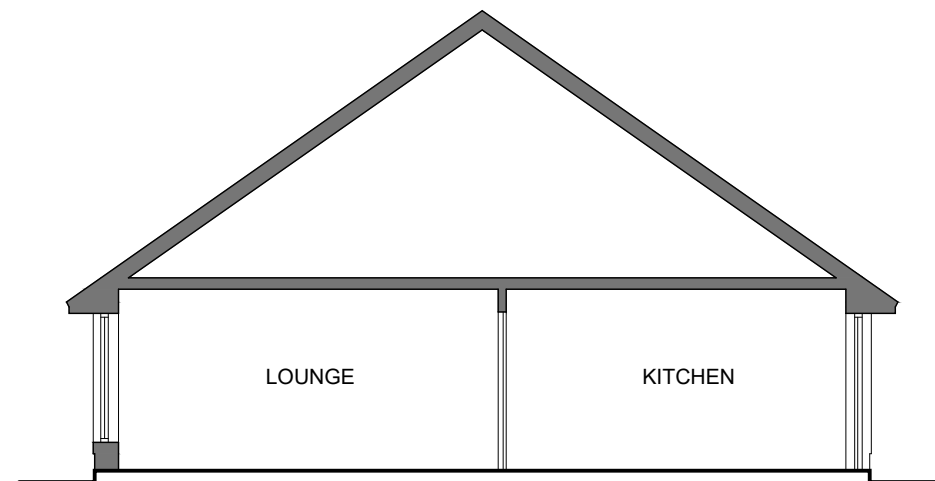
Birch
 1 storey semi-detached house / 2 Bedrms
 Floor Area = 66m²



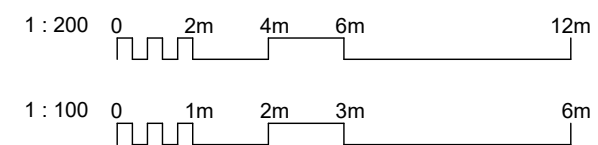
GROUND FLOOR PLAN



ROOF PLAN (1:200@A3)



SECTION BB



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

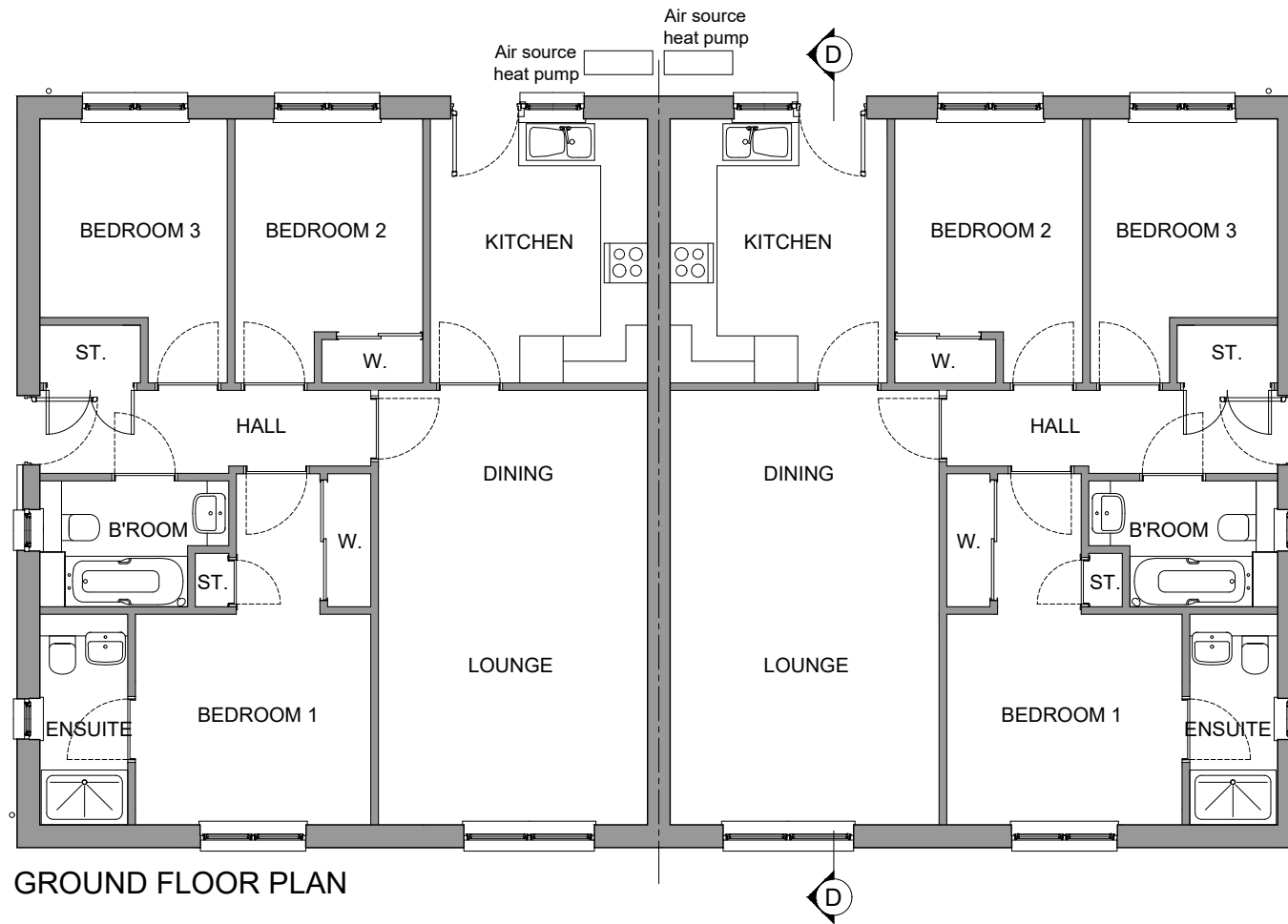
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

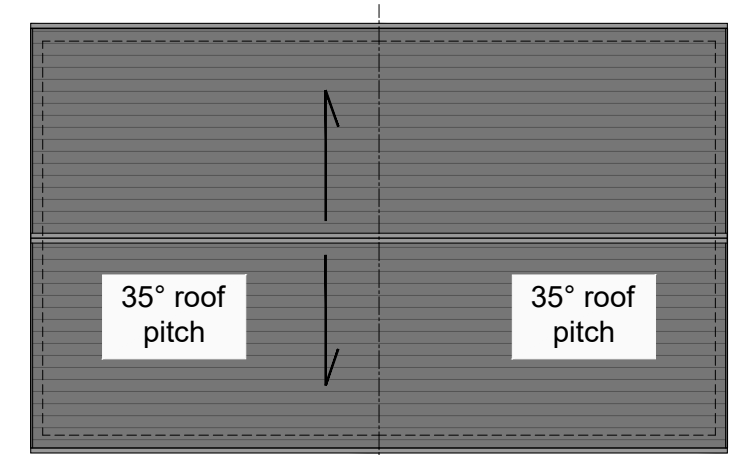
BIRCH PLANS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-100		REV.

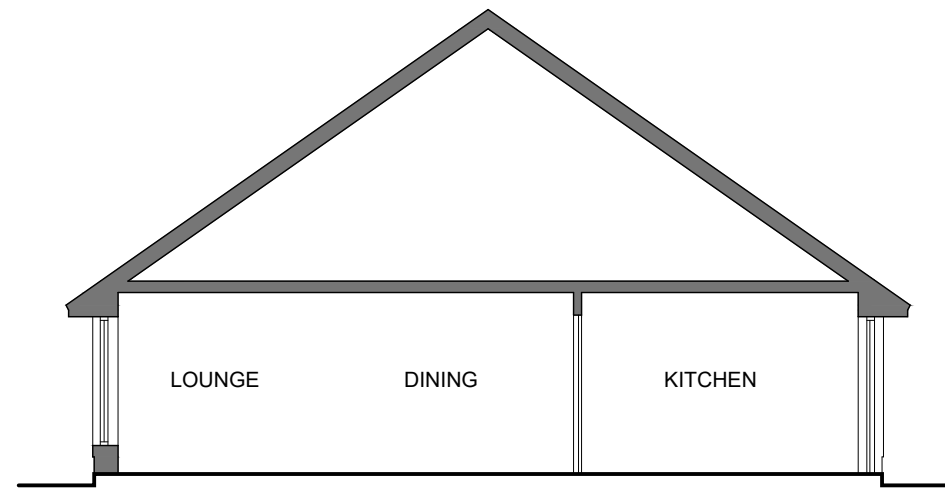
Cedar
 1 storey semi-detached house / 3 Bedrms
 Floor Area = 82m²



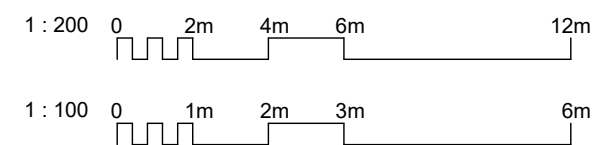
GROUND FLOOR PLAN



ROOF PLAN (1:200@A3)



SECTION DD



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

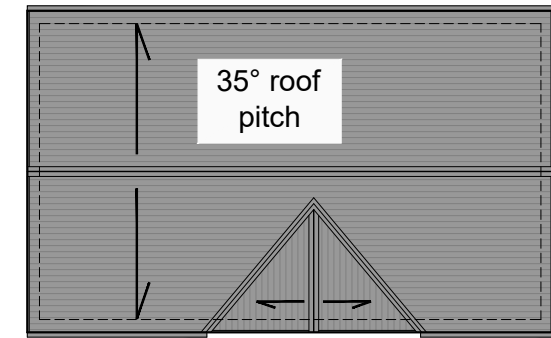
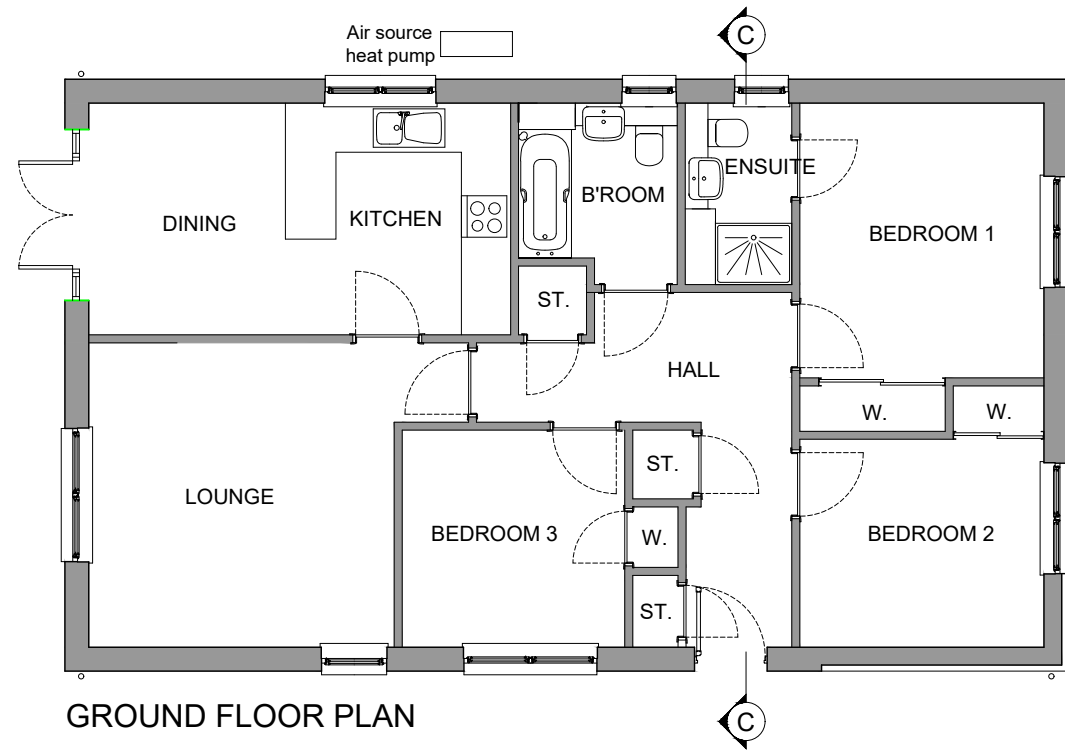
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

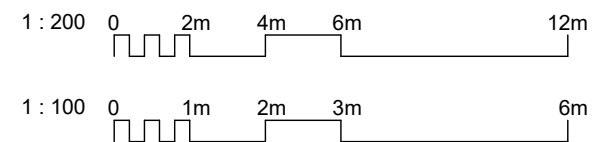
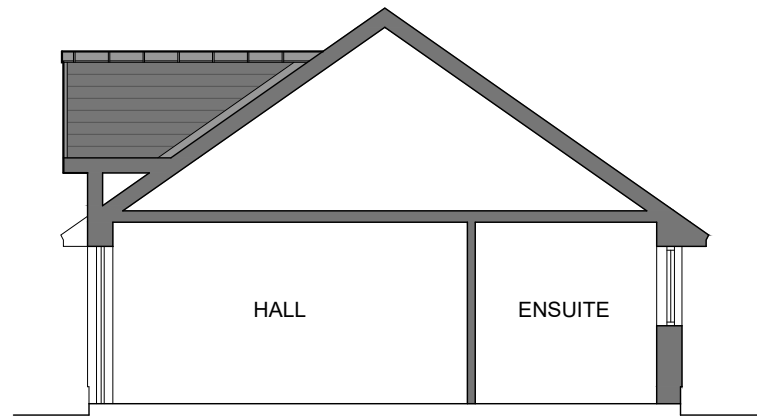
CEDAR PLANS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-105		REV.

Kinglass
 1 storey detached house / 3 Bedrooms
 Floor Area = 91m²



ROOF PLAN
 (1:200@A3)



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

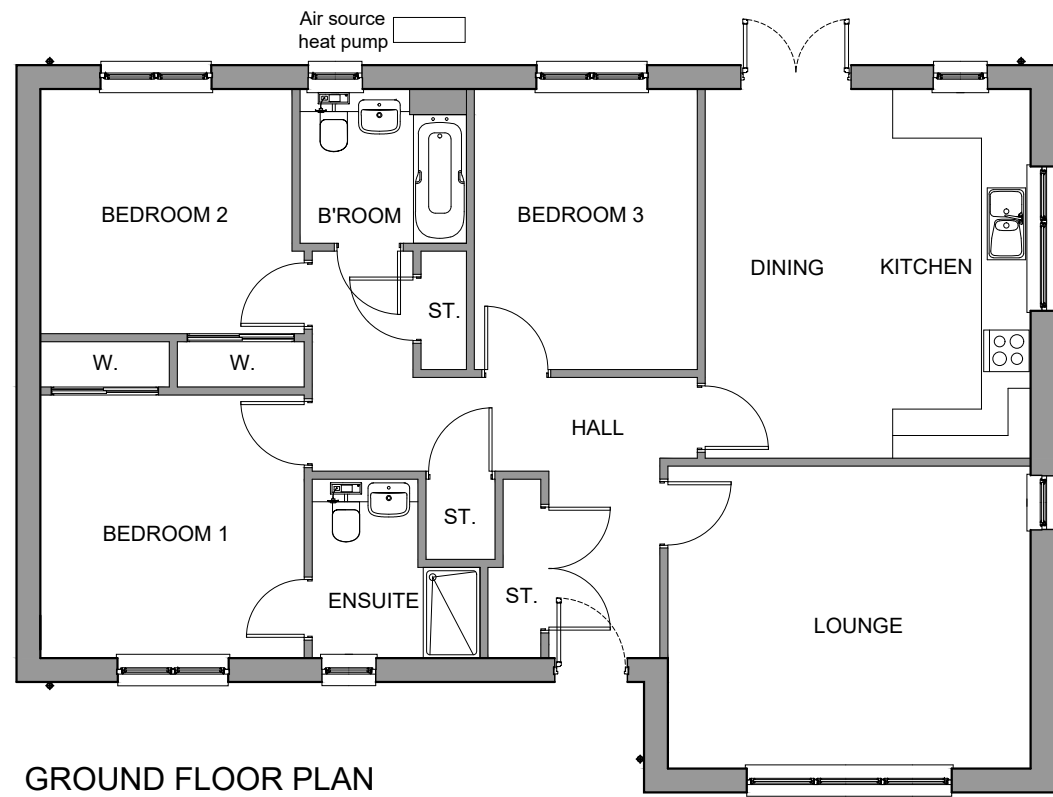
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

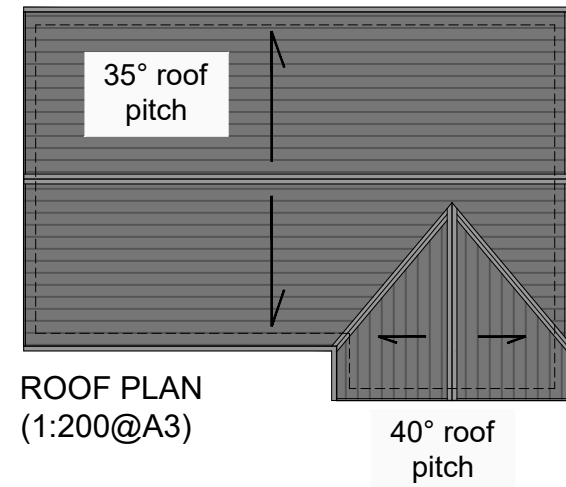
KINGLASS PLANS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-110		REV.

Ness
 1 storey detached house / 3 Bedrooms
 Floor Area = 105m²



GROUND FLOOR PLAN



ROOF PLAN
 (1:200@A3)

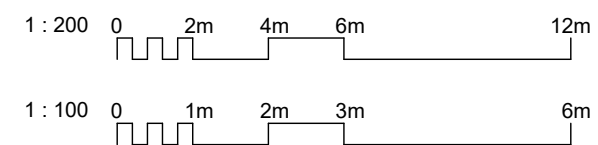
REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

NESS PLANS

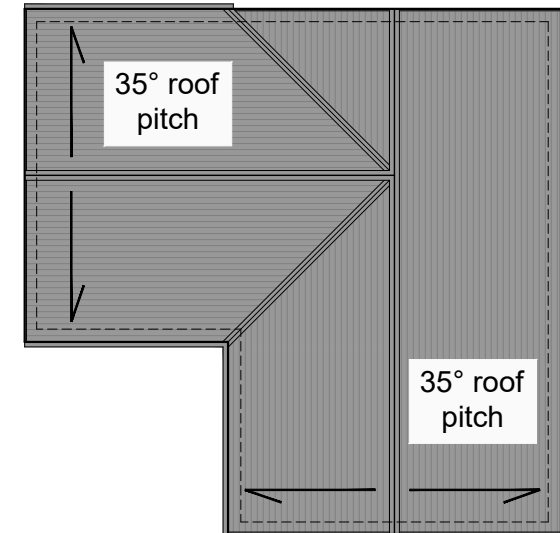


SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-115		REV.

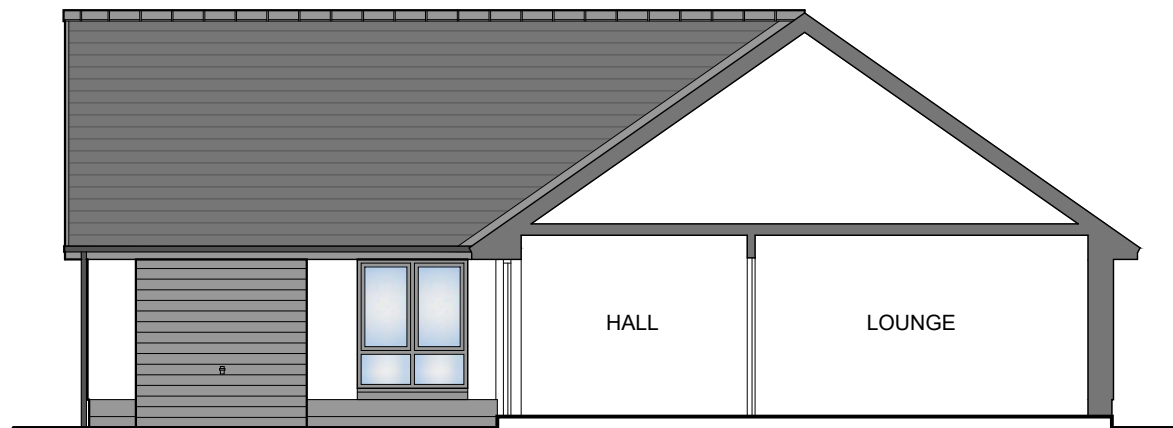
Lochy
 1 storey detached house / 3 Bedrooms
 Floor Area = 117m²



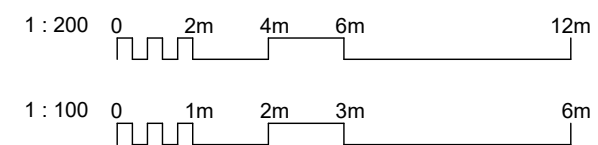
GROUND FLOOR PLAN



ROOF PLAN (1:200@A3)



SECTION AA



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

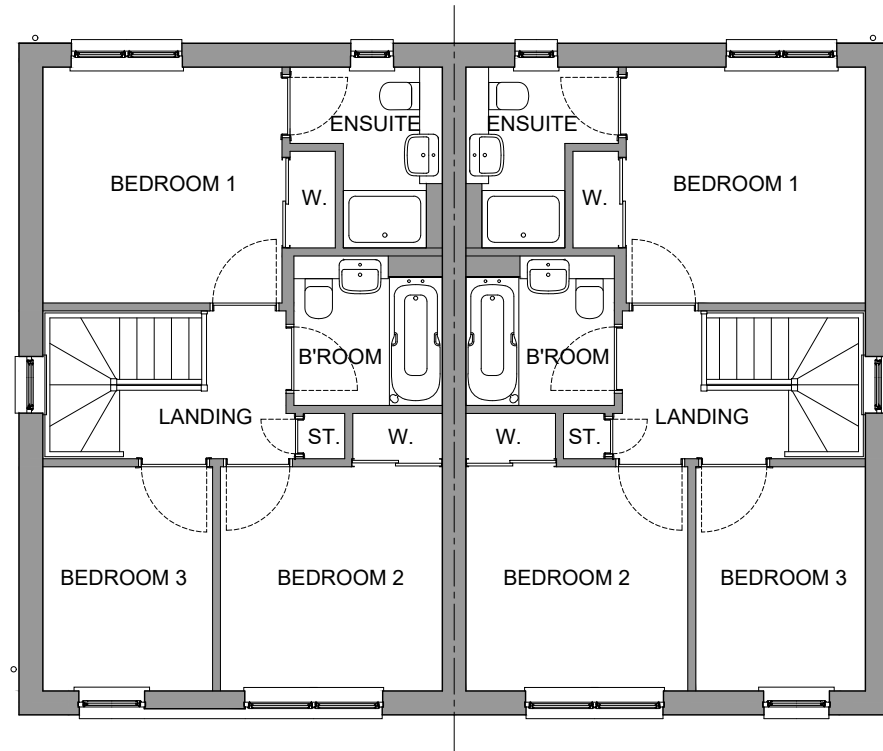
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

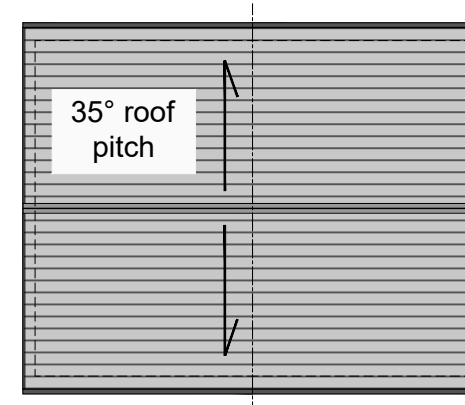
LOCHY PLANS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-120		REV.

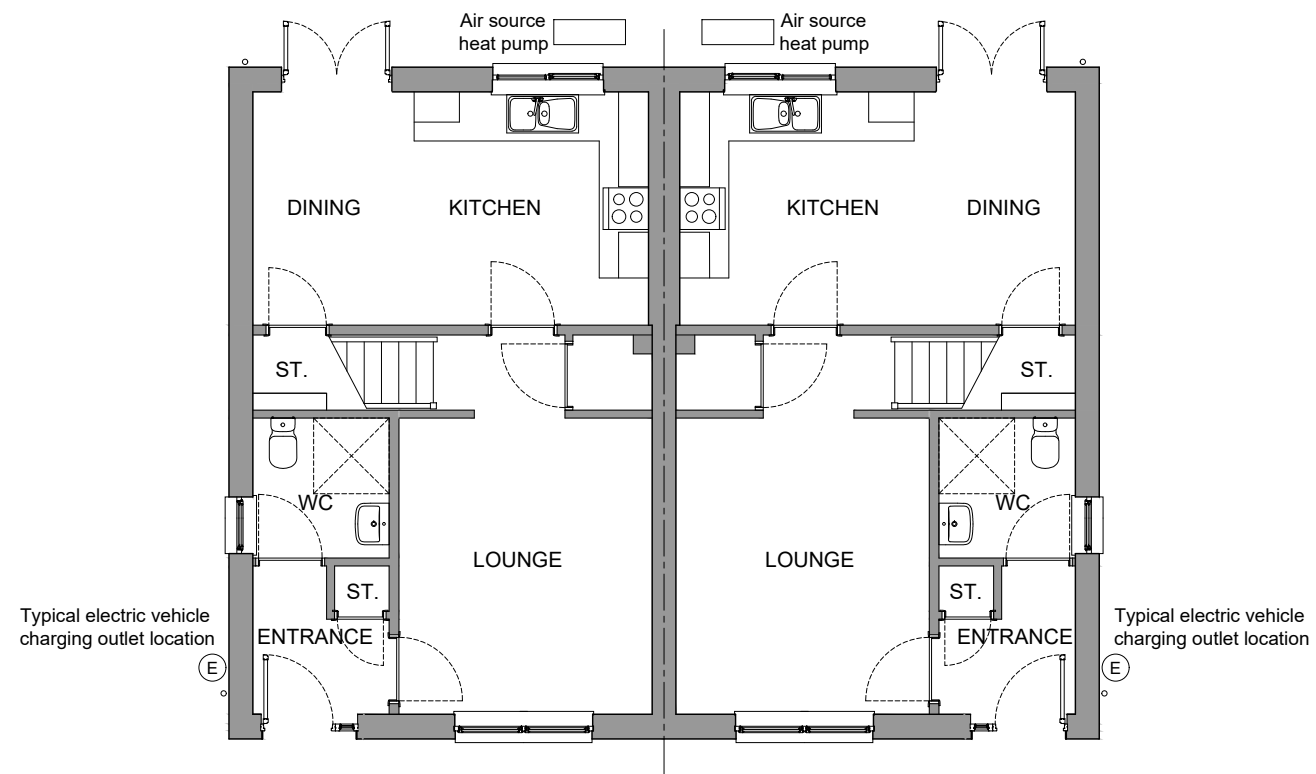
Torrin
 2 storey semi-detached house / 3 Beds
 Floor Area = 88m²



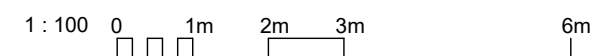
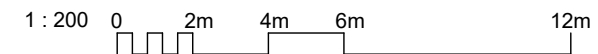
UPPER FLOOR PLAN



ROOF PLAN
 (1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

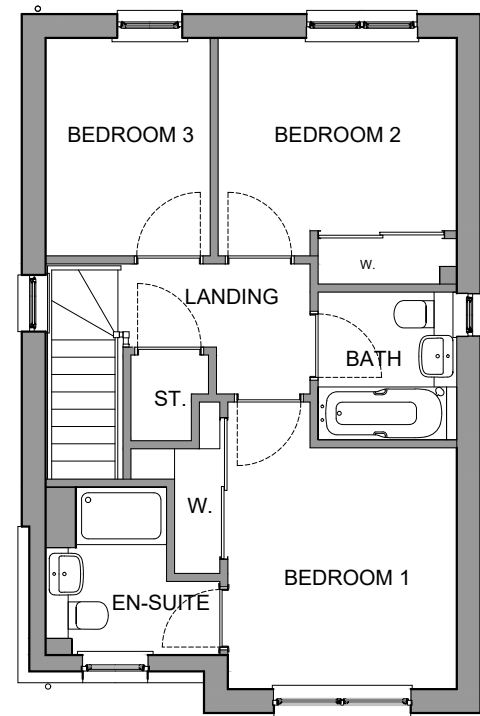
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

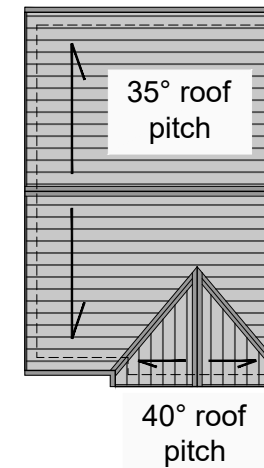
TORRIN PLANS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-125		REV.

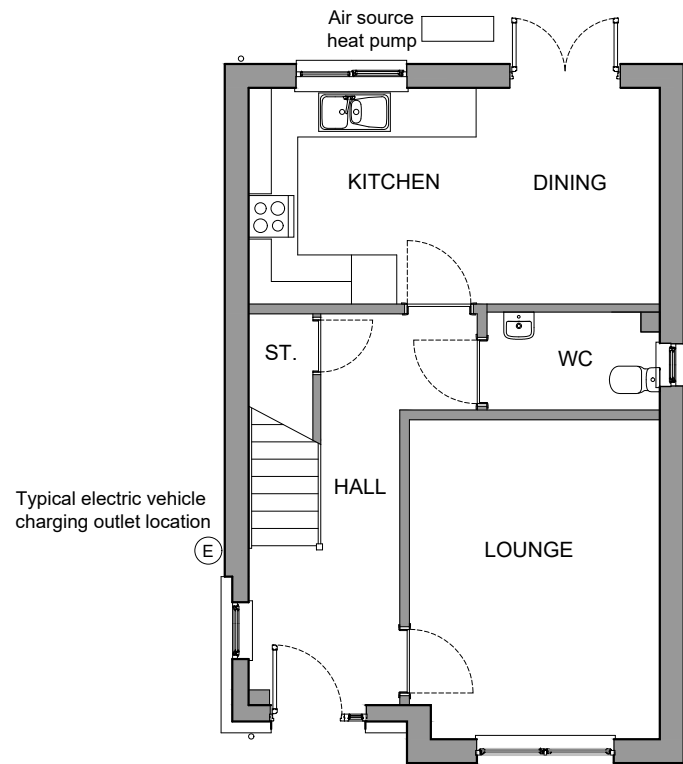
Calder
 2 storey detached house / 3 Bedrooms
 Floor Area = 91m²



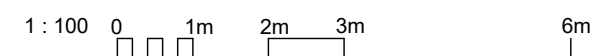
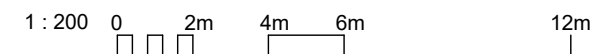
UPPER FLOOR PLAN



ROOF PLAN
 (1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

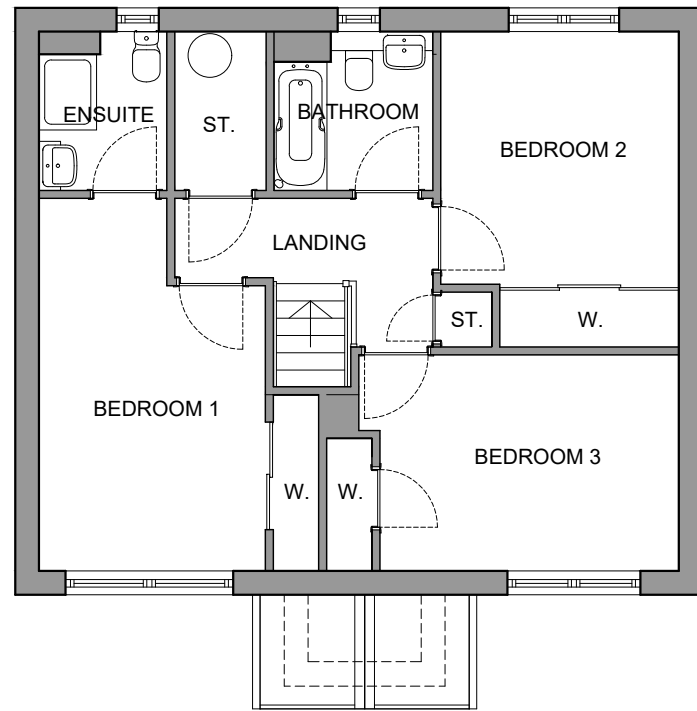
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

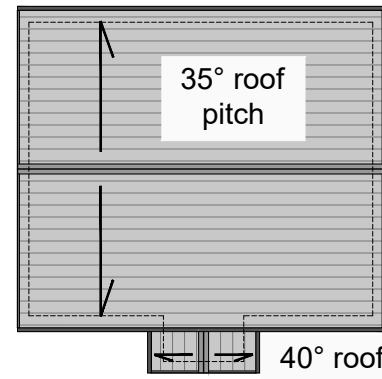
CALDER PLANS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-130		REV.

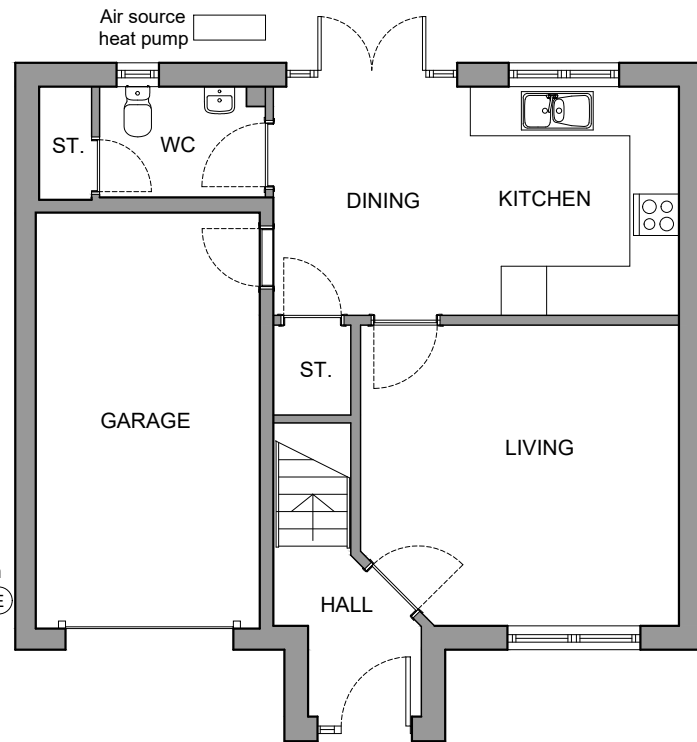
Affric
 2 storey detached house / 3 Bedrooms
 Floor Area = 105m²



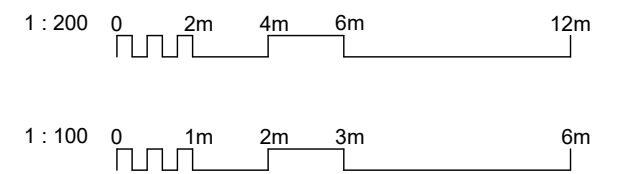
UPPER FLOOR PLAN



ROOF PLAN
 (1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

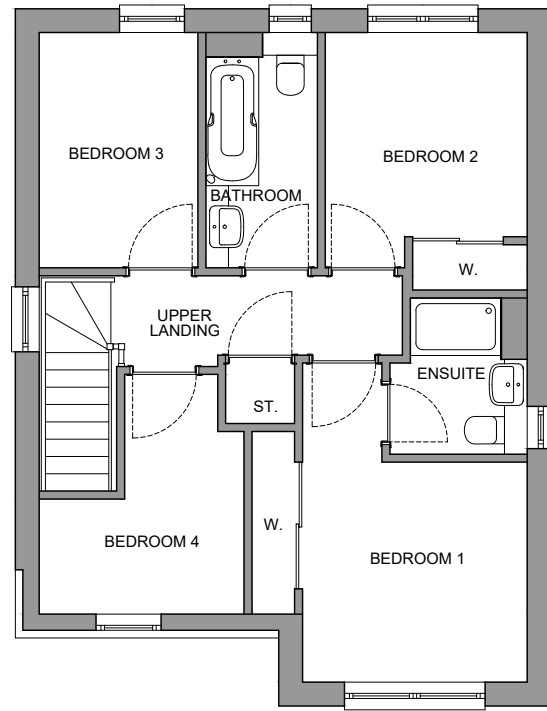
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

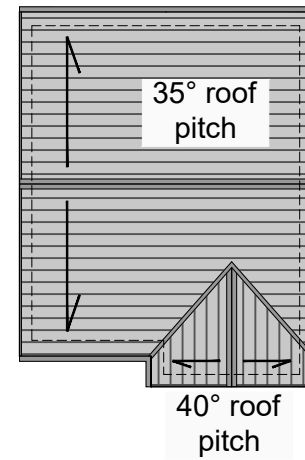
AFFRIC PLANS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-135		REV.

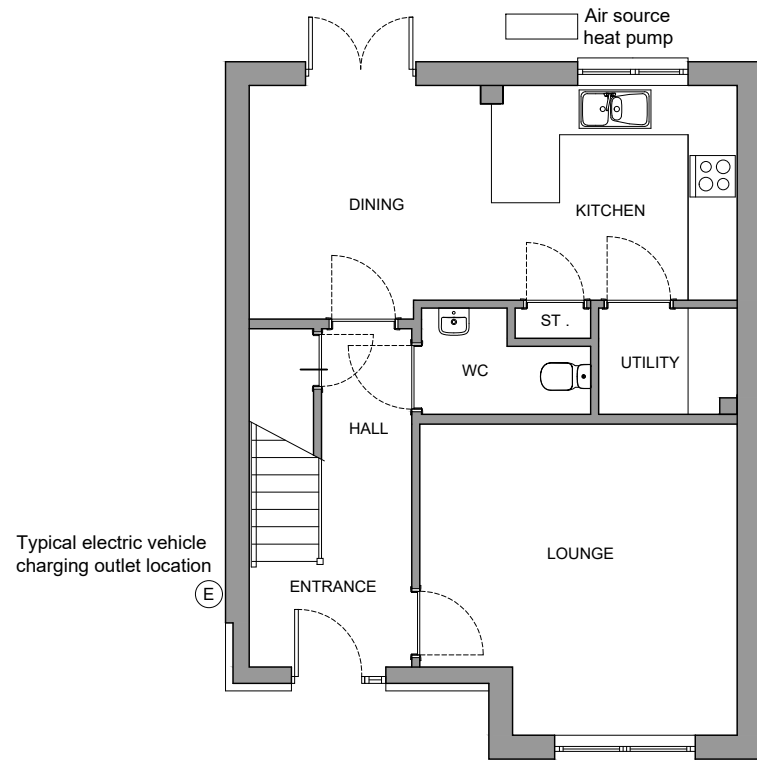
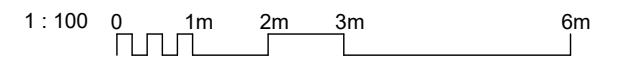
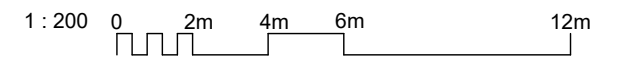
Tweed
 2 storey detached house / 4 Bedrooms
 Floor Area = 105m²



UPPER FLOOR PLAN



ROOF PLAN
 (1:200@A3)



GROUND FLOOR PLAN

REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

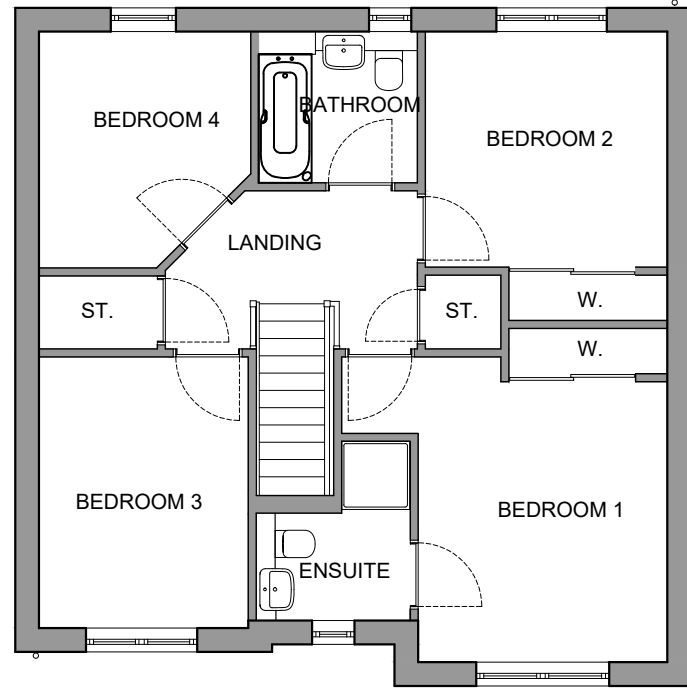
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

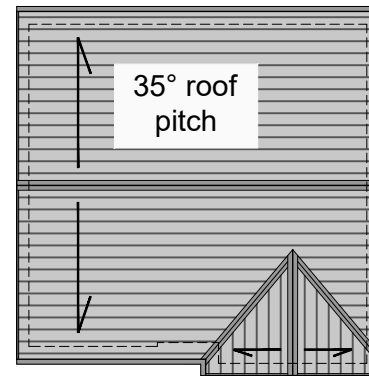
TWEED PLANS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-140		REV.

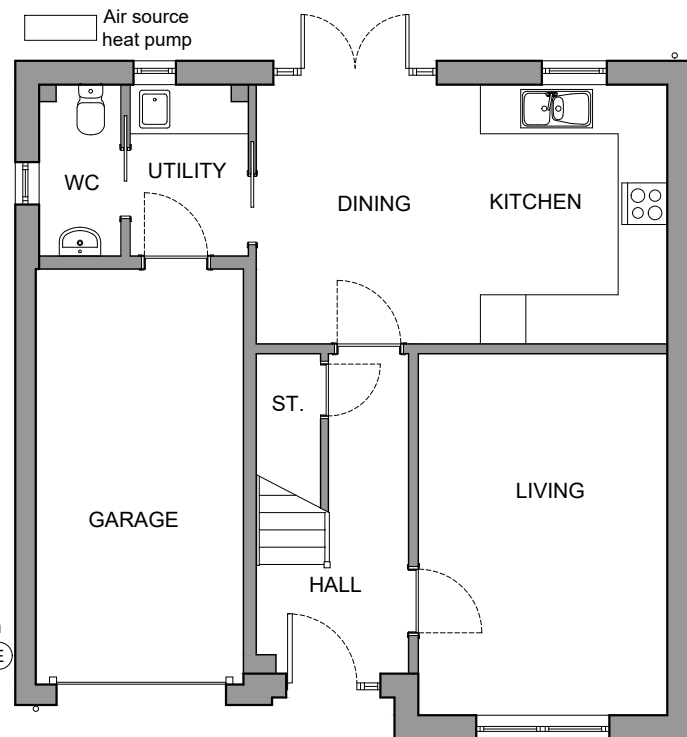
Etive
 2 storey detached house / 4 Bedrooms
 Floor Area = 118m²



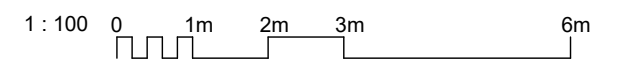
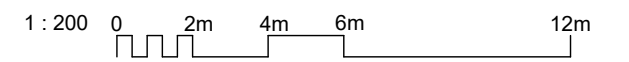
UPPER FLOOR PLAN



ROOF PLAN (1:200@A3) 40° roof pitch



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

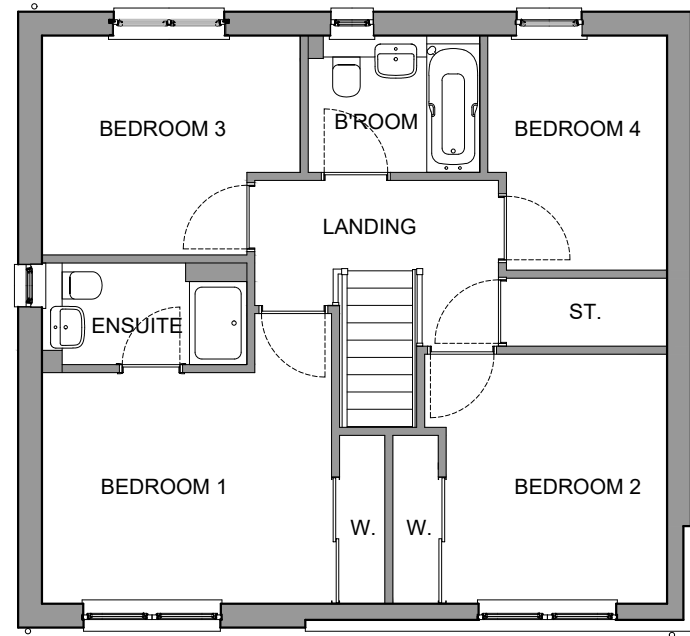
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

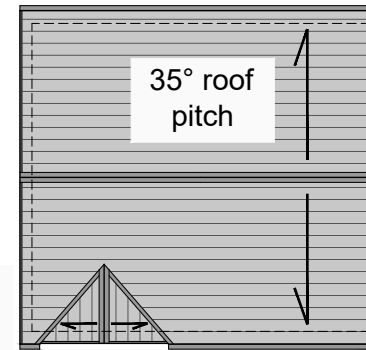
ETIVE PLANS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-145		REV.

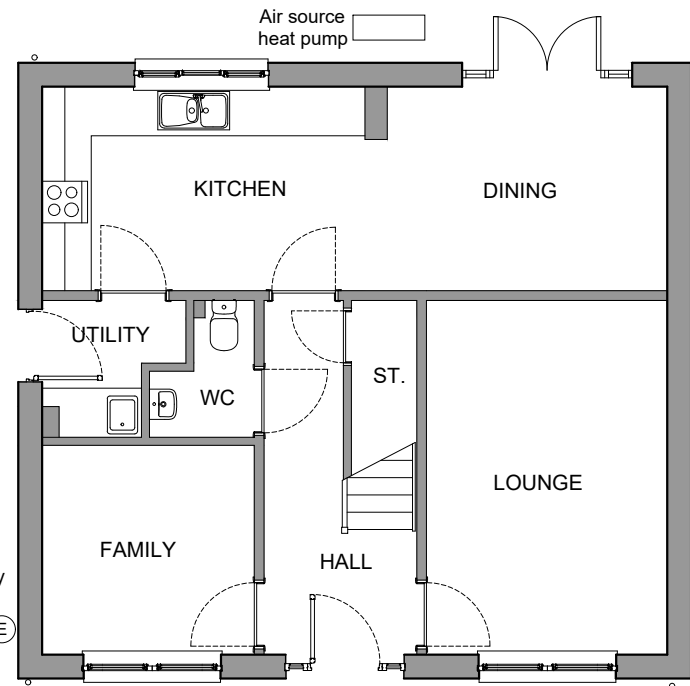
Tarvie
 2 storey detached house / 4 Bedrooms
 Floor Area = 124m²



UPPER FLOOR PLAN

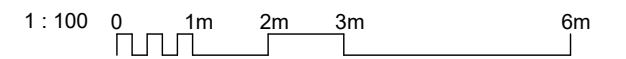
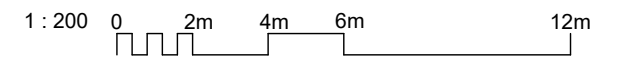


ROOF PLAN
 (1:200@A3)



GROUND FLOOR PLAN

Typical electric vehicle charging outlet location, although may alternatively be located on detached double garage wall



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

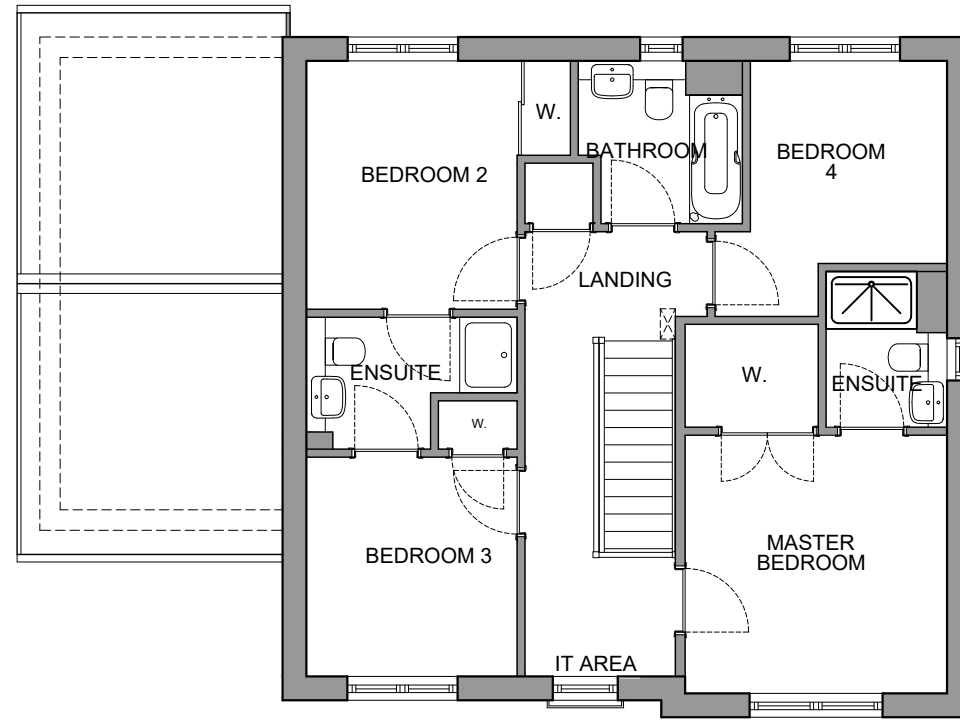
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

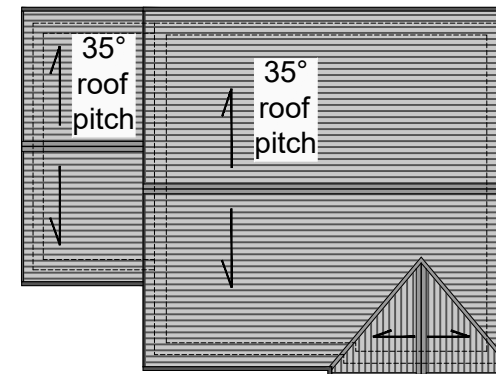
TARVIE PLANS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-150		REV.

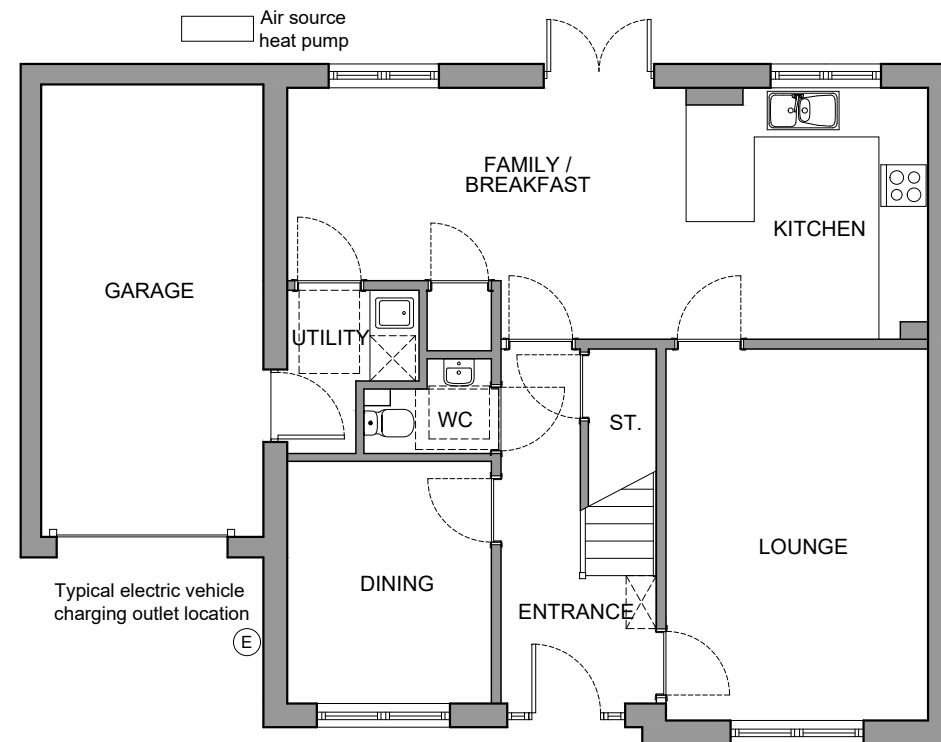
Lochalsh
 2 storey detached house / 4 Bedrooms
 Floor Area = 139m²



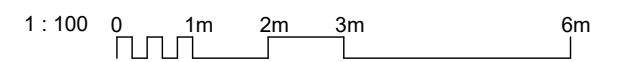
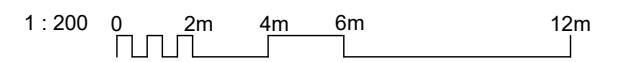
UPPER FLOOR PLAN



ROOF PLAN
 (1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

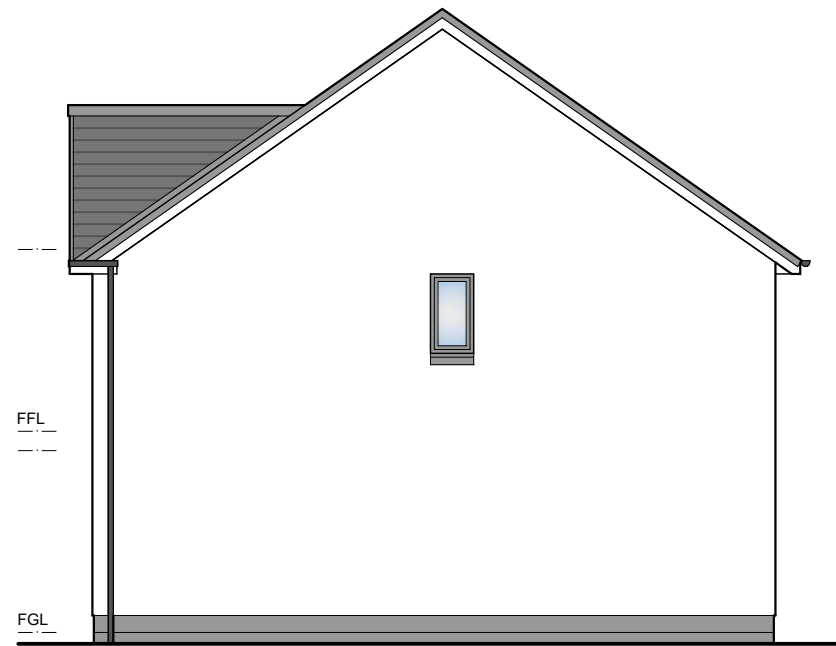
LOCHALSH PLANS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-155		REV.

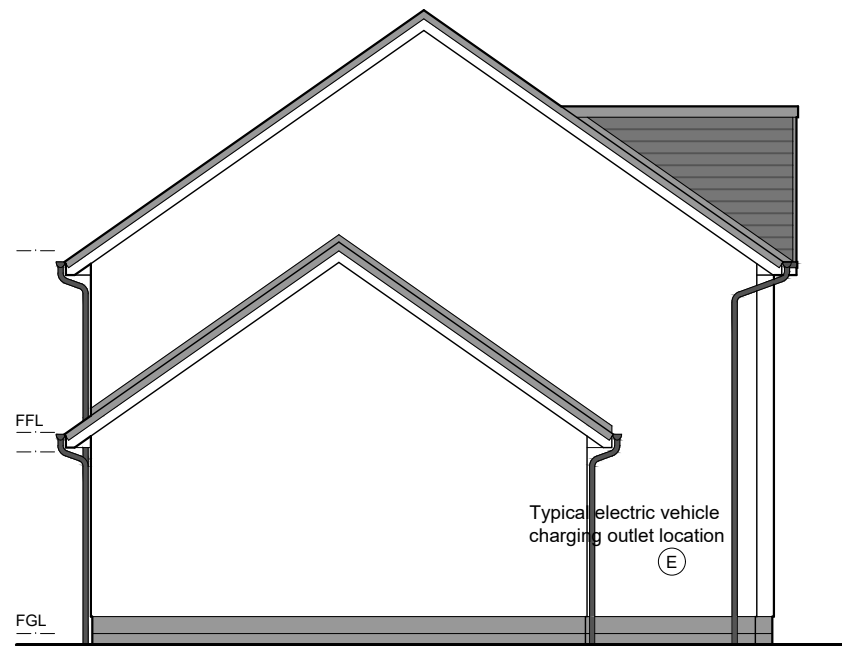
Lochalsh
 2 storey detached house / 4 Bedrooms
 Floor Area = 139m²



FRONT ELEVATION



GABLE ELEVATION

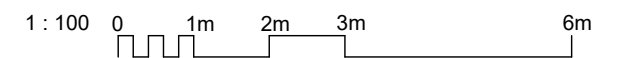


GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



3D PERSPECTIVE

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

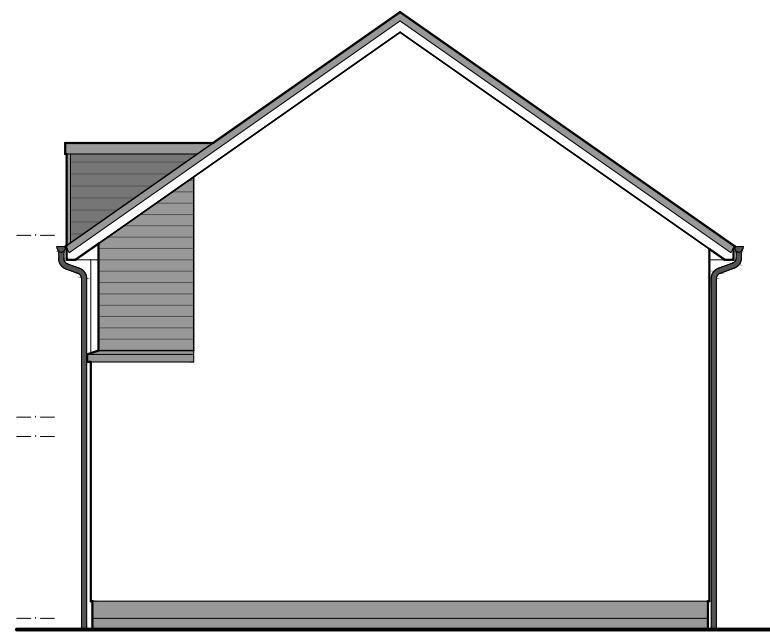
PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

LOCHALSH ELEVATIONS

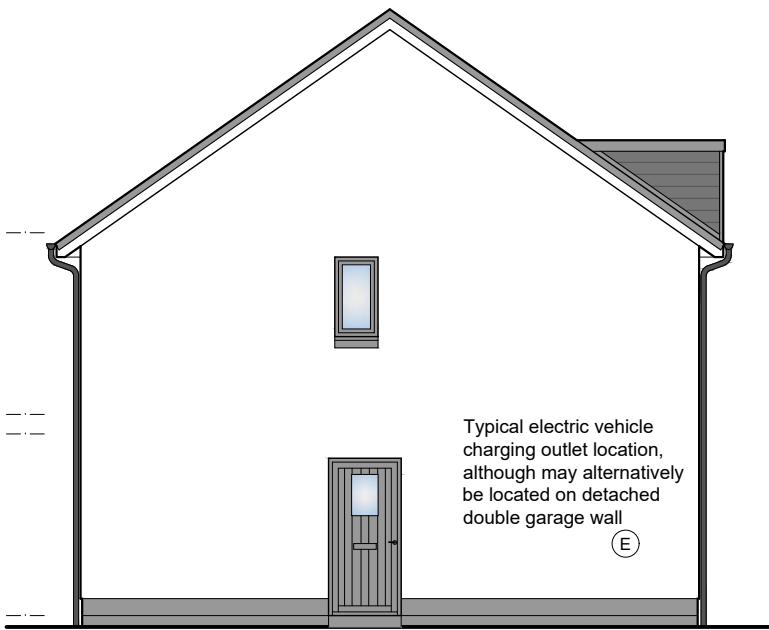
SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-156		REV.



FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION



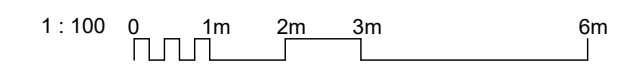
REAR ELEVATION



3D PERSPECTIVE

Tarvie
2 storey detached house / 4 Bedrooms
Floor Area = 124m²

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

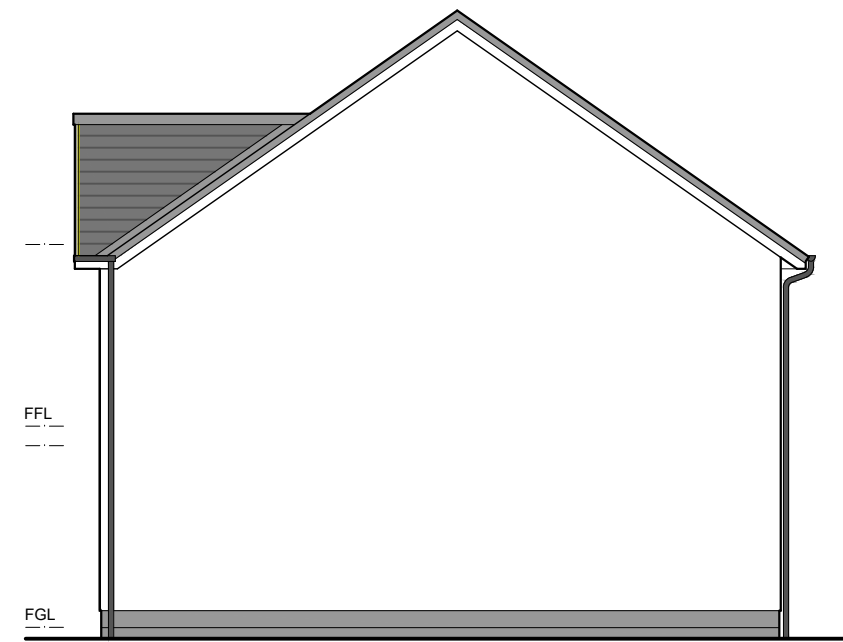
TARVIE ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-151	REV.	

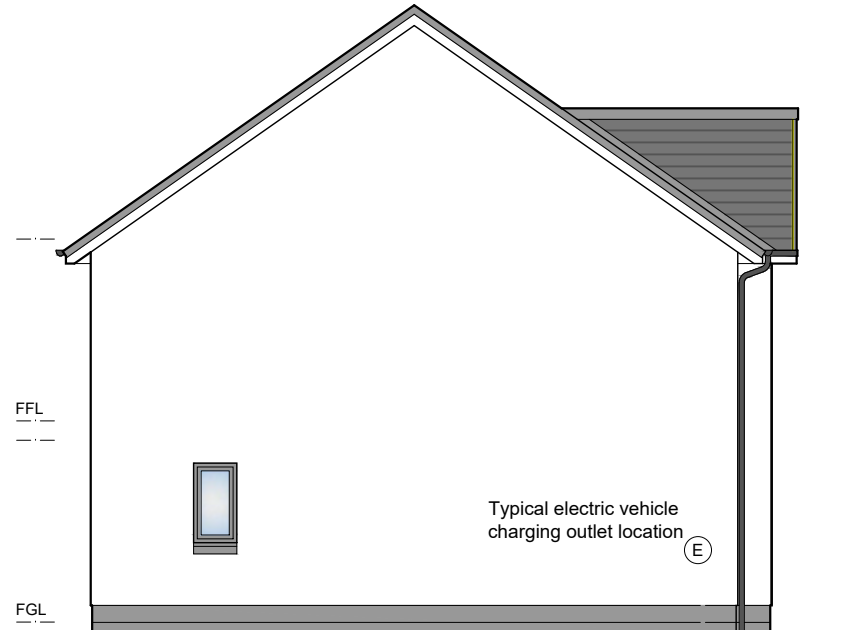
Etive
 2 storey detached house / 4 Bedrooms
 Floor Area = 118m²



FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

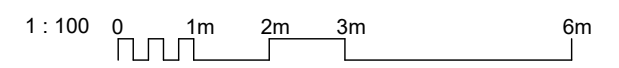


REAR ELEVATION



3D PERSPECTIVE

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

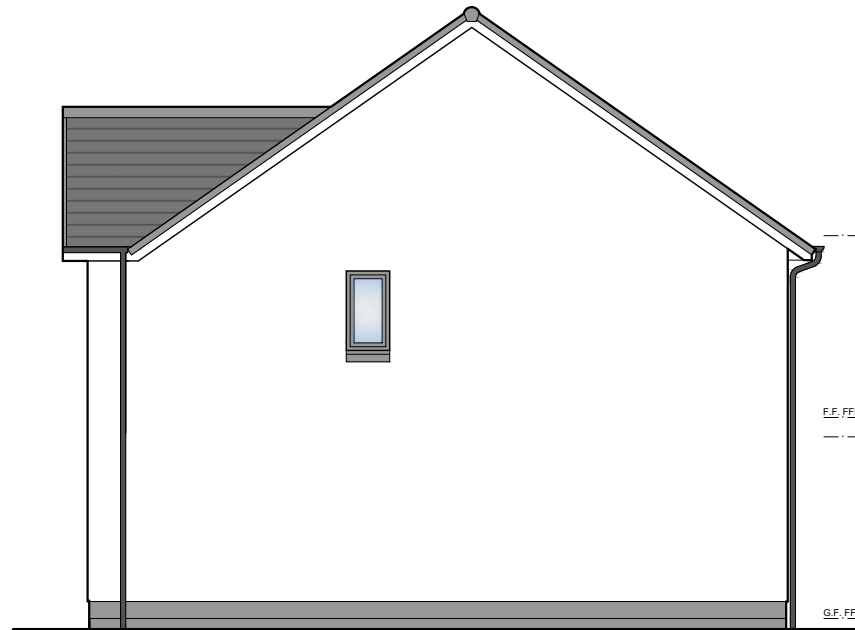
ETIVE ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-146	REV.	

Tweed
 2 storey detached house / 4 Bedrooms
 Floor Area = 105m²



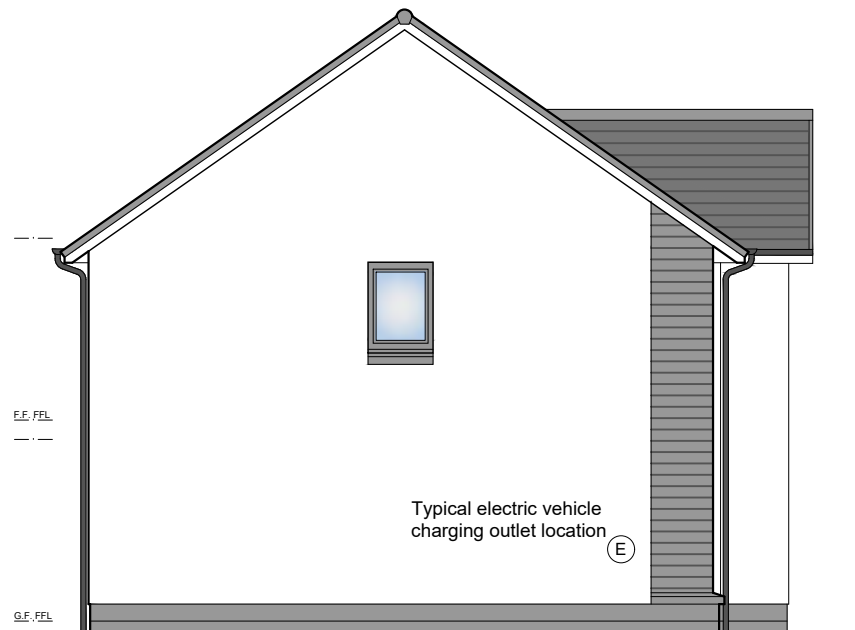
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION

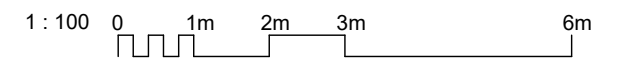


GABLE ELEVATION



3D PERSPECTIVE

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

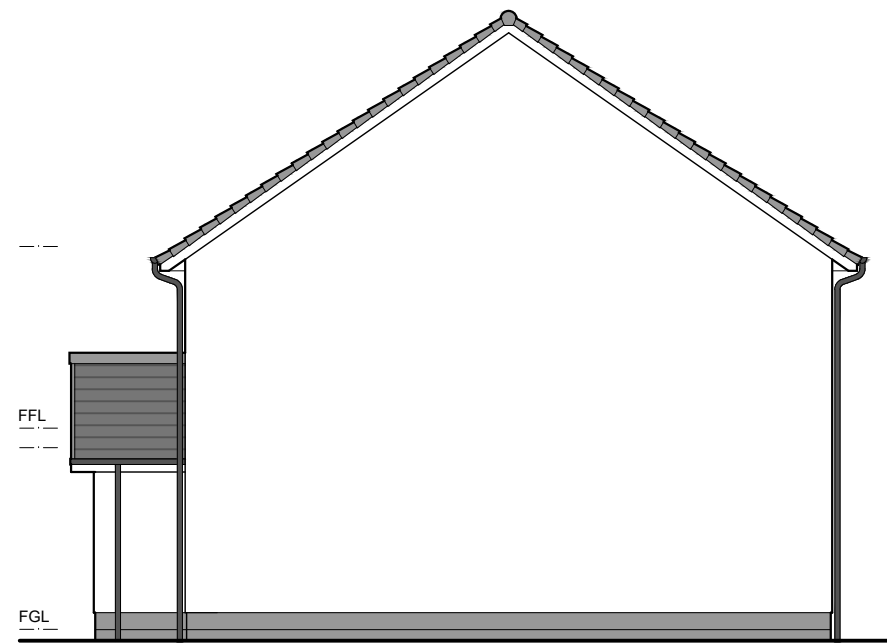
TWEED ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-141	REV.	

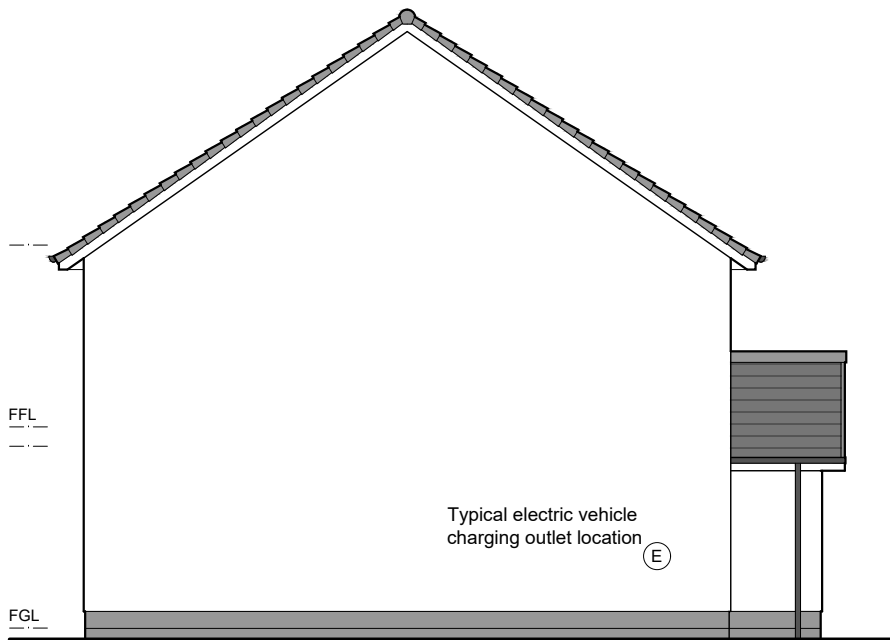
Affric
 2 storey detached house / 3 Bedrooms
 Floor Area = 105m²



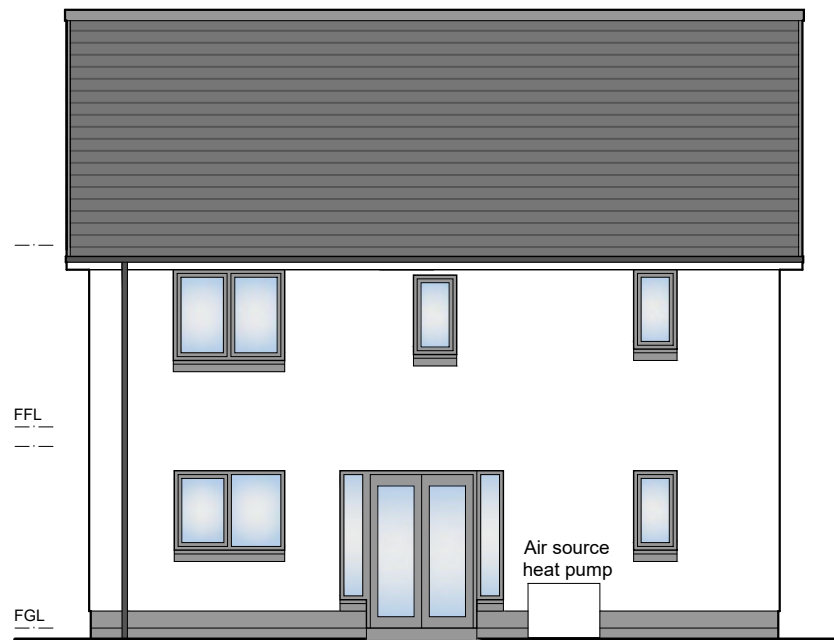
FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

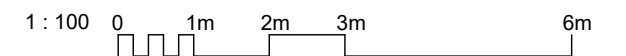


REAR ELEVATION



3D PERSPECTIVE

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

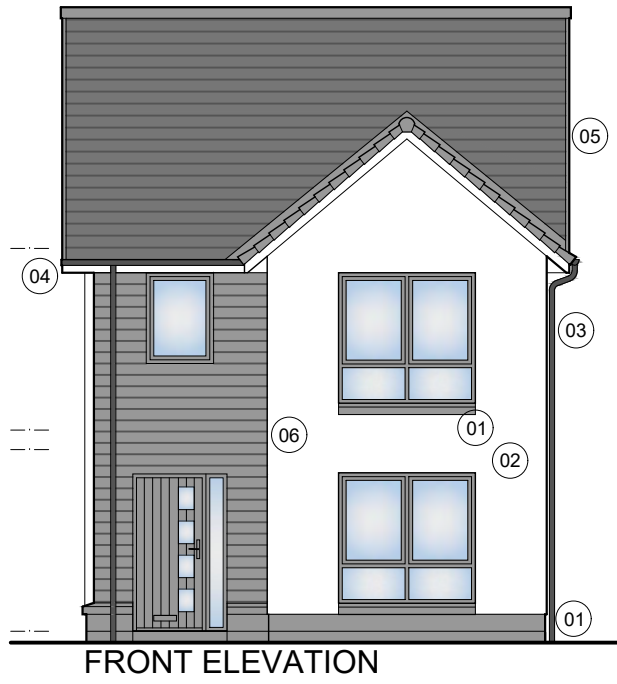
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

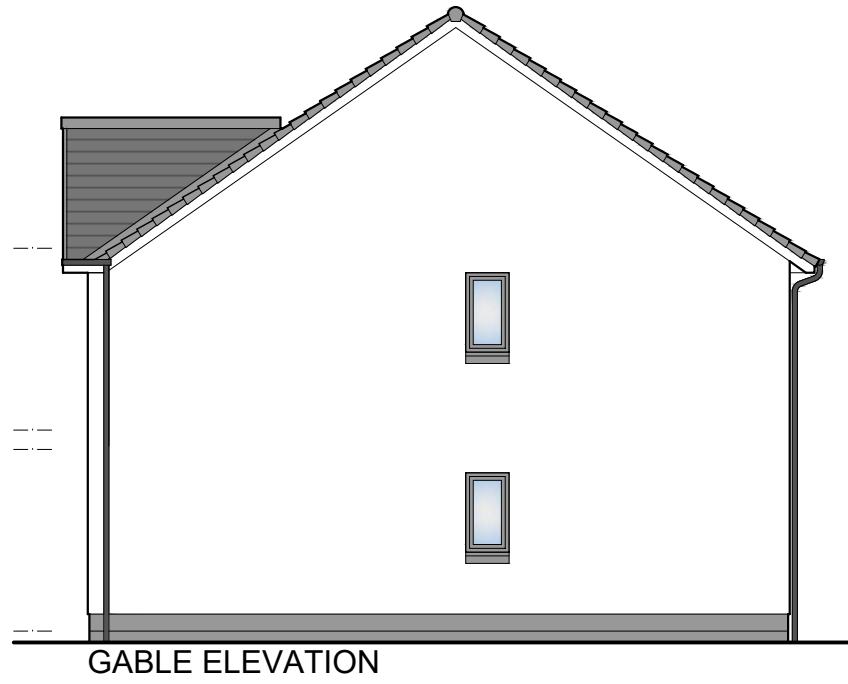
AFFRIC ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-136		REV.

Calder
 2 storey detached house / 3 Bedrooms
 Floor Area = 91m²



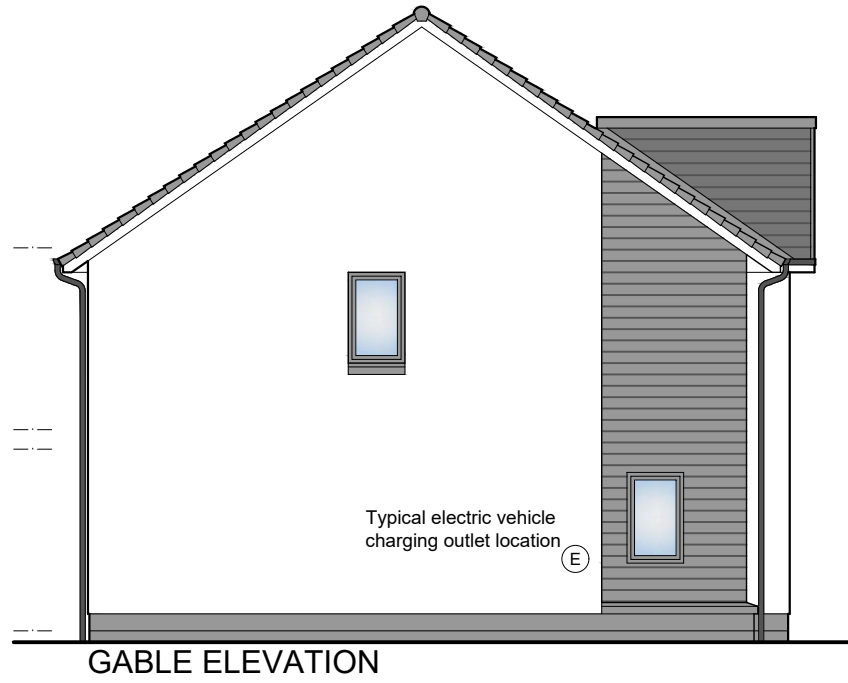
FRONT ELEVATION



GABLE ELEVATION

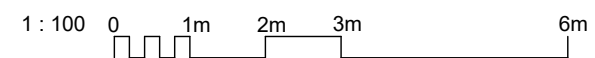


REAR ELEVATION



GABLE ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

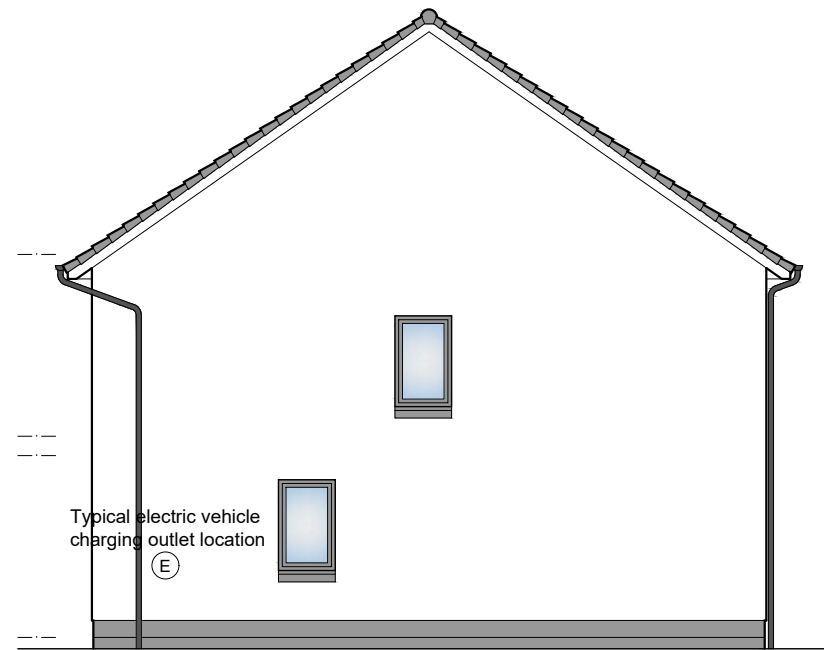
CALDER ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-131		REV.

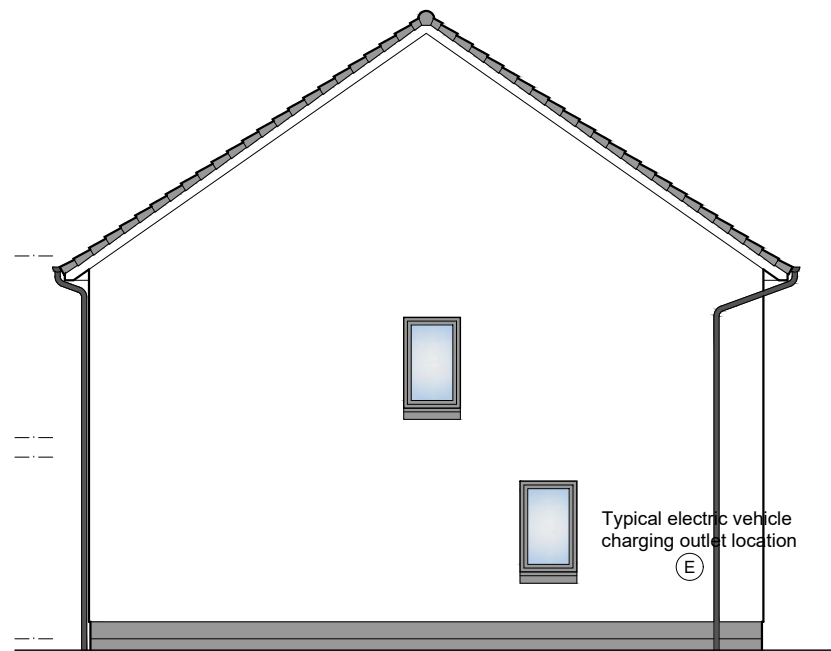
Torrin
 2 storey semi-detached house / 3 Beds
 Floor Area = 88m²



FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

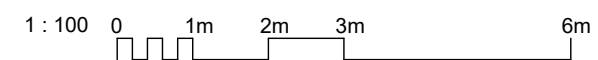
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

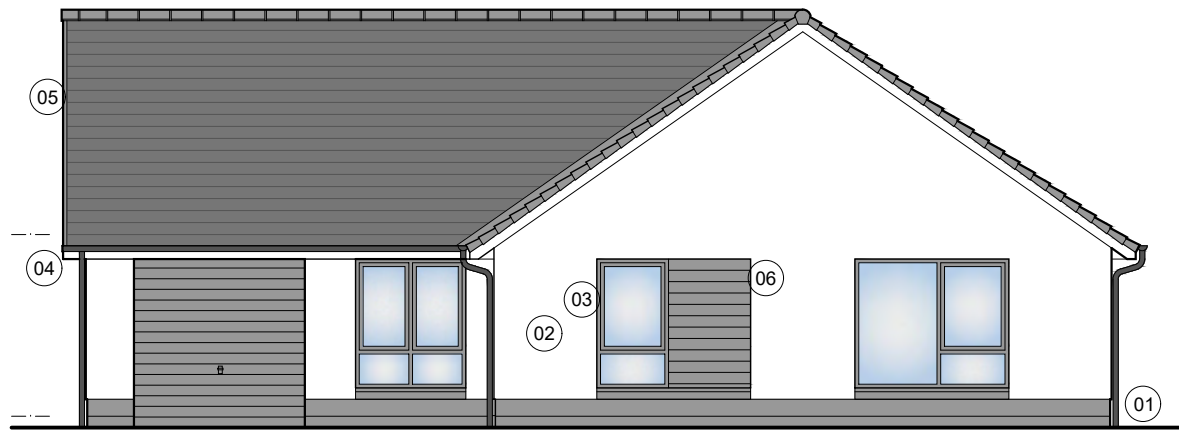
PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

TORRIN ELEVATIONS

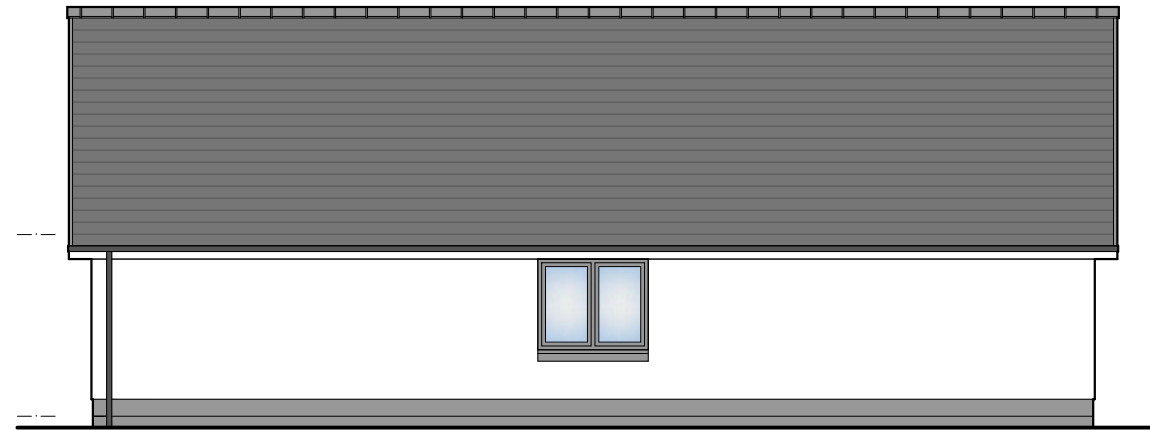


SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Dec 2022
DWG No.	4879-01-126		REV.

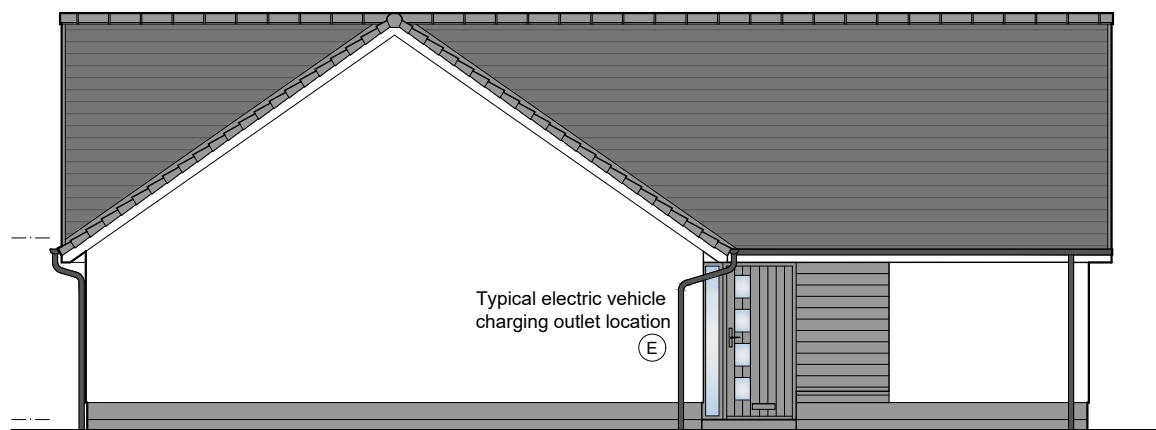
Lochy
 1 storey detached house / 3 Bedrooms
 Floor Area = 117m²



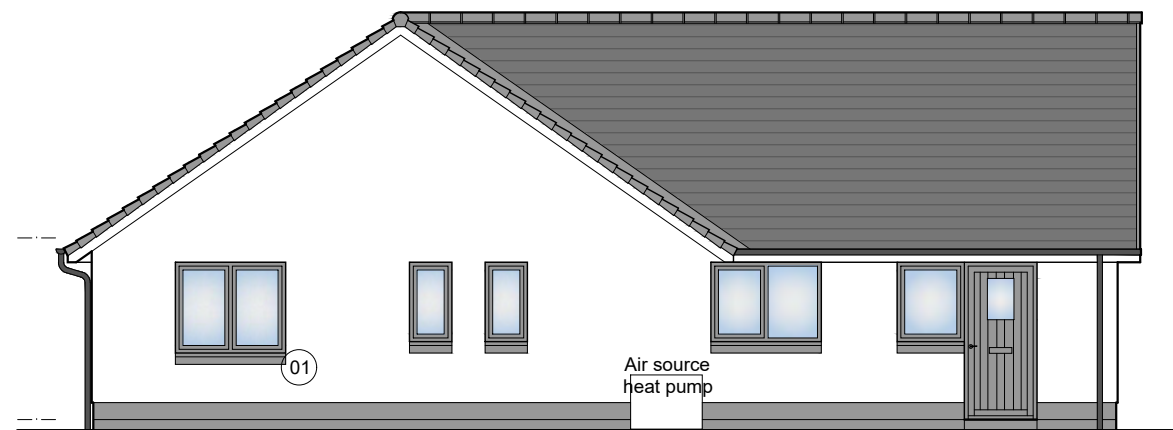
FRONT ELEVATION



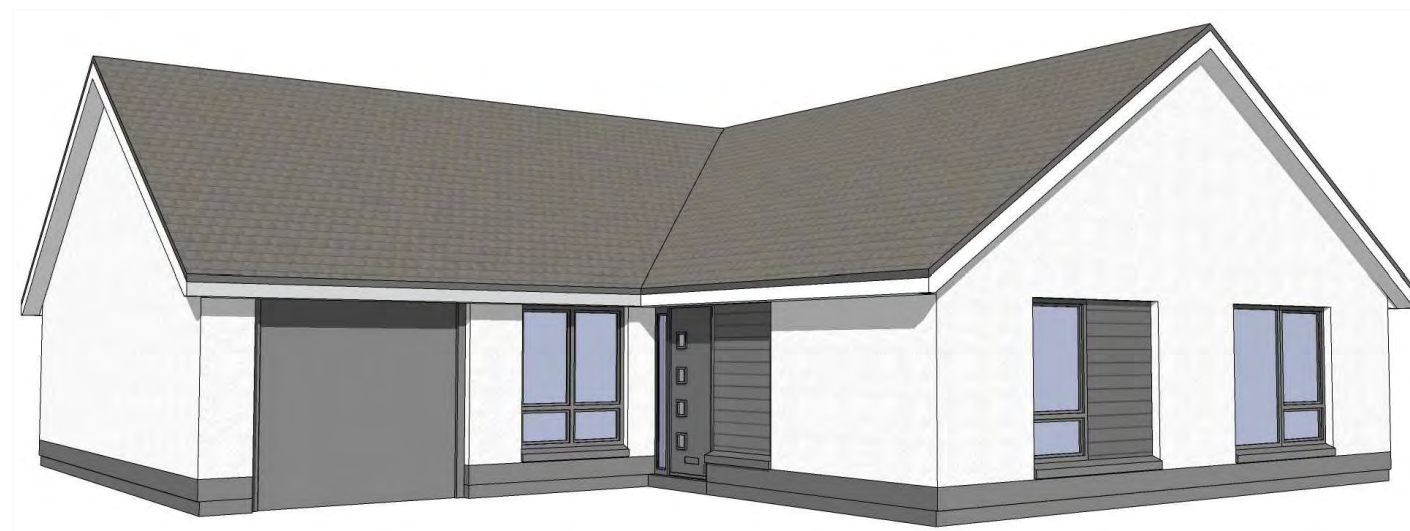
SIDE ELEVATION



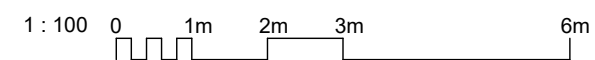
SIDE ELEVATION



REAR ELEVATION



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

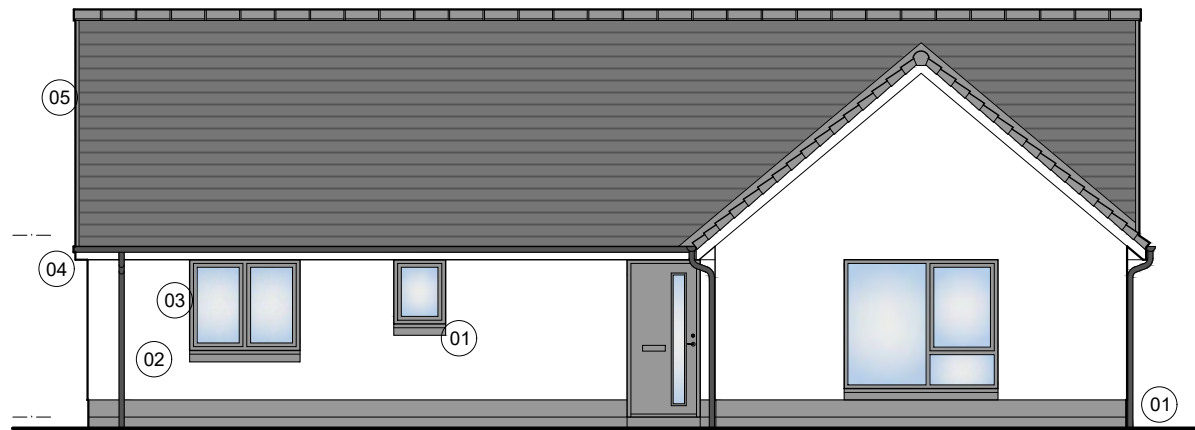
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

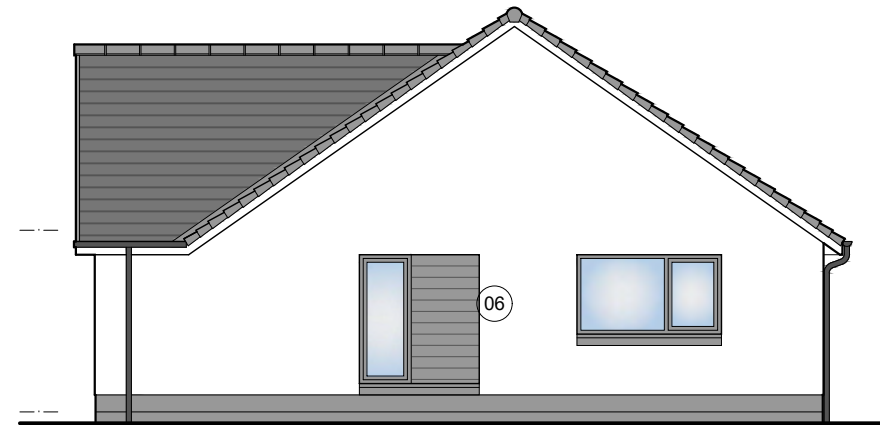
LOCHY ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-121		REV.

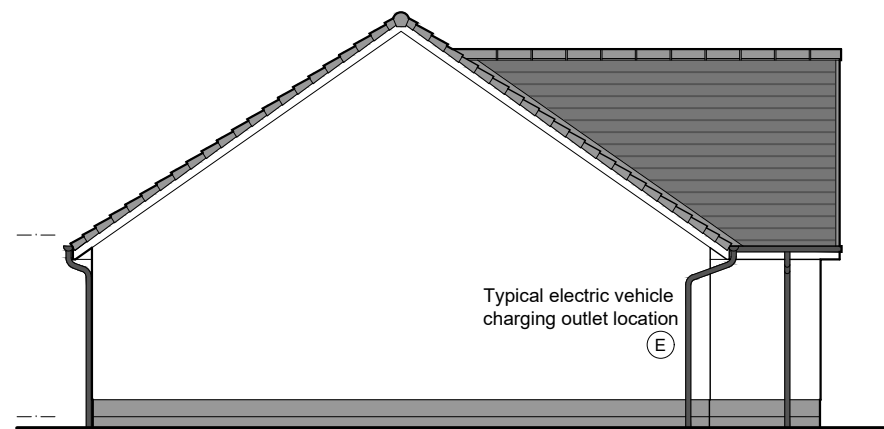
Ness
 1 storey detached house / 3 Bedrooms
 Floor Area = 105m²



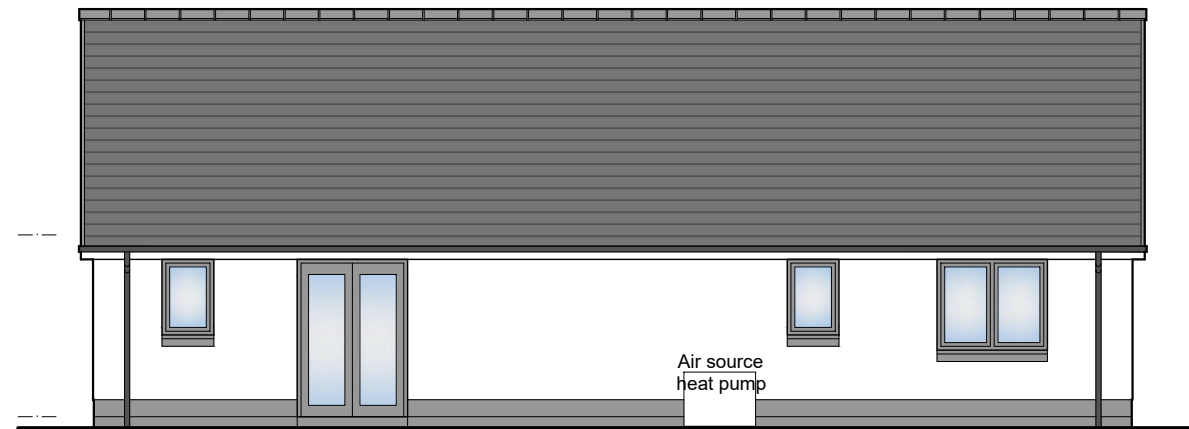
FRONT ELEVATION



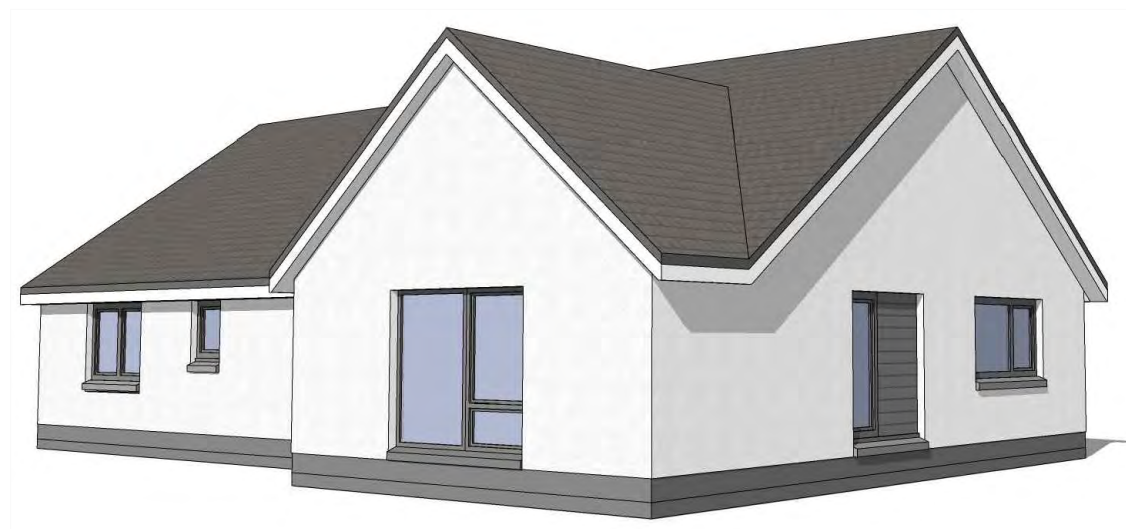
ENHANCED GABLE ELEVATION



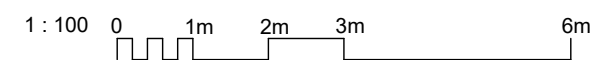
GABLE ELEVATION



REAR ELEVATION



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

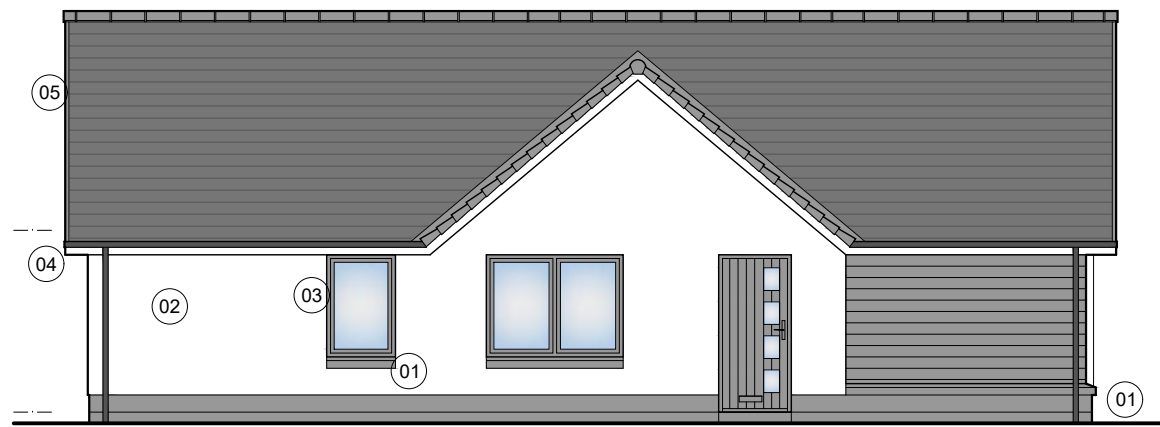
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

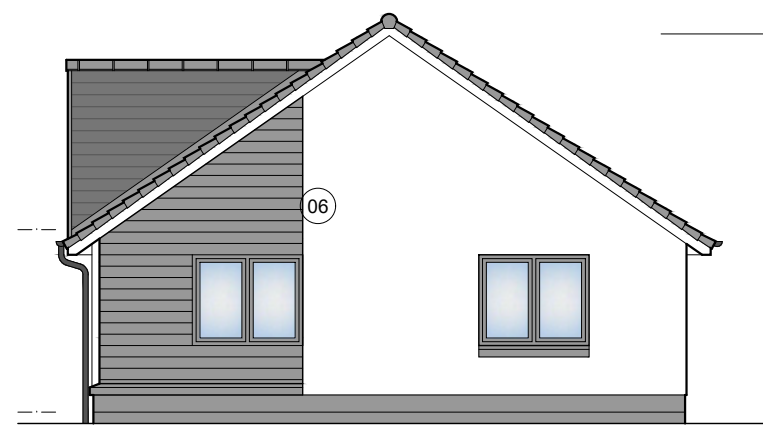
NESS ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-116		REV.

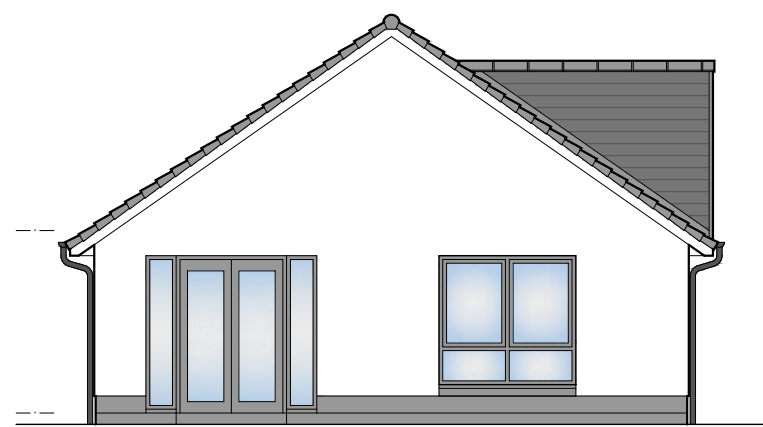
Kinglass
 1 storey detached house / 3 Bedrooms
 Floor Area = 91m²



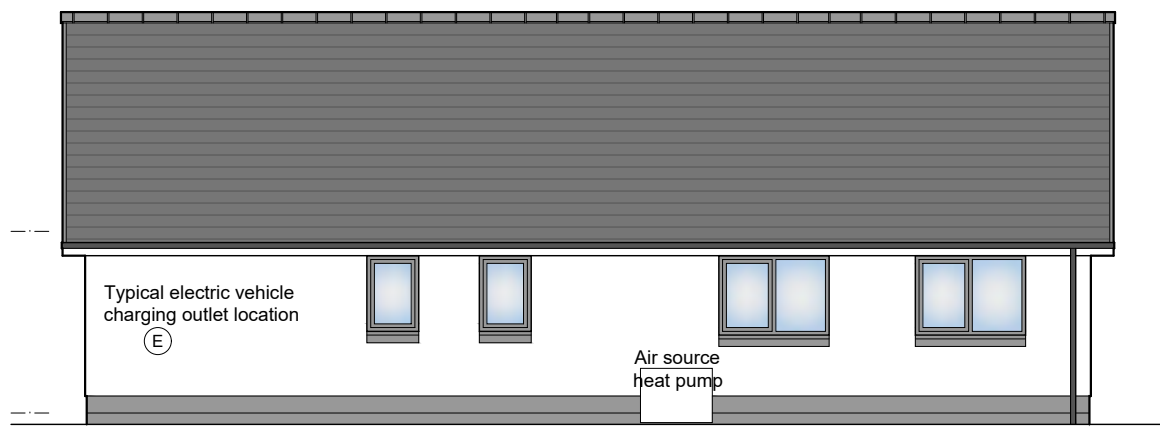
SIDE ELEVATION (ENTRANCE)



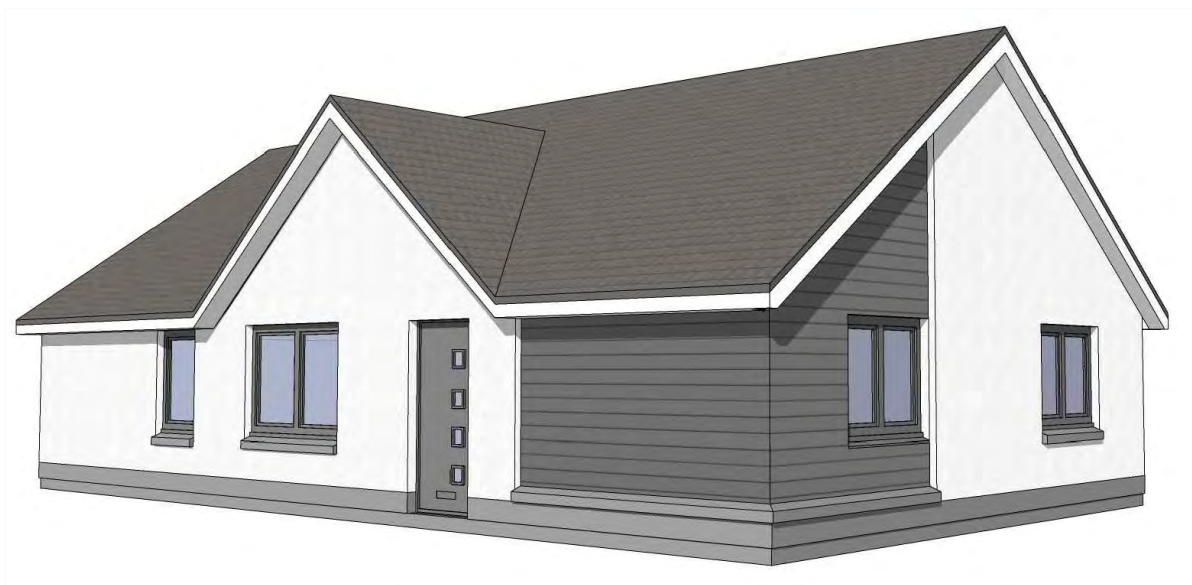
FRONT ELEVATION



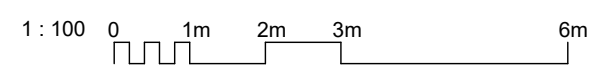
REAR ELEVATION



SIDE ELEVATION



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

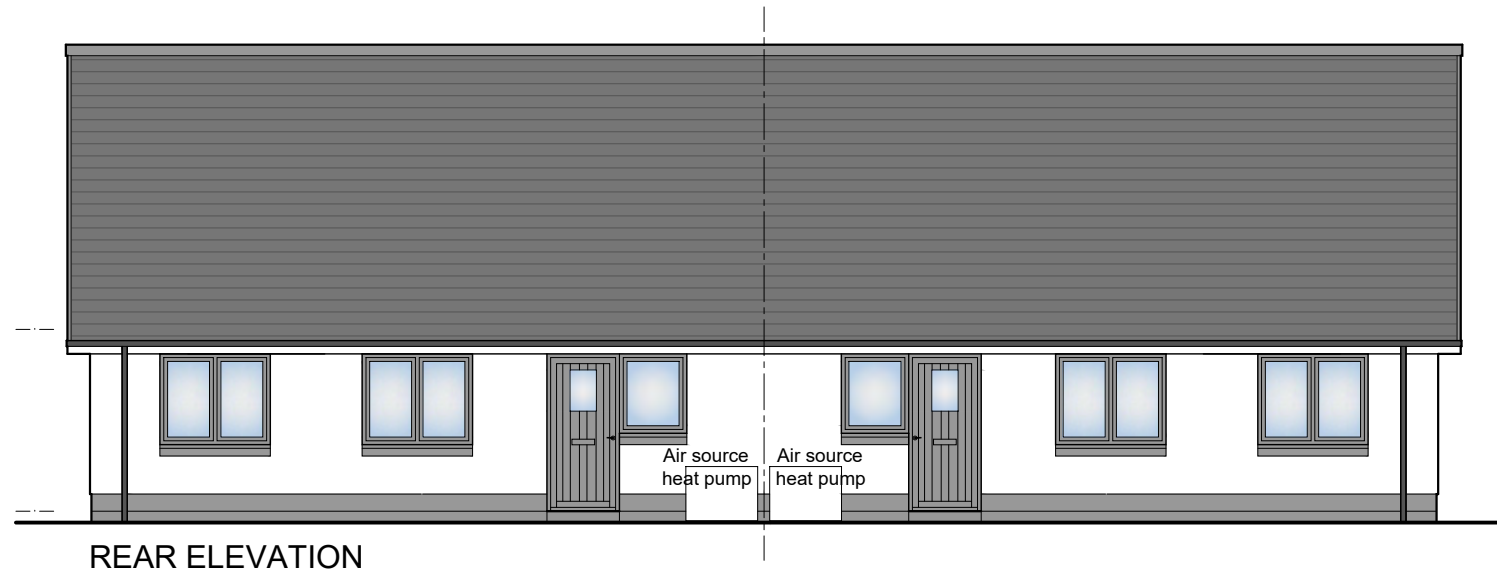
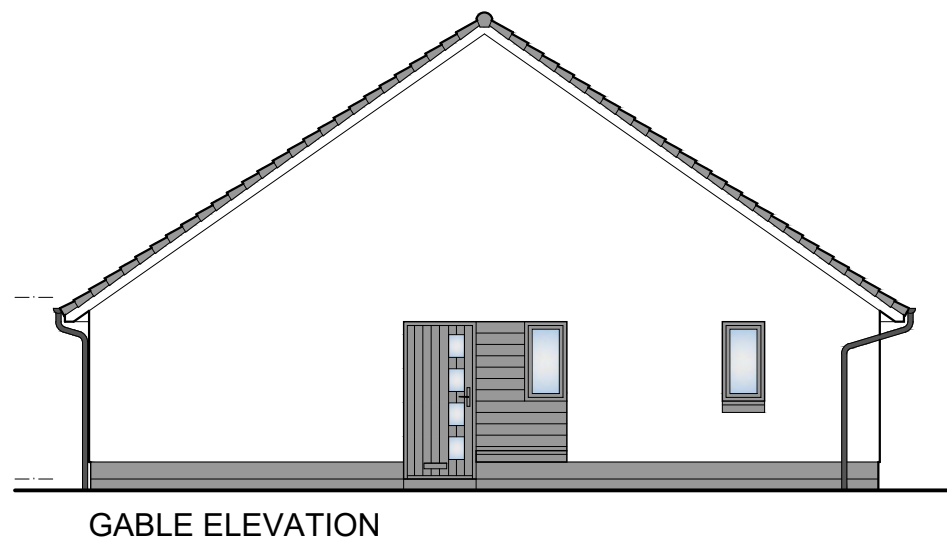
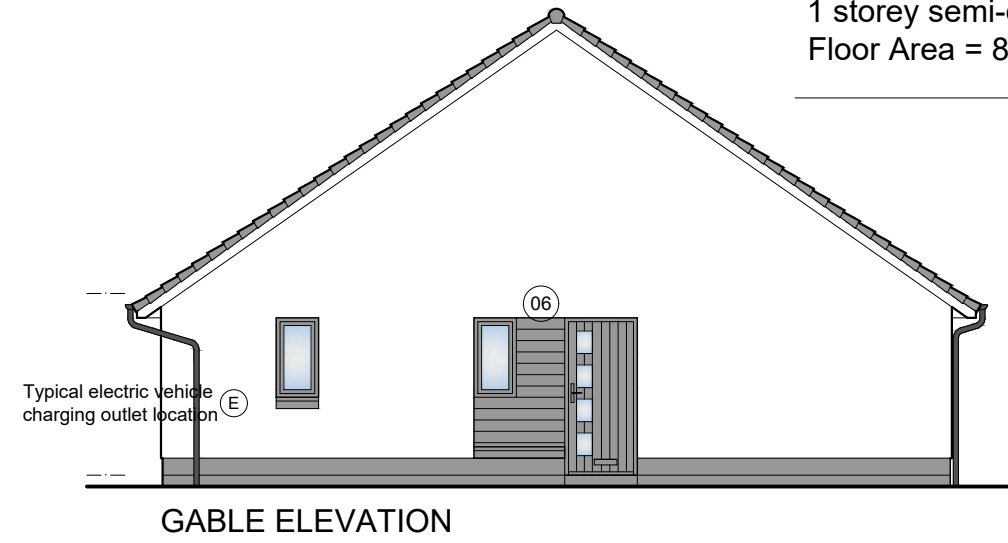
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

KINGLASS ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-111		REV.

Cedar
 1 storey semi-detached house / 3 Bedrms
 Floor Area = 82m²



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

1 : 100 0 1m 2m 3m 6m

REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

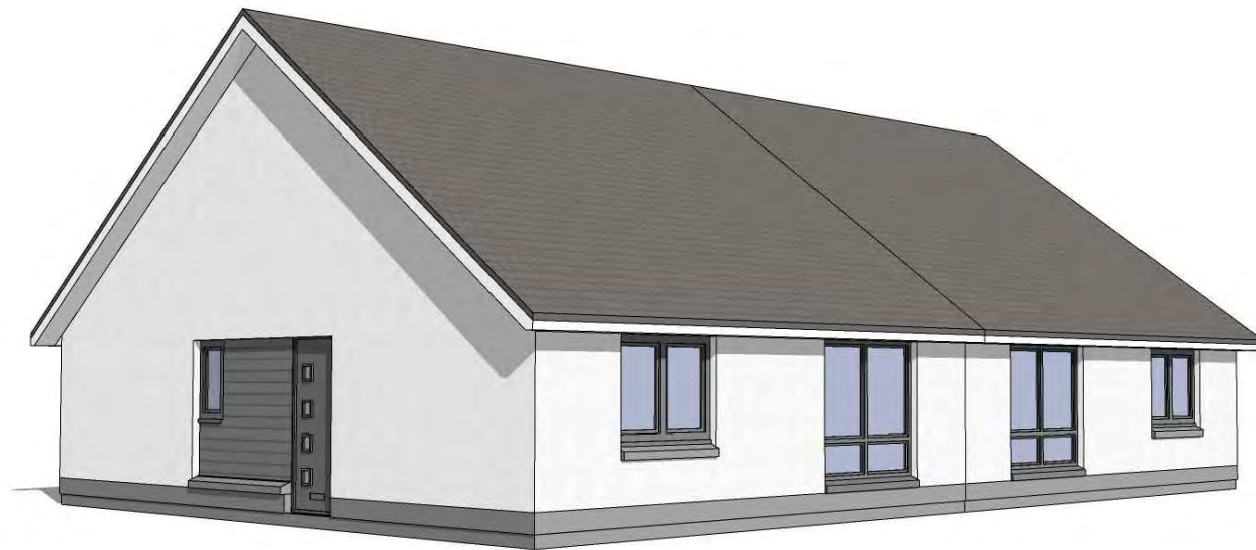
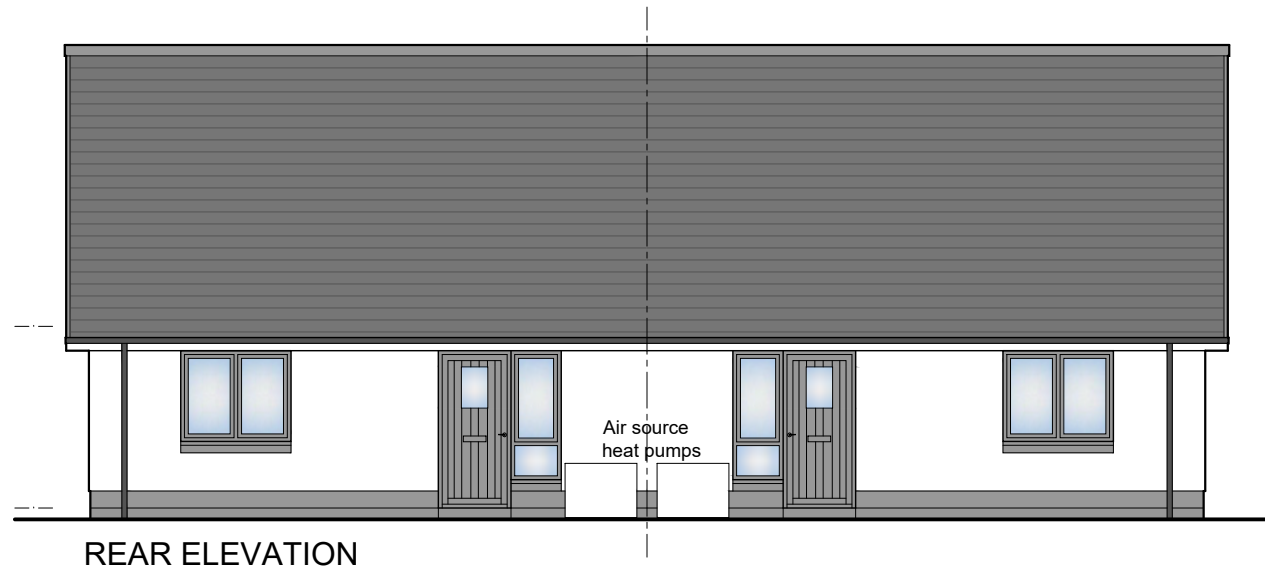
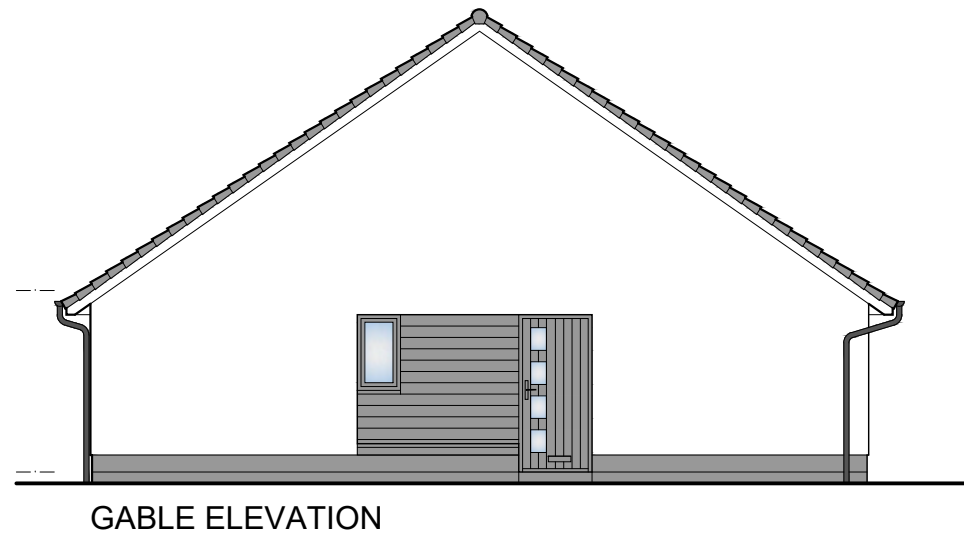
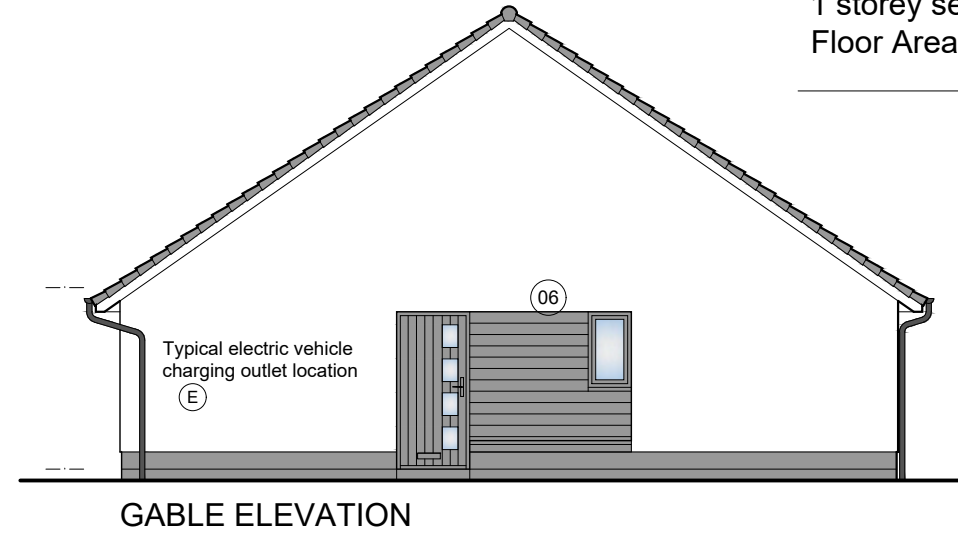
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

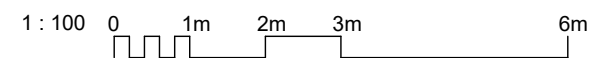
CEDAR ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-106		REV.

Birch
 1 storey semi-detached house / 2 Bedrms
 Floor Area = 66m²



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

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

PROPOSED RESIDENTIAL DEVELOPMENT
 RIVERFORD, CONON BRIDGE
 TULLOCH HOMES LTD

BIRCH ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jan 2023
DWG No.	4879-01-101		REV.



KEY

	PROPOSED FOUL SEWER
	PROPOSED FOUL MANHOLE
	PROPOSED RISING MAIN
	EXISTING FOUL SEWER
	EXISTING FOUL MANHOLE
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED GULLY AND 1500 TAIL
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	FUTURE FOUL SEWER
	FUTURE FOUL MANHOLE
	FLOOD RISK AREA
	WATER COURSE BUFFER

- NOTES**
- ALL FINISHED FLOOR LEVELS ARE MINIMUM LEVEL TO ENSURE CONNECTION TO PROPOSED SEWERS.
 - LEVELS ARE RELATIVE TO OS DATUM.
 - FOR DRAINAGE LONG SECTIONS REFER TO DRAWING 106 & 107.
 - ALL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND.
 - ALL EXISTING DRAINAGE LINES AND LEVELS TO BE CONFIRMED ON SITE AND ANY DISCREPANCY REPORTED TO HGA.
 - ALL PIPEWORK 150mm Ø TO 450mm Ø TO BE STRUCTURED WALL uPVC TO WIS 4-35-01 UNLESS NOTED OTHERWISE.
 - ALL PIPEWORK 525mm Ø AND ABOVE TO BE CONCRETE TO BS EN 516 & BS 5911 UNLESS NOTED OTHERWISE.
 - BEDDING TO PIPEWORK TO BE IN ACCORDANCE WITH WIS 4-08-02.
 - TYPE 'A' AND TYPE 'B' MANHOLES TO BE PRE CAST CONCRETE WITH 65x675 DI COVERS TO BS EN 124 CLASS D400. ALL IN ACCORDANCE WITH SCOTTISH WATER STANDARDS DETAILS. FOR MANHOLES TYPES SEE LONG SECTION DRAWINGS.
 - FOR ALL OTHER MANHOLE TYPES REFER TO SPECIFIC NOTES ON LONG SECTIONS.
 - DISCONNECTING CHAMBERS TO BE 450mm DIA PP WITH PROPRIETARY COVER AND FRAME. WHERE DEPTH EXCEEDS 1.2m, DIAMETER OF OPENING TO BE REDUCED TO 350mm DIA WITH SCREW DOWN COVER.
 - ON COMPLETION OF WORKS CONTRACTOR TO PROVIDE AS BUILT SURVEY TO INCLUDE ALL MANHOLE LOCATIONS, COVER AND INVERT LEVELS AND PIPE SIZES.
 - ON COMPLETION OF WORKS CONTRACTOR TO PROVIDE CCTV SURVEY AND REPORT IN A FORMAT SUITABLE FOR SUBMISSION TO SCOTTISH WATER.
 - ALL WORKS TO BE INSPECTED AND APPROVED BY SCOTTISH WATER.

Drawing No.		Revision	
3830:105		F	
Revisions	Date	Drm.	
A LAYOUT REVISED	08.12.22	MC	
B THL COMMENTS INCORPORATED	08.12.22	MC	
C REMOTE CYCLE PATH REVISED	18.01.23	MC	
D PLOTS 28-31 F.F.L.'s REVISED	22.02.23	MC	
E LAYOUT REVISED	11.07.23	MC	
F EXISTING WATER COURSE BUFFER ADDED TO LAYOUT.	27.07.23	MC	

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

**RIVERFORD
CONON BRIDGE**

DRAINAGE LAYOUT

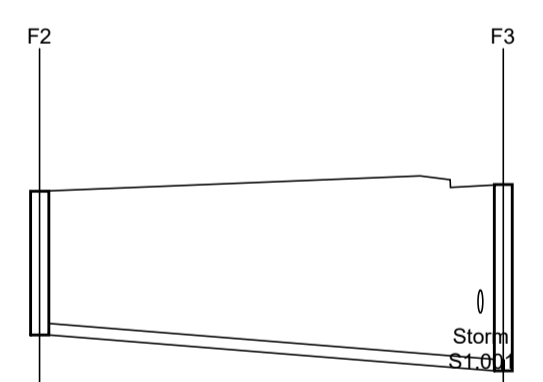
Drawn: MC	Ck'd:	Scale: 1:500 (A1)
Date: DEC 22	Date:	DO NOT SCALE

	consulting engineers	HGA(UK) Ltd
		Darach House
	Stoneyfield Business Park	Inverness IV2 7PA
		T: 01463 221717
		F: 01463 224275
		email: hga@hagroup.co.uk

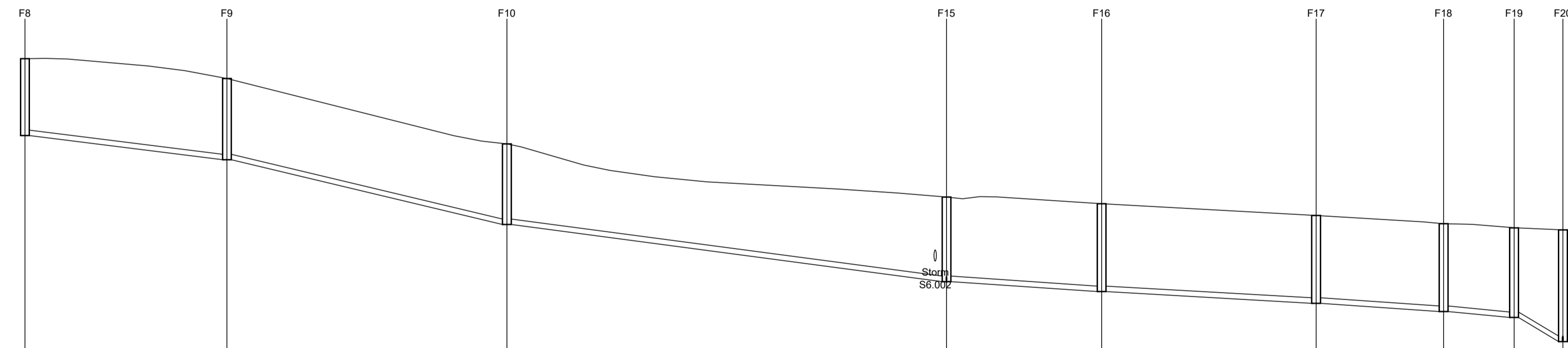
Drawing No.		Revision	
3830:105		F	



Link Name	F1.000		F1.001		F1.002		F1.003		F1.004		F1.005		F1.006		F1.007	
Section Type	150mm		150mm		150mm		150mm		150mm		150mm		150mm		150mm	
Slope (1:X)	1:16.9		1:147.3		1:149.6		1:151.2		1:122.0		1:132.2		1:99.1		1:94.0	
Cover Level (m)	23.866		18.204		18.084		17.489		16.989		17.238		17.141		16.000	
Invert Level (m)	21.493		15.744		15.594		15.029		14.469		14.188		14.050		14.000	
Node Depth (m)	2.175		2.460		2.500		2.460		2.400		3.050		1.950		2.000	
Node Dia (mm)	1200		1200		1200		1200		1200		1200		1200		1200	
Manhole Type	B		B		B		B		B		B		B		B	
Length (m)	97.429		23.573		83.008		6.652		62.939		37.147		13.680		4.699	



Link Name	F2.000	
Section Type	150mm	
Slope (1:X)	1:64.7	
Cover Level (m)	18.116	18.204
Invert Level (m)	16.216	15.744
Node Depth (m)	1.900	2.460
Node Dia (mm)	1200	1200
Manhole Type	B	B
Length (m)	30.661	



Link Name	F3.000		F3.001		F3.002		F3.003		F3.004		F3.005		F3.006		F3.007	
Section Type	150mm		150mm		150mm		150mm		150mm		150mm		150mm		150mm	
Slope (1:X)	1:41.9		1:21.7		1:38.5		1:77.4		1:91.7		1:78.2		1:58.8		1:10.1	
Cover Level (m)	21.916		21.376		19.588		18.138		17.834		17.411		17.297		17.238	
Invert Level (m)	19.816		19.156		17.388		15.628		15.234		15.011		14.847		14.188	
Node Depth (m)	2.100		2.220		2.200		2.310		2.400		2.400		2.450		3.050	
Node Dia (mm)	1200		1200		1200		1200		1200		1200		1200		1200	
Manhole Type	B		B		B		B		B		B		B		B	
Length (m)	27.624		38.281		60.117		21.209		29.330		17.434		9.642		6.681	

Drawing No. **3830:106** Revision **A**

Revisions	Date	Drn.
A DRAINAGE DESIGN REVISED	30.06.23	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

RIVERFORD, CONON BRIDGE

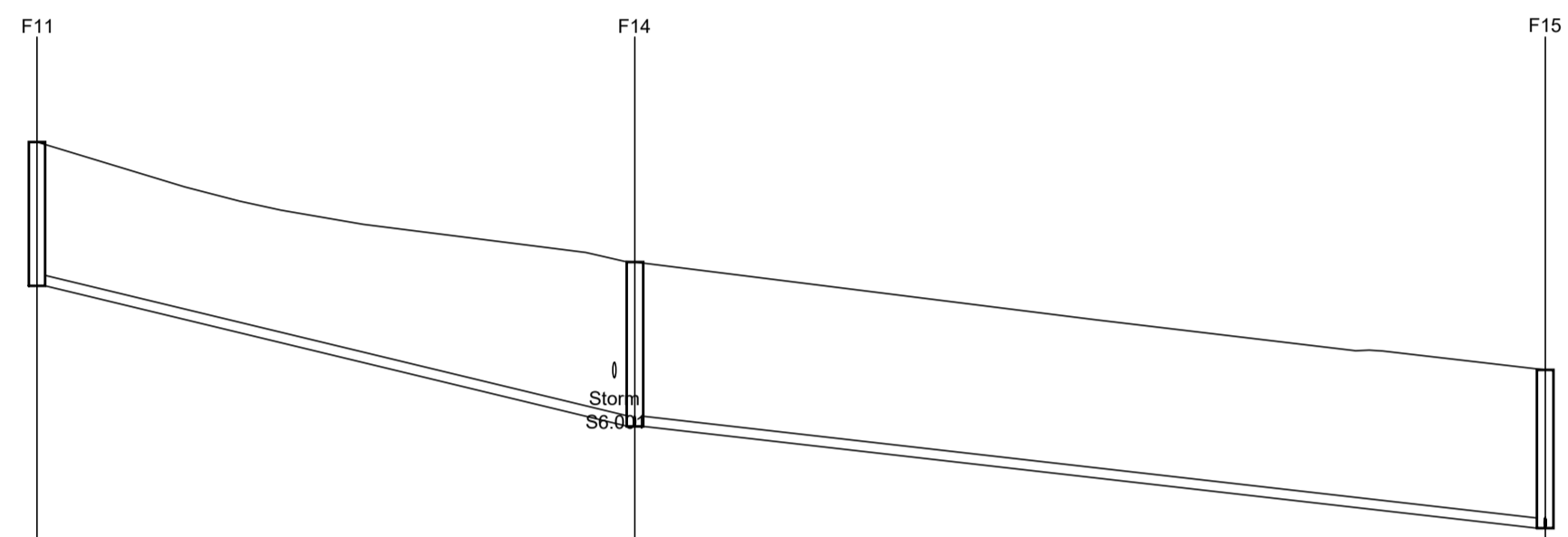
**FOUL DRAINAGE LONG SECTIONS
SHEET 1 OF 2**

Drawn: MC	Ck'd:	Scale: HOR 1:500, VER 1:100
Date: MAR 23	Date:	DO NOT SCALE

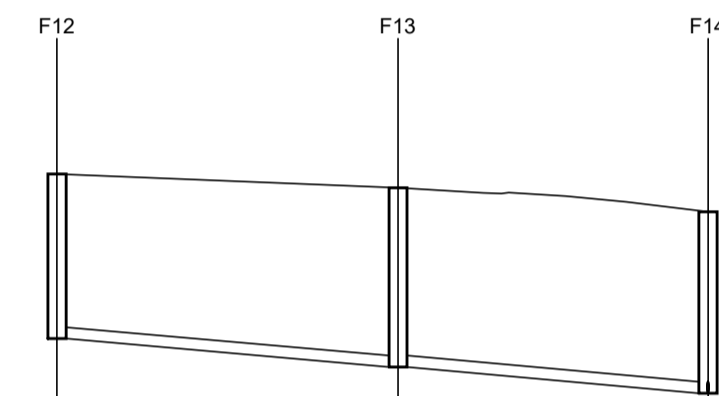
consulting engineers **hga**

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hga-group.co.uk

Drawing No. **3830:106** Revision **A**



Link Name	Datum = 14.0	
F4.000		F4.001
Section Type	150mm	150mm
Slope (1:X)	1:21.3	1:44.8
Cover Level (m)	21.468	18.712
Invert Level (m)	19.368	17.312
Node Depth (m)	2.100	2.400
Node Dia (mm)	1200	1200
Manhole Type	B	B
Length (m)	43.629	66.432



Link Name	Datum = 16.0	
F5.000		F5.001
Section Type	150mm	150mm
Slope (1:X)	1:60.1	1:58.9
Cover Level (m)	20.210	20.030
Invert Level (m)	18.035	17.660
Node Depth (m)	2.175	2.370
Node Dia (mm)	1200	1200
Manhole Type	B	B
Length (m)	22.554	20.506

Drawing No.	Revision
3830:106/02	B

Revisions	Date	Drn.
A DRAINAGE DESIGN REVISED	30.06.23	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

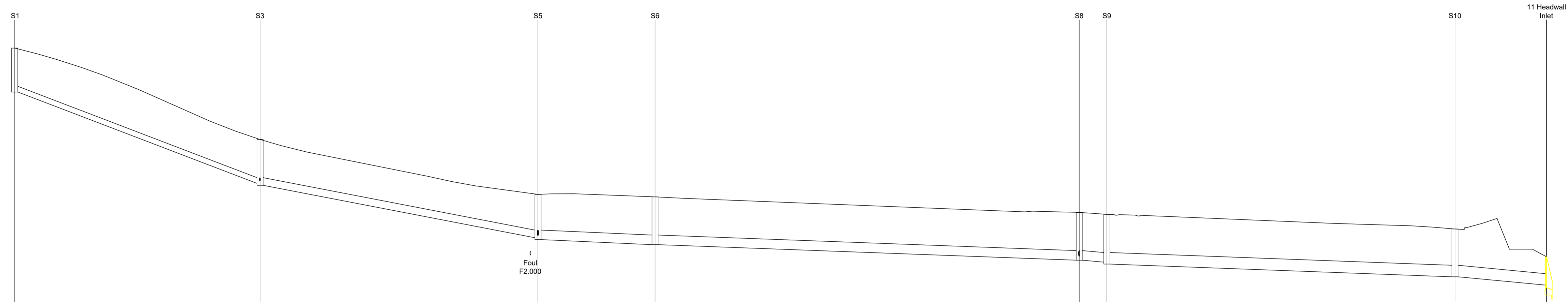
RIVERFORD, CONON BRIDGE

**FOUL DRAINAGE LOONG SECTIONS
SHEET 2 OF 2**

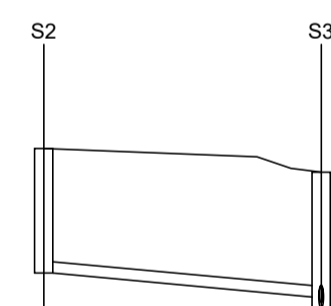
Drawn: MC	CK'd:	Scale: HOR 1:500, VER 1:100
Date: MAR 23	Date:	DO NOT SCALE


 consulting engineers
 HGA(UK) Ltd
 Darach House
 Stonyfield Business Park
 Inverness IV2 7PA
 T: 01463 221717
 F: 01463 224275
 email: hga@hagagroup.co.uk

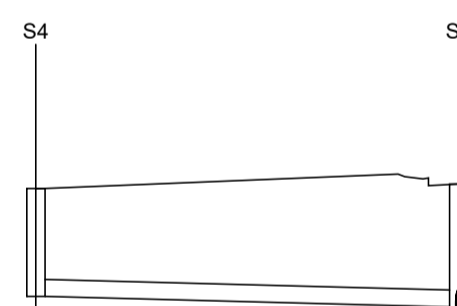
Drawing No.	Revision
3830:106/02	B



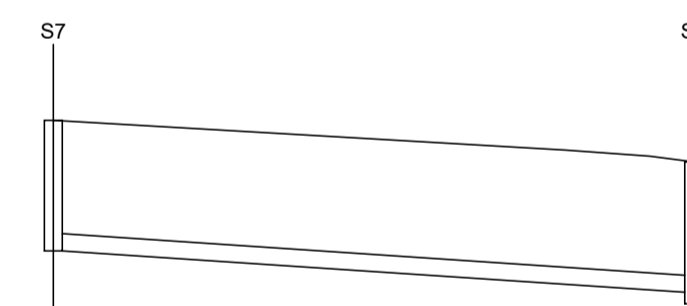
Link Name	Section Type	Slope (1:X)	Cover Level (m)	Invert Level (m)	Node Depth (m)	Node Dia (mm)	Manhole Type	Length (m)
S1.000	225mm	1:13.4	23.893	22.108	1.725	1200	B	48.110
S1.001	300mm	1:26.5	20.309	18.584 18.509	1.800	1200	B	54.503
S1.002	375mm	1:117.1	18.151 18.175	16.451 16.376	1.775	1200	B	22.953
S1.003	375mm	1:136.3	18.055	16.180 16.180	1.875	1200	B	83.163
S1.004	375mm	1:70.6	17.445	15.570 15.570	1.875	1200	B	5.436
S1.005	450mm	1:136.8	17.368	15.493 15.418	1.950	1200	B	68.257
S1.006	450mm	1:56.4	16.000	14.919 14.919	1.084	1200	B	17.979
11 Headwall Inlet	HEADWALL		16.000	14.600	1.400	1200	HEADWALL	



Link Name	Section Type	Slope (1:X)	Cover Level (m)	Invert Level (m)	Node Depth (m)	Node Dia (mm)	Manhole Type	Length (m)
S2.000	150mm	1:58.3	20.624	18.974	1.650	1200	B	18.354
			20.309	18.659	1.800	1200	B	



Link Name	Section Type	Slope (1:X)	Cover Level (m)	Invert Level (m)	Node Depth (m)	Node Dia (mm)	Manhole Type	Length (m)
S3.000	225mm	1:199.7	18.081	16.666	1.425	1200	B	27.960
			18.283	16.526	1.775	1200	B	



Link Name	Section Type	Slope (1:X)	Cover Level (m)	Invert Level (m)	Node Depth (m)	Node Dia (mm)	Manhole Type	Length (m)
S4.000	225mm	1:77.2	17.584	16.269	1.725	1200	B	42.369
			17.445	15.720	1.875	1200	B	

Drawing No.	Revision
3830:107/01	A

Revisions	Date	Drn.
A DRAINAGE DESIGN REVISED	30.06.23	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

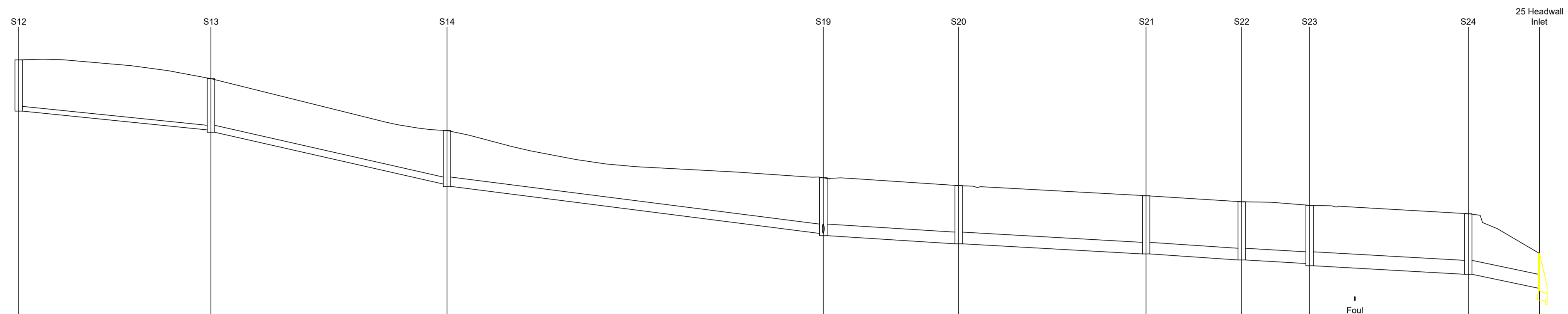
RIVERFORD, CONON BRIDGE

**STORM DRAINAGE LONG SECTIONS
SHEET 1 OF 2**

Drawn: MC	Ck'd:	Scale: HOR 1:500, VER 1:100
Date: MAR 23	Date:	DO NOT SCALE

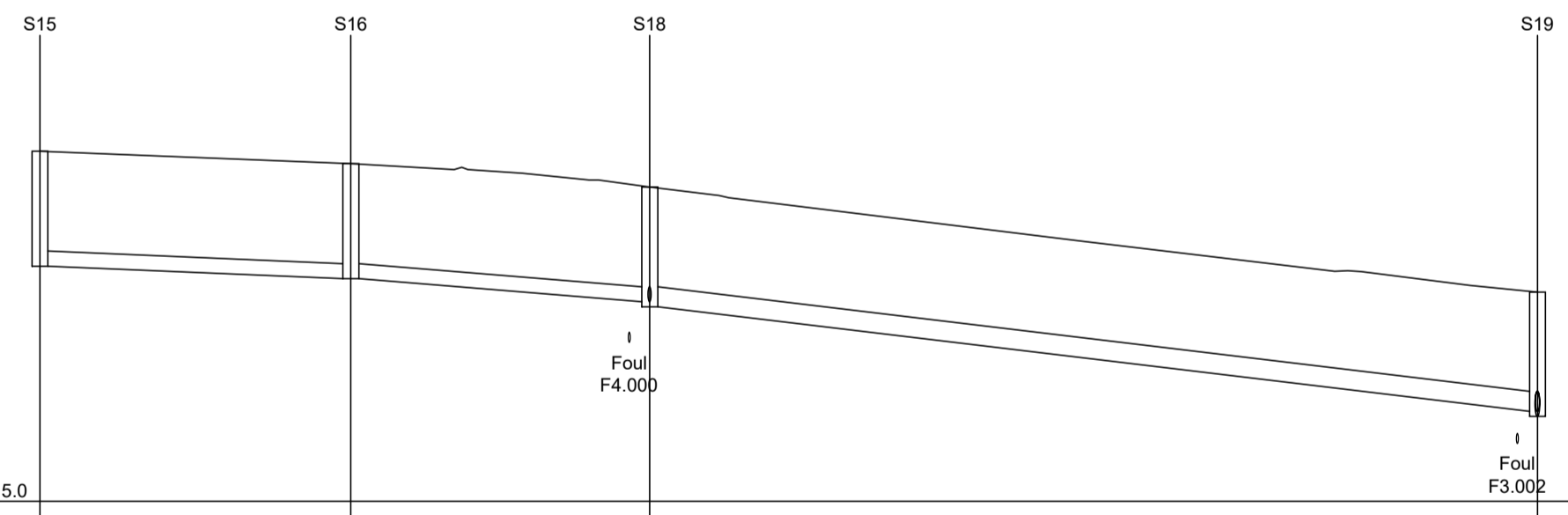
consulting engineers
 HGA(UK) Ltd
 Darach House
 Stonyfield Business Park
 Inverness IV2 7PA
 T: 01463 221717
 F: 01463 224275
 email: hga@hagagroup.co.uk

Drawing No.	Revision
3830:107/01	A



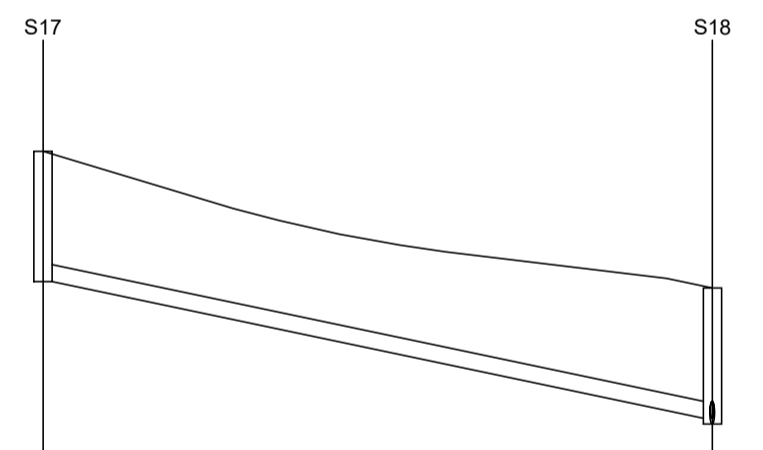
Vert exaggeration = 5.0 Datum = 13.0

Link Name	S5.000	S5.001	S5.002	S5.003	S5.004	S5.005	S5.006	S5.007	S5.008
Section Type	150mm	225mm	300mm	375mm	375mm	375mm	375mm	450mm	450mm
Slope (1:X)	1:50.9	1:22.7	1:40.0	1:83.4	1:92.0	1:80.2	1:95.9	1:93.2	1:26.6
Cover Level (m)	21.942 21.963	21.334	18.664						
Invert Level (m)	20.932	19.684 19.609	17.639 17.564	16.351 16.276	16.015 16.015	15.687 15.687	15.405 15.405	15.381 15.306	15.132 15.057
Node Depth (m)	1.650	1.725	1.800	1.866	1.875	1.875	1.875	1.950	1.950
Node Dia (mm)	1200	1200	1200	1200	1200	1200	1200	1200	1200
Manhole Type	B	B	B	B	B	B	B	B	B
Length (m)	30.955	37.989	60.578	21.777	30.167	15.395	10.931	25.537	11.480



Vert exaggeration = 5.0 Datum = 15.0

Link Name	S6.000	S6.001	S6.002
Section Type	225mm	225mm	300mm
Slope (1:X)	1:124.9	1:64.3	1:42.4
Cover Level (m)	20.259	20.072	18.142
Invert Level (m)	18.534	18.347 18.347	17.098 17.023
Node Depth (m)	1.725	1.725	1.866
Node Dia (mm)	1200	1200	1200
Manhole Type	B	B	B
Length (m)	23.355	22.453	66.690



Vert exaggeration = 5.0 Datum = 16.0

Link Name	S7.000
Section Type	225mm
Slope (1:X)	1:24.5
Cover Level (m)	21.532
Invert Level (m)	19.607
Node Depth (m)	1.725
Node Dia (mm)	1200
Manhole Type	B
Length (m)	44.274

Drawing No.	3830:107/02	Revision	A
-------------	-------------	----------	---

Revisions	Date	Drn.
A DRAINAGE DESIGN REVISED	30.06.23	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

RIVERFORD, CONON BRIDGE

**STORM DRAINAGE LONG SECTIONS
SHEET 2 OF 2**

Drawn:	MC	CK'd:		Scale:	HOR 1:500, VER 1:100
Date:	MAR 23	Date:			DO NOT SCALE

HGA(UK) Ltd
 Darach House
 Stonyfield Business Park
 Inverness IV2 7PA
 T: 01463 221717
 F: 01463 224275
 email: hga@hagagroup.co.uk

Drawing No.	3830:107/02	Revision	A
-------------	-------------	----------	---

Drawing to be scaled for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work to ensure any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current & relevant British Standards Codes of Practice, building regulations, I.E.E. regulations and all HSE acts.

Revision	Date	Comment
A	Jan 2023	For planning
B	Mar 23	FFLs (plots 28,31) and road levels in connection with flood areas
C	May 23	As per comments from Transport Planning
D	June 23	Housekeeper Specifications made to plots 07,04,05,08,18. Windows added to gable elevations of plots 19,44,45.



Section AA



Section BB



Section CC



Section DD



Section EE



Section FF



Section GG



Section II



Section HH

PLANNING

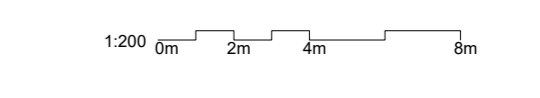
MGA ARCHITECTURE
www.mgaarchitecture.co.uk

Project
Proposed Residential Development
Riverford Conon Bridge
Tulloch Homes

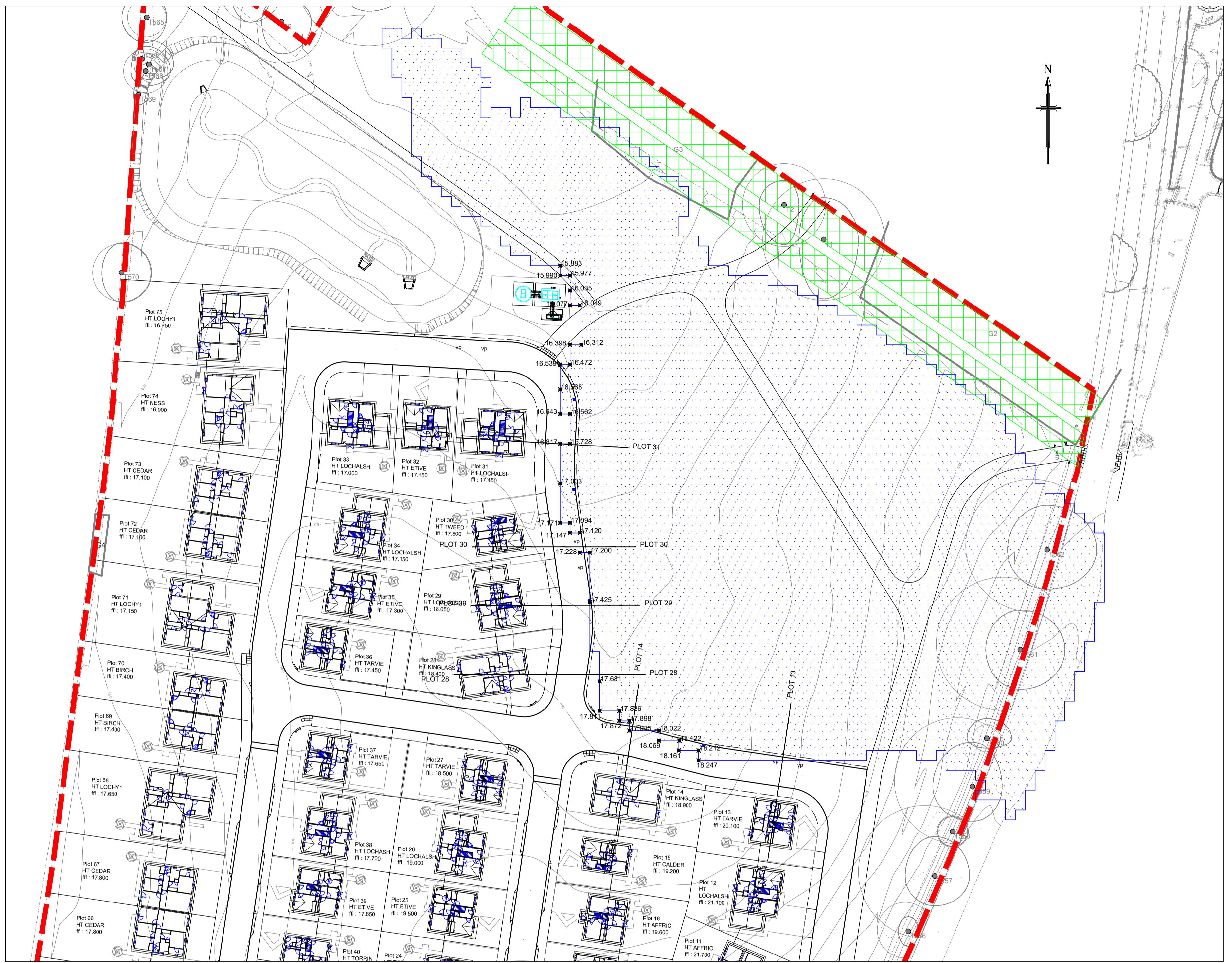
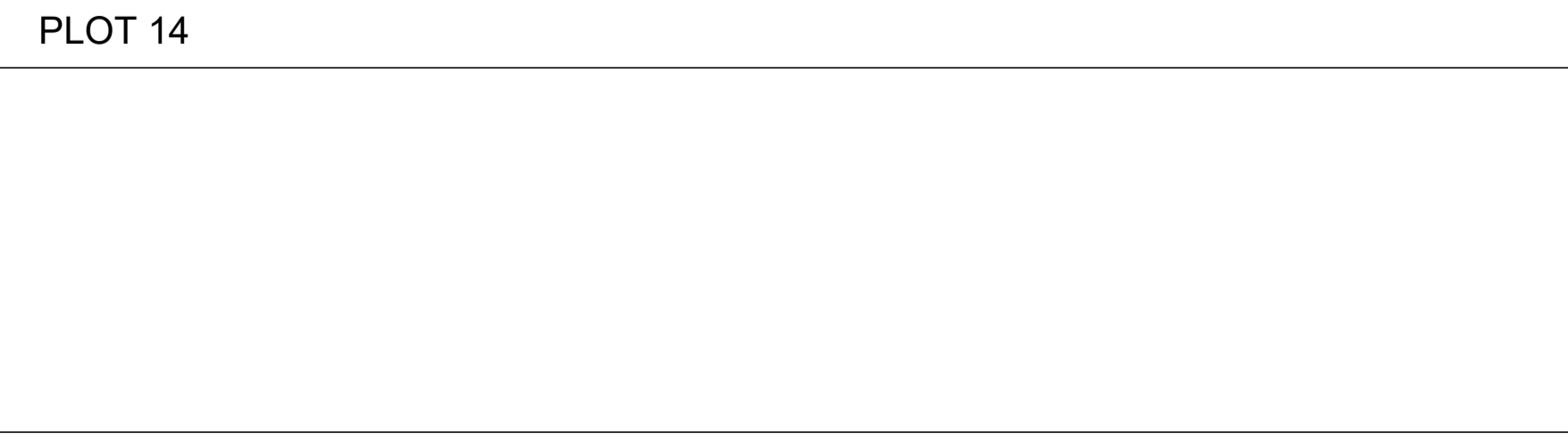
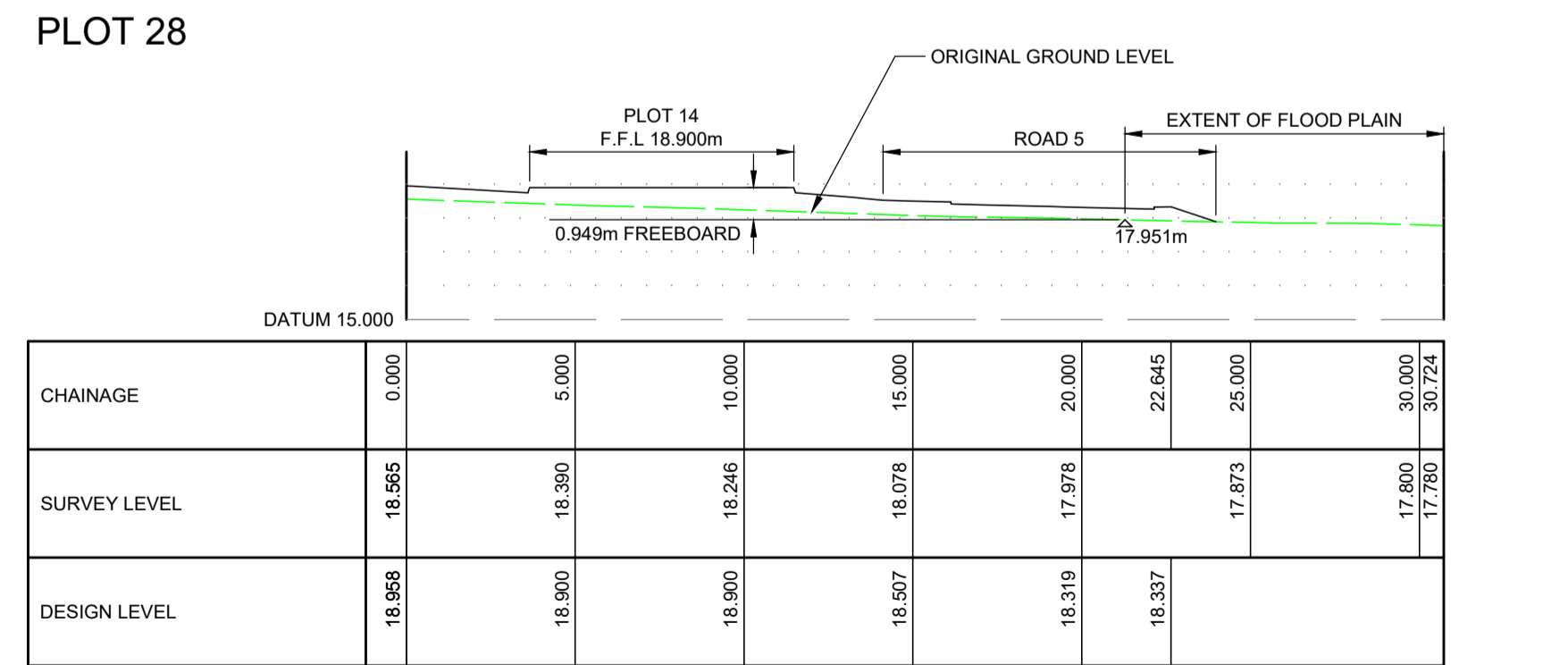
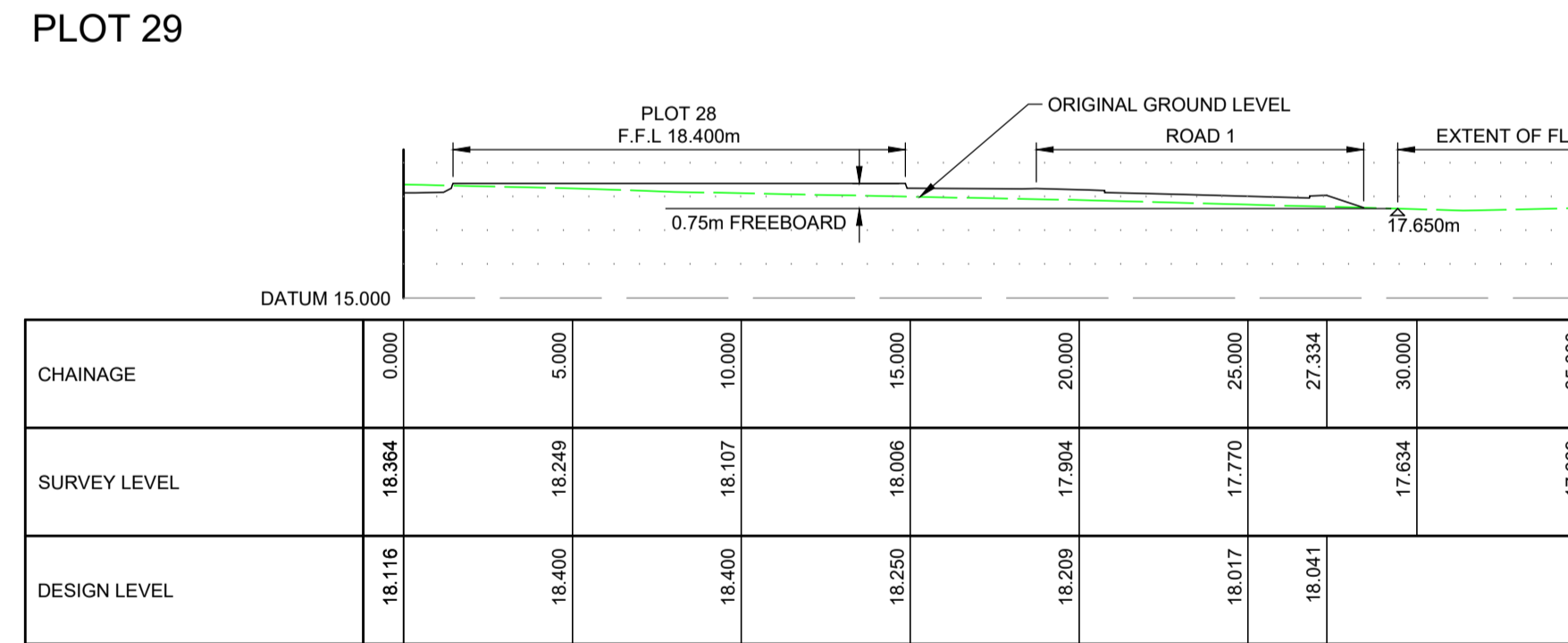
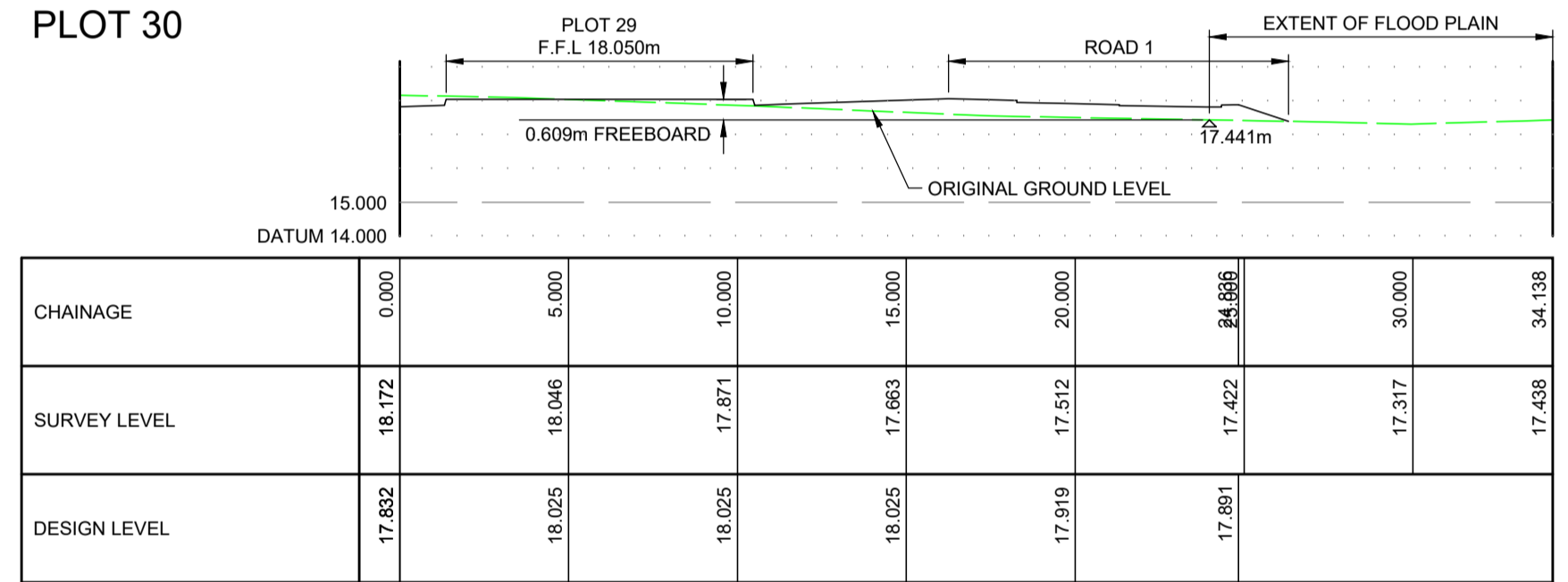
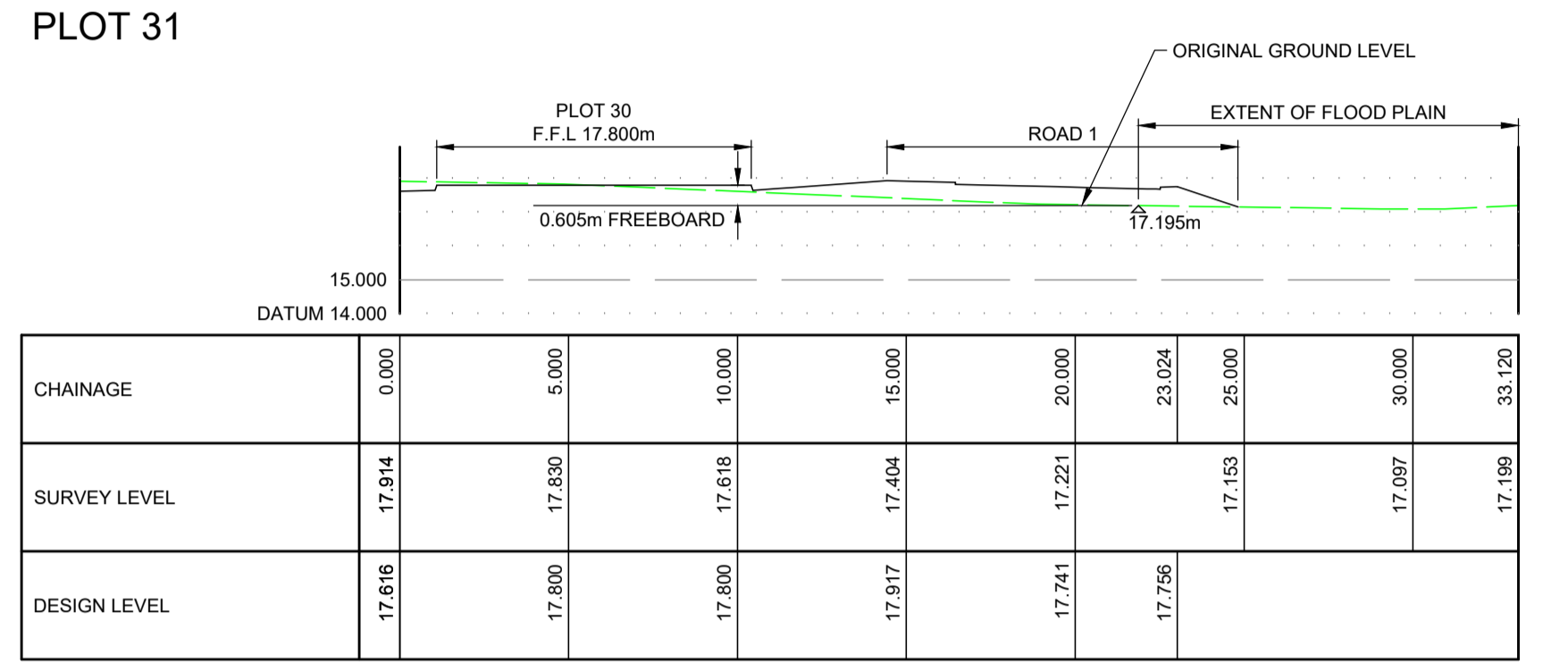
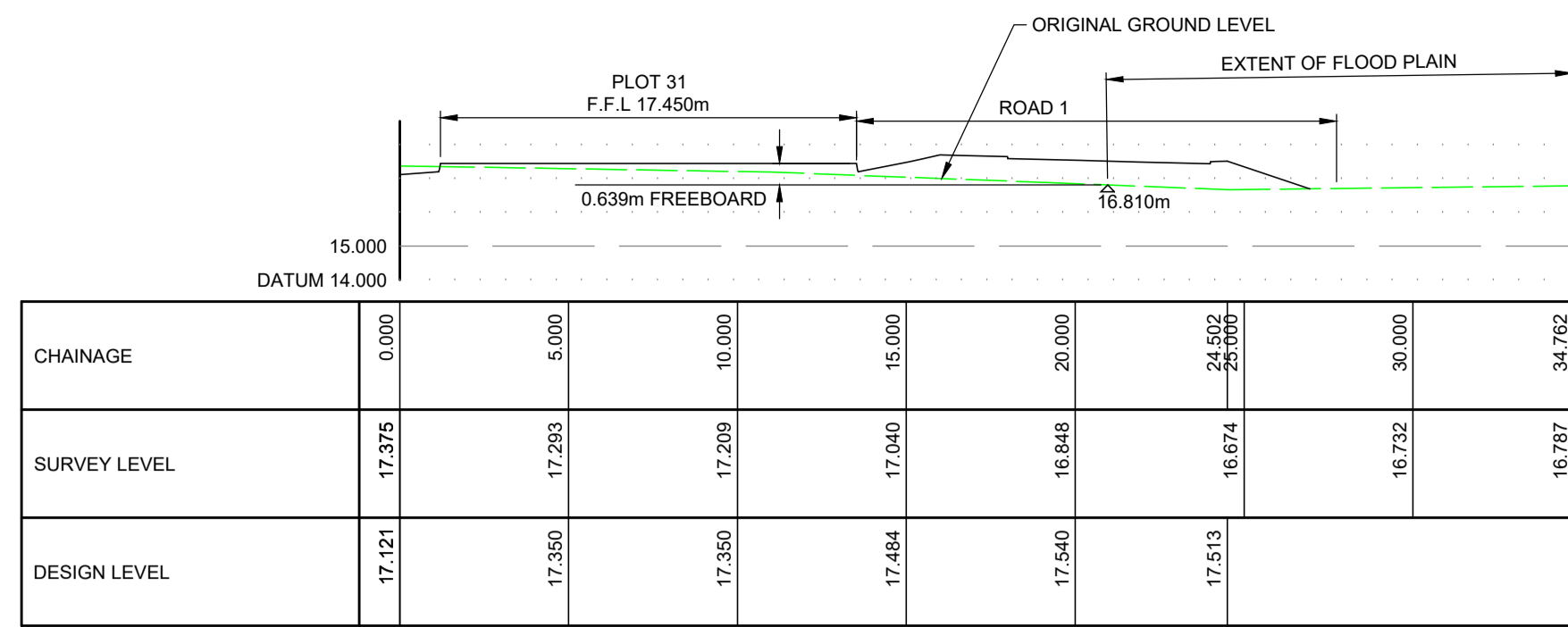
Drawing
Street Elevations

Date Jan 2023 Scale 1:200 @A0
Project No 1405 Drawing No 205 Rev D

Notes:
Detailed landscaping as per Landscape Architects proposals



22 Rutlaw Terrace, Aberdeen, AB10 1XE - 01224 643117 - office@mga.co.uk
This drawing is copyright of Michael Gilmore Associates Ltd. ©



SITE LAYOUT
SCALE 1:500

CHAINAGE	0.000	5.000	10.000	15.000	20.000	21.758	25.000	30.000	32.286
SURVEY LEVEL	19.308	19.119	18.951	18.855	18.832	18.841	18.850	18.842	18.842
DESIGN LEVEL	20.613	20.100	20.100	19.921	19.874	19.877	19.877	19.877	19.877

PLOT 13

Revisions	Date	Drn.	Revisions	Date	Drn.
A	01.03.23	MC			
B	27.07.23	MC			

TULLCOH HOMES LTD

**APPROVAL
DRAWING**

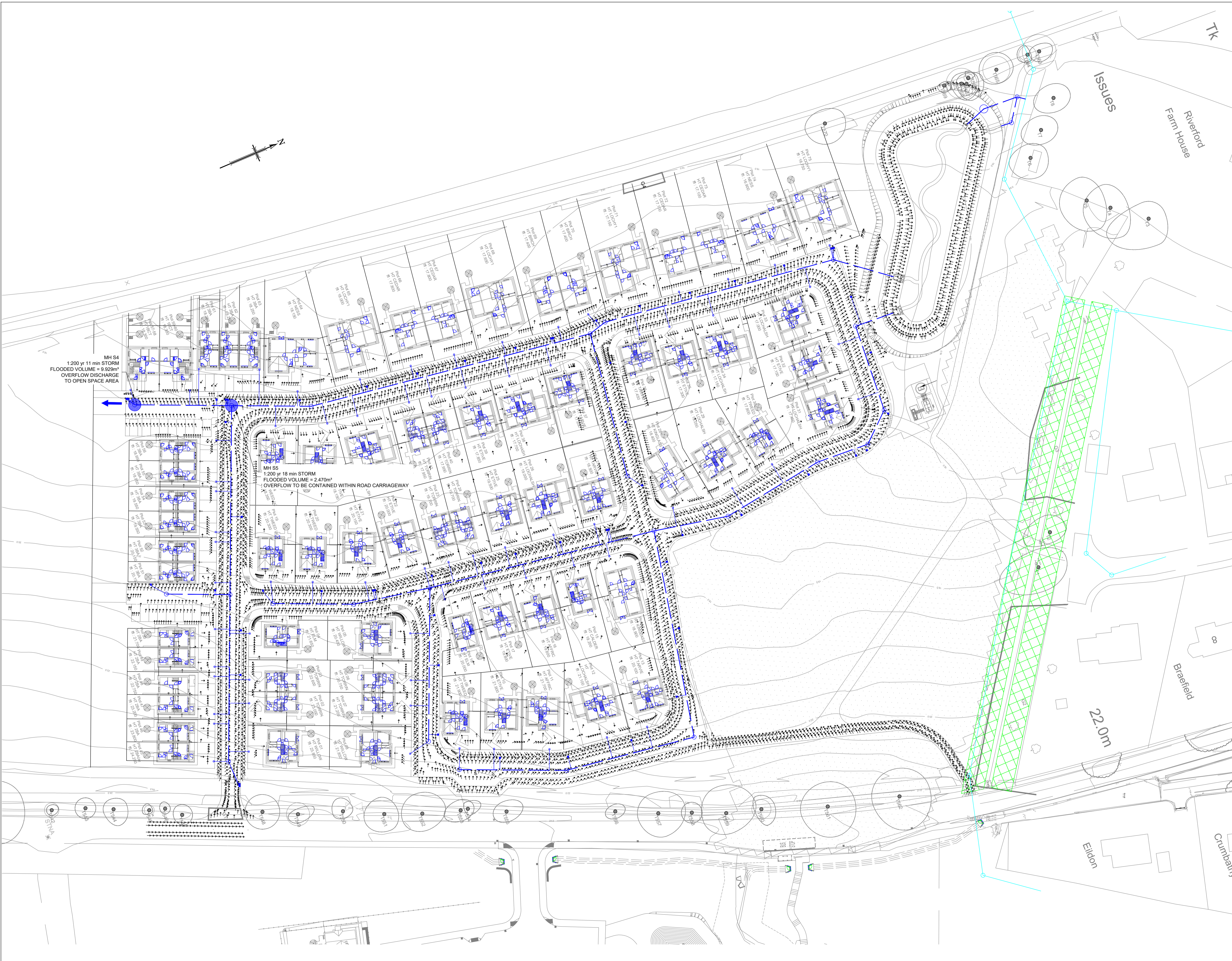
consulting engineers
hga

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hga-group.co.uk

RIVERFORD,
CONON BRIDGE

FLOOD RISK AREA LAYOUT		
Drawn: MC	Ck'd	Scale: 1:500 (A1)
Date: JULY 23	Date:	DO NOT SCALE
Drawing No. 3830:200	Revision B	

Notes



KEY

	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED GULLY AND 1500 TAIL
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE

MH S4
1200 yr 11 min STORM
FLOODED VOLUME = 9.929m³
OVERFLOW DISCHARGE
TO OPEN SPACE AREA

MH S5
1200 yr 18 min STORM
FLOODED VOLUME = 2.470m³
OVERFLOW TO BE CONTAINED
WITHIN ROAD CARRIAGEWAY

Drawing No. 3830:108 Revision

Revisions	Date	Drn.

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

**RIVERFORD
CONON BRIDGE**

FLOOD ROUTE PLAN

Drawn: MC	Ck'd:	Scale: 1:500 (A1)
Date: MAR 23	Date:	DO NOT SCALE

consulting engineers **hga**

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hga-group.co.uk

Drawing No. 3830:108 Revision



KEY:

	100mm UPSTAND HALF BATTER KERB
	60mm UPSTAND BULL NOSED KERB
	20mm UPSTAND BULL NOSED KERB
	6mm UPSTAND BULL NOSED KERB
	FLAT TOP HEEL KERB
DTK	DOUBLE TRANSITION KERB
TK	TRANSITION KERB

Drawing No. 3830:112		Revision D
Revisions	Date	Drn.
A REMOTE CYCLE PATH REVISED	18.01.23	MC
B PLOTS 28-31 F.F.L.'s REVISED	01.03.23	MC
C KERB LAYOUT REVISED	11.07.23	MC
D EXISTING WATERCOURSE BUFFER ADDED	27.07.23	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

**RIVERFORD
CONON BRIDGE**

KERB LAYOUT

Drawn: MC	Ck'd: Date:	Scale: 1:500 (A1)
Date: DEC 22	Date:	DO NOT SCALE

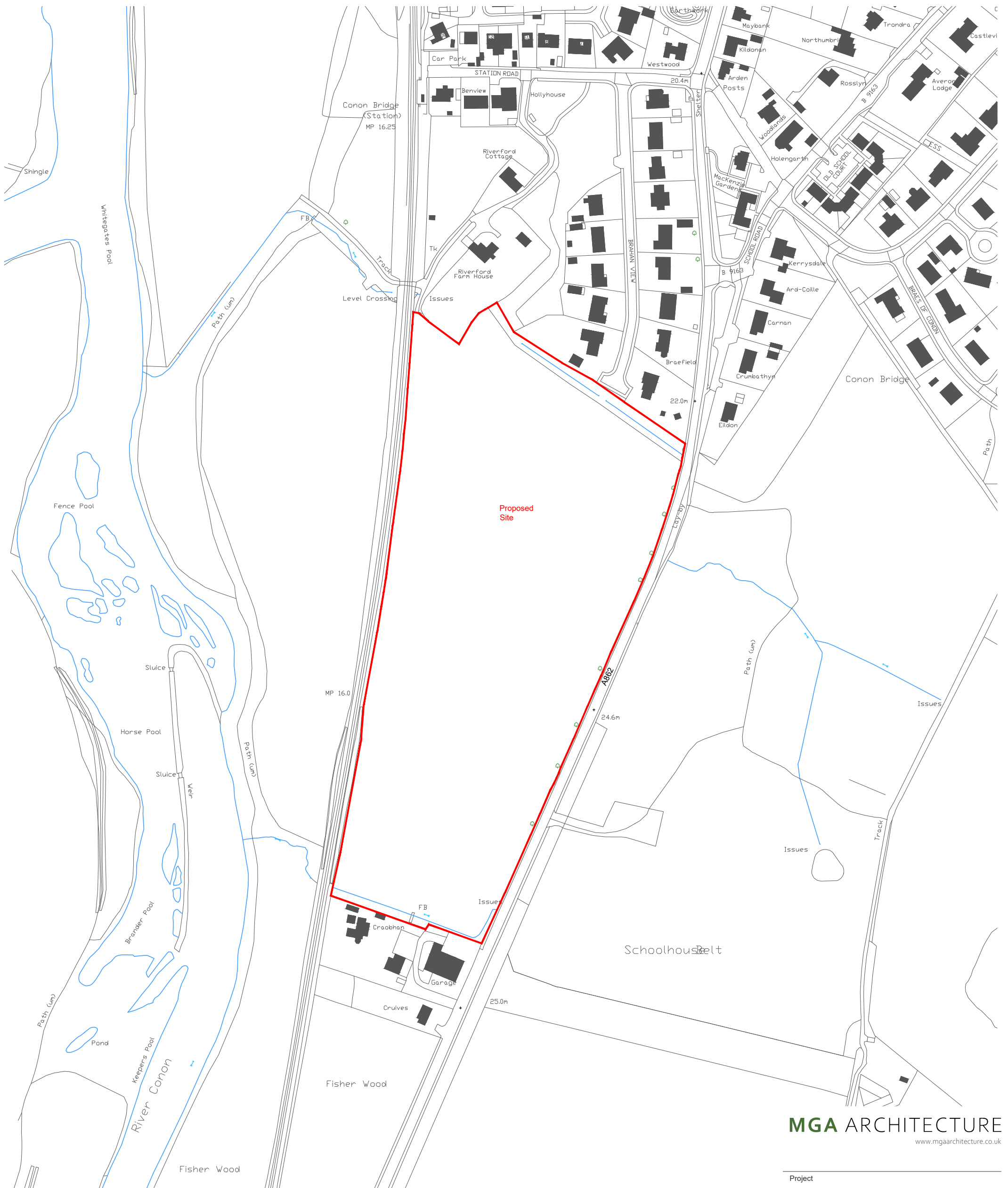
consulting engineers

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hagagroup.co.uk

Drawing No. 3830:112		Revision D
--------------------------------	--	----------------------

Drawing to be scales for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current & relevant British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.

Revisions
Rev - Date - Comment



MGA ARCHITECTURE
www.mgaarchitecture.co.uk

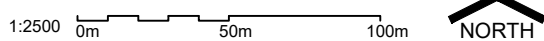
Project
**Mixed Use Development at Riverford
Conon Bridge, Highland**

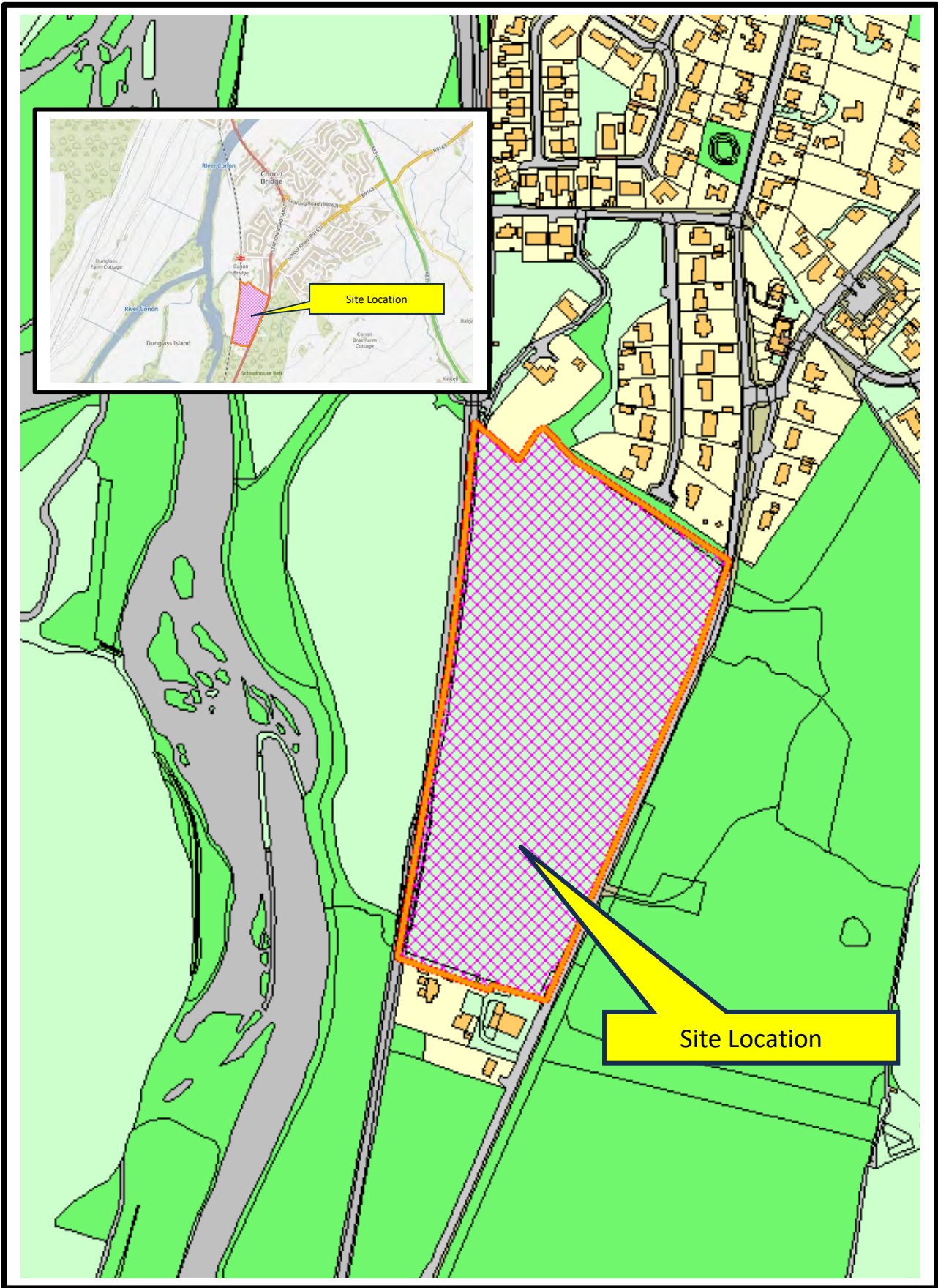
Drawing
Site Location Plan

Date **Jan 2023** Scales **1:2500@A3**

Project Nr. **1405** Drawing Nr. **LOC100** Rev. ******

22 Rubislaw Terrace, Aberdeen, AB10 1XE - 01224 643117 - office@m-g-a.co.uk
This drawing is copyright of Michael Gilmour Associates Ltd. ©





The Highland Council
Comhairle na Gàidhealtachd
Infrastructure and Environment Service

23/00300/FUL

Proposed mixed use development including 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space, and landscaping at Land 215m North of Riverford, Conon Bridge.

October 2023





KEY

- ROAD CONSTRUCTION
- FOOTWAY CONSTRUCTION
- VISIBILITY SPLAY
- VERGE AREA
- SURFACED VERGE AREA

Drawing No. 3830:104	Revision E	
Revisions	Date	Drm.
A REMOTE CYCLE PATH REVISED	18.01.23	MC
B ADOPTION AREAS ADDED	20.01.23	MC
C PLOTS 28 - 31 F.F.L's REVISED	22.02.23	MC
D ADOPTION AREAS REVISED	11.07.23	MC
E EXISTING WATER COURSE BUFFER ADDED.	27.07.23	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

**RIVERFORD
CONON BRIDGE**

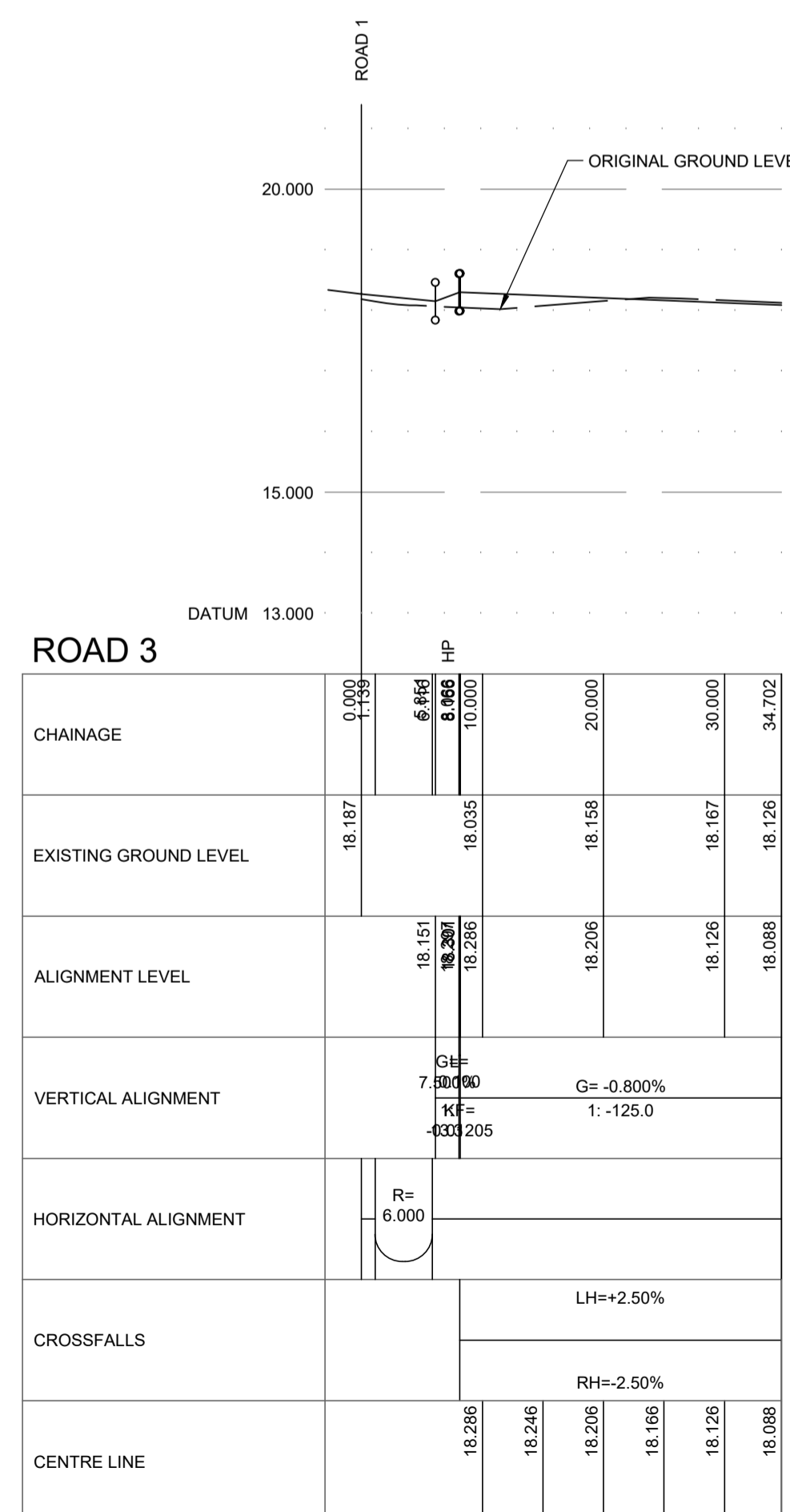
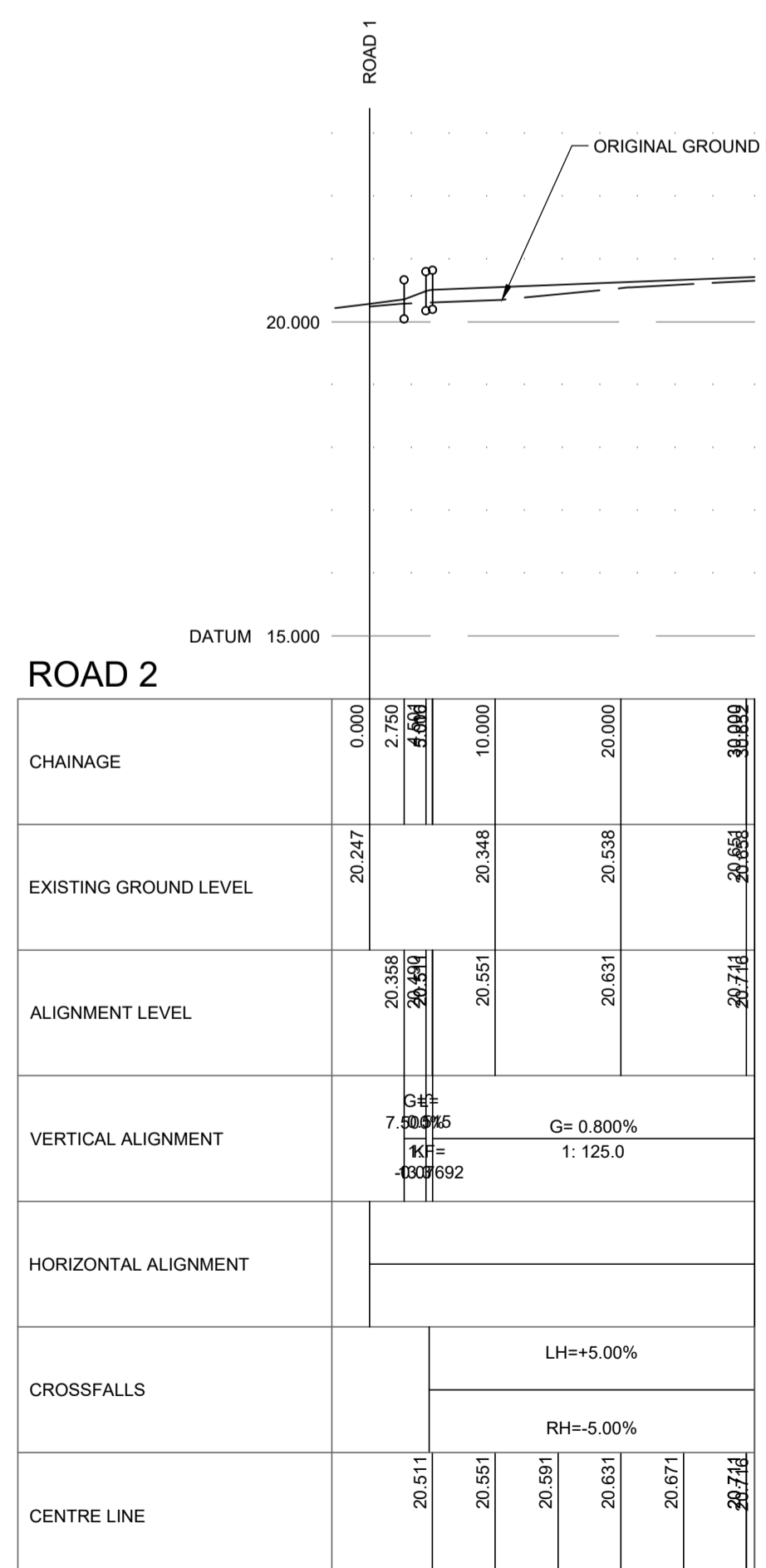
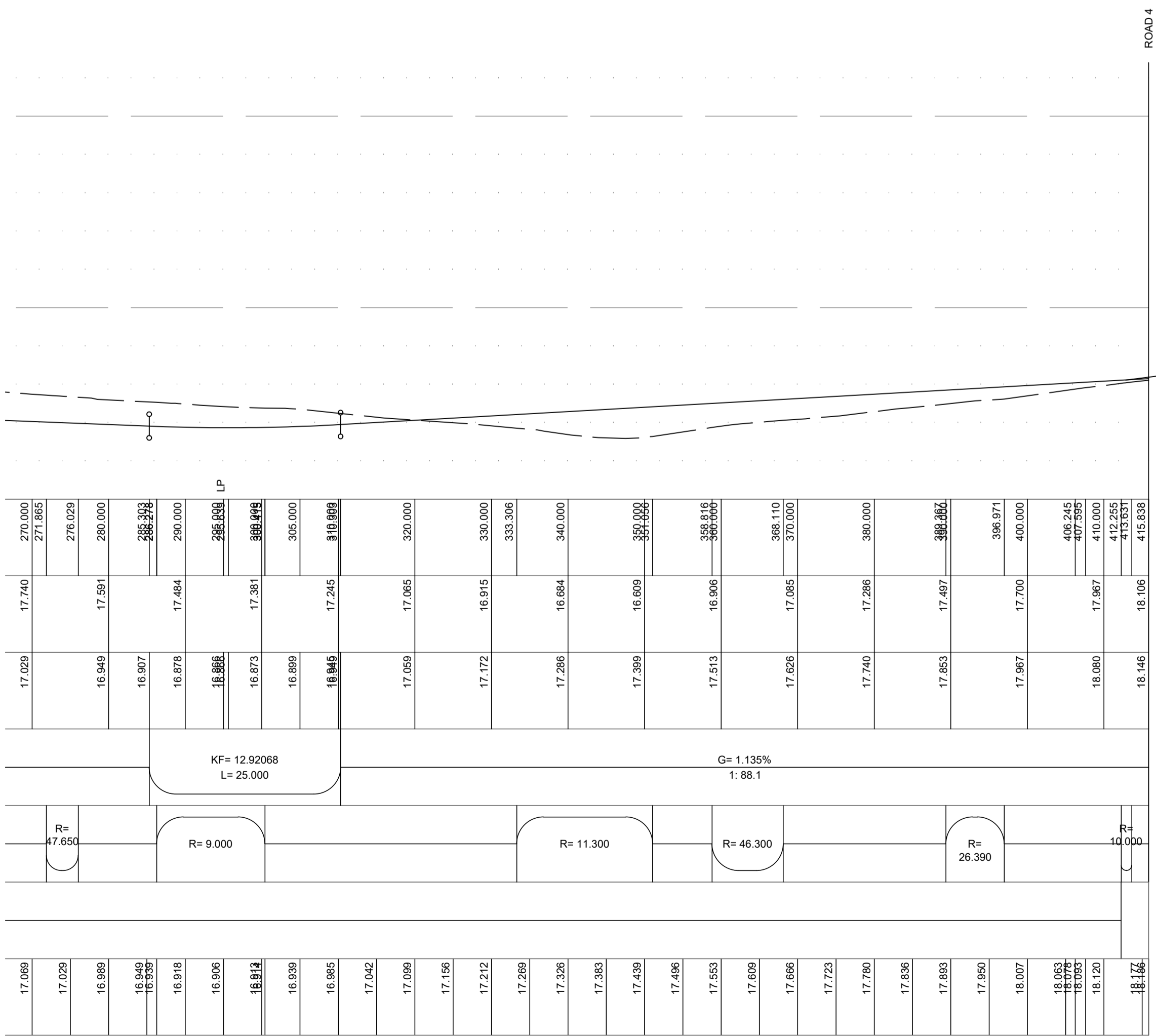
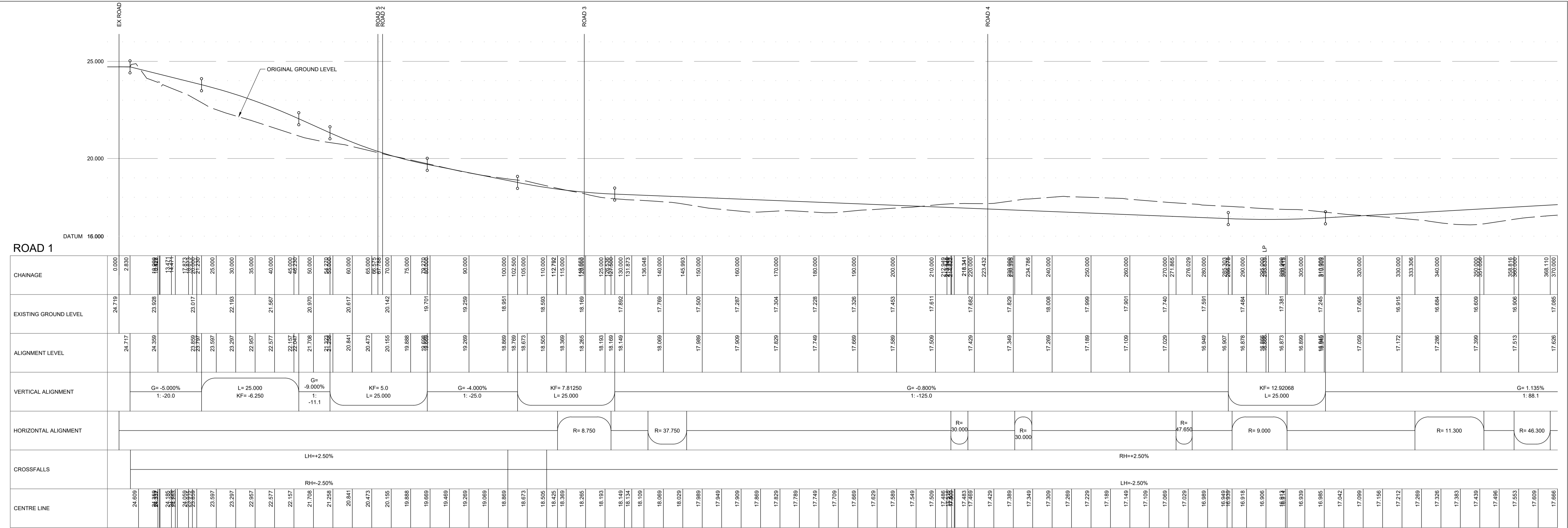
ROAD ADOPTION AREAS

Drawn: MC	Ck d:	Scale: 1:500 (A1)
Date: DEC 22	Date:	DO NOT SCALE

consulting engineers

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hagagroup.co.uk

Drawing No. 3830:104	Revision E
--------------------------------	----------------------



Drawing No. **3830:102/01** Revision **B**

Revisions	Date	Drn.
A ROAD 3 VERTICAL ALIGNMENT REVISED	22.02.23	MC
B SECTIONS REVISED	11.07.23	MC

APPROVAL DRAWING

TULLOCH HOMES LTD

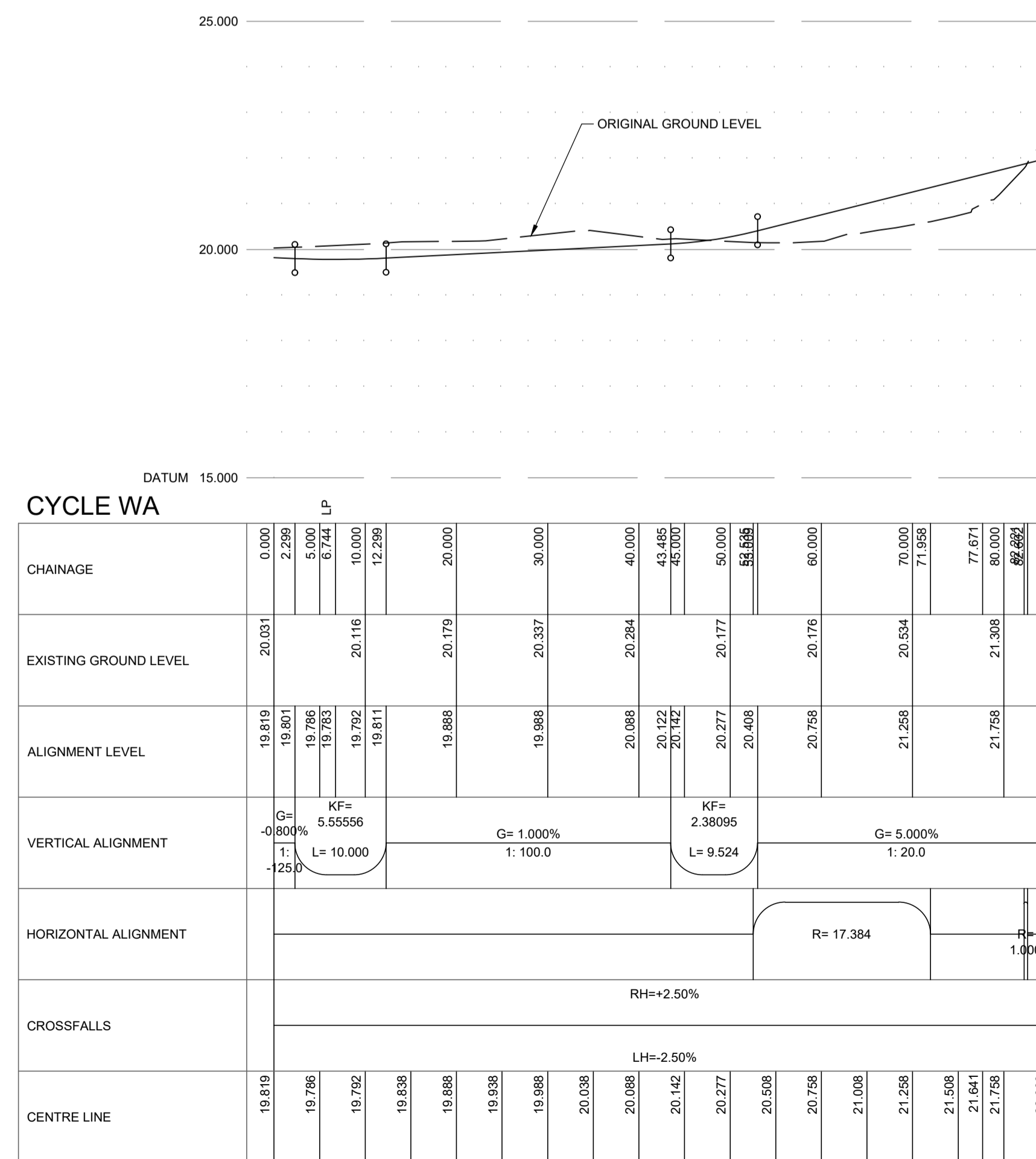
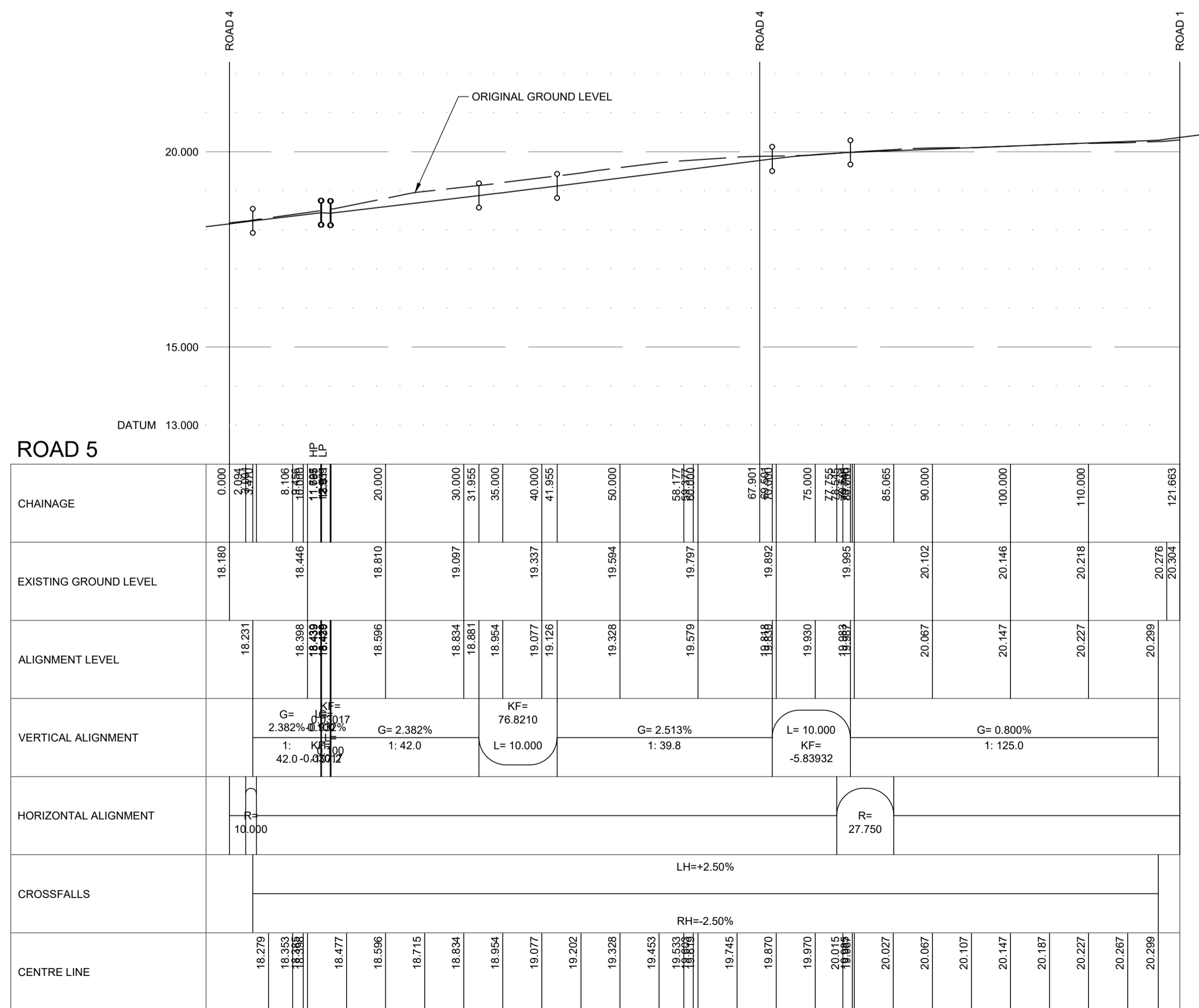
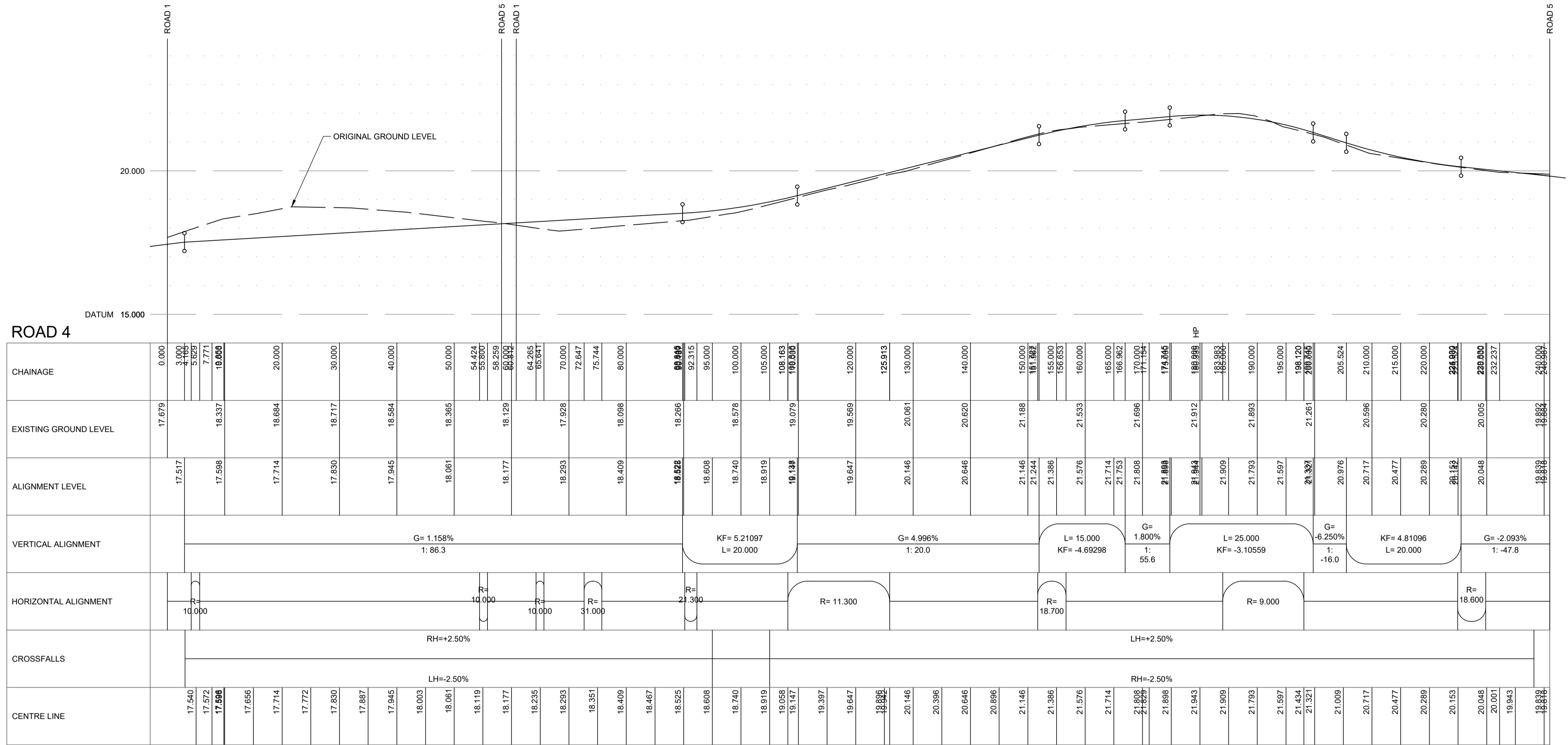
RIVERFORD, CONON BRIDGE

ROAD LONG SECTIONS SHEET 1 OF 2

Drawn: MC Ck'd: Scale: HOR 1:500, VER 1:100
 Date: DEC Date: DO NOT SCALE

HGA(UK) Ltd
 Darach House
 Stonefield Business Park
 Inverness IV2 7PA
 T: 01463 231717
 F: 01463 224275
 email: hga@hgaagroup.co.uk

Drawing No. **3830:102/01** Revision **B**



Drawing No.	Revision
3830:102/02	B

Revisions	Date	Drn.
A ROAD 3 VERTICAL ALIGNMENT REVISED	22.02.23	MC
B SECTIONS REVISED	11.07.23	MC

APPROVAL
DRAWING

TULLOCH HOMES LTD

RIVERFORD,
CONON BRIDGE

ROAD LONG SECTIONS
SHEET 2 OF 2

Drawn:	Ck'd:	Scale:
MC		HOR 1:500, VER 1:100
Date:	Date:	
DEC		DO NOT SCALE



Drawing No.	Revision
3830:102/02	B

Drawing to be scales for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any dimensions to be checked on site and reported to comply fully with current & relevant British Standards Codes of Practice, building regulations, EEE regulations and all other acts.

Revisions

A	May 23	As per comments from Transport Planning
B	July 23	Updated road layout
C	Aug 23	EV charging provision
D	Oct 23	As per SEPFA and Infrastructure Planning comments
E	Oct 23	Footpath layout



Parking provision

House Types	Quantity	Type	Bedrooms	Car park spaces per unit	Car park spaces
TORRIN	8	Semi	3 bed	2	16
BIRCH	2	Bungalow/semi	2 bed	2	4
CEDAR	4	Bungalow/semi	3 bed	2	8
NESS	2	Bungalow/semi	3 bed	2	4
CALDER	1	Detached	3 bed	2	2
KINGGLASS	2	Bungalow/semi	3 bed	2	4
LOCHY 1	4	Bungalow/semi	3 bed	2	8
AFFRIC	2	Detached	3 bed	2	4
TWEED	3	Detached	4 bed	2	6
TWEED (s)	2	Detached	4 bed	2	4
ETIVE	9	Detached	4 bed	2	18
TARVIE	4	Detached	4 bed	2	8
LOCHALSH	8	Detached	4 bed	2	16
WILLOW	3	Detached	4 bed	2	6
ELM	2	Detached	3 bed	2	4
IBCT	4	Flat	1 bed	1.5	6
2B4PV	5	Semi	2 bed	2	10
2B4PV (s)	1	Semi	2 bed	2	2
3B5PV	9	Semi Terr	3 bed	2	18
TOTAL	75				148

EV charging

- Provision for up to 7kW electric car charging point for houses. EV charging 1 x Twin 13A external socket with a dedicated supply from consumer unit. External socket device to come complete with isolation switch and be suitable for upgrading in the future to a fast-charge device.
- Provision for future public TKW dual connector EV charging unit off tender supply.

Parking provision

General housing with parking within curbside: up to 4 bedrooms - 2 spaces per unit. Houses and flats with communal parking: 1.5 per unit (1.2 per unit plus 0.3 visitor parking). Visitor spaces: 0.3 spaces per unit. Visitor spaces in parking bays along narrow roads, and on-street where width of the road permits.

PLANNING

MGA ARCHITECTURE
www.mgaarchitecture.co.uk

Project
Proposed Residential Development Riverford Conon Bridge Tulloch Homes

Drawing
EV charging strategy Parking provision

Date **Dec 2022** Scales **1:500 @A0**

Project No **1405** Drawing No **206** Rev. **e**

Revisions
 A Mar 23 Line of footpath to A862 amended
 B Mar 23 Flood extent areas and levels shown, footpath levels shown, FF's (lots 28-31) and road levels in connection with flood label
 C May 23 As per comments from Transport Planning
 D July 23 Updated road layout
 E Aug 23 EV charging provision
 F Oct 23 As per EIR and Infrastructure Planning comments
 G Oct 23 Footpath layout

Drawing to be scales for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All areas are reserved to comply fully with all current & relevant British Standards Codes of Practice, building regulations, EIR regulations and all HSE acts.



PLANNING
MGA ARCHITECTURE
 www.mgaarchitecture.co.uk

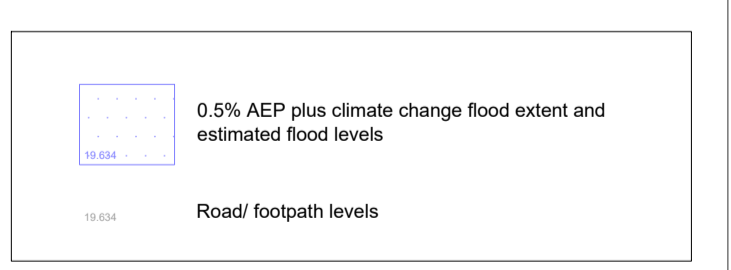
Project
Proposed Residential Development
 Riverford Conon Bridge
 Tulloch Homes

Drawing
Site layout - First floor level

Date: Dec 2022 Scale: 1:500 @A0
 Project No: 1405 Drawing No: 204 Rev: g

Revisions	Date	Description
A	Jan 23	Line of footpath to A862 amended
B	Mar 23	Flood extent area and levels shown. Footpath levels shown. FLS as per 20-311 and road levels in connection with Flood extent
C	May 23	Updated road layout
D	July 23	Updated road layout
E	July 23	Flood extent area and levels shown. Footpath levels shown
F	Aug 23	EV charging provision
G	Oct 23	As per SEPA and Infrastructure Planning comments
H	Oct 23	Footpath layout

Drawing to be scales for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All areas and materials to comply fully with all current & relevant British Standards Codes of Practice, building regulations, EEE regulations and all HSE acts.



PLANNING

MGA ARCHITECTURE
www.mgaarchitecture.co.uk

Project
**Proposed Residential Development
Riverford Conon Bridge
Tulloch Homes**

Drawing
Site layout - Ground floor level

Date **Dec 2022** Scale **1:500 @A0**

Project No **1405** Drawing No **203** Rev **h**

Revisions
 A 20.23 Line of footpath to A862 amended
 B Mar 23 Flood water area and levels shown. Footpath levels shown. FFLs given 20.31 and road levels in connection with flood water.
 C May 23 As per comments from Transport Planning
 D June 23 House type substitutions made to meet 01.04.2023.18. Windows added to gable elevations of plots 19,44,45.
 E June 23 Accommodation schedule
 F July 23 Updated road layout
 G Aug 23 EV charging provision
 H Oct 23 As per SEPA and Infrastructure Planning comments
 I Oct 23 Footpath layout

Drawing to be scales for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current & relevant British Standards Codes of Practice, building regulations, EEE regulations and all HSE acts.



House Type Schedule				
House Types	Quantity	Unit	Combined Sqft	Combined SQ.MTRS
TORRIN	8	947	7576.00	88.00
BIRCH	2	710	1420.00	96.00
CEDAR	4	883.00	3532.00	82.00
NESS	2	1130.00	2260.00	105.00
CALDER	1	980.00	980.00	91.00
KINGGLASS	2	980.00	1960.00	182.00
LOCHY 1	4	1259.00	5036.00	117.00
AFRIC	2	1130.00	2260.00	105.00
TWEEED	3	1130.00	3390.00	105.00
TWEEED/1	2	1130.00	2260.00	105.00
ETWIE	9	1270.00	11430.00	118.00
TARVIE	4	1335.00	5340.00	124.00
LOCHALSH	8	1496.00	11968.00	139.00
WILLOW	3	1421.00	4263.00	132.00
ELM	2	1033.00	2066.00	96.00
1BCF	4	590.00	2360.00	52.00
2B4PV	5	871.00	4355.00	81.00
2B4PV/1	1	871.00	871.00	81.00
3BSPV	9	1087.00	9783.00	101.00
Affordable	19		17249.00	1603.00
Mainstream	56		65741.00	6108.00
TOTAL	75		62990.00	7711.00

*Additional windows to gable elevation

PLANNING

MGA ARCHITECTURE
 www.mgaarchitecture.co.uk

Project
Proposed Residential Development
 Riverford Conon Bridge
 Tulloch Homes

Drawing
Site layout - Housetypes

Date **Dec 2022** Scale **1:500 @A0**

Project No **1405** Drawing No **201** Rev. **i**

22 Riddell Terrace, Aberdeen, AB10 1XE | 01224 643117 | info@mga.co.uk
 This drawing is copyright of Michael Gilmore Associates Ltd ©

Revisions	
A	Jan 23 Line of footpath to A862 amended
B	Mar 23 Flood extent area and levels shown. Footpath levels shown. PFI's (plots 28-31) and roof levels in connection with flood water.
C	May 23 As per comments from Transport Planning
D	June 23 Footpath Substructure made to plot 01 04.05.06.18. Window added to gate elevations of plots 19.44.45.
E	July 23 Updated road layout
F	Aug 23 EV charging provision
G	Oct 23 As per IDPA and Infrastructure Planning comments
H	Oct 23 Footpath layout

Drawing to be scales for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All areas reserved to comply fully with current & relevant British Standards Codes of Practice, building regulations, EEE regulations and all HSE acts.



Boundary Types	
	Feature Wall - 1800mm high - Render on blockwork to match houses.
	Timber Fence - 1800mm high - Slatted vertical timber.
	Feature stone wall - 900mm high with brick cope.
	Timber Fence - Transition from 1800mm to 900mm high - slatted vertical.
	Timber Fence - 900mm high - Slatted vertical timber.
	Acoustic fence.
Driveway finishes	
	Lockblock paving and gravel in paving grid system to single and double driveways.
	Lockblock paving to parking courts and bays.

Notes
Refer to drawings by Landscape Architect for details of landscape proposals

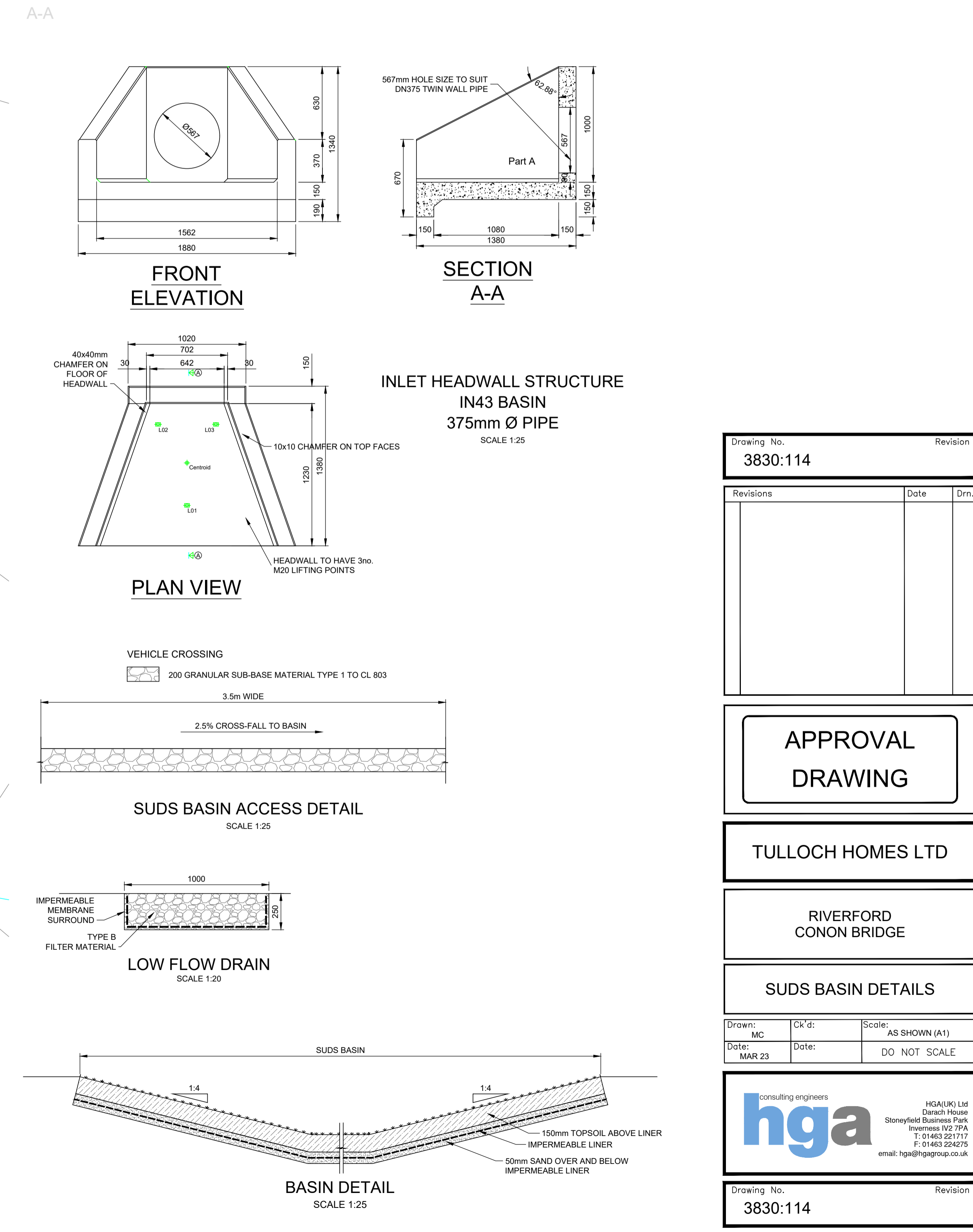
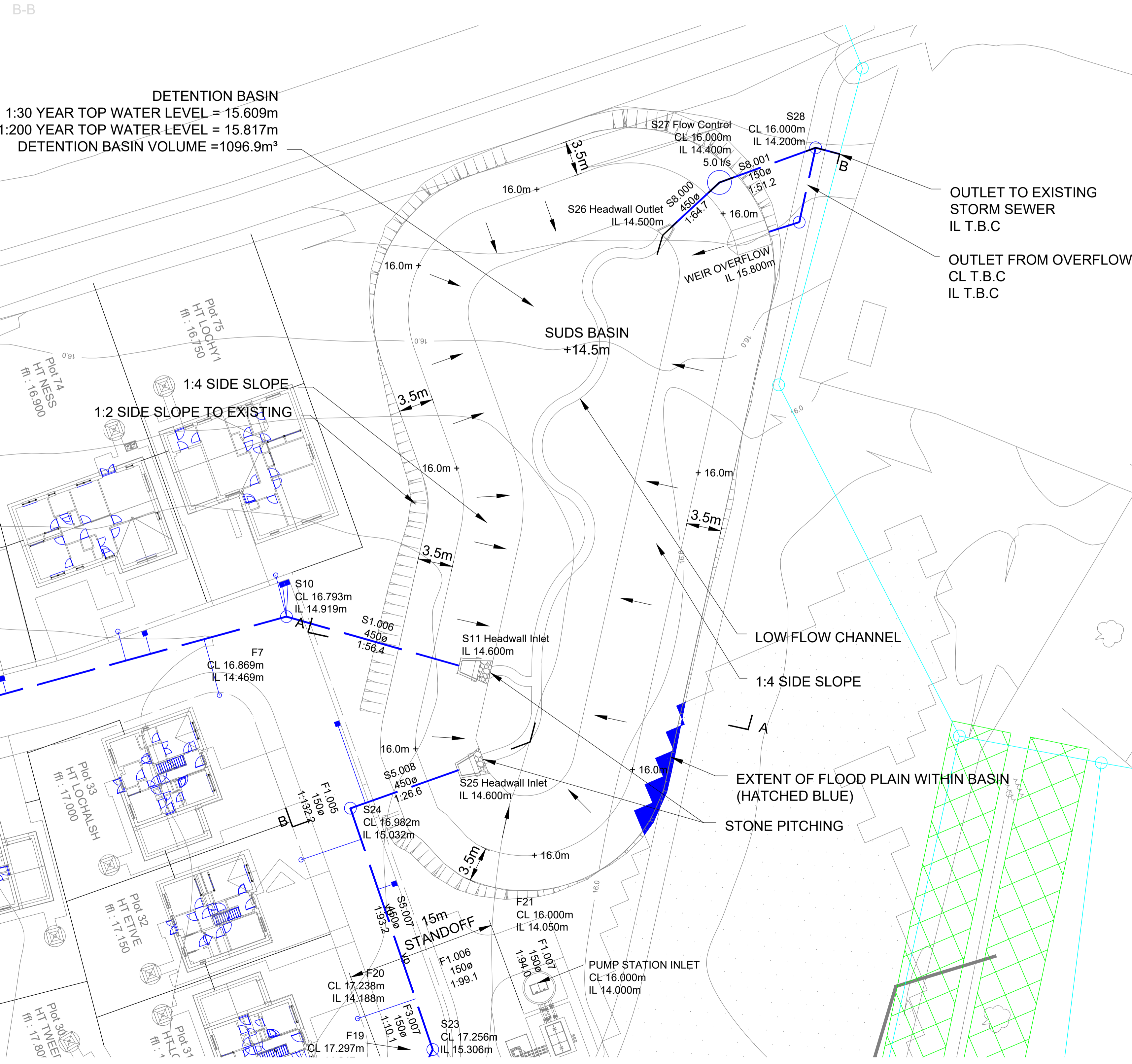
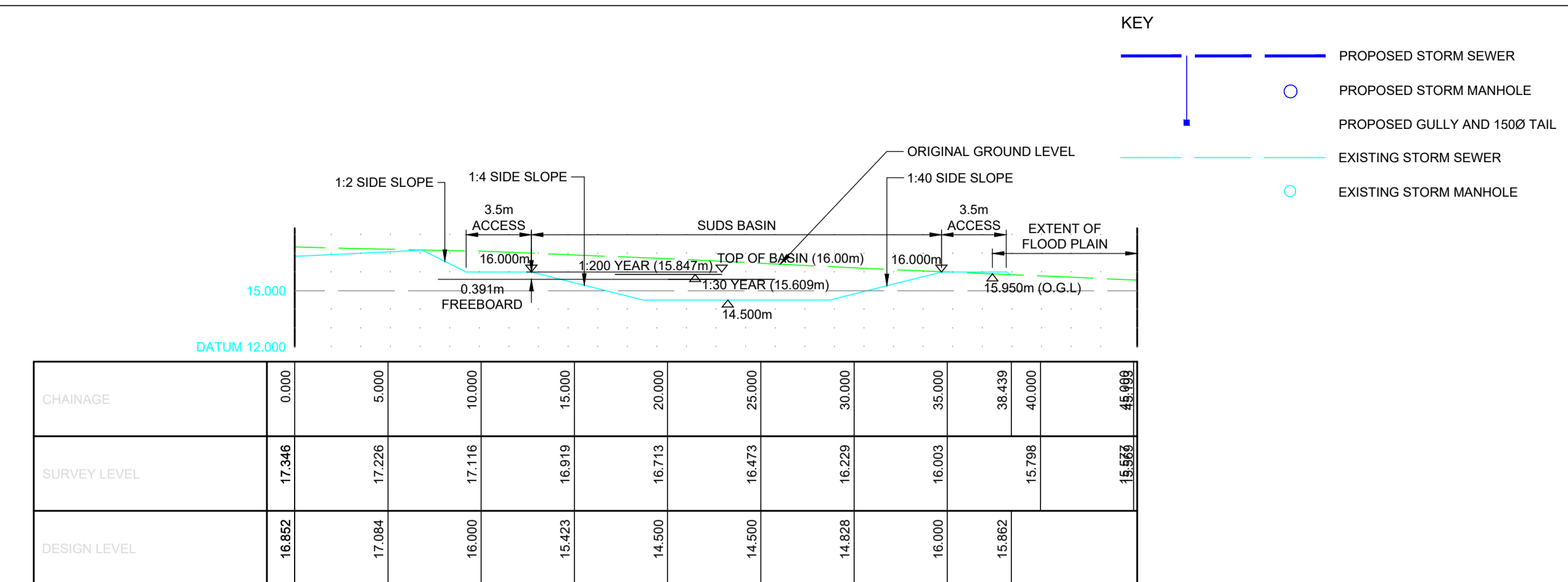
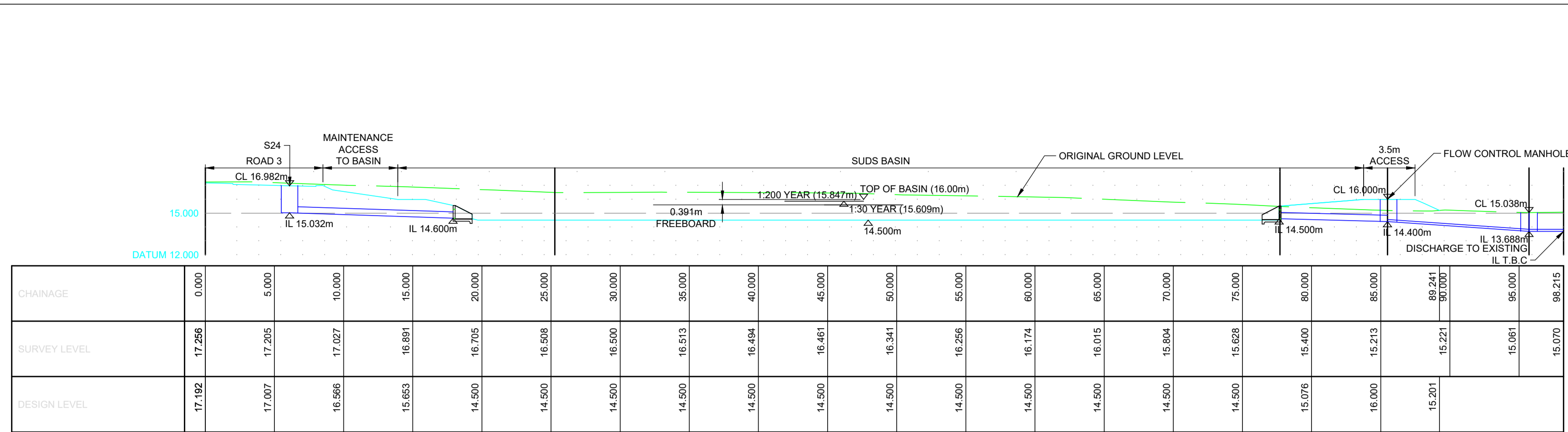
PLANNING

MGA ARCHITECTURE
www.mgaarchitecture.co.uk

Project
**Proposed Residential Development
Riverford Conon Bridge
Tulloch Homes**

Drawing
Site layout - Roof level

Date	Dec 2022	Scale	1:500 @A0
Project No	1405	Drawing No	202
Rev		h	



Drawing No. 3830:114

Revisions	Date	Drn.

APPROVAL DRAWING

TULLOCH HOMES LTD

RIVERFORD CONON BRIDGE

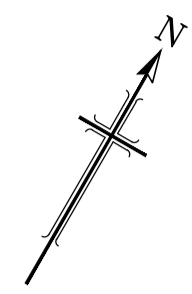
SUDS BASIN DETAILS

Drawn: MC	Ck'd:	Scale: AS SHOWN (A1)
Date: MAR 23	Date:	DO NOT SCALE

hga consulting engineers

HGA(UK) Ltd
 Darach House
 Stoneyfield Business Park
 Inness IV2 7PA
 T: 01463 221717
 F: 01463 224275
 email: hga@hga-group.co.uk

Drawing No. 3830:114



Drawing No. 3830:109/01		Revision C
Revisions	Date	Drn.
A VEHICLE REVISED	29.01.23	JM
B PLOTS 28-31 F.F.L's REVISED	22.02.23	MC
C LAYOUT REVISED	11.07.23	MC

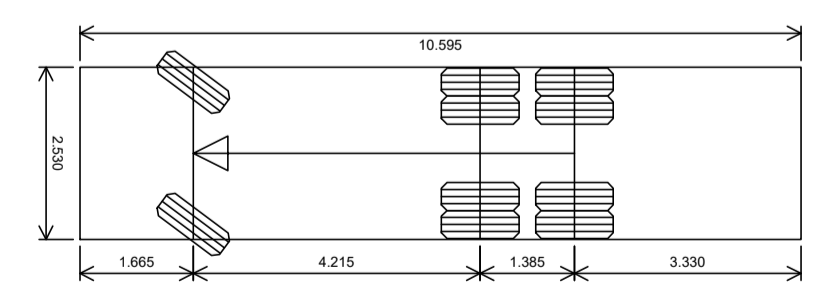
**APPROVAL
DRAWING**

TULLOCH HOMES LTD

**RIVERFORD
CONON BRIDGE**

**VEHICLE SWEEP PATH
SHEET 1 OF 2**

Drawn: JM	Ck'd: JM	Scale: 1:500 (A1)
Date: JAN 2023	Date:	DO NOT SCALE

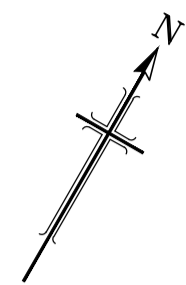


Vehicle name	Phoenix Refuse Vehicle
Description	HC Largest Refuse Vehicle
Overall length (m)	10.595
Overall width (m)	2.530
Maximum track width (m)	2.500
Kerb to kerb radius (m)	9.250

— DENOTES VEHICLE PATH WHEEL
— DENOTES VEHICLE PATH BODY

HGA(UK) Ltd
 Darach House
 Stonyfield Business Park
 Inverness IV2 7PA
 T: 01463 22117
 F: 01463 224275
 email: hga@hagagroup.co.uk

Drawing No. 3830:109/01		Revision C
-----------------------------------	--	----------------------



Drawing No.	Revision
3830:109/02	C

Revisions	Date	Drn.
A VEHICLE REVISED	29.01.23	JM
B PLOTS 28-31 F.F.L's REVISED	22.02.23	MC
C LAYOUT REVISED	11.07.23	MC

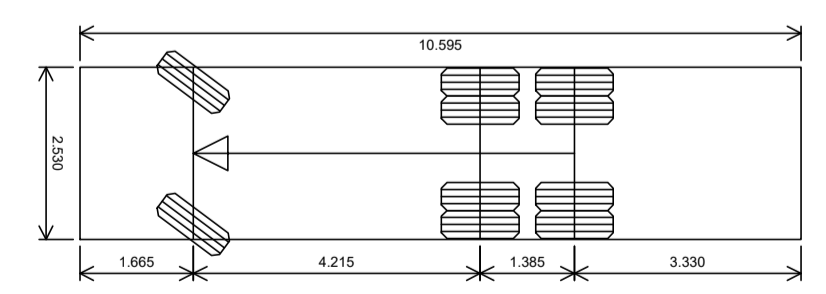
**APPROVAL
DRAWING**

TULLOCH HOMES LTD

**RIVERFORD
CONON BRIDGE**

**VEHICLE SWEEP PATH
SHEET 2 OF 2**

Drawn: JM	Chk'd:	Scale: 1:500 (A1)
Date: JAN 2023	Date:	DO NOT SCALE

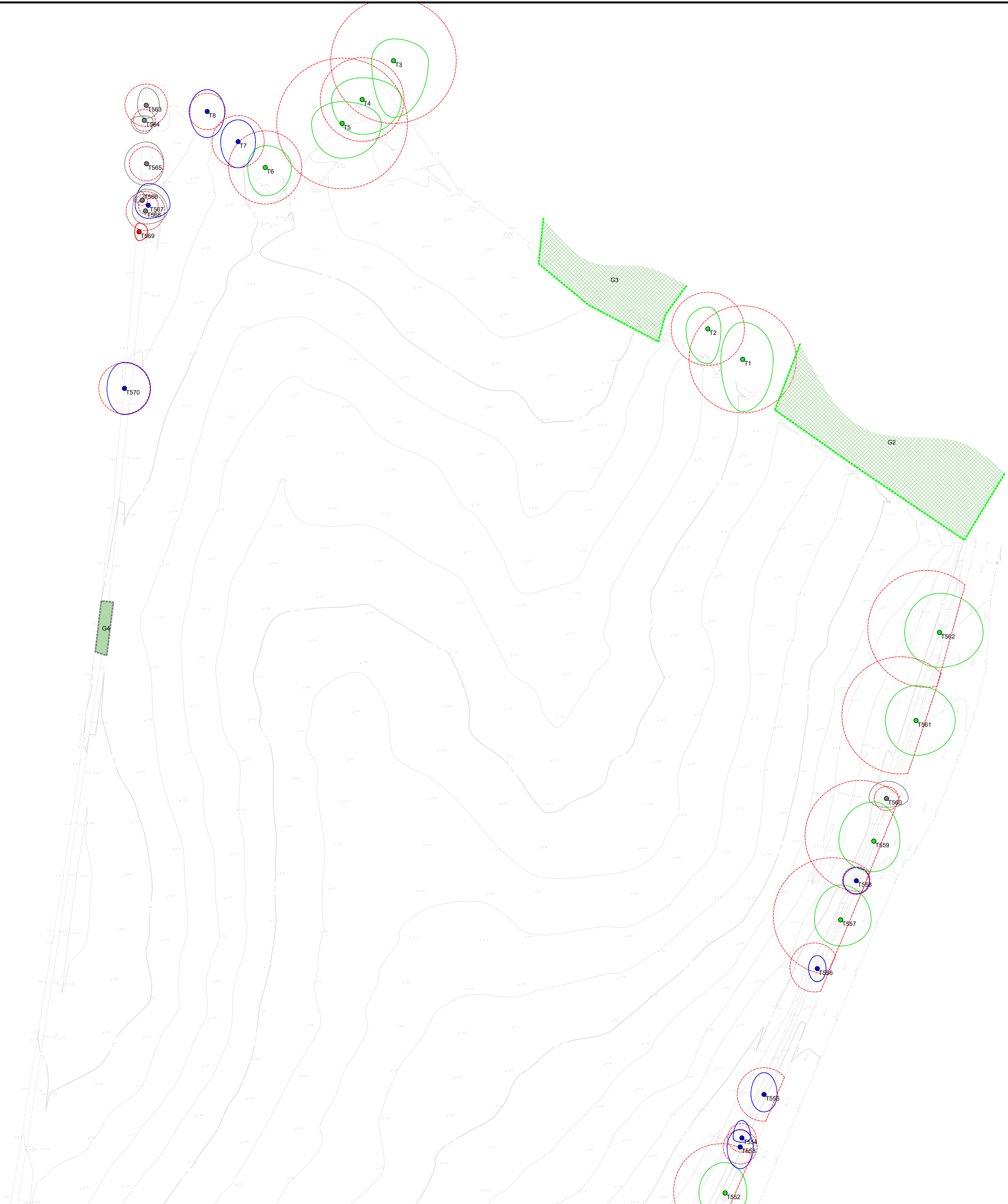


Vehicle name	Phoenix Refuse Vehicle
Description	HC Largest Refuse Vehicle
Overall length (m)	10.595
Overall width (m)	2.530
Maximum track width (m)	2.500
Kerb to kerb radius (m)	9.250

— DENOTES VEHICLE PATH WHEEL
— DENOTES VEHICLE PATH BODY

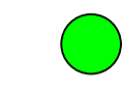
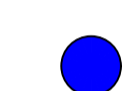



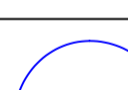
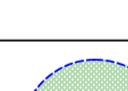
consulting engineers **hga**
 HGA(UK) Ltd
 Darach House
 Stonyfield Business Park
 Inverness IV2 7PA
 T: 01463 221717
 F: 01463 224275
 email: hga@hagagroup.co.uk

Drawing No.	Revision
3830:109/02	C



Tree Constraints Plan showing tree categories and root protection zones.

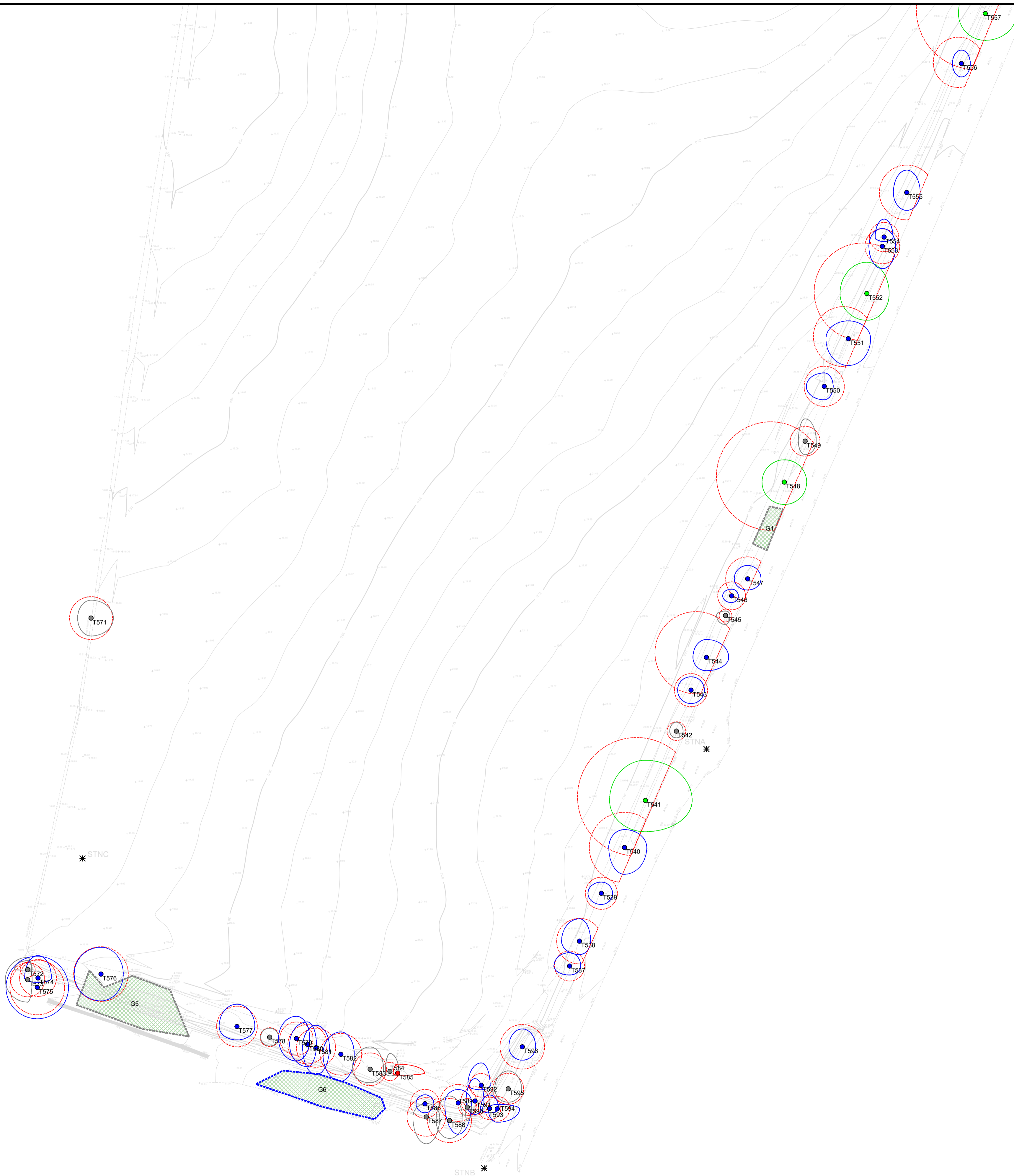
BS5837:2012 Tree Categories

- 
Category A
 Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- 
Category B
 Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 
Category C
 Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- 
Category U
 Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- 
BS 5837:2012 Root Protection Area RPA
- 
Tree
 Showing Canopy extents, category colour and tag number
- 
Group
 Showing canopy extents and category colour, which will also represent RPA unless detailed separately

Proposed Development Riverford Site Conan Bridge Survey of Site

Client: Tulloch Homes Stoneyfield House Stoneyfield Business Park Inverness, IV2 7PA	Drawing No. 1309 - TCP
Scale: 1:500	Surveyed by: LCM / AC
Date: 24th May 2022	Checked by: RW
ACAD File No: 1309-TCP.DWG	Sheet: 1 of 2
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)





Tree Constraints Plan showing tree categories and root protection zones.

BS5837:2012 Tree Categories

	Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.
	Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
	Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
	BS 5837:2012 Root Protection Area RPA
	Tree Showing Canopy extents, category colour and tag number
	Group Showing canopy extents and category colour, which will also represent RPA unless detailed separately








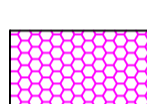

Proposed Development Riverford Site Conan Bridge Survey of Site

Client: Tulloch Homes Stoneyfield House Stoneyfield Business Park Inverness, IV2 7PA	Drawing No: 1309.2 - TCP
Scale: 1:500	Surveyed by: LCM / AC
Date: 24th May 2022	Checked by: RW
ACAD File No: 1309-TCP.DWG	Sheet: 2 of 2
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)



Tree Protection Plan showing tree categories and root protection zones.

BS5837:2012 Tree Categories

-  BS 5837:2012 Root Protection Area RPA, or Construction Exclusion Zone
-  Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
-  Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
-  Category U
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  Group
Showing canopy extents and category colour which will also represent RPA unless detailed separately
-  Tree for Removal
-  Tree protection Fencing
-  CCS Root Protection

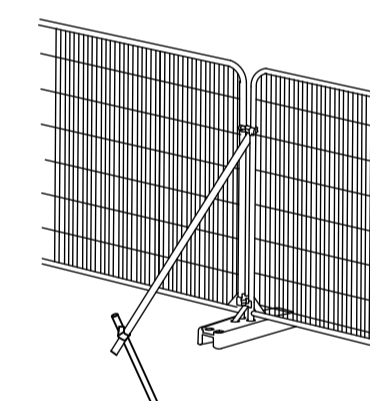


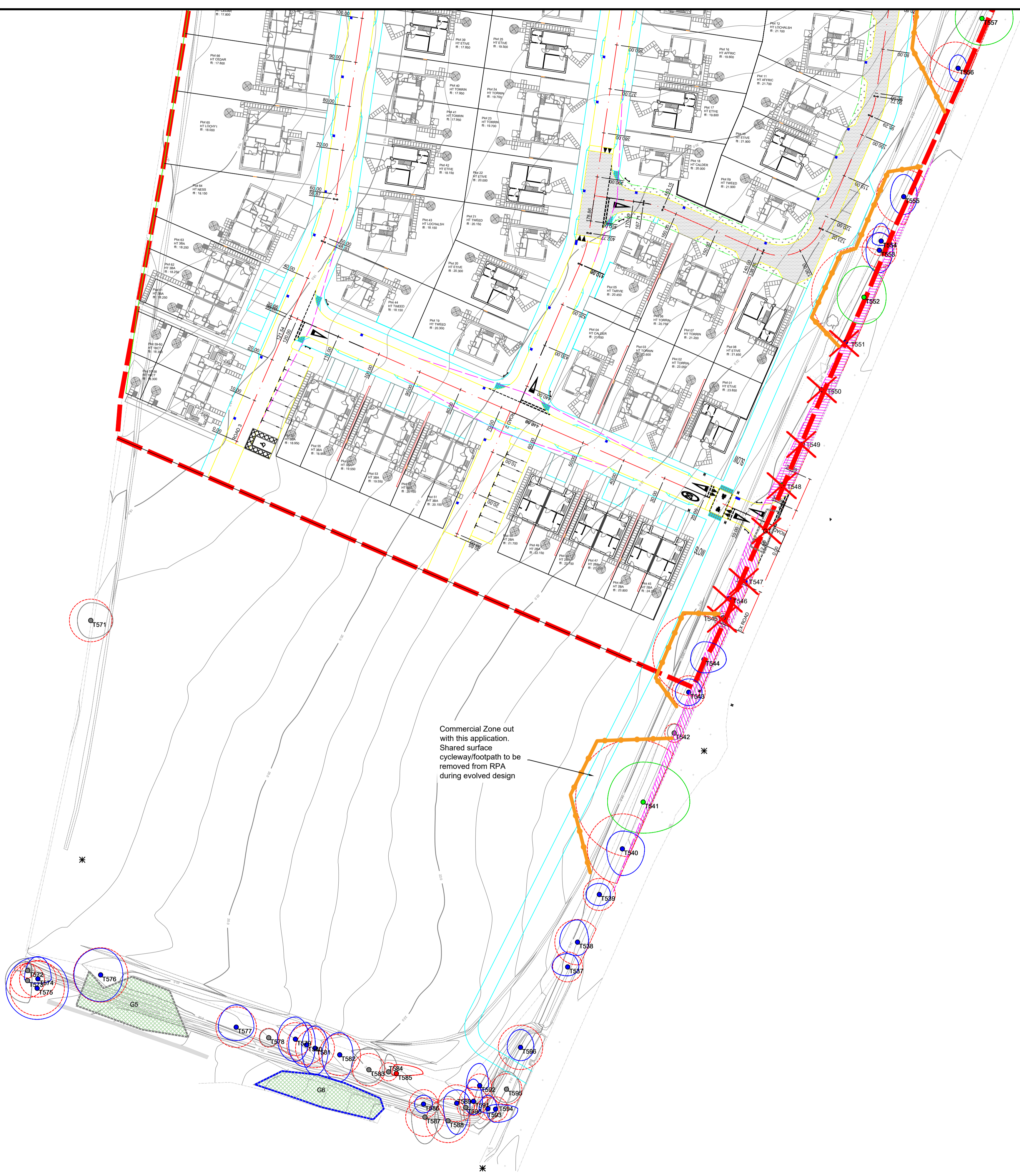
ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012 SEE PLAN FOR POSITIONING

DRAFT

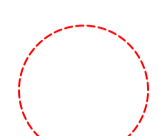
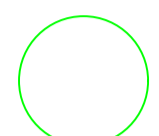
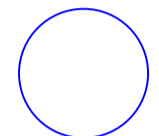
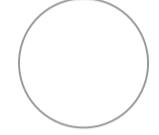

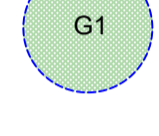


Title: **Proposed Development
Riverford Site
Conan Bridge
Tree Protection Plan**

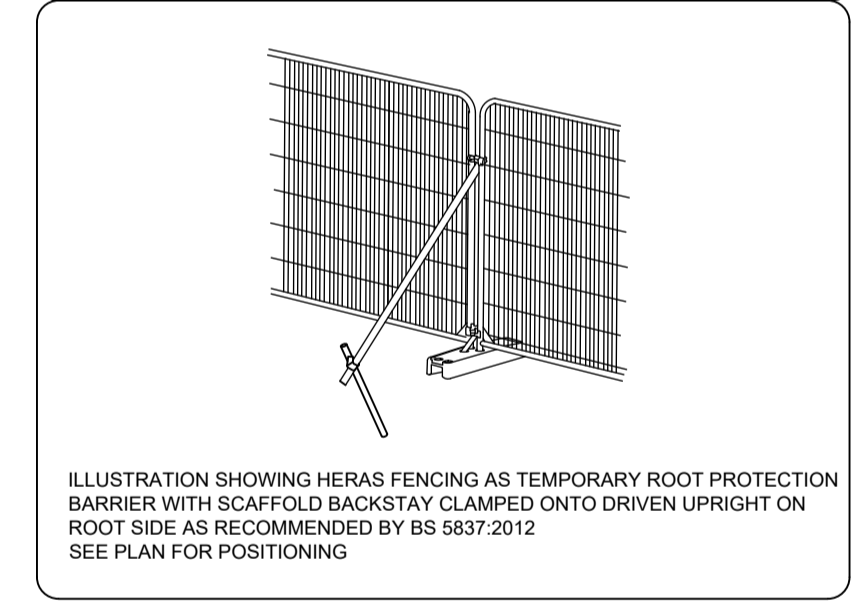
Client: Tulloch Homes Stoneyfield House Stoneyfield Business Park Inverness, IV2 7PA	Drawing No: 1309 - TPP
Scale: 1:500	Surveyed by: LCM / AC
Date: 18th January 2023	Checked by: RW
ACAD File No: 1309-TPP-DRAFT.DWG	Sheet: 1 of 2
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)





Tree Protection Plan showing tree categories and root protection zones.

- BS5837:2012 Tree Categories**
-  **BS 5837:2012 Root Protection Area**
RPA, or Construction Exclusion Zone
 -  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
 -  **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
 -  **Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
 -  **Category U**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
 -  **Group**
Showing canopy extents and category colour which will also represent RPA unless detailed separately
 -  **Tree for Removal**
 -  **Tree protection Fencing**



DRAFT

Title: **Proposed Development
Riverford Site
Conan Bridge
Tree Protection Plan**

Client: Tulloch Homes Stoneyfield House Stoneyfield Business Park Inverness, IV2 7PA	Drawing No: 1309.2 - TPP
Scale: 1:500	Surveyed by: LCM / AC
Date: 18th January 2023	Checked by: RW
ACAD File No: 1309-TTP-DRAFT.DWG	Sheet: 2 of 2
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)

