

Agenda Item	5.3
Report No	PLS-04-24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 07 February 2024

Report Title: 23/00532/FUL and 23/00533/FUL: Springfield Properties PLC
Land at Drum Farm South of Fire Station, Drumnadrochit

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Remix house types (21/03612/FUL)

Ward: 12 – Aird and Loch Ness

Development category: Local

Reason referred to Committee: Objection from Community Council

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 attached report presented to Committee at its meeting on 12 December 2023.

1. BACKGROUND

- 1.1 This application was deferred by the South Planning Applications Committee at its meeting on 12 December 2023 to request submission of further justification for the change to the phasing of development. This was on the basis that the Committee was not sufficiently convinced that the delivery of the commercial phase of the development should be amended from the long-established phasing as originally agreed by the Scottish Ministers and subsequently confirmed in the more recent decision.

2. UPDATE

- 2.1 Members will have received a response from the applicant by email on 09 January 2024. For completeness this is attached in the Appendix to this report. The original report is also attached.

3. APPLICANT'S RESPONSE

- 3.1 The applicant draws attention to the document "Clarification and Response to Consultation Comments" dated 06 November 2023. In their email of 09 January 2024, they refer to the viability of the project within the context of the current phasing strategy which would require them to stop all works associated with the residential element of the approved proposals until the commercial section of the site was fully completed, and then start again with a restricted delivery of 15 homes per year.
- 3.2 The developer seeks to remix part of the residential element of the approved development; and to proceed without a restriction on the phasing of development to ensure the satisfactory delivery of the whole DR5 Drum Farm allocation in the IMFLDP.
- 3.3 The applicant affirms that the continuity of development of the site is important if they are to be able to bear the cost of the significant additional works that they detail in the email. The approved phasing plan set out in previous planning permissions would involve £1m in additional site running costs which the applicant has advised that the project simply cannot sustain. If the site has to close, the costs associated with re-commencement at a future date would also be prohibitive.
- 3.4 In addition, they raise the possibility that the residential element of the development would remain unfinished indefinitely and this could have a knock-on impact on the commercial element of the allocation without the necessary support infrastructure being provided up front by the applicant.

4. CONCLUSION

- 4.1 The applicant's position on their proposed phasing remains unchanged from that previously submitted and on which officers' recommendation to grant planning permission was based. As there has been no material change in circumstances that would lead to a different conclusion, it is recommended that members agree to grant planning permission as recommended to the Committee at its meeting on

12 December 2023.

5. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous N
permission

It is recommended to **GRANT** the application subject to the conditions and reasons set out in the Committee Report presented to South Planning Applications Committee at its meeting on 12 December 2023.

Signature: David Mudie

Designation: Area Planning Manager – South

Author: Keith Gibson

Background Papers: Documents referred to in the Committee Report and in case file.

Appendix 1

Extract email from Springfield to Member 09 January 2024

Dear Members,

Further to the deferment of the above planning applications at the South Area Planning Committee on the 12th of December 2023, I write to provide clarification on the matters raised with a view to having the applications determined at the next Committee on the 7th of February 2024.

The attached 'Clarification and Response to the Consultation Comments' document was submitted on the 6th of November 2023. It articulates in full the background and detailed justification for the proposals within a planning policy context. As highlighted in this document, the key consideration driving the current planning application specifically relates to the viability of the project within the context of the current phasing strategy which would require Springfield stopping all works associated with the residential element of the approved proposals until the commercial section of the site was fully completed, and then starting again with a restricted delivery of 15 homes per year. Appendix 4 in the attached document provides a high-level programme which shows an end date of 2035 if the current phasing strategy is followed.

Whilst concerns were raised at Committee by Members regarding homes being delivered too quickly, it is important to note that no new homes have been delivered on this allocated site since the LDP was adopted in June 2015 (the lifetime of the Plan was envisaged to be 5 years) and, in terms of the capacity of Drumnadrochit to cater for new residents, we would respectfully draw Members' attention to paragraph 4.106 of the adopted IMFLDP (page 109) which states that "Drumnadrochit has more facilities than would be expected for a village of its population and closeness to the Highland capital".

In very simple terms, Springfield is seeking planning permission to remix part of the residential element of the approved development and to proceed without a restriction on the phasing of development to ensure the satisfactory delivery of the whole DR5 Drum Farm allocation in a timely and economically effective manner to the benefit, not prejudice of the village.

With respect to the commercial element of the allocation, as stated within the attached document, it was the subject of a separate planning application granted under reference 19/02762/FUL (the housing was originally granted under 19/02761/FUL). Further, in response to questions raised by Members, although strictly not a material planning matter, it has never been under the control of, or owned by, Springfield Properties PLC. It was bought by Saltire Business Parks Ltd which is a separate company and legal entity. Springfield Properties PLC, the applicant for the above applications, therefore, has no influence over any commercial decisions taken by Saltire Business Parks.

Springfield has sought to work closely with Saltire to facilitate the early delivery of the commercial element of the overall allocation by covering the cost of servicing the site (road from A82/electricity/water/foul drainage/surface water drainage), including the provision of items specifically referred to in the LDP DR5 allocation such as the remote cycle way/footpath along the frontage of the site, landscaping including a landscaped set back with a row of heavy standard trees along the frontage of the site, gateway entrance feature (part of the public art offering) and a stone wall along the frontage of the site, all to make the site as attractive as possible, both aesthetically and financially, to potential investors.

In addition to seeking potential investors, since work has commenced on site, Springfield has bought and installed a septic tank for the Cobbs Bakery at a cost of over £2,000 and the tank has been

emptied twice a week since June. This will end up costing Springfield over £25,000 by the time the necessary off-site upgrades have taken place to provide the Bakery with a permanent connection within Springfield's site.

Due to the condition of the Bakery's previous discharge arrangement, these actions have saved the jobs of over 40 staff at the Bakery. If Springfield do not receive planning permission in February which amends the phasing of development as proposed, the overall project will be rendered unviable, these payments will have to stop, and no permanent foul connection will be available for the Bakery to connect into.

Continuity on site is imperative if Springfield are to be able to bear the cost of these significant additional works. The effect of the current phasing restriction is over £1m in additional site running costs which the project simply cannot sustain. If the site has to close, then the costs associated with recommencement at a future date would also be prohibitive. The likelihood is that the residential element of the development would remain unfinished indefinitely, including aspects such as the position of the topsoil bunds. Further, it is extremely difficult to envisage an investor being interested in taking on the commercial element of the allocation without the necessary support infrastructure being provided up front by Springfield.

Members are respectfully asked to consider the proposals positively within the context of the compelling reasons given for the proposed change contained within the submitted statement attached to this email and the further clarification provided in summary above in respect of several matters raised in the Chamber in December.

Should Members have any queries on any aspect of the proposals, please feel free to contact me for further clarification.

Members will be aware that there is a third application, also deferred at the 12th of December meeting, submitted under reference 23/00520/FUL, which seeks planning permission for an amended drainage strategy. As suggested by Members, we are seeking further advice from NatureScot and other key stakeholders and a separate response to the matters raised in the Chamber will be provided as soon as possible.

Kind regards,

Stuart Morrison MRTPI | Divisional Land Director - North | Springfield Properties Plc



Clarification and Response to Consultation Comments

**Residential Development and Associated Infrastructure on
Land at Drum Farm, Drumnadrochit (DR5)**

**Phase 3 (23/00532/FUL) and Phase 4 (23/00533/FUL) -
Phasing of Development**

November 2023

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1 Executive Summary

- 1.1 Planning permission is sought for the construction of 47 homes on land at Drum Farm, Drumnadrochit. Two separate applications have been submitted: application 23/00532/FUL for the erection of 23 homes and application 23/00533/FUL for 24 homes. The application sites form part of a larger site which is allocated for residential development in the Inner Moray Firth Local Development Plan 2015 (IMFLDP) as site DR5. As such, there is a legal presumption in favour of approving the applications.
- 1.2 Furthermore, previous planning permissions have been granted at DR5 Drum Farm for the erection of 93 homes (including 24 affordable) and associated works under references 19/02761/FUL and 19/02762/FUL for a mixed-use village core, followed by planning permission 21/03612/FUL for 91 homes (including 23 affordable). The principle of residential development on the land is therefore well established.
- 1.3 The applications are necessary due to a change in demand for the approved house-types; market conditions; and the adverse impact which the phasing restrictions on permission 21/03612/FUL has on the project's continuity, deliverability and therefore viability.
- 1.4 Granting permission for the current applications without any restriction on phasing will deliver much needed high-quality housing and infrastructure in the village on an allocated housing site. It will also secure the early servicing of the commercial land, making it more attractive to potential occupiers.
- 1.5 Should permission be granted for the current applications, the number of dwellings on the overall site would reduce from 91 to 82.
- 1.6 As set out in this Statement, the applications are in accordance with development plan policy and are supported by material considerations, including the emerging local development plan and should therefore be supported.

2 The Proposed Development

Mix and design

- 2.1 Application 23/00532/FUL proposes the construction of 23 dwellings comprising the following:
- 8 x 3 bed homes and;
 - 15 x 4 bed homes

2.2 Application 23/00533/FUL proposes the construction of 24 dwellings made up as follows:

- 8 x 2 bed flats
- 7 x 3 bed homes and;
- 9 x 4 bed homes

2.3 In terms of the overall project, house numbers are proposed to reduce from the 91 already approved to 82 units (of which 23 would be affordable) with the following overall mix: -

- 4 x 1 bed flats (4.9%),
- 16 x 2 bed flats (19.5%),
- 15 x 2 bed homes (18.3%),
- 21 x 3 bed homes (25.6%) and;
- 26 x 4 bed homes (31.7%).

2.4 To put this into context, the current approval (91 homes) has a mix of: -

- 4 x 1 bed flats (4.4%%),
- 28 x 2 bed flats (30.7%),
- 15 x 2 bed homes (16.4%),
- 20 x 3 bed homes (22%) and;
- 24 x 4 bed homes (26.4%).

2.5 The biggest change in proposed home types relates to an 11.2% reduction in the number of 2 bed flats across the development.

2.6 The number and mix of affordable homes remain as previously agreed with the delivery partner (Albyn) at 23 (28% overall) and would be delivered in the first phase of the overall development pursuant to planning permission 21/03612/FUL along with 12 market dwellings.

2.7 The means of access and other related infrastructure, including the servicing of the non-housing element of the project, road layout, landscaping, public open space, and other key developer requirements prescribed in the LDP allocation, also remain the same as previously approved. The SUDS within the overall development is being slightly altered and this is the subject of a separate application reference 23/00520/FUL.

Phasing

2.8 The proposed Phasing Plan (see Appendix 2) separates the delivery of the overall project into 3 main phases of development, with a non-residential sub-phase to each making sure that the required infrastructure is in place concomitant with the housing. The phases are as follows: -

- Phase 1 – Affordable housing (23), Private housing (12), primary access from the A82, cycle path, boundary wall and heavy standard trees adjacent to A82, servicing and landscaping of the commercial area (delivered under permission 21/03612/FUL);
- Phase 2 – Private Market Housing (23) (proposed under application 23/00532/FUL) and the central landscaped area (including play park); and
- Phase 3 – Private Market Housing (24) (proposed under application 23/00533/FUL).

Sub Phases

2.9 Services, roads and all other infrastructure required to facilitate the non-residential element of the project will be delivered in Phase 1. In cooperation with the neighbouring landowner, Springfield's proposals will make the non-housing element of the project as attractive as possible to potential investors, by providing all the necessary associated infrastructure and key developer requirements up front.

2.10 Sub-phasing in the manner proposed will also allow early applications to be submitted and approved for the non-residential element and ensure sufficient flexibility to deliver commercial development throughout the residential construction phase, as and when the market dictates.

Completion of Phases/ Sub Phases

2.11 In order to maintain momentum in the build out of the development and to ensure it is sequenced as efficiently as possible, works may need to commence in each phase or sub-phase before works in a preceding phase or sub-phase are fully completed.

3 Justification

3.1 Due to a combination of the wider economic effects of the Brexit aftermath, a global pandemic, poor UK economic policy, inflation and high interest rates and the war in Ukraine, the house building sector has experienced a significant increase in build costs and changes in market conditions which has made the delivery of projects significantly more challenging.

3.2 Post COVID and the increased number of people working from home, there has also been a change in the type of homes which people are seeking, with more people looking for additional space for home working and larger gardens.

- 3.3 Consequently, the Springfield Group has undertaken a detailed review of all its sites and its product. This research has identified significant increased demand for larger family homes and much less demand for smaller homes and flatted properties.
- 3.4 Whereas at the time that permission 21/03612/FUL was granted there was a demand for smaller properties in Drumnadrochit, that has changed, with Springfield receiving enquiries for larger family homes with garages. Springfield has received almost 100 enquiries for new homes at Drum Farm, with 12 reservations already made.
- 3.5 The revised mix of units for which consent is sought in the current applications reflects current market demand.
- 3.6 Springfield has also carried out a review of the current phasing of the development approved under planning permission 21/0312/FUL in light of current market conditions.
- 3.7 Condition 1 of permission 21/03612/FUL states: -

Planning Permission is hereby granted for 91 residential units to be developed in accordance with the Master Plan hereby approved in four sequential phases. No development shall commence until a phasing plan has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the plan shall include the following provisions:

- *Delivery of all affordable housing identified within Phase 1 of the development;*
- *No delivery of development in Phases 3, or 4 until Phases 1 and 2 have been completed; and*
- *An average completion rate of 15 units per year in Phases 3 and 4.*

The development shall be undertaken in accordance with the agreed Phasing Plan or in Sub-Phases as may be approved in writing by the Planning Authority. A Sub-Phase means any part of any Phase of Development.

Reason: *To ensure that the development proceeds in an appropriate phased manner and to secure delivery of non-housing uses in accordance with Proposal DR5 of the Inner Moray Firth Area Local Development Plan*

- 3.8 A high-level programme (see Appendix 1) has been prepared to demonstrate the effect that this phasing strategy has on the construction phase of the project. It has been created in dialogue with the landowner of the proposed and approved commercial area and is also informed by the advice of an experienced commercial surveyor.
- 3.9 Due to the housing element of the development ceasing completely until after what is shown as Phase 2 of the approved development is fully complete and with a restriction on the delivery rate of housing in Phases 3 and 4 to 15 homes per year, the programme shows a site

completion date in 2035 which presents significant financial viability concerns for Springfield and would also mean that existing residents would be living in or near a construction site for more than a decade.

- 3.10 The break in housing construction would also mean that Springfield would have to demobilise the site with consequential job losses and impacts on the local contractor supply chain.
- 3.11 Approval of the current applications would result in new permissions which would not be bound by the phasing strategy which is currently rendering the development unviable at a time when there is a housing shortage in the Highlands.
- 3.12 Springfield Properties PLC is committed to delivering all the affordable homes in the first phase of the overall site development pursuant to planning permission 21/03612/FUL, along with 12 market homes and the installation of services, roads and all other infrastructure required to facilitate the non-residential element of the development. This can be secured through a variation to the current section 75 agreement which pertains to the overall development.
- 3.13 Delivery of the houses approved under the current application references 23/00532/FUL and 23/00533/FUL would then follow sequentially in line with market demand.
- 3.14 It is envisaged that this will enable the residential element to be completed and occupied some 8 years earlier than the current phasing permits, providing much needed local housing in line with market demand, and with a saving of £1,135,916 of additional site running costs.

4 Planning Policy Discussion

- 4.1 The applications require to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The development plan comprises the Highland Wide Local Development Plan 2012, the Inner Moray Firth Local Development Plan 2015 and National Planning Framework 4 2023.

Highland Wide Local Development Plan 2012

- 4.3 Policy 28 - Sustainable Design requires development proposals to be assessed on the extent to which they comply with a list of material planning considerations. As with the previously approved development, the revised house types and layout are compatible with public

service provision and have been designed to be easily accessible by all modes of transport. The design and layout seek to minimise adverse impacts on neighbouring amenity, demonstrating sensitive siting and high quality design. The proposed development will accommodate the needs of all sectors of the community, including people with disabilities, other special needs and disadvantaged groups. It will contribute positively to the economic and social development of the community.

- 4.4 Policy 29 - Design Quality seeks a high quality of design in development and the creation of high quality environments in which people can live and work. The proposed development has been designed as a natural extension to the village. The change in house types/mix reflects current market demand, but maintains the same architectural and visual quality.
- 4.5 Policy 30 – Physical Constraints requires developers to consider whether their proposals would be located within areas of constraints as set out in Physical Constraints: Supplementary Guidance and to ensure proposed developments do not adversely affect human health and safety or pose risk to safeguarded sites. Where a proposed development is affected by any of the constraints detailed within the guidance, developers must demonstrate compatibility with the constraint or outline appropriate mitigation measures to be provided. Consent has already been given for the approved development to discharge into the Urquhart Bay Woods SSSI/ SAC and it has been accepted that there are no issues which would adversely affect human health and safety or pose risk to safeguarded sites. The current applications do not later that position.
- 4.6 Policy 31 - Developer Contributions requires contributions to be paid commensurate to the impact of the proposed development. There is already a legal agreement in place for the current permission which can be updated to reflect the reduced number of units.
- 4.7 Policy 32 - Affordable Housing requires a minimum of 25% of any new residential development to be provided as affordable housing. 23 affordable homes will be provided as part of the first phase of the overall development, which equates to 28% of the 82 units now proposed. As such there is no requirement for additional affordable homes as part of the approval of the current applications.
- 4.8 Policy 34 - Settlement Development Areas provides broad support for development within SDAs, subject to Policy 28 above. The application sites are located within the existing settlement boundary of the village on land allocated for residential development.
- 4.9 Policy 37 – Accommodation for an Ageing Population looks for the private sector to bring forward housing for the older generation. Drum Farm is ideally located for this type of accommodation as it is very close to existing amenities. There are 6 bungalows designed specifically for elderly residents within the overall development, 4 of which will be provided as affordable housing.

- 4.10 Policy 51 promotes the protection of existing trees, hedges and woodland on or around development sites. There are existing trees around the site, with no direct loss associated with the development. Conditions were imposed on planning permission 21/03612/FUL to address any proposed felling, ongoing management and replanting and similar conditions can be imposed on the grant of permission for the current applications.
- 4.11 Policy 56 – Travel requires sites to be well served by sustainable modes of transport wherever possible and assessment of the traffic to be generated by a development. The site is ideally located in the centre of the existing built up area with easy pedestrian access to public transport and local amenities. The traffic generated by 91 homes has previously been accepted. Approval of the current applications for a reduced number of units will lead to a reduction in proposed vehicle numbers.
- 4.12 Policy 64 - Flood Risk looks to avoid and reduce flood risk. As requested by the Council, Springfield used a 37% climate change allowance when carrying out the most up to date Flood risk Assessment for the overall site and has identified freeboard floor levels which are above the standard levels required by SEPA.
- 4.13 Policy 65 - Waste Water Treatment looks for new developments of 25 units or more to be connected to the public sewer. Springfield has already carried out improvements to the public sewer network serving the Drum Farm site.
- 4.14 Policy 66 - Surface Water Drainage requires all development proposals to be drained by sustainable drainage systems. SUDS have been designed into the revised layout as shown on drawing DR01_PH2-3PP_07 in Appendix 2 and application reference 23/00520/FUL.
- 4.15 Policy 75 requires high quality, accessible open space within developments, with the supplementary guidance seeking 40 sqm per person. The revised layout provides 36,624 sqm of open space, which equates to 191.6 sqm per person, almost 5 times that required in the supplementary guidance.

Inner Moray Firth Local Development Plan 2015

- 4.16 The application sites form part of the DR5 Drum Farm site which is identified for development of 55 homes, business, retail and community uses in the 2015 LDP.

- 4.17 The LDP highlights the intention to create a larger mixed-use settlement to act as a hub for the Glenurquhart villages, but seeks to ensure that the character and amenity of the village is maintained. The LDP seeks a masterplan/design brief for the site and suggests a maximum of 10 units per year, with a non-housing element in an initial phase of the development.
- 4.18 Paragraph 2.12 of the LDP looks for planning applications to generally be consistent with the indicative housing capacities specified for the site, but advises that a different capacity may be acceptable subject to detailed design which demonstrates efficient use of land and a satisfactory layout.
- 4.19 The current applications continue the previously approved high-quality design, complementing existing buildings within the village. The revised layout maintains footpath links, maximising permeability.
- 4.20 At a development rate of 10 units per annum, 70 units would have been constructed on the site between 2015 and 2023. In granting permission on appeal, the Scottish Ministers departed for the IMFLDP and proposed a development rate of 15 units per annum. Given the passage of time and the current demand for homes in the village, Springfield considers that there is justification for departing from the development rate set down in the LDP 8 years ago.
- 4.21 Policy 2 requires development to be supported by infrastructure, services and facilities. The proposed phasing of the development demonstrates how that will be done and can be controlled through an amendment to the existing planning obligation.

National Planning Framework 4

- 4.22 The adoption of NPF4 post-dates the LDP. In the event of any incompatibility between policies in NPF4 and the LDP, NPF4 is to prevail.
- 4.23 All new development requires to be assessed against Policies 1, 2 and 3 of NPF4 which address the climate and nature crises and biodiversity.
- 4.24 The intention of Policy 1 is to give significant weight to global climate and nature crises when considering all development proposals.
- 4.25 The proposed development constitutes a modest extension to Drumnadrochit, on land which is allocated for residential led development in the development plan, with a history of planning approvals and which is located immediately adjacent to a well-established residential area. In this context, the proposals comply with the sustainability aims of NPF4 by supporting local living.

- 4.26 Policy 2 requires development proposals to be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and to adapt to current and future risks from climate change.
- 4.27 The proposed development addresses the global climate emergency by facilitating a residential led development that will reduce the need to travel and support sustainable and active travel options. The proposed homes would incorporate renewable technologies to heat the homes sustainably. This will include photovoltaic roof panels, air source heat pumps and homes fitted with the infrastructure to provide electric charging points.
- 4.28 These applications propose to change the site from managed agricultural land to a development which supports local living with useable green spaces and biodiversity enhancements and with SUDS incorporated to manage drainage sustainably.
- 4.29 Policy 3 requires development proposals to contribute to the enhancement of biodiversity. Development proposals for major development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention.
- 4.30 The application proposes to change the site from managed agricultural land to a development which supports local living with useable green spaces (which are almost 5 times larger than that required by the Council's supplementary guidance as noted above) and biodiversity enhancements and with SUDS incorporated to manage drainage sustainably. The proposed landscaping scheme has been informed by the advice of an ecologist to ensure the proposals encourage biodiversity.
- 4.31 Policy 12 – Zero waste encourages, promotes and facilitates development which is in accordance with the waste hierarchy. A CEMP will be produced by Springfield's Environmental Team and construction waste will be managed by the site contractor in line with the CEMP and recycled appropriately. Post-construction, the proposals include bin store areas for the homes, which will be used to manage general household waste through separated waste and recycling bins to encourage separation and minimise cross contamination.
- 4.32 Policy 13 – Sustainable transport looks for new developments to provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation and be accessible by public transport, ideally supporting the use of existing services; encourage sustainable transport modes. The site's location in the centre of the existing built-up area means that it is within easy walking distance of local amenities and public transport.

- 4.33 Policy 14 – Design, quality and place looks for new developments to demonstrate the 6 qualities of successful places. As outlined above, the proposed development has been designed as a natural extension to the village. The change in house types/mix reflects current market demand but maintains the same architectural and visual quality. The development will be pleasant, connected, distinctive, sustainable. Adaptable and will encourage people living in the development to be healthy by walking to amenities and enjoying the open space.
- 4.34 Policy 15 – Local Living and 20-minute neighbourhoods promotes connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options. As highlighted earlier, the site is located in the centre of the existing built-up area with easy pedestrian access to public transport and local amenities including a Primary and Secondary School, Post Office, Health Centre, Pharmacy, wide range of shops, pubs, cafes and restaurants, petrol station and a supermarket.
- 4.35 Policy 16 (a) of NPF4 states that development proposals for new homes on land allocated for housing in LDPs will be supported. The principle of residential development, at a scale exceeding that in the indicative allocation in the IMFLDP has been established through the previous permissions, as has the general layout and design of the development. Permission is sought to alter some of the house types within the later part of a consented development to reflect changes in market demand. If approved, the current applications will reduce the overall number of units from 91 to 82.
- 4.36 With specific regard to Policy 16 of NPF4, the viability of development is fundamental to the concept of deliverability. As explained above, the currently approved restrictive phasing requirements impact significantly on the viability/ deliverability of an allocated site and can therefore be considered to be contrary to NPF4 Policy 16. Based on the phasing in the IMFLDP 2015, it had been anticipated that 70 homes would have been built in Drumnadrochit by 2023. That hasn't happened. The need for additional housing in the village is greater than ever.
- 4.37 In respect of part (b) of Policy 16 and Community Benefit, Springfield has supported various causes in the village such as sponsoring the Highland Games, the High School Football Team, several Primary School projects, Drumnadrochit in Bloom and Glenurquhart Men's Shed. This is all in addition to resolving a historic flooding issue in the centre of the village through the submission of another planning application to amend the site's drainage strategy under reference 23/00520/FUL and arranging a future community event to discuss the Archaeological Evaluation of the site, which uncovered extensive important finds.

- 4.38 Policy 18 - Infrastructure advocates an infrastructure led approach to development. Previous concerns about the pace of development and ensuring the necessary infrastructure is in place will be addressed as affordable housing will be provided in the first phase of development and the infrastructure required to support the commercial development will be installed, helping to maximise investor interest in the site. This amended approach has been endorsed by the landowner of the non-housing element (see supporting letter at Appendix 3). Based on the advice of an experienced surveyor, the overall period of construction is estimated to reduce by 8 years (see updated programme at Appendix 4) if the current phasing restrictions are lifted.
- 4.39 As noted above, there is already a legal agreement in place for the current permission which can be updated to reflect the reduced number of units.
- 4.40 Policy 22 – Flood risk and water management looks to strengthen resilience to flood risk and reduce the vulnerability of existing and future development to flooding. As noted above, the development has been designed to the 200 year plus 37% climate change standard of protection.
- 4.41 In addition to providing much needed homes in a rural area, the development represents an £18m investment and will provide 80-100 construction jobs in the local area, in line with NPF4 Policy 25 – Community Wealth building. However, if construction has to pause and is then artificially extended until 2035, this will prolong construction impacts on the amenity of existing residents, will lead to job losses as the site will have to be demobilised and will add over £1M to the site management costs, making the development unviable. This would conflict with Policy 25.

Material considerations

- 4.42 Planning permissions 19/02761/FUL, 19/02762/FUL and 21/03612/FUL establish the principle of residential development on the Drum Farm site at a scale exceeding the indicative allocation in the IMFLDP. It is intended that the first phase of development will take place pursuant to planning permission 21/03612/FUL.
- 4.43 The phasing in planning permission 21/03612/FUL whilst a material consideration in the determination of the current planning application is not binding on the Planning Authority. As outlined above, circumstances have changed considerably since the last permission was granted which have led to a reassessment of the overall development, particularly the house types and the phasing of the overall development. Springfield has explained why the phasing is impacting on the viability of the development, preventing much needed new homes coming

forward to address current housing shortages. The changes in circumstances provide appropriate justification for granting consent for the current applications with no phasing restrictions. The servicing of the commercial land can be secured through a variation of the existing section 75 agreement.

- 4.44 The replacement LDP was submitted to the Scottish Ministers in March 2023 is also a material consideration and a change from the planning position when the phasing restrictions were imposed on the previous consent. It represents the Council's most up to date position on development at Drum Farm.
- 4.45 The emerging plan retains the Drum Farm allocation but with an increased indicative allocation of 93 units. The text advises that development should be in accordance with planning permissions 19/02762/FUL and 19/02761/FUL and the related legal agreement including: phasing; timeous delivery of non-housing uses; active travel connections to off-site facilities and adjoining greenspace; high quality of architectural design of frontage units respecting site's prominence from A82 tourist route. The emerging plan does, however, anticipate that alternative proposals may come forward and in those circumstances indicates that the Council requires a developer masterplan which should include/address: Flood Risk and Drainage Impact Assessments (with no development in areas shown to be at risk of flooding); retain, setback development from and add planting along site boundaries; Protected Species Survey; visualisations to assess and mitigate landscape and visual impact; high quality architectural design sympathetic to built heritage context; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Glenurquhart Primary School), assessment of the safety and capacity of the nearby A82 junctions; phasing including early availability of serviced sites for non-housing uses.
- 4.46 As demonstrated above, the current applications are consistent with these latest requirements for the development of the Drum Farm site and are therefore supported by the emerging plan.

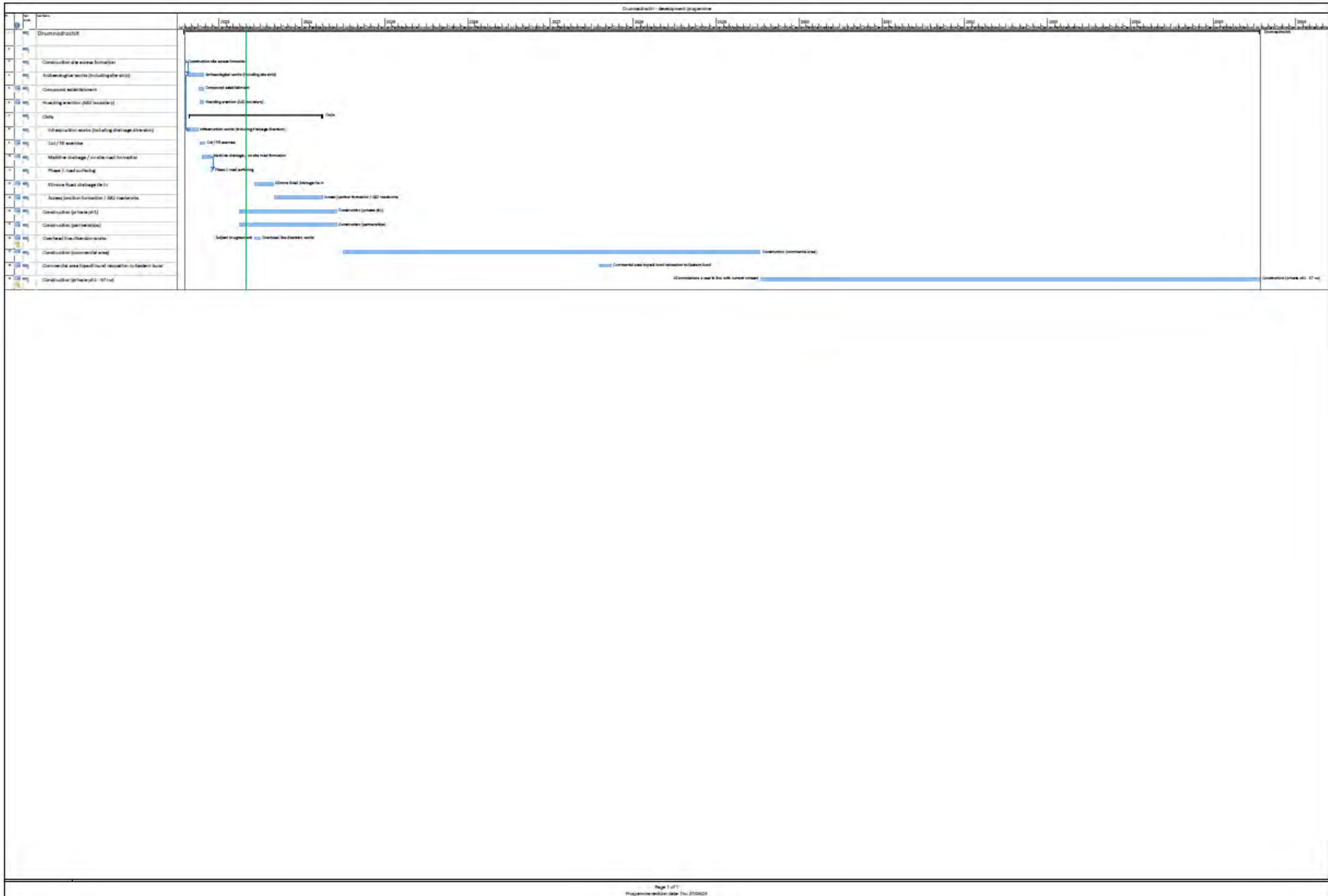
5 Conclusion

- 5.1 The current applications will deliver much needed high-quality housing and infrastructure in the village on an allocated housing site which has already received planning permission for residential development.
- 5.2 Circumstances have changed materially since the earlier permissions for residential development at Drum Farm were granted which means that the extant permission is no longer viable. Remixing the units and removing the current phasing restrictions in the extant consent will help to realise the vision of the IMFLDP by delivering homes at a rate to meet demand for affordable and private market homes in

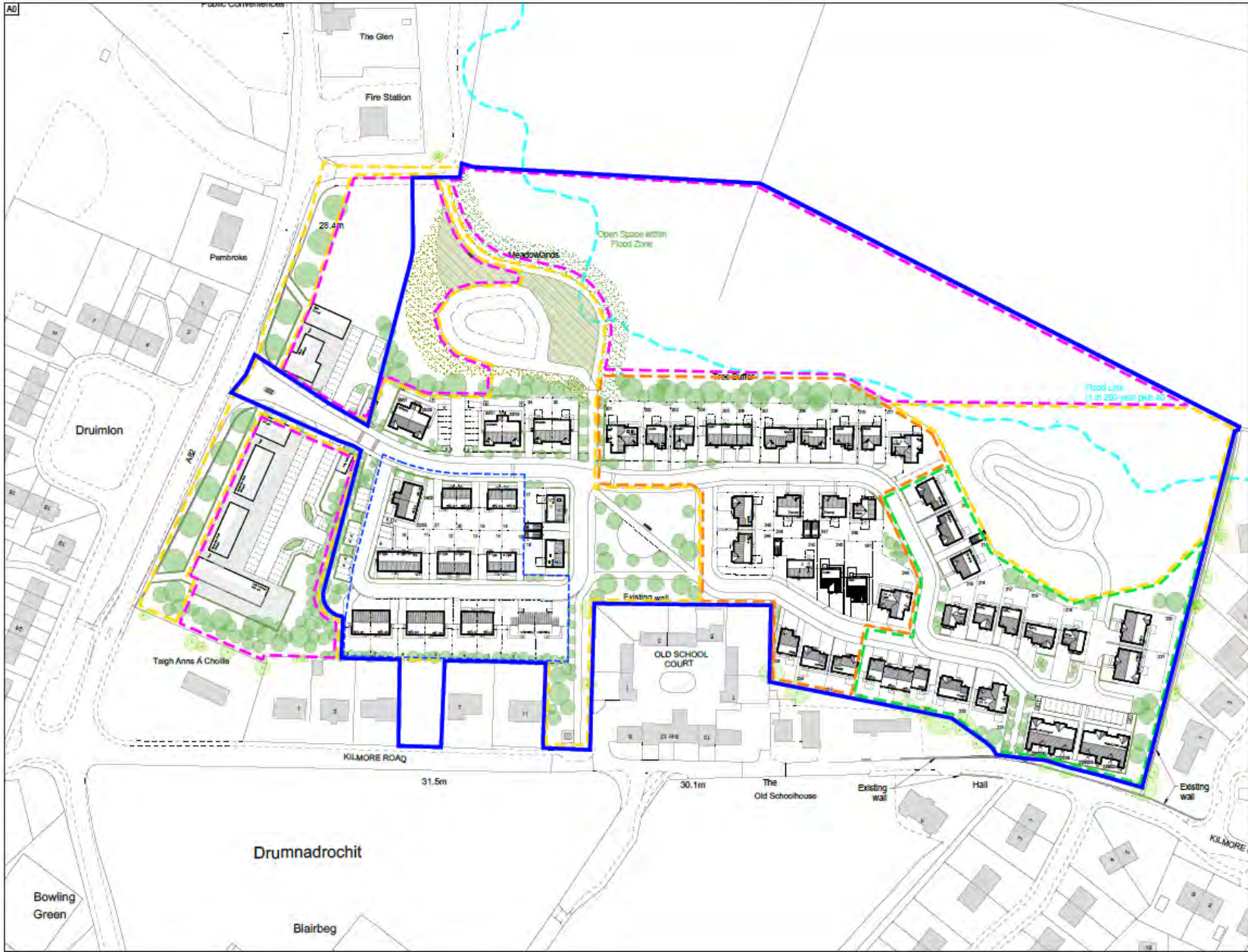
Drumnadrochit. This approach is in accordance with the aims and objectives of LDP policy and with the cited reason for imposing the phasing condition in the extant consent i.e. *'To ensure that the development proceeds in an appropriate phased manner....'*

- 5.3 The applications are in full compliance with relevant policies in NPF4 and align fully with the policies, aims and objectives of the Highland Wide Local Development Plan 2012, the Inner Moray Firth Local Development Plan 2015 and the emerging Local Development Plan. The emerging LDP recognises that development on the site need not necessarily take place pursuant to the extant planning permission.
- 5.4 Within the now prevailing planning policy context, the principle of delaying the delivery of much needed housing on the site, in the midst of a housing crisis, until a series of 'market led' commercial decisions can be taken on Phase 2, is wholly at odds with the concept of deliverability and prejudices the community wealth building benefits which are enshrined in NPF4 and which would be delivered by the development, including an £18m investment in the area and 80-100 construction jobs.
- 5.5 Springfield remains committed to delivering the range and type of uses prescribed in the DR5 allocation and will fund the provision of the infrastructure required to support the overall development. The early servicing of the commercial land can be secured through a variation to the existing section 75 agreement which pertains to the overall development.
- 5.6 There is therefore clear national and local policy support for granting consent for applications 23/00532/FUL and 23/00533/FUL, underlined by material considerations, and the Council is respectfully requested to grant permission for both applications.

Appendix 1 – Programme as per current Phasing Strategy



Appendix 2 – Updated Phasing Plan



Legend

- Site Boundary
- Planning Boundary
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10
- Phase 11
- Phase 12
- Phase 13
- Phase 14
- Phase 15
- Phase 16
- Phase 17
- Phase 18
- Phase 19
- Phase 20
- Phase 21
- Phase 22
- Phase 23
- Phase 24
- Phase 25
- Phase 26
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- Phase 39
- Phase 40
- Phase 41
- Phase 42
- Phase 43
- Phase 44
- Phase 45
- Phase 46
- Phase 47
- Phase 48
- Phase 49
- Phase 50

Scale

0 10 20 30 40 meters

North Arrow

Springfield
Sustainable Communities Ltd

Site Office:
Springfield House
100-102
100-102
100-102

Project Office:
100-102
100-102
100-102

Project Name:
100-102
100-102
100-102

Scale:
1:500
1:1000
1:2000
1:5000
1:10000

Date:
10/10/2023

Author:
100-102
100-102
100-102

Check:
100-102
100-102
100-102

Approved:
100-102
100-102
100-102

Appendix 3 – Letter from Saltire



14/06/2023

Mr Keith Gibson
Development management
Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Dear Mr Gibson,

As owners of the commercial land which forms part of the DR5 Drum Farm LDP allocation, the remix application for the housing types and phasing holds great significance regarding the viability and deliverability of the non-housing element of the site.

Having been in discussions with Springfield Properties PLC, we are in full support of lifting the restriction on the phasing requirements imposed upon the development resulting in a more efficient and effective rate of housing delivery.

There are numerous reasons why constructing the now proposed 82 dwellings in a shorter timeframe will be beneficial to both Saltire's and the wider community's interests. Importantly, it will significantly increase the customer base in Drumnadrochit and allow businesses to experience greater success from increased footfall during the initial opening operational period as opposed to the current phasing plan which necessitates a number of years to pass before commercial operators would benefit from an increased local population. Potential investors have highlighted this as an extremely important factor in establishing viability in the early stages of a businesses' evolution particularly given the vast challenges they face in the current economic climate.

Earlier housing delivery would also provide a potentially greater locally based workforce adjacent to the site and a more sustainable employee commute to work pattern, helping to reduce emissions and traffic movements associated with greater travel distances.

Springfield has also committed to providing all of the necessary infrastructure to service these sites (water, surface water drainage, foul drainage, electricity) and that set out in the local development plan, which include the boundary wall, the remote footpath and landscaping. This will cumulatively dramatically reduce the costs for potential businesses to locate to the site. It is important to note that all of this work is being wholly subsidised by the site's private market homes, it is therefore critical that the housing element of the proposals are delivered as quickly as possible to provide the required investment and revenue..

We have been in dialogue with several local businesses and numerous national operators about locating premises on the site. Unfortunately, to date, there has been no firm commitment from any operator or business. If we were able to market the commercial element of the site with a completion date of 2025 for the residential part, instead of 2035, it would give potential investors greater certainty and make it far more likely for them to choose the site in the shorter term.

TEL: 07768 563132

Saltire Business Parks Ltd
11 Southfield Drive, Elgin
IV30 6GB

SC443166
VRN: I78077956



Potential investors have also raised concerns regarding the site's current phasing programme as construction on the site over a longer period would create potential disruption to business operations for a sustained period and seriously prejudice viability.

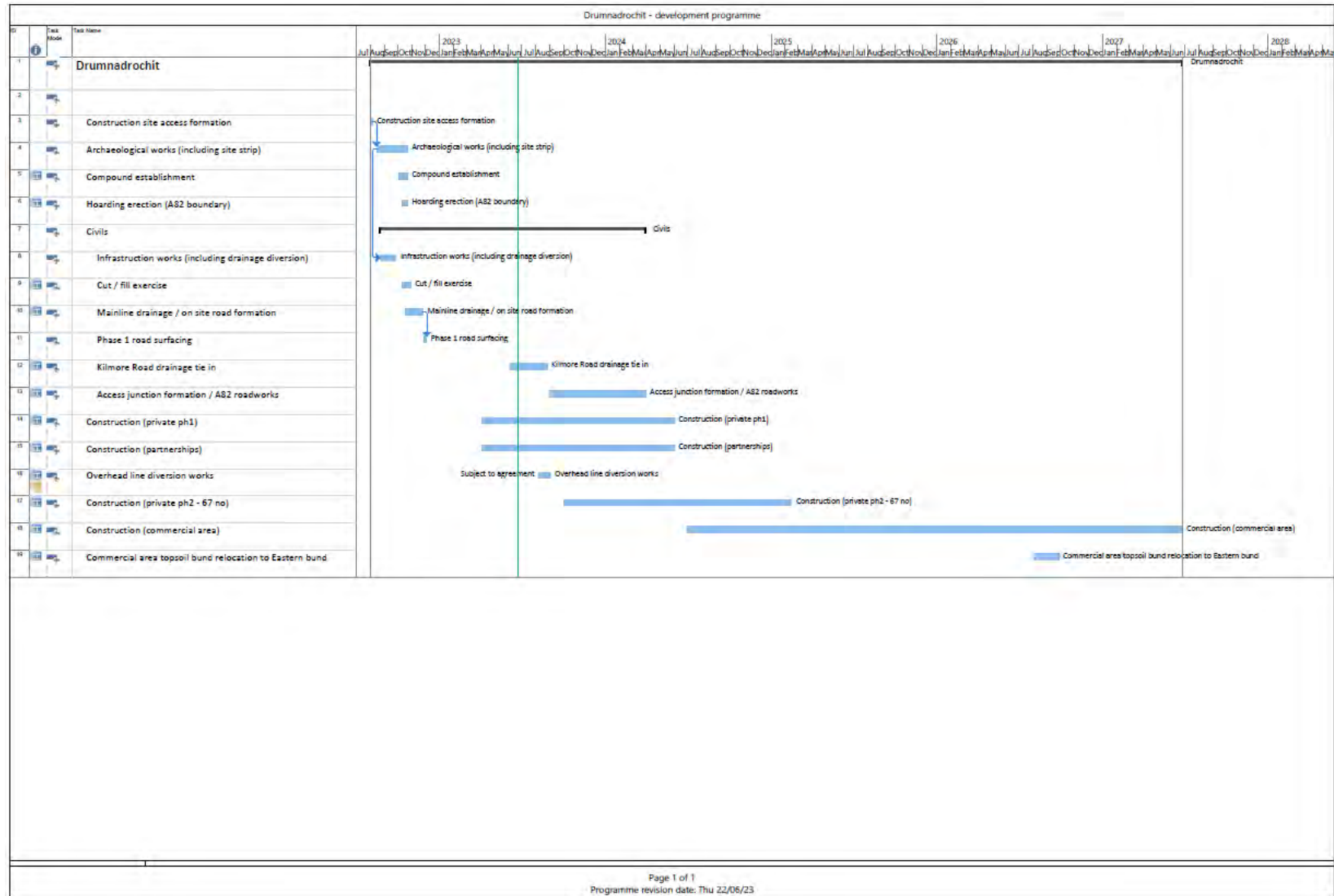
For example, a potential nursery could occupy one of our units. Development up until 2035 would pose a greater risk to the safety of children with construction traffic travelling nearby.

We would be able to fill this site in a far shorter period if the homes were delivered without phasing restrictions. This would help maximise our principal objective of delivering high quality, commercial units filled with viable businesses in the shortest possible timeframe to the benefit of our potential clients and the Glen Urquhart community area.

Yours faithfully,

Alan Esson
Managing Director

Appendix 4 – Programme as per updated Phasing Strategy



Appendix 3

Agenda Item	6.4
Report No	PLS-75-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 12 December 2023

Report Title: 23/00532/FUL and 23/00533/FUL: Springfield Properties PLC
Land at Drum Farm, South of Fire Station, Drumnadrochit

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Remix house types (21/03612/FUL)

Ward: 12 – Aird and Loch Ness

Development category: Local

Reason referred to Committee: objections from Community Council

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:

- A. GRANT** application 23/00532/FUL; and
- B. GRANT** application 23/00533/FUL, as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 This report relates to 2 applications for planning permission for a change in house types from an earlier grant of planning permission on the site (21/03612/FUL):

- 23/00532/FUL is for a total of 23 residential units for private market housing in Phase 2 (15 x 4 bedroom houses and 8 x 3 bedroom houses).
- 23/00533/FUL is for a total of 24 residential units for private market housing in Phase 3 (9 x 4 bedroom houses, 7 x 3 bedroom houses and 8 x 2 bedroom houses). There has been a change at the east boundary in terms of the insertion of 2 houses at plots 220 and 221 (Cullen House Type) facing the rear elevations of 3 and 5 Enrick Crescent

In addition to the above, as per permission 21/03612/FUL, the application comprises a new access from the A82(T), active travel routes, internal roads and footways. A landscaping scheme including a central landscaped area and open space within the northern area. A Sustainable Drainage System (SuDS) is proposed with a SuDS pond in the western and eastern part of the development.

1.2 These sites form part of a larger development which currently benefits from planning permission for 91 residential units granted by Committee in March 2022 (21/03612/FUL). These proposals together will result in a reduction in the overall number of residential units on the site; down from 91 to 82 units.

1.3 Drawing DR01-PH2-3PP-07 shows the proposed revised Site Phasing Plan intended for development of the site. This would comprise:

- Phase 1 – 23 affordable houses (blue dotted line); 12 private houses; and central landscaped area (covered by permission 21/03612/FUL) and cycle path, boundary wall and heavy standard tree adjacent to A82 (front of commercial area) (covered by permission 19/02762/FUL after appeal)
- Phase 2 – 23 private houses (23/00532/FUL) (orange dotted line)
- Phase 3 - 24 private houses (23/00533/FUL) (green dotted line)
- Sub-Phase 1/2/3 – installation of services, roads and other necessary infrastructure of non-residential element to be delivered in Phase 1

1.4 In terms of the phasing included with application 21/03612/FUL it was intended that the phasing be as follows:

- Phase 1 – affordable housing (23 units) , SUDS, private house sites (12), landscaping around commercial area
- Phase 2 – commercial area and central landscaped area
- Phase 3 – private housing (28 units) (site of application 23/00532/FUL)
- Phase 4 - private housing (28 units) (site of application 23/00533/FUL)

1.5 Condition 1 of permission 21/03612/FUL relates to the phasing and is worded as follows:

“Planning Permission is hereby granted for 91 residential units to be developed in accordance with the Master Plan hereby approved in four sequential phases. No development shall commence until a phasing plan has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the plan shall include the following provisions:

- Delivery of all affordable housing identified within Phase 1 of the development;
- No delivery of development in Phases 3, or 4 until Phases 1 and 2 have been completed; and
- An average completion rate of 15 units per year in Phases 3 and 4.

The development shall be undertaken in accordance with the agreed Phasing Plan or in Sub-Phases as may be approved in writing by the Planning Authority. A Sub-Phase means any part of any Phase of Development.

Reason: To ensure that the development proceeds in an appropriate phased manner and to secure delivery of non-housing uses in accordance with Proposal DR5 of the Inner Moray Firth Area Local Development Plan.”

- 1.6 The site will be accessed via a new junction from the A82(T). This is also intended to serve the adjacent nursery, office space and retail development that lies on the adjacent site that was also granted planning permission on appeal. Active travel routes through the development are proposed connecting with the A82(T) near the fire station and with two locations on Kilmore Road. Open space to be provided in a central location within the site, with further open space identified within the northern part of the site. The primary Sustainable Drainage System (SuDS) basin is proposed at the eastern end of the site and this is shown in application 23/00520/FUL. The SuDS basin has been relocated further to the north than shown on permission 21/03612/FUL.
- 1.7 Pre-Application Consultation: No formal pre-application advice has been for this application
- 1.8 The application is supported by:
- Phasing Plan;
 - Drainage Assessment
 - Flood Risk Assessment
 - Landscaping Plan
 - Site Layout Plan - Public Art
 - Waste Management
 - Technical Memo regarding Flood Risk
- 1.9 Variations: None

2. SITE DESCRIPTION

- 2.1 The application site is currently grazing land and is located on the eastern side of the A82(T). To the north is the Fire Station and agricultural fields; to the east are the residential properties on Enrick Crescent; to the south are the residential properties on Old School Court and by residential properties and the Bakery on Kilmore Road. The site is largely open and fairly level, albeit with the site dropping towards its north-eastern extremity towards the river.
- 2.2 There are some mature trees around the south eastern edge of the site, some within and some outwith the site boundary and in the gardens of properties on Enrick Crescent, the Bakery and properties on Old School Court. The site is crossed by intersecting 11 kV overhead electricity lines on timber poles. An existing combined sewer runs roughly west to east, passing through northern parts of the site.
- 2.3 There are no natural, built or cultural heritage designations on the site. Urquhart Bay Wood Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) are located to the north east of the application site. There is hydrological connectivity between the application site and the designated sites. The Loch Ness and Duntelchaig Special Landscape Area (SLA) lies over 900metres east of the application site at the nearest point.
- 2.4 There are sites of archaeological interest recorded in the Highland Historic Environment Record within vicinity of the site. The former Glenurquhart Secondary School and Schoolhouse on Kilmore Road (now in residential use) are Category B listed building and in proximity to the site.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|-----------------------------|
| 3.1 | 22.03.2022 | 21/03612/FUL Erection of 91 residential units and associated roads, landscaping and ancillary infrastructure - (Redesign of Planning Permission 19/02761/FUL) | Planning Permission Granted |
| 3.2 | 01.10.2021 | PPA-270-2222 - Erection of 93 (including 24 affordable) homes and associated works | Appeal Allowed |
| 3.3 | 04.12.2019 | 19/02761/FUL - Erection of 93 (including 24 affordable) homes and associated works | Planning Permission Refused |
| 3.4 | 05.12.2018 | 18/02863/FUL - Erection of 94 dwellings and Planning associated infrastructure | Planning Permission Refused |
| 3.5 | 26.03.2018 | 18/00522/PREAPP - The erection of approximately 120 houses and associated infrastructure | Advice Issued |
| 3.6 | 26.10.2017 | 17/05018/PAN - Residential development and | Case Closed |

associated infrastructure

3.7 29.04.2013 13/01612/PAN - The erection of 55 houses, 3 retail units and a commercial use site Case Closed

Adjacent Site

3.8 01.10.2021 PPA-270-2223 - Formation of mixed-use village core of nursery, office space and retail (food and non-food) Appeal Allowed

3.9 16.12.2019 19/02762/FUL - Formation of mixed-use village core of nursery, office space and retail (food and non-food) Planning Permission Refused

4. PUBLIC PARTICIPATION

4.1 Advertised: Section 34 and Unknown Neighbour

Date Advertised: 24.03.2023

Representation deadline: 07.04.2023

Timeous representations:

23/00532/FUL 1

23/00533/FUL 5

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Glenurquhart Rural Community Association supports the objection made by the Community Council.
- Impact upon privacy and amenity to 3 and 5 Enrick Crescent from 2 new houses at Plots 220 & 221. Seek fence to be erected between the existing houses and new houses.
- 23/00533/FUL – increase in number of units compared to 21/03612/FUL
- 23/00533/FUL – Plots 224-230 Moray & Dunbar style apartments not well orientated
- Density increase due to larger houses.

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 Glenurquhart Community Council: Objects

Proposed phasing and delivery of commercial units

“This does not align with the initial conditions noted by Scottish Reporter for delivery of non-residential prior to final housing phases (3 and 4) or the requirements of the IMFLDP for delivery of non-housing development in initial phase of any development.”

“Community would seek clarification of a phased build rate per year (no more than 15) and retain requirement for completion of non-housing element of development PIOR to completion of final Housing phases”

Amended housing mix

“New proposed development significantly amends the mix of housing types... reducing the number of 2-bedroom cottage flats.”

“The recent Glen Urquhart Community Action Plan identified the need for affordable housing provision for young people, key workers and employees. Respondents indicated a demand for smaller, affordable homes.”

“GUCC are currently in the early stages of developing a Place Plan for Glen Urquhart, and are going to partner with Communities Housing Trust to complete a Housing Needs Survey. Completion of the survey is planned for Q3 2023.

”Community request that decision on phases held until confirmation of actual housing need in area is confirmed by Housing Needs Survey.“

“Amendment to the housing mix, also includes addition of two and half storey cottage flats (Moray and Dunbar style) in south east corner of development. These amended designs are larger than initial approved design and include balconies which overlook existing neighbouring bungalows. Whilst the community are aligned with the requirement for two bedroomed flats, the proposed enlarged two and a half storey flats are inconsistent with properties in the area, and will have adverse impact on neighbours. Community would propose that these units would be better located elsewhere within the development.”

Reduction in Usable Greenspace

In terms of 23/00533/FUL houses are proposed on the site of the original SUDS pond and SUDS pond now further north. Second SUDS pond to the west close to A82. Reduces the opportunities for greenspace.

Adverse impact on biodiversity

“The application does not seek to address these issues, and community is concerned that amended drainage strategy will have an adverse impact on adjacent SAC and SSSI.”

Potential incomplete drainage assessment

The Community Council highlights the issues of flooding around the Enrick downstream of the flood scheme highlighting that water is draining from the site onto agricultural land to the north.

“Concerns remain that flood and flow assessments are incomplete, and do not fully address impacts of sizeable development on neighbouring properties – including neighbouring SSSI and SAC sites.”

Comments on Conditions

4. Construction Environmental Management Document (CEMD) - concerns over dust management, noise, and vibration from the site

13. Public Art scheme – disagree that park benches represent public art

14. Parking facilities - Parking Provision Drawing does not clearly outline parking provision including cycle parking and disabled parking.

16. Electric Car charging points - locations, size and details of points provided be specifically confirmed (and not noted as ‘potential’).

18. Community Liaison Group - disappointed with level of engagement by developer

20. Specific Mitigation Plans requiring GUCC comment

“Community and Community Council are concerned that less than two years after application was granted under appeal by Scottish Reporter, the applicant is seeking to make significant amendments to design and disregard Planning Conditions attached to approved application.

This is essentially a new major development and should be subject to standard rules required for major developments including full public consultation.”

5.2 **Transport Planning Team:** No objections. “From a parking perspective, the information submitted suggests that there should be sufficient space within most reconfigured plots to accommodate at least 2No. cars, which would meet the minimum standards from our published Guidelines. Units 234 & 235 appear to be slightly below the minimum space sought for 2No. in-curtilage parking spaces. They should be 5.5m wide, when the submission suggests they will only be 5.0m. We recommend this detail is changed to reflect minimum required standards.

The previous proposals had one of the shared communal parking spaces in front of Units 223-230 designed as an oversized space with suitable hatched buffer areas. This was so that the space could be easily converted to a disabled parking space, should there be demand for such a thing in that area going forward. We recommend that the latest designs retain that feature for the reasons set out above.

The proposed alterations to houses and their driveways will require alterations to the kerbing layouts and footway constructions agreed through Road Construction Consent (RCC) Ref. 22/02198/RCC. We recommend that any permissions issued include a suitably worded Informative setting out that the design details for all required changes to kerbing and footway designs will need to be agreed through a formal Variation to the existing Road Construction Consent (RCC) Ref. 22/02198/RCC.

With regards to refuse storage and collection, it appears that all houses will continue to store their own private refuse bins within their rear gardens, with flatted units retaining communal storage bins. We recommend that further clarification is sought on the intended arrangements for storing refuse bins at

Units 205, 234 & 235, as they do not appear to have access to their rear private gardens other than through the properties. Similar clarification should be sought for any other similar arrangements elsewhere within the proposed layout that we may not have identified.

We don't seek cycle parking for houses that have their own private secure and accessible rear gardens, as this is where residents will be able to develop their own arrangements. Given that Units 205,234 & 235 don't appear to have accessible rear gardens other than through the properties, we recommend that further information is sought on how secure cycle storage arrangements will be dealt with for those properties, or any others with similar arrangements we've not identified."

5.3 **Development Plans Team:** No objections and has confirmed that following developer contribution requirements:

- Contributions toward provision of a two-classroom extension for Glenurquhart Primary School to enhance primary school capacity.
- No contributions are required toward the provision of enhanced capacity at Glenurquhart High School.

5.4 **Forestry Team:** No objection. Following information submitted with 21/03612/FUL, the Forestry Officer is content with the scheme, subject to planning conditions controlling the removal of trees within the site, the implementation of root protection barriers, the use of an arboriculturist to supervise the implementation of the Arboricultural Method Statement and the implementation of the landscaping plans.

5.5 **Contaminated Land Unit:** No objection. It has confirmed that there are no known potential sources of land contamination at the site, however, consideration should be given to Radon Protection measures within this area of Drumnadrochit. It requests that an informative should be attached to any permission granted.

5.6 **Environmental Health:** No objections.

5.7 **Flood Risk Management Team:** No objection, with more detailed comment made in respect of application 23/00520/FUL.

5.8 **Historic Environment Team – Archaeology** advise that the site work for this area has been completed and a final report is to be submitted on the post-excavation analyses.

5.9 **SEPA:** No objection to the applications provided that the following planning condition is attached to the permission, but if not applied, the response should be considered an objection.

- Development takes place in accordance with site layout plans (DRUM-ENG-007 REV R, DRUM-ENG-008 REV Q and DRUM-ENG-009 REV O) with no landraising within the area of flood risk (0.5% annual probability with 37% allowance for climate change flood extent) and finished floor levels as shown. This is to ensure the development remains free from

flood risk and there is no increase in flood risk elsewhere.

- 5.10 **Transport Scotland:** No objection subject to planning conditions to secure the construction of the new ghost island right turn priority junction with the A82(T), the proposed pedestrian accessibility improvements on the eastern side of the A82(T), the proposed Toucan pedestrian crossing and pedestrian refuge crossing on the A82(T) and the proposed bus stops on the A82(T). All the works shall be carried out prior to occupation of any part of the development.
- 5.11 **Scottish Water:** No objection. It confirms that there is currently sufficient capacity for a foul water connection at Drumnadrochit Wastewater Treatment Works. However, it is unable to confirm sufficient capacity at this time for a water connection to Glenconvinth Water Treatment Works. It is understood that the applicants are in discussions with Scottish Water on this matter and that there is capacity for the development. This will be for the developer to secure.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (NPF4) 2023

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 6 - Forestry, Woodland and Trees
Policy 12 - Zero Waste
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management
Policy 26 - Business and Industry

6.2 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality & Place-making
30 - Physical Constraints
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
42 - Previously Used Land
51 - Trees and Development
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape

- 62 - Geodiversity
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 - Pollution
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

6.3 Inner Moray Firth Local Development Plan 2015

Allocation DR5 - Housing , Business, Retail, Community
Drumnadrochit – Settlement Development Area (SDA) settlement

6.4 Inner Moray Firth proposed Local Development Plan March 2023

DR03:Drum Farm Housing, Community, Business, Retail capacity 93 Houses

6.5 Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets

Creating Places

PAN 1/2011 Planning and Noise

PAN 2/2011 Planning and Archaeology

PAN 2/2010 Affordable Housing and Land Audits

PAN 61 Sustainable Urban Drainage Systems (SUDS)

PAN 65 Planning and Open Space

PAN 67 Housing Quality

PAN 68 Design Statements

PAN 77 Designing Safer Places

PAN 79 Water and Drainage

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) design, layout and landscaping
- c) impacts upon residential amenity
- d) roads and access
- e) impacts on the natural environment
- f) impacts upon historic environment
- g) flood risk, water supply and drainage
- h) Developer Contributions
- i) any other material considerations.

Compliance with the development plan and other planning policy

- 8.4 The principle of residential development on this site has been established through the planning permission (19/02761/FUL) that was granted on appeal in October 2021. This permission was granted subject to 27 planning conditions and a section 75 legal agreement securing contributions towards Glenurquhart Primary School, delivery of affordable units, the provision of a pedestrian crossing across the A82 (T) in the vicinity of the Health Centre, and to address delivery of the associated village core proposals as Phase 2 in accordance with the single overall phasing plan and masterplan.

- 8.5 A subsequent application 21/03612/FUL was submitted for the erection of 91 residential units and associated roads, landscaping and ancillary infrastructure - (Redesign of Planning Permission 19/02761/FUL). Permission was granted, by the South Planning Applications Committee at its meeting on 10 March 2022, with the decision then issued after conclusion of an amended Section 75 Agreement. Committee is asked to consider the extent to which the new phasing and the amended house types/number of units continues to comply with development plan policy and take into consideration any other material

considerations.

- 8.6 Development Plan policy is set out in National Planning Framework 4, the Highland wide Local Development Plan (HwLDP) 2012, the Inner Moray Firth Local Development Plan (IMFLDP) 2015, the Inner Moray Firth proposed Local Development Plan (IMFLDP) 2023 and statutorily adopted supplementary guidance.
- 8.7 The site is located within the mixed-use land allocation DR5 in the IMFLDP. The principle of residential development on this site is accepted through its position within a site allocated in the IMFLDP and via the extant planning permission 19/02761/FUL. While the DR5 allocation provides an indicative housing capacity of 55 units, the increase in numbers and density was addressed and considered acceptable by the Reporter as part of the appeal process and subsequent approval for 93 houses. The suitability of the site for the revised 91 units was considered with application 21/03612/FUL. The suitability of the site for the revised 82 units now needs to be considered with both these current submissions.
- 8.8 In terms of the IMFpLDP the site is still allocated for mixed-use land allocation DR03 with an indicative capacity of 93 Houses. It seeks development in accordance with permissions 19/02761/FUL and 19/02762/FUL.
- 8.9 As part of the DR5 mixed use land allocation, there is a requirement for a non-housing element to be provided. Permission for the formation of a mixed-use village core of nursery, office space and retail (food and non-food) on land to the west has already been granted (19/02762/FUL). To ensure that the non-housing element on the adjacent site is delivered as part of a more cohesive strategy, the Reporter controlled the phasing to provide assurance that the delivery of the wider mixed used allocation would be phased sequentially. However, in addition a Section 75 legal agreement was also deemed necessary to clarify the overall layout and to achieve a cohesive approach to development of the site overall.
- 8.10 In terms of permission 21/03612/FUL, the Phasing Plan was as to be as follows:
- Phase 1 – affordable housing (23 units), SUDS, private house sites (12), landscaping around commercial area
 - Phase 2 – commercial area and central landscaped area
 - Phase 3 – private housing (28 units) (site of application 23/00532/FUL)
 - Phase 4 – private housing (28 units) (site of application 23/00533/FUL)
- 8.11 The proposed revised Phasing Plan separates the delivery of the overall project into 3 main phases of development, with a non-residential sub-phase to each making sure that the required infrastructure is in place concomitant with the housing. The proposed phases are as follows: -
- Phase 1 – Affordable housing (23), Private housing (12), primary access from the A82, cycle path, boundary wall and heavy standard trees adjacent to A82, servicing and landscaping of the commercial area (delivered under permission 21/03612/FUL);

- Phase 2 – Private Market Housing (23) (proposed under application 23/00532/FUL) and the central landscaped area (including play park); and
- Phase 3 – Private Market Housing (24) (proposed under application 23/00533/FUL).

- 8.12 The reason given by the applicant for need for these applications is as a result of a change in demand for the approved house-types; market conditions; and the adverse impact which the phasing restrictions on permission 21/03612/FUL has had on the project's continuity, deliverability and therefore viability. If these restrictions were to continue to be in place only 23 affordable housing units and 12 private houses (Phase 1) could proceed before the commercial area (Phase 2) would have to be completed before the private housing covered by applications 23/00532/FUL and 23/00533/FUL (Phases 3 and 4) could start. Moreover, there is a restriction on the delivery rate of housing in Phases 3 and 4 to 15 homes per year, which would result in a site completion date sometime in 2035. This presents significant financial viability concerns for the applicant and would also mean that existing residents would be living in, or near, a construction site for more than a decade. The break in housing construction would also mean that the applicant would have to demobilise the site with consequential job losses and impact on the local contractor supply chain.
- 8.13 National Planning Framework 4 Policy 16 provides strong support for the principle of new homes on allocated sites. This does not mean that the terms of the previous permissions and the land allocation within the local plan should be set aside. The policy outcomes are clear that the intent is for the need to deliver high quality, affordable and sustainable homes in the right locations to accommodate future need and demand that is supported by the appropriate infrastructure. The applicant is of the opinion that the viability of development is fundamental to the concept of deliverability and that the restrictive phasing requirements impact significantly on the viability/deliverability of an allocated site and it is therefore, in the applicant's view, considered contrary to NPF4 Policy 16.
- 8.14 Third parties express concern about the proposed change to the phasing of the development, delivery of the commercial units and to the adherence of the phasing plan set down in Condition 1 of 21/03612/FUL. The IMFLDP initially identified a build out rate of 10 housing units per year when it was published in July 2015. While this changed to 15 in later phases with later permissions, we are now several years beyond the grant of planning permission and some eight years on from the development plan allocation. Given this position, the provision of this level of development within a shortened timescale is not considered unreasonable in order to meet outstanding housing shortages in terms of demand for affordable and private market homes. While the Community Council highlights that it is at an early stage in its local place plan and intends to gather evidence on the housing needs and demand, this should not place any further limitation on the development of a site that has a valid planning permission.
- 8.15 With regard to the phasing and controls on the implementation of the commercial phase of development, officers are led to believe that the applicant no longer has direct control of the commercial land and is therefore not in a position to predict

when commercial development could be secured. While officers have been made aware of interest for the site, this does not mean that a deal for the site can be concluded swiftly and even then that the development would proceed within the timescales set out in the extant planning permission. This could further delay the ability to deliver the remainder of the housing with consequential impact on the housing supply. The applicant is willing to show commitment to the development of the commercial land through the provision of services and landscaping of the area and to amend the Section 75 Legal Agreement to confirm this. Until such time as the land is taken up, it would also need to be appropriately maintained. This would at least ensure that the land available for commercial use would be available and more commercially attractive to encourage such use.

- 8.16 In summary, the proposal would result in slightly fewer housing units being delivered but within an accelerated delivery timescale. While the proposal would not require the applicant to physically deliver the remaining commercial element of the development before continuing to develop out the housing, it would ensure that the land available is made ready for any interested party to take occupation when a deal can be secured. Given the current economic climate it would seem reasonable to amend the phasing of the development to allow some flexibility in the timing of the development of the commercial land subject to securing early servicing and maintenance up to the point of sale. The expedited phasing of the housing will ensure that current housing demand can be catered for without a prolonged build out period and consequential impact on the community. In this regard it could be argued to be consistent with National Planning Policy 16.
- 8.17 Subject to ensuring that the proposals are appropriately designed and serviced so as to have no adverse impact on existing services, the built and natural environment and/or individual and community residential amenity the proposals would accord with the Development Plan.

Design, layout and landscaping

- 8.18 The IMFLDP states that a high quality of design is required respecting the prominence of the site in the village and on a main tourist route. It should be set back from the A82 including a stone dyke and retention of public vistas and visual separation between settlements. Landscaping, green corridor connection and active travel linkages are also highlighted. This was addressed with application 21/03612/FUL and the overall layout of the development remains largely the same with the road and active travel routes as before. A block layout structure is maintained to provide frontages to the main circulation routes within the site with emphasis on the frontage onto the main central green, which will form part of the green corridor through the site. The provision of two principal areas of open space is again as per the extant scheme, with the large area within the northern section of the site helping to maintain the visual separation referenced in the DR5 land allocation.
- 8.19 The applicant has requested the following change in house types due to a review of the housing market. The change in house types has resulted in fewer units being progressed on the site, with a reduction in units from 91 to 82. The change to unit types is summarised below:

Unit Type	Extant Scheme	Proposed Scheme	Unit Change
Private Market Housing and Affordable Housing			
1 bed flat	4	4	0
2 bed flat	28	16	-8
2 bed house	15	15	0
3 bed house	20	21	+1
4 bed house	24	26	+2
TOTAL	91	82	-9

- 8.20 The number and mix of affordable homes remain as previously agreed with the delivery partner (Albyn) at 23 and would be delivered in the first phase of the overall development pursuant to planning permission 21/03612/FUL along with 12 market dwellings. This meets Council Policy in terms of the Supplementary Guidance for affordable housing.
- 8.21 Applications 23/00532/FUL and 23/00533/FUL relate solely to the private market housing and there is no requirement to provide affordable housing in these phases. While there is concern about the reduction in the number of 2-bedroom cottage flats from 24 units to 16 units there is no requirement in planning terms to retain a certain number of house type. The applicant is responding to market demand and there is no condition restricting the house types within the development.
- 8.22 Concern has been expressed by a resident in the area about an increase in the number of larger houses and this represents an increase in density. However, it is the number of housing units that matters when it comes to density and the reduction in number of units from 91 units to 82 units is a decrease. There is no detrimental impact on the overall site layout and the change in house types is reasonable in design terms.
- 8.23 Representations raise concern with the reduction in the amount of greenspace to the development. Permission 21/03612/FUL showed 1 SUDS pond to the east of the site. In terms of 23/00533/ FUL, 4 houses have been inserted on the east boundary (Plots 218- 221) on the original site of the SUDS pond. The SUDS pond is now located further north. A second SUDS pond is proposed to the west of the site (southeast of the fire station) and is to be located to the north of plots 26-35 and is intended to deal with surface water from the A82 Trunk Road. Policy 75 requires high quality, accessible open space within developments, with the supplementary guidance seeking 40 sqm per person. The revised layout

provides 36,624 sqm of open space, which equates to 191.6 sqm per person, almost 5 times that required in the supplementary guidance. The level of usable greenspace is therefore viewed as acceptable. There is an opportunity for areas of natural play throughout the site or more formal recreational provision such as a play area and this can be addressed by a condition.

- 8.24 In addition, a representation raised a question as to whether a wooden bench, proposed in the central landscaped area, could be considered as public art. A timber bench could be considered as part of a public art scheme however further discussion is necessary with the applicant to consider this. This can be addressed by condition.

Impact on residential amenity

- 8.25 Concern has been expressed about a change in house type for 23/00533FUL at plots 224-230 (Moray and Dunbar style) located on the south boundary facing the public road. These are 2 storey cottage flats. The original design granted for these plots with permission 21/03612/FUL was the Auldearn, which is also 2 storey. While the Moray and Dunbar style contain balconies these are incorporated into the south elevation fronting on the public road and therefore in the public domain and will therefore have no adverse effect on neighbours.
- 8.26 1 representation has been expressed concern at the 2 houses proposed on the east boundary (23/00533/FUL Plots 220 & 221) which share a boundary with nos 3 and 5 Enrick Crescent. The proposed Cullen house type is 1 storey so does not give rise to an adverse impact on the privacy and amenity of nos 3 and 5 Enrick Crescent. A condition will be attached to ensure that there is 2 metre fence to screen the rear gardens of plots 220 & 221. Concern has been raised about a higher number of units within the boundary of 23/00533/FUL. The remix is reasonable and does not give rise to issues of privacy and amenity.

Roads and access

- 8.27 As per the extant permission access to the site will be via a single vehicular access point from the A82(T). Transport Scotland do not object to the application, subject to the same planning condition attached to the extant permission, which seeks to secure the construction of the new ghost island right turn priority junction with the A82(T), the proposed pedestrian accessibility improvements on the eastern side of the A82(T), the proposed Toucan pedestrian crossing and pedestrian refuge crossing on the A82(T) and the proposed bus stops on the A82(T). These issues were resolved with application 21/03612/FUL.
- 8.28 Transport Planning do not object to the application and sought clarification of detail on the layout in terms of a few units in relation to parking, cycle provision and refuse storage and collection. Otherwise, it is satisfied with the revised site layout for applications 23/00532/FUL and 23/00533/FUL. Revised drawings have been submitted to address concerns however Transport Planning has not had an opportunity to review them at the time of the preparation of the report.
- 8.29 Concern has been expressed by the Community Council that the Parking

Provision Drawing does not clearly outline parking provision including cycle parking and disabled parking. A revised Drawing has been submitted DR01_PH2/3PP_03 Revision A which shows cycle parking but not disabled provision in the communal areas of parking for the flats. A condition can be attached to address this issue. Cycle provision and disabled parking provision would not be expected for houses. Concern has also been expressed about the Electric Car charging points and this is shown on Drawing DR01-PH2-3PP-11 REV A and is relevant to the block of flats on Plots 220 & 221 (23/00533/FUL).

Impacts on the natural environment

- 8.30 As detailed above there are no natural heritage designations on the site. Urquhart Bay Wood Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) are located to the north east of the application site. There is hydrological connectivity between the application site and the designated sites and the effects of this and the impact on the site integrity are considered further in the associated application for the sustainable urban drainage application.
- 8.31 Concerns have been raised by third parties that the application has not been supported by ecological surveys. An ecological walkover survey was undertaken previously. The Reporter also gave consideration to the potential impact upon bats in relation to a number of mature trees on the southern boundary that contained features suitable for bats including cavities and flaking bark. The Reporter concluded that a further Stage 2 survey would be required before the removal of trees but acknowledged that a number of these trees are diseased and notwithstanding this development will need to be removed for safety reasons. This aspect is controlled by Conditions 6, 7 and 22 of the extant permission and are carried forward to this application.
- 8.32 The Council's Forestry Officer has no objection to the scheme subject to planning conditions controlling the removal of trees within the site, the implementation of root protection barriers, the use of an arboriculturist to supervise the implementation of the Arboricultural Method Statement and the implementation of the landscaping plans.

Impacts upon the historic environment

- 8.33 The former Glenurquhart Secondary School and Schoolhouse on Kilmore Road is a Category B Listed Building. The impact from development on this site is considered to be limited to the location of the Active Travel Link and associated landscaping proposals. The existing mature trees in this vicinity contribute to this setting, but as noted in the Arboricultural Assessment, four of the mature Wych Elms are considered to be dead and should be removed regardless of the development due to a potential safety risk. Two Ash trees are to be retained and the area will be augmented by new trees along the active travel route as denoted on the landscaping scheme. Subject to the retention, of existing trees and the proposed new landscaping, it is considered that as per the extant permission the re-design application would protect the listed building in accordance with the terms of the Town and Country Planning (Scotland) Act 1997 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- 8.34 There are sites of archaeological interest recorded in the Highland Historic Environment Record within vicinity of the site. The Historic Environment Team requested that an archaeological watching brief be secured by a condition on the extant planning permission. The site work for this area has now been completed and a final report is to be submitted on the post-excavation analysis.

Flood risk, water supply and drainage

- 8.35 This issue of flood risk and drainage is considered in greater detail with application 23/00520/FUL. As with application 21/03612/FUL, the applicant submitted updated flood risk information which includes an assessment of the impact of the 37% climate change uplift. The Council's Flood Risk Management Team is content that the fluvial flood risk to the development is low. All of the proposed plots are located outwith the area identified at being at risk during a 1 in 200 year plus climate change (37%) fluvial flood event. However, FRM recommended that Finished Floor Level (FFL) of the buildings be controlled by a planning condition.
- 8.36 Scottish Water do not object to the application. It confirms that there is currently sufficient capacity for a foul water connection at Drumnadrochit Wastewater Treatment Works. However, it is unable to confirm sufficient capacity at this time for a water connection to Glenconvinth Water Treatment Works. It is understood that the applicants are in discussion with Scottish Water on this matter and that there is capacity for the development. This will be for the developer to secure.

Developer Contributions

- 8.37 Policy 31 Developer Contributions sets out that developer contributions may be sought when a development would result in a deficiency in public services. Contributions can be sought to address such deficiencies, for example towards increased education capacity, transportation and infrastructure. The Development Plans Team have provided advice on the latest requirements for developer contributions as these are based on the latest forecast modelling for matters such as the school roll.
- 8.38 With permission 21/03612/FUL a legal agreement was secured and included:
- 25% affordable housing;
 - Contribution toward the enhancement of primary school capacity at Glenurquhart Primary School (£7,359 per house or £4,171 per flat. No contributions to education were required from 1 bedroom flats); and
 - Contribution toward the provision of a pedestrian crossing of the A82 to facilitate access from the site to the health centre and pharmacy (£515 per dwelling).
- 8.39 The Developer Contributions Supplementary Guidance includes a mechanism for reviewing the developer contributions for a scheme if a new proposal is brought forward. The above requirements will not change in terms of the legal agreement. If planning permission is granted for these applications the legal agreement will require modification to reflect the change in phasing of the overall

development and the servicing of the commercial land.

Other material considerations

- 8.40 As with many sites in Highland, the application site has potential for below ground radon. The Contaminated Land Team recommend an informative is attached to any planning permissions which may be granted setting out that radon barriers may be required. Concern has been expressed about dust management, noise, and vibration from the site as well as consultation with the community in terms of mitigation plans and these can be addressed by condition.
- 8.41 With regard to Community Benefit, the applicant has advised that it has supported various causes in the village such as sponsoring the Highland Games, the High School Football Team, several Primary School projects, Drumnadrochit in Bloom and Glenurquhart Men's Shed. This is all in addition to resolving a historic flooding issue in the centre of the village through the submission of another planning application to amend the site's drainage strategy and arranging a future community event to discuss the Archaeological Evaluation of the site, which uncovered extensive important finds.

Matters to be secured by Section 75 Agreement

- 8.42 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) Amended phasing
 - b) No development take place with applications 23/00532/FUL and 23/00533/FUL until the services have been installed within the Commercial Land and arrangements are in place for ongoing maintenance.

The applicant has four months from the date that the Council's solicitor writes to the Applicant/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.

9. CONCLUSION

- 9.1 The proposed modification to the unit types and plot layouts within the scheme are acceptable and does not bring this part of the scheme into conflict with the principles that have previously been agreed or the constraint on the site.
- 9.2 The proposed change to the phasing of the development in relation to the commercial land is viewed as reasonable in terms of the viability of the development and the need to meet housing demand. The proposed servicing and landscaping of the commercial land is viewed as a commitment to develop this land and a condition and a change to the Section 75 Agreement is a means

of achieving this.

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

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 Y
Obligation

Revocation of previous N
permission

Subject to the above actions, it is recommended to:

- A. **GRANT** application 23/00532/FUL subject to the following conditions and reasons:

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).

2. Planning Permission is hereby granted for 23 residential units to be developed in accordance with the Master Plan hereby approved in three sequential phases. No development shall commence until a phasing plan has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the plan shall include the following provisions:

- Delivery of all affordable housing identified within Phase 1 of the development;
- No delivery of development in Phases 2, or 3 until Phase 1 and the servicing and landscaping of the commercial land have been completed; and

The development shall be undertaken in accordance with the agreed Phasing Plan or in Sub-Phases as may be approved in writing by the Planning Authority. A Sub-Phase means any part of any Phase of Development.

Reason: To ensure that the development proceeds in an appropriate phased manner and to secure delivery of non-housing uses in accordance with Proposal DR5 of the Inner Moray Firth Area Local Development Plan

3. The approved Access Management Plan (Rev B, November 2021), and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

Reason: To safeguard and maximise the opportunities for continued public access in and around the development site in accordance with Policy 77 of the Highland Wide Local Development Plan.

4. 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.

5. No development shall commence until a Construction Environmental Management Document (CEMD), in accordance with The Highland Council's Guidance Note on Construction Environmental Management Process for Large Scale Projects (August 2010) (as amended, revoked or re-enacted; with or without modification), has been submitted to, and approved in writing by, the Planning Authority. The CEMD shall be submitted at least two months prior to the intended start date on site and shall include the following:
 - i. A Schedule of Mitigation (SM) drawing together all approved mitigation proposed in support of the application and other agreed mitigation (including that required by agencies and relevant planning conditions attached to this permission);

- ii. Change control procedures to manage/action changes from the approved SM, CEMD and Construction Environmental Management Plans;
- iii. Construction Environmental Management Plans (CEMPs) for the construction phase, covering:
 - a. Pre-commencement habitat and species surveys;
 - b. Habitat and Species Protection;
 - c. Pollution Prevention and Control (inclusive of waterbodies);
 - d. Dust Management;
 - e. Construction Noise Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise;
 - f. Construction Vibration Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise;
 - g. Site Waste Management;
 - h. Surface and Ground Water Management:
 - Drainage and sediment management measures from all construction areas;
 - Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall.
 - i. Public Water Supply Protection Measures;
 - j. Emergency Response Plans; and
 - k. Other relevant environmental management as may be relevant to the development.
- iv. Special Study Area plans for any other specific issue identified within the Schedule of Mitigation and/or conditions attached to this permission;
- v. Details for the appointment, at the developer's expense, of a suitably qualified Environmental Clerk of Works (ECoW), including roles and responsibilities and any specific accountabilities required by conditions attached to this permission;
- vi. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and

- vii. Methods for monitoring, auditing, reporting and the communication of environmental management on site and with client, Planning Authority and other relevant parties.

Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation, Construction Environmental Management Document and any Construction Environmental Management Plans approved thereunder.

Reason: To ensure that the construction of the development is carried out appropriately and does not have an adverse effect on the environment.

6. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority. The CTMP, which shall be implemented as approved during all period of construction, must include:
 - i. provision for all construction access being taken via the proposed site access as shown on the approved site layout;
 - ii. a description of all measures to be implemented by the developer, in order to manage traffic during the construction phase (incl. routing strategies), with any additional or temporary signage and traffic control undertaken by a recognised suitably qualified traffic management consultant;
 - iii. the identification and delivery of all upgrades to the public road network to ensure that it is to a standard capable of accommodating construction related traffic (including the formation or improvement of any junctions leading from the site to the public road) to the satisfaction of The Highland Council and where appropriate Transport Scotland, including;
 - an initial route assessment report for construction traffic, including swept path analysis and details of the movement of any street furniture, any traffic management measures and any upgrades and mitigations measures as necessary;
 - iv. a procedure for the regular monitoring of road conditions and the implementation of any remedial works required during construction periods;
 - v. a detailed protocol for the delivery of loads/vehicles, prepared in consultation and agreement with interested parties. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of larger load movements in the local media. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events;

- vi. details of appropriate traffic management which shall be established and maintained at the site access for the duration of the construction period. Full details shall be submitted for the prior approval of Highland Council, as roads authority.
- vii. wheel washing measures to ensure water and debris are prevented from discharging from the site onto the public road;
- viii. appropriate reinstatement works shall be carried out, as identified by Highland Council, at the end of the construction of the development.
- ix. measures to ensure that construction traffic adheres to agreed routes.

Thereafter the approved Construction Traffic Management Plan shall be implemented in full, unless otherwise approved in writing by the Planning Authority

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.

- 7. Notwithstanding the details submitted no development shall commence or tree felling be undertaken until the following details of hard and soft landscaping have been submitted to, and approved in writing by, the Planning Authority:
 - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan confirming any trees to be felled subject to compliance with condition 22 on protected species along with the existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed boundary treatments inclusive of walls, fences and gates;
 - iv. A scheme for the layout, design and construction of all green spaces shown on the approved site layout, including the provision of natural and equipped play opportunities and recreation facilities (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of equipment or furniture at 1:20 scale.
 - v. A scheme for the layout, design and construction of all hard landscaped spaces shown on the approved site layout, including the details of all street furniture (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of street furniture at 1:20 scale.
 - vi. 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

- vii. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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 and to secure the protection of natural heritage in accordance with condition 24.

8. No development shall commence until the submission of a landscaping plan has been submitted to, and approved in writing by, the Planning Authority and this shall be carried out after the completion of the affordable housing in Phase 1.

Reason: In the interests of visual amenity.

9. No development shall commence until a Tree Protection Plan and Arboricultural Method Statement demonstrating compliance with conditions 6 and 22 and including a programme of supervision, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction), has been submitted to and subsequently approved in writing by the planning authority. Thereafter the approved details shall be implemented.

Reason: To ensure the protection of retained trees during construction and thereafter and to protect the natural heritage of the area in accordance with Condition 23.

10. None of the houses or flats shall be occupied until a scheme for the maintenance, in perpetuity, of all on-site green spaces and any other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

11. No development, site excavation or groundwork shall commence until a suitably qualified Landscape Consultant 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 Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the completion of the approved landscaping work and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Ensuring that the Landscaping Plans to be approved under Conditions 6 and 7 are implemented to the agreed standard; and
- ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to the Commencement of development, Site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

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

12. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland 4, or any superseding guidance prevailing at the time and include details of the surface water drainage for the site) have been submitted to, and approved in writing by, the Planning Authority. The submission shall be supported by a revised Drainage Impact Assessment and Flood Risk Assessment (inclusive of any revised modelling) to ensure the final design does not have an adverse impact on the established principles of flood risk and drainage established through this application. 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.

13. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. For the

avoidance of doubt any part of the surface water drainage system not vested by Scottish Water shall remain the responsibility of the developer and maintained in line with the scheme to be approved under Condition 10 above.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

14. No development or work shall commence until a detailed specification for all proposed road and path materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to ensure that important elements of the proposed character and identity of the site are delivered.

15. No development shall commence on site until a scheme for the inclusion of public art within the development, including types and locations of artworks and the management and maintenance thereof, has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented prior to occupation of the development and maintained in perpetuity.

Reason: To ensure the delivery of a development with a unique identity which facilitates the creation of place.

16. Prior to the first occupation of each house or flat within the development car parking spaces (inclusive of disabled parking spaces) and cycle parking spaces (inclusive of communal cycle parking facilities as appropriate) shall be provided in line with the standards contained within The Highland Council's Road and Transportation Guidelines. Thereafter, all car parking and cycle parking spaces shall be maintained for this use in perpetuity

Reason: To ensure that appropriate levels of car and cycle parking are available for each plot.

17. No development shall commence until the principles for the siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) within the development has been submitted to and approved in writing by the Planning Authority. Thereafter the delivery of above ground infrastructure shall be delivered in accordance with the approved principles.

Reason: In the interests of visual amenity and to ensure that these matters can be considered in detail to ensure the character and identity of the development is maintained.

18. No development shall commence on any phase or sub phase until a

scheme has been submitted detailing the provision of electric car charging points within the development serving the associated phase or sub-phase. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance of petrol and diesel cars.

19. No development shall commence until a Waste Management Strategy has been submitted to and approved in writing by the Planning Authority. This shall detail an approach to sustainable waste management in the operation of all aspects of development; identify bin collection points and bin stores (and include design of the bin stores as appropriate at 1:20 scale plans); identify routes for waste collection vehicles and any required infrastructure in each phase or sub-phase. Thereafter the strategy shall be implemented in line with the timescales contained therein.

Reason: In the interests of amenity, to manage waste and prevent pollution.

20. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council and affected local Community Councils (Glenurquhart Community Council) unless otherwise agreed in writing by the Planning Authority. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport-related mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures throughout the construction period.

21. No development shall commence on each phase or sub phase until the materials to be used in external finishes (including but not limited to finishes of walls, roofs, rainwater goods, windows and doors) of any and all built structures (inclusive of houses, flats, cycle stores and bin stores), 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 development.

22. No development shall commence until a scheme for the delivery of the following mitigation, in line with timescales for delivery set out in this condition, and detailed design of the mitigation has been submitted to and approved in writing by the Planning Authority:

- a) a scheme for the location, design and installation of a gateway feature on the main spine road between the residential and commercial areas to the specifications and standards set out by The Highland Council. Thereafter, the scheme shall be implemented before occupation of any units within the development;
- b) A scheme for the provision of a footway connecting from the internal footpath network in the development to the existing footpaths to the north and south of the site adjacent to the A82 (T). Thereafter, the approved scheme shall be implemented prior to the occupation of any residential unit within the development;
- c) A scheme for the design and implementation of safe routes to school, to Glenurquhart Primary School within the site connecting to existing safe routes to school outwith the site. This shall include provision of a pedestrian crossing of A82 (T). The agreed scheme shall be implemented prior to occupation of any residential unit within the development.
- d) A scheme for the provision of bus stops, inclusive of new bus shelters. The agreed scheme shall be implemented prior to occupation of any residential unit within the development.
- e) A scheme for the delivery of a footpath to the front of units 17-21 within the development. Thereafter the scheme shall be implemented prior to occupation of these units.

Prior to the submission of any of the proposed schemes set out in points a-d Glenurquhart Community Council shall have a minimum of 14 days to provide comment on the proposed schemes. The developer will be required to submit a report outlining any comments received by the Community Council and how they have been taken into consideration in the formulation of the submitted schemes.

Reason: To ensure that the consequences for the local road network and pedestrian safety as a result of traffic from the proposed development are addressed.

- 23. No residential dwelling shall be occupied until Traffic Regulation Order(s), limiting the speed of traffic on all roads, within the development, to no more than 20mph, have been submitted to and approved in writing by the Roads Authority, unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt any Traffic Regulation Order(s) and any required signage and road markings shall delivered by the developer.

Reason: In the interests of safety of all road users in the residential development.

- 24. No development shall commence nor any tree felling approved pursuant of conditions 6 and 7 until a pre-commencement protected species survey has been undertaken and a report of survey has been submitted to, and

approved in writing by, the Planning Authority. This shall include a Stage 2 bat survey and camera trap surveys of badger sets. The survey shall cover the whole application site and a 50- metre area around the 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 including the details of any required tree felling shall only progress in accordance with any mitigation measures contained within the approved report(s) of survey and the timescales contained therein.

Reason: To protect the natural heritage of the area in accordance with Policy 58 of the Highland Wide Local Development Plan.

25. No part of the development shall be occupied until the emergency access for the site and the maintenance access to the Sustainable Drainage System Basin has been formed and connected to Kilmore Road. This access shall be delivered and provided without impediment.

Reason: In the interests of timeous provision of emergency and drainage maintenance access.

26. Prior to the occupation of any part of the development hereby permitted, the new ghost island right turn priority junction with the A82(T), generally as illustrated on ECS Transport Planning Ltd's Drawing No. 19044_008 Rev. A, shall be constructed to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.

27. Prior to occupation of any part of the development hereby permitted, the proposed pedestrian accessibility improvements on the eastern side of the A82 (T), generally as illustrated on ECS Transport Planning Ltd's Drawing No. 19044_008 Rev. A, shall be constructed to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To ensure that facilities are provided for the pedestrians that are generated by the development and that they may access the existing footpath system without interfering with the safety and free flow of traffic on the trunk road.

28. Prior to occupation of any part of the development hereby permitted, the proposed Toucan pedestrian crossing and pedestrian refuge crossing on the A82(T), generally as illustrated on ECS Transport Planning Ltd's Drawing No. 19044_008 Rev. A, shall be constructed to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To ensure that facilities are provided for the pedestrians that are generated by the development and that they may access the existing footpath system without interfering with the safety and free flow of traffic

on the trunk road.

29. Prior to occupation of any part of the development hereby permitted, the proposed bus stops on the A82(T), generally as illustrated on ECS Transport Planning Ltd's Drawing No. 19044_008 Rev. A, shall be constructed to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport.

30. For the avoidance of doubt, there be no land-raising within the functional floodplain including for the formation of the footpath and the Finished Floor Level (FFL) of the buildings shall be a minimum of 600mm above the 1 in 200 year plus climate change (37%) level.

Reason: To minimise the risk of flooding.

B. GRANT application 23/00533/FUL subject to the following conditions and reasons:

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).

2. Planning Permission is hereby granted for 24 residential units to be developed in accordance with the Master Plan hereby approved in three sequential phases. No development shall commence until a phasing plan has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the plan shall include the following provisions:

- Delivery of all affordable housing identified within Phase 1 of the development;
- No delivery of development in Phases 2, or 3 until Phase 1 and the servicing and landscaping of the commercial land have been completed; and

The development shall be undertaken in accordance with the agreed Phasing Plan or in Sub-Phases as may be approved in writing by the Planning Authority. A Sub- Phase means any part of any Phase of Development.

Reason: To ensure that the development proceeds in an appropriate phased manner and to secure delivery of non-housing uses in accordance with Proposal DR5 of the Inner Moray Firth Area Local Development Plan

3. The approved Access Management Plan (Rev B, November 2021), and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

Reason: To safeguard and maximise the opportunities for continued public access in and around the development site in accordance with Policy 77 of the Highland Wide Local Development Plan.

4. 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.

5. No development shall commence until a Construction Environmental Management Document (CEMD), in accordance with The Highland Council's Guidance Note on Construction Environmental Management Process for Large Scale Projects (August 2010) (as amended, revoked or re-enacted; with or without modification), has been submitted to, and approved in writing by, the Planning Authority. The CEMD shall be submitted at least two months prior to the intended start date on site and shall include the following:

- i. A Schedule of Mitigation (SM) drawing together all approved mitigation proposed in support of the application and other agreed mitigation (including that required by agencies and relevant planning conditions attached to this permission);
- ii. Change control procedures to manage/action changes from the approved SM, CEMD and Construction Environmental Management Plans;
- iii. Construction Environmental Management Plans (CEMPs) for the construction phase, covering:
 - a. Pre-commencement habitat and species surveys;
 - b. Habitat and Species Protection;
 - c. Pollution Prevention and Control (inclusive of waterbodies);
 - d. Dust Management;
 - e. Construction Noise Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on

construction and open sites - Part 1: Noise;

- f. Construction Vibration Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise;
 - g. Site Waste Management;
 - h. Surface and Ground Water Management:
 - Drainage and sediment management measures from all construction areas;
 - Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall.
 - i. Public Water Supply Protection Measures;
 - j. Emergency Response Plans; and
 - k. Other relevant environmental management as may be relevant to the development.
- iv. Special Study Area plans for any other specific issue identified within the Schedule of Mitigation and/or conditions attached to this permission;
- v. Details for the appointment, at the developer's expense, of a suitably qualified Environmental Clerk of Works (ECoW), including roles and responsibilities and any specific accountabilities required by conditions attached to this permission;
- vi. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and
- vii. Methods for monitoring, auditing, reporting and the communication of environmental management on site and with client, Planning Authority and other relevant parties.

Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation, Construction Environmental Management Document and any Construction Environmental Management Plans approved thereunder.

Reason: To ensure that the construction of the development is carried out appropriately and does not have an adverse effect on the environment.

6. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority. The CTMP, which shall be implemented as approved

during all period of construction, must include:

- i. provision for all construction access being taken via the proposed site access as shown on the approved site layout;
- ii. a description of all measures to be implemented by the developer, in order to manage traffic during the construction phase (incl. routing strategies), with any additional or temporary signage and traffic control undertaken by a recognised suitably qualified traffic management consultant;
- iii. the identification and delivery of all upgrades to the public road network to ensure that it is to a standard capable of accommodating construction related traffic (including the formation or improvement of any junctions leading from the site to the public road) to the satisfaction of The Highland Council and where appropriate Transport Scotland, including;
 - an initial route assessment report for construction traffic, including swept path analysis and details of the movement of any street furniture, any traffic management measures and any upgrades and mitigations measures as necessary;
- iv. a procedure for the regular monitoring of road conditions and the implementation of any remedial works required during construction periods;
- v. a detailed protocol for the delivery of loads/vehicles, prepared in consultation and agreement with interested parties. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of larger load movements in the local media. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events;
- vi. details of appropriate traffic management which shall be established and maintained at the site access for the duration of the construction period. Full details shall be submitted for the prior approval of Highland Council, as roads authority.
- vii. wheel washing measures to ensure water and debris are prevented from discharging from the site onto the public road;
- viii. appropriate reinstatement works shall be carried out, as identified by Highland Council, at the end of the construction of the development.
- ix. measures to ensure that construction traffic adheres to agreed routes.

Thereafter the approved Construction Traffic Management Plan shall be implemented in full, unless otherwise approved in writing by the Planning Authority

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.

7. Notwithstanding the details submitted no development shall commence or tree felling be undertaken until the following details of hard and soft landscaping have been submitted to, and approved in writing by, the Planning Authority:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan confirming any trees to be felled subject to compliance with condition 22 on protected species along with the existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed boundary treatments inclusive of walls, fences and gates;
 - iv. A scheme for the layout, design and construction of all green spaces shown on the approved site layout, including the provision of natural and equipped play opportunities and recreation facilities (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of equipment or furniture at 1:20 scale.
 - v. A scheme for the layout, design and construction of all hard landscaped spaces shown on the approved site layout, including the details of all street furniture (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of street furniture at 1:20 scale.
 - vi. 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
 - vii. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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 and to secure the protection of natural heritage in accordance with condition 24.

8. No development shall commence until the submission of a landscaping plan has been submitted to, and approved in writing by, the Planning Authority and this shall be carried out after the completion of the affordable housing in Phase 1.

Reason: In the interests of visual amenity.

9. No development shall commence until a Tree Protection Plan and Arboricultural Method Statement demonstrating compliance with conditions 6 and 22 and including a programme of supervision, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction), has been submitted to and subsequently approved in writing by the planning authority. Thereafter the approved details shall be implemented.

Reason: To ensure the protection of retained trees during construction and thereafter and to protect the natural heritage of the area in accordance with Condition 23.

10. None of the houses or flats shall be occupied until a scheme for the maintenance, in perpetuity, of all on-site green spaces and any other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

11. No development, site excavation or groundwork shall commence until a suitably qualified Landscape Consultant 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 Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the completion of the approved landscaping work and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Ensuring that the Landscaping Plans to be approved under Conditions 6 and 7 are implemented to the agreed standard; and

ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to the Commencement of development, Site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

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

12. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland 4, or any superseding guidance prevailing at the time and include details of the surface water drainage for the site) have been submitted to, and approved in writing by, the Planning Authority. The submission shall be supported by a revised Drainage Impact Assessment and Flood Risk Assessment (inclusive of any revised modelling) to ensure the final design does not have an adverse impact on the established principles of flood risk and drainage established through this application. 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.

13. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water shall remain the responsibility of the developer and maintained in line with the scheme to be approved under Condition 10 above.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

14. No development or work shall commence until a detailed specification for all proposed road and path materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to ensure that important elements of the proposed

character and identity of the site are delivered.

15. No development shall commence on site until a scheme for the inclusion of public art within the development, including types and locations of artworks and the management and maintenance thereof, has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented prior to occupation of the development and maintained in perpetuity.

Reason: To ensure the delivery of a development with a unique identity which facilitates the creation of place.

16. Prior to the first occupation of each house or flat within the development car parking spaces (inclusive of disabled parking spaces) and cycle parking spaces (inclusive of communal cycle parking facilities as appropriate) shall be provided in line with the standards contained within The Highland Council's Road and Transportation Guidelines. Thereafter, all car parking and cycle parking spaces shall be maintained for this use in perpetuity

Reason: To ensure that appropriate levels of car and cycle parking are available for each plot.

17. No development shall commence until the principles for the siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) within the development has been submitted to and approved in writing by the Planning Authority. Thereafter the delivery of above ground infrastructure shall be delivered in accordance with the approved principles.

Reason: In the interests of visual amenity and to ensure that these matters can be considered in detail to ensure the character and identity of the development is maintained.

18. No development shall commence on any phase or sub phase until a scheme has been submitted detailing the provision of electric car charging points within the development serving the associated phase or sub-phase. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance of petrol and diesel cars.

19. No development shall commence until a Waste Management Strategy has been submitted to and approved in writing by the Planning Authority. This shall detail an approach to sustainable waste management in the operation of all aspects of development; identify bin collection points and bin stores (and include design of the bin stores as appropriate at 1:20 scale plans); identify routes for waste collection vehicles and any required infrastructure in each phase or sub-phase. Thereafter the strategy shall

be implemented in line with the timescales contained therein.

Reason: In the interests of amenity, to manage waste and prevent pollution.

20. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council and affected local Community Councils (Glenurquhart Community Council) unless otherwise agreed in writing by the Planning Authority. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport-related mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures throughout the construction period

21. No development shall commence on each phase or sub phase until the materials to be used in external finishes (including but not limited to finishes of walls, roofs, rainwater goods, windows and doors) of any and all built structures (inclusive of houses, flats, cycle stores and bin stores), 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 development.

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- a) a scheme for the location, design and installation of a gateway feature on the main spine road between the residential and commercial areas to the specifications and standards set out by The Highland Council. Thereafter, the scheme shall be implemented before occupation of any units within the development;
- b) A scheme for the provision of a footway connecting from the internal footpath network in the development to the existing footpaths to the north and south of the site adjacent to the A82 (T). Thereafter, the approved scheme shall be implemented prior to the occupation of any residential unit within the development;
- c) A scheme for the design and implementation of safe routes to school, to Glenurquhart Primary School within the site connecting to existing safe routes to school outwith the site. This shall include provision of a

pedestrian crossing of A82 (T). The agreed scheme shall be implemented prior to occupation of any residential unit within the development.

- d) A scheme for the provision of bus stops, inclusive of new bus shelters. The agreed scheme shall be implemented prior to occupation of any residential unit within the development.
- e) A scheme for the delivery of a footpath to the front of units 17-21 within the development. Thereafter the scheme shall be implemented prior to occupation of these units.

Prior to the submission of any of the proposed schemes set out in points a-d Glenurquhart Community Council shall have a minimum of 14 days to provide comment on the proposed schemes. The developer will be required to submit a report outlining any comments received by the Community Council and how they have been taken into consideration in the formulation of the submitted schemes.

Reason: To ensure that the consequences for the local road network and pedestrian safety as a result of traffic from the proposed development are addressed.

- 23. No residential dwelling shall be occupied until Traffic Regulation Order(s), limiting the speed of traffic on all roads, within the development, to no more than 20mph, have been submitted to and approved in writing by the Roads Authority, unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt any Traffic Regulation Order(s) and any required signage and road markings shall be delivered by the developer.

Reason: In the interests of safety of all road users in the residential development.

- 24. No development shall commence nor any tree felling approved pursuant of conditions 6 and 7 until a pre-commencement protected species survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. This shall include a Stage 2 bat survey and camera trap surveys of badger sets. The survey shall cover the whole application site and a 50- metre area around the 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 including the details of any required tree felling shall only progress in accordance with any mitigation measures contained within the approved report(s) of survey and the timescales contained therein.

Reason: To protect the natural heritage of the area in accordance with Policy 58 of the Highland Wide Local Development Plan.

- 25. No part of the development shall be occupied until the emergency access for the site and the maintenance access to the Sustainable Drainage

System Basin has been formed and connected to Kilmore Road. This access shall be delivered and provided without impediment.

Reason: In the interests of timeous provision of emergency and drainage maintenance access.

26. Prior to the occupation of any part of the development hereby permitted, the new ghost island right turn priority junction with the A82(T), generally as illustrated on ECS Transport Planning Ltd's Drawing No. 19044_008 Rev. A, shall be constructed to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

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Reason: To ensure that facilities are provided for the pedestrians that are generated by the development and that they may access the existing footpath system without interfering with the safety and free flow of traffic on the trunk road.

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Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport.

30. For the avoidance of doubt, there be no land-raising within the functional floodplain including for the formation of the footpath and the Finished Floor Level (FFL) of the buildings shall be a minimum of 600mm above the 1 in 200 year plus climate change (37%) level.

Reason: To minimise the risk of flooding.

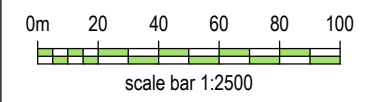
31. Prior to completion of the houses at Plots 220 & 221 a 2 metre high fence shall be erected around the rear gardens as shown on the approved drawing.

Reason: In the interests of residential amenity.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Keith Gibson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Location Plan DR01-PH2LP-01 (23/00532/FUL)
Site Layout Plan DR01-PH2PP-01 (23/00532/FUL)
Location Plan DR01-PH3PLP-01 (23/00533/FUL)
Site Layout Plan DR01-PH3PP-01 (23/00533/FUL)
Site Phasing Plan DR01-PH2-3PP-07 (23/00532/FUL & 23/00533/FUL)
floor/elevation plan - Cupar semi 1073sd-stock-901
floor/elevation plan – Lauder 1104dt-stock-901
floor/elevation plan - Roslin 1202DT-STOCK-901
floor/elevation plan Nairn 1237DT-STOCK-90
floor/elevation plan – Arden 1224dt-stock-901
floor/elevation plan – Nairn 1237DT-STOCK-901
floor/elevation plan - Balerno 1287dt-stock-901
floor/elevation plan – Nethy 1517dg-stock-901
floor/elevation plan – Kintore 1653dt-stock-901 rev A
floor/elevation plan - Culbin 1932ct-stock-901
floor/elevation plan - Dunning DR01-PL-DUNNING-901
floor/elevation plan - Cullen (23/00533/FUL)
floor/elevation plan - Moray and Dunbar cottage flats - (23/00533/FUL)

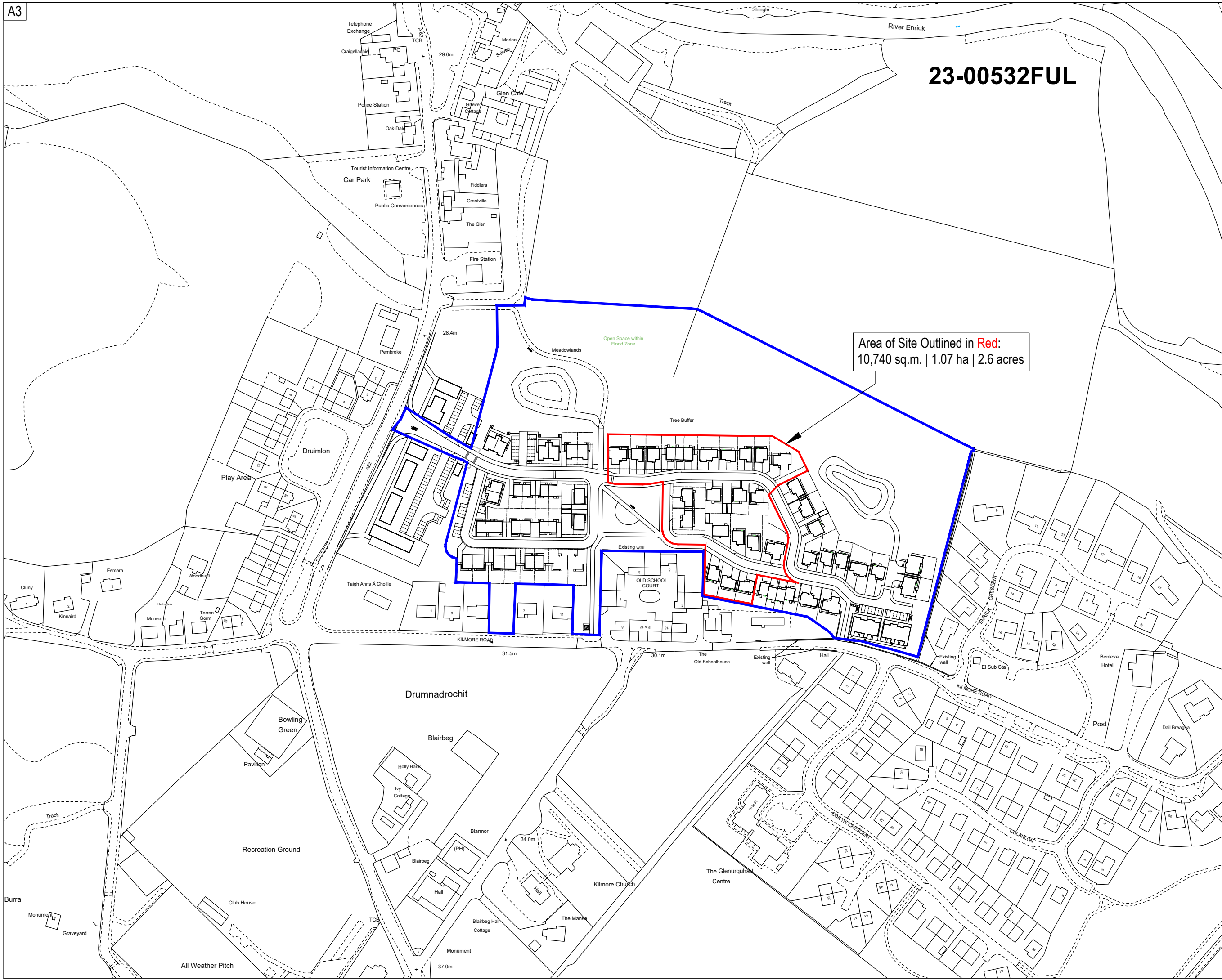
Important notes for clients / contractors
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.

23-00532FUL



- Application Boundary
- Ownership Boundary

Area of Site Outlined in Red:
10,740 sq.m. | 1.07 ha | 2.6 acres



Rev	Date	Remarks	By	Ch.
Revisions				



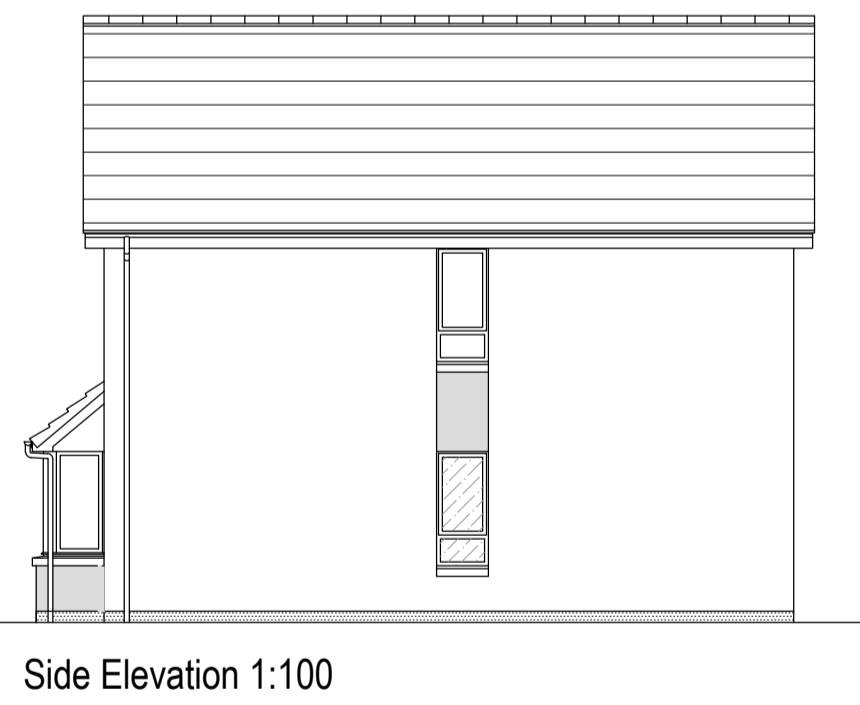
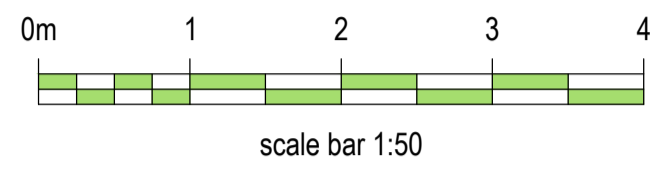
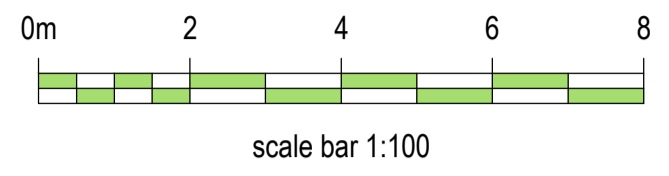
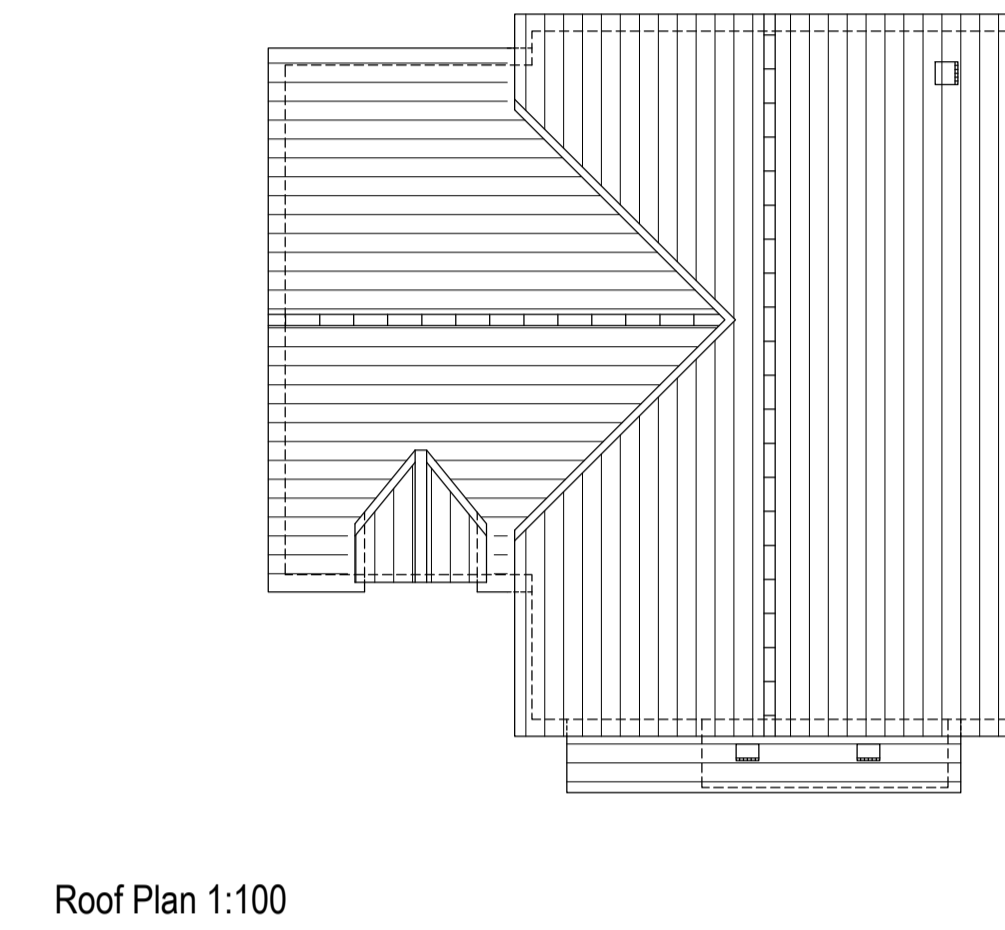
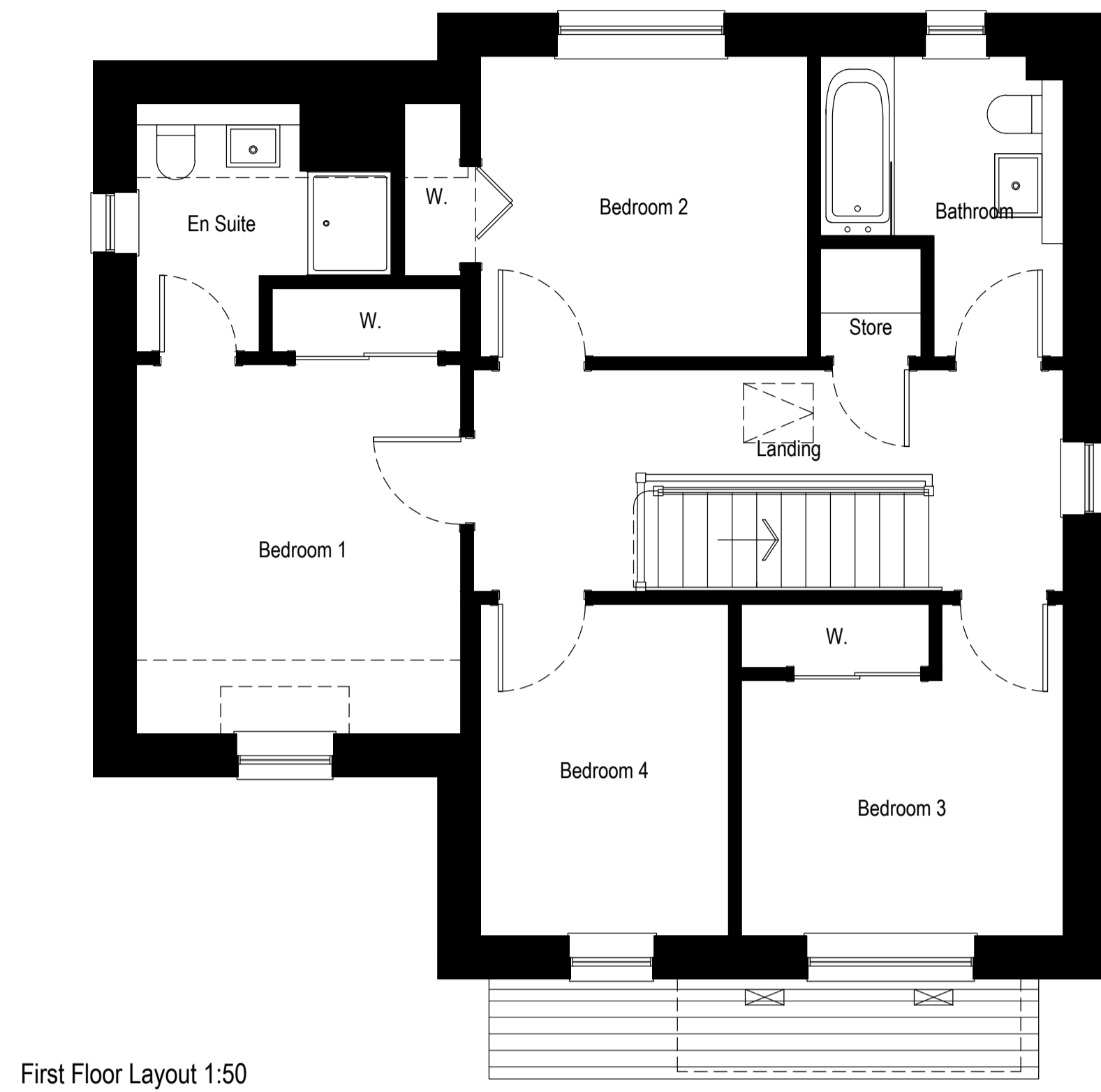
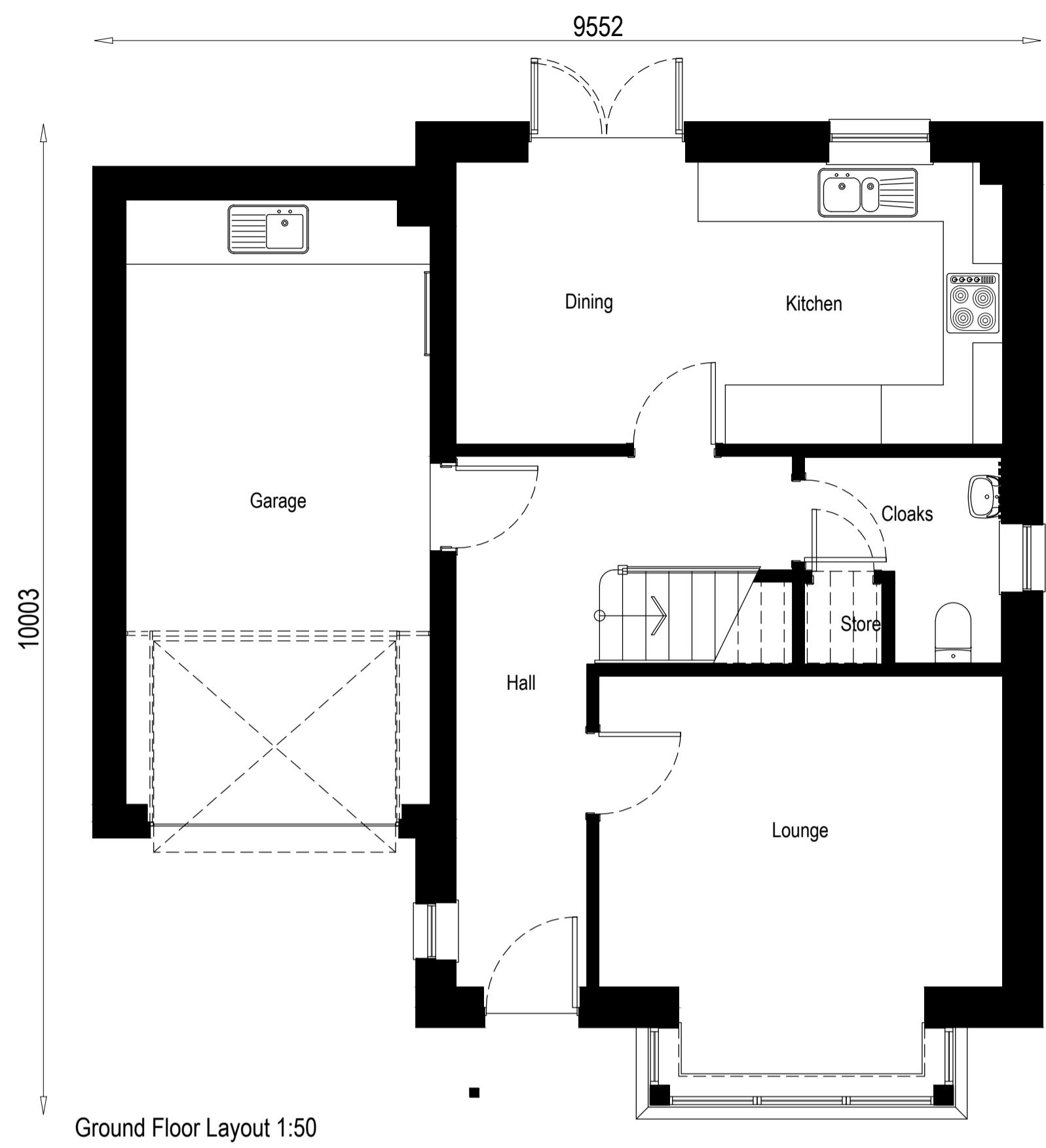
<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
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Project
DR01
Drumadrochit
Phase 2

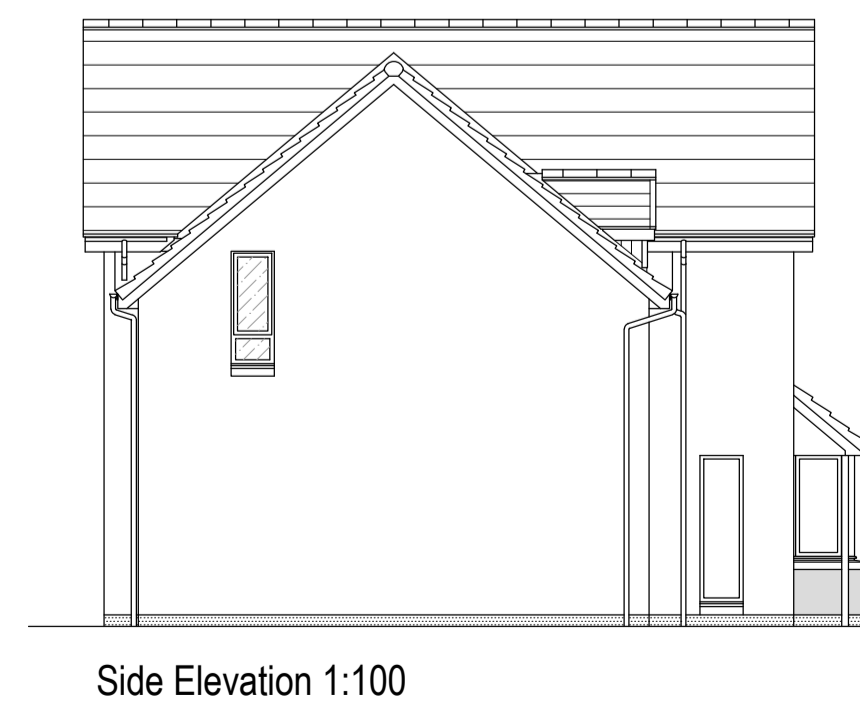
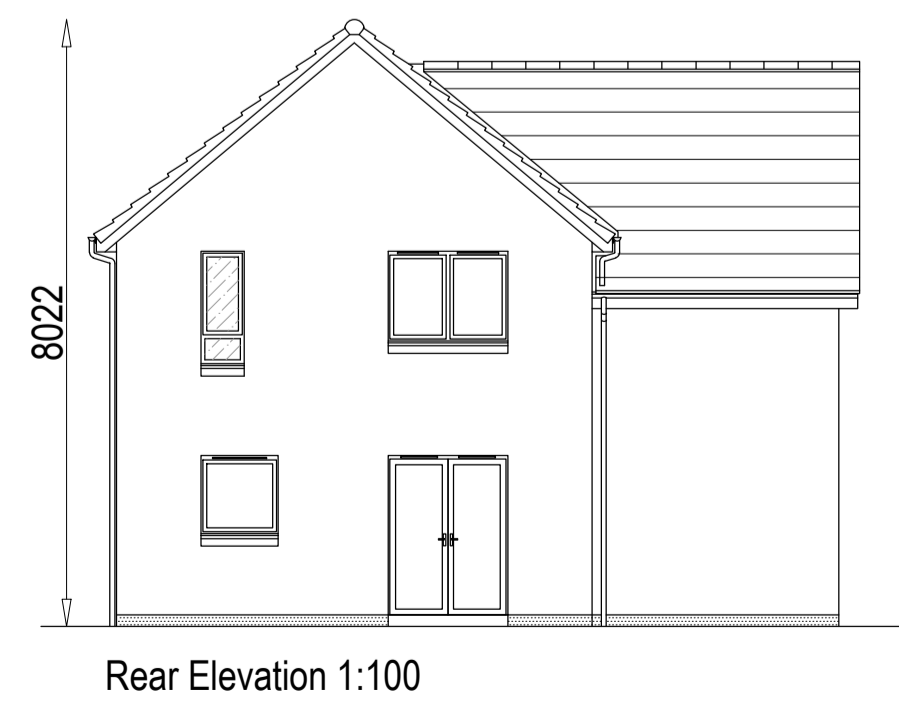
Drawing
Location Plan

Scale 1:2500@A3	Date Jan 2023	Drawn by SM	Checked by BW
Drawing no. DR01_PH2LP_01	Rev		

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- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				



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Arden (as)

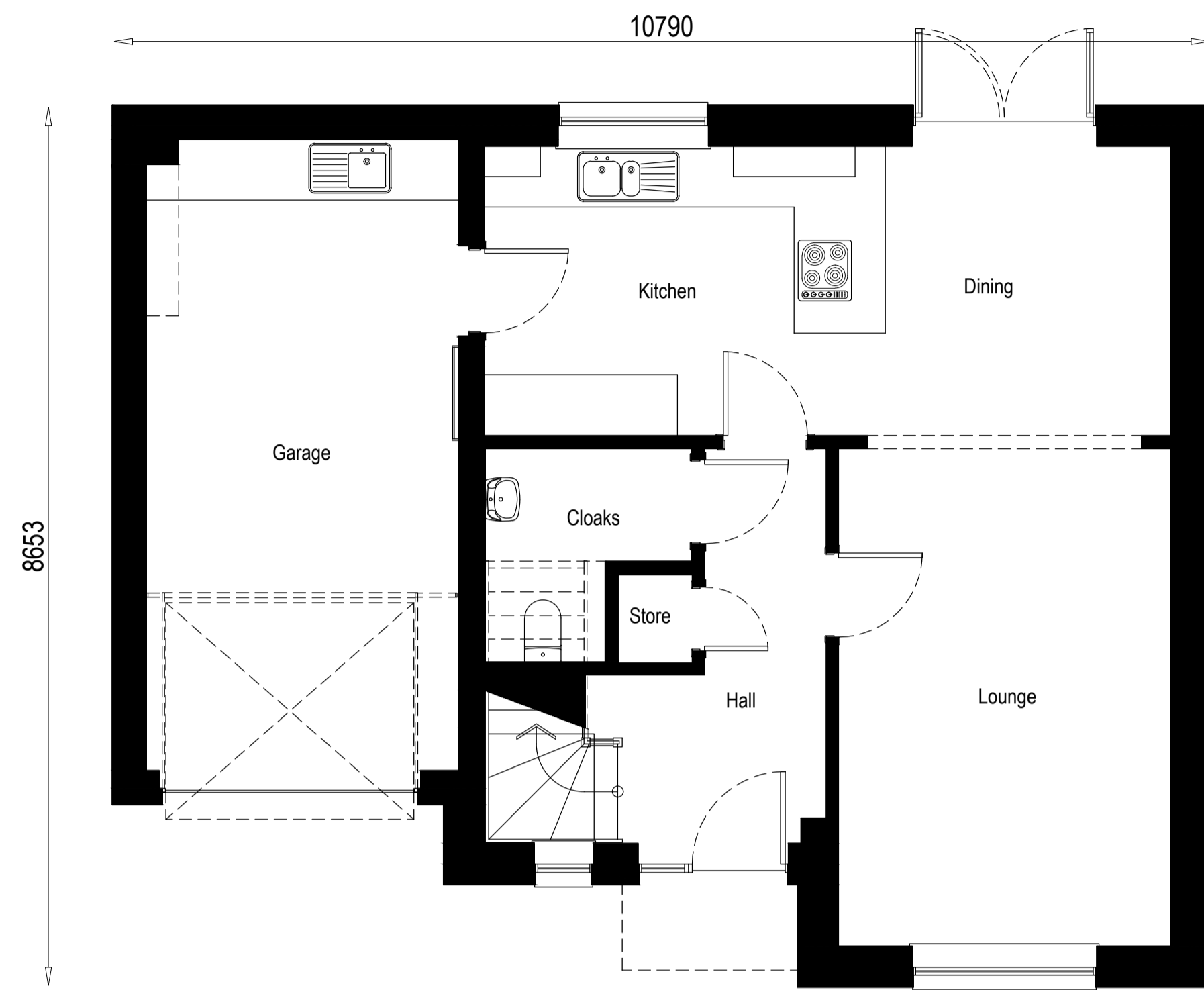
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 2021	JM	BW

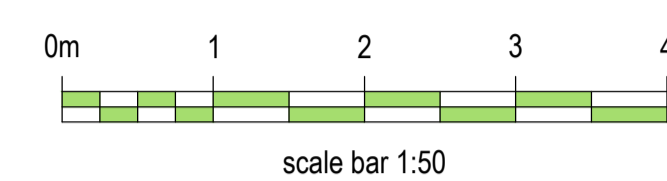
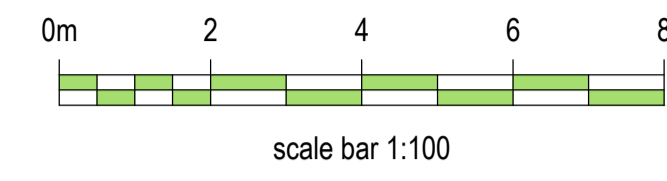
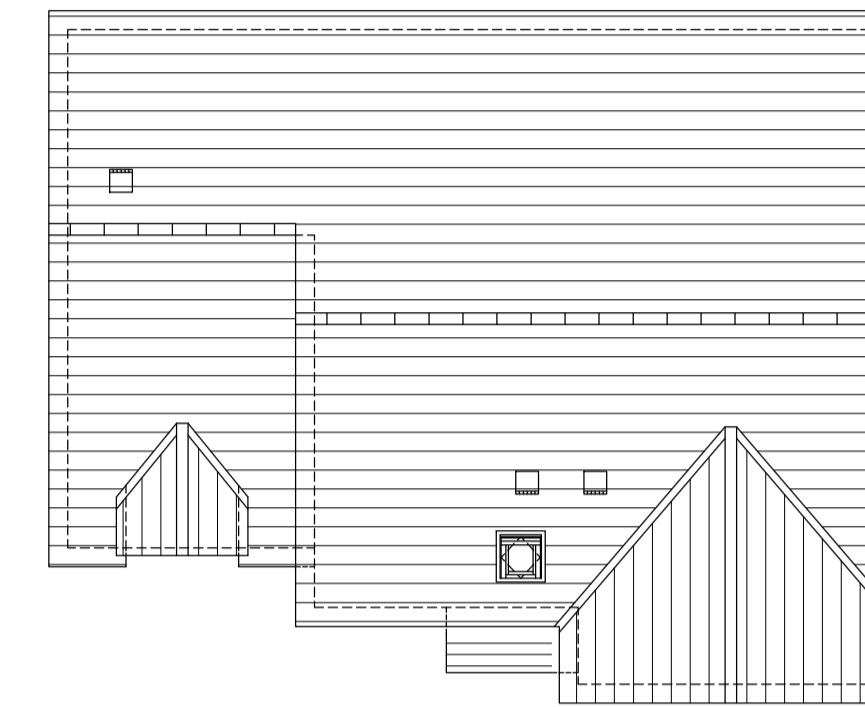
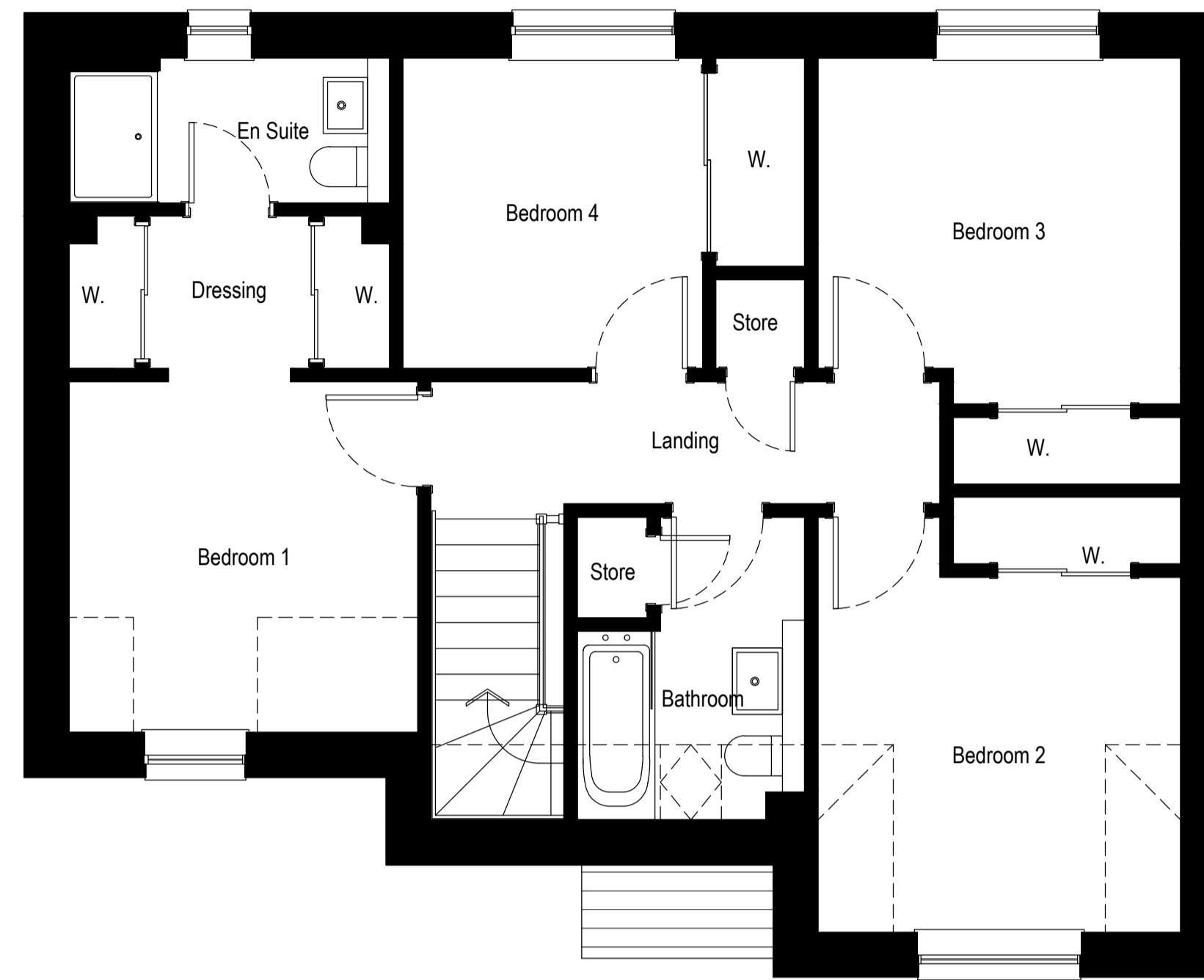
Drawing no.	Rev
1224dt(stock)901	-

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10790

8663



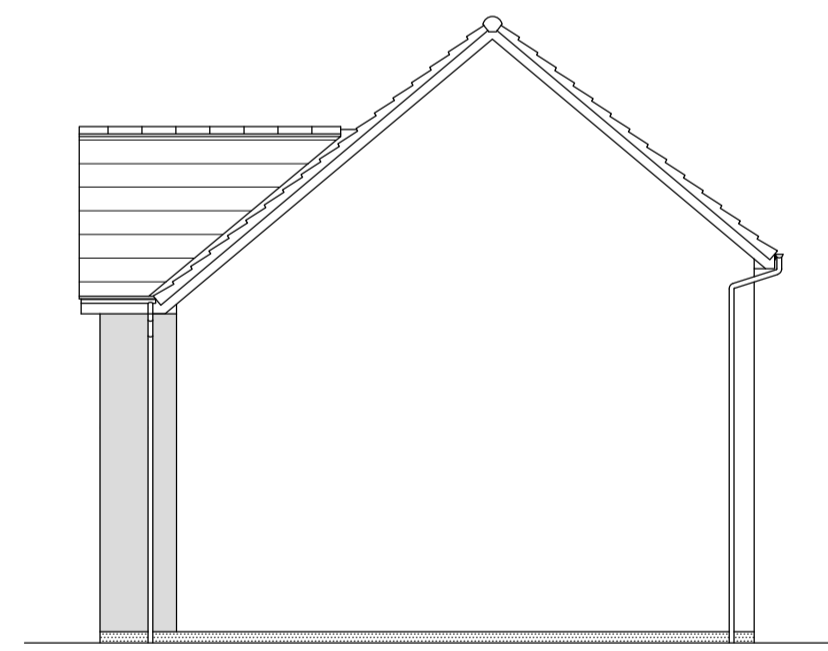
feature base

feature cladding

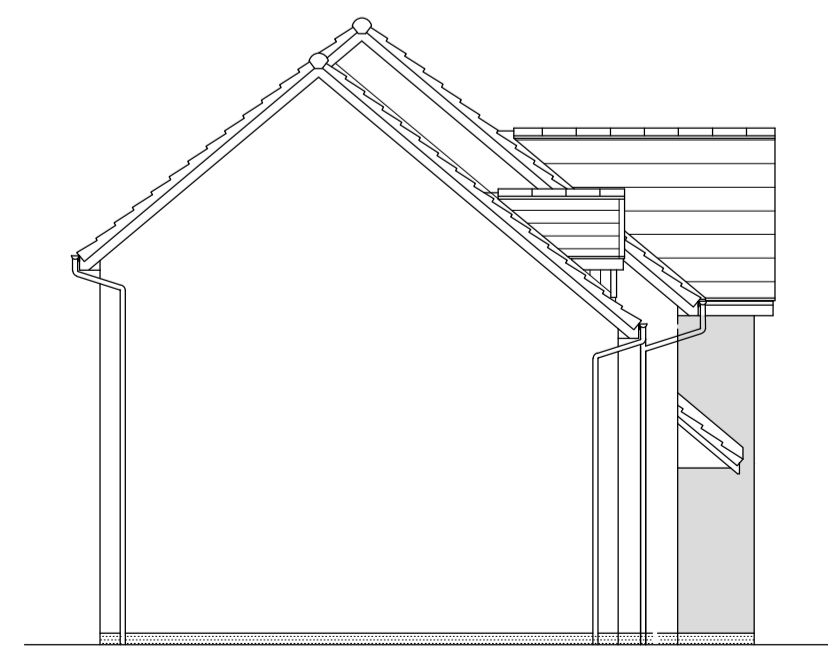
feature masonry



8284



8284



Rev.	Date	Remarks	By	Ch.
Revisions				

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Balerno

Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

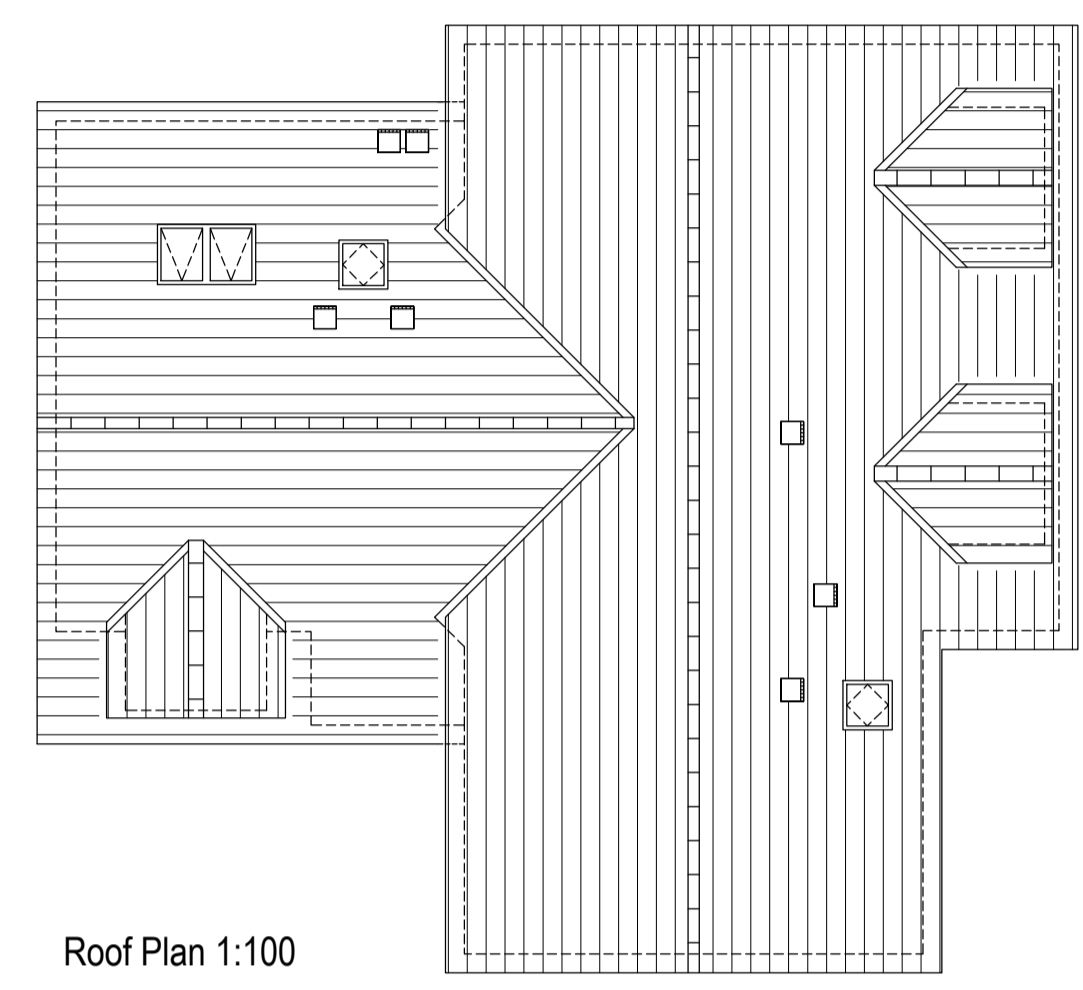
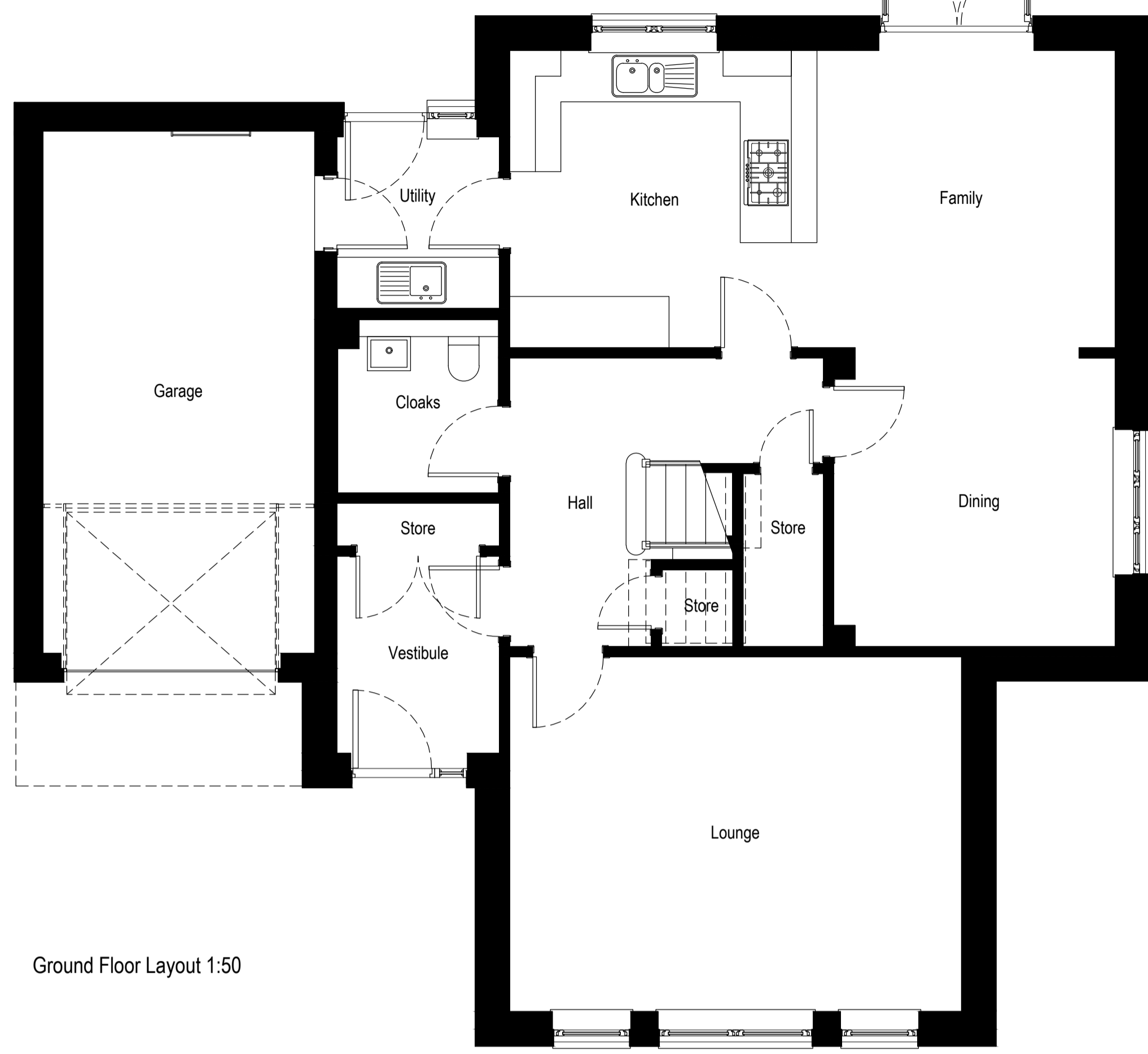
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Drawing no.	Rev
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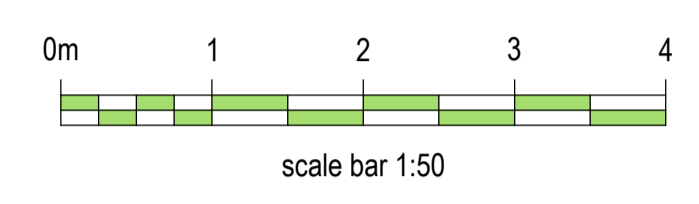
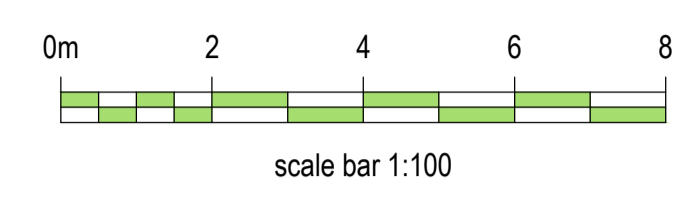
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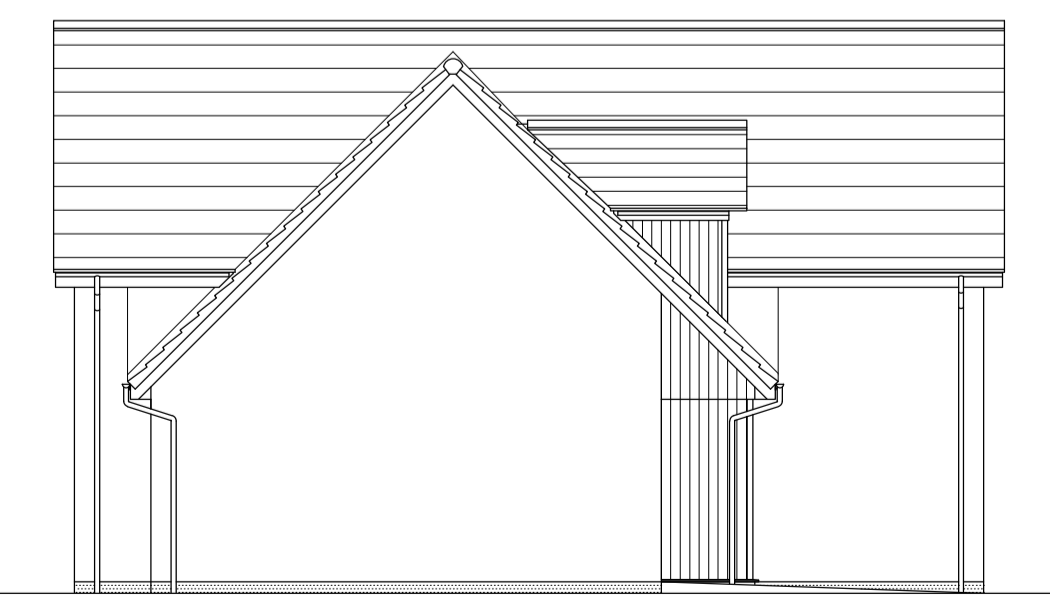
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- feature base
- feature cladding
- feature masonry



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Revisions				

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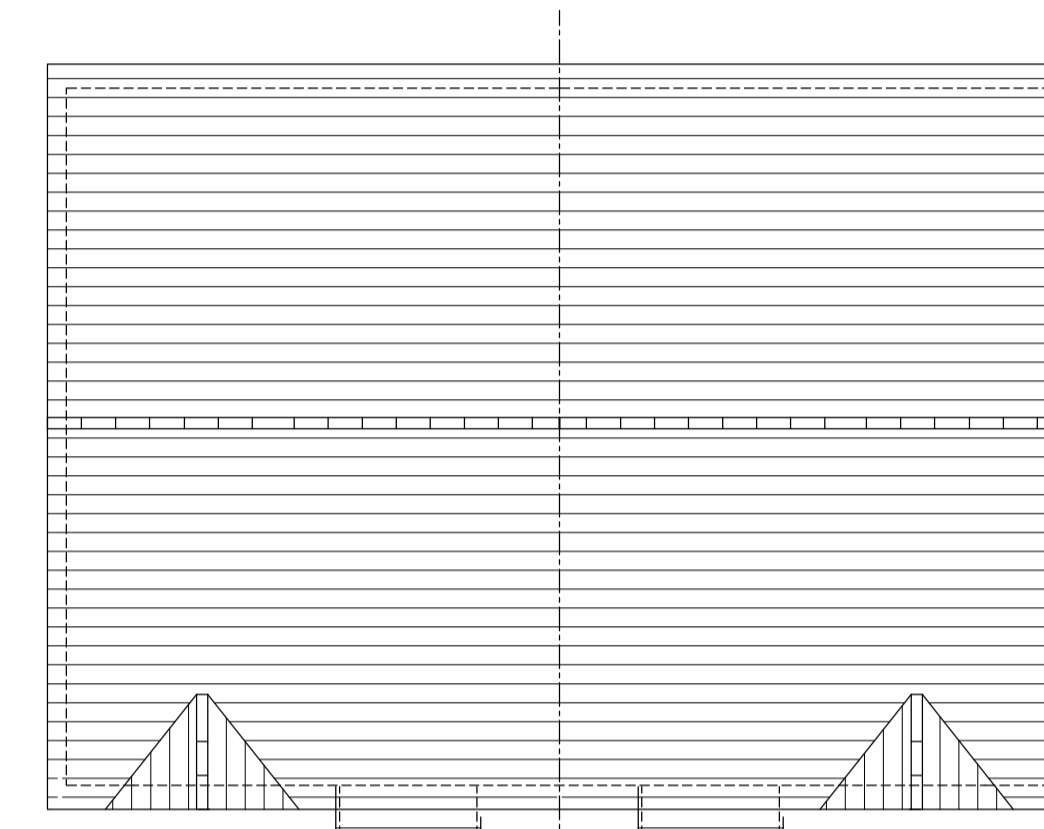
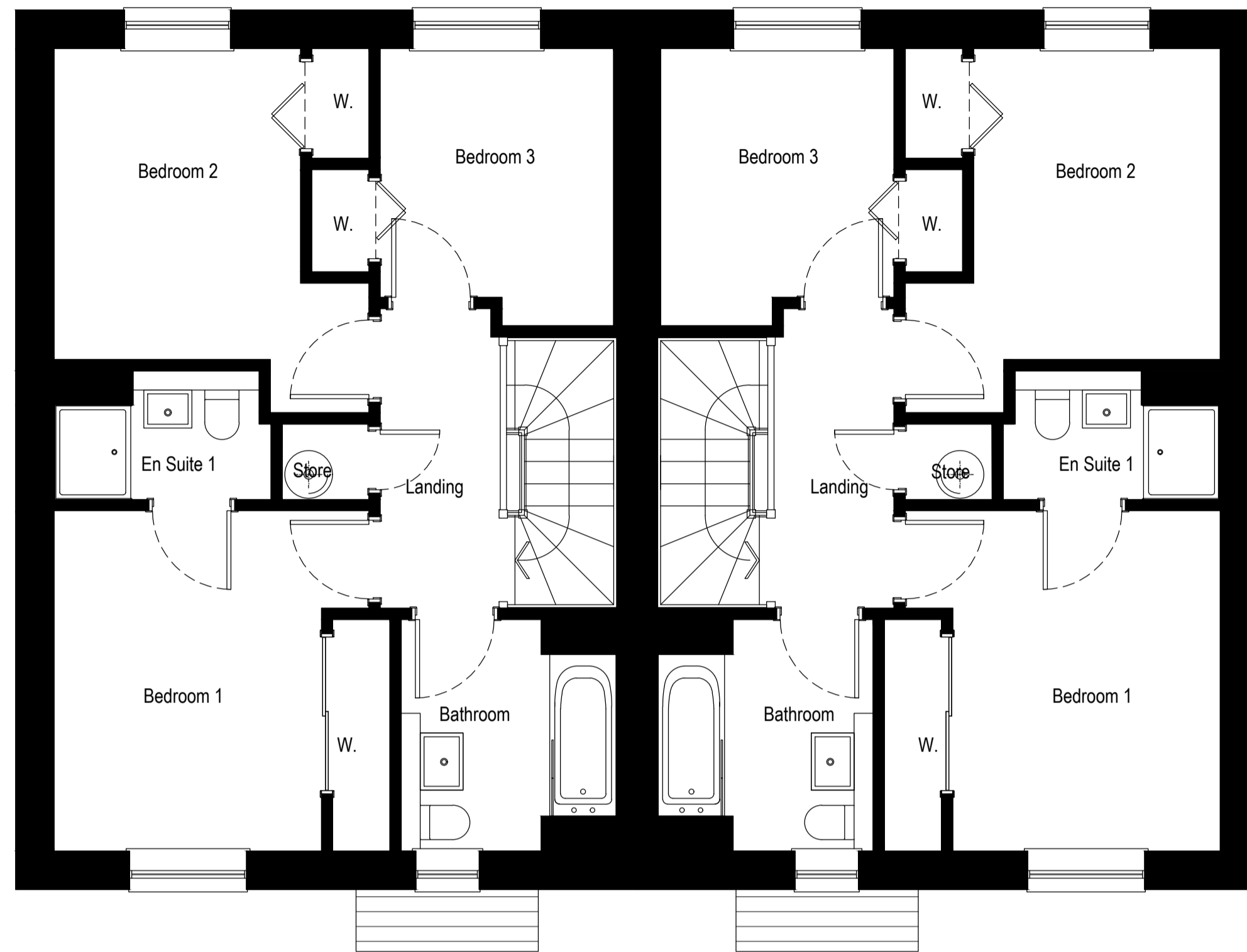
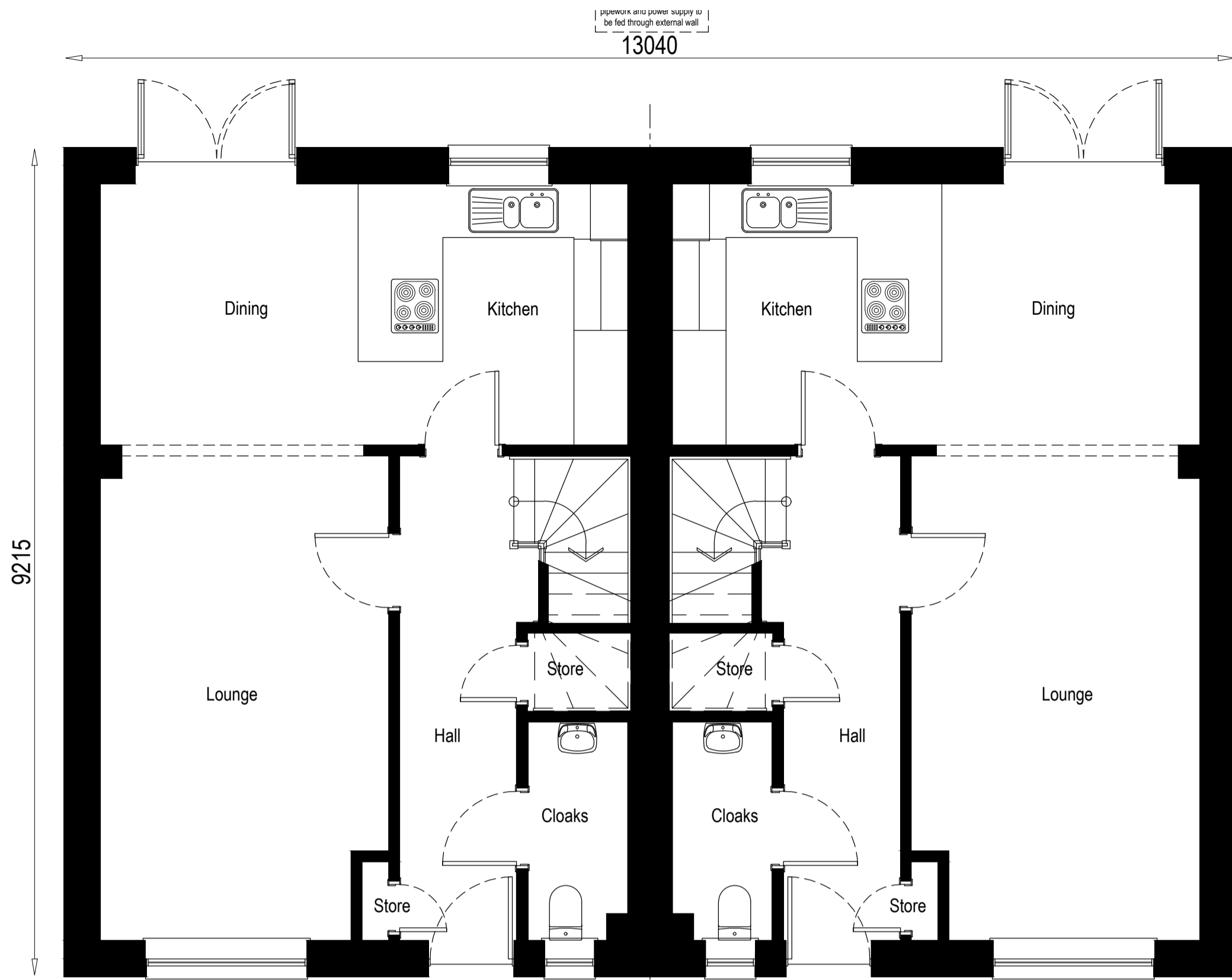
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Project
 Alba House Type Range

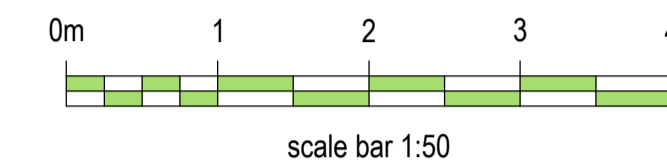
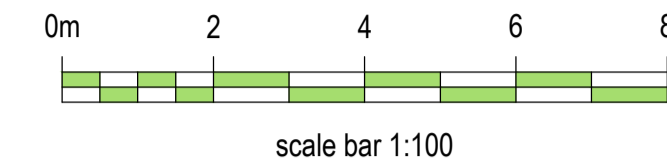
Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 21	JM	BW

Drawing no.	Rev
1932ct(stock)901	-



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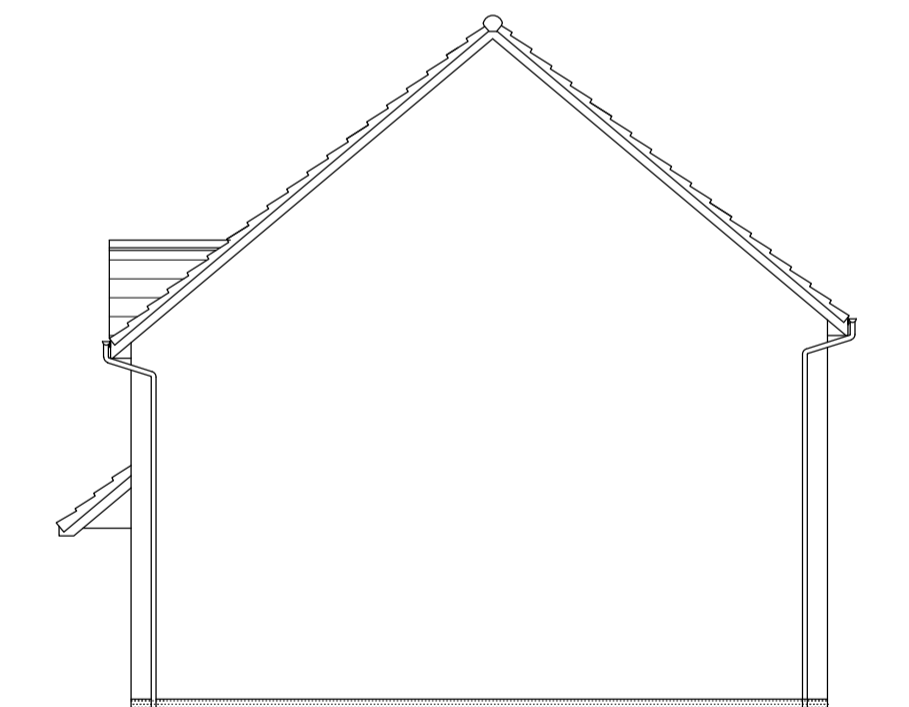
Ground Floor Layout 1:50

First Floor Layout 1:50

Roof Layout 1:100



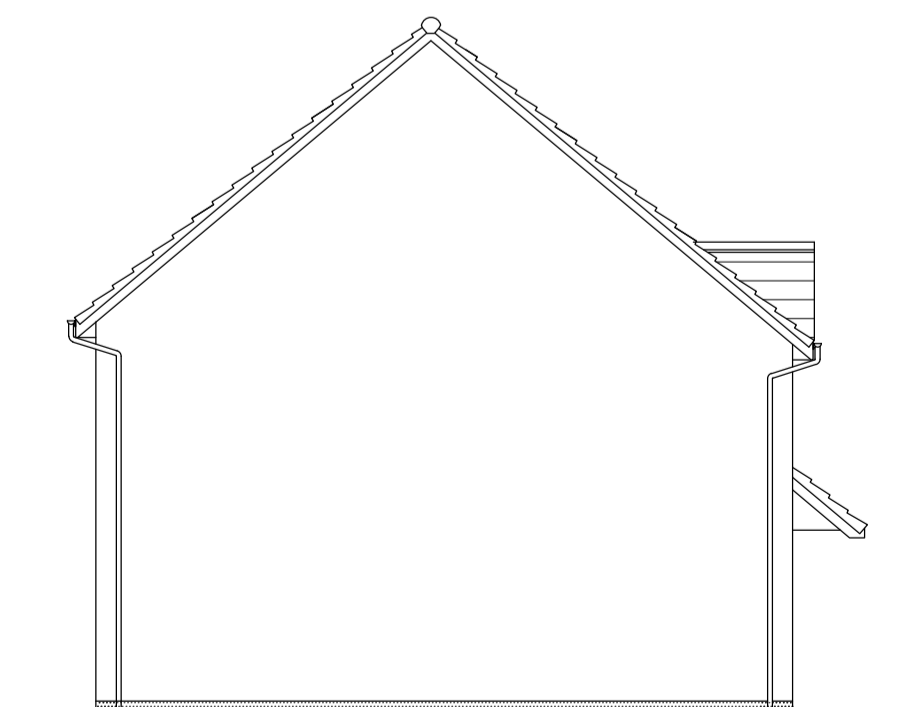
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

- feature base
- feature cladding
- feature masonry



3d Illustration

Rev.	Date	Remarks	By	Ch.
Revisions				



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Cupar Semi

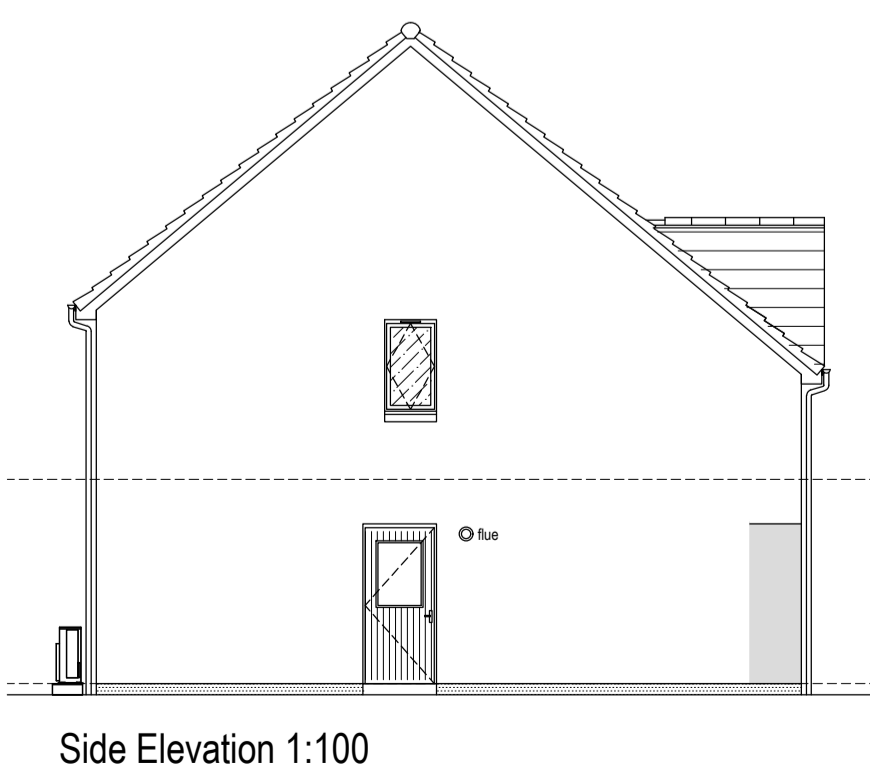
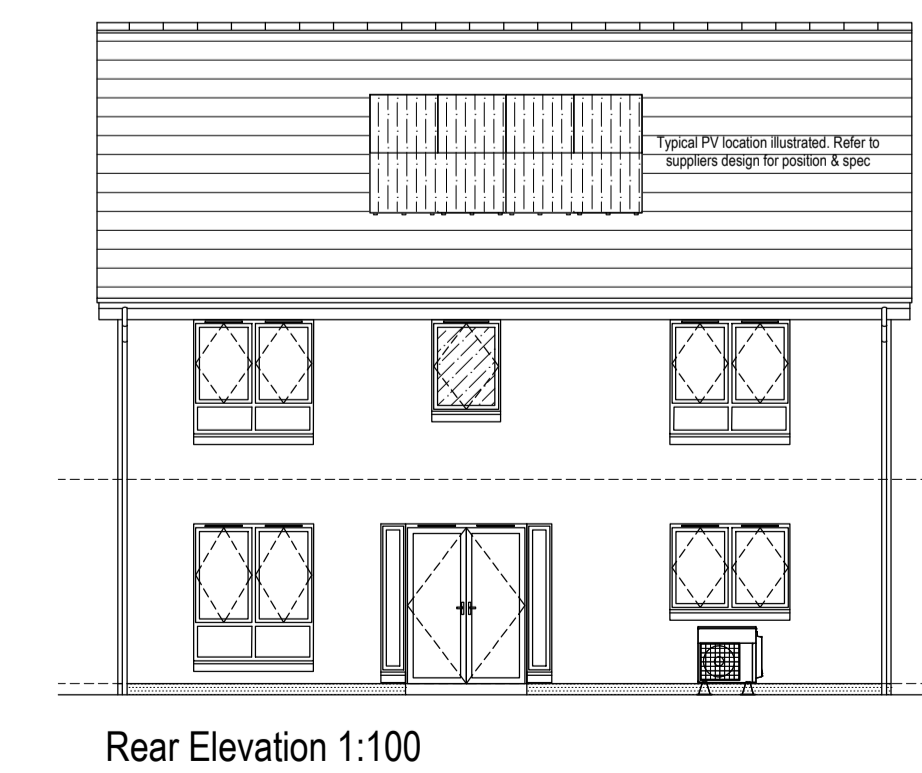
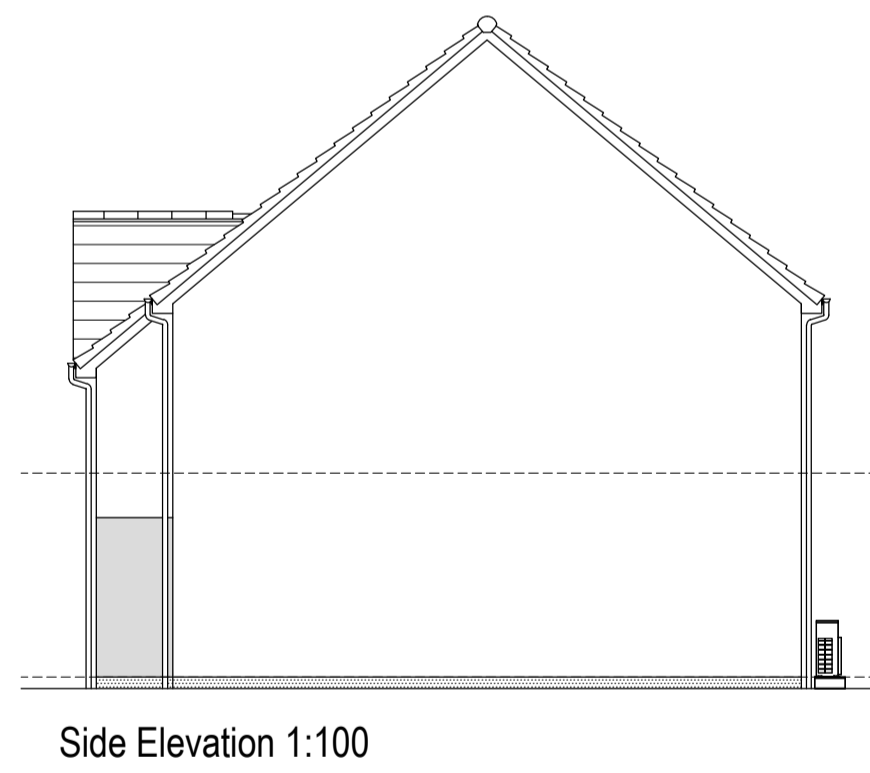
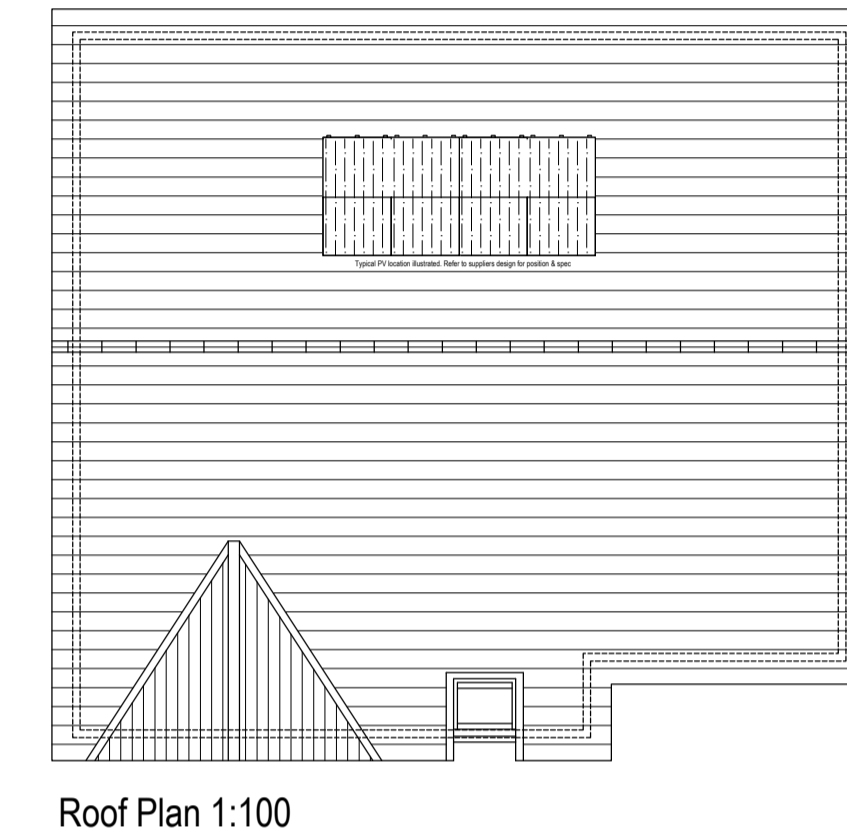
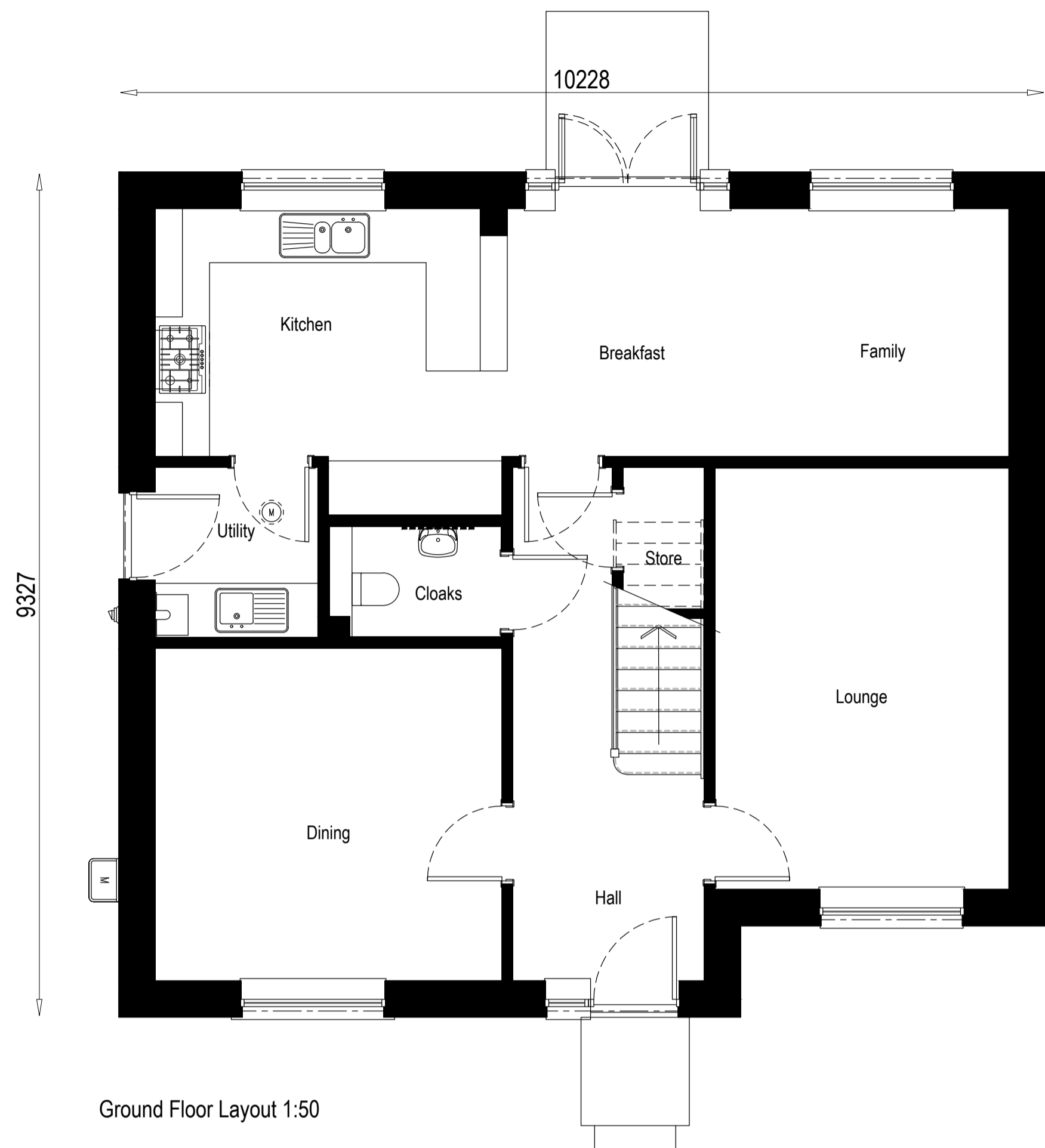
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 21	JM	BW

Drawing no.	Rev
1073sd(stock)901	-

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- base course
- cladding
- masonry 1
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

Dunning (as)

Project
 Alba House Type Range
 DR01 Drumnadrochit

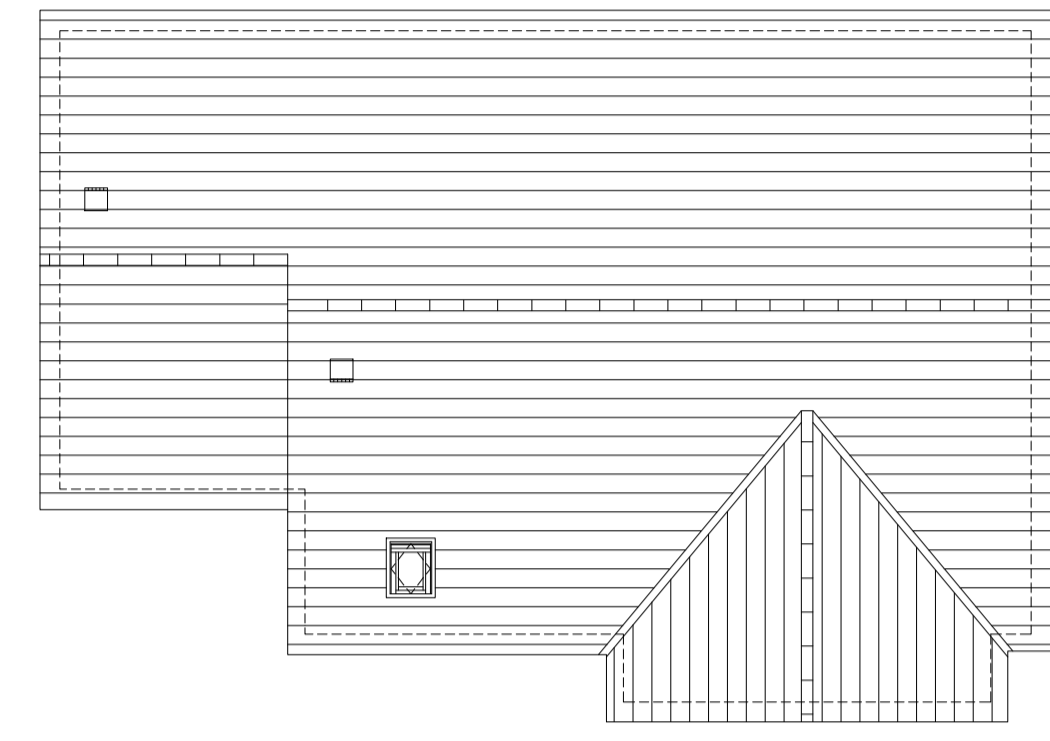
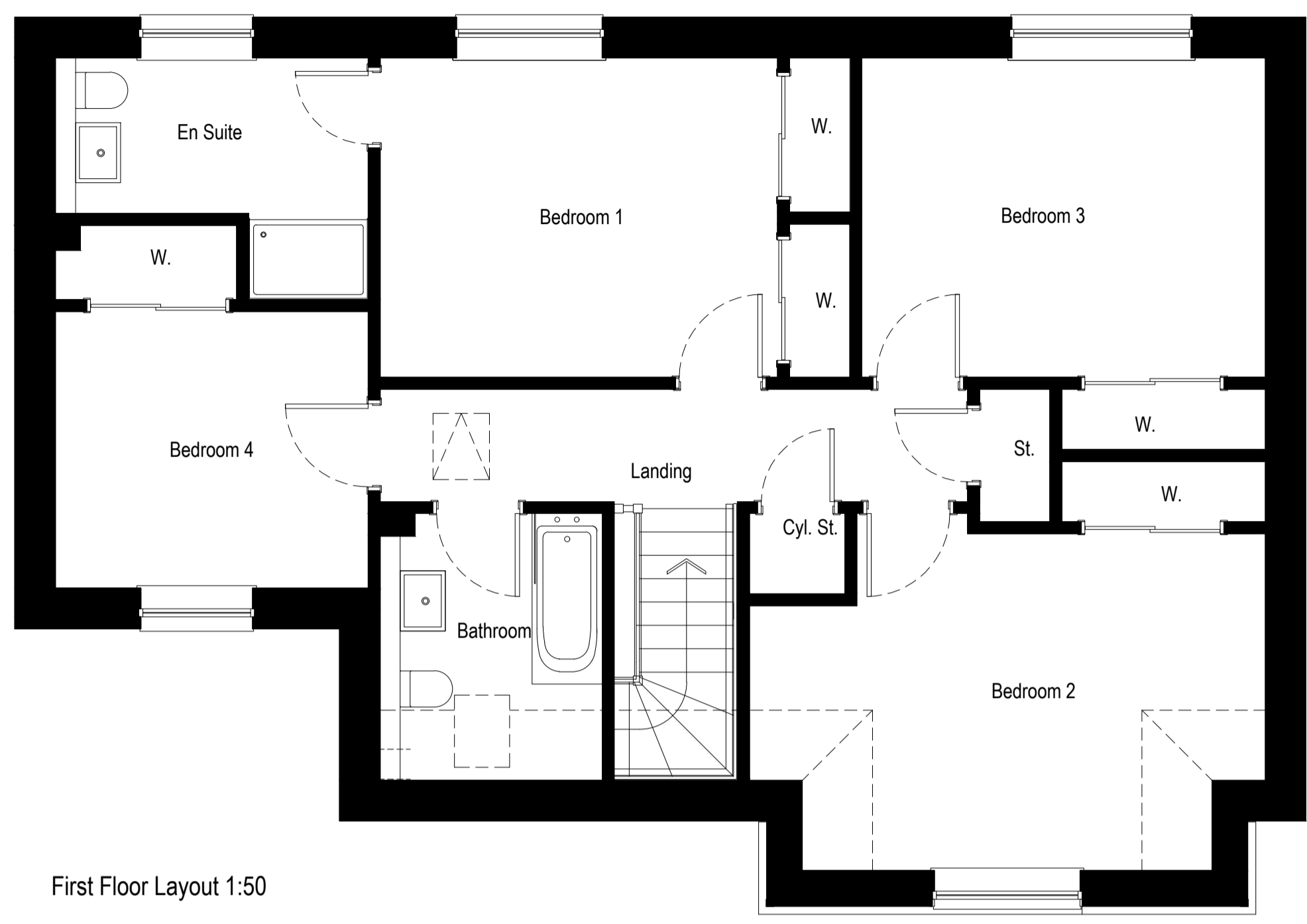
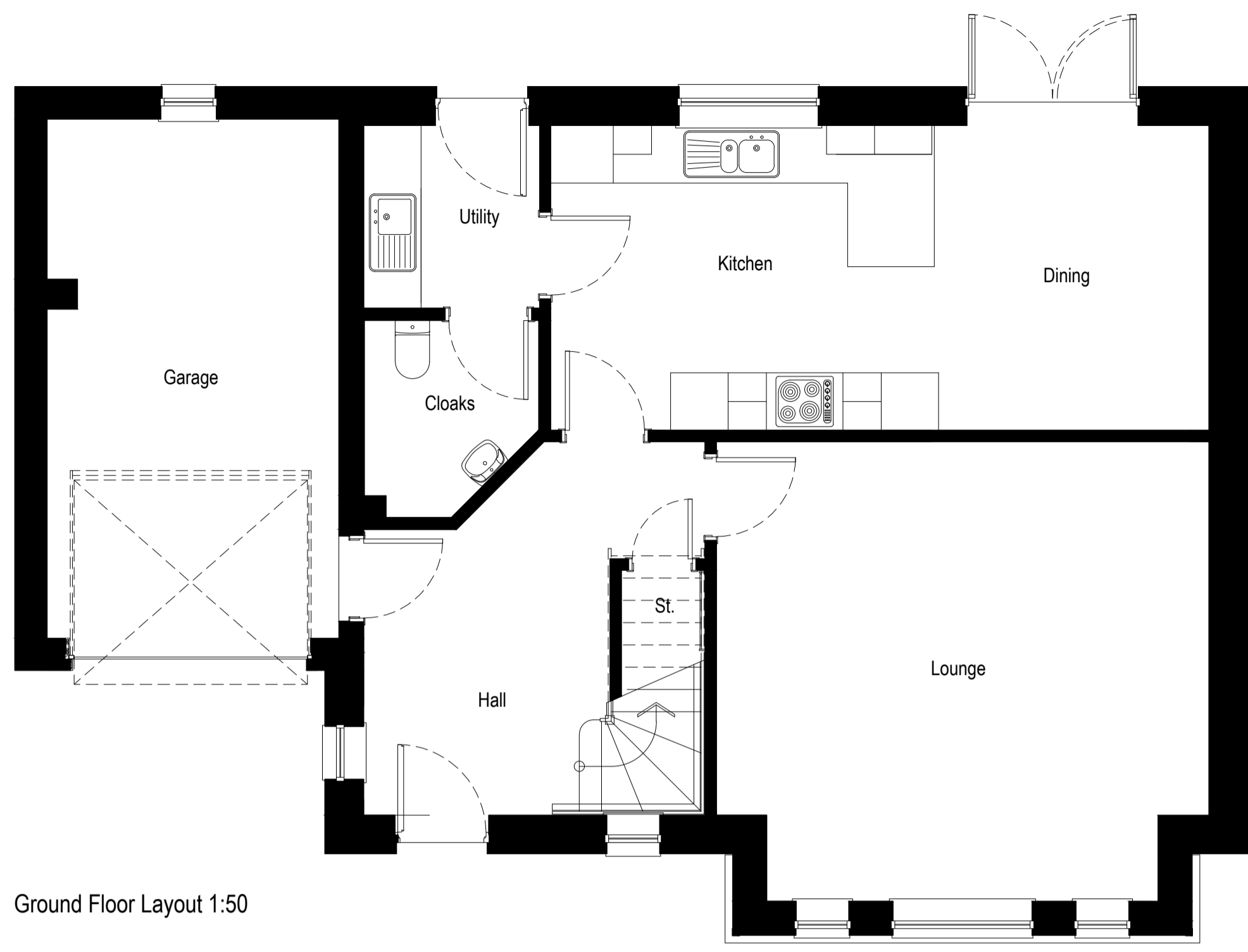
Drawing
 Planning Plans & Elevations

Scale	Date	Drawn by	Checked by
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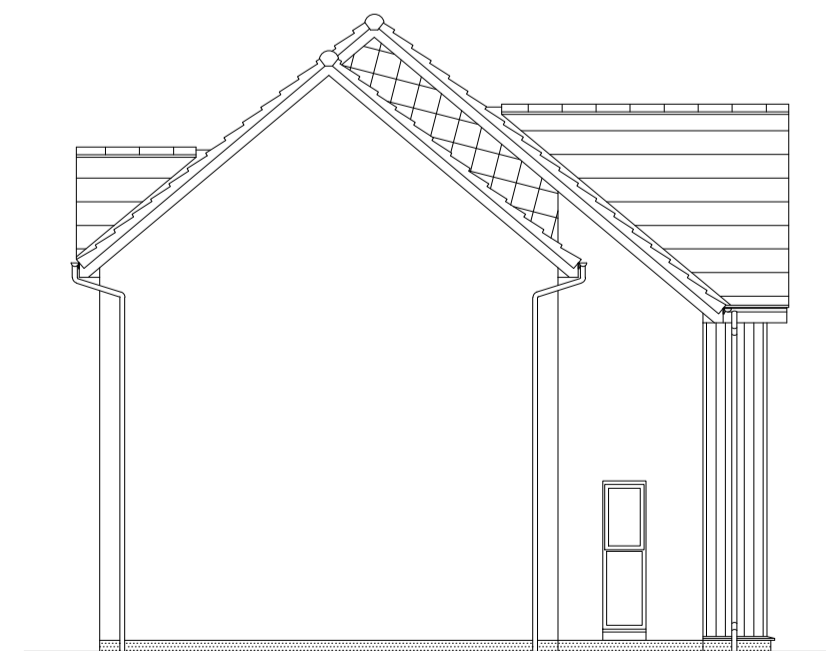
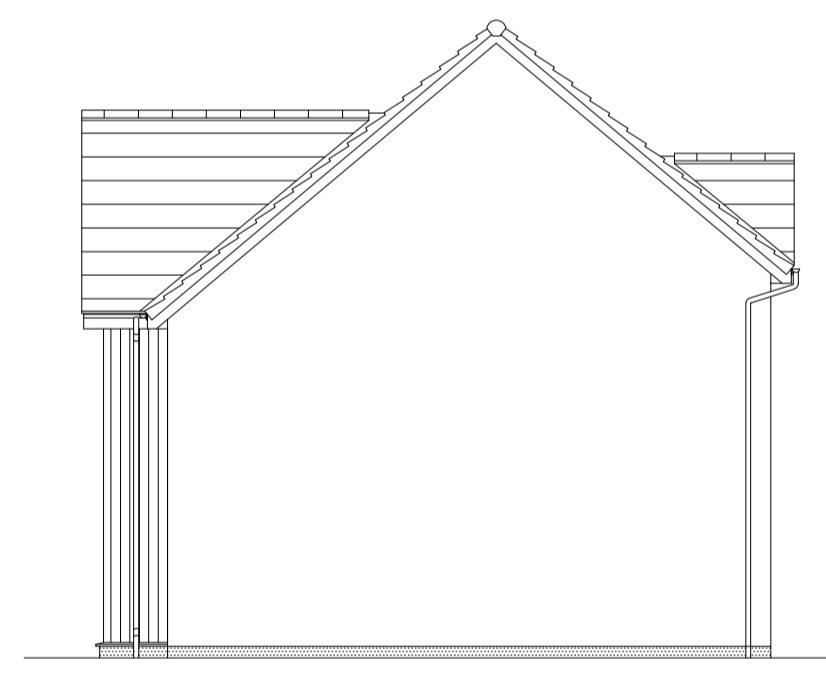
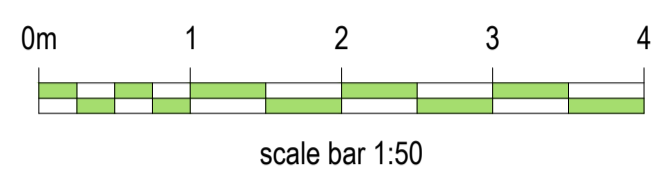
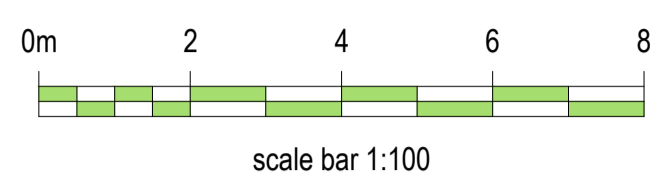
Drawing no.	Rev
DR01_PL_DUNNING_901	-

12842

7978



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Rev.	Date	Remarks	By	Ch.
A	14.02.18	Window added to stair & perspective updated.	GR	CV

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Kintore - (as)

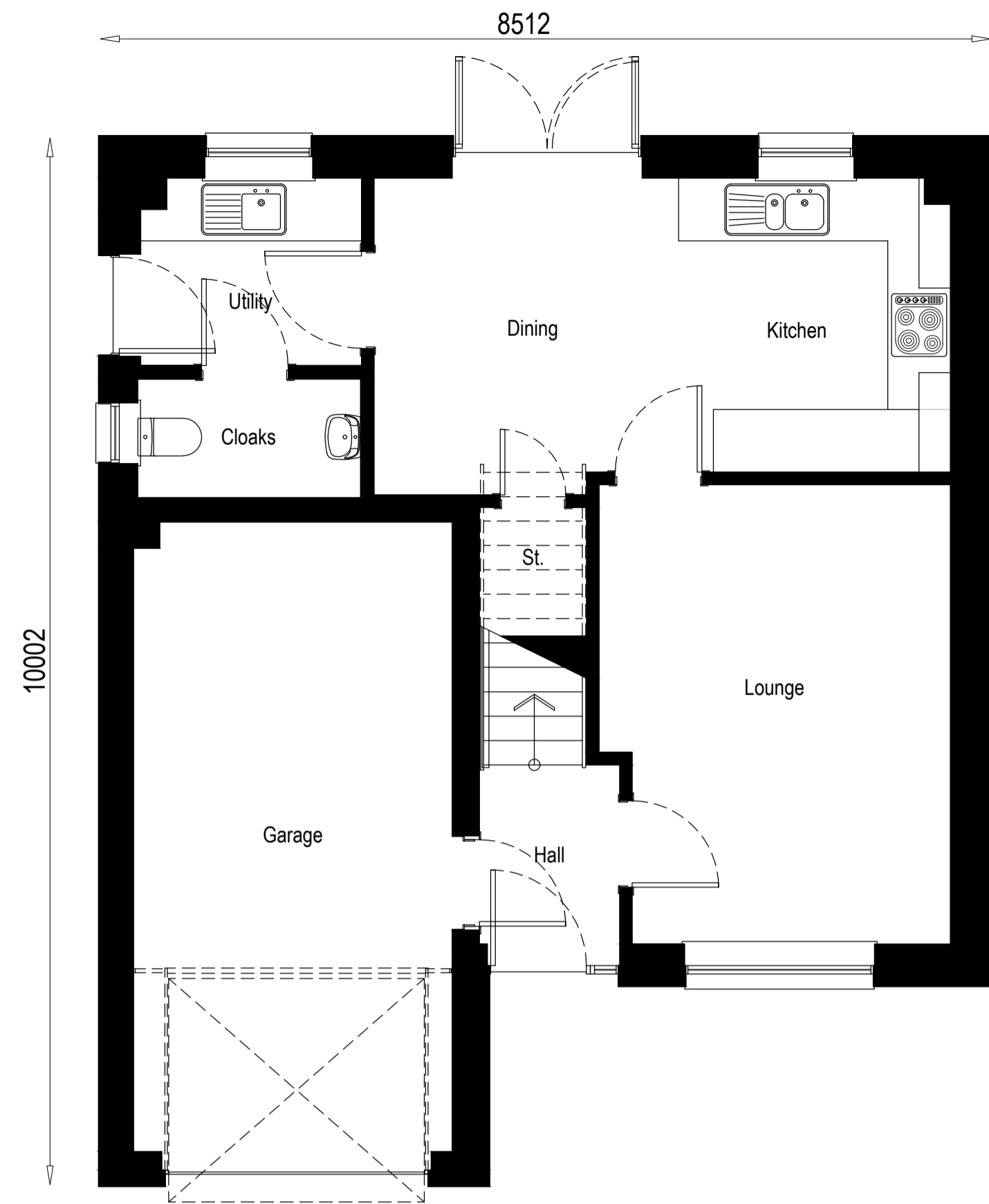
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

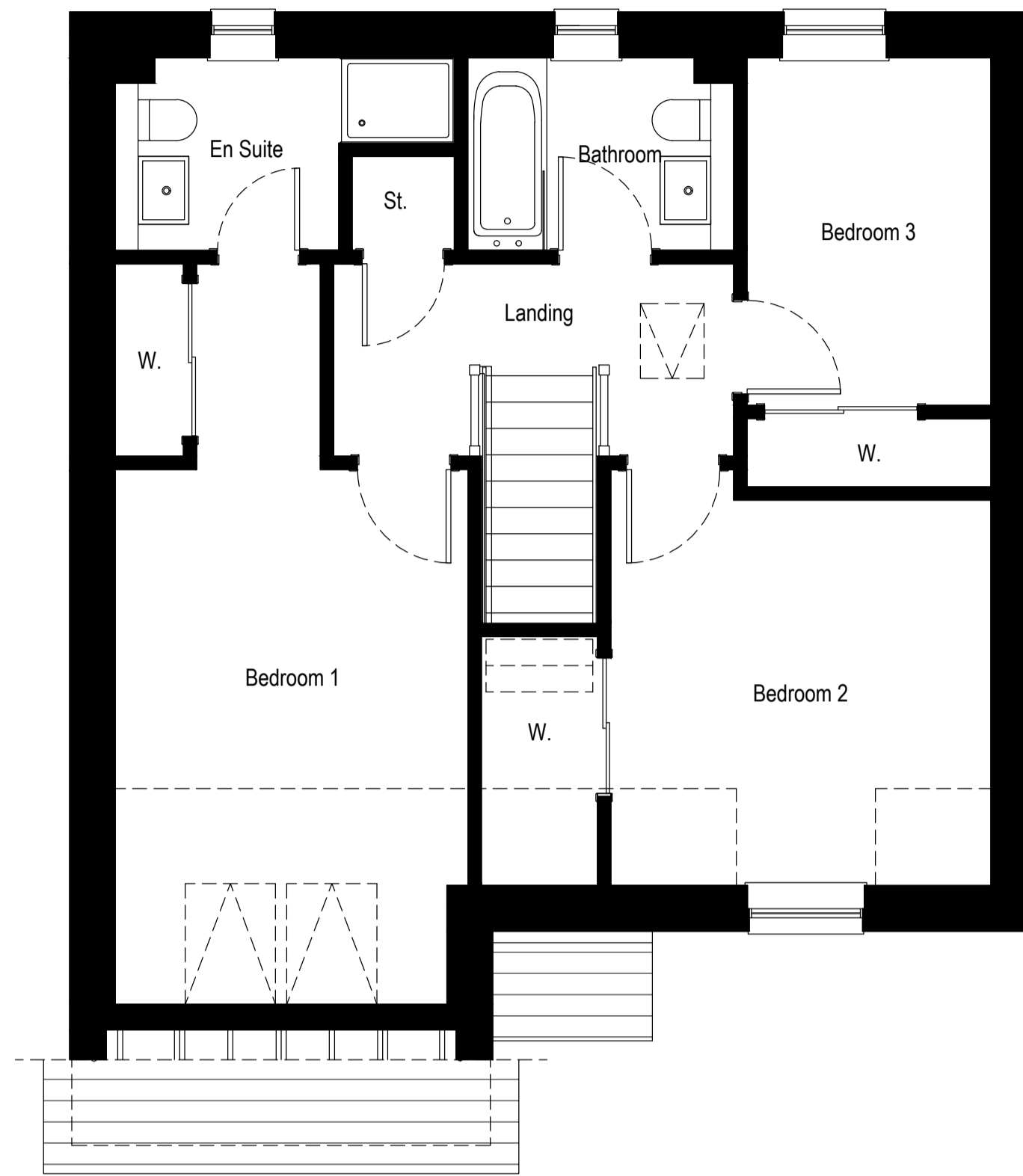
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Drawing no.	Rev
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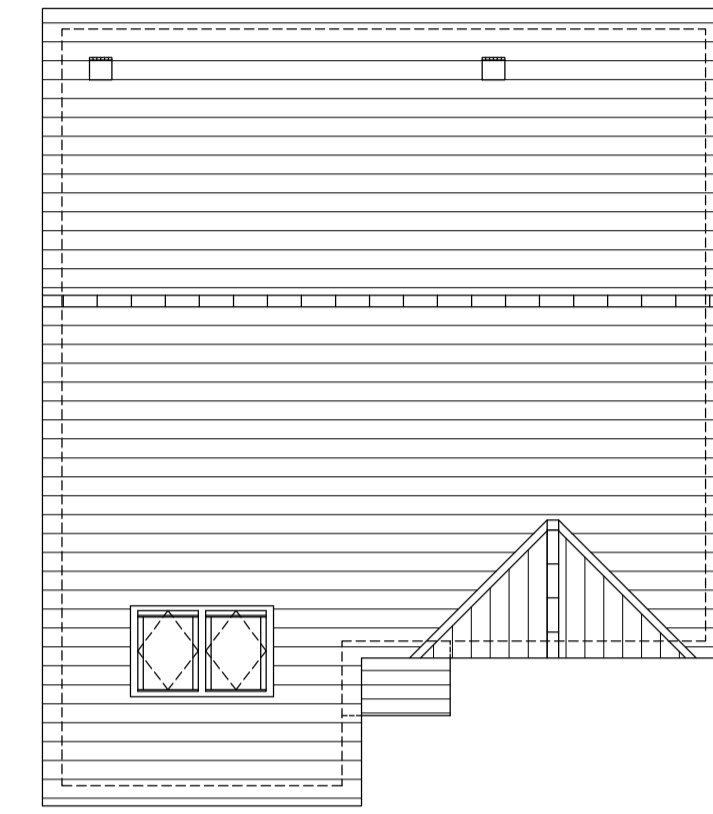
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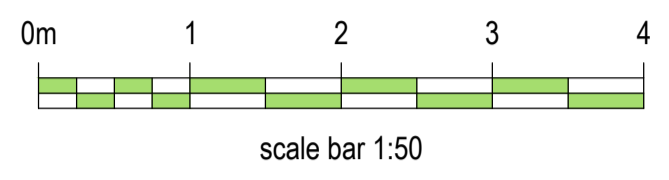
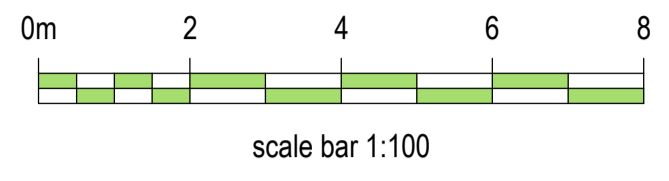
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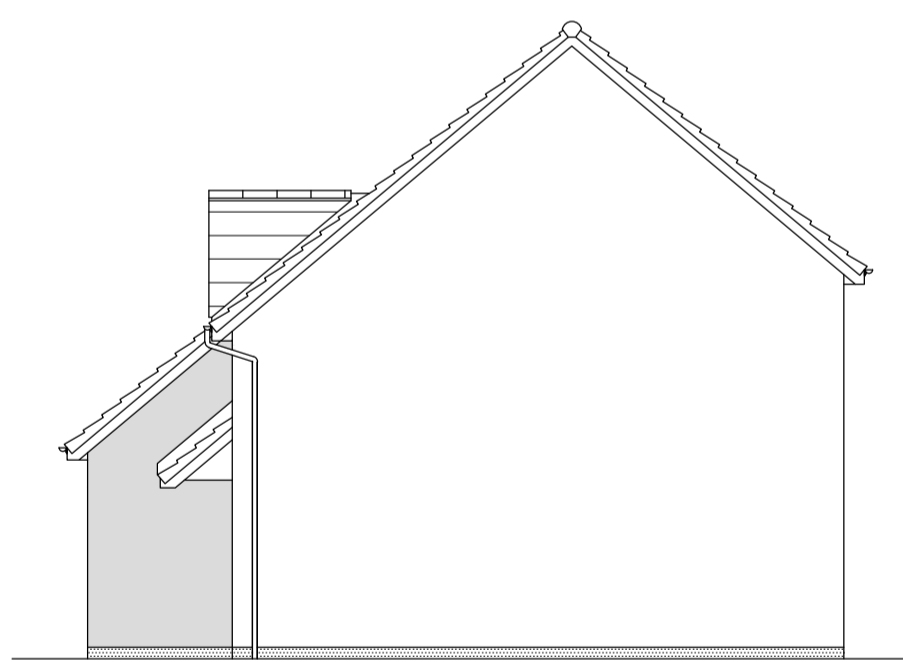
First Floor Layout 1:50



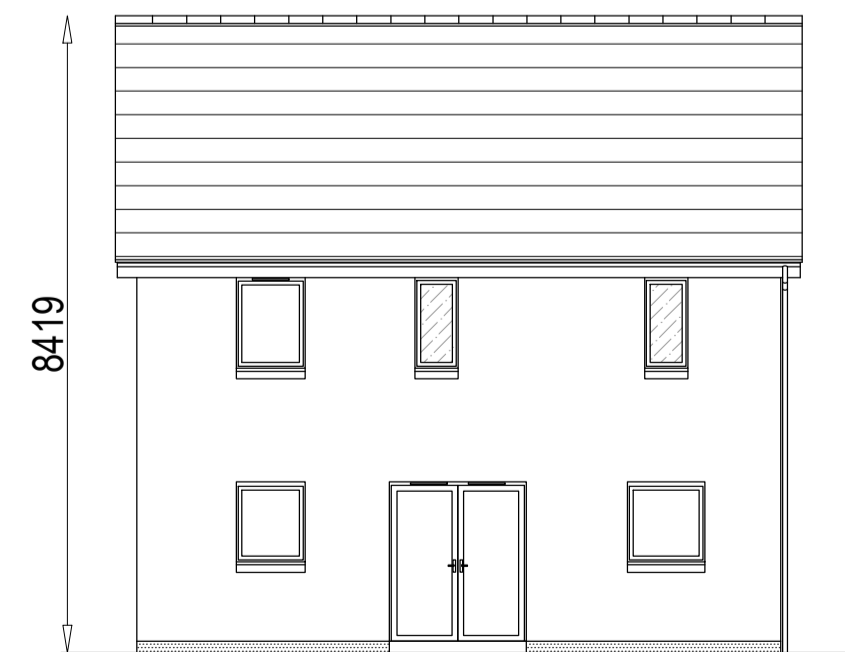
Roof Plan 1:100



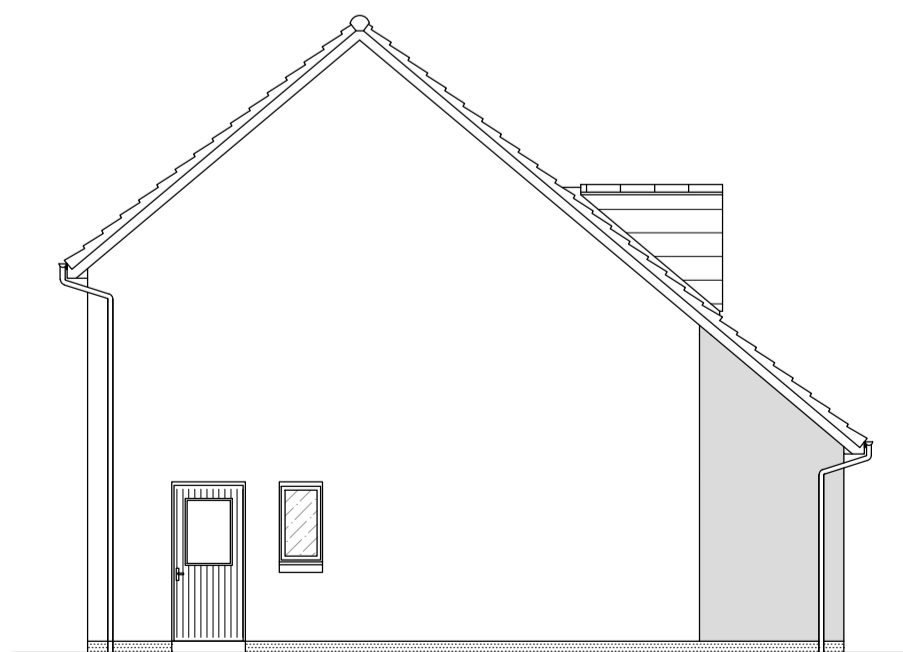
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

Elevations

- feature base
- feature cladding
- feature masonry



3D Illustration NTS

Rev.	Date	Remarks	By	Ch.
Revisions				



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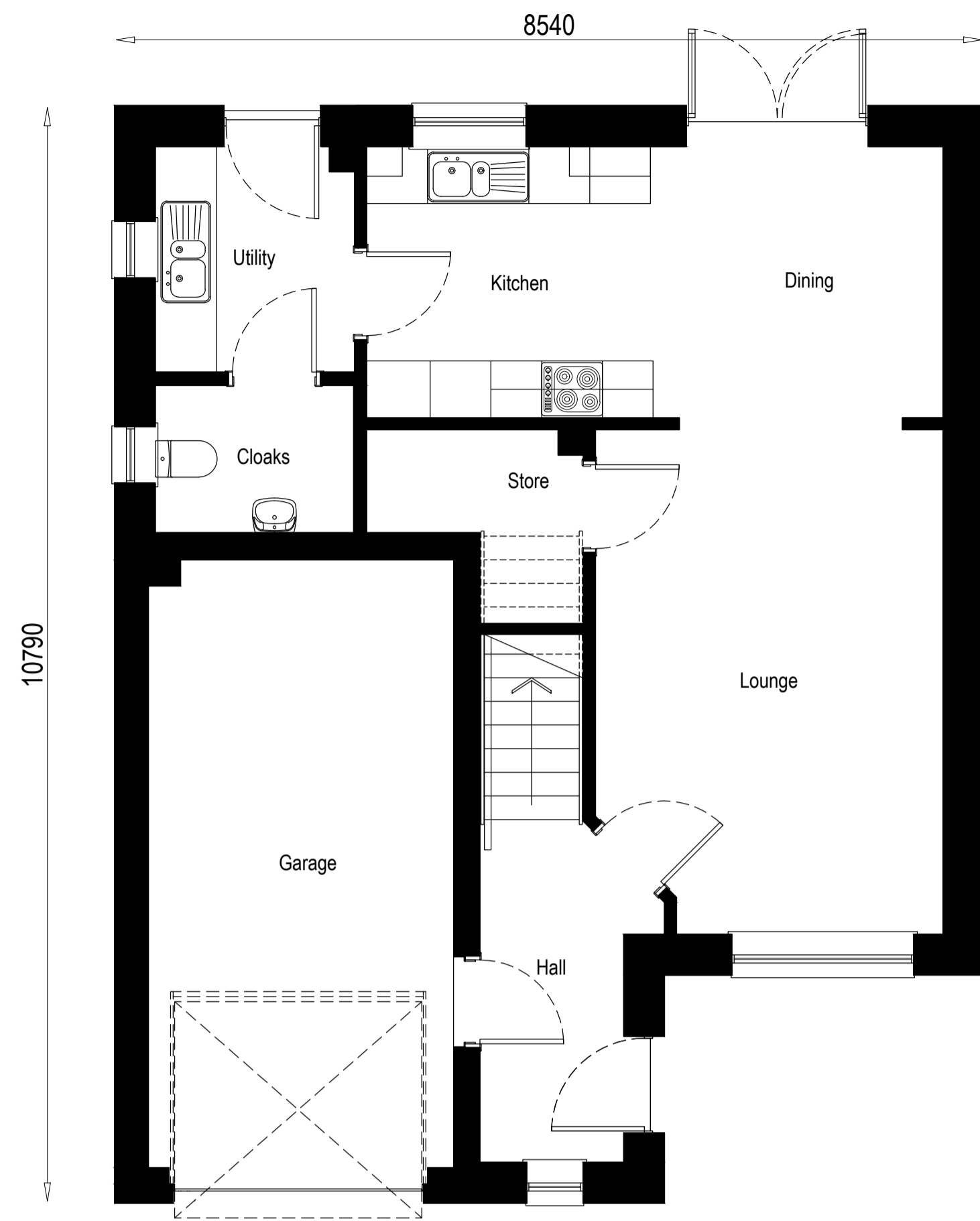
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

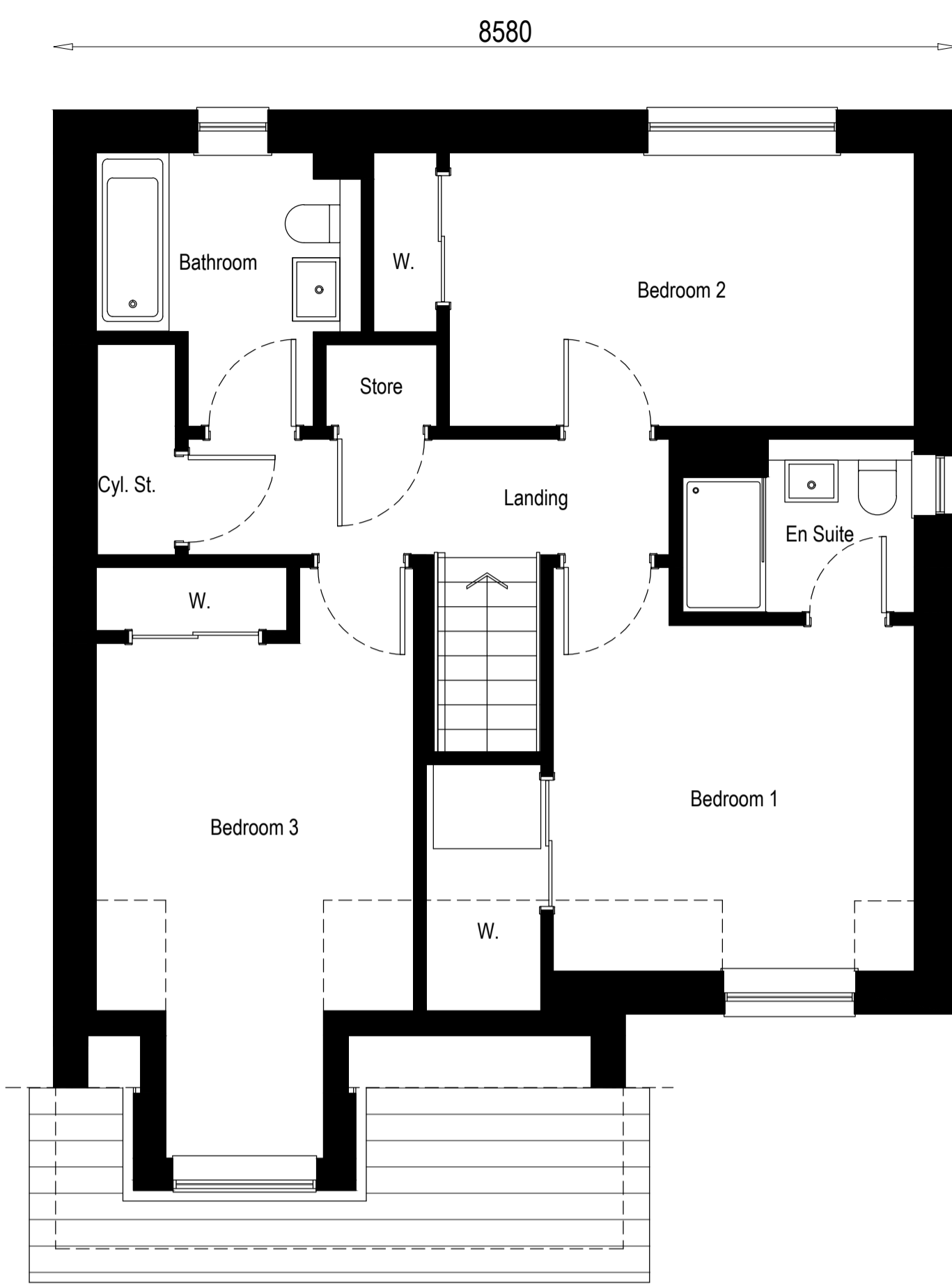
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Drawing no.	Rev
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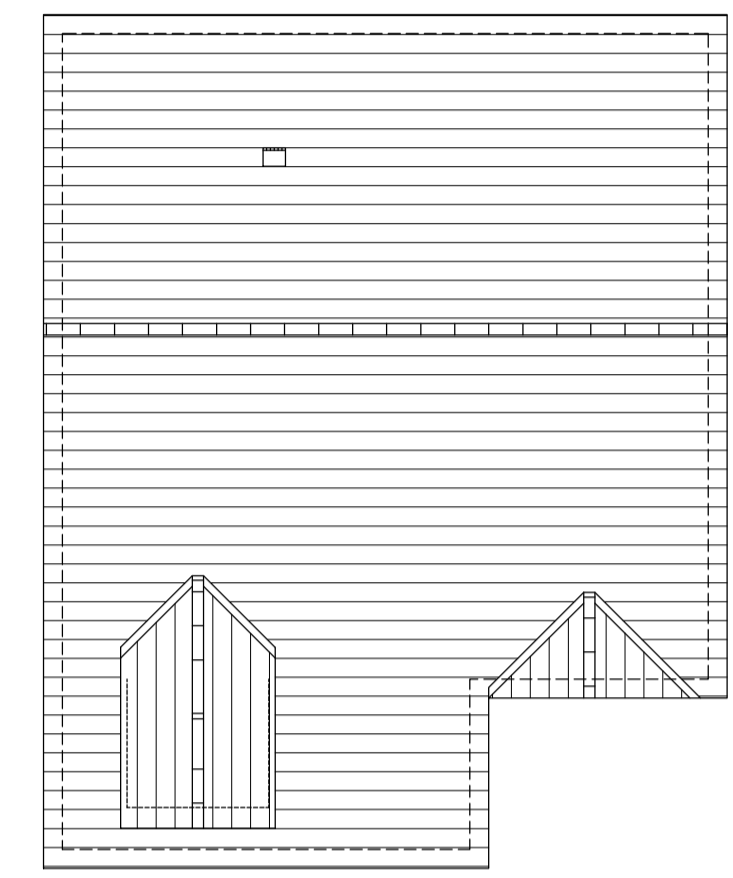
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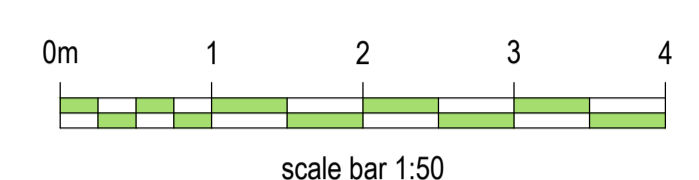
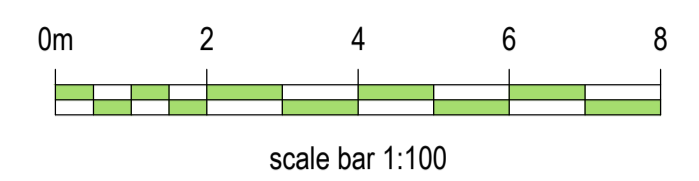
Ground Floor Layout 1:50



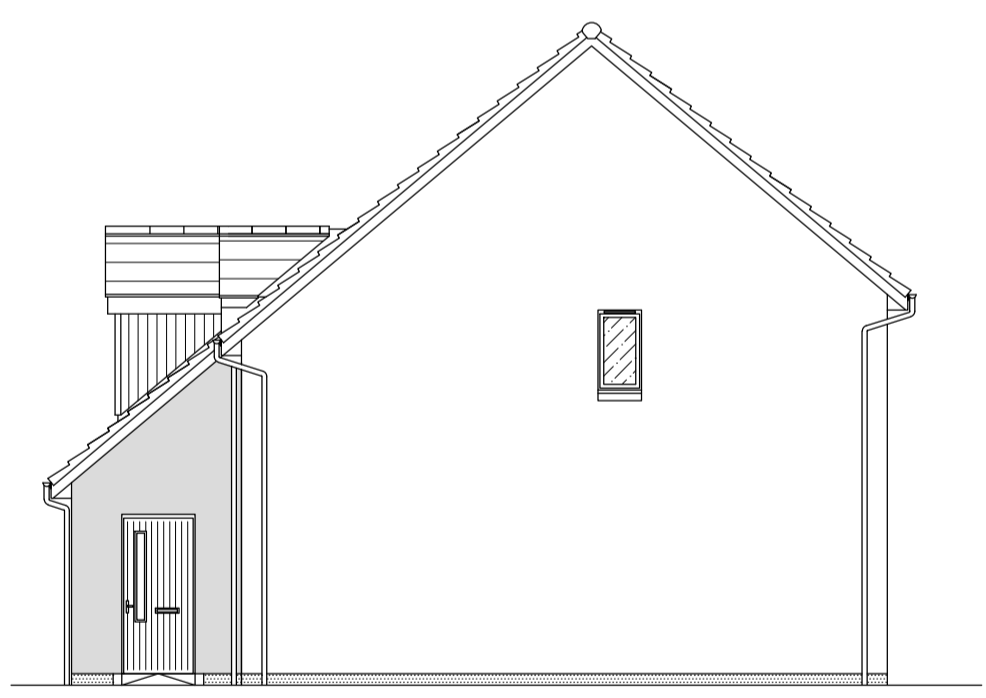
First Floor Layout 1:50



Roof Layout 1:50

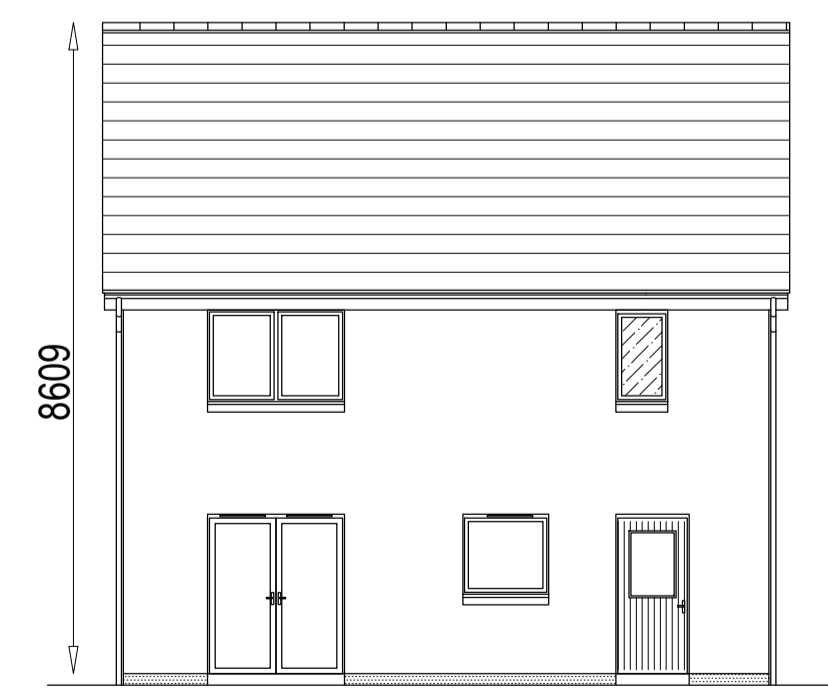


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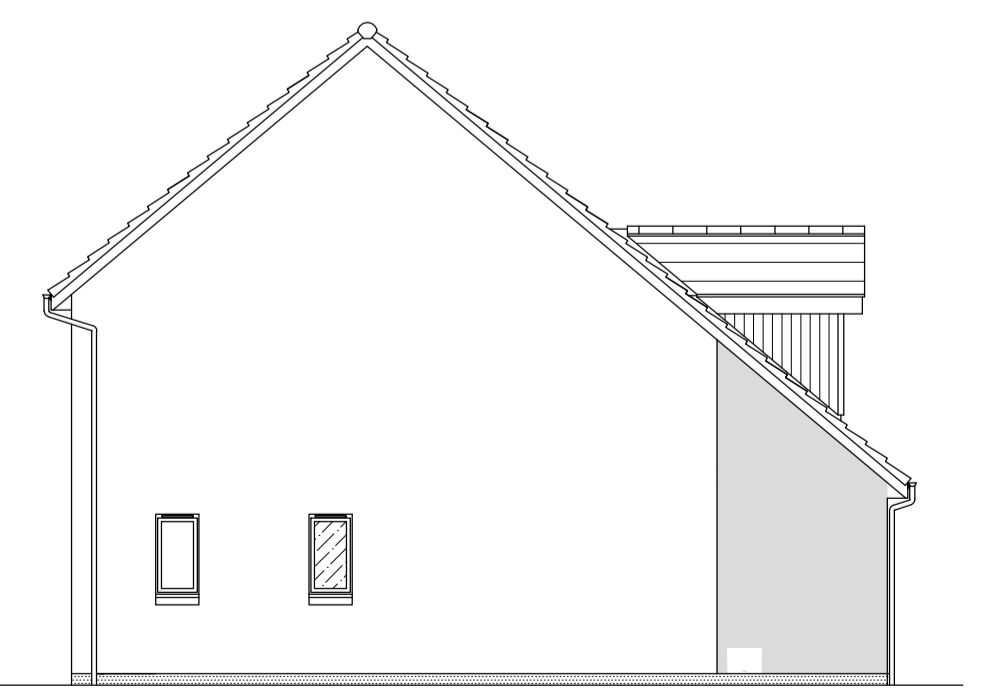


Side Elevation 1:100

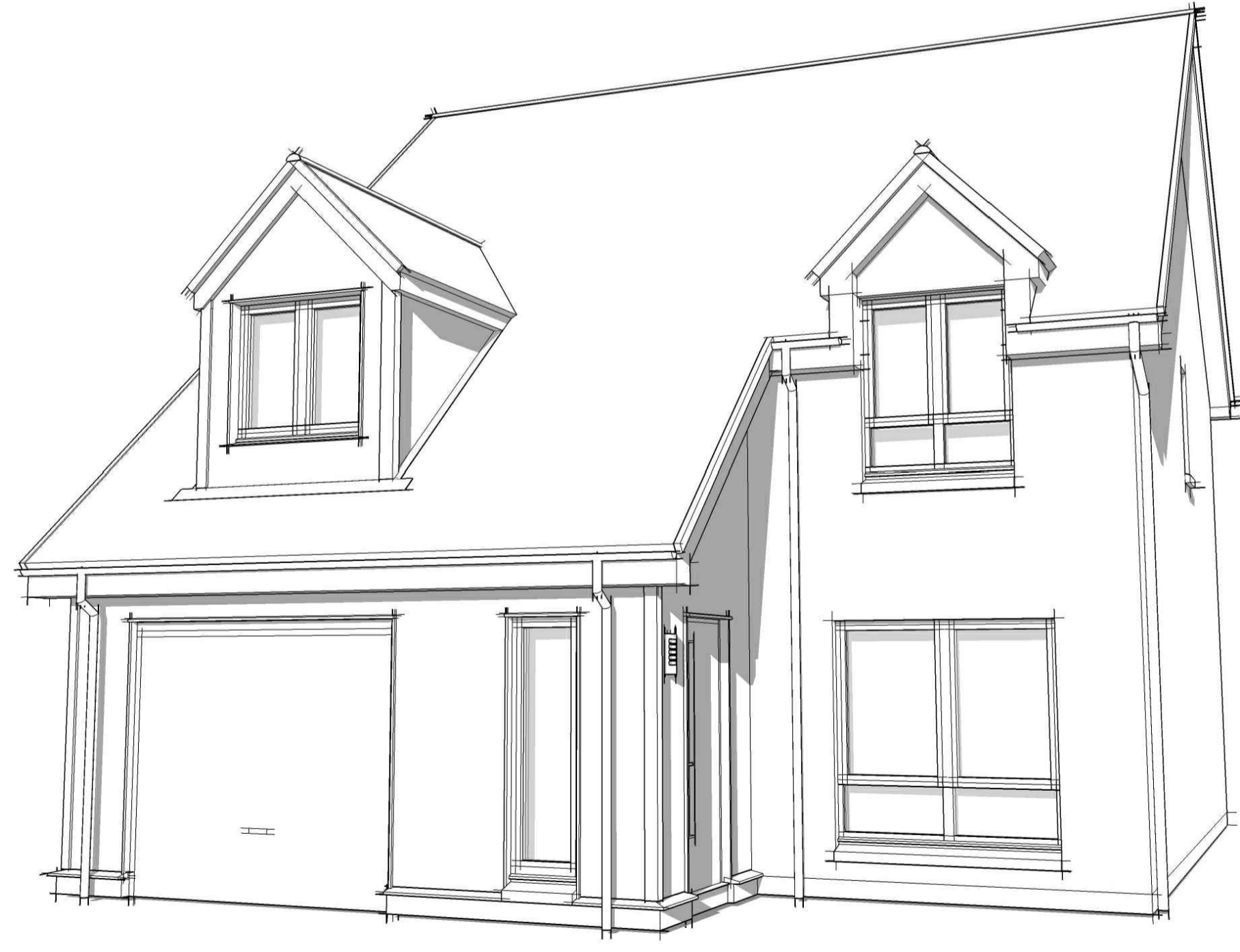
- feature base
- feature cladding
- feature masonry



Rear Elevation 1:100



Side Elevation 1:100



Perspective Illustration NTS

Rev.	Date	Remarks	By	Ch.
Revisions				


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Nairn

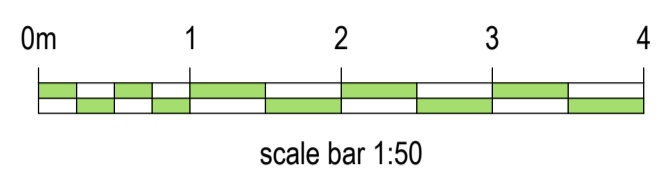
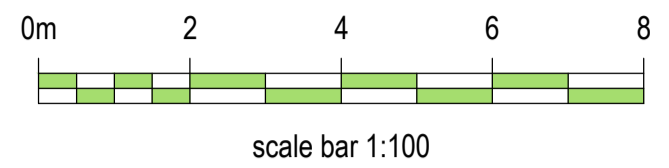
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 21	JM	BW

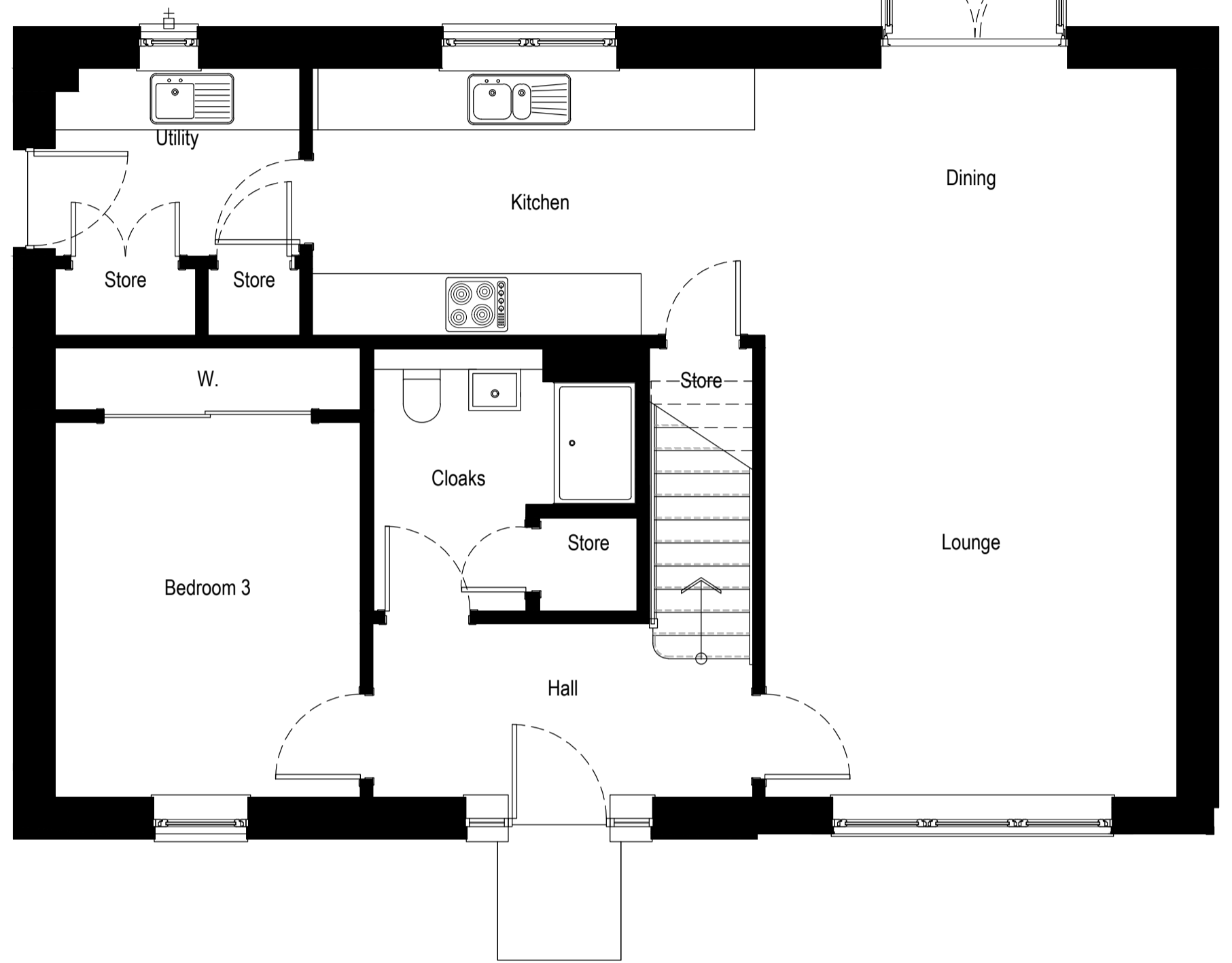
Drawing no.	Rev
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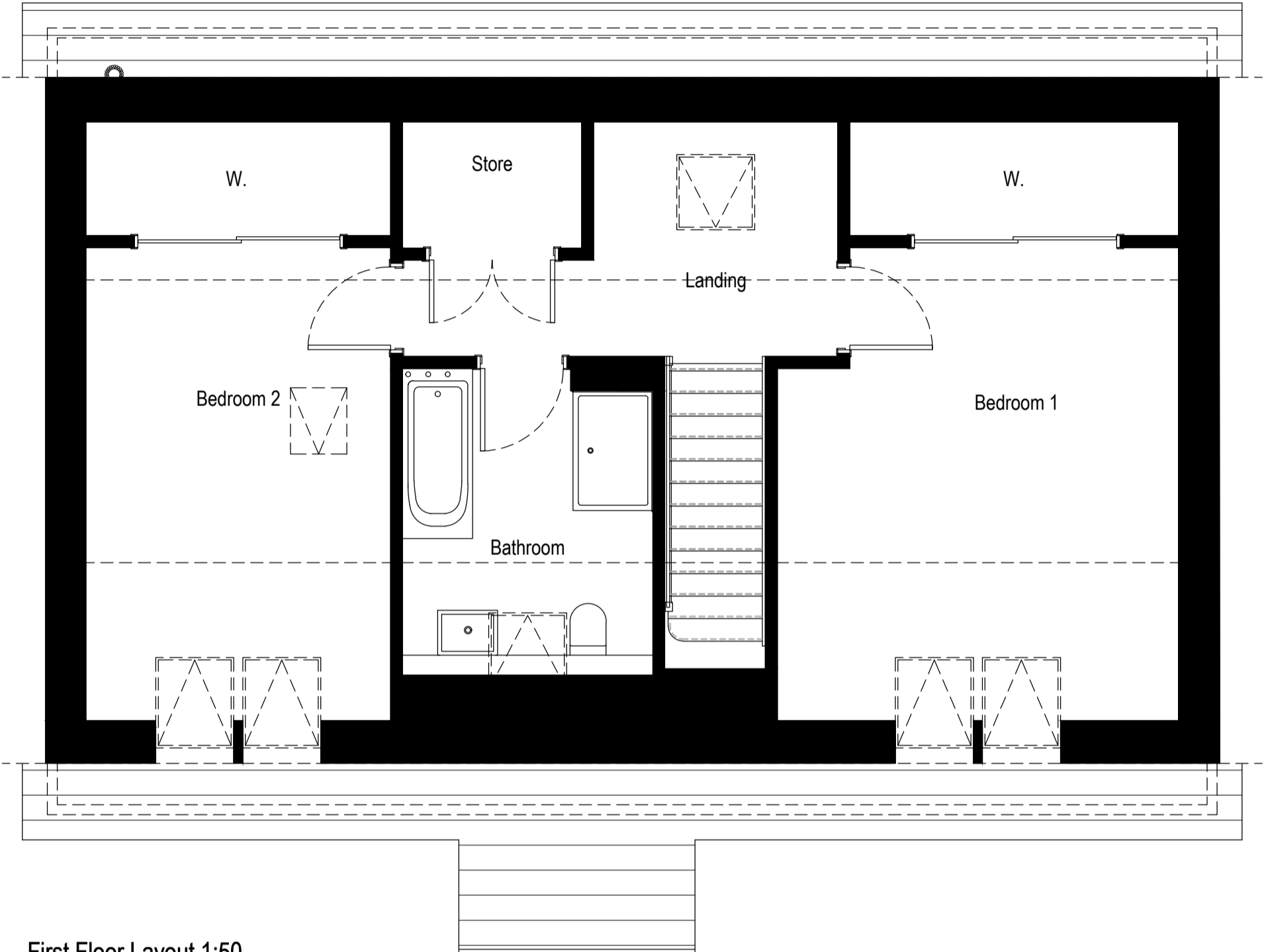


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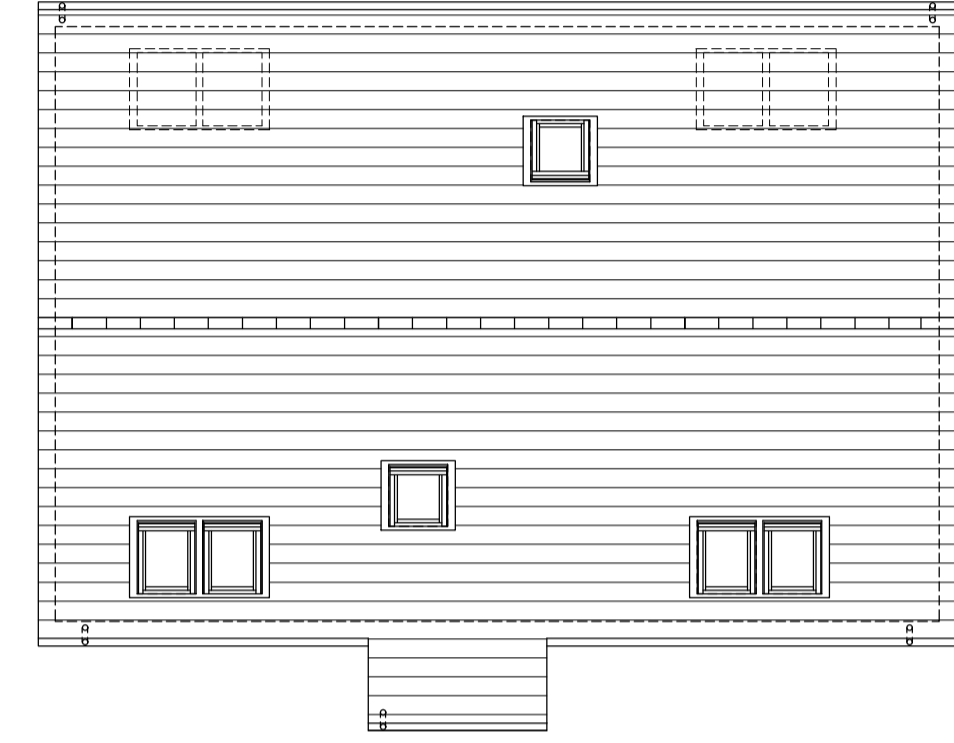
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Ground Floor Layout 1:50

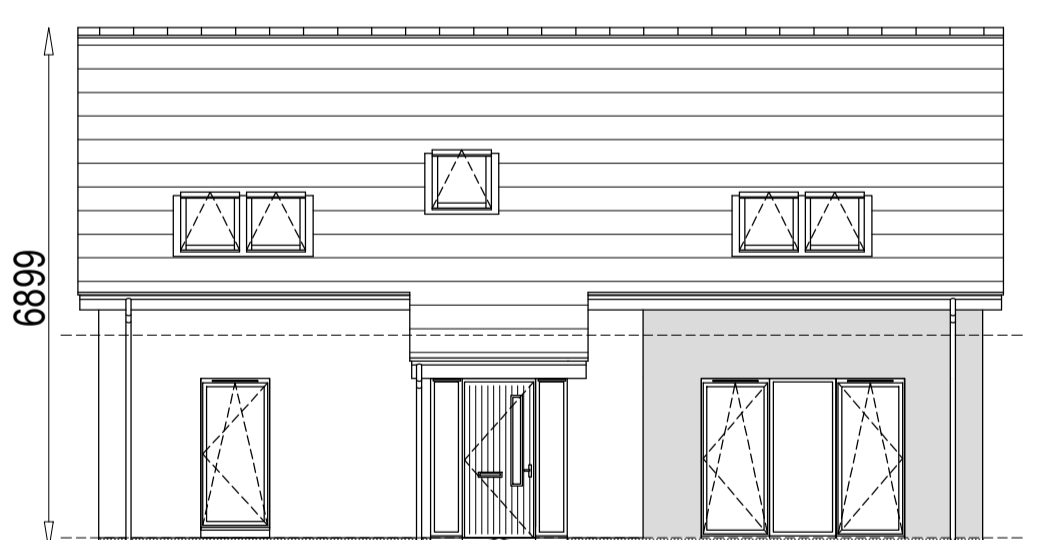


First Floor Layout 1:50

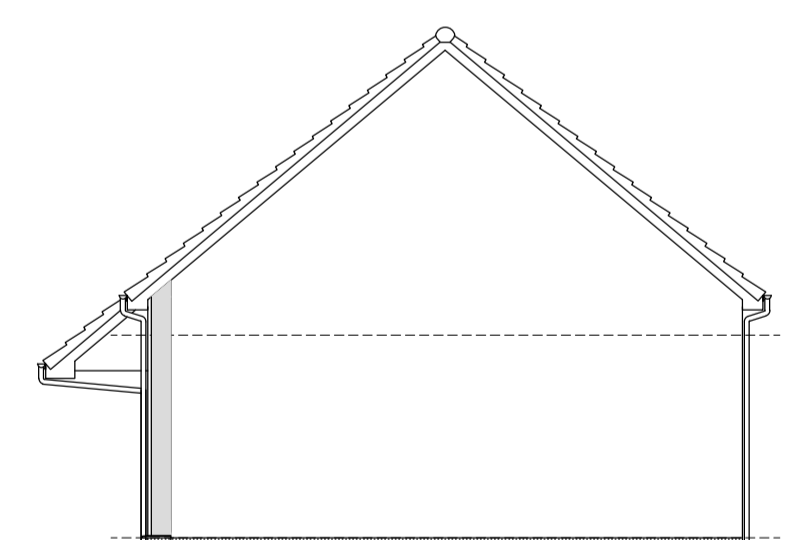


Roof Plan 1:100

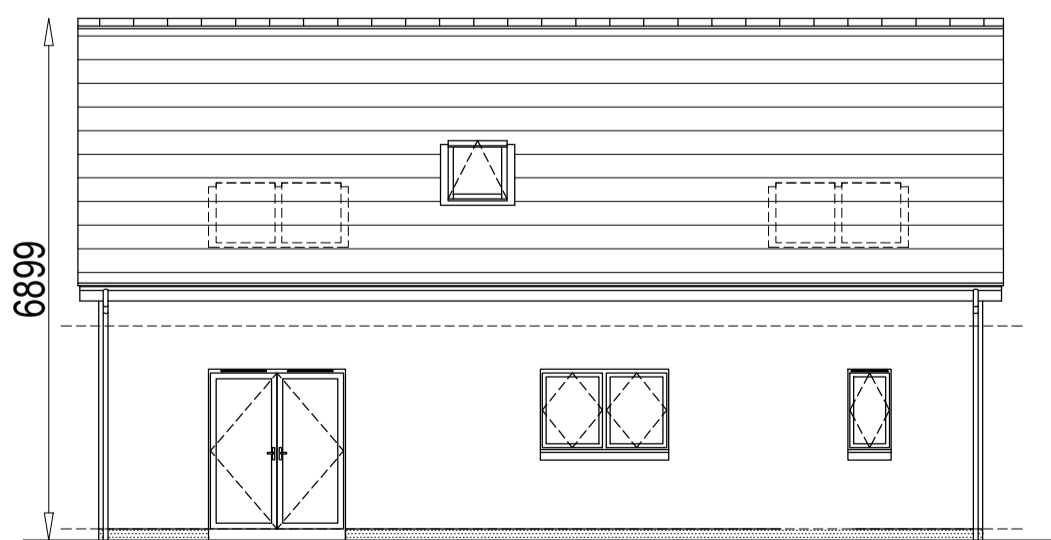
- feature base
- feature cladding
- feature masonry



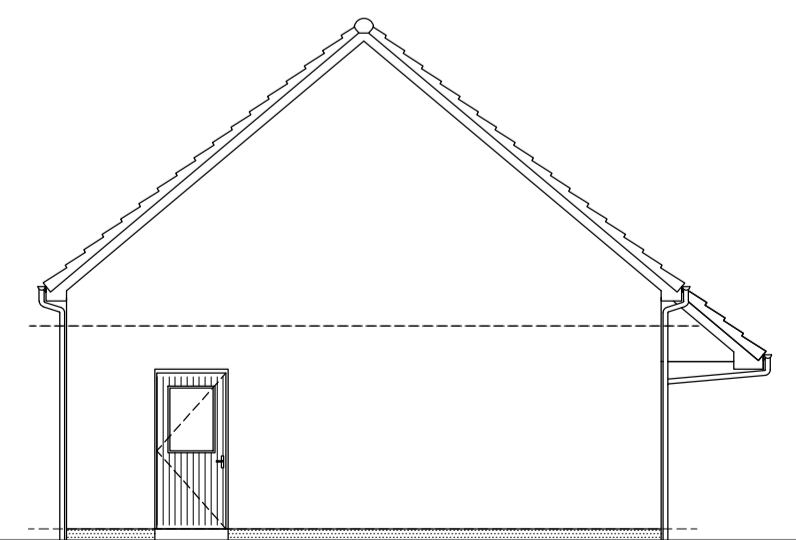
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

Rev.	Date	Remarks	By	Ch.
Revisions				

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Nethy DG (as)

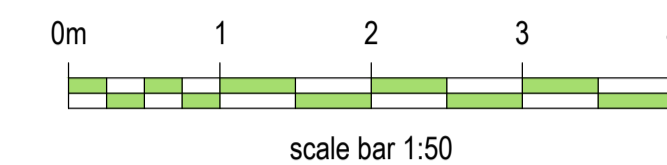
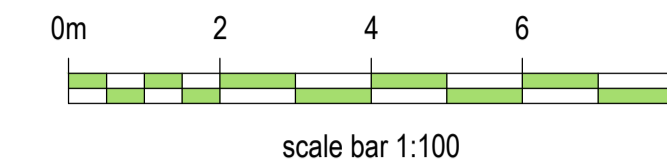
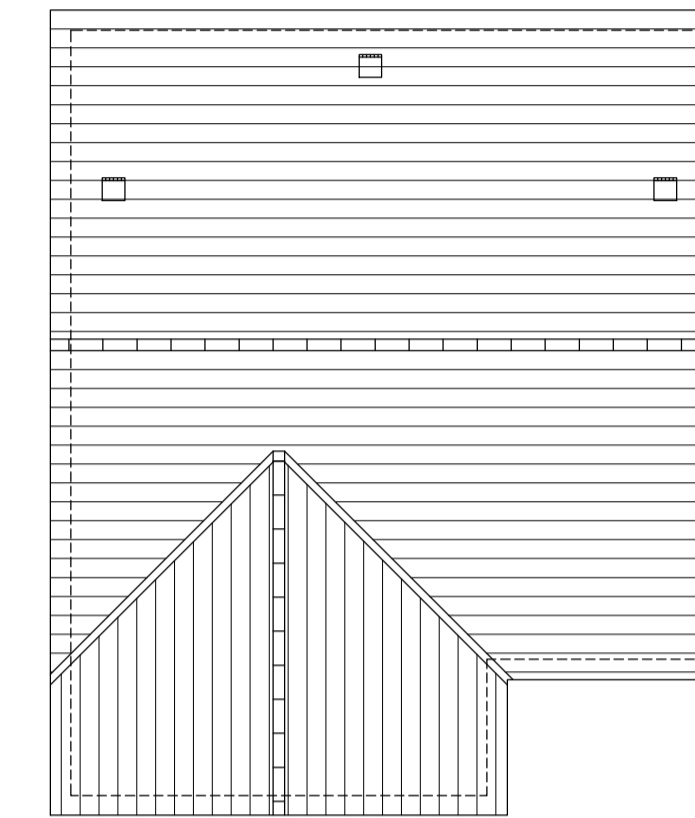
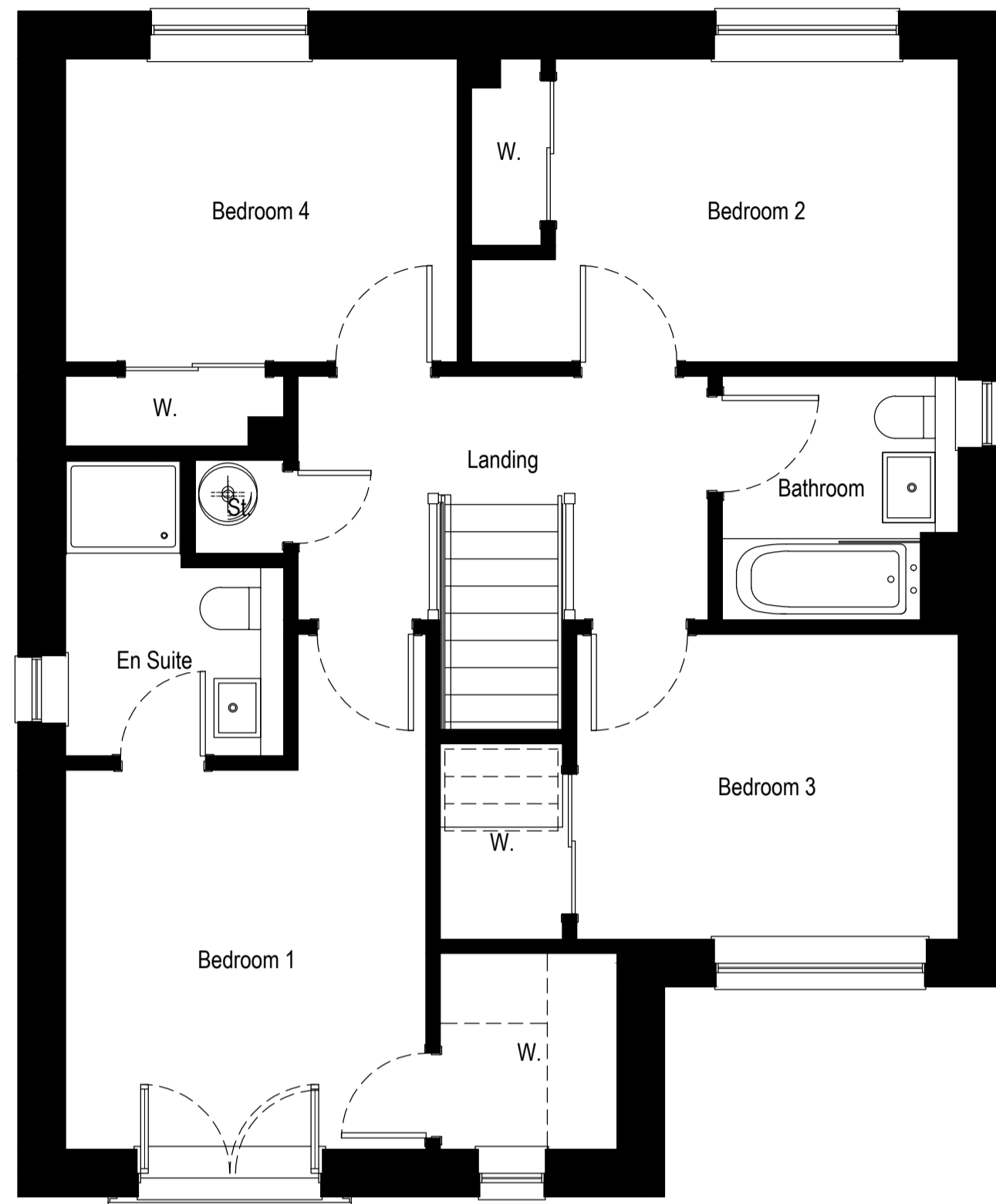
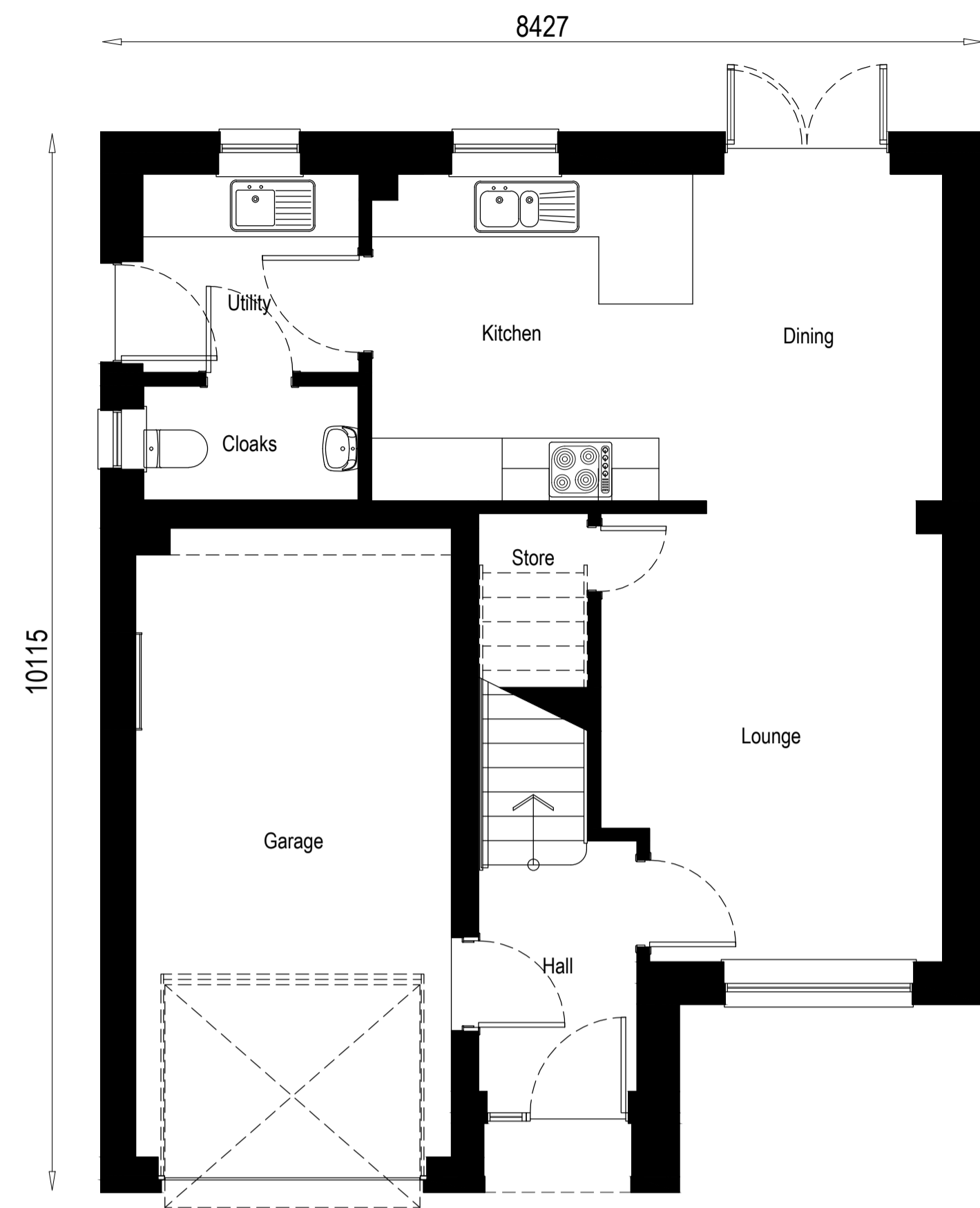
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale 1:50, 1:100	Date July 21	Drawn by JM	Checked by BW
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Drawing no. 1517dg(stock)901	Rev -
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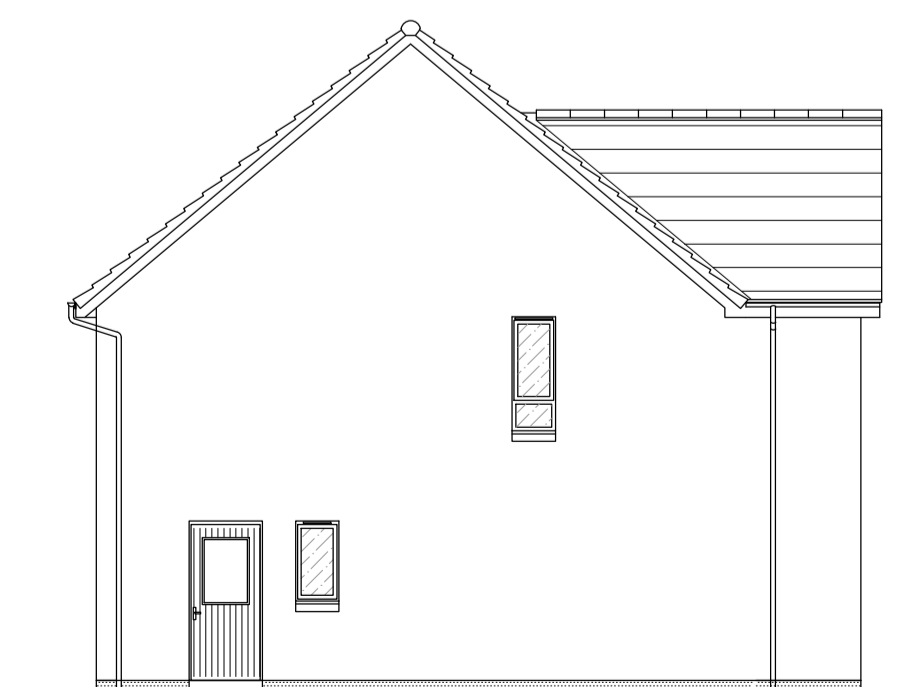
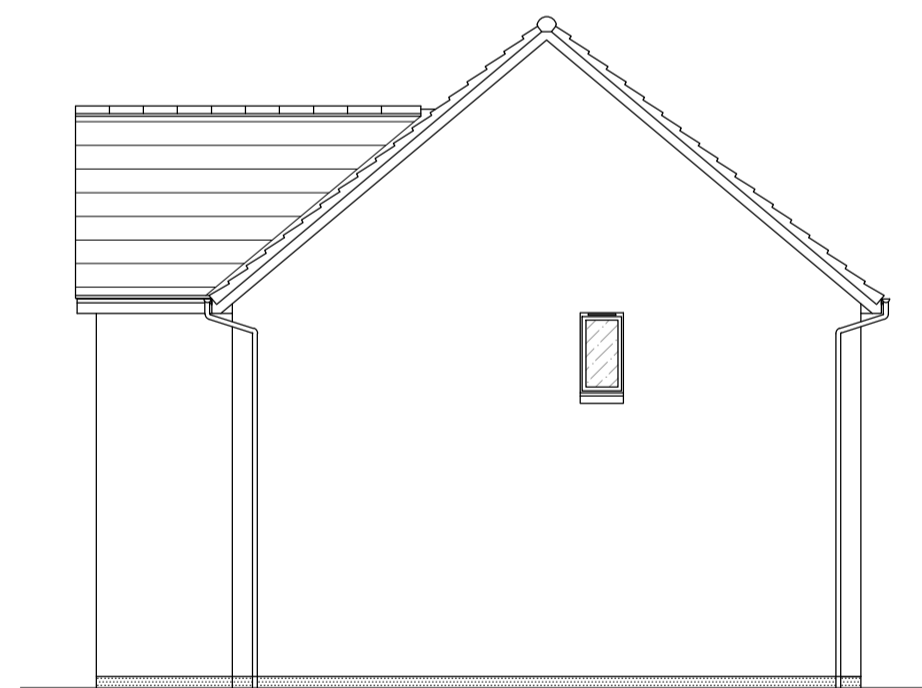
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Ground Floor Layout 1:50

First Floor Layout 1:50

Roof Layout 1:100



- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				



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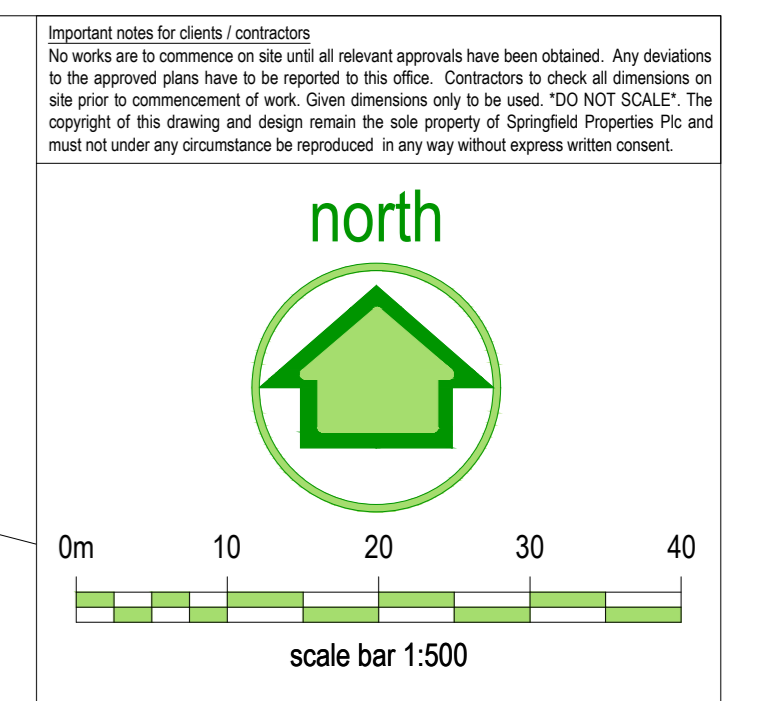
Roslin

Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 21	JM	BW

Drawing no.	Rev
1202dt(stock)901	-



Legend

- Ownership Boundary
- Application Boundary
- Affordable Boundary
- Flood Extents

Accommodation Schedule

Balemo	4 Bed	1287sq. ft. 3
Roslin	4 Bed D	1,202sq. ft. 4
Arden	4 Bed D	1,410sq. ft. 1
Cubin	4 Bed D	1,921sq. ft. 3
Dunning	4 Bed D	1668sq. ft. 2
Nethy	3 Bed D	1517sq. ft. 1
Kintore	4 Bed D	1633sq. ft. 3
Naim	3 Bed SD	1,410sq. ft. 1
Lauder	3 Bed D	1,410sq. ft. 2
Cupar	3 Bed D	1,177sq. ft. 3

Private Total 23

Rev.	Date	Remarks	By	Ch.
B	Nov 23	Plots 204-206 updated adding access to 205 SM BW near garden		
A	Aug 23	Naim replaced with Roslin and access path added to Cupar terrace	SM	BW

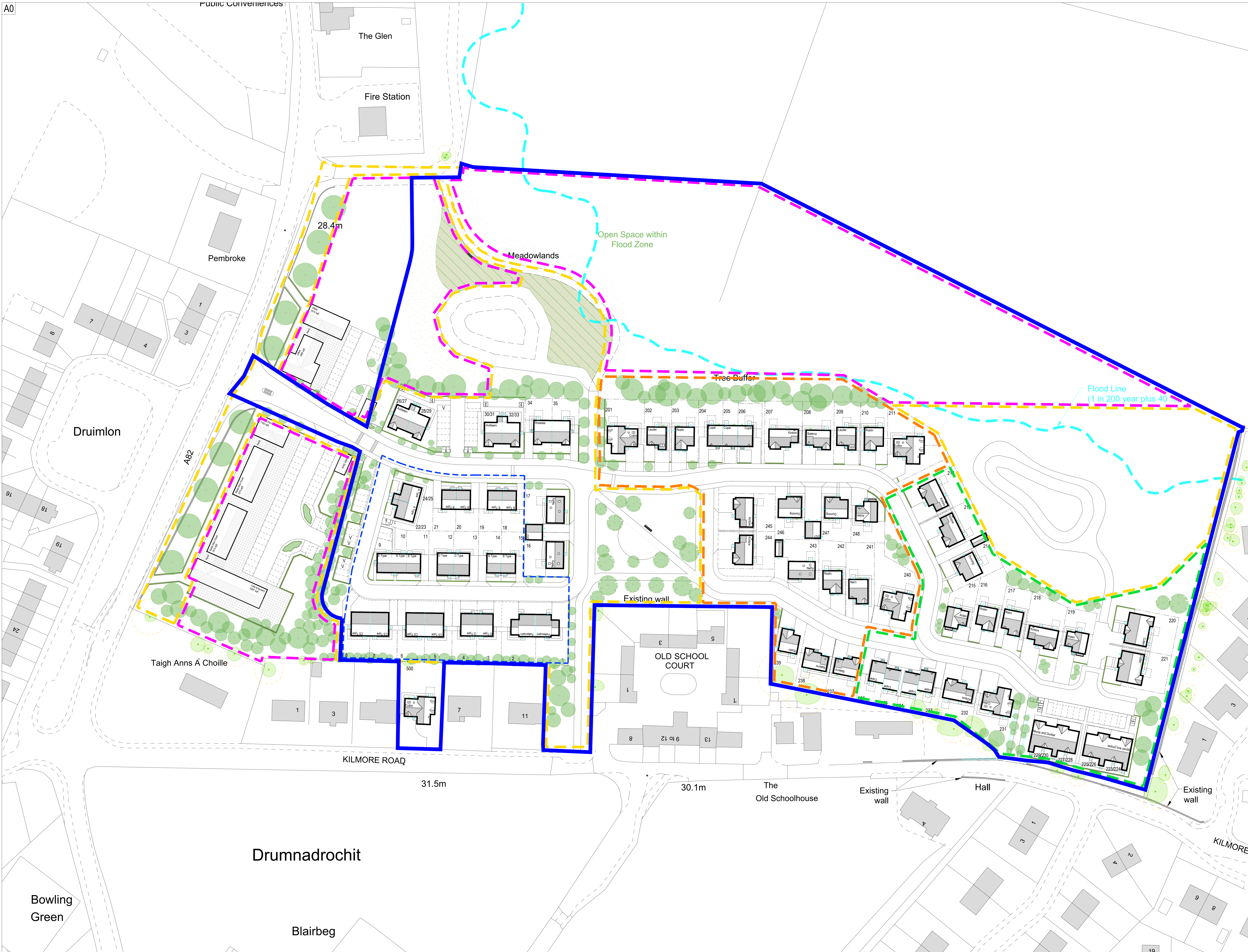
Springfield
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Project
 DR01
 Drumadrochit
 Phase 2 Application
 Drawing
 Site Layout

Scale	Date	Drawn by	Checked by
1:500 @A0	Jan 2023	SM	BW

Drawing no. DR01_PH2PP_01



Important notes for clients / contractors
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north

0m 10 20 30 40
 scale bar 1:500

Key

- Affordable boundary
- Ownership Boundary
- Phase 1
- Affordable housing (23), SUDS, Private Housing (12)
- Central landscaped area, cycle path, boundary wall and heavy standard trees adjacent to ASD (front of commercial area)
- Phase 2
- Private Housing (23)
- Phase 3
- Private Housing (24)
- Sub-phase 1/2/3

Installation of services, roads and any other necessary infrastructure of non-residential element to be delivered in Phase 1. Approved range and type of uses to be delivered subject to market conditions.

Rev.	Date	Remarks	By	Chk.
A	Nov 23	Layout updated per Transportation comments	SM	JM

Revisions

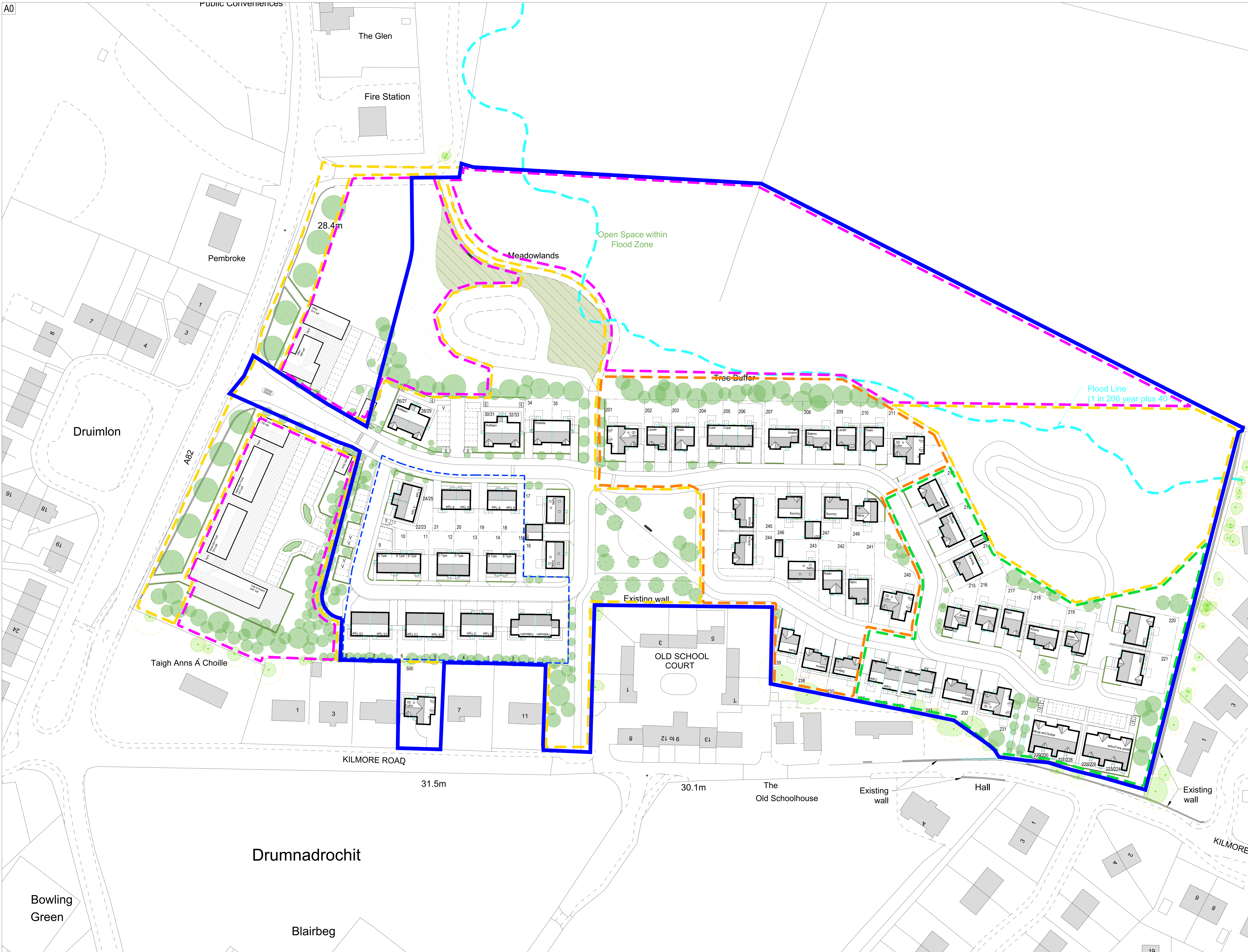
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Project
 DR01
 Drumnadrochit
 Phases 2 and 3 Planning Applications
 Drawing
 Phasing Plan

Scale 1:500 @A0 Date Jan 2023 Drawn by SM Checked by BW
 Drawing no. DR01_PH2-3PP_07



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north

0m 10 20 30 40
 scale bar 1:500

Key

- Affordable boundary
- Ownership Boundary
- Phase 1
- Affordable housing (23), SUDS, Private Housing (12)
- Central landscaped area, cycle path, boundary wall and heavy standard trees adjacent to ASD (front of commercial area)
- Phase 2
- Private Housing (23)
- Phase 3
- Private Housing (24)
- Sub-phase 1/2/3

Installation of services, roads and any other necessary infrastructure of non-residential element to be delivered in Phase 1. Approved range and type of uses to be delivered subject to market conditions.

Rev.	Date	Remarks	By	Chk.
A	Nov 23	Layout updated per Transportation comments	SM	JM

Revisions

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Project
 DR01
 Drumnadrochit
 Phases 2 and 3 Planning Applications
 Drawing
 Planning Plan

Scale
 1:500 @A0

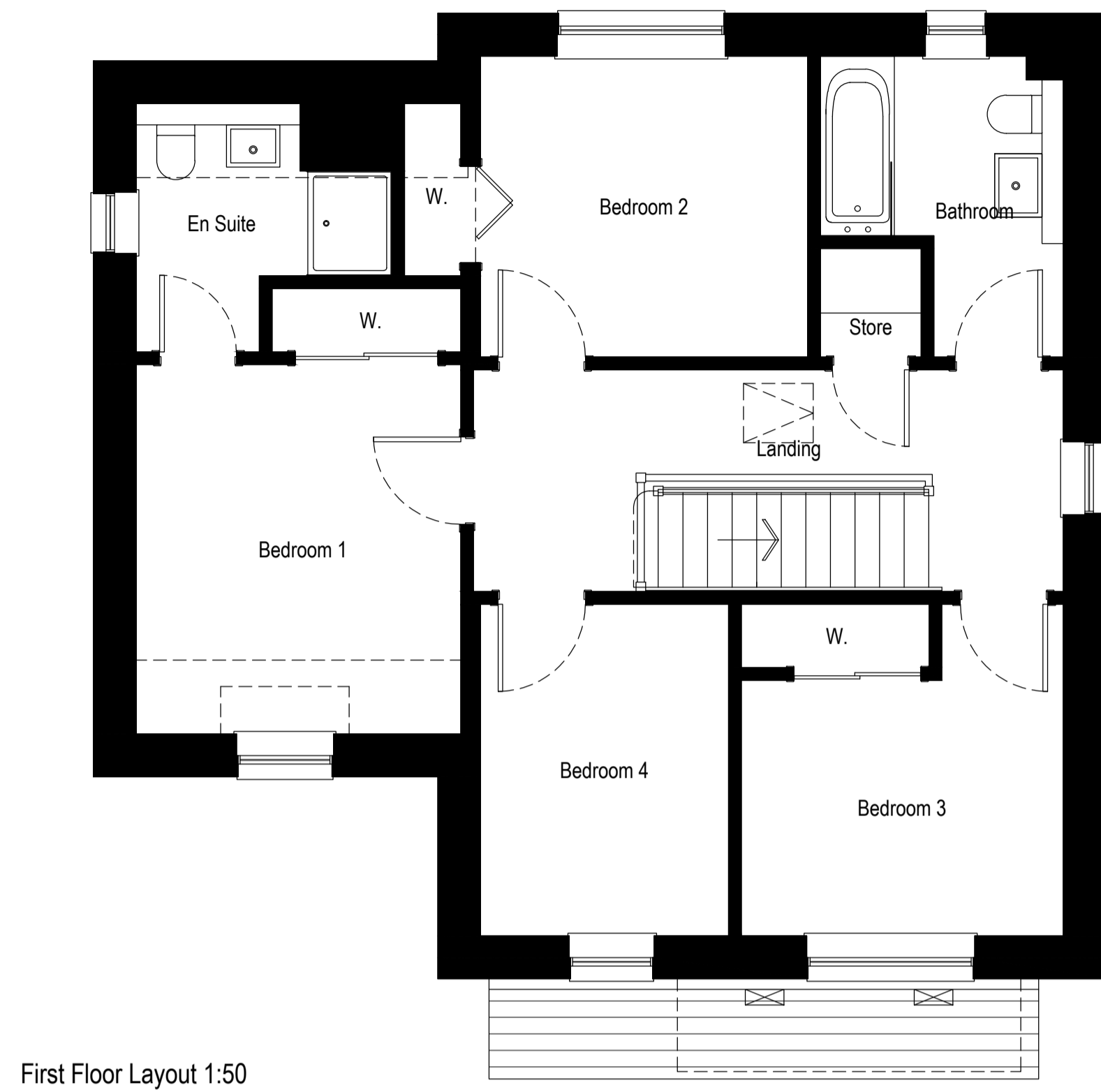
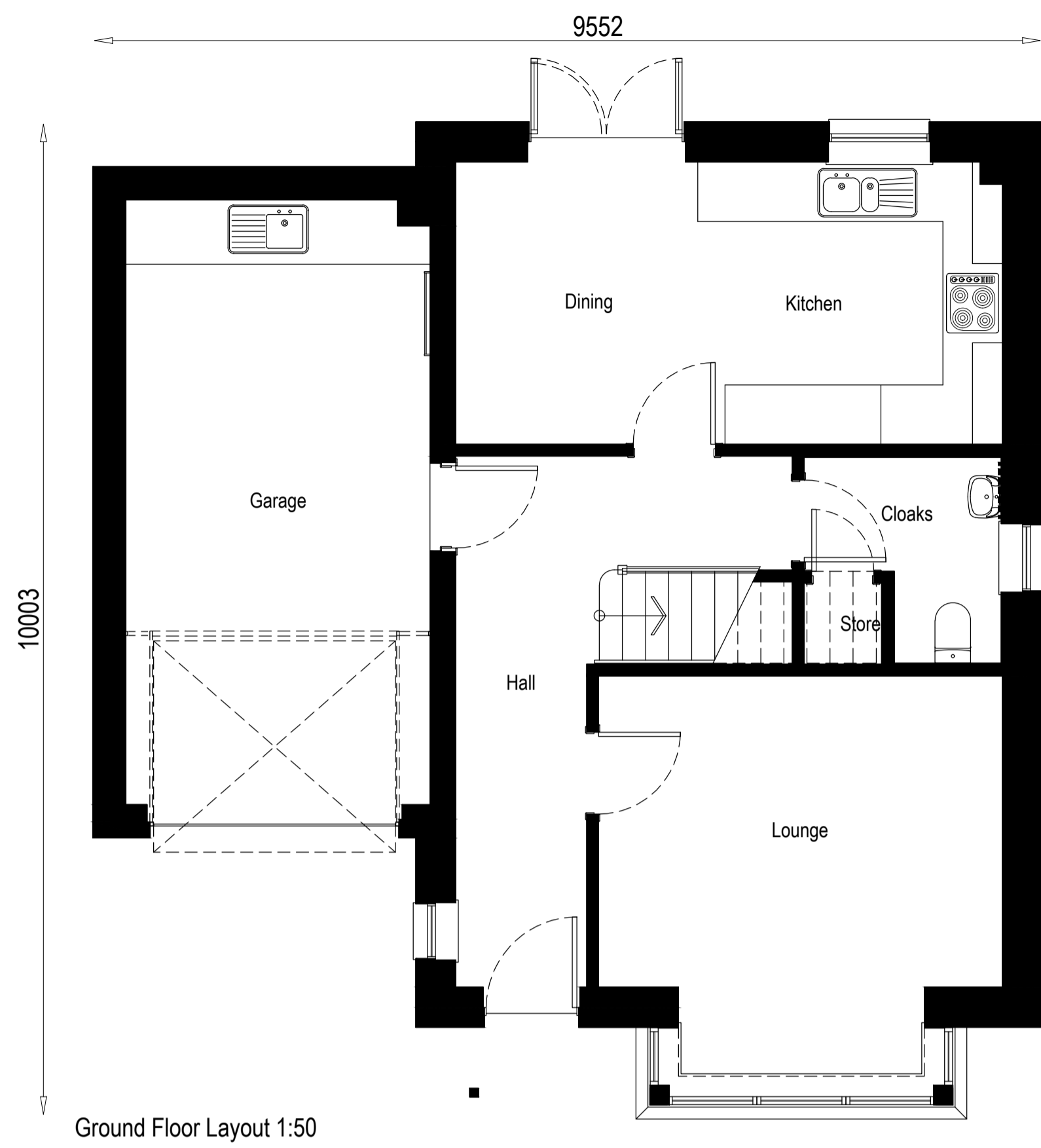
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 Jan 2023

Drawn by
 SM

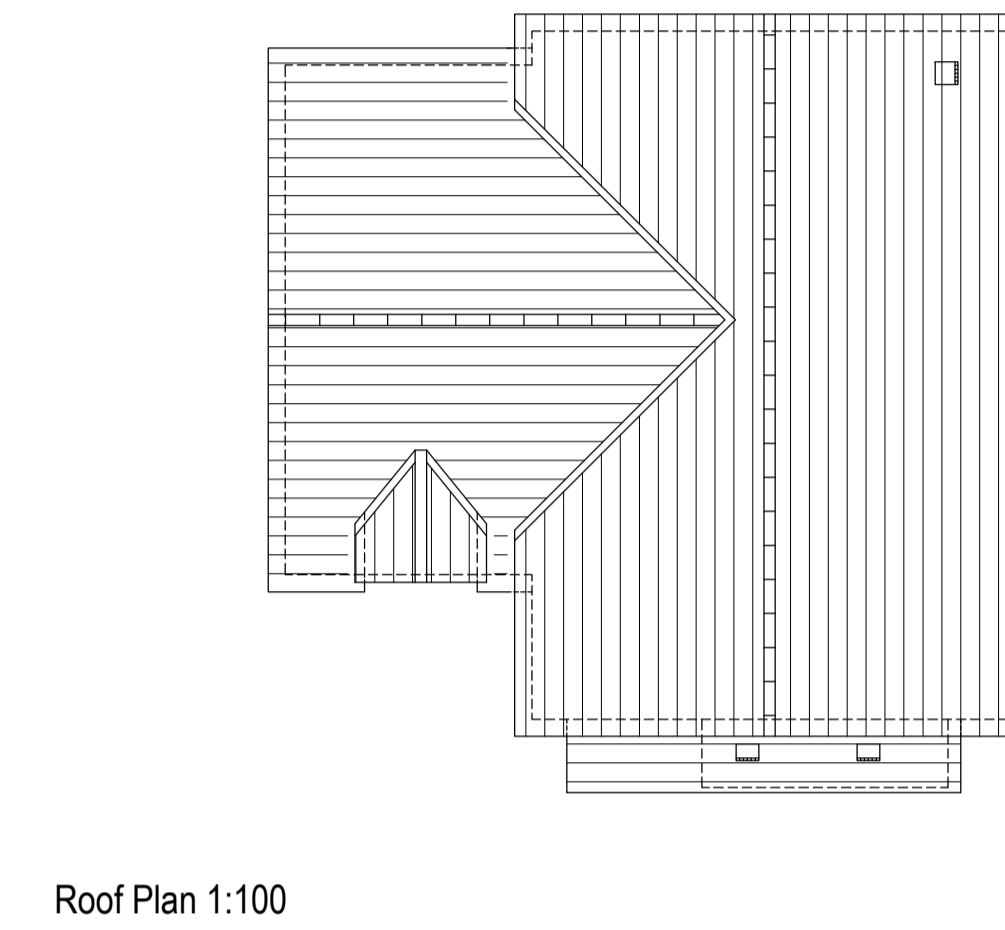
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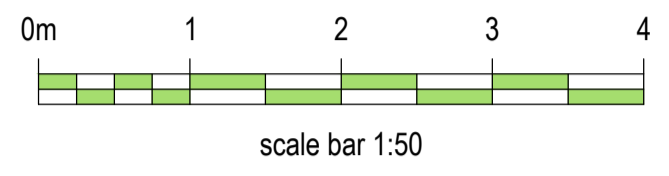
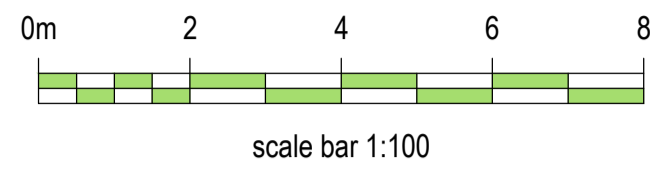
Rev. A



23-00533FUL



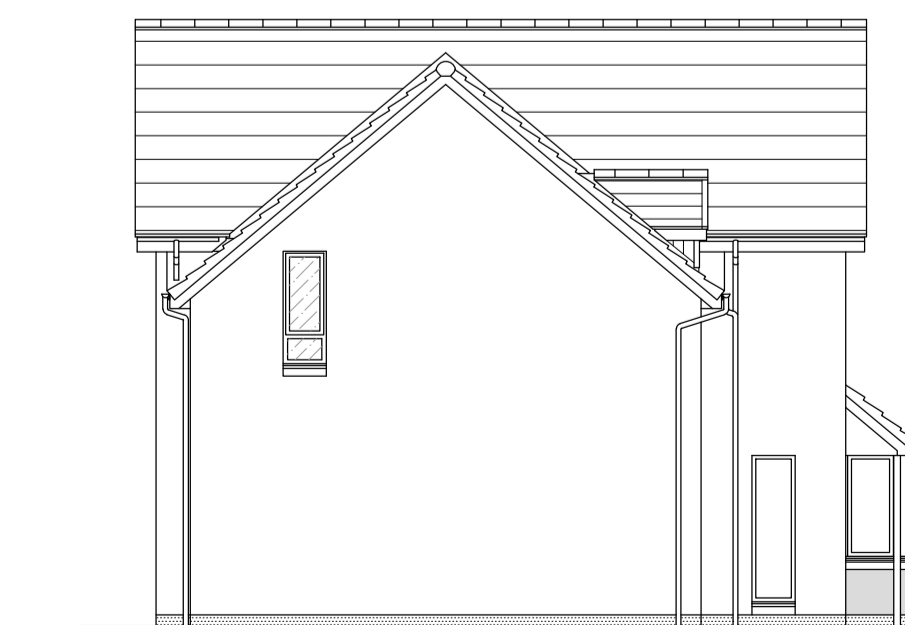
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Revisions				



- feature base
- feature cladding
- feature masonry



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Arden (as)

Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

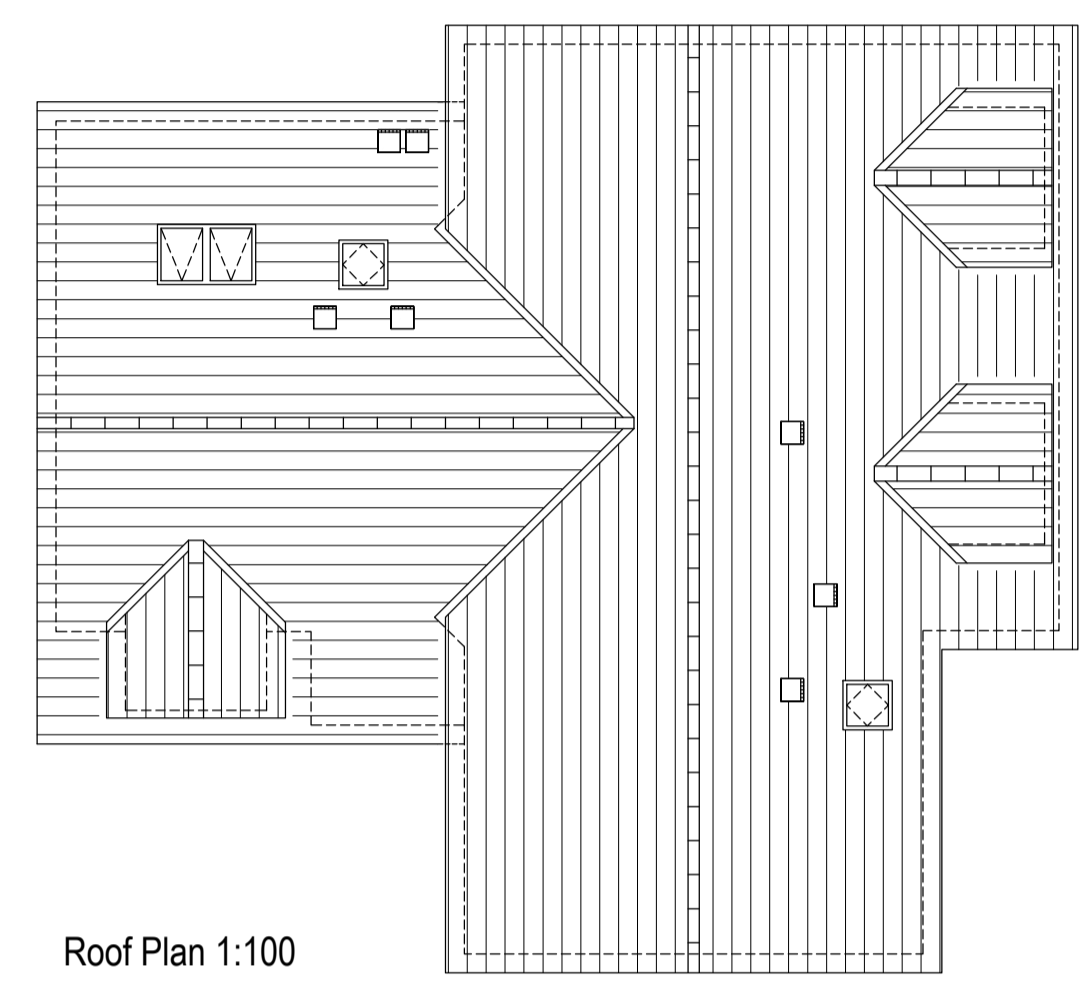
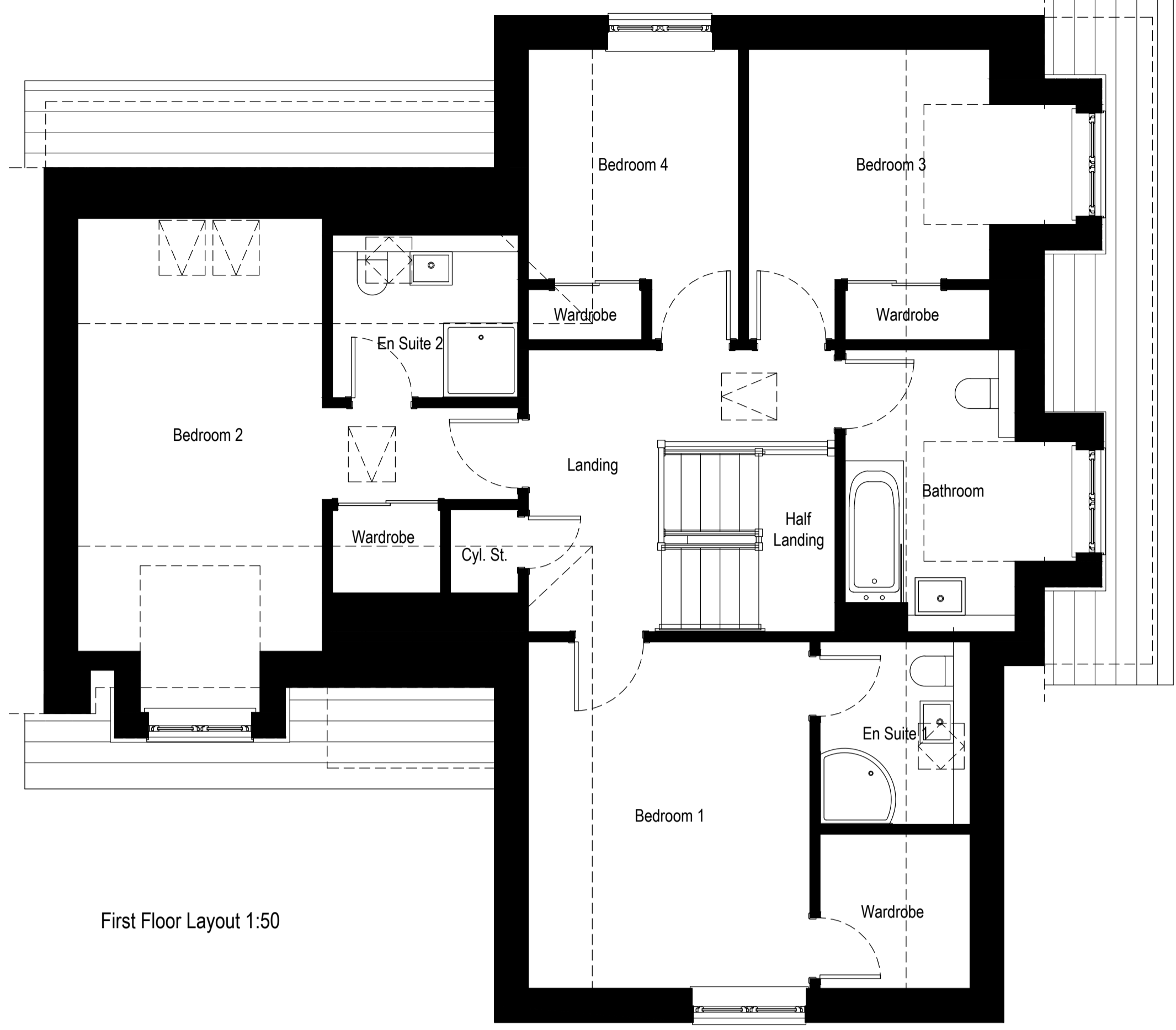
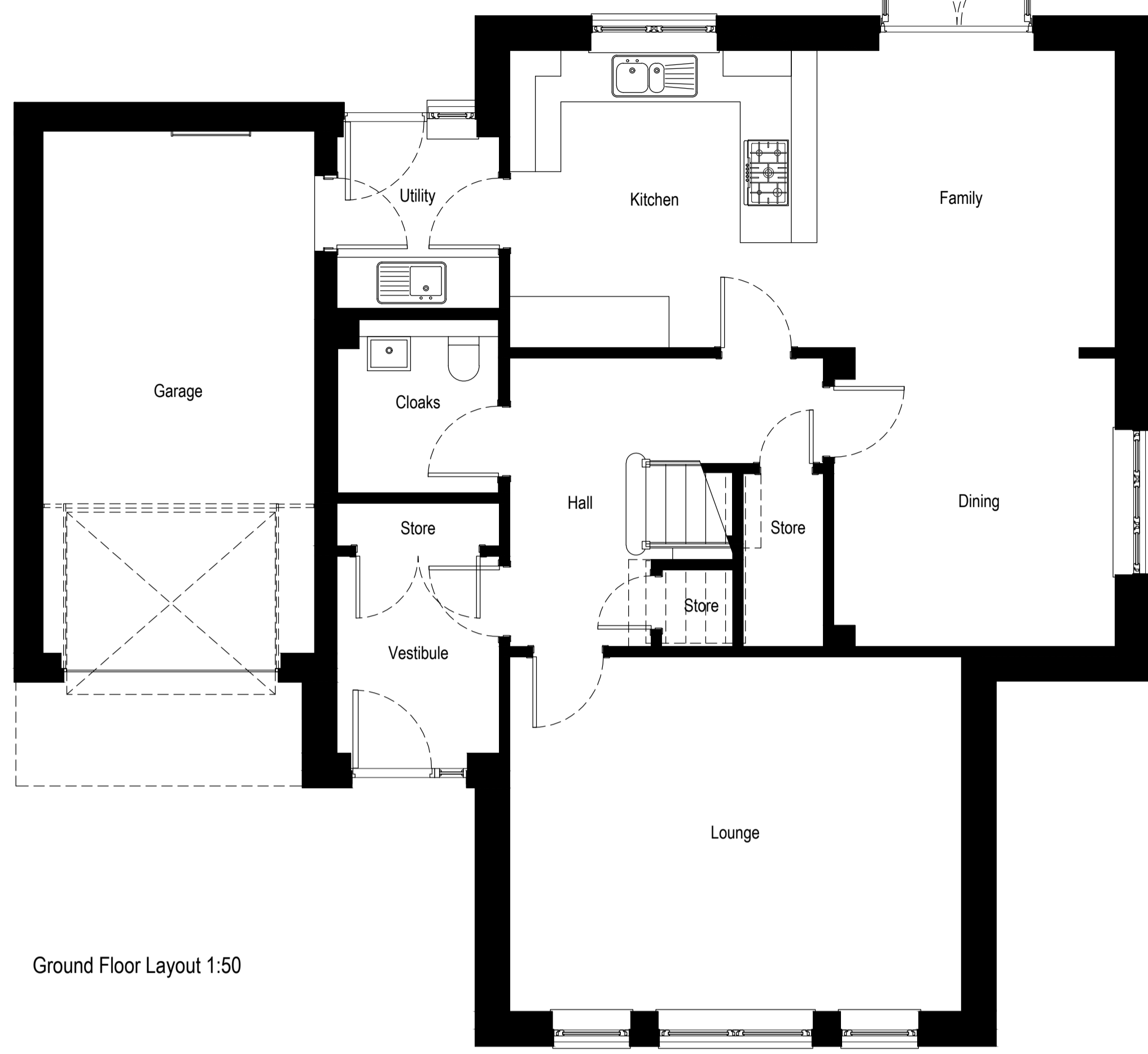
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1:50, 1:100	July 2021	JM	BW

Drawing no.	Rev
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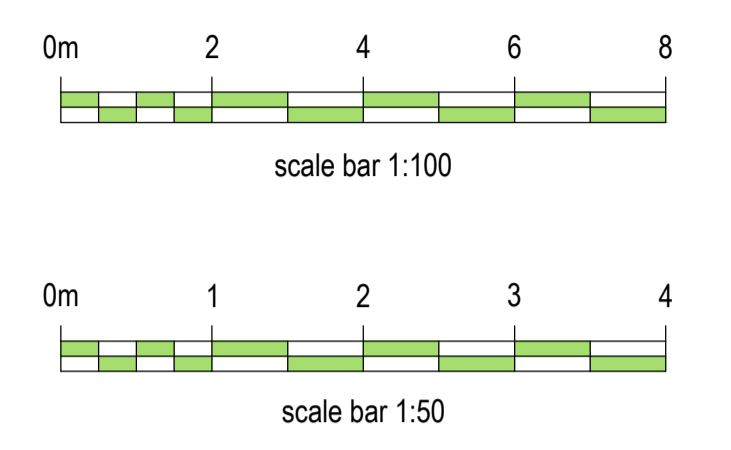
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13265

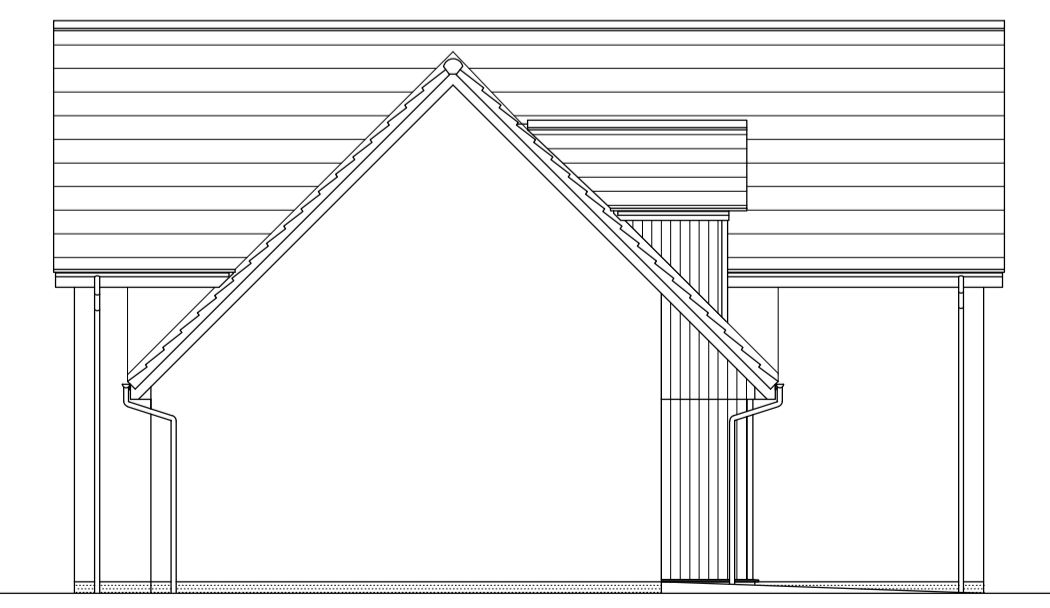
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- feature base
- feature cladding
- feature masonry



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Revisions				

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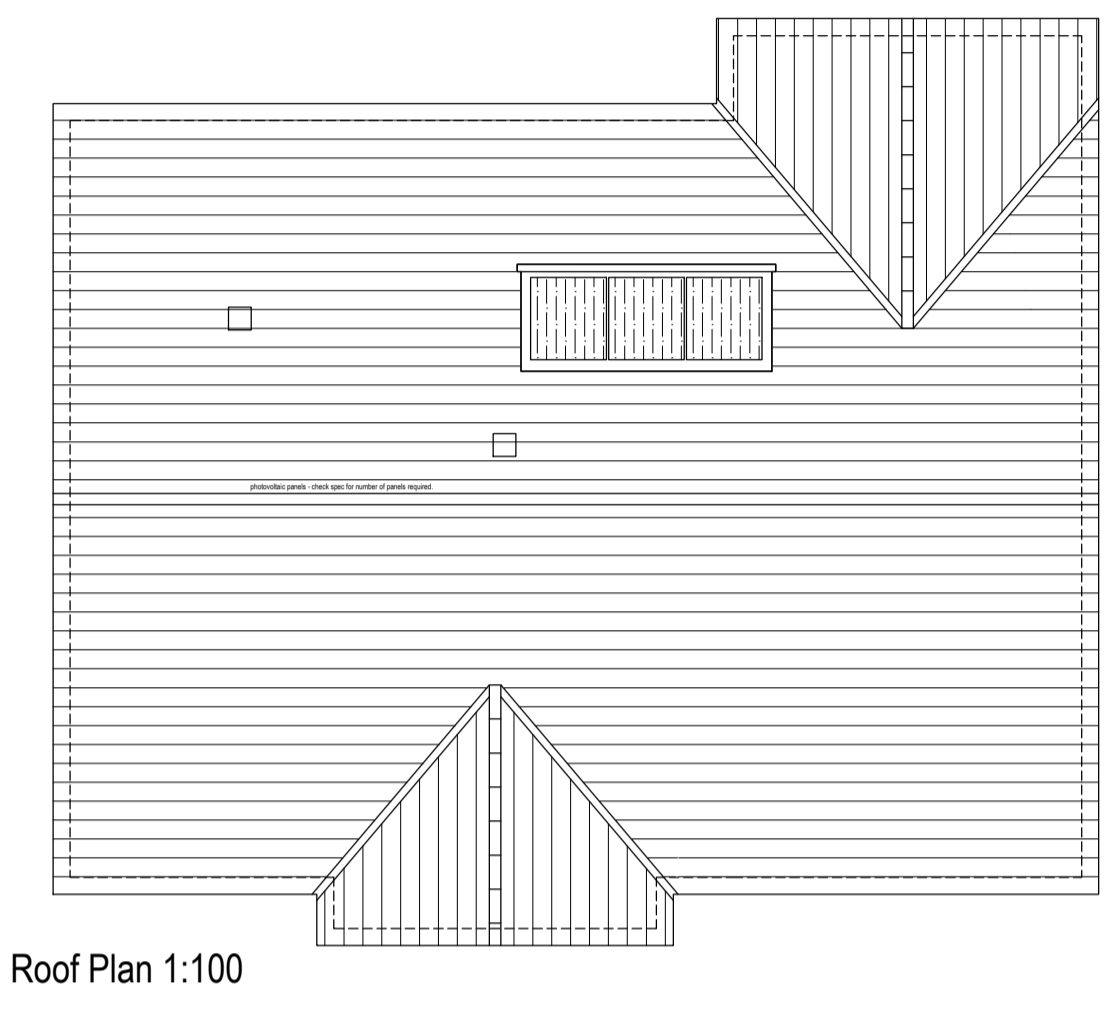
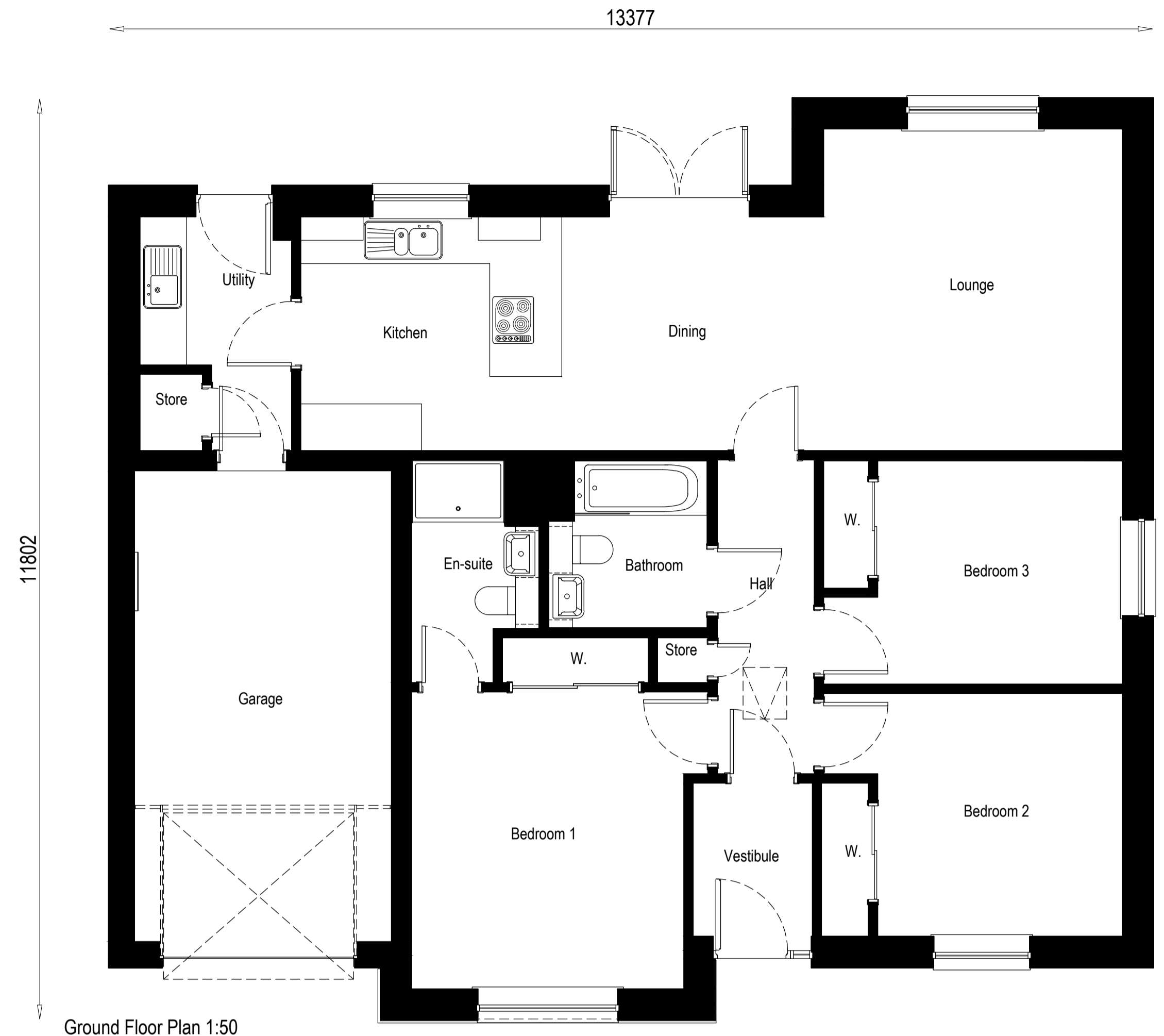
Culbin (as)

Project
 Alba House Type Range

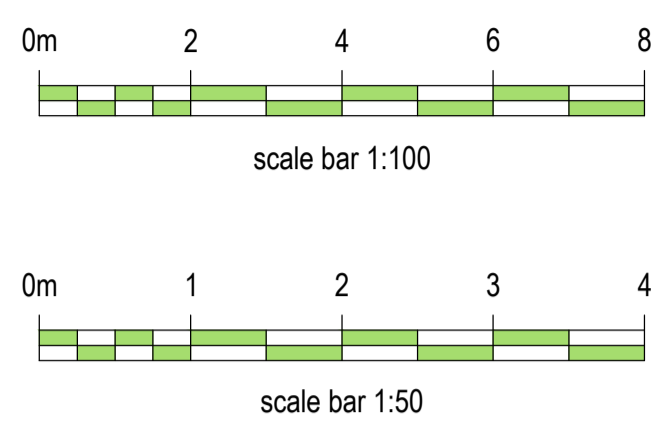
Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
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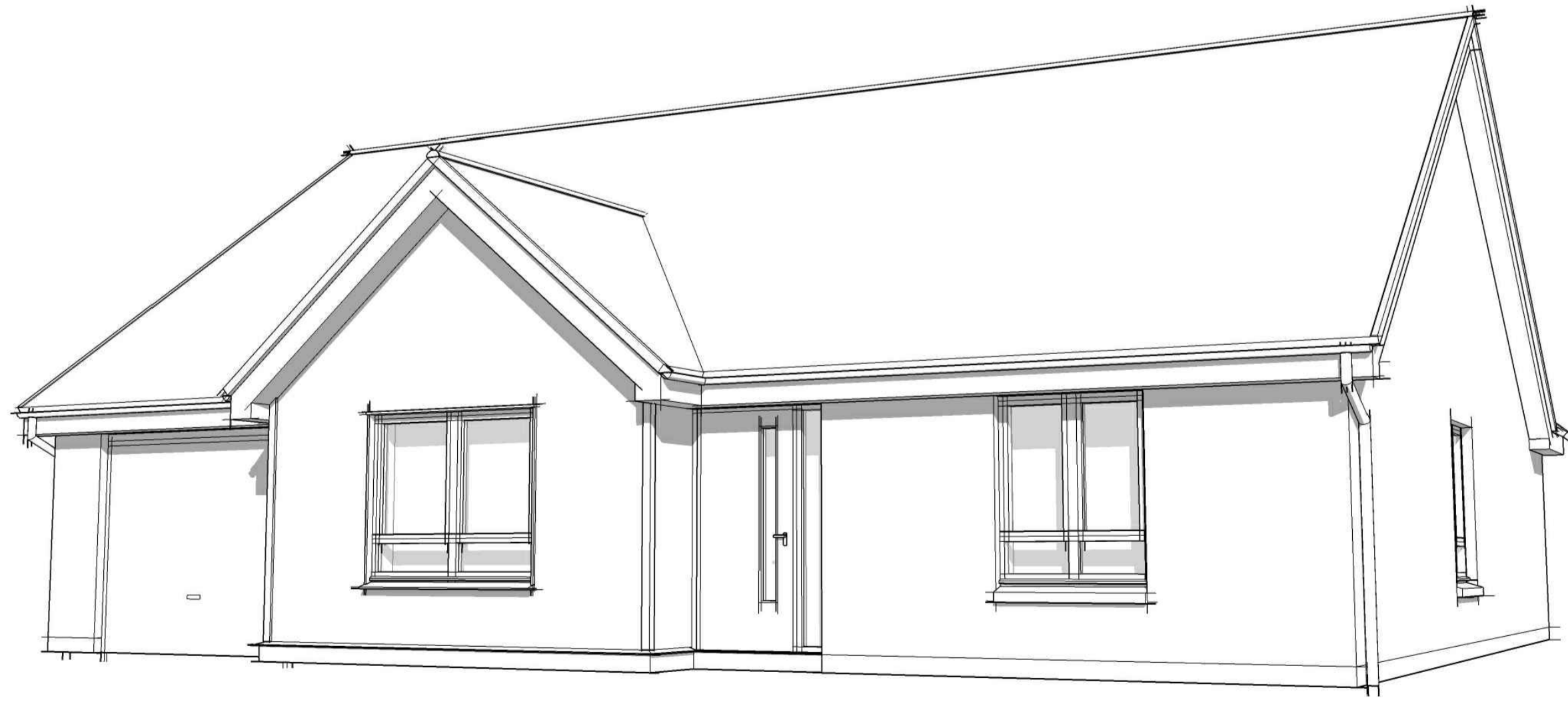
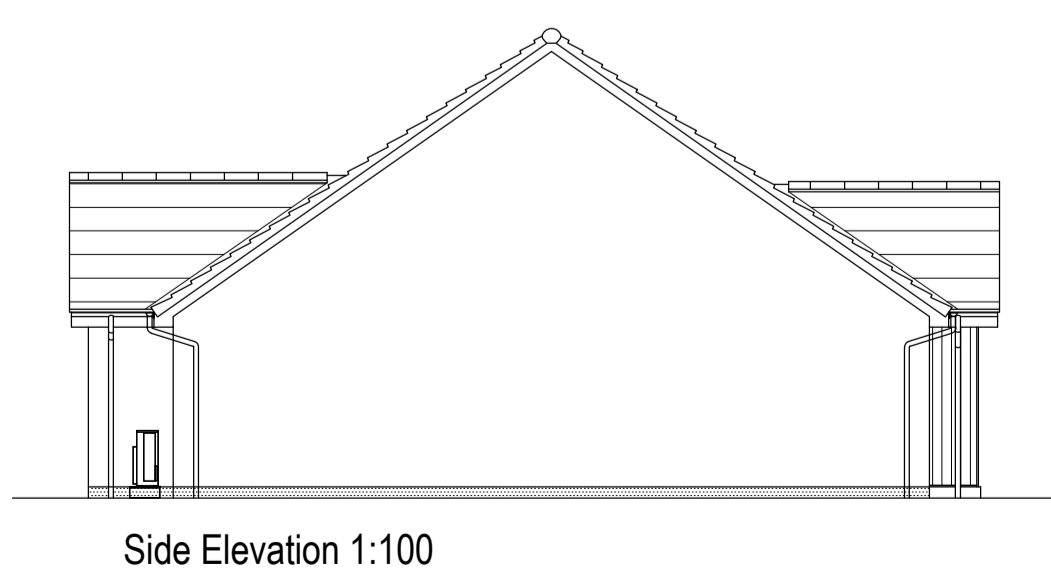
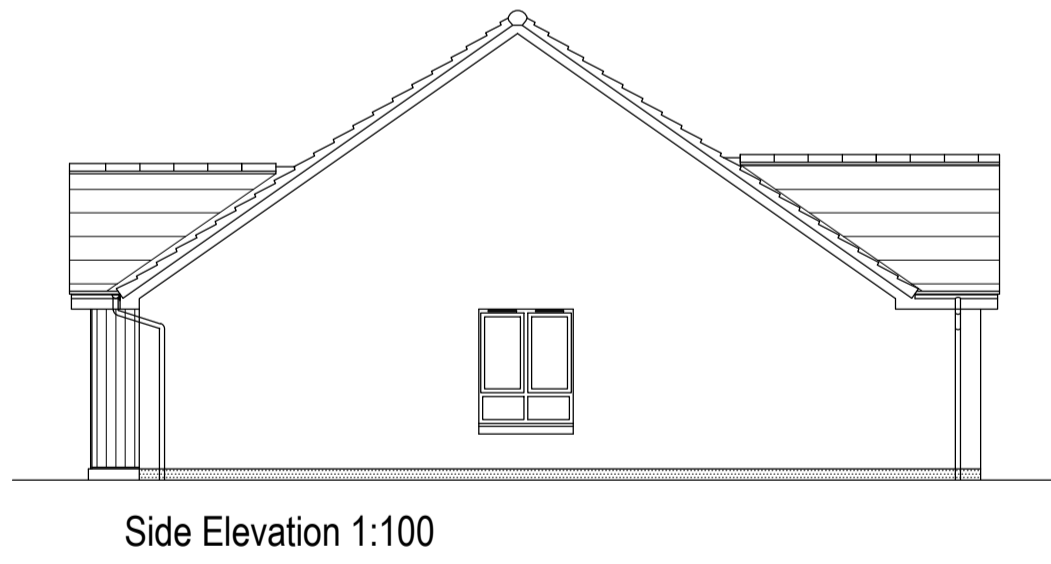
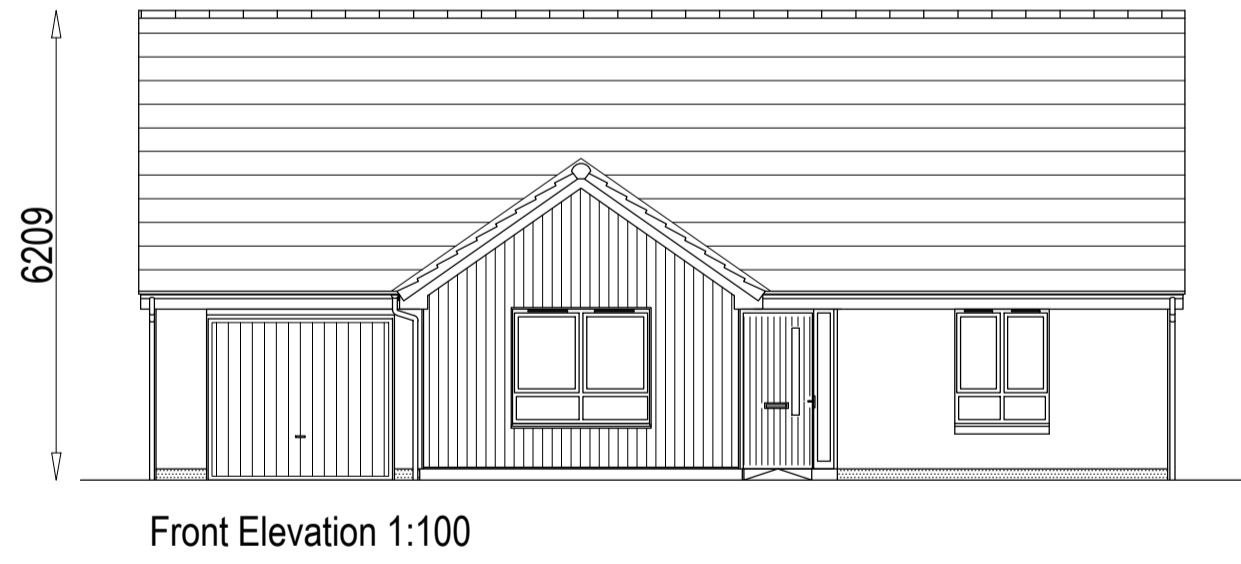
Drawing no.	Rev
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- base course
- cladding
- masonry 1
- masonry 2



Rev.	Date	Remarks	By	Ch.
Revisions				



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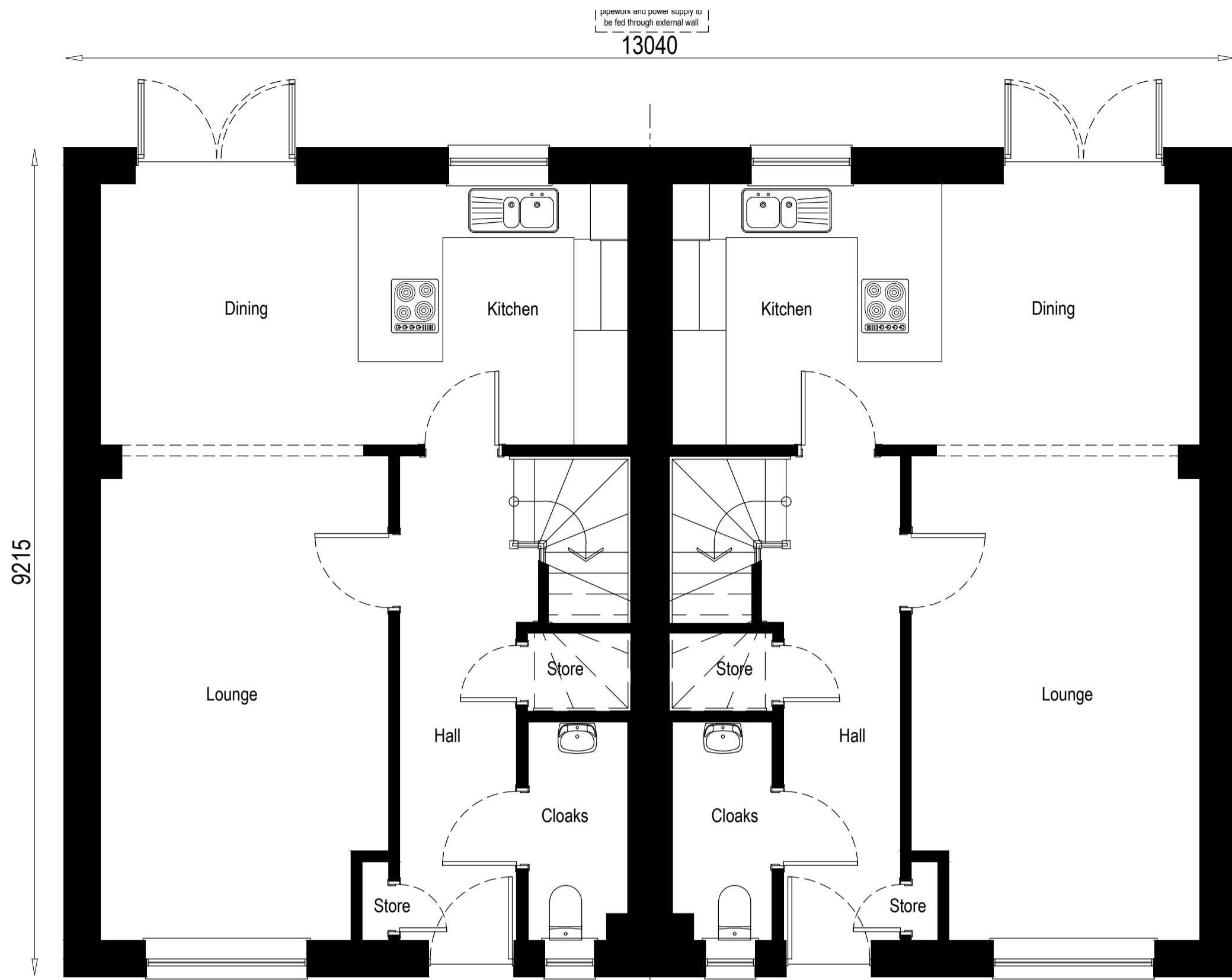
Cullen (as)

Project
Alba House Type Range

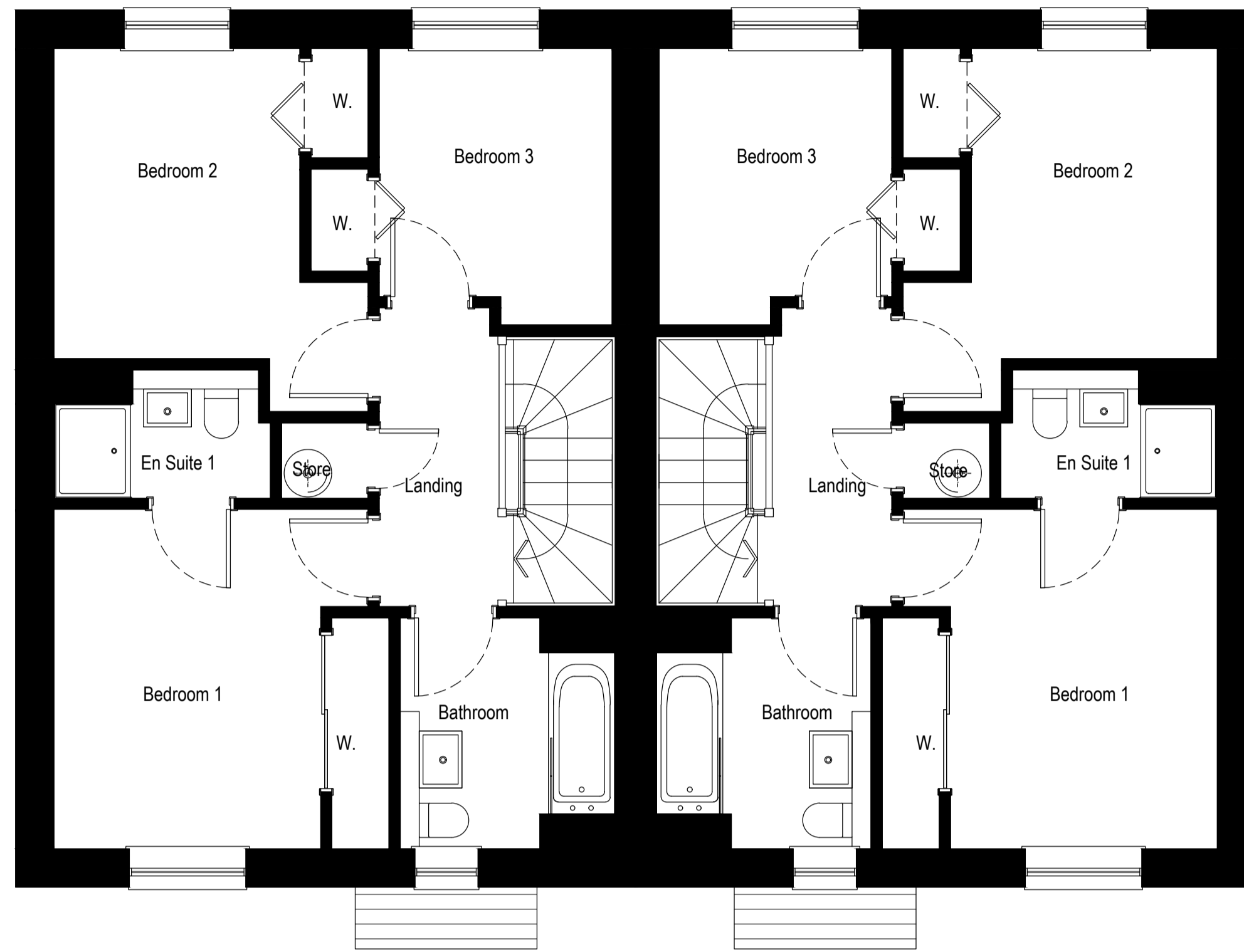
Drawing
Planning Plans & Elevations

Scale 1:50, 1:100	Date Dec 2022	Drawn by JR	Checked by CK
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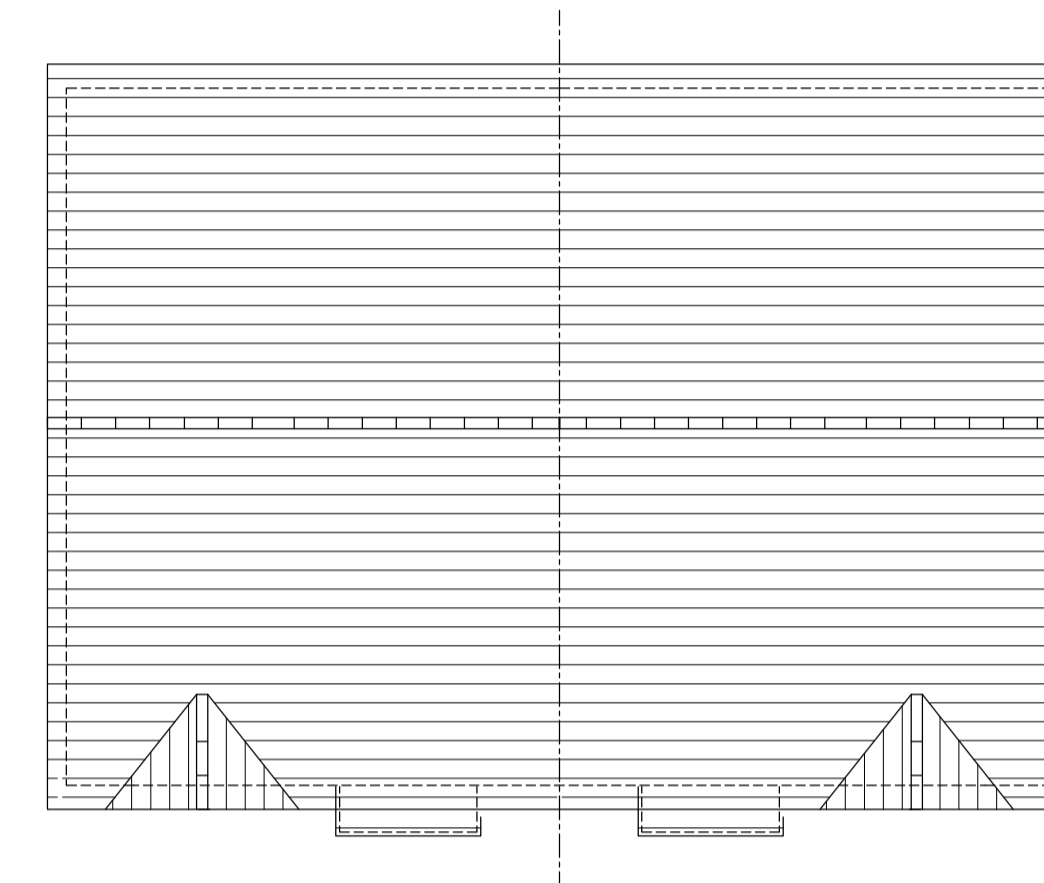
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Ground Floor Layout 1:50

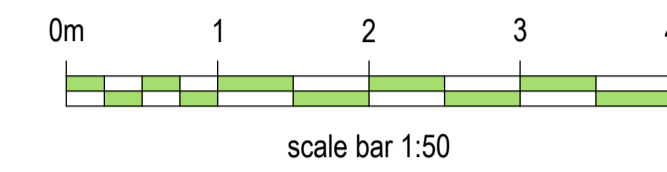
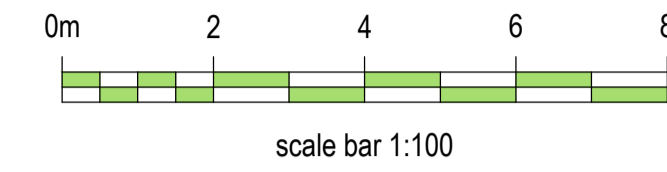


First Floor Layout 1:50

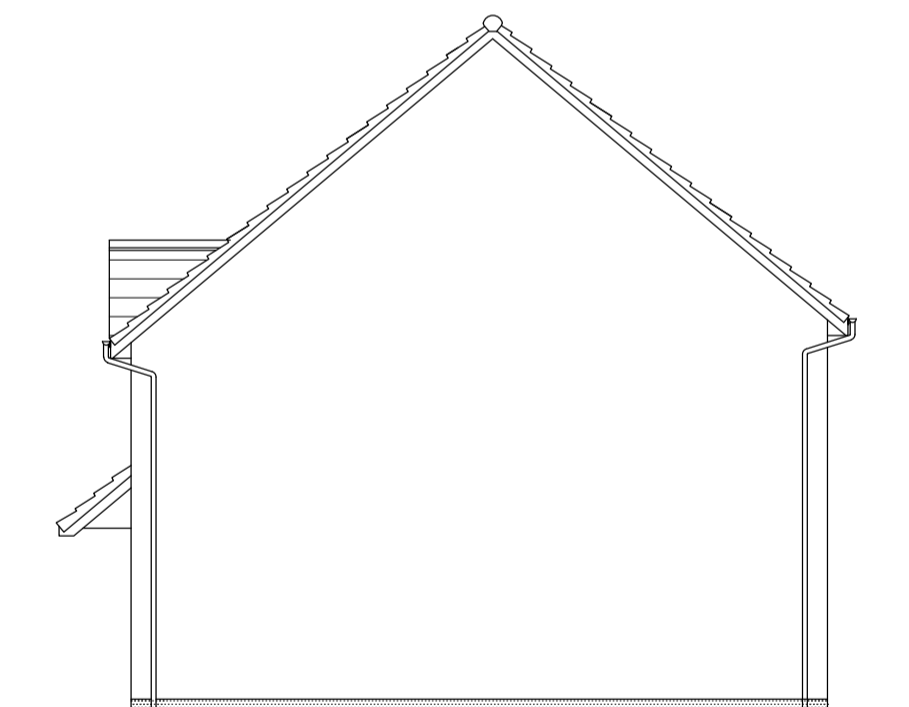


Roof Layout 1:100

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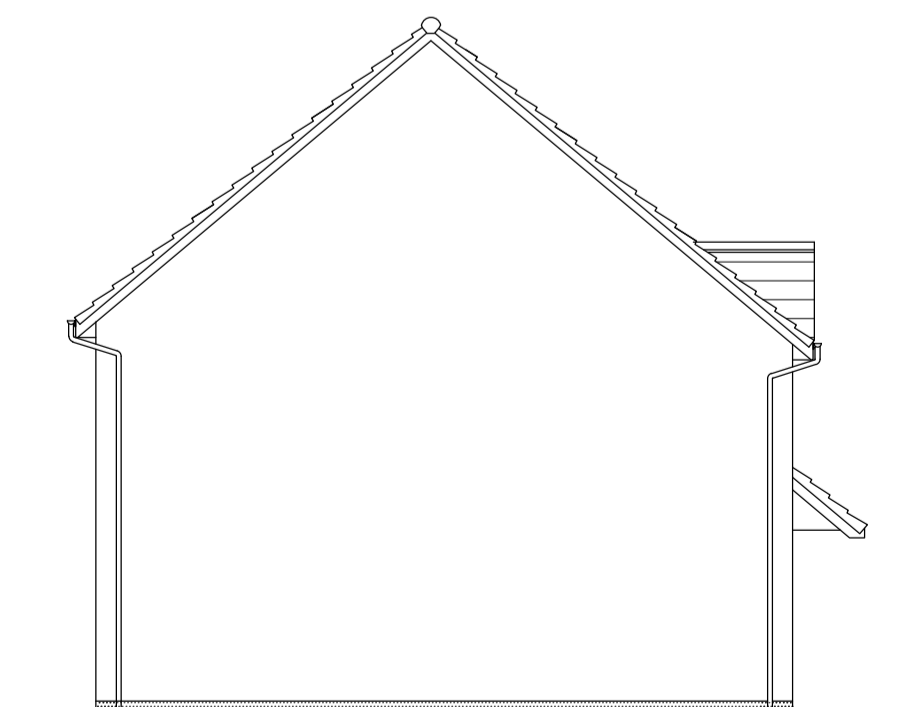
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

- feature base
- feature cladding
- feature masonry



3d Illustration

Rev.	Date	Remarks	By	Ch.
Revisions				



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Cupar Semi

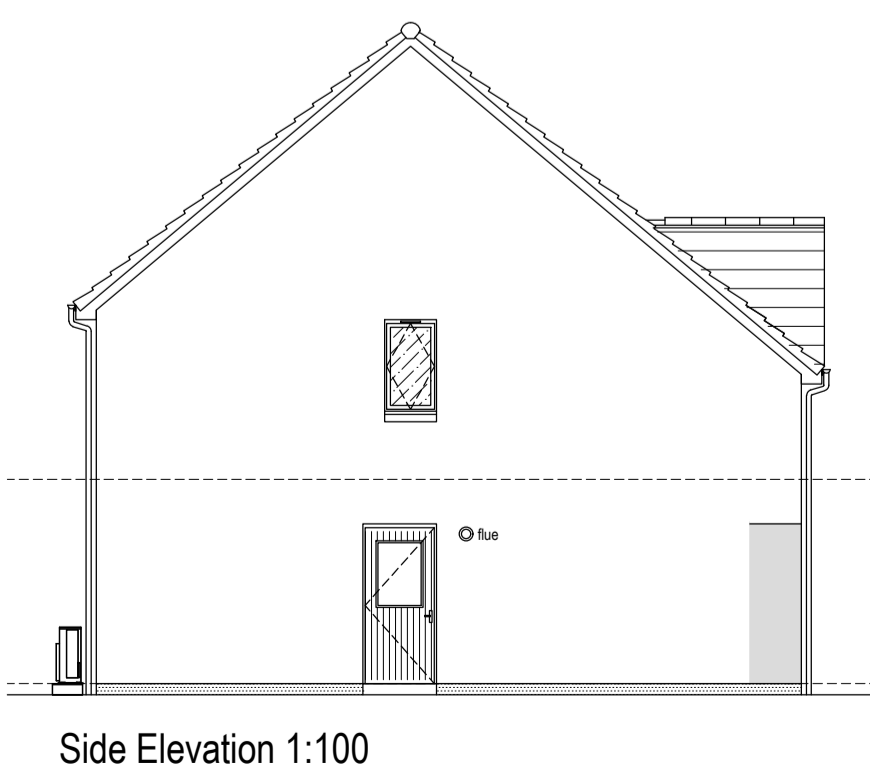
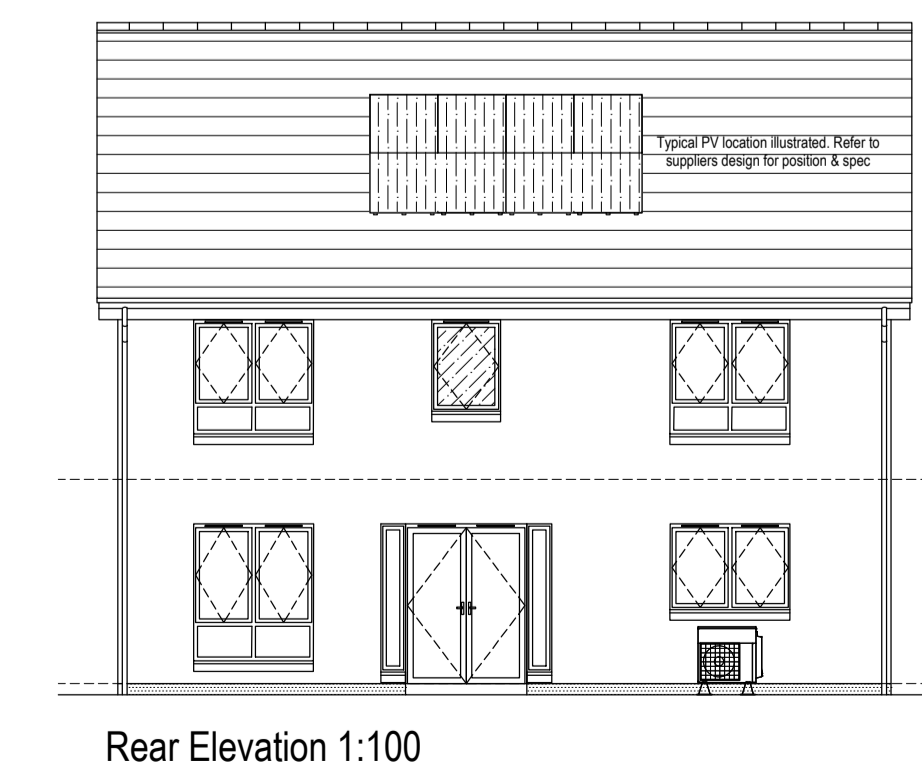
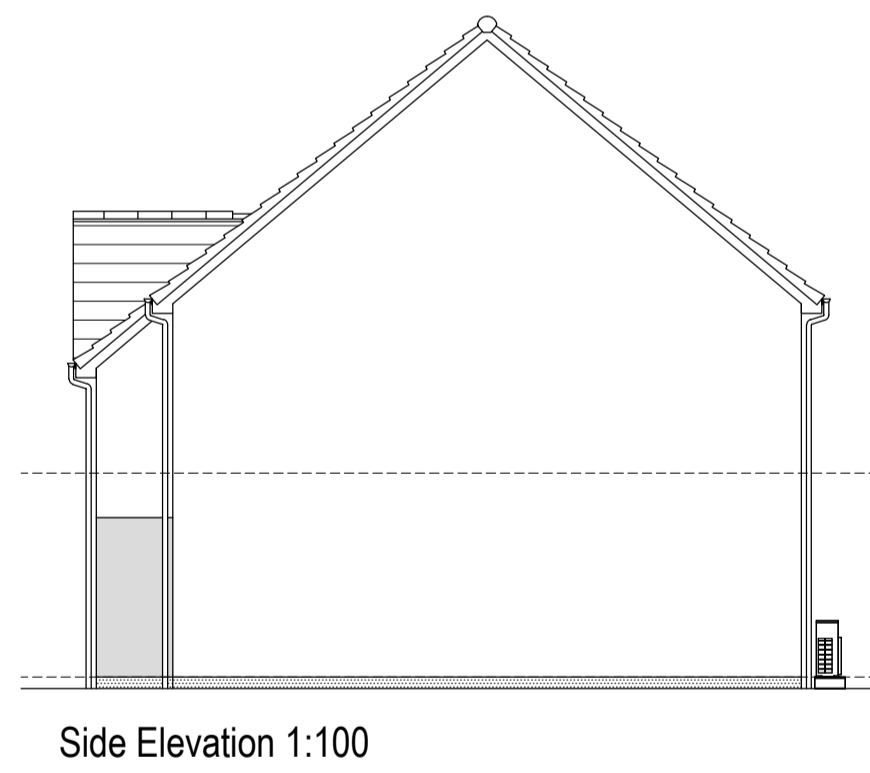
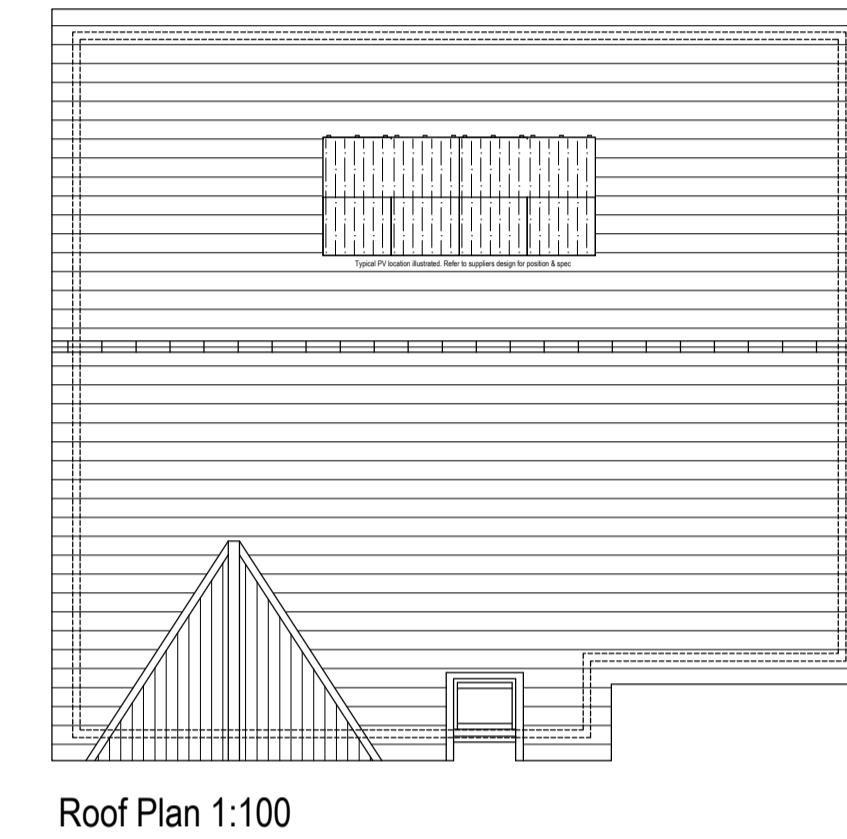
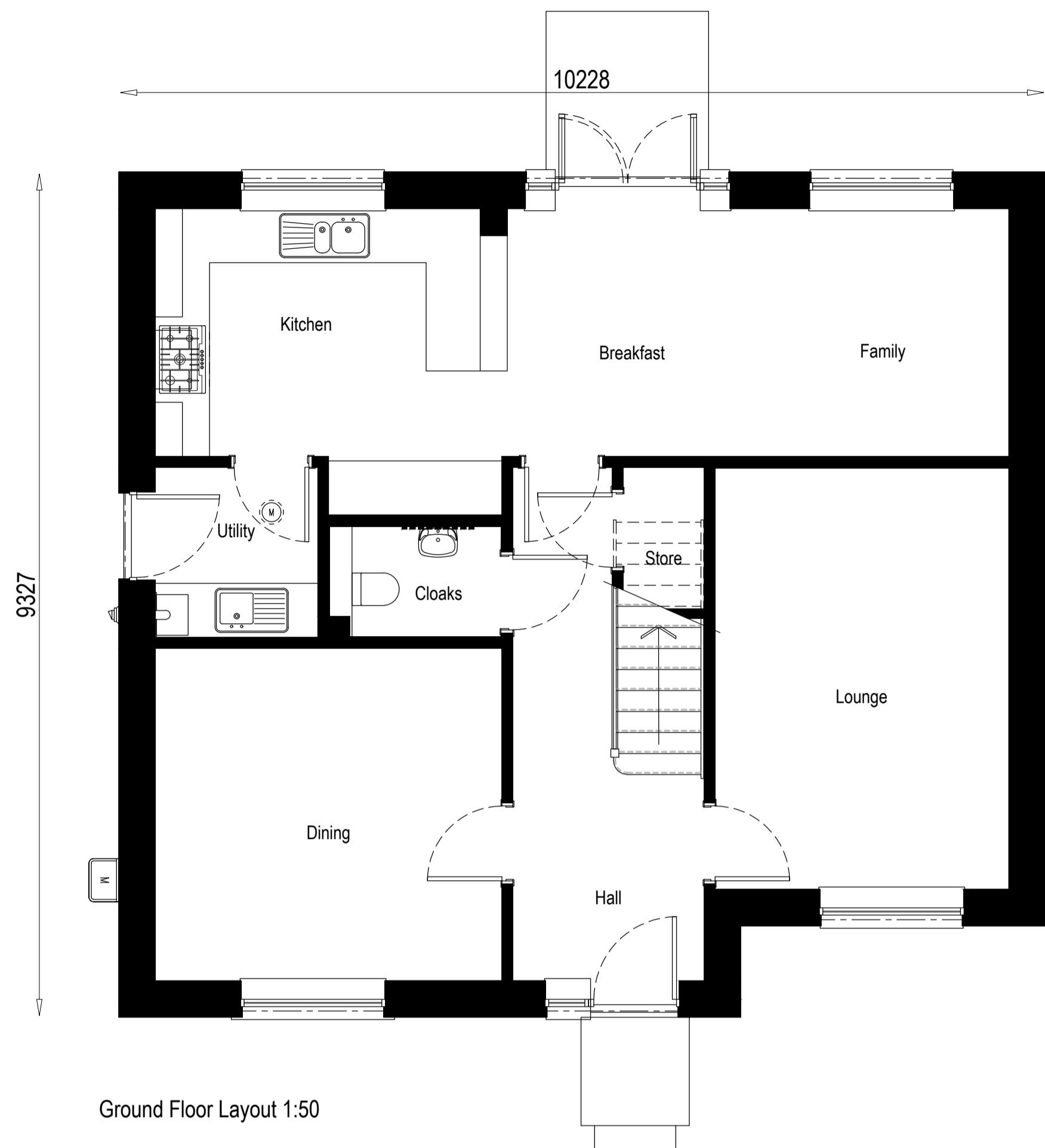
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 21	JM	BW

Drawing no.	Rev
1073sd(stock)901	-

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- base course
- cladding
- masonry 1
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

Dunning (as)

Project
 Alba House Type Range
 DR01 Drumnadrochit

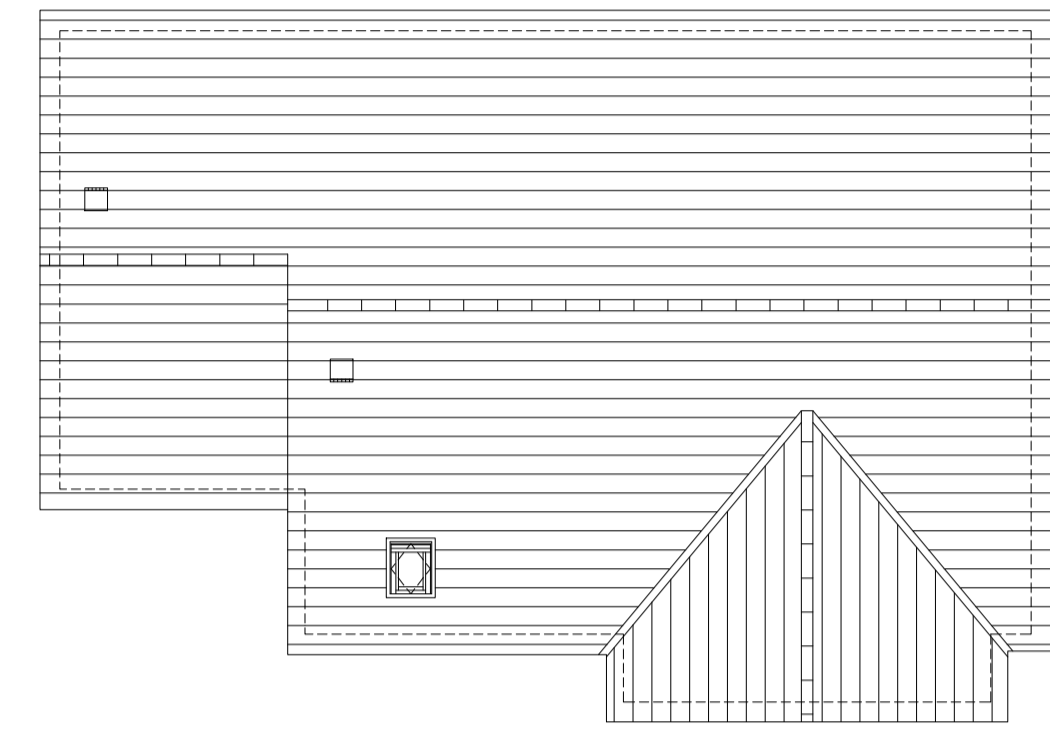
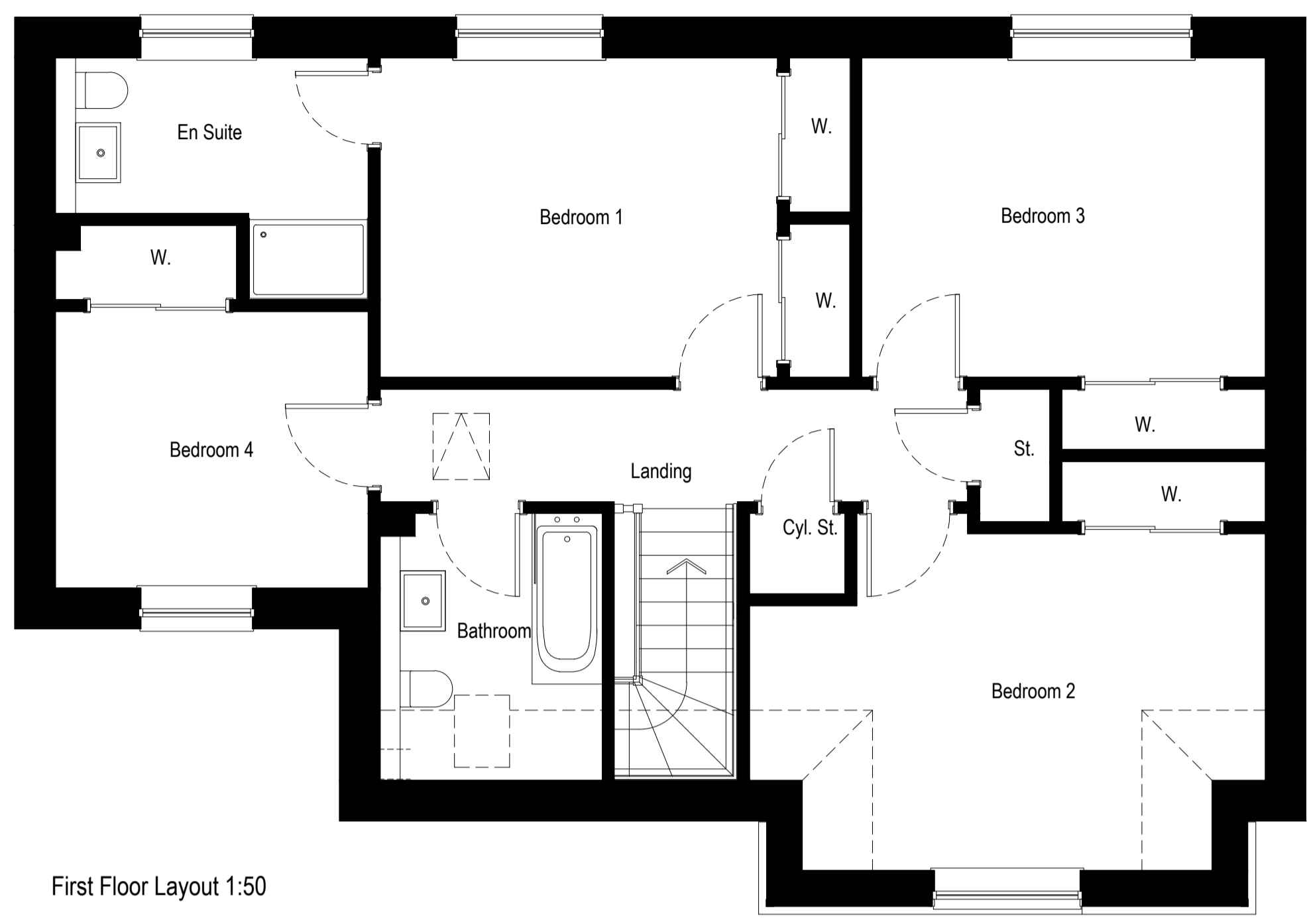
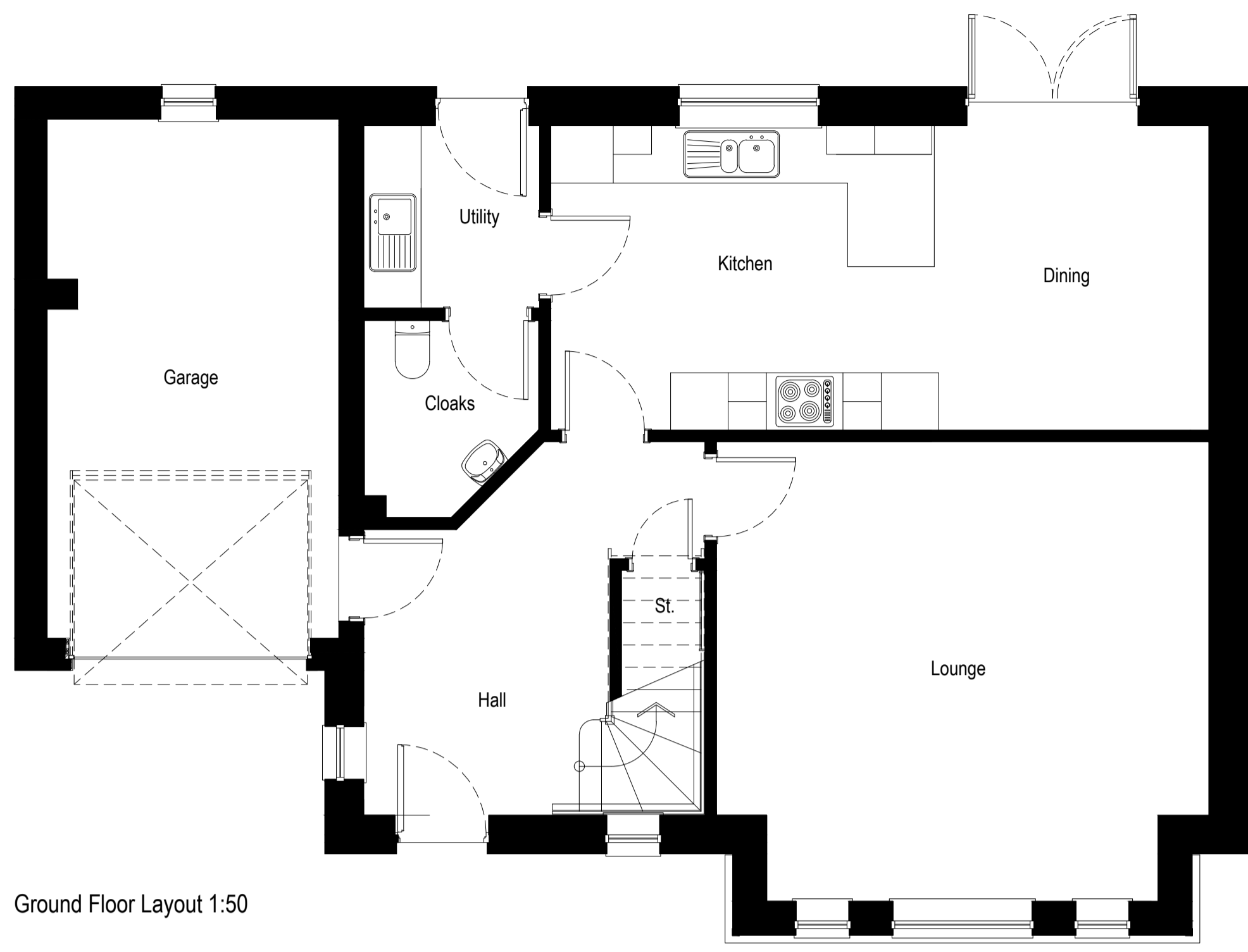
Drawing
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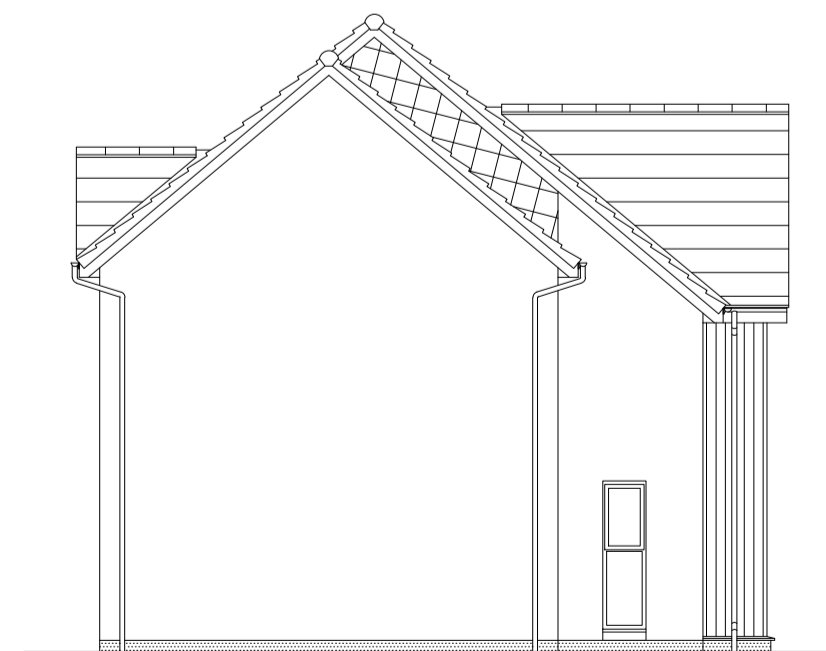
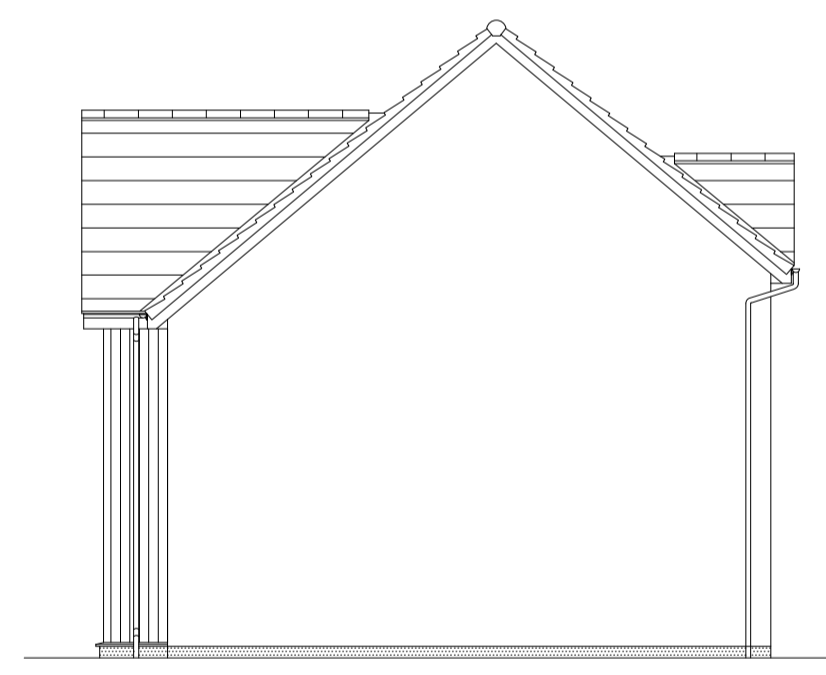
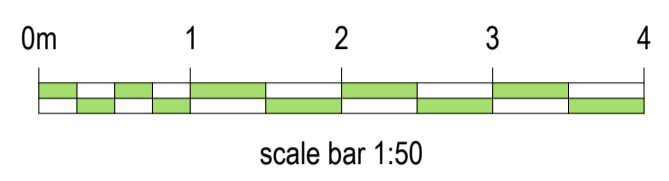
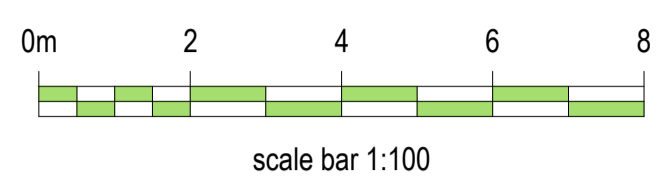
Drawing no.	Rev
DR01_PL_DUNNING_901	-

12842

7978



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Rev.	Date	Remarks	By	Ch.
A	14.02.18	Window added to stair & perspective updated.	GR	CV

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Kintore - (as)

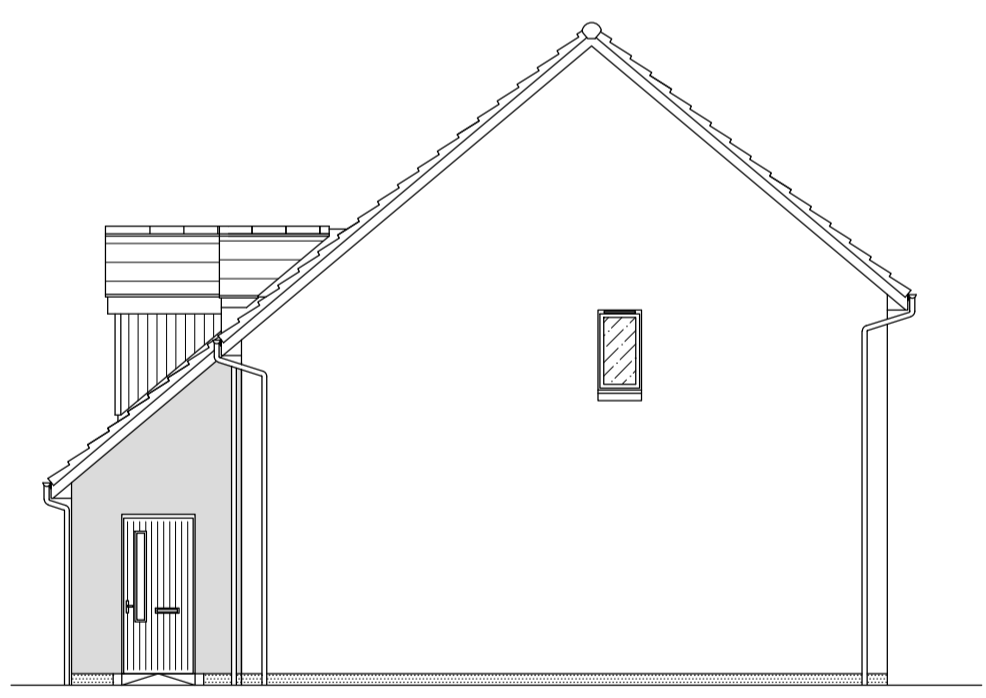
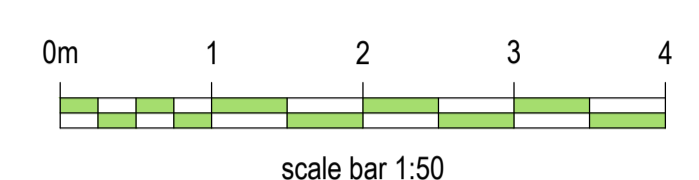
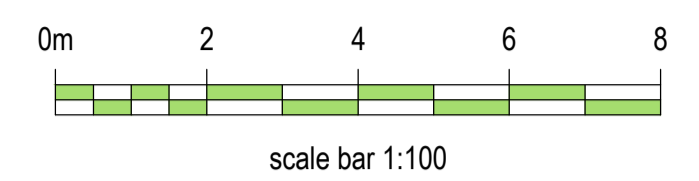
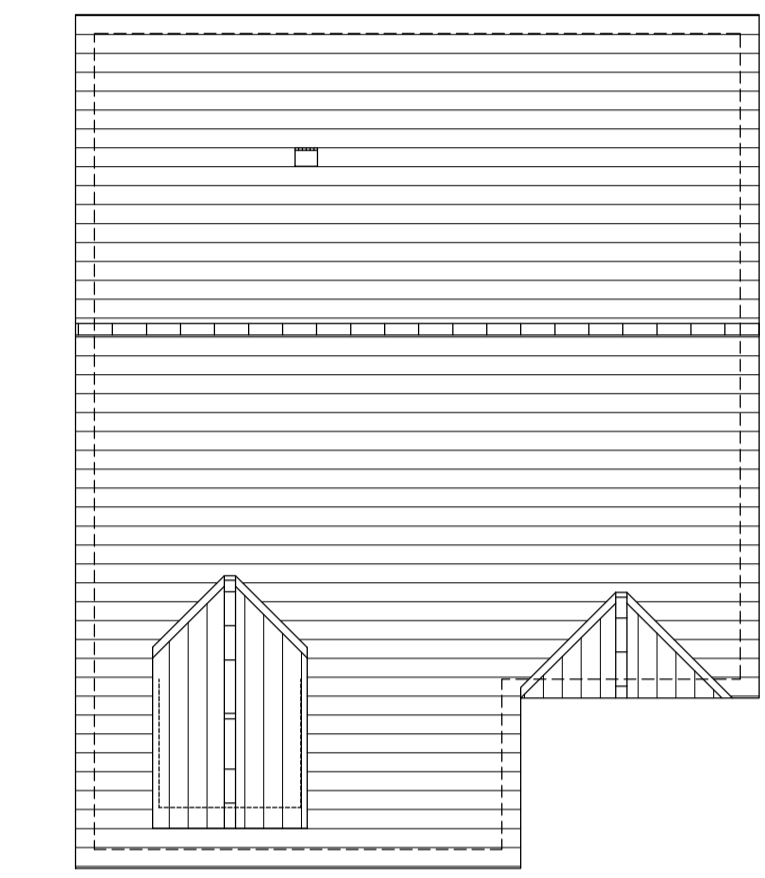
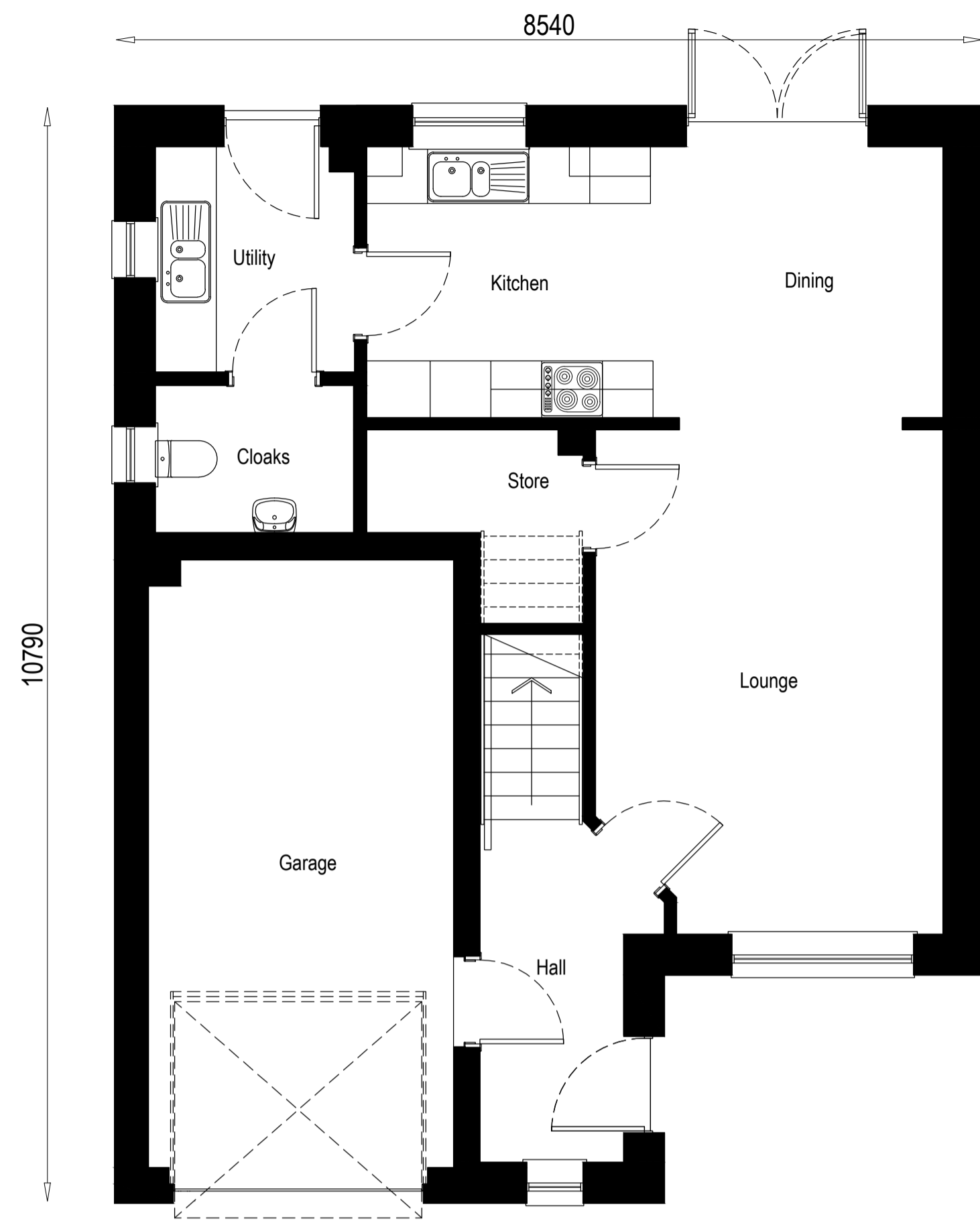
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

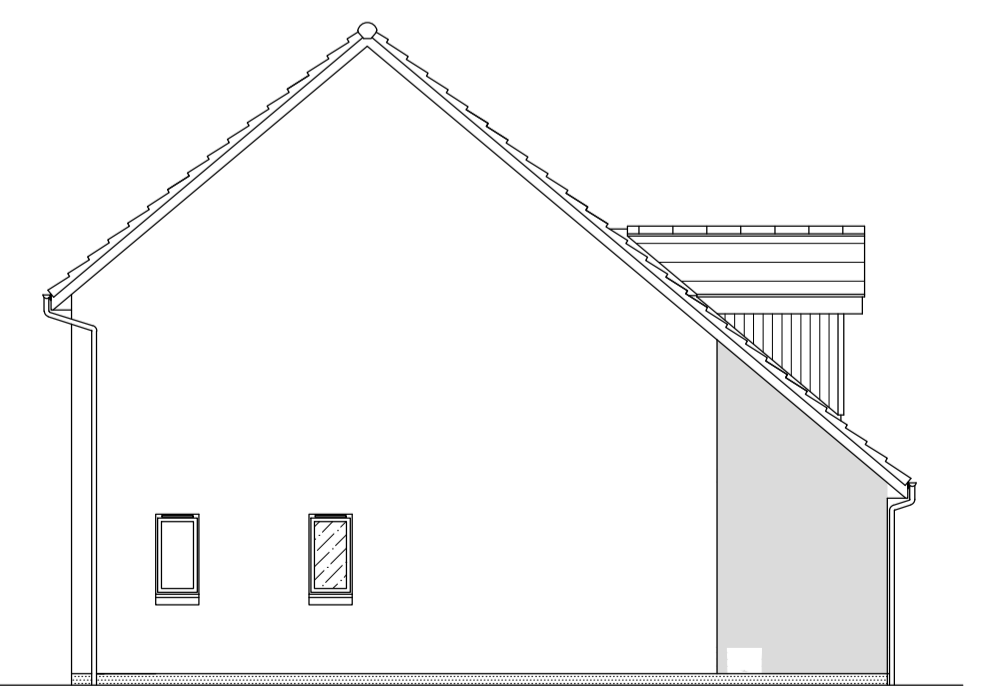
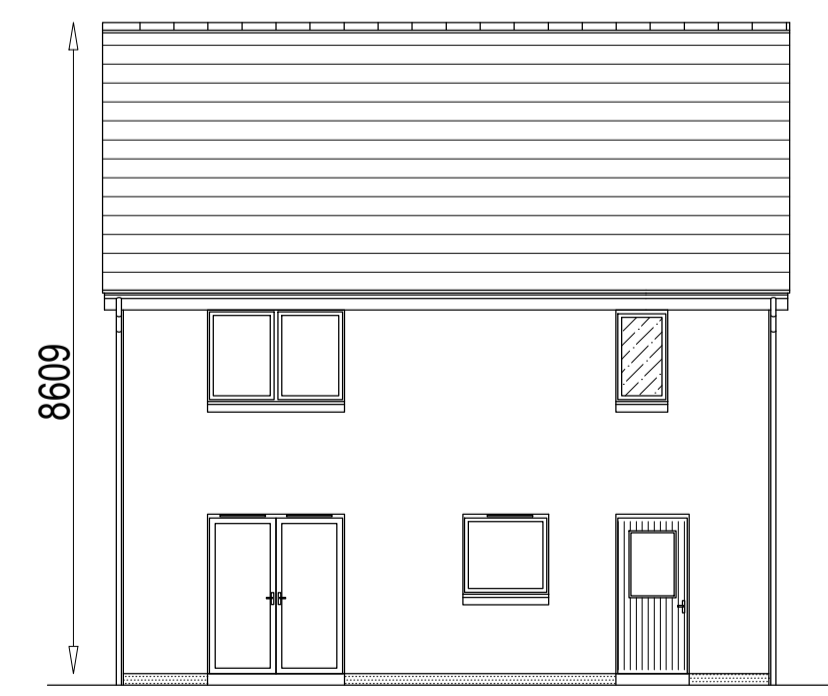
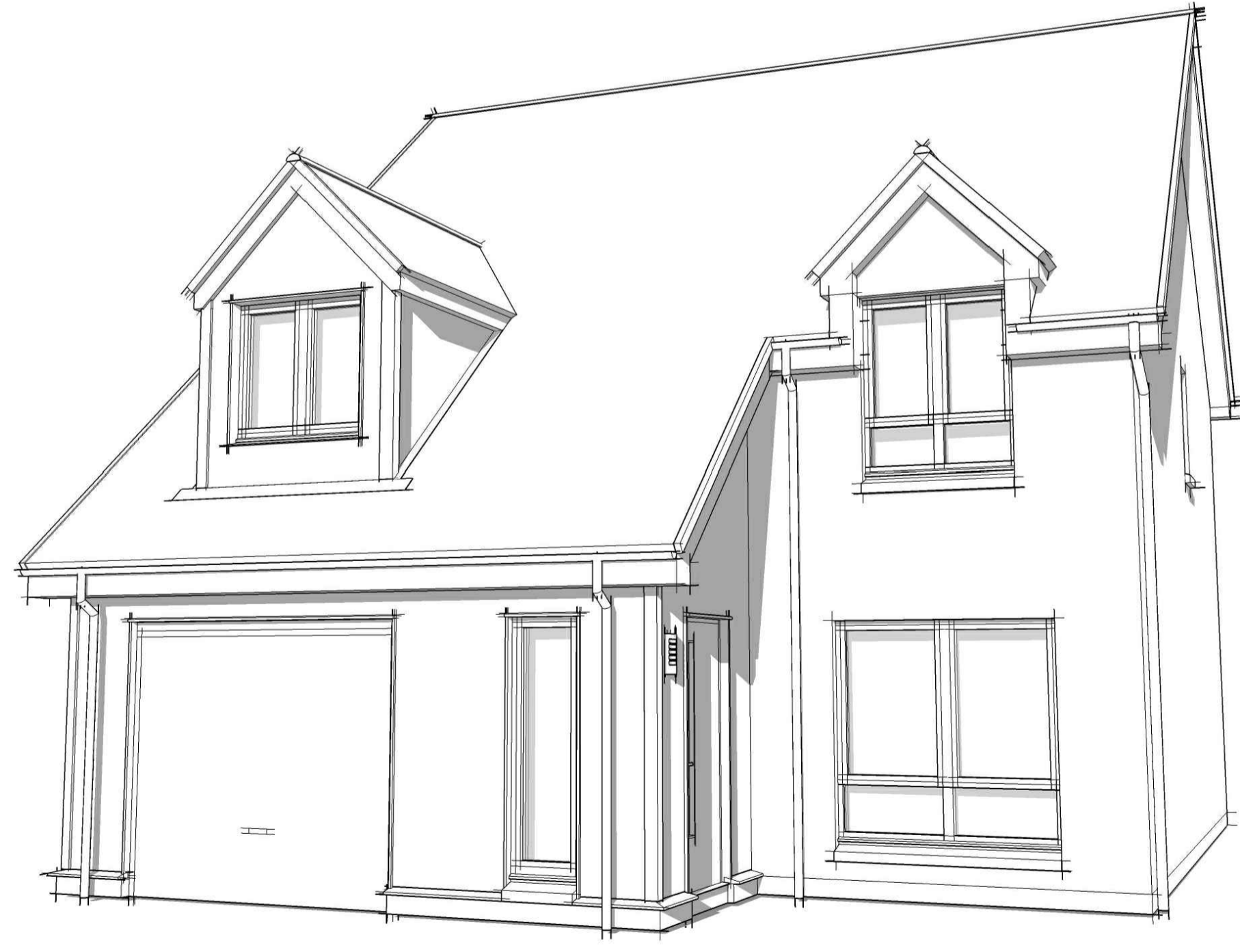
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1:50, 1:100	July 21	JM	BW

Drawing no.	Rev
1653dt(stock)901	-

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- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				

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Nairn

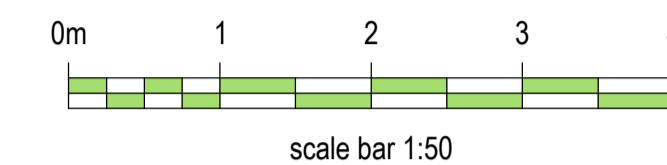
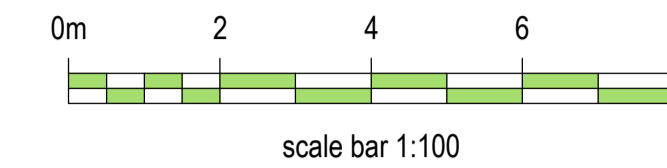
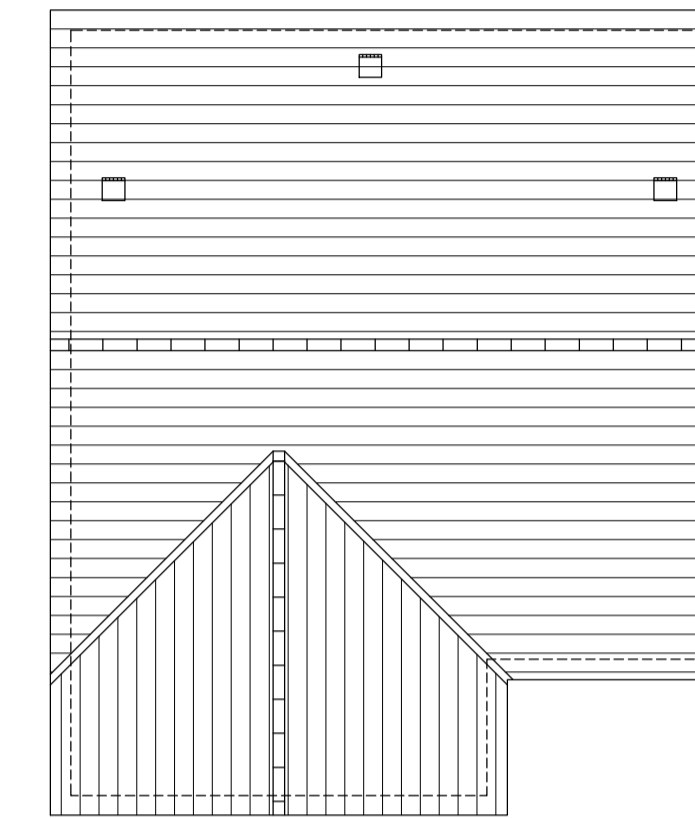
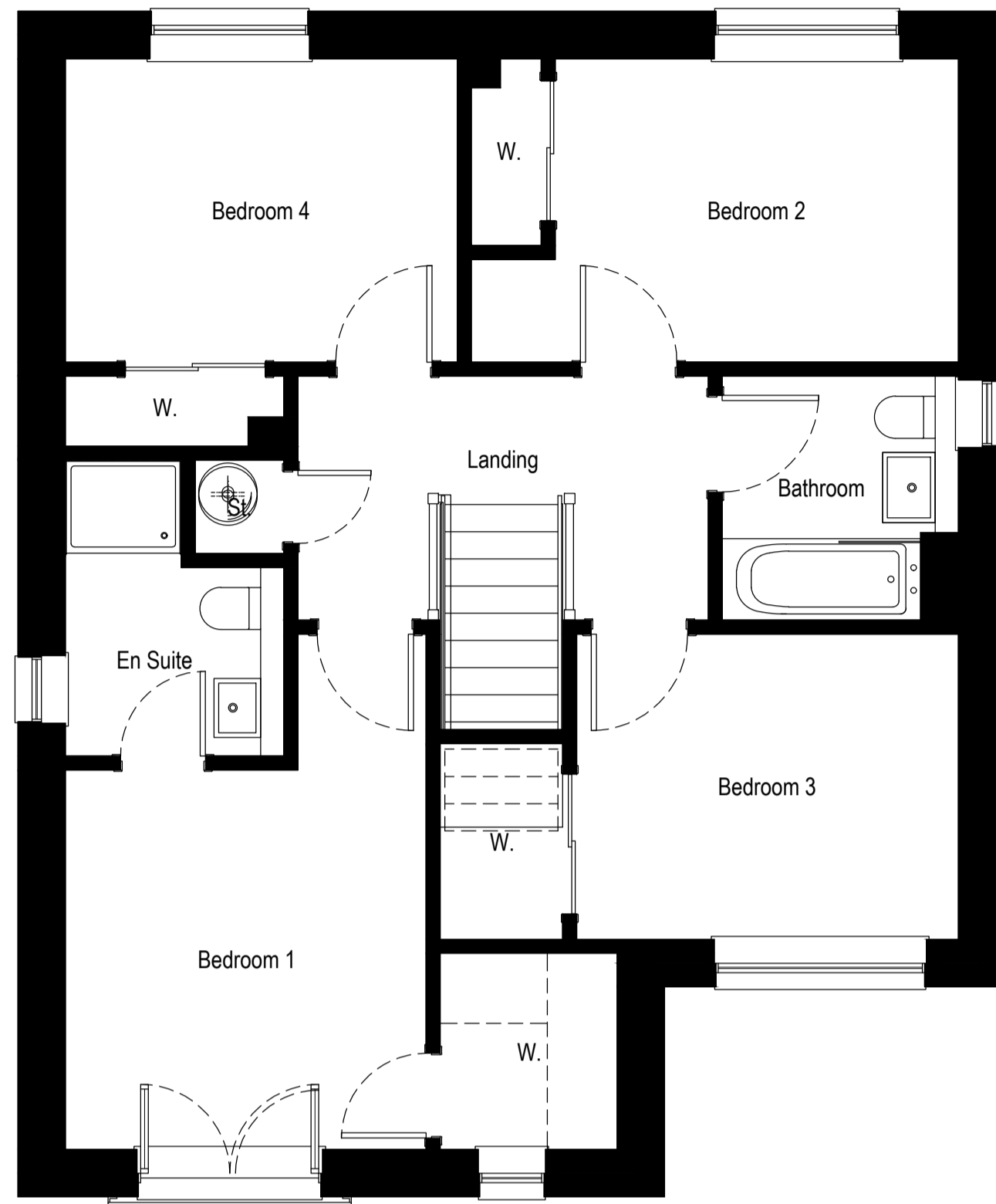
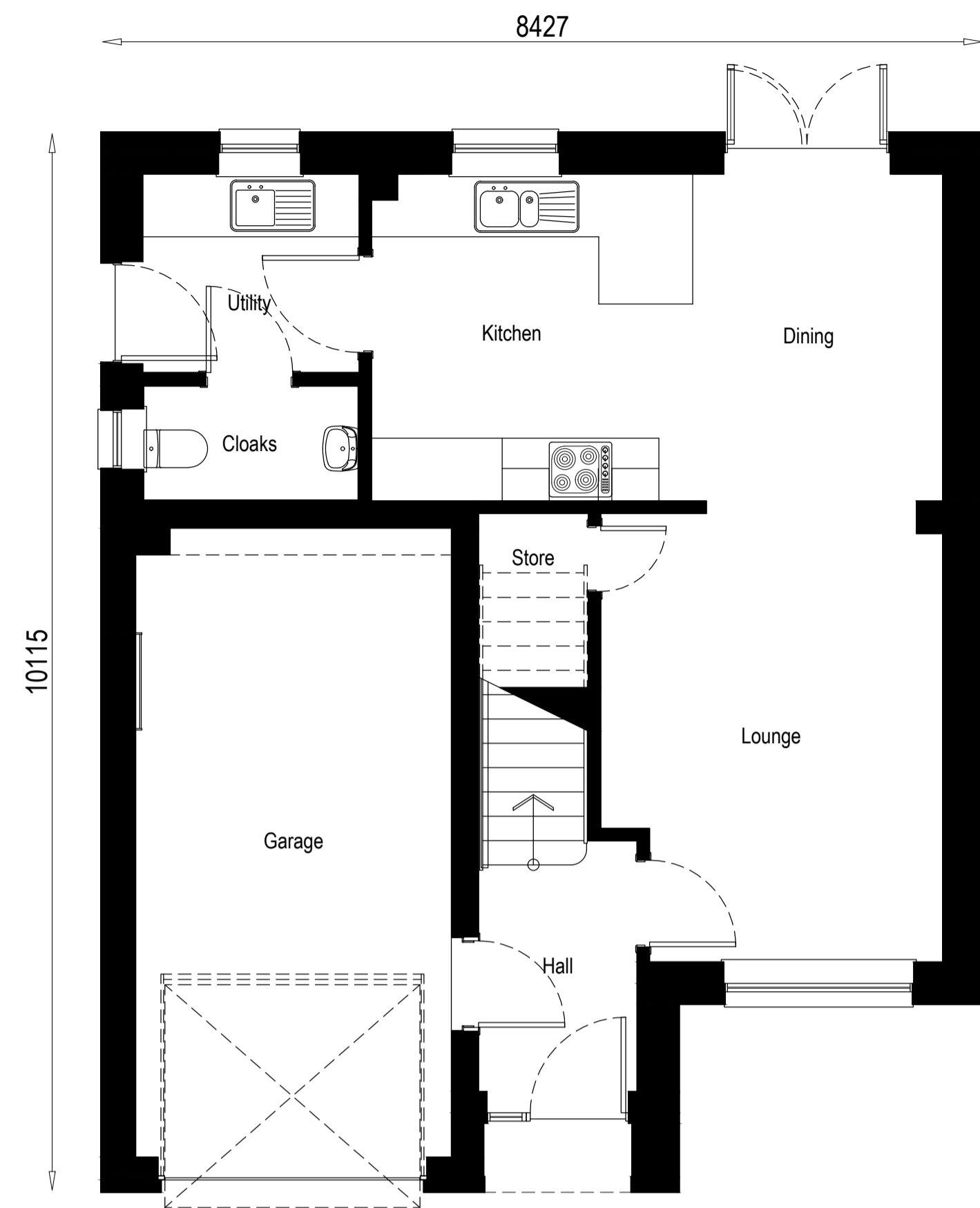
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 21	JM	BW

Drawing no.	Rev
1237dt(stock)901	-

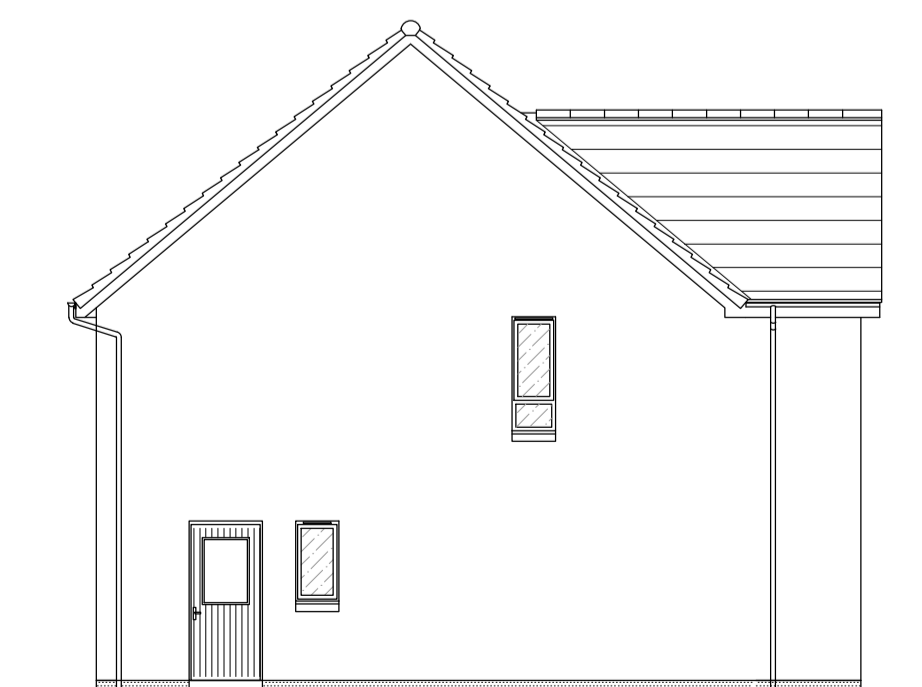
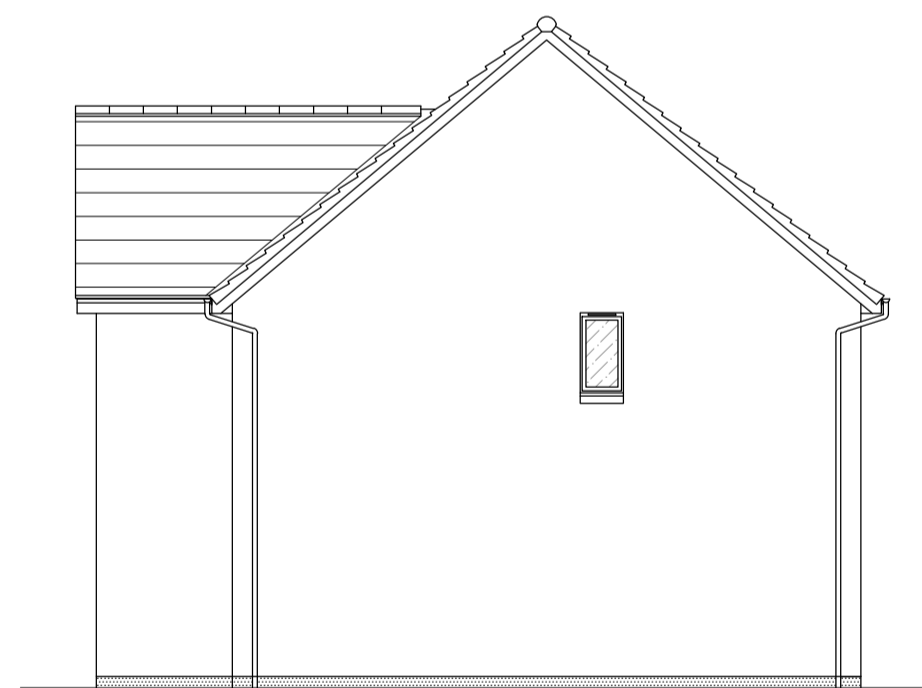
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Ground Floor Layout 1:50

First Floor Layout 1:50

Roof Layout 1:100



- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				



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Roslin

Project
 Alba House Type Range

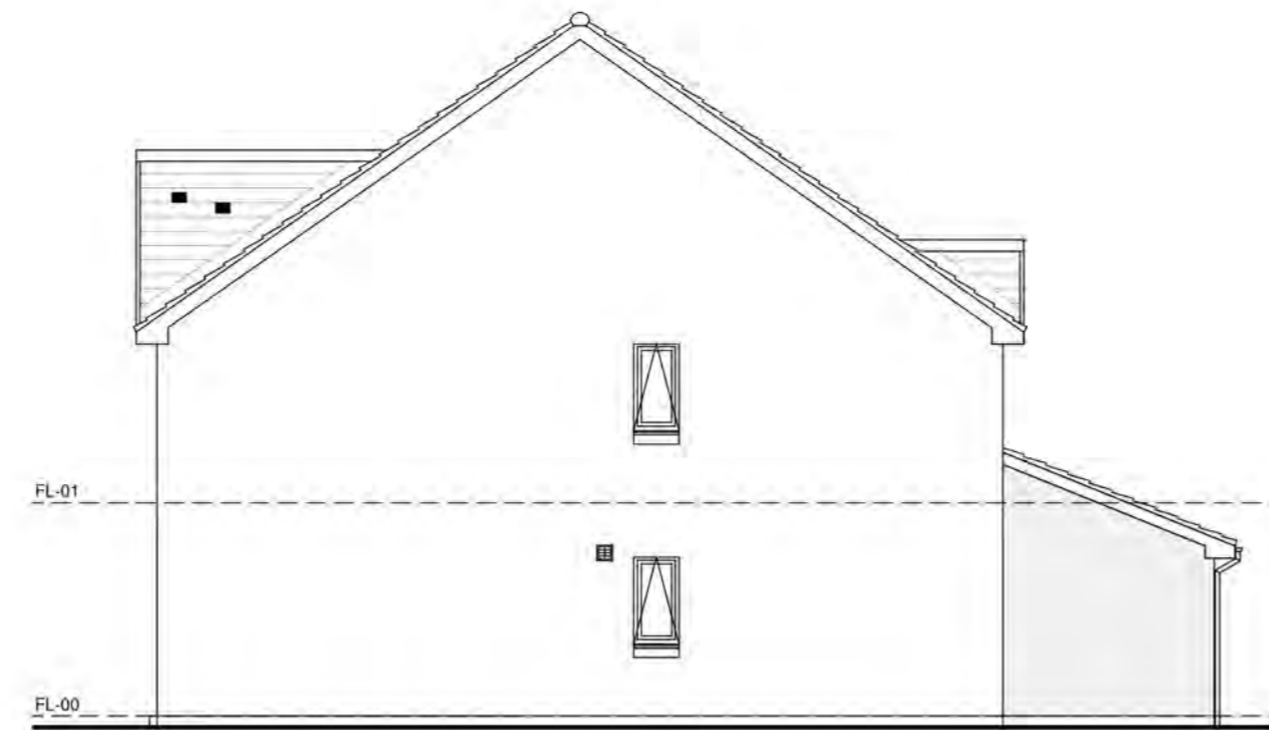
Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	July 21	JM	BW

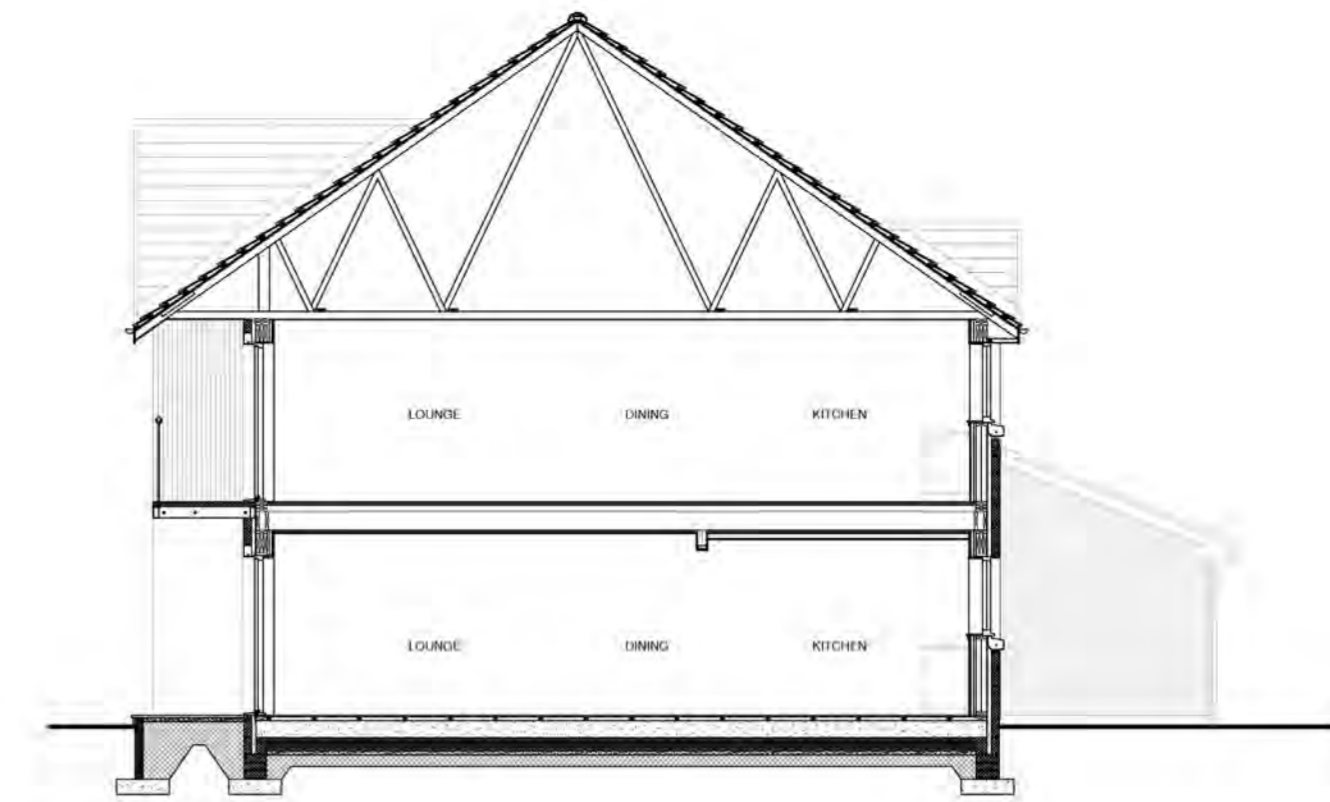
Drawing no.	Rev
1202dt(stock)901	-



Front Elevation



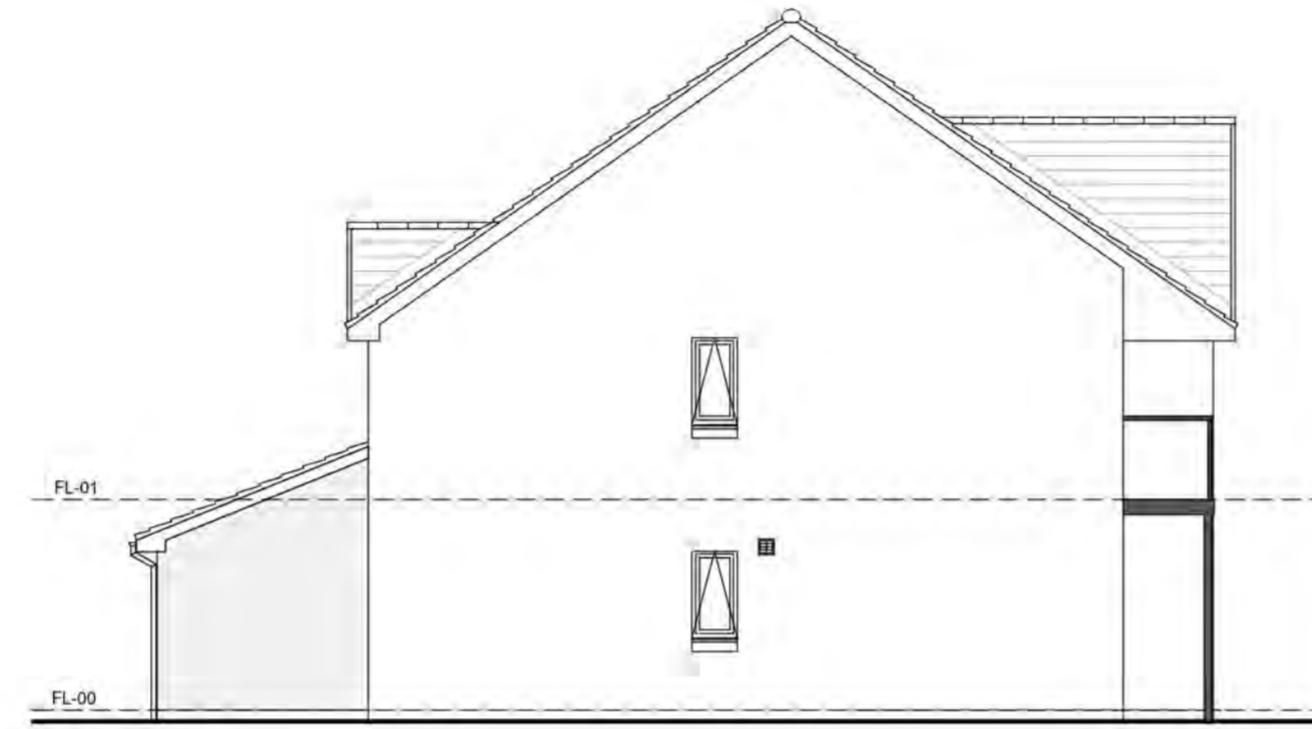
Side Elevation



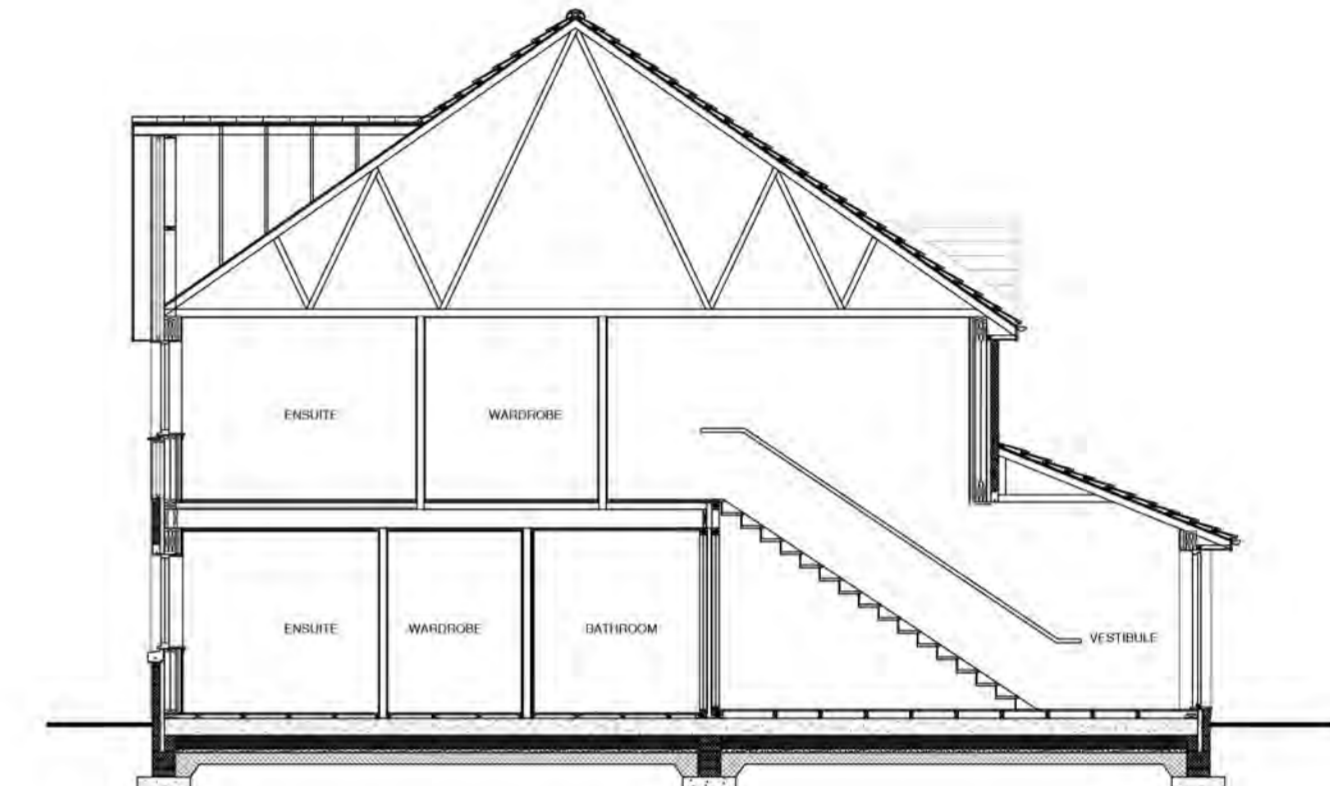
Section A-A



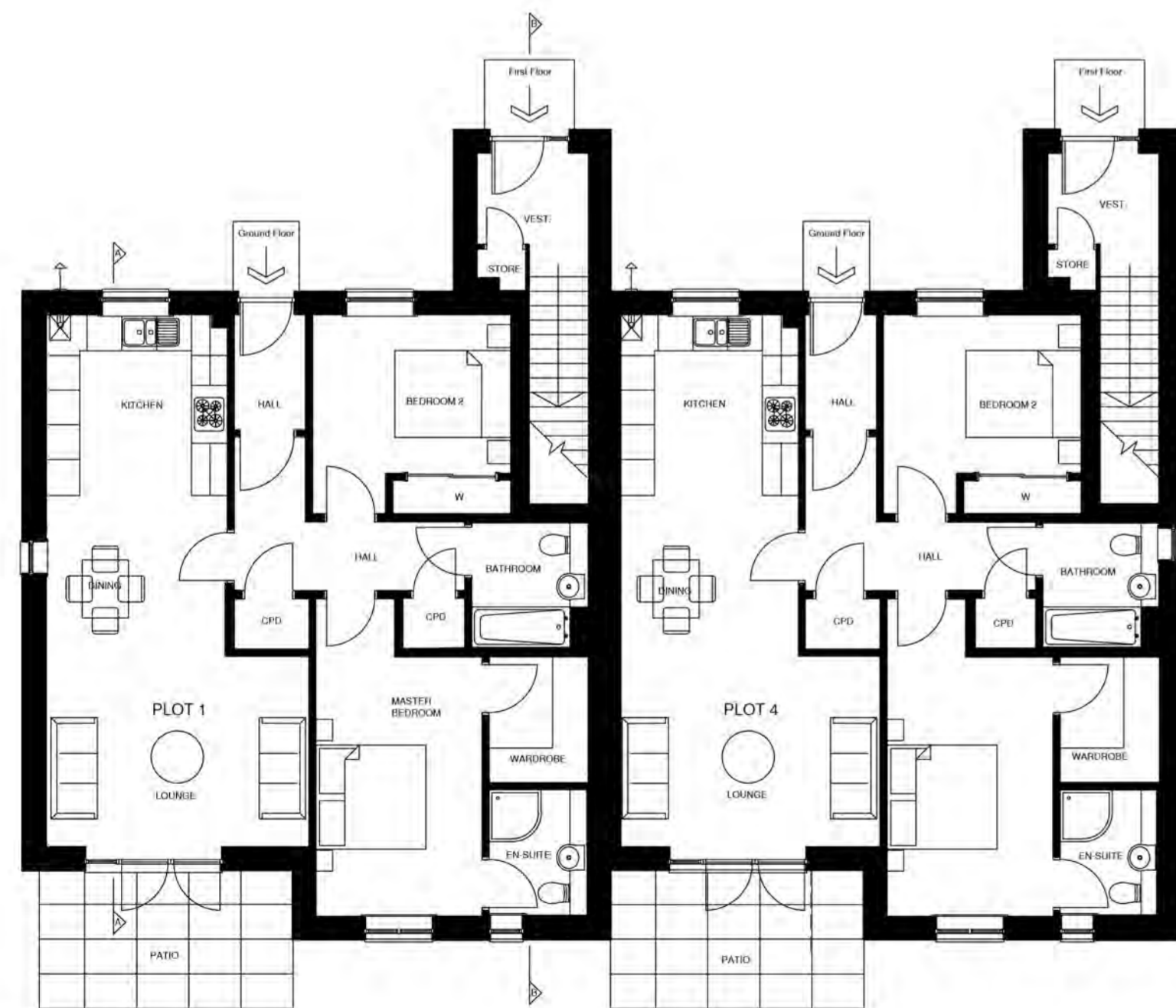
Rear Elevation



Side Elevation



Section B-B



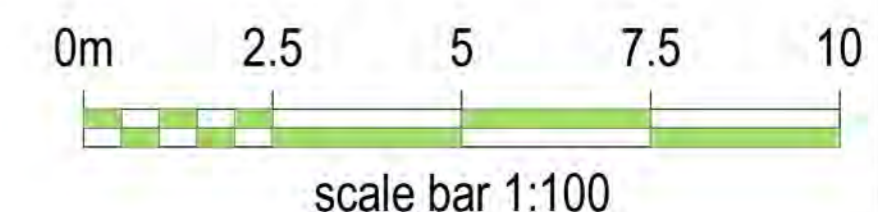
Ground Floor Plan



First Floor Plan



3D Visual



Rev	Date	Remarks	By	Ch

Revisions



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Larbert,
FK5 4RX

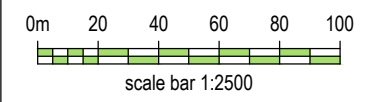
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Project
Moray & Dunbar

Drawing
Cottage Flats
Planning Drawing

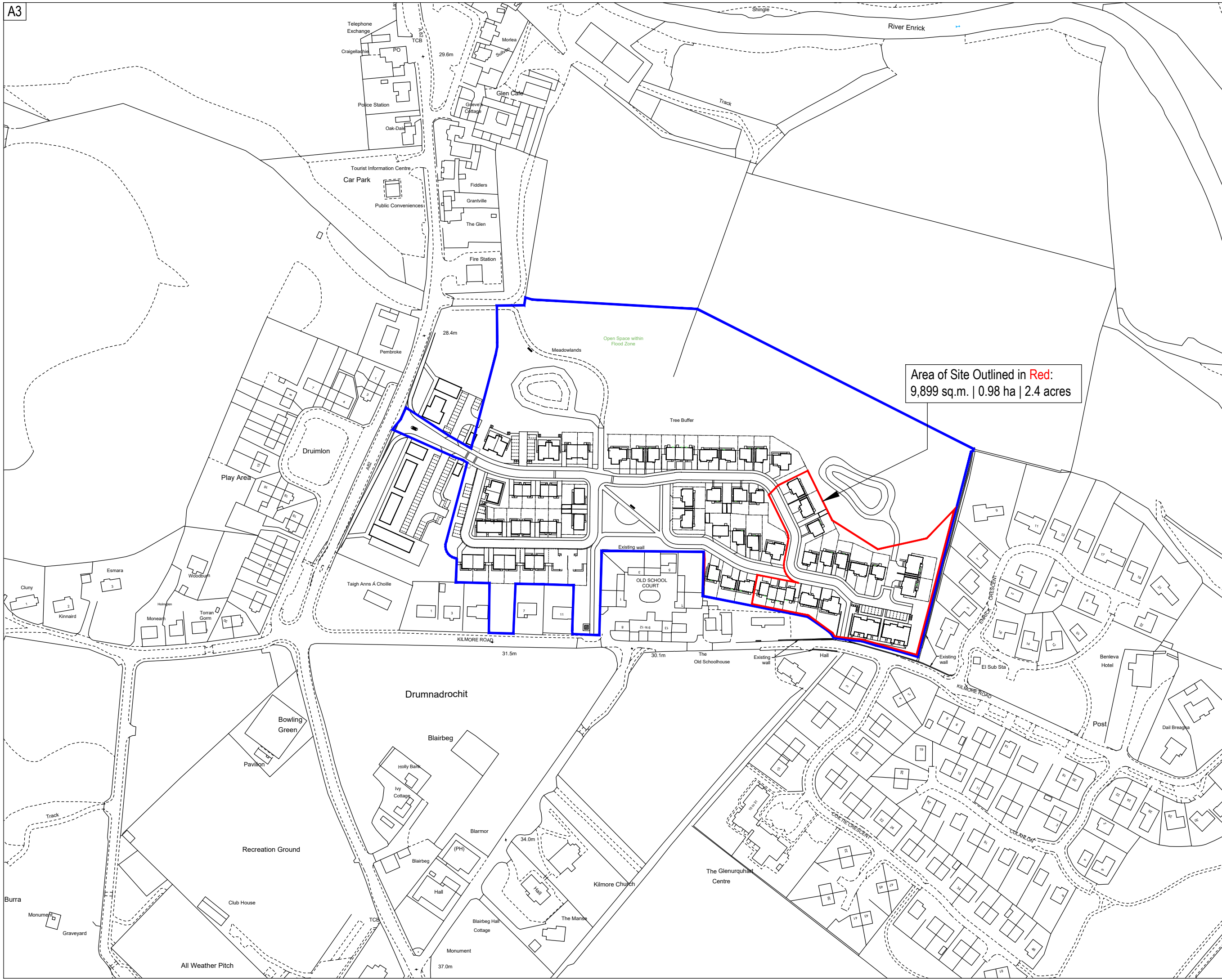
Scale	Date	Drawn by	Checked by
1:100	July 21	JM	BW
Drawing no. PL_CF01-901			

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- Application Boundary
- Ownership Boundary

Area of Site Outlined in Red:
9,899 sq.m. | 0.98 ha | 2.4 acres



Rev	Date	Remarks	By	Ch.
Revisions				

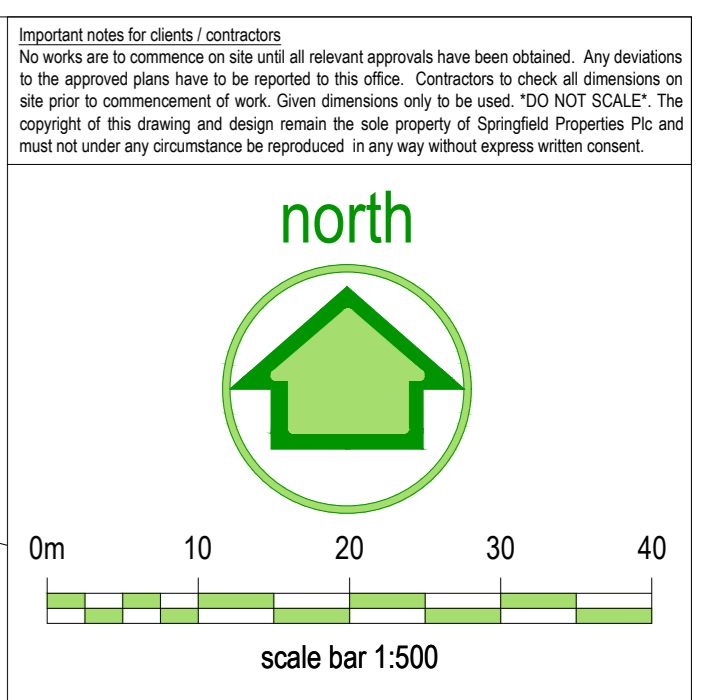
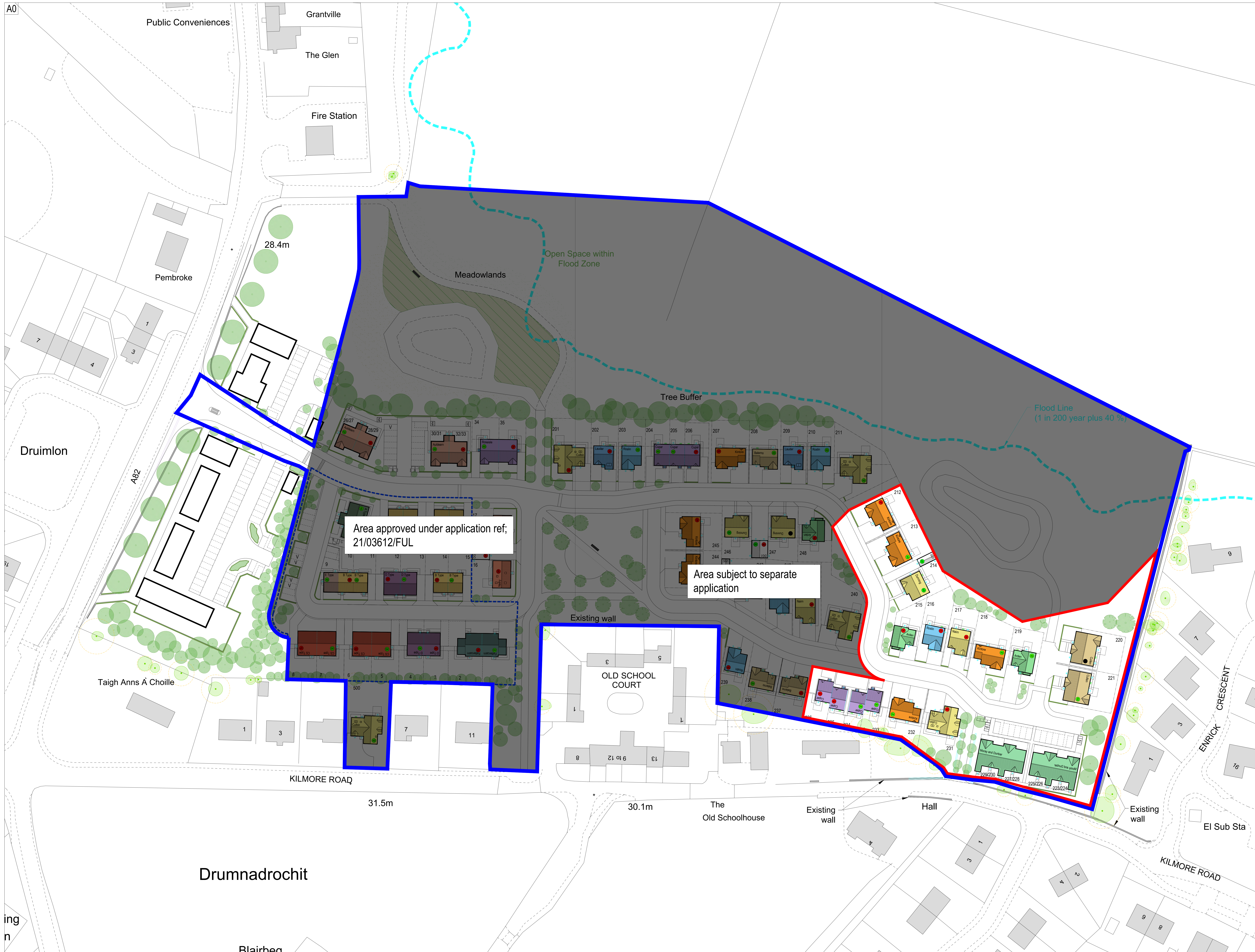


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Project
DR01
Drumnadrochit
Phase 3

Drawing
Location Plan

Scale	Date	Drawn by	Checked by
1:2500@A3	Jan 2023	SM	BW
Drawing no. DR01_PH3LP_01	Rev		



Legend

- Ownership Boundary (solid blue line)
- Application Boundary (dashed red line)
- Affordable Boundary (dashed cyan line)
- Flood Extents (dashed cyan line)

Accommodation Schedule

Roslin	4 Bed D	1,202sq. ft. 1
Arden	4 Bed D	1,410sq. ft. 2
Cubin	4 Bed D	1,321sq. ft. 1
Dunning	4 Bed D	1,668sq. ft. 1
Kintore	4 Bed D	1,533sq. ft. 4
Naim	3 Bed SD	1,410sq. ft. 1
Cullen	3 Bed D	1,091sq. ft. 2
Cupar	3 Bed D	1,177sq. ft. 4
Morey	2 Bed CF	1,410sq. ft. 4
Durbar	2 Bed CF	1,410sq. ft. 4
Private		Total 24

Rev	Date	Remarks	Revisions	By	Ch.
B	Nov 23	Layout updated per Transportation comments		SM	JM
A	Aug 23	Cupar terrace revised to semi-detached for rear garden access		SM	BW

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Project
DR01
Drumadrochit
Phase 3 Application

Drawing
Site Layout

Scale 1:500 @A0 Date Jan 2023 Drawn by SM Checked by BW

Drawing no. DR01_Ph3SPP_01 Rev B