Agenda Item	6.3
Report No	PLS/36/24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 June 2024

Report Title: 2305261/FUL: Glencoe Cottage Ltd

Allt-Na-Reigh, Glencoe, Ballachulish PH49 4HX

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Demolition of cottage, erection of replacement dwelling, renovation and

alterations to outbuilding with associated site works

Ward: 21 – Fort William and Ardnamurchan

Development category: Local

Reason referred to Committee: Number of objections

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 It is proposed to demolish an existing single storey house and replace it with a new one and a half storey house, with two storey rear section, overlapping the footprint of the original house. The one and a half, and two storey elements are linked by a single storey, flat, grass roof section. The proposal will result in a four bedroom main house with ancillary (not self-contained) domestic accommodation within the existing detached outbuilding with is to be converted and altered. The existing stone perimeter wall is to be extended and increased in height; the details of which are still to be confirmed. The main house frontage is to be brought forward in the site and is to be built into this wall to reduce the extend of 'building' visible from the road views. The remaining parts of the building will sit behind this building frontage. External materials to be used include natural stone walling with dark/black timber cladding and a grey zinc roof. The outbuilding alteration also uses similar external finishes and retains some of the white walls.
- 1.2 The existing access onto the A82 Trunk Road is to be used to serve the development. The retaining wall opposite the entrance to the site is to be repositioned to improve the vehicle turn-in from the road. Private foul drainage arrangements are proposed (biological treatment plant with outfall) and connection is to be made to a private water supply (borehole).
- 1.3 Pre Application Consultation: None discussed as part of a previous application.
- 1.4 Supporting Information: Design Statement, Bat Survey, Ecology Appraisal, Asbestos Survey, Drainage Strategy and Sustainability Statement
- 1.5 Variations: White render for the rear wing has been changed from white render to a dark timber cladding to blend with the main part of the proposal and the ridge height of the rear wing lowered to match the main building, achieved through a combination of wall head and ground level reductions.

2. SITE DESCRIPTION

- 2.1 The site comprises a derelict single storey, white render, pitched roof cottage and detached single storey outbuilding with mono-pitch roof. The property comprises the original cottage which has previously been extended to south west to create an L-shaped building. The property lies close to the A82 trunk road where it travels through the iconic Pass of Glen Coe. The site lies some 9km to the east of Glencoe Village and is around midway between Glencoe village and the Kingshouse Hotel/Glen Coe Mountain Resort. The site lies approx. 1km from the popular Glencoe Waterfall (Allt Lairig Eilde) viewpoint to the south east and some 600m of the busy Three Sisters Viewpoint/car park to the north west. The existing house looks towards the Three Sisters and the popular route to the Lost Valley. The site is backdropped by the hills forming the Aonach Eagach ridge.
- 2.2 The property has been subject to vandalism and graffiti directed towards a former owner/occupier and is now in a very poor state. Aside from the negativity arising from the former owner/occupier, there are also very positive local associations to the property relating to the respected mountaineer who once owned the property.

2.3 The site is accessed by an existing single access from the A82 trunk road. The junction has restricted geometry and there is a narrow, single track private driveway which passes the outbuilding and extends to the existing house. This was historically the route of the road which passed immediately in front of the original cottage.

3. PLANNING HISTORY

3.1 02.11.2023 21/05434/FUL Demolition of existing cottage, erection of replacement dwelling, renovation and alterations to outbuilding to create ancillary unit.
 3.2 20.11.2013 13/03787/FUL Install borehole with pump and ancillary works for water supply Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Yes (Neighbour notification)

Date Advertised: 16.11.2023

Representation deadline: 30.11.2023

Timeous representations: 7

Late representations: 3

- 4.2 Material considerations raised are summarised as follows:
 - 1. Limited visualisations of the proposed new dwelling to understand visual impact on Glencoe's iconic natural landscape
 - 2. Viewpoints should be provided from key recreational viewpoints to allow landscape and visual impact assessment
 - Enlarged scale and contemporary design of new building does not reflect existing built heritage and would insensitively dominate the landscape in a highly visible location at the heart of the Pass of Glen Coe (a highlight of the National Scenic Area.
 - 4. Inappropriate finishing materials; at odds with existing properties between Glen Etive junction and the NTS visitor centre in Glencoe
 - 5. Extent of retaining wall
 - 6. Unnecessary increase in scale of proposed from that existing
 - 7. Should remain as single storey
 - 8. Existing cottage has been left to decline and has not been protected against vandalism or graffiti.
 - 9. Adverse impact on National Scenic Area
 - Road safety additional cars and service vehicles and direct stairs to the trunk road

- 11. Contrary to development plan policy
- 12. Prefer to see the site returned to nature although accepts a case can be made for a replacement building of a sensitive design and scale
- 13. Design of proposed building overbearing on travellers on the road.
- 14. Due to sensitive location a traditional design is required of a scale to match existing.

Not material

- 1. Should not be used as an AirBnB or be licensed as such
- 2. Property should not be named after Hamish MacInnes as this was not his wish. More fitting dedication alternatives available.
- 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

- Glencoe and Glen Etive Community Council: No objection to the proposed application. Request that action be taken as soon as possible to demolish the existing building which has been repeatedly damaged by acts of vandalism and it now a risk to health and safety.
- 5.2 **Council's Environmental Health Officer:** Notes the information provided on borehole private water supply would support 6 persons/day. Recommends condition.
- 5.3 **Council's Contaminated Land Team:** Recommends condition relating to asbestos removal
- 5.4 **Council's Archaeologist:** No archaeological issues raised.
- 5.5 **Transport Scotland:** does not propose to advise against the granting of permission.
- 5.6 **NatureScot:** There are natural heritage interest of international importance on the site, but advice is that these will not be adversely affected by the proposal.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023):

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 14 - Design Quality and Place

Policy 16 - Quality Homes

Policy 17 - Rural Homes

6.2 Highland Wide Local Development Plan 2012

- 28 Sustainable Design
- 29 Design Quality and Place-making
- 30 Physical Constraints
- 36 Development in the Wider Countryside
- 42 Previously Used Land
- 56 Travel
- 57 Natural, Built and Cultural Heritage
- 58 Protected Species
- 59 Other important Species
- 60 Other Importance Habitats
- 63 Water Environment
- 64 Flood Risk
- 65 Waste Water Treatment
- 66 Surface Water Drainage

6.3 West Highland and Islands Local Development Plan 2019

No specific policies apply – outwith any identified settlements.

6.4 Highland Council Supplementary Planning Policy Guidance

Highland's Statutorily Protected Species (March 2013) Housing in the Countryside and Siting and Design (March 2013) Managing Waste in New Developments (March 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Guidance

Planning Advice Note 33: Development of Contaminated Land

Planning Advice Note 60: Natural Heritage

Planning Advice Note 61: SuDS

Planning Advice Note 72: Housing in the Countryside

7.2 Other Guidance

The Highland Council: Biodiversity Planning Guidance (May 2024)

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
 - a) Compliance with the development plan and other planning policy
 - b) Siting and design
 - c) Landscape and visual impact
 - d) Impact on infrastructure and services and proposed mitigation (developer contributions)
 - e) Nature conservation and protected species
 - f) any other material considerations

Development plan/other planning policy

- 8.4 National Planning Framework 4 (NPF4) was adopted on 13 February 2023. The policies within it form part of the Development Plan and are material to the consideration of this application, alongside the West Highland wide Local Development Plan, 2019 and Highland wide Local Development Plan, 2012 and should, where there is conflict between policies, be afforded greater weight in decision making given that it is the most recent statement of planning policy.
- 8.5 NPF4 Policies 1-3, require development proposals to consider the global climate and nature crises, ensure that they are so designed to minimise their environmental impact and protect, and enhance, biodiversity.
- 8.6 The application site is located within a rural area (remote rural) as identified within the Scottish Government's Six Fold Urban Rural Classification where proposals for housing will be considered under NPF4 Policy 17a. This provides support for such development where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
 - i. is on a site allocated for housing within the Local Development Plan;
 - ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house

- 8.7 The demolition of the existing derelict cottage and its replacement with a new house, and ancillary accommodation created within the existing outbuilding, accords with Policy 17a, subject to demonstrating suitable scale, siting and design in keeping with the character of the area (see assessment below).
- 8.8 Policy 28 of the Highland-wide Local Development Plan (HwLDP) also requires all development to be sensitively sited and well designed to be in keeping of the local character and historic and natural environments as well as use appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 seeks high quality design, compatible with the landscape setting and making a positive contribution in terms of place making.

Landscape and visual amenity

- 8.9 The site occupies a central location within the Ben Nevis and Glen Coe National Scenic Area. Policy 4 of NPF4 (Natural Places) seeks to protect, restore and enhance natural assets making best use of nature-based solutions. Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment will not be supported. Development proposals that affect a National Scenic Area will only be supported where the objectives of the designation and the overall integrity of the area will not be compromised; or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
- 8.10 As set out in the special qualities of the National Scenic Area, this is a landscape of massive proportions, breathtaking grandeur and great variety. It is noted that it is the inter-relationships as well as the individual qualities of the mountains, moors, glens and lochs that elevate the landscape scenery (particularly Glen Coe) to iconic status. The site itself lies within a key part of the journey through spectacular Glen Coe. The landscape overall is such where human endeavour and activity is dwarfed by the mountain grandeur.
- 8.11 Along the section of the A82, through the 'pass' of Glen Coe where many travellers experience the qualities of the landscape, the site is only visible for a short distance, but is prominent within a particularly important part of the journey. There is a traditional single storey cottage on the site which has been previously extended to an L-shaped building, built within a visually contained location due to the surrounding topography. Views are generally limited to its immediate location when travelling from the west, and in intermittent views for under 1km from the Glencoe Waterfall viewpoint to the east. Many visitors stop at the Three Sister Viewpoint, some 600m to the north west of the site, however the site is not visible in views from here.
- 8.12 Many also experience Glen Coe from the higher reaches on the routes up and down the mountains and trails. Given the vast nature of the landscape, and small scale of the proposal within this context, and being a redevelopment proposal, the development is not considered to have an adverse impact on the landscape quality or visual amenity, subject to appropriate detailing of the roof and wall finish, to further integrate the proposal into its landscape setting when viewed from above. The design

has been amended since the previous planning application to change the design and reduce height of the building to ensure a lower-key appearance in the landscape while providing modern and increased accommodation.

- 8.13 NatureScot advised that it has considered the potential impacts to the Ben Nevis and Glen Coe National Scenic Area. Given that the proposal is to improve a pre-existing and derelict dwelling its advice is that the proposal will not have an adverse effect on the integrity of the NSA or the objectives of the designation.
- 8.14 Concerns have been raised that the enlarged scale and contemporary design of the scheme does not reflect Glen Coe's long-established, distinct built heritage and would insensitively dominate the landscape in a highly visible location at the heart of the Pass of Glen Coe. Comments also highlight that Allt Na Reigh is one of only six dwellings located along the ten-mile stretch of the A82 through Glen Coe between the Glen Etive road turn off to the east and the NTS visitor centre to the west, all of which share a traditional character (white-washed stone cottages with slate roofs). Allt Na Reigh is the closest building to the road. Concerns raised that the proposal will not reflect the character of the buildings in the Glen due to its increased footprint, contemporary materials, mixed heights and long retaining wall. For the reasons discussed in the following section the scale and design of the proposal is considered acceptable.

Scale, siting and design

- 8.15 The proposal is for a contemporary approach to the redevelopment of this site. Unlike the previous proposal for the site, this current application has proposed a modern building that pays more respect to the shapes and proportions of traditional buildings. A palette of dark muted materials has been proposed, including a mid/dark grey zinc for the roof and a mix of dark/black wooden cladding and natural stone for the external walls.
- The main, road facing, elevation features a fairly simple pitched roof, gable ended 8.16 structure, with its main roof plane towards the road. Although forward in the site as compared with the existing building, the design decision to incorporate and extend the natural stone perimeter walling as part of the building simplifies the public face of the building and minimises window and door openings, which in turn will reduce impacts from internally light areas. Simple rectangular forms have been used and gable widths have been kept narrow. The ridge heights have also been split along this frontage to break up the mass of the building. Much of the increased footprint of the building is incorporated into a flat, grassed roof section which joins the front and rear pitched roof buildings but is largely obscured from public view by the stone perimeter wall and the existing topography to the west. Due to the surrounding hills, there are public views of the building from above, however the combination of the dark colours, restricted glazing on the principal elevation and the green roof of the connecting structure will help to integrate the building into the landscape, particularly when taking account of the distances from these views.
- 8.17 The rear building in the design has been reduced in height during this application to overcome design concerns raised by officers. Rather than projecting above the front building, the building has been lowered to achieve the same ridge height as the front building. The external wall finish has also been amended from white render to dark

cladding to shadow the front building. The ridge height of the proposed building is some 2m higher than the existing house, however due to the contained nature of the site, the design and size of the surrounding landscape, the scale and height of change is not considered to be significant. Careful detailing will be required for the perimeter wall, both in terms of heights along the full length (to minimise) and stone/pattern/mortar finish to achieve an integrated and successful finish. This can be covered by condition (as will final agreement of all other external finishes to ensure compliance with the design principles).

- 8.18 Although the replacement house is larger than the building it replaces, the mass of the building is well broken down into different sections and the form and proportions are an acceptable modern interpretation of a more traditional house. The finishes selected, whilst not the 'classic' slate and render, are of a suitable muted and quality finish for this important landscape. The proposal is considered to accord with design principles and guidance for new houses in the countryside.
- 8.19 The existing outbuilding is a mono-pitched, long, low building cut into rising ground, and located close to the access onto the A82. The proposal seeks to alter and convert this building into ancillary (not self-contained) accommodation associated with the occupation of the main house. The proposal largely follows the existing footprint, with alterations to the roof structure and fenestration. The proposed building will look less like a garage/outbuilding and more like a building in occupation. Future potential use of the building is discussed under 'Servicing and Infrastructure' below.

Nature conservation and protected species

- 8.20 The proposal is close to the Glen Coe Special Area of Conservation (SAC) protected for its variety of upland habitats. The proposal is outside the SAC and separated from it by the A82 trunk-road. The proposal is therefore not likely to impact on the extent or distribution of qualifying habitats.
- 8.21 Several small tributaries of the river Coe flow through the development site. NatureScot advise that the location is subsequently connected to Loch Achtriochtan, which forms the qualifying habitat 'clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels' within the SAC. Sediment and any wastewater discharged from the development will eventually flow into this freshwater habitat. Because this proposal is to replace and improve an existing dwelling and its infrastructure, changes to the runoff & wastewater discharge is not likely to be significant. The proposal is therefore unlikely to have a significant effect on the glen's hydrology or the nutrient and sediment input to the loch, which is approximately three kilometres downstream.
- 8.22 The proposal is close to the Glen Etive and Glen Fyne Special Protection Area (SPA) protected for its population of Golden Eagle. NatureScot advise that it is unlikely that the proposal will have a significant effect on the Qualifying Interests of the SPA, either directly or indirectly. The proposal is at least a kilometre from any known Golden Eagle breeding sites. The proposal is immediately adjacent to the busy A82 trunk road, and the location is already a site of frequent vehicular traffic, noise and human activity. The proposed demolition and replacement of the existing dwelling,

- and outbuildings, is therefore not likely to lead to any further disturbance to Golden Eagle that may range into the glen.
- 8.23 A Bat Survey has been submitted in support of the planning application, which discusses likely impacts and proposed mitigation measures. This includes a Species Protection Plan. A Bat Licence will be required from NatureScot to cover the demolition works of the cottage and the alterations to the outbuilding. Given the mitigation measures proposed including pre-commencement survey work, ecologist supervision, modified timing of works to avoid impacts and compensatory bat boxes and formation of a bat house, it is considered the proposal is capable of being licensed. The final finishes of the building will need to be reviewed alongside the proposed species mitigation works to ensure the mitigation proposed is compatible e.g. bat slates and bricks. This can be secured by condition.

Servicing and Infrastructure

- 8.24 The site is to be served by an existing access from the A82 trunk road. The retaining wall on the top side of the driveway opposite the bellmouth is to be moved back into the site by approx. 1 metre to allow for an improved turn into the site from the west (supported by swept path information).
- 8.25 Transport Scotland confirmed it does not propose to advise against the granting of panning permission. No explanation has been provided in this regard however it is understood this is on the basis of the access currently serving a single dwellinghouse, and the current proposal being a replacement house.
- 8.26 Given restrictions on the junction with the A82 in terms road safety, use of the outbuilding as a separate traffic generating use would be unlikely to be supported without further upgrade/improvement of the access arrangements. A condition is proposed to limit the use of the outbuilding accommodation.
- 8.27 Water supply is from a private borehole which was approved under a separate application in 2013. It is understood this provides around 50L/hour and is sufficient to serve the development.
- 8.28 The existing septic tank is to be removed and a new foul drainage treatment plant with partial soakaway and outfall to watercourse. The plant and soakaway are to be located to the south east of the proposed house, on the lower lying ground between the house site and the A82. The drainage strategy was discussed direct with SEPA prior to submission of the application. In addition to SEPA registration, the foul drainage will also be controlled by Building Standards.

Other material considerations

8.29 There are no other material considerations.

Non-material considerations

8.30 See section 4.2.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.31 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) None

9. CONCLUSION

- 9.1 The proposal accords with Policy 17 (Rural Homes) of NPF4, being a replacement of an existing house, and suitably scaled, sited and designed to be in keeping with the character of the development.
- 9.2 The development lies within an iconic landscape within the Ben Nevis and Glen Coe National Scenic Area, and suitably scaled, sited and designed prevent adverse impact on the special qualities of the area.
- 9.3 The site can be adequately accessed and services on the basis of a single house.
- 9.4 The development will be subject to conditions and other licensing requirements to manage/protect nature conservation interests.
- 9.5 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	Ν
Revocation of previous permission	Ν

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

 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. No development shall commence until an updated Bat Survey has been undertaken and an updated Report of Survey and Species Protection Plan has been submitted to, and approved in writing by, the Planning Authority. Thereafter the development shall be strictly undertaken in accordance with the approved Species Protection Plan, including the timing of any works, mitigation and the delivery compensatory works.

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

- 3. No development shall commence until full details of the new, altered and extended parts of stone walling have been submitted to, and approved in writing by, the Planning Authority. Such details shall include the following:
 - a) Section drawings showing the height of the new and altered parts of stone wall along its length,
 - b) Details of the materials to be used, source of stone and the build specification (pattern, mortar etc), and
 - c) Arrangements to produce a sample panel (minimum 1m x 1m) of the new/altered wall sections for agreement on site.

Thereafter the wall shall be constructed/altered in accordance with the approved details and completed prior to the initial occupation of the house hereby approved.

Reason: In the interests of visual amenity, to ensure suitable integration of development and use of high quality finishes appropriate to the location within the National Scenic Area.

4. No development shall commence until a construction phase Traffic Management Plan has been submitted to, and approved in writing by, the Planning Authority. Thereafter the approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete shall be undertaken in accordance with the approved details.

Reason: In order to ensure the safety and free flow of traffic on the public road.

5. No development shall commence on the construction of the house or conversion of the outbuilding hereby approved until a detailed specification for all proposed external 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 the interests of visual amenity, to ensure suitable integration of development and use of high quality finishes appropriate to the location within the National Scenic Area.

6. Prior to the renovation/conversion works to the existing outbuilding the asbestos containing material shall be removed to a licensed facility in accordance with the Control of Asbestos Regulations 2012. Copies of SEPA waste consignment notes shall be submitted to the Planning Authority to demonstrate that the material has been removed and disposed appropriately. Development of the new structure shall not commence until this evidence has been submitted to, and approved in writing by, the Planning Authority.

Reason: In the interests of public health as asbestos containing materials are present within the fabric of the outbuilding to be renovated.

7. No development shall commence on the construction of the house hereby approved until a finalised landscaping and biodiversity enhancement scheme have been submitted to, and approved in writing by, the Planning Authority. Such details shall generally accord with the recommendations contained with the Ecological Appraisal Report dated August 2021 prepared by EP Ecology Ltd, submitted in support of this application. Thereafter the landscaping and biodiversity enhancement scheme shall be fully delivered in accordance with the approved details, and at the latest prior to the initial occupation of the house hereby approved.

Reason: In order to integrate the proposal into the landscape setting in the interests of visual amenity and to deliver biodiversity enhancement.

8. No development shall commence on the construction of the house hereby approved until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In order to ensure that any lighting installed within the application site is of the minimum needed, will not spill beyond the intended target area, and will not impact adversely upon the character of the surrounding landscape and amenity.

9. The development shall be undertaken in accordance with the Allt-Na-Reigh, Glencoe Drainage Strategy prepared by Christie Gillespie, dated 9 June 2023 unless otherwise first agreed in writing by the Planning Authority.

Reason: In the interests of public health, to ensure adequate provision of foul and surface water drainage provision.

10. Prior to the first occupation of the development hereby approved, 3 car parking spaces and a vehicle turning area shall be provided within the application site in accordance with The Highland Council's Access to Single Houses and Small Developments. Thereafter, all car parking spaces and the vehicle turning area shall be maintained for this use in perpetuity.

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

11. The new house and ancillary accommodation within the converted outbuilding hereby approved shall be occupied as a single dwellinghouse planning unit. For the avoidance of doubt, the accommodation within the converted outbuilding shall be used/occupied only by those persons using/occupying the main house and shall not be used as a separate self contained residential unit or for separate short term letting.

Reason: In accordance with the use applied for and to ensure the site is not used beyond its servicing capacities, in particular increased usage of the substandard access onto the trunk road.

REASON FOR DECISION

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

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

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

Septic Tanks and Soakaways

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

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Bat Survey/Species Protection Plan

When preparing the updated Bat Survey and Species Protection Plan for submission, the external materials to be used for the development should be re-assessed to ensure that they deliver the identified mitigation with the Protection Plan.

Protected Species – Halting of Work

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

Signature: David Mudie

Designation: Area Planning Manager – South

Author: Susan Macmillan

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

Relevant Plans: Plan 1 - Location Plan (6608 P 301)

Plan 2 - Existing Site Plan (6608 P 303)

Plan 3 - Proposed Site Plan (6608 P 305 REV C)

Plan 4 - Existing Elevations (6608 P 320)

Plan 5 - Existing Floor Plan (6608 P 319)

Plan 6 - Proposed Ground Floor Plan (6608 P 306 REV B)

Plan 7 - Proposed First Floor Plan (6608 P 307 REV C)

Plan 8 - Proposed South East Elevation (6608 P 309 REV B)

Plan 9 - Proposed North East Elevation (6608 P 310 REV B)

Plan 10 - Proposed North West Elevation (6608 P 311 REV B)

Plan 11 - Proposed South West Elevation (6608 P 312 REV B)

Plan 12 - Proposed Sections (6608 P 313 REV B)

Plan 13 - 3D Model Image

Plan 14 - Existing Outbuilding Floor Plan (6608_P_327)

Plan 15 - Existing Outbuilding Elevations (6608 P 327)

Plan 16 - Proposed Outbuilding Floor Plan (6608 P 308 REV B)

Plan 17 - Proposed Outbuilding Elevations (6608 P 314)

Plan 18 - Retaining Wall Access Improvement (230233-C101)

CONSIDERATION OF PROPOSALS AFFECTING EUROPEAN SITES

The status of the Glen Coe Special Area of Conservation and the Glen Etive and Glen Fyne Special Protection Area means that the requirements of the Conservation (Natural Habitats, & c.) Regulations 1994 as amended (the 'Habitats Regulations') or, for reserved matters the Conservation of Habitats and Species Regulations 2017 as amended apply.

This means that where the conclusion reached by the Council on a development proposal unconnected with the nature conservation management of a Natura 2000 site is that it is likely to have a significant effect on those sites, it must undertake an Appropriate Assessment of the implications for the conservation interests for which the areas have been designated. The need for Appropriate Assessment extends to plans or projects out with the boundary of the site in order to determine their implications for the interest protected within the site.

This means that the Council, as competent authority, has a duty to:

- determine whether the proposal is directly connected with or necessary to site management for conservation; and, if not,
- determine whether the proposal is likely to have a significant effect on the site either individually or in combination with other plans or projects; and, if so, then
- make an Appropriate Assessment of the implications (of the proposal) for the site in view of that site's conservation objectives.

The competent authority can only agree to the proposal after having ascertained that it will not have an adverse effect on the integrity of the sites. If this is not the case and there are not alternative solutions, the proposal can only be allowed to proceed if there are imperative reasons of overriding public interest, which in this case can include those of a social or economic nature.

Screening of Likely Significant Effects

It is evident that the proposal is not connected with or necessary to site management for conservation, hence further consideration is required.

Glen Coe Special Area of Conservation (SAC)

The proposed is close to the Glen Coe SAC protected for its variety of upland habitats. Advice provided by NatureScot has been taken into account in considering the effect of the proposal on the SAC.

The proposal is likely to have a significant effect on the clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels of the SAC and **an appropriate assessment IS required.**

Glen Etive and Glen Fyne Special Protection Area (SPA)

The proposal is close to the Glen Etive and Glen Fyne SPA protected for its population of Golden Eagle. Advice provided by NatureScot has been taken into account in considering the effect of the proposal on the SPA.

The proposal is at least a kilometre from any known Golden Eagle breeding sites. The proposal is immediately adjacent to the busy A82 trunk road, and the location is already a site of frequent vehicular traffic, noise and human activity. The proposed demolition and

replacement of the existing dwelling, and outbuildings, is therefore not likely to lead to any further disturbance to Golden Eagle that may range into the glen.

The proposal is **unlikely** to have a significant effect on the qualifying interests of the Glen Etive and Glen Fyne SPA and an **appropriate assessment is NOT required**.

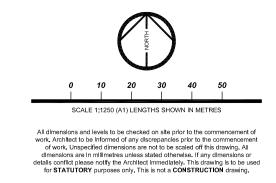
APPROPRIATE ASSESSMENT

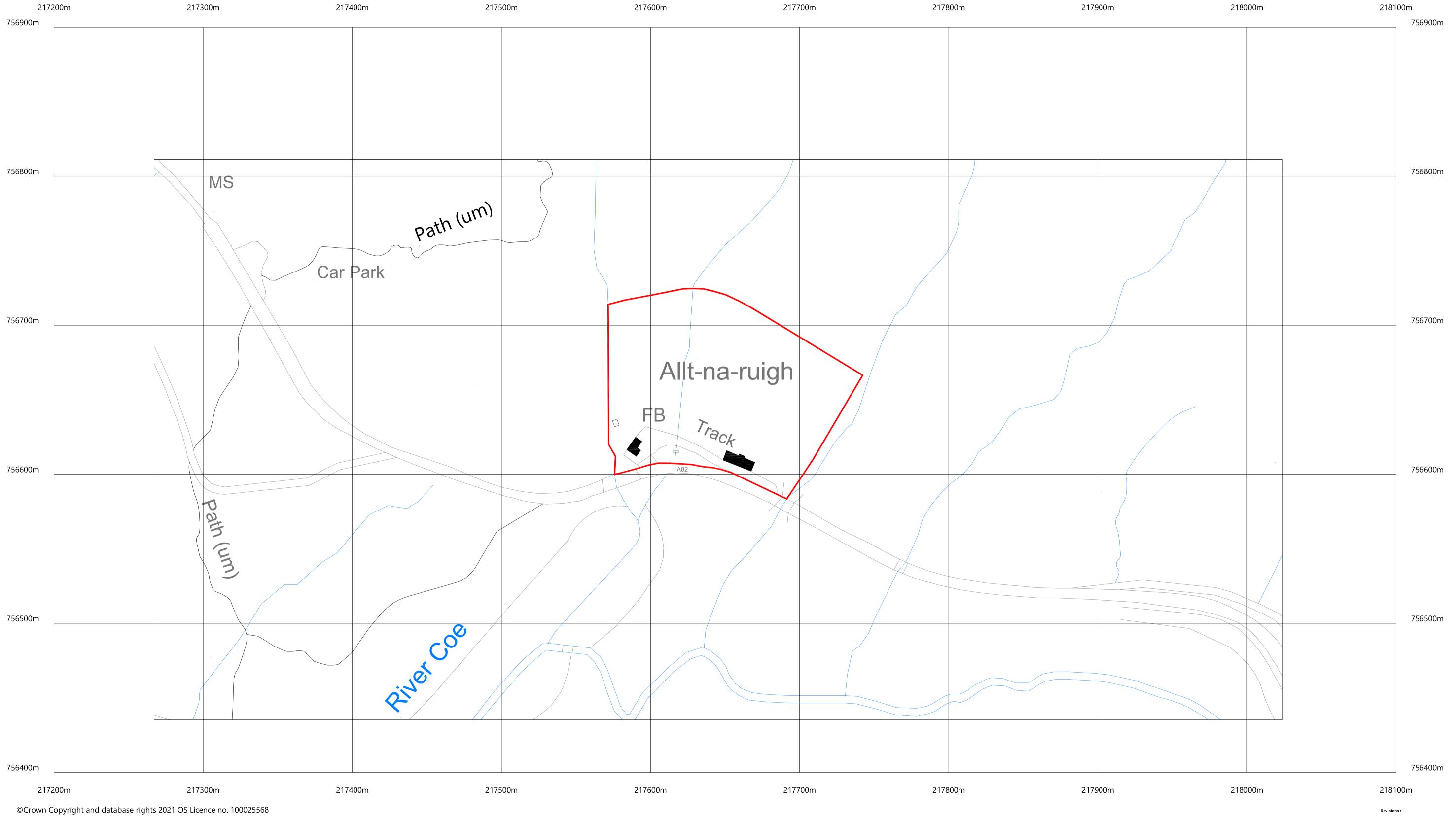
While the responsibility to carry out the Appropriate Assessment rests with the Council, advice contained within Circular 6/1995 is that the assessment can be based on the information submitted from other agencies. In this case, the Appropriate Assessment is informed by information supplied by NatureScot, the applicant and various published information.

The proposal is outside the Glen Coe Special Area of Conservation (SAC) and separated from it by the A82 trunk-road. The proposal is therefore not likely to impact on the extent or distribution of the following qualifying habitats & species: Acidic scree, alpine and subalpine heaths, alpine and subalpine calcareous grasslands, base-rich fens, dry heaths, high-altitude plant communities associated with areas of water seepage, montane acid grasslands, mountain willow scrub, plants in crevices on acidic rocks, plants in crevices on base-rich rocks, species rich grassland with mat-grass in upland areas and tall herb communities.

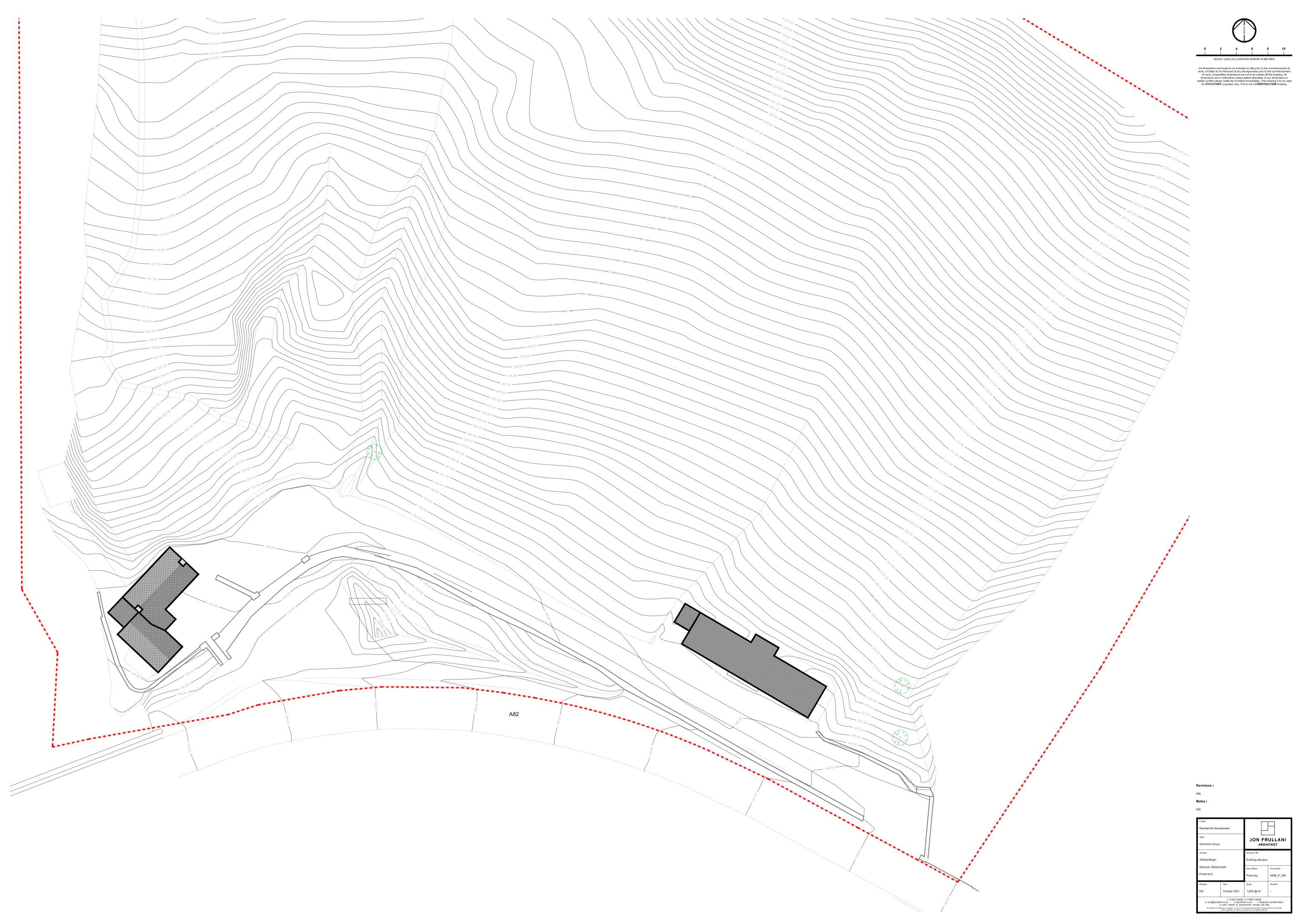
Several small tributaries of the river Coe flow through the development site. The location is subsequently connected to Loch Achtriochtan, which forms the qualifying habitat 'clearwater lakes or lochs with aquatic vegetation and poor to moderate nutrient levels' within the SAC.

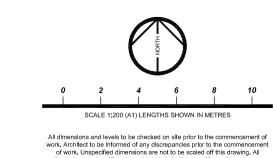
Sediment and any wastewater discharged from the development will eventually flow into this freshwater habitat. Because this proposal is to replace and improve an existing dwelling and its infrastructure, changes to the runoff & wastewater discharge is not likely to be significant. The proposal is therefore unlikely to have a significant effect on the glen's hydrology or the nutrient and sediment input to the loch, which is approximately three kilometres downstream.



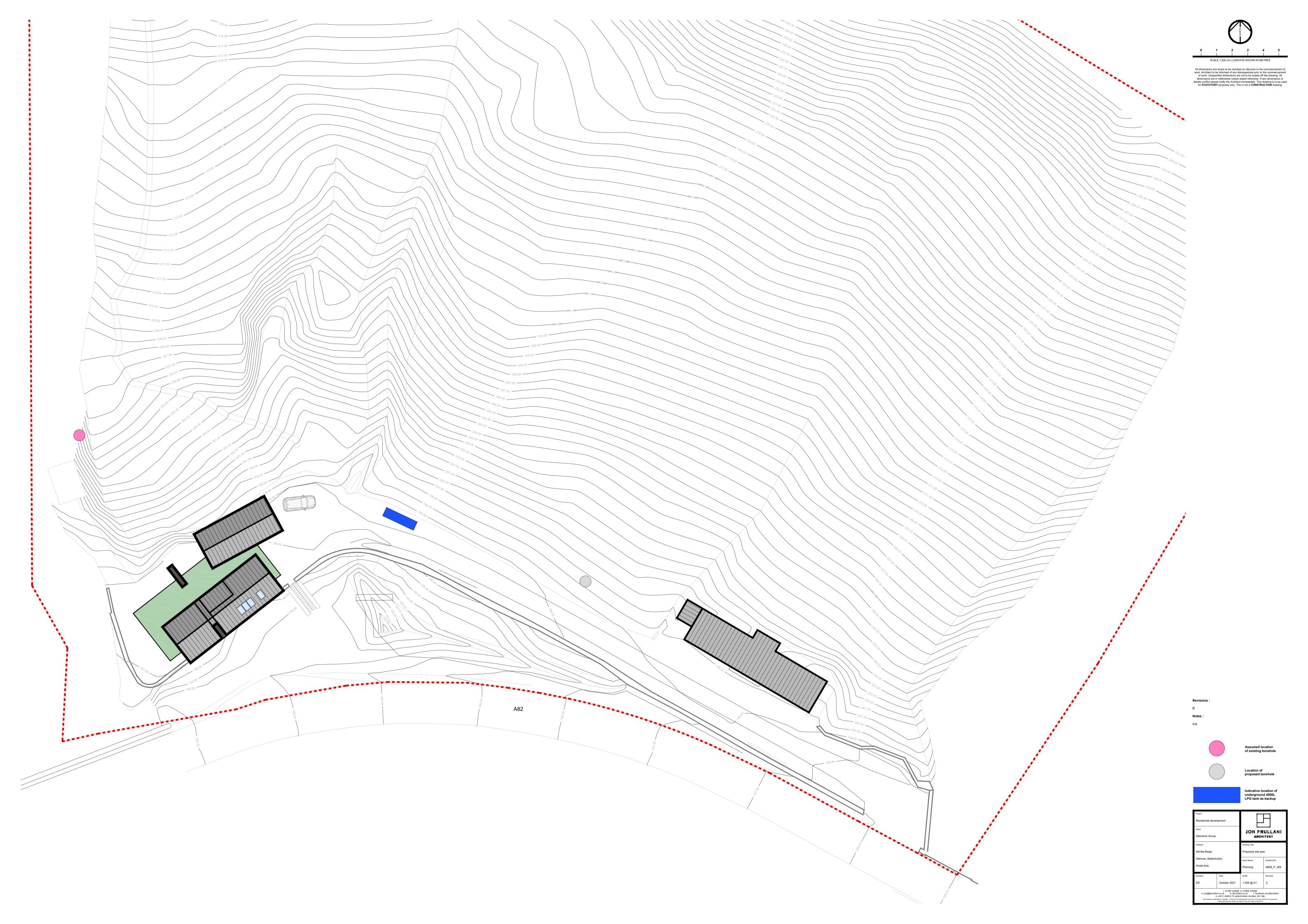


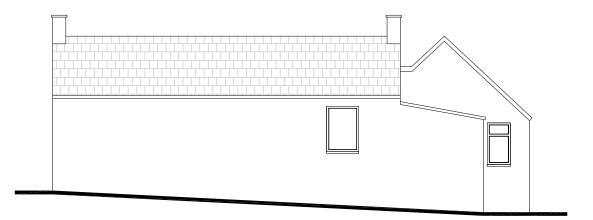
JON FRULLANI ARCHITECT 6608_P_301 October 2021 1:1250 @ A1



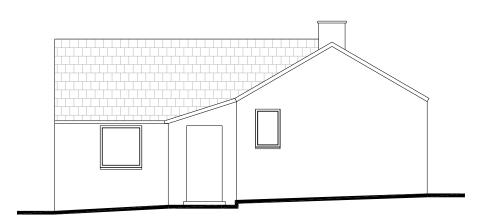


Project Residential devel	opment			
Client		ION FR	 	
Glenshire Group		JON FRULLAN ARCHITECT		
Address		Drawing Title		
Allt-Na-Reigh,		Existing site plan		
Glencoe, Ballach	ulish,	Issue Status	Drawing No.	
PH49 4HX.		Planning	6608_P_30	
Designer	Date	Scale	Revision	

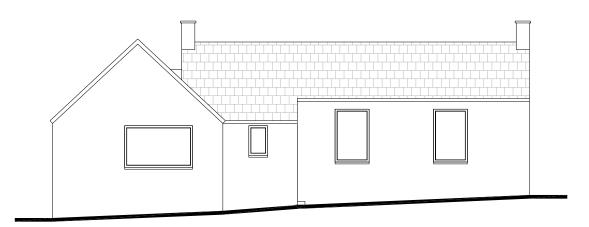




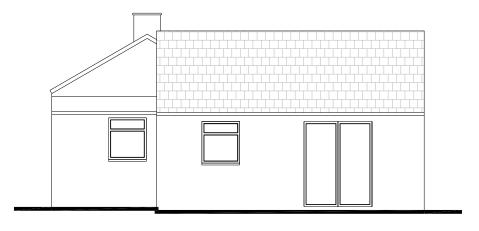
North West Elevation



North East Elevation



South East Elevation



South West Elevation



All dimensions and levels to be checked on site prior to the commencement of work. Architect to be informed of any discrepancies prior to the commencement of work. Unspecified dimensions are not to be scaled off this drawing. All dimensions are in millimetres unless stated otherwise. If any dimensions or details conflict please notify the Architect immediately. This drawing is to be used for STATUTORY purposes only. This is not a CONSTRUCTION drawing.

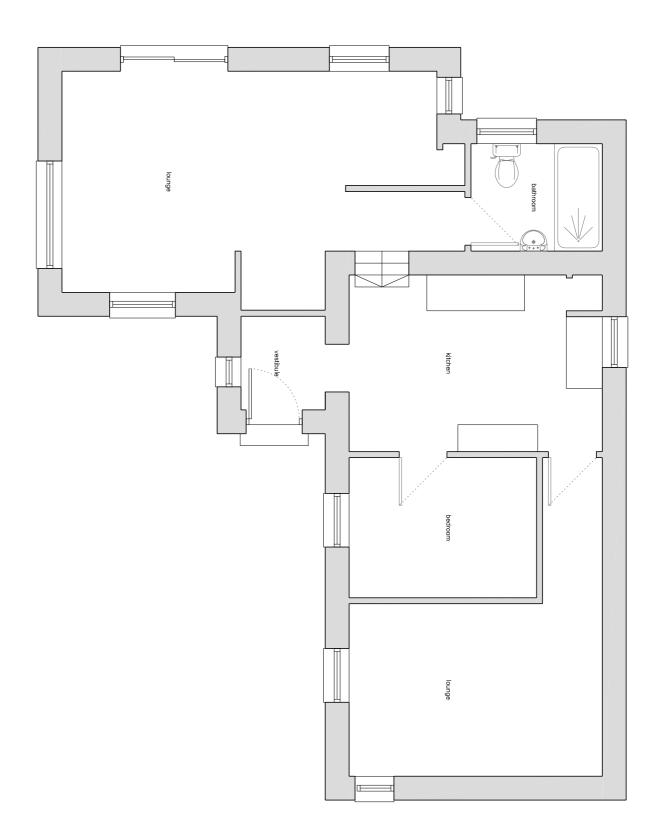
Revisions:

n/a

Notes :

n/a

Project Residential devel Client Glenshire Group	opment		ULLANI
Address		Drawing Title	
Allt-Na-Reigh,		Existing elevations	
Glencoe, Ballachulish,		Issue Status	Drawing No.
PH49 4HX.		Planning	6608_P_320
Designer	Date	Scale	Revision
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All dimensions and levels to be checked on site prior to the commencement of work. Architect to be informed of any discrepancies prior to the commencement of work. Unspecified dimensions are not to be scaled of this forawing. All dimensions are in millimetres unless stated otherwise, if any dimensions or details conflict please notify the Architect immediately. This crawing is to be used for STATUTORY purposes only. This is not a CONSTRUCTION drawing.

SCALE 1:100 (A4) LENGTHS SHOWN IN METRES

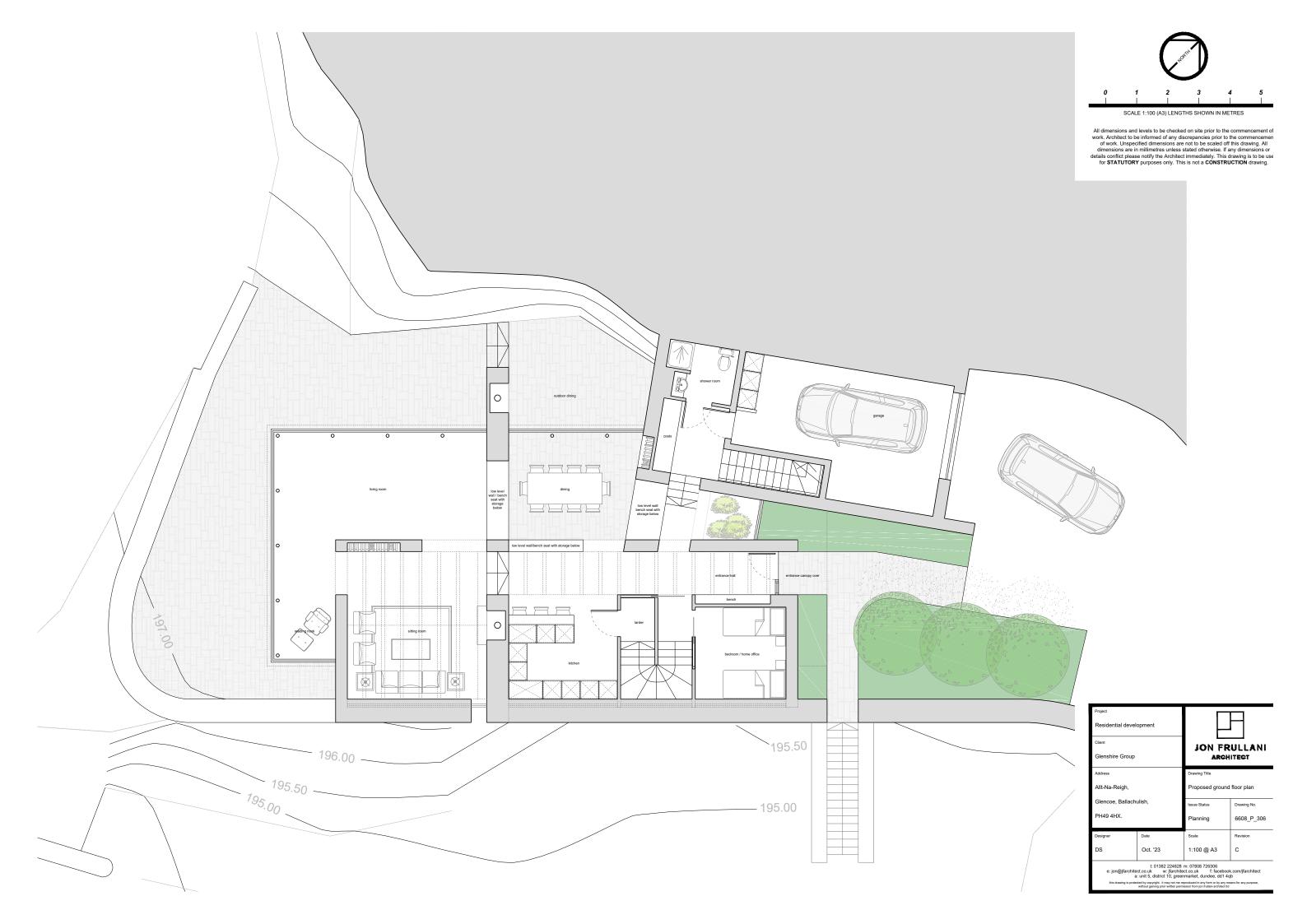
Revisions

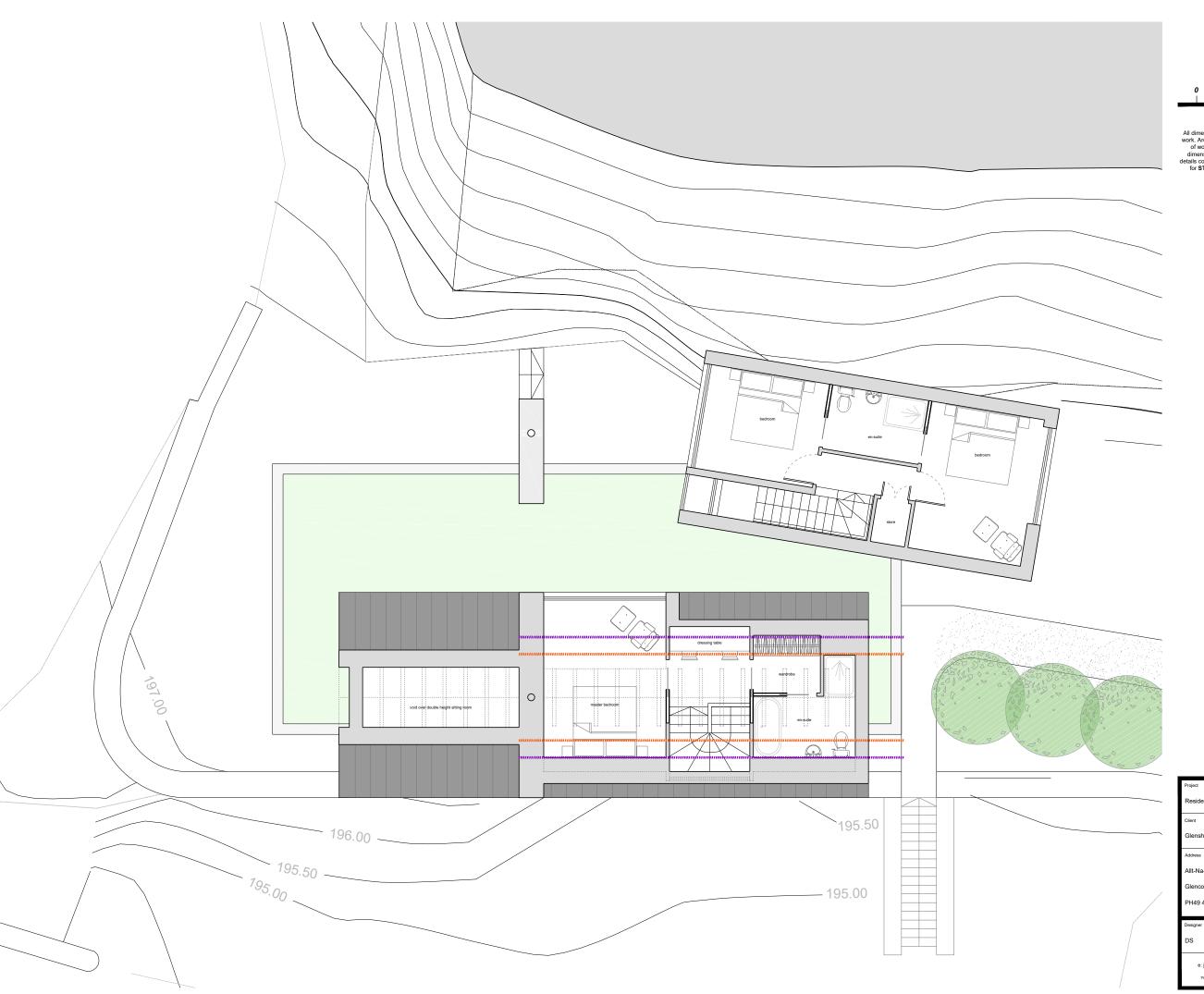
n/a

n/a

Notes:

Residential development	opment		
Glenshire Group		JON FRULLANI ARCHITECT	ULLANI ITECT
Address		Drawing Title	
Allt-Na-Reigh,		Existing floor plan	-
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PH49 4HX.		Planning	6608_P_319
Designer	Date	Scale	Revision
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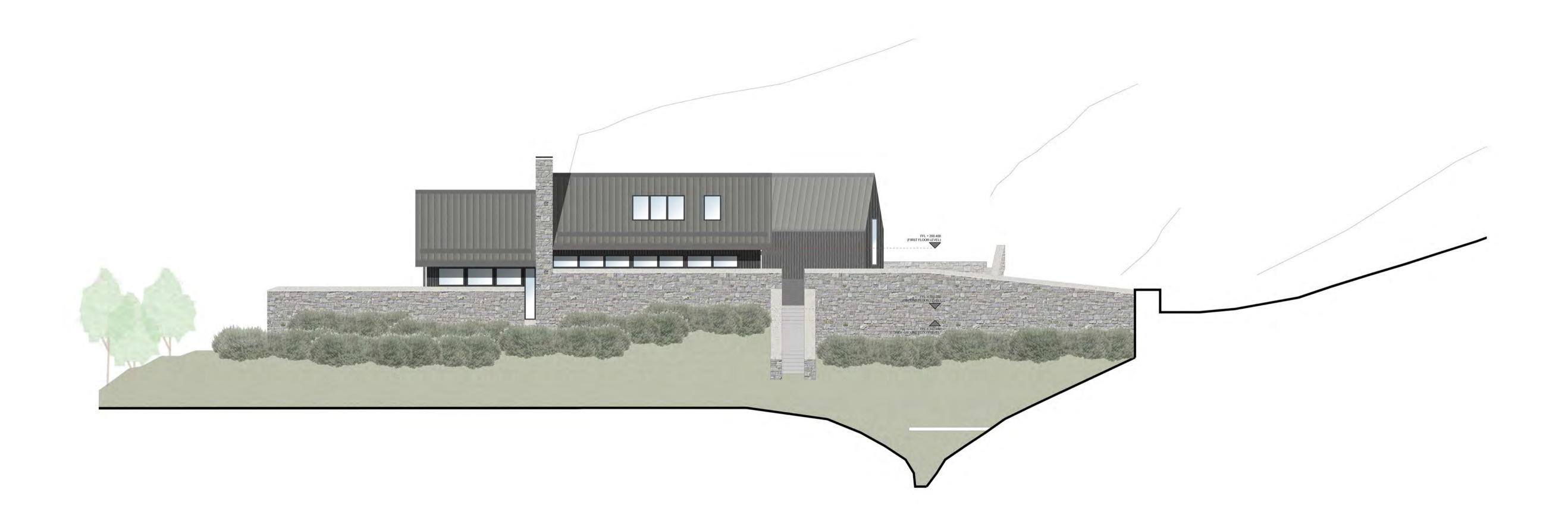




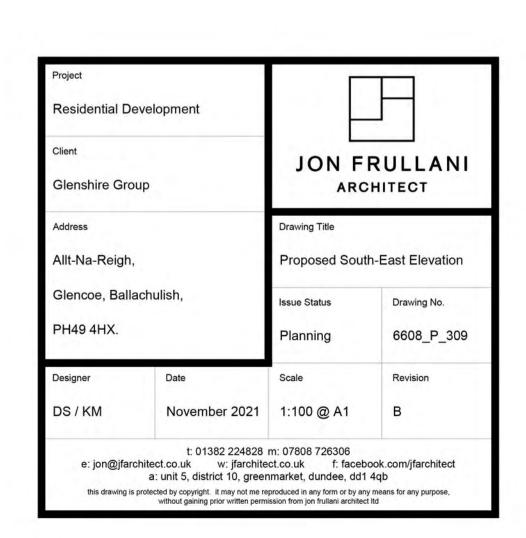
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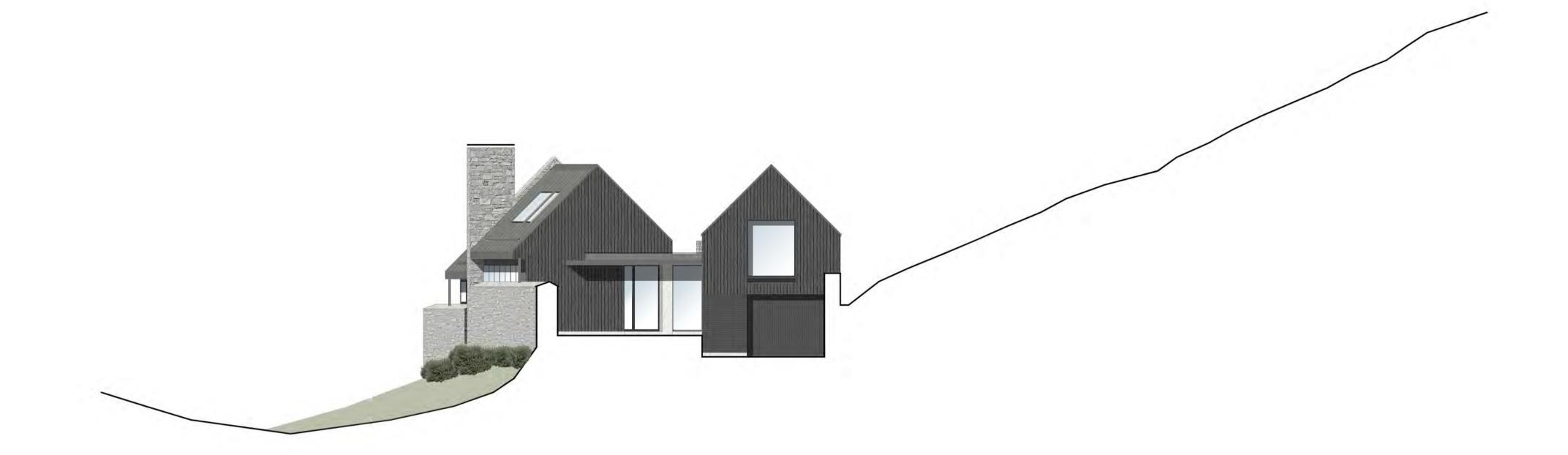
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ddress		Drawing Title	
Allt-Na-Reigh,		Proposed first floor plan	
Glencoe, Ballachulish,		Issue Status	Drawing No.
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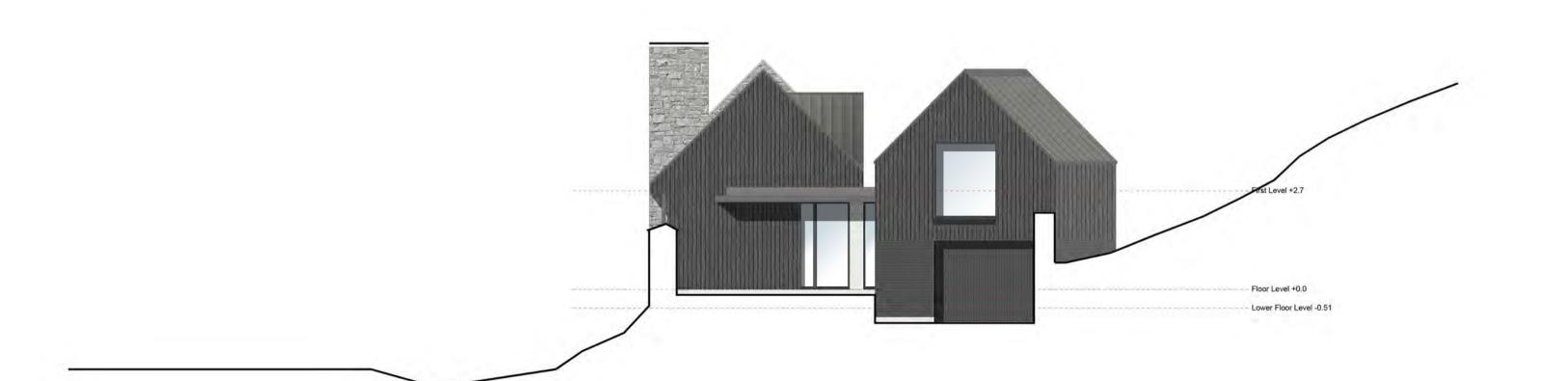
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e: jon@jfarchitect.co.uk w: jfarchitect.co.uk f: facebook.com/jfarchitect a: unit 5, district 10, greenmarket, dundee, dd1 4qb
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SCALE 1:100 (A1) LENGTHS SHOWN IN METRES

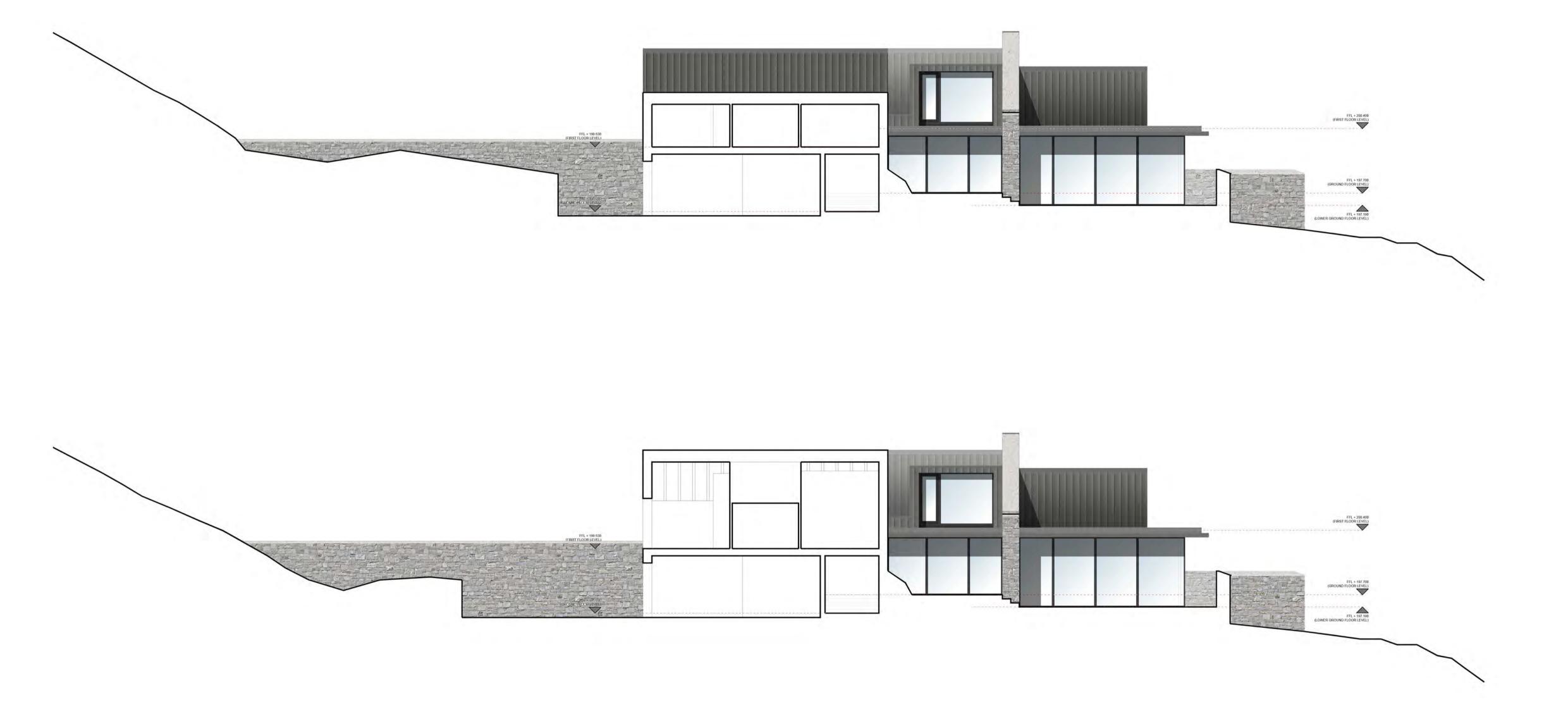




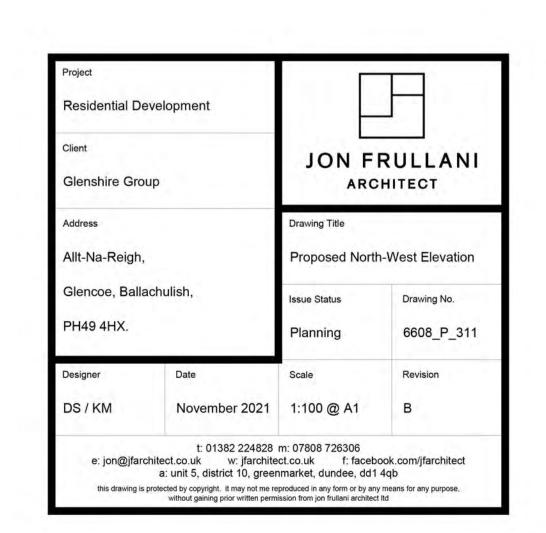


SCALE 1:100 (A1) LENGTHS SHOWN IN METRES

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Client		ION F	 RULLANI	
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Address		Drawing Title		
Allt-Na-Reigh, Glencoe, Ballachulish, PH49 4HX.		Proposed North-East Elevation		
		Issue Status	Drawing No.	
		Planning	6608_P_310	
Designer	Date	Scale	Revision	
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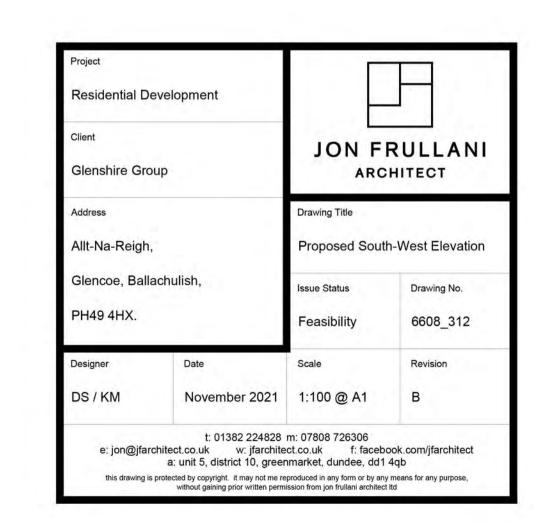
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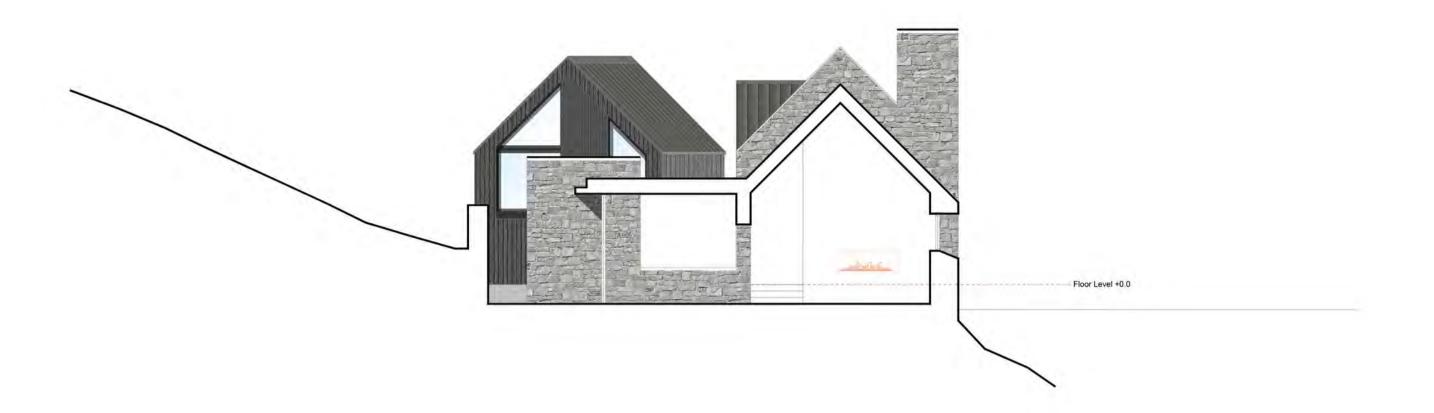


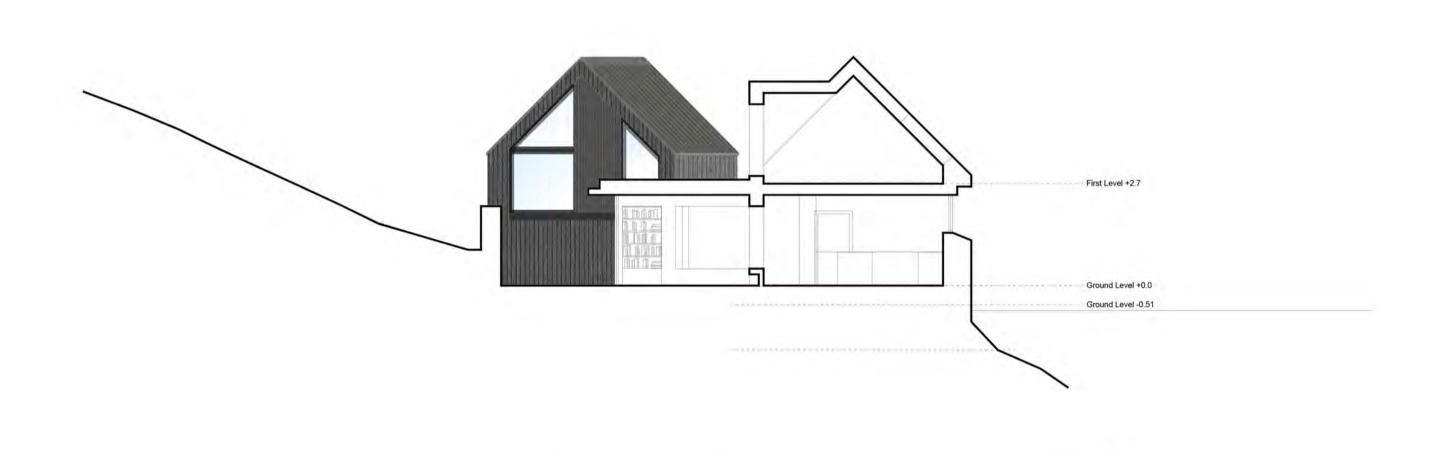


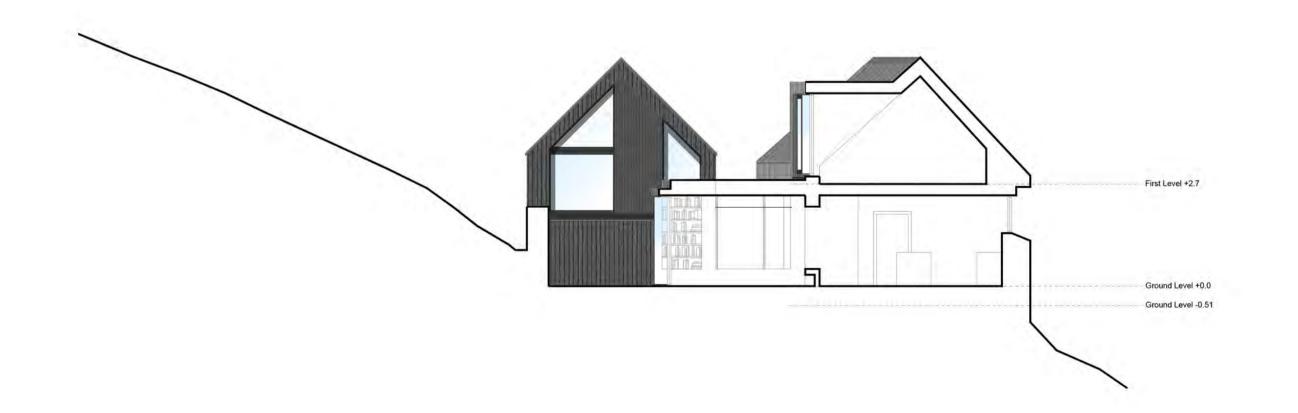


SCALE 1:100 (A1) LENGTHS SHOWN IN METRES





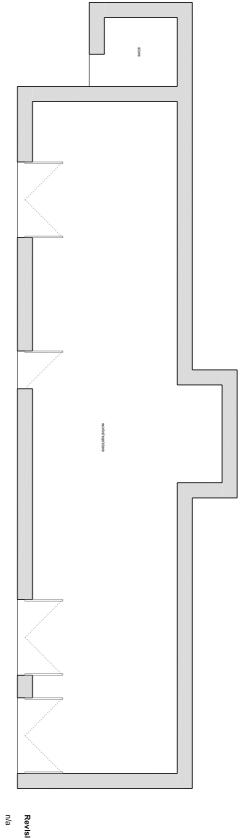




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Client		JON F	 RULLAN
Glenshire Gro	up	ARCHITECT Drawing Title	
Address			
Allt-Na-Reigh, Glencoe, Ballachulish, PH49 4HX.		Proposed Sections	
		Issue Status	Drawing No.
		Planning	6608_P_313
Designer	Date	Scale	Revision
DS / KM	November 2021	1:100 @ A1	В
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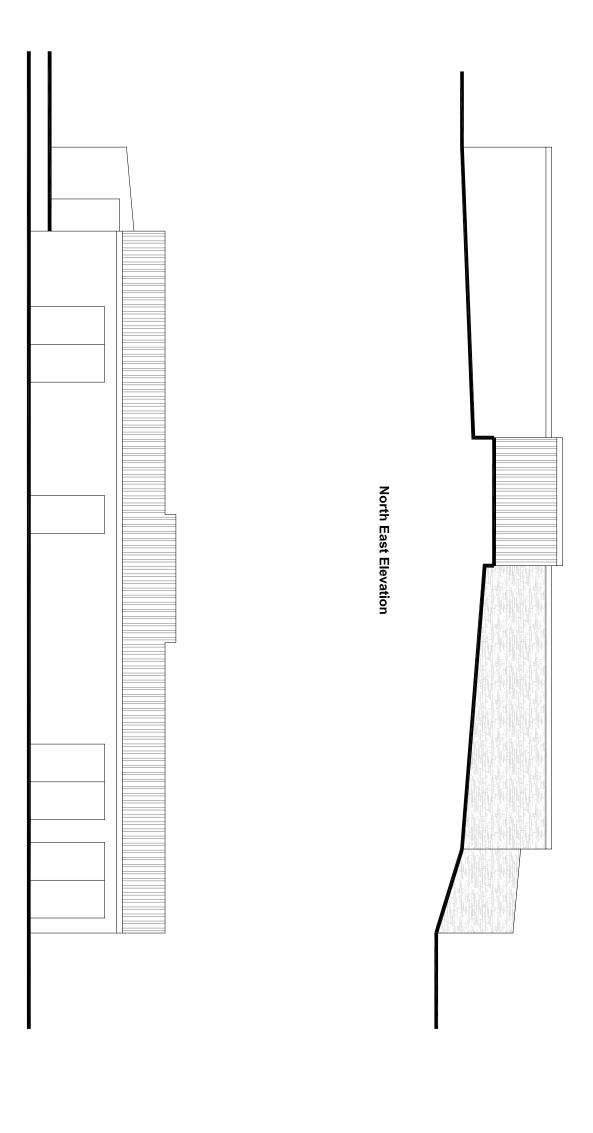
All dimensions and levels to be checked on site prior to the commencement of work. Architect to be informed of any discrepancies prior to the commencement of work. Unspecified dimensions are not to be scaled of this drawing. All dimensions are in milimetres unless stated otherwise, if any dimensions or details conflict please notify the Architect immediately. This drawing is to be used for STATUTORY purposes only. This is not a CONSTRUCTION drawing.

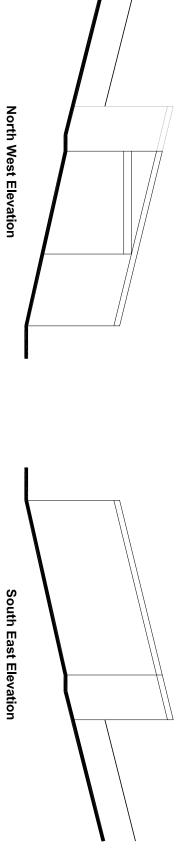
Revisions

Notes:

n/a

Residential development	opment		
Client Glenshire Group		JON FRULLANI	ULLANI ITECT
Address		Drawing Title	
Allt-Na-Reigh,		Existing outbuilding floor plan	ng floor plan
Glencoe, Ballachulish,	ulish,	Issue Status	Drawing No.
PH49 4HX		Planning	6608_P_327
Designer	Date	Scale	Revision
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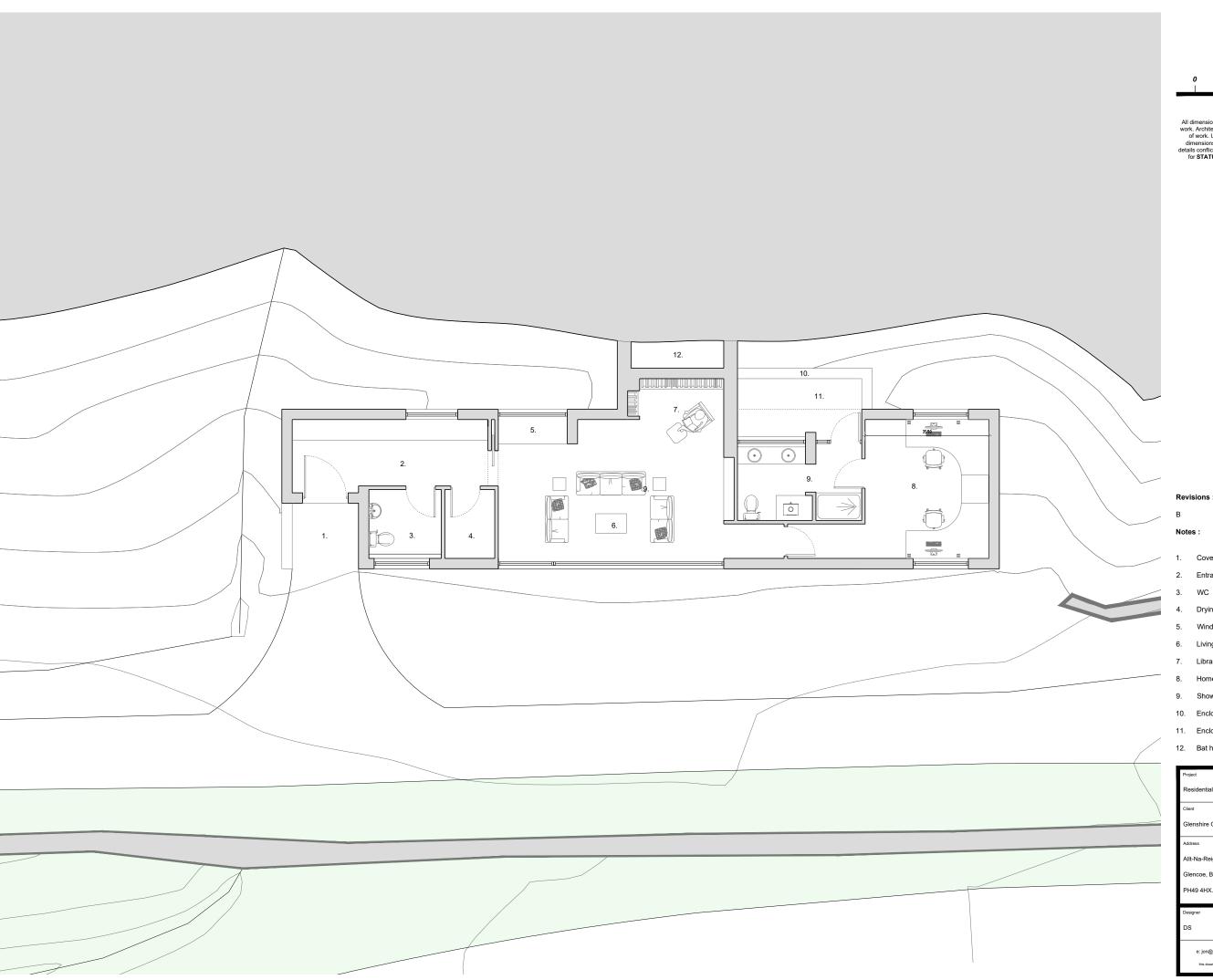
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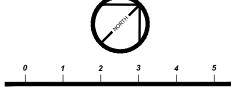
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South West Elevation

Revisions:
n/a
Notes:

Project Residential development	opment		
Client		ON FRUIT AND	
Glenshire Group		ARCHITECT	ITECT
Address		Drawing Title	
Allt-Na-Reigh,		Existing outbuilding elevations	ng elevations
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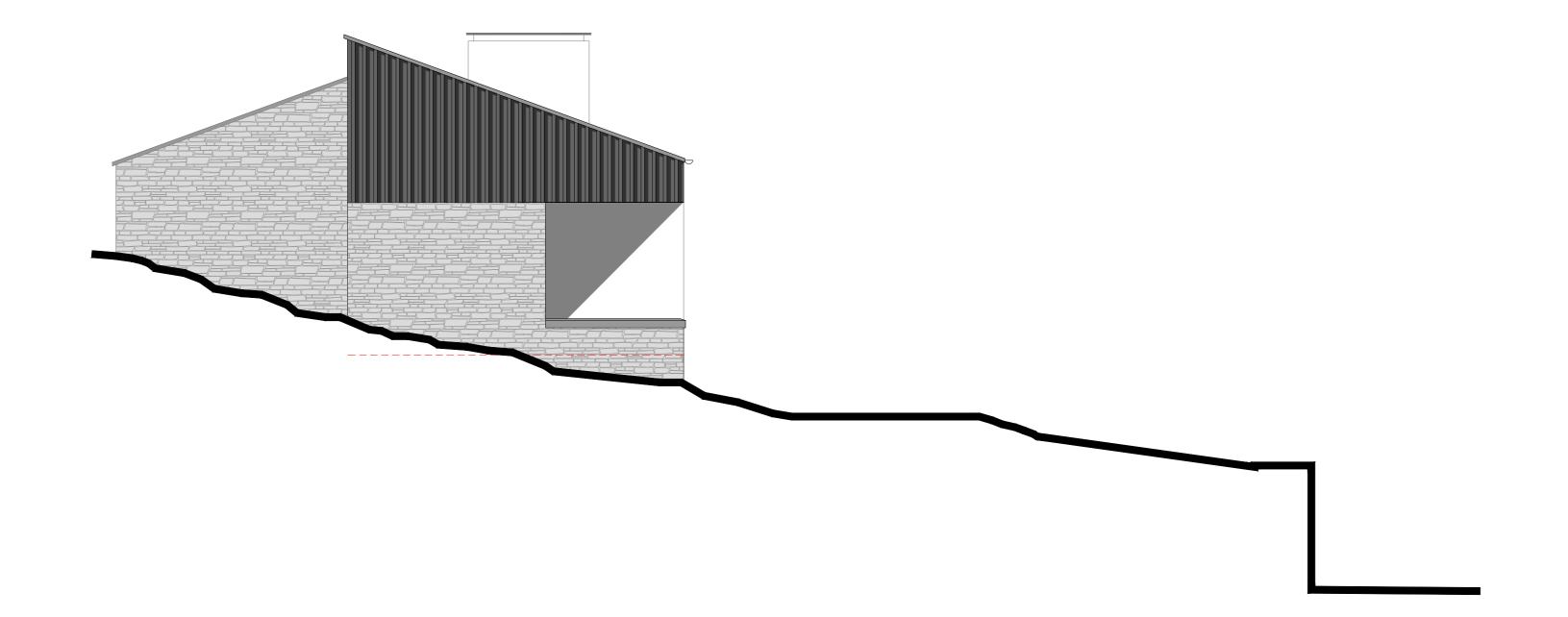
Revisions :

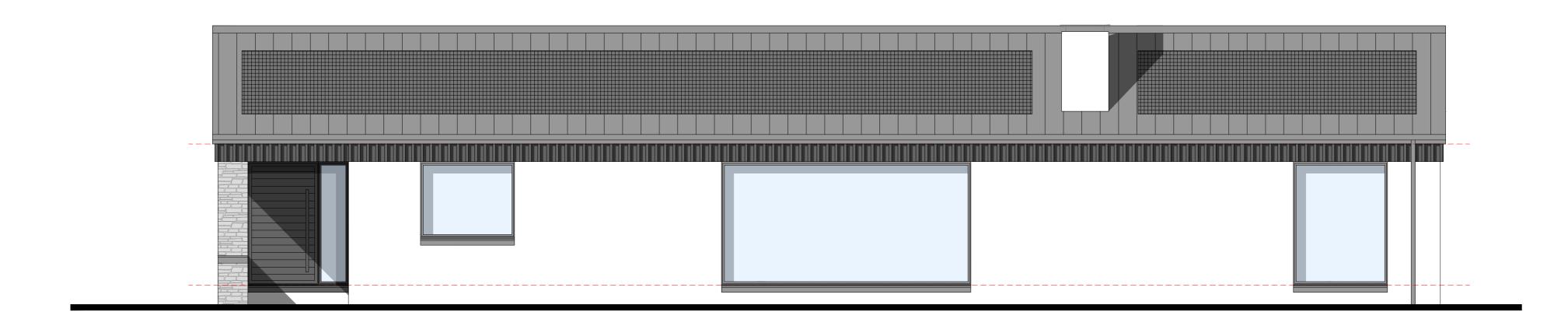
- Covered entrance
- 2. Entrance hall / boot room
- Drying store
- 5. Window seat
- 6. Living room
- 7. Library
- 8. Home study
- 9. Shower room
- 10. Enclosing wall (2000mm in height)
- 11. Enclosed external space
- 12. Bat house

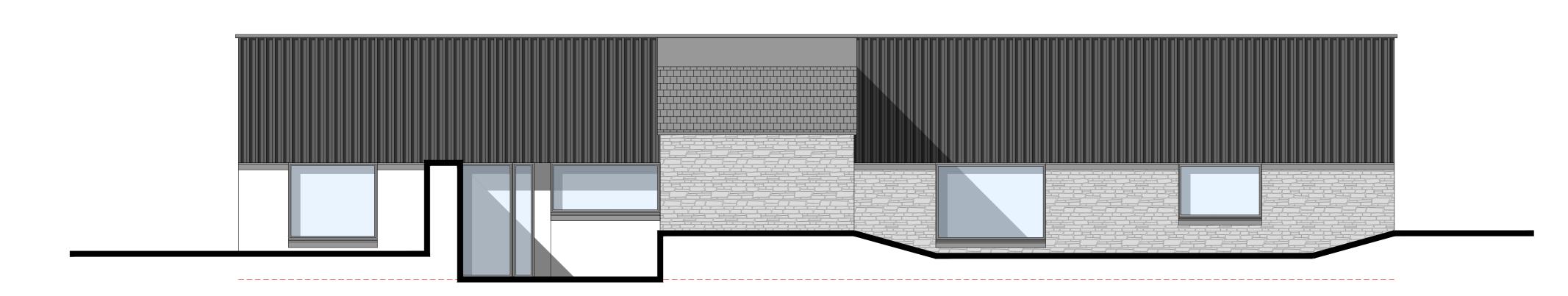
Project Residential devel	opment		H
Client		ION FR	ULLANI
Glenshire Group		ARCHITECT	
Address		Drawing Title	
Allt-Na-Reigh,		Proposed outbuilding floor plan	
Glencoe, Ballachulish,		Issue Status	Drawing No.
PH49 4HX.		Planning	6608_P_308
Designer	Date	Scale	Revision
DS	July 2023	1:100 @ A3	В
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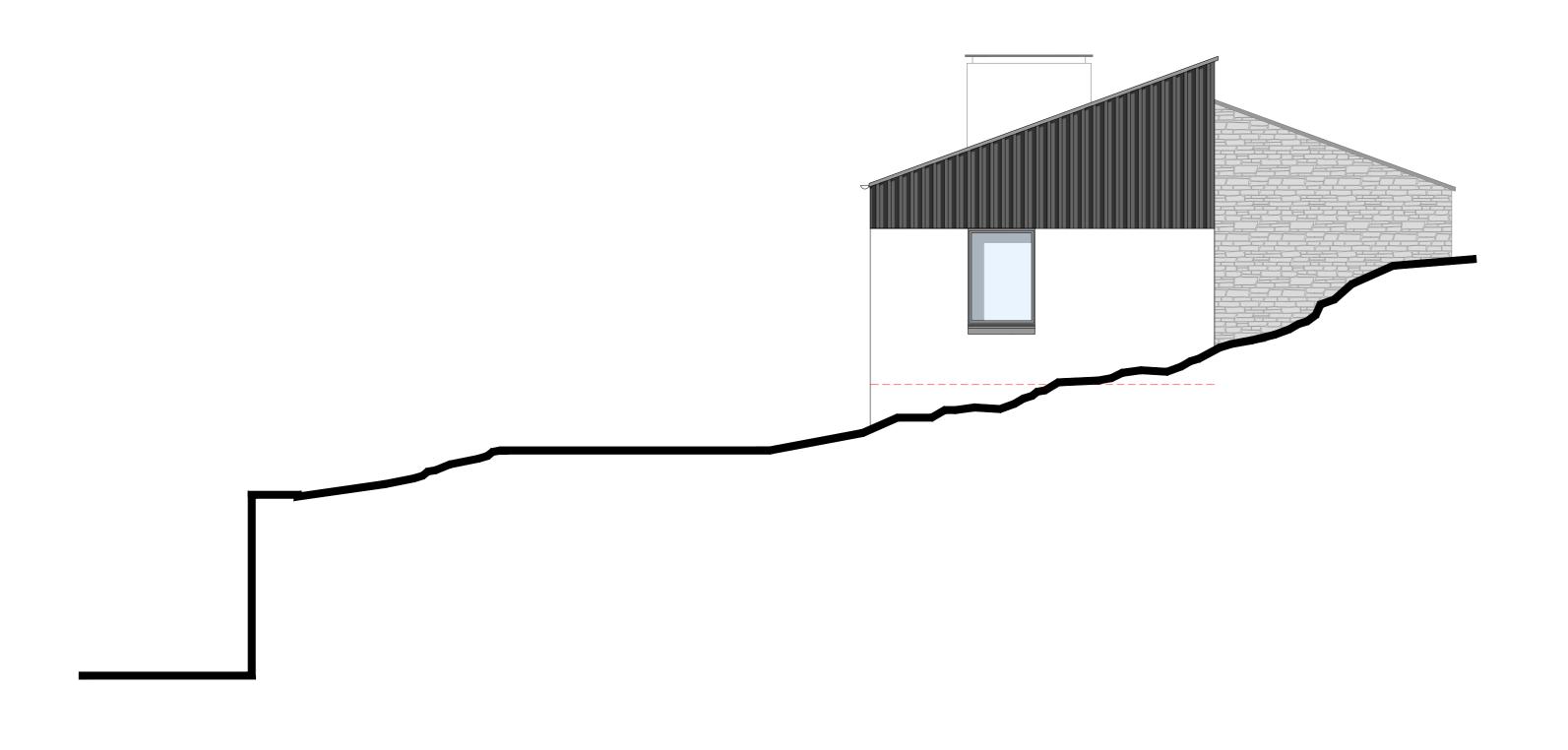
SCALE 1:100 (A1) LENGTHS SHOWN IN METRES

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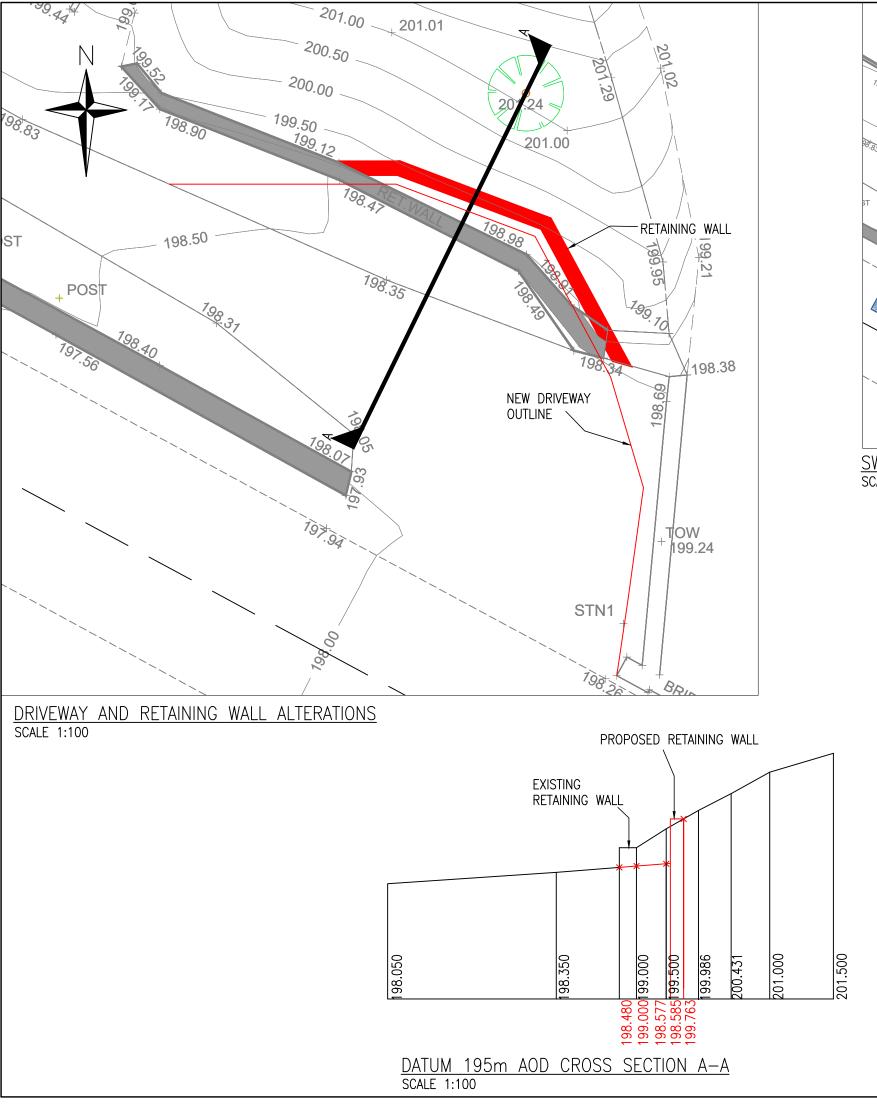
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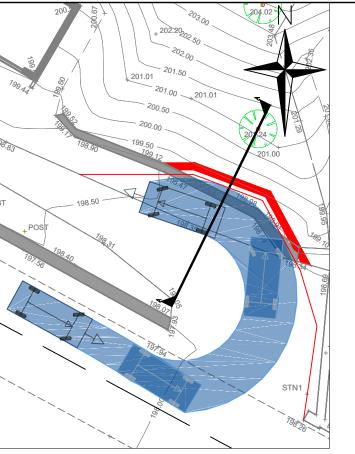
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Project Residential Devel Client Glenshire Group	opment	JON FR ARCH	ULLANI
Address		Drawing Title	
Allt-Na-Reigh,		Proposed Outbuilding Elevations	
Glencoe, Ballachulish,		Issue Status	Drawing No.
PH49 4HX.		Planning	6608_P_314
Designer	Date	Scale	Revision
DS / KM	August 2023	1:100 @ A1	-

t: 01382 224828 m: 07808 726306
e: jon@jfarchitect.co.uk w: jfarchitect.co.uk f: facebook.com/jfarchitect
a: unit 5, district 10, greenmarket, dundee, dd1 4qb
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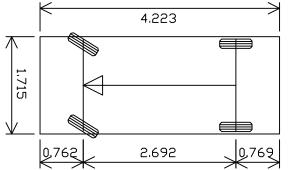




SWEPT PATH ANALYISIS

SCALE 1:200

VEHICLE DETAILS:



Vehicle name Private Car

Description Design Bulletin 32

Overall length (m) 4.223

Overall width (m) 1.715

Maximum track width (m) 1.629

Kerb to kerb radius (m) 5.780

LEGEND:

REVERSE VEHICLE ENVELOPE

FORWARD VEHICLE ENVELOPE

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM.

CONSTRUCTION

- EXPOSURE TO UNRECORDED LIVE SERVICES.
- MACHINE LIFTING MAY STILL BE REQUIRED FOR PARTICULAR OPERATIONS, OPERATIONS SHOULD BE ASSURED PRIOR TO BEING CARRIED OUT TO PREVENT INJURY TO SITE WORKERS.
- INTERFACE AT NEW JUNCTION / FOOTWAY CROSSING

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

REV DETAILS DATE DRAWN CHKD APPD

CLIENT

GLENSHIRE

PROJECT

ALLT-NA-REIGH GLENCOE

DRAWING TIT

NEW RETAINING WALL CROSS SECTION



Suite 11, Stuart House, Eskmills Business Park, Musselburgh, EH21 7PB
Telephone Number: 0131 285 8261
www.christiegillespie.com

DRAWING STATUS

FOR INFORMATION

DRAWING SIZE	DRAWN BY		CHECKED BY	APPROVED BY
A3	LRSD		CRG	CRG
DRG No		Rev	SCALE	DATE
230223-C101		-	U.N.O	02/06/2023