

Agenda Item	<b>6.4</b>
Report No	<b>PLN/059/24</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 7<sup>th</sup> August 2024

**Report Title:** 23/01542/FUL & 23/01543/LBC: GEG Capital (north) Ltd  
Earl's Cross Cottage, Earls Cross Road, Dornoch, IV25 3PJ

**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** 23/01542/FUL - Demolition of former Earls Cross Cottage, erection of 12 detached houses, remote paths connection to Earls Cross Road and formation of access road (renewal of 19/00658/FUL)

23/01543/LBC – Demolition of Earls Cross Cottage (renewal of 19/00655/LBC)

**Ward:** 04 – East Sutherland and Edderton

**Development category:** Local

**Reason referred to Committee:** 5 or more objections.

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

### **Recommendation**

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

## 1. PROPOSED DEVELOPMENT

- 1.1 The application seeks to renew two extant consents relating to the demolition of Earl's Cross Cottage (a Listed Building) and the erection of 12 detached houses with associated infrastructure on land surrounding Ambassador House (a Category B Listed Building). Three different house types are proposed and are of largely traditional proportions being limited to 1.5 storeys in height with square gable ends with more contemporary features including projecting glazed gable frontages. The houses range from 2 to 4 bedrooms. The applications are considered renewals of previous consents granted for application ref. 19/00658/FUL and 19/00655/LBC. These current applications should also be considered in conjunction with the following applications which also relate to development of the grounds at Ambassador House – 23/01550/FUL and 23/01552/LBC.
- 1.2 These proposals were presented to the North Planning Applications Committee on a previous occasion in September 2019, and prior to this in 2018, with the applications approved subject to conclusion of a legal agreement. The 2019 applications sought to alter the access arrangements for the development, with vehicular traffic most recently approved to enter the site via Earl's Cross Gardens rather than through Earl's Cross Road. It is worth noting that there are no changes proposed to the applications since the previous consents were granted on the site, each application regards the exact renewal of the previous consent.
- 1.3 No pre-application advice was sought prior to the submission of these applications.
- 1.4 **Supporting Information:**  
23/01542/FUL - NPF4 Addendum Planning Statement, Drainage Impact Assessment, Road Appraisal, Road Safety Review, Traffic Management Plan, Construction Traffic Management Plan, Bat Activity Survey  
23/01543/LBC – Archaeological Survey, Planning and Design Statement, NPF4 Addendum Planning Statement and Photos of the Site Notice Displayed.
- 1.5 No variations have been made towards either application since their submission.

## 2. SITE DESCRIPTION

- 2.1 The site is located to the northeastern edge of Dornoch in an elevated position with views towards Embo, Golspie and Dornoch beach and golf course. Ambassador House is located centrally within the site; this is a former school hostel of an Art's and Crafts design which is beginning to fall into disrepair noting that the owner appears to have provided no securing measures to stop vandalism or any other preventative measures resulting in further decay. Topography across the site is varied generally sloping from east to west down towards Earl's Cross Gardens. The site is largely grass covered with areas of overgrown gorse. Agricultural land lies to the west and to the east is the Earl's Cross Gardens development of individually built detached houses. An area of hardstanding surrounds the listed building and associated caretaker's house – Earls Cross Cottage which it is proposed to demolish.

## 3. PLANNING HISTORY

3.1	03 2009	November	09/00362/LBCSU - Conversion of Ambassador House to 9 apartments, demolition rear extension (Listed Building Consent)	PERMISSION GRANTED
3.2	22 2013	December	09/00363/FULSU - Conversion of Ambassador House to 9 apartments, demolition of rear extension and demolition of Earls Cross Cottage. Erection of 11 detached houses, 4 flats and 2 semi-detached houses. Formation of new access road from Earls Cross Gardens	PERMISSION GRANTED
3.3	18 2018	December	17/02236/FUL - Demolition of former cottage and erection of 12 detached houses, formation of new access road and remote paths and improvements	PERMISSION GRANTED
3.4	18 2018	December	17/02239/LBC - Demolition of former cottage	PERMISSION GRANTED
3.5	08 April 2020		19/00658/FUL - Demolition of former Earls Cross Cottage, erection of 12 detached houses, remote paths connection to Earls Cross Road and formation of access road	PERMISSION GRANTED
3.6	08 April 2020		19/00655/LBC - Demolition of Earls Cross Cottage'	PERMISSION GRANTED
3.7	04 March 2020		20/00571/S75M - Modification - 17/02236/FUL / 17/02231/FUL	PERMISSION GRANTED

#### **4. PUBLIC PARTICIPATION**

##### 23/01542/FUL

4.1 Advertised: Unknown Neighbour – 14 Days

Date Advertised: 21.04.2023

Representation Deadline: 07.05.2023

Timeous representations: 8

Late representations: 0

##### 23/01543/LBC

Advertised: Listed Building  
21 Days

Date Advertised: 28.04.2023

Representation      Deadline:  
19.05.2023

Timeous representations:      0

Late representations:              1

4.3 Material considerations raised are summarised as follows:

- a) Access concerns, particularly the increase in traffic and impacts of construction vehicles on existing access road. Access specification fails to meet appropriate regulations.
- b) Road junction visibility concerns.
- c) No detail on how Highland Council services such as bin collection will serve the development.
- d) Lack of street lighting on unadopted access road which increases road safety concerns.
- e) Not in keeping with surrounding development.
- f) Household waste disposal concerns.
- g) Parking concerns.
- h) Poor quality pedestrian footpaths.
- i) Inaccuracies with the submitted drawings.
- j) Sewer incapable of dealing with further pressure from proposed properties.
- k) Adverse impact on existing amenity within the area.

4.4 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

### 5.

23/01542/FUL:

5.1 **Corporate Address Gazetteer Team** – No objection.

5.2 **Development Plans Team** – No objection; advice is provided on developer contributions.

5.3 **Forestry Officer** – No objection subject to the attachment of requested conditions. This application is for the renewal of the 19/00658/FUL which includes the construction of 12 detached houses within the grounds of Ambassador House. The 2019 application included an Arboricultural Impact Assessment and Tree Protection Plan prepared by Scottish Arboricultural Services (survey undertaken October 2017). While the condition of the trees may have changed over the last 5 years, the tree protection measures are still acceptable. The 2019 application also included a Landscape Plan and 5 year maintenance schedule prepared by Keith Wood (Rev. November 2018). Further information was requested, as follows:

1. Additional specimen tree planting to the east of Ambassador House, to compensate for the felling of mature trees which took place a number of years ago.
2. Details of the factoring maintenance regime beyond the initial 5 year period. This must include an annual trim of the beech hedging, cutting of the grass verge and an annual cut of the wildflower areas, once they have gone to seed.

3. A plan clearly defining the communal areas. Currently, the 12 house plots appear to extend to the road which would mean that the beech hedge and 2 metre grassed service strip are excluded from the communal area. These areas need to be captured within the communal area to ensure that the beech hedge and road verge are consistently maintained under the factoring arrangement.

Recommend conditions are attached to any consent granted in order to secure the implementation of the Tree Protection Plan, Landscape Plan and future maintenance.

5.4 **Flood Team** – No objection subject to conditions. Following review of the original Drainage Impact Assessment, the results still remain valid. There have been no major changes to drainage guidance in the interim. The flood Team would still want a suitable condition on the final drainage design. The drainage relies on infiltration (individual plot soakaways) including the road drainage, so this must have been previously agreed with Transport Planning.

5.5 **Transport Planning** – No objection subject to the attachment of conditions.

- Transport Planning note that road construction consent is required. The new road may have to remain private as it is remote from the public road network (further detail is given on the consultation response for the previous consents).
- Transport Planning have no objection to the applications subject to the conditions and informatives as previously required on the Consultation Response 4 dated 29/08/19 (which is copied below) and which were subsequently placed on the consents referenced 19/00657/FUL and 19/00658/FUL.
- Transport Planning advise that for information it would be useful if the Roads Appraisal Issue 2 dated 14/08/19 by Fairhurst was uploaded to the current cases for public information.
- Transport Planning have checked the drawings relating to Transportation issues including the road layout which were previously approved under 19/00657/FUL and which have been uploaded to the renewal and note there are no changes. Transport Planning consider that these drawings should be approved for both applications and note that Earls Cross Road cannot be used for construction traffic for either application as set out in the conditions for the Traffic Management Plan.

5.6 **Scottish Water** - No objection, stated that the proposed development will be served by the public fresh water supply and public foul drainage network.

23/01543/LBC:

5.7 **Dornoch Community Council** No objection. The development plans for Ambassador House have not been actioned for several years, due mainly to access problems particularly for vehicles needed for any construction work. Ambassador House itself used to be an asset to the town of Dornoch and is a listed building, but

it has become an ugly mar on the landscape used by groups of youngsters as a venue for under-age drinking, and that this not only resulted in litter in the nearby woodland including beer/wine bottles/general trash as well as occasional disturbance to the neighbours, but also possible danger to the underage users of the venue, because of the poor state of repair of the building.

The Community Council believe that the Highland Council should take some responsibility for this state of affairs and consider visiting the site, arranging to meet both the owners Global Energy and local residents to see if a resolution to the planning impasse can be found.

5.8 **Corporate Address Gazetteer Team** – No objection.

5.9 **Historic Environment Team – Conservation** (For Reference previous consultation response which was received regarding 19/00655/LBC has been copied below).

No objection. It is noted that while the cottage is listed it is unremarkable, not contemporary with the construction of the main listed building and of little architectural or historic value in its own right with the exception of a small number of internal doors. It is noted that the preference would be for the building to be retained however it is unlikely the demolition would result in an unacceptable loss to the architectural or historic significance of the site, or diminish or significantly alter our understanding and appreciation of Ambassador House. The internal timber panel doors should be salvaged and retained and where possible re-used within the conversion of Ambassador House.

5.10 **Historic Environment Scotland** – No comment to make on the proposals.

## 6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### 6.1 **National Planning Framework 4**

- 1 – Tackling the Climate and Nature Crises
- 2 – Climate Mitigation and Adaptation
- 3 – Biodiversity
- 5 – Soils
- 6 – Forestry, Woodland and Trees
- 7 – Historic Assets and Places
- 9 – Brownfield, Vacant and Derelict Land and Empty Buildings
- 12 – Zero Waste
- 13 – Sustainable Transport
- 14 – Design, Quality and Place
- 15 – Local Living and 20 Minute Neighbourhoods
- 16 – Quality Homes
- 22 – Flood Risk and Water Management

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

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions

- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 64 – Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 75 - Open Space
- 77 - Public Access

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

Within the Dornoch Settlement Development Area

### 6.4 **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)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

## 7. **PLANNING APPRAISAL**

- 7.1 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

### **Determining Issues**

- 7.2 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**

- 7.3 The key considerations in this case are:
- a) Planning History;

- b) Compliance with the development plan and other planning policy;
- c) Siting and Design including demolition of cottage;
- d) Access and Parking;
- e) Drainage;
- f) Climate and Nature Crises;
- g) Protected Species; and
- h) any other material considerations

### **Planning History**

- 7.4 As noted in Section 3, there is planning history for re-development of the site dating back to 2009 with further permissions most recently issued in 2020. The original proposals concerned the conversion of Ambassador House to 9 apartments and the erection of an additional 4 flats, 2 semi-detached houses and 11 detached properties totalling 26 residential units on the wider site. The 2017 applications amended the number of proposed units and concerned the conversion of Ambassador House and erection of 12 detached units and 4 terraced houses within the wider site. As per the most recent consent granted in the site, it is proposed to access the site from Earls Cross Gardens to the east, which is a double track road which has been constructed under a Road Construction Consent. This reverts back to the access arrangements approved as part of the 2009 applications. Just like the applications approved in 2020 on the site, this planning history is a material consideration in the determination of these renewal applications however assessment against the updated policy position is required. It is worth highlighting that through these application there is the opportunity, as part of the process in considering the proposal, to amend any, or each of the original conditions previously applied which is considered necessary and in line with the current good practice. This ensured that the conditions are suitable to regulate the proposed development.

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

- 7.5 National Planning Framework 4 has been adopted since the issuing of the previous consents and now forms part of the to the statutory Development Plan, alongside the Highland-wide Local Development Plan and Caithness and Sutherland Local Development Plan both of which were considerations at the time of previous assessments. NPF4 through Policy 16 sets out a preference for the development of allocated sites with proposals for new homes on land not allocated for housing to be supported in limited circumstances only with the aim of preventing inappropriate greenfield development. One such scenario is smaller scale opportunities within an existing settlement boundary and where proposals are also consistent with other relevant policy considerations including local living which are expressed though Policy 14 and Policy 15.
- 7.6 All development also now requires to be assessed against Policies 1, 2, 3 and 5 of NPF4 which aim to ensure proposals address the global nature and climate emergencies, enhance biodiversity and safeguard prime agricultural land. Measures should be proportionate to the nature and scale of development. Finally, of pertinence to this development are Policies 9 and 7 which are concerned with brownfield land and historic assets respectfully.

### **Compliance with the development plan**



- 7.7 In considering the proposals against the above policy context the proposal is noted to represent an opportunity for development within a settlement boundary which has the ability to accord with the 20-minute neighbourhood concept, would see the re-development of a long standing brownfield site and the restoration of a neglected Listed Building. As such the development can be considered to accord with NPF4 in the round. Coupled with the planning history and extant permissions, the principle of development remains acceptable. The general policies of the Highland-wide Local Development which were considerations previously remain in place and the previous Committee Reports setting out assessment against these have been appended to this report.

### **Siting and Design including demolition of cottage**

- 7.8 As with the previously approved applications, the development proposes the erection of 12 detached houses located in a U-shaped layout surrounding Ambassador House with plot sizes varying from 597sqm to 1456sqm. The design of the 12 houses remains unaltered from the previously approved applications. The three proposed house types are largely of traditional style being limited to 1.5 storeys in height with largely square gable end. Features include chimneys, dormer windows and lean-to porches with more contemporary additions such as projecting glazed gable frontages. The design of the houses has been previously assessed as being acceptable and this remains of the case. The submitted Design Statement accompanying the 2019 application notes that slate will be used on the roofs and as was the case within the previous consent this is secured by condition given the proximity to the Listed Ambassador House.
- 7.9 Although the application site is not recognised as Croftland, the applications still require to be assessed in accordance with Policy 5 – Soils of the NPF4. Scotland's National scale land capability for agriculture map distinguishes the site to be predominantly class 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common. The site is also partially recognised as class 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields. Although, a major part of the site is recognised as prime agricultural land, given the proximity of the application site to surrounding residential properties, in addition to the ground conditions and surrounding woodland it is considered by the Planning Authority that there is limited scope for the site to be used for agricultural purposes and as such, the proposals can be considered to comply with Policy 5 of the NPF4.
- 7.10 Communal areas of open space are to be provided around Ambassador House which will be landscaped with provision of tree planting. Communal parking areas are also to be integrated into the development though landscape screen planting. The revised landscape plan, as requested by the councils Forestry Officer shall include additional specimen tree planting east of Ambassador House and define communal areas (including all proposed beech hedging).
- 7.11 The application also includes the demolition of Earl's Cross Cottage which is the former care takers house for the former school hostel. It is not considered that the building is an original building associated with Ambassador House; it was likely built

as an annexe to the building when its use changed to a school hostel. The building is considered to be of low and unremarkable historical architectural value and its demolition is not considered to result in an unacceptable loss to the architectural or historic significance of the site, or diminish or significantly alter our understanding and appreciation of Ambassador House. Overall, in siting and design terms the applications were previously deemed acceptable, and despite the adoption of NPF4 since the previous consents were granted on the site, the applications are still considered acceptable by the Planning Authority.

### **Access**

- 7.12 Given the proposed development regards the renewal of a previous planning consent, the situation regarding advice from Transport Planning in relation to vehicular access arrangements remains the same. In consultation with the councils Transport Planning Team, they have stated that Transport Planning have no objection to the applications subject to the conditions and informatives as previously required within the previous planning consents are also attached to this consent if granted. Therefore, given the proposed access arrangements were previously deemed acceptable subject to the fulfilment of relevant conditions, the stance of the Planning Authority has not changed and as such the relevant conditions are attached below. It is worth noting that Transport Planning have stated that road construction consent is required with regards to the proposed development. The new road may have to remain private as it is remote from the public road network.
- 7.13 Considering the climate emergency, it is considered appropriate to facilitate the transition toward the phasing out of diesel and petrol cars. The applicant shall provide electric car charging points within the development in this respect. The provision of charge points in new housing is a matter for the building standards process, should the development progress to this stage. However, the Council is also committed to delivering low carbon transport solutions and as such the proposed house will include cabling at an appropriate point (typically a backplate next to driveway) to facilitate a connection to charge electric vehicles in line with NPF 4 Policy 13 (Sustainable Transport).
- 7.14 The proposal includes recreation links to the wider area. A condition will be applied to ensure that an Access Management Plan is submitted for approval.

### **Drainage**

- 7.15 Given the application regards the renewal of a previous consent, the previous Drainage impact Assessment has been submitted as part of the current submission. As such, following review from the councils Flood Team, the results and information provided within the Drainage Impact Assessment also remains valid for this current application and therefore can be deemed acceptable. It is worth noting that since the previous consent was granted on the site there has been limited additional drainage guidance which has been released. As per the previous permission granted on the site, and as requested by the councils Flood Team a condition is requested to be attached to any consent granted which regards the submission of full surface water drainage arrangements prior to the commencement of any works on site.
- 7.16 The proposed development outlines that new sewers will be laid within the site to collect the foul water from the proposed development; these will connect into the existing Scottish Water sewer on Earls Cross Gardens. Concerns have been noted

in objections about the suitability of this existing sewer however Scottish Water have confirmed there is sufficient capacity within the existing system to accommodate the proposed development. This process is subject to Scottish Water's consenting regime and capacity can only be confirmed at that time. Any upgrades that may be required to Scottish Water infrastructure as a result of the development will be a matter for the developer to progress through discussion with Scottish Water however on the basis of the information currently available it is considered that the proposal can be adequately serviced.

- 7.17 A number of measures are proposed to deal with surface water. At the junction to the development the adoptable roads water will be collected via traditional gullies and passed into an infiltration basin. The remainder of the site will have a flush channel kerb with over the edge drainage into a shallow swale and infiltration trench. To reduce flows into the existing combined sewer the roof water from Ambassador House will discharge into an infiltration trench within garden grounds. The roads water from the private car parking areas will flow to permeable paving parking bays to attenuate and discharge to ground.

### **Biodiversity and Climate Change**

- 7.18 As already mentioned, the recently adopted NPF4 sets out that when considering all development proposals significant weight will be given to the global climate and nature crises with development encouraged to minimise emissions and adapt to current and future risks of climate change. The proposed development regards the demolition of an existing building which no longer serves its original purpose and is deemed to be falling to dereliction, acting as an environmental eyesore. The proposals regard the redevelopment of previously used land, which in accordance with Policy 9 of the NPF4 is considered a climate friendly approach given the recognised need to sustainably reuse brownfield land. In addition, the proposed material finishes of the new dwellings as denoted within the 2019 application, include timber cladding which is welcomed as this will aid climate change as this natural material is effectively carbon neutral with minimal energy usage and pollution associated during the construction process.
- 7.19 In terms of Biodiversity, to ensure any future development implements measures to conserve, restore and enhance biodiversity, in accordance with NPF4, in accordance with the consultation response received from the councils Forestry Officer, it is requested that a condition is attached to any consent granted which states that no development shall commence until a revised Landscaping Plan has been submitted to and approved in writing by the Planning Authority. The securement of proposed landscaping works will ensure measures are provided within the development to conserve, restore and enhance biodiversity levels within the site. These measures could be in the form of additional trees, hedges or shrubs which can provide food, shelter and safe corridors for movement across a site encouraging priority species.

### **Trees**

- 7.20 In consultation with the councils Forestry Officer, it was noted that the previous 2019 application included an Arboricultural Impact Assessment and Tree Protection Plan prepared by Scottish Arboricultural Services (survey undertaken October 2017). While the condition of the trees may have changed over the last 5 years, the Forestry

Officer notes that the tree protection measures are still acceptable. Therefore, it is requested by the Forestry Officer and agreed by the Planning Authority, to attach 3 conditions to any consent granted in order to secure the implementation of a Tree Protection Plan, Landscape Plan and future maintenance through the provision of a factoring agreement.

### **Protected Species**

- 7.21 As the proposal had potential to impact protected species, a protected species survey was undertaken. It noted that although evidence of barn owl was identified during the preliminary roost assessment. No evidence of barn owls utilising either building for breeding was identified during the survey. It is therefore considered that no further action is required for barn owl.
- 7.22 Previous surveys confirmed the presence of pipistrelle *Pipistrellus* sp and brown long-eared bats *Plecotus auritus* roosting within both Ambassador House and Earls Cross Cottage, with habitat surrounding also used by foraging bats including *Myotis* species. In total, 10 roosting locations were identified with six located within the cottage and four within the main Ambassador House. Eight of these roosts supported single pipistrelles (seven common pipistrelles *Pipistrellus pipistrellus* and a single soprano pipistrelle *Pipistrellus pygmaeus*) with a small common pipistrelle maternity colony and a small non-breeding roost of brown long-eared bats.
- 7.23 As the proposal has the potential to impact on any bat roosting, therefore, following the Bat Conservation Guidelines, updated activity surveys were undertaken between May to July 2024 and confirmed nine new roosting locations from the previous surveys. Seven common pipistrelle roosts were identified along with one brown long eared roost and one unknow pipistrelle species roost (however species would be either common or soprano pipistrelle due to activity in the area). Eight of these roosts have been classified as non-breeding day roosts due to the emergence of only one - two bats, and one small maternity common pipistrelle roost.
- 7.24 An EPS licence will be required along with a Species Protection Plan (SPP) with a full mitigation plan in place prior to the commencement of the works. Initial mitigation recommendations involve working outwith the bat breeding season, compensatory bat boxes, and creating new roosting features within the new buildings. In order to compensate for the loss of habitats on the site; opportunities to enhance habitats to encourage foraging and commuting bats have been suggested. The SPP and proposed mitigation will be secured via condition.

### **Other material considerations**

- 7.25 There are no other material considerations.

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

- 7.26 A Section 75 Agreement was concluded 8<sup>th</sup> March 2020, this should be amended to reflect the amended proposal.

## **8. CONCLUSION**

- 8.1 As noted throughout this report, the site has established planning history dating back a considerable number of years most recent of which was granted in 2020. This

current application regards the renewal of a previous approved scheme. Despite the adoption of NPF4, since the previous consents on the site were granted, the application can still be considered to accord with all relevant policies of the statutory Development Plan, subject to a full review of the planning conditions. As such, the previously approved scheme is considered acceptable by the Planning Authority subject to the attachment of conditions.

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

## 9. IMPLICATIONS

9.1 Resource: Not applicable

9.2 Legal: Not applicable

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

9.4 Climate Change/Carbon Clever: Biodiversity Enhancements, EV Charging

9.5 Risk: Not applicable

9.6 Gaelic: Not applicable

## 10. RECOMMENDATION

<b>Action required before decision issued</b>	Y			
Notification to Scottish Ministers	N			
Conclusion of Section 75 Obligation	Y	<b>Amendment</b>	<b>to</b>	<b>S75 Agreement</b>
Revocation of previous permission	N			

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

1. 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 full details of proposed surface water drainage have been submitted to and approved in writing by the Planning Authority. Such details shall include a detailed layout of the proposed **Sustainable Urban Drainage System (SUDS)** basin alongside details of proposed maintenance. Thereafter, only the approved details shall be implemented and all surface water drainage provision,

as it relates to, or is relied upon by, an individual phase, shall be completed prior to the first occupation of any of the development within that phase.

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

3. No development shall commence until full details of a **factoring** arrangement covering maintenance of the communal landscaped areas and the private road have been submitted to and approved in writing by the Planning Authority. Thereafter the factoring arrangement shall be implemented as approved and shall remain in place until or if such a time as the road becomes adopted by Highland Council.

**Reason:** As it is intended for the access road to remain private rather than being adopted by Highland Council and to secure future maintenance of the communal landscaped areas is secured.

4. No development shall commence until full details of proposed private **refuse** collection have been submitted and approved in writing by the Planning Authority. Thereafter the development shall progress in accordance with the approved details with the private refuse collection made available in occupation of the houses/flats hereby approved.

**Reason:** To ensure refuse collection can be adequately provided for the approved development.

5. No development shall commence until full details of the design and promotion of a **20mph zone** along Earls Cross Gardens from the traffic calming build out close to the existing junction with Elizabeth Crescent to the end of the proposed new road have been submitted and approved in writing by the Planning Authority. The design shall include upgrading of the gateway / build out feature to improve accessibility and provide suitable tactile paving warning pedestrians of the 'shared use' surface and shall increase the visibility of the transition into 'shared use' for motorised users. Thereafter, and a minimum of 12 months prior to occupation of any units, the developer shall formally request the Council to promote the required Traffic Order for the 20mph zone at the developer's expense. Prior to occupation of any of the development any works required to implement any approved Traffic Order over the existing length of Earls Cross Gardens shall be carried out in accordance with the Statutory Approval at the developer's expense.

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

6. No development shall commence on site until a construction phase **Traffic Management Plan** (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete. For the avoidance of doubt, the TMP shall detail the access route as far as the site and include any appropriate temporary traffic management requirements along the access route required and give details of the estimated quantity of materials required for the construction and the type and number of goods vehicle movements required together with an outline programme. A detailed photographic and/or video survey of the route undertaken by professional engineers with suitable annotation by them shall be submitted to the

Council and agreed in writing prior to any work commencing. This condition survey shall be repeated at monthly intervals during construction (or other frequencies as agreed in writing with the Council) and submitted to and approved by the Council in writing. A final condition survey shall be undertaken within a month of completion of construction and submitted and agreed as above. For each of the surveys the Council shall be given a minimum of 5 working days notice to enable a joint inspection where appropriate. These surveys will enable the Council to establish if there has been extra-ordinary damage to the road due to the construction traffic and in this case the Council reserves the right to recover costs for repair of the damage under Section 96 of the Roads (Scotland) Act 1984. Construction traffic shall not use Earls Cross Road since this road is only single track and is not of a suitable construction to support the traffic generated (use of this route risks extra-ordinary damage to the road and high repair / reconstruction costs for the developer). This requirement shall be clearly stated in the Traffic Management Plan and appropriate measures to ensure compliance with this restriction shall be included in the TMP.

**Reason:** In order to ensure that the development does not have a significantly detrimental impact on the local road network in the interest of road safety.

7. No development shall commence until full details of all street **lighting** have including a plan of the location and specification for lighting has been submitted to, and approved in writing by the Planning Authority in consultation with the Roads Authority and Area Lighting Engineer.

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.

For the avoidance of doubt bat friendly lighting shall be installed and must follow the Bat Conservation Trusts Bats and artificial lighting at night guidance note - <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

**Reason:** In order to ensure that any lighting installed within the application site utilises suitably powered/coloured bulbs and does adversely affect protected species.

8. No development or work (including site clearance) shall commence until a programme of work for the 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.

9. No development shall commence until a **revised Landscaping Plan** has been submitted to and approved in writing by the Planning Authority. The revised plan shall include additional specimen tree planting east of Ambassador House, biodiversity enhancements and define communal areas (including all proposed beech hedging). Thereafter the development shall progress in accordance with the approved details and all landscaping shall be implemented in full, prior to first occupation. Stages requiring supervision are to be agreed with the planning authority and certificates of

compliance for each stage are to be submitted for approval. No development shall commence until a work instruction has been issued to the landscape consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

**Reason:** In the interests of amenity

10. No development or work (including site clearance) shall commence until an **Recreational Access Management Plan (RAMP)** has been submitted to, and approved in writing by, the Planning Authority. The plan shall include details showing:
- i. All existing access points, paths, core paths, tracks, rights of way and other routes (whether on land or inland water), and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;
  - ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
  - iii. All proposed paths, tracks and other routes for use by walkers, riders, cyclists, canoeists, all-abilities users, etc. and any other relevant outdoor access enhancement (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc.);
  - iv. Any diversion of paths, tracks or other routes (whether on land or inland water), temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage).

The approved RAMP shall be implemented prior to the first use of the development hereby approved, or, if different, in accordance with the approved Plan.

**Reason:** In order to safeguard public access both during and after the construction phase of the development.

11. No development shall commence until a **Special Species Plan (SSP)** has been submitted for approval outlining the proposed mitigation and habitat enhancements within the Bat Activity Report (dated 19<sup>th</sup> July 2024) that outlines the following mitigation to be undertaken:
- i. work must follow license and planning conditions including those detailed within the species protection plan;
  - ii. works must be overseen by a licensed bat ecologist;
  - iii. a supervised soft roof strip will be done by hand and supervised by the ecologist;
  - iv. compensatory bat boxes must be in place prior to the demolition/renovation works (the number should reflect the loss of habitat at the time of development). These should be installed 30 m from the roost locations, or within 100 m if not possible. A bat rescue kit will also be available for temporarily storing any bats found during the works;
  - v. Works must take place outside the bat active season (May – September



inclusive);

- vi. Site induction should include details of protected species present and licensing requirements;
- vii. relevant toolbox talk(s) available;
- viii. biodiversity enhancements for bats and wildlife;
- ix. The new buildings should provide suitable roosting location for bats. This could include:
  - a. a sealed attic space, specialised roof tiles for bats or bat boxes installed to the sides of the buildings.
  - b. no lighting should be directed at confirmed or potential roosts or suitable foraging features including
  - c. the buildings, obvious gaps, hedgerows and tree lines.
  - d. works should be undertaken during hours when bats are not actively foraging or commuting, ceasing 2 hours before sunset and resuming 2 hours after sunrise. This is recommended to be site wide to avoid disturbing foraging and commuting routes.
  - e. Site operatives should be aware of potential presence of bats and work vigilantly, stopping works immediately if any are found unexpectedly and seek advice;
- x. An external barn owl box should be installed on a suitable tree within the site, or pole mounted offering new nesting opportunity for this species.

For the avoidance of doubt the proposed bat box(s) and roof slates should be suitable for permanent roosting features. The boxes should be suitable for crevice dwelling species which are most likely to utilise existing Potential Roost Features (PRFs). The boxes should be positioned 3 – 5 metres above ground level, oriented southwards. There should be a clear path to the entrance thus creating a net gain in bat roosting habitat.

Thereafter, development and work shall progress in accordance with these approved details.

**Reason:** To minimise disturbance to potential bats within the application site and ensure the protection of protected species and enhance habitats.

12. No development shall commence until a scheme detailing secure, **covered cycle parking** spaces for the flatted blocks has been submitted and approved in writing by the Planning Authority. For the avoidance of doubt the scheme shall include cycle stores provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the elements of the development to which they relate, thereafter being maintained for this use in perpetuity.

**Reason:** In order to facilitate the use of a variety of modes of transport.

13. A suitably qualified **arboricultural** consultant must be employed at the developer's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision are

to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development, including site clearance or demolition, shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

**Reason:** To secure the successful implementation of the approved Tree Protection Plan.

14. Prior to the first occupation of the development hereby approved, the **car parking and access** arrangements detailed on approved plan ref. 117951/101 Rev B shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

**Reason:** In order to ensure that the level of off-street parking is adequate.

15. Prior to the first occupation of the development provision of infrastructure, defined as the provision of cabling from the consumer unit within the property to an external point, to allow **charging of electric vehicles** within the curtilage of the proposed house shall be installed.

**Reason:** To ensure that access to the charging facilities for electric vehicles to allow for to low carbon transport options.

## **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.

## **Scottish Water**

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

## **Local Roads Authority Consent**

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

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

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

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

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

## **Mud and Debris on Road**

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

## **Construction Hours and Noise-Generating Activities**

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

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

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

### **Protected Species – Halting of Work**

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

### **Protected Species – Bat License**

This proposal will result in the potential disturbance of roosting sites for common pipistrelle bats, brown long-eared bats and soprano pipistrelle bats, during the works. Therefore, a NatureScot EPS license will require to be obtained, in relation to the bat roosts, prior to any of the proposed works commencing on-site.

A Species Protection Plan will require to be drawn up prior to application for an EPS license.

License application forms and guidance notes can be found at;

<https://www.nature.scot/doc/bats-licence-forms-and-guidance-documents>

EPS licenses can be granted to permit activities that would otherwise be unlawful under European legislation. Three tests must be satisfied before the licensing authority can issue a licence under Regulation 44(2) of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). An application for a licence will fail unless all of the three tests are satisfied.

### **Protected Species - Contractors' Guidance**

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

**Subject to the above**, it is recommended that Listed Building Consent 23/01543/LBC be **GRANTED**, subject to the following:

### **Conditions and Reasons**

1. The works to which this listed building consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this listed building consent shall lapse.

**Reason:** In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended).

2. No work shall commence until further detail on the retention of timber panel doors within Earls Cross Cottage, and their re-use within Ambassador House have been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt this shall include photographs of the condition of existing timber panel doors and a Floor Plan of the proposed re-siting of the doors within the main Ambassador House Listed Building.

**Reason:** In order to retain and/or protect important elements of the existing character and amenity of the site.

3. No development including any demolition shall commence until a planned works timetable has been submitted to and approved in writing by the Planning Authority in consultation with NatureScot. For the avoidance of doubt no works shall take place between April to September inclusive (or as may be amended by the required NatureScot 'Works Affecting Bats' Licence).

**Reason:** In order to ensure disturbance to bats which are a European Protected Species is minimised.

### **IMPORTANT INFORMATIVES**

Please read the following informatives and, where necessary, act upon the requirements specified:

#### **Listed Buildings**

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

#### **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).

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### **Land Ownership/Planning Permission**

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

### **Building Regulations**

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at [Building.Standards@highland.gov.uk](mailto:Building.Standards@highland.gov.uk) or on 01349 886608.

### **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>

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You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Signature:

Designation: Area Planning Manager North

Author: Liam Burnside

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

#### **23/01542/FUL**

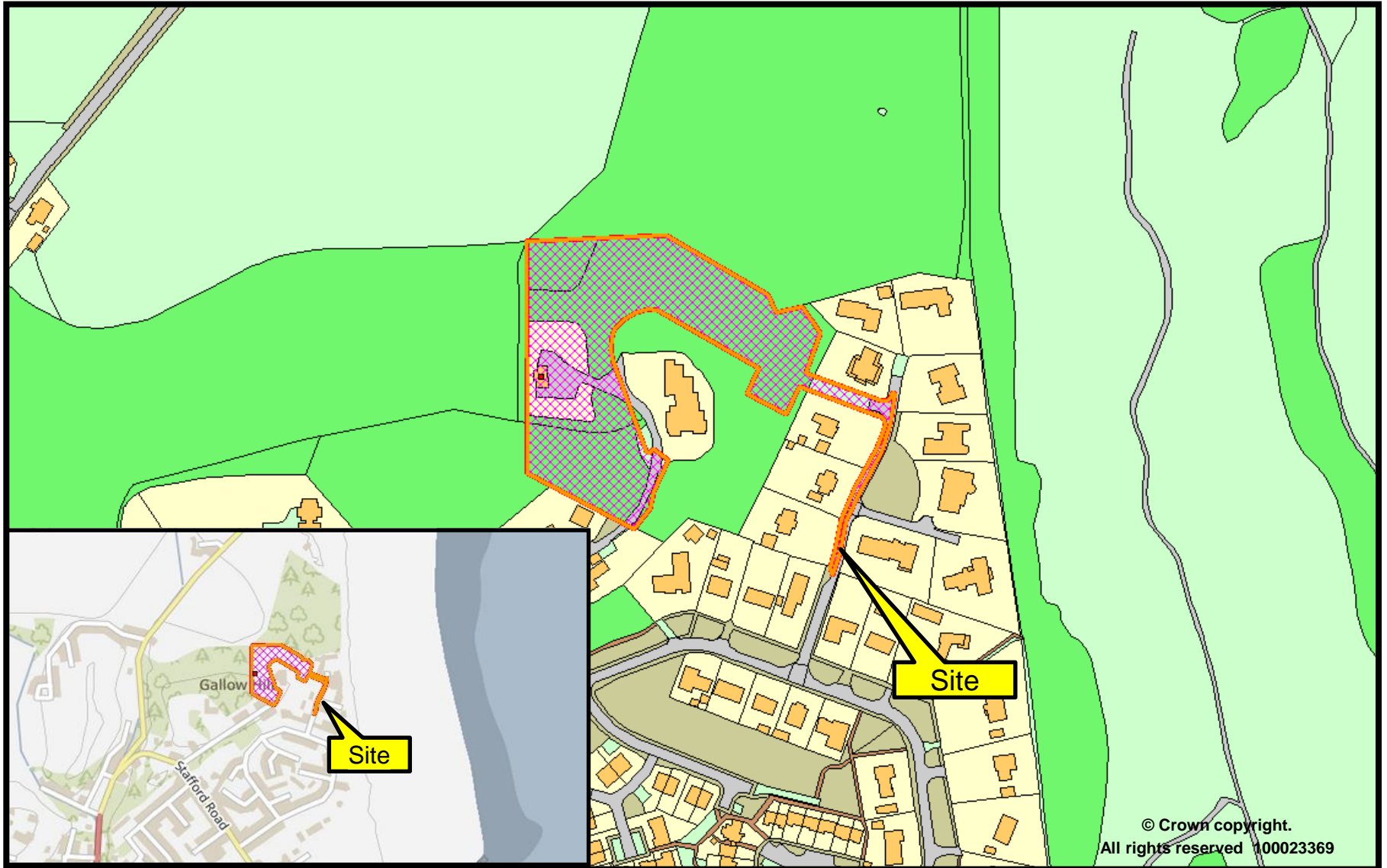
Relevant Plans:

- Plan 1 - PL210 REV A - Location Plan
- Plan 2 - PL211 REV B – Site Layout Plan
- Plan 3 - 117951/101 REV B – Road Layout Plan
- Plan 4 - 117951/102 – Road Long Sections Plan
- Plan 5 - 117951/103 – Road Layout Plan
- Plan 6 - 117951/104 – Swept Path Analysis
- Plan 7 - 117951/105 - Swept Path Analysis
- Plan 8 - 117951/106 – Drainage Layout Plan
- Plan 9 - 117951/106 – Drainage Layout Plan
- Plan 10 - 117951/107 - Drainage Layout Plan
- Plan 11 - 117951/107 – Flood Routing Plan
- Plan 12 - PL 226 - Floor/Elevation Plan – Cycle Storage Units
- Plan 13 - PL222 REV A – Road Layout Plan - Access

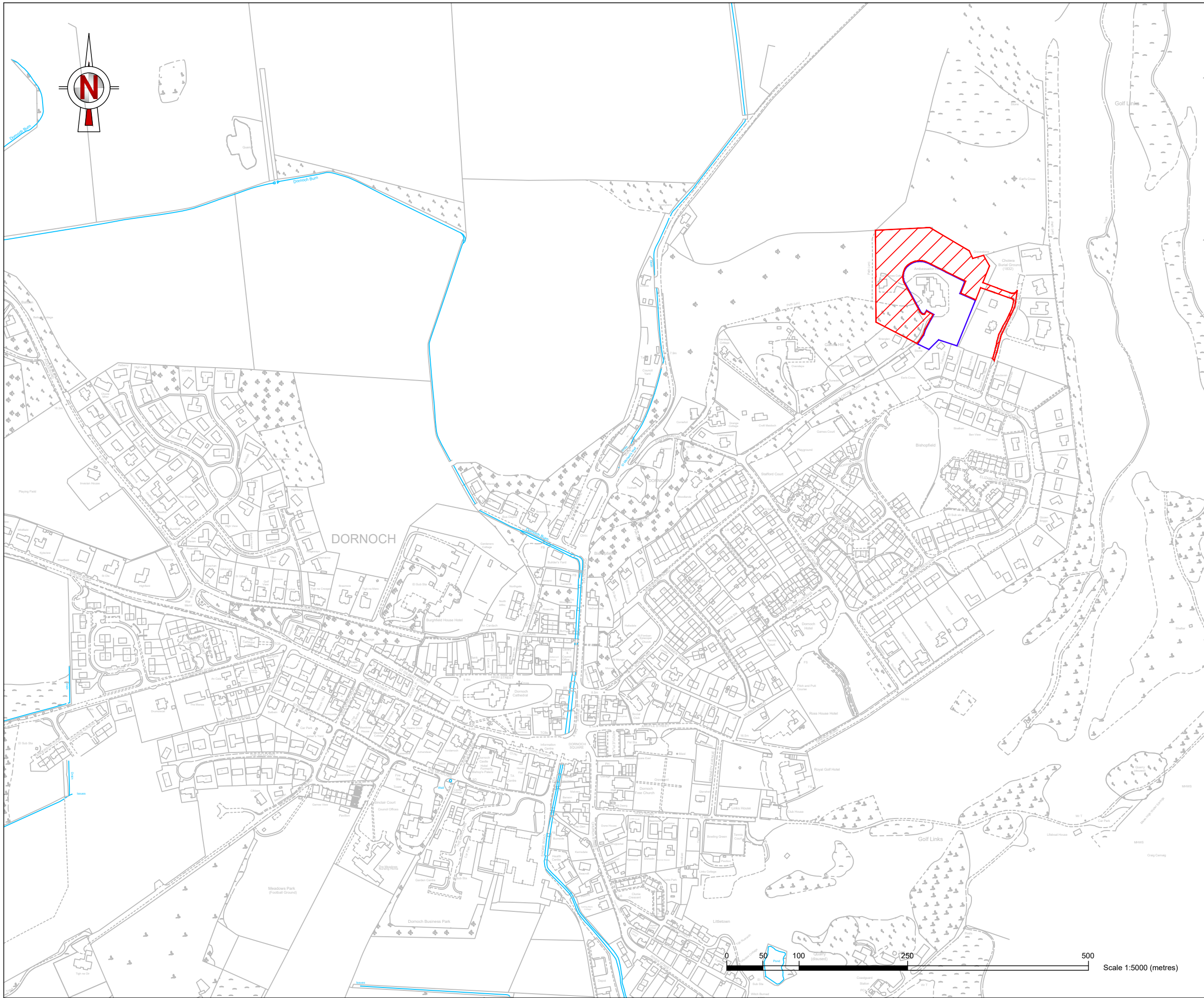
#### **23/01543/LBC**

Relevant Plans:

- Plan 1 - PL210 REV A – Location Plan
- Plan 2 - PL211 REV B – Site Layout Plan







DO NOT SCALE, IF IN DOUBT PLEASE ASK  
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to  
 G. H. JOHNSTON Building Consultants Ltd

**Proposal**

 site

**Area**

site area : 13231 sqm  
 (3.269 acres)

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**Planning Application**

**REVISIONS**

rev.	description	date
A	Boundary Adjustment	01.19

Client  
**GEG Capital (North) Ltd**

Project  
**Erection of 12 Detached Houses at Earls Cross, Dornoch**

Drawing  
**Location Plan**

Scale <b>1:5000@A3</b>	Date <b>12.2018</b>	Drawn by <b>ca</b>
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Project no <b>2402</b>	Dwg no <b>PL210</b>	Rev <b>A</b>
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**G.H.JOHNSTON**   
**BUILDING CONSULTANTS LTD**

WILLOW HOUSE  
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 INVERNESS IV2 7PA  
 Email: [technical@ghjohnston.co.uk](mailto:technical@ghjohnston.co.uk)

TEL (01463) 237229  
 FAX (01463) 243258



DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement. Any discrepancy must be reported to  
G. H. JOHNSTON Building Consultants Ltd

**Proposal**

 site

**Area**

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(3.269 acres)

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Licence Number 100002613

**Planning Application**

**REVISIONS**

rev.	description	date
A	Alts to plot 1 & boundary adjust.	01.19
B	Roads comments	08.19

Client  
**GEG Capital (North) Ltd**

Project  
**Erection of 12 Detached Houses at Earls Cross Dornoch**

Drawing  
**Overall Site Plan**

Scale <b>1:1000@A3</b>	Date <b>12.18</b>	Drawn by <b>ca</b>
Project no <b>2402</b>	Dwg no <b>PL211</b>	Rev <b>B</b>

**G.H.JOHNSTON**  
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Email: technical@ghjohnston.co.uk

TEL (01463) 237229  
FAX (01463) 243258

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

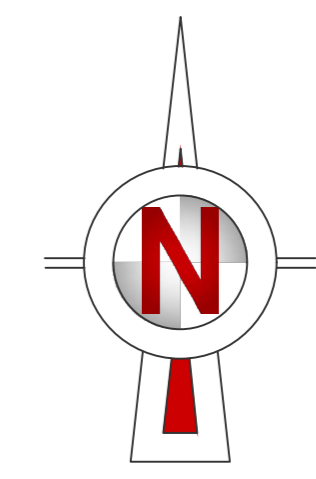
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION. RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION:**  
Location of existing private sewers servicing Earls Cross Cottage & Ambassador House to be confirmed and located on site prior to works commencing.

**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.	Date	Description	Drawn	Checked	Approved
B	15.08.2019	Junction visibility splays reduced to 2.4 x 17m splay.	CM	ARM	ARM
A	13.08.2019	Plot 11 mirrored. Road layout revised following 1. Planning comments. Proposed footway on Earls Cross Gardens removed. Service strip added to South side of rd.1. 0.5m clearance to existing boundaries from RD provided.	CM	ARM	ARM

- LEGEND:**
- Proposed flush road channel
  - Proposed back of footpath
  - Proposed 2m grassed service strip
  - Proposed 3.5m emergency access road channel
  - Proposed 2.4mx17m/kerb tangent visibility splays
  - Proposed road cross fall gradient
  - Proposed road traffic sign
  - Proposed road water gully & connection
  - Indicates extent of asphalt construction
  - Indicates extent of emergency access (Asphalt)
  - Indicates extent of permeable construction
- NOTES:**
- For proposed roads longitudinal sections please refer to Fairhurst drawing no. 117951/102.
  - For proposed extent of Highland Council adaptable areas, refer to Fairhurst drawing no.117951/103.
  - Existing road and drainage tie-in levels to be checked on site by contractor and confirmed to engineer prior to commencement of works.

- Housing plan adopted from G.H Johnston Building Consultants Proposed Housing Layout project no. 2402, drawing no. PL220.
- Boundary lines shown on plan are indicative only and should not be used for the purpose of producing FeU plans.
- The appointed Civil Engineering Contractor shall be responsible for setting out the Works and for the correctness of the position and dimensions of all parts of the works.
- Horizontal road alignment designed in accordance with The Highland Councils' Roads and Transport Guidelines for New Developments'.
- Road hierarchy for new street to be 'Main Residential Street'.
- All signing and road markings to be in accordance with the Traffic Signs Regulations and General Directions 2016.
- No unauthorised advertising or directional signs will be erected in contravention of Section 100 of the Roads (Scotland) Act 1984.
- All proposed lining to tie into existing white lining.
- All road signs and bollards to have minimum 450mm clearance from road channel.
- All permanent road markings shall consist of reflectorized white thermoplastic material complying with the requirements of BS EN 14732:2000 Class A with solid glass beads applied uniformly on the wet surface at the rate of 400-500 g/m complying with the requirements of BS EN 1423:1998.
- Horizontal road alignment designed in accordance with the requirements of BS EN 1423:1998.
- Levels in metres and to Ordnance datum unless specified otherwise.

	Diagram 602
	Diagram 1003
	Diagram 1004
	Diagram 1009
	Diagram 1023

Client:  
**GEG CAPITAL (NORTH) LTD**

Project Title:  
**HOUSING DEVELOPMENT AT EARLS CROSS, DORNOCH**



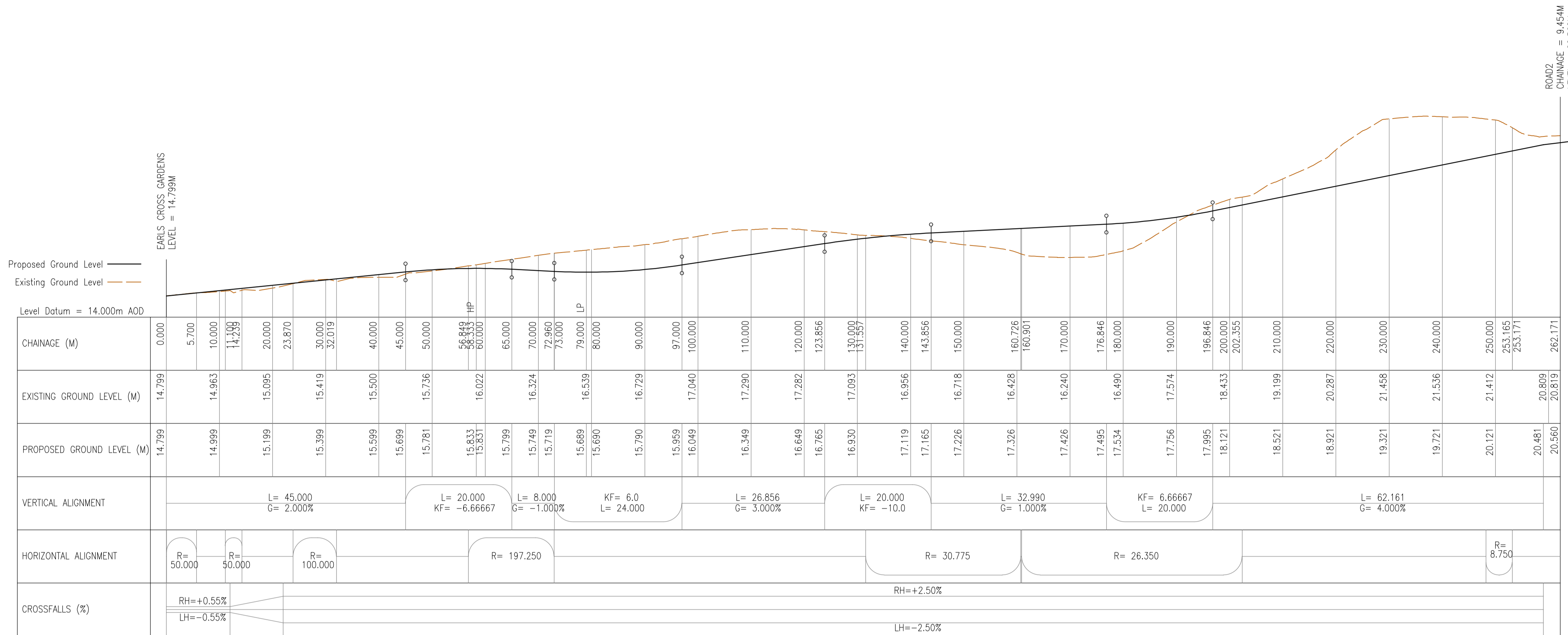
Side of RD	Scale	Status	PLANNING APPROVAL
1:250			

Drawn	Checked	Approved
CM	DE	ARM

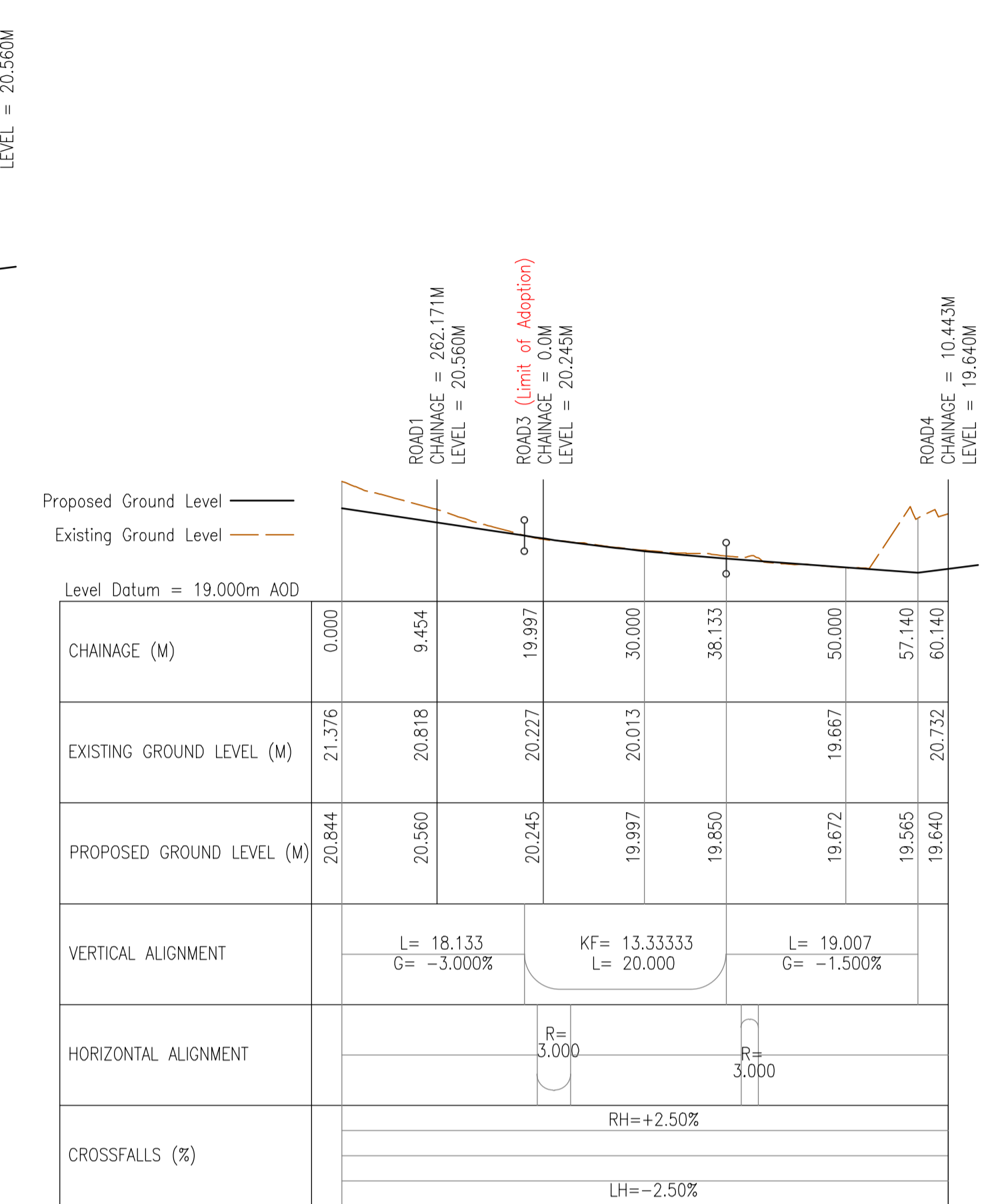
Date	Date	Date
14/03/2019	18/03/2019	18/03/2019

Drawing No. **117951/101** Revision **B**

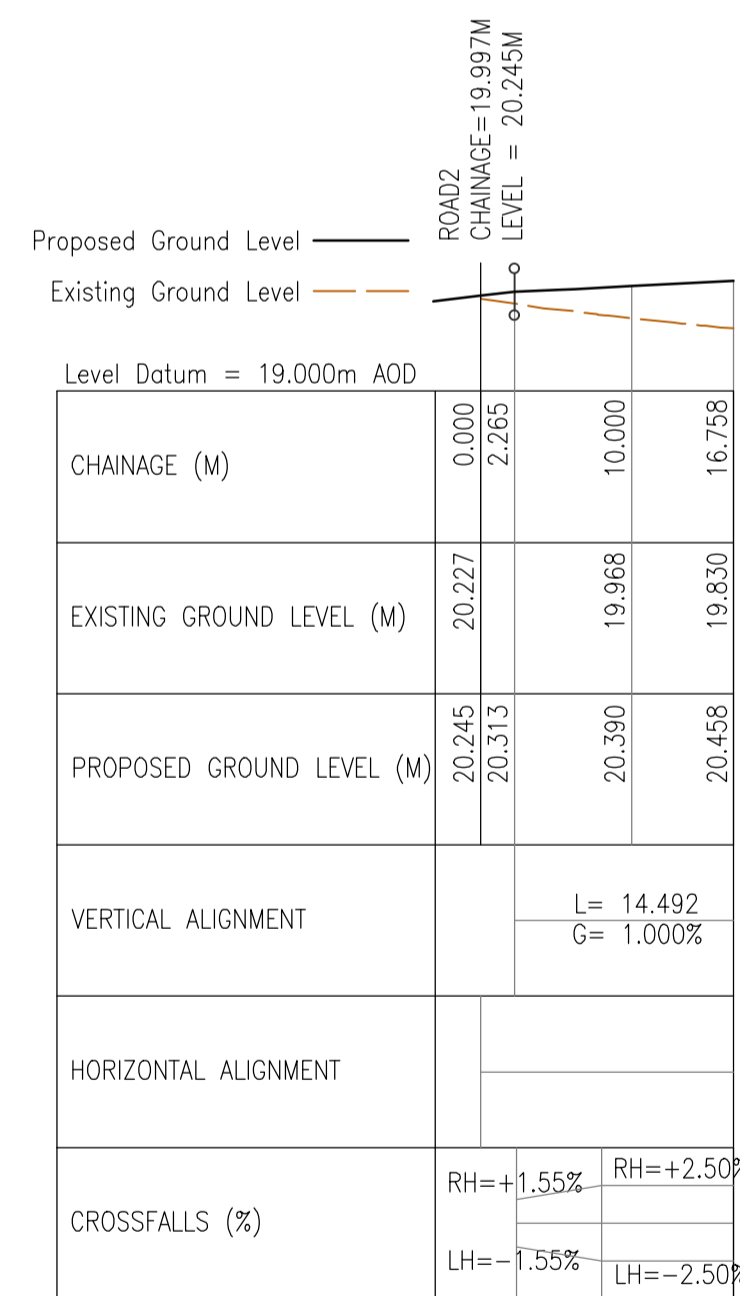
Drawing Title:  
**ROADS LAYOUT PLAN**



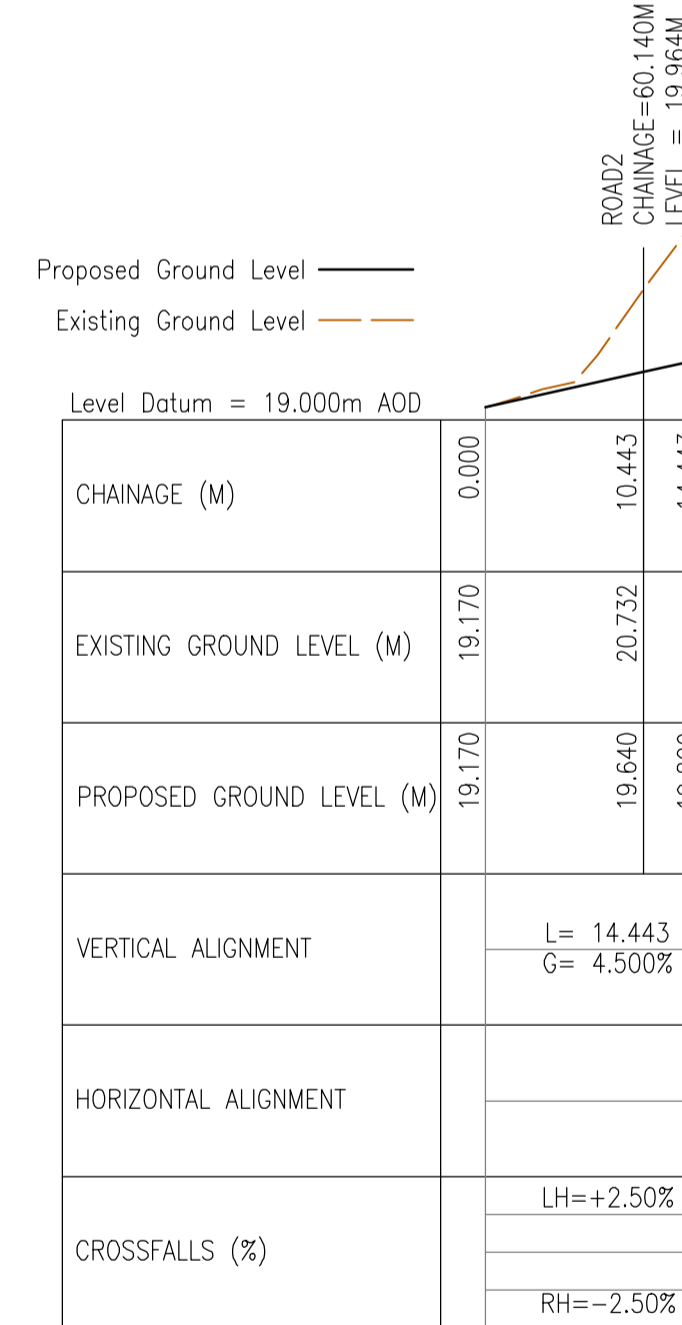
LONGITUDINAL SECTION THROUGH ROAD 01  
(SCALE: Horizontal 1:500, Vertical 1:100)



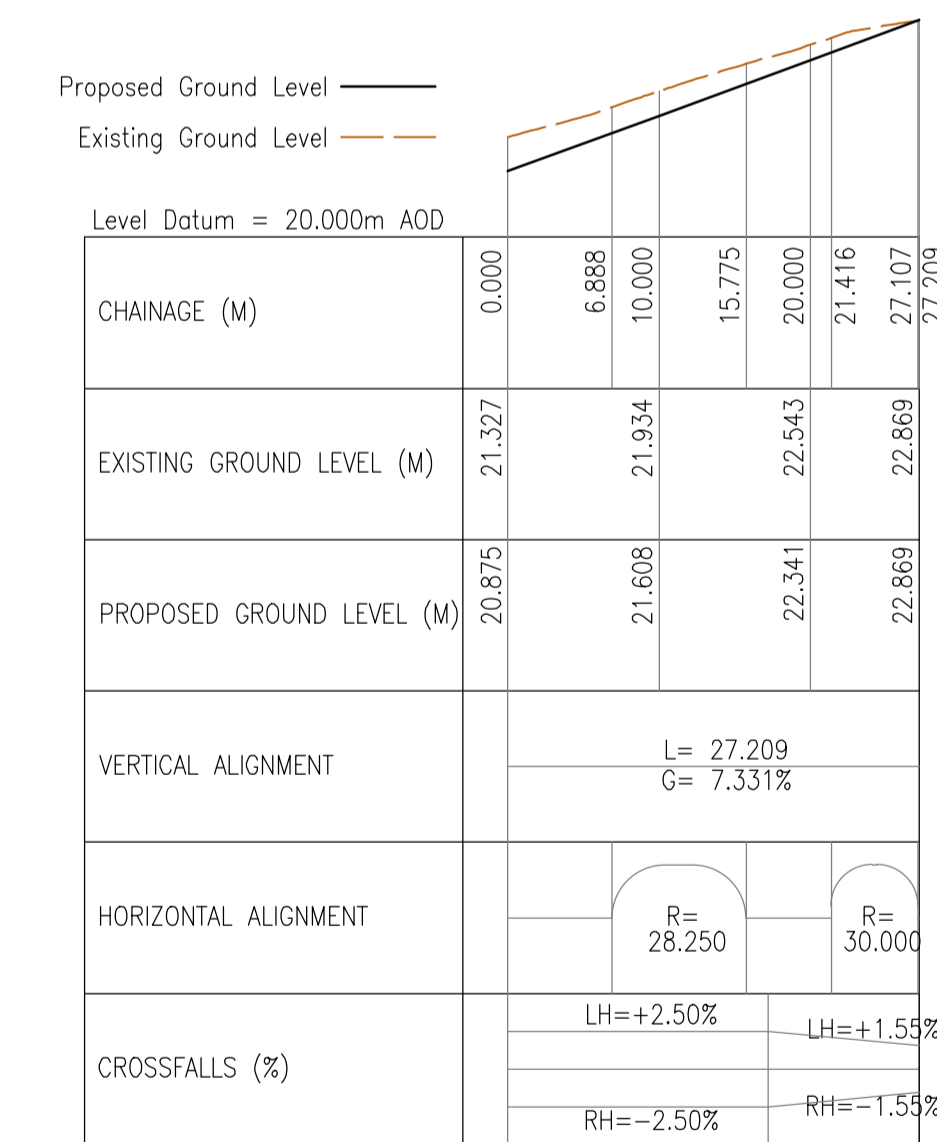
LONGITUDINAL SECTION THROUGH ROAD 02  
(SCALE: Horizontal 1:500, Vertical 1:100)



LONGITUDINAL SECTION THROUGH ROAD 03  
(SCALE: Horizontal 1:500, Vertical 1:100)



LONGITUDINAL SECTION THROUGH ROAD 04  
(SCALE: Horizontal 1:500, Vertical 1:100)



LONGITUDINAL SECTION THROUGH ROAD 05  
(SCALE: Horizontal 1:500, Vertical 1:100)

**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 NO.

**CONSTRUCTION:**

**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.

NOTES:  
1. For proposed roads layout please refer to Fairhurst drawing no. 117951/101.

Client:  
GEG CAPITAL  
(NORTH) LTD

Project Title:  
HOUSING DEVELOPMENT AT  
EARLS CROSS, DORNOCH



Scale of A1: 1:500H 1:100V	Status: PLANNING APPROVAL
Drawn: CM	Checked: DE
Date: 14/03/2019	Date: 18/03/2019
Approved: ARM	Date: 18/03/2019
Drawing No: 117951/102	Revision:

Rev.	Date	Description	Drawn	Checked	Approved

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

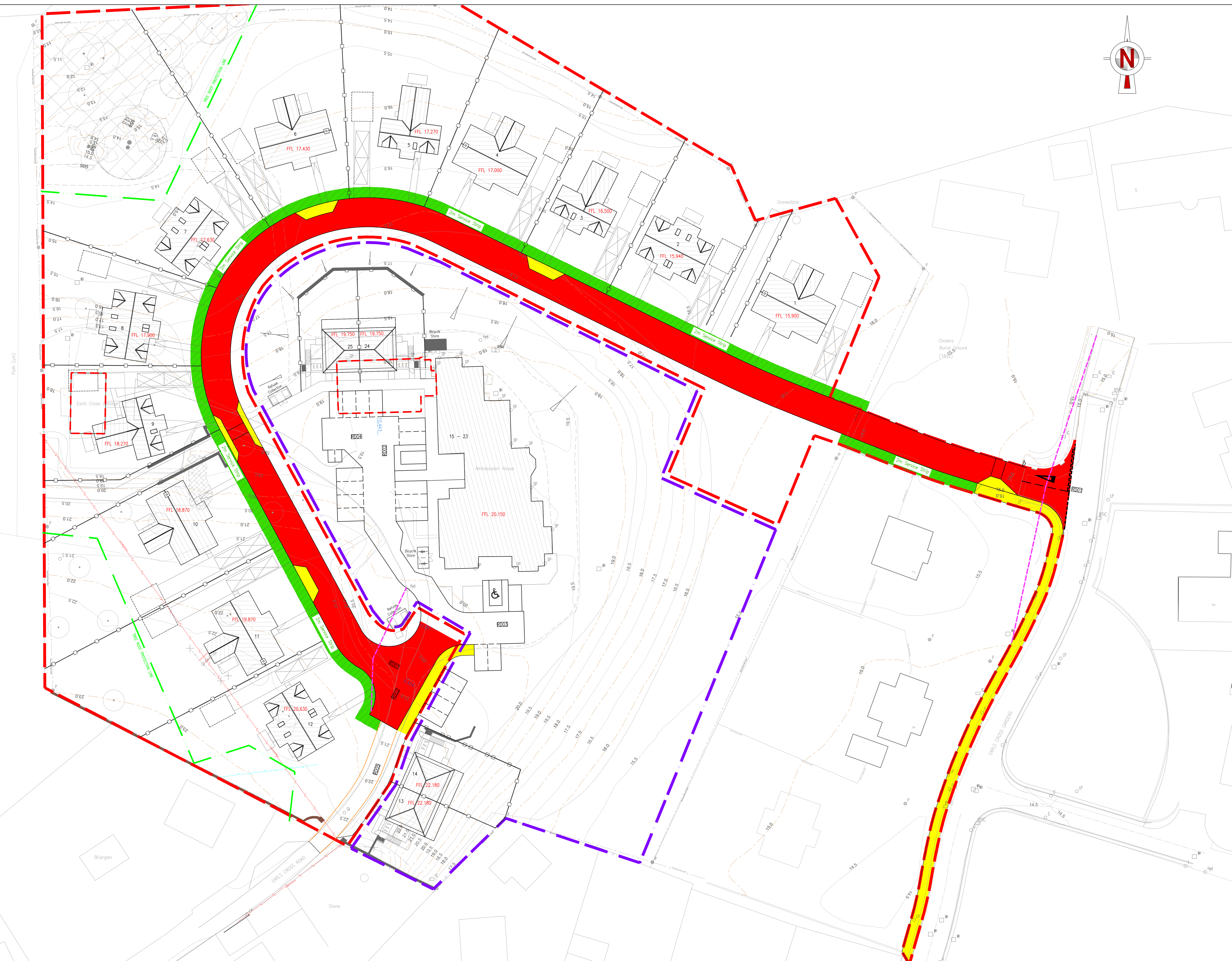
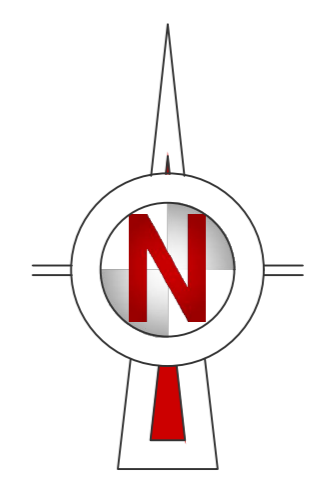
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**CONSTRUCTION:**  
Location of existing private sewers servicing Earls Cross Cottage & Ambassador House to be confirmed and located on site prior to works commencing.

**DEMOLITION:**

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

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**LEGEND:**

- Proposed flush road channel
  - Proposed back of footpath
  - Proposed 2m grassed service strip
  - Proposed 3.5m emergency access road channel
  - Proposed 4.5m/30m/kerb tangent visibility splays
  - Proposed site boundary
  - Land in client ownership
- Extent of Highland Council adoptable carriageways.
  - Extent of Highland Council adoptable footpaths.
  - Extent of Highland Council adoptable grass service strips.

**NOTES:**

1. Please refer to Fairhurst drawing 117951/101 for roads layout.
2. For proposed roads longitudinal sections please refer to Fairhurst drawing no. 117951/102.
3. Existing road and drainage tie-in levels to be checked on site by contractor and confirmed to engineer prior to commencement of works.
4. Site plan extract adopted from G.H Johnston Building Consultants Proposed Housing Layout drawing no. PL220.
5. Horizontal road alignment designed in accordance with The Highland Councils' Roads and Transport Guidelines for New Developments.
6. Refer to architects drawing for site boundary.
7. Levels in metres and to Ordnance datum unless specified otherwise.

	= Diagram 602
	= Diagram 1003
	= Diagram 1004
	= Diagram 1009
	= Diagram 1023

Rev.	Date	Description	Drawn	Checked	Approved

Client:  
GEG CAPITAL  
(NORTH) LTD

Project Title:  
HOUSING DEVELOPMENT AT  
EARLS CROSS, DORNOCH



Drawing Title:  
HIGHLAND COUNCIL ROADS  
DEPARTMENT ADOPTABLE AREAS

Scale of RD: 1:250	Drawn: CM	Checked: DE	Approved: ARM
Scale:	Date: 14/03/2019	Date: 18/03/2019	Date: 18/03/2019
Drawing No. 117951/103	Revision:		

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

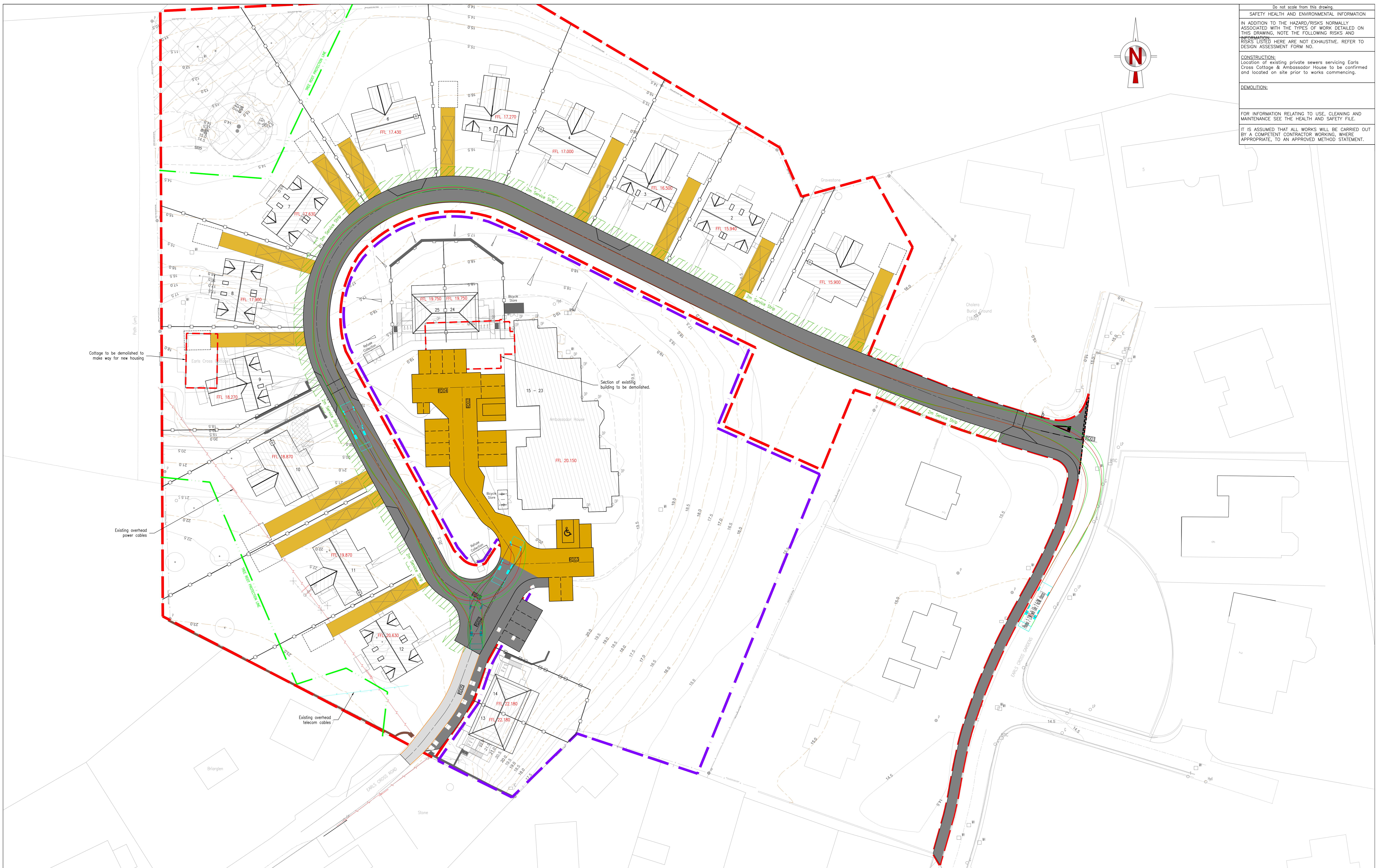
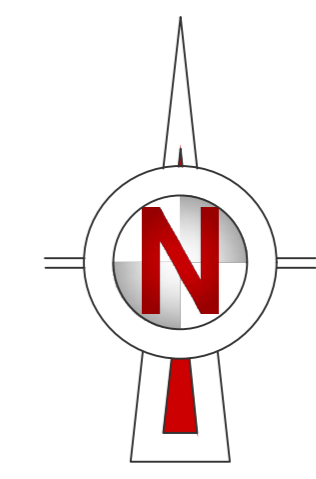
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**CONSTRUCTION:** Location of existing private sewers servicing Earls Cross Cottage & Ambassador House to be confirmed and located on site prior to works commencing.

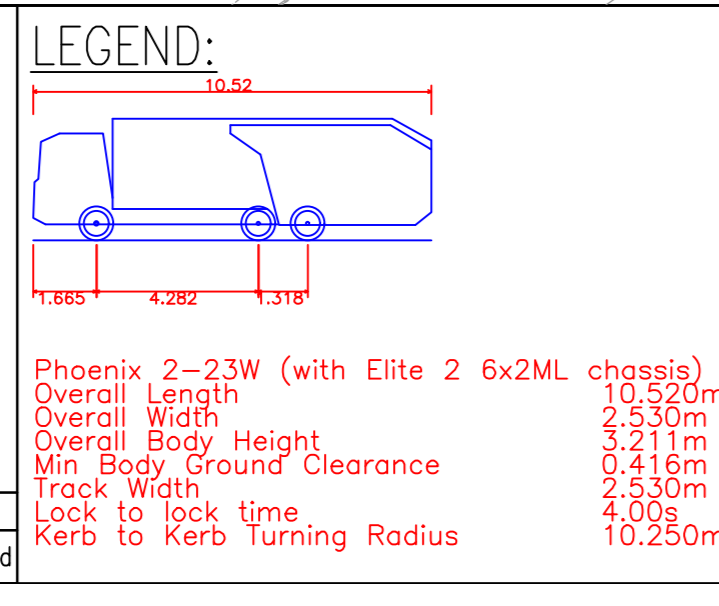
**DEMOLITION:**

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

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Rev.	Date	Description	Drawn	Checked	Approved



- Vehicle Cab Overhang
  - Vehicle Wheel Tracks
- NOTES:**  
 1. Refer to Fairhurst drawing no. 117951/101 for Road Layout Plan.

Client:  
 GEG CAPITAL  
 (NORTH) LTD

Project Title:  
 HOUSING DEVELOPMENT AT  
 EARLS CROSS, DORNOCH



Scale of RD: 1:250	Scale: PLANNING APPROVAL
Drawn: CM	Checked: DE
Date: 14/03/2019	ARM: 18/03/2019
Drawing No: 117951/104	Revision:

Drawing Title:  
 VEHICLE SWEEP PATH ANALYSIS  
 REFUSE VEHICLE ENTERING SITE  
 SHEET 1 OF 2

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

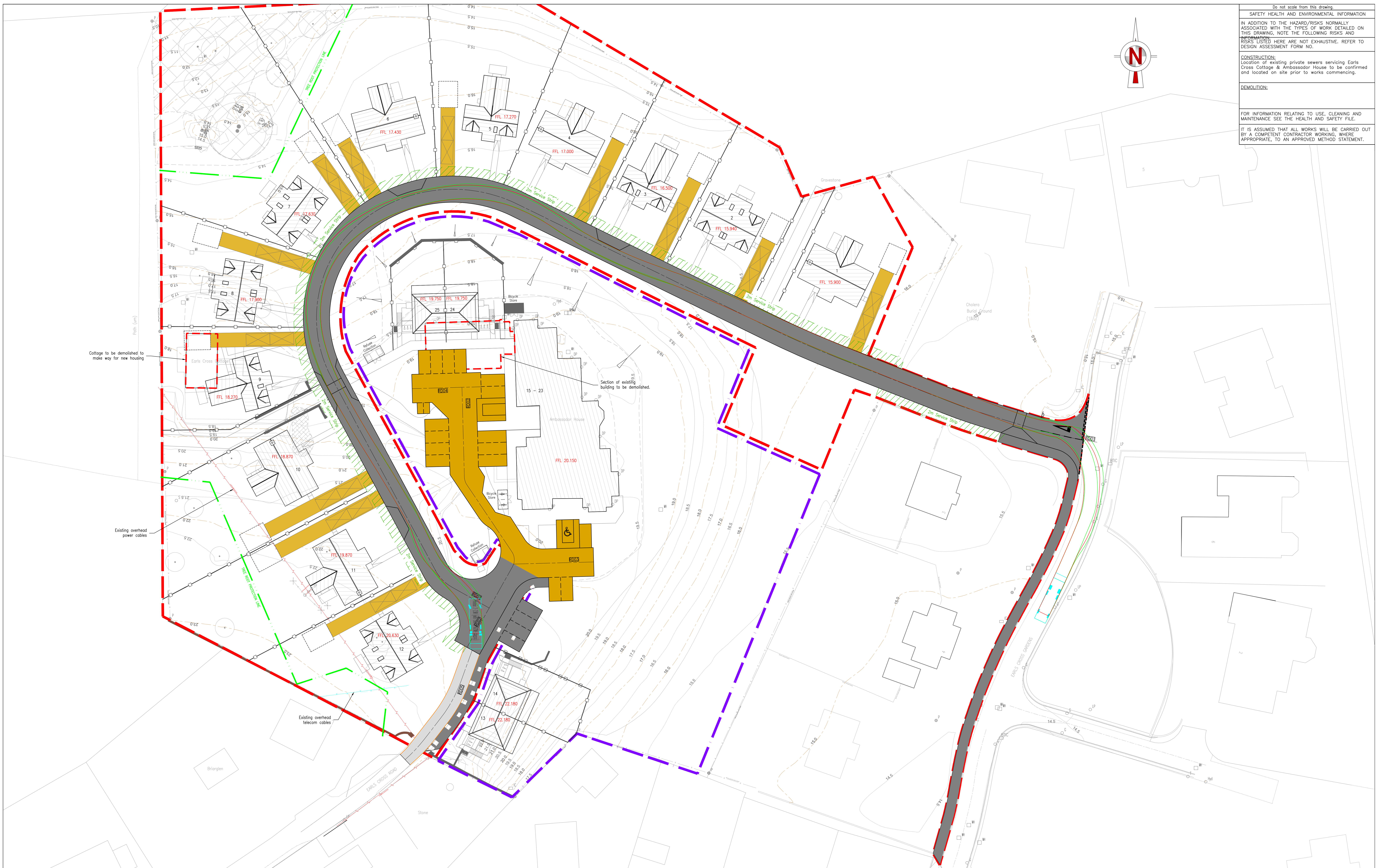
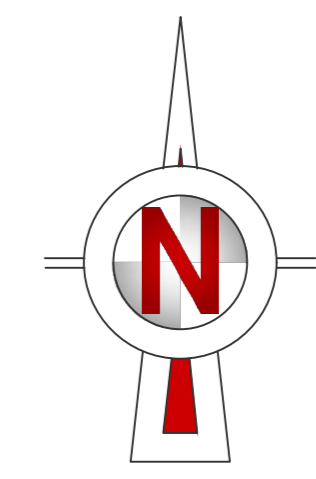
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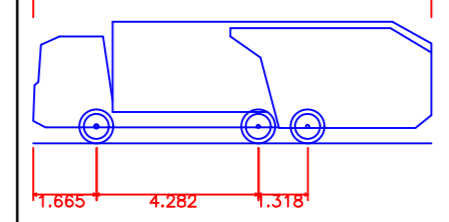
Cottage to be demolished to make way for new housing

Existing overhead power cables

Existing overhead telecom cables

Section of existing building to be demolished

**LEGEND:**



- Vehicle Cab Overhang
- Vehicle Wheel Tracks

**NOTES:**  
1. Refer to Fairhurst drawing no. 117951/101 for Road Layout Plan.

Rev.	Date	Description	Drawn	Checked	Approved

Client: GEG CAPITAL (NORTH) LTD	Project Title: HOUSING DEVELOPMENT AT EARLS CROSS, DORNOCH			
	<small>Beechwood Business Park, BIRNERSH, TD 36W Tel: 01463 724 544 Fax: 0844 261 4412</small>			
Scale of RD: 1:250	Scale: PLANNING APPROVAL	Drawn: CM	Checked: DE	Approved: ARM
Date: 14/03/2019	Date: 18/03/2019	Date: 18/03/2019	Date: 18/03/2019	Date: 18/03/2019
Drawing Title: VEHICLE SWEEP PATH ANALYSIS REFUSE VEHICLE LEAVING SITE SHEET 2 OF 2			Drawing No.: 117951/105	Revision:

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

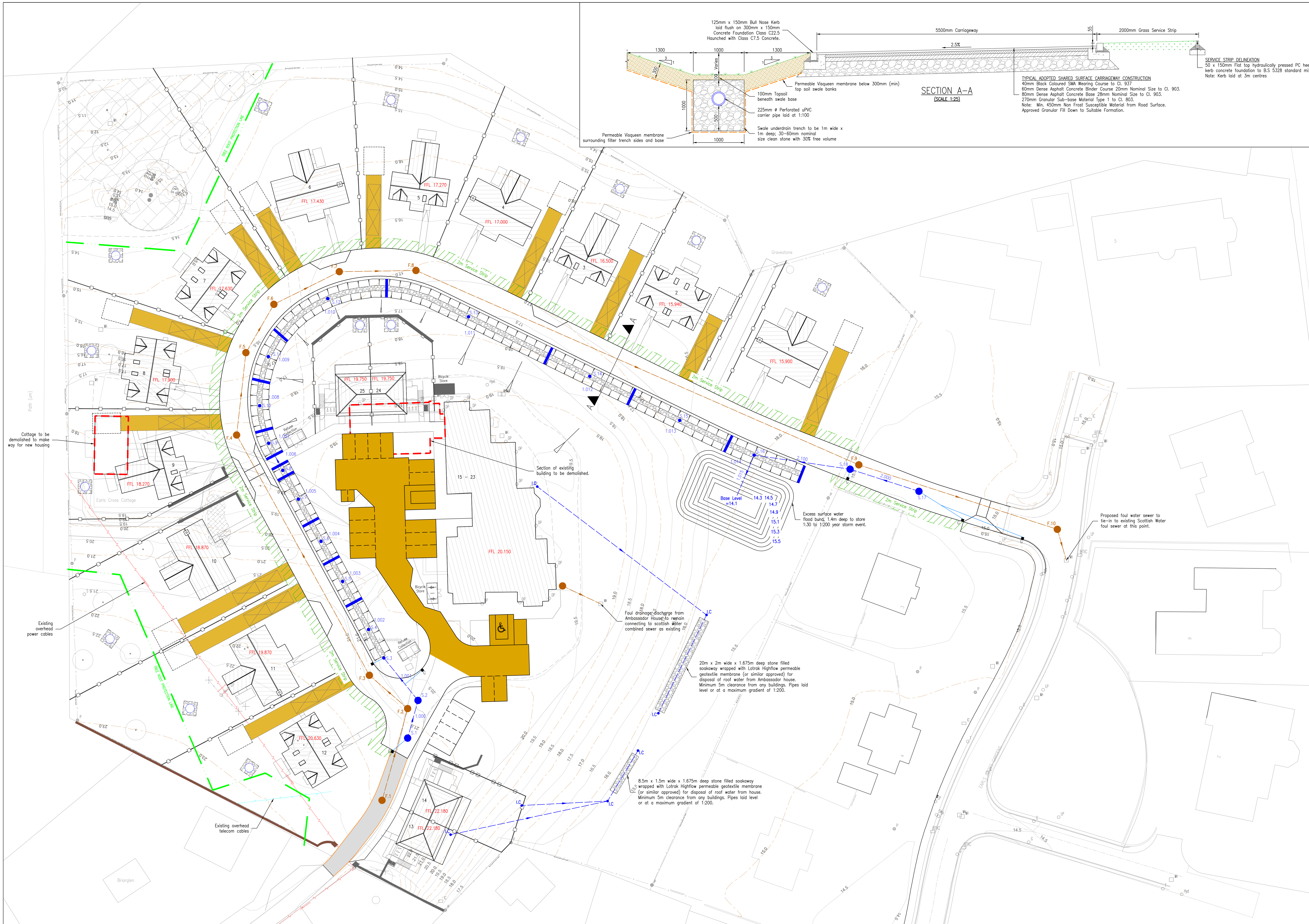
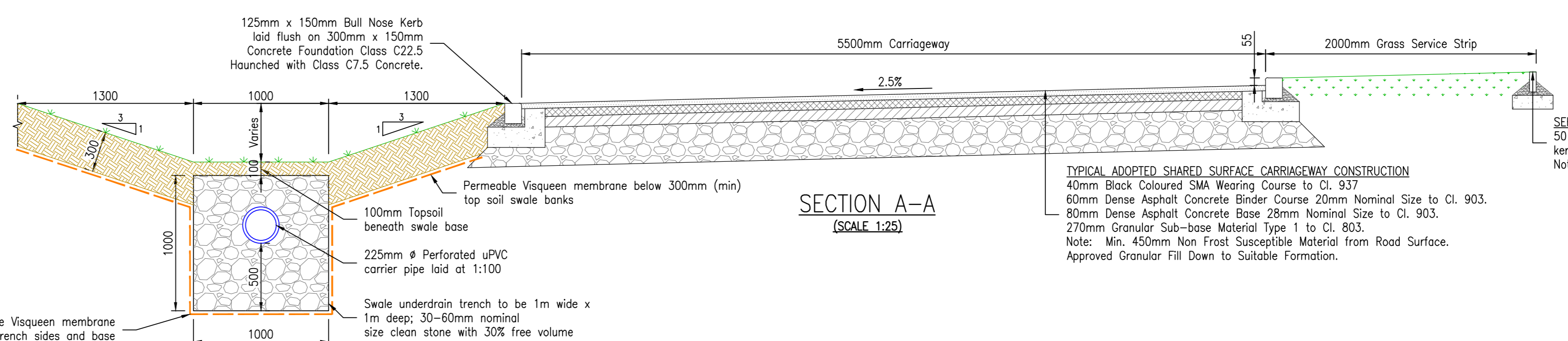
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Location of existing private sewers servicing Earls Cross Cottage & Ambassador House to be confirmed and located on site prior to works commencing.

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**LEGEND:**

- Proposed 150/225mm uPVC surface water sewer
- Proposed 150mm uPVC foul water sewer
- Proposed 1.2m<sup>2</sup> surface/foul water precast concrete manhole
- Proposed 0.45m polypropylene surface water inspection chamber
- Proposed road water gully & connection
- Proposed 1.5m<sup>2</sup> lined soakaway, 2.25m Deep perforated precast concrete manhole ring with 3m sq. gravel surround
- Indicates extent of permeable construction
- Indicates 1.3m wide filter strip & 1m wide roads water infiltration trench 1.2m Deep
- Infiltration trench weir wall

**NOTES:**

- For proposed roads layout please refer to Fairhurst drawing no. 117951/101.
- For proposed flood routing proposals, refer to Fairhurst drawing no. 117951/107.
- Existing road and drainage tie-in levels to be checked on site by contractor and confirmed to engineer prior to commencement of works.
- Housing plan adopted from G.H Johnston Building Consultants Proposed Housing Layout project no. 2402, drawing no. PL220.
- Sewage installation works to be carried out in accordance with Scottish Water 'Sewers For Scotland, Fourth Edition, October 2018'.
- All existing sewer and manhole positions/levels must be confirmed prior to any construction works commencing.
- The appointed Civil Engineering Contractor shall be responsible for setting out the Works and for the correctness of the position and dimensions of all parts of the works.
- Horizontal road alignment designed in accordance with the Highland Councils 'Roads and Transport Guidelines for New Developments'.
- Refer to architects drawing for site & plot boundaries.
- Existing road and drainage tie-in levels to be checked on site by contractor and confirmed to engineer prior to commencement of works.
- Levels in metres and to Ordnance datum unless specified otherwise.

Rev.	Date	Description	Drawn	Checked	Approved

Client: GEG CAPITAL (NORTH) LTD

Project Title: HOUSING DEVELOPMENT AT EARLS CROSS, DORNOCH

Scale: 1:250

Drawn: CM

Checked: DE

Date: 14/03/2019

Approved: ARM

Date: 18/03/2019

Drawing No: 117951/106

Revision:  

**FAIRHURST**  
Civil & Structural  
Beechwood Business Park, BARNES, W12 3BN  
Tel: 01463 724 544 Fax: 0844 261 4412

Scale: PLANNING APPROVAL



Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

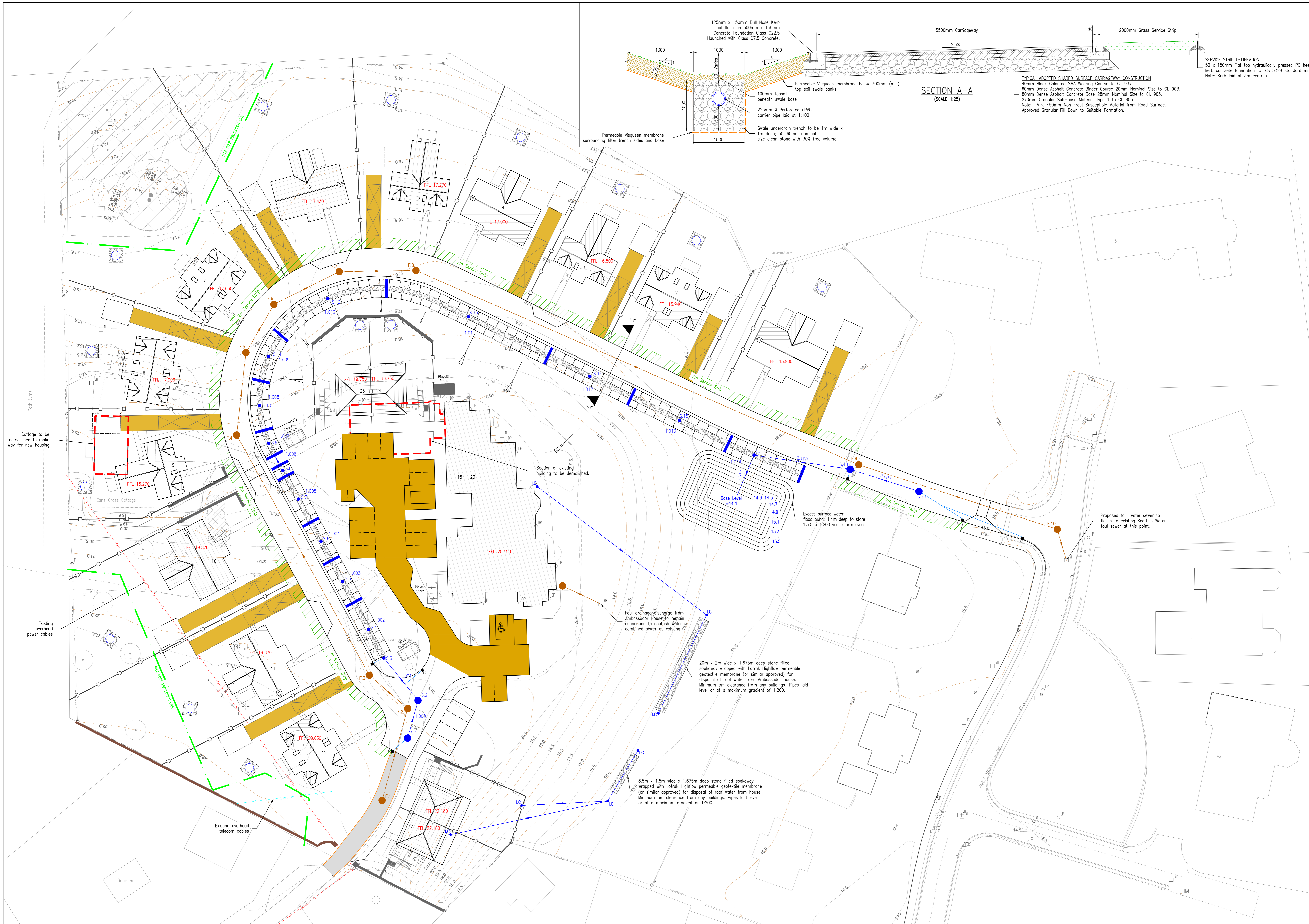
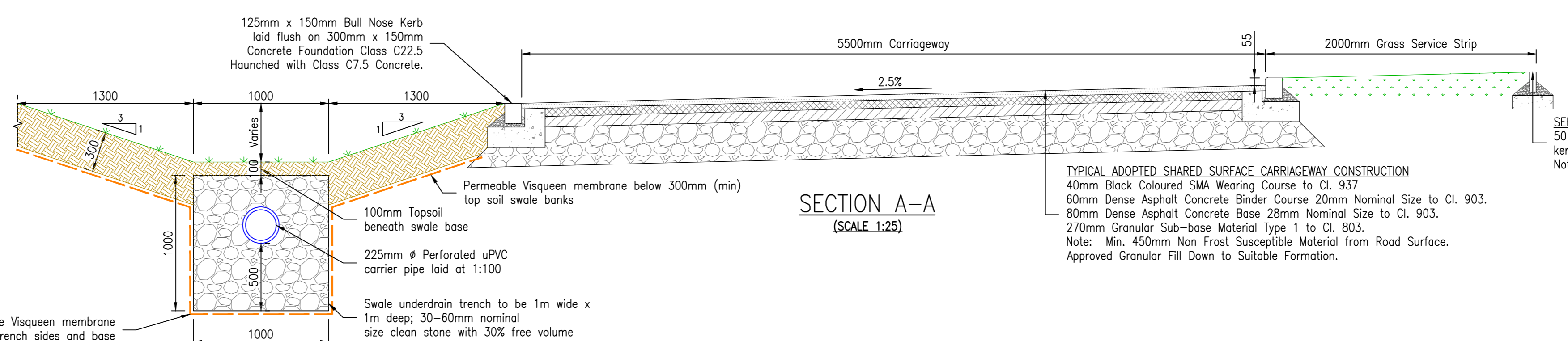
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**LEGEND:**

- Proposed 150/225mm uPVC surface water sewer
- Proposed 150mm uPVC foul water sewer
- Proposed 1.2m<sup>2</sup> surface/foul water precast concrete manhole
- Proposed 0.45m polypropylene surface water inspection chamber
- Proposed road water gully & connection
- Proposed 1.5m<sup>2</sup> lined soakaway, 2.25m Deep perforated precast concrete manhole ring with 3m sq. gravel surround
- Indicates extent of permeable construction
- Indicates 1.3m wide filter strip & 1m wide roads water infiltration trench 1.2m Deep
- Infiltration trench weir wall

**NOTES:**

- For proposed roads layout please refer to Fairhurst drawing no. 117951/101.
- For proposed flood routing proposals, refer to Fairhurst drawing no. 117951/107.
- Existing road and drainage tie-in levels to be checked on site by contractor and confirmed to engineer prior to commencement of works.
- Housing plan adopted from G.H Johnston Building Consultants Proposed Housing Layout project no. 2402, drawing no. PL220.
- Sewage installation works to be carried out in accordance with Scottish Water 'Sewers For Scotland, Fourth Edition, October 2018'.
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- The appointed Civil Engineering Contractor shall be responsible for setting out the Works and for the correctness of the position and dimensions of all parts of the works.
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- Refer to architects drawing for site & plot boundaries.
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- Levels in metres and to Ordnance datum unless specified otherwise.

Rev.	Date	Description	Drawn	Checked	Approved

Client: GEG CAPITAL (NORTH) LTD

Project Title: HOUSING DEVELOPMENT AT EARLS CROSS, DORNOCH

Drawn Title: DRAINAGE LAYOUT PLAN

Scale: 1:250

Issue: PLANNING APPROVAL

Drawn	Checked	Approved
CM	DE	ARM

Date: 14/03/2019

Date: 18/03/2019

Date: 18/03/2019

Drawing No. 117951/106

Revision:

**FAIRHURST**  
Civil Engineers  
Beuchres Business Park, BARNNESS, RG 35W  
Tel: 01463 724 544 Fax: 0844 261 4412



Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

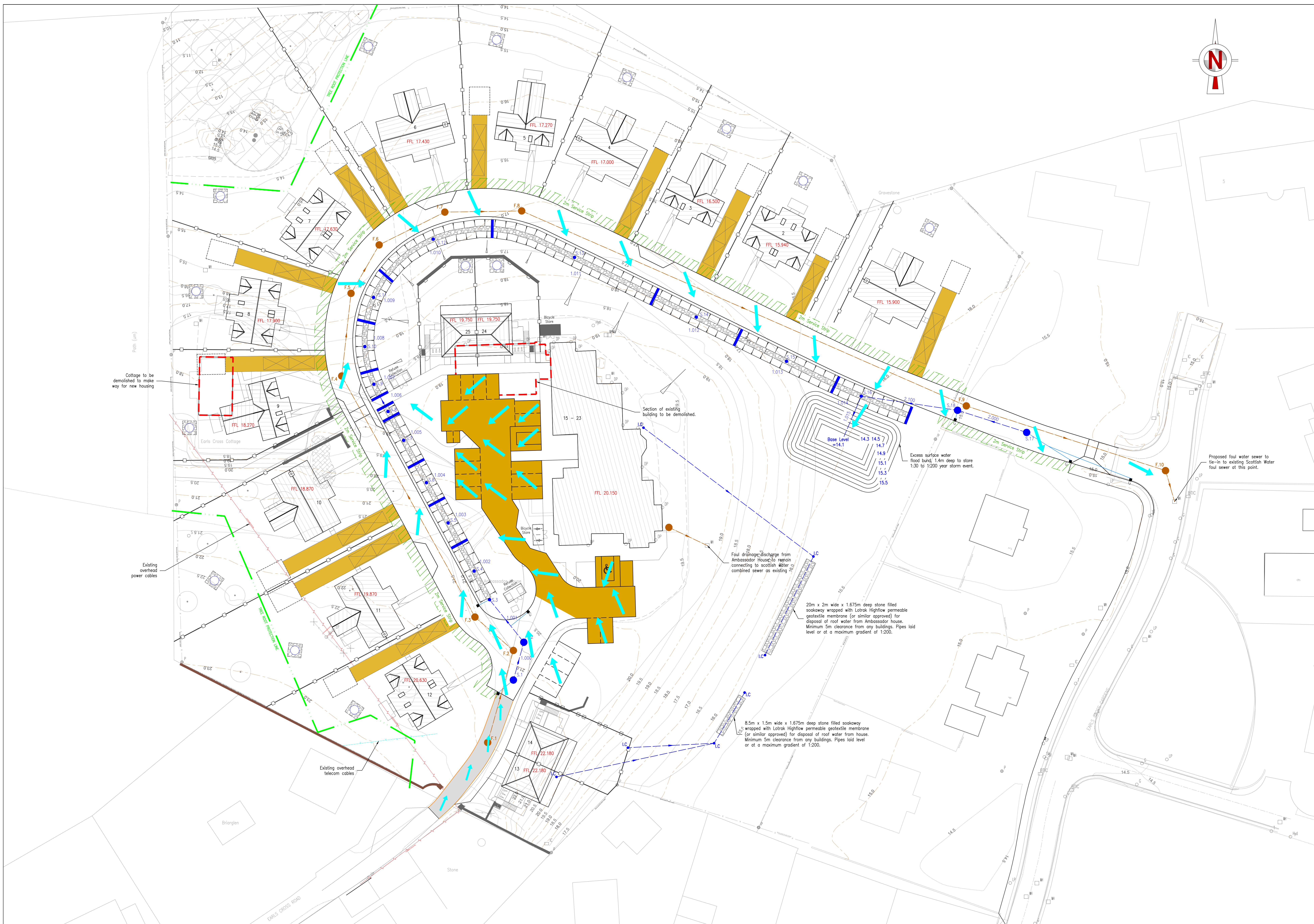
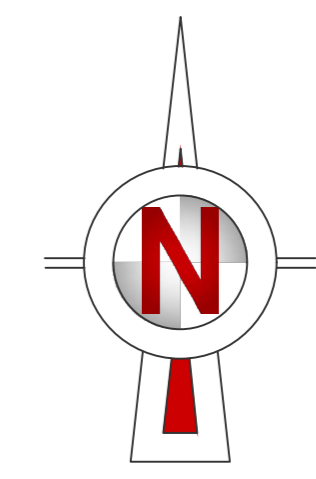
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Rev.	Date	Description	Drawn	Checked	Approved

**LEGEND:**

- Proposed 150/225mm uPVC surface water sewer
- Proposed 150mm uPVC foul water sewer
- Proposed 1.2m surface/foul water precast concrete manhole
- Proposed 0.45m polypropylene surface water inspection chamber
- Proposed road water gully & connection
- Proposed 1.5m lined soakaway, 2.25m Deep perforated precast concrete manhole ring with 3m sq. gravel surround
- Indicates extent of permeable construction
- Proposed path of surface water flood route

**NOTES:**

- For proposed roads layout please refer to Fairhurst drawing no. 117951/101.
- For proposed flood routing proposals, refer to Fairhurst drawing no. 117951/107.
- Existing road and drainage tie-in levels to be checked on site by contractor and confirmed to engineer prior to commencement of works.
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5. Sewage installation works to be carried out in accordance with Scottish Water 'Sewers For Scotland, Fourth Edition, October 2018'.

6. All existing sewer and manhole positions/levels must be confirmed prior to any construction works commencing.

7. The appointed Civil Engineering Contractor shall be responsible for setting out the Works and for the correctness of the position and dimensions of all parts of the works.

8. Horizontal road alignment designed in accordance with the Highland Council's 'Roads and Transport Guidelines for New Developments'.

9. Refer to architects drawing for site & plot boundaries.

10. Levels in metres and to Ordnance datum unless specified otherwise.

Client:  
GEG CAPITAL  
(NORTH) LTD

Project Title:  
HOUSING DEVELOPMENT AT  
EARLS CROSS, DORNOCH



Side of A3	Scale	PLANNING APPROVAL
1:250		

Drawn	Checked	Approved
CM	DE	ARM

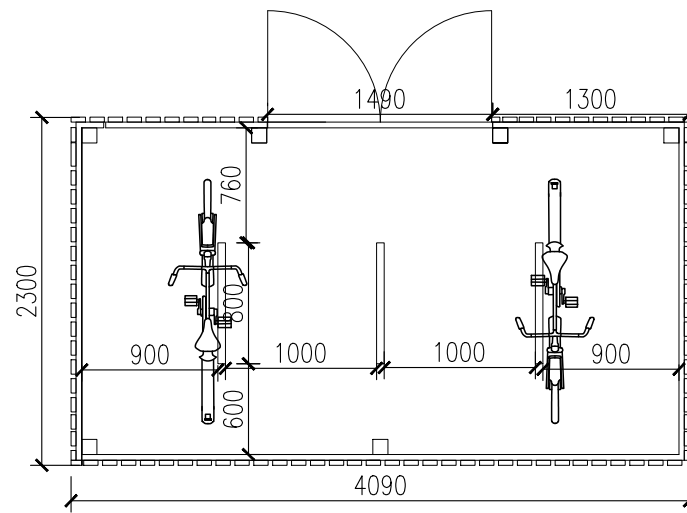
Date	Date	Date
14/03/2019	18/03/2019	18/03/2019

Drawing No. 117951/107

Drawing Title:  
SURFACE WATER FLOWS  
EXCEEDANCE ROUTING

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to  
 G. H. JOHNSTON Building Consultants Ltd

# Planning Application



**CYCLE STORES**  
 Frame Constructed with 95 x 95mm rough sawn timber with 35 x 50mm dwangs  
 Frame to be covered on 3 sides with 22mm larch to match flats.  
 Roof to be covered 22mm sarking with felt over  
 Roof pitch 25 degrees.  
 Doors to be fitted with lockable bolt and padlock.  
 Cycle store floor and bin storage area to be tarmac.  
 Foundations to extend 100mm either side of supporting frame

**REVISIONS**

rev.	description	date

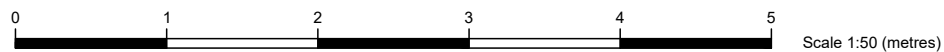
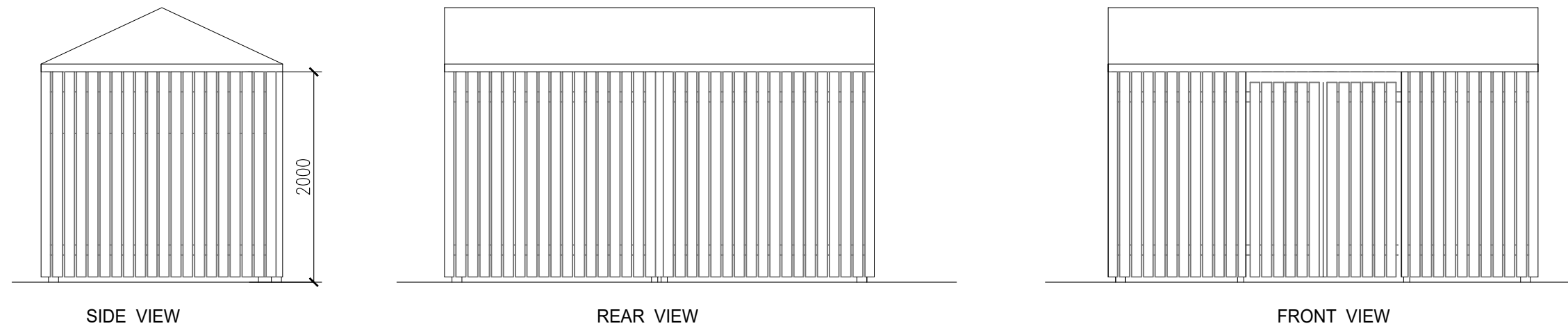
Client  
**GEG Capital (North) Ltd**

Project  
**Conversion to 9 Flats & Erection of 6 Terraced Housing at Earls Cross Dornoch**

Drawing  
**Cycle Storage Units**

Scale <b>1:50@A3</b>	Date <b>12.2018</b>	Drawn by <b>ca</b>
-------------------------	------------------------	-----------------------

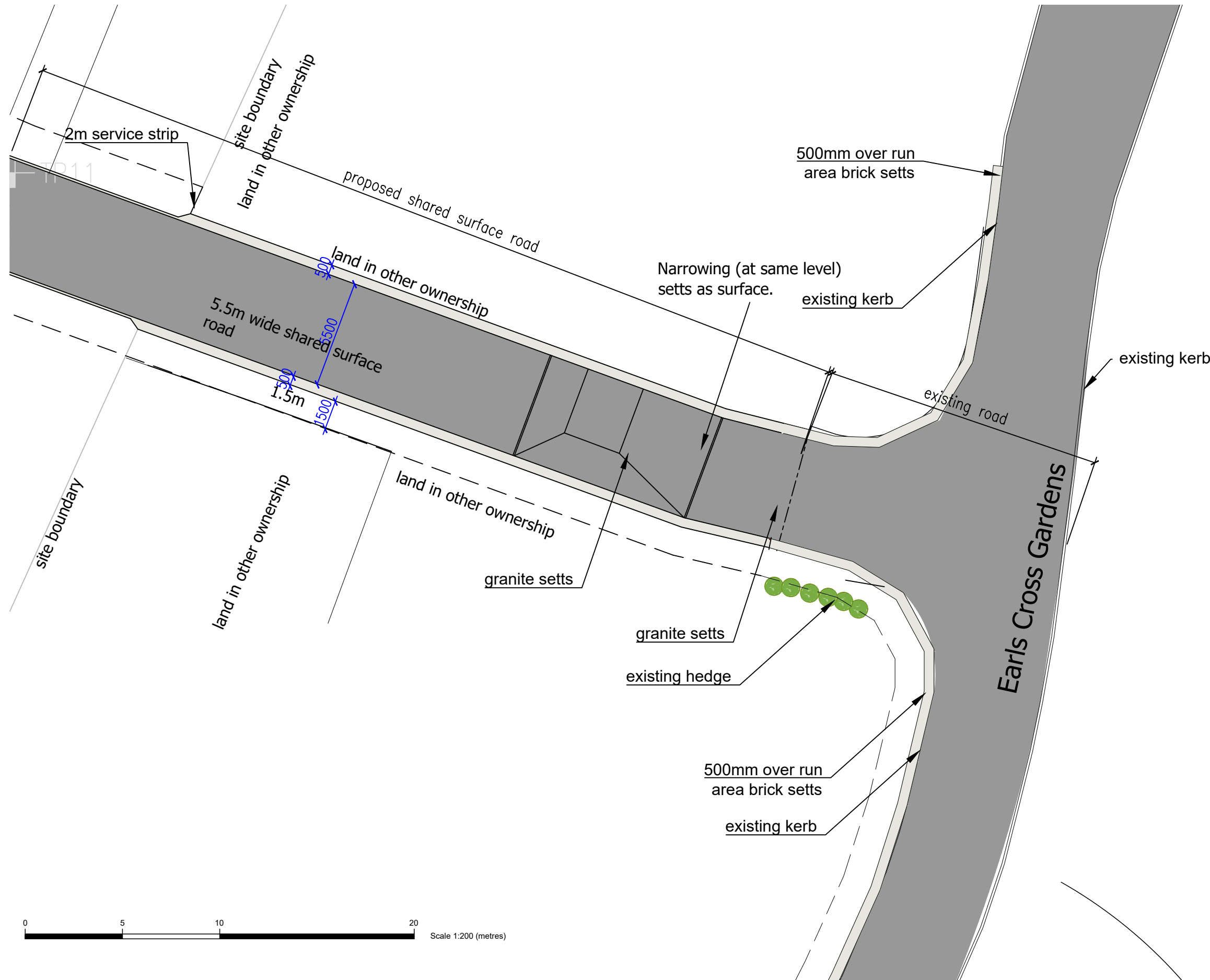
Project no <b>2402</b>	Dwg no <b>PL226</b>	Rev
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**G.H. JOHNSTON**   
 BUILDING CONSULTANTS LTD

WILLOW HOUSE  
 STONEYFIELD BUSINESS PARK  
 INVERNESS IV2 7PA  
 Email: technical@ghjohnston.co.uk

TEL (01463) 237229  
 FAX (01463) 243258



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## Planning Application

**REVISIONS**

rev.	description	date
A	THC changes to road entrance	08.19

Client  
**GEG Capital (North) Ltd**

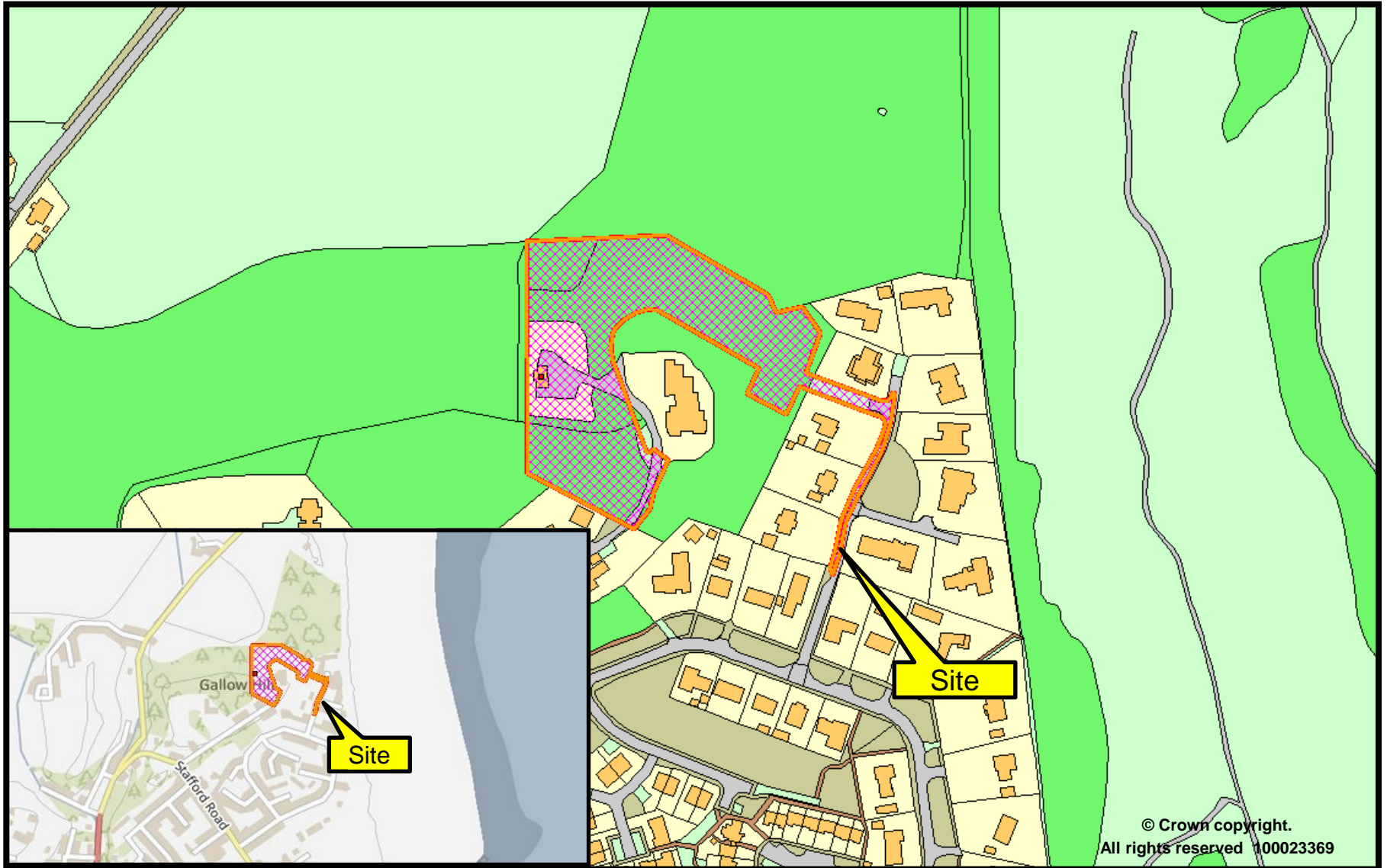
Project  
**Housing Development at Earls Cross Dornoch**

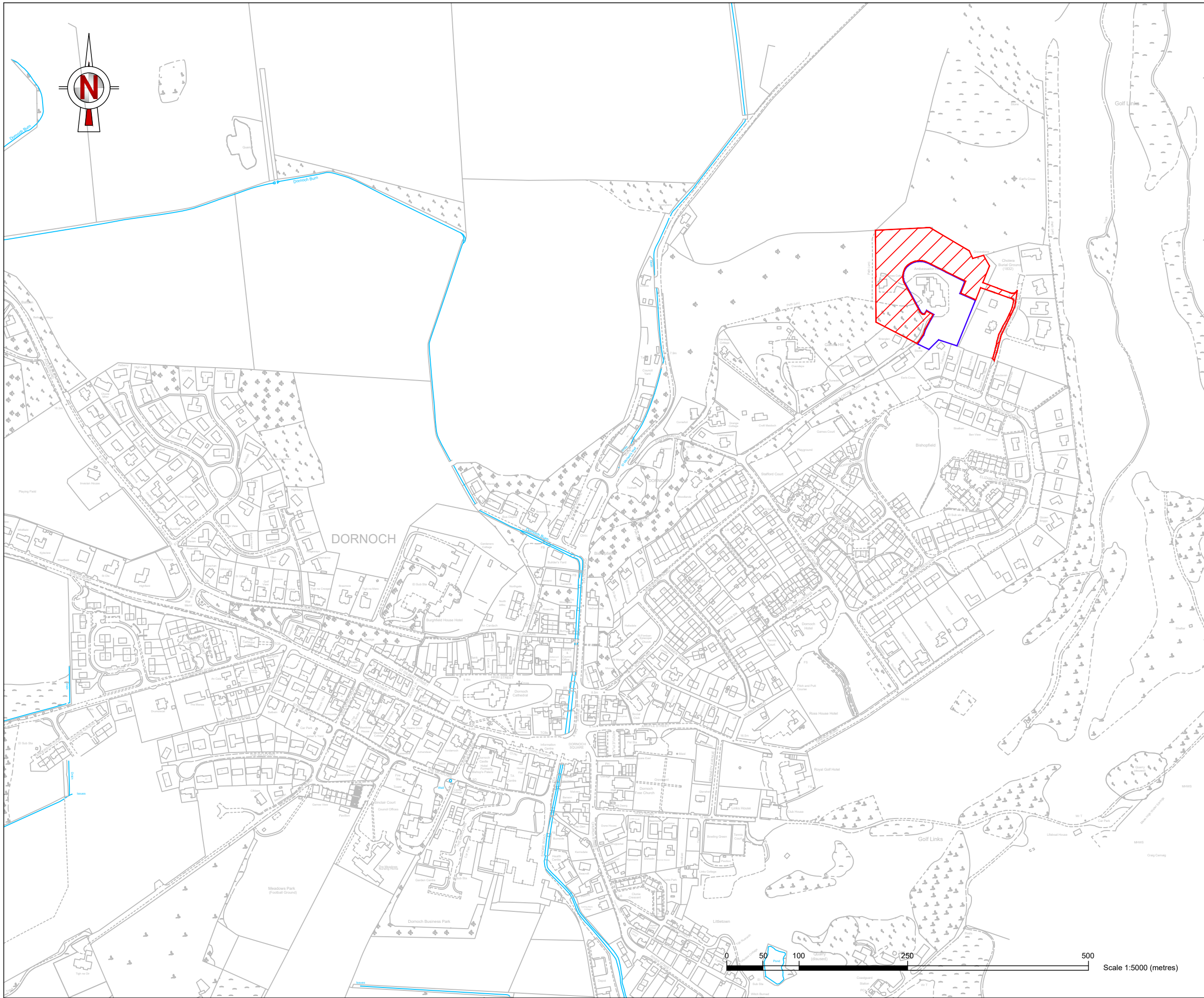
Drawing  
**Road Entrance**

Scale <b>1:200@A3</b>	Date <b>12.2018</b>	Drawn by <b>ca</b>
Project no <b>2402</b>	Dwg no <b>PL222</b>	Rev <b>A</b>

**G.H.JOHNSTON**   
**BUILDING CONSULTANTS LTD**

WILLOW HOUSE  
 STONEYFIELD BUSINESS PARK TEL (01463) 237229  
 INVERNESS IV2 7PA  
 Email: technical@ghjohnston.co.uk





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 G. H. JOHNSTON Building Consultants Ltd

**Proposal**

 site

**Area**

site area : 13231 sqm  
 (3.269 acres)

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**Planning Application**

**REVISIONS**

rev.	description	date
A	Boundary Adjustment	01.19

Client  
**GEG Capital (North) Ltd**

Project  
**Erection of 12 Detached Houses at Earls Cross, Dornoch**

Drawing  
**Location Plan**

Scale <b>1:5000@A3</b>	Date <b>12.2018</b>	Drawn by <b>ca</b>
---------------------------	------------------------	-----------------------

Project no <b>2402</b>	Dwg no <b>PL210</b>	Rev <b>A</b>
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**G.H.JOHNSTON**   
 BUILDING CONSULTANTS LTD

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 STONEYFIELD BUSINESS PARK  
 INVERNESS IV2 7PA  
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**Proposal**

 site

**Area**

site area : 13231 sqm  
(3.269 acres)

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**Planning Application**

**REVISIONS**

rev.	description	date
A	Alts to plot 1 & boundary adjust.	01.19
B	Roads comments	08.19

Client  
**GEG Capital (North) Ltd**

Project  
**Erection of 12 Detached Houses at Earls Cross Dornoch**

Drawing  
**Overall Site Plan**

Scale <b>1:1000@A3</b>	Date <b>12.18</b>	Drawn by <b>ca</b>
Project no <b>2402</b>	Dwg no <b>PL211</b>	Rev <b>B</b>

**G.H.JOHNSTON**  
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