

Agenda Item	6.8
Report No	PLN/063/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 7 August 2024

Report Title: 23/04686/FUL: Mr Peter Logan

Report By: Land 290M SW Of West Knockbain Farmhouse, Knockbain, Munlochy
Area Planning Manager North

Purpose/Executive Summary

Description: Erection of 2no. lodges for holiday letting, formation of access track (part retrospective)

Ward: 09 - Black Isle

Development category: Local

Reason referred to Committee: More than 5 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 This application is for the erection of two lodges for holiday letting with associated access and parking for 6 vehicles, and the formation of an access track (partially retrospective). The site is situated at West Knockbain Mains, on farmland 4 miles from Munloch and just over 4 miles from the Tore roundabout.
- 1.2 Each of the lodges contains two bedrooms, a bathroom and kitchen/living area. The lodges have a contemporary appearance and are finished in vertical timber cladding with a natural finish and grey aluminium sheeting on the monopitch/flat roofs.
- 1.3 Landscaping will use indigenous species tree and wildflower planting. All new paths will be made of permeable materials. A stock proof fence will demarcate the perimeter of the site.
- 1.4 Drainage will be via a private treatment system and soakaway. Water supply will be from the public network.
- 1.5 Variations:
2023065-100 Rev A – access track 19.12.23. Rev B – blue line amended 18.3.24 . Rev C added supporting info 4.4.24. Rev D clarified track details 19.4.24
2023065-101 Rev A – blue lined altered 18.3.24. Rev B – clarified track details.

2. SITE DESCRIPTION

- 2.1 The site is presently an open field accessed via an existing access serving the farm and a house in separate ownership (West Knockbain). An access track has already been formed without the benefit of planning permission up to the agricultural building which exists to the east of the site for the lodges. The route of this access is shown on the submitted site plan along with the area where the track will be extended up to the lodges. The applicant owns an extensive area of farmland around the site (excluding the house West Knockbain and its associated buildings and land to the NE of the site). There is dense forestry on the west and north edges of the site.

2.2 SUPPORTING INFORMATION

The following has been submitted in support of the application.

The business is to be funded and run by the applicant and their family. Changeovers for the units are to be unmanned via key safes for guests. The cleaning and maintenance of the units to be carried out by a private contractor.

The tourist industry throughout the Highlands is ever growing and the demand for accommodation grows with it. The plot is situated 4 miles from Munloch and just over 4 miles from Tore roundabout on the A9, connecting it closely to the NC500. The proposal is to provide quiet, contemporary accommodation for visitors to the area, with nearby link to the NC500 and short travel distance to Inverness. The site is perfectly location to allow visitors to enjoy breath-taking views of the local area and facilitate access to the surrounding tourism assets.

There are no available brownfield sites on the land which lend themselves to conversion or redevelopment. All developed sites within the applicant's landownership are in current use.

There are no existing housing groups for rounding off purposes.

The site has been selected as it is set well away from the main road, and is fronted with dense forestry to two sides of the site. Resulting in a quiet, secluded area for visitors and reduces any visual impact on the surrounding area.

The proposed lodges have been designed to conform with current accessibility standards.

The proposed lodges will be of highly energy efficient design, of timber frame construction, built onsite using local materials. The lodges are to be clad in natural timber, and highly insulated. Any ground excavated for the positioning of the lodges will be reused in the landscaping on the site.

The site is to be planted with natural finish grass with wildflower mix and indigenous tree planting which will help restore and enhance the biodiversity of the site.

3 PLANNING HISTORY

3.1 There is no planning history on the site for the lodges.

There are however enforcement matters being investigated on the applicant's wider landholding separate to this application by the Planning Enforcement Team including the use of an agricultural building for residential purposes, the formation of a track (this application seeks to regularise this), the formation of a bund, and the specific siting of an agricultural building. These matters are being progressed in their own regard separately to the consideration of this application.

The applicant has current planning permission for house in the north east of the site (21/03328/FUL) no development has commenced on this to date.

4. PUBLIC PARTICIPATION

4.1 Advertised: Ross-shire Journal - unknown neighbour

Date Advertised: 13 October 2023 and readvertised on 26 April 2024 due to amendments to clearly include access track.

Representation deadline: 26 May 2024

Timeous representations: 8 from 7 households

Late representations: None

4.2 Material considerations raised are summarised as follows:

- a) Access road not suitable for increase in traffic
- b) Impact on wildlife within nearby forest and on site
- c) Proposal fails to demonstrate net biodiversity gain
- d) Fire risk to adjacent forest
- e) Impact on grazing/useable farm land
- f) Proliferation of holiday rentals in the area

- g) Lack of supervision on site, potential for antisocial behaviour, there is no existing lawful dwelling on the farm holding
- h) Light pollution
- i) SSE powerlines
- j) Part of the application is retrospective – formation of track
- k) The proposal fails to demonstrate demand for holiday accommodation
- l) Unsuitable location 5.5km from Munloch, and is a car dependent location
- m) Design is not compatible with the landscape character of the area, their siting away from other domestic buildings appears incongruous
- n) Insufficient details to demonstrate the proposal is low carbon
- o) Track which has been constructed without permission is in front of neighbour's house and garden
- p) Ongoing enforcement issues on the wider farm holding

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Forestry Officer:** No objection. The proposed lodge sites are serviced by an existing farm track as far as the new shed, which then appears to become an unmade route for the last 150 metres. The adjacent woodland to the north west is owned and managed by Forestry & Land Scotland (FLS) and is listed in SNHs Inventory of Ancient Woodland as 2b Long Established Woodland of Plantation Origin. This means that it appears as woodland on the first edition Ordnance Survey maps dating back to the 1860s. It is likely that historic compaction has occurred along this woodland edge from farm machinery and that the adjacent tree roots have compensated for this. However, the construction of a track may have an adverse impact on this woodland edge should excavation occur within the Root Protection Area (RPA). Non-dig techniques are available which can enable tracks to be constructed within the RPA of mature trees. Alternatively, there is space within the site for the proposed track to be pulled back from the woodland edge to avoid any disturbance of tree roots. I would therefore ask that the applicant submits further detail on the formation of the section of track along the woodland edge. In terms of landscaping, this is to provide screening between the lodges (rather than from public viewpoints) and so I am happy that the detail is left to the applicant's discretion.

The Forestry Officer provided a further consultation in response to additional information submitted by the applicant which shows a surface track so as not to impact on the root systems of the trees. The Forestry Officer advised that we would usually expect a cellular confinement system to help contain the aggregate, reduce compaction and allow drainage. However, in this situation I would be happy enough with the proposed specification given that the ground is relatively flat and level and will only experience light traffic.

5.2 **Scottish Water:** No objection. There is currently capacity in the Assynt Water Treatment Works. There is no waste water infrastructure within the vicinity of the proposed development.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 29 - Rural Development

Policy 30 - Tourism

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

36 - Development in the Wider Countryside

43 - Tourism

44 - Tourist Accommodation

51 - Trees and Development

56 - Travel

57 - Natural, Built and Cultural Heritage

58 - Protected Species

59 - Other important Species

60 - Other Importance Habitats

64 - Flood Risk

65 - Waste Water Treatment

66 - Surface Water Drainage

6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

Policy 1 Low and Zero Carbon Development

Policy 2 Nature Protection, Restoration and Enhancement

Policy 8 Placemaking

Policy 14 Transport

6.4 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

None

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. 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

- 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, design and amenity and landscape/visual impacts
 - c) residential and community amenity
 - d) transport, roads and access
 - e) active travel
 - f) impact on trees
 - g) pollution
 - h) other material considerations

Development plan/other planning policy

- 8.4 NPF4 Policies 1-4 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. Policy 1 of the adopted IMFLDP requires developments to minimise carbon emissions. Policy 2 of IMFLDP requires biodiversity enhancement and biodiversity enhancement.

- 8.5 Policy 29 of NPF 4 (Rural development) seeks to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.
- 8.6 Policy 44 of the adopted Highland wide Local Development Plan (Tourist Accommodation) supports proposals where it can be demonstrated that a demand exists and that it can be achieved without adversely affecting the landscape character or heritage features and is appropriate in terms of siting and design. Policy 44 states that the Council will generally attach a condition to permissions to control occupancy. The Rural Housing Supplementary Guidance 2013 also sets out criteria for the assessment of tourism in the countryside.
- 8.7 Policy 30 of NPF 4 (Tourism) b): require proposals for tourism related development to take into account the following:
- i. The contribution made to the local economy;
 - ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
 - iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
 - iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
 - v. Accessibility for disabled people;
 - vi. Measures taken to minimise carbon emissions;
 - vii. Opportunities to provide access to the natural environment.

NPF 4 and the development plan are supportive of the principle of tourist related development. Supporting information has been provided (2.2 above) to demonstrate compliance with these policies.

- 8.8 Policy 28 of the adopted Highland wide Local Development Plan sets out a range of criteria for development proposals to be assessed against, of particular relevance to this application are criteria relating to: compatibility with service provision; accessibility; energy efficiency; impact on amenity; and siting and design. Policy 8 of IMFLDP and Policy 14 of NPF4 require a quality design led approach.
- 8.9 Policy 5 – Soils of NPF4 seeks to protect locally, regionally, nationally, and internationally valued soils.
- 8.10 Due to the presence of trees on site consideration must be given to NPF4 Policy 6 – Forestry, woodland and trees, similar to HwLDP policy 51 – Trees and Development this supports proposals which enhance, expand and improve woodland/tree cover and do not support proposals which would result in loss or adverse impact to individual trees or hedgerows of high biodiversity value.
- 8.11 Policy 13 of NPF4 – Sustainable Transport requires development to encourage, promote and facilitate walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. These requirements are also reflected in Policy 56 – Travel of the HwLDP. Policy 14 of IMFLDP requires proposals to demonstrate how they can maximise sustainable transport options.

- 8.12 While the site is not at risk of flooding, Policy 22 Flood risk and water management is relevant as part c requires that proposals do not
- i) increase the risk of surface water flooding to others, or itself be at risk.
 - ii) manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing bluegreen infrastructure. All proposals should presume no surface water connection to the combined sewer;
 - iii) seek to minimise the area of impermeable surface.

This is in line with Policy 66 – Surface Water Drainage, this requires all development to be drainage by way of SUDs and in accordance with Sewers for Scotland. Where it is not possible to connect to a public sewer Policy 65 – Wastewater Drainage of the HwLDP states that the preferred option is that any private system discharges to land.

8.13 **Principle of Development**

Policy 30 of NPF 4 and Policy 44 of the adopted HwLDP are supportive of the principle of tourist development in the rural area. Policy 29 of NPF supports development and diversification in the rural area. Some supporting information has been provided to justify the proposal in terms of demand, and it's siting and design within the farm holding. It is accepted there is demand for self-catering accommodation in the area and it is reasonably well placed to serve visitors on the NC500. There is other existing holiday accommodation in the surrounding area. It is reasonable to expect that the development could provide some local employment in terms of managing cleaning and changeovers and maintenance. The extent of the applicant's landholding is shown by the blue line boundary on the site plan. It is accepted that there are no better opportunities within this to site the development. It is submitted that the small-scale nature of the development in the selected site will not have a significant impact on the character of the landscape. Supporting information states that the lodges will be accessible for all abilities. For the purposes of the planning application this is considered to be acceptable and will be subject to more technical scrutiny through the Building Warrant process. In terms of minimisation of carbon and biodiversity enhancement, the lodges will be constructed of timber and clad in natural timber. Indigenous tree and wild flower planting are proposed in the interests of biodiversity, this could be further enhanced by the inclusion of bird and bat boxes. It is recommended that a condition be attached requiring the provision of appropriately designed cycle stands to facilitate cycling.

It is considered that the principle of the development can be supported, however, consideration still must be given to the specific siting and design as well as access, drainage, amenity and other material considerations as raised in representations to ensure compliance with all other relevant policy or mitigation by way of conditions.

8.14 **Siting, Design, Amenity and Visual Impacts**

The site is located within a farm holding on a green field site at the western extremity of the site, set well back from the public road and bound to the north and west by established forestry. The development of this site is not considered to detract from the existing dispersed development pattern. The units are single storey and their scale and timber finish will help them assimilate into the landscape.

There is a house and associated land outwith the applicant's ownership, the potential for amenity impacts must therefore be considered. The boundary of this land at the closest point to the boundary of the site is approximately 150m with the house located beyond this. The existing agricultural building will provide screening of the site when viewed from neighbouring land along with the distance. It is not considered that the siting of the lodges will have a significant determinantal impact on visual amenity of the neighbouring property or the surrounding area.

The access track to the lodges abuts the boundary of the neighbouring land. The distance from the house to the track at the closest point is approx. 70m. Given the scale and nature of the proposal, it is not considered that vehicle movements are likely to be of an intensity and frequency that would cause significant neighbouring amenity issues over and above normal farm traffic. Likewise, the distance between the lodges and the neighbouring house would rule out the likelihood of any significant noise or disturbance issues. It is noted that there is no direct supervision of the lodges, but it remains for the operator to manage them appropriately. There is no policy requirement for on site management.

The siting of the lodges appear to minimise impacts on the working farm and the proposal does not result in any loss of prime agricultural land.

The design of the lodges are contemporary incorporating flat/mono pitch roofs and timber as an external finish. The lodges will be highly insulated and designed to current accessibility requirements. The design and external finishing materials are acceptable in this location.

Concerns have been raised by third parties with regard to siting, design, amenity, visual impact and impact on farmland. Taking all relevant matters into account, it is considered that the proposal is acceptable in this regard and no policy impacts are identified.

8.15 Transport, Roads and Access

Concerns have been raised in representations in relation to the condition of the public access road and its capacity for increased traffic generated by the lodges. Whilst it is noted that the public road leading to the site is narrow and single track. It is not considered that the likely small-scale increase in traffic will result in any significant road safety concerns. The junction of the existing access with the public road requires to be upgraded to SDB2 standard, a condition is attached to secure this. There is adequate parking proposed within the site.

8.16 Active Travel

NPF 4 places further emphasis on ensuring active travel opportunities. Concerns have been raised in representations that the proposal does not facilitate sustainable or active travel. As outlined in 8.13 above, the principle of the proposal is considered to be in compliance with the policy intent of 29 and 30 of NPF 4 and Policy 44 of the adopted HWLDP. There is a requirement to consider the development plan, including NPF 4 as a whole. The Chief Planner's letter of November 2023 recognises that conflicts between policies can be expected and in such cases there remains a need to weigh up all relevant policies and factors in applying planning judgement. In

this case it is accepted that there are limited alternative travel options due to the rural nature of the site, a common characteristic in parts of the Highland area. In order to provide some mitigation, it is recommended that a condition be attached requiring the provision of cycle storage on the site to encourage cycling. Although the site is not in direct close proximity to the national cycle network route, it is in close proximity to local cycle networks identified on by Transition Black Isle. Taking a pragmatic view of the development plan and NPF, whilst it does not strictly meet the policy intent of sustainable and active travel, it is considered that the proposal can be supported on balance, meeting the wider objectives of rural tourism and diversification and including a requirement to provide cycle storage.

8.17 **Drainage and Water**

A private drainage system is proposed with a treatment plant and soakaway within the site boundaries. This will be subject to detail scrutiny during the Building Warrant process and will require a CAR licence from SEPA. For the purposes of Planning, it is demonstrated that a drainage solution exists. Water will be from the public supply. It is recommended that a condition be attached to secure SUDS within the site.

8.18 **Ecology and Trees**

The proposal will occupy a currently green field site. Representations have raised concerns over impacts on wildlife and the woodland. There is no evidence to suggest that it currently has significant value for protected species.

Biodiversity enhancements are proposed, including indigenous tree planting and wild flower planting. It is not expected that the development will have a significant impact on any wildlife present within the adjacent forestry land.

The Forestry Officer was consulted and has no objection on the basis that the application demonstrates that the development will not impact on the root systems of the trees.

Concerns have been raised over potential fire risk from the lodges. It is recommended that an informative be attached encouraging the developer to designate BBQ and fire pit areas within the site away from the woodland edge.

8.19 **Pollution**

Representations raise concerns around light pollution. It is recommended a condition be attached to secure lighting details and to ensure this is minimised.

8.20 There is an overhead powerline within the site. An informative is attached to advise the developer to engage in discussion with SSE regarding this.

8.21 **Enforcement**

Concerns have been raised by third parties with regard to enforcement matters within the wider site. These are being investigated by the Council's Enforcement team.

8.22 **Non-material considerations**

None

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

Developer contributions are not required in connection with this development.

9. **CONCLUSION**

9.1 Policy 30 of NPF 4 and Policy 44 of the adopted HwLDP are supportive of the principle of tourist development in the rural area. Some supporting information has been provided to justify the proposal in terms of demand, and it's siting and design within the farm holding. The design and siting are considered to be appropriate. Indigenous tree and wildflower planting are proposed in the interests of biodiversity. The siting and the scale of the development are do not give rise to any amenity concerns.

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

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. The lodges hereby approved shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any calendar year.

Reason: To ensure that the development does not become used for permanent residential accommodation in accordance with the use applied for and current applicable rural housing planning policy.

3. Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as maybe comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed, or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved appropriate to the location of the site in the interest of amenity and to ensure that biodiversity is encouraged on site and landscaping maintained thereafter.

4. No other development shall commence until the junction of the existing site access and the public road has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached access schedule dated 19 July 2024, with:
 - i. the junction formed to comply with drawing ref SDB2; and
 - ii. visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

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

5. No development shall commence until details of all external lighting to be used within the site have been submitted to and approved in writing by the Planning Authority. Details shall include 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 the development shall be completed and maintained in accordance with the approved details.

Reason: In order to safeguard amenity and to help mitigate impacts to the surrounding environment.

6. Prior to first occupation of the lodges, cycle storage shall be provided in accordance with the Council's guidelines and thereafter maintained in perpetuity.

Reason: In order to facilitate the use of sustainable forms of transport.

7. Any details pursuant to Condition 2 above shall show surface water drainage provision within the application site which accords with the principles of Sustainable Urban Drainage Systems (SUDS) and is designed to the standards outlined in Sewers for Scotland Fourth Edition (or any superseding guidance prevailing at the time).

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

REASON FOR DECISION

It is considered that the surrounding area can accommodate the nature and scale of development. The proposal is considered to be suitably sited and designed, no significant impacts have been identified.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles of and policies contained within the Development Plan and NPF 4 and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), 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.

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

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

Scottish Water

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

Septic Tanks and Soakaways

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

Local Roads Authority Consent

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

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

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

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

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

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

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

Fire Risk

The developer is encouraged to designate BBQ/fire pit areas away from the woodland edge to avoid any woodland fire risk.

SSE Overhead Lines

The developer is advised to engage in early discussions with SSE regarding overhead powerlines in the site.

Signature: Dafydd Jones

Designation: Area Planning Manager North

Author: Emma Forbes

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

Relevant Plans: Plan 1 - 2023-065-200 Proposed Elevation/Floor Plan

Plan 2 - 2023-065-100 Rev D Location Plan

Plan 3 - 2023-065-101 Rev B Location Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Schools²									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

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

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

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

⁴ As above

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

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

*1 Adjust total to take account of flat exemptions

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

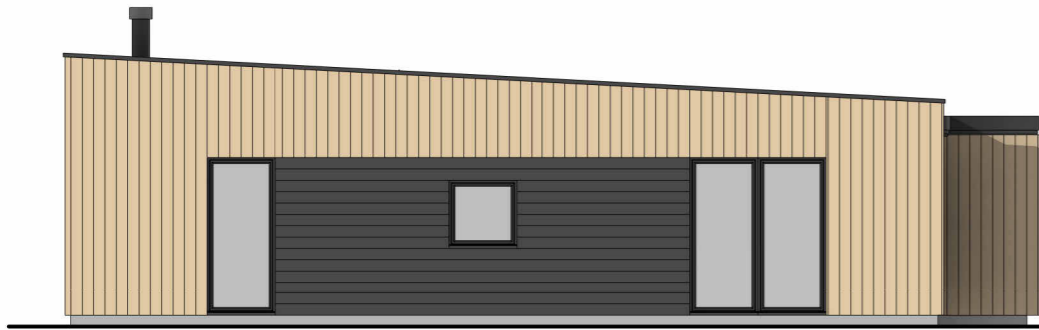
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

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

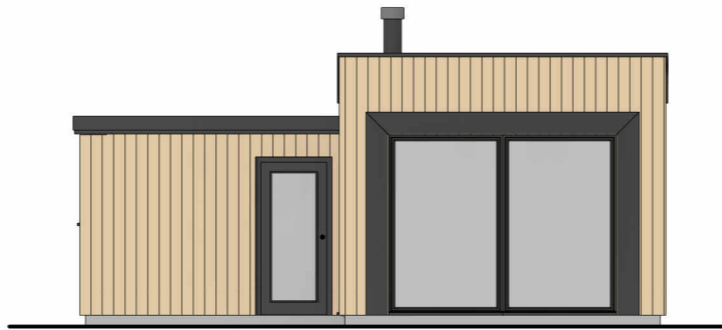
*5 Clawback – 15 years for Major development; 20 years for Local development

Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details



East
1 : 100

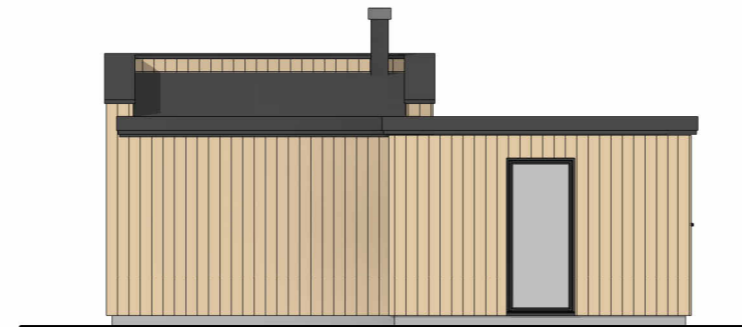
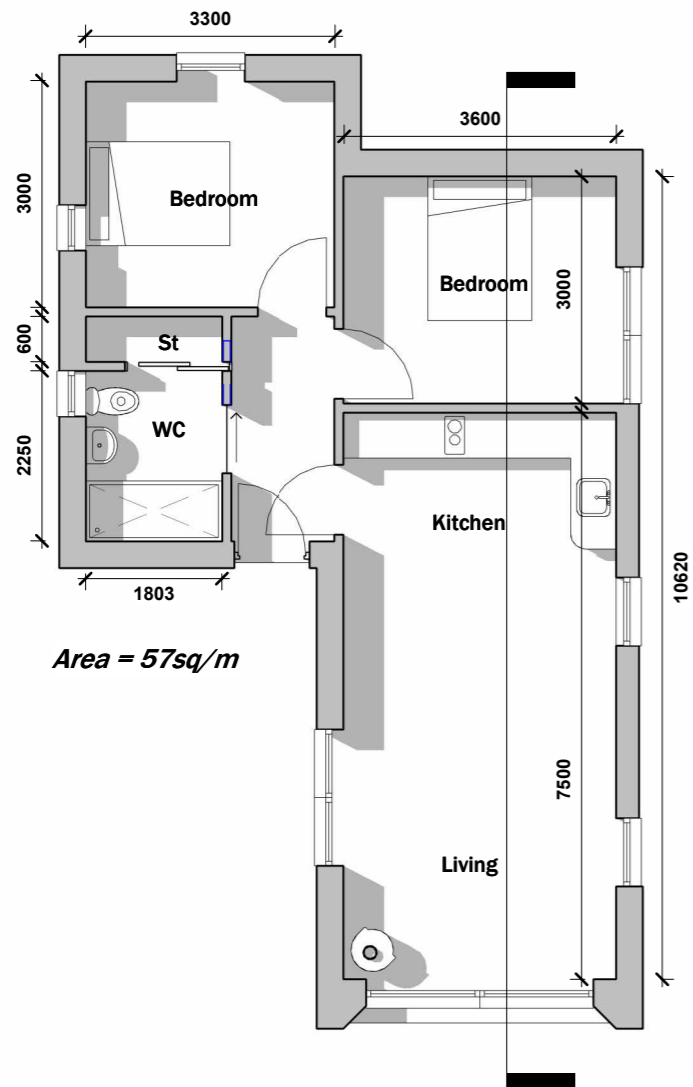


South
1 : 100

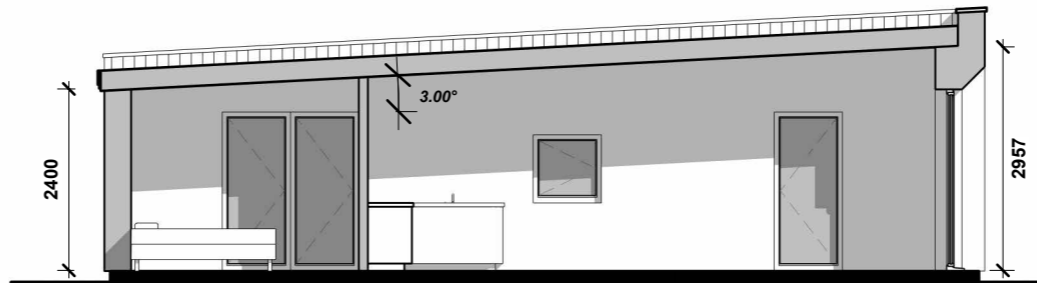


West
1 : 100

Ground floor
1 : 100



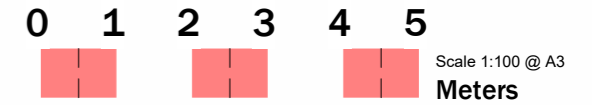
North
1 : 100



Section
1 : 100

Material Specification:

- Wall - Vertical timber cladding natural finish.
- Horizontal timber cladding coloured Grey.
- Windows - Pre-finished coloured Grey.
- Door - Pre-finished coloured Grey.
- Roof - Aluminium sheeting coloured Grey.
- Bauder membrane or similar coloured Grey.
- Eaves - Rainwater goods coloured Grey.
- Painted timber fascia and soffits coloured Grey.



FOR PLANNING

Rev	Description	Date
-----	-------------	------

Peter Logan

Erection of Lodges for holiday letting

Proposed GA's

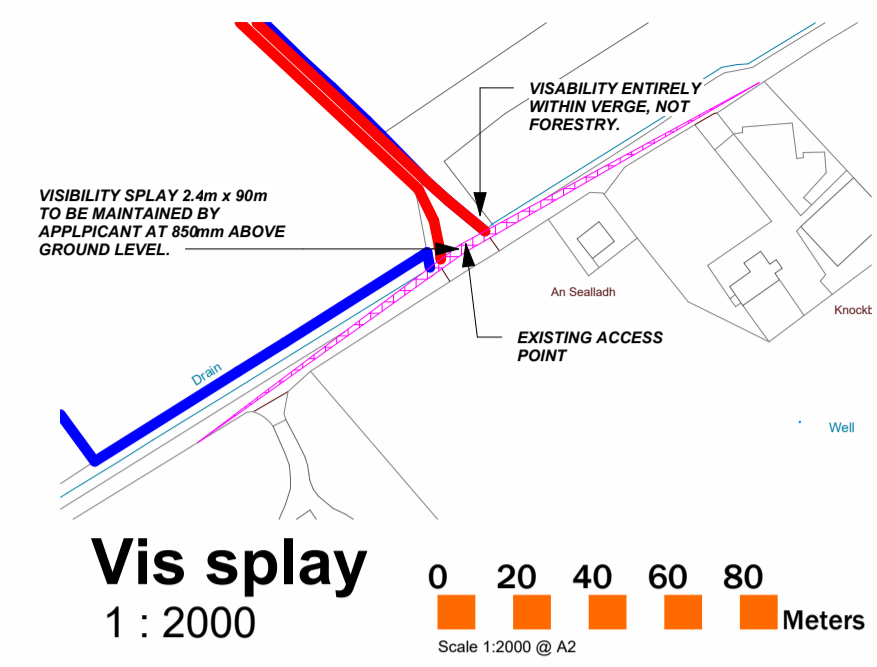
Date	26.09.23
Drawn by	RS
Scale	1 : 100

2023 065 - 200

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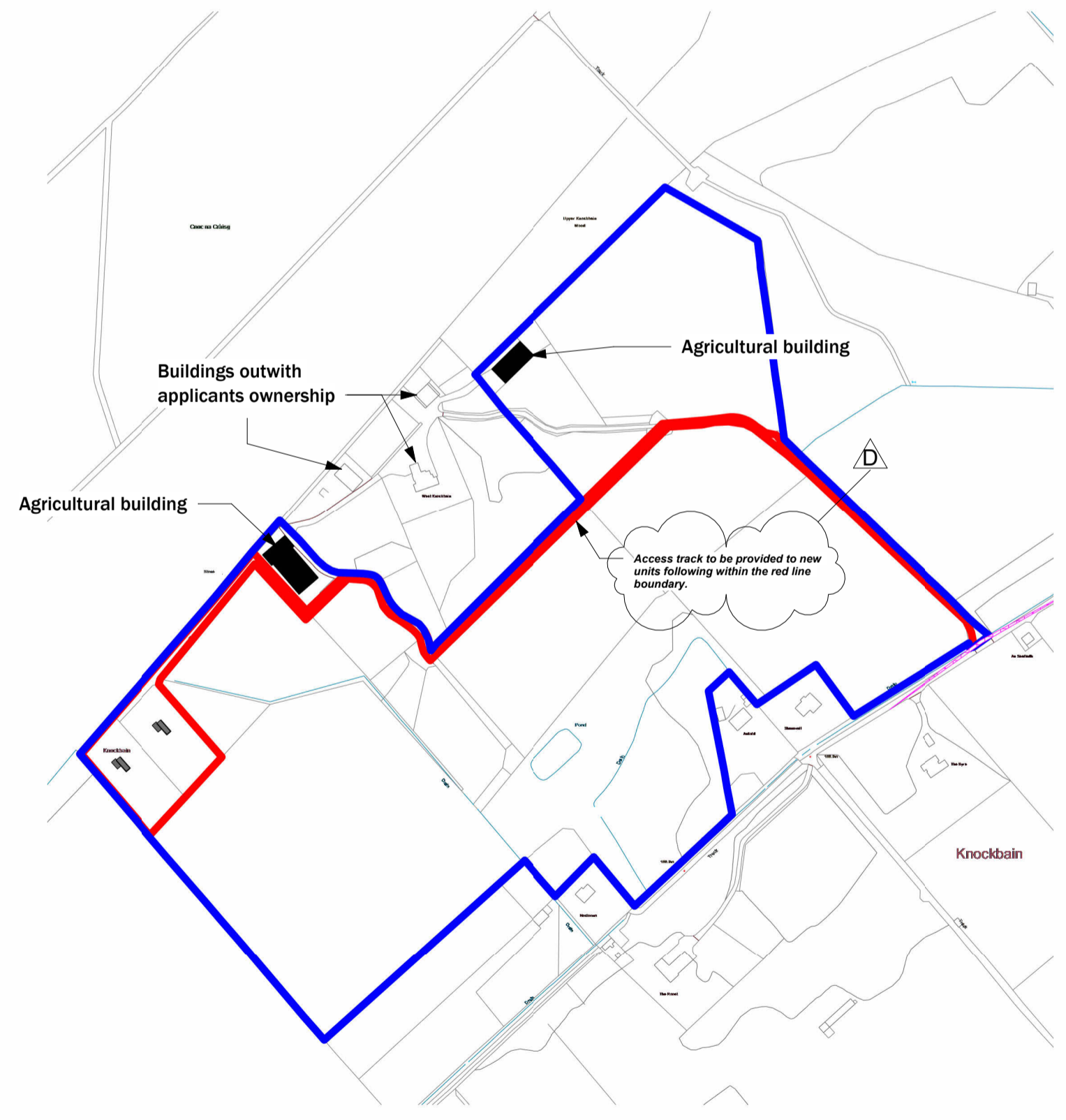
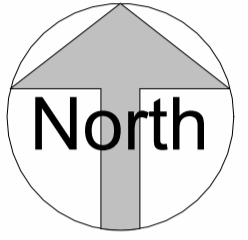


Figure 3: Surface track with geosynthetic on soft ground



LANDSCAPED AREAS;

- GREEN SHAPES ADJACENT DENOTE EXISTING TREES/SHRUBS BEING RETAINED.
- GREEN SHAPES ADJACENT DENOTES EXTENT OF FIELD RETAINED AS CURRENT.
- PURPLE HATCHED AREA DENOTES NATURAL FINISH GRASS WITH WILD FLOWER MIX;
Angelica sylvestris 5%, *Galium mollugo* 9%, *Ranunculus acris* 5%, *Silene dioica* 7%, *Silene alba* 3%, *Primula veris* 1%, *Leucanthemum vulgare* 3%, *Digitalis purpurea* 2%, *Torilis japonica* 7%, *Centaurea nigra* 9%, *Centaurea scabiosa* 5%, *Verbascum nigrum* 2%, *Verbascum thapsus* 2%, *Malva moschata* 4%, *Alliaria petiolata* 7%, *Prunella vulgaris* 4%, *Hypericum perforatum* 2%, *Dipsacus fullonum* 5%, *Vicia sativa* 6%, *Vicia cracca* 2%, *Stachys sylvatica* 7% & *Achillea millefolium* 3%
- GREEN SYMBOLS DENOTE MIXED INDIGENOUS TREE PLANTING



NPF 4 Policy 30 (Tourism) b)

i. The business is to be funded and run by the applicant and their family. Changeovers for the units are to be unmanned via key safes for guests. The cleaning and maintenance of the units is to be carried out by a private contractor as is standard within the industry.

The tourist industry throughout the Highlands is ever growing and the demand for accommodation grows with it. The Plot is situated on only 4 miles from Munloch and just over 4 miles from tore roundabout on the A9, connecting it closely to the NC500 route. The proposal is to provide quiet, contemporary accommodation for visitors to the area, with a nearby link to the NC500, and short travel distance to Inverness. The site is perfectly located to allow visitors to enjoy breath-taking views of the local area, and facilitate access to the surrounding tourism assets.

ii. As demonstrated on the provided map of the applicants land holdings, there are no available brownfield sites on the land which lend themselves o conversion or redevelopment. Any and all developed sites within the applicants land ownership are in current use for the running and maintaining of the surrounding farmland.

ii. As demonstrated on the provided map, there are no existing housing groups within the applicants ownership for rounding off purposes.


iii. The site has been selected as it is set well away from the main road, and is fronted with dense forestry to two sides of the site. Resulting in a quiet, secluded area for visitors and reduces any visual impact on the surrounding area.

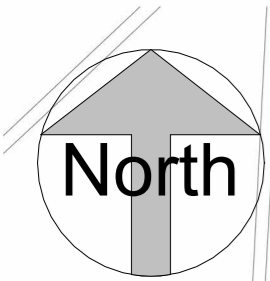
iii. N/A

iv. The proposed chalets have been designed to conform with current accessibility standards. The units are single storey with full accessibility throughout.

v. The proposed chalets will be of highly energy efficient design, to be of timber frame construction built onsite using local materials. The chalets are to be clad in natural timber, and highly insulated. Any ground excavated for the positioning of the lodges being reused in landscaping on the site.

vi. As demonstrated on the provided site plan, the site is to be planted with natural finish grass with wild flower mix and indigenous tree planting which will help restore and enhance the biodiversity of the site. As previously noted, and ground excavating for the positioning of the lodges will be reused in landscaping for the site.

PLANNING ISSUE		
 reynolds architecture ltd. 1 tulloch street, dingwall. IV15 9JY tel. 01349 867766 www.reynolds-architecture.com		
No.	Description	Date
A	Access track	19.12.23
B	Blue line altered	18.03.24
C	NPF 4 Policy 30 (Tourism) info added	04.04.24
D	Additional planning info	19.04.24
Peter Logan		
Erection of Lodges for holiday letting		
Site & Location		
Date	28.09.23	
Drawn by	RS	
2023 065 - 100		
Scale	As indicated	
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Cnoc na Cráisg

Upper Knockbain Wood

Fairy House

Woodside

Sirku

West Knockbain

Sliabh

164.6m

Marsden

An Seabhain

Access track to be provided to new units following within the red line boundary.

Access track to be provided to new units following within the red line boundary.

Access track to be provided to new units following within the red line boundary.

B

B

B

Pond

Drain

Drain

Drain

Drain

168.9m

168.9m

Track

Knockbain

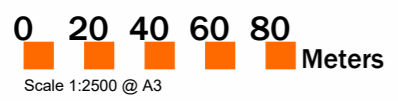
Hacketts

Drain

The Forest

Drain

Drain



Wider Location

1 : 2500

PLANNING ISSUE

Rev	Description	Date
A	Blue line altered	18.03.24
B	Additional planning info	19.04.24

Peter Logan

Erection of Lodges for holiday letting

Wider Location Plan

Date	28.09.23
Drawn by	RS
Scale	1 : 2500

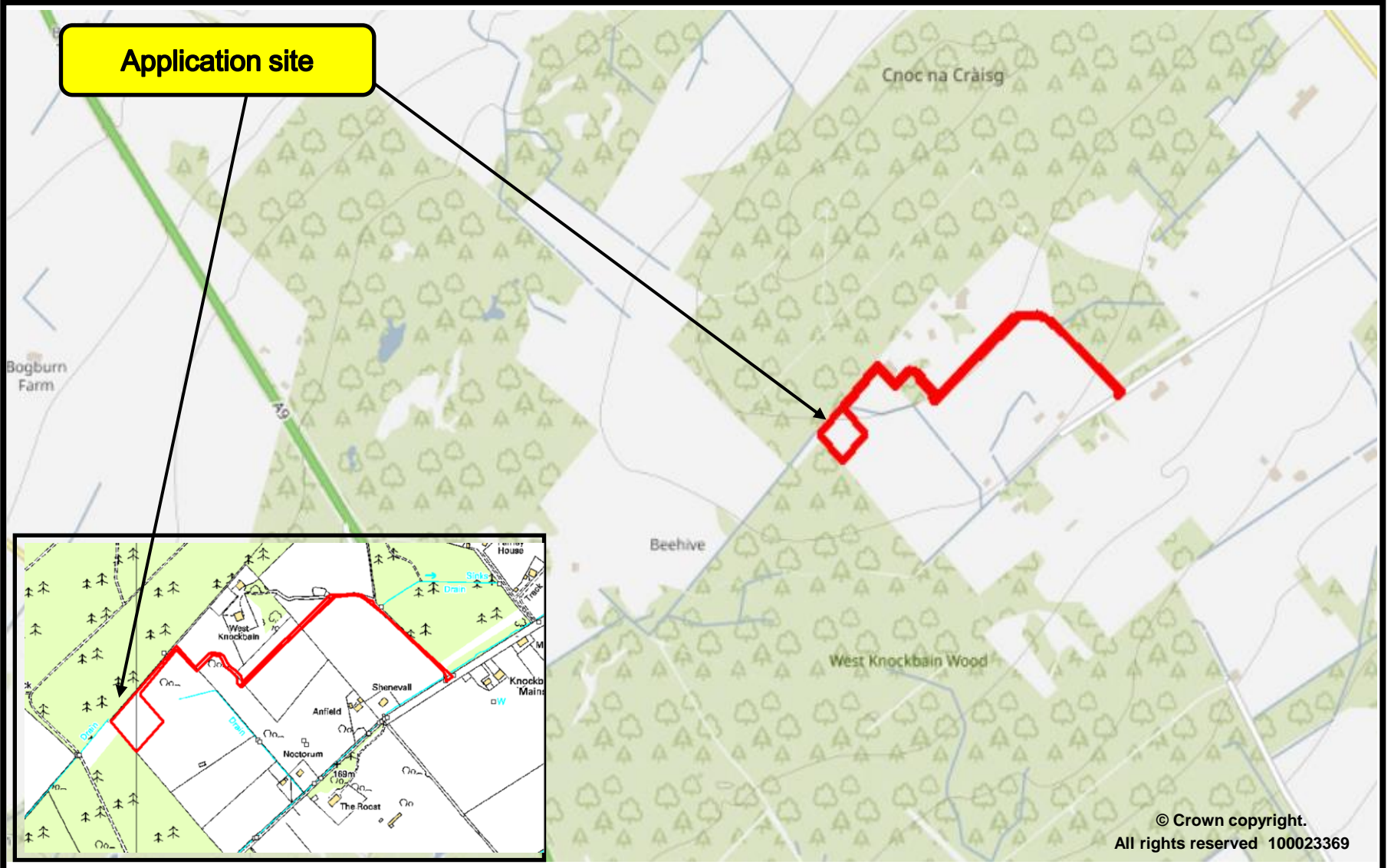
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1 tulloch street
dingwall
IV15 9JY
te. 01349 867766

Application site



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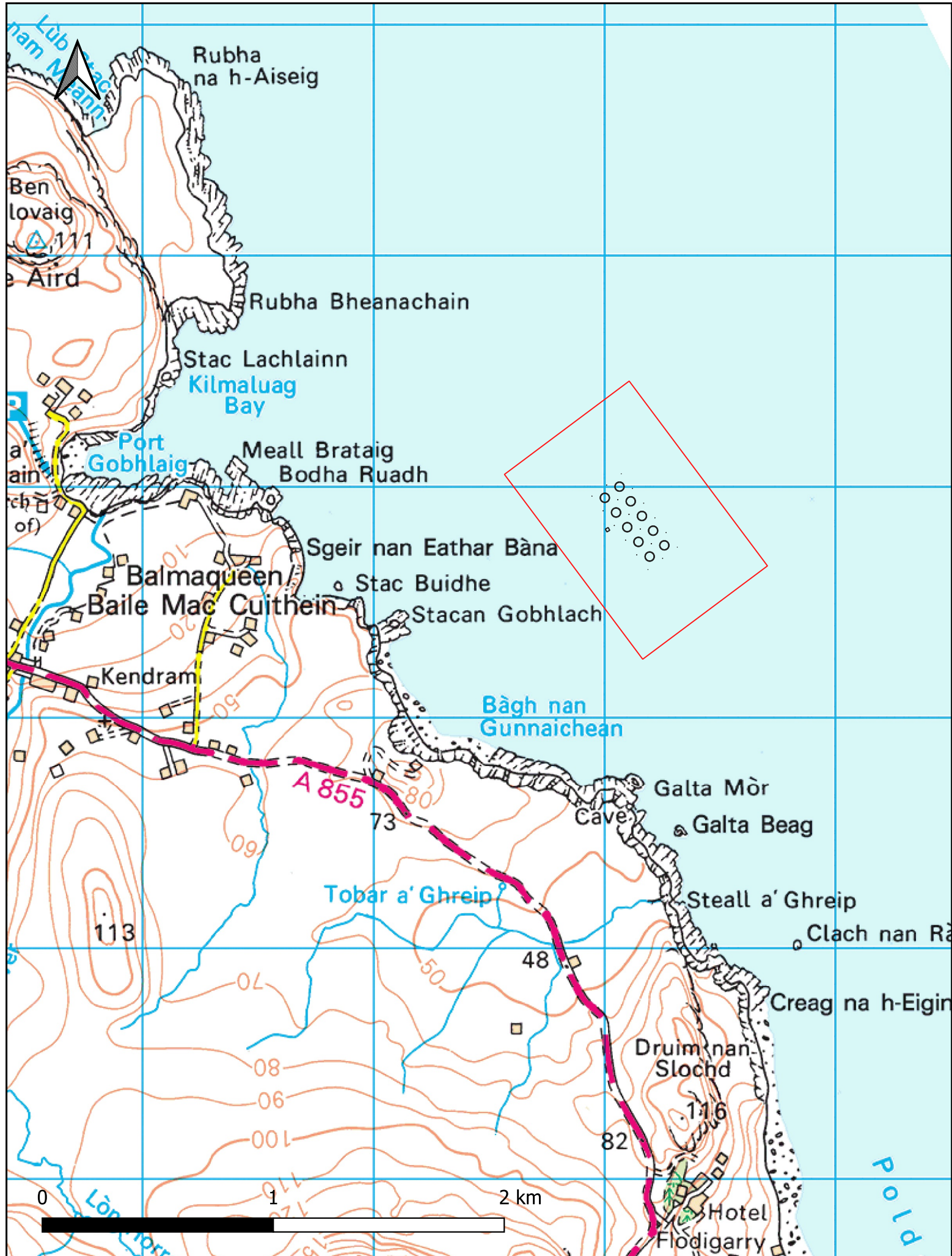


The Highland
Council
Comhairle na
Gàidhealtachd

Planning and
Development Service

24/04686/FUL

Erection of 2no. lodges for holiday letting, formation of access track
Land 290M SW Of West Knockbain Farmhouse, Knockbain, Munloch



ORGANIC SEA HARVEST - BALMACQUEEN
 FIG 2 - LOCATION PLAN - SHOWING SURFACE EQUIPMENT

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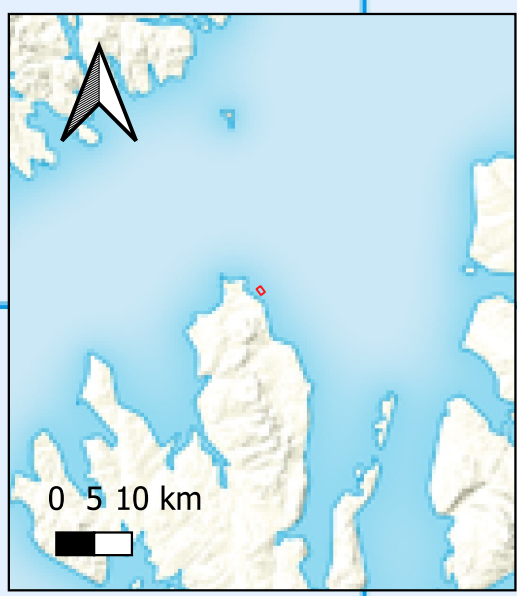
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Eilean Trodday



**IBHA
NISH**

Rubha na h-Aiseig

The Aird

Kilmaluag Bay

Balmaqueen

Bàgh nan

Gunnaichean

Solitote

Kilmaluag

Kendram

Sgeir na Eireann

Eilean Flodigarr

monument

Flodigarry

poldorais

Quiraing

543

Meall na

Digg

Staffin Bay

Staffin Isla



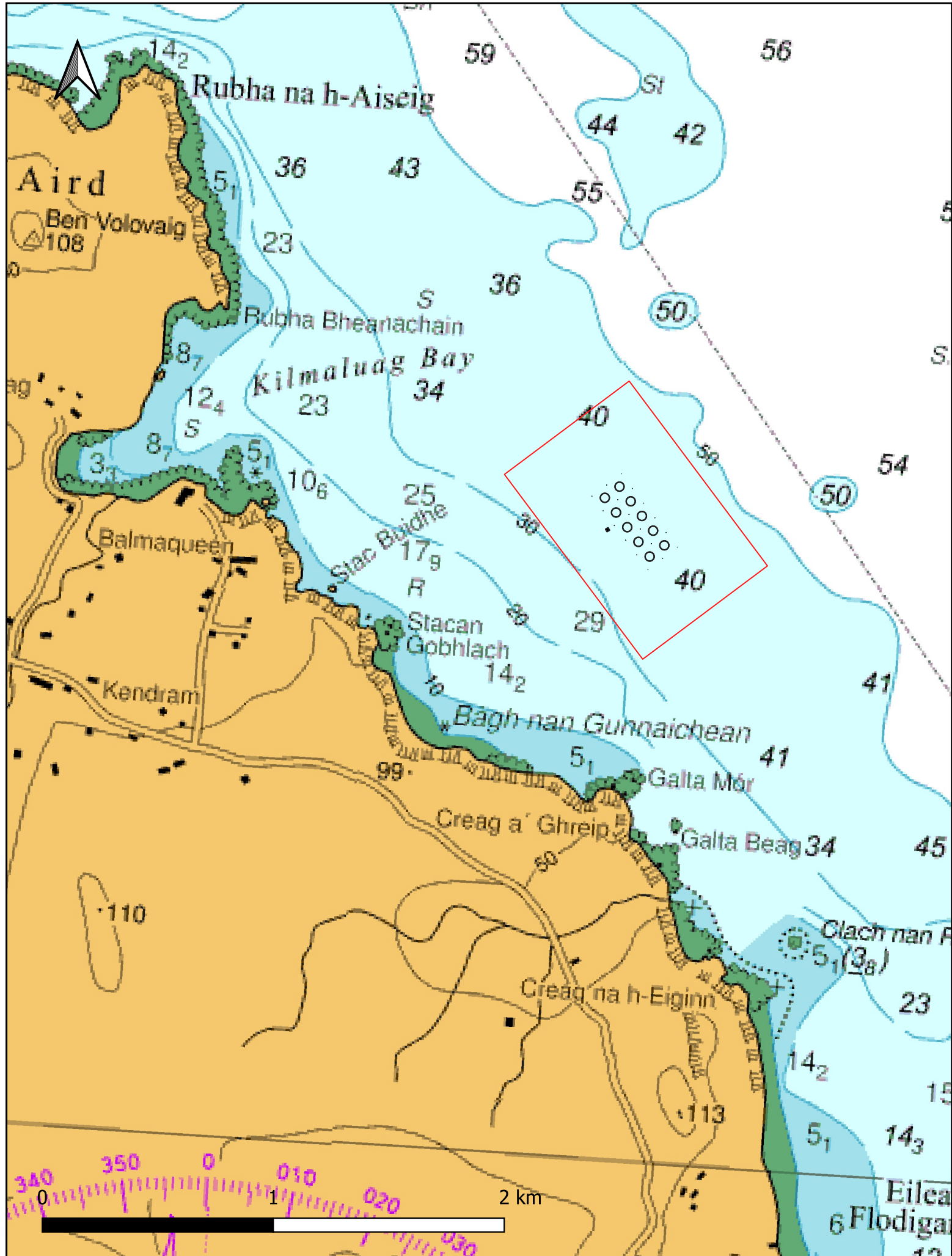
ORGANIC SEA HARVEST - BALMACQUEEN
FIG 1 - LOCATION PLAN

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ORGANIC SEA HARVEST - BALMACQUEEN
 FIG 2 - LOCATION PLAN - SHOWING SURFACE EQUIPMENT

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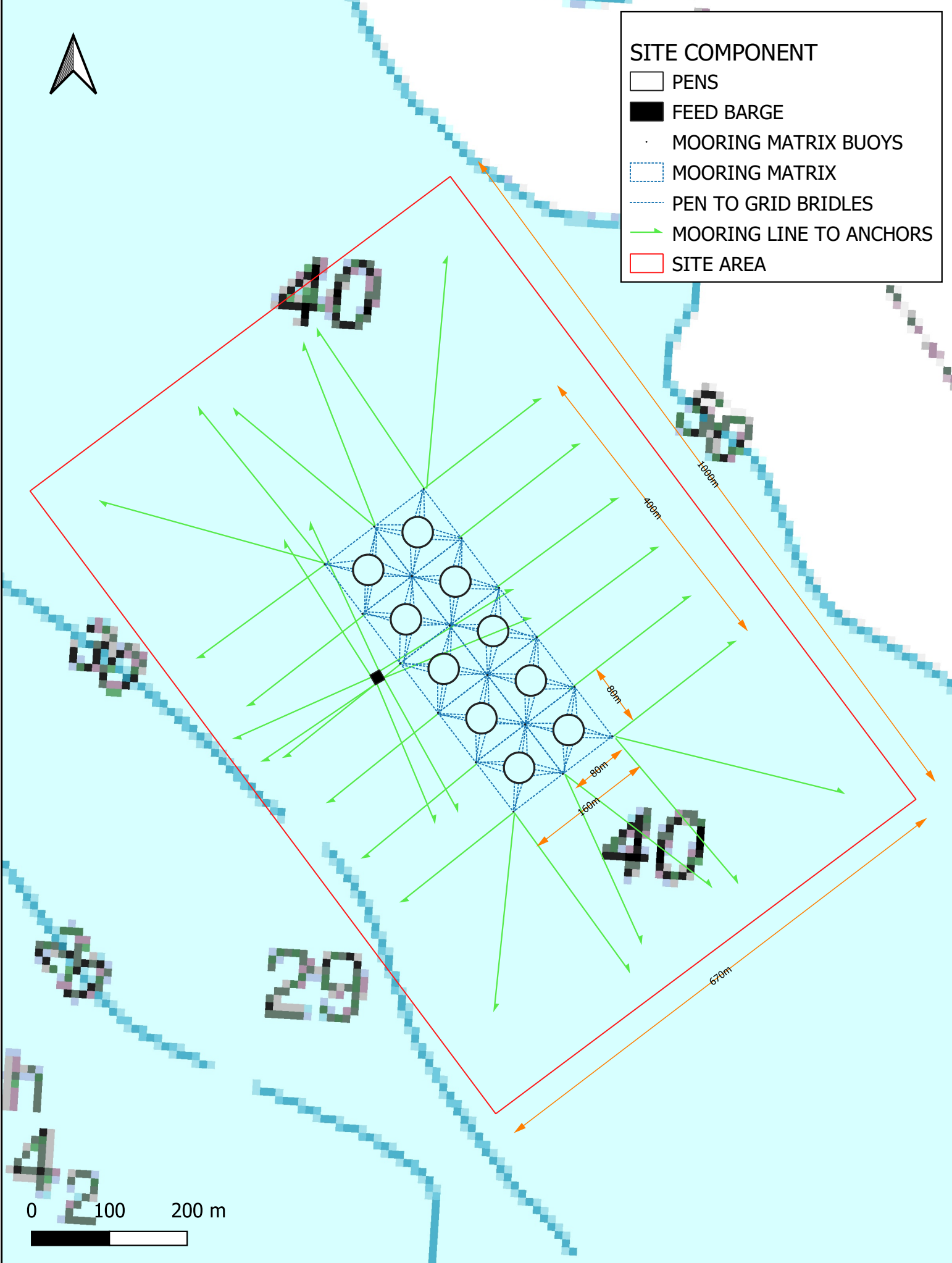
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SITE COMPONENT

- PENS
- FEED BARGE
- MOORING MATRIX BUOYS
- MOORING MATRIX
- PEN TO GRID BRIDLES
- MOORING LINE TO ANCHORS
- SITE AREA



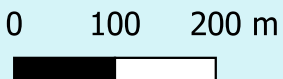
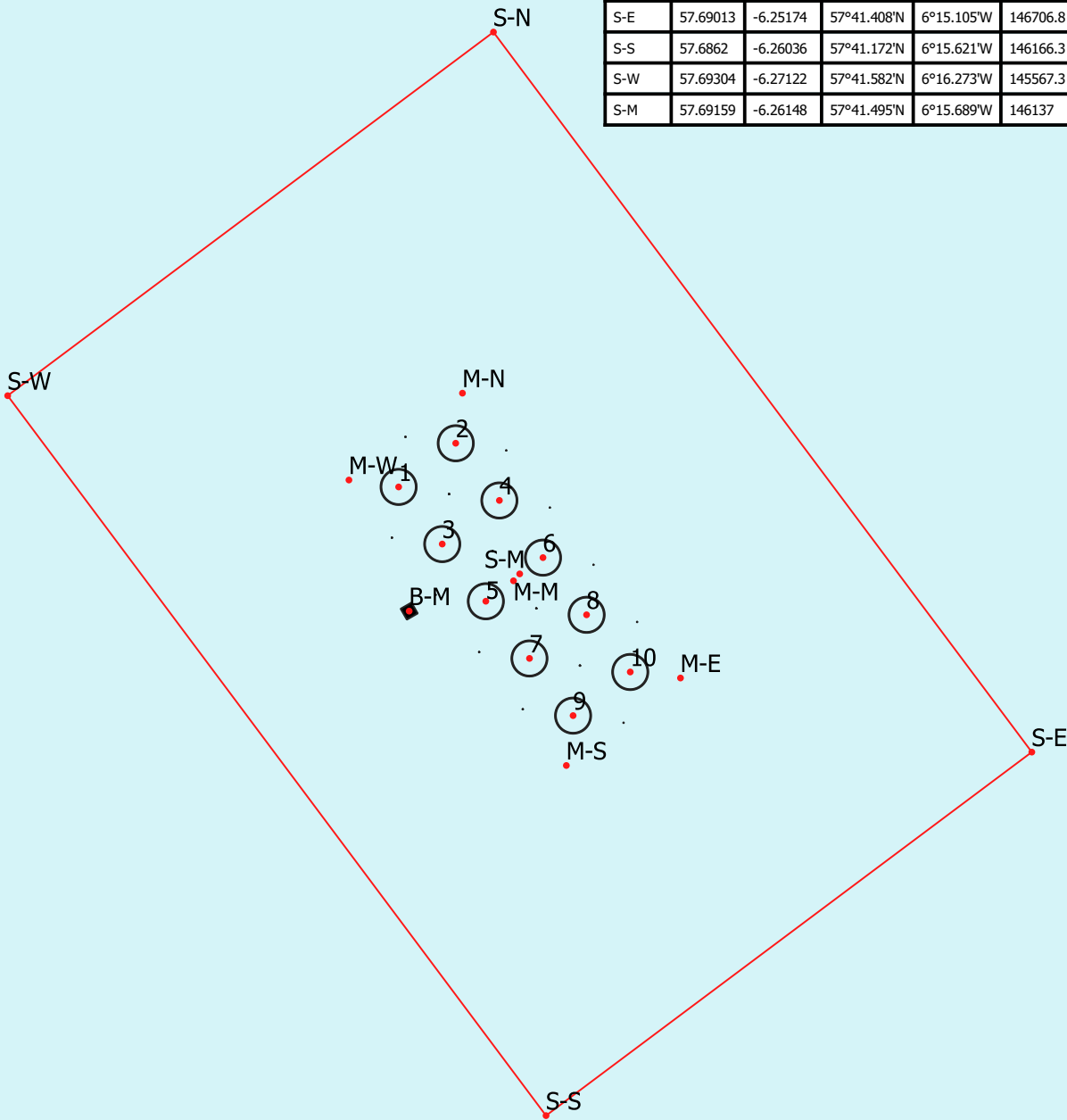
ORGANIC SEA HARVEST - BALMACQUEEN
FIG 4 - SITE PLAN - SHOWING EQUIPMENT COMPONENTS
NOTE - MOORING LAYOUT SUBJECT TO MICROSITING

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POINT	LAT DD	Lon DD	LAT DM	Lon DM	EASTING	NORTHING	NGR
1	57.69238	-6.26384	57°41.543'N	6°15.83'W	146002.3	874950.1	NG 46002 74950
2	57.69285	-6.26283	57°41.571'N	6°15.77'W	146065.8	874998.7	NG 46065 74998
3	57.69183	-6.26296	57°41.51'N	6°15.778'W	146050.8	874886.6	NG 46050 74886
4	57.6923	-6.26195	57°41.538'N	6°15.717'W	146114.4	874935.1	NG 46114 74935
5	57.69129	-6.26208	57°41.477'N	6°15.725'W	146099.3	874823	NG 46099 74822
6	57.69176	-6.26107	57°41.506'N	6°15.664'W	146162.9	874871.5	NG 46162 74871
7	57.69075	-6.2612	57°41.445'N	6°15.672'W	146147.9	874759.4	NG 46147 74759
8	57.69122	-6.26019	57°41.473'N	6°15.611'W	146211.4	874807.9	NG 46211 74807
9	57.69021	-6.26032	57°41.412'N	6°15.619'W	146196.4	874695.8	NG 46196 74695
10	57.69068	-6.25931	57°41.441'N	6°15.559'W	146260	874744.3	NG 46259 74744
B-M	57.69115	-6.2635	57°41.469'N	6°15.81'W	146014	874812	NG 46014 74812
M-N	57.69335	-6.26276	57°41.601'N	6°15.766'W	146073.3	875054.4	NG 46073 75054
M-E	57.69065	-6.25837	57°41.439'N	6°15.502'W	146315.9	874737.6	NG 46315 74737
M-S	57.68971	-6.26039	57°41.382'N	6°15.623'W	146188.9	874640.3	NG 46188 74640
M-W	57.69241	-6.26477	57°41.545'N	6°15.886'W	145947	874957.8	NG 45947 74957
M-M	57.69151	-6.26159	57°41.491'N	6°15.695'W	146130.1	874845.7	NG 46130 74845
S-N	57.69697	-6.26261	57°41.818'N	6°15.756'W	146107.8	875456	NG 46107 75455
S-E	57.69013	-6.25174	57°41.408'N	6°15.105'W	146706.8	874655.2	NG 46706 74655
S-S	57.6862	-6.26036	57°41.172'N	6°15.621'W	146166.3	874250.9	NG 46166 74250
S-W	57.69304	-6.27122	57°41.582'N	6°16.273'W	145567.3	875051.6	NG 45567 75051
S-M	57.69159	-6.26148	57°41.495'N	6°15.689'W	146137	874853.4	NG 46137 74853



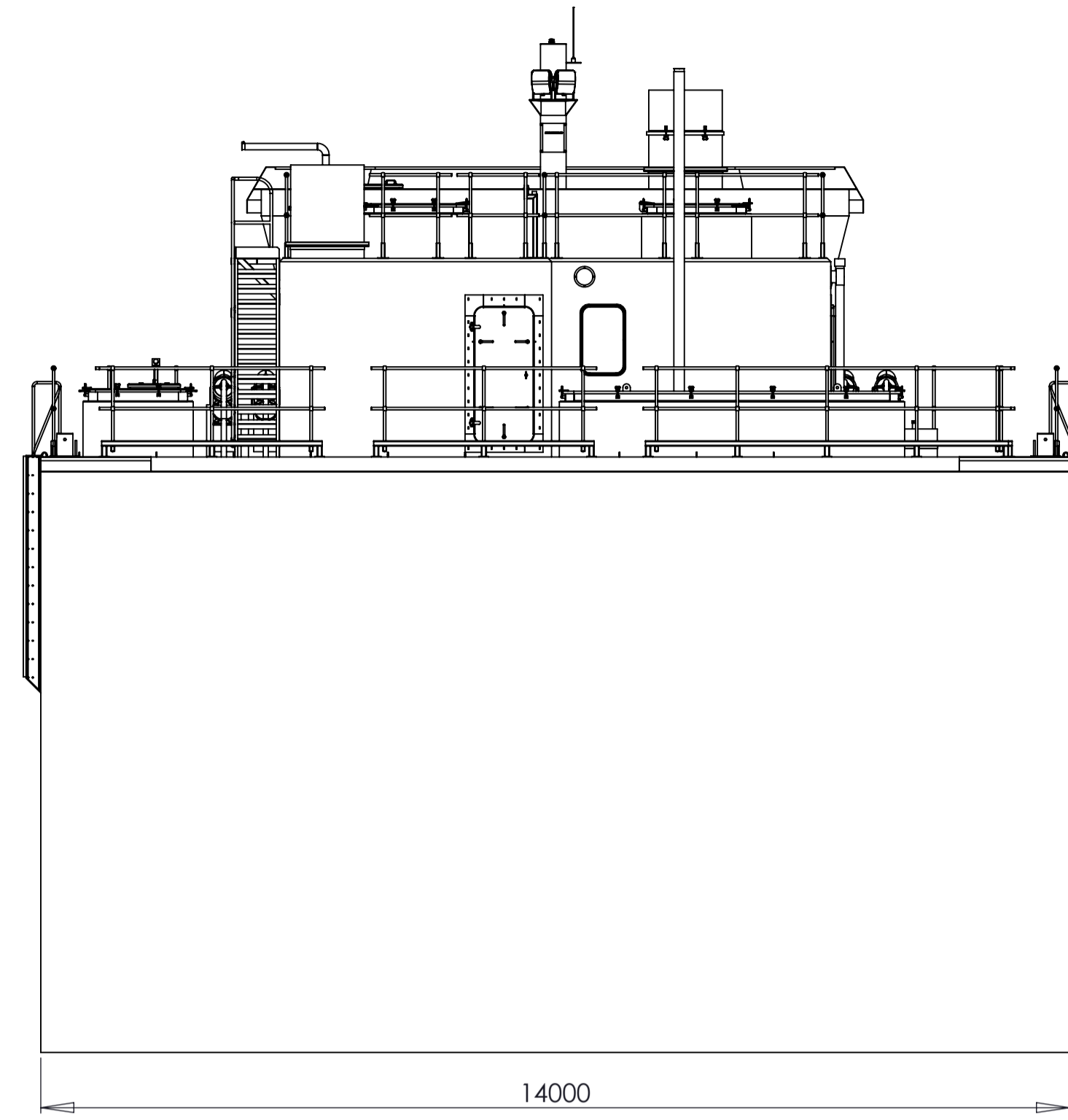
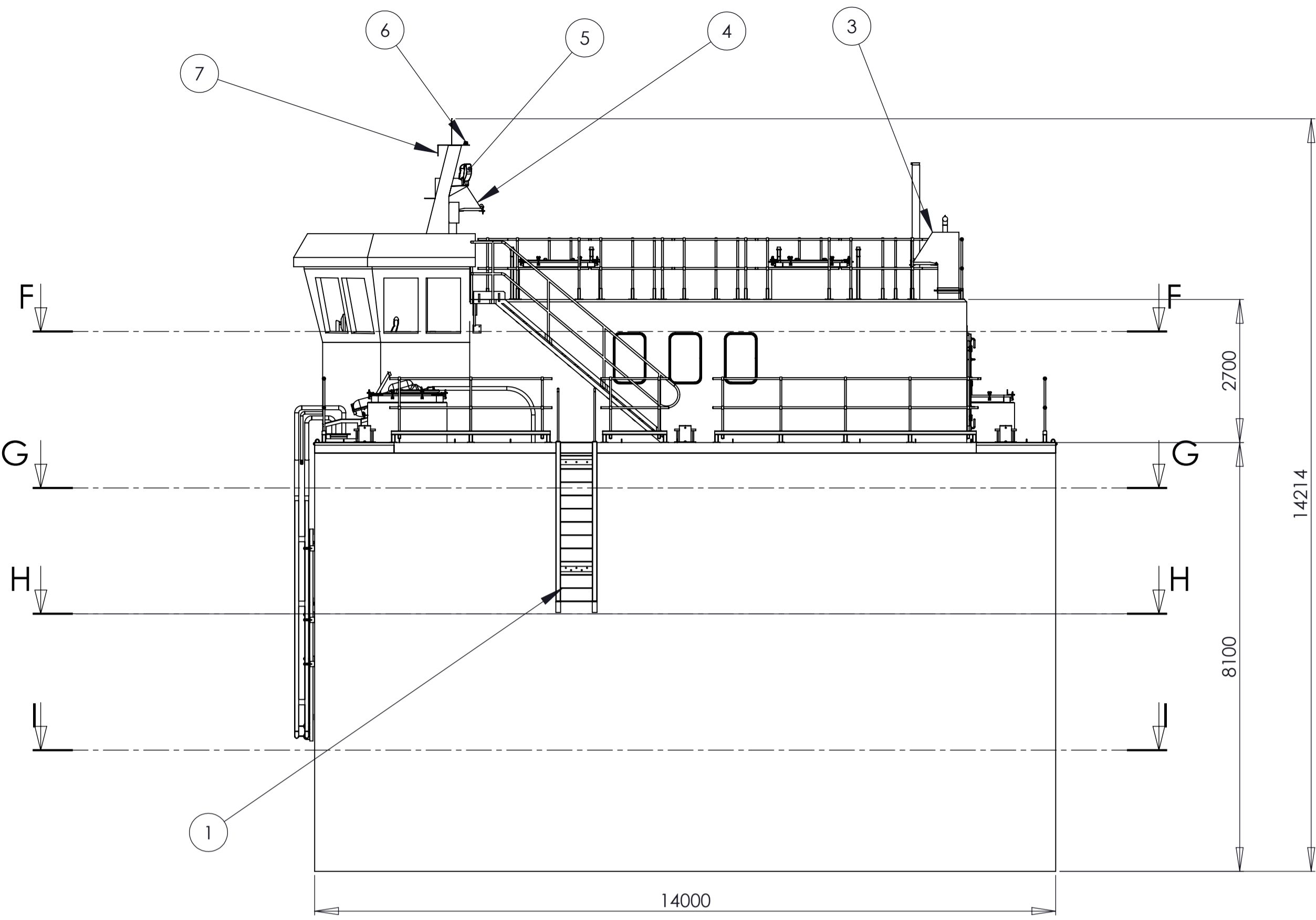
ORGANIC SEA HARVEST - BALMACQUEEN
FIG 5 - SURFACE EQUIPMENT - KEY POSITIONS

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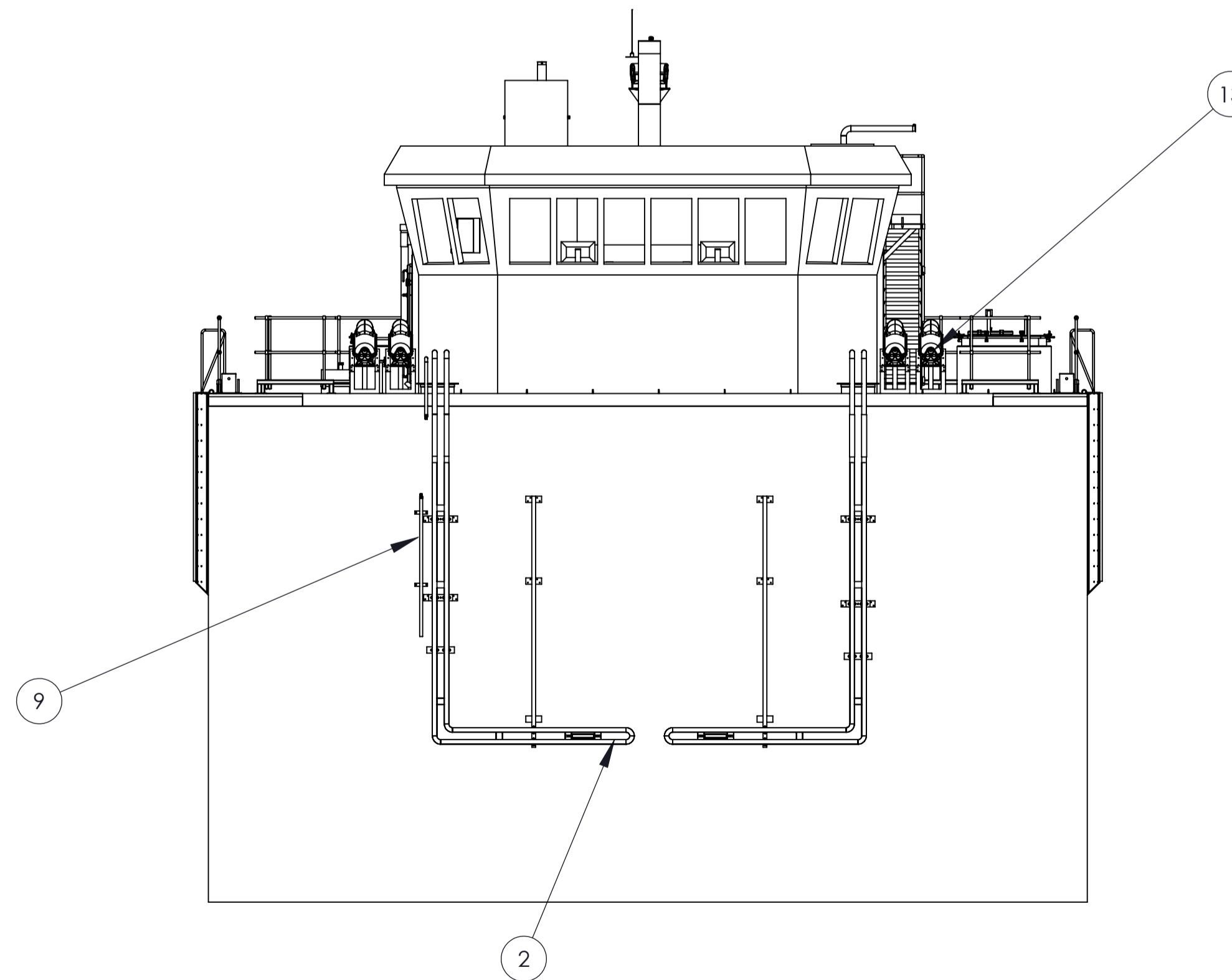
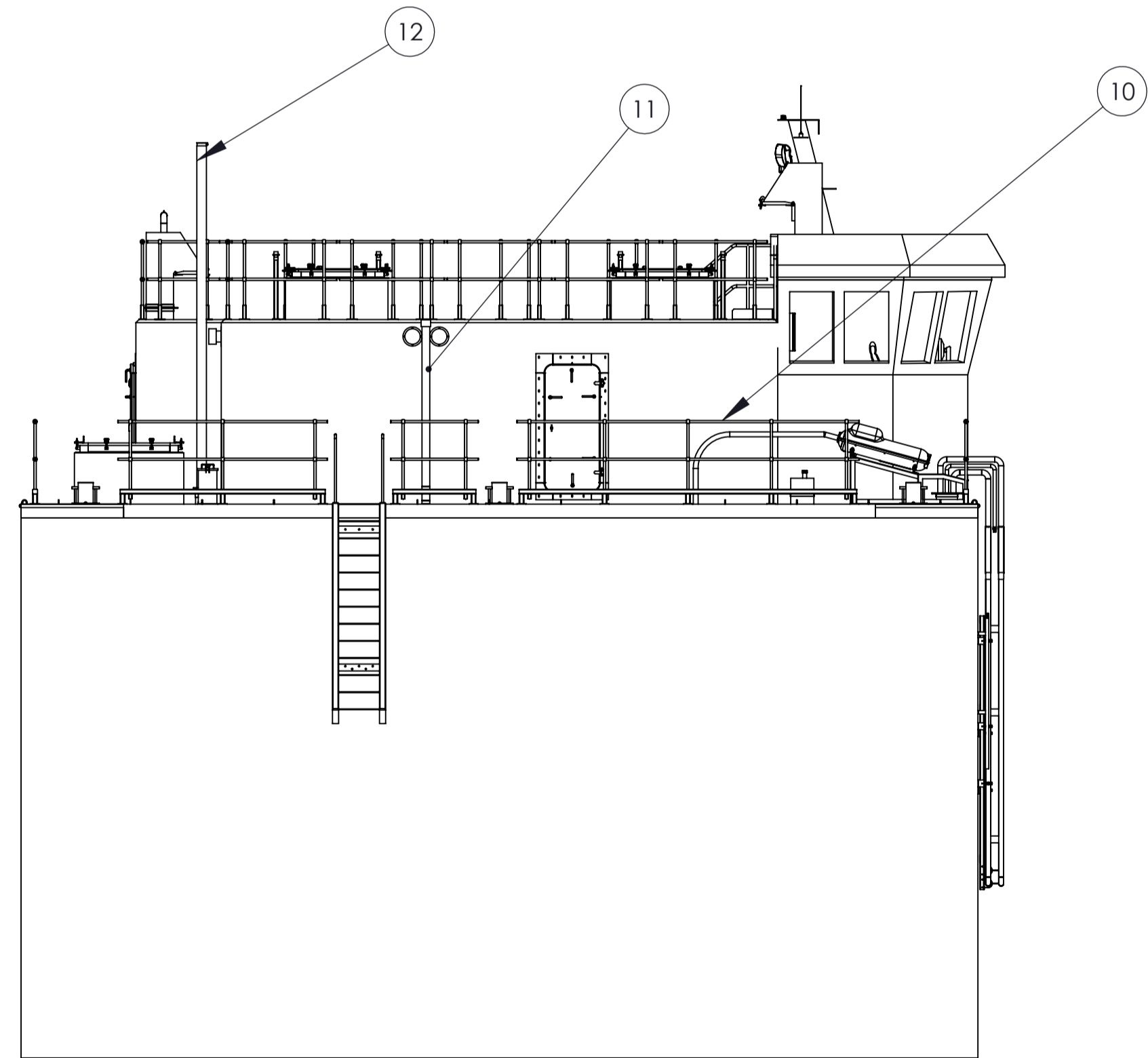
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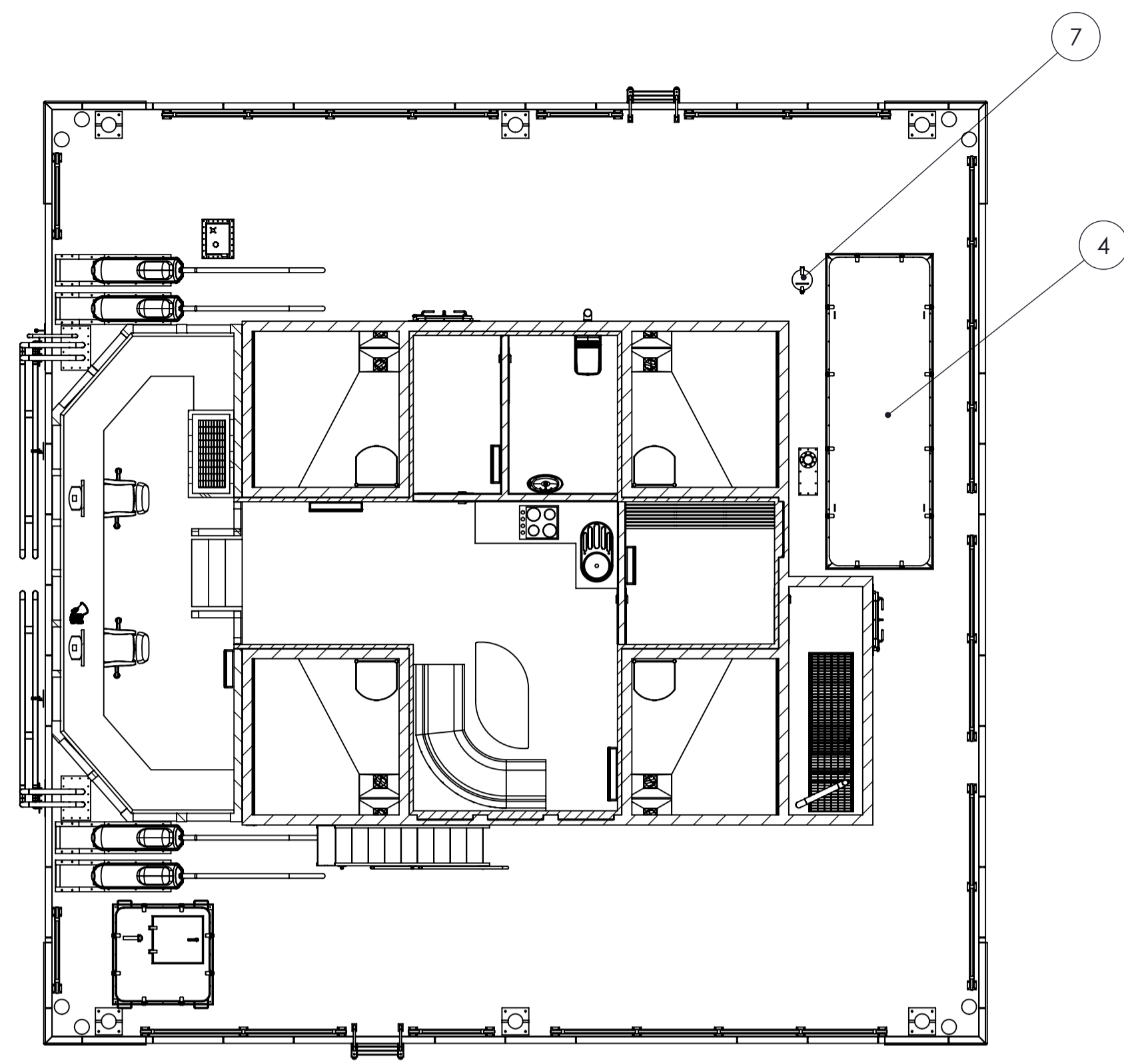
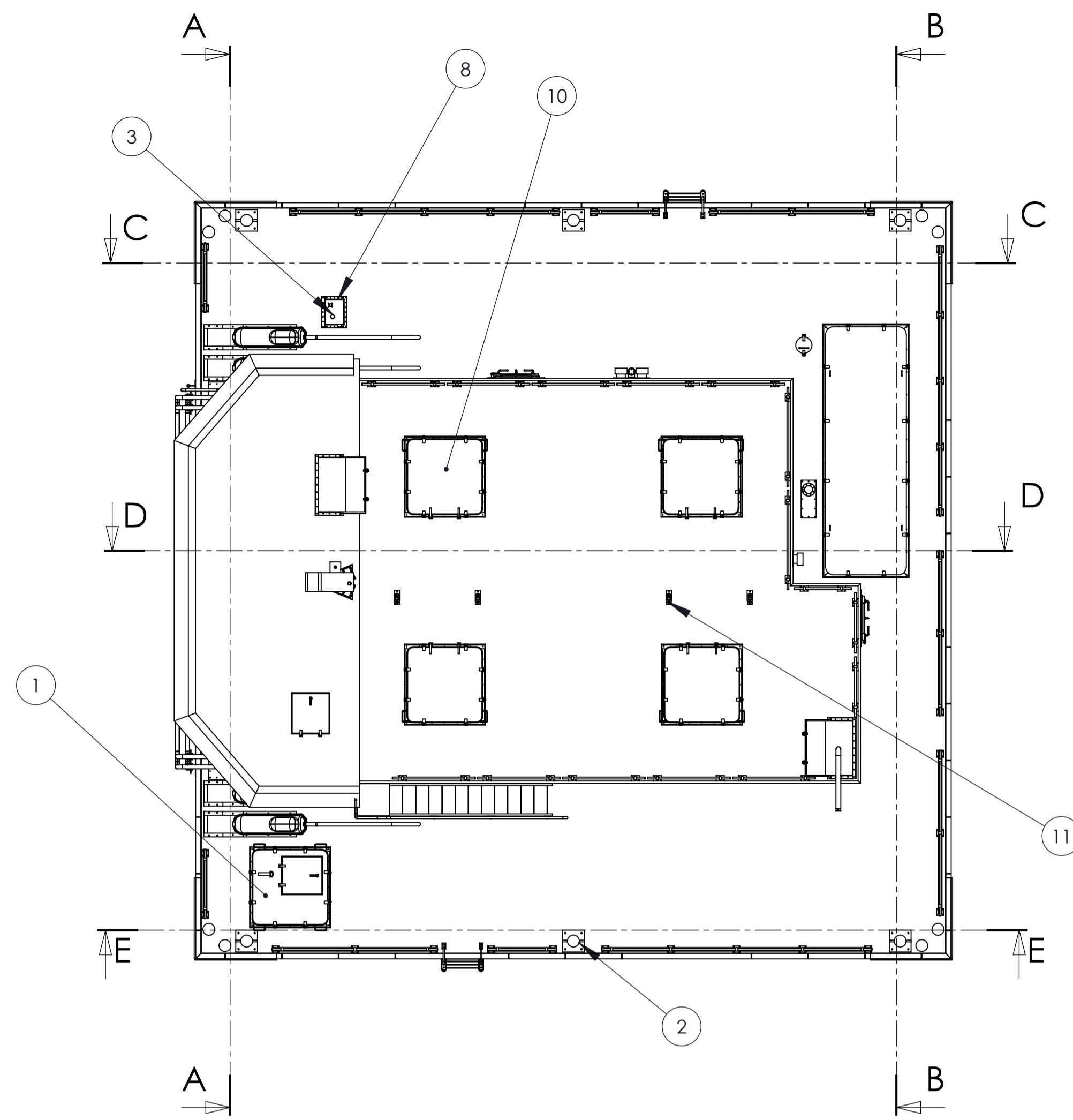
ITEM	QTY	DESCRIPTION
1	2	LADDER
2	1	COOLING TUBES
3	1	TALL VENT
4	1	GENERATOR VENT
5	1	70W DECK LIGHT
6	1	ALL ROUND WHITE LIGHT
7	1	FEED SYSTEM ANTENNA
8	1	RADIO ANTENNA
9	1	GREY WATER OUTLET
10	8	HANDRAILS
11	1	CINDERELLA FLUE
12	1	GENERATOR EXHAUST
13	4	SELECTORS
14	1	CRANE



REVISION HISTORY				NAME		DATE		MATERIAL		SHEET SCALE		ORG. NO.	
REV	DATE	COMMENT	DRAWN BY	APPVD BY	N. MacDonald	03/10/2016	NOT APPLICABLE		1:75		GFE_SM_SSC_350_GA_00001		
A	03/11/2016	ORIGINAL RELEASE	N. MacDonald	J. Offord	J. Offord	03/11/2016	WEIGHT:	N/A Kg.	SHEET SIZE	A1	TITLE: SECTION VIEWS		
				UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS		FINISH:		Ra in µm - ISO 1302		TOLERANCES (UNLESS OTHERWISE SPECIFIED):		PROJECT: Seamate 350	
				REFERENCED DOCUMENT (NO. / TITLE)		DEBURR & BREAK SHARP EDGES		DIM - 2400mm DIN 7166-T		GEN. TOL. WELDED PARTS: ISO 13920-BF		SYSTEM: GENERAL ARRANGEMENT	
								GEO. - 3500mm ISO 2768-K-E		RELEASE NOTE: RELEASED		REVISION: A	
								METR. TOL. 3500mm DIN 7166-T		SHEET: 1 OF 3			
								CHAMFERS: ISO 13715 (DIN 6784)					

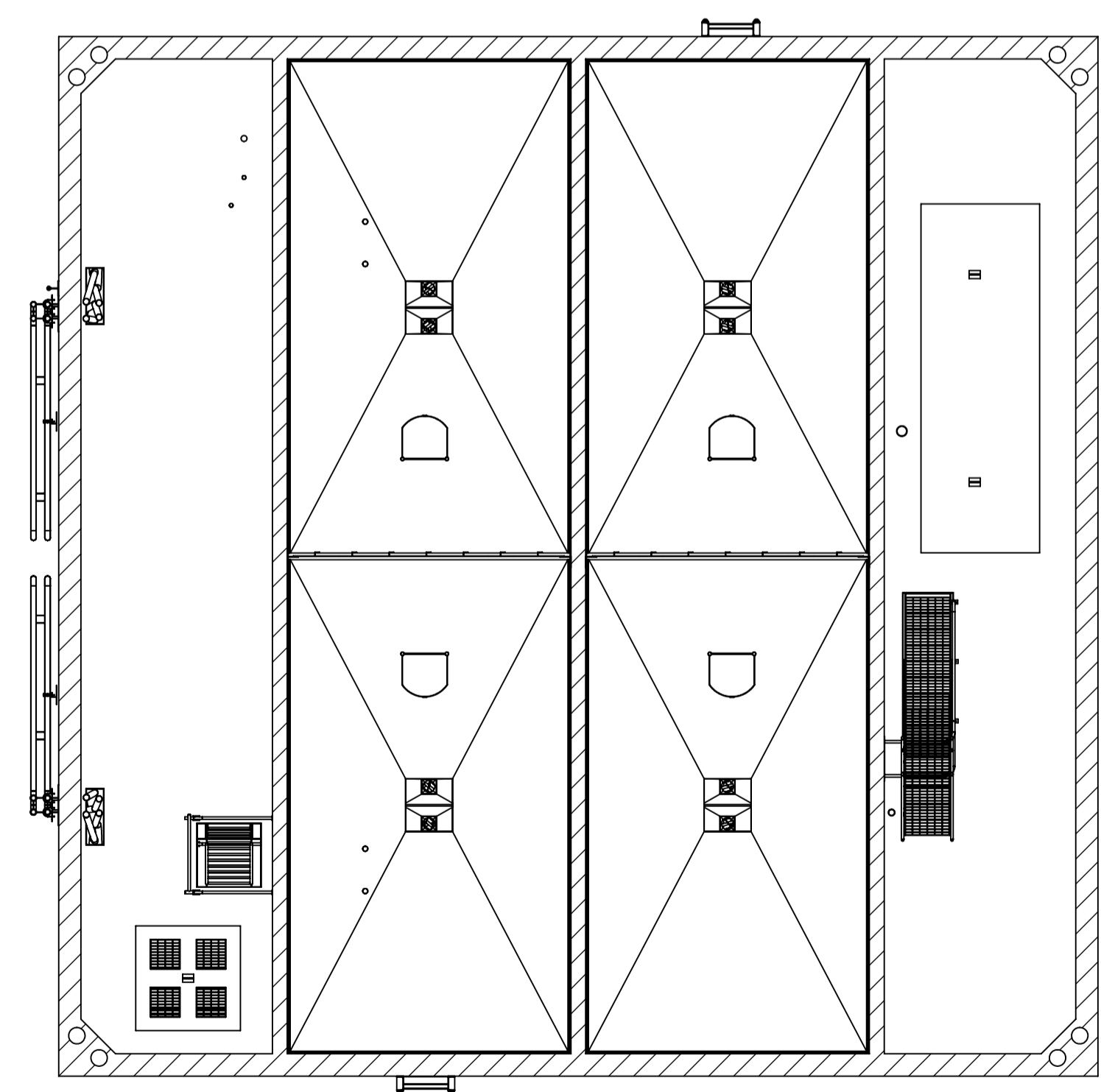


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email: gfe@gaelforce.com website: www.gaelforce.com

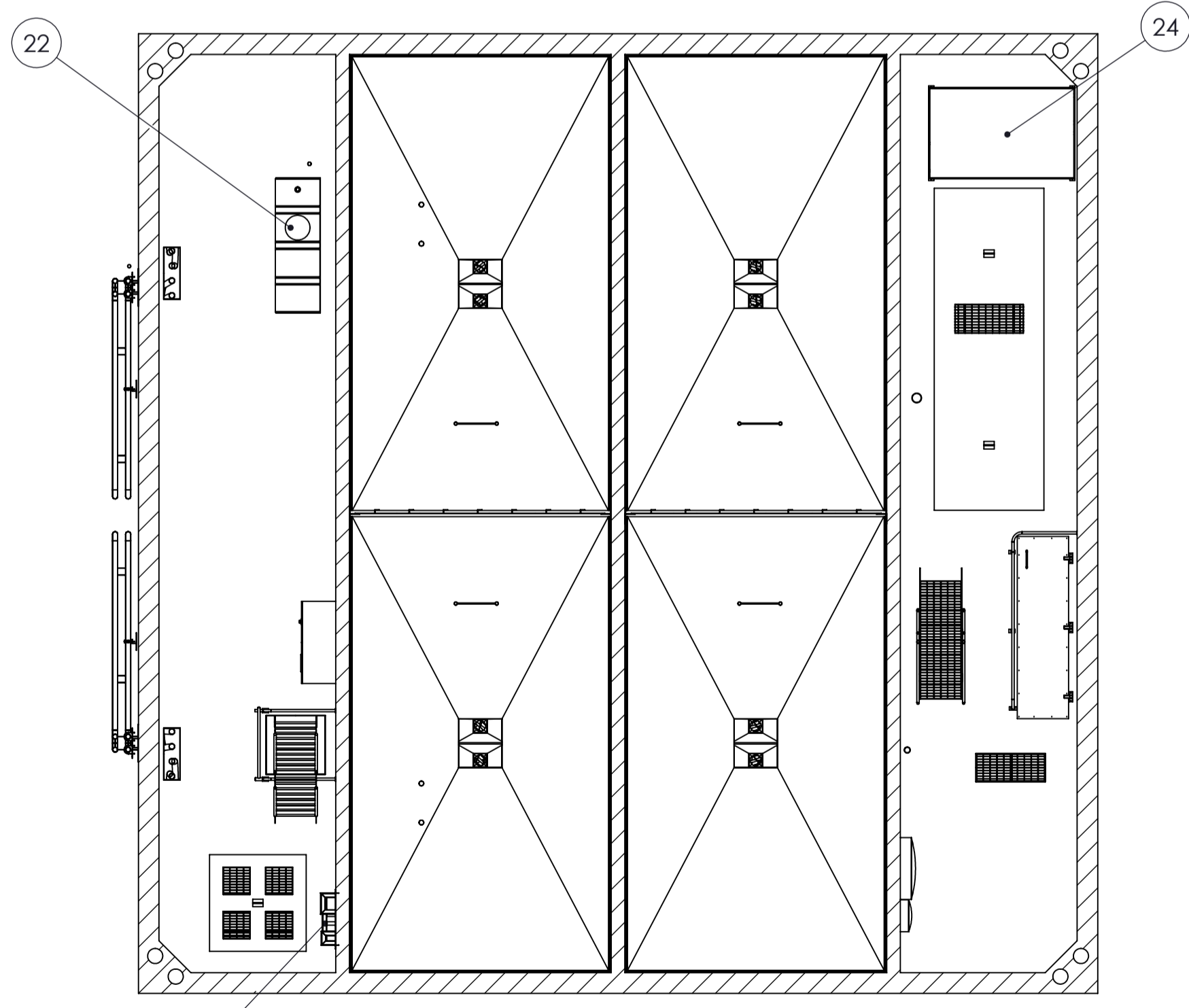


ITEM NO.	QTY	DESCRIPTION
1	1	BLOWER HATCH
2	9	BOLLARDS
3	1	HYDRAULIC BOX
4	1	GENERATOR HATCH
5	1	GENERATOR HATCH COVER
6	1	12V PANEL
7	1	DIESEL INLET
8	1	FRESH WATER INLET
9	4	AIR PRESSURE SENSOR
10	4	SILO HATCH
11	4	SILO LID SUPPORT
12	1	FRESH WATER PUMP
13	4	MOORING TUBE
14	4	SELECTOR SUPPLY
15	1	HOT WATER CYLINDER
16	4	SELECTOR
17	4	BILGE PUMP
18	1	BATHROOM
19	1	DRYING ROOM
20	4	SILO
21	1	GENERATOR
22	1	WATERTANK
23	4	BLOWER
24	1	FUEL TANK
25	1	D/B 3
26	1	COMPRESSOR

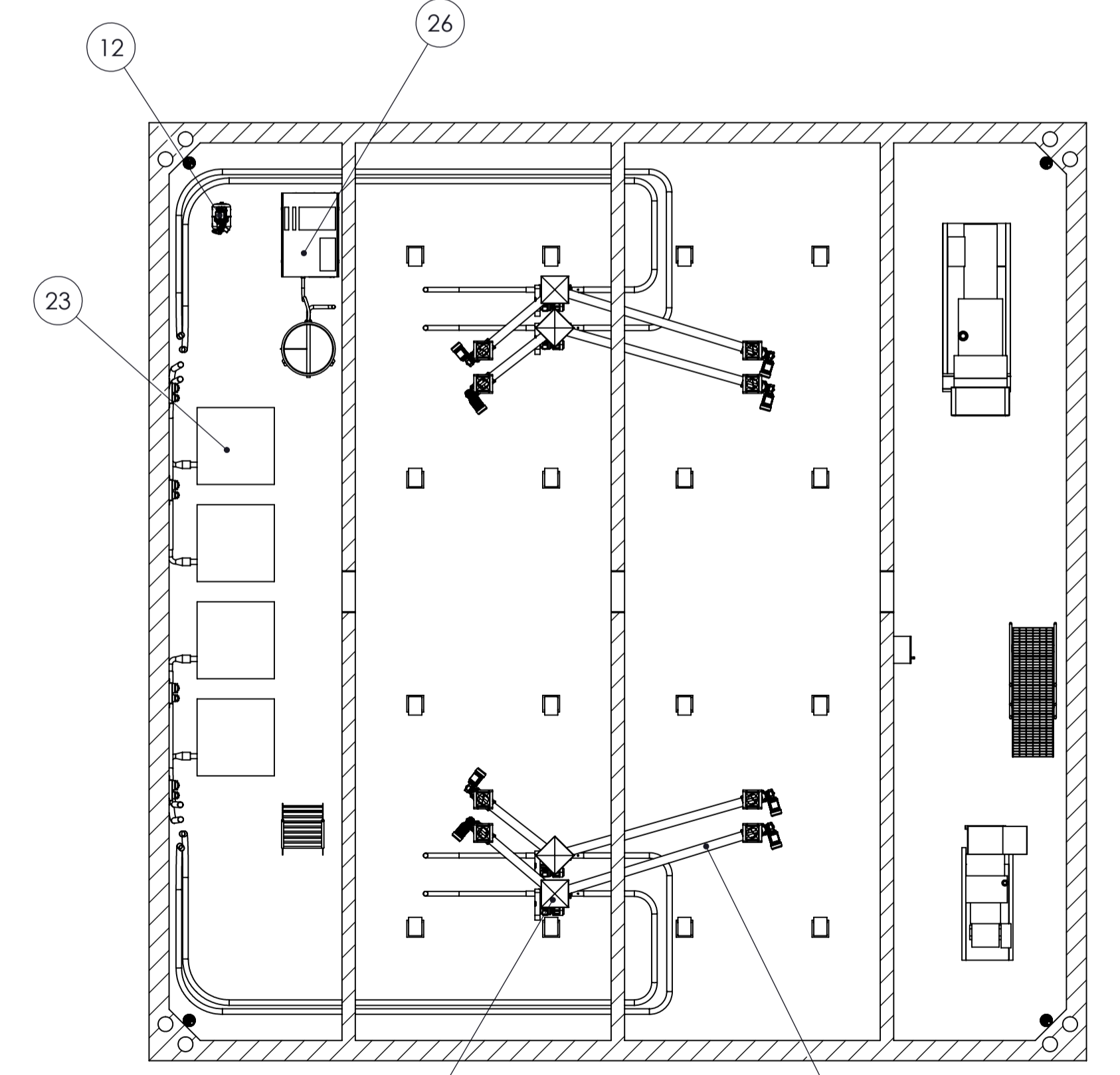
SECTION F-F



SECTION G-G



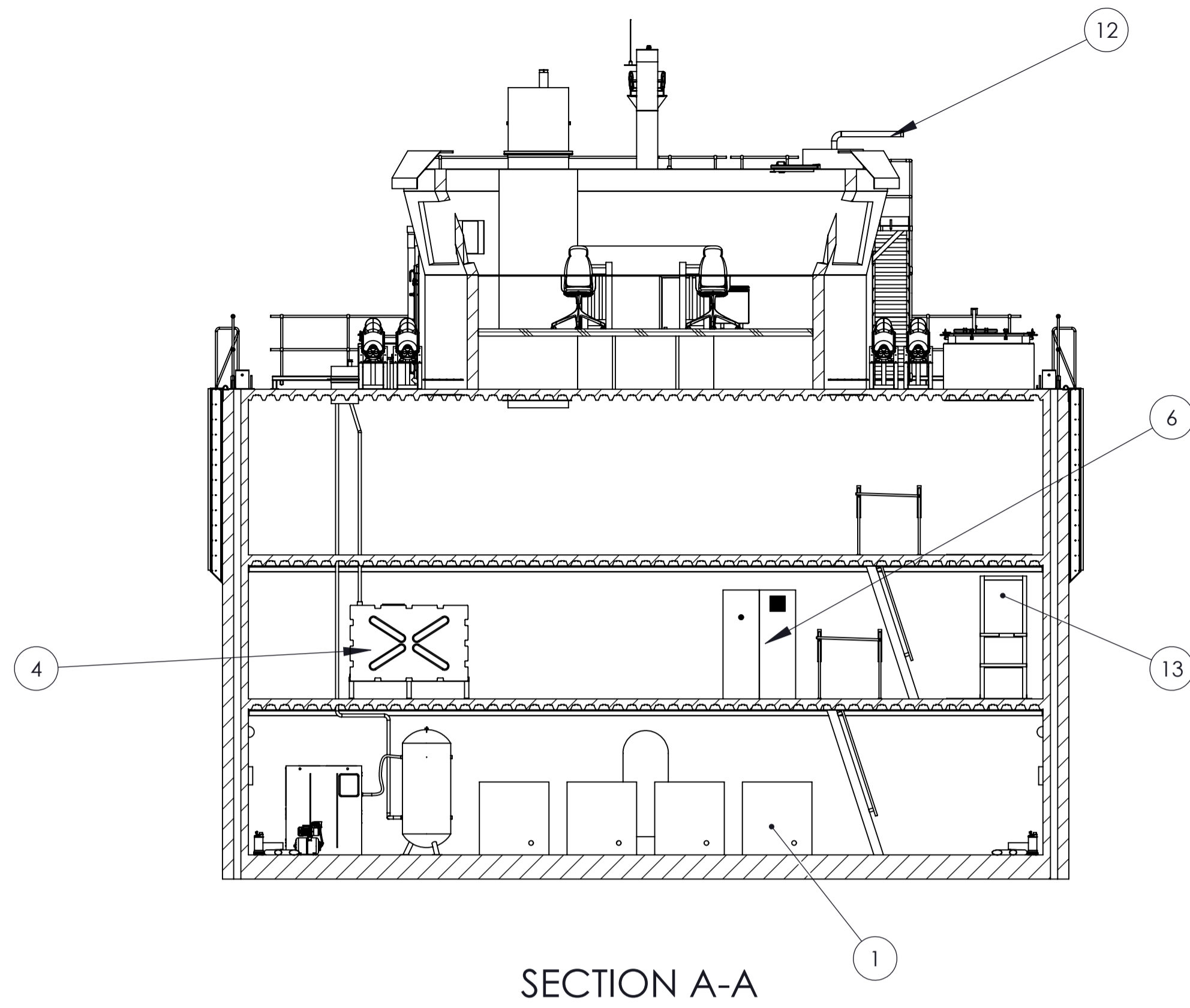
SECTION H-H



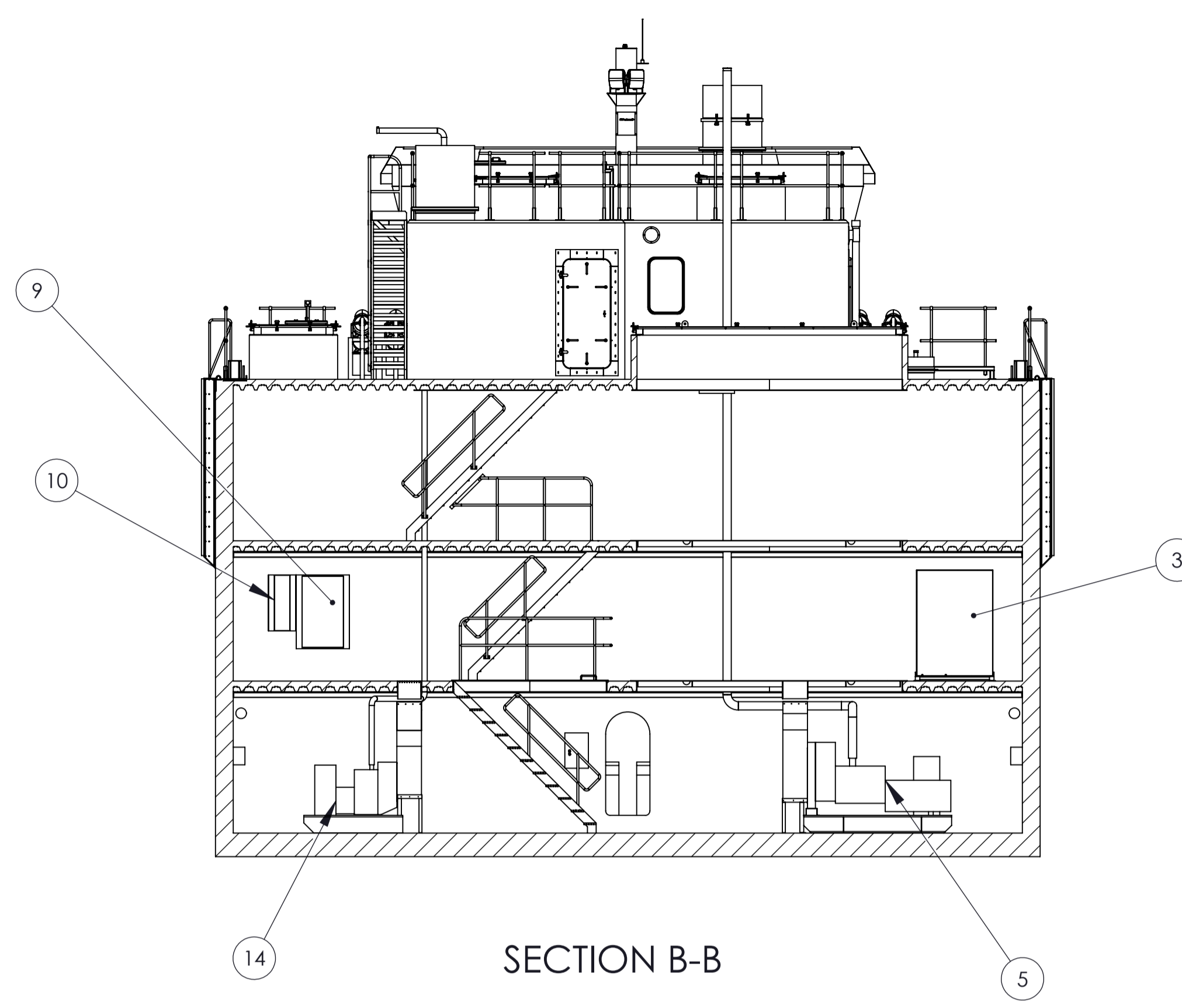
SECTION I-I

REVISION HISTORY				NAME		DATE		MATERIAL		SHEET SCALE		ORG. NO.	
REV	DATE	COMMENT	DRAWN BY	APPVD BY	N. MacDonald	03/10/2016	NOT APPLICABLE		1:75		GFE_SM_SSC_350_GA_00001		
A	03/11/2016	ORIGINAL RELEASE	N. MacDonald	J. Offord	J. Offord	03/11/2016	WEIGHT:	N/A Kg.	SHEET SIZE	A1	TITLE		SECTION VIEWS
				REFERENCED DOCUMENT (NO. / TITLE)		FINISH:		TOLERANCES (UNOS):		PROJECT:		Seamate 350	
						Ra in µm - ISO 1302		DIM - 3000mm DIN 7166-T		SYSTEM:		GENERAL ARRANGEMENT	
						DEBURR & BREAK SHARP EDGES		GEN. TOL. WELDED PARTS: ISO 13020-BF		RELEASE NOTE:		RELEASED	
						THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF GAELFORCE ENGINEERING LTD. IT MUST NOT BE COPIED OR DISCLOSED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF GAELFORCE ENGINEERING LTD.		CHAMFERS: ISO 15715 (DIN 6784)		REVISION		A	
										SHEET:		2 OF 3	



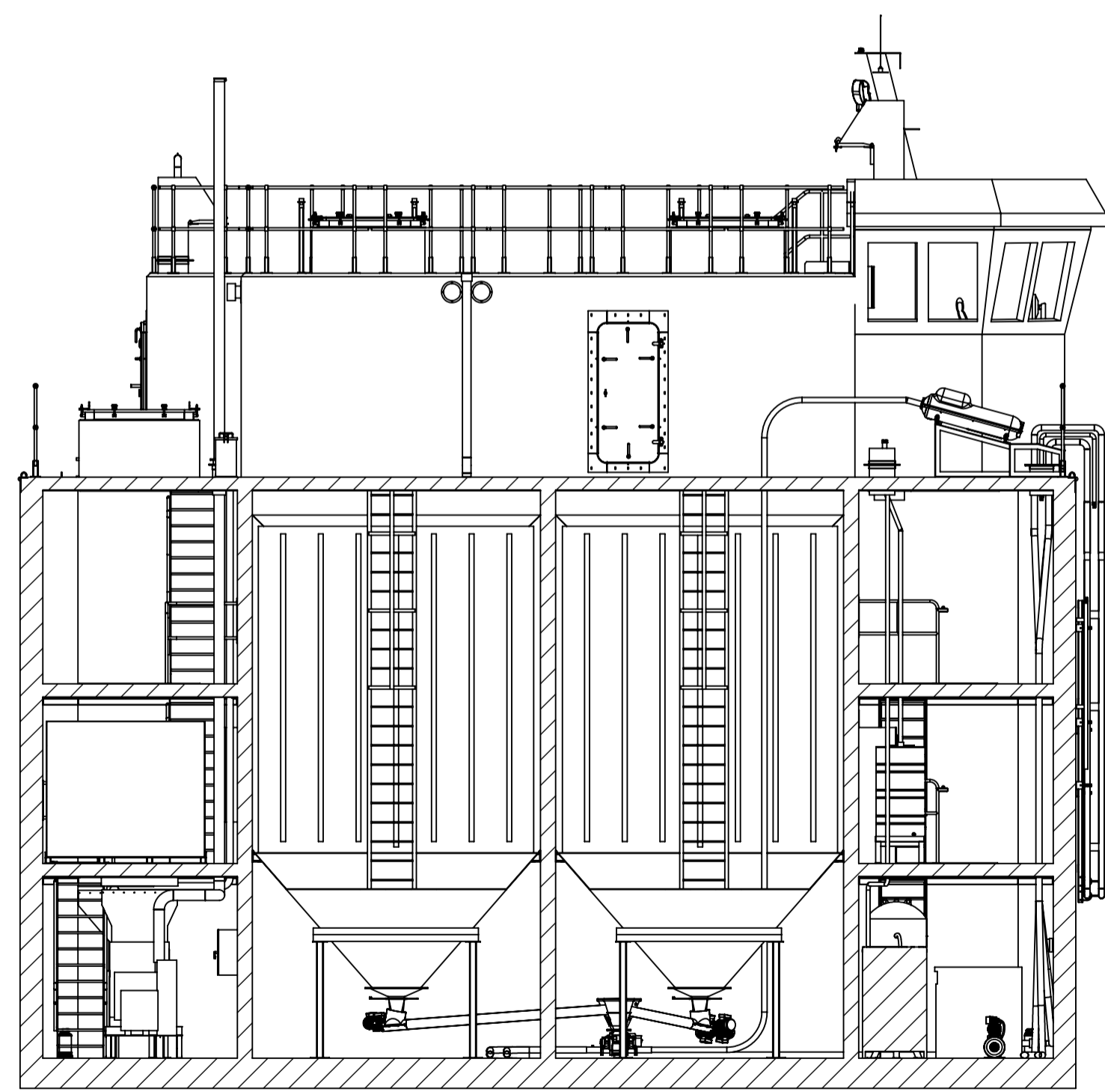


SECTION A-A

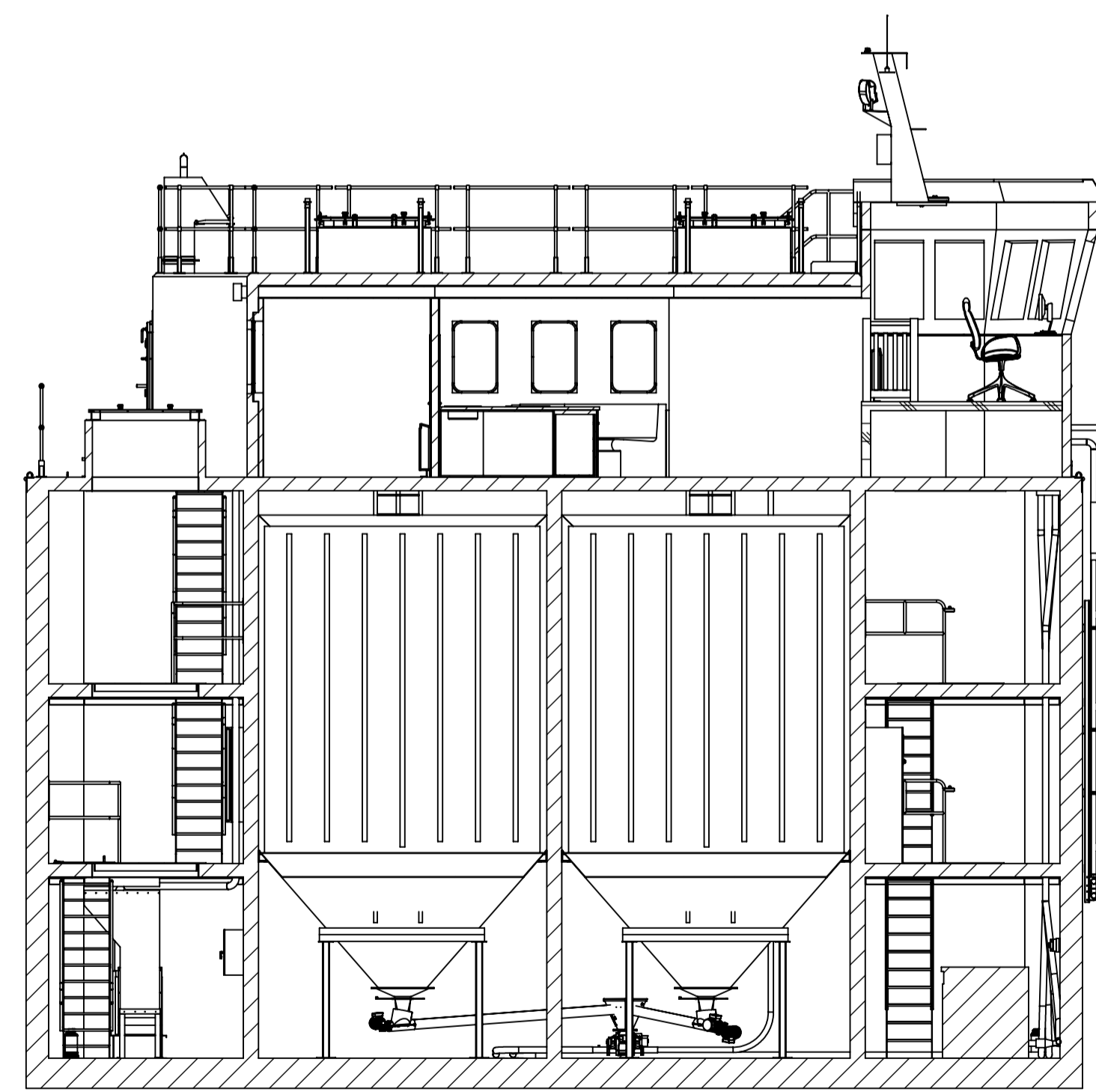


SECTION B-B

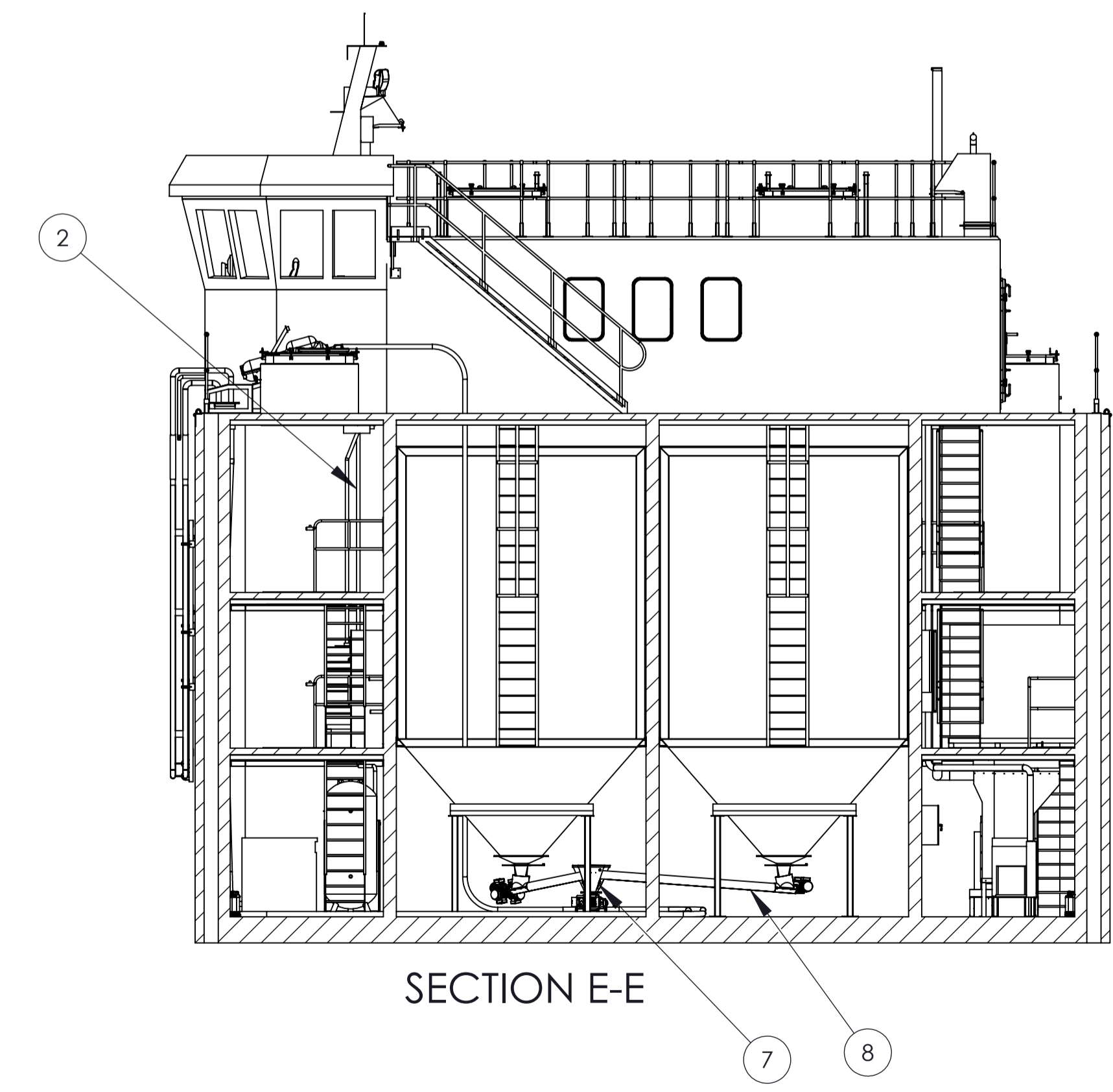
ITEM	QTY	DESCRIPTION
1	4	BLOWER
2	1	ESCAPE LADDER
3	1	DIESEL FUEL TANK
4	1	FRESH WATER TANK
5	1	GENERATOR 1
6	1	FEED PANEL
7	4	SLUICE
8	4	AUGER
9	1	D/B 1
10	1	D/B 2
11	1	SELECTOR SUPPLY PANEL
12	1	EXHAUST
13	1	12V PANEL
14	1	GENERATOR 2



SECTION C-C



SECTION D-D



SECTION E-E

REVISION HISTORY		DRAWN BY		APPROVED BY		NAME		DATE		MATERIAL		SHEET SCALE		ORG. NO.	
REV	DATE	COMMENT													
A	02/11/2016	ORIGINAL RELEASE	N. MacDonald	J. O'ford	N. MacDonald	J. O'ford	N. MacDonald	J. O'ford	03/10/2016	03/11/2016	NOT APPLICABLE	1:75	GFE_SM_SSC_350_GA_00001	TITLE: SECTION VIEWS	
										WEIGHT: N/A Kg.		SHEET SIZE: A1		PROJECT: Seamate 350	
										FINISH: Ra in µm - ISO 1302 DEBURR & BREAK SHARP EDGES		TOLERANCES (UMS): DIM: $\pm 0.200\text{mm}$ ISO 2768-K-E DIM: $\pm 0.300\text{mm}$ DIN 7166-T		SYSTEM: GENERAL ARRANGEMENT	
										THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF GAELFORCE ENGINEERING LTD. IT MUST NOT BE COPIED OR DISCLOSED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF GAELFORCE ENGINEERING LTD.		GEN. TOL. WELDED PARTS: ISO 13920-BF CHAMFERS: ISO 15715 (DIN 6784)		RELEASE NOTE: RELEASED	
										REFERENCED DOCUMENT (NO. / TITLE)		GEN. TOL. WELDED PARTS: ISO 13920-BF CHAMFERS: ISO 15715 (DIN 6784)		REVISION: A SHEET: 3 OF 3	

