

Agenda Item	7.2
Report No	PLN/004/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 22 January 2025
Report Title: 23/02245/MS : Tulloch Homes Ltd
Land 150M West Of Wyndhill Industrial Estate, Muir Of Ord
Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Erection of 60 residential units to Phase 1 (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42)

Ward: 8 Dingwall and Seaforth

Development category: Major

Reason referred to Committee: Major development

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 a matters specified in conditions application for 60 houses and associated infrastructure for 45 private and 15 affordable and relates to planning conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42. This is phase 1 of a larger development.
- 1.2 Phase 2 is for the erection of commercial units. A separate application is being determined in tandem with this application under delegated powers as a local development 23/02248/MS: Erection of 7 commercial units comprising of 4 no Class 1 Retail units and 3 no. Class 4 Business units (discharge of Planning Conditions 1, 2, 4, 7, 8, 9, 12, 14 & 18 attached to planning permission ref. 19/00233/S42).
- 1.3 A further phase of development (phase 3) is shown indicatively on the site layout. Planning application 23/02251/S42 is a live application currently under consideration, this application seeks to develop land without compliance with condition 2 of planning permission 19/00233/S42 in relation to the following: Class 1 Retail (remove garden centre) and Class 9 (increase in unit numbers to a maximum of 160 units overall). Further information and assessment is required in order to determine 23/002251/S42. It has been agreed with the applicant's agent that the matters specified in conditions applications shall be determined in advance and that the determination of the current matters specified in conditions applications is without prejudice to the consideration of the S42 application.
- 1.4 The development site has a complex planning history. It has been subject to a prior planning permission in principle 13/04534/PIP - mixed use development comprising Class 4 (business/office), Class 1 (garden centre/horticultural retail), Class 9 (private and affordable houses), creation of formal and informal open space, footpaths and improved footway on the A862, granted permission in January 2016. A MSC application in relation to the erection of 60 residential units was approved in May 2020 (19/00234/MS).
- 1.5 A Section 42 application relating to the erection of 60 residential units of the mixed use scheme was granted permission on 7th May 2020 (19/00233/S42). The purpose of this was to vary condition 8 of the planning permission in principle to allow 60 houses to be developed in a single phase as opposed to be restricted to a maximum of 20 units as previously approved. The current application seeks to discharge conditions of the Section 42 permission in principle 19/00233/S42.
- 1.6 The development predominantly includes 2,3 and 4 bedroom family homes. 25% of the total housing has been allocated towards affordable housing within the layout, including 15 units, including amenity bungalows and cottage flats and 2,3 and 4 bedroom villa house types. All of the house types are a mix of standard Tulloch types and materials palette. The houses share common design features typical of modern suburban housing estates.
- 1.7 There is no existing infrastructure on site. A new access will be formed onto the A862.

- 1.8 The development will connect to the public water and waste water networks and will provide SuDS complaint surface water drainage within the site.
- 1.9 Pre Application Consultation: None for the current application due to being a Matters Specified in Conditions application. Statutory public consultation was undertaken in 2013 (13/03032/PAN).
- 1.10 Supporting Information: Flood Risk Assessment; Drainage Impact Assessment; Archaeological Evaluation and Excavation Data Structure Report; Stone Heritage Interpretation Plan; Landscaping Drawings; Tree Protection Plan, Tree Constraints Plan and Tree Schedule
- 1.11 Variations: Plot 10 garage relocated, with Plots 10 & 11 driveways altered to suit; hedges deleted and amended to suit discussion regarding landscaping; the DIA has been updated to reflect comments from the FMRT; additional transport information submitted; play area details submitted.

2. SITE DESCRIPTION

- 2.1 The site is located on the southern edge of Muir of Ord, to the south-west of the established Industrial Estate. It lies to the south of “The Cairns” housing development and is contained between the railway line to the west and the A862 public road to the east. The site is relatively flat and is a greenfield. A natural stone wall runs along the eastern boundary and a Scheduled Ancient Monument, ‘Windhill Standing Stone’ lies in the south-east corner of the site. This MSC covers the northern part of the site, closest to Muir of Ord (phase 1). The access to the site is proposed to the east directly off the A862

3. PLANNING HISTORY

- | | | | | |
|-----|---------------|--|-----------|---------------------------------------|
| 3.1 | 13/03032/PAN | Mixed use development comprising: Class 4 (business/office circa 2.7 Ha), class 1 (garden centre/horticultural retailing circa 1.2 Ha), class 9 (private and affordable homes circa 3Ha, creation of formal and informal open space circa 3 Ha, footpaths and an improved footway on the A862. | 5
2016 | February |
| 3.2 | 13/03139/SCRE | Mixed use development comprising Class 4 (Business/Office), Class 1 (Garden Centre Retailing), Class 9 (Private and Affordable Homes), creation of formal and informal open space, footpaths and improved footway on the A862 | 9
2013 | September
EIA NOT
REQUIRED |
| | 13/04534/PIP | Mixed use development comprising Class 4 (business/office), Class 1 (garden centre/horticultural retail), Class 9 (private and affordable houses), creation of formal and informal open space, footpaths and improved footway on the A862 | 5
2016 | February

PERMISSION
GRANTED |

19/00233/S42	Section 42 Application to vary Condition 8 of planning permission 13/04534/PIP to allow 60 houses to be developed in Phase 1 of the mixed use scheme	7 May 2020 PERMISSION GRANTED
19/00234/MSC	Erection of 60 residential units (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 17 and 18 of 13/04534/PIP)	7 May 2020 PERMISSION GRANTED
20/00323/S75M	Modification of Section 75 Agreement associated with 13/04534/PIP, 19/00234/MSC and 19/00233/S42 - Mixed use development comprising Class 4 (business/office), Class 1 (garden centre/horticultural retail), Class 9 (private and affordable houses), creation of formal and informal open space, footpaths and improved footway on the A862 and Erection of 60 residential units (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 17 and 18 of 13/04534/PIP)	7 May 2020 GRANT SECTION 75 (MODIFY OBLIGATIONS)
23/02248/MSC	Erection of 7 commercial units comprising of 4 no "Class 1 Retail units" and 3 no. "Class 4 Business units" (discharge of Planning Conditions 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18 attached to planning permission ref. 19/00233/S42) of the mixed use scheme	PENDING CONSIDERATION
23/02251/S42	Section 42 application to develop land without compliance of Condition 2 of planning permission 19/00233/S42	PENDING CONSIDERATION

4. PUBLIC PARTICIPATION

4.1 Advertised: Ross-shire Journal Unknown neighbour

Date Advertised: 26 May 2023

Representation deadline: 29 March 2024

Timeous representations: 0

Late representations: 0

5. CONSULTATIONS

Muir Of Ord Community Council : No response

Archaeology: No objection. The main issues are to ensure that the programme of archaeological works is completed across the site. Large areas of significant buried remains, many of which are very likely to be contemporary with the scheduled standing stones at Windhill, were identified during the initial (partial) evaluation in 2015. The remainder of the site still needs to be examined for additional features and all identified features (including those that were found in 2015 but not excavated at that time) must be fully excavated and recorded. It is expected that post-excavation tasks will also be necessary, to examine all materials removed from the site and to produce a final report on the work. Ideally there will still be an ARC01 condition carried over from before that relates to this requirement. The Written Scheme of Investigation submitted by the application on 28/11/23 can be approved in this regard.

Development Plans: No objection. **Note that this response was provided prior to the adoption of IMFP 2,** Development Plans advised on 20 September 2024 that a revised response is not required and that old developer contributions remain applicable. The proposal is for 60 residential units. It is the MSC application connected to permission 19/00233/S42 and therefore new (4 May onwards) new standard rate developer contributions don't apply. Furthermore, the original permission is connected to application and permission 20/00323/S75M which has already established the type and quantity of developer contributions for the current application site.

National Planning Framework 4 (NPF4) (2023) The Scottish Government adopted National Planning Framework 4 (NPF4) on 13 February 2023. The proposal triggers, in particular, consideration of policies 15 (Local Living and 20 minute neighbourhoods) and 16 (Quality homes). Both policies are generally supportive of the application proposal if it is accompanied by direct developer provision and/or financial contributions to integrate it with the rest of the settlement and result in, at least, overall no net detriment and in biodiversity (Policy 3 of NPF4) terms, net betterment. As currently drafted, the proposal, supporting material and related developer contributions offer the prospect of no net detriment. The landscaping scheme may offer biodiversity net enhancement relative to existing baseline conditions but this hasn't been quantified by the applicant.

The Highland-wide Local Development Plan 2012 The generality of the HwLDP's topic policies are superseded by those in NPF4. However, those that offer greater detail than NPF4 or that are tailored to Highland circumstance (and are not wholly incompatible with NPF4) are still relevant and may be applicable. For example, the Council's Policy 75 on Open Space links to greater detail in Supplementary Guidance and therefore both are still relevant.

(Inner Moray Firth Local Development Plan (IMFLDP) 2015 The relevant adopted area local development plan allocates the whole application site (reference MO5 Land to South of The Cairns) for mixed use development. Most if not all of the developer requirements have been addressed.)

(Other (Planning Policy) Material Considerations - Inner Moray Firth Proposed Local Development Plan 2 (IMFpLDP2) The relevant emerging local development

plan is under review and in March 2023 was submitted to Scottish Ministers for Examination. The outcome of that Examination is not expected until early 2024. Its contents are a material consideration in assessing planning applications but it does not form part of the approved development plan for the purposes of section 25 of the 1997 Act as amended. The application site is reallocated as site MO02 Land South of The Cairns with a 60 housing unit capacity. The application accords with most of the emerging plan developer requirements. The 5% wheelchair liveable ground floor accommodation provision is welcomed and accords with Policy 13 of the IMFpLDP2. Policy 8 Placemaking of the IMFpLDP2 is applicable to the detailed layout. One matter worthy of consideration is the distribution and type of greenspace indicated across the wider site. The application proposal layout appears to show adequate quantitative provision across the wider site but a large part of this provision comprises outer boundary rather than central, safe, overlooked greenspace. It has a useful amenity function but restricted recreational value. Its (apparent) early provision as part of phase 1 is welcomed.)

Developer Contributions The Developer Contributions Supplementary Guidance (DCSG) was adopted in November 2018. This guidance sets out the Council's approach to mitigating the impacts of development on services and infrastructure by seeking fair and realistic developer contributions to the delivery of such facilities. This site's contributions for this MSC application have been established through permission 20/00323/S75M.

CAG Team: No objections. The applicant/agent was encouraged to submit a request for naming. Numbering the streets at such times as planning permission and/or construction consent is granted

Transport Planning: No objections, following extensive discussions and submissions of revised plans and awaiting finalised technical drawings based on discussions. The access and road layout will require an RCC.

Condition 1: Sufficient information has been submitted to agree in principle the site access location and layout as a ghost island, left-right staggered junction arrangement. Further information requires to be submitted prior to the commencement of development to satisfy condition 4.

Condition 9: Updated drawings require to be submitted to show the full length of the access required to the Suds basin from the site roads constructed in the current phases (this is proposed to be temporary but that will depend on future phases).

Condition 12: Updated layout and landscaping drawings require to be submitted detailing: visibility splays; trees within 5m of the road/cycleway; and evidence that roots do not damage the road, drainage and underground services; and the boundaries of the factored areas (including any verges).

Scottish Water: There is currently sufficient capacity in the Assynt Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us. There is currently sufficient capacity for a foul only connection in the Muir of Ord Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us. Scottish Water records indicate that there is live infrastructure in the proximity of your development area that may impact on existing

Scottish Water assets. The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal for an appraisal of the proposals. For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system

Flood Team: No objection. Previous objections resolved.

Condition 7: We are content that all of the proposed infrastructure is located away from the area in the southwest of the site that is predicted to be at medium to high risk of flooding. As shown on the Site Layout Plan Drawing (4979-02-003 Rev A) no works are proposed in this part of the site. Care should be taken during the construction phase to ensure that there are no changes to ground levels at this location. We are content for the condition to be discharged.

Condition 9: We reviewed the revised Drainage Impact Assessment (DIA) provided (Residential and Commercial Development, Great North Road, Muir of Ord. DIA Version 3. Cameron Ross. September 2024). This demonstrates that surface water discharge from the SUDS basin into the watercourse will be limited to the equivalent pre-development greenfield rate for a range of storms up to and including a 1 in 200 year plus climate change event. This is based on a total positively drained area of 4.061Ha across the whole development site and includes an allowance for future phases. MicroDrainage calculations have been provided for the full network. This demonstrates that runoff from 2, 30 and 200 year return period storms (including an allowance for climate change) are collected and discharged at the equivalent pre-development rate. We are therefore content for the condition to be discharged.

Network Rail: No objection. Network Rail has no objections to the submitted details in regards to the specified conditions. We would request that the following matters are taken into account, and if necessary and appropriate included as advisory notes, if granting the application: Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

Historic Environment Scotland: No objection. We were previously consulted on the planning permission in principle application for this large, mixed-use development and responded on 29th April 2015 (Planning ref:

13/04534/PIP). We did not object to this application but made comments regarding the above scheduled monument. We were consulted again in May 2023 concerning the discharge of planning conditions 1-18, when we welcomed that our comments from 2015 had been largely incorporated into the proposals. We further recommended that no trees should be planted to the east of the monument to preserve eastward views towards Windhill, standing stone NNE of (SM3127).

We welcome that extensive archaeological mitigation has been undertaken across the development site through evaluation and excavation and that the proposals include a Heritage Interpretation Plan. The Windhill standing stone (SM3128) comprises a single standing stone, which is 1.7m high by 0.9m broad and 0.3m thick and presently stands within a grassy field. Another standing stone (SM3127) is located approximately 180m to the east and it is likely that they both date to the late Neolithic/Early Bronze Age period. The likely contemporary nature of these two

monuments indicates that intervisibility between the two stones was an important factor in their siting. Although there is some existing development to the east, present views both from and towards the standing stone are fairly open. The scheduled area around the stone is circular on plan, to protect the stone and an area around it in which evidence of its construction, use, and abandonment are expected to survive. The proposals include the laying of a gravel path around the scheduled area, the placement of benches on the north and south side of the monument and the planting of trees and shrubs. We welcome that no planting would take place to the east of the monument, maintaining open views towards the other standing stone and that an area, approximately 25m in diameter, would be left undisturbed around the stone. This would ensure that the works do not encroach into the legally protected scheduled area. The proposed landscaping should improve public access to, and appreciation of, the monument.

Forestry Officer: No objections: There are only two trees identified (just outside the red line). I also notice that only one of the Plots (10) has a detached garage and this impacts on one of these neighbouring trees. If the detached garage can either be removed, or attached to the house, then I would have no further comments. In response to these comments the drawings have been updated to address this.

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 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 7 - Historic Assets and Places

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

Policy 21 - Play, Recreation and Sport

Policy 22 - Flood Risk and Water Management

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

30 - Physical Constraints

31 - Developer Contributions

32 - Affordable Housing

34 - Settlement Development Areas

37 - Accommodation for an Ageing Population

51 - Trees and Development

57 - Natural, Built and Cultural Heritage
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks
75 - Open Space
77 - Public Access

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

MO02: Land South of the Cairns

Uses: Housing (indicative capacity 60) business, retail

Developer requirements: Development in accordance with Planning Permissions 20/00323/S75M, 19/00233/MS, 19/00234/MS, and 13/04534/PIP and related legal agreement including: sustainable travel connectivity improvements; community facility and education contributions; and, in situ preservation of scheduled monument and appropriate setting setback. For any alternative proposal, developer masterplan which should include/address: Drainage Impact Assessment; retain, setback development from and add planting along site boundaries; visualisations to assess and mitigate landscape and visual impact; in situ preservation of scheduled monument, appropriate setting setback and wider archaeological survey and recording; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Tarradale Primary School), contribution to Beaully to Muir of Ord strategic link; details of phasing; serviced land safeguard for non housing uses. Demonstration of no adverse effect on the integrity of Inner Moray Firth SPA and Ramsar by public sewer connection and comprehensive sustainable urban drainage system which safeguards water quality and avoids sedimentation and other pollution reaching the Firth.

Policy 1 – Low and Zero Carbon Development

Policy 2 – Nature Protection, Restoration and Enhancement

Policy 4 – Greenspace

Policy 8 – Placemaking

Policy 9- Delivering Development and Infrastructure

Policy 10 – Increasing Affordable Housing

Policy 13 – Accessible and Adaptable Homes

Policy 14 – Transport

6.4 **Highland Council Supplementary Planning Policy Guidance**

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

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020)

National Planning Framework 3

Designing Streets

Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

8.3 Planning Considerations

The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) compliance with the planning in principle
- c) any other material considerations

8.4 Development plan/other planning policy

At the time of submission of this application, the Inner Moray Firth Local Development Plan 2015 was the adopted Plan. The site was allocated for mixed use development. The policy context has been updated since the granting of the previous permissions in that NPF 4 and IMFLDP 2 have been adopted. The site remains allocated for mixed uses. This application seeks to address matters specified in conditions (19/00233/S42) therefore the principle of the development does not require to be re-considered. This application complies generally with policy and with the terms of the previously granted 19/00233/S42. It should be clear that this application relates only to the discharge of the conditions specified in the description of development and that this relates to the development of 60 houses.

8.5 **Layout, Design, External Appearance and Design conditions 1,2,3**

In accordance with condition 2, the development incorporates a mix of uses, including this proposal for phase 1 including 60 houses. The layout for phase 1 comprises predominantly detached properties with some semi-detached, single storey accessible bungalows. Two storey houses and cottage flats are also included which provides some variation in the street scene. The layout is comprised around a loop road with houses on either side. Site levels and finished floor levels are shown on the submitted drawings. The development incorporates Tulloch house types including: Beech, Ness, Lochy, Corran, Torrin, Calder, Elm. Affric, Tweed, Etive, Tarvie, Willow, Lochalsh, Culzean, as well as bungalows and cottage flats and villas. Some of the houses have an integral garage and some have space for a future garage. Overall the development presents a range of house types and styles, sharing external finishing materials and some design characteristics. External finishing materials include dry dash roughcast, UPVC windows, concrete roof tiles and boarding detail.

5% of the houses will have wheelchair liveable ground floors to allow residents to adapt their homes and to meet changing needs of occupants over their lifetime. 7 of the private houses will be designed to be useable by wheelchair users.

The overall layout and design are considered appropriate for this site, and its surrounding context including the existing housing development at Hillview Park and the Cairns to the North. Dual aspect housing provides a frontage onto the A862 which will provide visual interest and integration beyond the site. No significant amenity issues are expected as a result of the layout and design.

The layout has been designed to have regard to the site's features including those of archaeological interest (standing stone) and incorporates the existing railway wayleave to west of site. Pockets of open space are included throughout the site, including an area of open space/play area containing a selection of children's play equipment, bench and litter bin at the entrance to the site. There is open space in the south of the site at the SUDS basin and the standing stone, which will help provide biodiversity gains and will visually soften the development. The repair and maintenance of the stone wall will make a public art contribution.

The proposed houses incorporate air source heat pumps and there are EV chargers within the development in recognition of the climate emergency.

8.6 **Access**

A new access will be formed in the east of the site directly from the A862. The principle of this has been established. Condition 4 of 19/00233/S42 sets out specific technical design details which require to be approved prior to the commencement of development. These details are the subject of ongoing discussions with Transport Planning. The design of the access will remain agreed in principle and the details are subject to the satisfaction of condition 4 before development commences and the RCC process.

There is an existing major junction to the north between the A862 and B9169 which accesses the Black Isle showground. At present it has a long right hand turn lane with a centre lane hatched island to protect it. The new junction to the site is at a location where it encroaches on the existing right hand lane which would significantly

shorten the existing and introduce a right lane to the site using the existing centre lane.

The access strategy provides opportunities for the site to integrate with the surrounding area and for sustainable travel options. A 3m wide remote foot/cycleway will be provided within the eastern boundary of the site, parallel to the road to link with the existing Muir of Ord – Beaully path and with the existing path at the Cairns. It is proposed to extend the 40mph speed limit to the south on the A862 to the south of the junction with Wynd Hill Park and to continue the street lighting, this will require to be the subject to a Traffic Order. A gateway feature for the 40MPH will be provided to the south of the site access such as a countdown or a welcome sign, this will be agreed at RCC stage.

Segregated paths and on street routes provide permeation through the development to the path outwith the site for pedestrians and cyclists. Provision will be made for access to future development area phase 3 and to phase 2 (commercial units).

Bus stop layby provision will be made on the A862 on both sides to the south of the site access to facilitate sustainable travel options with a controlled crossing with a path from the development linking to this crossing. The technical details and road safety audit will be subject to further approval of the Roads Authority. In principle the location of the bus stations is acceptable.

All internal roads will be designed and constructed to adoptable standards. All houses will include 2 in curtilage car parking spaces.

The current application has been subject to extensive discussion with Transport Planning. It is considered that the development is consentable under the roads construction consent process. The submission allows for the discharge of matters specified in conditions relating to access.

8.7 Landscaping, green space and play are conditions 10,12

Low level hedgerow planting is proposed with garden ground to mitigate the visual impact of car parking. There will be entrance landscape features including natural stone walls to demarcate the transition from the A862 main road into a residential street. The existing natural stone dyke on the eastern boundary is to be retained and repaired and is to be continued over the section in the north-east of the site, making a public art contribution. Rear gardens will be bound by a 1.8m high timber screen fence for enclosure and privacy. Any existing habitat lost due to development will be mitigated by appropriate new planting to improve biodiversity within the area. New hedging, trees and shrubs will compensate for the loss of existing self-seeded scrub and provide habitat. The previous application was approved prior to the adoption of NPF 4, but does include biodiversity measures likely to provide some enhancement given the site's current status as a field.

Details of the play area equipment and layout has been provided. This includes a reasonable selection of children's play equipment, a bench and a litter bin.

8.8 Affordable Housing

25% of the total housing provision has been allocated for affordable housing. This is located in the north of the site. 15 units are affordable with the housing mix comprising 1 bedroom flats, 2 and 3 bedroom and 2 storey family houses.

8.9 Flood Risk and Drainage conditions 7, 9

A DIA has been submitted/This demonstrates to the satisfaction of the Council's Flood team that the site can be adequately drained and that there is no flood risk to the development or as a result of the development to adjoining land. The SUDS area is located to the south of the site with outfall ultimately to a burn (included in phase 1) provided the necessary treatment.

8.10 Historic Environment condition 18

The site is identified as having considerable archaeological potential. Archaeological supporting information has been submitted including archaeological evaluation and excavation information. The Council's Archaeologist notes that large areas of significant buried remains, many of which are very likely to be contemporary with the scheduled standing stones at Windhill, were identified during the initial (partial) evaluation in 2015. The remainder of the site still needs to be examined for additional features and all identified features (including those that were found in 2015 but not excavated at that time) must be fully excavated and recorded. It is expected that post-excavation tasks will also be necessary, to examine all materials removed from the site and to produce a final report on the work. This is covered by an existing condition of 19/00233/S42 which requires further archaeological information to be submitted prior to the commencement of development.

The site also contains a standing stone which is a Scheduled Ancient Monument. Supporting information has been submitted which has been reviewed by the Council's Historic Environment Team (Archaeology). The Heritage Interpretation Plan (submitted 18/12/23) describing on-site interpretation at the scheduled standing stone landscaping area and elsewhere within the phase 1 area, as well as the provision of public outreach in regard to the (already) significant results, is acceptable. Historic Environment Scotland raised no objections and welcomed the buffer to be provided around the standing stone.

8.11 Other matters

There are matters which require to be addressed prior to commencement of development or prior to first occupation. These conditions require to be fulfilled separately at the stipulated times and are outwith the remit of this MSC application.

23/02251/S42 is a live application currently under consideration, this application seeks to develop land without compliance with condition 2 of planning permission 19/00233/S42 in relation to the following: Class 1 Retail (remove garden centre) and Class 9 (increase in unit numbers to a maximum of 160 units overall). Further information and assessment is required in order to determine 23/002251/S42 including access and transport information. The consideration of the matters specified in conditions application is based on 60 houses and commercial units. The access junction and other infrastructure and servicing details require to be re-assessed separately for application 23/02251/S42.

8.12 Matters to be secured by Legal Agreement / Upfront Payment

None

9. CONCLUSION

9.1 It is considered that the drawings and information submitted are sufficient to discharge the stated matters specified in conditions with regard to the housing development.

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

It is recommended that matters specified in conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42 be discharged.

1. The development to which this planning permission relates must commence no later than TWO YEARS from the date on this decision notice.

Reason: In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

REASON FOR DECISION

The proposal accords with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application. Sufficient detail has been provided to address the requirements of the planning permission in principle conditions.

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.

Network Rail

Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development. Details of all changes in ground levels, laying of foundations/piling works, and operation of mechanical plant including the use of tower cranes in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks. The developer must contact our Asset Protection Engineers regarding the above matters, see contact details below: Network Rail Asset Protection Engineer 151 St. Vincent Street, GLASGOW, G2 5NW E-mail: AssetProtectionScotland@networkrail.co.uk

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>

Signature:

Designation: Area Planning Manager North

Author: Emma Forbes

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

Relevant Plans:

4979-01-111	ELEVATIONS - BEECH
4979-01-116	ELEVATIONS - NESS
4979-01-121	ELEVATIONS - LOCHY
4979-01-126	ELEVATIONS - CORRAN
4979-01-131	ELEVATIONS - TORRIN
4979-01-136	ELEVATIONS - CALDER
4979-01-141	ELEVATIONS - ELM
4979-01-146	ELEVATIONS – AFFRIC
4979-01-151	ELEVATIONS - TWEED
4979-01-156	ELEVATIONS - ETIVE
4979-01-161	ELEVATIONS - TARVIE
4979-01-166	ELEVATIONS – WILLOW
4979-01-171	ELEVATIONS - LOCHALSH
4979-01-176	ELEVATIONS - CULZEAN
4979-01-201	ELEVATIONS - 2BEPAM BUNGALOW
4979-01-206	ELEVATIONS - 2B4P COTTAGE FLATS
4979-01-211	ELEVATIONS - 2B4P VILLA
4979-01-216	ELEVATIONS - 3B5P VILLA

4979-01-221 ELEVATIONS - 4B7P VILLA

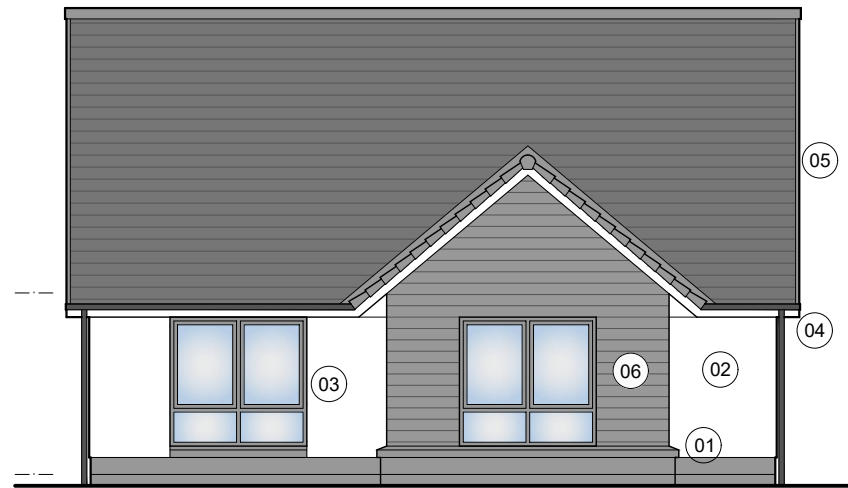
THWP1110.23SL-01 REV G LANDSCAPING PLAN

1 OF 2 REV 002 SITE LAYOUT PLAN - JUNIOR PLAY AREA

200998-001-CAM-DR-C-005 REV A SITE LAYOUT PLAN

200998-001-CAM-DR-C-906 REV C ROAD ADOPTION PLAN / Site layout

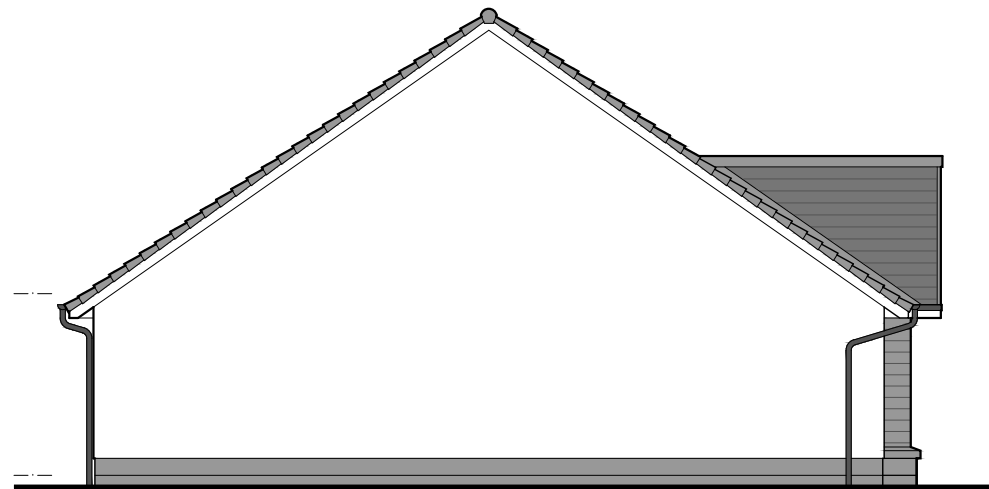
Location Plan



FRONT ELEVATION



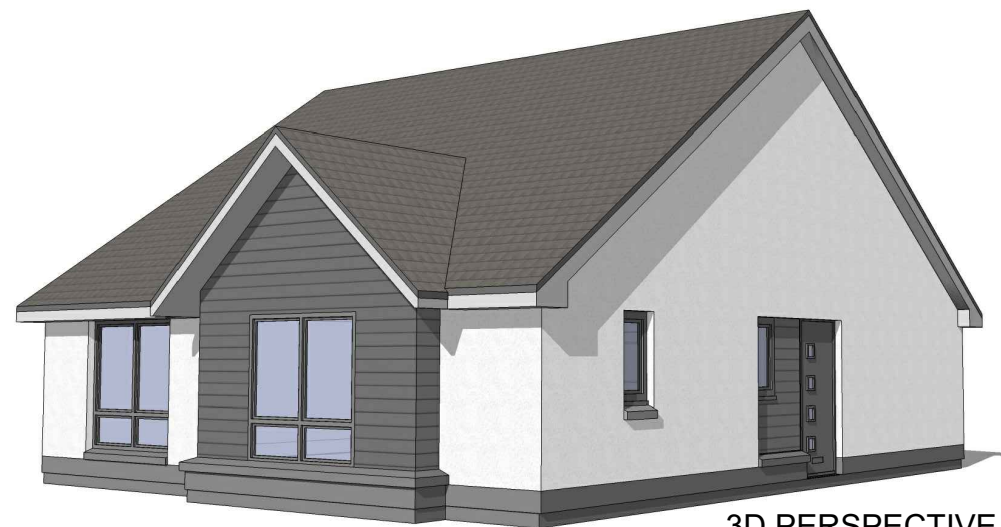
GABLE ELEVATION



GABLE ELEVATION

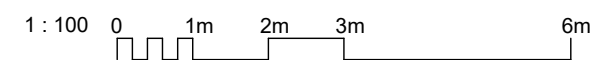


REAR ELEVATION



3D PERSPECTIVE

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



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

Bracewell Stirling CONSULTING

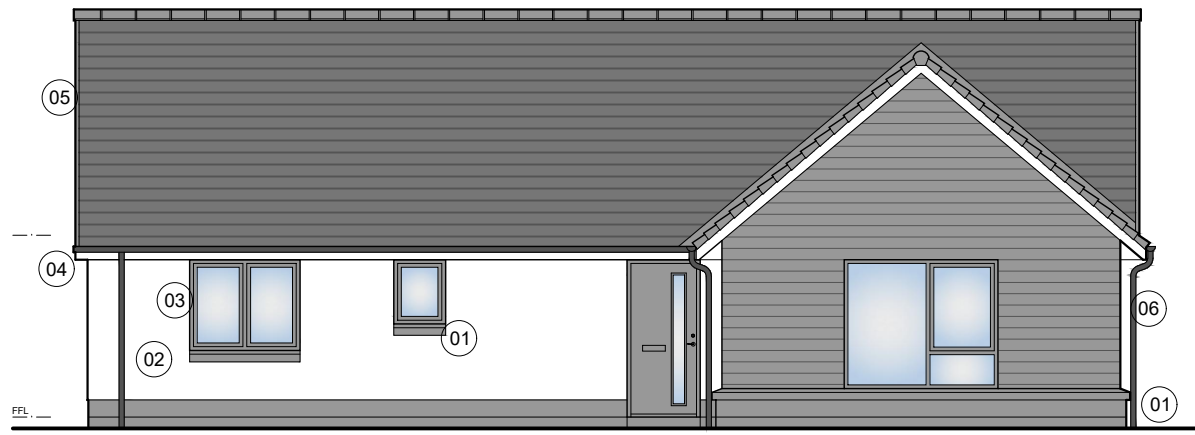
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

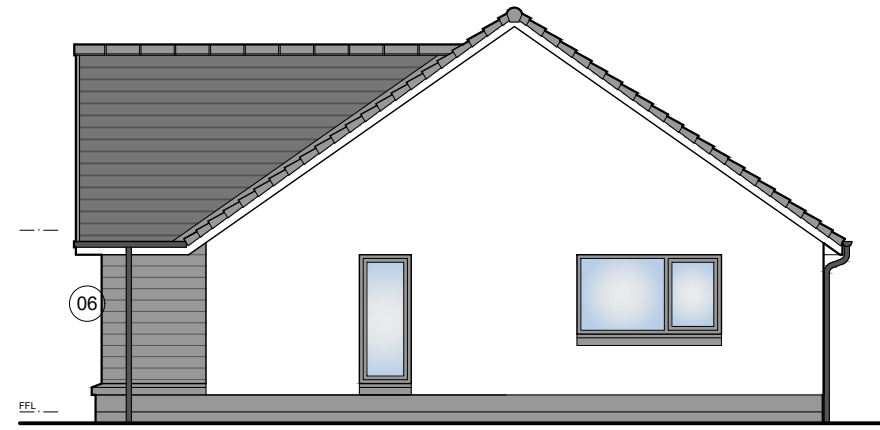
BEECH ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-111		REV.

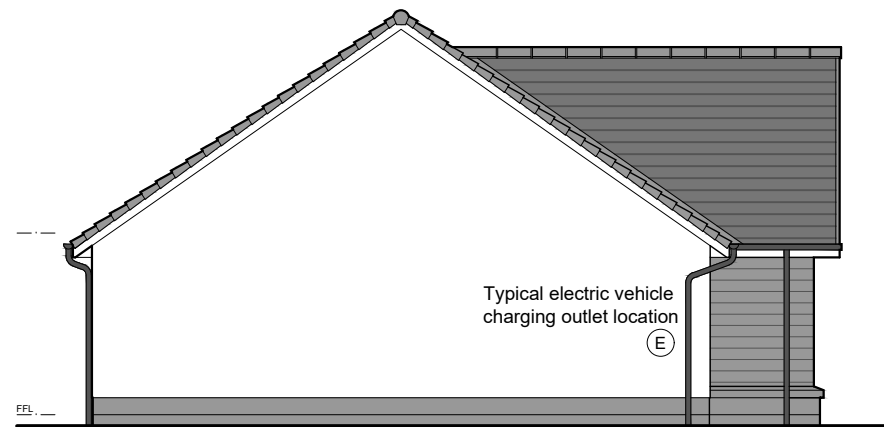
Ness
 1 storey detached house / 3 Bedrooms
 Floor Area = 105m²



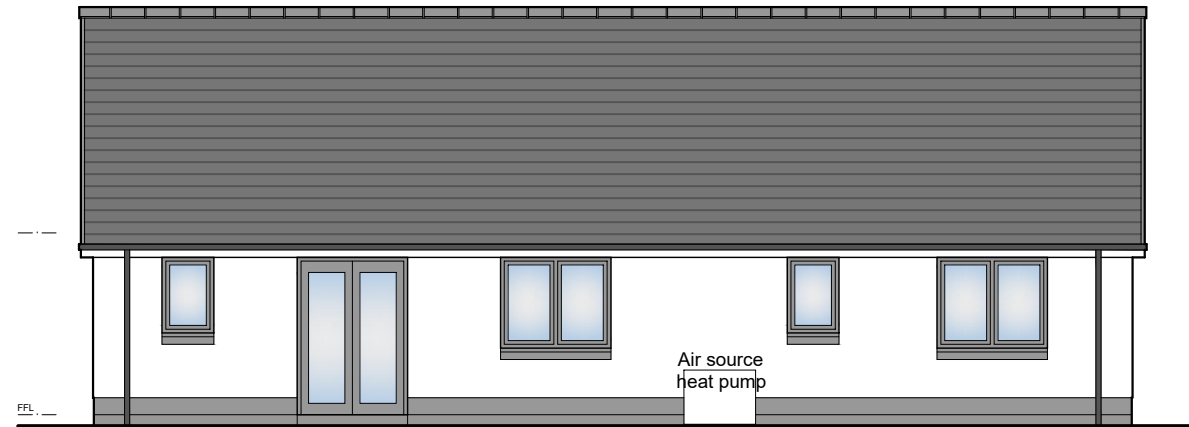
FRONT ELEVATION



ENHANCED GABLE ELEVATION



GABLE ELEVATION

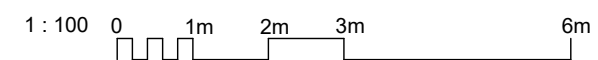


REAR ELEVATION



3D PERSPECTIVE

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



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

Bracewell Stirling CONSULTING

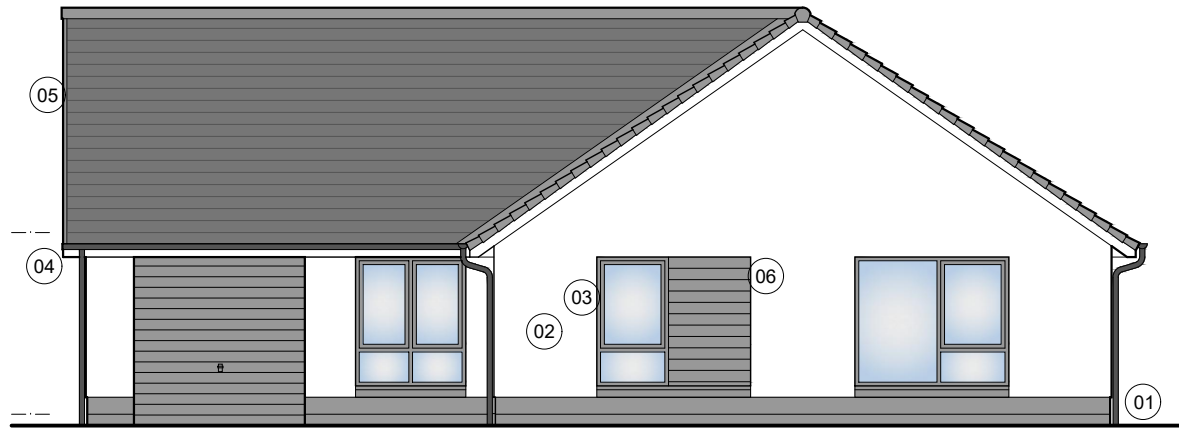
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

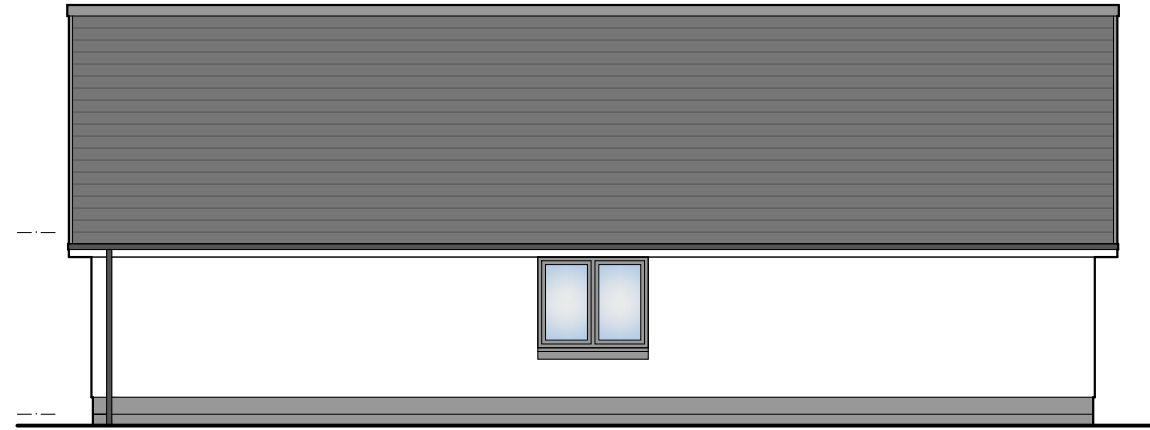
NESS ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-116		REV.

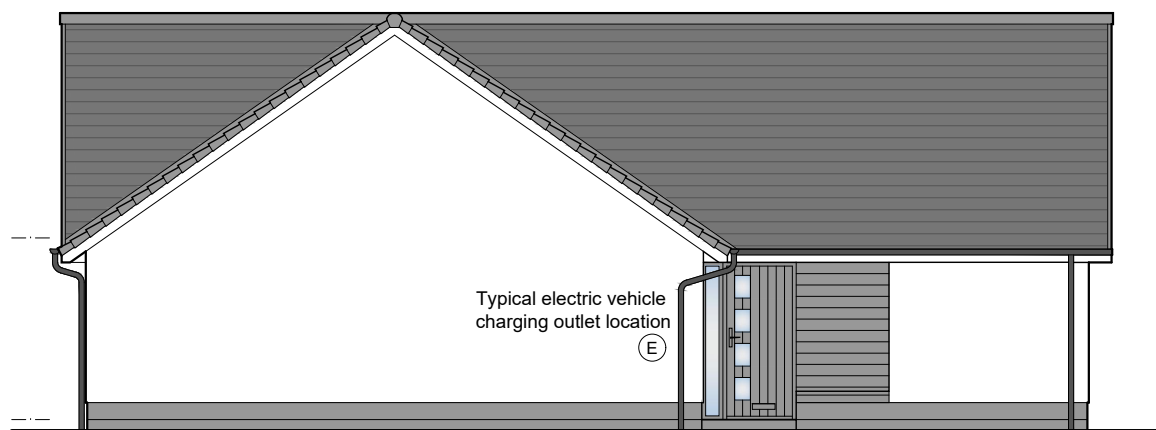
Lochy
 1 storey detached house / 3 Bedrooms
 Floor Area = 117m²



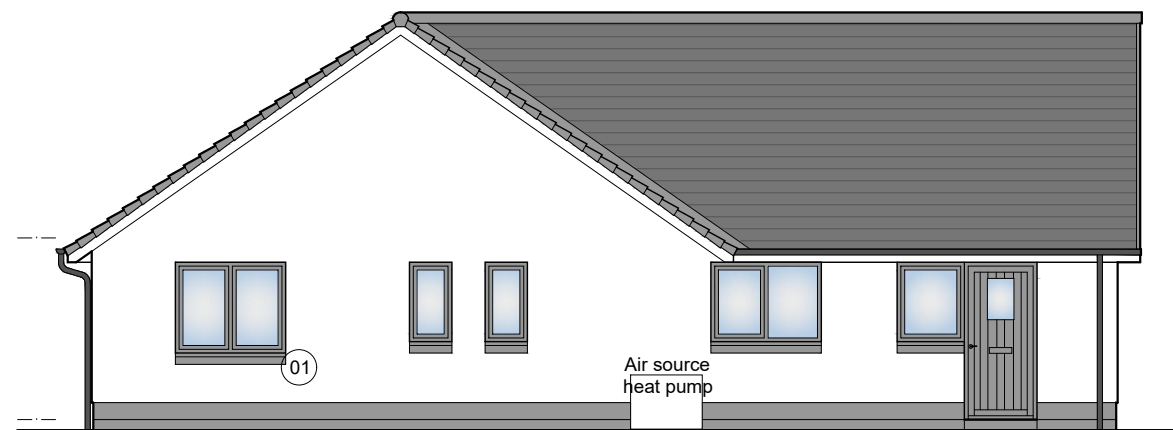
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

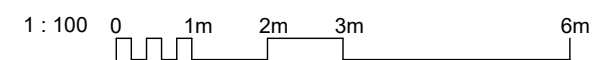


REAR ELEVATION



3D PERSPECTIVE

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



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

Bracewell Stirling CONSULTING

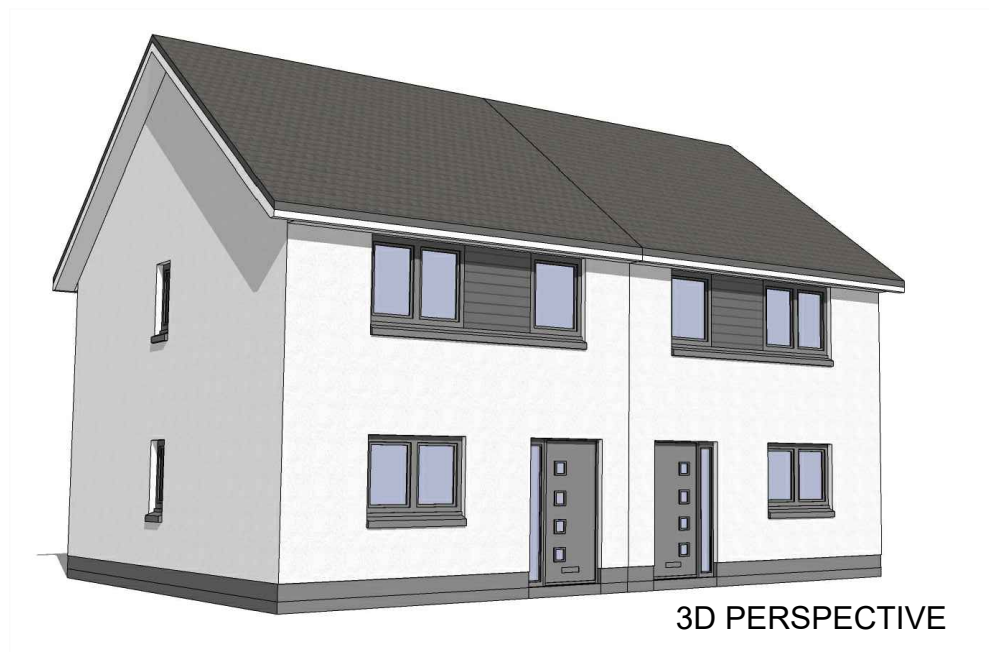
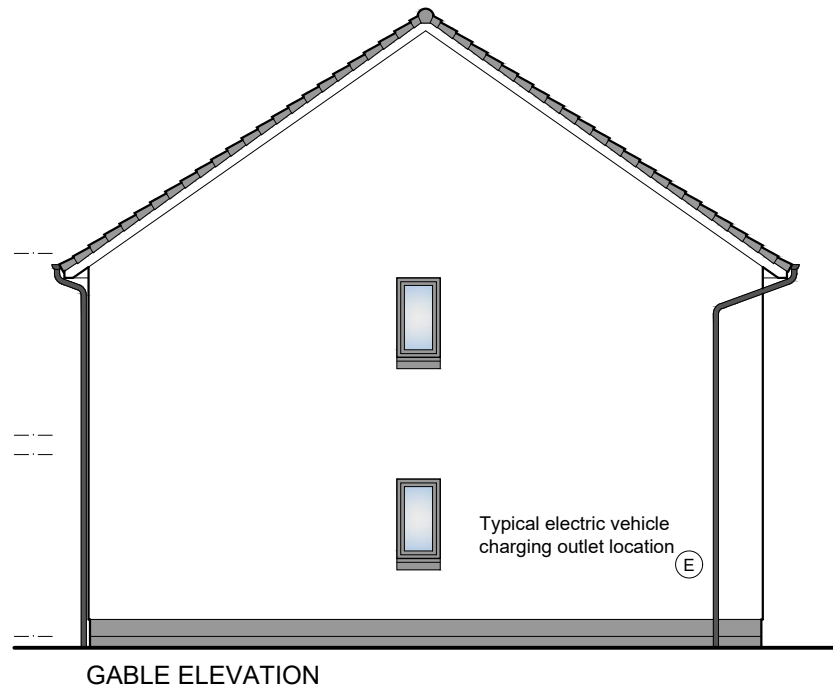
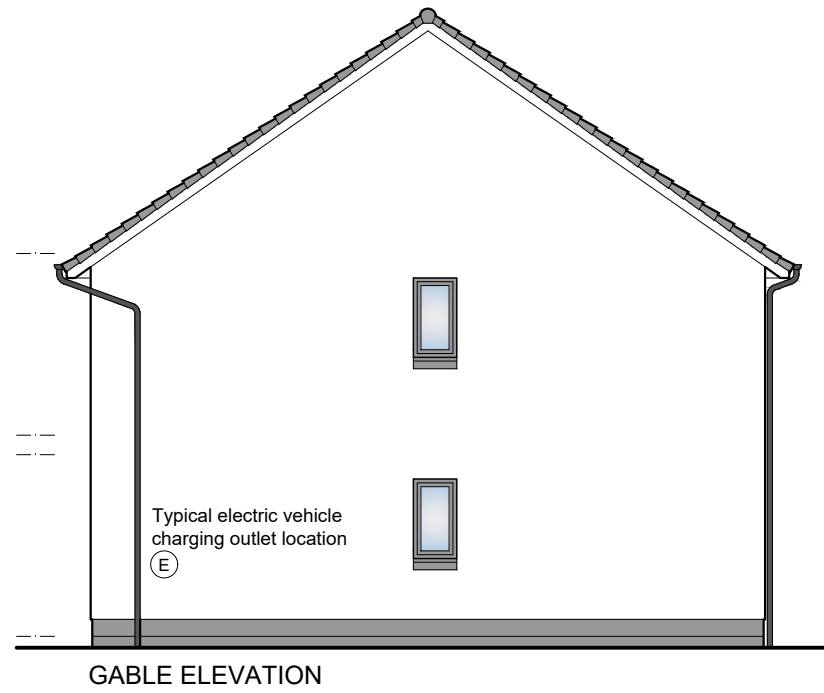
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

LOCHY ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-121		REV.

Corran
 2 storey semi-detached house / 3 Beds
 Floor Area = 82m²



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

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

REV DATE DESCRIPTION DRN

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

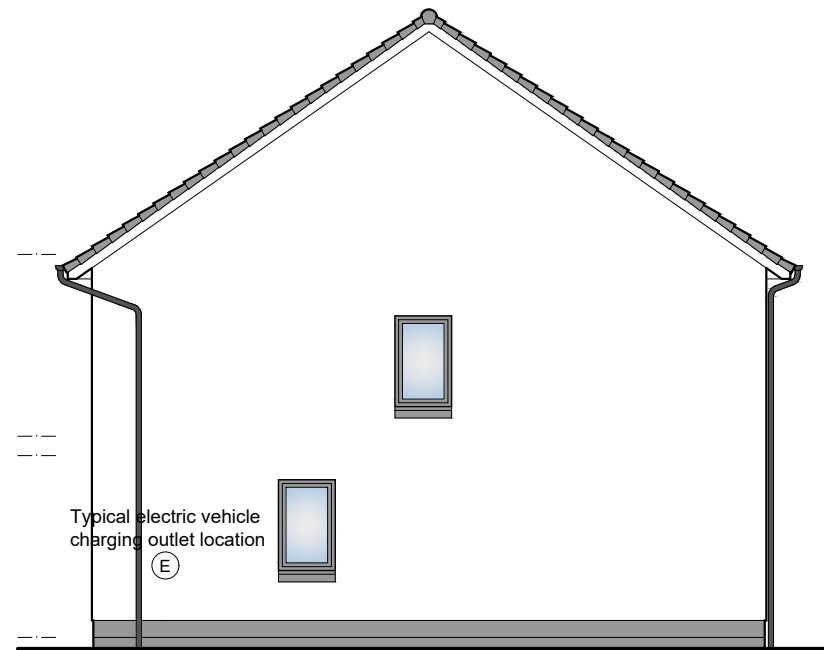
CORRAN ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-126		REV.

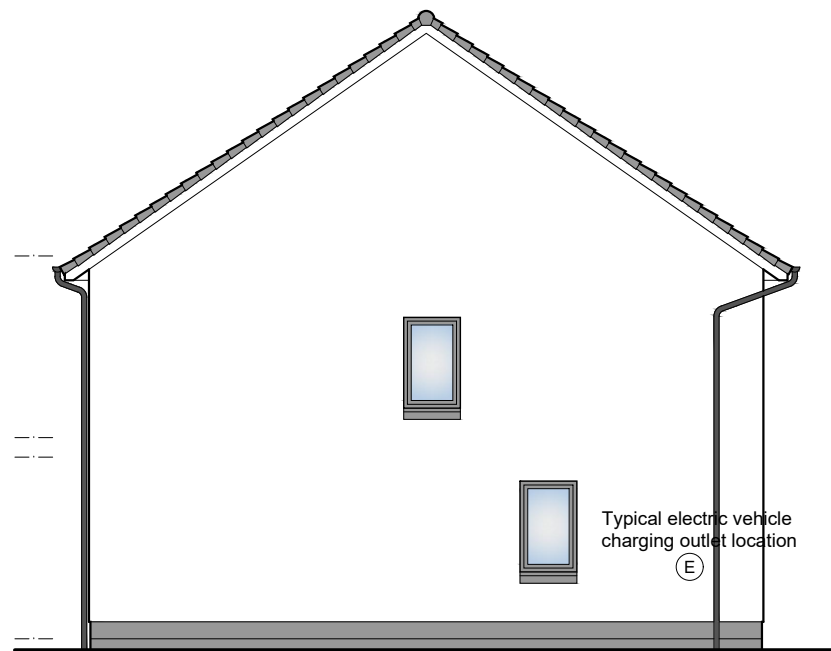
Torrin
 2 storey semi-detached house / 3 Beds
 Floor Area = 88m²



FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION



3D PERSPECTIVE

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

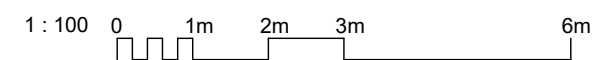
REV	DATE	DESCRIPTION	DRN
-----	------	-------------	-----

Bracewell Stirling CONSULTING

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

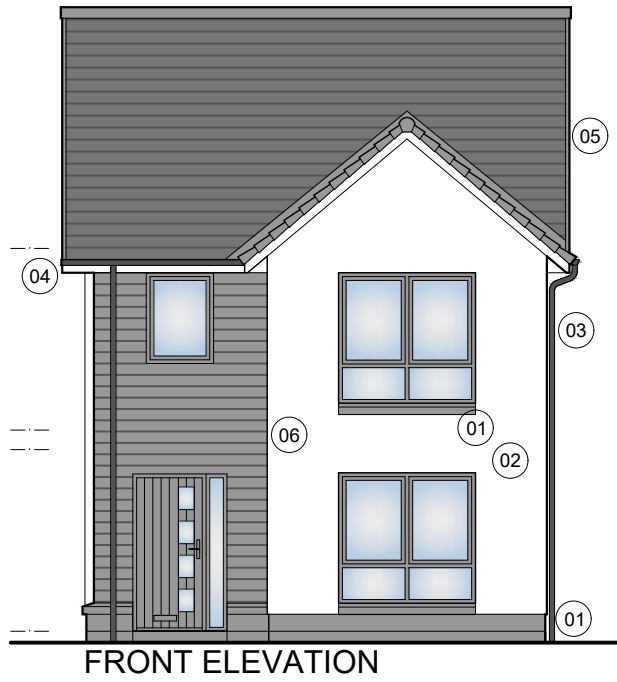
WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

TORRIN ELEVATIONS

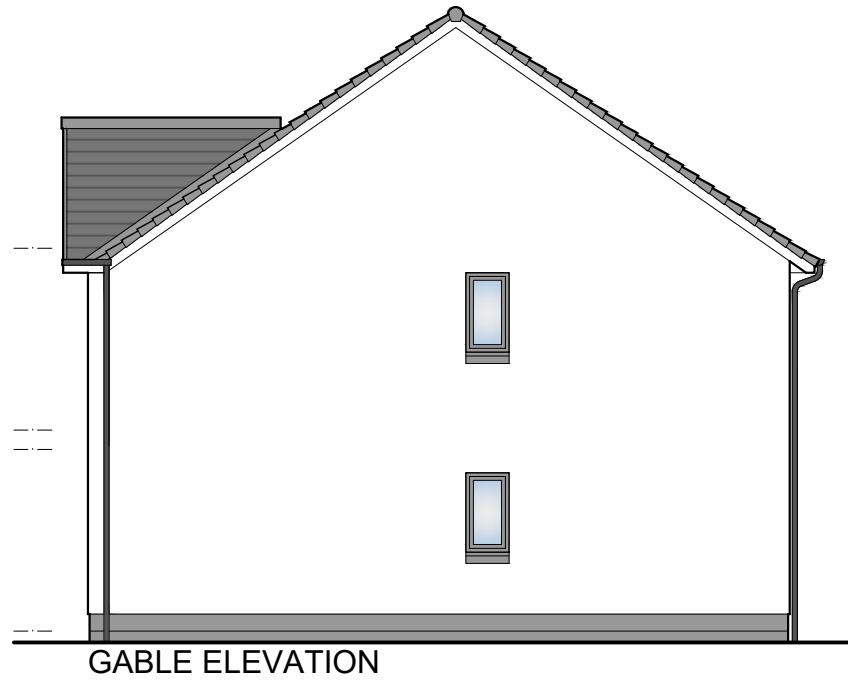


SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-131		REV.

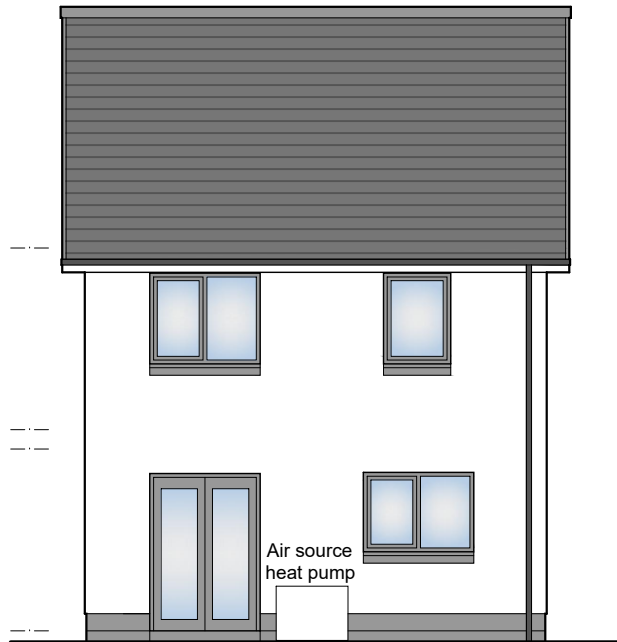
Calder
 2 storey detached house / 3 Bedrooms
 Floor Area = 91m²



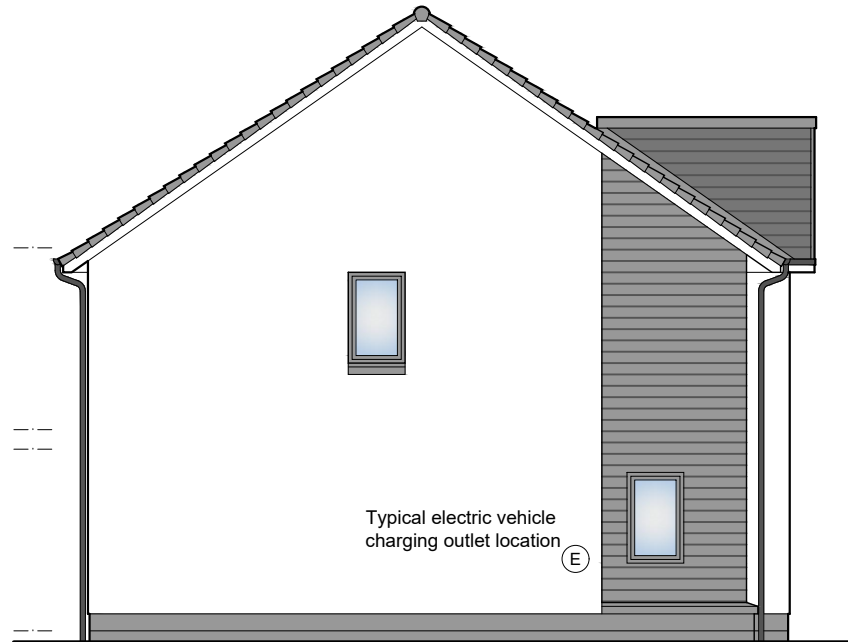
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

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

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

Bracewell Stirling CONSULTING

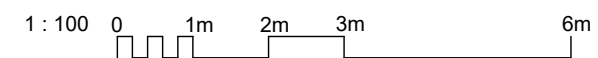
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

CALDER ELEVATIONS

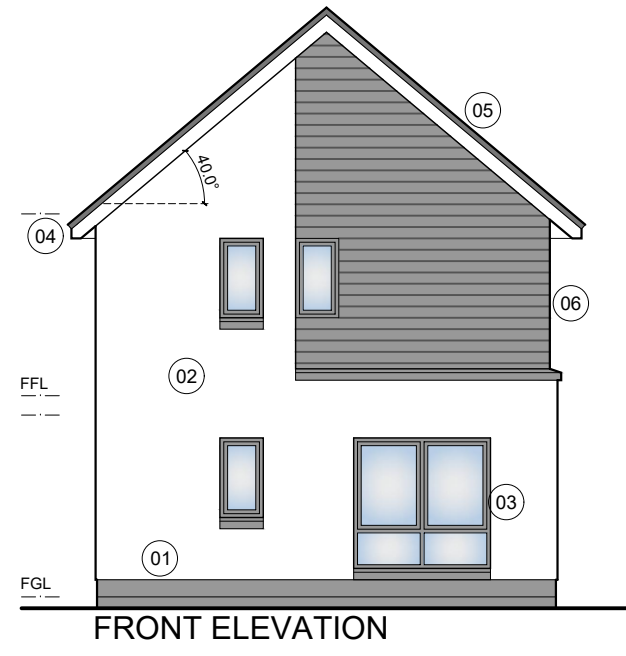


3D PERSPECTIVE



SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-136		REV.

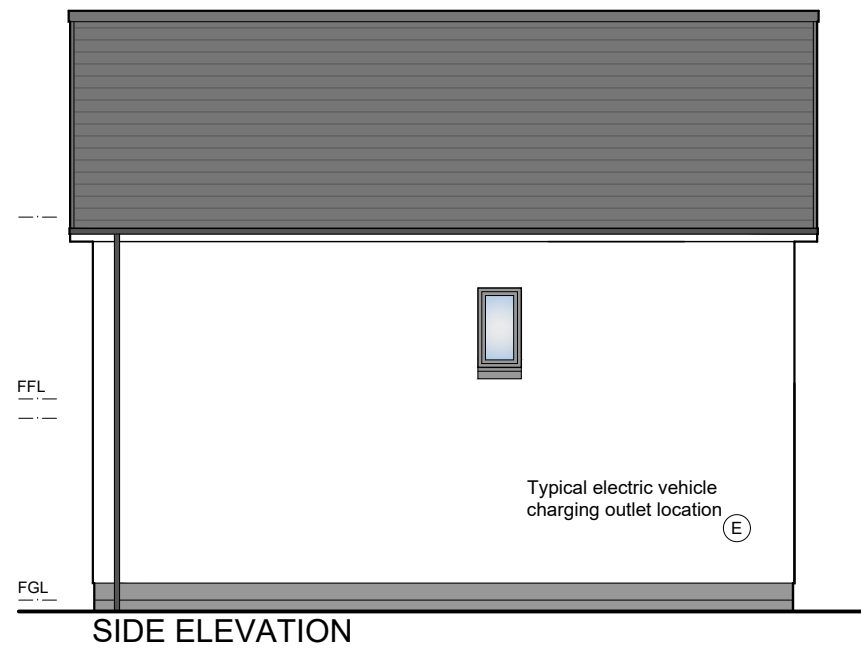
Elm
 2 storey detached house / 3 Bedrooms
 Floor Area = 96m²



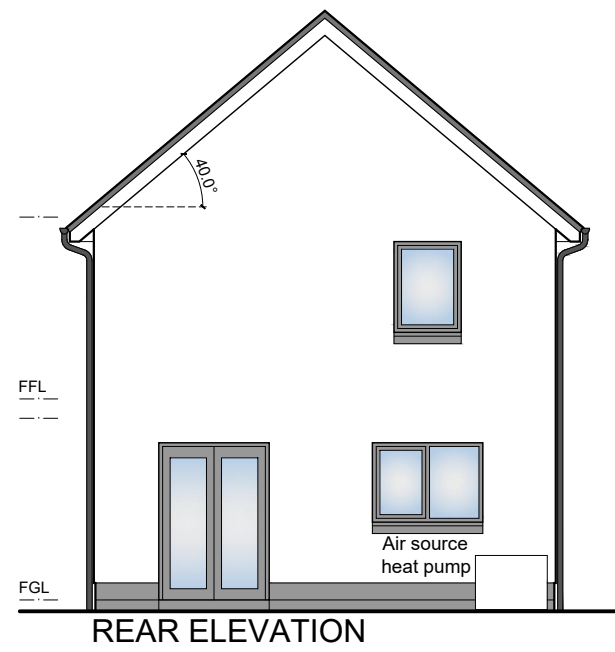
FRONT ELEVATION



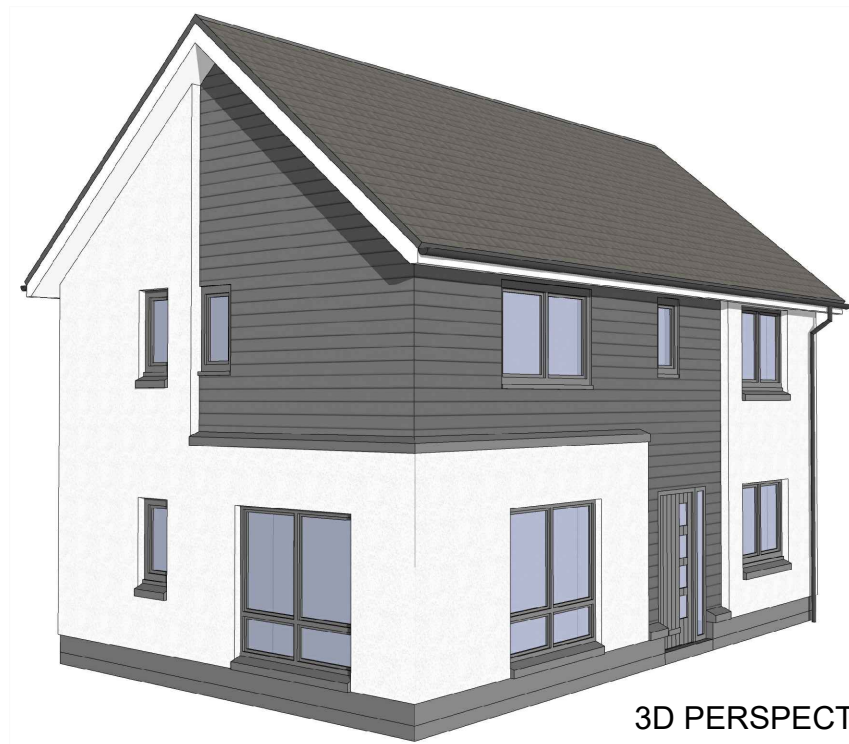
ENTRANCE ELEVATION



SIDE ELEVATION

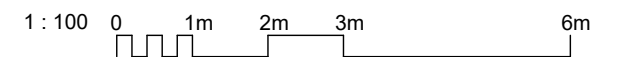


REAR ELEVATION



3D PERSPECTIVE

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



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

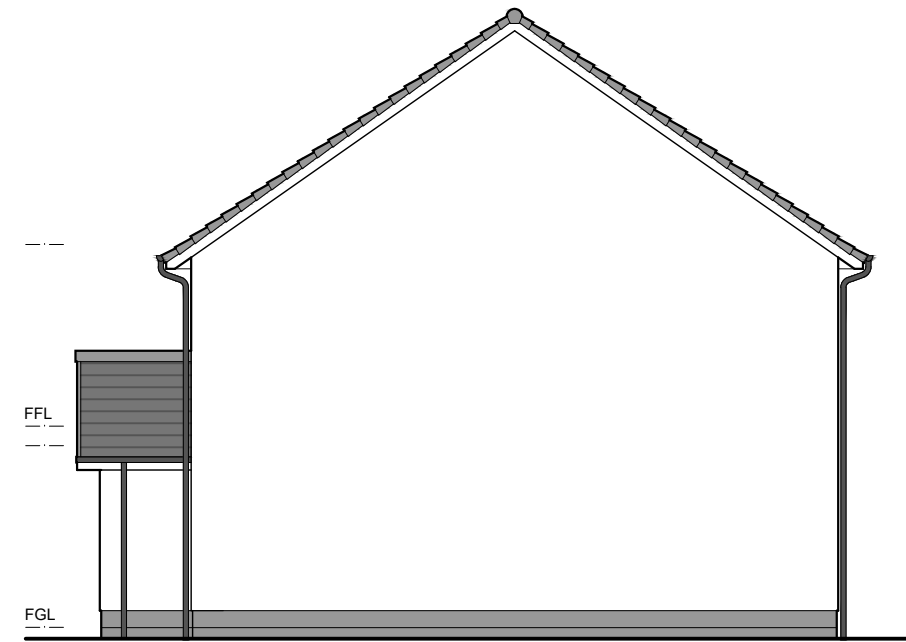
ELM ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-141		REV.

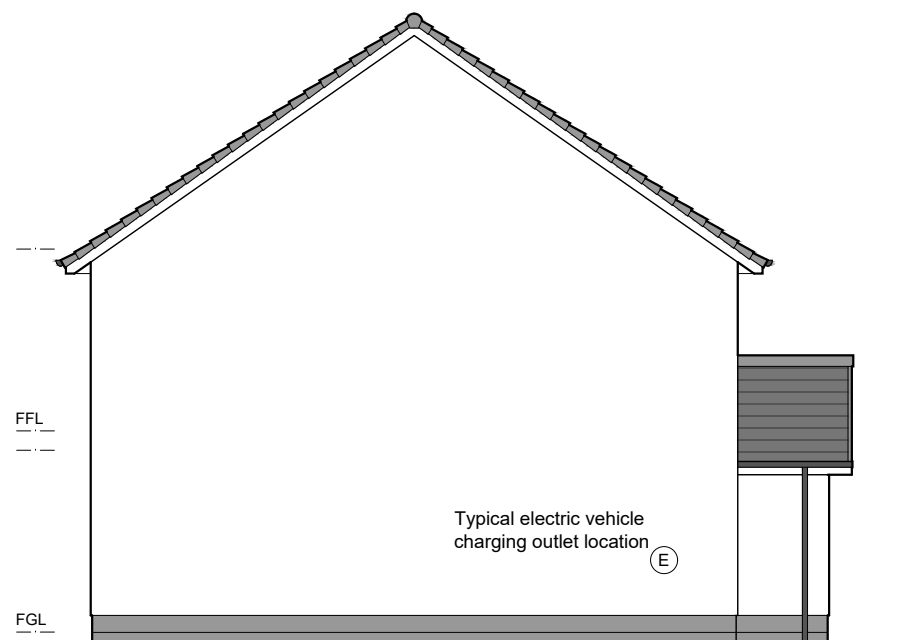
Affric
 2 storey detached house / 3 Bedrooms
 Floor Area = 105m²



FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

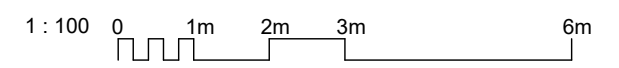


REAR ELEVATION



3D PERSPECTIVE

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



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

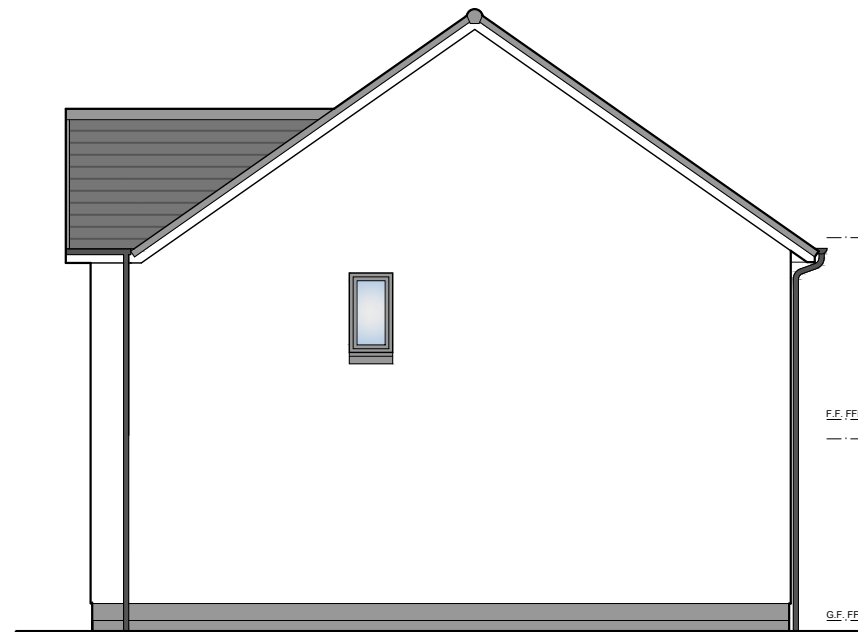
AFFRIC ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-146	REV.	

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



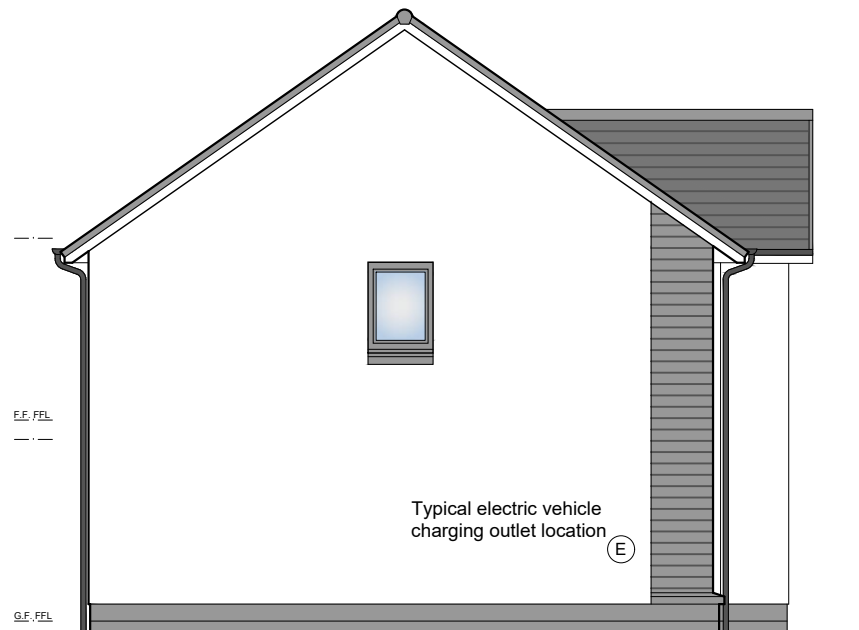
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION

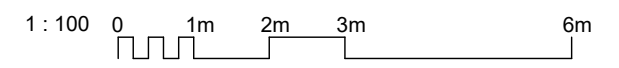


GABLE ELEVATION



3D PERSPECTIVE

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



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

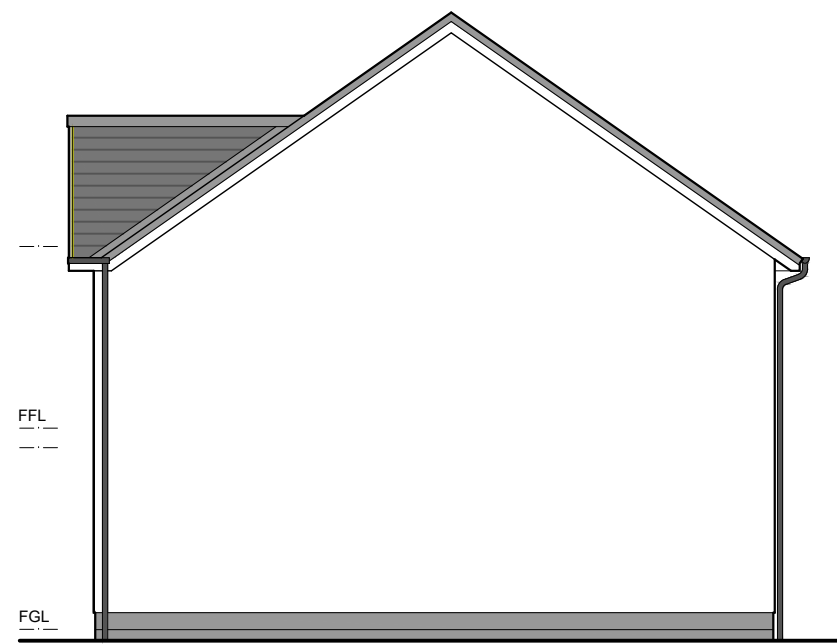
TWEED ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-151	REV.	

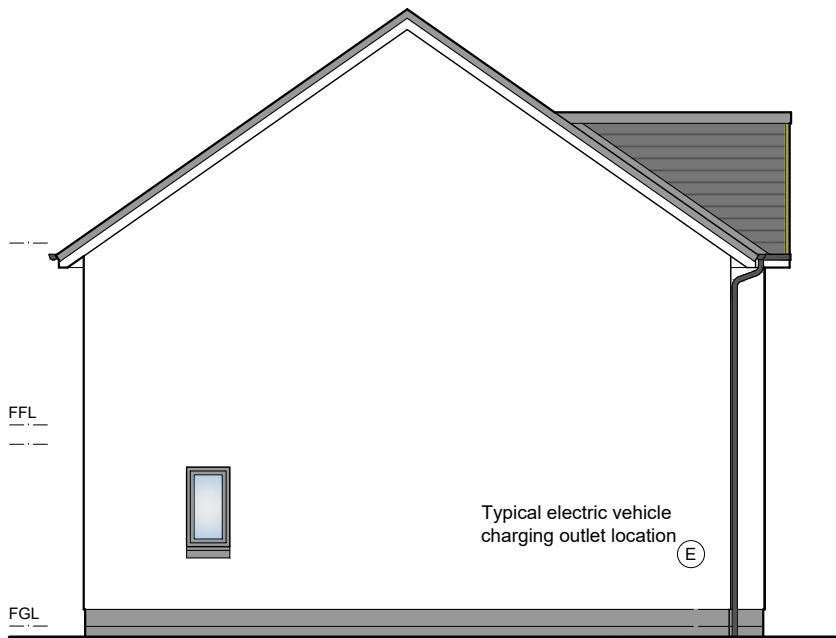
Etive
 2 storey detached house / 4 Bedrooms
 Floor Area = 118m²



FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

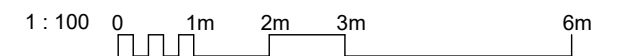


REAR ELEVATION



3D PERSPECTIVE

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



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

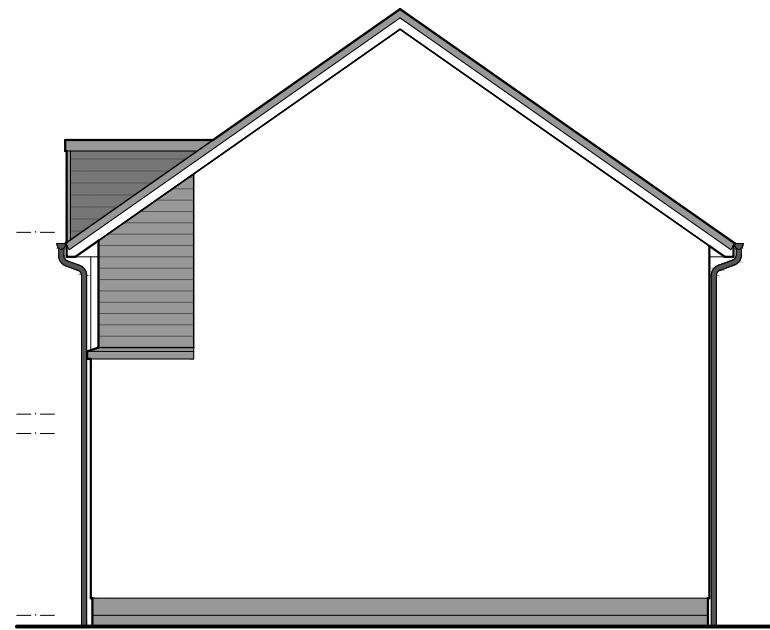
ETIVE ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-156		REV.

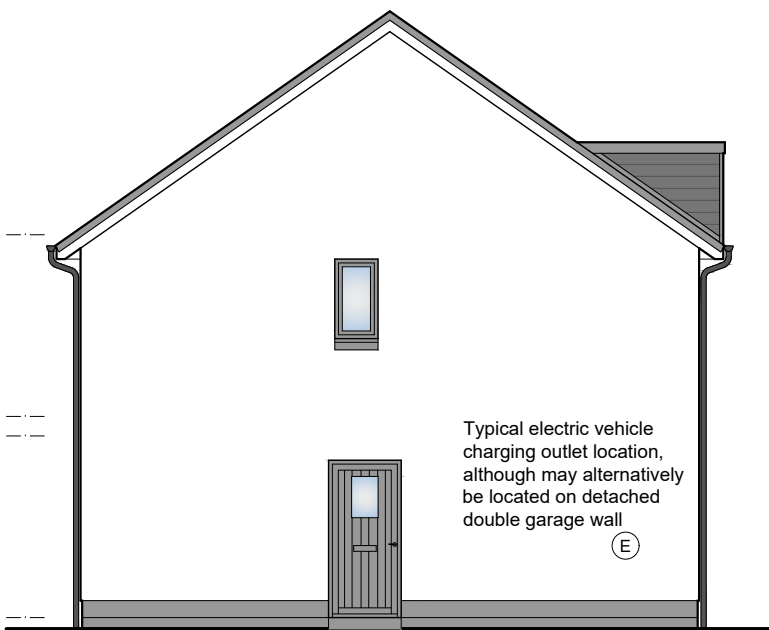
Tarvie
 2 storey detached house / 4 Bedrooms
 Floor Area = 124m²



FRONT ELEVATION



GABLE ELEVATION



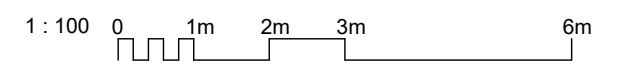
GABLE ELEVATION

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



REAR ELEVATION

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



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

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

TARVIE ELEVATIONS



3D PERSPECTIVE

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-161	REV.	

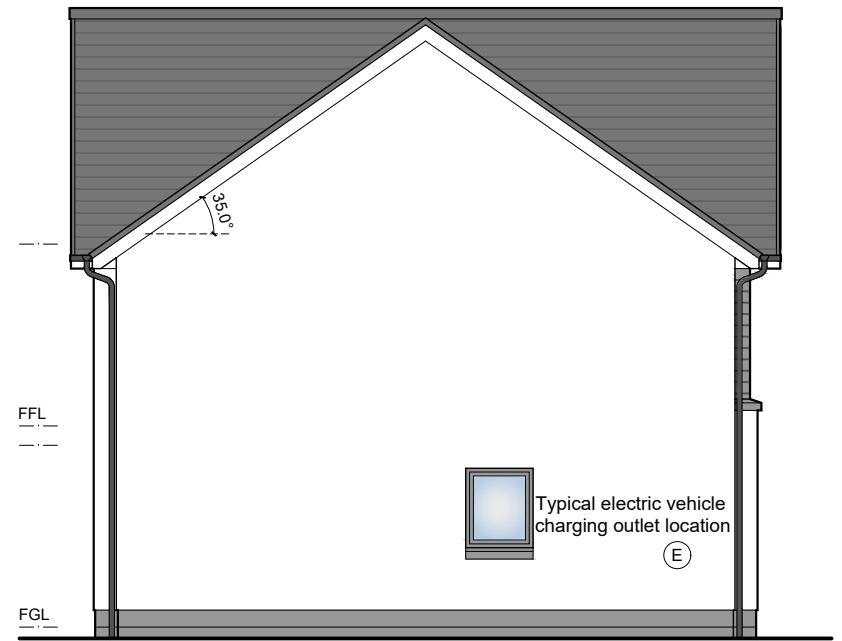
Willow
 2 storey detached house / 4 Bedrooms
 Floor Area = 131m²



FRONT ELEVATION



ENTRANCE ELEVATION

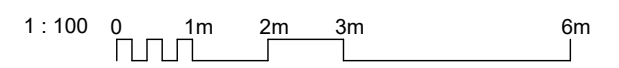


SIDE ELEVATION



REAR ELEVATION

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



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

WILLOW ELEVATIONS

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-166		REV.



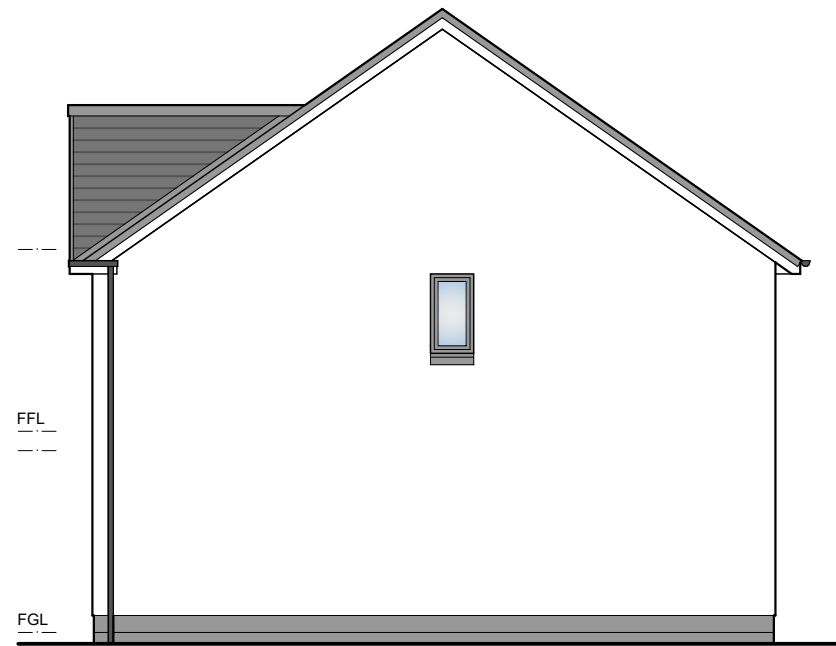
3D PERSPECTIVES



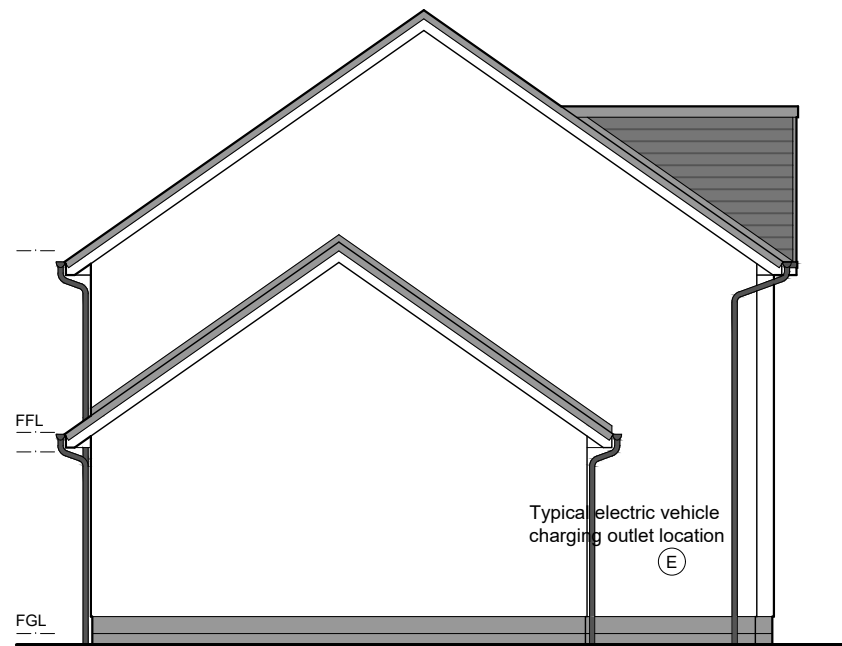
Lochalsh
 2 storey detached house / 4 Bedrooms
 Floor Area = 139m²



FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION

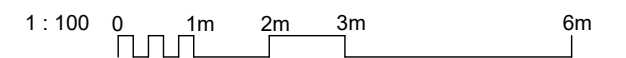


REAR ELEVATION



3D PERSPECTIVE

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



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 SIMPSON BUILDERS LTD

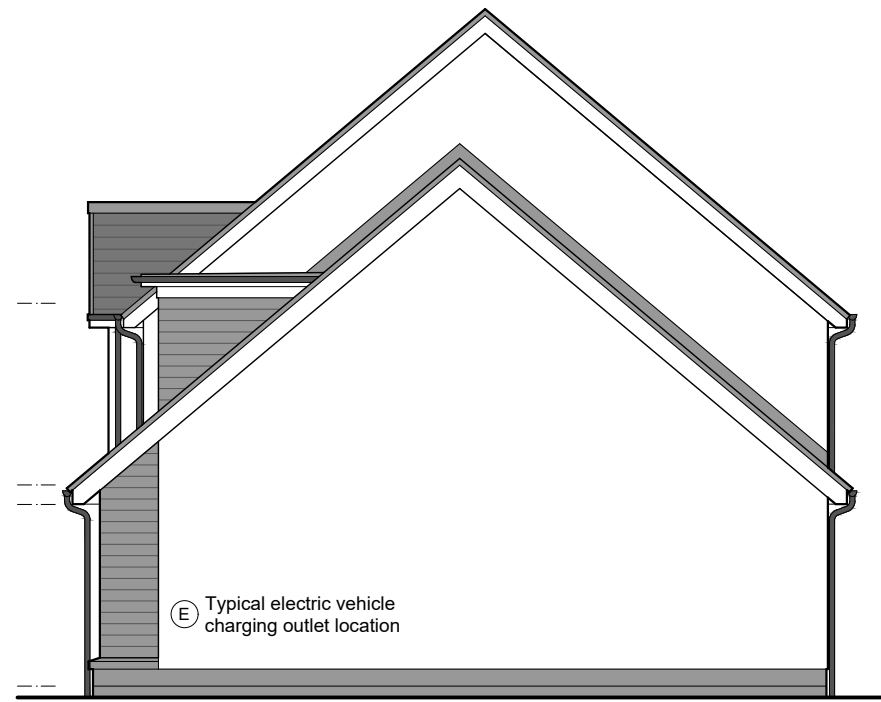
4979-01-171_ LOCHALSH ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	Apr 2023
DWG No.	4979-01-171	REV.	

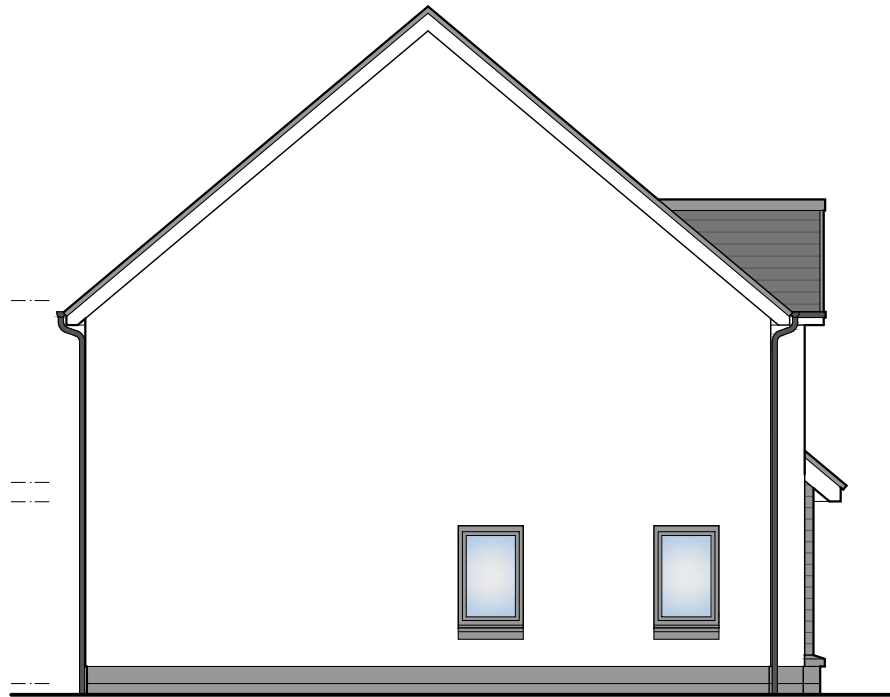
Culzean
 2 storey detached house / 5 Bedrooms
 Floor Area = 177m²



FRONT ELEVATION



GABLE ELEVATION

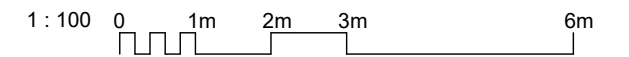


GABLE ELEVATION



REAR ELEVATION

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



REV	DATE	DESCRIPTION	DRN



3D PERSPECTIVE

Bracewell Stirling CONSULTING

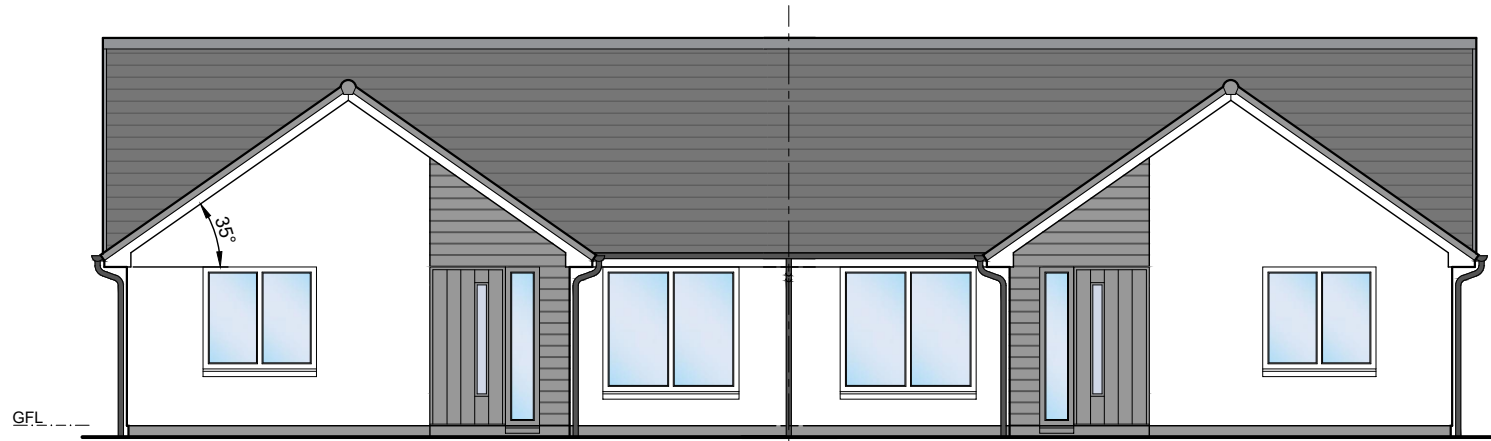
38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

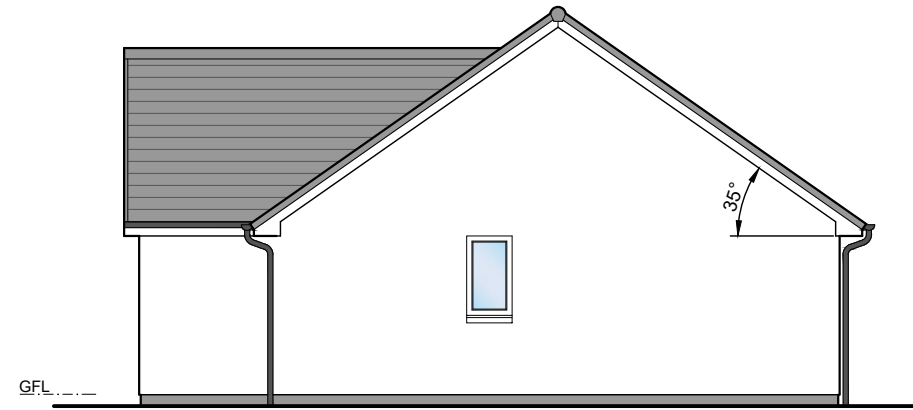
CULZEAN ELEVATIONS

SCALE:	1 : 100	DRAWN:	--
PAPER SIZE:	A3	DATE:	May 2023
DWG No.	4979-01-176	REV.	

PLOT NO.S
27 & 28



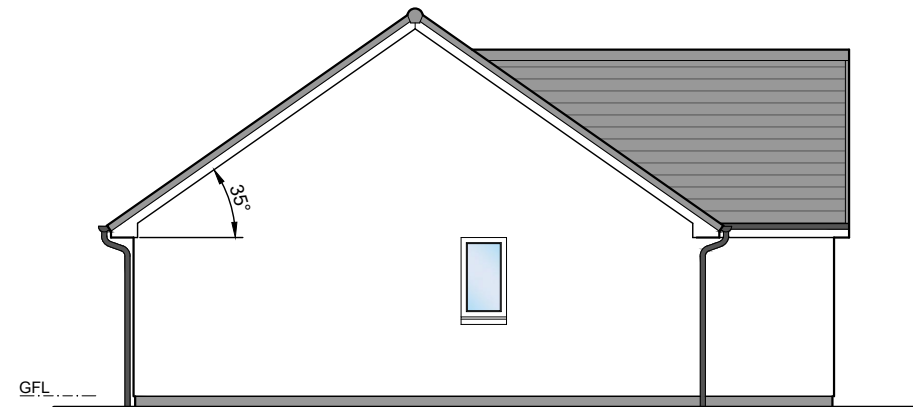
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

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

Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

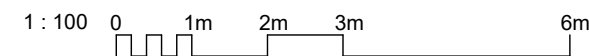
2B3PAM BUNGALOW - ELEVATIONS

STATUS: **PLANNING**

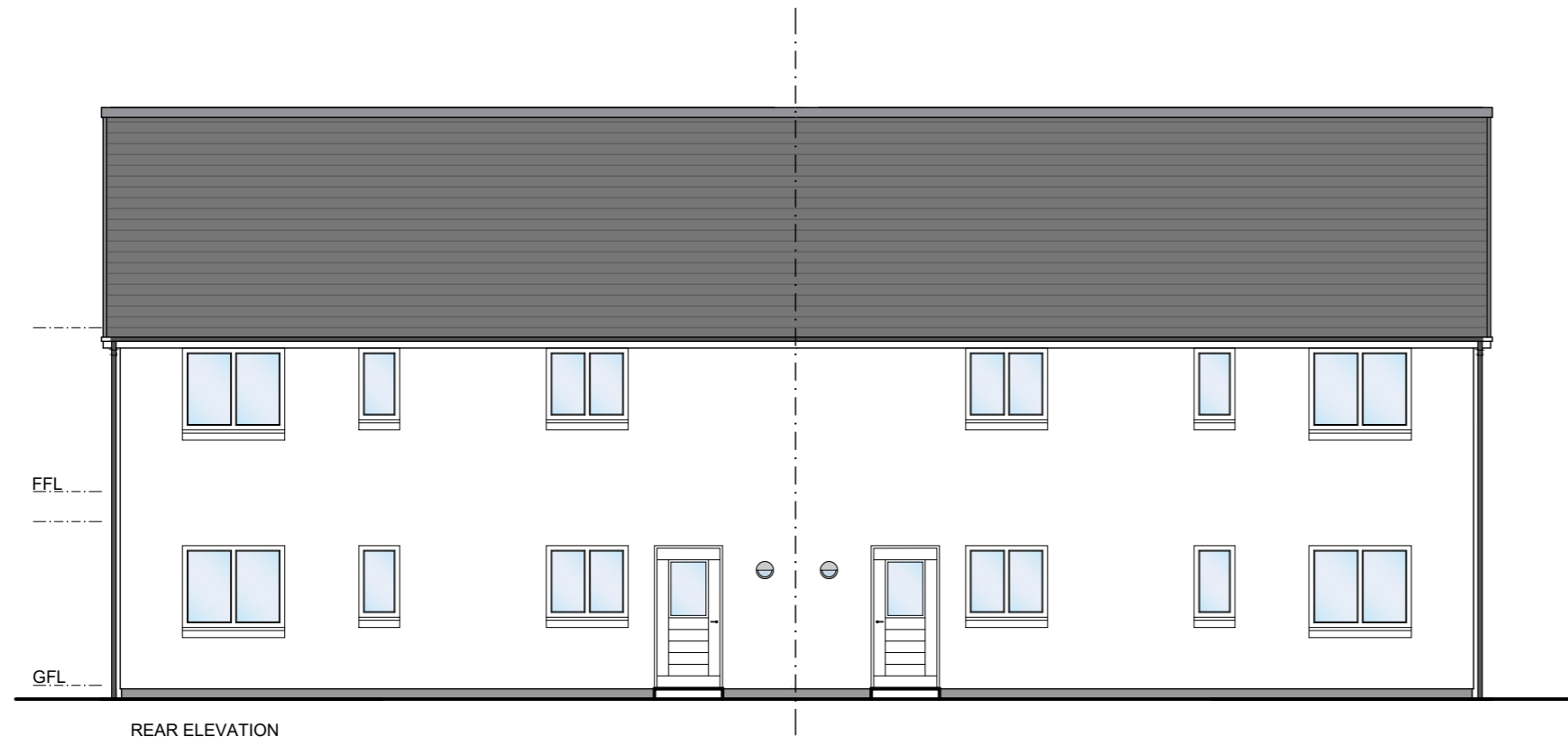
SCALE: 1 : 100 DRAWN: LK

PAPER SIZE: A3 DATE: May 2023

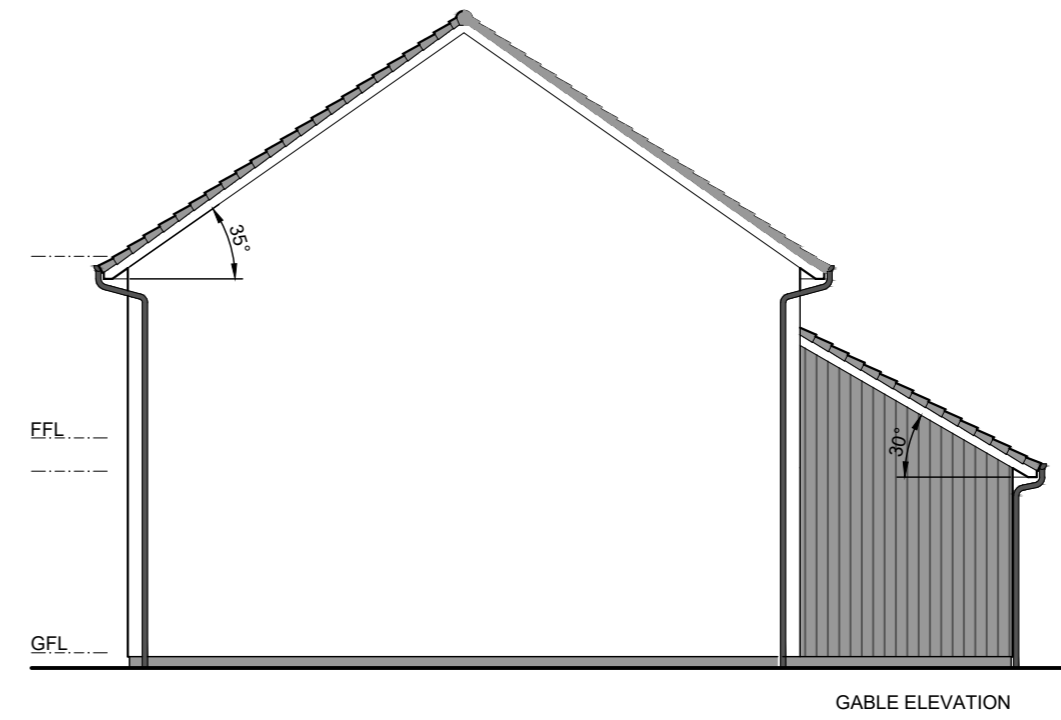
DWG No. 4979-01-201 REV.



PLOT NO.S
53-60



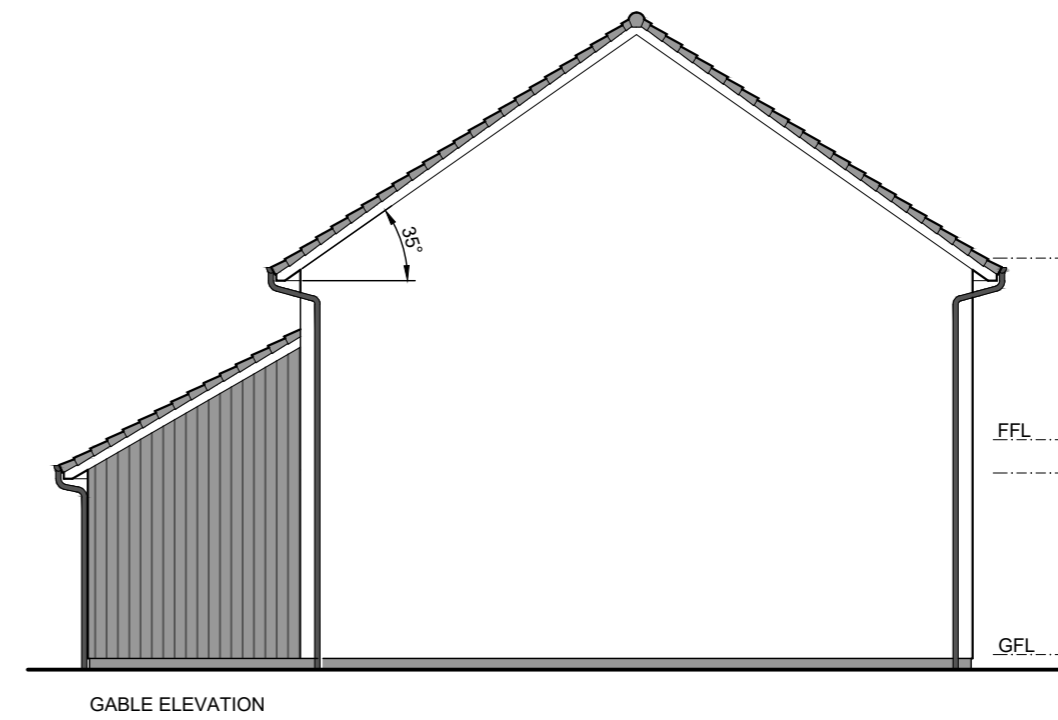
REAR ELEVATION



GABLE ELEVATION



FRONT ELEVATION



GABLE ELEVATION

REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

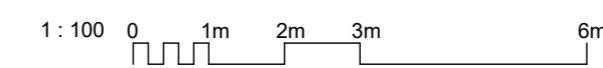
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD
 2B4P COTTAGE FLATS - ELEVATIONS

STATUS: **PLANNING**

SCALE: 1 : 100	DRAWN: LK
PAPER SIZE: A2	DATE: May 2023

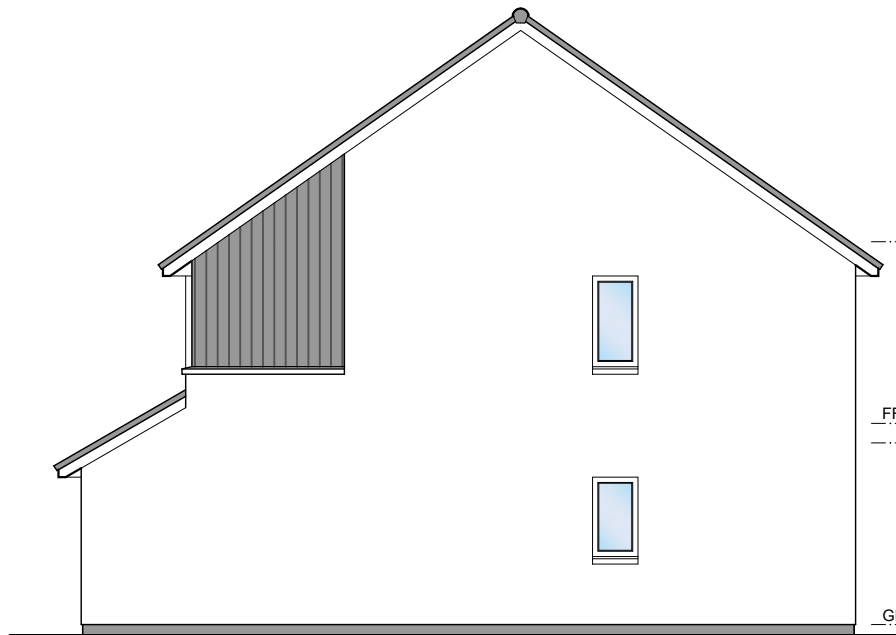
DWG No. 4979-01-206	REV.
---------------------	------



PLOT NO.S
24-25



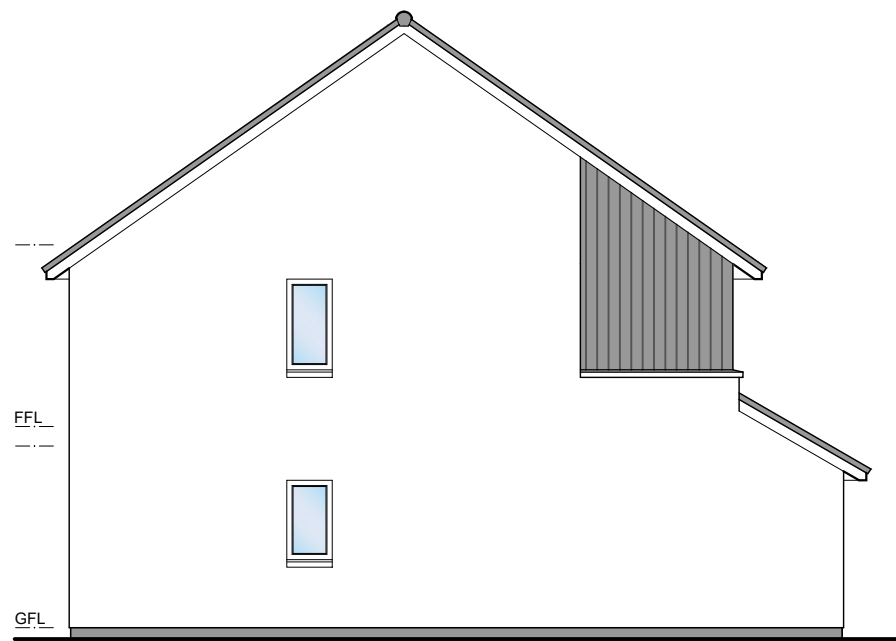
REAR ELEVATION



GABLE ELEVATION



FRONT ELEVATION



GABLE ELEVATION

REV	DATE	DESCRIPTION	DRN

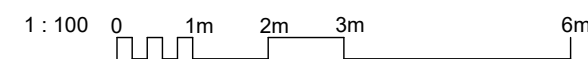
Bracewell Stirling CONSULTING

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

WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

2B4P VILLA - ELEVATIONS

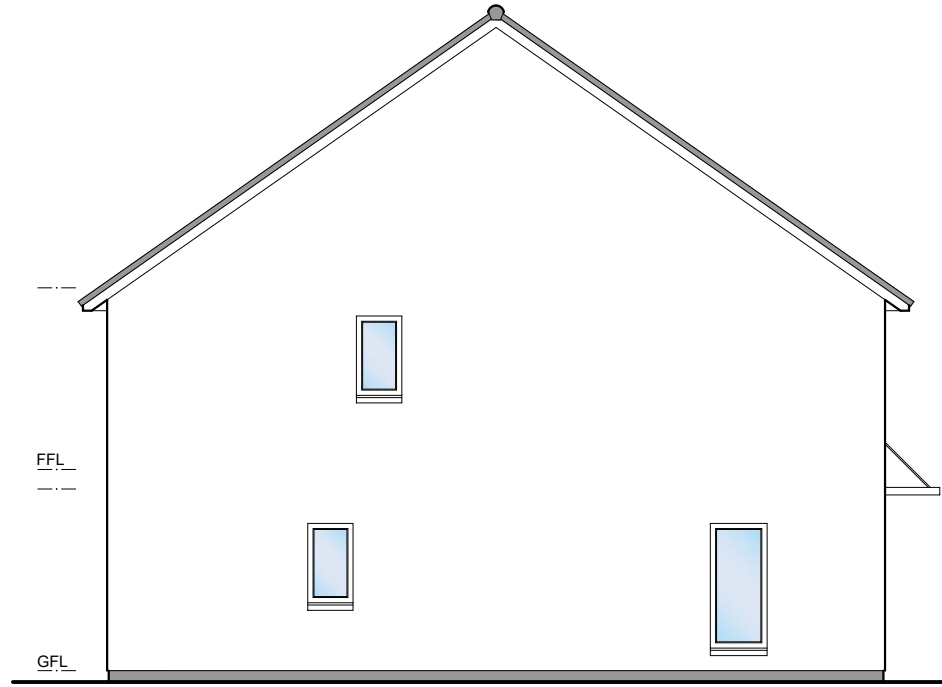
STATUS:	PLANNING		
SCALE:	1 : 100	DRAWN:	LK
PAPER SIZE:	A3	DATE:	May 2023
DWG No.	4979-01-211		REV.



PLOT NO.S
22-23



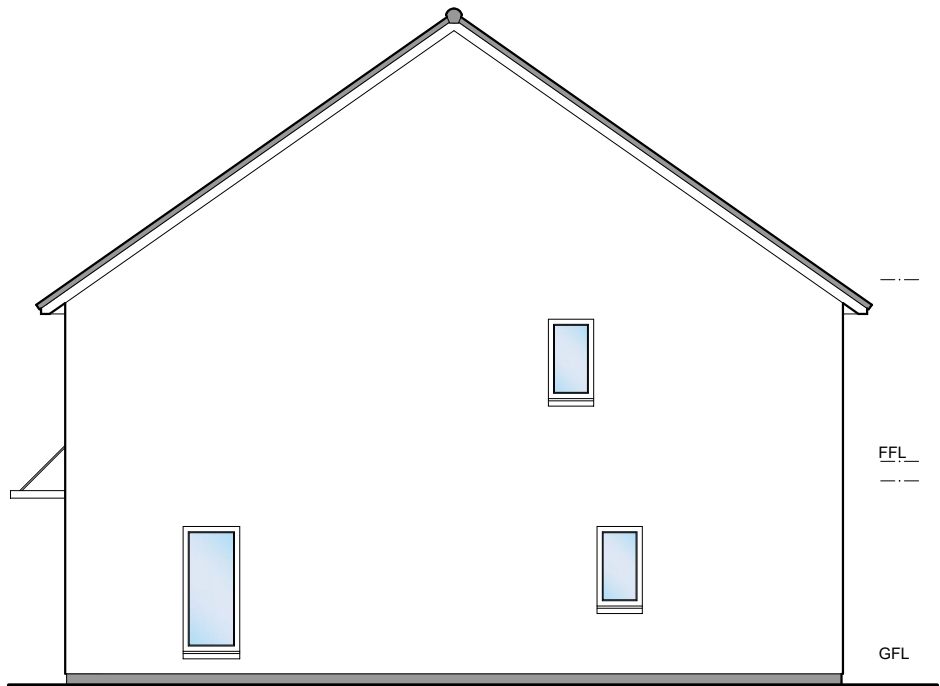
REAR ELEVATION



GABLE ELEVATION



FRONT ELEVATION



GABLE ELEVATION

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

Bracewell Stirling CONSULTING

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

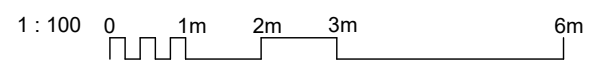
WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

3B5P VILLA - ELEVATIONS

STATUS: **PLANNING**

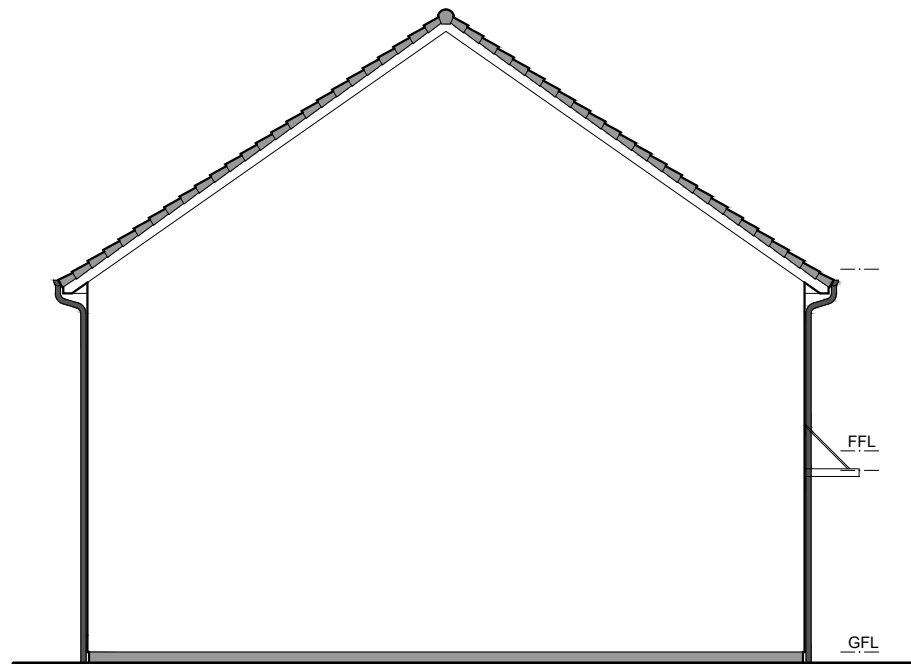
SCALE: 1 : 100 DRAWN: LK
 PAPER SIZE: A3 DATE: May 2023

DWG No. **4979-01-216** REV.





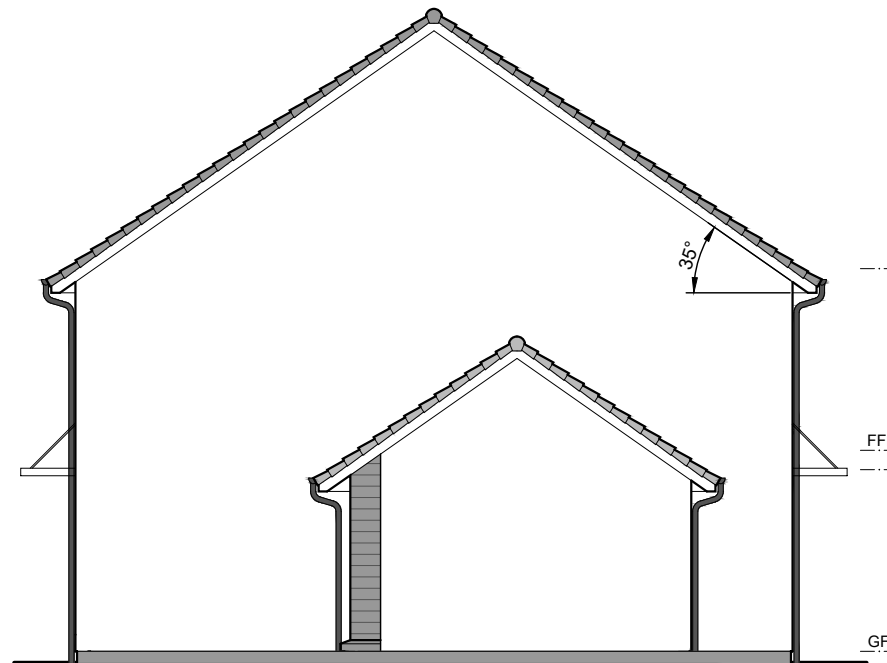
REAR ELEVATION



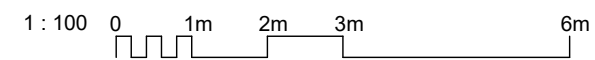
GABLE ELEVATION



FRONT ELEVATION



GABLE ELEVATION



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

Bracewell Stirling CONSULTING

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

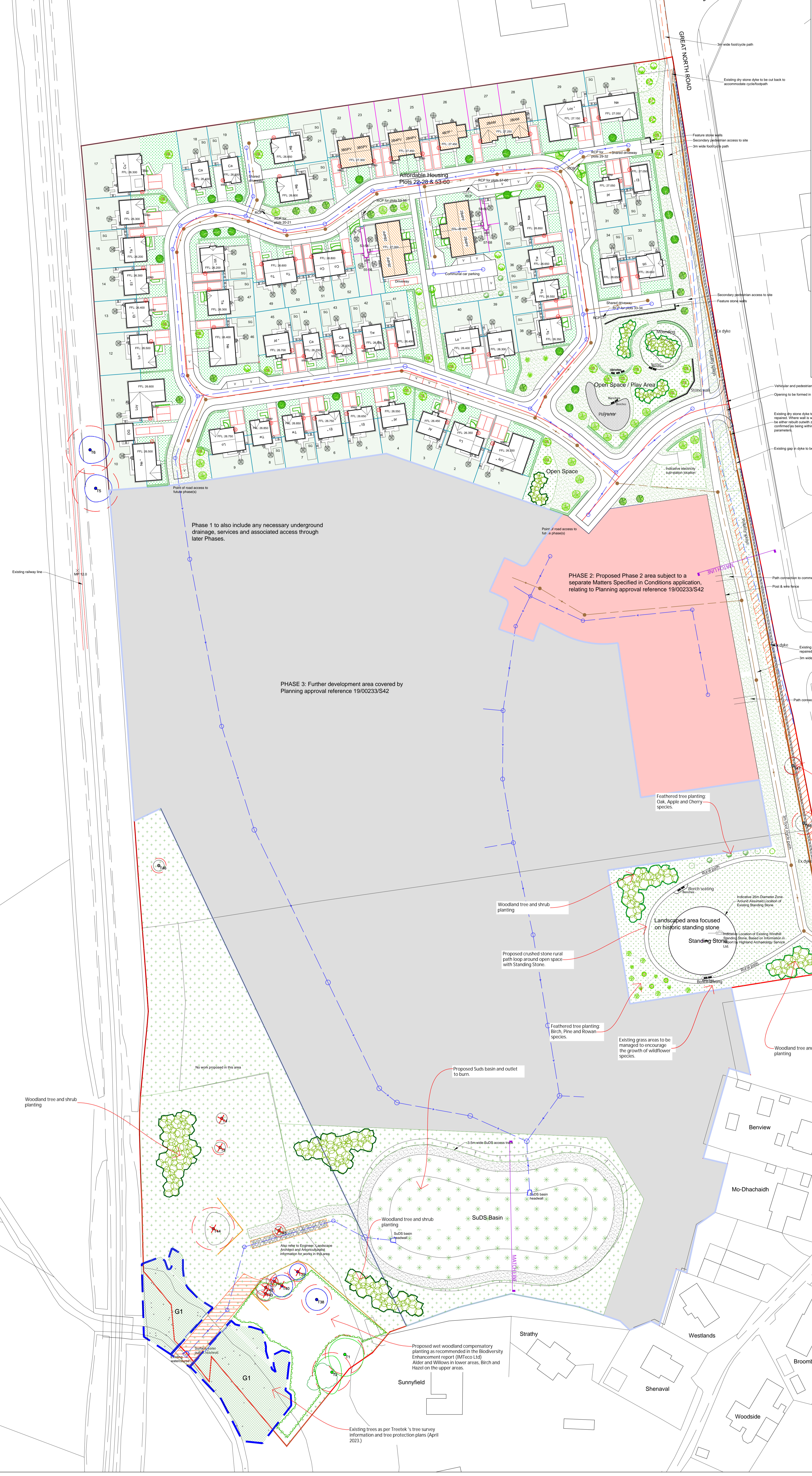
WYNDHILL,
 MUIR OF ORD
 TULLOCH HOMES LTD

4B7P VILLA - ELEVATIONS

STATUS: **PLANNING**

SCALE: 1:100 DRAWN: LK
 PAPER SIZE: A3 DATE: May 2023

DWG No. **4979-01-221** REV.



- KEY**
- Existing trees to be retained and protected in accordance with BS5837:2012. Refer to Treetek's tree survey and tree protection plans for full details of the existing trees and tree protection measures (April 2023.)
- TREE PLANTING**
- Proposed 3.3-3.5m tall, 10-12cm girth selected standard tree planting: Birch, Hornbeam, Cherry and Rowan species.
 - Proposed 2.5-3m tall, 8-10cm girth standard tree planting: Hornbeam, Oak, Bird Cherry and Rowan species.
 - Proposed 1.5-1.75m tall, feathered tree planting: Oak, Apple, Birch, Cherry and Rowan species.
 - Proposed 0.8-1m high feathered conifers: Pine species.
- NATIVE SPECIES WOODLAND PLANTING**
- Proposed native species woodland tree and shrub planting using cell grown forestry transplants. Woodland planting to be protected with bio-degradable guards, timber stakes and biodegradable mulching mats.
 - Proposed native species cell grown wet woodland transplants protected with biodegradable shelters with stakes, ties and mulch mats. Wet woodland species including Birch, Alder and Willow trees and Hazel shrubs. Wet woodland mix to be notched planted into existing areas.
 - Grass areas at proposed tree bases to be strimmed back (500mm circle approx) to allow the transplants to be notched planted into the cleared soil and mulch mat placed around base of plants and secured down to soil. Drive stake into soil and secure tree guards to stakes with 2no. ratchet ties. (Birch and Hazel to be planted on the higher ground in the wet woodland areas).
- SHRUB PLANTING AND HEDGING**
- Proposed shrub planting including native species and varieties selected from the RHS Plants for Pollinators' lists.
 - Proposed Hornbeam hedging to front gardens: 1-2, 80-100cm tall transplants @ 5/1m m, root dipped in Rootgrow Mycorrhiza, prior to planting.
 - Proposed mixed native species hedging to open spaces: Hawthorn, Hornbeam, Hazel, Dog Rose and Holly species: 40-60cm, 200cc cell grown transplants in double staggered rows @ 5/1m metre.
- TURFING, GRASS SEEDING AND GRASS / WILDFLOWER SEEDING**
- Proposed communal open spaces: subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and grass seeded.
 - Proposed front gardens: subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and turfed.
 - Proposed rear gardens: top-soiled, weedkilled, cultivated, 2 pass technique: stone picked and grass seeded: Pre-seed fertiliser 6-9-6 @ 10g/m² followed by R N Wash 12 seed mix @ 40g/m².
 - Proposed species rich long grass areas sown with a grass / wildflower seed mix and maintained with an annual cut back in September. Areas to be de-compacted, stone picked and sown with a Grass / Wildflower seed mix: Scotias seeds 'Mavisbank mix' @ 3g/m².
 - Proposed SUDS basin and slopes to be sown with a grass / wildflower seed mix and maintained with an annual cut back in September. Areas to be de-compacted, stone mixed and sown with a Grass / Wildflower seed mix: Scotias seeds 'Wet Meadow mix' @ 3g/m².
 - Existing grass / scrub areas on slopes leading down to Black Burn. Disturbed areas arising from the SUDS basin outlet works will be reinstated. Areas will be sown with Scotias Seeds 'Hedgegrove or Wet Meadow Mixes' @ 3g/m².

- Vehicle and pedestrian entrance to site
- Opening to be formed in existing wall for path
- Existing dry stone dyke to be retained and repaired. Where wall is within roadway, to be either rebuilt within zone, or height to be confirmed being within acceptable design parameters.
- Existing gap in dyke to be infilled
- Path connection to commercial area
- Foot & wheel kerb
- Existing dry stone dyke to be retained and repaired
- 3m wide footcyclo path
- Path connection to commercial area
- Existing Apple trees to be retained to provide the road junction visibility splays.
- Opening to be formed in existing wall for path
- Path connection to existing path where land ownership permits

NOTES

For planting schedule and summary specification refer to drawing TH WPI 10.23 SL.01.

For landscape proposals for the remainder of the Phase 1 site refer to drawings TH WPI 10.23 SL.02E and SL.04E.

REVISIONS

A: 05.05.23 Landscape proposals revised to Client's requirements at SUDS basin area KW

B: 05.05.23 Landscape proposals updated to current phasing / drainage layouts KW

C: 28.05.23 Planting plans revised to include wet woodland compensatory planting along the southern boundary of the site, as directed by IM/Co Ltd. (Refer to the IM/Co Biodiversity Enhancement Report for details) 10/11 hectares of wet woodland planting added to proposals. Planting schedule updated KW

D: 29.09.23 Wet woodland compensatory planting revised as directed by IM/Co. Planting to be located in south western corner of site KW

E: 03.10.23 Landscape proposals updated to revised site plan (4/19/02/000) and to include Treetek tree survey information. Location for compensatory wet woodland planting adjusted to suit. Planting schedule updated KW

F: 08.08.24 Landscape proposals updated to include the revised SUDS basin location and extent. Additional trees will require to be added. Additional compensatory woodland planting added SUDS basin boundary revised KW

G: 20.09.24 Landscape proposals revised to suit the THC comments: that 10 Carage relocated to avoid the existing tree (T5) Hedging at driveways omitted. Hedging set back 1m at driveway / footpath junctions. SUDS basin planting and seeding revised to original design KW

KETHI WOOD LANDSCAPE DESIGN

1 Old Brunziet Cottage, Balmory,
By Torrance, Glasgow, G64 4AA
Tel: 01340 420358 Mob: 07584 054586
email: kethi.wood@kethiwoodlandscapedesign.com
www.kethiwoodlandscapedesign.scot

WYNDHILL, PHASE 1 HOUSING, MUIR OF ORD - OVERALL LANDSCAPE PLAN 1:500 SCALE

Project Title: WYNDHILL PHASE 1 HOUSING, MUIR OF ORD, NO 7/11

CLIENT: TULLOCH HOMES LTD

DRAWING TITLE: OVERALL LANDSCAPE PLAN.

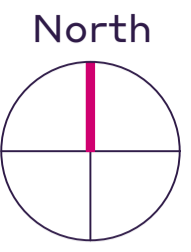
PLANNING

Scale: 1:500@ A0 Date: 04.05.23

Drawn: k.wood Approved:

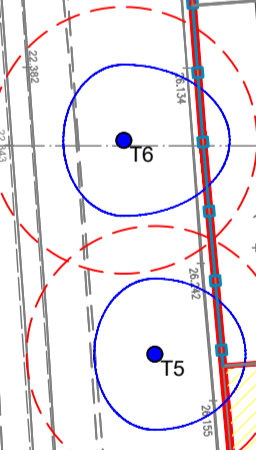
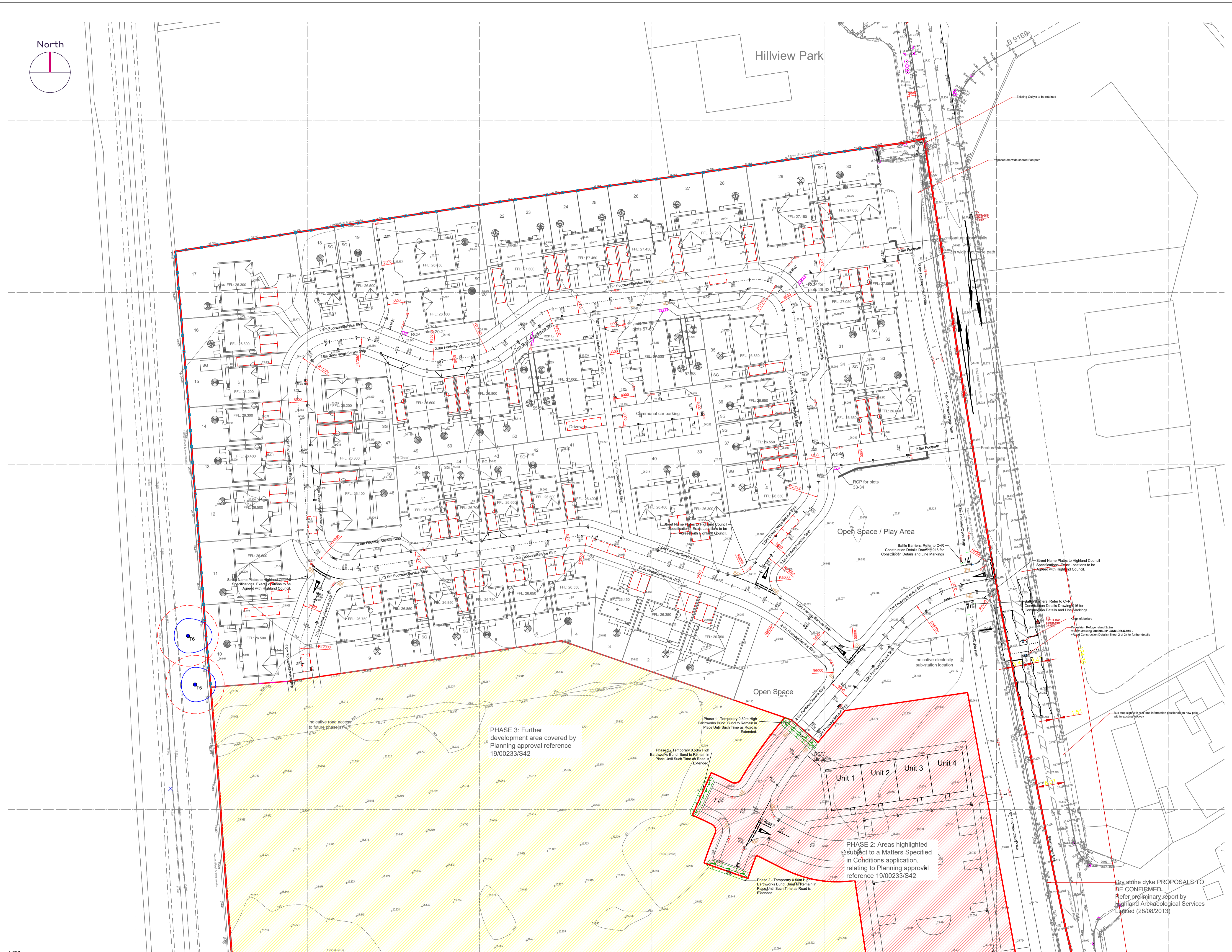
Drawing No: TH WPI 10.23 SL.01 Rev: G





- Notes:**
1. Refer to all Architects & Engineers Drawings for Detailed Development Design Information.
 2. Design & Construction of Roads & Associated Infrastructure to Comply with the Relevant Sections of Highland Council Document 'Roads & Transport Guidelines for New Developments', May 2013.
 3. Any Departures from the aforementioned Roads Standards Document Must be Agreed in Advance with Highland Council.
 4. Prior to Roads Construction Works, the Appointed Contractor is to arrange for CBR Tests to be undertaken at 25.0m Centres. The CBR Results & Details of any Capping Requirements are to be forwarded to the Roads Officer who is Processing the RCC Application.
 5. Road Signs & Markings to Comply with Statutory Document 'Traffic Signs Regulations & General Directions 2016'.
 6. The Contractor is Responsible for Checking the Line & Level of Existing Services, Prior to the Commencement of any Works. Any Discrepancies from Design Information Must be Reported to the Site Manager & Engineer in Writing.
 7. Design & Locations of Street Name Plates to be Agreed in Advance with Highland Council. Street Name Plate Locations are shown Inductively Drawings.

- Legend:**
- RCC Boundary Line
 - Road Gully
 - Tactile Blister Paving



PHASE 3: Further development area covered by Planning approval reference 19/00233/S42

Phase 1 - Temporary 0.50m High Earthworks Bund. Bund to Remain in Place Until Such Time as Road is Extended

Phase 2 - Temporary 0.50m High Earthworks Bund. Bund to Remain in Place Until Such Time as Road is Extended

PHASE 2: Areas highlighted subject to a Matters Specified in Conditions application, relating to Planning approval reference 19/00233/S42

Dry stone dyke PROPOSALS TO BE CONFIRMED. Refer preliminary report by Highland Archaeological Services Limited (28/08/2013)

Issue	Revision	Initial	Date
A	Amended driveways for plot 10 and 11 as per Arch. latest layout	MJA	01/10/24

Cameron + Ross
 CIVIL + STRUCTURAL ENGINEERING
 Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
 t 01224 642 432 | w cameronross.co.uk
 Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
 t 01463 570 100 | w cameronross.co.uk

Client:
Tulloch Homes

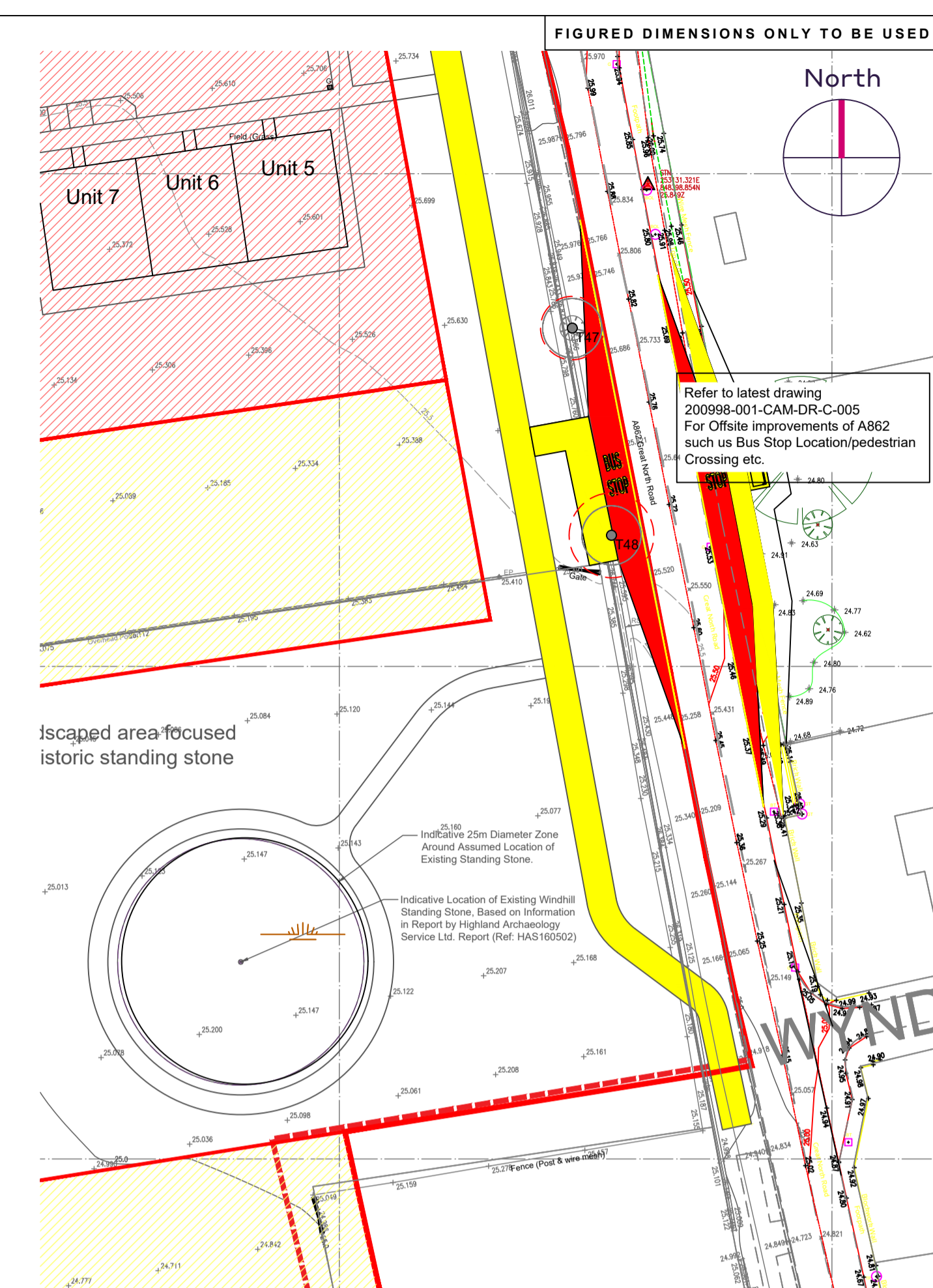
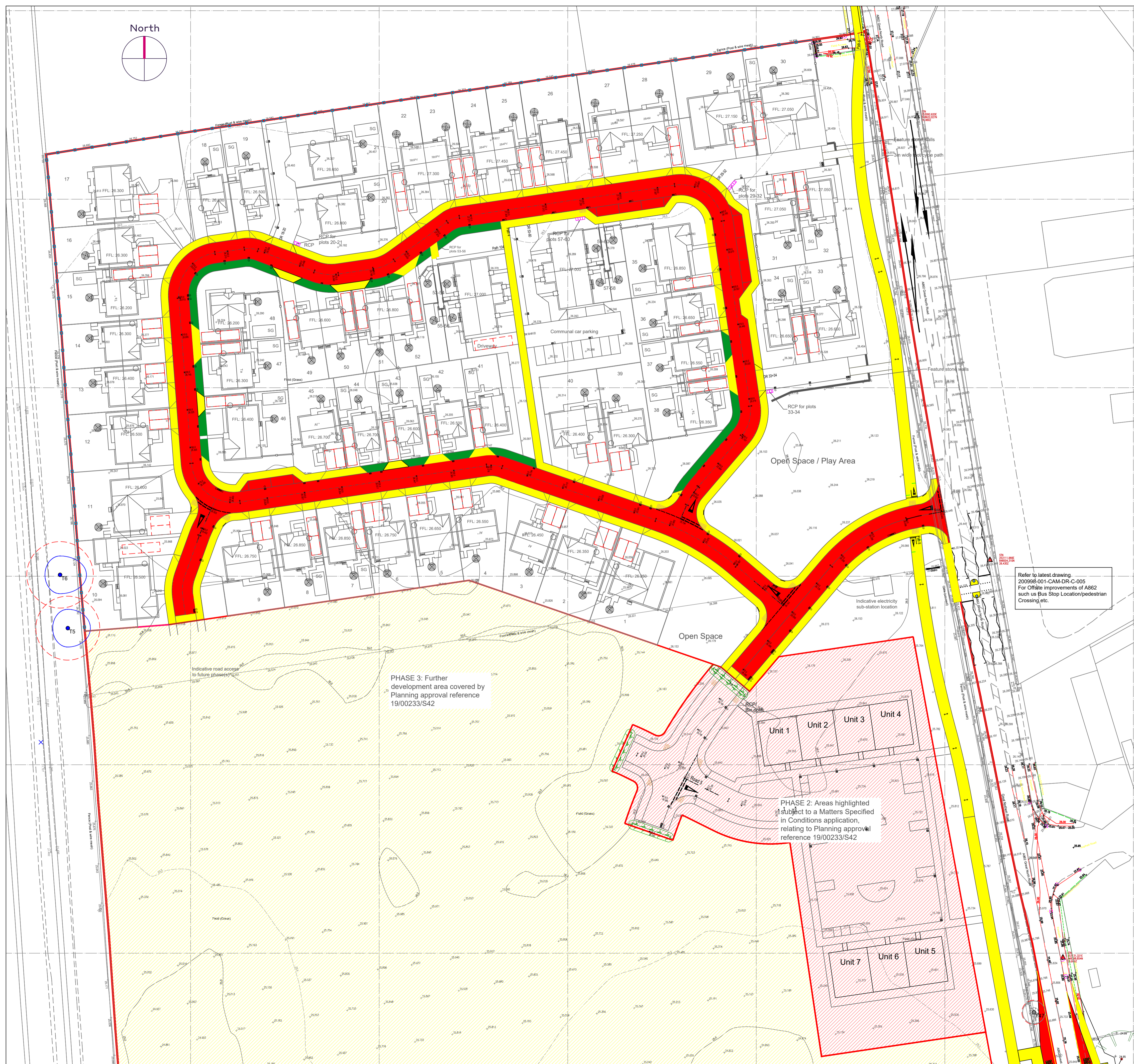
Project:
**Housing Development
 Great North Road
 Muir of Ord**

Drawing Title:
Roads Layout Plan

Status:
Planning

Scale: 1:500 @ A1 Date: 04/05/2023
 By: MJA Checked: GRD Approved: GRD

Dwg. No. 200998-001-CAM-DR-C-905 Rev. A



- Notes:**
1. Refer to all Architects & Engineers Drawings for Detailed Development Design Information.
 2. Design & Construction of Roads & Associated Infrastructure to Comply with the Relevant Sections of Highland Council Document Roads & Transport Guidelines for New Developments, May 2013.
 3. Any Departures from the aforementioned Roads Standards Document Must be Agreed in Advance with Highland Council.
 4. Prior to Roads Construction Works, the Appointed Contractor is to arrange for CBR Tests to be undertaken at 25.0m Centres. The CBR Results & Details of any Capping Requirements are to be forwarded to the Roads Officer who is Processing the RCC Application.
 5. Road Signs & Markings to Comply with Statutory Document Traffic Signs Regulations & General Directions 2016.
 6. The Contractor is Responsible for Checking the Line & Level of Existing Services. Prior to the Commencement of any Works, Any Discrepancies from Design Information Must be Reported to the Site Manager & Engineer in Writing.
 7. Design & Locations of Street Name Plates to be Agreed in Advance with Highland Council. Street Name Plate Locations are shown Indicatively Drawings.

Adoption Legend:

█	Adoptable Carriageway Areas
█	Adoptable Footway Areas
█	Adoptable Grass / Grass Verge Areas

C	Amended driveways for plot 10 and 11 as per Arch. latest layout!	MJA	16/10/24
B	Change green verge into footway between Plots 45 & 46	MJA	23/10/2023
A	Change green verge into footway at the rear of Parking Bays at North of Plot 35	MJA	04/07/2023
Issue	Revision	Initial	Date

Refer to latest drawing 200998-001-CAM-DR-C-005 For Offsite improvements of A862 such as Bus Stop Location/pedestrian Crossing etc.

Cameron + Ross
 CIVIL + STRUCTURAL ENGINEERING
 Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
 Tel: 01224 642 452 | www.cameronross.co.uk
 Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
 Tel: 01463 570 100 | www.cameronross.co.uk

Client:
Tulloch Homes

Project:
**Housing Development
 Great North Road
 Muir of Ord**

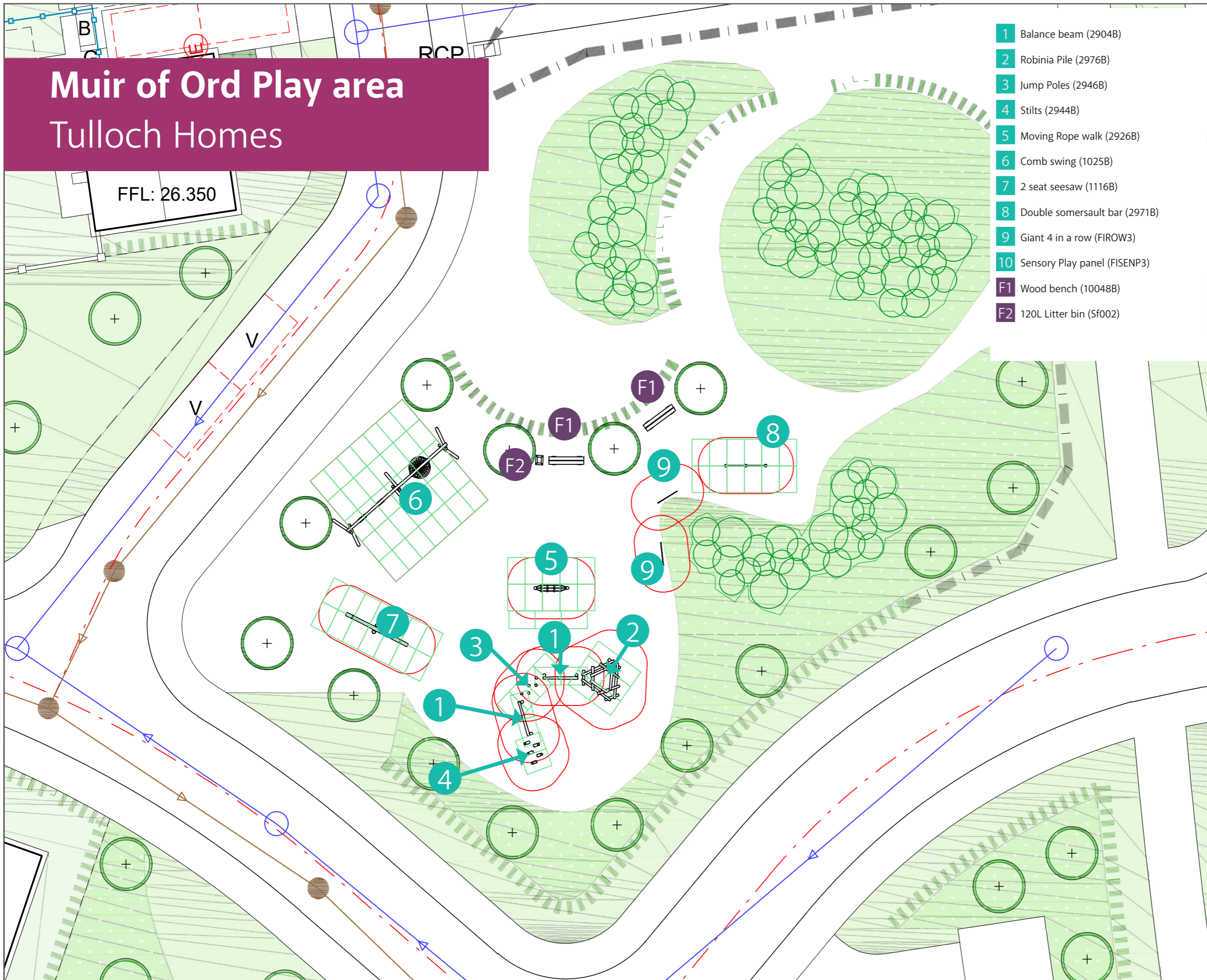
Drawing Title:
Roads Adoption Plan

Status:
Planning

Scale: 1:500 @ A1 Date: 04/05/23
 By: MJA Checked: GRD Approved: GRD

Dwg. No. 200998-001-CAM-DR-C-906 Rev. C

Muir of Ord Play area Tulloch Homes



- 1 Balance beam (2904B)
- 2 Robinia Pile (2976B)
- 3 Jump Poles (2946B)
- 4 Stilts (2944B)
- 5 Moving Rope walk (2926B)
- 6 Comb swing (1025B)
- 7 2 seat seesaw (1116B)
- 8 Double somersault bar (2971B)
- 9 Giant 4 in a row (FIROW3)
- 10 Sensory Play panel (FISENP3)
- F1 Wood bench (10048B)
- F2 120L Litter bin (Sf002)

Notes:

© Russell Leisure Ltd. All Rights Reserved. The information contained herein is copyright of Russell Leisure Ltd and potentially commercially sensitive. These materials may not be reproduced, distributed, modified or passed to any third parties under any circumstances unless expressly approved in writing by a Director of Russell Leisure Ltd.

Subject to full site survey from a Russell play representative.

Based on a flat fully established grass site with no underground obstructions or services.

Preliminaries have been NOT included within your quotation, these equate to site setup, safety fencing, safety signage, welfare, offloading of equipment, storage & waste removal.

Measurements taken from client drawing Ref: 4979-02-003_F Site Layout Plan.pdf. Measurements & orientation correct at time of CAD drawing.

All pathways, planting, mounding and any other soft landscaping works not mentioned above are to be done by others.

Fencing will be made up from standard straight lengths and installed faceted. If rounded or stepped/raked fencing is required this will incur additional costs.

- Dimensions
- Boulders
- Trees
- Playground area
- Grass tiles
- Fencing
- Minimum equipment area
- Proposed new equipment



002	Client comments	AP	21.11.24
001	Concept issue	AP	14.10.24
REV:	DESCRIPTION:	BY:	DATE:

STATUS: CONCEPT ISSUE

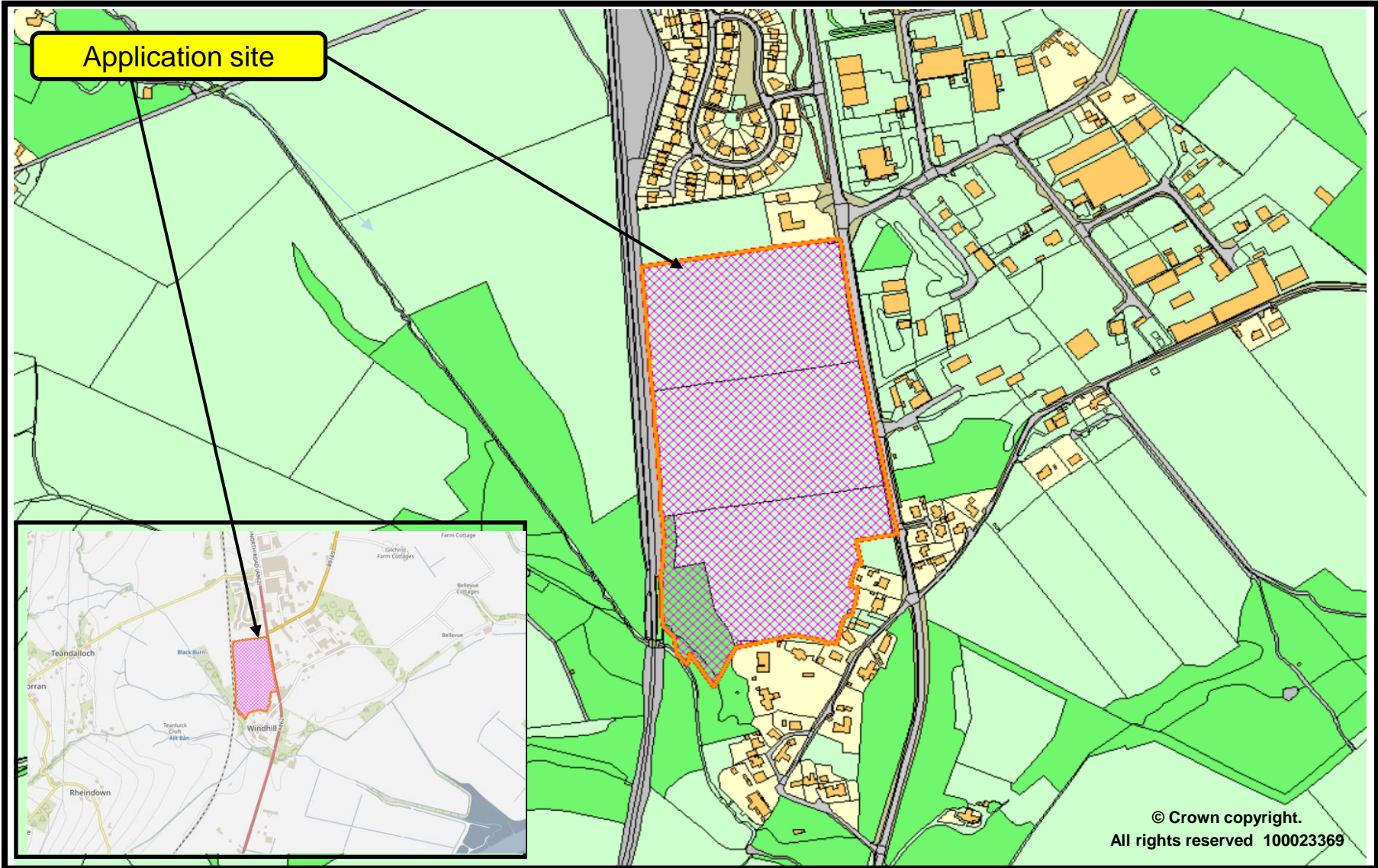

Russell Play Ltd
www.Russell-Play.com
 Office number:
 0131 355 5400

ARCHITECT
 Tulloch homes
 Stoneyfield House, Inverness
 IV2 7PA

SITE
 Wyndhill Park, Beauly
 IV4 7A

TITLE
 Muir of Ord play area
 Junior play area

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:200	21.11.24	AP	CS
PROJECT NO:	Page number	REVISION:	
59435	1 OF 2	002	



The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

23/02245/MSC

Erection of 60 residential units to Phase 1 (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42)

Scale: