

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE  
18 October 2016**

Agenda Item	5.4
Report No	PLN/053/16

**16/01320/FUL: Mr Graham McCall per Hebridean Contemporary Homes Ltd  
Land 110M SE of Tigh-Nuilt, 1 Inverkirkaig, Lochinver**

**Report by Area Planning Manager**

**SUMMARY**

**Description:** Erection of house and boat shed, formation of vehicular access, installation of treatment plant and partial soakaway with outfall to watercourse

**Recommendation - APPROVE**

**Ward:** 1 – North, West and Central Sutherland

**Development category:** Local

**Pre-determination hearing:** N/A

**Reason referred to Committee:** More than 5 objections.

**1. PROPOSED DEVELOPMENT**

- 1.1 The application seeks full planning permission for the erection of a house and boat shed as well as ancillary development including formation of vehicular access and installation of private drainage arrangements. The proposed house is single storey predominantly finished in white render and slate roof tiles with its principal elevation facing westwards over Inverkirkaig Bay. There is an existing access from the main public road leading towards Inverkirkaig; currently this serves an existing dwelling north east of the site and would be extended to serve the current proposal. Drainage is to be by means of treatment plant and partial soakaway with outfall to a watercourse. In addition to the house, a boat shed measuring 6.5m x 5m is also proposed with materials to tie in with the proposed house.
- 1.2 No pre-application advice was sought in advance of the planning application.
- 1.3 It is understood that no underground infrastructure exists on, although there are overhead lines crossing/close to the site. As noted above, it is possible to extend an existing access from the public road.
- 1.4 The application is supported by a detailed Design Statement (as the site lies within the Assynt Coigach National Scenic Area) and Drainage Report.
- 1.5 **Variations:** Small porch and dormer window added to eastern elevation.

## **2. SITE DESCRIPTION**

- 2.1 The site comprises grazings land lying eastwards of the public road at Inverkirkaig Bay, in between two existing houses – Tigh Nuilt to the north west and No.10 Inverkirkaig to the south east. To the west is an A-frame chalet. The site sits at a higher elevation than the surrounding landform, with the land rising up to the site from the public road to the west. The landform dips down to the rear of the site, rising up again considerably in an easterly direction.

## **3. PLANNING HISTORY**

- 3.1 No site history on the site itself however relevant to this application is planning permission which was granted for a house to the north east of the site (ref 14/01754/FUL) which is now constructed. It is proposed to partially share the access from the public road built as part of this permission.

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour – 08.04.2016

Representation deadline: 22.04.2016

Timeous representations: 5 from 4 households

Late representations: 1 from 1 household

- 4.2 Material considerations raised are summarised as follows:

- Inaccuracies in Design Statement
- Land is part of a tenanted croft, in which there is an existing de-crofted house
- Adverse visual impact of proposed house and access track
- Unclear how the ridge height of the house will be kept lower than the ridgeline to the rear
- Considerable excavation required
- Consideration required of what policy (if any) exists to ensure the correct use of croft land
- Another house in Inverkirkaig will add further pressure on resources (water supply, natural drainage and pollution of bay)
- No topographical survey or cross sections have been submitted; this is fundamental to ensuring the house sits below the ridgeline to the rear
- Concerns regarding proposed foul drainage arrangements

Issues raised in representations which are non-material are summarised as follows:

- 50% of properties in Inverkirkaig are holiday lets or second homes. Any planning permission should be conditional on the property being used as a permanent residence.
- A holiday home is not a suitable use for croft land
- A holiday home has no benefit to the community

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](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

## 5. CONSULTATIONS

5.1 **Environmental Health:** No objections regarding proposed Air Source Heat Pump

5.2 **SEPA:** No objections. SEPA formally confirmed acceptance of the proposed level of treatment and discharge of treated effluent to a small watercourse. SEPA are satisfied that the proposed secondary treatment with partial soakaway, discharging to watercourse will be acceptable in this location to enable authorisation to be granted under the Water Environment (Controlled Activities) (Scotland) Regulations 2001 (CAR).

5.3 **Crofting Commission:** No objections. General response provided.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place Making
36	Development in Wider Countryside
66	Surface Water Drainage

### 6.2 Sutherland Local Plan (As Continued in Force) (April 2012)

No site specific policies

## 7. OTHER MATERIAL CONSIDERATIONS

### 7.1 Draft Development Plan

Caithness and Sutherland Local Development Plan (Proposed Plan, 2016)

### 7.2 Highland Council Supplementary Planning Policy Guidance

Housing in the Countryside and Siting and Design Supplementary Guidance

### 7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy

## 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.

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 **Development Plan Policy Assessment**

The Highland Wide Local Development Plan Policies 28, 29 and 36, and the Supplementary Guidance on Housing in the Countryside and Siting and Design, are the lead planning policies in the assessment of the proposal. Policy 36 which deals with development in the wider countryside is particularly relevant. This policy states that proposals will be assessed against the extent to which they fit with any established pattern of development, landscape character and the impact on any built, cultural or natural heritage feature.

8.3.1 The pattern of development at Inverkirkaig is predominantly concentrated around the bay with houses orientated to take advantage of coastal views. The proposed house site lies on rising land between two existing dwellings, Tigh-Nuilt to the north west which lies close to the road and No.10 Inverkirkaig to the south east which lies set back from the roadside at distance of 130m. The proposed house site lies midway between these two properties. Policy 36 and its related Supplementary Guidance encourages development that will either round-off or infill existing housing groups therefore the principle of development is considered to be in accordance with the terms of the policy in this regard. However as noted above the site sits at a higher elevation than the public road and the adjoining development, therefore a careful assessment of siting and design requires to be made.

### 8.4 **Material Considerations**

#### 8.4.1 **Siting and Design**

As noted above, the site is challenging in respect of its varying levels which rise relatively quickly from west to east. As such, detailed cross sections and proposed site levels have been submitted by the agent. These demonstrate that there is scope to build into the land so that the entire house does not sit completely 'on' the highest point of the site. Furthermore, beyond the site to the east the land continues to rise therefore ensuring the proposed house can be backdropped from the majority of viewpoints. It is acknowledged that due to the levels across the site, any house in this location may appear relatively stark in the period immediately following construction, particularly with the soil 'cut' from the house site filled and placed below the house to the west, between it and the road. This will initially be very apparent during and following completion of construction and will take several growing seasons to re-assimilated by vegetation. However, the backdropping of the house by the surrounding landform to the rear will however help to reduce any prominence. Over time it is considered that the house will blend in well into the landform.

8.4.2 The design of the proposed house is a contemporary take on the traditional Scottish longhouse with a narrow gable width of 6.4m and a frontage of 17.5m and 45° roof pitch. The house is sited to face a south westerly direction which is consistent with the adjacent properties and to take advantage of open views over the bay. On the eastern elevation, window sizes are kept minimal to give a traditional appearance; on the south western façade larger windows are proposed to create a more modern contrast. The proposed materials comprise a white render

and slate tile which is consistent with the palette of materials across the wider area. It is considered that the design complies with the terms of the Housing in the Countryside Supplementary Guidance which encourages traditional design but acknowledges there is scope for addition of more contemporary features where appropriate. The boat house site adjacent and to the east of the main house also matches its materials and roof pitch. In addition, due to the orientation of the proposed house it is not considered that there would any loss of amenity or privacy to the houses lying either side of the site.

#### **8.4.3 Access and Parking**

It is proposed to extend an existing access from the public road into the site. Currently this access serves an existing house to the north east of the site. The access requires to be extended by around 170m. By following the contours of the land, the proposed access will not appear visible from the public road. The access has been pegged out and inspected as part of the assessment of the application. Parking provision is made to the rear of the proposed house. The location of the access and parking will help to work towards reducing the overall visibility of the development when viewed from the public road.

#### **8.4.4 Drainage**

The application is supported by a detailed drainage report which outlines that foul drainage would be by means of treatment plan and partial soakaway discharging to an adjacent watercourse north of the site (within the red line boundary of the application). The location of the partial soakaway has been amended at the request of the owner of Tigh-Nuilt. A CAR licence from SEPA has been granted for this arrangement. In terms of surface water management, the report outlines that water from the roof and other impermeable areas associated with proposed house will be directed to either the burn to the north or the drained wetland to the south of the site. In light of the concerns raised by the adjacent homeowner with regard use of the burn to the north, the best option is therefore use of the wetland south of the site. This is secured by condition.

#### **8.4.5 Crofting**

It has been noted in representations that the proposed development would result in loss of croft land. No concerns have been raised by the Crofting Commission in this regard. It is not considered that the site itself is productive in crofting terms; due to its rocky and undulating nature therefore development of a house in this location would not have a detrimental impact on the overall viability of the croft.

#### **8.5 Other Considerations – not material**

Objectors have highlighted that use of the proposed house for holiday accommodation is not a beneficial use of croft land, is not beneficial to the wider community and that planning permission should be conditional on the proposed house having a permanent residential use. It is noted that Inverkirkaig has a high proportion of holiday/second homes relative to the number of permanent residential homes, however both uses fall under the same use class specified in the Use Class Order; therefore the proposal requires to be assessed on the basis of

residential use, whether temporary, or permanent. Whether it is intended for the house to be used for holidays only is therefore not a material consideration in the determination of the application.

## **9. CONCLUSION**

- 9.1 All relevant matters have been taken into account when appraising this application. The site forms an infill opportunity within Inverkirkaig and a high quality design is proposed. It is acknowledged by the Planning Authority that, due to the natural levels across the site, the proposed house is likely to appear relatively stark within the landscape however the surrounding landform will act as a backdrop thereby lessening the impact. As such it is not considered that the impact of the house would be so significantly detrimental that it would warrant refusal of the application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## **10. RECOMMENDATION**

**Action required before decision issued** N

**Subject to the above,** it is recommended the application be **Granted** subject to the following conditions and reasons / notes to applicant:

1. No other development shall commence until the site access 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 6<sup>th</sup> October 2016 with the junction formed to comply drawing ref. SDB2.

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

2. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details. For the avoidance of doubt, the roof shall be finished in natural slate.

**Reason:** To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

3. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;

- ii. A plan showing existing landscaping features and vegetation to be retained;

- iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

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

- 4. Prior to the first occupation of the dwellinghouse, parking spaces for a minimum of 2 cars shall be provided as detailed on the approved plans and shall thereafter be maintained for this use in perpetuity.

**Reason:** To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

- 5. For the avoidance of doubt, the development shall proceed in accordance with the site levels noted on approved drawing ref: 106

**Reason :** In the interests of visual amenity and to allow the development to integrate successfully within the landscape setting of this National Scenic Area.

- 6. All surface water drainage provision within the application site shall be implemented in accordance with the approved plans and shall be completed prior to the first occupation of the development. For the avoidance of doubt surface water from the roof of the proposed development and all other permeable surfaces shall discharge onto the drained wetland to the south of the site.

**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**

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **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.

## **FOOTNOTE TO APPLICANT**

### **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.

### **Accordance with Approved Plans and Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **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 (p.198), 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 dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS 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>

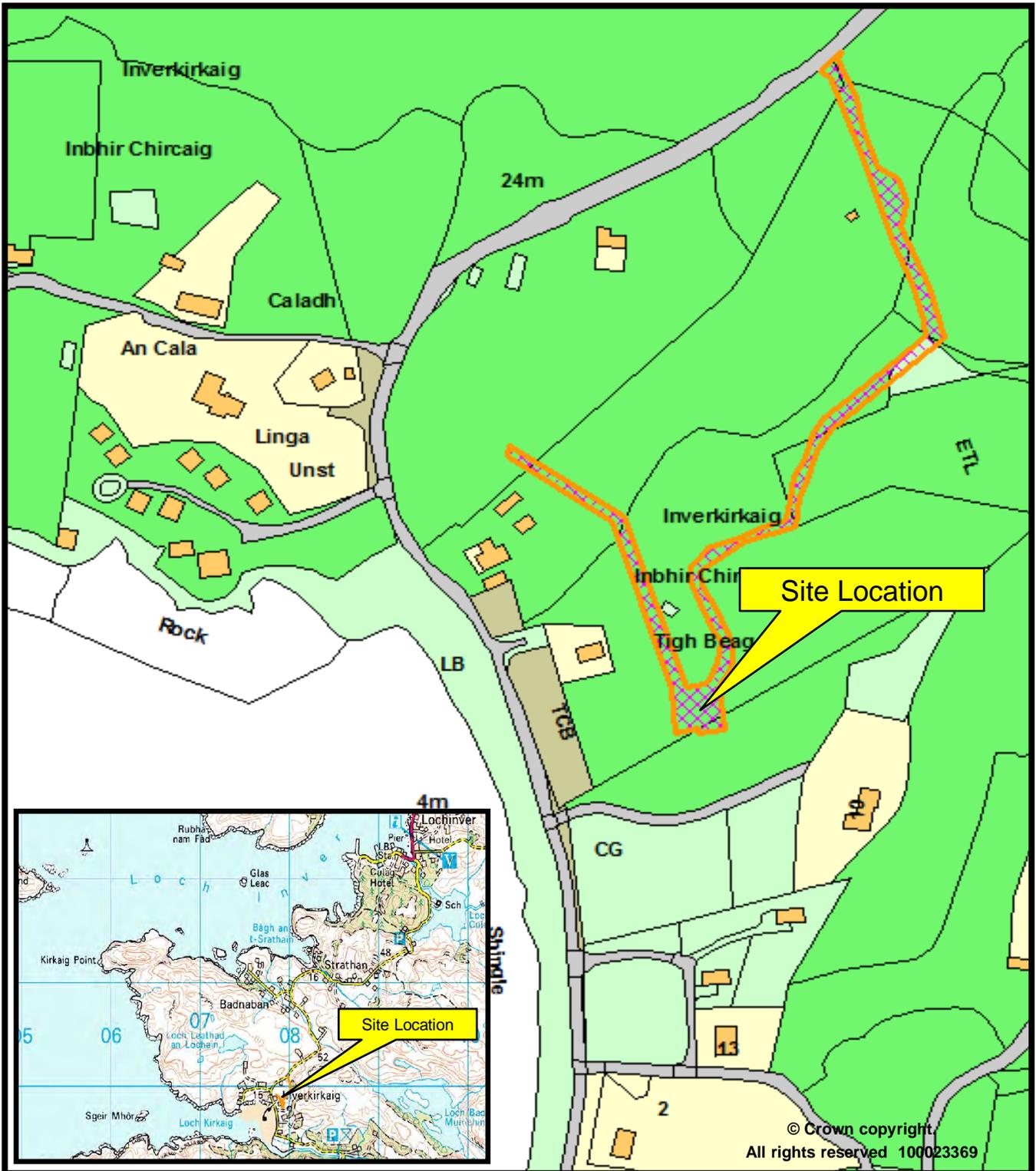
Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

### **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.

Signature:	Dafydd Jones
Designation:	Area Planning Manager North
Author:	Gillian Webster
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan 101 Plan 2 – Proposed Site Layout 102 Rev A Plan 3 – Block Plan 104 Rev D Plan 4 – Section Plan 106 Plan 5 – Elevation Plan (East) 402 Rev D Plan 6 – Elevation Plan (West) 401 Plan 7 – Elevation Plan (North) 403 Rev D Plan 8 – Elevation Plan (South) 404 Rev D Plan 9 – Elevation Plan – Boat Shed



**The Highland Council**  
Comhairle na Gàidhealtachd

Development & Infrastructure  
Service

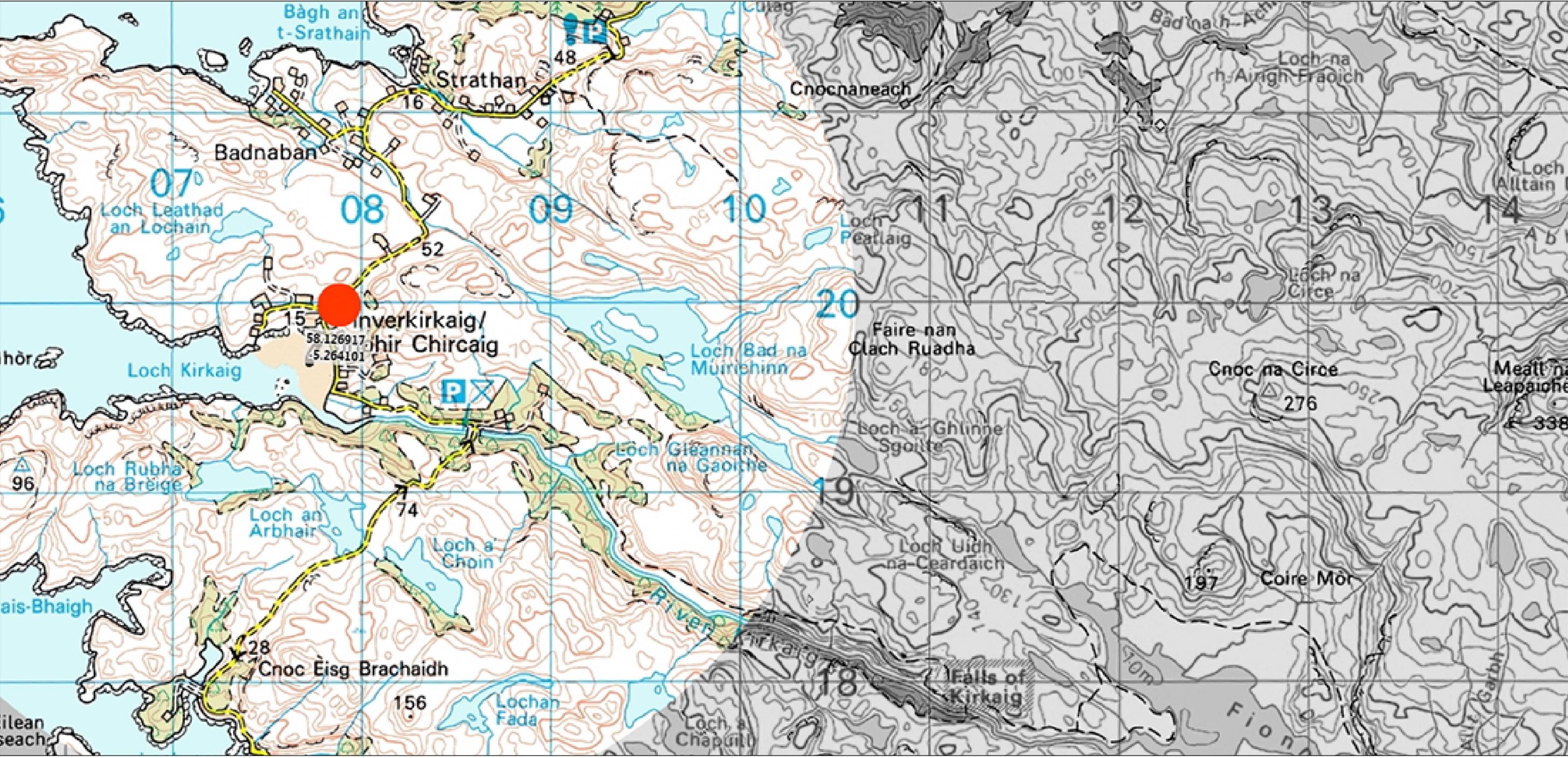
**16/01320/FUL**

Erection of house and boat shed, formation of vehicular access, installation of treatment plant and partial soakaway with outfall to watercourse at

Land 110m SE of Tigh-Nuilt, Inverkirkaig

Date: 06/10/2016





PROPOSED HOUSE FOR MR GRAHAM McCALL

Land at croft 1  
 Inverkirkaig  
 Sutherland  
 IV27 4LR

SITE AREA: 2.7 k SQ M



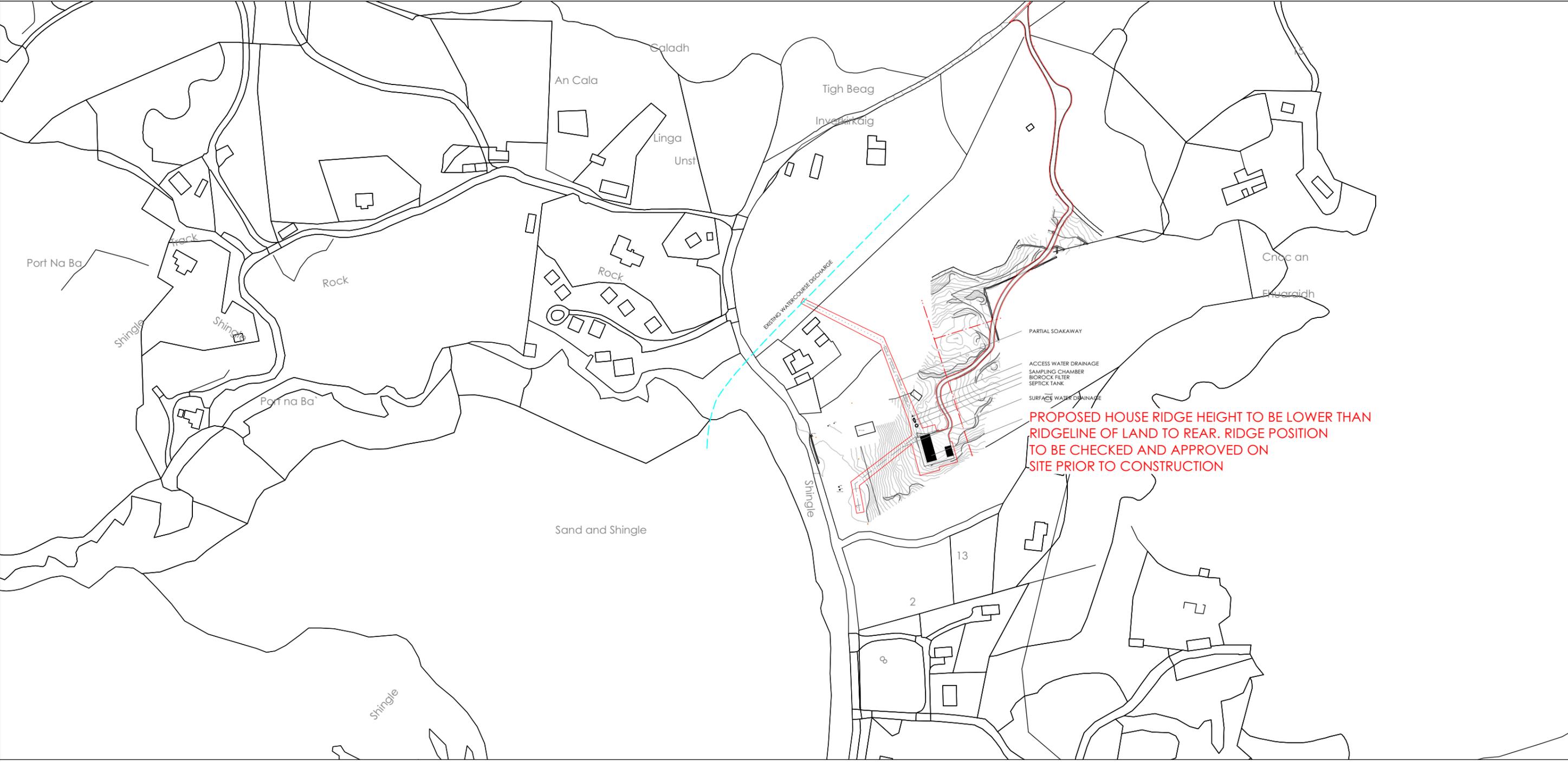
Note:

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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>LOCATION PLAN</b>		
DRAWING NUMBER <b>101</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:10K @ A3</b>



**PROPOSED HOUSE RIDGE HEIGHT TO BE LOWER THAN RIDGELINE OF LAND TO REAR. RIDGE POSITION TO BE CHECKED AND APPROVED ON SITE PRIOR TO CONSTRUCTION**

**NOTES:**

**RED LINE DENOTES EXTENT OF LAND AFFECTED BY PROPOSAL**

PROPOSED HOUSE FOR MR GRAHAM McCALL

Land at croft 1  
Inverkirkaig  
Sutherland  
IV27 4LR

SITE AREA: 2.7 k SQ M



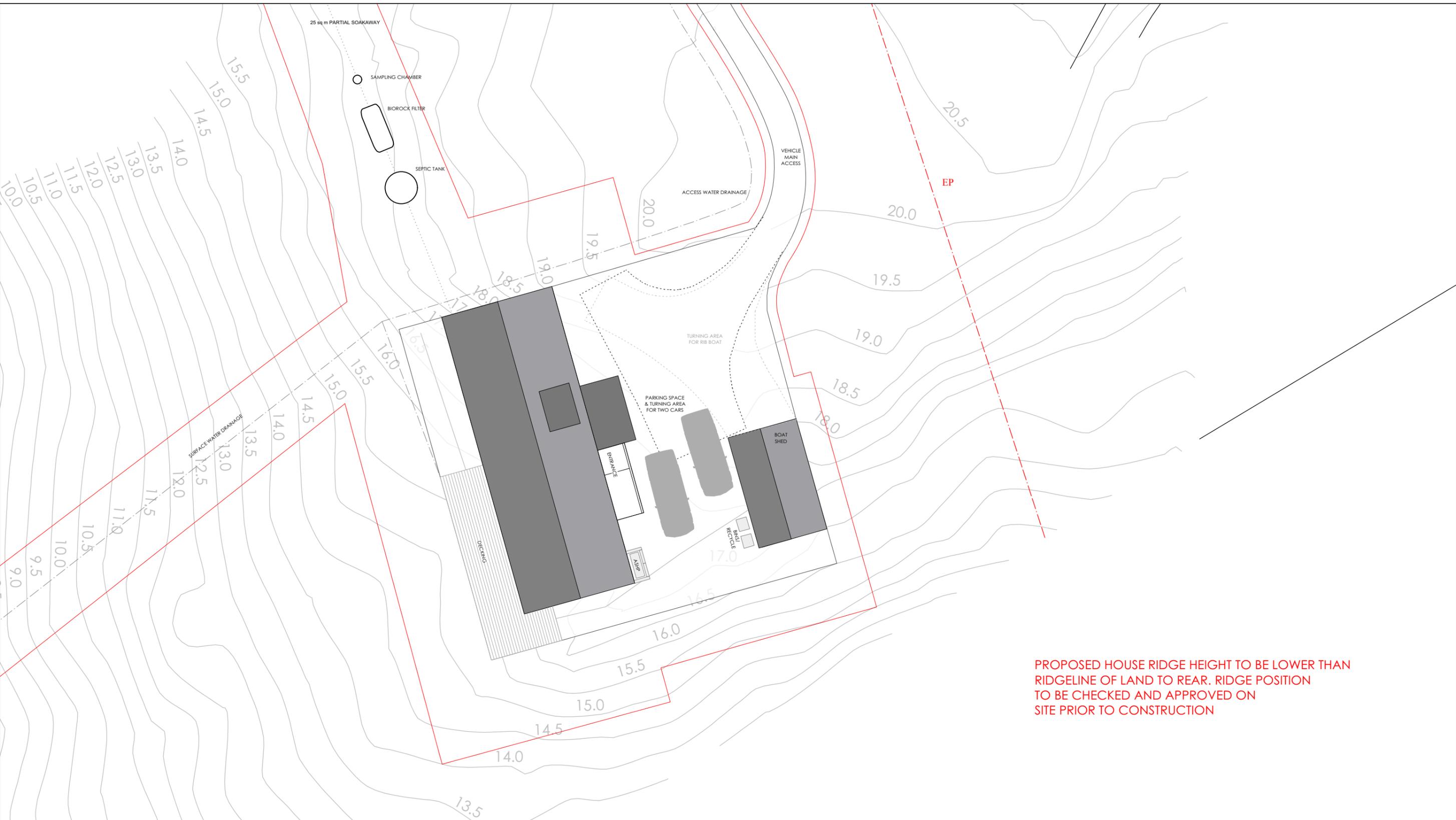
Note:

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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>PROPOSED SITE PLAN</b>		
DRAWING NUMBER <b>102</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:2500 @ A3</b>



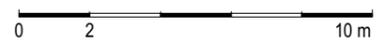
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 Sutherland  
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SITE AREA: 2.7 k SQ M



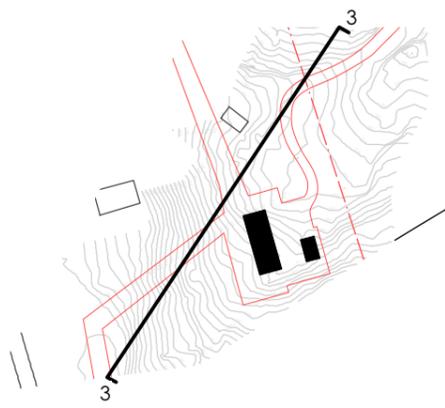
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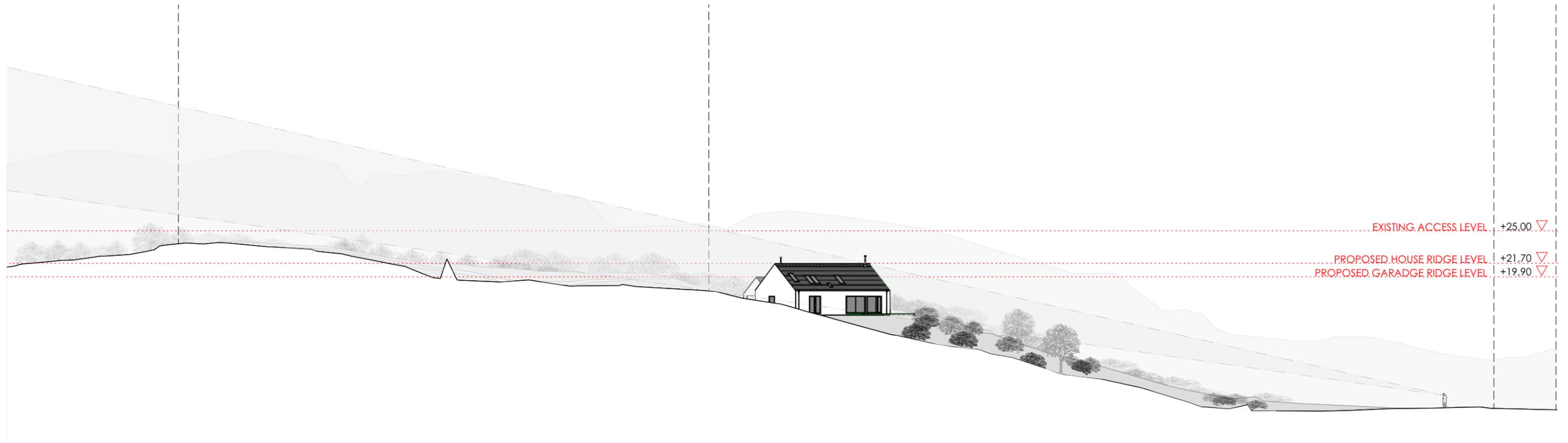
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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>PROPOSED BLOCK PLAN - REVISED</b>		
DRAWING NUMBER <b>104</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:200 @ A3</b>



PROPOSED ACCESS

ROAD TOWARDS SOUTH - WEST



PROPOSED HOUSE FOR MR GRAHAM McCALL

Land at croft 1  
Inverkirkraig  
Sutherland  
IV27 4LR

SITE AREA: 2.7 k SQ M



Note:

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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>PROPOSED LONG SECTIONS</b>		
DRAWING NUMBER <b>106</b>	DRAWN BY <b>HS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:200 @ A3</b>



**MATERIALS:**

WALLS: BLOCKWORK (WHITE RENDER)  
 ROOF: SLATE (GREY)

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 IV27 4LR

SITE AREA: 2.7 k SQ M

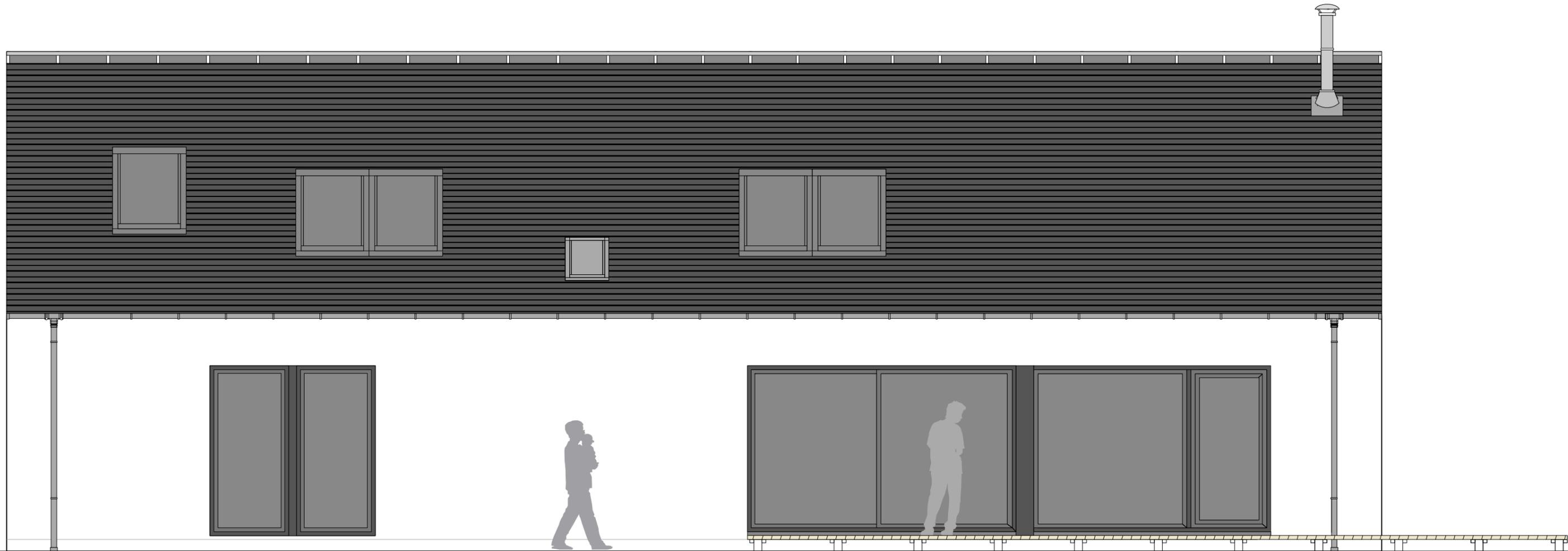
**Note:**

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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>EAST ELEVATION - REVISED</b>		
DRAWING NUMBER <b>402</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:50 @ A3</b>



**MATERIALS:**

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**Note:**

**HEBHOMES**

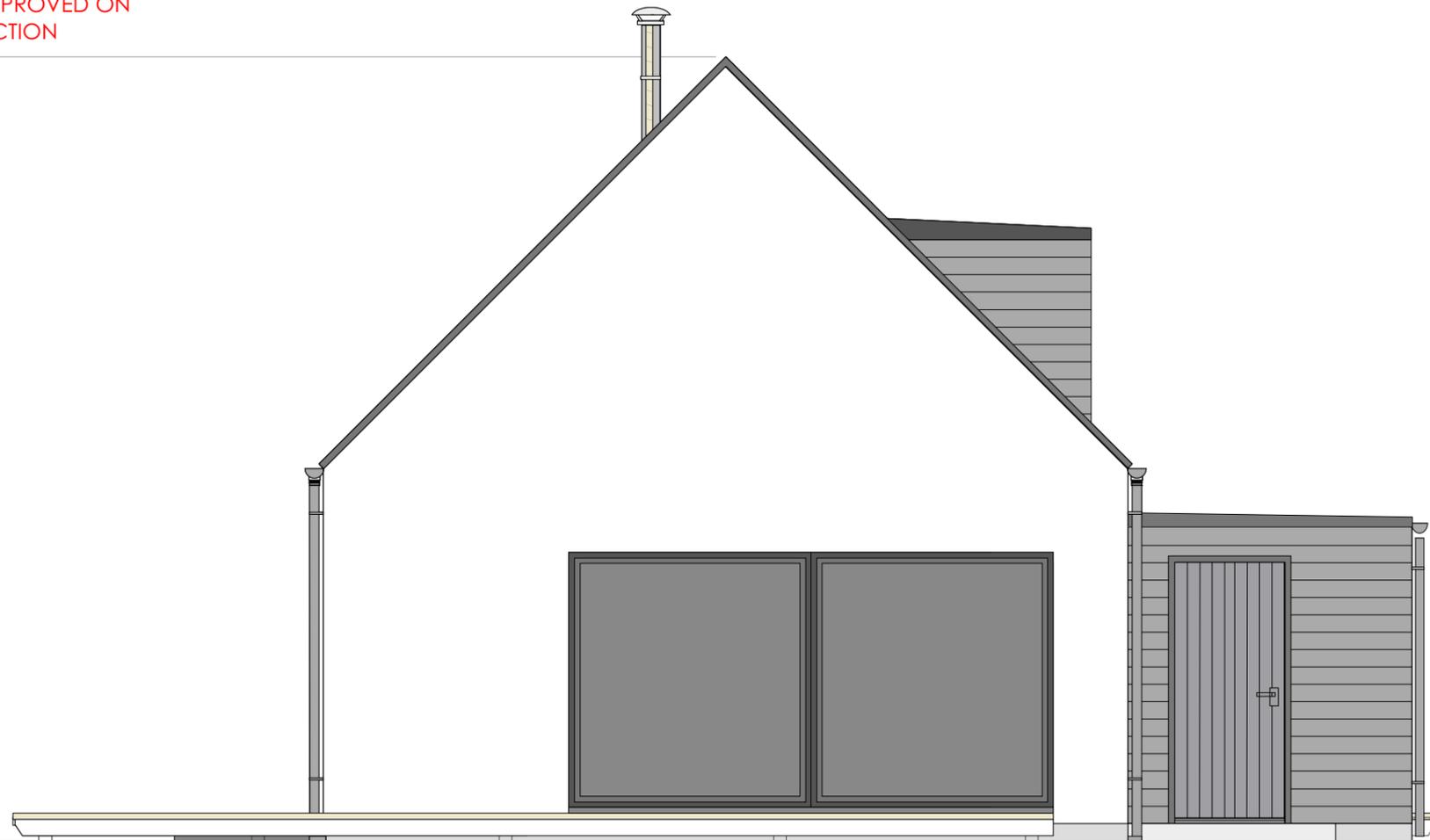
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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>WEST ELEVATION</b>		
DRAWING NUMBER <b>401</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:50 @ A3</b>

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RIDGELINE OF LAND TO REAR. RIDGE POSITION  
TO BE CHECKED AND APPROVED ON  
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PROPOSED HOUSE FOR MR GRAHAM McCALL

Land at croft 1  
Inverkirkraig  
Sutherland  
IV27 4LR

SITE AREA: 2.7 k SQ M

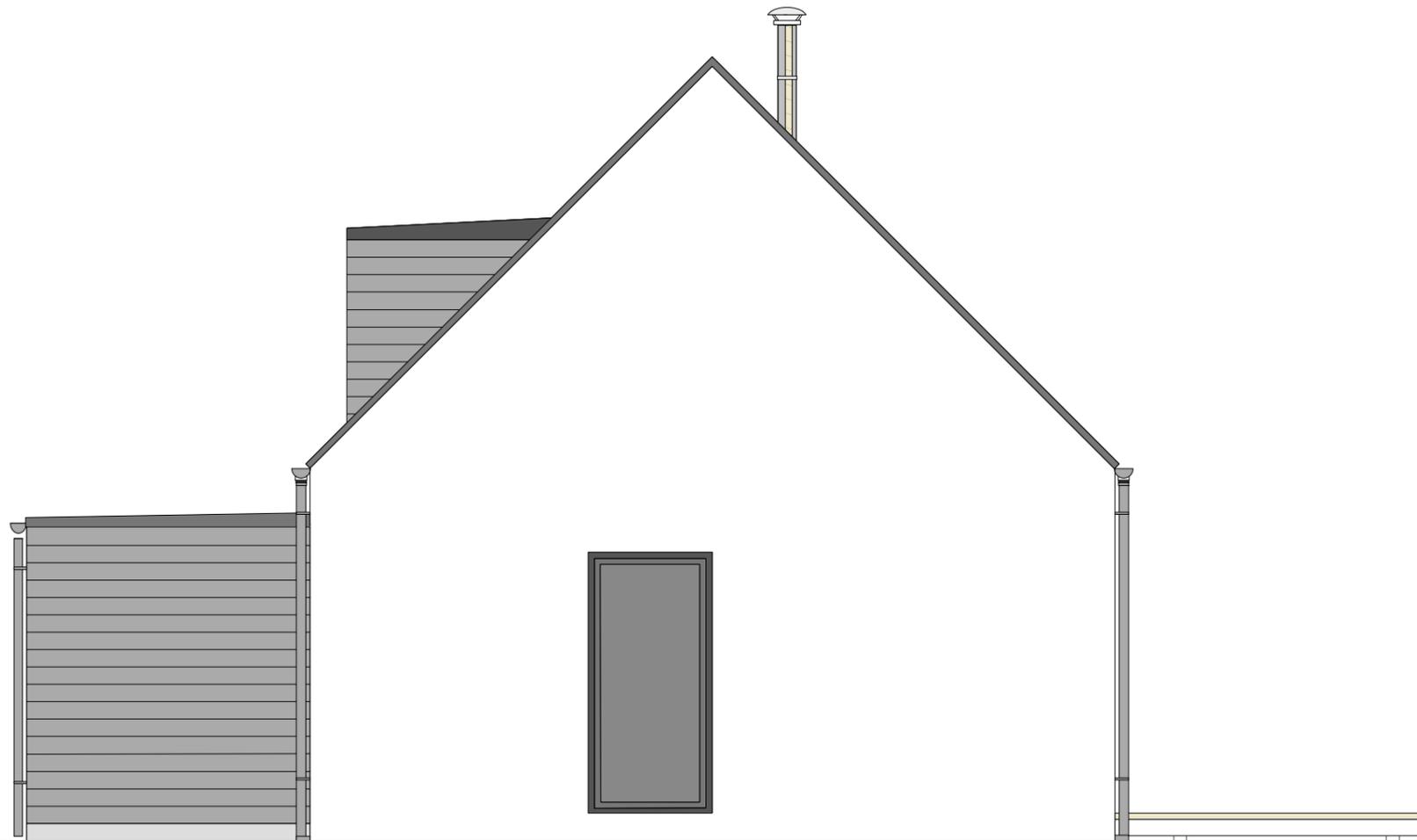
**Note:**

**HEB HOMES**

Duisdale Beag Sleat Isle of Skye Scotland IV43 8QU  
tel +44 (0)1471 820410 fax +44 (0)1471 820411  
email info@hebrideanhomes.com  
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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>NORTH ELEVATION - REVISED</b>		
DRAWING NUMBER <b>403</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:50 @ A3</b>



**MATERIALS:**

WALLS: BLOCKWORK (WHITE RENDER)  
 ROOF: SLATE (GREY)

PROPOSED HOUSE FOR MR GRAHAM McCALL

Land at croft 1  
 Inverkirkraig  
 Sutherland  
 IV27 4LR

SITE AREA: 2.7 k SQ M

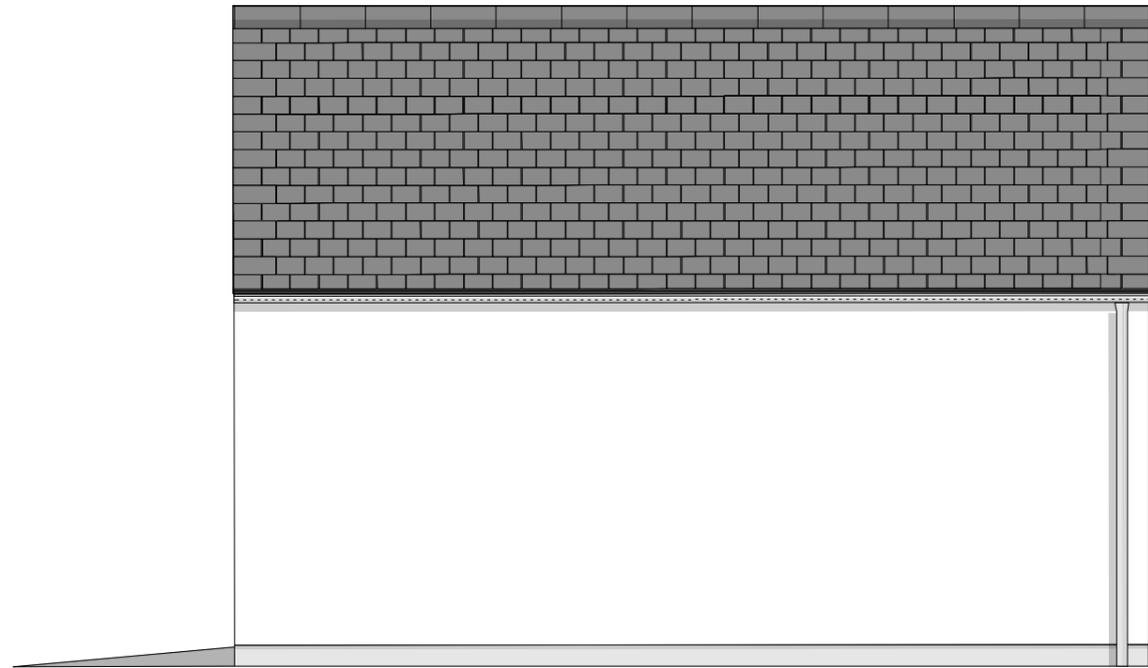
**Note:**

**HEB HOMES**

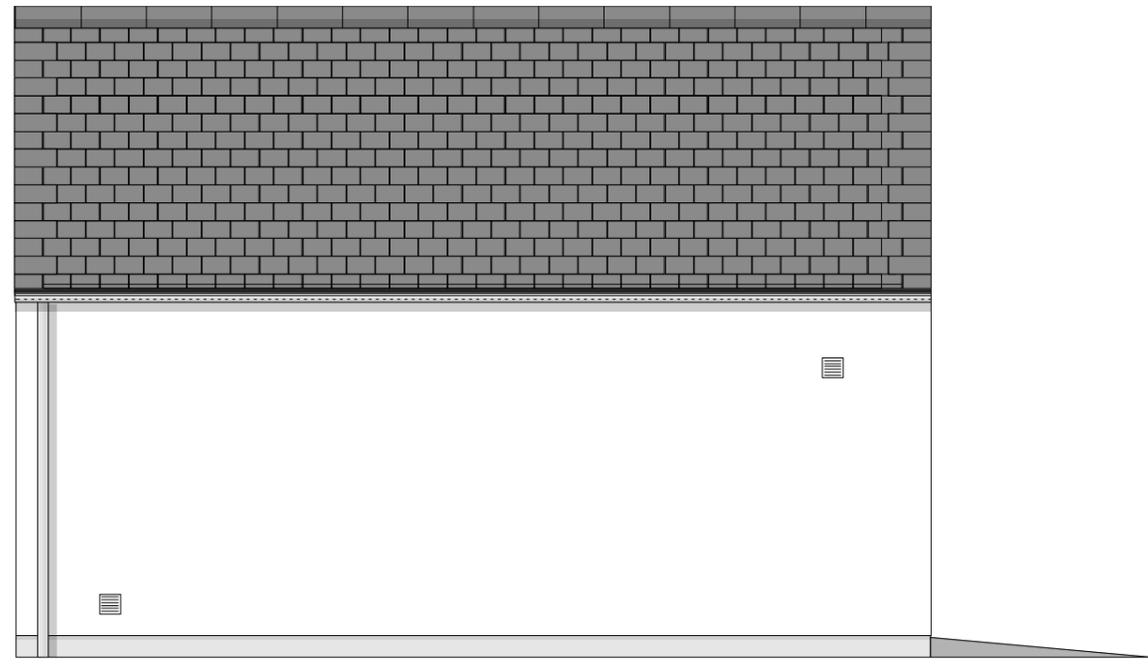
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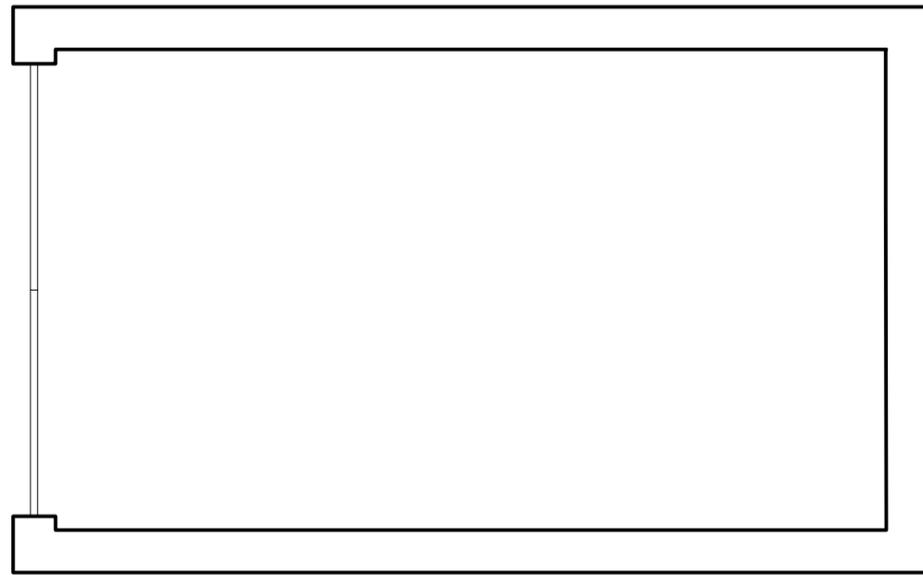
DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>SOUTH ELEVATION - REVISED</b>		
DRAWING NUMBER <b>404</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:50 @ A3</b>



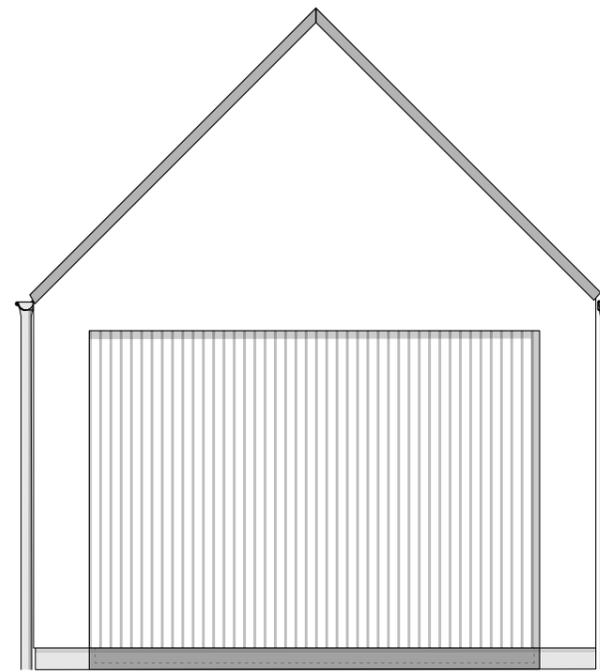
WEST ELEVATION



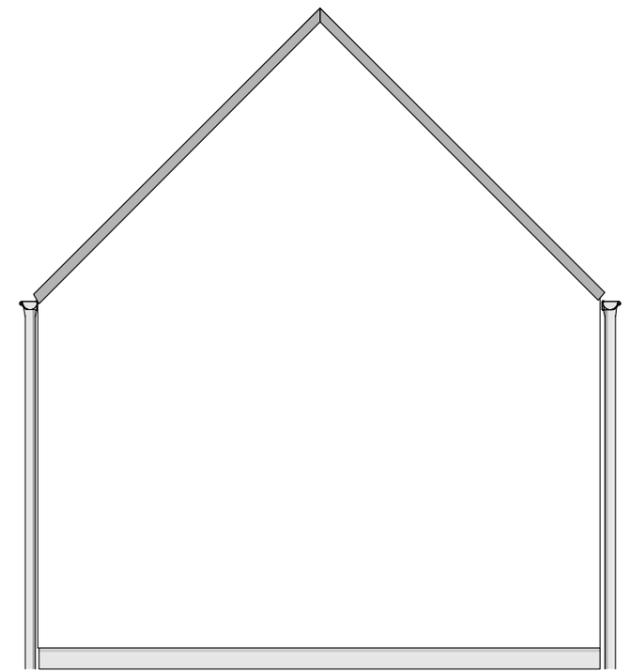
EAST ELEVATION



GROUND FLOOR PLAN



NORTH ELEVATION



SOUTH ELEVATION

**MATERIALS:**

WALLS: BLOCKWORK (WHITE RENDER)  
 ROOF: SLATE (GREY)

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Land at croft 1  
 Inverkirkraig  
 Sutherland  
 IV27 4LR

SITE AREA: 2.7 k SQ M



**Note:**

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DRAWING SET <b>DRAFT PLANNING</b>		CLIENT <b>MR GRAHAM McCALL</b>
DRAWING TITLE <b>BOAT SHED</b>		
DRAWING NUMBER <b>701</b>	DRAWN BY <b>AS</b>	DATE <b>29/02/2016</b>
CAD FILE NAME <b>393_PL_McCall_150918</b>		SCALE <b>1:50 @ A3</b>