Committee: South Planning Applications Committee
Date: 12 June 2018
Report Title: 17/05059/LBC & 17/05060/FUL: Tulloch Homes Ltd / SRUC
Drummond Hill, Stratherrick Road, Inverness
Report by: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Conversion of Drummond Hill to 6 flats, erection of 12 flats and 20 dwellings. This will include demolition of outbuildings, alterations to boundary wall, landscaping works and infrastructure provision. It also presents the works as an application for listed building consent.

Ward: 15 - Inverness Ness-Side

Development category: Major Application

Reason referred to Committee: Major Application (Site exceeds 2ha).

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 planning permission and listed building consent as set out in section 11 of the report.
1. **PROPOSED DEVELOPMENT**

1.1 The committee is presented with two applications to determine including an application for listed building consent (LBC) and an application for planning permission. Both applications encompass proposals involving the development of a listed building, its associated gatehouse (also listed) and their associated garden grounds. The proposal includes the following key elements:

- The conversion of Drummond Hill house into 6 flats;
- Erection of 12 flats and 20 dwellings, including conversion of the Gate Lodge;
- Demolition of outbuildings, including existing laboratories;
- Alterations to boundary wall (Stratherrick Road frontage);
- Associated tree work and landscaping; and
- Infrastructure (driveway, parking, communal bins, pathways, etc.).

1.2 The proposed housing units to be provided in addition to the conversion of the main house (6 flats) and lodge (1 house) will include:

- 2 Blocks of flats / apartments (3 storeys) at NW and NE corner (12 units).
- 3 Cottage houses / (1 3/4 - 2 storeys) east of Drummond Hill.
- 6 Town houses (2 1/2 storeys) west of Drummond Hill.
- 5 Mews Houses (2 storeys) SE of Drummond Hill.
- 5 Detached Houses (2 design types) (2 Storeys) SW of Drummond Hill.

1.3 The application is to provide additional housing and thereby engages the Council’s affordable housing requirement. The applicant seeks to provide this obligation off site but within a development that has already been granted planning permission at Ness-side / Holm Mills.

1.4 Furthermore, it proposes that the site will be managed and maintained through private factoring services on the basis that all services will be privately provided, rather than through Council Services. The services to be procured, secured legally by a "deed of conditions" with each property, will for example include:

- Property Manager;
- Insurance / Public Liability provisions for common areas;
- Maintenance and inspection provisions;
- Weekly Cleaning;
- Door Entry;
- Refuse collection
- Road maintenance
- Lighting
- Snow Gritting / Clearance
- Ground maintenance
- Elements of building maintenance
- Maintenance of play areas;

1.5 Pre Application Consultation: - The application was subject to a major pre-application meeting / response. This was supportive of the project coming forward but with a substantial package of information and design detailing.
1.6 Supporting Information: - In addition to the detailed plans for approval, the planning application presents information on the following matters:

- Design and Access Statement;
- Drainage Impact Assessment;
- Transport Statement;
- Landscape Specification and Maintenance Report;
- Factoring and Property Management Report;
- Habitat Report;
- Bat Activity & Assessment Report;
- Trees Survey / Tree Constraint Plan;
- Demolition Plan.

1.7 Supporting Information: - In addition to the detailed plans in respect of the Listed Building works supporting information is provided in respect of:

- Historical context
- Drummond Hill - Significant Features
- Drummond Hill - Roof Condition
- Gatehouse and Stable - Significant Features
- Conservation Statement (s)
- Outhouse Significant Features – Justification for Demolition.
- Asbestos Survey.

1.8 Variations: - Revised plans for:

- Alterations of listed building(s).
- Access arrangements.
- Landscaping.
- North western Block of Flats – re-orientated.
- Badger and Red Squirrel survey.

2. SITE DESCRIPTION

2.1 The application site is the former Scottish Agricultural College at Drummond Hill, Inverness. The site falls within Inverness’s Conservation Area and includes two valued and well preserved listed buildings / associated grounds, valued trees / woodland, outbuildings and boundary walls.

2.2 The overall site area extends to approximately 3.7ha and is set within a mature residential neighbourhood comprising both modern and traditional buildings. Access is principally derived from Stratherrick Road, but incorporates an old footpath to Dores Road. In total there are three accesses from Stratherrick Road into this development, the main vehicle entrance, the lodge vehicle entrance and a separate pedestrian entrance. The application site includes valued structural woodland and landscaping, much of which is subject to a Tree Preservation Order.

2.3 The site’s most recent use was by the Scottish Agriculture College as research and testing laboratories. They continue in use in part under a short lease. These activities have included the storage of fuel and other hazardous materials which raises concern over contamination with the proposed development area. The
traditional buildings on site also have potential for materials including asbestos, the treatment / removal of which requires careful handling.

3. PLANNING HISTORY

3.1 29.06.2017 Proposed conversion of main building to residential, demolition of outbuildings, refurbishment and extension of existing lodge and erection of new dwellings. The overall site area exceeds 2ha. However the number of dwellings will not exceed 50. There will be a high ratio of structural woodland and landscaping forming part of the application site.

3.2 2 June 2017 Proposed conversion of main building to residential, demolition of outhouses, refurbishment and extension of lodge house and erection of new dwellings

3.3 16 May 2017 Proposed conversion of main building to residential, demolition of outhouses, refurbishment and extension of lodge house and erection of new dwellings.

3.4 7 January 2011 Change of use of store to retail premises (Class 1) (10/01186/FUL).  


3.6 14 December 2007 Residential development including associated landscaping, parking and access - (06/00364/OUTIN).

4. PUBLIC PARTICIPATION

4.1 Advertised: Listed Building / Neighbours
Date Advertised: 17 November 2017
Representation deadline: 18 December 2017

Timeous representations: In respect of Application 17/05060/FUL
2 Representations - Not objecting or supporting.

In respect of Application 17/05059/LBC
2 Representations, 2 objections.

Late representations: None.
4.2 Material considerations raised in respect of 17/05060/FUL are summarised as follows:
   a) Loss of sunlight / day light from flats upon properties on Island Bank Road.
   b) Concern over the usage of the path to Island Bank Road – privacy.
   c) Impact on woodland and protected species that use the woodland.

4.3 Material considerations raised in respect of 17/05059/FUL are summarised as follows:
   a) Over development of the main house – for example: - too many bedrooms and en-suite bathrooms subdividing main rooms.
   b) Loss of character arising from re-development of Lodge building.
   c) Potting shed should be preserved not demolished.
   d) Lack of recording of the Lodge building internal features.

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

5. CONSULTATIONS

5.1 Lochardil and Drummond Community Council has no objection to the application. It highlights a number of issues that are welcomed including reinstatement of the old path on the woodland bank that links with Island Bank Road and management of the Woodland Tree Preservation Order. Request further mitigation to traffic speeds on Stratherrick Road to assist pedestrian safety / traffic calming.

5.2 Development Plans has no objection to the application. It highlights compliance with a number of policies within the plan and the need to secure developer contributions in line with current adopted standards.

5.3 Access Officer has not objected to the application. Requests information on when the public path through the site will be available for use.

5.4 Forestry Officer has no objection to the application. Request made for conditions to secure a range of landscape provisions within the site, particularly during construction.

5.5 Conservation Officer has no objections to the applications. The proposal will result in a positive re-use of two listed buildings.

5.6 Transport Planning Team has no objections to the application. Request for conditions to secure that the entrance and visibility splays are constructed prior to any development commencing within the site; and traffic calming features are agreed with the Roads Authority prior to construction.

5.7 Environmental Health Officer (EHO) has no objection to the application. Request the issue of construction noise to be addressed.

5.8 Contaminated Land Team has no objection to the application. Request is made for planning conditions to address potential contamination risks on site and in
respect of asbestos for all building scheduled for demolition.

5.9 **Housing Team** has no objection to the application. It is content with affordable housing being provided off site (nearby) at Ness-side, secured by agreement.

5.10 **Scottish Water (SW)** has no objection to the application. Advisory note required in respect of Scottish Water assets within the site, which may be the subject to restrictions on proximity of construction. Furthermore any combination of surface water with waste water drainage infrastructure will require significant justification from the customer, and early discussion with SW is advised.

5.11 **Scottish Environment Protection Agency (SEPA)** has raised no objection. Its key concern relates to the surface water treatment proposed using sustainable drainage systems (SUDs).

5.12 **Scottish Natural Heritage (SNH)** has raised no objection. It requested badger and squirrel surveys’, prior to determination.

5.13 **Historic Environment Scotland** has not objected to the application. Its observations recommended a less interventionist approach.

6. **DEVELOPMENT PLAN POLICY**

6.1 The following policies are relevant to the assessment of the application

6.2 **Highland Wide Local Development Plan 2012**

   28 - Sustainable Design
   29 - Design Quality & Place-making
   30 - Physical Constraints
   31 - Developer Contributions
   32 - Affordable Housing
   42 - Previously Used Land
   51 - Trees and Development
   56 - Travel
   57 - Natural, Built & Cultural Heritage
   58 - Protected Species
   61 - Landscape
   65 - Waste Water Treatment
   66 - Surface Water Drainage
   70 - Waste Management Facilities
   72 - Pollution
   73 - Air Quality
   74 - Green Networks
   75 - Open Space
   77 - Public Access

6.3 **Inner Moray Firth Local Development Plan 2015**

   IN 57 mixed use - residential, tourism, business.
7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

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

7.2 Scottish Government Planning Policy and Guidance

- Scottish Planning Policy (SPP)
  Paras 41-46, Development should incorporate all six qualities of successful places: Distinctive; Safe and pleasant; Easy to move around; Welcoming; Adaptable; Resource-efficient.

- Creating Places (2013)
  The key policy statement on architecture and place, which contains policies and guidance on the importance of architecture and design.

- Designing Streets (2010)
  The policy statement that puts street design at the centre of placemaking, advocates place before movement and presents policies and guidance on:
  - the design of new or existing streets and their construction, adoption and maintenance;
  - how the six qualities of successful places relate to pedestrian, cycle and vehicle movement and connections to wider networks for active travel.

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 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, "In considering whether to grant listed building consent for any works, the planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

8.3 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that with respect of buildings / land in a conservation area, the planning authority shall give “special attention to the desirability of preserving or enhancing the character or appearance of that area.”
Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:
   a) Compliance with the development plan and other planning policy;
   b) Scottish planning policy;
   c) Design and layout, and implications on the listed building;
   d) Trees, landscaping and open space;
   e) Access and traffic impacts;
   f) Water and drainage;
   g) Ecology;
   h) Developer contributions;
   i) Construction and infrastructure;
   j) Any other material considerations.

Development plan / other planning policy

8.4 The Inner Moray Firth Local Development Plan (IMFLDP) allocates the site for mixed use - residential, tourism, business (IN57). The allocation requires the developer to prepare a satisfactory masterplan / development brief to be agreed with the Council addressing improvement to the Stratherrick Road access; impact on Listed Building and its setting; impact on Tree Preservation Orders (TPO’s) and other woodland.

8.5 The above elements were discussed with the applicant during a pre-application meeting. Support was given for the submission of an application for the whole site, negating the requirement for a masterplan / development brief. The Development Plan Team is content on the principle of an exclusively residential development of this allocated site for mixed uses.

8.6 In addition to the above land allocation provision within the IMFLDP, the general policies of the development plan apply as set out in the Highland–wide Local Development Plan (HwLDP). A key matter is a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57 of the HwLDP. As an application relating to Category B buildings Policy 57.1 states that “developments are suitable where they can be demonstrated not to have an unacceptable impact on the protected amenity and heritage resource.”

8.7 Other policies within the HwLDP address a number of good planning practices. They include matters that help with the determination of this application such as design and place-making; developer contributions; trees; surface water management; open space; etc. These matters are all considered within the assessment of material considerations associated with the proposal.

8.8 The Development Plan is supplemented by adopted supplementary guidance (SG) which expands on the Council’s expectation on key policies. The guidance does not
provide additional policy tests for any application, but it provides guidance over the approach that the Council will use in its assessment of any application. Topics of interests pertaining to this application are as listed earlier in this report, some of which are examined more within the consideration of material considerations.

8.9 Provided there are no significant adverse impacts anticipated from the development the application can be supported within the terms of the Development Plan.

Scottish Planning Policy (SPP) 2014

8.10 The Scottish Government has highlighted within its SPP that planning needs to take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public whilst protecting and enhancing natural and cultural resources. Its policy highlights the need to create high quality places by design and which demonstrate the six qualities of place making: distinctive; safe and pleasant; welcoming; adaptable resource efficient and easy to move around. Determination of this application draws upon these matters.

8.11 Para’s 141 – 144 of SPP also focuses on policy in relation to Listed Buildings and Conservation Areas. The following points are of note:

- Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.

- Proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area.

8.12 National policy also addresses a range of other important considerations which require to be taken into account in any assessment of this development. It advises the key is to assist the right development in the right places, whilst protecting and enhancing the use of natural resources. Applications are expected to provide sufficient information to enable a full assessment to be made of the likely effects of development together with appropriate control, mitigation and monitoring measures. For example, and relating to this particular project, this would be necessary to ensure protection of retained trees particularly from construction activities. Provided the evidence is in place in line with this advice the application can be supported.

Design and Layout

8.13 The application seeks to respond to the Council’s development plan allocation that advocates a development opportunity at Drummond Hill following the relocation of the Scottish Agricultural College. This recognises the importance of the site incorporating listed buildings; trees / garden grounds / woodland and its importance
with the Inverness Conservation Area. The proposal advocates:

- Conversion of Drummond Hill House – to enable restoration for residential use (6 apartments).
- Conversion / Upgrade of Gate House – to residential use.
- Demolition of remaining outbuildings, sheds, laboratory and office buildings to allow for redevelopment for housing – (flats / houses).
- With minor amendments retention of the central lawn, rear garden and northern woodland escarpment, including the central tree lined access and gateway entrance.
- Development of the west field and east fields for residential use (houses).

8.14 In line with the development plan allocation, the Council’s Conservation Officer in general has advised that returning Drummond Hill and its Gate Lodge to residential use is supported in principle. Drummond Hill (house) can for the assessment purposes be split into two sections regarding elements of design significance. The first section is the two storey main house and the second is the adjoining east wing that would once have been the servants’ quarters.

8.15 The main works of significance are associated with the conversion of the main house to flats both internally and externally. It is not intended to alter the exterior to any great extent other than repair / maintenance. That said the roof will be stripped of its slates to allow repairs and removal of lead and asbestos which will be replaced with modern equivalents. A full schedule of works will be produced once all chimney stacks have been surveyed from scaffold and thereafter work’s to be agreed with the Planning Authority. This requirement needs to be secured by condition.

8.16 The need for a level access to the main front door has been addressed with the proposal of short ramped sections of a path that are integral to stone steps and the hard landscaping. The path is set forward of the building to allow for soft landscaping in the immediate vicinity of the principal façade. The Council’s Conservation Officer has advised that the visual intrusion of the ramp and addition of ‘clutter’ should be minimised. It is suggested that the proposed planter is unnecessary and serves only to highlight the ramp which it is attempting to disguise. This change can be managed through condition.

8.17 The subdivision of the main house is proposed in a manner that will maintain and safeguard many of its key features and removing many of the more recent (office) alterations. Fireplaces will be retained, as will arched doorways, significant decorative plasterwork, timber panelling, the tiled entrance, door features, stairway and its balustrade, etc. The addition of partitions and doorways, plumbing and rewiring is to be undertaken sensitively to safeguard these features. It ensures that the resultant flats will have features which are consistent with modern building standards. For example - allowing good thermal performance and ensuring the building features are well ventilated. Following the submission of the initial plans, amendments have been made to ensure that the new rooms within the flats do not unnecessarily sub-divide the panelled windows. The amendments that now form the application are welcomed.

8.18 The Gate Lodge and stable has been vacant for some time and much of its fabric has suffered from damp, wet rot and woodworm. Internally there are no features of
great significance. Externally the house and stable present as single storey, of stone construction with a slate roof. The windows are original sash and case. The stone work is all exposed, but there is evidence that the north façade would have once been lime rendered. The principal elevation to the gatehouse is symmetrical and features a decorative timber porch and a chimney to each gable. These features are considered significant to maintaining the character of the building.

8.19 The existing Gate Lodge has very limited accommodation and the rooms are small. The proposal for this unit incorporates an extension but one that is subsidiary to the gatehouse. The extension is situated to the west side the stable and is joined by a glazed link. The new build is positioned such that the lodge and stable read clearly as their own form particularly when viewed from Stratherrick Road. The new build mirrors that of the south gable of the lodge in both width and roof pitch.

8.20 The Gate Lodge also is cold and damp and the majority of the windows of the building are beyond repair. The proposal is to add a breathable, natural insulation to the walls that will be compatible with the historic fabric of the building. A consequence is that condensation will be a major problem if the single paned glass is retained. New double glazed units are therefore proposed. The materials used on the extension will draw from those specified for the new build structures of the whole development. The Council’s Conservation Officer is content with the modern treatment proposed for the building.

8.21 Not all the buildings / wall features of this listed site are to be retained. In order to allow for the development it is proposed that the former outhouses to the main house will be demolished. Whilst some elements are made with natural stone and slates in keeping with the main house, the applicant has stated that the design is of limited value and use. It highlights one benefit with the demolition of these is that materials will be recycled. This will ensure greater consistency of materials used across the retained elements of the site and help integrate the new development into its historic setting. Likewise, slates will be salvaged, redressed and reused on site.

8.22 Historic Environment Scotland, whilst not objecting to the application has advised that proposed demolition of the outbuilding (part of the listed features of Drummond Hill) should be reconsidered. The structure may indeed be a row of potting sheds which formed the northern edge of a walled garden that ran alongside the east side of the driveway. It recommends the structure be retained as an integral part of the interests of the listed site unless a compelling case can be made which demonstrates that the demolition of the shed is the only way to secure the future of the house.

8.23 However, the Council’s Conservation Officer has advised that whilst all of the assertions made in the statement for demolition are not supported, on balance it would support the case and overall conclusion. Stone will be salvaged to form the ramp / steps for Drummond Hill to face the gable of the new garage serving the gatehouse and the west gable of the replacement terrace. This will ensure some consistency of material across the site and help integrate the new development into its historic setting. Likewise, slates will be re-dressed and re-used on site.

8.24 The application also proposes to take down the existing boundary wall on Stratherrick Road, for road safety reasons. A new matching wall, to the same
height and reusing the existing cock and hen stone cope, slightly further back into the site will be provided. It also seeks to widen the current access. Whilst the Council’s Conservation Officer notes that the gate piers will be rebuilt to the same dimensions and will reuse the existing stone cope, the main gate piers will also need to replicate the existing appearance and not simply be rendered as proposed (i.e. carefully dismantled by hand and rebuilt using original fabric retaining the existing appearance with exposed stone finish).

8.25 In design terms the applicant has advised that “the new houses and flats are intended to demonstrate a contemporary development of simple built form reflecting aspects of the main house and lodge, without resorting to pastiche. An indicative palette of materials has been identified to provide a basis for interpreting the proposals and informing the final choice. These include wet dash through coloured render, natural slate, zinc roofing and zinc composite wall panels, natural stone panels and large elements of glazing incorporating a vertical emphasis.”

8.26 Examples of the materials palette are provided, but the intention is to refine the detailing and material choice to produce a high quality of building, which has a robust sustainable fabric, but which aspires to the quality of the local conservation area character and defines the standard of new build appropriate to the area. The applicant is open to the final choice of materials being considered in liaison with the Council’s planning team by condition.

8.27 In general the proposed materials for all the new dwellings can be supported. The contrast between the contemporary design of all new buildings and the style of the retained listed buildings is welcomed. It is considered the design proposals are consistent with HwLDP Policy 28, 29 and SPP because they will contribute to a distinctive sense of place and identity.

8.28 In addition to the conversion of the listed building, the application proposes significant redevelopment of the site which will see the current office and science laboratories being demolished, together with development of the east and west fields / gardens. The applicant’s intentions are to advance a high quality development in keeping with the locality. A variety of house types are proposed to meet a spectrum of requirements. The development proposal totals 38 units, which is in excess of the indicative capacity as highlighted in the development plan allocation. Of these, only 16 units are to be located within previously undeveloped areas. The remaining units are located either within the brownfield zones of the demolished buildings or within the listed buildings being converted back to residential use.

8.29 The proposed density of development is higher than recognised in the IMFLDP, but its appropriateness can be assessed in terms of the efficiency in the use of land, impact on Drummond Hill and its Gate Lodge and their settings, the protection of green amenity / trees and woodland, adequacy of site servicing arrangements, etc. It seeks to make good use of two listed buildings and the open setting of the access and front and rear lawns garden to ensure an open space to the frontage and rear of Drummond Hill. It retains the woodland escarpment to the north and safeguards many trees both within and adjacent to the site.

8.30 Some criticism has been raised through the assessment that the development of “Mews housing” on the eastern side of the site, which extends close to Stratherrick
Road. The layout, its is argued, would not maximise the views of Drummond Hill from Stratherrick Road where most receptors experience the historic character of the Conservation Area and this Listed building in particular. In response the applicant has highlighted that the east field scheme includes development set back; and the south-easternmost unit (No 38) is angled to retain the significant main vista. It also allows an efficient use of land across the site whilst retaining undeveloped the central open area. Therefore receptors arriving through the main gate or on an extensive part of the frontage adjacent Stratherrick Road will retain extensive views of Drummond Hill.

8.31 Given the scale of erosion of this area by the development of gardens it is vital that development on this particular site advances measures which will control the scale and nature of future development that safeguards key features of the site. The plans bring forward repairs and reuse of redundant / underused buildings which is welcomed, together with tree protection proposed. It also removes the more recent buildings (the labs) and introduces more stylish contemporary development of flats with a relatively simple built form. In overall terms the application can be considered as one which helps to preserve and enhance the character and appearance of the Inverness Conservation Area.

Trees, Landscaping and Open Space

8.32 The site accommodates many trees, garden areas, natural woodland and is bordered by large trees within adjacent ground, whose branches and roots extend into the application site. The garden, trees and woodland are valued within the area’s status as a Conservation Area, the setting and context of the listed buildings interests. In addition the woodland upon the escarpment at the northern end of the site is covered by a Tree Protection Order. Apart from the minor works to the existing footpath through the escarpment woodland, trees within the area of the TPO will be unaffected. Development is being held back from the trees at the top of the escarpment and root protection deployed during demolition / construction works.

8.33 Across the rest of the development site, including its boundaries 51 trees, five tree groups and hedges have been identified within the site, many of which are formally planted specimens that exhibit good structure and form. These trees provide considerable amenity to the site and will have value to maintain general privacy. Given the proposed footprint of the development not all trees will be retained, (<20) however the development has for the most part succeeded in retaining the key specimens that are a feature of the site. The Council’s Forestry officer is content with the submissions (as amended) and has recommended conditions be attached to any approval to ensure effective management of the landscape resource through the construction and in the following years.

8.34 A key feature of the existing site is the central lawn that runs from the access on Stratherrick Road to the main house. There is also a large lawn to the rear of Drummond Hill. Both these features are to be retained, largely untouched, with the exception of an access road serving the new houses within the west field. A toddler’s play area is to be provided within the east field to the north of the Mews housing. These areas of open space / landscape, together with the retained trees across the site ensures that ample open space is provided within the development in addition to the large garden areas of many of the new houses. This is in line with
Council policy / standards.

Access and Traffic Impact

8.35 The proposals have been supported by a Transport Assessment, which considered the key impacts of the development upon the local road network, specifically Stratherrick Road. The existing access serving the Gate Lodge on the western frontage on Stratherrick Road is to be closed off, with all development using the principal existing central site access. This access on Stratherrick road is to be reconfigured, including existing stone boundary walls to be removed and rebuilt to offer greater visibility, manoeuvrability (two way traffic) and pedestrian safety. A Minor Works Permit will be required from the Council.

8.36 Within the site the existing central road will provide pedestrian access to all new housing units and associated visitor parking areas. Paths will link with the existing pedestrian access gates on the eastern frontage on Stratherrick Road and on Dores Road. Both connections provide access to bus routes on Dores Road and Stratherrick Road. The path that leads across the northern escarpment has been redundant for several years. The path is to be restored, but given that it is through a heavily wooded and steep escarpment, it will not be suitable for use by those with mobility issues or cyclists. Timber way-marker posts will be sited to identify this route. The access officer is content with what is proposed but requests by condition that the pedestrian links into, through and out of the site between Stratherrick Road and Dores Road are provided for public use at an early stage in the redevelopment of this site.

8.37 The roads and pathways through the development will be retained in private ownership, with owners being responsible for management, maintenance, drainage and flooding infrastructure, access for private waste collection from individual houses and communal bins, lighting (low level bollards), winter maintenance, visitor parking, etc. All houses have either garages or gardens of adequate size to accommodate cycle storage and apartment blocks are designed to accommodate private storage within the building. Safe visitor cycle parking locations will be sited adjacent to apartment block entrances.

8.38 The sole vehicle access to be retained to the site will remain via the existing central gate on Stratherrick Road. This however is to be demolished and rebuilt in a manner consistent with its existing appearance, but affording enhanced junction visibility for those accessing Stratherrick Road. That said whilst the proposed visibility to the west will comply with Council’s standards for an access within a residential area / speed limit 30mph, the visibility to the east will not fully accord with modern standards. The applicant has proposed traffic calming mitigation in the form of road markings on Stratherrick Road. This will comprise road markings including narrowing’s (2 No) and a gap hazard warning centreline (a 4 metre line by 2 metre). In this manner no objections have been raised by Transport Planning. Furthermore a response is made to the requests by the Community Council for measures to assist speed reduction in the area.

Water, Foul and Surface Water Drainage

8.39 The development will connect to the public water supply and waste water drainage
network. Scottish Water has not objected to these connections, but highlights that construction will have to be aware of existing infrastructure serving the area and ensure protection of these assets.

8.40 Surface water drainage is to be managed within the site. In order to reduce the expected run off the development by design will seek to increase the attenuation time using surface water storage on site (SUDS). Discharge will be by infiltration from a number of plot specific soakaways. The site currently is not at risk from flooding.

8.41 Treatment will be provided for houses and access roads separately. Given the nature of the layout there is ample space to accommodate individual roof soakaways. To enhance the informal nature of the layout, roads will be constructed with flush kerbs. Run off will be directed over a contiguous grass filter strip to a gravel drain. Discharge will be by infiltration. Parking areas will be constructed of permeable block paving. All surface water drainage systems will remain in private ownership.

Ecology

8.42 There are a number of protected species (bat, red squirrel, etc.) identified within the application site. The applicant has provided surveys which demonstrate the expected impact upon bats and advance relevant mitigation. It will be necessary to seek a derogation licence from SNH with regard to the bats using the site, and ensure compliance with a series of conditions that SNH will set.

8.43 SNH also requested surveys of the site for badgers and red squirrels in advance of determination of the application. The applicant has submitted its results highlighting that whilst badger activity including sett entrances have been recorded within the wooded slope to the north of the development area it is considered likely that any potential impact from the development will be negligible. Similarly with red squirrels there was low level of activity recorded during the survey and thereby no significant impact is anticipated from the development on the local red squirrel population. Should any trees require to be felled or pruned, mitigation is proposed that these trees are subject to inspection for the presence of red squirrel dreys prior to any work being undertaken.

8.44 Prior to commencement of development or works on the site pre-commencement protected species surveys will be also be required and further mitigation may need to be implemented. However, in general terms the layout of the development will allow for the retention of wildlife corridors for example the woodland management of the northern escarpment.

Developer Contributions

8.45 The expansion of Inverness places particular demands upon existing public services. This application is of a scale and in a location where contributions are sought to address service shortcoming needed to meet future demands of occupant’s and the community. In line with the adopted Council policy / supplementary guidance contributions arise for the following elements: -
• Affordable housing;
• Primary (Holm Primary Catchment);
• Secondary Education (Inverness Royal Academy catchment);
• Transport / Active travel;
• Open space provision;
• Public art.

8.46 Discussions have taken place with the developer and service providers. This has resulted in agreement of the level of contributions to be provided and where relevant their location on or off site. The affordable housing contribution totals 10 units, which will be provided at Ness-side / Holm Mills. This would be particularly beneficial to such homeowners as the annual factoring charges on dwellings on this site are expected to be high (>£3k p.a.). Contributions are set with quarterly inflation uplifts from rates published within the policy. This means that the values are re-calculated for inclusion in any agreement, and further enhanced until the payment due date.

8.47 Education contributions have been agreed, with varying contribution rates for houses (higher) and flats (lower). Open space provision has been calculated at approximately 3,400sqm of high quality, useable open space. This is expected to be provided in several forms including amenity green space, equipped play areas, natural green space, outdoor sports facilities and public parks and gardens on and off site. This contribution is expected to be provided on site, including increased public access, as is the public art contribution which is advanced through the design qualities of the development. In this regard the Council’s requirements can be met.

Construction and infrastructure

8.48 Given the scale of the project and the environmental sensitivities around the site, a Construction Environmental Management Document approach will be required. This is in part to ensure that potential sources of pollution (including fuel spills and surface water run-off) on site can be effectively managed throughout construction, this will also deal with matters such as construction noise, dust, tree protection and protected species.

8.49 The CEMD needs to be secured by planning condition. This will ensure the agreement of construction methodologies with statutory agencies following appointment of the contractors for the site and prior to the start of development or works. Unless covered within the CEMD, the requirements a Construction Traffic Management Plan will be required. The CTMP should set out the proposed construction access arrangements; the working hours for construction deliveries; the general nature of proposed construction traffic needing access; any traffic management proposals along the access route to mitigate impacts from new construction traffic.

8.50 The applicant has recognised that the existing properties, current and earlier uses, have left a legacy of contaminants on the site. A particular need with the redevelopment of the site is to ensure that these matters are professionally managed and resolved. The applicant has highlighted its knowledge on these matters and in response the Council’s Contaminated Land Team has highlighted the need for conditions to ensure effective handing of key risks, should the application be
supported.

8.51 On a development of this scale it is important that the Planning Authority retain effective control over the phasing of development. For this site, it is considered that this is best achieved via a combination of conditions and phasing plans. The delivery of on site infrastructure is critical to delivery, particularly common parking areas, and provision of green space and public access. The phasing plans need to highlight all limits upon the occupation of phases of the development until necessary infrastructure is provided to the satisfaction of the Planning Authority. A particular need will be the requirement to ensure the redevelopment / conversion of Drummond Hill house and Lodge house as an early phase of development, an important outcome arising from this single application.

Other material considerations

8.52 Public representations have highlighted concerns of overshadowing of their plots, particularly in winter sunlight conditions, given the lower topography upon which their housing units are located on Island Bank Road. It is the three storey scale of the flats to the north of the development which is of most concern.

8.53 The applicant has tabled a series of images to demonstrate likely impact at different times of the day and across the seasons. The assessment indicates that during the summer and winter, there will be no impact arising from the development on account of the height of the sun. For example, during the winter solstice the existing escarpment dictates housing units on Island Bank Road receive no direct sunlight. In the autumn the impact arising from the development is minimal, the effects (if any) are diminished by leaves on the escarpment trees. During Springtime, when leaves have yet to appear on the trees, there will be some limited impact / overshadowing in the mid afternoon sun (4.00pm). Overall the impact arising from the development should it be approved is not considered to be significant.

8.54 There are no other material considerations.

Matters to be secured by Section 75 Agreement

8.1 The following matters / contributions will be secured via a legal agreement:
- Primary education provision (Holm Primary);
- Secondary education provision (Inverness Royal Academy);
- Delivery off site of affordable housing. 25% of total number of units to THC Standards inclusive of a delivery date / phasing plan and mix to be agreed with the Council.

8.2 The applicant has four months from the date that the Council’s solicitor writes to the Applicant / Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application shall be refused under delegated powers.

9. CONCLUSION

9.1 This major application presents proposals to deliver development generally in line with its allocation as a development opportunity within the Inner Moray Firth Local
Development Plan. It advances a single use (residential) rather than a mix of uses, but this is considerable acceptable by the Development Plan Team and the local community council. It has not attracted significant objections following public consultation.

9.2 The Community Council have raised a few matters, but these are addressed within the assessment of the application. Two objections have been made to the Listed Building application. The concerns raised are considered within the assessment of the application, but they have raised no matters of significance that suggest on balance the applications could not be supported.

9.3 Whilst no consultees have raised objection to the applications there have been a number of issues which have required amendments to be made to the plans as initially submitted. These include the re-orientation of the north westernmost block of flats to avoid a mature tree, revised design details within the conversion of Drummond Hill house to maintain all windows to a single room use (rather than subdivision of windows to separate rooms) and improvements to the road access with Stratherrick Road, including traffic calming measures.

9.4 Historic Environment Scotland had requested that the potting shed demolition be reconsidered. This was also highlighted within a letter of objection. However this contrasts with the advice of the Council’s Historic Environment Team, who have recognised the wider development package on the table and that the proposed conservation / listed building works could benefit from the recycling of materials within the older outbuildings for which there was limited modern use.

9.5 The application presents significant development of a large and important site within the Inverness Conservation Area in a manner that seeks to retain and enhance Drummond Hill house, in residential use as modern flats and the redevelopment of the Gate Lodge into a modern residential unit in a manner that conserves many of the initial features and proportions of the former gatehouse. Whilst the grounds will also accommodate new development including re-development of the office / laboratory units, significant areas of the central lawn, the rear garden and escarpment woodland will be retained. The mix of development including appropriate materials within the two listed structures and choice of complementary, modern materials within new houses and flats are of an acceptable design standard and are presented within a layout which is entirely acceptable to the locality.

9.6 Overall the proposals will secure an active use of an important part of the Inverness Conservation Area, in a manner that will enhance / secure many of the valued features including the wooded escarpment, individual trees, Drummond Hill and Lodge House and overall amenity particularly as viewed from Stratherrick Road. With regard to the listed buildings, Drummond Hill will receive significant enhancement to its current condition and thereby it will be sustained in active use for many years to come. The Gate Lodge, whilst not so much preserved, will also be returned to active use in a more modern re-development, which pays homage to the proportions, scale and use of this old building.

9.7 The proposals are consistent with the Development Plan allocation. It delivers an acceptable housing project in a manner that is consistent with a range of policy provisions within the HwLDP and its supporting Supplementary Guidance including
affordable housing (off site) developer contributions and public access. A range of planning conditions would be required to secure the proper phasing and development of the site in an acceptable manner. This is needed to ensure the early delivery of works on the existing listed buildings and deliver some protection to the surrounding environment from the impacts of construction.

9.8 All relevant matters have been taken into account when appraising these applications. It is considered that the proposals accord with the principles and policies contained within the Development Plan and are acceptable in terms of all other applicable material considerations.

10. **IMPLICATIONS**

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

11. **RECOMMENDATION**

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

**Subject to the above**, it is recommended that;

A. Listed building consent be **Granted** subject to the following:

**Conditions and Reasons**

1. All works, materials and finishes shall be as noted on the approved drawings. Any internal or external works and finishes, or works for making good as required shall be to match original / adjacent materials and finishes.

**Reason**: - In order to safeguard the character of and qualities of the listed building.

2. Prior to the commencement of development on the Gate Lodge, detailed elevation drawings (1:20), section drawings (1:1 or 1:2), details of ironmongery and finish for all new windows and doors, shall be submitted to and approved in writing by the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.
Reason: - In order to safeguard the character of and qualities of the listed building.

3 Following the completion of the roof inspection on Drummond Hill the survey report on all necessary works to the roof and chimneys shall be submitted to the Planning Authority. Where works do not fit within the normal parameters of repair and maintenance of the existing elements of the building, further approval in writing shall be sought from the Planning Authority. Thereafter, works must only be progressed in accordance with approved details.

Reason: - In order to safeguard the character of and qualities of the listed building.

4 Prior to the commencement of any works on Drummond Hill final plans for the access to the main door shall be re-submitted for approval in writing from the Planning Authority. This should remove proposals for a planter in order to minimise the visual clutter at the principle entrance. Thereafter, development and works shall progress in accordance with the approved details.

Reason: - To ensure a quality of design which will safeguard the character and qualities of this listed building.

And

B. That planning permission be GRANTED subject to the following: -

Conditions and Reasons

1. No development or works shall commence on any phase until a Phasing Plan has been submitted to and agreed in writing by the Planning Authority. This shall detail each phase of the proposed works and shall show the dwellings, landscaping and access roads, pedestrian links and parking areas to be advanced within each phase all in line with the approved site layout. This should ensure an early development completion of the works within Drummond Hill and the Gate Lodge and provision of open space areas in line with occupation. Thereafter, the development shall be undertaken in accordance with the agreed phasing unless otherwise approved in writing by the Planning Authority.

Reason: - To ensure that the development proceeds in tandem with the key elements of the development and that infrastructure is provided in a timely manner relative to the occupation of all units.

2. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority. The scheme shall include: -

a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN
b) the measures required to treat/remove contamination (remedial strategy)
including a method statement, programme of works, and proposed verification
plan to ensure that the site is fit for the uses proposed;
c) measures to deal with contamination during construction works;
d) in the event that remedial action be required, a validation report that will validate
and verify the completion of the agreed decontamination measures;
e) in the event that monitoring is required, monitoring statements shall be submitted
at agreed intervals for such time period as is considered appropriate by the Planning Authority.

Reason: - To ensure the site is suitable for redevelopment, given the nature of
previous uses and processes on the site.

3. No development shall commence on site until a Construction and Environmental
Management Document (CEMD) is submitted for approval of the site. Thereafter all
works shall make progress in full accordance with the approved CEMD unless
otherwise agreed in writing with the Planning Authority. The CEMD shall as a
minimum highlight:

a) Final pre-commencement surveys for protected species and proposed final
mitigation measures during construction;
b) Measures to protect existing Scottish Water Assets / Infrastructure;
c) Measures to enhance site security and present displays / public awareness.
d) Areas to be deployed for construction purposes including material storage,
offices, staff parking, vehicle turning, waste collection, material re-cycling,
pollution prevention, etc.
e) Measures to control the emission of dust and dirt during construction.
f) Construction Traffic Management Plan including final mitigation measures. This
should also include measures to manage construction noise including for
example in the choice of vehicle / reversing alarms;
g) Pedestrian Access Management Plan including final design of proposed
pedestrian access gates.

Reason: - In order to safeguard the amenity of neighbouring property; existing
infrastructural assets; the natural environment; and confirm final access
arrangements during and after construction periods.

4. No development shall commence on any new housing until the materials to be used
in external finishes (including but not limited to finishes of walls, roofs, rainwater
goods, windows and doors) of any and all built structures (inclusive of houses, flats,
cycle stores and bin stores), have been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that these matters can be considered in detail to ensure the
c character and identity of the final works is consistent with the Conservation Area and
Listed buildings interests within the site.

5. No development within the site shall commence until the following matters
pertaining to access and traffic management have been satisfied, including:

- Provision of the improved entrance from Stratherrick Road and its associated visibility splays.
- Traffic Calming features for Stratherrick Road being agreed in full.
- Unless addressed within Condition 5 a programme for the delivery of road infrastructure including delivery of final dressing of new roads in line with occupation of housing units.

**Reason:** To ensure safe access is provided to the site within an early implementation of works.

6. Prior to any site excavation or groundworks, all retained trees are to be protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction) and as per the Approved Tree Protection Plan and Arboricultural Method Statement. Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

**Reason:** Reason: To ensure the protection of retained trees throughout the construction period.

7. A suitably qualified Arboricultural consultant must be employed by the applicant to ensure that the Tree Protection Plan and Arboricultural Method Statement (AMS) are implemented to the agreed standard. Stages requiring supervision are set out in the AMS and monitoring reports/ certificates of compliance for each development stage should be submitted for the written agreement of the planning authority.

**Reason:** To ensure the protection of retained trees throughout the construction period.

8. No development shall commence until a detailed Landscape Plan and maintenance programme has been submitted to and approved by the planning authority. The Landscape Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the planning authority.

**Reason:** In the interests of amenity.

9. A suitably qualified landscape consultant must be employed at the applicant’s expense to ensure that the Landscape Plan is implemented to the agreed standard. Stages requiring supervision are to be detailed in the Landscape Plan for the agreement of the planning authority and certificates of compliance for each stage are to be submitted for approval.

**Reason:** In the interests of amenity.

10. Prior to the commencement of development a statement of expected working hours for all construction activity should be submitted for approval. A construction noise assessment will be required to be submitted to the Planning Authority for approval.
should the following circumstances be likely to occur: -

- Where it is proposed to undertake work, which is audible at the site boundary, out with the hours Mon-Fri 8am to 7pm; Sat 8am to 1pm.

OR

- Where noise levels during the above periods are likely to exceed 75dB(A) for short term works or 55dB(A) for long term works. Both measurements to be taken as a 1 hr LAeq at the curtilage of any noise sensitive receptor. (Generally, long term work is taken to be more than 6 months)

If an assessment is submitted it should be carried out in accordance with BS 5228-1 : 2009 "Code of practice for noise and vibration control on construction and open sites - Part 1: Noise". Details of any mitigation measures should be provided including proposed hours of operation. Thereafter all construction activity must comply with the approved hours of working.

Reason: - To ensure the amenity of adjoining houses is respected through all construction periods.

REASON FOR DECISION

All relevant matters have been taken into account when appraising these applications. It is considered that the proposals accord with the principles and policies contained within the Development Plan and are acceptable in terms of all other applicable material considerations. This includes assessment of the impact on the Inverness Conservation Area and listed buildings.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

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 & 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 (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 & 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 Permission**
None of the vehicle routes within the development are being proposed for adoption by the Council. However upgrade / relocation works to the private vehicle accesses are proposed, therefore the developer will be required to apply for a Minor Works Permit, often referred to as a Road Opening Permit from the Highland Councils Local Community Services Office, as the Roads Authority under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on or adjacent to the public road network. All Minor Works Permit application enquires should be made via the Councils website at the following link www.highland.gov.uk or by contacting General Enquiries tel no. 01349 886606. Please note that no work should commence until official permission from The Highland Council has been
Mud & Debris on Road
Please note that it an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

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

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

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

Protected Species – Halting of Work
You are advised that work on site must stop immediately, and Scottish Natural Heritage 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 SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Ken McCorquodale, Principal Planner.
Background Papers: Documents referred to in report and in case file.
Relevant Plans:
FINISHERS

External Walls: Cast stone ashlar paving with saddle-coursing, colour Buff, with rendered feature panels, colour off white

Cladding: Metal standing seam, Slate Grey

Windows: RAL 7015 Slate Grey

Doors: Timber RAL 7015 Slate Grey

Garage Doors: RAL 7015 Slate Grey, sectional insulated panel with smooth finish

Coping: PPC Aluminium, coloured to match standing seam wall cladding

Balustrades: Framed structural glass with top brushed stainless steel rail

Rainwater Goods: Pressed aluminium box gutter, with circular aluminium flash joint downpipes, RAL 7015 Slate Grey

Roof: Metal standing seam to main roof, with bituminous membrane to corner tower

Canopies: Proprietary homeless, laminated glass panel with stainless steel planar fixings and support brackets
FINISHES

External walls: Rendered, colour off white with cast stone ext wall block below DPC level, colour buff. Window sills, preset, dark grey.

Feature Gable wall: Faced with stone reclaimed from demolished cullmore comple with ext wall Quinn

Feature Cladding to Dormer & Dormer: Metal standing seam, Slate Grey

Windows: RAL 7015 Slate Grey

Roof Windows: Vitral

Doors: Timber RAL 7015 Slate Grey

Rainwater Goods: Pressed aluminium half round gutter, with circular aluminium flash joint downspouts, RAL 7015 Slate Grey

Roof: Natural slate, Cupa Heavy 3 with slate grey, metal with hip rail zinc flashing to ridge. Stuminous ventilation to dormers.

 Fascia & Boffito: PVC, colour Mill grey

Complements: Proprietary frameless, laminated glass panel with stainless steel planet fixings and support brackets

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Bracewell Stirling Consulting
38 WAUCHER TERRACE, TULLOCH MIR, KW12 8RF
TEL: 01463 820388

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DRUMMICHILL
INVERNESS
TULLOH HOMES LTD

COTTAGES - GENERAL LAYOUT

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4265-01-033 B
MEWS END 34 [handed to unit 38]

MEWS MID [handed to unit 37]

FINISHES

External walls: Rendered, colour off white with mid grey masonry block below DPC level. Window sills, precast, coloured to match masonry.

Corner Feature Cladding in End Mews: Metal standing seam, Slate Grey

Dormer Saddle: Metal standing seam, Slate Grey

Windows: RAL, 7015 Slate Grey

Roof Windows: Velux

Doors: Timber RAL, 7015 Slate Grey

Reinforcement: Framework structural glass with top brushed stainless steel rail

Rainwater Goods: Profiled aluminium half round gutter, with circular aluminium flux joint downpipes, RAL, 7015 Slate Grey

Roof: Natural slate, Copa Heathers 3 with slate grey, metal with hip rod zinc flashings to ridge. Metal landing seam roof to pond

Pavex & Softfix: PVC, colour Mid grey

Exposed Roof: Timber painted mid grey to match the fascia
FINISHES

External walls: Cast stone and/or rendering with uniform couring, colour Buff with varied feature panels, colour, off-white.

Cladding Panels: Metal standing seam, Slate Grey

Spanral Panels: Metal standing seam, Slate Grey

Windows and patio doors: RAL 7015 Slate Grey

Entrance Door: Timber RAL 7015 Slate Grey

Capping: PVC Aluminium, colour to match standing seam wall cladding

Recess Frame: Frameless structural glass with top brushed stainless steel rod

Rainwater Goods: Circular aluminium fluted joint downpipes, RAL 7015 Slate Grey

Roof: Tarmacadam membrane

Canopy to entrance: Proprietary frameless, laminated glass panel with stainless steel channel flanges and support brackets
FINISHES

External walls: Render, colour: off-white with mid grey masonry block below DPC level. SBS, precast, coloured to match rendering.

Cladding: Metal cladding on second floor.

Windows: RAL 7015 Slate Grey

Doors: Timber RAL 7015 Slate Grey

Rainwater Goods: Painted aluminium half round gutter, with circular aluminium flush joint downpipe, RAL 7015 Slate Grey.

Roof: Natural slate, Copa Heavy 3 with hip roll, zinc flashing to ridge and hips.

 fascia and soffit: PVC, colour mid grey

Gutter: Metal standing seam roof, to match cladding.