

Agenda Item	6.5
Report No	PLN/019/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 05 March 2018

Report Title: 18/04315/FUL : Compass Building and Construction Services Ltd
Land 30M SW of 3 Ginn Park, Gairloch

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of 8 bungalows, associated infrastructure and services

Ward: 05 - Wester Ross, Strathpeffer and Lochalsh

Development category: Local Development

Reason referred to Committee: 5 or more objections

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

Recommendation

Members are asked to agree the recommendation to Grant planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks consent for eight 2-bedroom homes, two of which are fully wheelchair accessible. The development is intended to provide supported accommodation for elderly or infirm tenants who require some assisted living while maintaining independence. The proposal comprises the new model for assisted care, which is replacing the requirement for care homes, with units designed to be accessible and flexible internally. The development will be linked to the existing care home, Strathburn House, located on the opposite side of the road. Externally all garden ground is common, with level outdoor seating provided for each unit. The shared external space will be a mix of hard landscaping and low maintenance planting. The layout includes south and west facing gardens to maximise sunlight. The access to the site is continued from the parking court of the existing 3 units at Ginn Park and runs adjacent to the east boundary before forming a turning head and parking court. The bungalows are square in form with covered entrance porches, and will be finished in white render, vertical cladding and grey concrete roof tiles. The development is designed to step down the sloping site.
- 1.3 Pre Application Consultation: Formal pre-application advice was given indicating that the development could be supported in principle, subject to confirmation of speeds on the B8021 and achievable visibility splays at the existing Ginn Park junction.
- 1.4 Supporting Information: Design Statement, Drainage Impact Assessment and Transport Statement
- 1.5 Variations: Site Layout Plan amended (4412-02-001 D) to show access/parking dimensions and minor amendment to access width and boundary treatments.
- Additional information submitted during the course of the application including a Transport Statement, Road Layout Plan, Visibility Splay Plans, Drainage Plan, Walking Isochrones Plan and Site Sections.

2. SITE DESCRIPTION

- 2.1 The site is situated on the southern side of the B8021 road which runs through Gairloch towards the Sands campsite. The site is currently a field located to the south and west of a small cluster of existing Highland Council housing called Ginn Park. The area to the south of Ginn Park is currently separated from the part of the site to the west by a stone boundary wall. There is an existing access point from the B8021, which is to be continued in order to serve this development. The site slopes from north to south and also gradually from west to east. There is a rise of 6m from the south-east corner towards the north-west. The site is bordered to the west by mature trees/vegetation, to the north by a stone boundary wall, to the east by a stone wall and neighbouring properties and the south gives way to a line of existing houses on the waterfront.

3. PLANNING HISTORY

None found

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Schedule 3 Development

Date Advertised: 28.09.2018

Representation deadline: 14.10.2018

Timeous representations: 6

Late representations: 1

4.2 Material considerations raised are summarised as follows:

- a) Development will present an intrusion upon privacy and loss of light for neighbouring properties.
- b) Construction period will have a negative impact upon neighbours.
- c) Site is sloping and may cause landslip.
- d) Site will be at risk of flooding.
- e) Access to the shore should not be made available for residents of this development.
- f) Proposal is over-development; not in keeping with local character.
- g) Development will result in light pollution.
- h) Question suitability of access with the B8032 to serve the development.
- i) Loss of grazing land.
- j) Lack of employment opportunities for proposed residents.

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

5. CONSULTATIONS

5.1 **Transport Planning – No objections** - Initial response requested further information including an assessment of speed on the B8021. These details were submitted and a 2nd response provided.

Parking and Access - The visibility splays at the Ginn Park junction are substandard; however, given the scale and nature of development and the existing constraints at the junction, in this instance the splays to be provided are considered acceptable.

Flooding and drainage - No objection in principle to the general detail of the drainage measures proposed, final details will be subject to the RCC process, including the provision of additional rock armour protection at the Abhainn a Mhuilinn water course to stabilise the bank and prevent erosion.

Other points - A Construction Traffic Management Plan is required.

5.2 **Flood Team - No objections** - Site is adjacent to the Abhainn a Mhuilinn and may be at risk of flooding from this source. However, based on site topography provided it is clear that all house plots are located on the highest ground to the west of the watercourse and are in excess of 4m above it. We are aware that the watercourse at this location is prone to erosion and rock armouring is in place. Recommend that the water course buffer is kept as large as practicable and that measures are put in place to ensure that the banks are not destabilised during construction. Content with the drainage arrangements outlined in the Drainage Impact Assessment.

- 5.3 **Development Plans – No objections** – No developer contributions required.
- 5.4 **Gairloch Community Council – Neutral response** – Whilst the Community Council would welcome an increase in the stock of affordable and supported housing in the village, we wish to make the following comments.
- Area for development not identified on the local plan as an area for housing development. There was no prior consultation with the Community Council.
 - The development is dense and unattractive with limited landscaping, and does not fit well with the character of the village.
 - Desirable to undertake a review of the potential impact of the development on the potential for flooding and erosion of the surrounding land and properties and of the future risk of erosion to the development itself.
- 5.5 **SEPA – No objection** - The site lies adjacent to the medium likelihood flood extent and therefore may be at medium to high risk of coastal flooding and fluvial flooding. The topographic information provided in the application shows that the site falls from north to south and west to east. We note that the entire site is significantly elevated above the 1 in 200 year coastal flood level plus an allowance for climate change. Therefore we are not concerned that the site is at risk of coastal flooding. The Abhainn a Mhuilinn/Strath Burn flows to the east of the site. Based on the topographic information provided in the DIA, the application site is 4m above the burn, and likely to be sufficiently elevated should any out-of bank flow occur.
- 5.6 **Scottish Water – No objection** - No significant issues identified - information provided for applicant.

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
- 34 - Settlement Development Areas
- 57 - Natural, Built and Cultural Heritage
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 Wester Ross Local Plan (as continued in force April, 2012)

Within Gairloch Settlement Development Area

6.3 West Highland and Islands Proposed Local Development Plan (2017)

Within Gairloch Settlement Development Area

6.4 Highland Council Supplementary Planning Policy Guidance

- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

- a) The principal determining planning policies of the Highland-wide Local Development Plan
- b) Conformity with development pattern, siting , layout and design
- c) Access and parking
- d) Flooding and drainage

The principal determining planning policies of the Highland-wide Local Development Plan (HwLDP)

8.4 The principal determining planning policies of the HwLDP are as follows;

- Policy 28 (Sustainable Design)
- Policy 34 (Settlement Development Areas)
- Policy 57 (natural, Built and Cultural Heritage)

8.5 Policy 28 (Sustainable Design) of the HwLDP aims to ensure that development is socially, economically and environmentally sustainable. The policy lists criterion against which development shall be assessed. Of particular relevance to this proposal, the policy states that developments will be assessed on the extent to which they are compatible with public service provision, are accessible by sustainable methods of transport, impact on individual and community residential amenity and demonstrate sensitive siting and high quality design.

8.6 Policy 34 (Settlement Development Areas) of the HwLDP highlights the importance of supporting existing communities and identifies SDA's as the preferred location for most types of development, as this makes the best use of infrastructure, services and protects the character of surrounding countryside. Policy 34 states that proposals within Settlement Development Areas will be supported if they meet

the requirements of policy 28 (Sustainable Design), and are judged compatible with the existing pattern of development and landscape character, conform with existing and approved adjacent uses and have no negative effect on any heritage features.

- 8.7 Policy 57 (Natural, Built and Cultural Heritage) of the HwLDP is relevant to this application as it is located with Wester Ross National Scenic Area. The policy states that developments will only be allowed if they do not compromise the feature of national importance.
- 8.8 The proposal is considered to accord with the principal determining Development Plan policy noted above for the reasons discussed in the sections below.

Conformity with development pattern, layout and design

- 8.9 Gairloch is spread along the east shoreline of Loch Gairloch, commencing from the south at the harbour in Charlestown then stretching north and west through Strath, Smithtown and Lonemore. The settlement pattern within Gairloch is consistent with most sizeable settlements and is variable and dispersed comprising modern housing developments and traditional properties of differing scales and densities.
- 8.10 When considering the northern extent of Gairloch on the B8021, there is a linear stretch of development leading westwards along the B8021 from its junction with the A832. There are also various spurs of development on the land rising from the north side of the B8021 such as along Mihol Road and Lonemore Road. The vast majority of development is to the north of the main B8021 due to the position of the coastline to the south. There are however some exceptions to this, with clusters of development on the southern side of the road, including at the area surrounding the proposed development site at Ginn Park. The site is an undeveloped gap within the settlement and is bounded by residential neighbours on all sides. The neighbours to the west consist of detached properties within sizeable plots, and to the south and east a terrace of more traditional properties adjacent to the coastline. The modern developments at Burnside Terrace and Fairburn comprising of semi-detached and terraced properties is located to the north of Ginn Park.
- 8.11 The site is a short distance to the west of the established commercial centre within this part of Gairloch. While the development is considerably denser in character compared to the adjacent neighbours to the west, the density and layout proposed is consistent with other developments within the settlement, and is a continuation of the supported housing already provided at Ginn Park and Fairburn 80m to the north. Although the site is currently an undeveloped parcel of ground, the location has the character and appearance of being within the established settlement. The site is partially visible on approach along the B8021, however, once developed the housing will coalesce with the existing built form in the vicinity and will not appear as visually incongruous within the settlement. It is also possible that the development will be seen from the A832 when driving north, however, at this distance the visual impact will be minimal. It is considered that the infilling of this area of land will have no significant adverse impact upon the character of the settlement.

- 8.12 The site is constrained by the sloping topography of the land, the need to continue the existing access at Ginn Park and the presence of existing Scottish Water drainage infrastructure. The layout makes the best use of the land available while taking account of those constraints. A communal parking courtyard is proposed with additional spaces provided to the north of the development. A turning head is located at the south-east of the development to allow for larger vehicles such as refuse vehicles to turn. Each unit has an outdoor area for sitting and clothes drying to the rear. The landscaping to the front of units 5-8 has been designed so that a vehicle can drive to the front of these properties if necessary. The space around the units is intended to be open, low maintenance and communal to suit the tenants who will occupy the units.
- 8.13 The development is sufficiently detached and off-set from the properties on Shore Street to the south. These properties are significantly set down in level from the development and there will not be any overlooking between the development and these existing properties. Askernish to the west will be located on a higher level to the development and there will be an outlook from its east gable window across the lower half of the proposal. There is not however considered to be an issue with overlooking/privacy between the proposed units and Askernish as the single storey units closest to this property (units 2 and 3) have no directly opposing windows from principal living spaces facing towards this neighbour, and their ground floor windows will look onto the proposed west boundary fence. Furthermore, there is mature vegetation along this west site boundary which augments the screening provided by the boundary fence. The existing three units at Ginn Park are located at a lower level than the development. Numbers 1 and 2 Ginn Park are sited closest to the parking courtyard and are off-set in their orientation from the proposed units. Number 3 is sited below the northern most units at a separation distance of approx. 17m. In response to concerns over the loss of privacy and the sense of seclusion it is considered important to safeguard the amenity of no 3 Ginn park in particular. Screening in the area between the rear of number 3 and the northern most units is to be provided in the form of hedge planting or the reinstatement of a section of the existing stone wall, which is secured by condition. The non-direct relationship between windows however will prevent a level of intrusion upon privacy that would be deemed unacceptable. Demand for access and parking created by this 8 unit development is not considered to result in a significant impact upon neighbours, as car movements are likely to be restricted to visitors and carers. The relationship between the site and Askernish, Shore Street and Ginn Park can be seen on the section drawings on plan reference 4412-02-004.
- 8.14 The ridge height of the bungalows has been kept as low possible and by following the existing topography and stepping down the site from north to south. The majority of neighbouring properties are to the south and therefore shall not experience a loss of light. The neighbours to the west are at a higher level than the development and sufficiently separated from the development so as not to be within the shadow cast by the development.

- 8.15 Whilst it is accepted that the development will have impacts upon the amenity of existing properties, as is the case with most new development, the proposed layout and design is not considered to result in a significant adverse impact to a degree that would justify refusal of planning permission.
- 8.16 The design of the units echoes the existing 3 units at Ginn Park and is very much informed by the needs of the occupants. There is predominance of white and off-white render in the settlement and in this regard the development will meld with the character and appearance of the existing settlement. The areas of vertical cladding will help to add some visual interest.
- 8.17 The siting, layout and design of the development is considered acceptable and is considered to be in accordance with policies 28, 34 and 57 of the HwLDP.

Access and parking

- 8.18 A Transport Statement was submitted in support of the application. The site will be served off the existing Ginn Park access, which is a minor road serving the three existing units. The development includes associated parking and a turning head for service vehicles. Ginn Park connects to the B8021 which runs west from the A832 and then north to Melvaig.
- 8.19 The Transport Statement provides results of a speed survey carried out on the B8021 close to the junction with Ginn Park. The speed limit on the B8021 at this location is 30 MPH. The standard requirement for visibility splays within 30 MPH zones is 90m at a set back of 2.4m from the carriageway edge. The existing Ginn Park junction provides visibility splays of a maximum of 43m to the west and 45.5m to the east, which is sub-standard.
- 8.20 A survey to establish speeds passing the Ginn Park junction was undertaken. Speeds were surveyed at the 85th percentile as 28.6 MPH for eastbound vehicles and 28 MPH for westbound vehicles, slightly below the speed limit for this road. The standard 90m visibility splay includes an allowance of 30m for speeding traffic. Although the B8021 can be a fast road, road speeds at this location are slowed by the cattle grid 80m to the west and the curve in the geometry of the road to the east. The Transport Assessment concludes that given the speeds recorded at the location and the limited number of units that will be served by the junction, the achievable visibility splays can be considered acceptable. The development provides 18 parking spaces in total, which exceeds Highland Council parking standards of 1.5 spaces per unit.
- 8.21 Transport Planning are content with the parking provision and internal access arrangements. Although visibility splays are sub-standard, Transport Planning have confirmed that given the scale and nature of the development, the splays provided can be considered acceptable in this instance. A Road Construction Consent application is currently being processed and the road will be adopted by The Highland Council following the issuing of this consent.

- 8.22 The access and parking arrangements proposed in the development are considered acceptable and are found to be in accordance with policies 28 and 34 and of the HwLDP.

Flooding and drainage

- 8.23 The site is significantly elevated from the Abhainn a' Mhuilinn/Strath Burn watercourse to the east and the coastline to the south. Both SEPA and the Council's Flood Risk Management Team have no objection to the development on coastal or fluvial flood risk grounds. Further rock armouring of the watercourse to mitigate against bank erosion is being secured as part of the Road Construction Consent (RCC) and also by planning condition.
- 8.24 The Council's Flood Team and Transport Planning are content with the drainage measures proposed. Surface water discharge will be to the watercourse at the pre-development greenfield rate. The road drainage is to be adopted by The Highland Council and the engineering details will be approved via the RCC process.
- 8.25 Although flooding is raised as a concern in the representations received, consultation responses from SEPA, the Council's Flood Team and Transport Planning have concluded that the development is not at risk of flooding and does not increase risk of flooding outwith the site. Refusal of planning permission on the grounds of flooding and drainage is not warranted and the development is found to be in accordance with policies 28 and 34 and of the HwLDP.

Other points raised in representations

- 8.26 Concern is expressed in one of the letters of representation that access on foot may be taken from the site to the shore via an existing grassy gap between two of the properties located below the site fronting Gairloch Bay. The application does not propose a solid boundary along the southern edge as there is an attractive stone boundary wall in place at present, so the link to Shore Street will remain accessible. Walking distances to local services are within 5 minutes via the Ginn Park access point, with level paths within the development directing residents towards this route. The 8 units proposed are not considered to threaten the amenity of the properties to the south by way of utilising the access link to Shore Street.
- 8.27 Light pollution was raised in representation as a point of concern. The development will largely be lit by low level bollard lighting and any other street lighting will be provided in accordance with Highland Council lighting level policies.
- 8.28 Loss of grazing land was raised in representation and while the area has grazing potential, it is not a registered croft and the site is within the settlement boundary, where infill housing development is supported. The loss of this relatively small area of grazing is not considered significant.

- 8.29 The possibility of land slip was raised in representation due to the sloping nature of the land. The proposal has been designed to work with the natural topography of the site as much as possible and to minimise the requirement for cut and fill. Suitable construction and engineering practices can be implemented by the contractor to ensure that landslip does not occur.
- 8.30 Impact upon the water supply of neighbouring properties was raised in representations. The design of the Water Supply will be approved by Scottish Water and the development should not adversely impact upon the supply to neighbouring properties.
- 8.31 Devaluation of property values and potential loss of outlook, as raised in representations, is not a material planning consideration.

Developer Contributions

- 8.31 The development proposed comprises social rented affordable accommodation, therefore, no affordable housing developer contribution is required. The type of tenure proposed does not generate demand for education provision and is therefore exempt from developer contributions towards education infrastructure. No community facility capacity constraints have been identified within the West Highland and Islands Proposed Local Development Plan for Gairloch and therefore no community facilities contribution is required.

9. CONCLUSION

- 9.1 The proposal meets a need for assisted living accommodation in Gairloch and is situated within close proximity to the existing care home and similar units. The site is not considered to conflict with the pattern of development or adjacent residential land uses and presents no other significant technical or amenity issues. 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.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons:

1. 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.

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

2. The road layout and parking arrangements as shown on approved Road Layout drawing reference 3308:101 and as subject to Road Construction Consent shall be completed in full prior to 1st occupation of the development.

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

3. The visibility splays shown on approved visibility splay plans reference 3308-202-01 and 3308-202-02 shall be maintained in perpetuity at the Ginn Park access point with the B8021.

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

4. A 6m buffer shall be maintained between the Abhainn a' Mhuilinn watercourse and any new development.

Reason: To protect the watercourse during construction and to mitigate against flood risk.

5. No development or work shall commence until details of measures to protect the banks of the Abhainn a' Mhuilinn watercourse during construction and details of additional rock armouring at the Abhainn a' Mhuilinn watercourse have been submitted to and approved in writing by the Planning Authority. The additional rock armour also requires consent via the Road Construction Consent process. Development shall thereafter proceed in accordance with the agreed details.

Reason: To prevent erosion at the banks of the watercourse; in the interests of flood prevention.

6. No development shall commence until details of hedge planting or the reinstatement of the stone boundary wall on the east side of the proposed section of footpath between the existing 3 units at Ginn Park and the proposed unit numbers 5-8, have been submitted to the Planning Authority for approval in writing. The development shall thereafter proceed in accordance with these details and maintained thereafter in perpetuity.

Reason: In order to protect the amenity of residents of the existing properties at Ginn Park.

7. 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. A plan showing existing landscaping features and vegetation to be retained;
 - ii. The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iii. 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;
 - iv. Details of all hard surface finishes; 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.

8. No development shall commence until details of the three communal refuse collection points shown on approved Site Layout Plan reference 4412-02-001 D have been submitted to and approved in writing by the Planning Authority. The development shall thereafter proceed in accordance with these details.

Reason: To ensure that suitable provision is made for the storage of communal waste and recycling bins.

9. All surface water drainage provision within the application site shall be implemented in accordance with the approved Drainage Layout Plan reference 3308-105 C and shall be completed prior to the first occupation of the development.

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

10. All 8 houses hereby approved shall be provided as social rented assisted living units and affordable housing as defined within The Highland Council's Developer Contribution Supplementary Guidance August 2018, or any future guidance which modifies or replaces it.

Reason: In order to accord with affordable housing developer contribution requirements as set out in The Highland Council's Developer Contribution Supplementary Guidance August 2018, or any future guidance which modifies or replaces it.

REASON FOR DECISION

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 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 (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.

Local Roads Authority Consent

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

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

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

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

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

Mud and Debris on Road

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

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

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

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

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and 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:

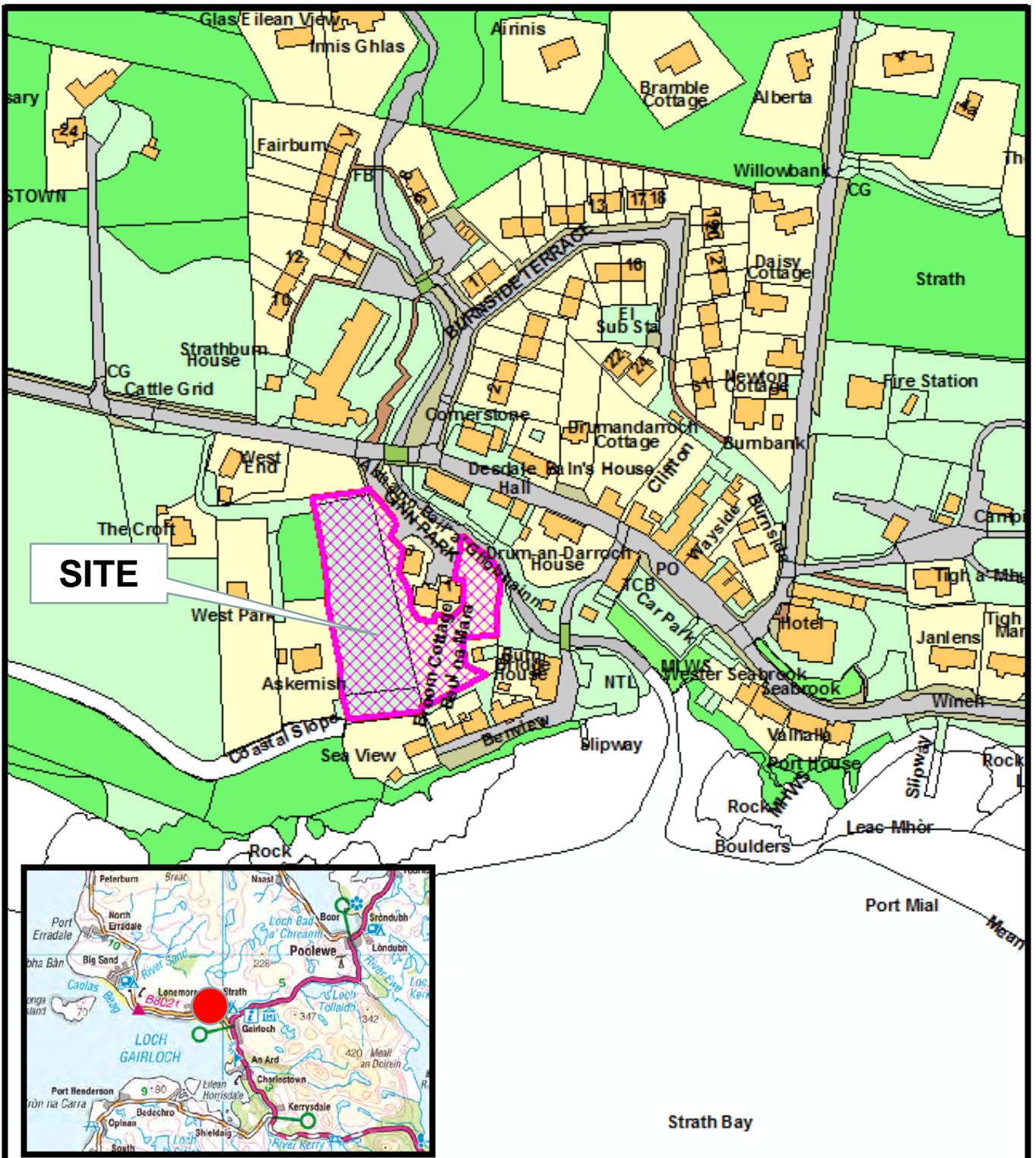
Designation: Area Planning Manager – North

Author: Rebecca Hindson

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

Relevant Plans:

- Plan 1 - HC Location Plan
- Plan 2 - Site Layout Plan - 4412-02-001 REV D
- Plan 3 - Floor/Elevation Plan 4412-01-100
- Plan 4 - Floor/Elevation Plan 4412-01-101
- Plan 5 - Floor/Elevation Plan 4412-01-200
- Plan 6 - General Plan – Site Sections 4412-02-004 REV A
- Plan 7 - Road Layout Plan – 3308-101
- Plan 8 - Visibility Splay Plan 3308-202-01
- Plan 9 - Visibility Splay Plan 3308-202-02
- Plan 10 - Model images



Planning & Development Service

18/04315/FUL

**Erection of eight houses,
associated infrastructure and services
at Land SW of Ginn Park, Gairloch**



APPLICATION SITE AREA: 3973m²

2B3P WHEELCHAIR BUNGALOW - 2
 2B3P BUNGALOW TYPE 1 - 2
 2B3P BUNGALOW TYPE 2 - 4

TOTAL UNITS- 8

RESIDENTS PARKING - 18
 VISITORS PARKING - 2

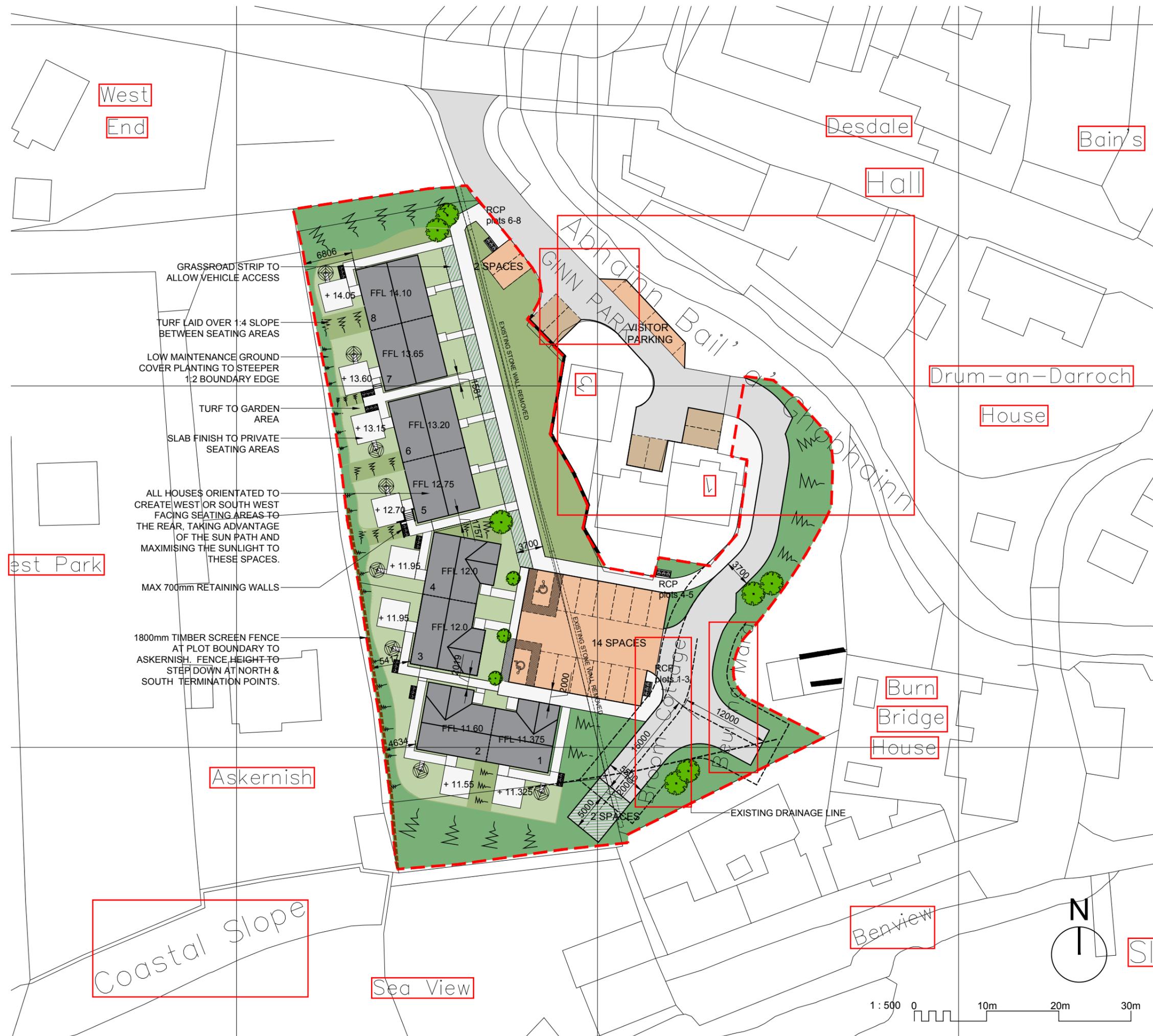
-  GRASSROAD FOR EMERGENCY VEHICLE ACCESS/PARKING
-  TURF TO SHARED REAR GARDEN SPACE
-  TURF OR SEEDED GRASS LAID TO 1:4 FALL TO ALLOW MAINTENANCE
-  GROUNDCOVER SHRUBS TO LAND AT 1:2 FALL
-  REFUSE COLLECTION POINT RCP
-  PAVIORS AT PARKING COURTS TO ALLOW SITE DRAINAGE
-  TIMBER SCREEN FENCE AT ASKERNISH PLOT BOUNDARY

REV	DATE	DESCRIPTION	DRN
D	12.02.19	SCREEN FENCE REVISED AND NOTE UPDATED.	KM
C	06.02.19	AREA OF RETAINING WALL NOTED	KM
B	10.01.19	DIMENSIONS ADDED. ACCESS ROADS REVISED TO SHOW MINIMUM 3.7M WIDTH. NOTE TO SHOW TIMBER FENCE ALONG WESTERN BOUNDARY.	KM
A	07.09.18	PARKING AT TURNING HEAD SHOWN AS GRASSROAD. PARKING AT SITE ENTRANCE REVISED. EXISTING PARKING COLOURED FOR CLARITY.	KM

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

CLIENT:	COMPASS		
PROJECT:	AFFORDABLE HOUSING AT GINN PARK,		
TITLE:	PROPOSED SITE LAYOUT		
STATUS:	PLANNING APPROVAL		
SCALE:	1 : 500	DRAWN:	KM
PAPER SIZE:	A3	DATE:	May 2018
DWG No.	4412-02-001		REV. D



GRASSROAD STRIP TO ALLOW VEHICLE ACCESS

TURF LAID OVER 1:4 SLOPE BETWEEN SEATING AREAS

LOW MAINTENANCE GROUND COVER PLANTING TO STEEPER 1:2 BOUNDARY EDGE

TURF TO GARDEN AREA

SLAB FINISH TO PRIVATE SEATING AREAS

ALL HOUSES ORIENTATED TO CREATE WEST OR SOUTH FACING SEATING AREAS TO THE REAR, TAKING ADVANTAGE OF THE SUN PATH AND MAXIMISING THE SUNLIGHT TO THESE SPACES.

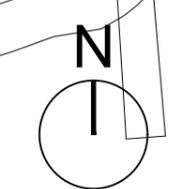
MAX 700mm RETAINING WALLS

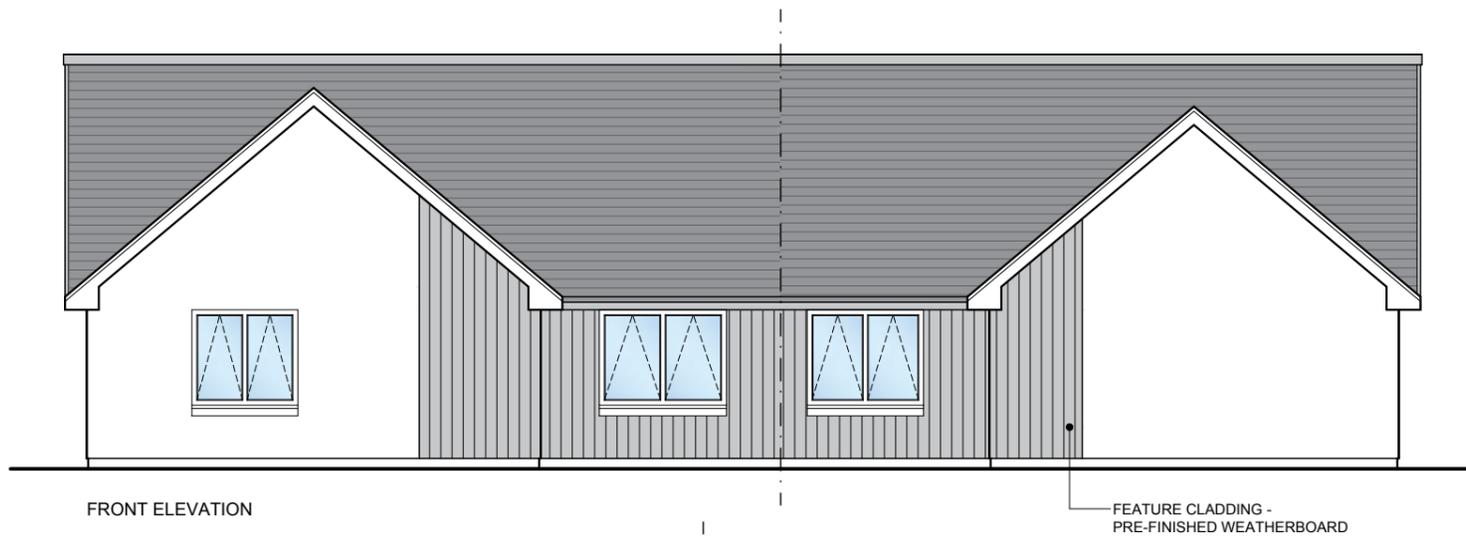
1800mm TIMBER SCREEN FENCE AT PLOT BOUNDARY TO ASKERNISH. FENCE HEIGHT TO STEP DOWN AT NORTH & SOUTH TERMINATION POINTS.

Coastal Slope

Sea View

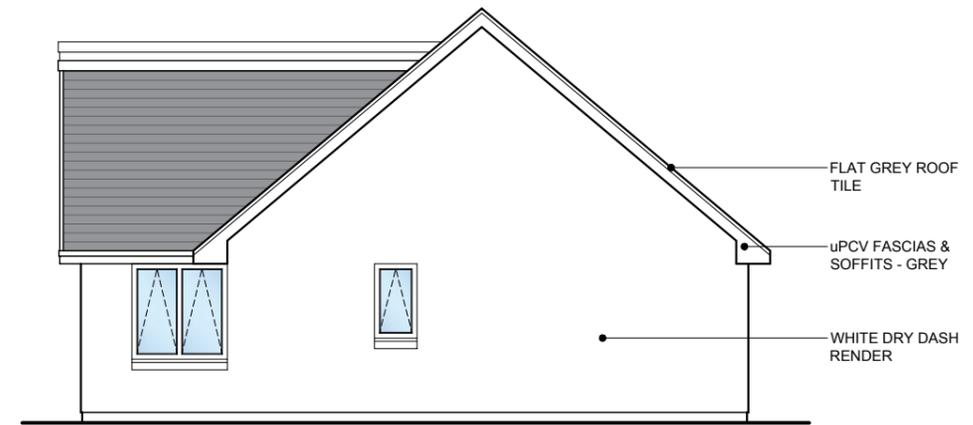
Benview





FRONT ELEVATION

FEATURE CLADDING -
PRE-FINISHED WEATHERBOARD

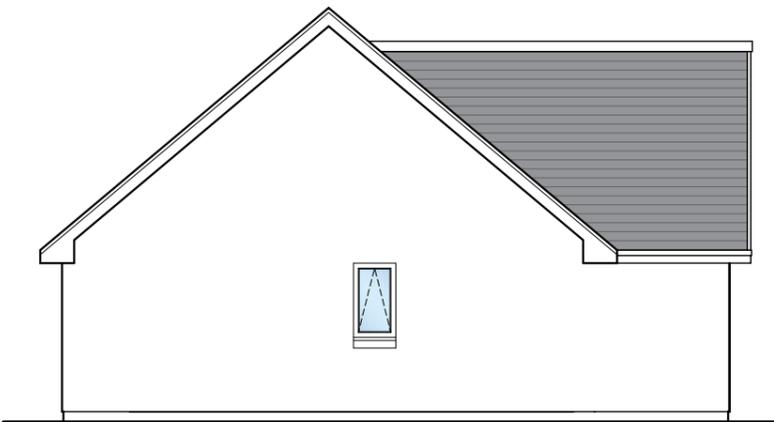


GABLE ELEVATION

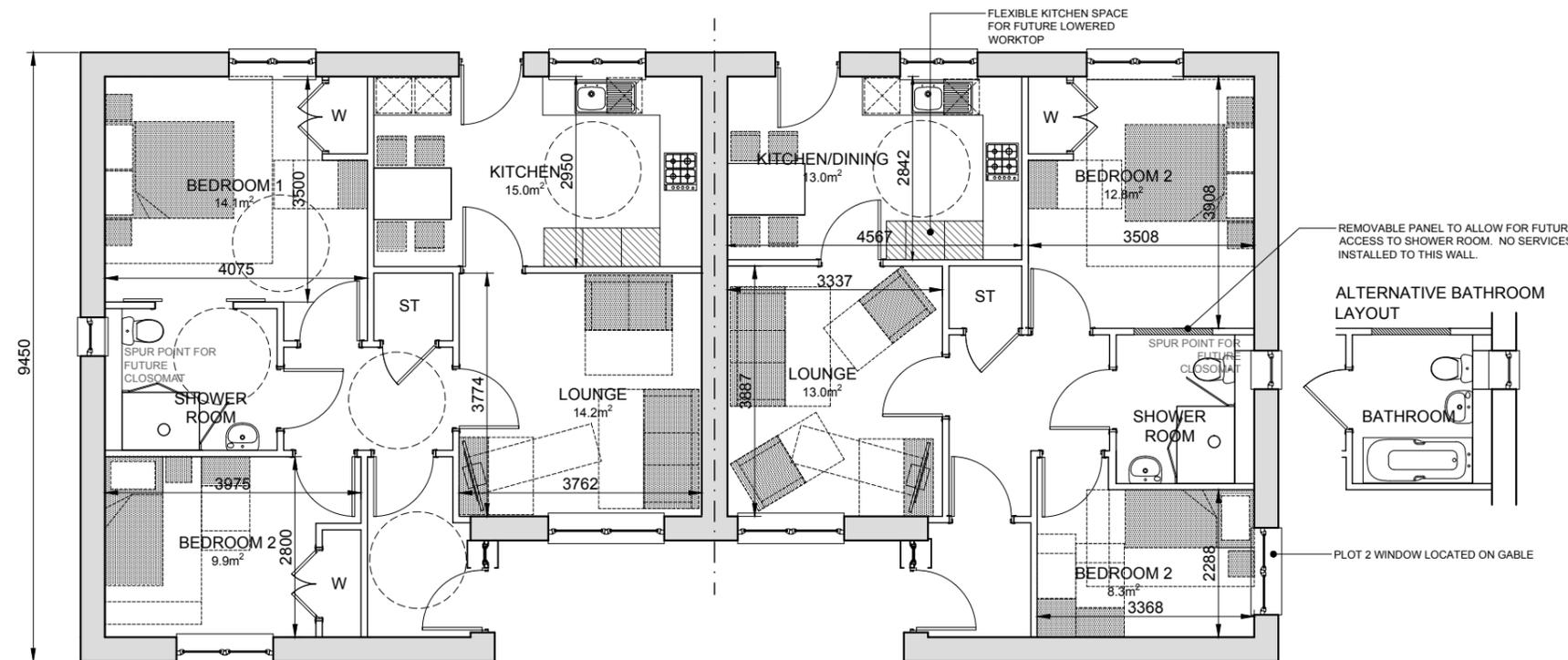
FLAT GREY ROOF
TILE
UPVC FASCIAS &
SOFFITS - GREY
WHITE DRY DASH
RENDER



REAR ELEVATION



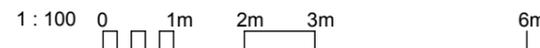
GABLE ELEVATION



TWO BED THREE PERSON
WHEELCHAIR LIVABLE BUNGALOW
FLOOR AREA: 73.9m²

TWO BED THREE PERSON BUNGALOW (TYPE 1 a)
FLOOR AREA: 65.3m²

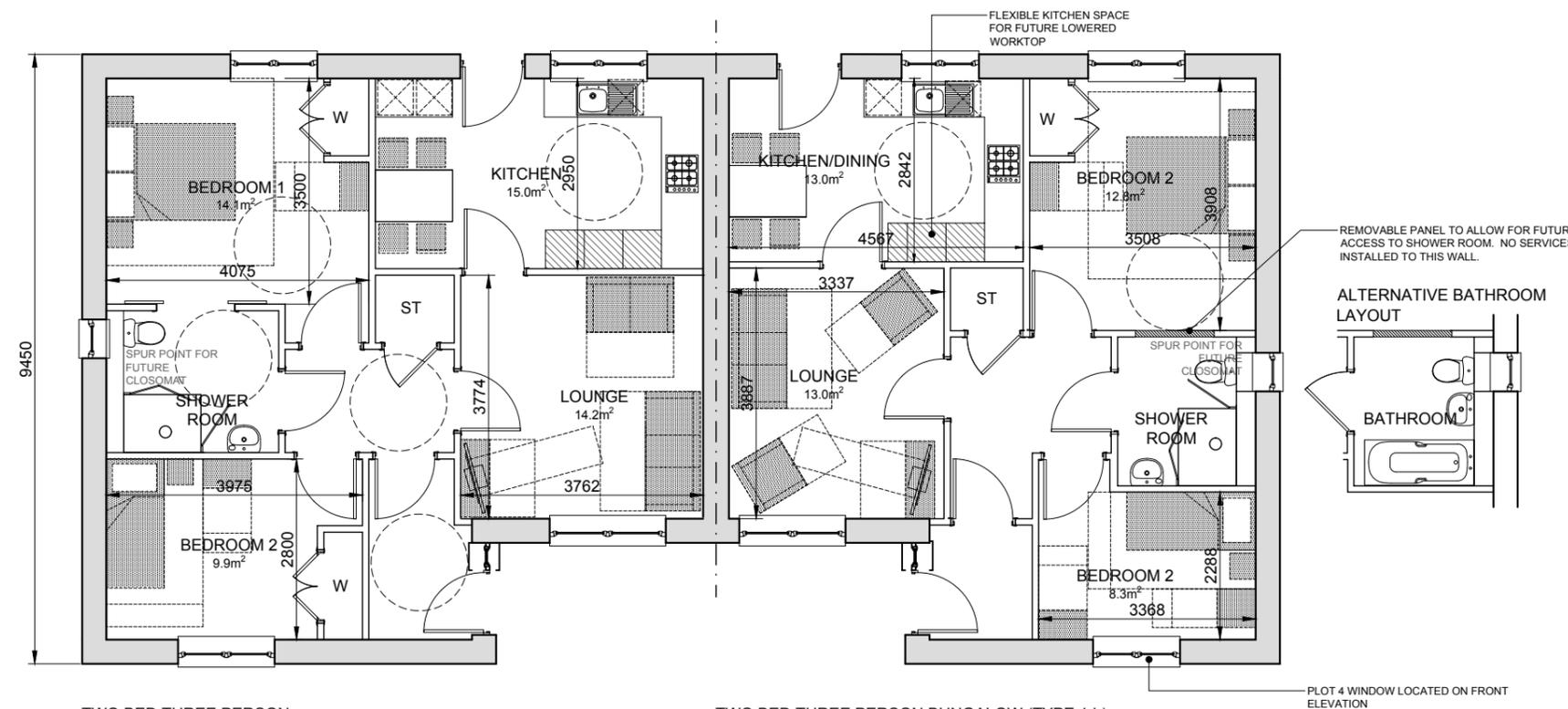
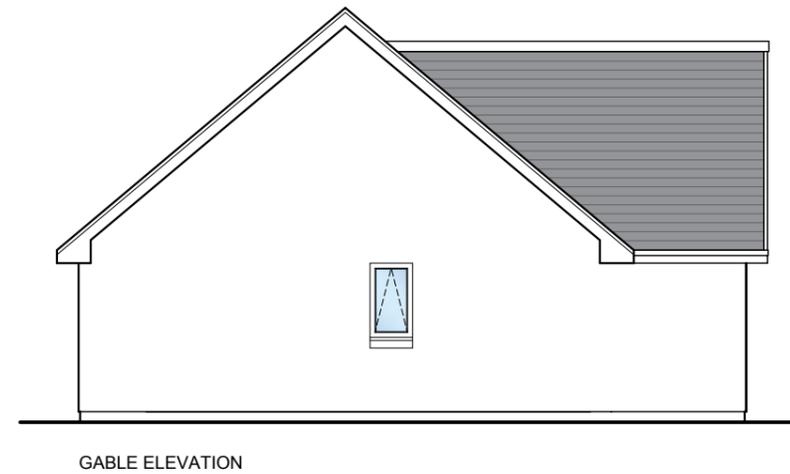
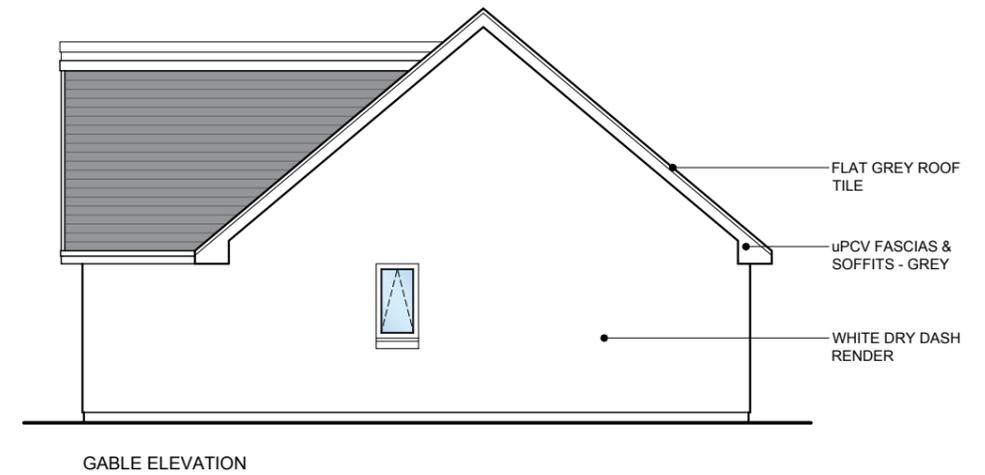
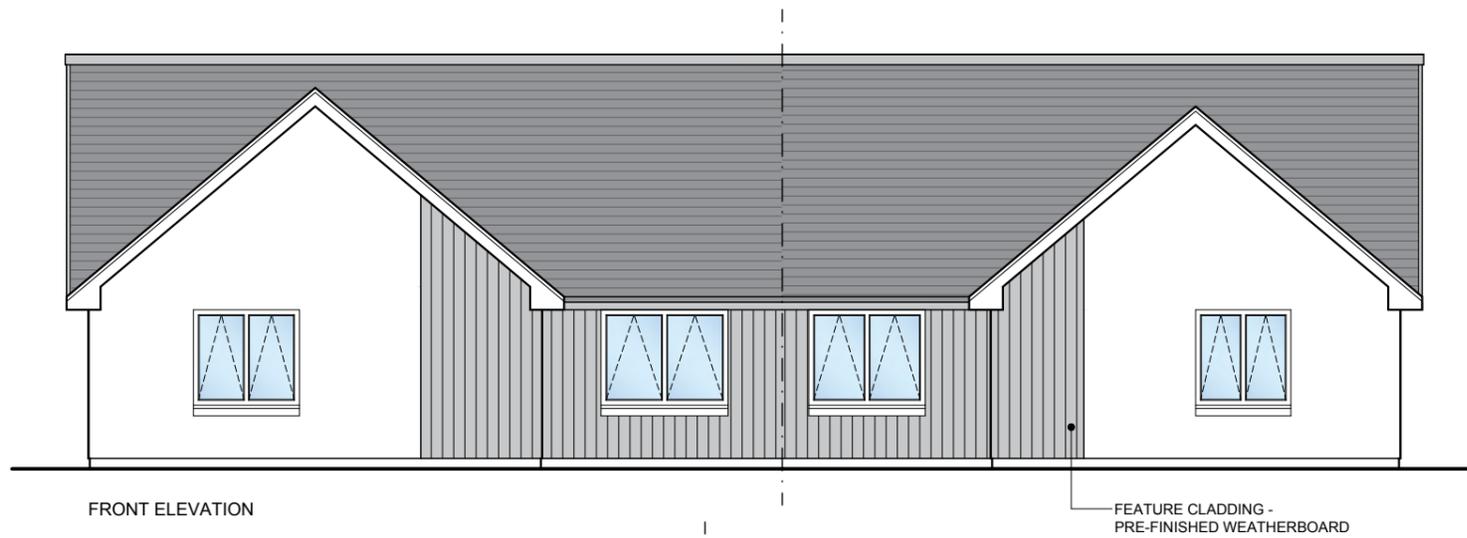
PLOTS 1 & 2



REV	DATE	DESCRIPTION	DRN
-	-	ORIGINAL ISSUE	-

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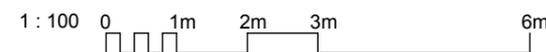
CLIENT:	COMPASS BUILDING & CONSTRUCTION SERVICES LTD		
PROJECT:	AFFORDABLE HOUSING AT GINN PARK,		
TITLE:	PROPOSED PLOTS 1-2		
STATUS:	PLANNING APPROVAL		
SCALE:	1 : 100	DRAWN:	KM
PAPER SIZE:	A3	DATE:	May 2018
DWG No.	4412-01-100		REV.



TWO BED THREE PERSON
WHEELCHAIR LIVABLE BUNGALOW
FLOOR AREA: 73.9m²

TWO BED THREE PERSON BUNGALOW (TYPE 1 b)
FLOOR AREA: 65.3m²

PLOTS 3 & 4

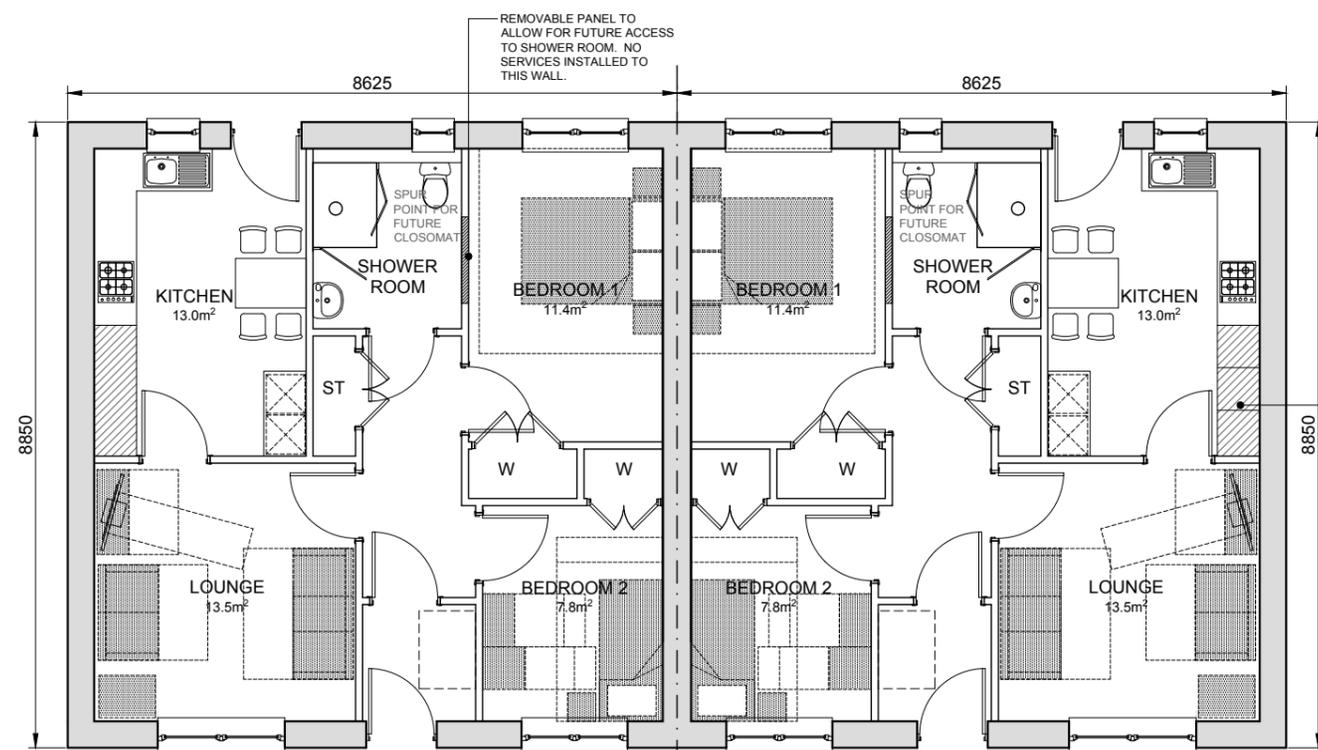
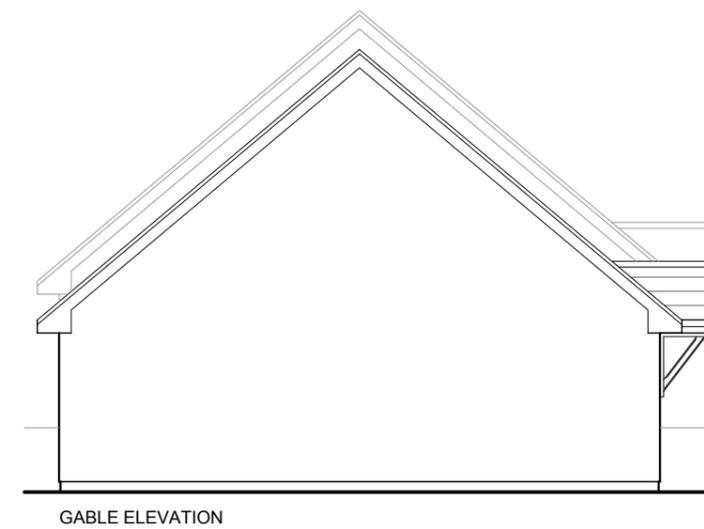
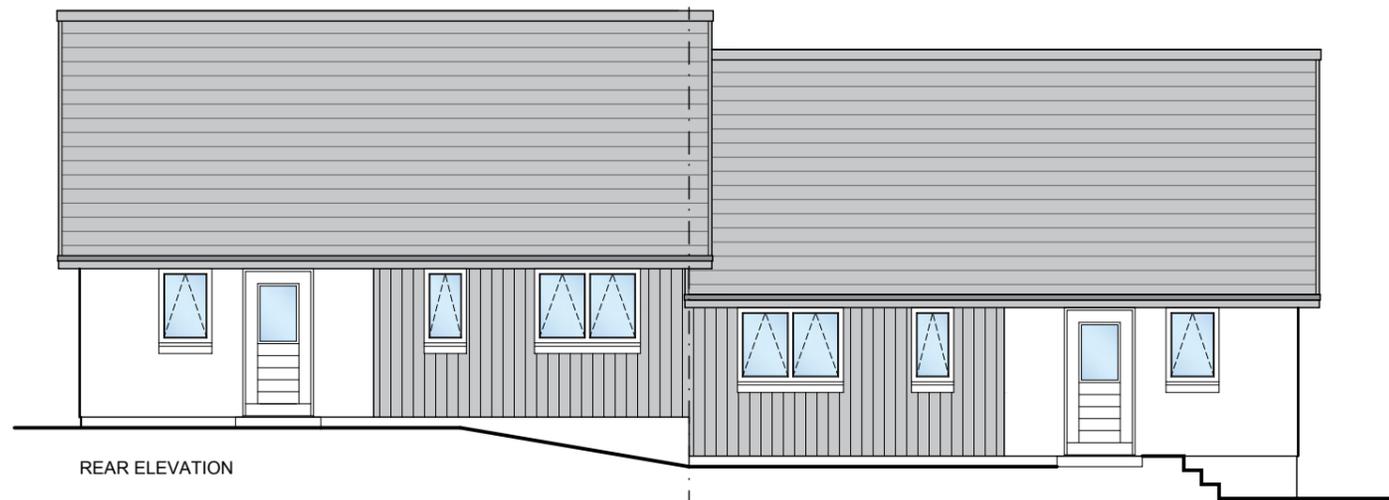
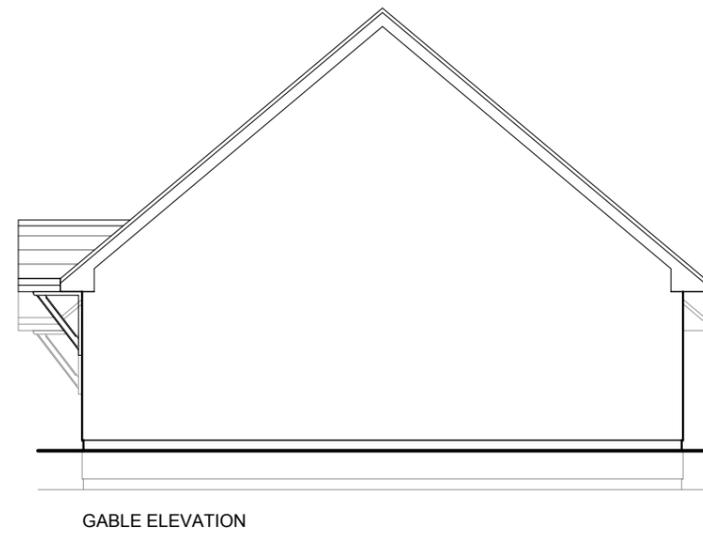


REV	DATE	DESCRIPTION	DRN
-		ORIGINAL ISSUE	

Bracewell Stirling CONSULTING

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

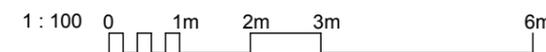
CLIENT:	COMPASS BUILDING & CONSTRUCTION SERVICES LTD		
PROJECT:	AFFORDABLE HOUSING AT GINN PARK,		
TITLE:	PROPOSED PLOTS 3-4		
STATUS:	PLANNING APPROVAL		
SCALE:	1 : 100	DRAWN:	KM
PAPER SIZE:	A3	DATE:	May 2018
DWG No.	4412-01-101		REV.



ALTERNATIVE BATHROOM LAYOUT



TWO BED THREE PERSON BUNGALOW (TYPE 2)
FLOOR AREA: 65.2m²



REV	DATE	DESCRIPTION	DRN
-		ORIGINAL ISSUE	

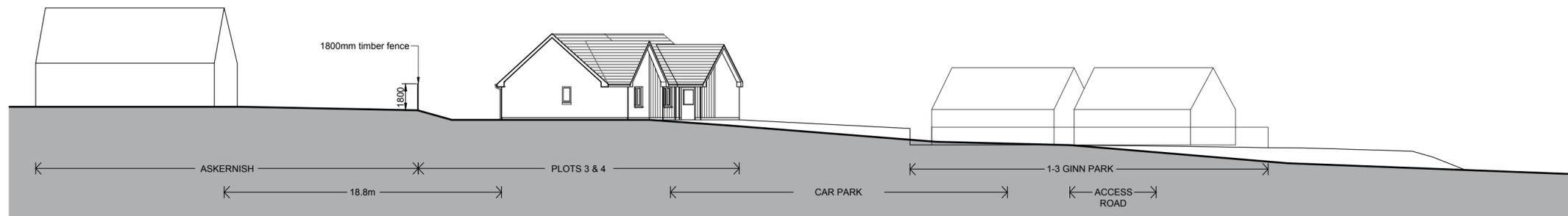
Bracewell Stirling CONSULTING

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

CLIENT:	COMPASS BUILDING & CONSTRUCTION SERVICES LTD		
PROJECT:	AFFORDABLE HOUSING AT GINN PARK,		
TITLE:	PROPOSED PLOTS 5-8		
STATUS:	PLANNING APPROVAL		
SCALE:	1 : 100	DRAWN:	KM
PAPER SIZE:	A3	DATE:	May 2018
DWG No.	4412-01-200		REV.



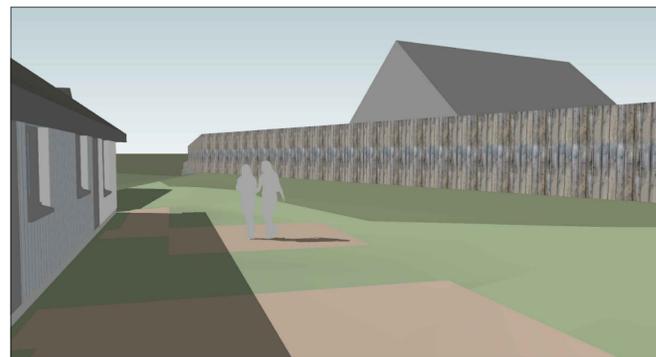
SECTION A



SECTION B



SITE LAYOUT - NTS



VIEW 1



VIEW 2



VIEW 3



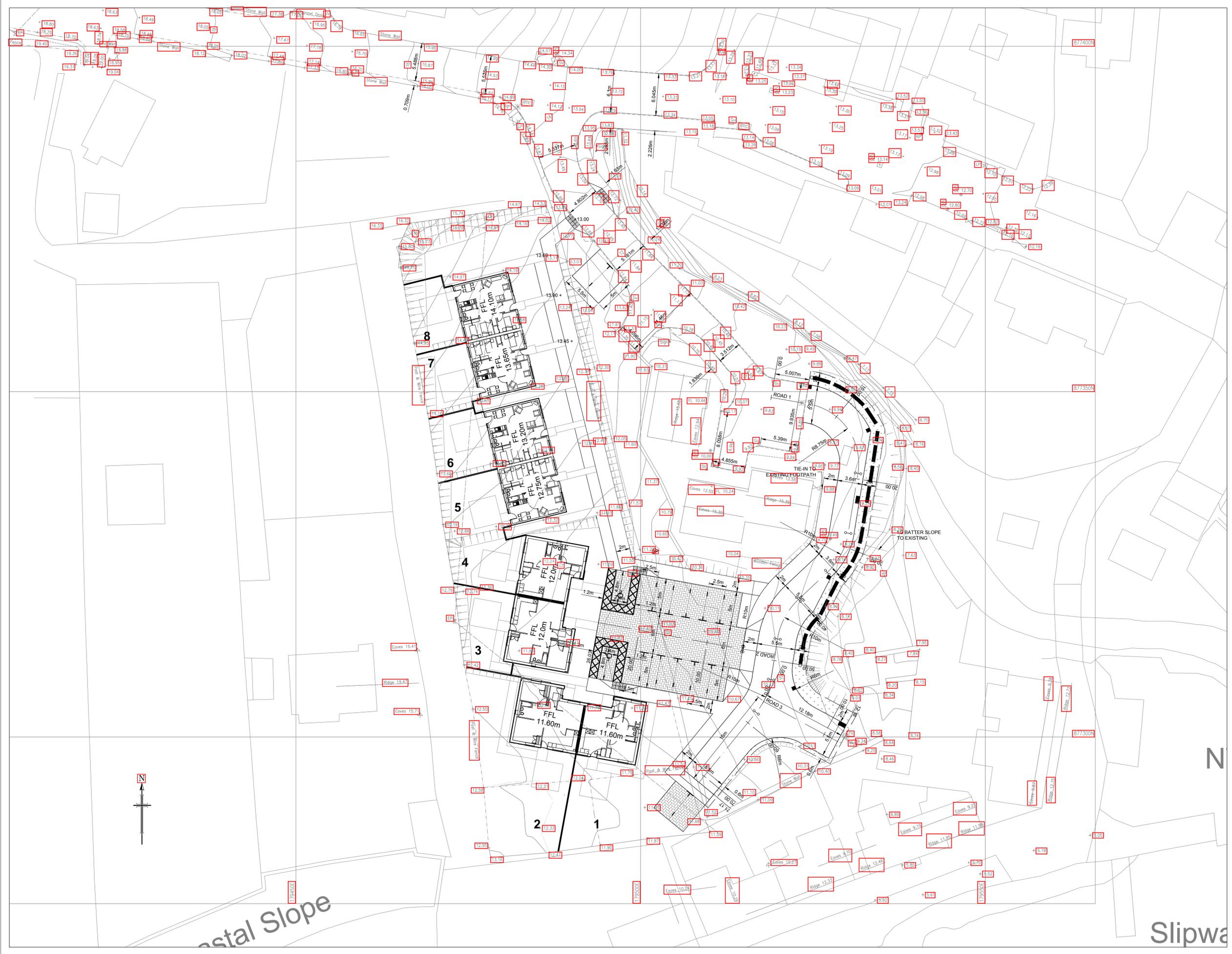
VIEW 4

A	12.02.19	FENCE REVISED IN 3D IMAGES	KM
REV	DATE	DESCRIPTION	DRN

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38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF :01259 750301
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 15 LOCHSIDE STREET, OBAN. PA34 4HP :01631 359054

CLIENT:	COMPASS		
PROJECT:	AFFORDABLE HOUSING AT GINN PARK, GAIRLOCH		
TITLE:	SITE SECTIONS		
STATUS:	INFORMATION		
SCALE:	1 : 250	DRAWN:	--
PAPER SIZE:	A2	DATE:	Jan 2019
DWG No.	4412-02-004	REV.	A



- NOTES
- ALL ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH MCDHW VOL. 1 SPECIFICATION FOR HIGHWAY WORKS.
 - REFER TO DRAWING 3308:102 FOR ROAD LONGITUDINAL SECTIONS.
 - REFER TO DRAWING 3308:103 FOR ROAD CONSTRUCTION DETAILS.

KEY

RCP	REFUSE COLLECTION POINT
	DENOTES PERMEABLE BLOCK PAVING

ROAD CLASSIFICATIONS	
ROAD	CLASSIFICATION
1	MINOR RESIDENTIAL STREET
2	PRIVATE PARKING COURT
3	MINOR RESIDENTIAL STREET

Drawing No.	Revision	
3308:101		
Revisions	Date	Drn.

**APPROVAL
DRAWING**

**COMPASS BUILDING &
CONSTRUCTION SERVICES**

GINN PARK, GAIRLOCH

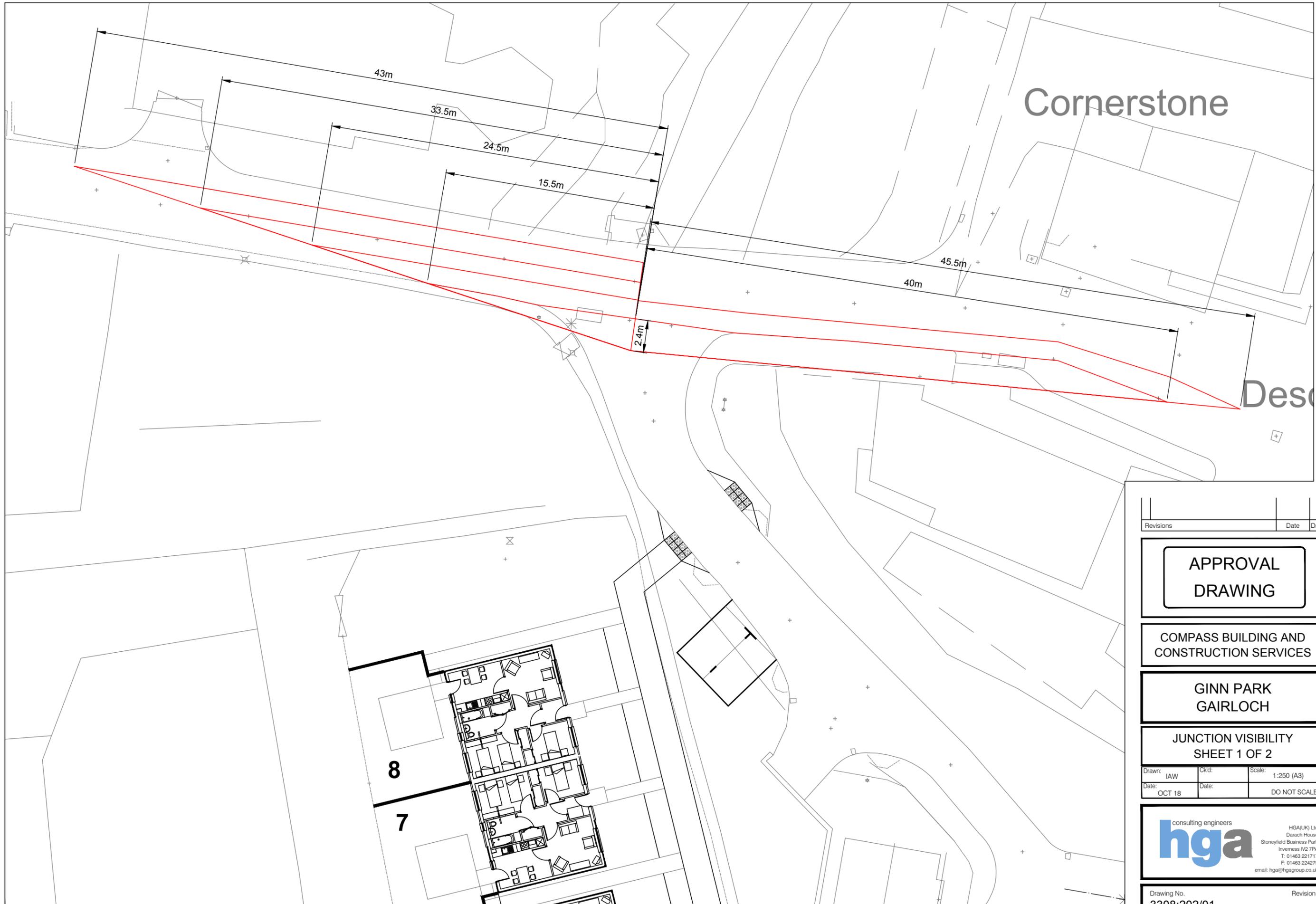
ROAD LAYOUT

Drawn:	Chk'd:	Scale:
MC		1:250 (A1)
Date:	Date:	DO NOT SCALE
OCT 18		

consulting engineers

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hga-group.co.uk

Drawing No.	Revision
3308:101	



Revisions	Date	Drn.

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
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**GINN PARK
GAILOCH**

**JUNCTION VISIBILITY
SHEET 1 OF 2**

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Date: OCT 18	Date:	DO NOT SCALE

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HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
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Revisions	Date	Drn.

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

**GINN PARK
GAIKLOCH**

**JUNCTION VISIBILITY
SHEET 2 OF 2**

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Date: OCT 18	Date:	DO NOT SCALE


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HGA(UK) Ltd
 Darach House
 Stoneyfield Business Park
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