

Agenda Item	6.3
Report No	PLS 041/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 11 June 2019

Report Title: 19/00897/PIP and 19/00898/FUL: Link Group Ltd
Land at Upper Achintore, Fort William

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: 19/00897/PIP – New residential development of up to 325 dwellings including landscaping, access and associated site development works

19/00898/FUL – Formation of roads, access, drainage, foundations, ground works and services for all phases of development and erection of 176 houses and associated works

Ward: 21 – Fort William and Ardnamurchan

Development category: Major

Reason referred to Committee: Major Application; 5 or more timeous objections; Community Council objection

All relevant matters have been taken into account when appraising the applications. It is considered that the proposals 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 for both applications as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 The development comprises two planning applications to deliver a total of up to 325 homes:

1. 19/00897/PIP – New residential development of up to 325 dwellings including landscaping, access and associated site development works – this is the overall development;
2. 19/00898/FUL – Formation of roads, access, drainage, foundations, ground works and services for all phases of development and erection of 176 houses and associated works – this is the first phase of development.

Both applications also seek permission for all associated landscaping, parking and infrastructure required to service the site. The two applications share a red line boundary as the infrastructure for the whole site is proposed to be delivered as part of the first phase of the development.

1.2 The development is proposed as 90% affordable and 10% private market housing. Eight different dwelling unit types are indicated ranging from one bedroom cottage flats to four bedroom houses. The proposed unit mix is: 5% 1 bedroom (cottage flats); 20% 2 bedroom (cottage flats); 36% 2 bedroom houses; 34% 3 bedroom houses; and, 5% 4 bedroom houses. The application contains some properties to meet specific housing needs.

1.3 The applicant undertook pre-application consultation with the community and separately with the Planning Authority, which utilised the Pre-Application Advice Service. Local, drop-in public exhibition events were held in November 2018 and February 2019 to make people aware of the proposals and seek comment. The applicant reports that a combined total of 171 persons attended these events.

1.4 The access to the application sites would be via Connochie Road / Heathercroft Drive with a secondary road access via Lochaber Road. An access is proposed through the application site to the adjacent allocated site to the south west. This would connect to Lundavra Road as part of any future development to the south west of the application site. The applications also indicate active travel connections to the core and informal path networks that cross and adjoin the application site.

1.4 Both applications are covered by a single Environmental Impact Assessment Report (EIAR). The EIAR addresses the following matters:

- Legislative and policy context;
- Population;
- Traffic and transport;
- Ecology;
- Ground conditions;
- Water;
- Noise;
- Air quality;
- Cultural heritage;
- Landscape and visual impact; and
- Risk management.

1.5 Separate to the EIAR the following information has been submitted in support of the application:

- Design and Access Statement;
- Drainage Impact Assessment;
- Peat Management Plan;
- Planning Statement;
- Flood Risk Assessment;
- Transport Assessment;
- Pre-Application Consultation Report;
- Energy Statement.

1.6 Variations: Since the validation of the applications a number of changes have been made to the proposals to address comments from consultees and the case officers. These include:

- Layout amendment to provide 6 metre building platform setback from existing watercourse at northern end of site;
- Layout amendment to ensure the delivery of the future road connection to the south west;
- Layout amendments to ensure appropriate junction radii for bus and service vehicle movement;
- Clarification on the drainage strategy;
- Clarification on tree loss and replacement planting;
- Revision to remote path specification to address comments from consultees.

2. SITE DESCRIPTION

2.1 The site comprises approximately 22.7 hectares of elevated sloping land on the south eastern edge of Fort William. The site sits in an elevated position (between 90 and 135 metres above sea level) and the existing land use is predominantly rough grassland. Residential development is located to the west and north west of the application site, where development varies between 1 and 3 storeys.

2.2 Vehicular access to the site would be via Heathercroft Drive / Connochie Road and Lochaber Road both linking to Lundavra Road and ultimately to the trunk road (A82) network at the West End Roundabout.

2.3 There are limited heritage constraints within the site. There are no natural heritage designations covering the site or likely to be affected by the development of the site. The applications' site has limited cover of non designated scrub woodland and other vegetation. There are no recorded archaeological interests within the site.

2.4 The edge of the Ben Nevis and Glencoe National Scenic Area lies within a kilometre of the edge of the site but there is negligible inter-visibility between the two. Scottish Natural Heritage's 2019 Landscape Character Type update describes this edge of Fort William as a transition from "lochs with settled edges" type to "smooth moorland ridges" type.

2.5 The site is crossed and adjoined by a number of small watercourses. The site is crossed by a number of core and informal paths. A water main and overhead

electricity line are within the red line boundary of the application site.

3. PLANNING HISTORY

3.1	09.11.2007	05/00246/FULLO - Erection of 48 flats with Associated First Phase of New Distributer Road	Permission Granted
3.2	10.06.2011	09/00461/FULLO - Temporary siting of hard/soft landscaping material	Temporary Permission Granted
3.3		13/00671/FUL – pending - Temporary siting of hard/soft material (Renewal of 09/00461/FULLO)	Pending Decision
3.4	20.09.2017	17/03593/PREAPP - Develop site and erect in phases up to approximately 400 units for mixed tenure affordable housing comprising a mix of flats and houses with associated roads and services.	Pre-App Advice Issued
3.5	20.09.2017	17/03858/SCRE – Develop site for phased erection of approximately 400 units for mixed tenure affordable housing	EIA Required
3.6	05.12.2017	17/04911/SCOP - Develop site and erect up to 400 units for mixed tenure affordable housing comprising 4 mix flats and houses with associated roads and services	Scoping Application Decision Issued
3.7	07.12.2018	18/05381/PAN - New residential development of up to 400 dwelling including landscaping, access and associated site development works	Closed
3.9	07.12.2018	18/05383/PAN - Phase 1 new residential development consisting of up to 200 dwelling, including landscaping, access and associated site development works, and for enabling works (roads, access, drainage and services infrastructure) for all phases of development.	Closed

4. PUBLIC PARTICIPATION

4.1 Advertised: Oban Times and Edinburgh Gazette – Unknown Neighbour and EIA Development (both applications)

Date Advertised: Oban Times 14.03.2019 and Edinburgh Gazette 14.03.2019

Representation deadline: 14.04.19

Timeous representations: 19/00897/PIP: 12 and a 253 signature pro-forma petition

19/00898/FUL: 12 and a 253 signatories Petition

Late representations: 19/00897/PIP: 1 (16 of the 253 signatories of the Petition were late)

19/00898/FUL: None (16 of the 253 signatories of the Petition were late)

4.2 The representations include a 253 signature petition. This petition includes a “pro-forma” list of reasons to object to the development at Upper Achintore. Many of the other representations raise issues similar to those in the list of reasons. Material considerations raised are summarised as follows:

- Impact on infrastructure (education, roads, Inadequate primary school)
- Remoteness from town centre, employment opportunities and facilities;
- Alternative housing sites should be delivered first;
- Access to the site (difficulty during winter conditions);
- Traffic impacts;
- Transport impacts (lack of adequate visibility from secondary access; increased length of bus journeys; lack of car parking provision)
- Impact of potential increase in surface water flooding off-site;
- Impact on species and habitats;
- Impact on recreational access opportunities on the site;
- Inadequate car parking provision;
- Impact on residential amenity (noise, light, privacy)
- Impact on peat;
- Loss of open space and impact on green network (between Plantation Recreational Area and Torr Ban);
- Construction impacts (noise, overland flow flood risk)
- Impact on character at rural edge of Fort William;
- Risk of lack of maintenance of greenspace;
- Inappropriate layout and design (lack of culs-de-sac, lack of house designs to accommodate people with varying needs, lack of variety in design);
- Over development of the site;
- Compatibility with development plan.

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 **Fort William Community Council** do not object to the development in principle. It considers that the density of the proposed development is too high and does not accord with the capacity of the site identified in the development plan. Further, it considers that an alternative approach to layout should be taken forward including culs-de-sac not looped, terrace fronted development. It is concerned that land drainage should be subject to ongoing monitoring and if necessary remedial action at the developer's expense due to the potential adverse effects on downslope gardens of the first phase of Upper Achintore and the specific local circumstances of heavy rainfall and steep slope.

5.2 **Development Plan Team** do not object to the applications. It notes that the site is

allocated as part of a wider residential neighbourhood expansion area for Fort William and therefore the use and boundary proposed is supported in principle. It considers that the increased capacity of up to 325 units has been justified via a thorough masterplanning exercise. Provided matters of detail are addressed then the applications will be in overall conformity with the approved development plan.

- 5.3 **Transport Planning Team** do not object to the applications following submission of further information and clarification on: traffic flow data; drawings demonstrating that the proposed road network has adequate visibility and turning provision; clarification that a distributor standard bus route could be accommodated and constructed to the south west boundary of the site; clarification that all residential units will have their own secure private gardens removing the need for separate cycle parking; and, the “adoptability” of the permeable hard surface areas.

Conditions are sought to secure: the enhancement of the current stop line at the junction where Ross Place meets Connochie Road; a design for the road connection to Lochaber Road emphasising that this will be a secondary not primary access to the development area; bus stop positioning; details of the extent of adopted road network; waste management strategy including routing of refuse vehicles; a 20mph speed limit / zone; and, adequate allowance for street lighting columns within adopted areas.

It has sought further clarification on the level of treatment proposed for the surface water drainage from the roads.

It notes that the Road Construction Consent process will also secure additional grit bins and the adoption of strategic remote footpaths.

- 5.4 **Historic Environment Team** do not object to the application. A condition is sought to secure a programme of archaeological evaluation.

- 5.5 **Forestry Officer** does not object to the applications. Clarification was sought on the extent of tree removals and compensatory planting. Forestry Officer is now content that the new planting exceeds the area trees removed. Conditions are sought in relation to arboricultural method statement, tree protection, and provision of landscape consultant.

- 5.6 **Flood Risk Management Team** do not object to the applications following submission of further information on flood risk and drainage which demonstrates that the surface water drainage system is, in principle acceptable and the site and the wider area is at low risk of flooding. The applicant has since confirmed via a layout amendment at least a 6 metre buffer between all development platforms and the tops of bank of all watercourses. It welcomes the proposal to separate the development’s drainage into separate catchments and the proposed discharge rate for the SuDS devices. A clearer commitment on the future maintenance of the proposed drainage network is still required.

- 5.7 **Environmental Health:** No objection to the applications. It is recommended that potential adverse effects in terms of construction noise, dust and vibration are controlled via a Construction Environmental Management Plan. A request that a community liaison group is established has been made.

- 5.8 **Contaminated Land Officer:** No objection to the applications. It is reported that material has been stored on the site in the past which may have resulted in contamination or gassing issues. A condition is sought to secure an assessment and remediation strategy for the areas of contamination within the site.
- 5.9 **Access Officer** does not object to the applications. He requires the submission of a more detailed Access Management Plan. He seeks conditions to secure the revised access management plan and full details of the path construction which should accord with the standards set out in the Council's Roads and Transportation Guidelines for new developments.
- 5.10 **Scottish Environment Protection Agency (SEPA)** do not object to the applications following the submission of further information on flood risk, peat management, drainage, and an amendment of the layout to ensure an adequate development setback from existing watercourses. It seeks conditions to secure: watercourse crossing design; updates of the Peat Management Plan for each phase of development; minimisation of peat disturbance for all areas of the site that may be affected by development; a Habitat Management Plan; wildlife crossing of roads via dry culverts; connection to the public sewer; surface water drainage arrangements; and, pollution prevention.
- 5.11 **Scottish Natural Heritage (SNH)** do not object to the applications. It reports that the development is not within nor will it significantly affect any designated site. It welcomes the production of a peat management plan; the intention to ensure active travel routes are included across the site; the biodiversity benefits of retaining some existing scrub woodland; and the inclusion of natural play spaces.
- 5.12 **Scottish Water** do not object to the applications. It advises that the receiving waste water treatment works and source water treatment works both have adequate capacity to service the development but that the need for any network improvements should be discussed between the applicant and Scottish Water.
- 5.13 **Historic Environment Scotland** do not object to the applications. It advises that the proposal is unlikely to have any significant adverse impacts on any nationally important built heritage.
- 5.14 **Transport Scotland:** do not object to the applications.
- 5.15 **Lochaber Access Panel:** do not object to the application. It requested a meeting with the applicant to discuss the proposals.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of these applications.

6.1 Highland wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing

34 - Settlement Development Areas
51 - Trees and Development
52 - Principle of Development in Woodland
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
64 - Flood Risk
66 - Surface Water Drainage
70 - Waste Management Facilities
74 - Green Networks
75 - Open Space

6.2 West Highland and Islands Local Plan 2010 (as continued in force 2012)

Within the Fort William Settlement Development Area

Allocated for mixed use development (site reference MU11) – Upper Achintore (300 Homes)

6.3 Highland Council Supplementary and Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (November 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

- Scottish Government Planning Policy and Guidance
- Scottish Planning Policy (The Scottish Government, June 2014)
- National Planning Framework 3 (The Scottish Government, June 2014)
- Creating Places (The Scottish Government, June 2013)
- Designing Streets (The Scottish Government, 2010)
- PAN 61 - Sustainable Drainage Systems
- PAN 68 - Design Statements
- PAN 75 - Planning for Transport

- PAN 77 - Designing for Safer Places
- PAN 1/2011 Planning and Noise

7.2 Emerging development plan

The relevant approved local development plan is under review and its replacement, the West Highland and Islands Local Development Plan (WHILDLP) is at a very advanced stage (the Reporters' Report was received in May 2019 and confirms the applications' site's allocation, uses, boundary and capacity). In summary the applications' site is:

Within the Fort William Settlement Development Area

Allocated for mixed use development (site reference FW13) – Upper Achintore (220 Homes)

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) compliance with the development plan and other planning policy;
- b) masterplanning, design and layout;
- c) roads, access and parking;
- d) impact on the water environment including flood risk and drainage;
- e) Impact on infrastructure provision;
- f) Impact on natural heritage; and
- g) any other material considerations.

Development plan/other planning policy

8.4 Approved development plan policy is set out in the Highland-wide Local Development Plan (HwLDP), the West Highland and Islands Local Plan (WHILP) and statutorily adopted supplementary guidance. The site has been allocated for residential development in successive development plans since the 1990s and therefore the principle of its development is firmly established. The site is within the settlement development area where there is general support for development. The application site forms part of the wider MU11 mixed uses (housing, business, community and neighbourhood scale retail) allocation. This allocates the wider 31.6

hectares site for 300 residential units subject to a number of developer requirements.

- 8.5 The WHILP is supportive of the principle of development on the site. The allocation requires a number of developer requirements to be addressed. These include: a developer masterplan; a transport assessment; greenspace provision; retention of the watercourses as natural features within the development; uses other than housing; more tree planting; and, net betterment of surface water run-off. Each of the aforementioned developer requirements are addressed later in the report. The emerging development plan contains a similar list of developer requirements to: avoid areas of flood risk; undertake a protected species survey; promote active travel network improvements; produce a peat management plan and undertake suitable mitigation; undertake an archaeological walkover survey; and, address visual impact issues from the adjoining core path network.
- 8.6 Representations query the housing density of the applications. 325 houses/flats on a 22.66 hectare equates to a gross density of 14.34 dwellings per hectare. In comparison, typical gross densities of housing schemes within Fort William and Inverness urban areas would be in the range of 15-25 dwellings per hectare. The net density of certain individual parts of the layout are far higher than the gross average but are offset by the large central, linear greenspace and the green setbacks proposed to both the core path to the south east and adjoining development to the west. This concentration of development is reasonable given that it avoids the areas of deeper peat, steeper slopes, and provides necessary setbacks from neighbours, watercourses and the principal core path. The allocations in the adopted local plan suggest an indicative capacity for the wider site of 300 homes. The applications brought forward present up to 325 homes across the two applications with 176 homes being delivered within the first phase. Development Plan is clear that applications should be generally consistent with the indicative capacities. It sets out that a different capacity may be acceptable subject to design that demonstrates efficient use of land and a satisfactory layout. It is considered that the proposal is consistent with the criteria set out in the Development Plan in relation to increase in levels of development on a site. This is by virtue of efficient use of land and the matter of a satisfactory site layout is addressed later in this report. It is however acknowledged that the number of units proposed is more than that presented in the adopted local plan and emerging Local Development Plan.
- 8.7 The Fort William 2040 Masterplan has now been adopted by the Council and will help deliver a shared vision for the future of Fort William and Lochaber. The development proposed by this application is identified as a project within the Fort William 2040 Masterplan.
- 8.8 The Development Plan contains a number of further policy tests that must be taken into account in determining these applications, in particular matters related to layout, design, place-making and infrastructure provision. If there are no significant impacts arising from these matters then the applications could be supported.

Masterplanning, design and layout

- 8.9 Allocation MU11 in the WHILP requires that the site is subject to a masterplan / development brief. The applicant has followed a thorough, well informed and iterative masterplanning process in formulating and refining the submitted layout. The layout has been shaped by the land's contours, peat depths, microclimate, feasible access connections and drainage regime. Constrained areas, comprising areas of deep peat, land close to watercourses and those of steep slopes, have been sieved out to identify the developable area of the site. These developable land parcels have been joined by road alignments that allow appropriate drainage and other access arrangements. The masterplan has sought to deliver blocks of development where they create shelter, take advantage of the views from the site, and create positive relationships with the proposed open spaces. The masterplan has been led by the principle of place over movement which is taken from *Designing Streets* to ensure that the movement of people via active travel is made as easy as possible.
- 8.10 Some representations do not support with the proposed masterplan and layout. These have set out that the layout should be comparable with that of adjacent developments which are characterised by long, private culs-de-sac. While the use of culs-de-sac can help to create a sense of enclosure it does not promote integration between parcels of development nor does it allow active travel connections within and outwith developments to facilitate the reduction in use of motorised vehicle movements. New developments are required to be permeable with good connections within the whole development and to adjoining uses.
- 8.11 The masterplan layout follows the principles set out in the Scottish Government's policy statement *Designing Streets*. The design and layout of the development is likely to create a pleasant and safe place to live in and walk around than being dominated by vehicular routes. The active travel connections within the site and to the wider area follow likely desire lines. A clear street hierarchy can be identified throughout the development, which is reinforced through changes in street types, road designs and house type design. The street hierarchy allows a slightly wider section of distributor loop road to accommodate an extended existing bus service route, a standard section for the rest of the internal loop road, and narrower "shared surface" loop roads for the denser housing areas in the centre of the development. The layout has ensured that vehicle speeds are slowed by design, all roads have active frontages and natural surveillance of public spaces is provided.
- 8.12 The house designs have a high degree of uniformity to help create a sense of identity and place for the development. The majority of the house types proposed comprise two storey, terraced housing blocks. Variety in house type is proposed and this is reinforced by the colour and type of external materials used particularly on the gable ends of blocks in key locations. Short terraced blocks are cost effective, reduce energy costs, help to create shelter and urban form, while allowing permeability within the development. Some houses within the development are to be designed and built for specific housing needs.
- 8.13 Representations raise the issue of impact upon neighbours' amenity including a concern about overlooking. Although there is a levels difference that can create

issues of overlooking, the higher proposed development will have a considerable setback from adjoining properties. The general minimum separation distance between proposed and existing houses is 40 metres. In comparison, the separation in the adjoining, existing development is typically 20-30 metres. The proposed layout does have closer proximity to one existing building block at Raasay Court and three properties at Perth Place but even here the set backs are 22 metres and 29 metres respectively. In any event, existing and proposed planting and boundary treatments are considered to mitigate any impact.

- 8.14 The Council's relevant policy standard requires 2.95 hectares of on-site greenspace provision for this scale of development. The masterplan layout indicates provision well in excess of this quantitative requirement. The central linear greenspace almost meets this need in its own right. The applicant has also indicated that access to this greenspace will be provided early in the development phasing. The quality of the greenspace and access to it and through it, are matters that will need to be addressed through further discussions and satisfactory compliance with the proposed conditions. It is likely that much of it will be informal heathland rather than manicured parkland but this is more appropriate to a settlement edge location and given the local ground conditions and microclimate. The applicant has advised that these areas will be managed and maintained by a factor. The full details of management and maintenance can be secured by condition.
- 8.15 Representations are concerned about the loss of existing, open, hillside ground and the green network it provides for the passage of wildlife and for people particularly between the Plantation and Torr Ban. Although the proposals will lead to an overall net loss of greenspace, the quality of that to be provided and the pedestrian access to it will be improved. As explained above, there will also be a net gain in terms of planting.

Roads, Access, Parking and Servicing

- 8.16 Taking the projected flows from this development at all other committed development in the area, the development is predicted to increase traffic toward the town centre and then beyond to key centres of employment by approximately 14%. Traffic flows toward Lundavra Primary School would increase by 7%. The Transport Planning Team has sought and received more information to confirm the technical acceptability of the proposals for new and existing road junctions and the adequacy of the capacity of the wider road network to accommodate the development. Transport Scotland has reviewed the proposals in relation to impacts on the trunk road network and do not object to the application.
- 8.17 The road network is technically acceptable in terms of the adequate passage and where necessary turning of refuse collection vehicles. There are some matters of detailed road construction and design which are outstanding. These matters, primarily relate to road finishes and final details of traffic calming features. These matters are controlled by the Road Construction Consent process. There are no outstanding matters which will require any significant changes to the layout or design of the development. The approval of the layout included in the planning drawings will not prejudice the determination of the Road Construction Consent or

any other technical approvals which may be required.

- 8.18 Land to the south of the site is identified for long term development (post 2024) in the West Highland and Islands Local Development Plan (Allocation FW07). When that land is developed it will allow for the creation of a connection between Lundavra Road and the application site. The site layout within the application shows a road up to the boundary of Allocation FW07. This will be built to an adoptable standard and secured by condition. Until the time that the connection through to the adjacent land is required, the road will be maintained by the developer of the application site.
- 8.19 There is sufficient car parking (for both residents and visitors) within the development. Cycle parking is provided within private gardens. Sufficient visibility from driveways is achievable. However, this visibility will require to be maintained. A condition can be attached to the planning permission to achieve this.
- 8.20 Contributors are concerned that if buses were to divert into the site, this would have a detrimental impact on existing services. The Council's Public Transport Team will liaise with the bus operators to identify any changes to the services which may be required to serve the proposed development. If considered appropriate, the applicant may be required to make a contribution to subsidising the route to serve the development. However, given the short length of the diversion and the scale of the development meaning that the diversion may be commercially viable, a contribution will not be required.
- 8.21 Concerns have been raised about the accessibility of development from the town centre and the accessibility of facilities from the site. This centres on the steep hill (Connochie Road) and remoteness from facilities which may put people off walking and cycling to facilities. Like many settlements in Highland, the topography is variable, however the facilities are considered to be within reasonable active travel distance of the site.
- 8.22 An Access Management Plan has been submitted but it requires further details to be provided prior to commencement of development. This will include full specifications of all paths within the development. In doing so this should ensure whole life costs of the paths are minimised. Furthermore it will be required to ensure that access to and through the site is maintained during the construction and following completion of the development.
- 8.23 A safe route to school plan will be required. This will show all footpaths outwith the development to Lundavra Primary School and routes to bus stops to ensure a safe route for those travelling to Lochaber High School. The plan and any mitigation required will be brought forward by condition and will be required to be in place prior to occupation of the first house on the site.
- 8.24 The applicant has identified areas for bin storage within each plot and bin collection would be at the kerbside. The layout has designated bin collection and storage points. Neither the householder nor the waste operatives will have to take a bin further than the recommended distances to the bin collection points. Due to the design of the proposed development no reversing manoeuvres are required by the waste collection vehicle. It is envisaged that these and all other manoeuvres can be

achieved within the road boundary. However, a final waste management strategy will be required by condition. This will detail waste vehicle collection routes, swept path drawings and finalised provision of bin collection points and stores. The final routing of the waste management vehicles is dependent on which roads within the development are adopted and whether the whole site will be served by a public or private waste management service. This will be informed by the final drainage strategy employed on the site.

Impact on the water environment (including flood risk and drainage)

- 8.25 Parts of the applications' site are subject to surface water and small watercourse flood risk. All of this southern part of Fort William is particularly vulnerable to flood risk because of a combination of high rainfall, steep slopes and a lack of a deep, permeable bedrock cover.
- 8.26 A comprehensive Flood Risk Assessment (FRA) has been undertaken and mitigation proposed. This mitigation includes a development setback from existing watercourses, subdividing the wider site into 8 surface water drainage catchments which will minimise the impact in any particular location, and slowing the rate at which water will shed from the site by the use of ponds, basins, swales, filter trenches and permeable paving.
- 8.27 The FRA calculations demonstrate that the proposed arrangements should result in net betterment relative to existing conditions. In technical terms, the arrangements will reduce the site's run off rate to that equivalent to a 1 in 2 year greenfield rate if and when a 1 in 200 year (plus a 30% increase allowance for climate change) flood event occurs. These predictions don't include the additional storage capacity available within the new road and sewer drainage devices.
- 8.28 It should be noted that these arrangements will not resolve, existing down slope / catchment problems in their entirety. Watercourses and their culverts, screens, gullies and all surface water drainage devices require regular checking and maintenance to ensure they remain effective in managing water flows. The surface water on the site is currently unmanaged; this development will result in the surface water being managed and directed via a purpose designed system with an outflow at an acceptable rate. In implementing this mitigation there will be a lower risk of surface water flooding than the existing situation, this includes reducing the risk of surface water flooding that occurs downstream. Both SEPA and the Flood Risk Management Team is content with the FRA.
- 8.29 In working up the final detail of the surface water management system, the applicant has been asked to investigate further the drainage network beyond the site. The applicant, through their liaison with Scottish Water and the Council, may be asked to ensure the drainage system down stream of the site is fit for purpose. The details of the remedial work required will be secured by condition.
- 8.30 The final detail of the surface water drainage system for the site, in accordance with the provisions of Sewers for Scotland 4, will be secured by condition. As part of this the basin for the surface water drainage system will be designed to enhance biodiversity.

- 8.31 The management and maintenance of the sustainable drainage system will be required to remain the responsibility of the developer until such time as it is vested by a responsible drainage authority. In this instance the Council's preference is that it will be Scottish Water. Details of the management and maintenance of the system will however be required by the Council prior to commencement of development. For the avoidance of doubt, the Council will not be wholly liable for the maintenance of the surface water drainage system within this development. A Section 7 Agreement under the Sewerage (Scotland) Act 1968 (As Amended) will be required between the Council and Scottish Water. Full details of the basin, and its proposed maintenance, will require to be submitted via the Road Construction Consent process, and also secured by condition.

Impact on infrastructure provision

- 8.32 The application sites lie within the Lundavra Primary School and Lochaber High School catchments. Active travel distances from the new houses to the primary school will vary considerably given the scale of the site but will average just under 1km. Secondary education provision is at Lochaber High which is located at Blar Mor which is central to the wider Fort William urban area.
- 8.33 Based on the published School Roll Forecasts (SRFs) for 2018/19, Lundavra Primary has a capacity of 317 pupils and current roll of 211 pupils with the school operating at 67% capacity. Having rerun the SRF to include the proposed development and likely build rate, the school roll is predicted to breach its 90% capacity in 2023/2024 and will continue to be in excess of that capacity for the whole of the forecasting period to 2033/34. The school's roll is predicted to be over 90% capacity for 5 or more years of the forecasting period and therefore a developer contribution to enhancement of primary education capacity is required. The degree of breach peaks at 37 pupils and therefore the intervention required is a two classroom extension.
- 8.34 Based on the published 2018/19 SRFs, Lochaber High School has a capacity of 1,101 pupils and a current roll of 821 pupils with the school operating at 75% capacity. Having rerun the SRF to include the proposed development and likely build rate, the school roll is predicted to breach the 90% capacity threshold set out in the revised Developer Contribution Supplementary Guidance (DCSG) in 2032/2033. It will then remain above the 90% capacity for the next year. Using the methodology in the final version of the DCSG, developer contributions for secondary provision will not be required because the breach only occurs for two years of the forecasting period.

Impact on natural heritage

- 8.35 The proposed development is not within nor will it significantly affect any designated site. None of the species or habitats found on site are rare in a local, Highland or national context. The area of woodland habitat will be increased post development.
- 8.36 The application site has been subject to an Ecological Survey. This considered protected habitats, European protected species, other protected species and non-native invasive species. This identified scrub; scattered trees; and neutral semi-

improved grassland habitats were present on the site. No European protected species were found to be present on the site.

- 8.37 Pre-commencement protected species surveys will be secured by condition and any mitigation measures required can be secured via a Construction Environment Management Document.

Other Material Considerations

- 8.38 The area has archaeological potential therefore a further programme for archaeological investigation and recording is required. This can be secured by condition.
- 8.39 A development of this scale is likely to have adverse impacts on residential amenity and the road network during the construction process. As such it is appropriate to attach conditions to secure construction environmental management and construction traffic management plans.
- 8.40 The development is to be built over two phases. Phase 1 provides all infrastructure, including the foundations for houses within Phase 2. In the unlikely scenario that if after all of the infrastructure is installed, the development stalls, there needs to be an appropriate mechanism in place to control development going forward and if required restoration. A scheme to cover this matter, which may also require a financial guarantee, can be secured by condition. Further, a phasing plan for the entire site and all elements of infrastructure will be required.
- 8.41 Planning conditions are not used to control construction noise as powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. However, as there is a potential to cause disturbance, as raised in representations, it is considered appropriate to secure a noise and vibration assessment as part of the Construction Environment Management Plan.
- 8.42 To facilitate a move toward a low carbon economy it is considered appropriate to facilitate the transition towards the phasing out of diesel and petrol cars. This would include the provision of electric car charging points. The details of the design and scale of this infrastructure can be secured by condition.
- 8.43 Should the development be granted permission, a Community Liaison Group should be set up to ensure that the community council and other stakeholders are kept up to date and consulted before and during the construction period.
- 8.44 The applicant has been asked to address the concerns around carbon release from peat. Areas of deep peat have been avoided through the design of the development. A peat management plan has been produced but this will require some further detail to be submitted for the consideration of the Planning Authority in consultation with SEPA. It is acknowledged that carbon release through the disturbance of peat can be avoided via the management of peat on the site and ensuring that the peat does not dry out.

Matters to be secured by Section 75 Agreement

- 8.45
- a) Contributions to the delivery of enhanced community facilities within the Lochaber High School Catchment Area; in the first instance to enhancements to community facilities within the Fort William Settlement Development Area (£1019 per residential unit or £325,061 total) based on Q1 2019;
 - b) Contributions to the provision of enhanced capacity in primary education within Fort William, in the first instance a two classroom extension at Lundavra Primary School (£2041 per house, £1157 per flat or £518,427 total) based on Q1 2019;
 - c) Contribution to the provision of waste management facilities within Fort William (£6 per residential unit or £1,914 total); and
 - d) 90% affordable housing to be delivered on-site at a scheme to be agreed prior to commencement of development.
- 8.46 The above developer contributions address the impacts of the development and are based upon the provisions of the recently adopted Developer Contributions Supplementary Guidance. The applicant is currently reviewing the viability of the scheme related to the cost of development and the benchmark values for the delivery of affordable housing. As this is the case the applicant may present evidence to the Planning Authority in relation to viability of the development with a view to negotiating the above figures. If this is the case, a report will be presented back to South Planning Applications Committee solely in relation to developer contributions.
- 8.47 The applicant has four months from the date of determination of the application, to enter a legal agreement with the Council to secure the matters set out in paragraph 8.31. Should the legal agreement not be agreed and registered within four months, the application shall be refused under delegated powers.

9. CONCLUSION

- 9.1 The wider Fort William urban area is the second largest settlement in Highland and is allocated for significant growth supported by employment expansion at the smelter site. These applications provide an opportunity to help deliver this growth on a site with a long standing allocation in the Council's development plan and a site identified in the Fort William 2040 Masterplan. The delivery of affordable housing is a priority for the Council and this site will deliver at least 287 affordable homes at a mix which meets current housing need and demand. The masterplanning exercise undertaken is commended. The design of the development is in accordance with the principles of Designing Streets and has addressed all other infrastructure constraints on the site.
- 9.2 Subject to the application of conditions to manage other issues such as peat management, drainage, transport network safety and capacity, contamination, noise, woodland, archaeology, and an appropriate level of developer contributions in line with the recommendations in paragraph 8.44 of this report, the development can be supported.

9.3 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 Y

Conclusion of Developer Contributions Y

Subject to the above, it is recommended that:

A. That planning permission in principle 19/00897/PIP be **GRANTED**, subject to the following:

Conditions and Reasons

1. Planning Permission in Principle is hereby granted for a residential development of up to 325 residential units to be developed in accordance with the Master Plan hereby approved in two sequential phases in accordance with the Phasing Plan and as set out in Table 1

Table 1: Approved Residential Phasing

Phase Use	1	2
Residential (units)	176	149

The development shall be undertaken in accordance with the approved Phasing or in Sub-Phases as may be approved in writing by the Planning Authority. A Sub-Phase means any part of any Phase of Development the subject of an Approval of Matters Specified in Conditions issued by the Council following an application in that behalf, or otherwise subject of any equivalent planning approval following an application in that behalf.

Reason: To ensure that the development proceeds in an appropriate manner and that the necessary elements of the development are provided at the appropriate stages.

2. No development shall commence within each Phase, or sub-Phase, until an application, or applications, as they relate to or are relied upon by that Phase or sub-Phase has been submitted to and approved by the Planning Authority in respect of the following matters, insofar as they relate to the details of the proposed development taking full account of the approved Master Plan, Creating Places, Designing Streets and other relevant national and local policy and guidance related to the matters set out below:-
 - a. the siting, design and external appearance of all buildings and other structures;
 - b. details of sustainable design considerations;
 - c. the means of access to the site;
 - d. the layout of the site, in accordance with Designing streets principles;
 - e. road layout including:
 - i. the road hierarchy;
 - ii. typical form of the routes forming the hierarchy;
 - iii. junction layouts and design with projected traffic figures supported by traffic modelling;
 - iv. junction visibility requirements;
 - v. junction spacing both within the development and on the spine road;
 - vi. vehicle tracking at junctions and standard radii;
 - vii. details of any bus routes and bus stops inclusive of bus tracking;
 - viii. details of provision for cyclists and pedestrians including carriageway crossings and pedestrian linkages to the A830;
 - ix. provision for disabled users following consultation with the Lochaber Access Panel;
 - x. details of safer routes to school;
 - xi. details of the location and type of service strips within the intended adoptable road boundary;
 - f. the provision of car parking inclusive of disabled parking including in-curtilage parking, communal parking areas, parking courts and on-street parking with no driveways being located in positions where they may conflict with traffic movements at junctions;
 - g. the provision of covered cycle parking including resident cycle parking in houses and communal covered cycle parking at flats and external covered visitor cycle parking at flats;
 - h. the details of and timetable for delivery of the provision of public open space, including, in accordance with the Open Space in New Residential Developments: Supplementary Guidance, (or any superseding guidance

- prevailing at the time of submission);
- i. details of public art provision in accordance with the Highland Council's Public Art Strategy Supplementary Guidance (or any superseding guidance prevailing at the time of submission);
- j. the details of, and timetable for, the hard and soft landscaping of the site;
- k. details of management and maintenance arrangements of the areas identified in (h), (i), (k) and (j) above;
- l. details of all boundary treatments within the development;
- m. the provision for service vehicles inclusive of the loading and unloading all goods vehicles during the operation of the developments;
- n. details of the provision of surface water drainage systems, including access for maintenance, across the phase or sub-phase, how it relates to the surface water drainage strategy for the site as a whole and management and maintenance arrangements of said infrastructure;
- o. details of the water and waste water connections. For the avoidance of doubt the development shall connect to the public water and waste water networks.
- p. means of dealing with domestic and commercial waste in accordance with the Highland Council's 'Managing Waste in New Developments' Supplementary Guidance' including details of the siting of a recycling facility (or any superseding guidance prevailing at the time of submission);
- q. details of existing trees, shrubs and hedgerows to be retained;
- r. details of existing and proposed site levels with fall arrows;
- s. details of finished floor levels;
- t. details of all street lighting and lighting of car parking areas ensuring that safety and security matters are addressed;

Reason: To enable the planning authority and relevant consultees to consider these aspects of the development in detail.

3. No development shall commence within each Phase, or sub-Phase, until a Construction Environmental Management Document has been submitted to and approved in writing by the Planning Authority. The Document shall include:
 - a). An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and set out in the relevant planning conditions
 - b). Processes to control / action changes from the agreed Schedule of Mitigation
 - c). The following specific Construction and Environmental Management Plans (CEMP):
 - (i) Habitat and Species Protection Plan
 - (ii) Pollution prevention plan
 - (iii) Dust management plan
 - (iv) Construction Noise, Vibration and Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise

- (v) Site waste management plan
 - (vi) Measures to protect private water supplies; including an emergency response plan.
- d). Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
 - e). Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
 - f). Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs. The development shall proceed in accordance with the approved Construction Environmental Management Document.
4. Any details pursuant to condition 2 shall detail the mitigation in accordance with the Schedule of Mitigation contained within Chapter 17 of the Environmental Impact Assessment Report.

Reason: To mitigate the environmental impacts of the development highlighted through the Environmental Impact Assessment Report.

5. No development shall commence within each Phase, or sub-Phase, until a scheme to deal with potential contamination on site within that Phase has been submitted to and approved in writing by the Planning Authority. The scheme shall include:
- i) the nature, extent and type of contamination on site, identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment in line with PAN 33 and BS10175:2001, or any superseding guidance prevailing at the time of the assessment), the scope and method of which shall be submitted to and approved in writing by the Planning Authority;
 - ii) 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;
 - iii) measures to deal with contamination during construction works;
 - iv) a means of monitoring any decontamination measures;
 - v) a means of verifying the completion of any decontamination measures that may arise. Thereafter, no development shall commence within the phase in question until written confirmation that the scheme will be implemented and completed in accordance with an agreed programme and, if required, monitoring measures are in place, has been issued by the Planning Authority.

Reason: In order to ensure that the site is suitable for development, given the nature of previous uses/processes.

6. No development shall commence within each Phase or sub-Phase until pre-commencement surveys to locate the presence or absence of protected species have been undertaken and copies submitted to both the Planning Authority. Should any of these species be found within or adjacent to an area likely to be affected by

construction activities, appropriate mitigation measures shall be put in place by the developer prior to development commencing and be maintained for the duration of development, details of which shall first be submitted to, and approved in writing by, the Planning Authority.

Reason: To protect and enhance nature conservation from construction activities.

7. Any details pursuant to Condition 2 above shall be informed by and include full details of surface water drainage provision within the relevant Phase or sub-Phase and how that relates to the surface water drainage approach for the site as a whole (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in the CIRIA Manual and Sewers for Scotland Four, or any superseding guidance prevailing at the time). This shall also detail full network modelling to demonstrate that the system discharges at greenfield run-off no higher than the 1 in 2 year rate and based on the FEH rainfall model.

Thereafter, only the approved details shall be implemented and all surface water drainage provision for the relevant phase or sub-phase shall be completed prior to the occupation of the relevant phase or sub-phase.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment and prevent pollution.

8. Any details pursuant to Condition 2 above shall be informed by and include an updated access management plan (including details of footpaths and cycle ways and lighting (existing, during construction and upon completion and information on temporary or permanent diversion or closure) shall be submitted for the written approval of the planning authority for each phase or sub-phase of the development. The plan shall show:-

- a. All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
- b. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;
- c. All paths and tracks proposed to be constructed for use by walkers, riders, cyclists, all abilities users etc and how these will integrate with existing or proposed networks;
- d. Construction details of all paths in accordance with the Roads and Transport Guidelines for New Developments;
- e. Any diversion of paths, temporary or permanent proposed for the purposes of the development;
- f. Links to the Highland Council's core paths and green frameworks.

Each Access Management Plan shall be implemented as approved and in accordance with the timetables outlined therein, unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the development is adequately connected with existing and proposed pedestrian and cycle routes and to accord with the Land Reform (Scotland) Act 2003.

9. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration or similar mechanical services, including fans, ducting and external openings shall be installed, maintained and operated such that any operating noise complies with Noise Rating Curve 20 and details and a noise assessment of each installation will require to be submitted for the written approval of the planning authority.

Reason: In the interests of amenity.

10. Any details pursuant to condition 2 above shall be informed by and include a Waste Management Strategy for each phase or sub-phase. This shall detail an approach to sustainable waste management in the operation of all aspects of development; identify the location of bin collection points, and identify the route for waste collection vehicles including details of swept path for the route. Thereafter the strategy shall be implemented in line with the timescales contained therein.

Reason: In the interests of amenity, to manage waste and prevent pollution.

11. All roads intended to link with future phases of development or roads which are to link to the adjoining road to the south be taken to the edge of the application site with no impediments.

Reason: To ensure that future roads and routes can be provided without impediment.

12. No development shall commence each phase or sub- phase until a Construction Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

13. Any details pursuant to condition 2 above shall show car parking spaces provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: To ensure adequate provision of car parking

14. Any details pursuant to condition 2 above shall show secure, covered cycle parking spaces provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: to ensure that the proposed cycle parking is safe and secure for use by the public.

15. Any details pursuant to condition 2 above shall include details, including full specifications, for the layout, design and construction of green spaces, outdoor sports and recreation facilities that comply with, or exceed, the Highland Council's adopted standards contained within 'Open Space in New residential Development' for that Phase shall be submitted to and agreed in writing by the planning authority. The agreed scheme shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that open space and recreational facilities are in accordance with Council standards.

16. Before the first occupation of each Phase, or sub-Phase, a scheme for the maintenance in perpetuity of all on-site green spaces and/or woodland and/or play facilities, features or parts of the development that are not the exclusive property of any identifiable individual house owner such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Highland Council or Scottish Water for that Phase of sub-Phase, shall be submitted to and agreed in writing by the planning Authority. The agreed scheme, which shall accord with the Highland Council's adopted standards contained within 'Open Space in Residential Development', shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that communal infrastructure on the site are maintained in accordance with the Council's standards.

17. Any details pursuant to condition 2 above shall include and be informed by a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development. This will include a timetable for investigation, all in accordance with the attached specification which shall require to be submitted for the written approval of the planning authority. All arrangements thereby approved shall be implemented by the applicant/developer at his expense in accordance with the approved timetable for investigation.

Reason: To ensure the protection and/or recording of the historical and archaeological interest that may be found on the site.

18. Any details pursuant to Condition 2 above shall be informed by:
- a. Arboricultural Assessment;
 - b. Tree Constraint and Protection Plan
 - c. Arboricultural Method Statement;
 - d. Tree and Woodland Management Plan for existing woodlands Such details should be in accordance with BS5837:2012 - Trees in Relation to Design,

Demolition and Construction (or any superseding document prevailing at the time).

Thereafter, development shall progress in line with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

19. All planting comprised in the approved scheme of landscaping for each phase or sub-phase shall be undertaken in the first planting season following occupation of the first building for that Phase. Any plants which, within a period of five years from the occupation of the first building on that Phase, die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.

Reason: In the interests of amenity and in order to ensure that the development is adequately landscaped.

20. No part of the development shall be occupied until Traffic Regulations Order(s), limiting the speed of traffic on all roads, to no more than 20mph, have been submitted to and approved in writing by the Roads Authority. For the avoidance of doubt any Traffic Regulation Order(s) and any required signage and road markings shall be at the expense of the developer.

Reason: In the interests of safety of all road users in the residential development.

21. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council, Lochaber Access Panel and affected local Community Councils. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.

Reason: To assist with the provision of mitigation measures and delivery of future phases of the development.

22. Prior to the commencement of the development (including any engineering works) of any phase or sub-phase of the development, a Peat Management Plan shall be submitted to and approved in writing by the Planning Authority in consultation with the SEPA. The Peat Management Plan shall include:

- a) the volume of peat disturbed by the development (re-estimated following an further ground investigations);
- b) a plan identifying where and how any disturbed peat can be reused;
- c) details of any and all proposals for the beneficial use of site elsewhere;
- d) a commitment to no all peat being reused and no temporary storage of peat

for use in future phases.

Reason: To ensure the re-engineering of the site limits impact on the peat resource.

23. No development or works shall commence until detailed designs of any and all watercourse crossings have been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. The details of the structures, which must be designed to convey the 1 in 200 year plus climate change flow and an appropriate freeboard, shall be submitted at least two months prior to the intended start date on site. Thereafter, development and work shall progress in accordance with the approved details.

Reason: In order to ensure that surface water drainage infrastructure is carefully managed to avoid an increased risk of vulnerability to flooding.

24. Prior to the commencement of the development (including any engineering works) of any phase or sub-phase of the development, a Peat Construction Method Statement for all works and development in areas of peat shall be submitted to and approved in writing by the Planning Authority in consultation with the SEPA. The Peat Construction Method Statement shall include:

- a) A detailed layout plan showing:
 - i. areas of normal working and trafficking – which should be limited to platform and road areas and immediate surrounds,
 - ii. areas where sensitive working practices are required – which are the areas outwith the platform and road areas where other supporting infrastructure or landscaping is necessary, and
 - iii. buffer zones and protected areas where no or limited agreed working can take place. This should include
 - (a) area of deep peat (> 1m),
 - (b) areas of Wet Woodland (W4 and W7) that are to be retained,
 - (c) the functional flood plain,
 - (d) buffers to watercourses, which should be at least 6 m wide.
- b) A statement outlining each activity proposed within each area of a(ii) and a(iii) above and the methods and measures to be taken to minimise impacts on sensitivities such as peat, watercourses and habitats;
- c) A statement outlining the measures to be taken at the edges of the development platform and roads to minimise impacts on surrounding peat and habitats; and
- d) The physical marking on site of all of the above areas.

Thereafter the Peat Construction Method Statement shall be implemented throughout the construction period.

Reason: To ensure the re-engineering of the site limits impact on the peat resource.

25. No development shall commence until a Habitat Management Plan, based on the principles of the outline Habitat Management Plan, has been submitted to and approved in writing by the Planning Authority in consultation with SEPA and SNH.

Reason: To ensure that habitats are managed to enhance the environmental value of the site.

26. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place within 6 metres of the top of the bank of any watercourse without planning permission being granted on application to the Planning Authority.

Reason: To ensure that development which is normally permissible without the need for a planning application is carefully managed and does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood risk.

27. No development shall commence until a scheme for the delivery of an enhanced stop line arrangement at the junction between Ross Place and Connechie Road has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be submitted prior to occupation of the first residential unit within the application site.

Reason: In the interests of road safety.

28. No development shall commence until a scheme for the delivery of the secondary access to the site, ensuring it is capable of use by buses, and waste management vehicles, has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be submitted prior to occupation of the first residential unit within the application site.

Reason: In the interests of road safety and to ensure the timeous delivery of the required secondary access.

29. No development shall commence until a scheme for the delivery of the secondary access to the site, ensuring it is capable of use by buses, and waste management vehicles, has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be submitted prior to occupation of the first residential unit within the application site.

Reason: In the interests of road safety and to ensure the timeous delivery of the required secondary access.

30. Any details pursuant to condition 2 shall show the location and type of all bus stops within the site. Thereafter the approved scheme shall be submitted prior to occupation of the first residential unit within the application site.

Reason: To ensure bus stops are provided in appropriate locations to meet the needs of the future residents of the development.

31. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the

Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any existing or proposed boundary treatments inclusive of hedges, walls, fences and gates. No rear or side garden boundary treatment that is adjacent to a road shall be higher than 1.5m;
- iv. A scheme for the layout, design and construction of all green spaces shown on the approved site layout, including the provision of natural play opportunities (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of equipment or furniture at 1:20 scale.
- v. A scheme for the layout, design and construction of all hard landscaped spaces shown on the approved site layout, including the details of all street furniture (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of street furniture at 1:20 scale.
- vi. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- vii. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

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.

32. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. Should this change prior to vesting by a responsible authority, this shall be notified in writing to the planning authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water shall remain the responsibility of the developer and be maintained in line with the scheme to be approved under Condition 11 above.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

33. No development shall commence until the principles for the siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) within the development have been submitted to

and approved in writing by the Planning Authority. Thereafter the delivery of above ground infrastructure shall be delivered in accordance with the approved principles.

Reason: In the interests of visual amenity and to ensure that these matters can be considered in detail to ensure the character and identity of the development is maintained

34. No development shall commence until a scheme has been submitted detailing the provision of electric car charging points for each individual property with private driveways. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance on petrol and diesel cars.

35. Any detail pursuant to Condition 2 shall detail visibility splays of 2.4m x 25m at each driveway has been submitted to and approved in writing by the Planning Authority. Thereafter, at no time shall anything obscure the approved visibility splays between a driver's eye height of 1.05m positioned at the centre point of the driveway.

Reason: In the interests of road safety.

36. No development shall commence until a scheme for the design and implementation of safe routes to school to Lundavra Primary School and the bus stops which serve Lochaber High School within the site connecting to existing safe routes to school outwith the site. The agreed scheme shall be implemented prior to any house being occupied within the development.

Reason: To ensure that the consequences for the local road network and pedestrian safety as a result of traffic from the proposed development are addressed.

37. There shall be no Commencement of Development until a Decommissioning and Restoration Plan (DRP) for the Site has been submitted to, and approved in writing by, the planning authority to be implemented if, following a meaningful start to the development construction progress pauses for a period of time in excess of 24 months. The DRP shall include the following:

- a) A scheme for the decommissioning and restoration of the site to be completed within 18 months following no construction works being carried out for a period of 24 months. This shall take account of best practice in decommissioning prevailing at the time and ensures that site specific conditions, identified during construction of the Site, and subsequent operation and monitoring of the Development are given due consideration. A copy shall be submitted to the planning authority for its written approval, in consultation with SNH and SEPA;
- b) justification for retention of any relevant elements of the Development;
- c) the treatment of disturbed ground surfaces;
- d) management and timing of the works;
- e) environmental management provisions;

- f) a traffic management plan to address any traffic impact issues during the decommissioning period.
- g) Full details of a guarantee, bond or other financial provision to be put in place to cover all of the decommissioning and Site restoration measures outlined in the Decommissioning and Restoration Plan approved under this permission have been submitted to, and approved in writing by, the planning authority.

Confirmation in writing by a suitably qualified independent professional that the amount of financial provision proposed under this condition is sufficient to meet the full estimated costs of all decommissioning, dismantling, removal, disposal, Site restoration, remediation and incidental work, as well as associated professional costs, has been submitted to, and approved in writing by, the planning authority. The guarantee, bond or other financial provision shall remain in place until the completion of the development.

This condition shall not apply if the delay in development is out with the applicant's control or as a consequence of any emergency or requirement of statutory bodies. In these instances the planning authority shall be informed of the construction shutdowns, reasons for the shut downs and timescales for site shut downs within 3 months of the shut down.

The DRP shall be implemented as approved.

Reason: To ensure that all redundant aspects of infrastructure and associated development are removed from site should the development not progress following a meaningful start to the development; in the interests of safety, amenity and environmental protection.

38. No development, site excavation or groundwork shall commence until a suitably qualified Landscape Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the completion of the approved landscaping work and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:
- i. Ensuring that the Landscaping Plans to be approved under this permission is implemented to the agreed standard; and
 - ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to the commencement of development, site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

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

39. No development shall commence until a scheme to investigate the downstream surface water drainage capacity, identifying any mitigation as may be required,

shall be submitted to and approved in writing by the planning authority. Thereafter, no residential unit within the development shall be occupied until the agreed mitigation measures, if any, are implemented.

Reason: To ensure that the surface water drainage systems which the development connects into are free flowing to accommodate the managed surface water from the application site.

40. No development shall commence until a detailed scheme for the completion of all open spaces and landscaping within the site, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full.

For the avoidance of doubt the scheme shall detail timescales for implementation in accordance with the following:

- No plots facing onto the central open space shall be occupied until the central open space, inclusive of tree planting and elements introduced to design the space for play, has been delivered to the satisfaction of the Planning Authority in accordance with the approved scheme;
- No plots facing the amenity space between the application site and the properties on Lochaber Road shall be occupied until the landscaped area between the development and site entrance, inclusive of all planting, hard and soft landscaping, has been delivered to the satisfaction of the Planning Authority in accordance with the approved scheme; and
- No plots adjacent to the amenity space between plots 102-107 and plots 283-291 shall be occupied until the landscaped area between the development and site entrance, inclusive of all planting, hard and soft landscaping, elements introduced to design the space for play has been delivered to the satisfaction of the Planning Authority in accordance with the approved scheme.

Reason: To ensure that the open space within the site is delivered timeously and to ensure sufficient play and open space provision exists within the application site to serve future residents' needs.

And;

- B.** That planning permission in principle 19/00898/FUL be **GRANTED**, subject to the following:

Conditions and Reasons

1. No development shall commence within each Phase, or sub-Phase, until a Construction Environmental Management Document has been submitted to and approved in writing by the Planning Authority. The Document shall include:
- d). An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and set out in the relevant planning

conditions

- e). Processes to control / action changes from the agreed Schedule of Mitigation
 - f). The following specific Construction and Environmental Management Plans (CEMP):
 - (vii) Habitat and Species Protection Plan
 - (viii) Pollution prevention plan
 - (ix) Dust management plan
 - (x) Construction Noise, Vibration and Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise
 - (xi) Site waste management plan
 - (xii) Measures to protect private water supplies; including an emergency response plan.
 - d). Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
 - e). Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
 - f). Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs. The development shall proceed in accordance with the approved Construction Environmental Management Document.
2. For the avoidance of doubt all mitigation identified in the Schedule of Mitigation contained within Chapter 17 of the Environmental Impact Assessment Report shall be implemented.

Reason: To mitigate the environmental impacts of the development highlighted through the Environmental Impact Assessment Report.

3. No development shall commence within each Phase, or sub-Phase, until a scheme to deal with potential contamination on site within that Phase has been submitted to and approved in writing by the Planning Authority. The scheme shall include:
- ii) the nature, extent and type of contamination on site, identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment in line with PAN 33 and BS10175:2001, or any superseding guidance prevailing at the time of the assessment), the scope and method of which shall be submitted to and approved in writing by the Planning Authority;
 - ii) 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;
 - iii) measures to deal with contamination during construction works;
 - iv) a means of monitoring any decontamination measures;

- v) a means of verifying the completion of any decontamination measures that may arise. Thereafter, no development shall commence within the phase in question until written confirmation that the scheme will be implemented and completed in accordance with an agreed programme and, if required, monitoring measures are in place, has been issued by the Planning Authority.

Reason: In order to ensure that the site is suitable for development, given the nature of previous uses/processes.

- 4. No development shall commence within each Phase or sub-Phase until pre-commencement surveys to locate the presence or absence of protected species have been undertaken and copies submitted to both the Planning Authority. Should any of these species be found within or adjacent to an area likely to be affected by construction activities, appropriate mitigation measures shall be put in place by the developer prior to development commencing and be maintained for the duration of development, details of which shall first be submitted to, and approved in writing by, the Planning Authority.

Reason: To protect and enhance nature conservation from construction activities.

- 5. No development shall commence until a scheme for surface water drainage provision within Phase 1 (or any sub-Phase of Phase 1) and how that relates to the surface water drainage approach for the site as a whole (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in the CIRIA Manual and Sewers for Scotland Four, or any superseding guidance prevailing at the time) has been submitted to and approved in writing by the Planning Authority. The scheme shall also detail full network modelling to demonstrate that the system discharges at greenfield run-off no higher than the 1 in 2 year rate and based on the FEH rainfall model.

Thereafter, only the approved details shall be implemented and all surface water drainage provision for the relevant phase or sub-phase shall be completed prior to the occupation of the relevant phase or sub-phase.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment and prevent pollution.

- 6. No development shall commence until an updated access management plan (including details of footpaths and cycle ways and lighting (existing, during construction and upon completion and information on temporary or permanent diversion or closure) has been submitted to and approved in writing by the planning authority for each phase or sub-phase of the development. The plan shall show:-
 - g. All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
 - h. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;
 - i. All paths and tracks proposed to be constructed for use by walkers, riders, cyclists, all abilities users etc and how these will integrate with existing or proposed networks;

- j. Construction details of all paths in accordance with the Roads and Transport Guidelines for New Developments;
- k. Any diversion of paths, temporary or permanent proposed for the purposes of the development;
- l. Links to the Highland Council's core paths and green frameworks.

Each Access Management Plan shall be implemented as approved and in accordance with the timetables outlined therein, unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the development is adequately connected with existing and proposed pedestrian and cycle routes and to accord with the Land Reform (Scotland) Act 2003.

- 7. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration or similar mechanical services, including fans, ducting and external openings shall be installed, maintained and operated such that any operating noise complies with Noise Rating Curve 20 and details and a noise assessment of each installation will require to be submitted for the written approval of the planning authority.

Reason: In the interests of amenity.

- 8. No development shall commence until a Waste Management Strategy for each phase or sub-phase of the development has been submitted to and approved in writing by the Planning Authority. This shall detail an approach to sustainable waste management in the operation of all aspects of development; identify the location of bin collection points, and identify the route for waste collection vehicles including details of swept path for the route. Thereafter the strategy shall be implemented in line with the timescales contained therein.

Reason: In the interests of amenity, to manage waste and prevent pollution.

- 9. All roads intended to link with future phases of development or roads which are to link to the adjoining road to the south be taken to the edge of the application site with no impediments.

Reason: To ensure that future roads and routes can be provided without impediment.

- 10. No development shall commence each phase or sub- phase until a Construction Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

11. No residential unit shall be occupied until car parking is formed for each residential unit in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments, thereafter being maintained for this use in perpetuity.

Reason: To ensure adequate provision of car parking

12. No residential unit shall be occupied until cycle parking is formed for each residential unit in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments, thereafter being maintained for this use in perpetuity.

Reason: to ensure that the proposed cycle parking is safe and secure for use by the public.

13. No development shall commence until full specifications, for the layout, design and construction of green spaces, outdoor sports and recreation facilities that comply with, or exceed, the Highland Council's adopted standards contained within 'Open Space in New residential Development' for the development has been submitted to and agreed in writing by the planning authority. The agreed scheme shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that open space and recreational facilities are in accordance with Council standards.

14. Before the first occupation of each Phase, or sub-Phase, a scheme for the maintenance in perpetuity of all on-site green spaces and/or woodland and/or play facilities, features or parts of the development that are not the exclusive property of any identifiable individual house owner such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Highland Council or Scottish Water for that Phase of sub-Phase, shall be submitted to and agreed in writing by the planning Authority. The agreed scheme, which shall accord with the Highland Council's adopted standards contained within 'Open Space in Residential Development', shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that communal infrastructure on the site are maintained in accordance with the Council's standards.

15. No development shall commence until a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development has been submitted to and approved in writing by the Planning Authority. This will include a timetable for investigation, all in accordance with the attached specification which shall require to be submitted for the written approval of the planning authority. All arrangements thereby approved shall be implemented by the applicant/developer at his expense in accordance with the approved timetable for investigation.

Reason: To ensure the protection and/or recording of the historical and

archaeological interest that may be found on the site.

16. No development shall commence until the following documents have been submitted to and approved in writing by the Planning Authority:
 - a. Arboricultural Assessment;
 - b. Tree Constraint and Protection Plan
 - c. Arboricultural Method Statement;
 - d. Tree and Woodland Management Plan for existing woodlands. Such details should be in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction (or any superseding document prevailing at the time).

Thereafter, development shall progress in line with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

17. All planting comprised in the approved scheme of landscaping for each phase or sub-phase shall be undertaken in the first planting season following occupation of the first building for that Phase. Any plants which, within a period of five years from the occupation of the first building on that Phase, die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.

Reason: In the interests of amenity and in order to ensure that the development is adequately landscaped.

18. No part of the development shall be occupied until Traffic Regulations Order(s), limiting the speed of traffic on all roads, to no more than 20mph, have been submitted to and approved in writing by the Roads Authority. For the avoidance of doubt any Traffic Regulation Order(s) and any required signage and road markings shall be at the expense of the developer.

Reason: In the interests of safety of all road users in the residential development.

19. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council, Lochaber Access Panel and affected local Community Councils. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.

Reason: To assist with the provision of mitigation measures and delivery of future phases of the development.

20. Prior to the commencement of the development (including any engineering works) of any phase or sub-phase of the development, a Peat Management Plan shall be submitted to and approved in writing by the Planning Authority in consultation with the SEPA. The Peat Management Plan shall include:
- e) the volume of peat disturbed by the development (re-estimated following an further ground investigations);
 - f) a plan identifying where and how any disturbed peat can be reused;
 - g) details of any and all proposals for the beneficial use of site elsewhere;
 - h) a commitment to no all peat being reused and no temporary storage of peat for use in future phases.

Reason: To ensure the re-engineering of the site limits impact on the peat resource.

21. No development or works shall commence until detailed designs of any and all watercourse crossings have been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. The details of the structures, which must be designed to convey the 1 in 200 year plus climate change flow and an appropriate freeboard, shall be submitted at least two months prior to the intended start date on site. Thereafter, development and work shall progress in accordance with the approved details.

Reason: In order to ensure that surface water drainage infrastructure is carefully managed to avoid an increased risk of vulnerability to flooding.

22. Prior to the commencement of the development (including any engineering works) of any phase or sub-phase of the development, a Peat Construction Method Statement for all works and development in areas of peat shall be submitted to and approved in writing by the Planning Authority in consultation with the SEPA. The Peat Construction Method Statement shall include:
- e) A detailed layout plan showing:
 - iv. areas of normal working and trafficking – which should be limited to platform and road areas and immediate surrounds,
 - v. areas where sensitive working practices are required – which are the areas outwith the platform and road areas where other supporting infrastructure or landscaping is necessary, and
 - vi. buffer zones and protected areas where no or limited agreed working can take place. This should include
 - (a) area of deep peat (> 1m),
 - (b) areas of Wet Woodland (W4 and W7) that are to be retained,
 - (c) the functional flood plain,
 - (d) buffers to watercourses, which should be at least 6 m wide.
 - f) A statement outlining each activity proposed within each area of a(ii) and a(iii) above and the methods and measures to be taken to minimise impacts

- on sensitivities such as peat, watercourses and habitats;
- g) A statement outlining the measures to be taken at the edges of the development platform and roads to minimise impacts on surrounding peat and habitats; and
 - h) The physical marking on site of all of the above areas.

Thereafter the Peat Construction Method Statement shall be implemented throughout the construction period.

Reason: To ensure the re-engineering of the site limits impact on the peat resource.

23. No development shall commence until a Habitat Management Plan, based on the principles of the outline Habitat Management Plan, has been submitted to and approved in writing by the Planning Authority in consultation with SEPA and SNH.

Reason: To ensure that habitats are managed to enhance the environmental value of the site.

24. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place within 6 metres of the top of the bank of any watercourse without planning permission being granted on application to the Planning Authority.

Reason: To ensure that development which is normally permissible without the need for a planning application is carefully managed and does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood risk.

25. No development shall commence until a scheme for the delivery of an enhanced stop line arrangement at the junction between Ross Place and Connechie Road has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be submitted prior to occupation of the first residential unit within the application site.

Reason: In the interests of road safety.

26. No development shall commence until a scheme for the delivery of the secondary access to the site, ensuring it is capable of use by buses, and waste management vehicles, has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be submitted prior to occupation of the first residential unit within the application site.

Reason: In the interests of road safety and to ensure the timeous delivery of the required secondary access.

27. No development shall commence until a scheme for the delivery of the secondary access to the site, ensuring it is capable of use by buses, and waste management vehicles, has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be submitted prior to occupation of the first

residential unit within the application site.

Reason: In the interests of road safety and to ensure the timeous delivery of the required secondary access.

28. Any details pursuant to condition 2 shall show the location and type of all bus stops within the site. Thereafter the approved scheme shall be submitted prior to occupation of the first residential unit within the application site.

Reason: To ensure bus stops are provided in appropriate locations to meet the needs of the future residents of the development.

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

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

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

iii. The location and design, including materials, of any existing or proposed boundary treatments inclusive of hedges, walls, fences and gates. No rear or side garden boundary treatment that is adjacent to a road shall be higher than 1.5m;

iv. A scheme for the layout, design and construction of all green spaces shown on the approved site layout, including the provision of natural play opportunities (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of equipment or furniture at 1:20 scale.

v. A scheme for the layout, design and construction of all hard landscaped spaces shown on the approved site layout, including the details of all street furniture (including specifications of any equipment, protection measures and boundary treatments). The submitted plans shall show any individual pieces of street furniture at 1:20 scale.

vi. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and

vii. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

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.

30. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. Should this change prior to vesting by a responsible authority, this shall be notified in writing to the planning authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water shall remain the responsibility of the developer and be maintained in line with the scheme to be approved under Condition 11 above.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

31. No development shall commence until the principles for the siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) within the development have been submitted to and approved in writing by the Planning Authority. Thereafter the delivery of above ground infrastructure shall be delivered in accordance with the approved principles.

Reason: In the interests of visual amenity and to ensure that these matters can be considered in detail to ensure the character and identity of the development is maintained

32. No development shall commence until a scheme has been submitted detailing the provision of electric car charging points for each individual property with private driveways. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance on petrol and diesel cars.

33. Any detail pursuant to Condition 2 shall detail visibility splays of 2.4m x 25m at each driveway has been submitted to and approved in writing by the Planning Authority. Thereafter, at no time shall anything obscure the approved visibility splays between a driver's eye height of 1.05m positioned at the centre point of the driveway.

Reason: In the interests of road safety.

34. No development shall commence until a scheme for the design and implementation of safe routes to school to Lundavra Primary School and the bus stops which serve Lochaber High School within the site connecting to existing safe routes to school outwith the site. The agreed scheme shall be implemented prior to any house being occupied within the development.

Reason: To ensure that the consequences for the local road network and pedestrian safety as a result of traffic from the proposed development are addressed.

35. There shall be no Commencement of Development until a Decommissioning and Restoration Plan (DRP) for the Site has been submitted to, and approved in writing

by, the planning authority to be implemented if, following a meaningful start to the development construction progress pauses for a period of time in excess of 24 months. The DRP shall include the following:

- a) A scheme for the decommissioning and restoration of the site to be completed within 18 months following no construction works being carried out for a period of 24 months. This shall take account of best practice in decommissioning prevailing at the time and ensures that site specific conditions, identified during construction of the Site, and subsequent operation and monitoring of the Development are given due consideration. A copy shall be submitted to the planning authority for its written approval, in consultation with SNH and SEPA;
- b) justification for retention of any relevant elements of the Development;
- c) the treatment of disturbed ground surfaces;
- d) management and timing of the works;
- e) environmental management provisions;
- f) a traffic management plan to address any traffic impact issues during the decommissioning period.
- g) Full details of a guarantee, bond or other financial provision to be put in place to cover all of the decommissioning and Site restoration measures outlined in the Decommissioning and Restoration Plan approved under this permission have been submitted to, and approved in writing by, the planning authority.

Confirmation in writing by a suitably qualified independent professional that the amount of financial provision proposed under this condition is sufficient to meet the full estimated costs of all decommissioning, dismantling, removal, disposal, Site restoration, remediation and incidental work, as well as associated professional costs, has been submitted to, and approved in writing by, the planning authority. The guarantee, bond or other financial provision shall remain in place until the completion of the development.

This condition shall not apply if the delay in development is out with the applicant's control or as a consequence of any emergency or requirement of statutory bodies. In these instances the planning authority shall be informed of the construction shutdowns, reasons for the shut downs and timescales for site shut downs within 3 months of the shut down.

The DRP shall be implemented as approved.

Reason: To ensure that all redundant aspects of infrastructure and associated development are removed from site should the development not progress following a meaningful start to the development; in the interests of safety, amenity and environmental protection.

36. No development, site excavation or groundwork shall commence until a suitably qualified Landscape Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the

completion of the approved landscaping work and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Ensuring that the Landscaping Plans to be approved under this permission is implemented to the agreed standard; and
- ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to the commencement of development, site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

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

37. No development shall commence until a scheme to investigate the downstream surface water drainage capacity, identifying any mitigation as may be required, shall be submitted to and approved in writing by the planning authority. Thereafter, no residential unit within the development shall be occupied until the agreed mitigation measures, if any, are implemented.

Reason: To ensure that the surface water drainage systems which the development connects into are free flowing to accommodate the managed surface water from the application site.

38. No development shall commence until a detailed scheme for the completion of all open spaces and landscaping within the site, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full.

For the avoidance of doubt the scheme shall detail timescales for implementation in accordance with the following:

- No plots facing onto the central open space shall be occupied until the central open space, inclusive of tree planting and elements introduced to design the space for play, has been delivered to the satisfaction of the Planning Authority in accordance with the approved scheme;
- No plots facing the amenity space between the application site and the properties on Lochaber Road shall be occupied until the landscaped area between the development and site entrance, inclusive of all planting, hard and soft landscaping, has been delivered to the satisfaction of the Planning Authority in accordance with the approved scheme; and
- No plots adjacent to the amenity space between plots 102-107 and plots 283-291 shall be occupied until the landscaped area between the development and site entrance, inclusive of all planting, hard and soft landscaping, elements introduced to design the space for play has been delivered to the satisfaction of the Planning Authority in accordance with the approved scheme.

Reason: To ensure that the open space within the site is delivered timeously and

to ensure sufficient play and open space provision exists within the application site to serve future residents' needs.

REASON FOR DECISION

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.

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

Factoring of the Development

Shared elements of the development are to be factored. The applicant is advised that it is their responsibility to ensure compliance with the provisions of the Property Factors (Scotland) Act 2011.

Land Ownership/Planning Permission

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

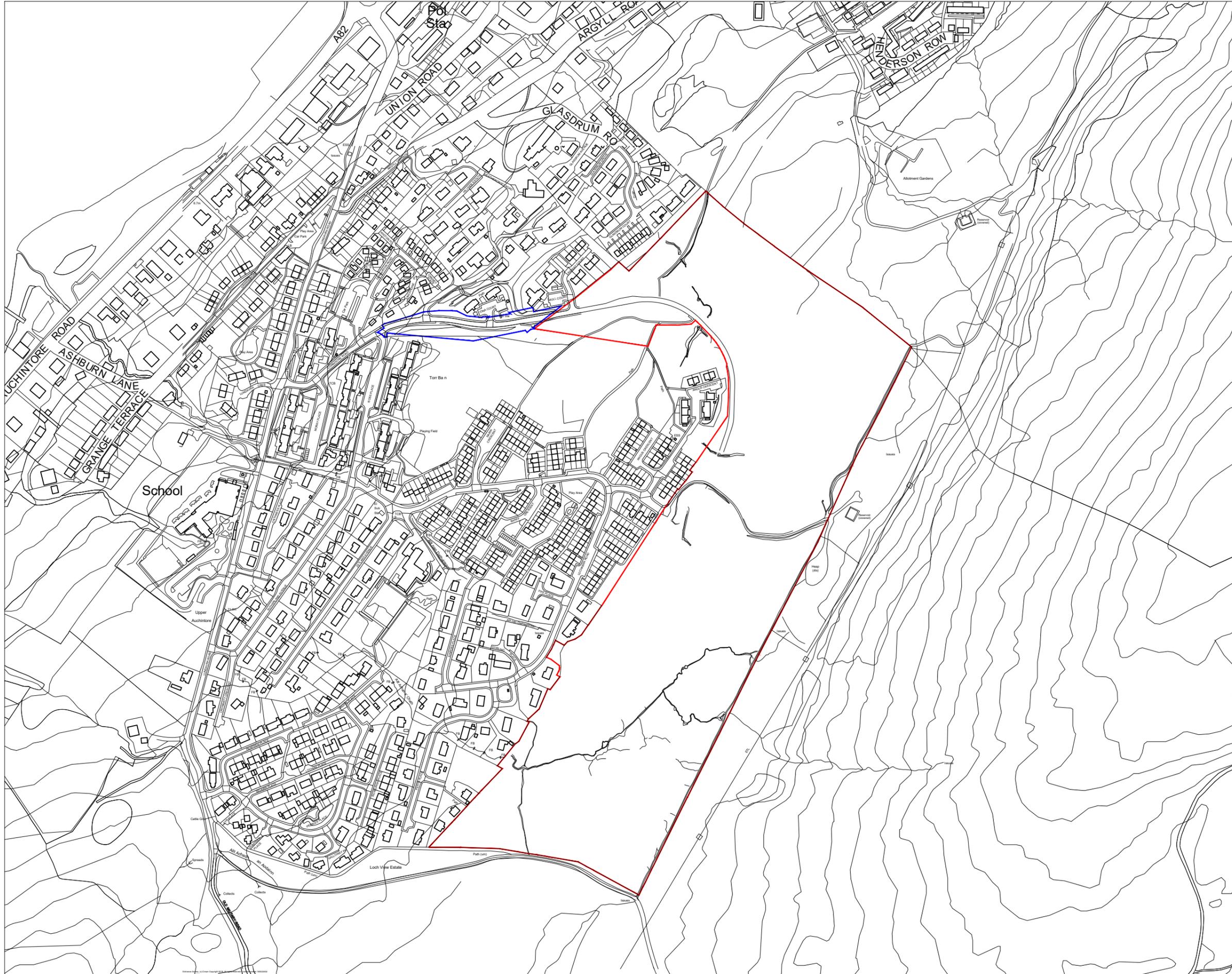
Building Regulations

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at BuildingStandards@highland.gov.uk or on 01349 886608.

Signature:

Designation: Area Planning Manager – South

Authors: Simon Hindson and Tim Stott



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CLIENT

NOTES

REV	REASON FOR ISSUE	DATE

Stallan-Brand

80 Nicholson Street
Glasgow
G5 9ER

Phone: 0141 258 5015
Email: info@stallanbrand.com
Website: www.stallanbrand.com

PROJECT

UPPER ACHINTORE

TITLE

LOCATION PLAN

DRAWING NUMBER	REVISION
1081.00(00)001	-

STATUS		
PLANNING		
DATE	DRAWN BY	SCALE @ A3
20.02.19	-	1:5000
CHECKED BY	PROJECT NUMBER	
-	1081.00	





CD/NDP SCALE 1:2500 THIS DRAWING
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 STALLAN-BRAND ARCHITECTS LTD. 2008/01/10

REV	REASON FOR ISSUE	DATE	NOTES
A	Layout revised at North West corner	08 04 19	
B	Provision for future road extension indicated in South West corner	09 05 19	

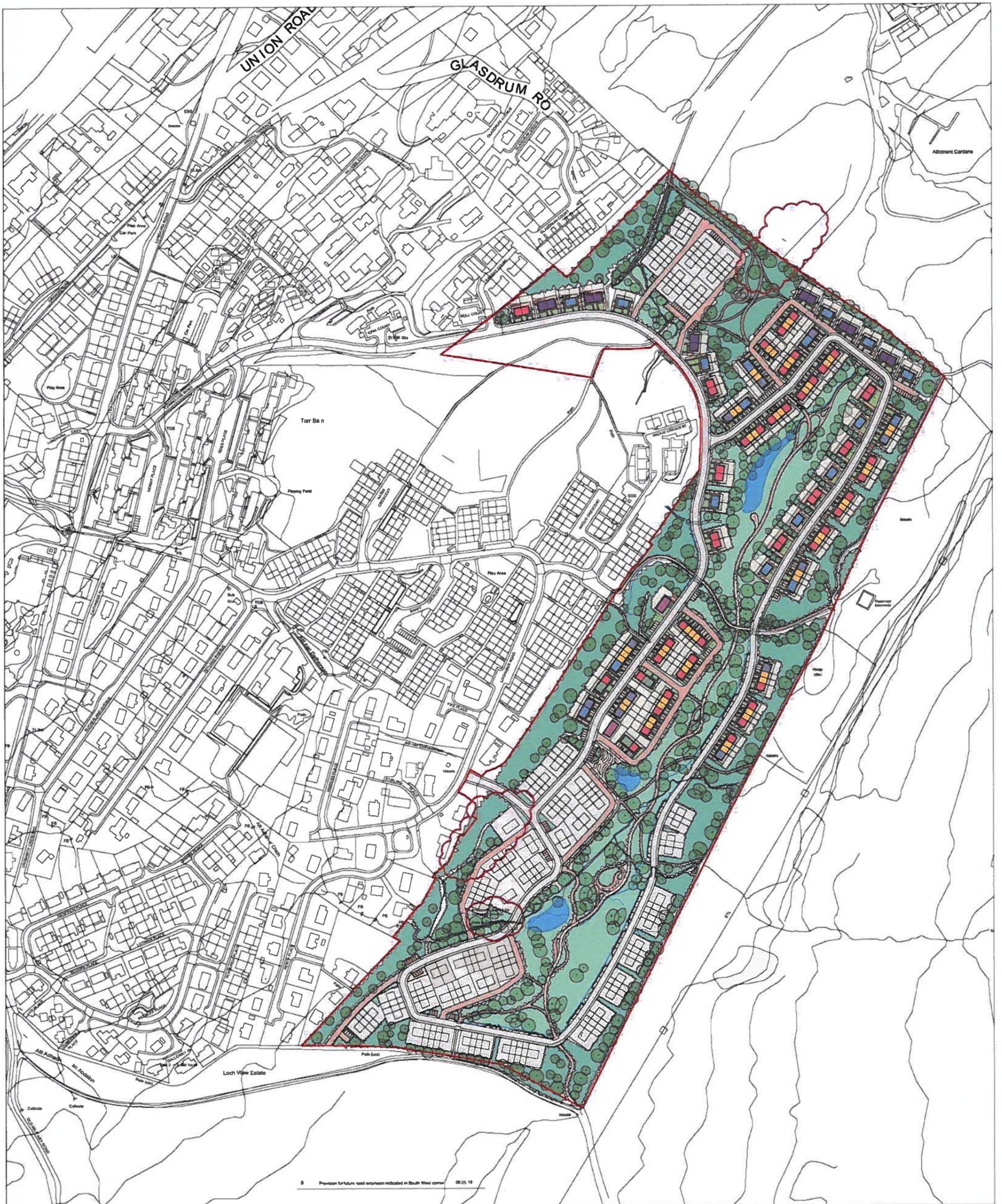
SCALE @ A3	DATE	DRAWN	CHECKED	APPROVED
1:1250	29 01 19	-	-	-

PROJECT PLANNING UPPER ACHESTORE MASTERPLAN AS PROPOSED	PROJECT NUMBER 1081.00
---	----------------------------------

Stallan-Brand
 80 Macanua Street
 Douglas
 CO 90W
 Phone: 0141 238 8219
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

DRAWING NUMBER 1081.00(00)100	REVISION B
---	----------------------





- | | |
|--|--|
| | Type 1 - 3 Bed House |
| | Type 2 - 3 Bed House |
| | Type 3 - 3 Bed House |
| | Type 4 - 1 Bed Cottage Flat |
| | Type 5 - 2 Bed Cottage Flat / Accessible Living Unit |
| | Type 6 - 3 Bed Accessible House |
| | Type 7 - 2 Bed Accessible Duplex |
| | Type 8 - 4 Bed House |

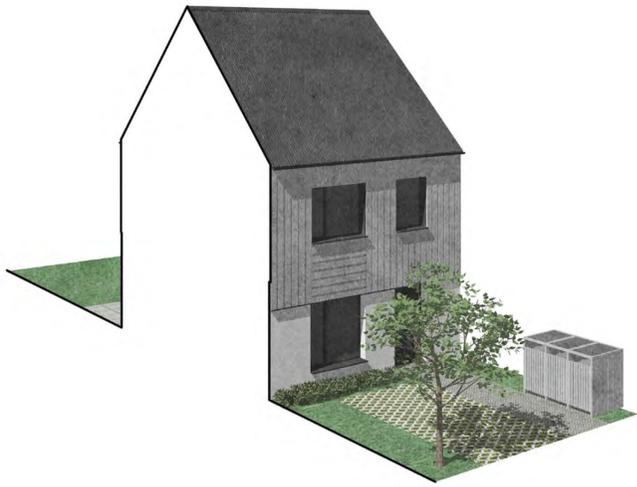
THIS PLAN IS SCALE FROM THE PREVIOUS
 THIS DRAWING IS BASED ON THE PREVIOUS DRAWING AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
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REV	REASON FOR REV	DATE	NOTES
A	Layout revised at South West corner	08.04.19	

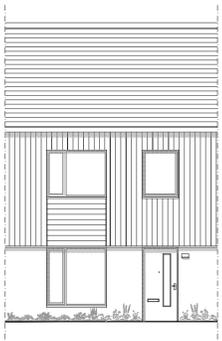
Stallan-Brand 80 Hudson Street Glasgow G4 6LJ Phone: 0141 224 9973 Email: info@stallanbrand.com Website: www.stallanbrand.com	
SCALE: 1:1250 DATE: 29.01.19	DRAWN: - CHECKED: - APPROVED: - PROJECT NUMBER: 1081.00



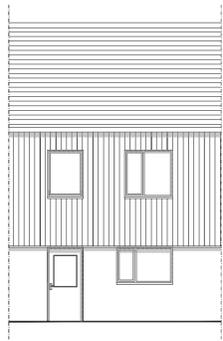
HOUSE TYPE 01		
	AREA	LINK MIN
GIFA	83sqm	83sqm
STORAGE	4.6sqm	5.8sqm



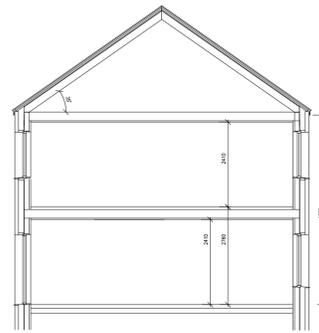
01 | 3D View
NA



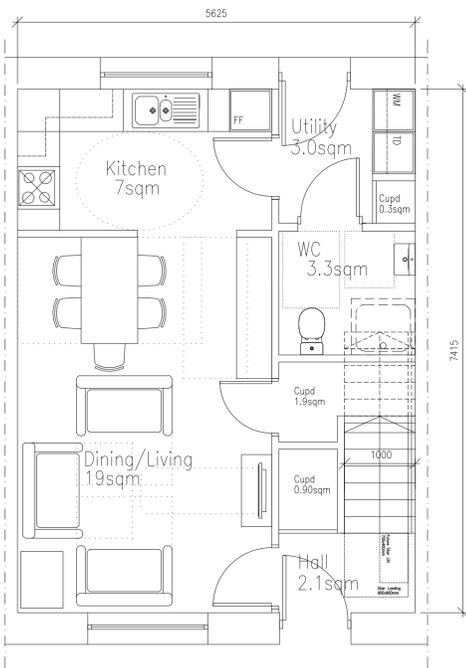
02 | Front Elevation
1:100 @ A1



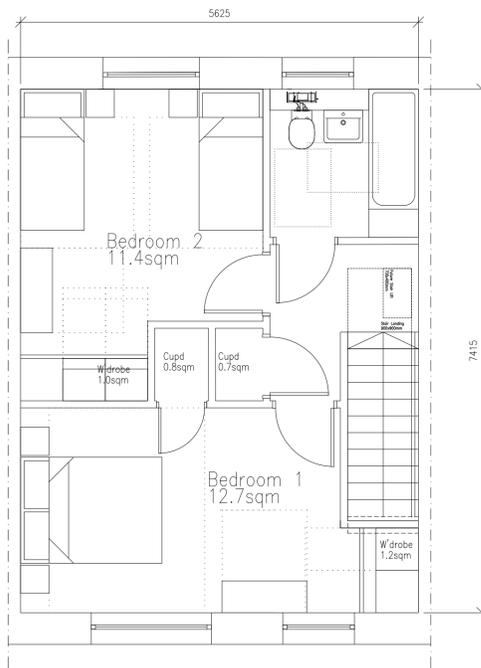
03 | Rear Elevation
1:100 @ A1



06 | Typical Section
1:100 @ A1



04 | Ground Floor Plan
1:50 @ A1



05 | First Floor Plan
1:50 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

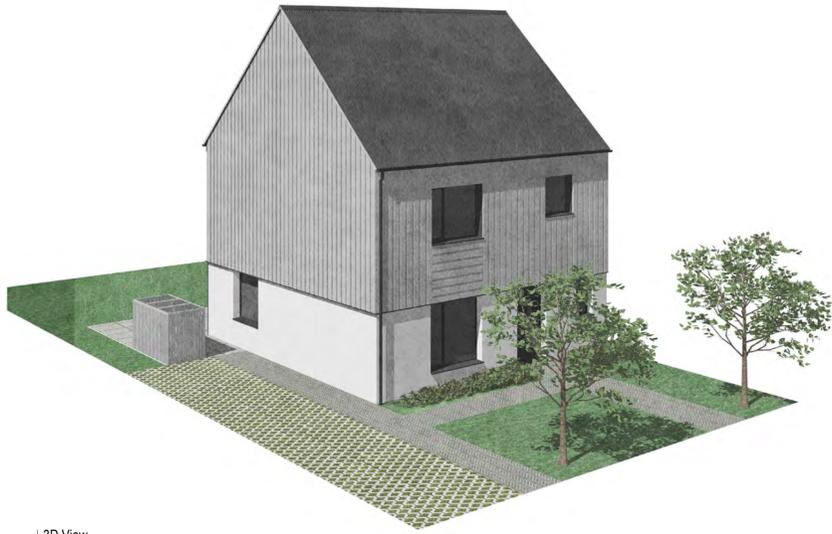
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS	PROJECT	TITLE
PLANNING	UPPER ACHINTORE	House Type 01

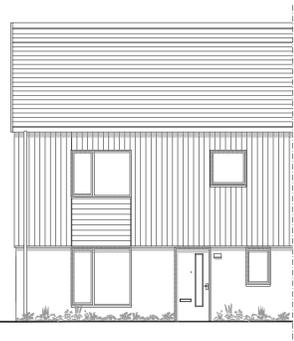
PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)001	-



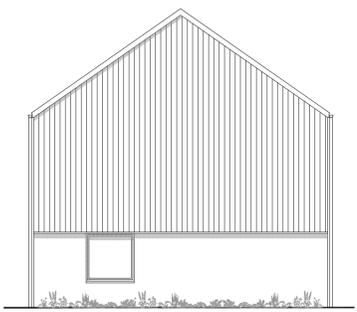
HOUSE TYPE 02		
	AREA	LINK MIN
GIFA	186sqm	180sqm
STORAGE	5.85sqm	6.5sqm



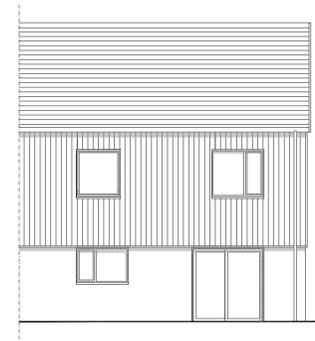
01 3D View
NA



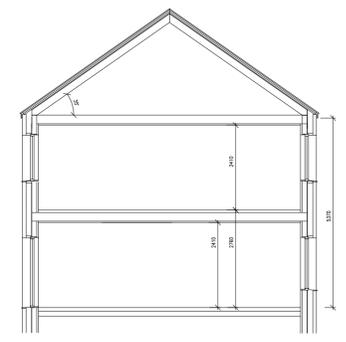
02 Front Elevation
1:100 @ A1



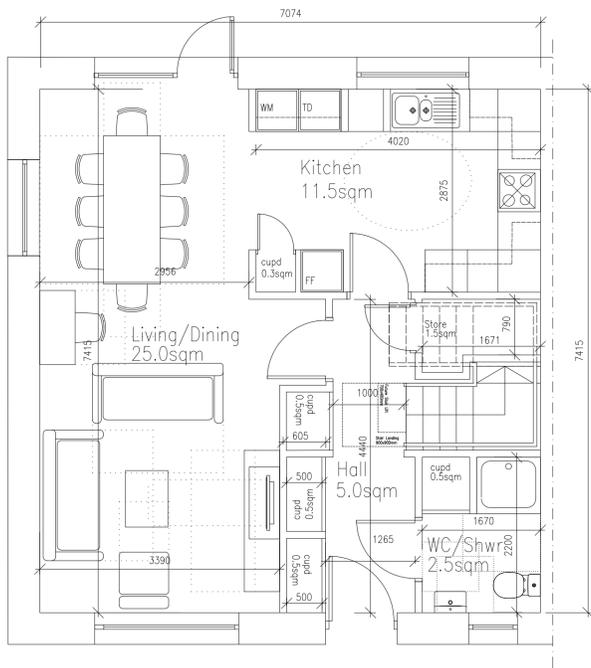
03 Gable Elevation
1:100 @ A1



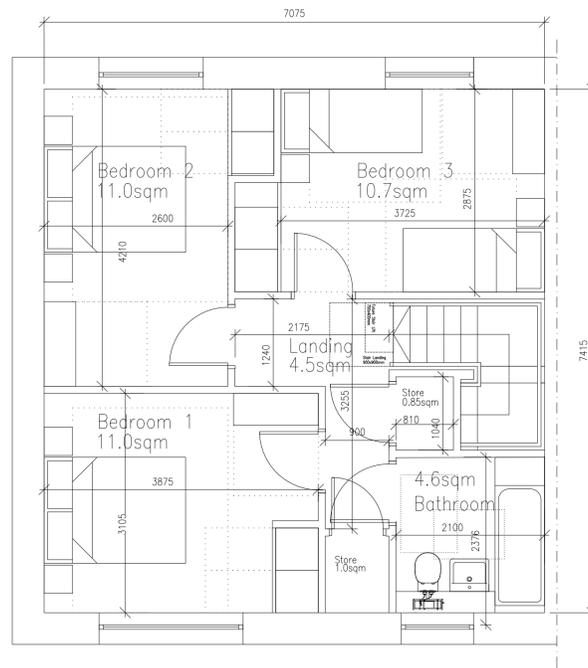
04 Rear Elevation
1:100 @ A1



07 Typical Section
1:100 @ A1



05 Ground Floor Plan
1:150 @ A1



06 First Floor Plan
1:150 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS				
PLANNING				
PROJECT UPPER ACHINTORE				
TITLE House Type 02				
SCALE @ A1 VAR	DATE 28.01.19	DRAWN JI	CHECKED PW	APPROVED SB

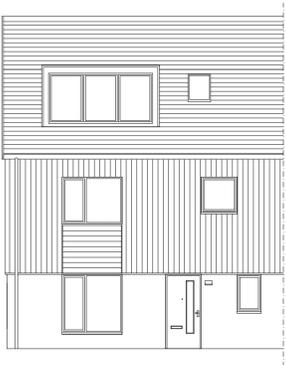
Stallan-Brand		
80 Nicholson Street Glasgow G5 9ER		
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com		
PROJECT NUMBER 1801.00	DRAWING NUMBER (01)002	REVISION -



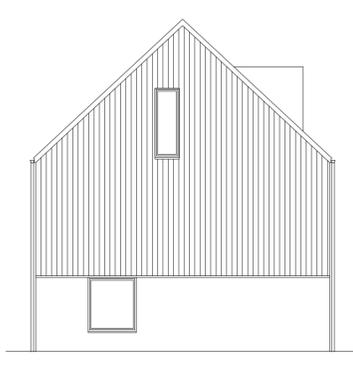
HOUSE TYPE 03		
	AREA	LINK MIN
GIFA	128sqm	118sqm
STORAGE	7.8sqm	6.5sqm



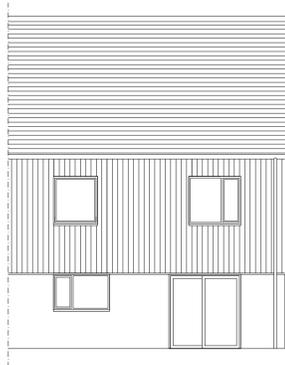
01 | 3D View
NA



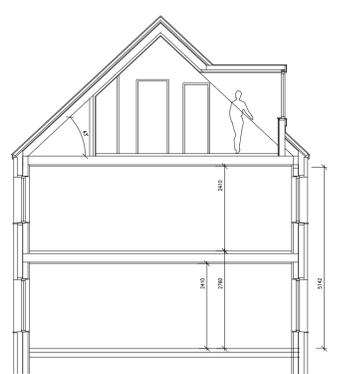
02 | Front Elevation
1:100 @ A1



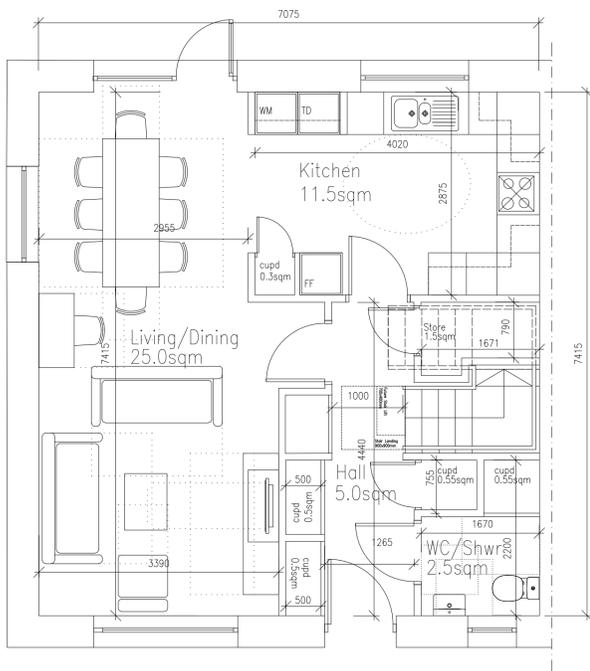
03 | Gable Elevation
1:100 @ A1



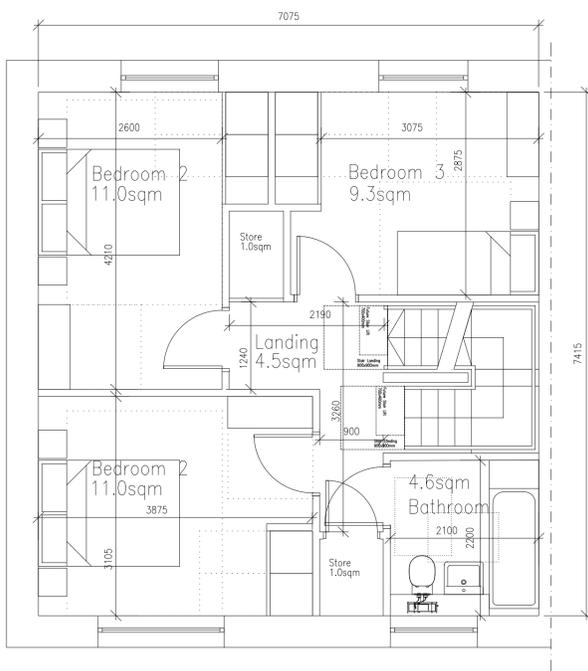
04 | Rear Elevation
1:100 @ A1



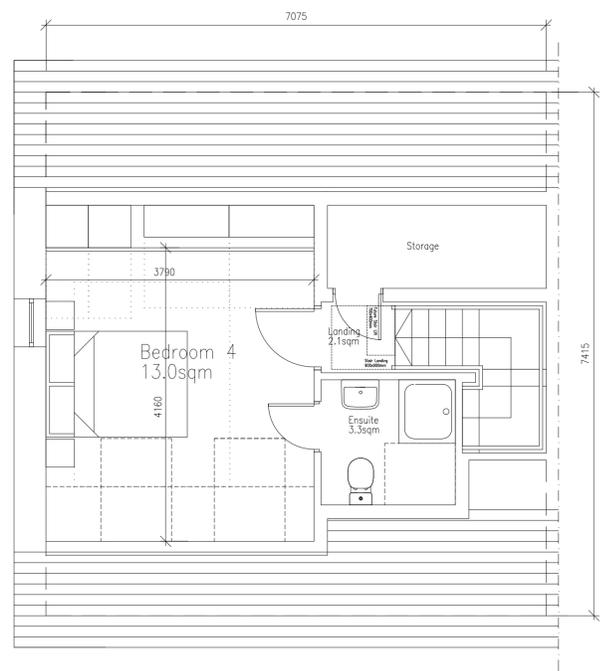
08 | Typical Section
1:100 @ A1



05 | Ground Floor Plan
1:100 @ A1



06 | First Floor Plan
1:100 @ A1



07 | Second Floor Plan
1:100 @ A1

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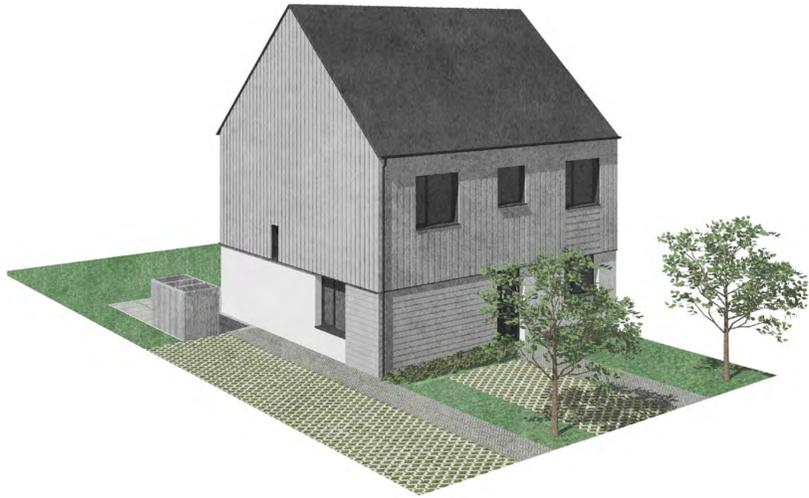
REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS	PROJECT	TITLE
PLANNING	UPPER ACHINTORE	House Type 03

Stallan-Brand		
80 Nicholson Street Glasgow G5 9ER		
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com		
PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)003	-





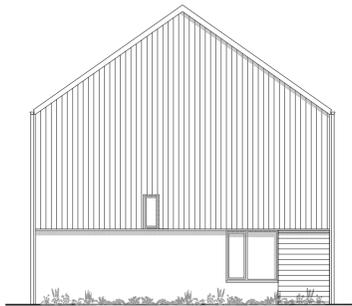
01 3D View
NA

HOUSE TYPE 04 GF		
	AREA	LINK MIN
GIFA	58sqm	58sqm
STORAGE	2.8sqmsqm	3.8sqm

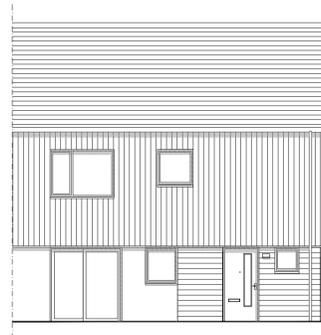
HOUSE TYPE 04 FF		
	AREA	LINK MIN
GIFA	66sqmsqm	58sqm
STORAGE	3.8sqm	3.8sqm



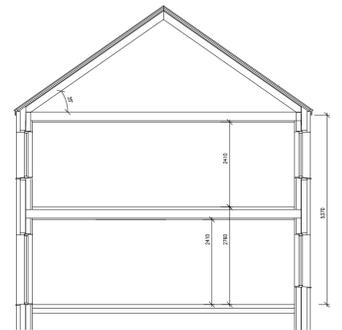
02 Front Elevation
1:100 @ A1



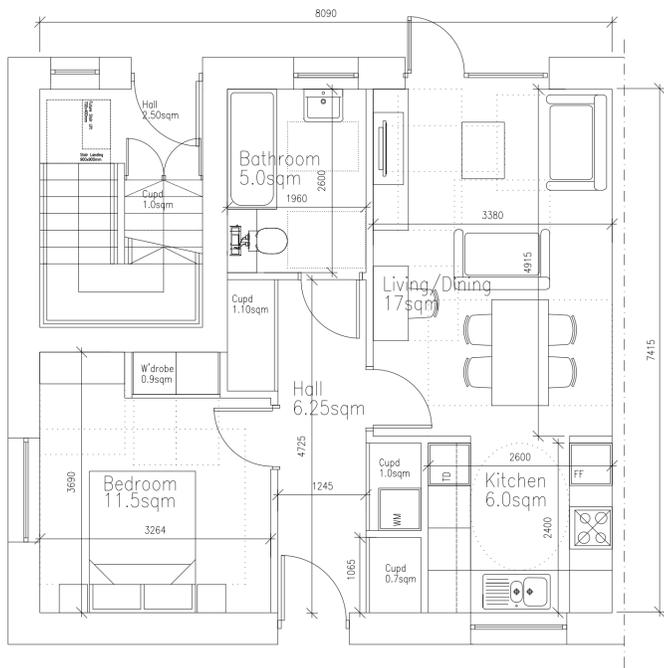
03 Gable Elevation
1:100 @ A1



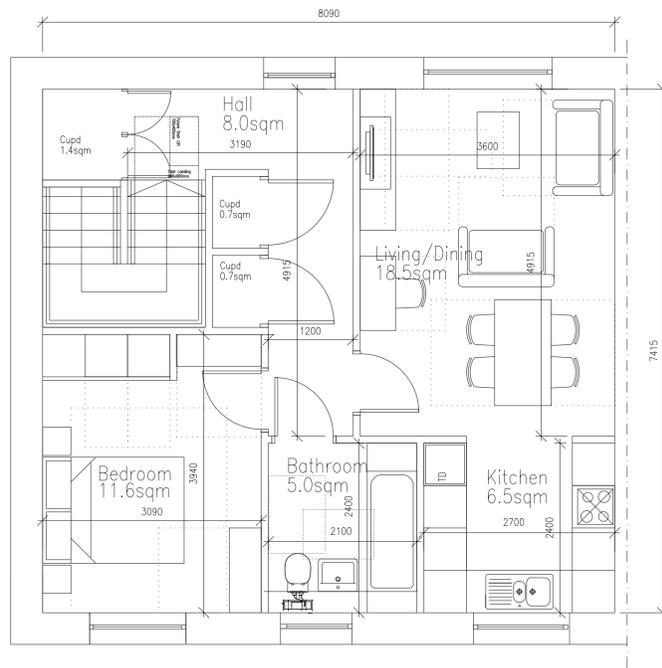
04 Rear Elevation
1:100 @ A1



07 Typical Section
1:100 @ A1



05 Ground Floor Plan
1:100 @ A1



06 First Floor Plan
1:100 @ A1

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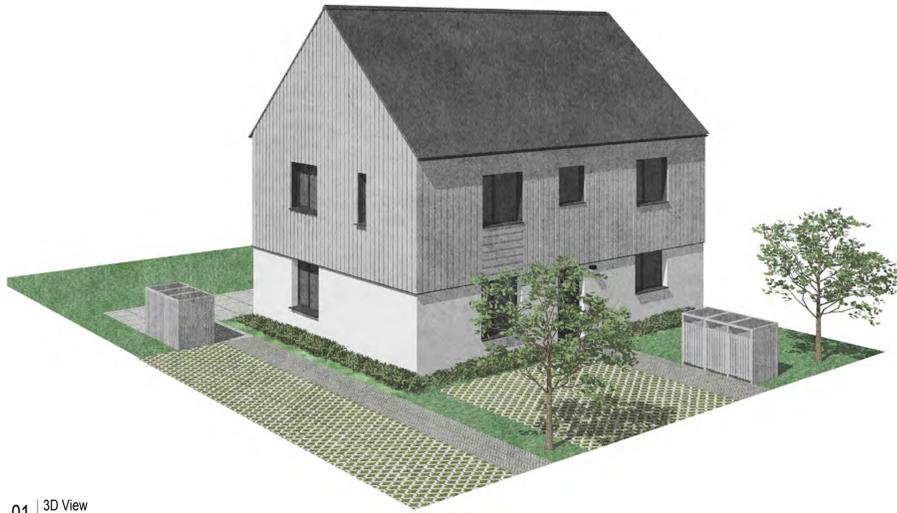
REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS				
PLANNING				
PROJECT				
UPPER ACHINTORE				
TITLE				
House Type 04				
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB
PROJECT NUMBER	DRAWING NUMBER	REVISION		
1801.00	(01)004	-		

Stallan-Brand	
80 Nicholson Street Glasgow G5 9ER	
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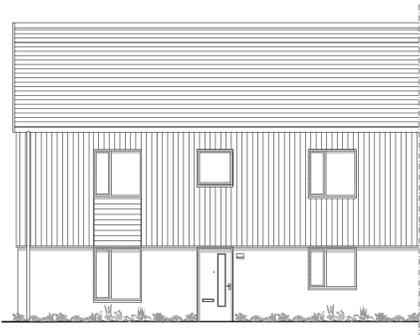




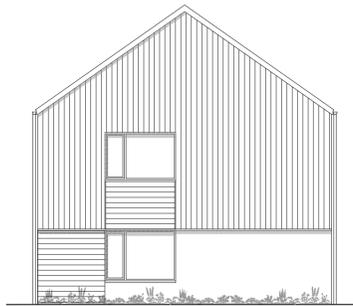
01 3D View
NA

HOUSE TYPE 05A (GF)		
	AREA	LINK MIN
GIFA	72.5sqm	76.5sqm
STORAGE	3.5sqm	4.0sqm

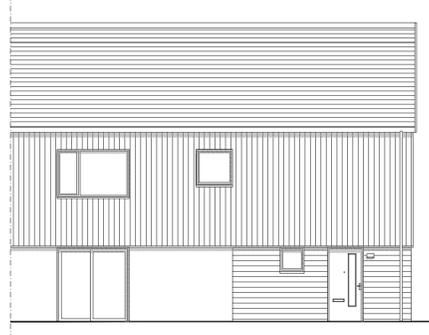
HOUSE TYPE 05A (FF)		
	AREA	LINK MIN
GIFA	78sqm	76.5sqm
STORAGE	4.6sqm	4.0sqm



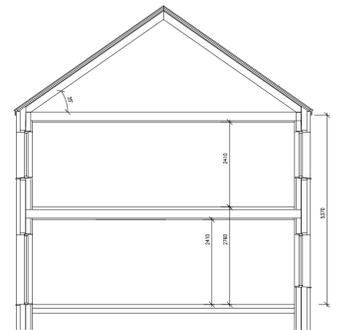
02 Front Elevation
1:100 @ A1



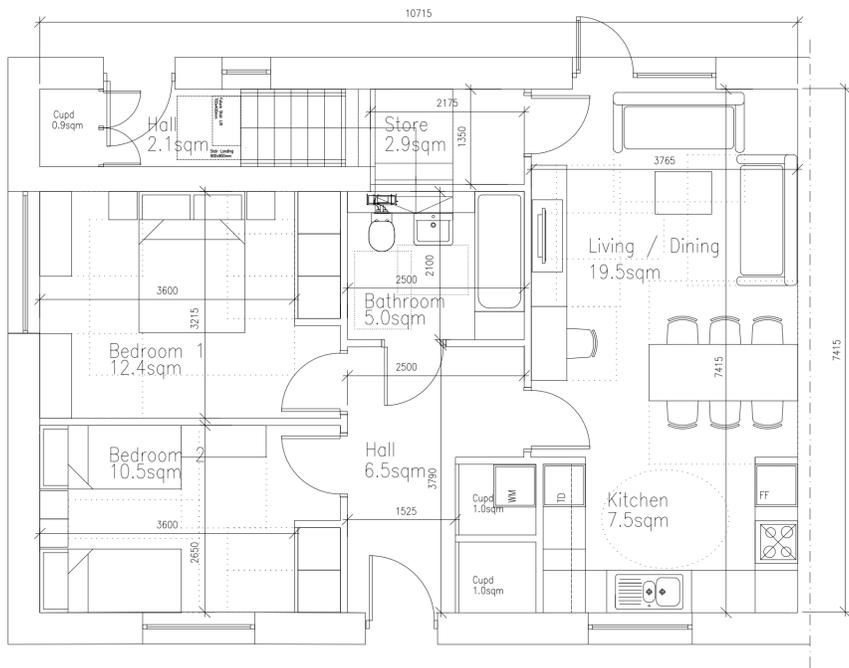
03 Gable Elevation
1:100 @ A1



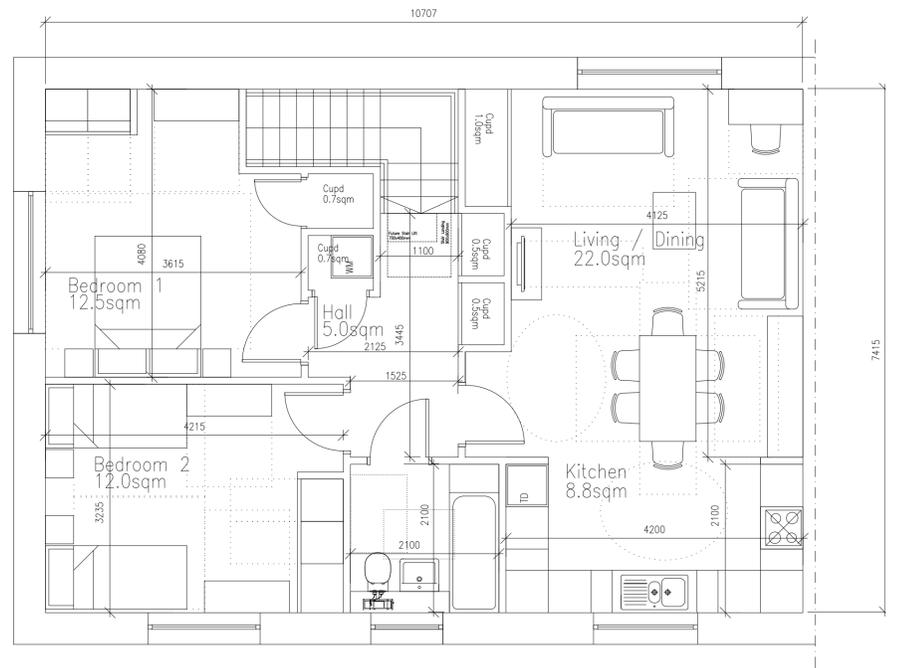
04 Rear Elevation
1:100 @ A1



07 Typical Section
1:100 @ A1



05 Ground Floor Plan
1:50 @ A1



06 First Floor Plan
1:50 @ A1

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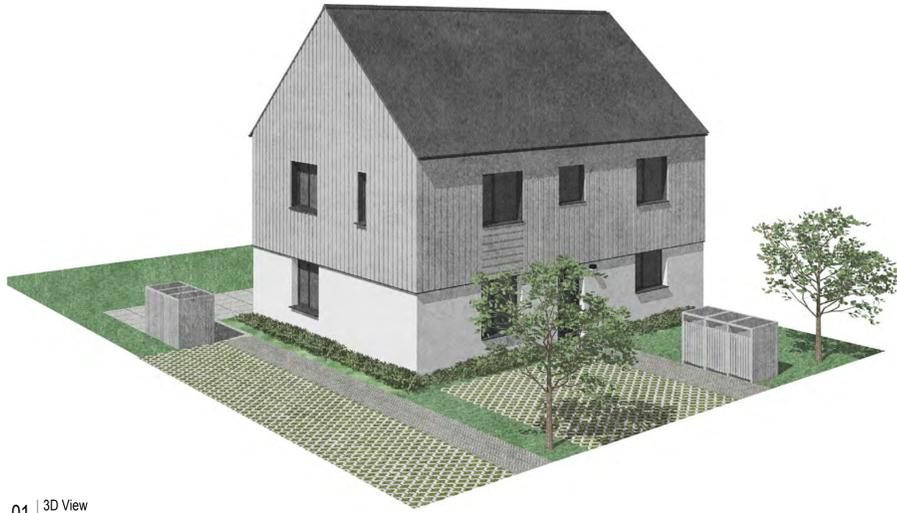
REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS				
PLANNING				
PROJECT				
UPPER ACHINTORE				
TITLE				
House Type 05A				
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB
PROJECT NUMBER	DRAWING NUMBER			REVISION
1801.00	(01)005			-

Stallan-Brand	
80 Nicholson Street Glasgow G5 9ER	
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com	

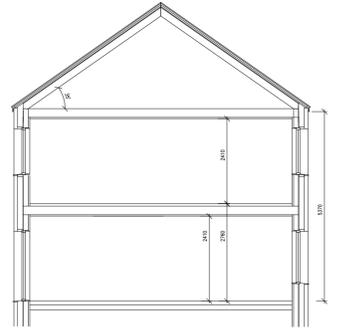




01 | 3D View
NA

HOUSE TYPE 05B GF		
	AREA	LNK MIN
GIFA	72.5sqm	76.5sqm
STORAGE	3.5sqm	4.0sqm

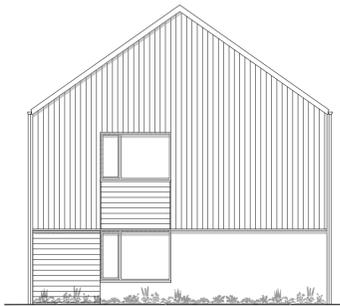
HOUSE TYPE 05B FF		
	AREA	LNK MIN
GIFA	79sqm	76.5sqm
STORAGE	4.0sqm	4.0sqm



08 | Typical Section
1:100 @ A1



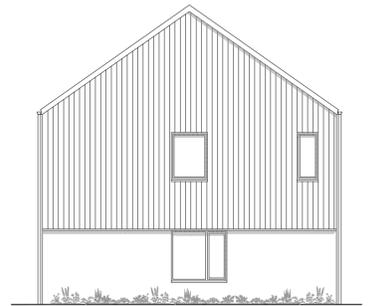
02 | Front Elevation
1:100 @ A1



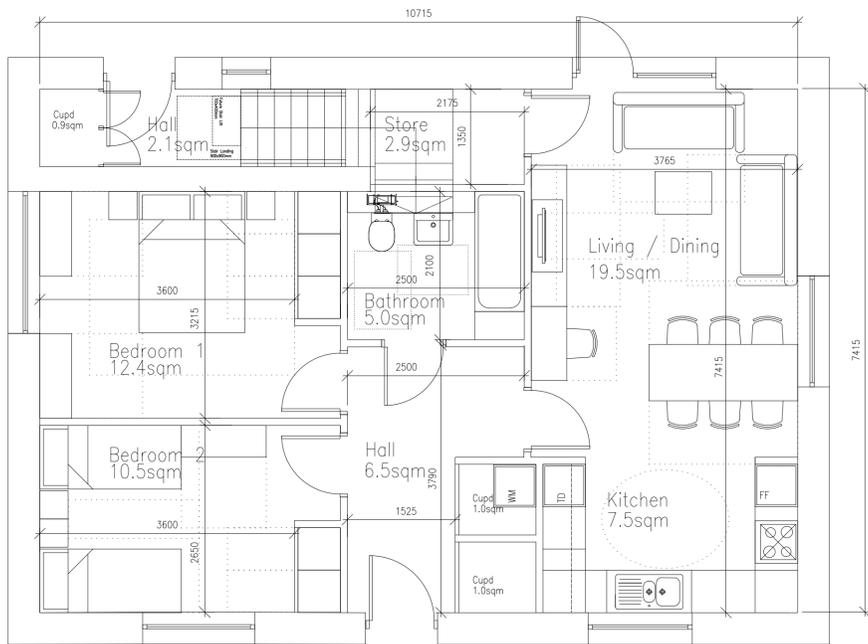
03 | Gable Elevation
1:100 @ A1



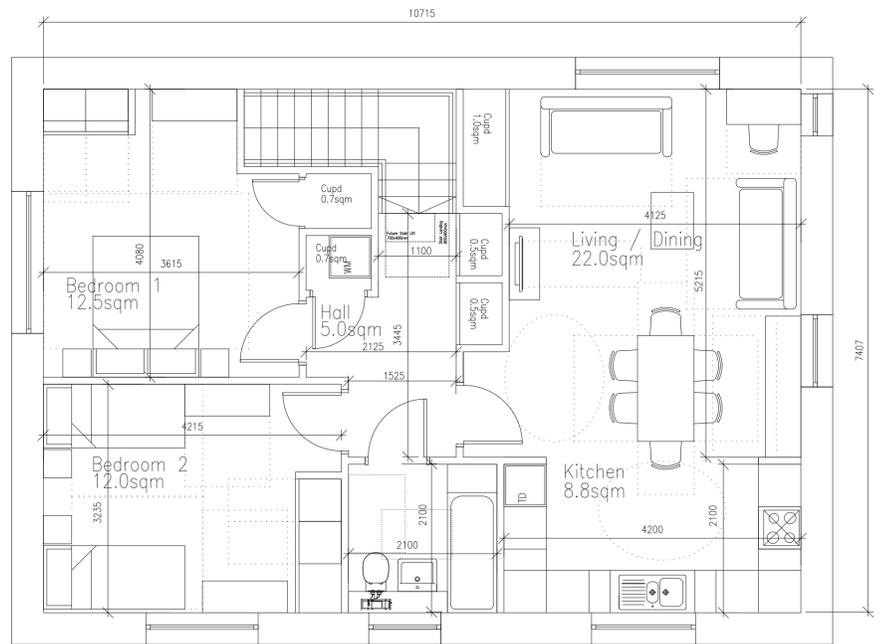
04 | Rear Elevation
1:100 @ A1



05 | Gable Elevation
1:100 @ A1



06 | Ground Floor Plan
1:50 @ A1



07 | First Floor Plan
1:50 @ A1

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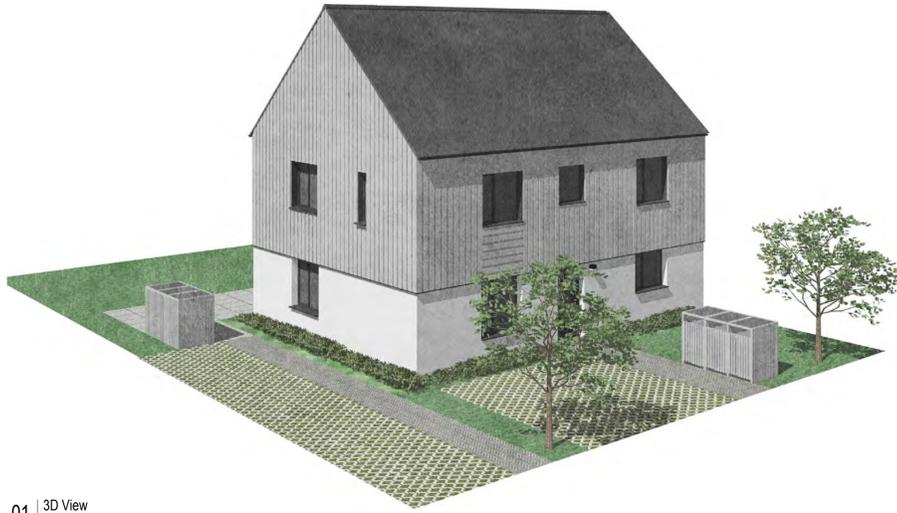
REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS				
PLANNING				
PROJECT				
UPPER ACHINTORE				
TITLE				
House Type 05B				
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB
PROJECT NUMBER	DRAWING NUMBER			REVISION
1801.00	(01)006			-

Stallan-Brand	
80 Nicholson Street Glasgow G5 9ER	
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com	

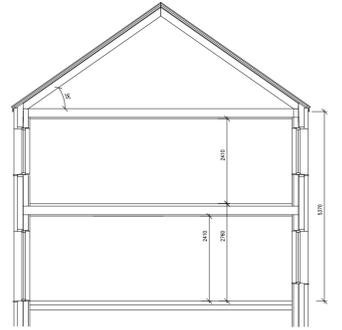




01 | 3D View
NA

HOUSE TYPE 05C GF		
	AREA	LNK MIN
GIFA	72.5sqm	76.5sqm
STORAGE	3.5sqm	4.0sqm

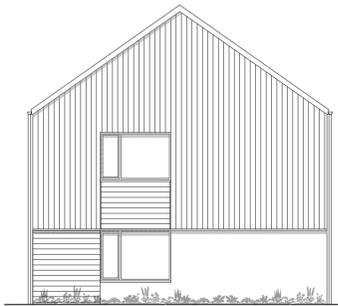
HOUSE TYPE 05C FF		
	AREA	LNK MIN
GIFA	79sqm	76.5sqm
STORAGE	4.6sqm	4.0sqm



08 | Typical Section
1:100 @ A1



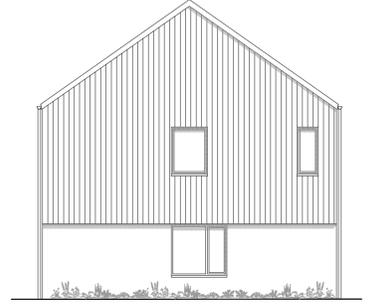
02 | Front Elevation
1:100 @ A1



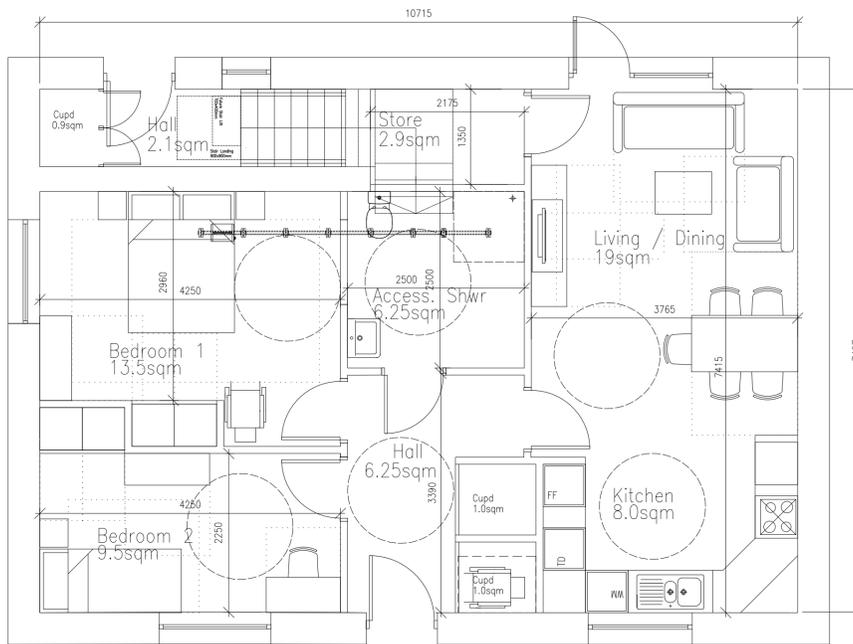
03 | Gable Elevation
1:100 @ A1



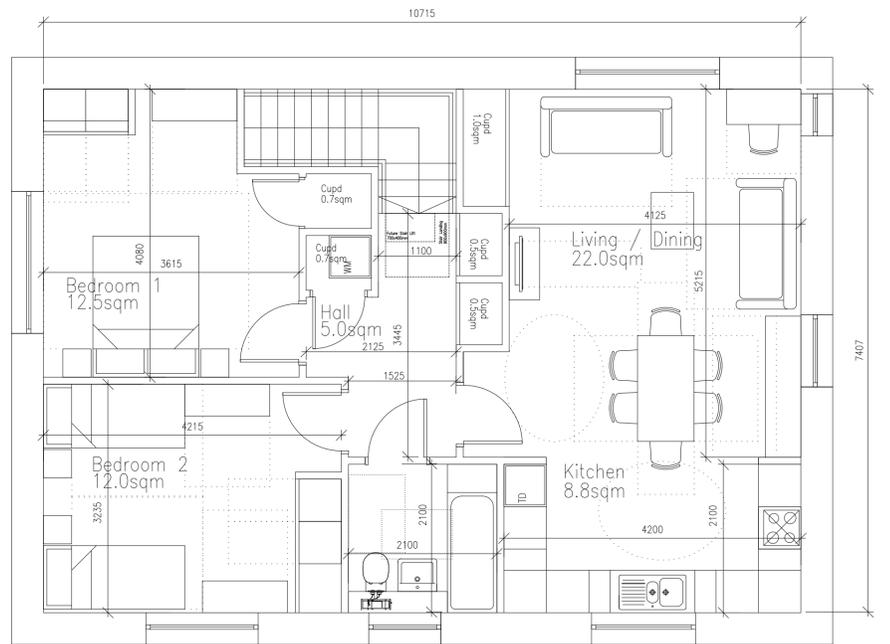
04 | Rear Elevation
1:100 @ A1



05 | Gable Elevation
1:100 @ A1



06 | Ground Floor Plan
1:50 @ A1



07 | First Floor Plan
1:50 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS				
PLANNING				
PROJECT UPPER ACHINTORE				
TITLE House Type 05C				
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB
PROJECT NUMBER	DRAWING NUMBER			REVISION
1801.00	(01)007			-

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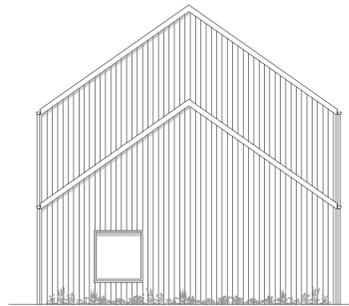
HOUSE TYPE 06		
	AREA	LINK MIN
GIFA	116sqm	102sqm
STORAGE	4.85sqm	6.5sqm



01 3D View
NA



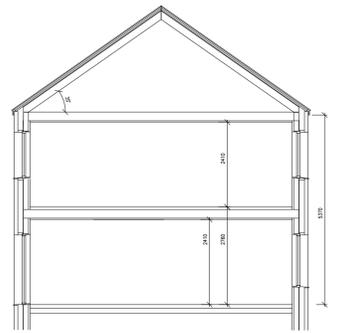
02 Front Elevation
1:100 @ A1



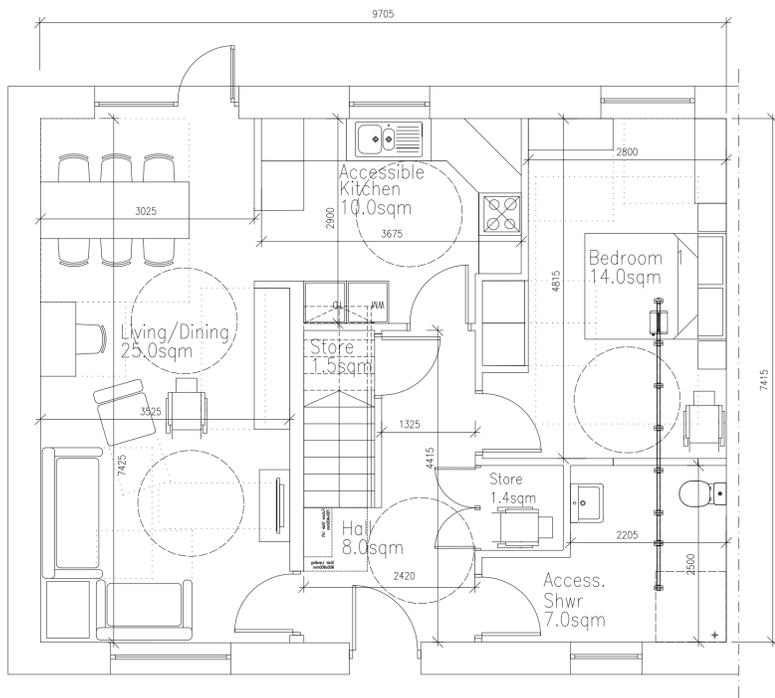
03 Gable Elevation
1:100 @ A1



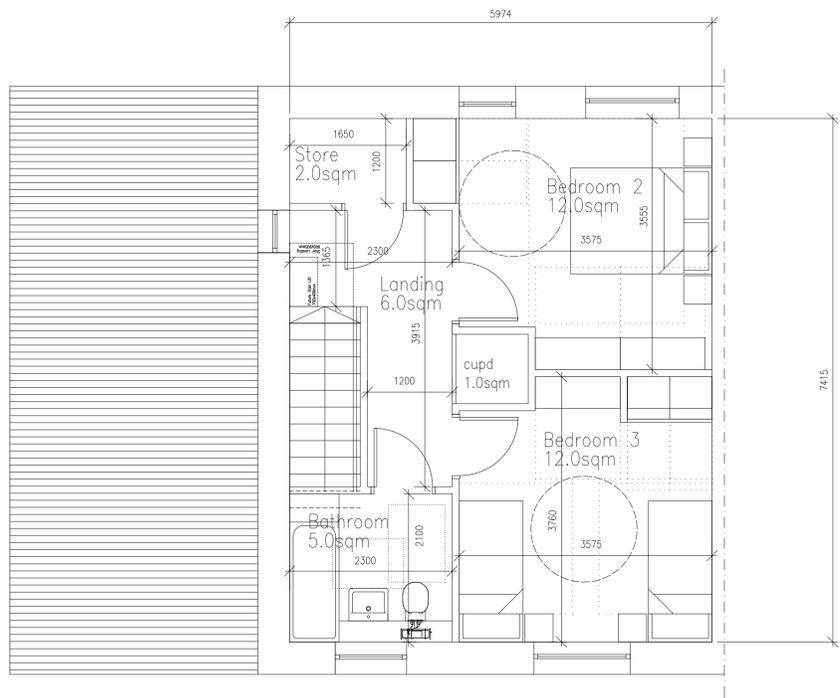
04 Rear Elevation
1:100 @ A1



07 Typical Section
1:100 @ A1



05 Ground Floor Plan
1:50 @ A1



06 First Floor Plan
1:50 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

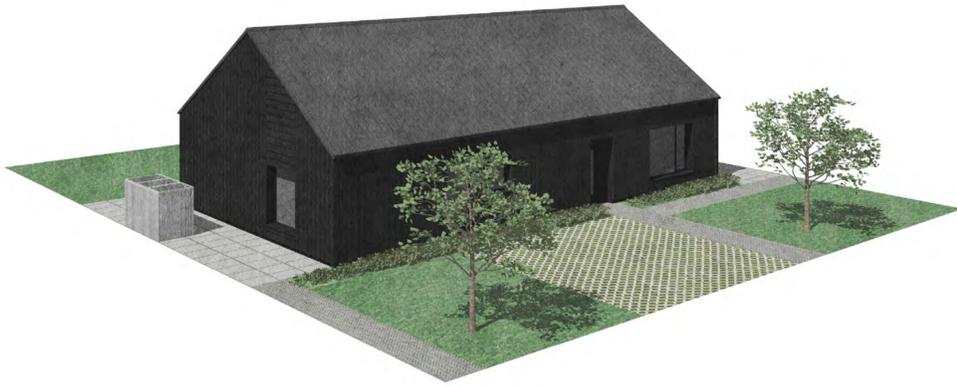
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS				
PLANNING				
PROJECT				
UPPER ACHINTORE				
TITLE				
House Type 06				
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB
PROJECT NUMBER	DRAWING NUMBER			REVISION
1801.00	(01)008			-

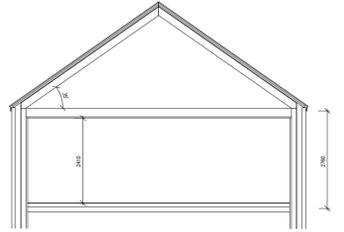
Stallan-Brand	
80 Nicholson Street Glasgow G5 9ER	
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com	



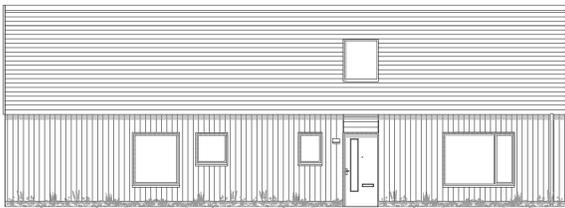
HOUSE TYPE 07		
	AREA	LINK MIN
GIFA	107sqm	102sqm
STORAGE	5.8sqm	6.5sqm



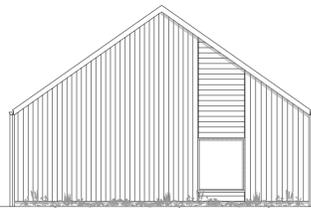
01 | 3D View
NA



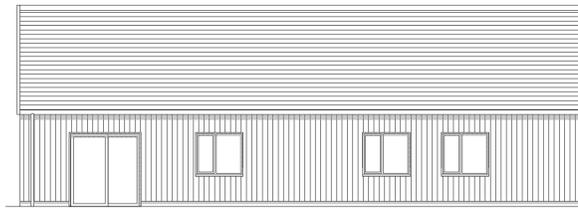
07 | Typical Section
1:100 @ A1



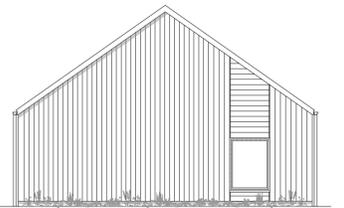
02 | Front Elevation
1:100 @ A1



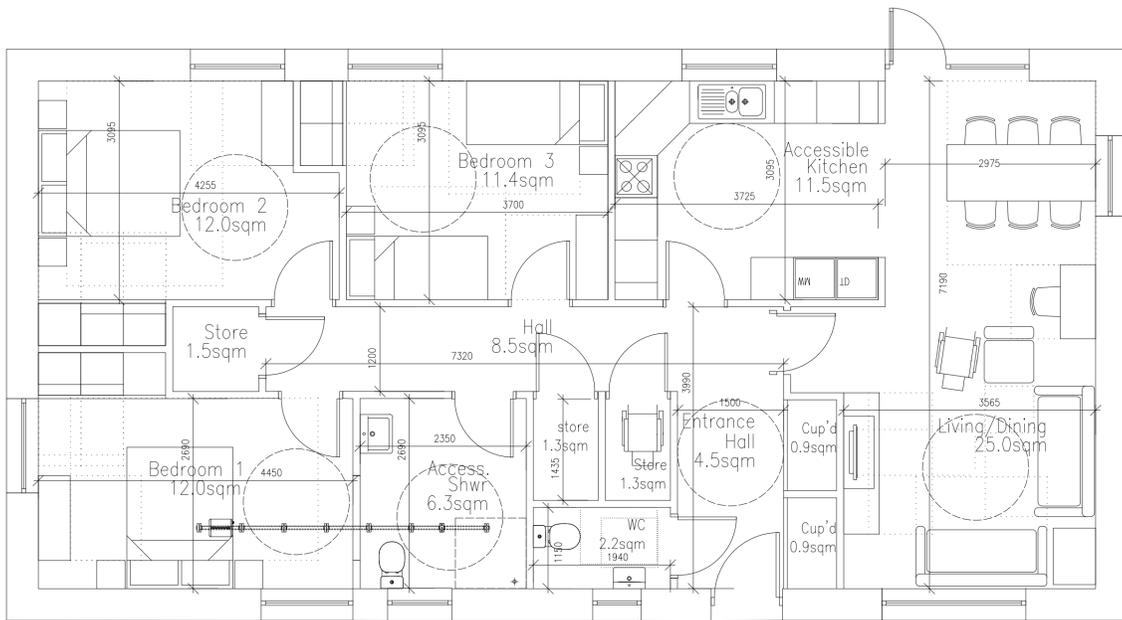
03 | Gable Elevation
1:100 @ A1



04 | Rear Elevation
1:100 @ A1



05 | Gable Elevation
1:100 @ A1



06 | Ground Floor Plan
1:50 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS	PROJECT	TITLE
PLANNING	UPPER ACHINTORE	House Type 07

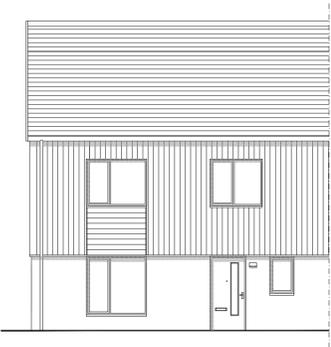
Stallan-Brand		
80 Nicholson Street Glasgow G5 9ER		
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com		
PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)009	-



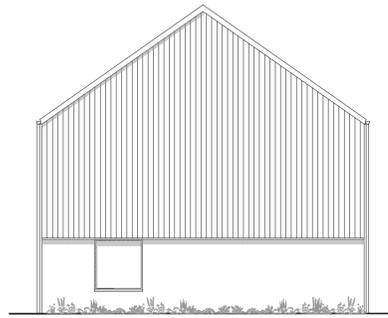
HOUSE TYPE 08A		
	AREA	LINK MIN
GIFA	128sqm	118sqm
STORAGE	5.95sqm	6.5sqm



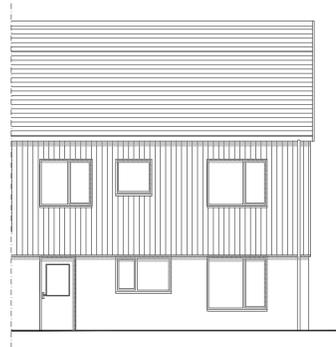
01 | 3D View
NA



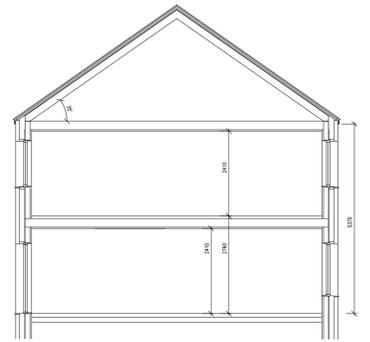
02 | Front Elevation
1:100 @ A1



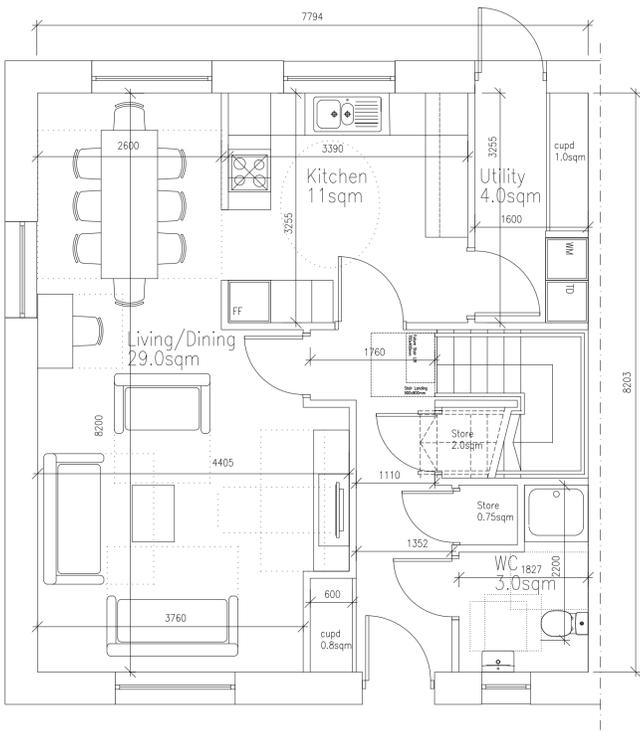
03 | Gable Elevation
1:100 @ A1



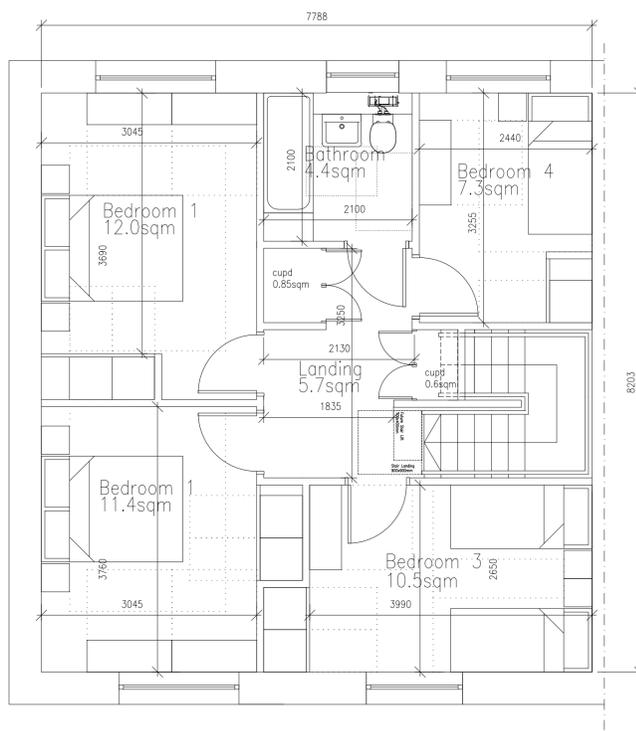
04 | Rear Elevation
1:100 @ A1



06 | Typical Section
1:100 @ A1



05 | Ground Floor Plan
1:50 @ A1



05 | Ground Floor Plan
1:50 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

STATUS	PROJECT	TITLE
PLANNING	UPPER ACHINTORE	House Type 08A

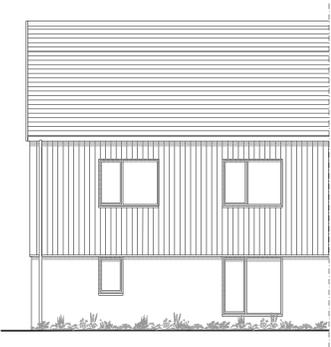
PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)010	-



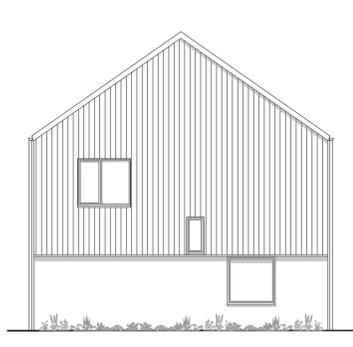
HOUSE TYPE 08B		
	AREA	LNK MIN
GIFA	128sqm	118sqm
STORAGE	5.95sqm	6.5sqm



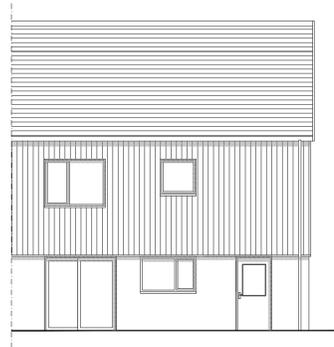
01 | 3D View
1:100 @ A1



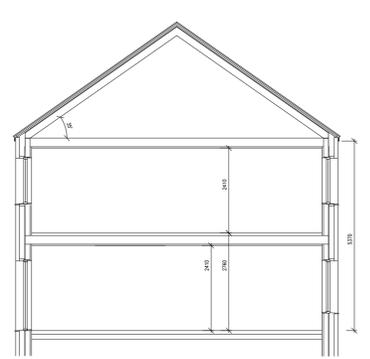
02 | Front Elevation
1:100 @ A1



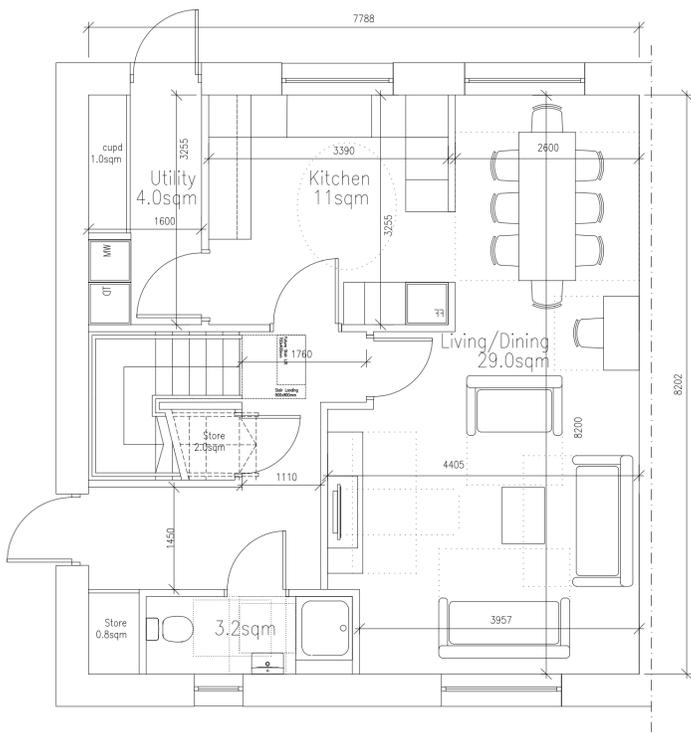
03 | Gable Elevation
1:100 @ A1



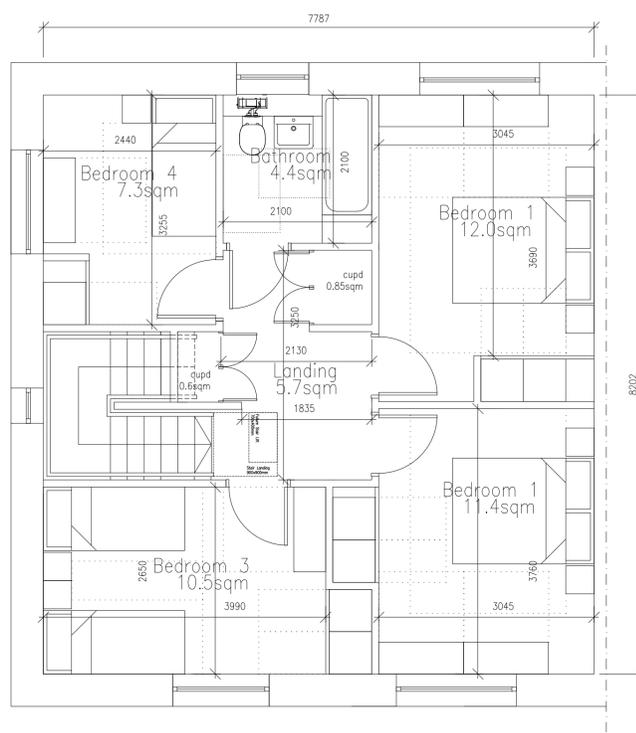
04 | Rear Elevation
1:100 @ A1



06 | Typical Section
1:100 @ A1



05 | Ground Floor Plan
1:50 @ A1



05 | Ground Floor Plan
1:50 @ A1

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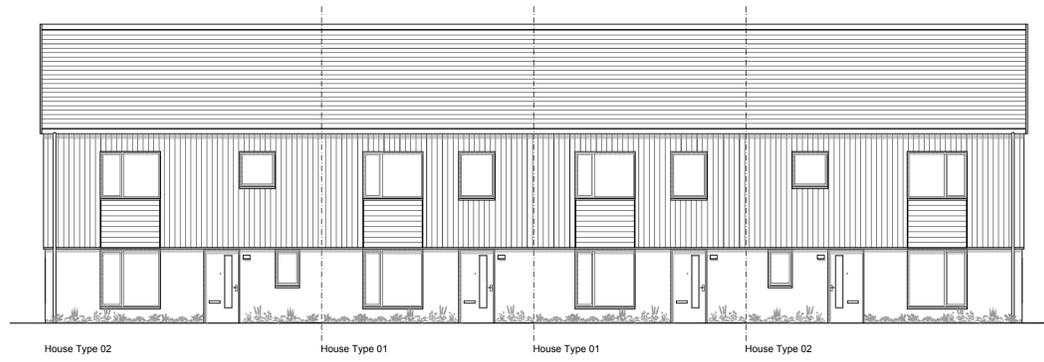
REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
VAR	28.01.19	JL	PW	SB

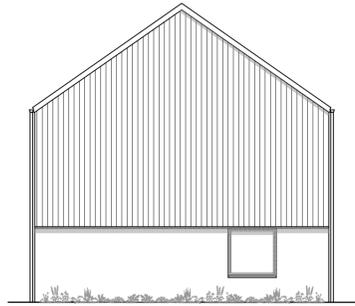
STATUS				
PLANNING				
PROJECT				
UPPER ACHINTORE				
TITLE				
House Type 08B				

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80 Nicholson Street Glasgow G5 9ER		
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com		
PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)011	-

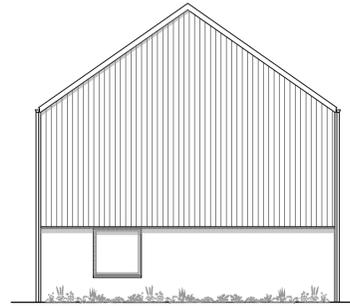




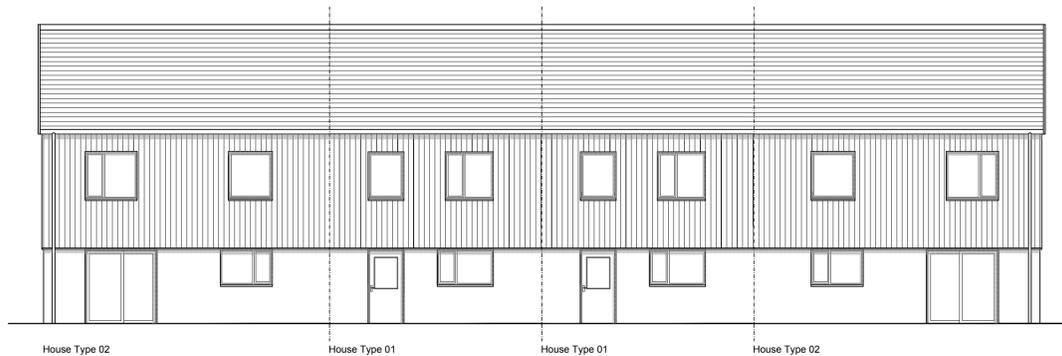
01 | Front Elevation
1:100 @ A1



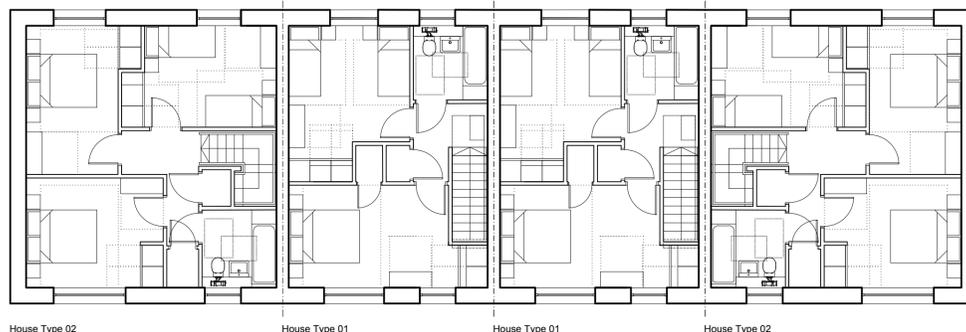
02 | Gable (Left) Elevation
1:100 @ A1



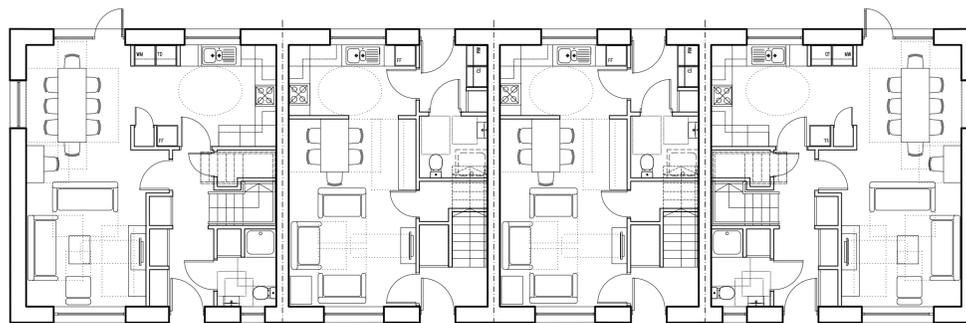
03 | Gable (Right) Elevation
1:100 @ A1



04 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING

PROJECT
UPPER ACHINTORE

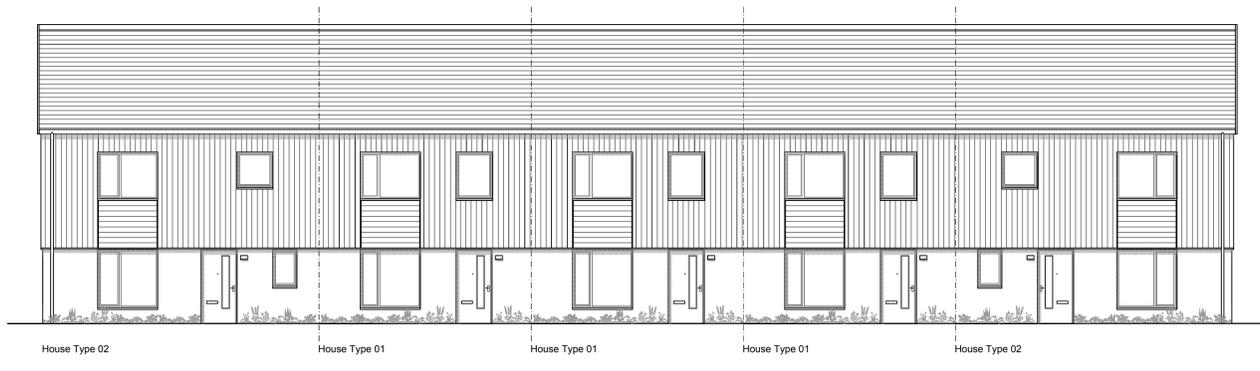
TITLE
BLOCK TYPE A

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

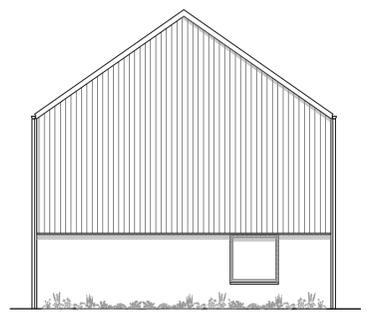
Stallan-Brand
80 Nicholson Street
Glasgow
G5 9ER
Phone: 0141 258 5015
Email: info@stallanbrand.com
Website: www.stallanbrand.com

PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)012	-

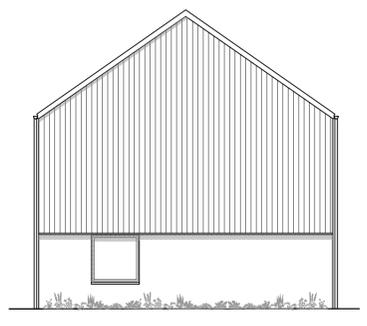




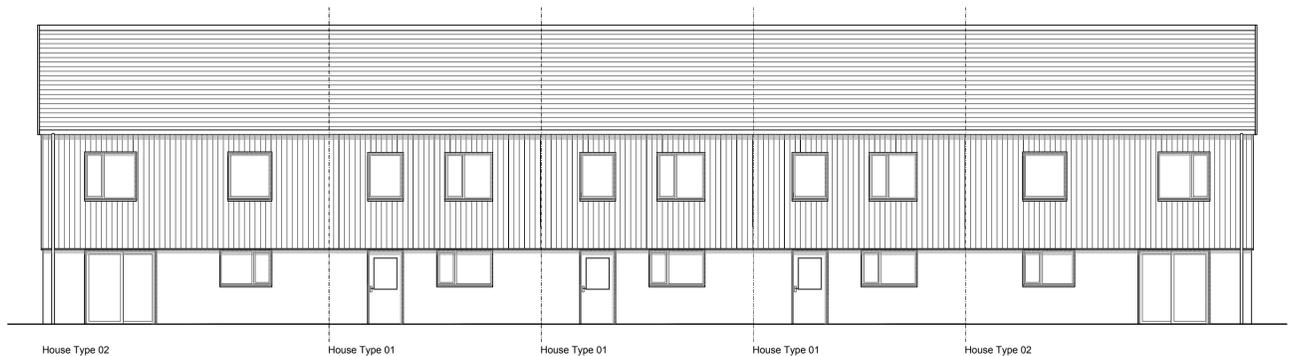
01 | Front Elevation
1:100 @ A1



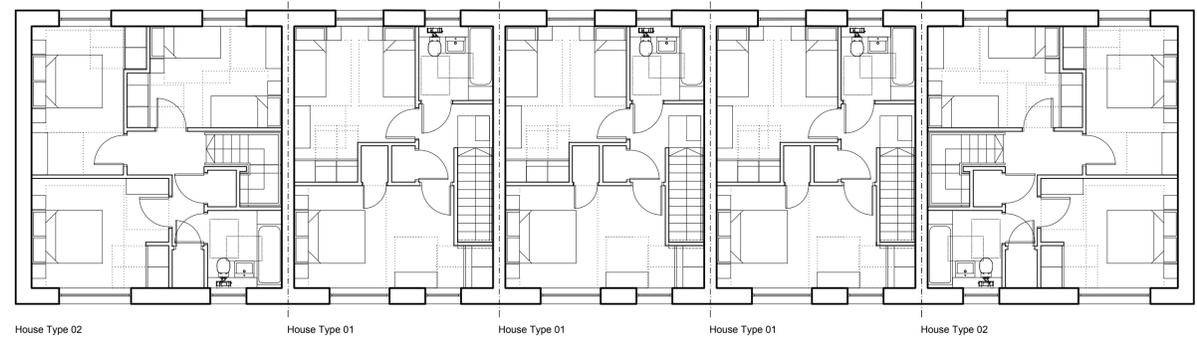
02 | Gable (Left) Elevation
1:100 @ A1



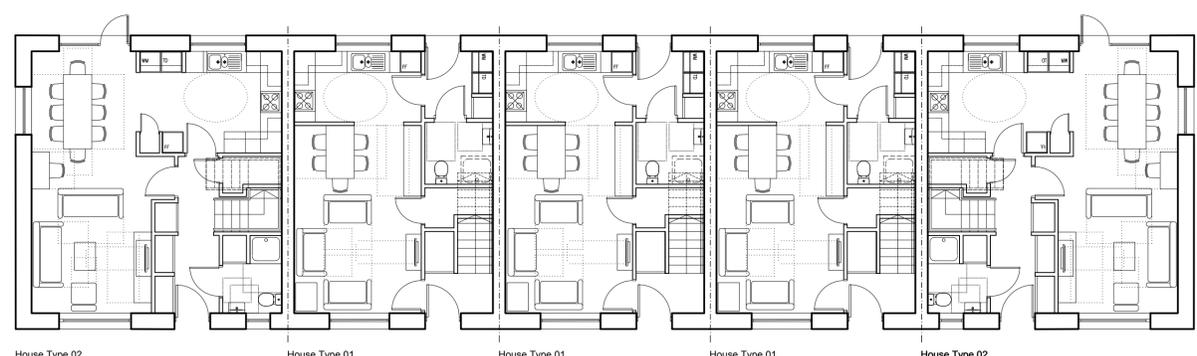
03 | Gable (Right) Elevation
1:100 @ A1



00 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

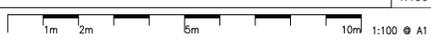
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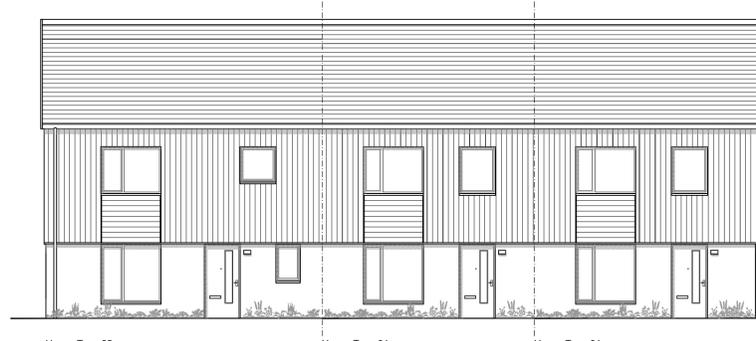
REV	REASON FOR ISSUE	DATE
-	First Issue	28.01.19

NOTES
CLIENT - LINK GROUP

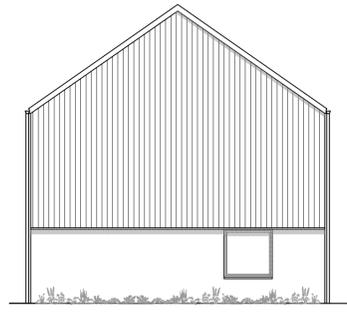
STATUS PLANNING				
PROJECT UPPER ACHINTORE				
TITLE BLOCK TYPE B				
SCALE @ A1 1:100	DATE 28.01.19	DRAWN JI	CHECKED PW	APPROVED SB

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80 Nicholson Street Glasgow G5 9ER		
Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com		
PROJECT NUMBER 1801.00	DRAWING NUMBER (01)013	REVISION -

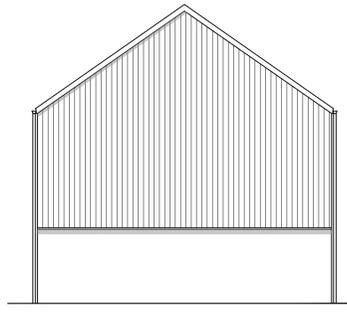




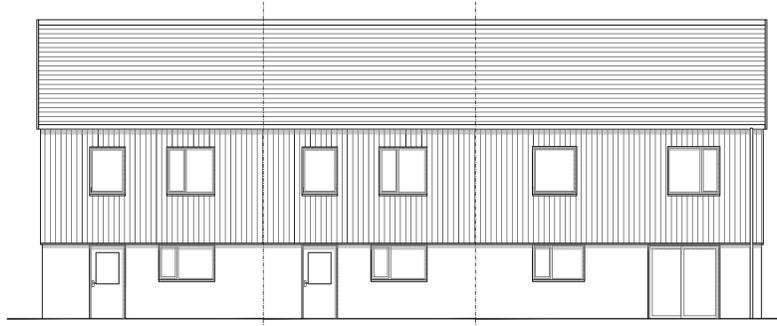
01 | Front Elevation
1:100 @ A1



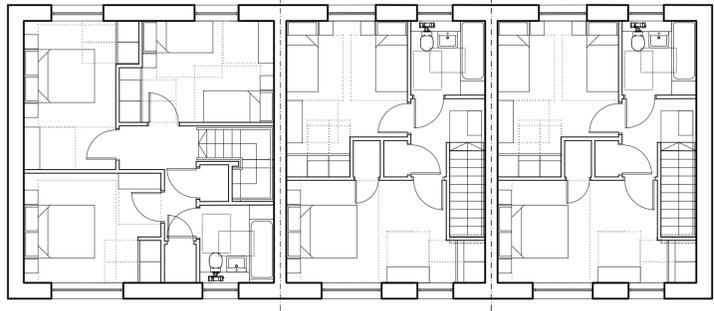
02 | Gable (Left) Elevation
1:100 @ A1



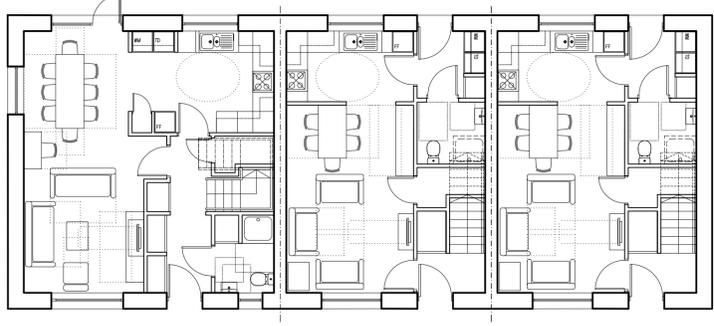
03 | Gable (Right) Elevation
1:100 @ A1



04 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING
PROJECT
UPPER ACHINTORE
TITLE
BLOCK TYPE C

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

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Glasgow
G5 9ER
Phone: 0141 258 5015
Email: info@stallanbrand.com
Website: www.stallanbrand.com

PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)014	-





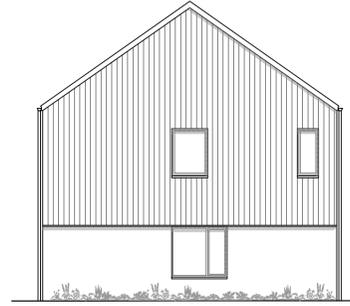
House Type 05B

01 | Front Elevation
1:100 @ A1



House Type 05B

02 | Gable (Left) Elevation
1:100 @ A1



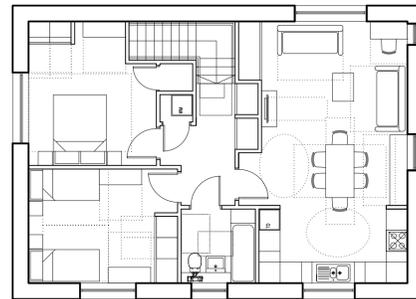
House Type 05B

03 | Gable (Right) Elevation
1:100 @ A1



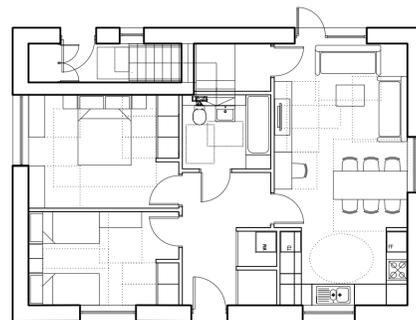
House Type 05B

04 | Rear Elevation
1:100 @ A1



House Type 05B

05 | First Floor Plans
1:100 @ A1



House Type 05B

06 | Ground Floor Plans
1:100 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING

PROJECT
UPPER ACHINTORE

TITLE
BLOCK TYPE D

SCALE @ A1
1:100

DATE
28.01.19

DRAWN
JI

CHECKED
PW

APPROVED
SB

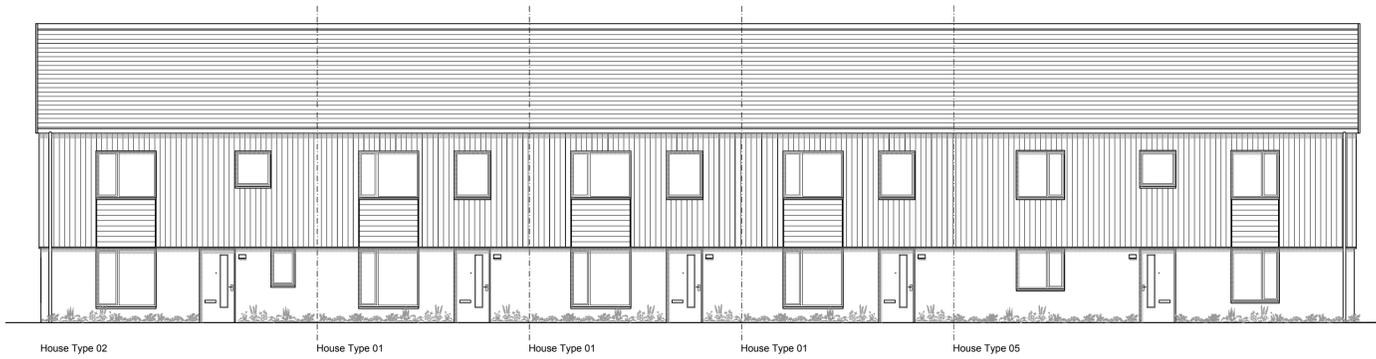
PROJECT NUMBER
1801.00

DRAWING NUMBER
(01)015

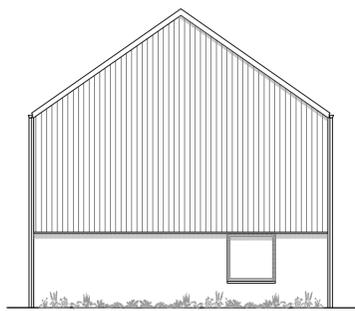
REVISION
-

1m 2m 5m 10m 1:100 @ A1

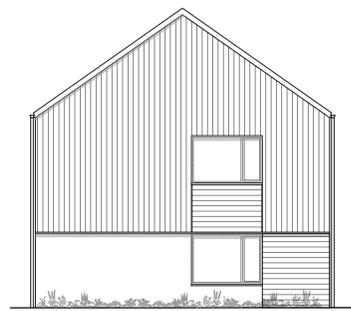
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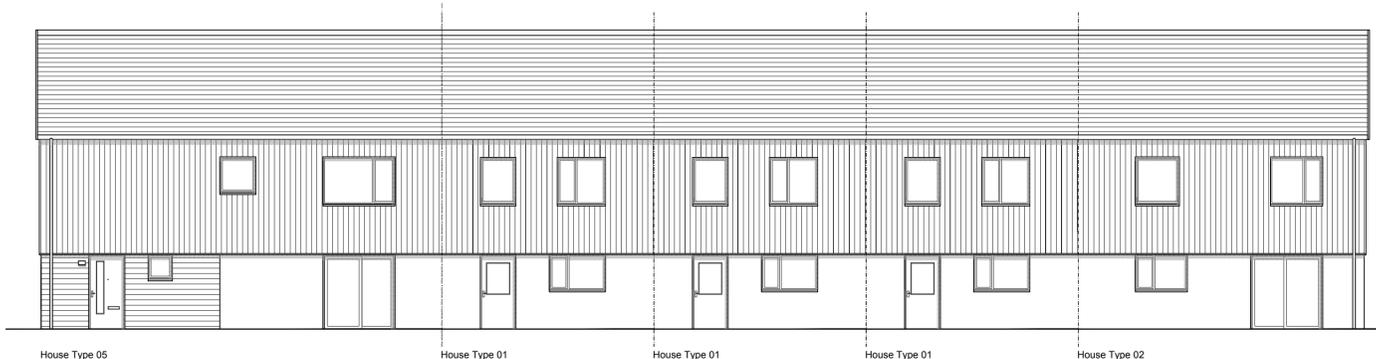
01 | Front Elevation
1:100 @ A1



02 | Gable (Left) Elevation
1:100 @ A1



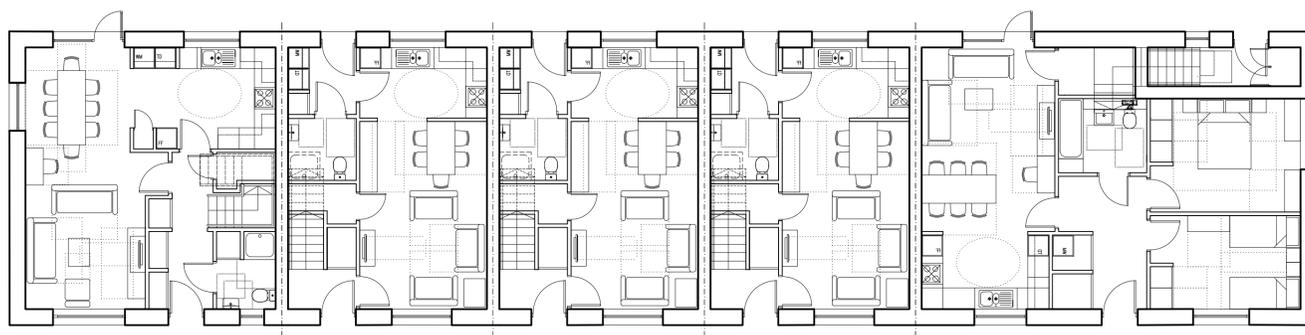
03 | Gable (Right) Elevation
1:100 @ A1



04 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING

PROJECT
UPPER ACHINTORE

TITLE
BLOCK TYPE E

SCALE @ A1
1:100

DATE
28.01.19

DRAWN
JI

CHECKED
PW

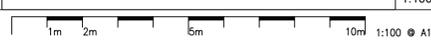
APPROVED
SB

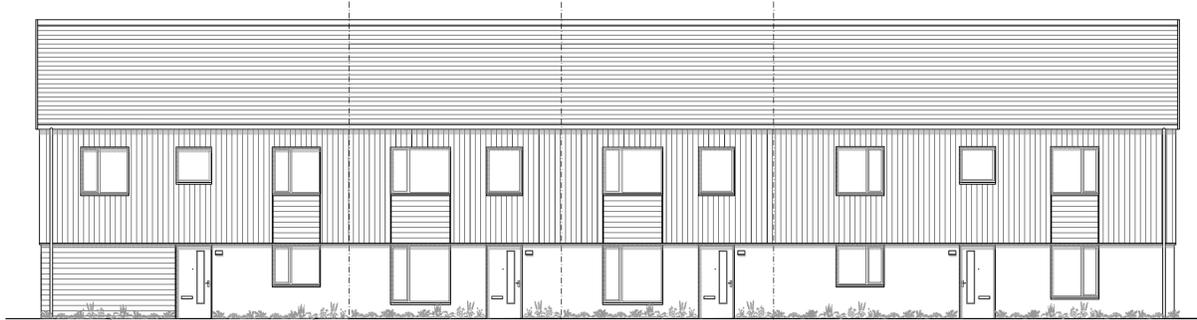
PROJECT NUMBER
1801.00

DRAWING NUMBER
(01)016

REVISION
-

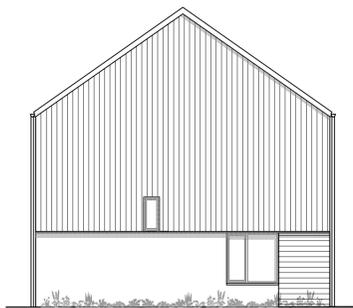
STALLAN-BRAND
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G5 9ER
Phone: 0141 258 5015
Email: info@stallanbrand.com
Website: www.stallanbrand.com





House Type 04 House Type 01 House Type 01 House Type 05

01 | Front Elevation
1:100 @ A1



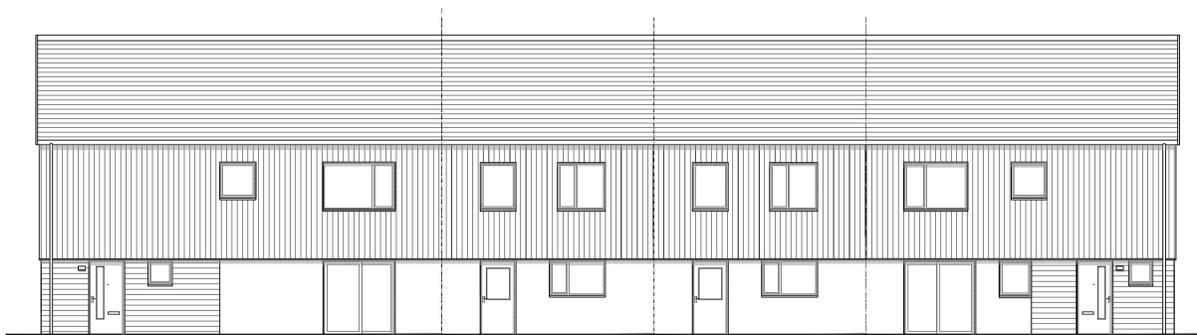
House Type 04

02 | Gable (Left) Elevation
1:100 @ A1



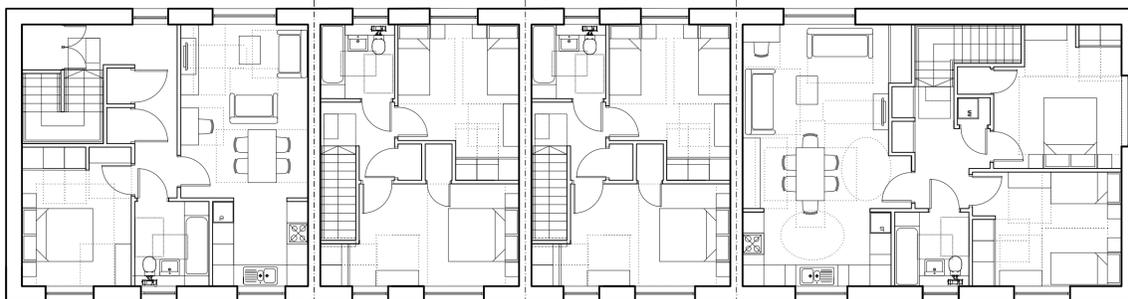
House Type 05

03 | Gable (Right) Elevation
1:100 @ A1



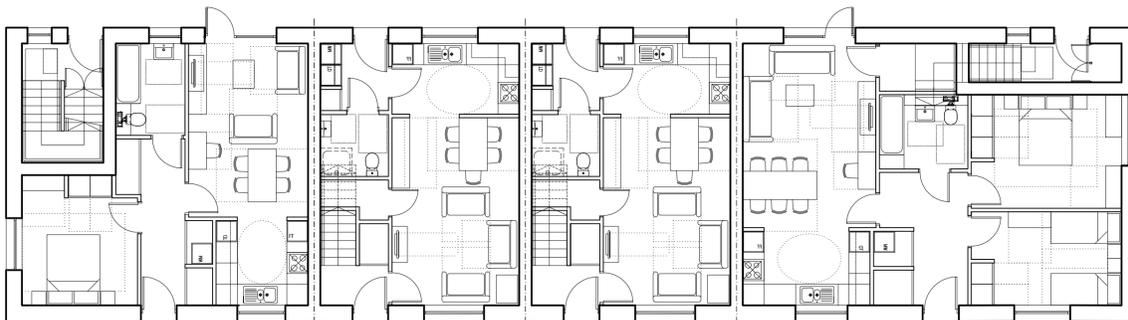
House Type 05 House Type 01 House Type 01 House Type 04

04 | Rear Elevation
1:100 @ A1



House Type 04 House Type 01 House Type 01 House Type 05

05 | First Floor Plans
1:100 @ A1



House Type 04 House Type 01 House Type 01 House Type 05

06 | Ground Floor Plans
1:100 @ A1

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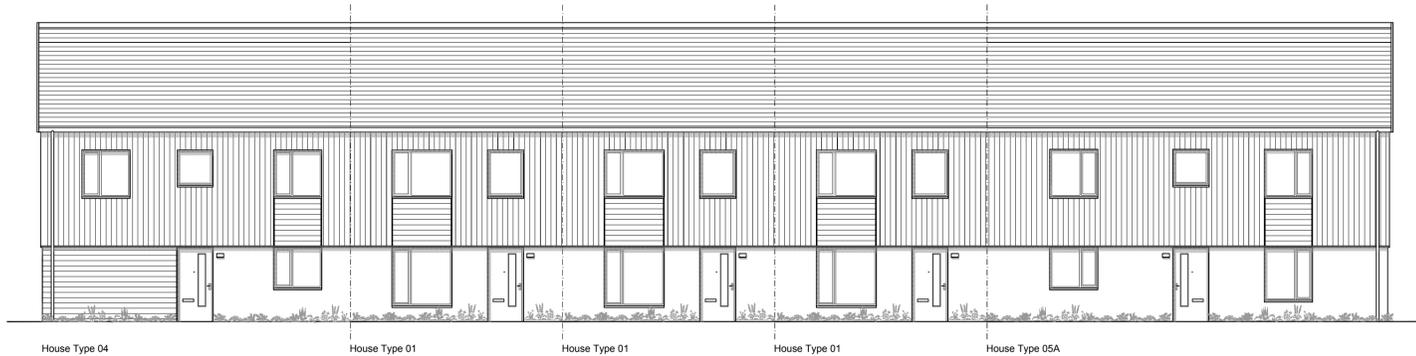
REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

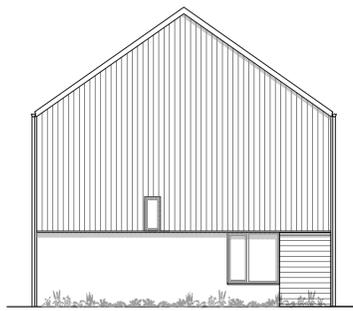
PROJECT	TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
UPPER ACHINTORE	BLOCK TYPE E	1801.00	(01)017	-

STATUS	Stallan-Brand
PLANNING	80 Nicholson Street Glasgow G5 9ER Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com





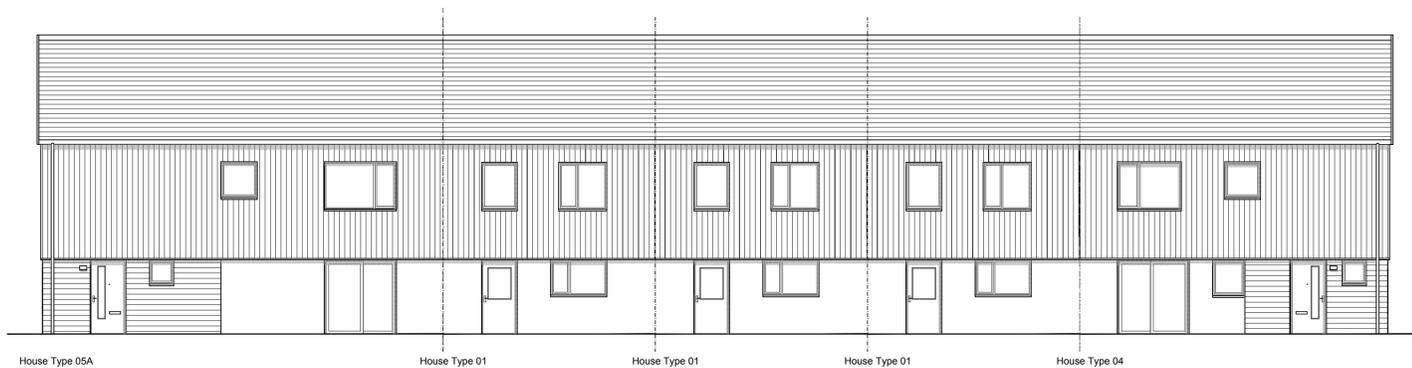
01 | Front Elevation
1:100 @ A1



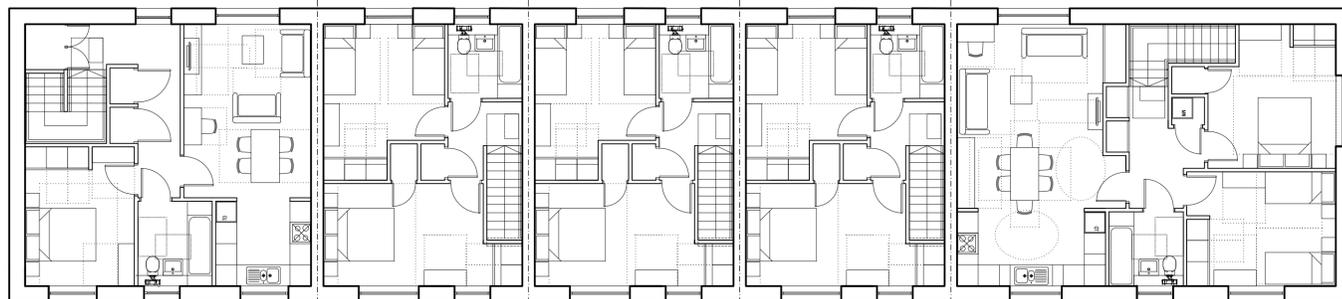
02 | Gable (Left) Elevation
1:100 @ A1



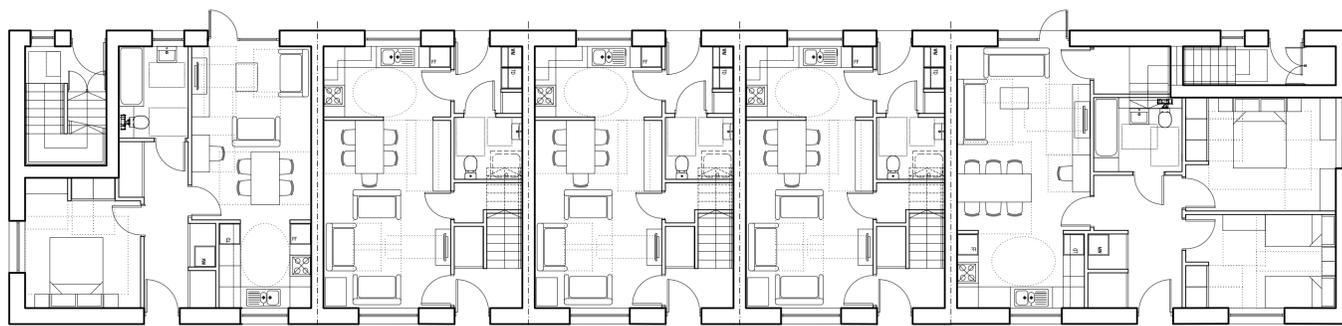
03 | Gable (Right) Elevation
1:100 @ A1



04 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING

PROJECT
UPPER ACHINTORE

TITLE
BLOCK TYPE G

SCALE @ A1
1:100

DATE
28.01.19

DRAWN
JI

CHECKED
PW

APPROVED
SB

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G5 9ER

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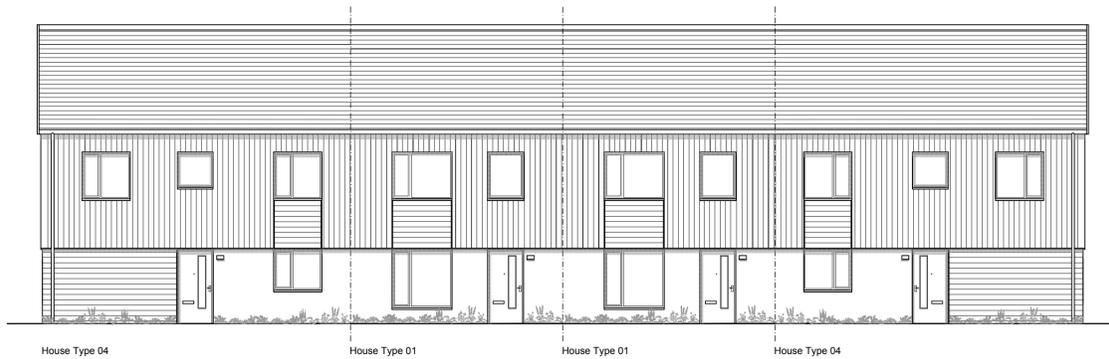
PROJECT NUMBER
1801.00

DRAWING NUMBER
(01)017

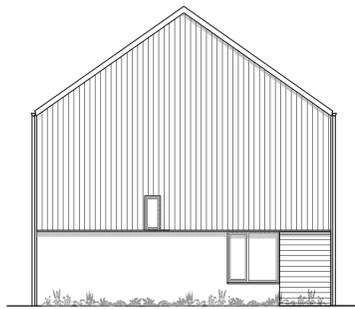
REVISION
-

1m 2m 5m 10m 1:100 @ A1

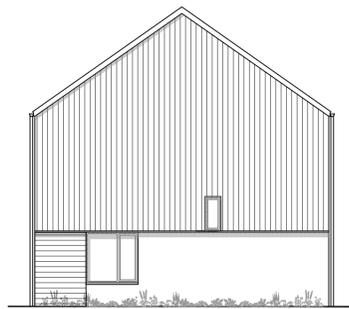
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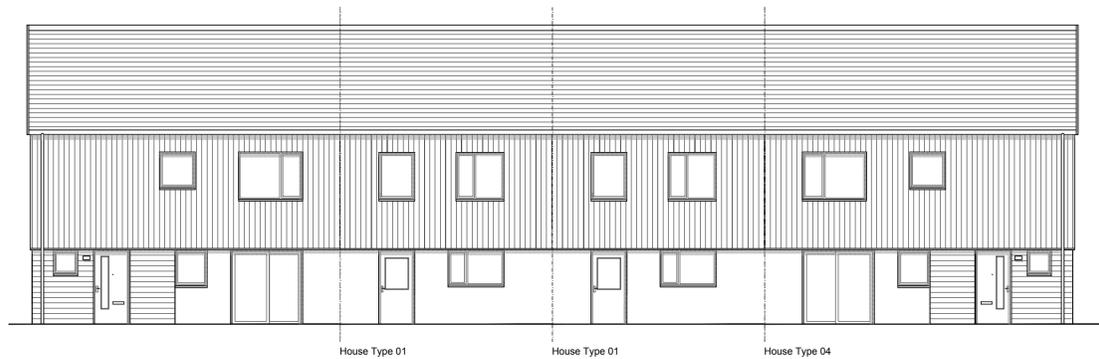
01 | Front Elevation
1:100 @ A1



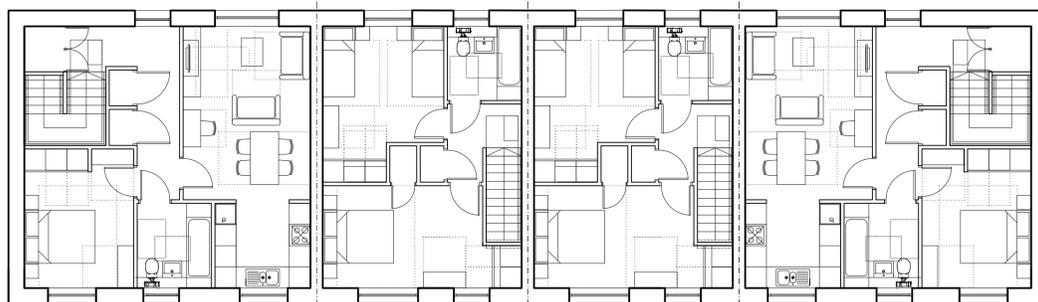
02 | Gable (Left) Elevation
1:100 @ A1



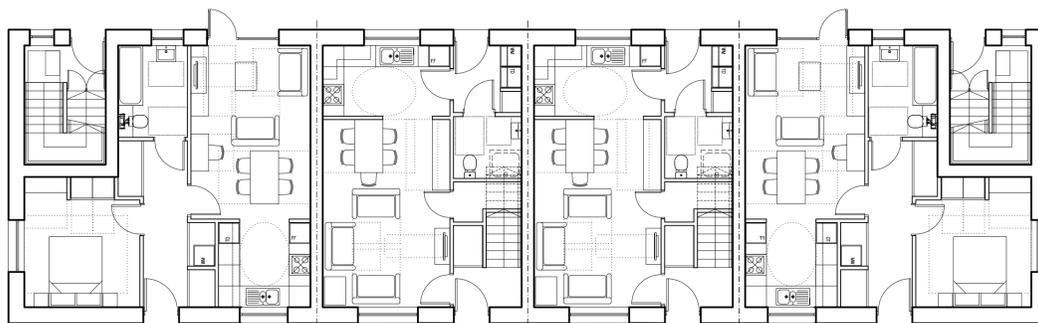
03 | Gable (Right) Elevation
1:100 @ A1



04 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

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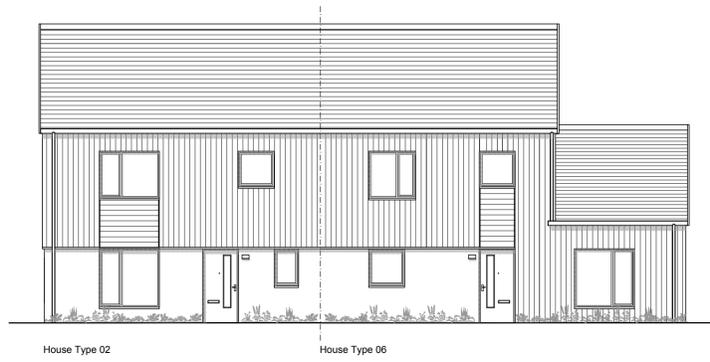
REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

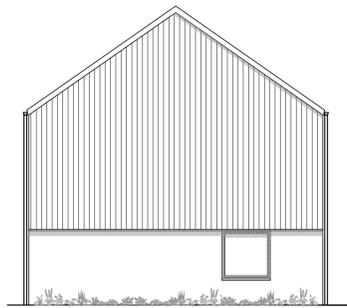
PROJECT	TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
UPPER ACHINTORE	BLOCK TYPE H	1801.00	(01)019	-

Stallan-Brand
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Website: www.stallanbrand.com

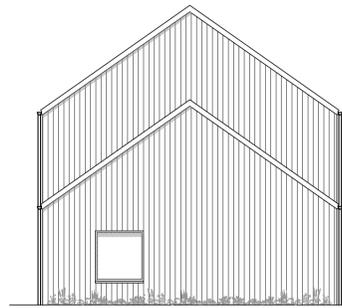




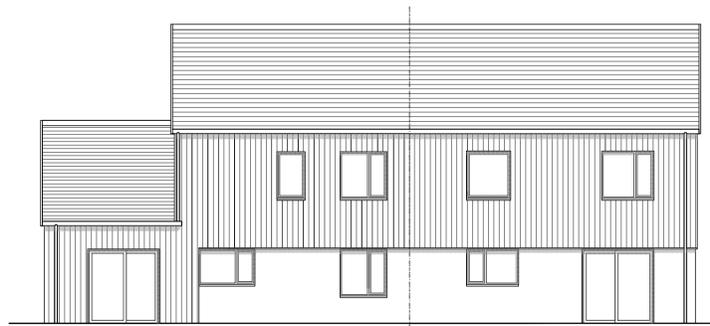
House Type 02 House Type 06
01 | Front Elevation
 1:100 @ A1



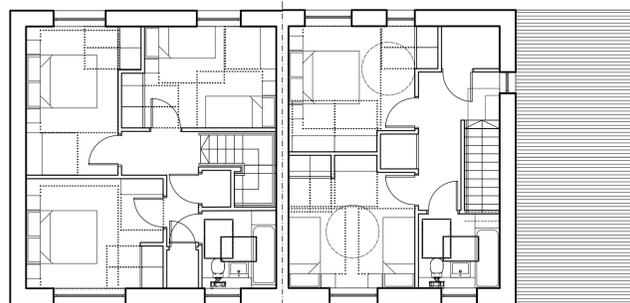
House Type 02
02 | Gable (Left) Elevation
 1:100 @ A1



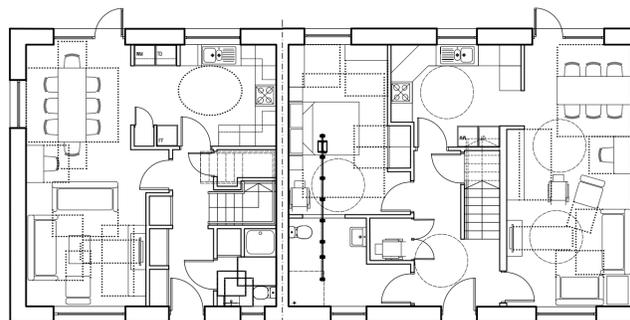
House Type 06
03 | Gable (Right) Elevation
 1:100 @ A1



House Type 06 House Type 02
04 | Rear Elevation
 1:100 @ A1



House Type 02 House Type 06
05 | First Floor Plans
 1:100 @ A1



House Type 02 House Type 06
06 | Ground Floor Plan
 1:100 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING

PROJECT
UPPER ACHINTORE

TITLE
BLOCK TYPE I

SCALE @ A1
 1:100

DATE
 28.01.19

DRAWN
 JI

CHECKED
 PW

APPROVED
 SB

PROJECT NUMBER
 1801.00

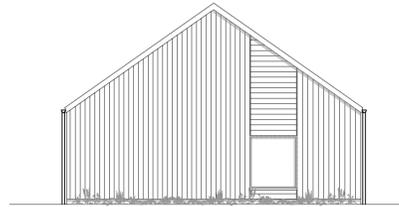
DRAWING NUMBER
 (01)020

REVISION
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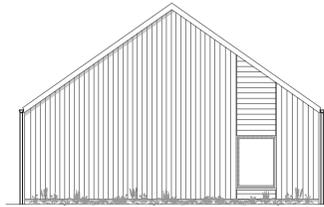




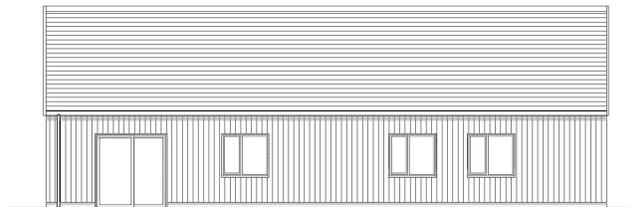
House Type 07
01 | Front Elevation
 1:100 @ A1



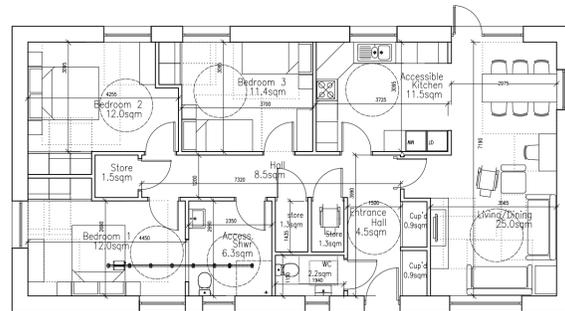
House Type 07
02 | Gable (Left) Elevation
 1:100 @ A1



House Type 07
03 | Gable (Right) Elevation
 1:100 @ A1



House Type 07
04 | Rear Elevation
 1:100 @ A1



House Type 07
05 | Ground Floor Plan
 1:100 @ A1

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-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING

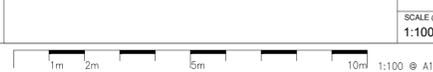
PROJECT
UPPER ACHINTORE

Stallan-Brand
 80 Nicholson Street
 Glasgow
 G5 9ER
 Phone: 0141 258 5015
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

TITLE
BLOCK TYPE K

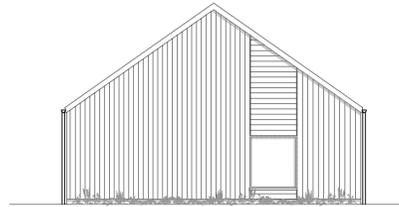
SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01) 022	-

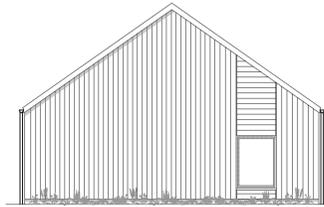




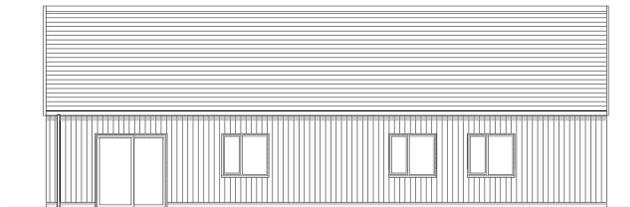
House Type 07
01 | Front Elevation
 1:100 @ A1



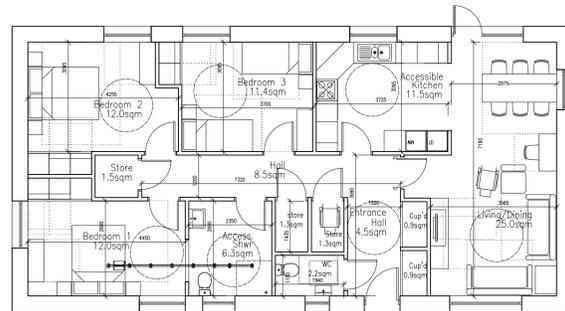
House Type 07
02 | Gable (Left) Elevation
 1:100 @ A1



House Type 07
03 | Gable (Right) Elevation
 1:100 @ A1



House Type 07
04 | Rear Elevation
 1:100 @ A1



House Type 07
05 | Ground Floor Plan
 1:100 @ A1

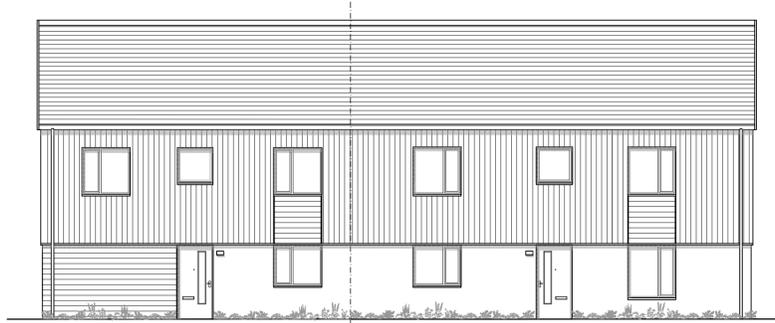
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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

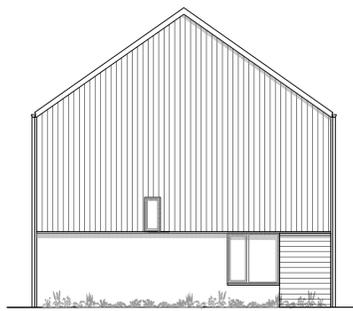
Stallan-Brand
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 G5 9ER
 Phone: 0141 258 5015
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

PROJECT	TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
UPPER ACHINTORE	BLOCK TYPE K	1801.00	(01) 022	-



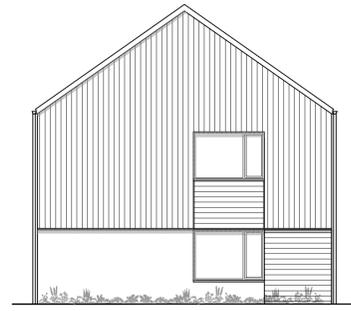
House Type 04 House Type 05

01 | Front Elevation
1:100 @ A1



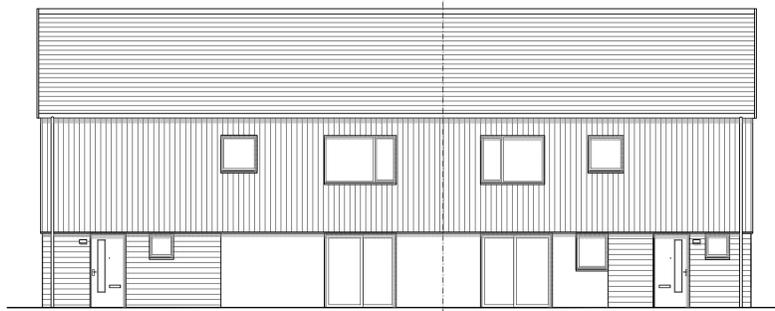
House Type 04

02 | Cable (Left) Elevation
1:100 @ A1



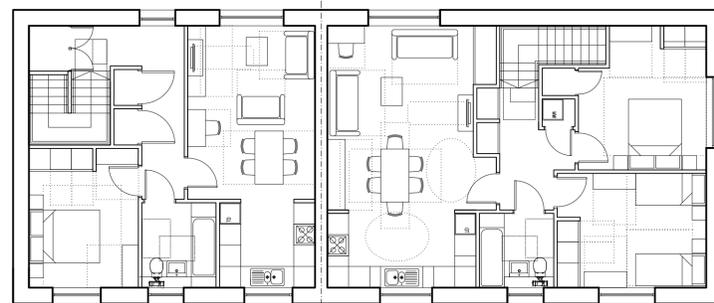
House Type 05

03 | Cable (Right) Elevation
1:100 @ A1



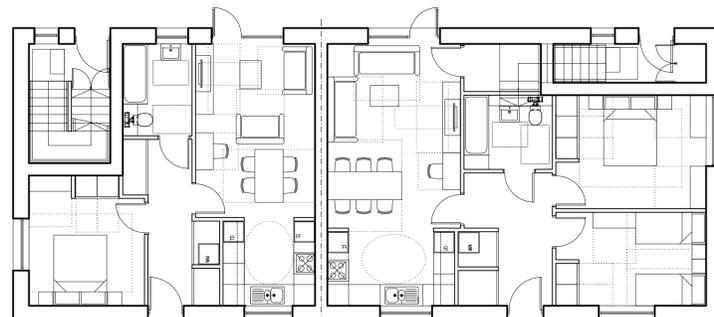
House Type 05 House Type 04

04 | Rear Elevation
1:100 @ A1



House Type 04 House Type 05

05 | First Floor Plans
1:100 @ A1



House Type 04 House Type 05

06 | Ground Floor Plans
1:100 @ A1

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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

STATUS
PLANNING

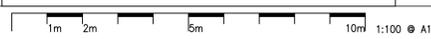
PROJECT
UPPER ACHINTORE

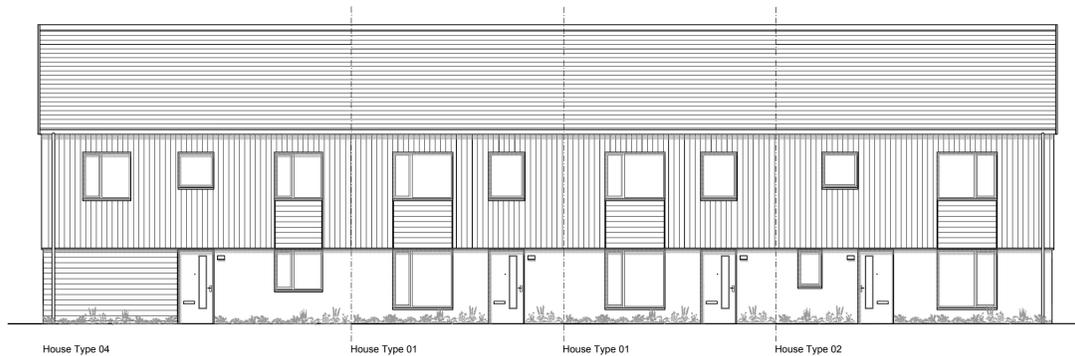
TITLE
BLOCK TYPE L

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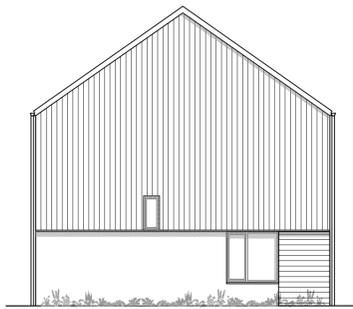
Stallan-Brand
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Glasgow
G5 9ER
Phone: 0141 258 5015
Email: info@stallanbrand.com
Website: www.stallanbrand.com

PROJECT NUMBER 1801.00 DRAWING NUMBER (01)023 REVISION -

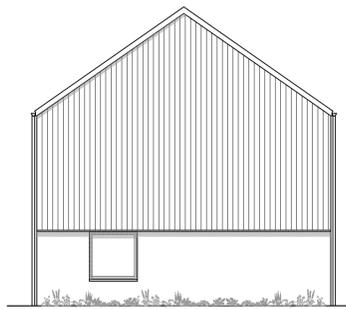




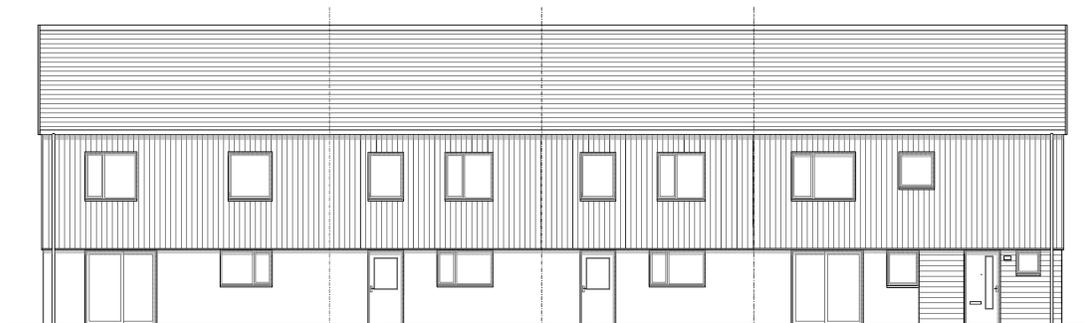
01 | Front Elevation
1:100 @ A1



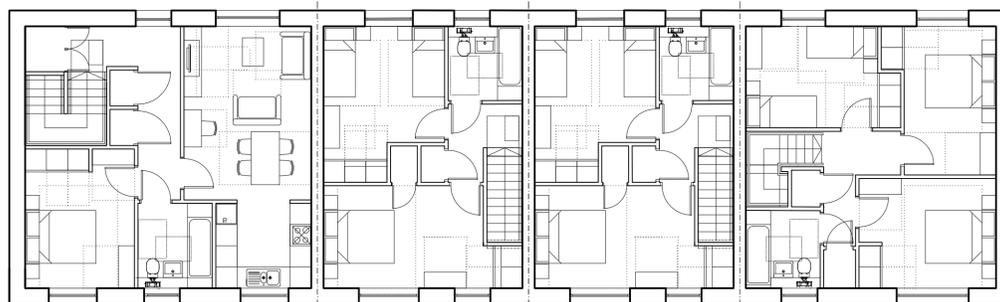
02 | Cable (Left) Elevation
1:100 @ A1



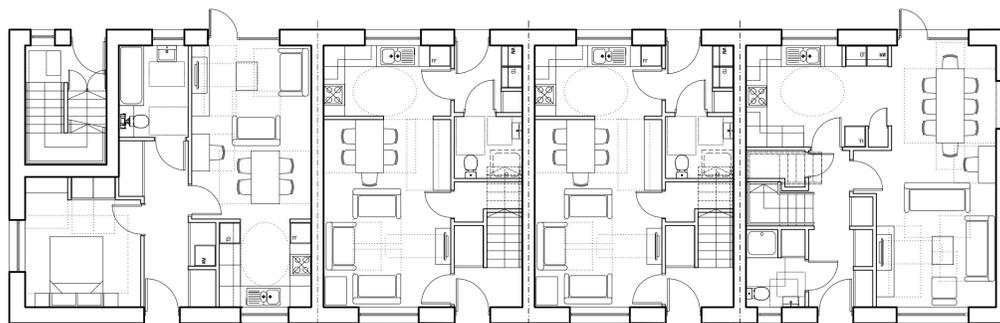
03 | Cable (Right) Elevation
1:100 @ A1



04 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

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REV	REASON FOR ISSUE	DATE
-	First Issue	28.01.19

NOTES
CLIENT - LINK GROUP

STATUS
PLANNING

PROJECT
UPPER ACHINTORE

TITLE
BLOCK TYPE M

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

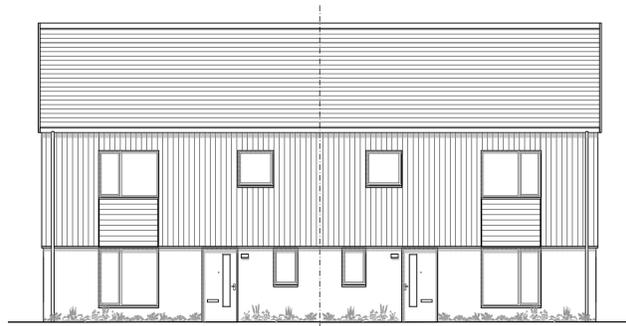
STALLAN-BRAND

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G5 9ER

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Email: info@stallanbrand.com
Website: www.stallanbrand.com

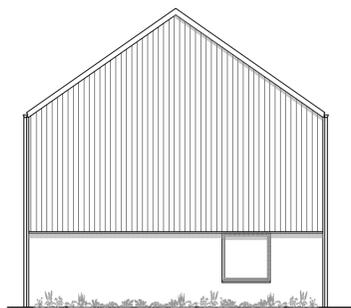
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1801.00	(01)024	-

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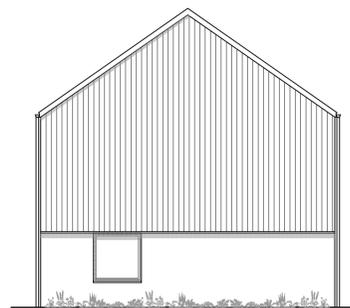


House Type 02 House Type 02

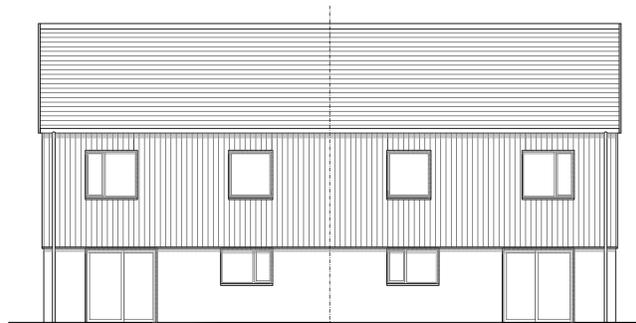
01 | Front Elevation
1:100 @ A1



02 | Gable (Left) Elevation
1:100 @ A1

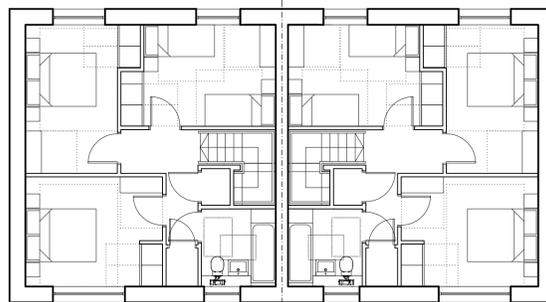


03 | Gable (Right) Elevation
1:100 @ A1

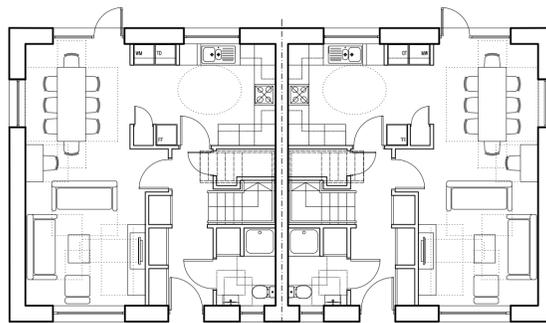


House Type 02 House Type 02

04 | Rear Elevation
1:100 @ A1



05 | First Floor Plans
1:100 @ A1



06 | Ground Floor Plans
1:100 @ A1

DO NOT SCALE FROM THIS DRAWING.
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REV	REASON FOR ISSUE	DATE	NOTES
-	First Issue	28.01.19	CLIENT - LINK GROUP

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:100	28.01.19	JL	PW	SB

Stallan-Brand		
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Phone: 0141 258 5015 Email: info@stallanbrand.com Website: www.stallanbrand.com		
PROJECT NUMBER	DRAWING NUMBER	REVISION
1801.00	(01)025	-



Notes
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 For road and associated highway details refer to PBA's drawings
 For drainage details refer to PBA's drawings
 For retaining walls and levels refer to PBA's drawings
 For house types refer to Galena Homes masterplan
 For soft landscape drawing refer to LUC's Soft Landscape Plan 10455_LD_400



Site Boundary

Existing Vegetation

- Existing Scrub Woodland
A variety of species dominated by Birch and Rowan
- Existing Gorse and Broom Scrub
- Existing Heathland

Proposed Softworks

- Extra Heavy Standard Native Tree
- Standard Native Tree
- Feathered Native Tree
- Feathered Multistem Native Tree
- Scrub Woodland Mix
- Formal Shrub Mix
- Heathland
- Restored Heathland
- Formal Residential Shrub Planting
- Amenity Grass

Waterscape

- SUDs Pond/ Attenuation Basin
Indicative location for drainage area, refer to PBA specification & drawings
- Swale
Indicative location for drainage, refer to PBA specification & drawings
- Existing Watercourse
- Existing Footpath Drain
- Discontinuous Landforms (Ditches)

Hardworks

- Main Path Network
3m wide asphalt path with pcc edging core path
- Secondary Path Network
2m wide aggregate surface path with pcc edging
- Front Garden Path
High quality pcc sub-surfaced path
- Front Garden Drive
Permeable concrete block surfaced parking space
- Back Garden Patio Area
High quality concrete block surfaced patio
- Main Road
Road with footway to both sides, refer to PBA specification & drawings
- Main Road
Road with footway to one side, refer to PBA specification & drawings
- Secondary Road
Permeable Concrete Block paving surfaced shared access roads, refer to PBA specification & drawings
- Crossing Points
Concrete Block paving surfaced crossing points at road intersections
- Off Street Car Parking Bays
Permeable Concrete Block surfaced parking bays
- Additional Off Street Car Parking Areas
Permeable Concrete Block surfaced parking bays

Features and Furniture

- Natural Play Areas
Natural play areas with boulders, willow runnels, mounds and sand areas, in strategic locations
- Retaining Wall
Gabion wall to PBA specification and dimensions
- Feature Wall
Complementary feature wall to the structural retaining walls
- Rural Gateway
Allow for natural stone feature walls to define pedestrian gateways with signage. Assume 3m long panels to each side of the gateway. 1m to 2m high. Potential for artwork treatment detailed design to follow at RIBA Stage 4
- Urban Gateway (more formal design)
Allow for natural stone feature walls to define pedestrian gateways with signage. Assume 3m long panels to each side of the gateway. 1m to 2m high. Potential for artwork treatment detailed design to follow at RIBA Stage 4
- Lighting columns to core path only
Lighting columns to Highland Council requirements and specification
- Bridge
Small timber and metal structures over existing watercourse (these could potentially be culverts subject to drainage requirements-CE/PBA spec)
- Seating
Hard surface areas with seating elements.
- Front Garden Bin Store
Lockable & roofed bin stores to complement the building spec by Stellan Brand

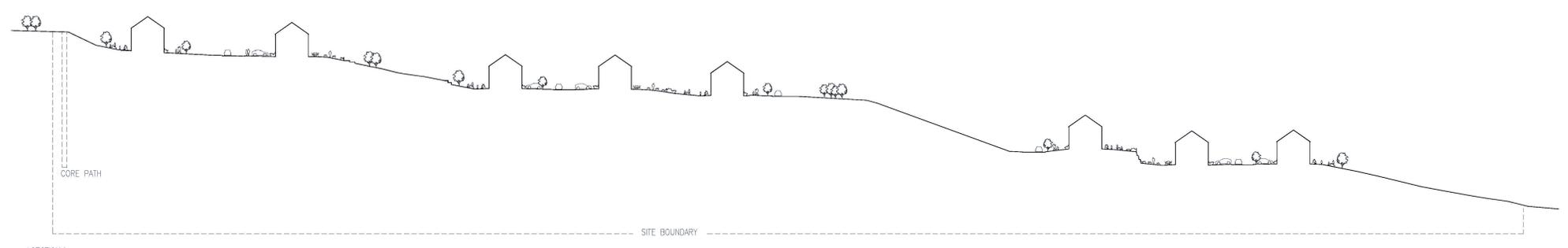
Scale
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 Drawing Title: Landscape Masterplan
 Job No: 10455
 Drawing No: 10455_LD_PLN_000
 Issue: E

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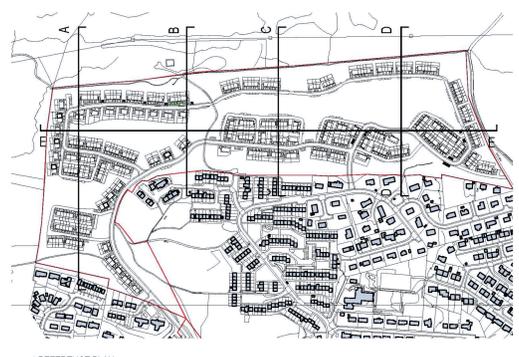
CLIENT

NOTES

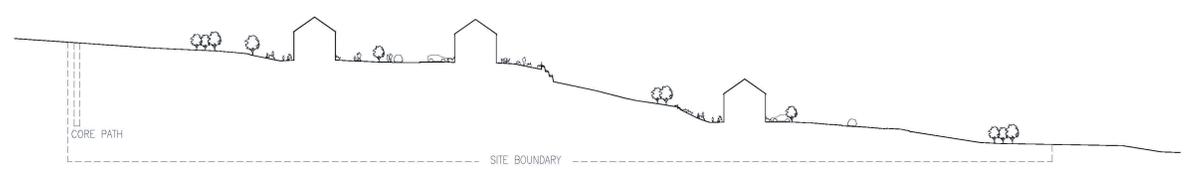
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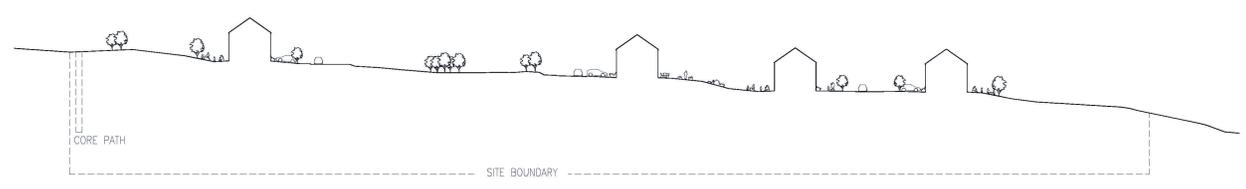
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SCALE 1:500



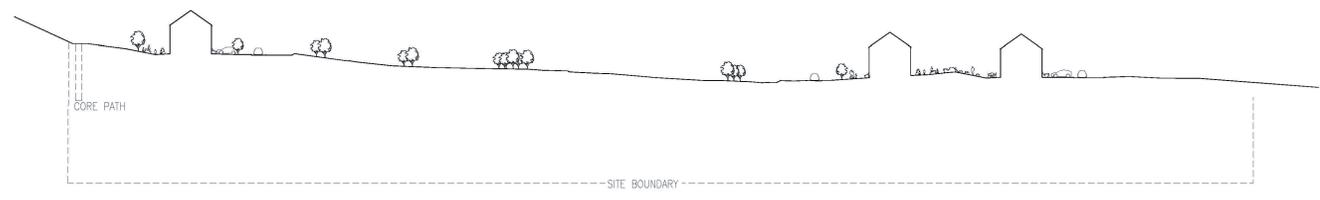
06 REFERENCE PLAN
NOT TO SCALE



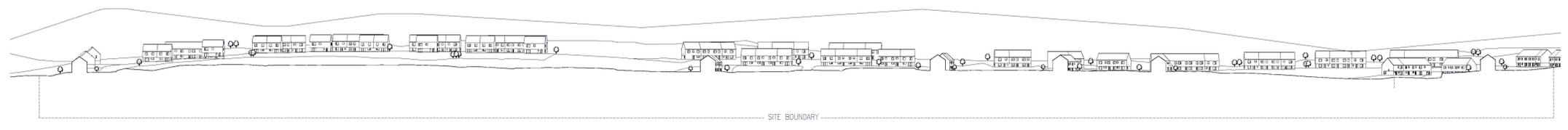
02 SECTION B
SCALE 1:500



03 SECTION C
SCALE 1:500



04 SECTION D
SCALE 1:500



05 SECTION E
SCALE 1:500

REV	REASON FOR ISSUE	DATE

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PROJECT
UPPER ACHINTORE

TITLE
SITE SECTIONS AS PROPOSED

DRAWING NUMBER	REVISION
1081.00(00)300	-

STATUS
PLANNING

DATE	DRAWN BY	SCALE (A3)
20.02.19	-	1:500

CHECKED BY	PROJECT NUMBER
-	1081.00