Agenda Item	6.1
Report No	PLN/090/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 7 December 2021

Report Title: 21/01332/FUL : Pat Munro Ltd

Land 90M NW Of Greenside Farmhouse Courthill Road Rosemarkie

Report By: Area Planning Manager – North

Purpose/Executive Summary

- **Description:** Erection of 34 units (amended from 32 to include plots 28 & 29 (Modification of previously approved design granted under Planning Permission 15/03033/FUL)
- Ward: 09 Black Isle

Development category: Local

Reason referred to Committee: More than five representations for more than five individual addresses, including representations from Fortrose and Rosemarkie Community Council

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

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of 34 houses. The proposals represent a modification to the parent permission 15/3033/FUL which granted planning permission in August 2017 for the erection of 50 houses, roads and services (see planning history below). Construction on the first phase of development has commenced. The modifications sought through the current application involve changes to the layout of plots 4 to 12, 29 to 34, 38 to 41 and 42 to 50. It is now proposed to construct a number of detached and semi-detached units all within in curtilage parking in place of terraces with communal parking. The means of access for maintenance purposes to the swale behind plots 4 to 12 has also been altered. All house designs have been amended to allow for a roof pitch of 35 degrees. The total number of houses has not been altered from that approved under 15/03033/FUL.
- 1.2 As set out above, development has commenced in relation to the parent permission (ref 15/03033/FUL). The part of the site covered by the current application will be served by the new junction onto Courthill Road which has been constructed and the internal roads that form part of the parent permission. The development shall be connected to the public water and foul drainage network. The surface water drainage and road network approved as part of the parent permission is currently under construction
- 1.3 Pre-Application Consultation: Informal discussion with Planning Service. No pre application enquiry submitted.
- 1.4 Supporting Information: Supporting statement. Drainage Impact Statement and calculations
- 1.5 Variations during the processing of the application:

Revised Elevations submitted 15.9.2021 and 15.09.2021.

Revised and additional Drainage information submitted 30.04.2021, 20.07.2021, 15.09.2021 and 29.10.2021.

Revised and additional road, parking, lighting and waste collection plans submitted 30.04.2021, 20.07.2021, 15.09.2021 and 29.10.2021.

Revised Landscaping plans, including boundary treatments submitted 15.09.2021 and 29.10.2021.

2. SITE DESCRIPTION

2.1 The application site consists of part of a housing development site which is currently under construction. To the north west and east of the site are houses that front onto Courthill Road. The development site wraps round the properties of Greenside Farmhouse, Byre Cottage and Stable Cottage, the latter two are conversions of the former outbuildings associated with Greenside Farm House. The site is generally flat, at the present time all of the topsoil has been removed as construction works are being undertaken. Along the western boundary the land starts to raise up the hillside to the brow of the hill where it meets woodland.

3. PLANNING HISTORY

20.05.2015 15/01941/PAN Erection of 50 residential units Closed

18.08.2015 15/01273/SCRE Erection of 50 houses Closed (Screening request under EIA Scotland Regulations 2011)

- 3.1 01.08.2017 15/03033/FUL Erection of 50 residential units Granted including access road, associated parking areas and amenity space
- 3.2 03.08.2020 19/04366/FUL Amendments to Plots 22 & 23 Granted and parking layout (planning permission 15/03033/FUL)
- 3.3 29.02.2020 19/04063/FUL Formation of access to Courthill Granted Road for temporary period for approved development 15/03033/FUL
- 3.4 05.03.2020 19/04065/FUL Formation of temporary Granted construction access for housing development (planning permission 15/03033/FUL)

4. PUBLIC PARTICIPATION

4.1 Advertised: Application has been advertised on two occasions for unknown neighbour.

Date Advertised: 116.04.2021 and 22.10.2021

Representation deadline: 05.11.2021

Timeous representations: 16 individual comments from 9 households

Late representations:

- 4.2 Material considerations raised are summarised as follows:
 - a) The height and location of houses on plots 26 to 29 in comparison to neighbouring properties on Courthill Road.
 - b) Increase in the number of houses fronting Courthill Road plots 26 to 29
 - c) Adequacy of proposed surface water drainage system
- 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 **Fortrose and Rosemarkie Community Council –** concern regarding the height and siting of houses proposed for plots 26 to 29. Impact on neighbouring properties and streetscape.

5.2 **Transport Planning Team:**

15.04.2021 – Object. Lack of information. Additional information required regarding access to swale, surface water drainage, road layout, service layout parking provision, phasing.

21.05.2021- Maintain objection. Lack of information re access to swale, parking layout unacceptable, road layout fails to accommodate refuse vehicle. Lack of information regarding surface water drainage.

20.08.2021- No objection in principle. Further clarification sought regarding access to swale, road and parking layout.

17.11.2021 – No objection. Outstanding points addressed regarding access to swale, parking layout, road layout and phasing. Any further minor amendments can be dealt with through the Road Construction Consent process. Any conditions attached to the original planning permission which have not be discharged remain relevant.

5.3 Flood Risk Management Team

21.04.2021 Object for lack of information

26.05.2021 Maintain Objection. Updated Drainage Impact Assessment required

10.08.2021. No objection The latest drainage layout plans (Revision Z) show that the cellular storage soakaway in the northeast of the development has been restored to its original location. A suitable access strip to the privately maintained drainage infrastructure at the rear (north-west boundary) of the development has now been included in the layout.

5.4 **Transport Scotland-** No objection

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 Sustainable Design
- 29 Design Quality and Place-making
- 31 Developer Contributions
- 32 Affordable Housing
- 34 Settlement Development Areas
- 64 Flood Risk
- 66 Surface Water Drainage

6.2 Inner Moray Firth Local Development Plan 2015

Site FR1 Greenside Farm Area (ha) 1.9 Housing Capacity 50

6.5 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018) Flood Risk and Drainage Impact Assessment (Jan 2013) Open Space in New Residential Developments (Jan 2013) Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020) National Planning Framework 3

Designing Streets

Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
 - a) compliance with the development plan and other planning policy
 - b) layout and design
 - c) residential amenity
 - d) Surface water Drainage
 - e) Parking and access
 - f) Developer Contributions

Development plan/other planning policy

8.4 The site forms part of an allocated housing site reference FR1 Greenside Farm of the Inner Moray Firth Local Development Plan(IMFLDP). The site is currently under construction following approval of planning permission 15/03033/FUL. The allocation and planning permission allows for a development of 50 housing units. The current proposals do not increase the total number of units proposed. The proposals sought under the current application are considered to accord in principle with the development plan as they represent modifications to the scheme approved under the extant and implemented parent permission ref 15/03033/FUL which itself was considered against the development plan policies prior to determination in August 2017.

8.5 Layout and Design

- 8.6 The approved site layout as per the parent permission 15/03033/FUL for plots 4 to 12 is two rows of terraced properties with remote parking which is located at the end of plot 4 and between plots 7 and 8. Access for the purposes of maintenance of the swale at the bottom of the hillside and also to the rear gardens of plots 8 to 12 is provided through this parking area. The current proposals do not alter the number of units but seek a more conventional layout consisting of 4 sets of semi-detached properties across plots 4 to 11 and a detached property on plot 12. Each property will have in-curtilage parking at the side of the property which will also provide direct access to the rear garden of each unit. Access for maintenance of the swale will be maintained from the communal land to the west of plot 4.
- 8.7 It is recognised that the changes to the layout of these plots, and others within the development will change the character of the development which was promoted by the original developer as being reflective of the character of the historical parts of the villages on the Black Isle. The applicant has requested the changes to the layout as they are of the opinion that semi-detached properties with in-curtilage parking and wholly private rear gardens are more sought after and the proposed changes therefore reflect private purchasers' preferences.
- 8.8 Similar changes are sought across plots 38 50 to provide in curtilage parking at each house and larger rear gardens by reducing the length of one of the terraces from 5 units to four, reorienting the block of flats units 38-41, so that it fronts onto the road and repositioning the parking for plots 30 to 34 to the front of the plots to once again allow for larger rear gardens.
- 8.9 The approved site layout as per the parent permission 15/03033/FUL for plots 26 to 29 which front onto Courthill Road is for three detached houses (plots 26,27 and 28) to lie north of the converted steading buildings (Byre Cottage and Stable Cottage). Plot 29 as approved under 15/3033/FUL consists of an end terrace property in the row of units in the centre of the development. The proposed layout is for four plots to be formed out of the same area of ground which covers approved plots 26 through to plot 28. Across the whole development there is no increase in the total number of units. The proposed changes for this part of the site which bounds Courthill Road has resulted in the third party objections and the comments received from Fortrose and Rosemarkie Community Council. It is considered by the community council and third parties that the increase in the number of houses from three to four fronting onto Courthill Road along with the siting of the houses on these plots and their height will have a negative impact on the residential amenity of the three houses that lie on the opposite side of Courthill Road as well as the wider streetscape. Consideration of the siting and design of the units is dealt with separately further on in the report. As regards the impact on wider amenity and streetscape of the existing houses on Courthill Road by the introduction of a fourth property, the houses will be spaced out along the road frontage with no less that 9m between each property. The distance between each of the four proposed houses is considered to be acceptable to reduce the sense of enclosure and maintain the quality of the streetscape. The existing houses on Courthill road varying in age and architectural style. Some are detached and others are semi-detached. It is not considered that the addition of one house fronting Courthill Road raises new issues regarding wider amenity. It is recognised

that any development of what was formerly open farmland will bring significant change to the outlook for the occupiers of the existing houses on Courthill Road and the streetscape, nonetheless the degree of change which will result in one additional house beyond that which benefits from planning permission is not considered to render the modification to the layout being sought unacceptable.

8.10 As set out previously in the report the design of the houses has been altered across the site with semi detached and detached units replacing terraces across the 34 plots which are the subject of this application. The design ethos of the parent permission which promoted a high design and quality of finish by the use of small roof tiles, windows with a sash and case appearance on the principle elevations and a range of wall render colours across the whole development remains. Through negotiation with the applicant revised elevations were submitted for all the house types which reduce the roof pitches from 45 degrees to 35 degrees which results in the overall height of all the houses reducing by 1.0m, or thereby. This change to the design of the houses is not considered to undermine the design quality of the development and is considered acceptable.

Residential Amenity

8.11 The third party concerns and comments from the community council regarding the height of the properties on plots 26 to 29 is considered to be addressed by the amendments to the roof pitches which together with changes to the proposed finished floor levels reduce the height of the houses proposed for these plots by up 1.5m from that approved as part of the parent permission. It is acknowledged that these houses will be taller than the immediate neighbouring properties and set 1.0m, or thereby forward of the building line established by the neighbouring steading conversion Byre Cottage and Stable Cottage. In all instances there will be a minimum of 18 metres between the proposed houses and those existing properties on the east side of Courthill Road. It is considered therefore that there will be adequate separation distances between the houses on the east side of Courthill Road and the proposed houses on plots 26 to 29 to ensure that there will be no significant loss of daylight, overshadowing or privacy. The amended height of the proposed houses for plots 26 to 29 and the set back distance from the road, which increases the distance from the Courthill Road by 0.5m or thereby compared to the previously approved development are considered to address the concerns regarding the houses being overly dominant. The house on plot 26 has a single window at ground floor level on the gable facing Stable Cottage. The window will serve the kitchen of the proposed house. The boundary between the proposed house and Stable Cottage will consist of a 1.8m timber screen fence which will ensure that there is no intervisiblity between habitable windows of plot 26 and Stable Cottage. Greenside House will share a boundary with plot 29. The property is a one and a half storey detached houses with a single ground floor window on the gable facing plot 29. The house proposed for plot 29 has no windows at ground floor that will serve habitable rooms. A bathroom will be lit and ventilated by a frosted window. A boundary fence of 1.8m in height will be constructed. At first floor level there will be a single bedroom window. Given the separation distance between the two properties

and the angle between the ground floor window of Greenside House and the upper floor window of plot 29 there will be no direct visibility between these windows. It is considered that the layout and design of plots 26 and 29 will not significantly impact on the residential amenity of these neighbouring properties.

Surface Water Drainage

8.12 The parent permission 15/03033/FUL provides for a comprehensive and details surface water drainage system which includes a swale at the heel of the hillside behind plots 4 to 12 and underground cellular storage soakaway outwith any individual plot boundaries. The initial submissions in relation to the current application failed to adequately address the need for a maintenance access to be provided for the swale and lack clarity regarding the location and size of the storage tanks. As a result objections were received from the Flood Risk Management Team and the Transport Planning Team. These objections have been removed following the submission of revised plans which include an access to the swale through the communal land to the west of plot 4 and revised layout which restores the cellular storage soakaway to its previously consented location.

Road Layout and Parking

8.13 Given the changes to the layout of the 34 plots covered by this application detailed discussion have been held between the applicant and the Transport Planning Team to ensure that the level of parking meets current guideline standards and the road layout is capable of achieving road construction consent (RCC). The plans submitted in September and October 2021 have been reviewed and whilst some details will require amendments to secure (RCC) the Transport Planning Team has confirmed that these are minor details covering amongst other matters street lighting and minor changes to the landscaping which can be dealt with through the RCC process and by condition. The objections from the Transport Planning Team have now been removed.

Developer Contributions

- 8.14 The total number of housing units remains as previously approved under the parent planning permission. On this basis no new calculation of contribution is required. The level of developer contributions and the manner in which they will be collected and delivered are set out in the Section 75 Agreement negotiated prior to the release of the parent permission. The terms of the agreement can be summarised as follows:
 - Provision of affordable housing on site within 5 years of the commencement of development. In the event that it is not delivered on site a commuted sum will be paid to the Council.
 - Primary school accommodation contribution towards a two-classroom extension for Avoch Primary. To be collected in half yearly instalments until the date of completion of the last unit.
 - Bus shelter financial contribution for the provision and maintenance of real time information at the westbound bus shelter on the A832 to be paid prior to development commencing.

Full details of the Section 75 Agreement are available for scrutiny through the eportal for the parent permission 15/030033.FUL. In accordance with the terms of the agreement the contribution towards the bus shelter were collected prior to works commencing.

8.15 The parent permission included a condition that required a financial contribution to be made to the Trunk Road Authority (Transport Scotland) in connection with vehicle queue detectors and signage at the A9/B9161 Munlochy Junction. The level of contribution was set by Transport Scotland and was received by them in July 2018.

Non-material considerations

8.16 The community council and third parties have raised the issue of the wording in the report of handling for the parent permission 15/03033/FUL which stated that the houses on plots 26 to 28 which front onto Courthill Road would be comparable to the height of the existing property Greenside Farmhouse. The interpretation put on this phrase by the community council and third parties suggests that they considered that the proposed houses would be the same height as Greenside Farmhouse. In the preparation of the report of handling for 15/03033/FUL there was no intention by the Planning Service to mislead or misdescribe the proposed houses neighbouring Greenside Farmhouse could have been more clearly set out and on reflection the use of the term comparable could have been phrased differently. The proposed height of the houses these plots is 1.0m or thereby less than the previously approved design.

Matters to be secured by Legal Agreement

8.17 A Minute of Variation to the existing Section 75 Agreement will be required should planning permission be forthcoming in order that the Section 75 Agreement covers this application to modify the original permission 15/03033/FUL.

9. CONCLUSION

- 9.1 Whilst the proposals represent a significant modification to the layout and character of the housing development previously approved the total number of units remains unchanged and does not breach the site capacity as set in the Inner Moray Firth Local Development Plan. The site layout also maintains the open green space in the centre of the site. Negotiations with the applicant have secured a reduction in the height of the houses on plots 26 to 29 to be built opposite the existing houses on Courthill Road. It is acknowledged that this alone does not remedy all of the concerns raised by the community council and third parties. However, the proposals for these plots does not warrant refusal given that the original planning permission remains extant and the original house designs for these plots could also be implemented. The timely completion of the site will also see the delivery of much needed and welcomed affordable housing.
- 9.2 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

Minute of Variation of existing Section 75 Y Obligation

Subject to the above actions, it is recommended to

GRANT the application subject to the following conditions and reasons

1. The development shall be progressed in accordance with the external materials and finishes previously agreed with Planning Authority in respect to the discharge of condition 6 of planning permission 15/03033/FUL

Reason: To ensure that all external finishes are suitable for, and sensitive to, the location.

2. The development shall be progressed in accordance with the drainage design hereby approved.

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

3. All landscaping works, including boundary treatments, shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the 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: To ensure the implementation of a satisfactory scheme of landscaping, in line with the applicant's submitted Landscape Plans.

4. All driveways, communal parking areas and within curtilage parking, as detailed on the approved plans, shall be constructed in full, and maintained for this purpose in perpetuity, prior to the first occupation of the related house. The first six metres of the driveway shall be surfaced in a cohesive material to the satisfaction of the Roads Authority.

Reason: To ensure that adequate parking provision is provided and that driveways are constructed timeously; in order to ensure that cars do not park on the public road, and in the interests of road safety.

5. Prior to occupation of the first house, the cut-off ditch and berm along the northwest boundary of the site and the associated drainage infrastructure shall be completed to the written satisfaction of the Planning Authority in consultation with the Flood Risk Management Team.

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

6. The development shall proceed in accordance with the construction traffic management plan as agreed with respect of the discharge of condition 4 of planning permission 15/03033/FUL.

Reason: In the interest of road safety

7. The development shall proceed in accordance with the external materials and finishes as agreed with respect of the discharge of condition 6 of planning permission 15/03033/FUL.

Reason: In the interest of visual amenity to ensure that the finishes are sensitive to the location.

8. Until such time as a factor has been appointed to over see the factoring agreement agreed with respect to the discharge of condition 8 of planning permission 15/03033/FUL the future maintenance of the communal landscaped areas and the Suds scheme including the cut-off ditch/berm shall remain the responsibility of the developer

To ensure ongoing maintenance of all communal spaces and elements of the drainage scheme which will in due course be transferred to private ownership and maintained through the approved factoring agreement.

9. All roads and pavements within the application site as they relate to a particular phase shall be formed to base course level prior to the first occupation of any of the houses within that phase. Thereafter, the final wearing surface shall be applied concurrently with the construction of the last house within the phase in question, or upon the expiry of a period of three years from the date of first occupation within that phase, whichever is the sooner.

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

10. Prior to first occupation of the development hereby approved two bus stops, including a three bay bus shelter with a real time bus information display at the bus stop to the south east of Rosemarkie Road, the location of which shall not impact on the visibility splay of vehicles and pedestrians at the junction of the A832 and Courthill Road and at the proposed pedestrian crossing point shall be provided in accordance with details first agreed with the planning authority in consultation with the Public Transport Team.

Reason: To secure the provision of public transport infrastructure in accordance with Policy 29 of the Highland wide Local Development Plan.

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.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

- 1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
- 2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

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: <u>http://www.highland.gov.uk/yourenvironment/roadsandtransport</u>

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 wor king on public roads/2

Mud and Debris on Road

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

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

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 <u>env.health@highland.gov.uk</u> for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species

Street Names

In line with the Council's Gaelic Language Plan and Policies, you are encouraged to consider the adoption of Gaelic or Gaelic-influenced street names in this development. For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463234138).

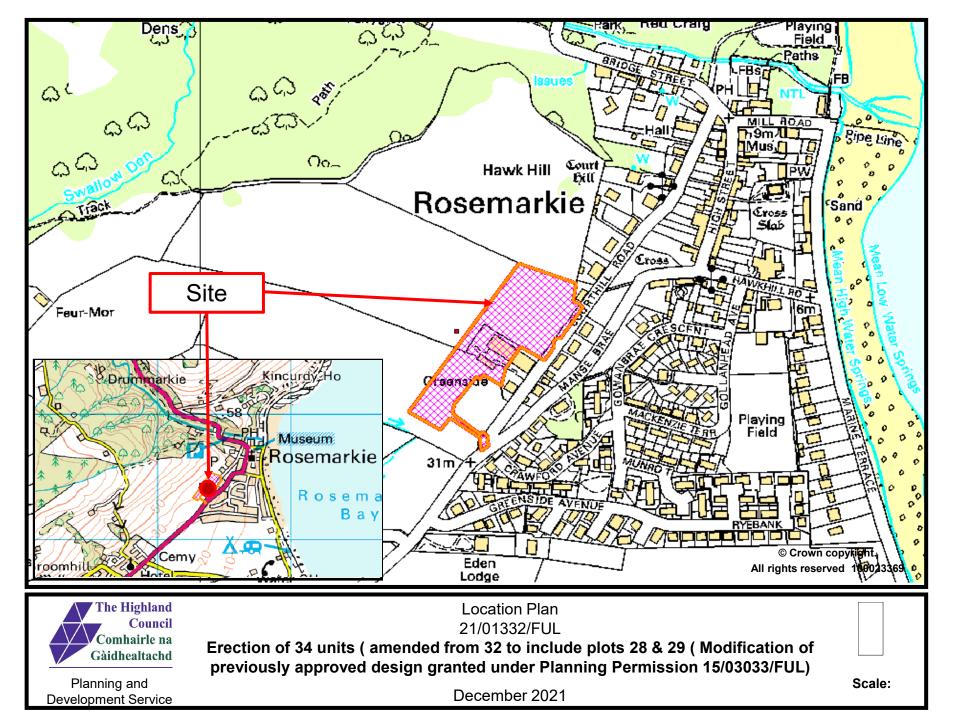
Accordance with Approved Plans & Conditions

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

Designation:	Acting Head of Development Management			
Author:	Erica McArthur			
Background Papers:	Documents referred to in report and in case file.			
Relevant Plans:	Plan 1 - Location Plan – The Highland Council			
	Plan 2 8973-PMH-PL-BIR-AS-DR-AT-1001 BIRCH - GROUND FLOOR PLAN			

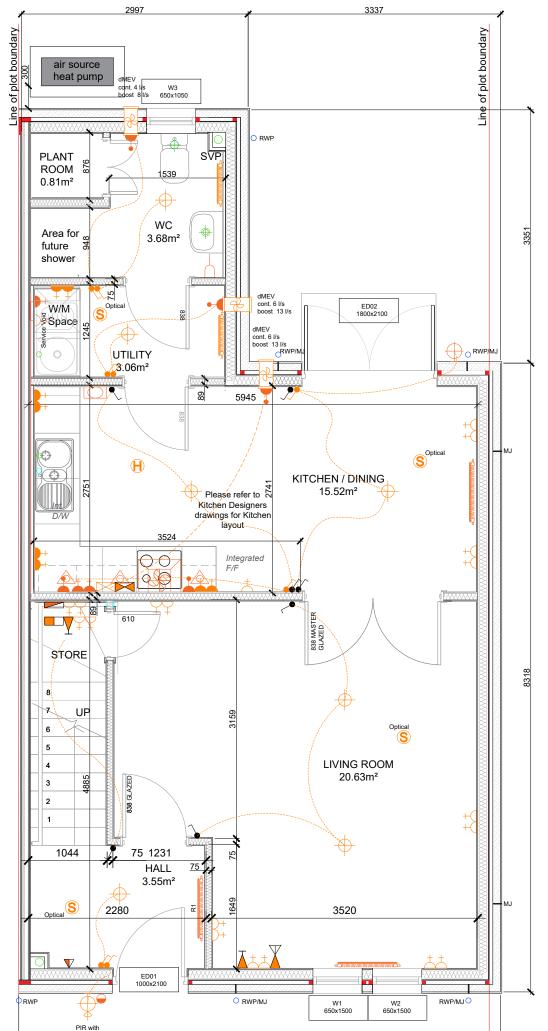
Plan 3 8973-PMH-PL-BIR-AS-DR-AT-1002 BIRCH - FIRST FLOOR PLAN 8973-PMH-CON-BIR-AS-DR-AT-3004-A ELEVATIONS -Plan 4 BIRCH Plan 5 8973-PMH-PL-HAW-DR-AT-1001 HAWTHORN - GROUND FLOOR PLAN Plan 6 8973-PMH-PL-HAW-DR-AT-1002 HAWTHORN - FIRST FLOOR PLAN Plan 7 8973-PHM-CON-HAW-DR-AT-3004-B ELEVATIONS - PLOT 29 Hawthorn Plan 8 8973-PMH-PL-HOL-DR-AT-1001 HOLLY - FLOOR PLAN Plan 9 8973-PMH-PL-HOL-DR-AT-3001 A HOLLY - ELEVATIONS Plan 10 8973-PMH-PL-JUN-AS-DR-AT-1001 JUNIPER - GROUND FLOOR PLAN Plan 11 8973-PMH-PL-JUN-AS-DR-AT-1002 JUNIPER - FIRST FLOOR PLAN Plan 12 8973-PMH-CON-JUN-AS-DR-AT-3004-A ELEVATIONS -JUNIPER Plan 13 8973-PMH-PL-LAR-DR-AT-1001 LARCH - GROUND FLOOR PLAN Plan 14 8973-PMH-PL-LAR-DR-AT-1002 LARCH - FIRST FLOOR PLAN Plan 15 8973-PMH-CON-LAR-OPP-AT-3004 ELEVATIONS - LARCH Plan 16 8973-PMH-PL-ROW-AS-DR-AT-1001 ROWAN - GROUND FLOOR PLAN Plan 17 8973-PMH-CON-ROW-AS-DR-AT-3004-A ELEVATIONS -ROWAN Plan 18 8973-PMH-PL-ROW-AS-DR-AT-1002 ROWAN - FIRST FLOOR PLAN Plan 19 8973-PMH-PL-WIL-DR-AT-1001 WILLOW - GROUND FLOOR PLAN Plan 20 8973-PMH-PL-WIL-DR-AT-1002 WILLOW - FIRST FLOOR PLAN Plan 21 8973-PMH-AFF-WIL-DR-AT-3004-B ELEVATIONS -WILLOW Plan 22 9500-PMH-CON-P42-46-AS-DR-3004 REV A ELEVATIONS - TERRACE Plan 23 8973-PMH-PL-RSM-DR-AT-0001 REV A LOCATION PLAN Plan 24 8973-PMH-PL-RSM-DR-AT-0003 REV A GENERAL PLAN -PHASING PLAN Plan 25 PMH 100.21 SL-03 REV A - LANDSCAPING PLAN

Plan 26 PMH 100.21 SL-02 REV A - LANDSCAPING PLAN



All dim	are to be taken from this drawing. checked on site before any work is put in

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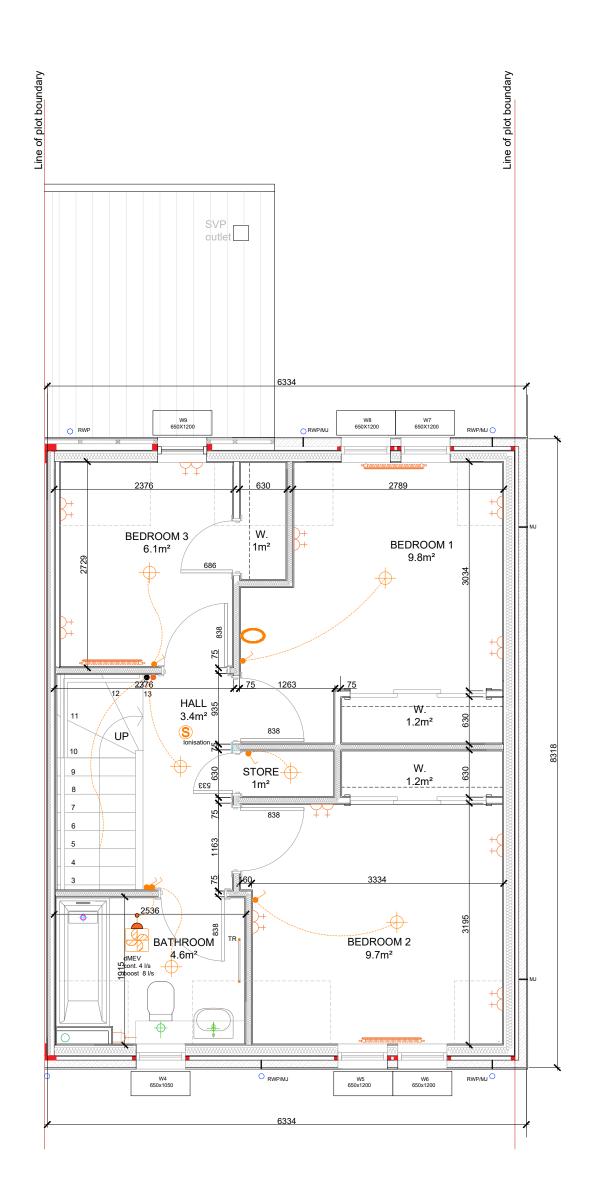
manual override 6368

BIRCH SEMI / TERRACED GROUND FLOOR PLAN

Total Floor Area: 52.16m² Scale: 1:50

Rev	Description	Dra	iwn By Date
	HO	Pat unro MGS	
	veron House Alne		√17 0XU
Gree	enside, Rosemarki	e PLANNING	
Drawn By: Date:	CH Checked By: 20/11/20 Scale:	HL R AS INDICATED	ev: _
Drawing Gro	Title: Dund Floor Plan		
Drawing	™ 73-PMH-PL-BIR	-AS-DR-AT-100)]
Notes:	acted by Copyright, no reproduction	without permission from Pat Munro	o (Alness) Ltd.

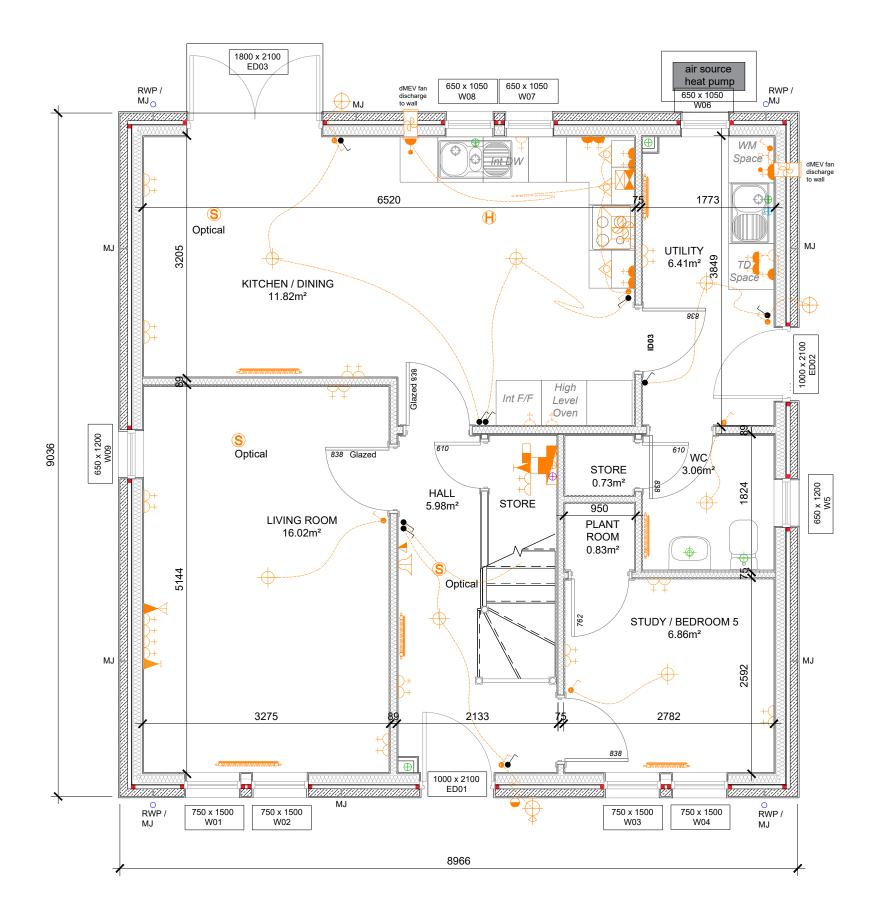
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о шц	10	Millimetres	50
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BIRCH SEMI / TERRACED FIRST FLOOR PLAN

Total Floor Area: 44.08m² Scale: 1:50

Rev	Description		Drawn By	Date
	Peron House Alnes	at nro NBS		
Developr	nent:	Project Status:		UXU
Gree	enside, Rosemarkie	PLANNING	3	
Drawn By: Date:	0.11	- S INDICATED	Rev: _	
Drawing First	^{Title:} Floor Plan			
Drawing 1	™ ′3-PMH-PL-BIR-A	S-DR-AT-1	002	
2. Cont 3. Discre	cted by Copyright, no reproduction wi ractor is responsible for checking all dir spancies to be reported back to Archi be read in conjunction with written spe	nensions prior to construct ect.	ion.) Ltd.



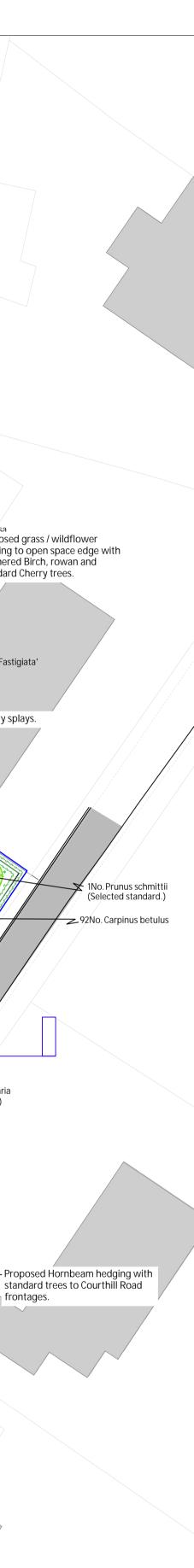
HAWTHORN GROUND FLOOR PLAN - 68.64m² Scale: 1:50

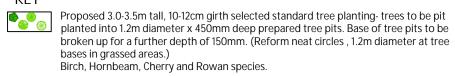
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

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KEY

Proposed 1.5-1.75m tall, feathered tree planting- trees to be pit planted into 0.6m diameter x 450mm deep prepared tree pits. Base of tree pits to be broken up for a further depth of 100mm. (Reform neat circles , 1.2m diameter at tree bases in grassed areas.) Oak, Alder, Willow, Birch, Cherry and Rowan species.

Proposed 1-1.5m high feathered conifers- trees to be pit planted into 1.0m diameter x 450mm deep prepared tree pits. Base of tree pits to be broken up to a further depth of 100mm. (Re-form neat circles, 1.2m diameter at tree bases in grassed areas.)

Pine and Spruce species. Proposed native species woodland thicket planting using cell grown forestry transplants. Woodland planting to be protected with GT Greenguard (bio-degradable), stakes and a bio-degradable mulching mat pegged down around base of plants; Ecomatt Bio 50x 50cm pegged down with 4 bamboo pegs. Alder, Birch, Rowan and Hazel species mix.

Proposed ground cover shrub planting - topsoiled areas to be treated with a selective herbicide and then cultivated to depth of 200mm to form a fine tilth. Re-form neat edges to grass areas surrounding new shrub beds. Supply and spread a 35mm layer of PAS 100 soil improver over topsoil and work into shrub bed during planting works. Shrub beds to be mulched with a 50mm depth of composted bark mulch once weed

growth has been removed or treated with a non-residual herbicide application. Proposed Hornbeam hedging to front gardens: 1+2, 80-100cm tall transplants, root-dipped in Rootgrow Mycorrhiza, prior to planting. Proposed mixed species native hedging to open spaces; 40-60cm tall, cell grown

transplants, root-dipped in Rootgrow Mycorrhiza, prior to planting.

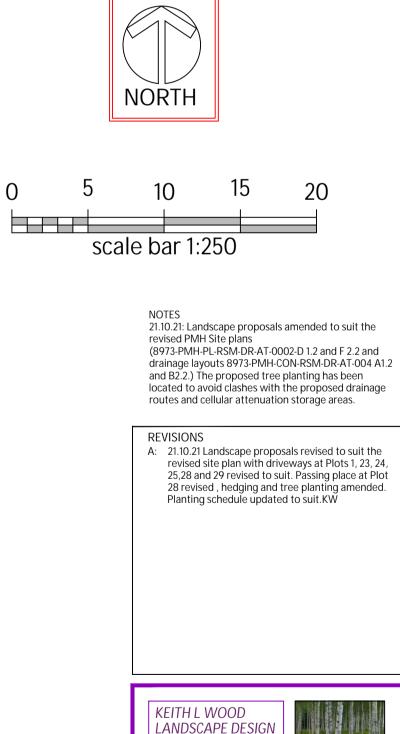
Proposed communal open spaces; subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and grass seeded. Proposed service strips; subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and grass seeded.

Proposed front gardens; subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and turfed.

Proposed rear gardens; top-soiled, weedkilled, cultivated and stone picked.

Proposed Bluebell and Daffodil bulb planting in mown grass areas.

Proposed species rich long grass areas sown with a grass / wildflower seed mix and maintained with an annual cut back in September. Proposed shaded / narrow strips to be cleared out and a 50mm depth of washed gravel laid over a weed control fabric layer.



LANDSCAPE DESIGN 1,Old Branziet Cottage, Balmore, By Torrance, Glasgow, G64 4AH. Tel : 01360 620358 Mob:07584 054586 email: keith.l.wood@btopenworld.com www.keithlwoodlandscapedesign.scot Project Title: HOUSING DEVELOPMENT GREENSIDE, ROSEMARKIE, BLACK ISLE, IV10 8UE. CLIENT: PAT MUNRO HOMES DRAWING SOFT LANDSCAPE PROPOSALS-TITLE: PLANTING PLAN (2 of 2). PLANNING

Scale 1:250@A1 Date 16.09.21 Drawn k wood Approved Drawing No. PMH 100.21 SL-03 Rev. A

Trees						
Species				Specification		Number
Sorbus aucuparia				Selected Standard :5 brks :2x		
Prunus padus				Selected Standard :4 brks :2x		
Prunus avium	300-350cm	10-12cm	bare-root	Selected Standard :4 brks :2x		
Prunus avium	150-175cm		bare-root	Feather :5 brks :2x	Counted	
Betula pendula	150-175cm			Feather :5 brks :2x	Counted	
Carpinus betulus	80-100cm		bare-root	1+2 :Transplant :4 brks		2950No.
Sorbus aucuparia	150-175cm				Counted	
Betula pendula	300-350cm	10-12cm	45Lbag	Selected Standard :8 brks :2x	Counted	15No.
Carpinus betulus 'Fastigiata'	300-350cm	10-12cm	bare-root	Selected standard :4 brks :2x	Counted	11No.
Betula pendula 'Fastigiata'				Selected Standard :8 brks :2x		
Prunus 'Amanogawa'	300-350cm			Selected Standard :5 brks :2x	Counted	1No.
Alnus glutinosa	150-175cm			Feather :5 brks :2x	Counted	6No.
Quercus petraea	150-175cm				Counted	
Sorbus aucuparia 'Fastigiata'				Selected Standard :5 brks :2x		
Prunus schmittii	300-350cm	10-12cm	bare-root	Selected Standard :4 brks :2x	Counted	3No.
Acer campestre 'Elsrijk'	250-300cm	8-10cm	bare-root	Standard :3 brks :2x	Counted	2No.

Species	Height				Number
Cotinus coggygria 'Royal Purple'	40-60cm	10L	Bushy specimens	Counted	4No.
Viburnum plicatum ' Kilimanjaro'	40-60cm	10L	Bushy specimens		
Rosa Bonica ®	50-60cm		Bushy :3/4 brks	3/m²	53No.
Lavandula angustifolia 'Vera'	20-30cm	2L	Bushy :4/6 brks		80No.
Ceanothus thyrsiflorus repens	30-40cm	3L	Bushy :3 brks		84No.
Leucothoe 'Little Flame'	30-40cm	3L	Bushy :4 brks	3/m²	66No.
Rosa 'Blanche Double de Coubert'	50-60cm	4L	Bushy :3/4 brks	3/m²	36No.
Hebe addenda 'Nikka'	30-40cm	3L	Bushy :3 brks	3/m²	75No.
Hebe albicans 'Red Edge'	20-30cm	3L	Bushy :3 brks	3/m²	65No.
Potentilla fruiticosa 'Lovely Pink'	30-40cm	3L	Bushy :3 brks	3/m²	15No.
Potentilla fruiticosa 'Farreri Prostrata'	30-40cm	3L		3/m²	49No.
Pieris 'Forest Flame'	40-60cm	10L	Bushy specimens		
Brachyglottis 'Sunshine'	30-40cm	3L	Bushy :3/4 brks	3/m²	68No.
Spiraea japonica 'Goldflame'	25-30cm		Bushy :3 brks	3/m²	75No.
Hydrangea arborescens 'Annabelle'	40-60cm	10L	Bushy :3/4 brks	Counted	1No.
Hebe pinguifolia 'Pagei'	20-30cm	2L	Bushy :3 brks	4/m²	50No.

led Leaders and laterals :2

Species	Height	Pot Size	Specification	Density	Percentage Contribution	Number
	40-60cm		Cell grown transplant	5/m	20%	99No.
Crataegus monogyna	40-60cm	300cc	Cell grwon transplant	5/m	35%	173No.
Fagus sylvatica	40-60cm	300cc	Cell grown transplant	5/m	15%	75No.
Prunus spinosa	40-60cm	300cc	Cell grown transplant	5/m	15%	75No.
Rosa canina	40-60cm	300cc	Cell grown transplant	5/m	15%	75No.
						Total :497No.
WOODLAND SCREEN	ING PLAN	TING				

ispecies ineight pot size	Specification	Density	percentage contribution	naumber
Alnus glutinosa 40-60cm 200cc	Cell grown transplants: mycorrhiza root-dipped	1.5Ctr	35%	89No.
Betula pubescens 40-60cm 200cc	Cell grown transplants: Mycorrhiza root-dipped	l 1.5Ctr	30%	77No.
Corylus avellana 40-60cm 200cc	Cell grown transplant: Mycorrhiza root-dipped	1.5Ctr	10%	29No.
Sorbus aucuparia 40-60cm 200cc	Cell grown transplants: Mycorrhiza root-dipped	l 1.5Ctr		67No.
				Total :262No.



Proposed 3.0-3.5m tall, 10-12cm girth selected standard tree planting- trees to be pit planted into 1.2m diameter x 450mm deep prepared tree pits. Base of tree pits to be broken up for a further depth of 150mm. (Reform neat circles , 1.2m diameter at tree bases in grassed areas.) Birch, Hornbeam, Cherry and Rowan species.

Proposed 1.5-1.75m tall, feathered tree planting- trees to be pit planted into 0.6m diameter x 450mm deep prepared tree pits. Base of tree pits to be broken up for a further depth of 100mm. (Reform neat circles , 1.2m diameter at tree bases in grassed areas.) Öak, Alder, Willow, Birch, Cherry and Rowan species.

 Proposed 1-1.5m high feathered conifers- trees to be pit planted into 1.0m diameter
 x 450mm deep prepared tree pits. Base of tree pits to be broken up to a further depth of 100mm. (Re-form neat circles, 1.2m diameter at tree bases in grassed areas.) Pine and Spruce species.

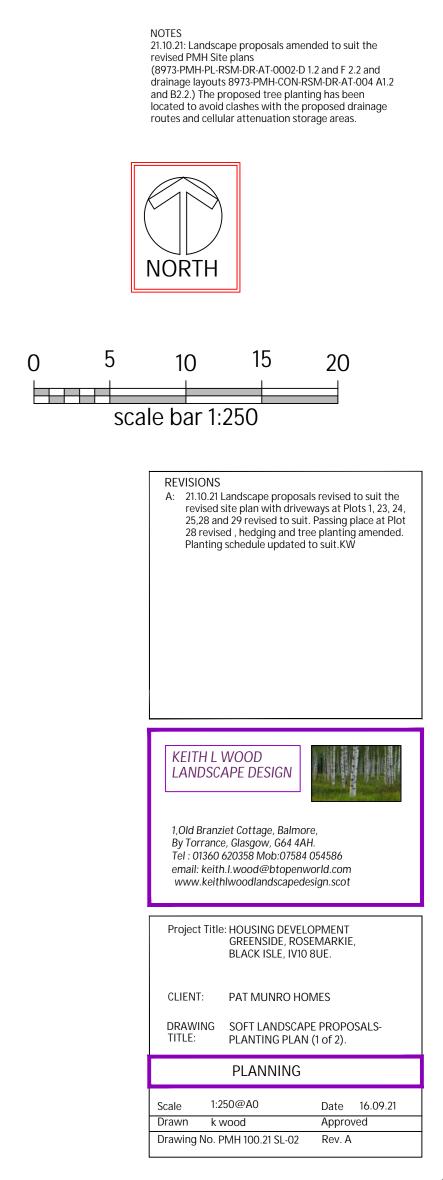
Proposed native species woodland thicket planting using cell grown forestry transplants. Woodland planting to be protected with GT Greenguard (bio-degradable), stakes and a bio-degradable mulching mat pegged down around base of plants; Ecomatt Bio 50x 50cm pegged down with 4 bamboo pegs. Alder, Birch, Rowan and Hazel species mix.

Proposed ground cover shrub planting - topsoiled areas to be treated with a selective herbicide and then cultivated to depth of 200mm to form a fine tilth. Re-form neat edges to grass areas surrounding new shrub beds. Supply and spread a 35mm layer of PAS 100 soil improver over topsoil and work into shrub bed during planting works. Shrub beds to be mulched with a 50mm depth of composted bark mulch once weed growth has been removed or treated with a non-residual herbicide application. Proposed Hornbeam hedging to front gardens: 1+2, 80-100cm tall transplants, root-dipped in Rootgrow Mycorrhiza, prior to planting.

Proposed mixed species native hedging to open spaces; 40-60cm tall, cell grown transplants, root-dipped in Rootgrow Mycorrhiza, prior to planting. Proposed communal open spaces; subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and grass seeded. Proposed service strips; subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and grass seeded. Proposed front gardens; subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and turfed.

Proposed rear gardens; top-soiled, weedkilled, cultivated and stone picked. Proposed Bluebell and Daffodil bulb planting in mown grass areas.

Proposed species rich long grass areas sown with a grass / wildflower seed mix and maintained with an annual cut back in September. Proposed shaded / narrow strips to be cleared out and a 50mm depth of washed gravel laid over a weed control fabric layer.

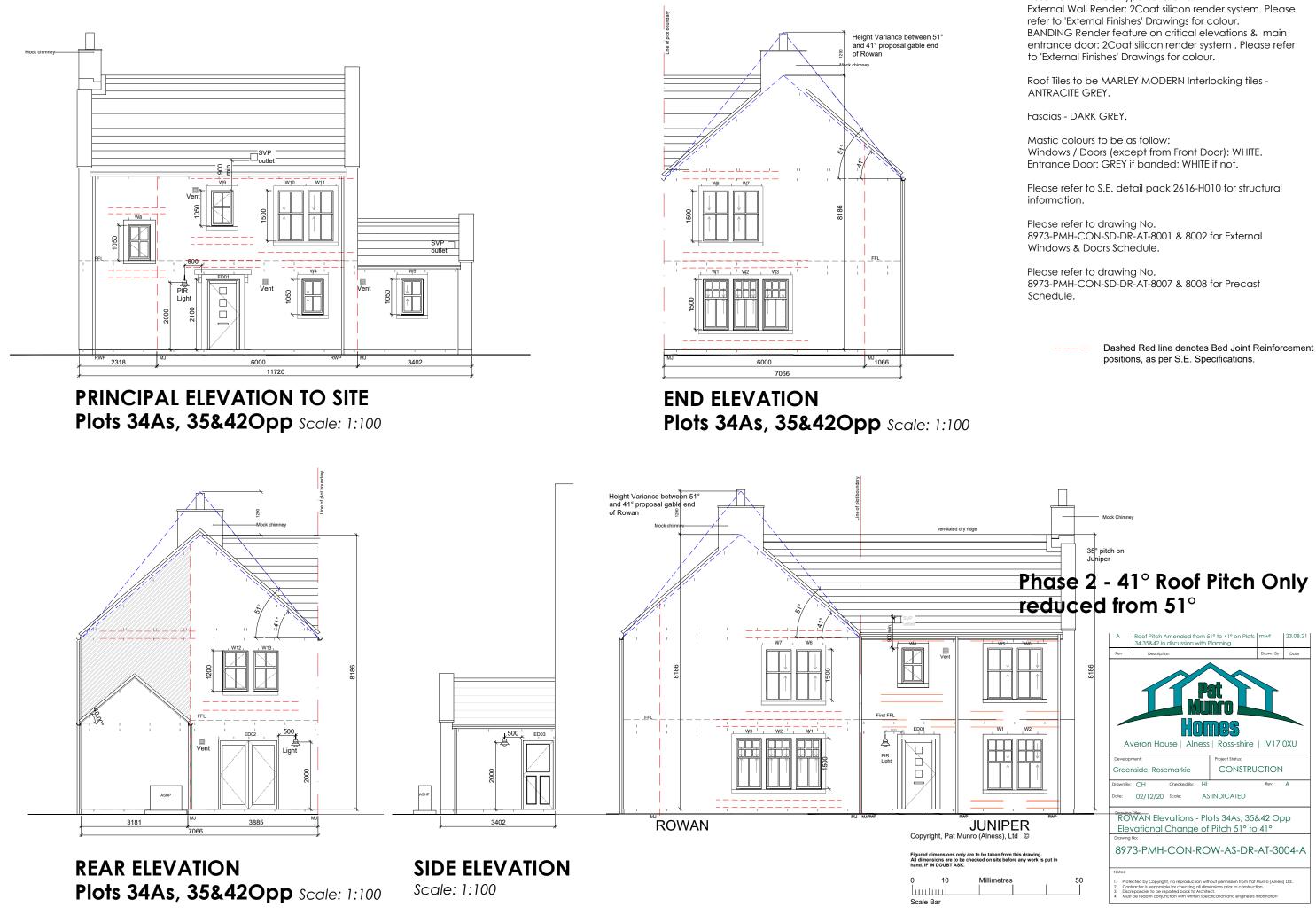




Scale Ba

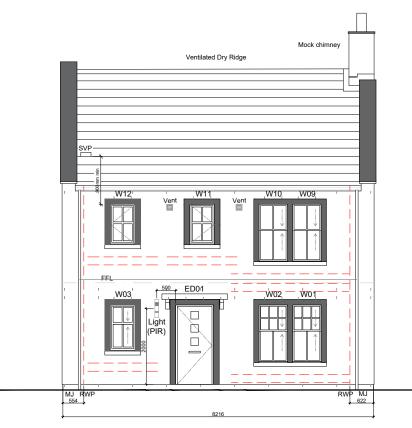
External Wall Render: 2Coat silicon render elevations & main entrance door: 2Coat

Windows / Doors (except from Front Door):

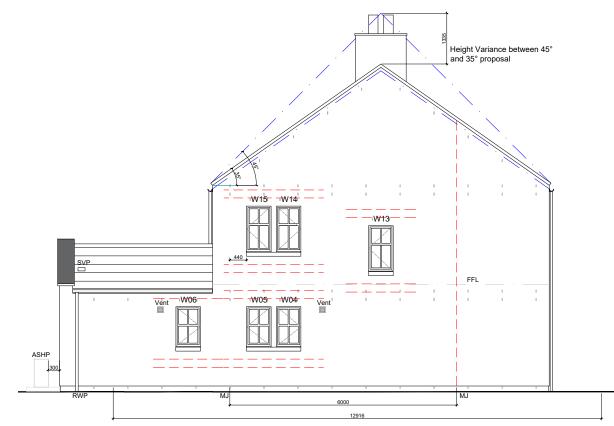


Rosemarkie Render type as follows:



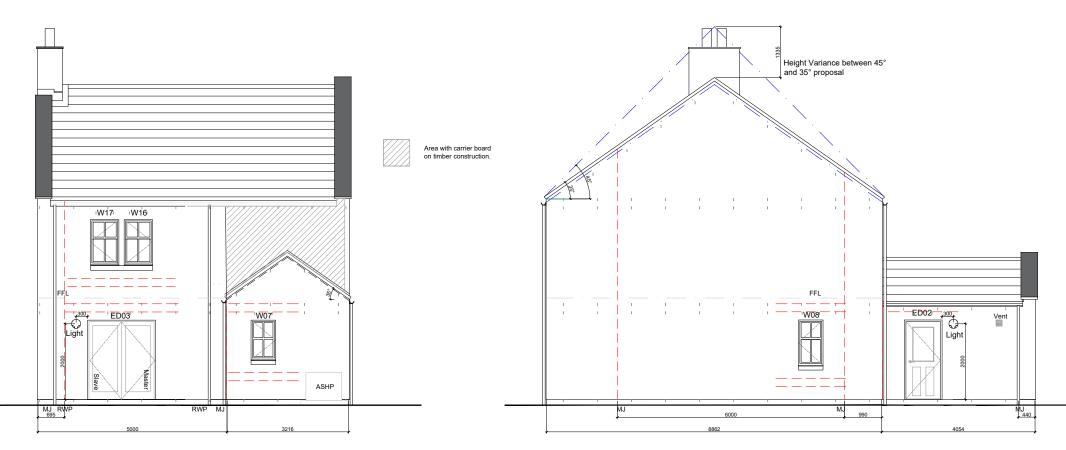


FRONT ELEVATION - Plots 26,27&28 Scale: 1:100



SIDE ELEVATION - Plots 26,27&28

Scale: 1:100



REAR ELEVATION - Plots 26,27&28 Scale: 1:100

SIDE ELEVATION - Plots 26,27&28 Scale: 1:100

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

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Rosemarkie Render type as follows: External Wall Render: 2Coat silicon render system. Please refer to 'External Finishes' Drawings for colour. BANDING Render feature on critical elevations & main entrance door: 2Coat silicon render system . Please refer to 'External Finishes' Drawings for colour.

Roof Tiles to be MARLEY Interlocking tiles - ANTRACITE GREY.

Fascias - DARK GREY.

Mastic colours to be as follow: Windows / Doors (except from Front Door): WHITE. Entrance Door: GREY if banded; WHITE if not.

Please refer to S.E. detail pack 2616-H004 for structural information.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8001 & 8002 for External Windows & Doors Schedule.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8007 & 8008 for Precast Schedule.

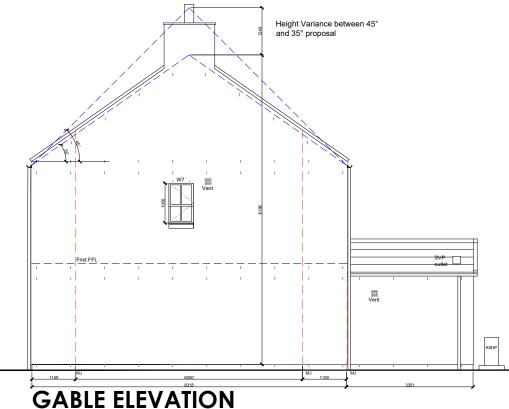
> Red Dash line indicates bed joint reinforcement positions as per S.E. specifications

Phase 2 - 35° Roof Pitch Only reduced from 45° $\,$





PRINCIPAL ELEVATION Plots 33,36&44As, 32&43Opp Scale: 1:100



33,36&44As, 32&43Opp Scale: 1:100



ly are to be taken from this drawing. e checked on site before any work is put in All dimensions are to be hand. IF IN DOUBT ASK

Millimetre huuluu Scale Bar

33,36&44As, 32&43Opp Scale: 1:100

Rosemarkie render type and colour selection as follows:

- EXTERNAL WALL RENDER Please refer to 'External Finishes' drawings'.
- BANDING FEATURE RENDER Please refer to 'External Finishes' drawings.

All fascias; barge boards & soffits - Please refer to 'External Finishes' drawings.

Roof tiles to be MARLEY MODERN INTERLOCKING -ANTHRACITE GREY.

Mastic colours to be as follows;

- SOFFITS Dark Grey -
- WINDOWS/DOORS (EX. FRONT DOORS) White RED FRONT DOORS Red/Brown

- GREY FRONT DOORS Grey ALL OTHER COLOURED FRONT DOORS -
- Grey if banded; White if not

Please refer to S.E. Detail pack '2616/H007' for Structural Information.

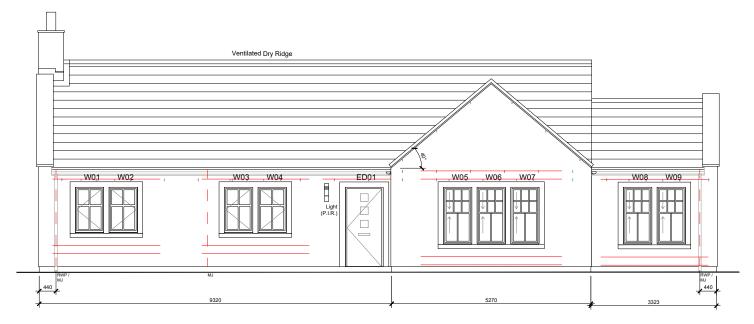
Please refer to drawing no. '8973-PMH-CON-SD-DR-AT-8001' for External Window and Door Schedule.

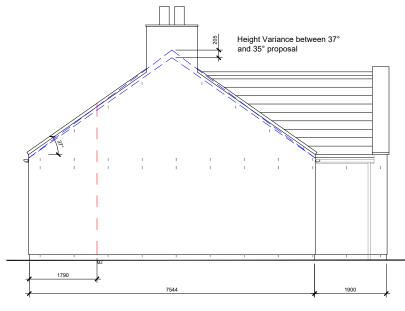
Please refer to drawing no. '8973-PMH-CON-SD-DR-AT-8007' for Precast Schedule.

> Dashed Red line denotes Bed Joint Reinforcement positions, as per S.E. Specifications.

Phase 2 - 35° Roof Pitch Only reduced from 45°

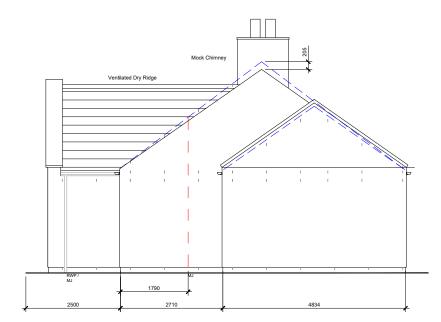


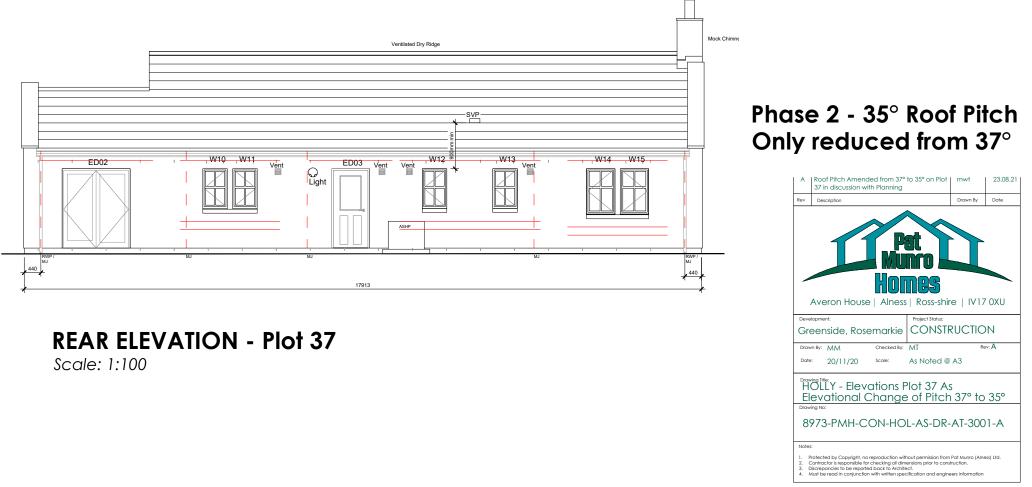




HOLLY **FRONT ELEVATION - Plot 37** Scale: 1:100

SIDE ELEVATION - Plot 37 Scale: 1:100





SIDE ELEVATION - Plot 37

Scale: 1:100

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put ir hand. IF IN DOUBT ASK.

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Rosemarkie Render type and colour selection as follows: External Wall Render: 2Coat silicon render system. Please refer to 'External Finishes' Drawings. BANDING Render feature on critical elevations, main entrance door and centre banding: 2Coat silicon render system . Please refer to 'External Finishes' Drawings.

Roof Tiles to be MARLEY MODERN Interlocking tiles -ANTRACITE GREY

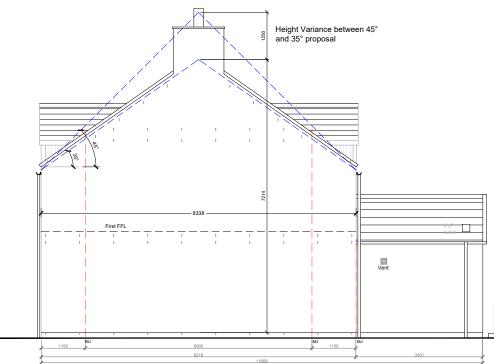
All fascias, barge boards & soffits - DARK GREY

Mastic colours to be as follow: Soffits: DARK GREY Windows / Doors (except from Door): WHITE Red Entrance Door - Red / Brown Grey Entrance Door - Grey Other Coloured Entrance Door: GREY if banded; WHITE if not.

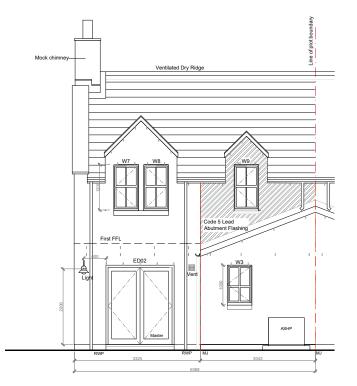
Please refer to S.E. details for structural information.



PRINCIPAL ELEVATION TO STREET Plots 31&46 As, 30&45 Opp Scale: 1:100



GABLE ELEVATION Plots 31&46 As, 30&45 Opp Scale: 1:100



REAR ELEVATION Plots 31&46 As, 30&45 Opp Scale: 1:100 Copyright, Pat Munro (Alness), Ltd ©

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

huntun Scale Ba

Rosemarkie Render type as follows: External Wall Render: 2Coat silicon render system. Please refer to 'External Finishes' Drawings for colour. BANDING Render feature on critical elevations & main entrance door: 2Coat silicon render system. Please refer to 'External Finishes' Drawings for colour.

Roof Tiles to be MARLEY MODERN Interlocking tiles -ANTRACITE GREY.

Fascias - DARK GREY.

Mastic colours to be as follow: Windows / Doors (except from Front Door): WHITE. Entrance Door: GREY if banded; WHITE if not.

Please refer to S.E. detail pack 2616-H005 for structural information.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8001 & 8002 for External Windows & Doors Schedule.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8007 & 8008 for Precast Schedule.

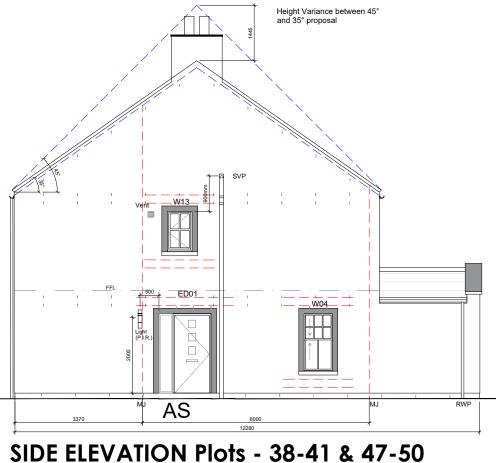


Dashed Red line denotes Bed Joint Reinforcement positions, as per S.E. Specifications.

Phase 2 - 35° Roof Pitch Only reduced from 45°

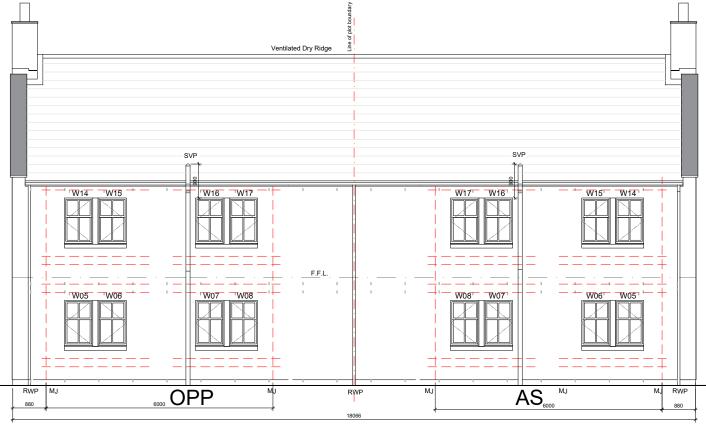
	A	A Roof Pitch Amended from 45° to 35° on Plots mwt 31,46As & 30,450pp in discussion with Planning			
	Rev	Description		Drawn By	Date
	Developr	nside, Rosemarkie	Pat Pat Mess ss Ross-shire Project Statu: CONSTRU		
	Date:	0.11	as indicated	KOV.	n
	Elev	CH Elevations - Pla rational Change	ots31&46 As, 3 of Pitch 45° to	0&45 (35°	opp
	Drawing I	10: 173-PMH-CON	-BIR-AS-DR-	AT-30	04-A
50	2. Contr 3. Discret	cted by Copyright, no reproduction actor is responsible for checking all pancies to be reported back to Arc be read in conjunction with written s	dimensions prior to construct hitect.	ion.) Ltd.





FRONT ELEVATION - Plots 38-41 & 47-50 Scale: 1:100

SIDE ELEVATION Plots - 38-41 & 4 Scale: 1:100



REAR ELEVATION - Plots 38-41 & 47-50



SIDE ELEVATION - Plots 38-41 & 47-50

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

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Rosemarkie Render type as follows: External Wall Render: 2Coat silicon render system. Please refer to 'External Finishes' Drawings for colour.

BANDING Render feature on critical elevations & main entrance door: 2Coat silicon render system . Please refer to 'External Finishes' Drawings for colour.

Roof Tiles to be MARLEY Interlocking tiles - ANTRACITE GREY.

Fascias - DARK GREY.

Mastic colours to be as follow: Windows / Doors (except from Front Door): WHITE. Entrance Door: GREY if banded; WHITE if not.

Please refer to S.E. detail pack 2616-H001 for structural information.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8001 & 8002 for External Windows & Doors Schedule.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8007 & 8008 for Precast Schedule.



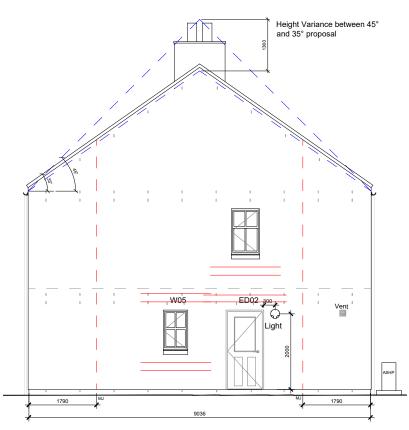
Area with carrier board on timber construction.

Red Dash line indicates bed joint reinforcement positions as per S.E. specifications Phase 2 - 35° Roof Pitch 23.08.21 38-41 & 47-50 in di AM 11.08.21 Drawn By Date Averon House | Alness | Ross-shire | IV17 0XU FOR CONSTRUCTION Greenside, Rosemarkie As Noted @ A3 Date: 20/11/20 Scale: Drawing Title: WILLOW - Elevations 8973-PMH-AFF-WIL-DR-AT-3004-B

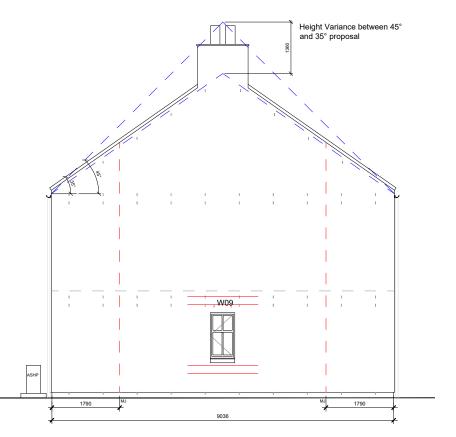
Height Variance between 45° and 35° proposal



FRONT ELEVATION - Plot 29 Scale: 1:100



SIDE ELEVATION - Plot 29 Scale: 1:100



SIDE ELEVATION - Plot 29 Scale: 1:100



REAR ELEVATION - Plot 29 Scale: 1:100

igured dimensions only are to be taken from this drawing. Il dimensions are to be checked on site before any work is put in and. IF IN DOUBT ASK.

Scale Bar

Rosemarkie Render type as follows:

External Wall Render: 2Coat silicon render system. Please refer to 'External Finishes' Drawings for colour. BANDING Render feature on critical elevations & main entrance door: 2Coat silicon render system . Please refer to 'External Finishes' Drawings for colour.

Roof Tiles to be MARLEY Interlocking tiles - ANTRACITE GREY.

Fascias - DARK GREY.

Mastic colours to be as follow: Windows / Doors (except from Front Door): WHITE. Entrance Door: GREY if banded; WHITE if not.

Please refer to S.E. detail pack 2616-H009 for structural information.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8001 & 8002 for External Windows & Doors Schedule.

Please refer to drawing No. 8973-PMH-CON-SD-DR-AT-8007 & 8008 for Precast Schedule.

> Red Dash line indicates bed joint reinforcement positions as per S.E. specifications

Phase 2 - 35° Roof Pitch Only reduced from 45° $\,$





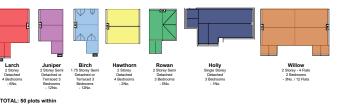
Phasing Plan

Scale 1:1250

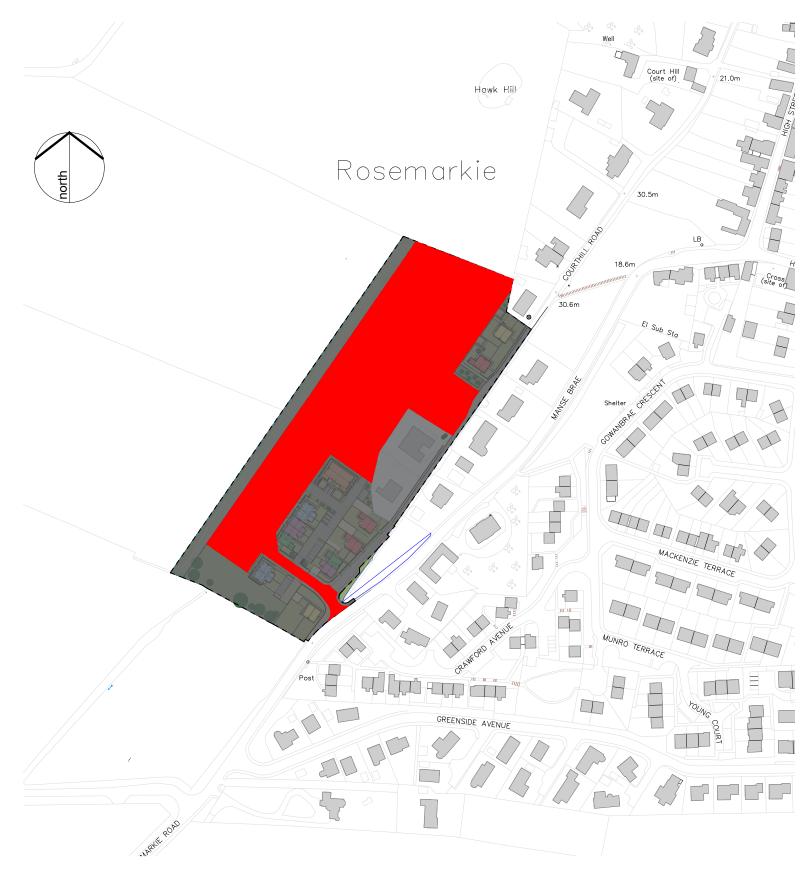
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MM 09.06.21 A Updated as per Planning's Comments Drawn By Date Rev Descrip nulles Averon House | Alness | Ross-shire | IV17 0XU Greenside, Rosemarkie PLANNING Drawn By: MM As Noted @ A3 Date: 05/03/21 Scale: Drawing Title: Phasing Plan 8973-PMH-PL-RSM-DR-AT-0003-A



- Planning Application Boundary Area approx. = 14719m2 -
 - Full Development Boundary Ref: 15/0303/FUL

Location Plan

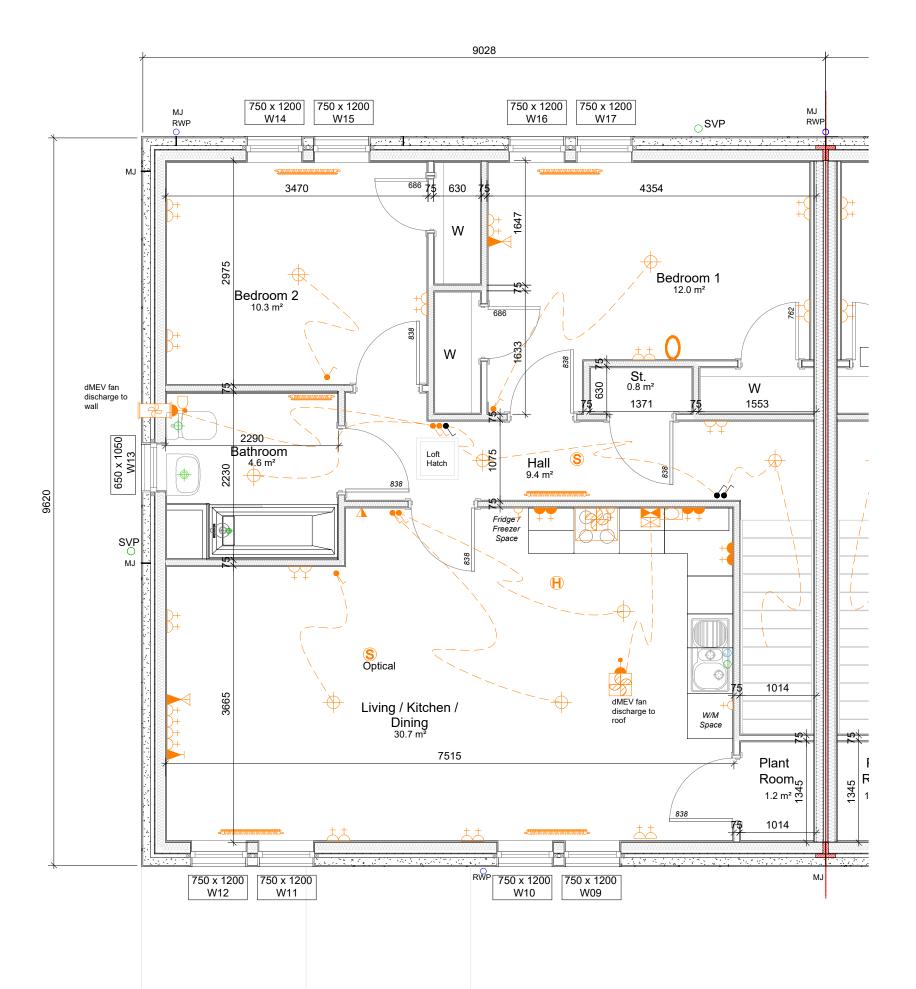
Scale 1:2500

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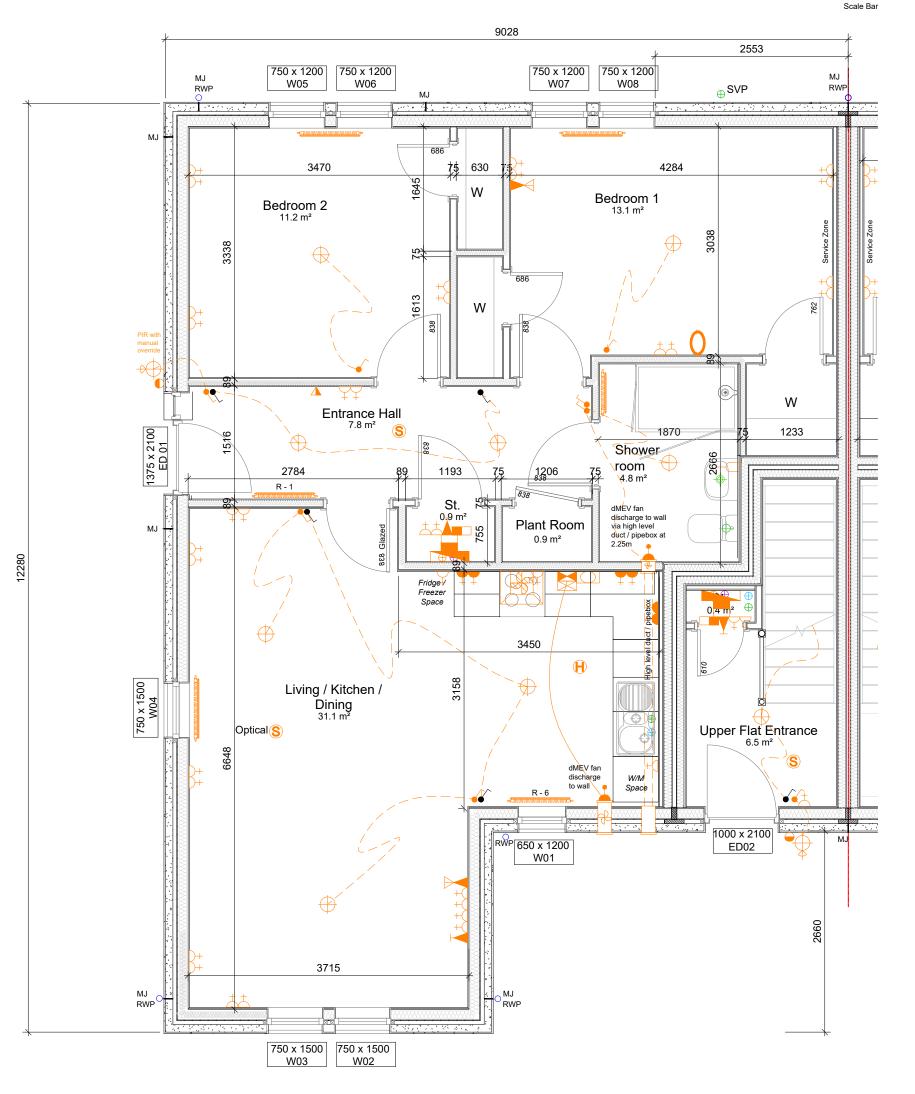
WILLOW FIRST FLOOR PLAN - AS - 76m²

Scale: 1:50

Rev	Description	Drawn By	Date
	Pat Munro Home		
,	Averon House Alness Ros		7 OXU
	eenside, Rosemarkie PLA		
Draw	n By: MM Checked By: HL	R	ev: -
Date	20/11/20 Scale: As Not	ted @ A3	
	^{ing Title:} /ILLOW - First Floor F	'lan	
	973-PMH-PL-WIL-AS-DR-A	T-1002	
2. C	: rotected by Copyright, no reproduction without permis Contractor is responsible for checking all dimensions pria iscrepancies to be reported back to Architect.		ess) Ltd.

Discrepancies to be reported back to Architect.
 Must be read in conjunction with written specification and engineers information



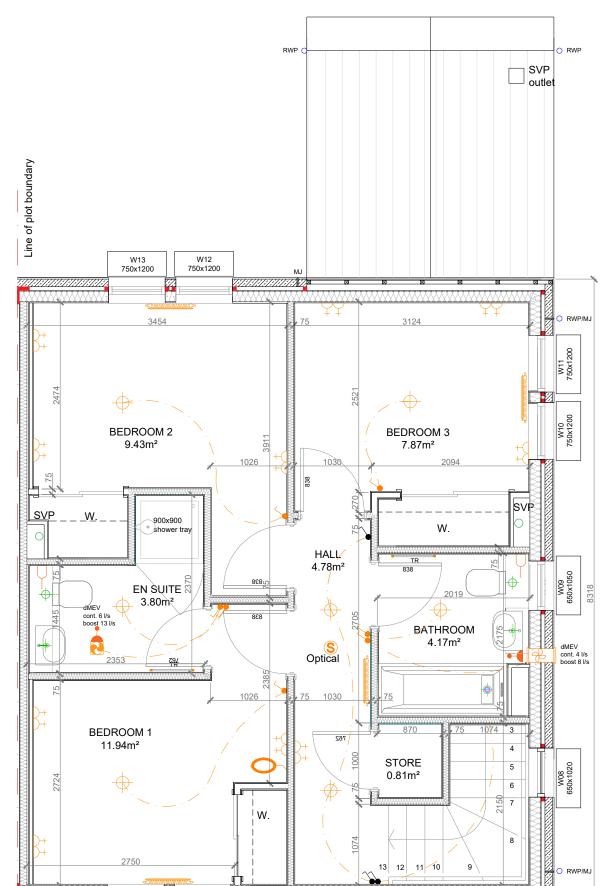


WILLOW **GROUND FLOOR PLAN - AS - 76m²**

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Gr	eenside, Ro	semarkie	PLANNI	NG	
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89	973-PMH-P	L-WIL-AS	-DR-AT-1(001	
2. C 3. D	s: Protected by Copyright, r Contractor is responsible Discrepancies to be repo Aust be read in conjunct	for checking all dim rted back to Archite	ensions prior to cons act.	truction.	ess) Ltd.

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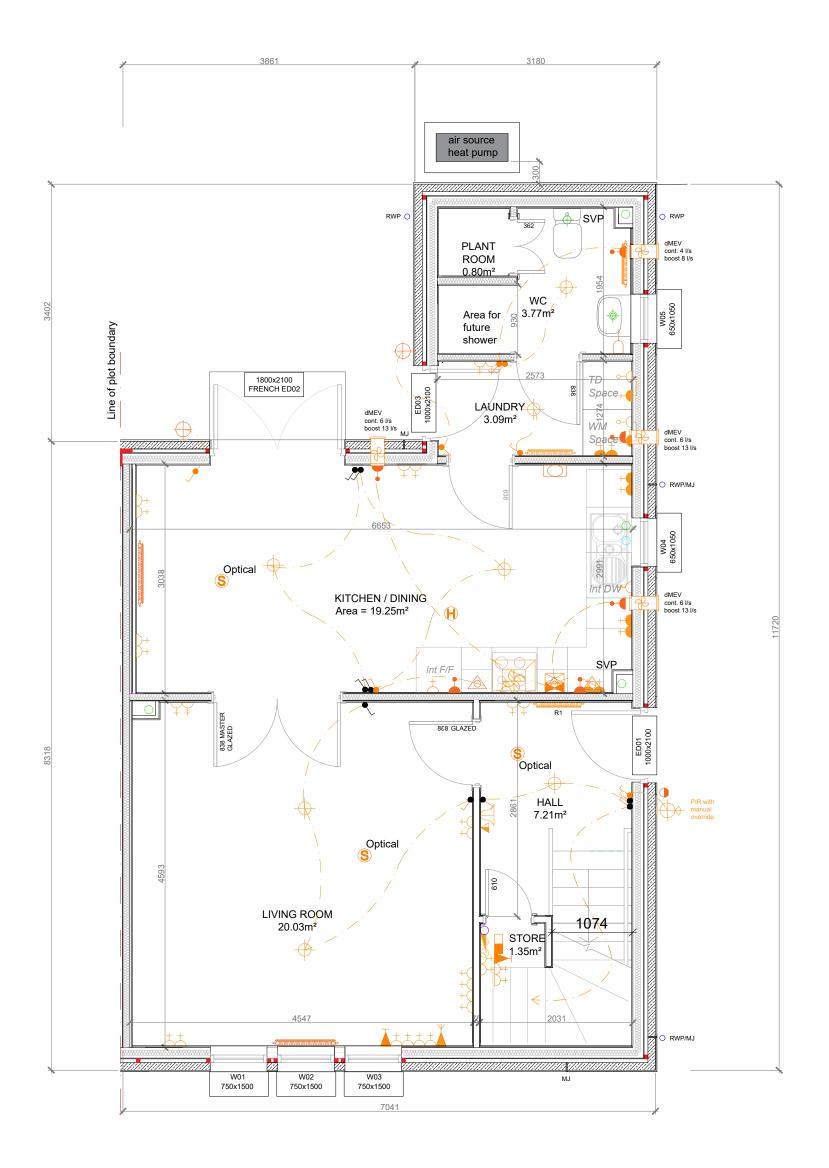
ROWAN SEMI FIRST FLOOR PLAN - 49.4m²

-			-	
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~	and the process of			
Gree	enside, Rosemark	ie PLANNII	NG	
Gree Drawn By:			Rev: .	
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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

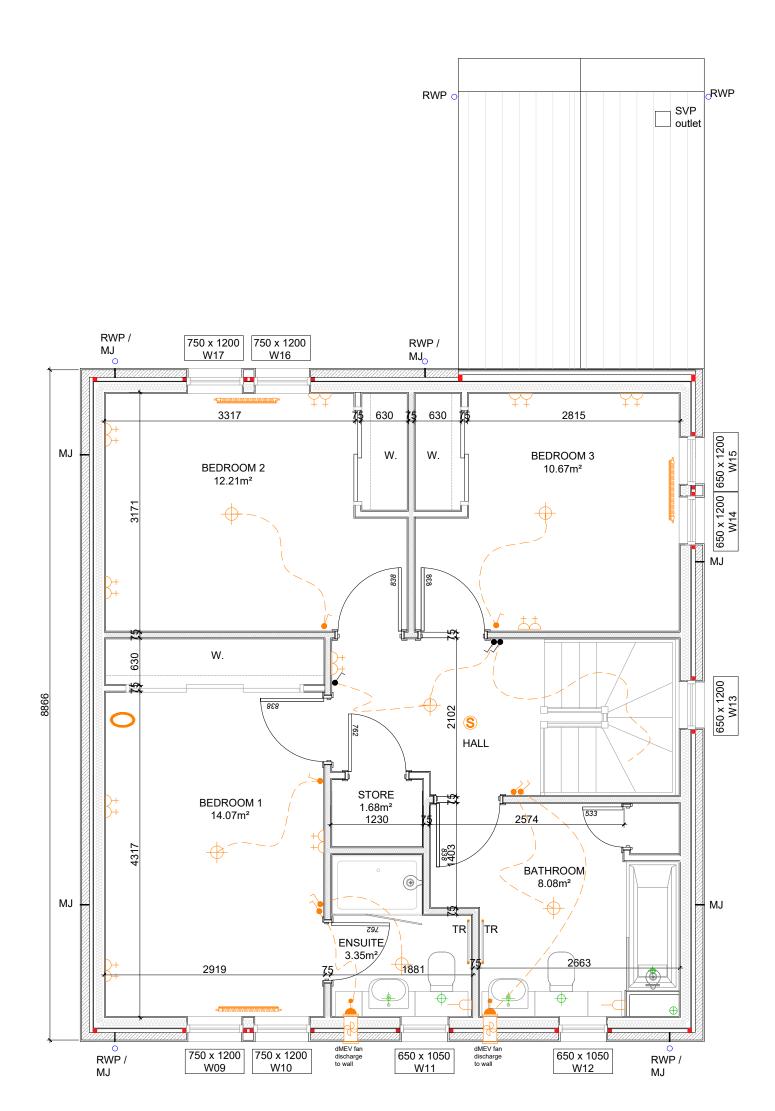
Scale Bar

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ROWAN SEMI GROUND FLOOR PLAN - 57.8m²



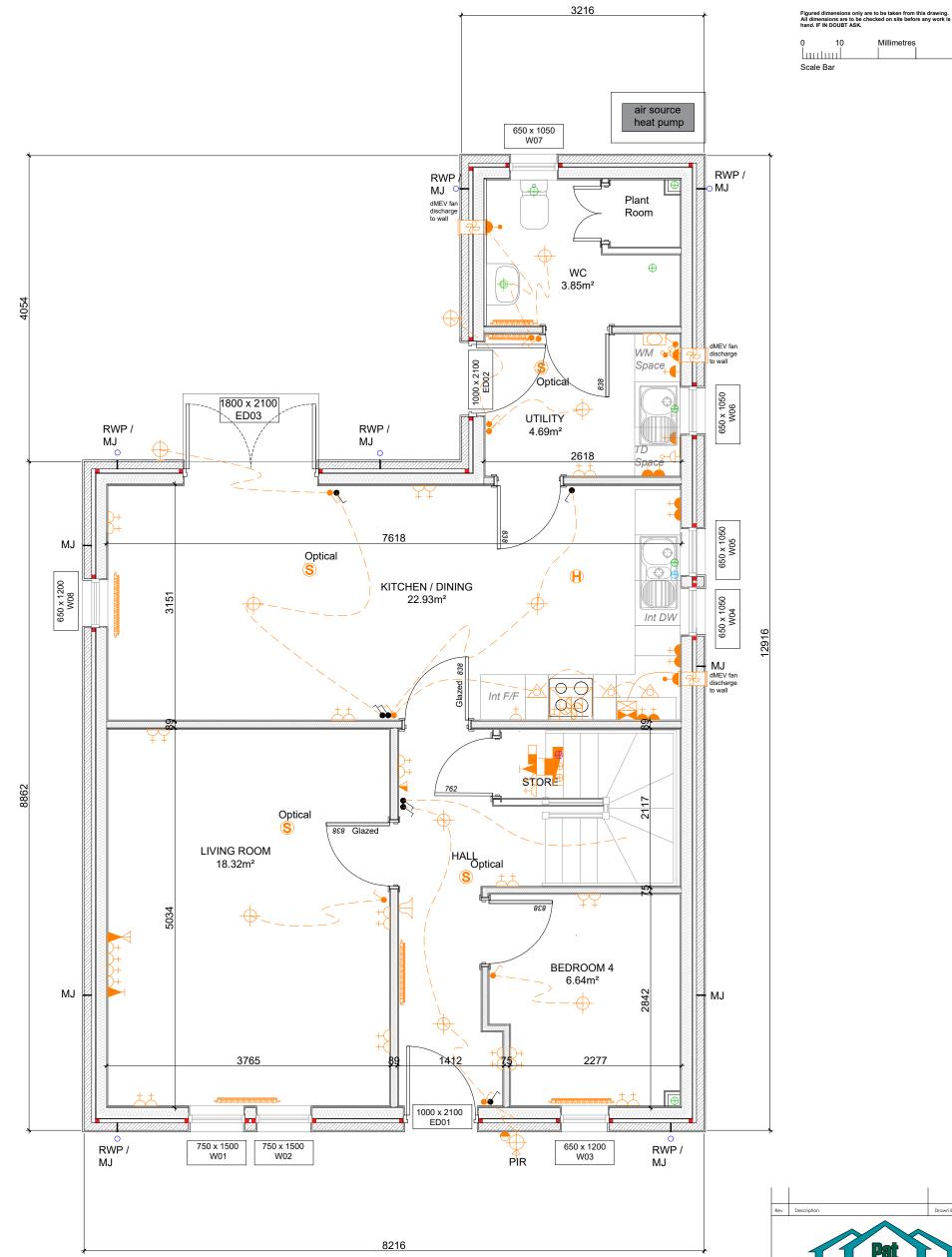


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LARCH FIRST FLOOR PLAN - 61m²





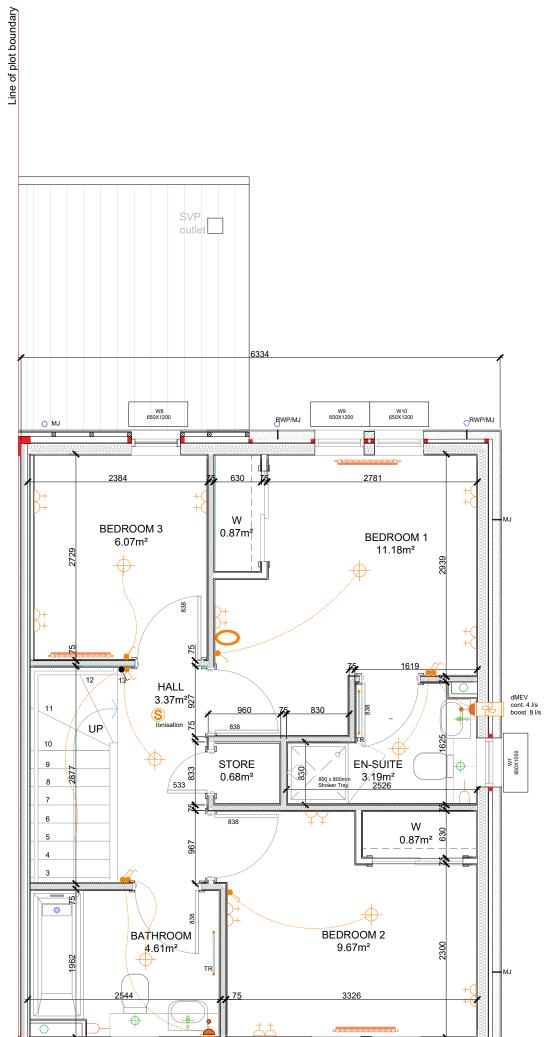
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LARCH **GROUND FLOOR PLAN - 71.2m²**

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	looment:	Project Status:	- 1		
	eenside, Rosemarkie	PLANNI	NG		
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Date	: 20/11/20 Scale: /	As Noted @	A3		
Drowing Title: LARCH - Ground Floor Plan Drowing No: 8973-PMH-PL-LAR -DR-AT-1001					
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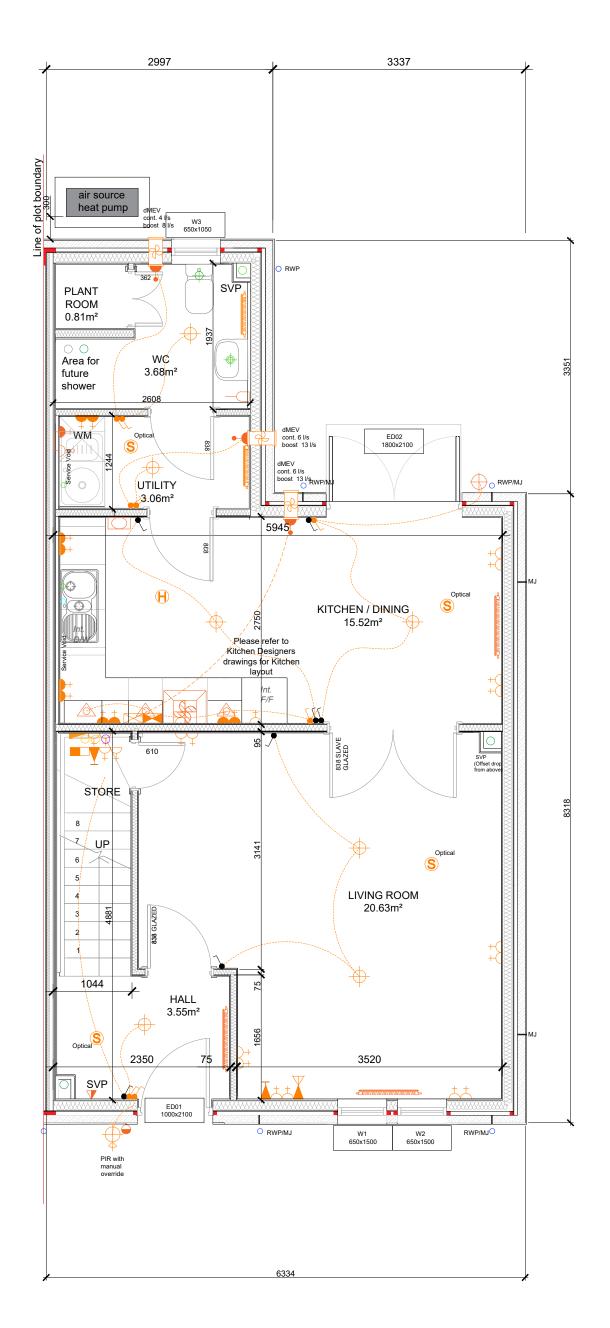




JUNIPER SEMI / TERRACED FIRST FLOOR PLAN

Total Floor Area: 44.08m² Scale: 1:50

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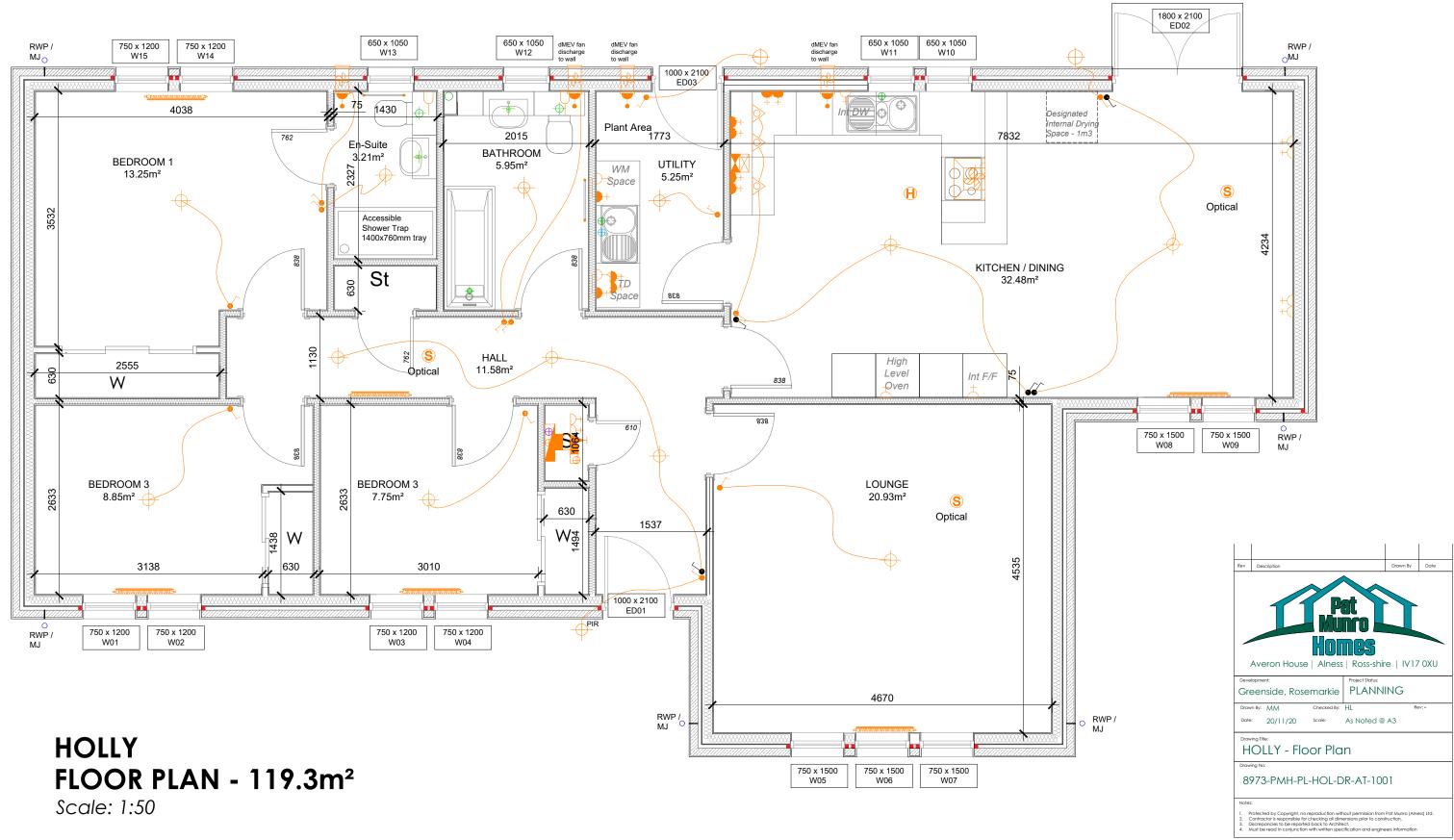
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JUNIPER SEMI / TERRACED GROUND FLOOR PLAN

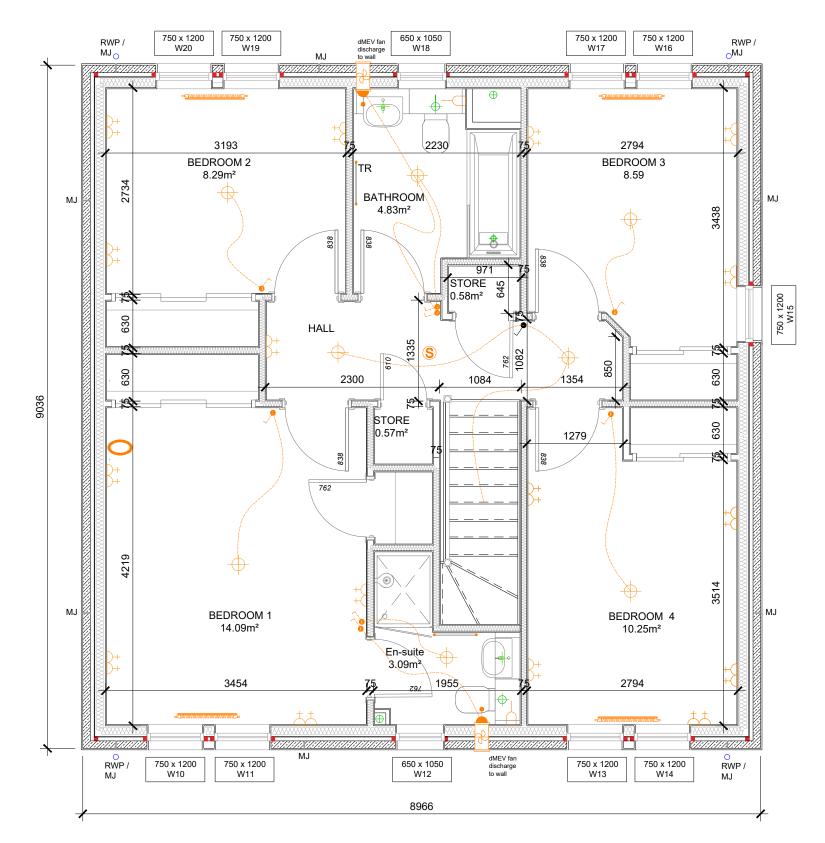
Total Floor Area: 52.16m² Scale: 1:50

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HAWTHORN FIRST FLOOR PLAN - 68.64m² Scale: 1:50 Copyright, Pat Munro (Alness), Ltd ©

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