

Agenda Item	6.4
Report No	PLN/023/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: Tuesday 7th March 2023
Report Title: 22/04488/FUL: Mr Danny Stasi
Former Shop, Wallace Street, Dornoch, IV25 3PE
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Change of use from shop to domestic accommodation and external alterations
Ward: 04 - East Sutherland And Edderton
Development category: Local
Reason referred to Committee: Community Council objection

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 The application seeks full planning permission for the change of use from a shop (Class 1) to a house (Class 9) at Wallace Street, Dornoch as well as associated external alterations. The existing single storey property runs from boundary to boundary along the street frontage and has an approximate footprint of 8m x 9.3m including a small lean-to extension situated to the rear. The property has a mono-pitched green profiled metal sheeted roof which measures a maximum height of 3.5m to the front, with a height of 1.8m found at the lowest point to the rear. Presently the shop frontage accommodates a brown roughcast exterior with an access door, fixed window and painted timber double garage doors. The south elevation of the property currently has a stone wall finish up until the point it meets the existing lean-to extension which then portrays a light roughcast wall finish that runs the entire rear elevation. Minimal fenestration is found throughout the property with a timber window found to the rear in addition to the aforementioned window along the shop frontage. The proposed alterations include: new stone facing veneer bonded to existing blockwork along the front elevation; new timber cladding section to front of the property which will also include new timber windows and a door, all to have a green opaque finish; new slate/timber canopy to the front of the property; installation of 3 new rooflights; a masonry paint finish on the current light roughcast walls to match the neighbouring Wallace House; erection of a 1.8m high stone wall along the rear northern site boundary; installation of a fenced open storage area; an extended rear paved patio area; and, a new hedge to the rear of the garden to provide privacy from the overlooking neighbouring Sunnybrae to the east of the site.
- 1.2 In terms of existing infrastructure, the site is immediately adjacent to the public Wallace Street with on-street parking available. There are no existing connections to the public fresh water supply or public foul drainage network within the property, and the site currently drains surface water to the combined public sewer.
- 1.3 Previous Pre-Application Advice was given regarding, the change of use from shop to house and erection of a self-contained unit, within the chosen site in 2019 under application reference 19/00582/PREAPP. Within this response it was advised that in terms of siting, there was formally a house on the site according to historic OS maps; in addition to its location within an established Settlement Development Area in a residential setting. The proposed conversion design was considered to be of a high quality, positively reflecting the former use whilst working well with the existing house. Concerns were raised regarding the siting of the self-contained unit and how it sits in relation to the surrounding development, particularly as the garden ground sits higher than the existing building. The response also stated that there is existing on-street parking offered on Wallace Street to the west of the existing building, and as the proposed use was less intensive, this arrangement would be considered to be acceptable. In terms of its siting within a conservation area it was deemed that any similar proposal may affect the siting of listed buildings.
- 1.5 The application is supported by a Supporting Statement and Site Investigation Report.
- 1.6 Variations: None.

2. SITE DESCRIPTION

- 2.1 The site sits to the east side of Wallace Street, which is to the north side of Dornoch Square, and is located within the Dornoch Conservation Area and Dornoch Settlement Development Area. The surrounding land use is a mix of mainly residential properties, however, there is also some nearby commercial properties, all of which demonstrate a strong traditional character. The boundary of the defined town centre runs along Station Road further to the west and along Argyle Street to the south of Wallace Street. The nearest Listed Building to the site is St Michael's which is category B listed and is situated further to the north of the proposed development along Station Road.

3. PLANNING HISTORY

- | | | | | |
|-----|------------|----------------|--|--------------------|
| 3.1 | 29.05.2002 | 02/00116/FULSU | Installation of Oil heating boiler unit and Oil heating storage tank. Provide new access door to rear of existing garage | PERMISSION GRANTED |
| 3.2 | 29.03.2017 | 17/00259/FUL | Demolition of the existing shop & erection of a new house | PERMISSION GRANTED |
| 3.3 | 29.03.2017 | 17/00260/CON | Complete Demolition in a Conservation Area | PERMISSION GRANTED |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Affect on a Conservation Area

Date Advertised: 04.11.2022

Representation deadline: 25.11.2022

Timeous representations: 0

Late representations: 0

5. CONSULTATIONS

- 5.1 **Dornoch Area Community Council** object to the application on the following grounds;

1. **Loss of valuable commercial/retail space.** There is currently a shortage of office/retail space in Dornoch, as evidenced by the fact the recently opened nearby Dornoch Hub is currently full and there are no shop units currently vacant. This property has been used for retail/commercial use for many years and its loss would be a further blow to the space available in the town centre at the very time that we are engaged with agencies trying to increase the provision in Dornoch. Agreeing to change of use would also be contrary to the Highland Council's own Town Centre Plan for Dornoch, which states 'Safeguard[ing] existing retail units from conversion to other uses due to the low vacancy rate in the town centre area' as one of its aims.

2. **Lack of parking provision.** There is no provision shown for parking for this property were change of use to be agreed, and in the view of the DACC members the width of Wallace Street is not suitable for long-term 'on-street' car parking.

- 5.2 **Historic Environment Team – Conservation** no objection to the principle or design of the proposed conversion, which appears to be well-considered in its conservation-approach and detailing/materials.
- 5.3 **Contaminated Land** no objection following the upload of additional information. Records indicate the site was formerly used as Dornoch Tool Hire, and this may have included servicing, maintaining, and repairing motorised garden equipment. The maintenance of vehicles or equipment containing oils/fuels could have resulted in land contamination, depending on the operation and waste disposal practices onsite. Initially advised the applicant to provide an assessment of potential contamination issues and site history information concerning the past use of the site. If not satisfied with forthcoming information, requested a standard condition is attached to deal with potential contamination on site. Following the upload of a site investigation report concerning potential land contamination, there was no evidence of contaminants at concentrations considered a risk to human health in any of the samples. Therefore, given the findings of the preliminary investigation, and the description of the former use of the site, it is considered that the risk of potential contamination has been satisfactorily characterised, and further information is not required.
- 5.4 **Scottish Water** no objection stated that there is sufficient capacity for the proposed development to connect onto the public fresh water supply from Londornoch Water Treatment Works and the public foul drainage network from Dornoch Waste Water Treatment Works.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **National Planning Framework 4** (adopted February 13th 2023)

- 1 – Tackling the climate and nature crises
- 3 – Biodiversity
- 7 – Historic assets and places
- 9 – Brownfield, vacant and derelict land and empty buildings
- 12 – Zero waste
- 13 – Sustainable transport
- 14 – Design, quality and place
- 15 – Local Living and 20 minute neighbourhoods
- 22 – Flood risk and water management

6.2 **Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions

- 34 - Settlement Development Areas
- 42 – Previously Used Land
- 57 - Natural, Built and Cultural Heritage
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.3 Caithness and Sutherland Local Development Plan 2018

Dornoch Settlement Development Area & Dornoch Conservation Area

6.4 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
Developer Contributions (March 2018)
Highland Historic Environment Strategy (Jan 2013)
Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

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) Change of Use
- c) Natural, Built & Cultural Heritage
- d) Access and Parking
- e) Drainage
- f) Impact on infrastructure and services and proposed mitigation (developer contributions)
- g) Any other material considerations

Development plan/other planning policy

- 8.4 Given the application site is located within the Dornoch Settlement Development and Dornoch Conservation Area the proposal requires to be primarily assessed against Policy 15 and Policy 7 of the newly adopted National Planning Framework 4. Policy 15 states development proposals will contribute to local living, and to establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to sustainable modes of transport, employment, shopping, healthcare premises as well as educational and recreational facilities. Policy 7 states development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Given the proposed development entails the change of use of a currently vacant shop to domestic accommodation, Policy 9 - Brownfield, vacant and derelict land and empty buildings, also carries due weight within any planning assessment. This policy states that development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Policy 13 – Sustainable transport is also relevant to this application given no car parking is provided within the curtilage of the property, with only on-street parking available. This policy states that development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people. All development proposals are required to be assessed against Policy 3 – Biodiversity, which states that proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance, with such measures proportionate to the nature and scale of development. Other pertinent policy considerations from the NPF4 include policies: 1 – Tackling the climate and nature crises; 12 – Zero Waste, 14 – Design, quality and place; and, 22 – Flood risk and water management.
- 8.5 The site is located within the Dornoch Settlement Development Area however it is outwith any allocated site, including the defined town centre boundary. Therefore, the proposal requires to be assessed against Policy 34 – Settlement Development Areas of the Highland-wide Local Development Plan. This policy states that the council supports development within the SDA providing the proposal satisfies the Design for Sustainability requirements of Policy 28 and all other relevant policies of the plan. Proposals will also be judged in terms of their compatibility with the existing pattern of development, the surrounding landscape and local character, adjacent land uses, and; the effect on natural, built and cultural heritage.
- 8.6 Due to the applications location within the Dornoch Conservation Area and inclusion of exterior alterations, Policy 57 – Natural, Built & Cultural Heritage of the HwLDP requires to be taken into consideration within any planning assessment. This policy states that for features of local/regional importance, developments will be allowed if they demonstrate that there will be no unacceptable impact on the natural environment and amenity of heritage resource as a result of the proposal. Other pertinent policy considerations from the HwLDP include policies: 42 – Previously Used Land; 65 - Waste Water Treatment; and, 66 - Surface Water Drainage.
- 8.7 The concerns of the Community Council are noted; indeed the council has a presumption in favour of retaining commercial/retail premises through Policy 1: Town Centre First of the CaSPlan and within the dedicated Dornoch section of the councils

Caithness and Sutherland Town Centre Strategy Supplementary Guidance. However, the site lies outwith the defined town centre of Dornoch thus the proposal must primarily be considered against Policy 34 of the HwLDP rather than Policy 1.

Change of Use

- 8.8 A change of use to residential will be compatible with surrounding land uses. The neighbouring Wallace House, situated immediately to the north of the development, as well as the 3 existing properties situated on the opposite side of Wallace Street which the proposal faces onto, are all residential properties. Additionally, the two streets at either end of Wallace Street; School Brae and Argyle Street, predominantly consist of residential properties located immediately of the public road. Nevertheless, there is also some existing commercial properties within proximity of the application site. It is considered that the proposal would result in a lower impact on residential amenity when compared to the current use of the property as a commercial unit. Small residential accommodation in comparison to commercial use would result in lower levels of footfall, traffic, noise and intrusiveness to neighbours. Due to the single storey design, minimal fenestration and no increase in property footprint, the proposal will not result in any invasion of privacy, increased noise or blocking of daylight issues with neighbouring properties. There will be no detrimental impact on residential amenity and the proposed hedge to the rear will prevent overlooking from the neighbouring Sunnybrae to the east, without adversely affecting neighbouring lighting provision. Furthermore, the proposal does not conflict with any of the place making priorities for the Dornoch SDA.
- 8.9 The property was formerly used as an annex paint and tool shop. In 2017, consent was granted for the demolition of the shop and erection of a new house, establishing the principle for the site to be converted from former commercial use to a residential use. Consequently, it is considered that the change of use to domestic accommodation will be in-keeping with the residential character surrounding the site and the locale, and will not pose any detrimental impact on the existing pattern of development or sense of place. The proposal will contribute to local living and by cohering to the existing settlement pattern with suitable connectivity to nearby services the application is considered to be in accordance with Policies 15 and 9 of the NPF4 and Policy 34 of the HwLDP. However, the proposed alterations need to be considered against Policy 7 of the NPF4 and Policy 57 of the HwLDP as detailed in Section 8.11 of the report.
- 8.10 As noted in paragraph 8.7, the site's position outwith the defined Town Centre boundary means that in policy terms there is no requirement for the premises to be safeguarded for commercial purposes. The Planning Authority appreciate and acknowledge the limited availability of existing buildings for such purposes within the town as highlighted by the Community Council however the policy assessment must be considered solely in terms of Policies 7 and 15 of the NPF4, and Policies 34 and 57 of the HwLDP. It is further noted that the Caithness and Sutherland Local Development Plan does allocate extensive land for business purposes within the Dornoch Business Park and a recent planning permission was issued for the erection of two business units within this location.

Natural, Built and Cultural Heritage

- 8.11 The proposed conversion is considered to be sympathetic to the conservation area and the historic setting of the building through the use of high-quality traditional materials. In particular the new stone facing veneer along the front of the property, as well as the new timber cladding section with a replacement timber window and door will help to rejuvenate the front elevation of the property. A condition should be attached to ensure no development commences until full details of the new stone facing veneer, have been submitted to and approved in writing by the Planning Authority, to ensure this material finish respects its location within the Dornoch Conservation Area. In addition, a further condition should also be included to any consent granted which secures a slate roof finish to the the new timber canopy in order for the development to maintain its compatibility with the surrounding local context. The adoption of a masonry paint finish to the property's rear will allow the proposed residential accommodation to cohere with the exterior of the neighbouring Wallace House in which it is attached too. The adoption of a stone wall along the rear northern site boundary will be symmetrical to the existing stone wall on the opposite side of the garden along the south site boundary, helping to contain the site. Consequently, the proposal will not have any adverse impact on natural, built or cultural heritage features and by not disregarding the conservation area, as echoed by the councils Historic Environment Team, thus the proposal is in accordance with Policy 7 of the NPF4 and Policy 57 of the HwLDP.
- 8.12 With regards to Policy 3 – Biodiversity of the NPF4, the application relates to the change of use of an existing shop to domestic accommodation and therefore does not result in the loss of any biodiversity. There is limited scope to enhance biodiversity within the application site, however, the continued incorporation of a rear grassed garden as well as the introduction of a new boundary wall and hedge to the rear of the property will help to create opportunities to support biodiversity by providing food, shelter, nesting and safe corridor locations. Therefore, by including measures that will conserve, restore and enhance biodiversity the proposal is in accordance with Policy 3 of the NPF4.

Access and Parking

- 8.13 A change of use to residential requires that access and parking arrangements are provided in line with the Council's Access to Single Houses and Small Housing Developments Supplementary Guidance which normally requires the provision of 2 parking spaces for a 1- to 3-bedroom house. Due to the site's constrained size, it is not possible to accommodate any private parking spaces and vehicle turning provision within the curtilage of the property however there is on street parking available with no restrictions on usage. The current permitted use of the property as a shop is likely to generate more traffic accessing the site and utilising the on-street parking available in comparison to vehicular movements experienced if the property were to be utilised for residential accommodation. The proposed change of use to residential accommodation is therefore considered to de-intensify the use of the property and traffic levels associated to the site. In addition, the site is located on a minor street where on-street parking is available and there are no known parking difficulties as well as being within active travel distance to local services. Policy 13 – Sustainable transport of the NPF4 states that proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes. Therefore, although the concerns of the

Community council are acknowledged, it is considered that the existing parking provision and access arrangements can support the proposed change of use to residential.

Drainage

- 8.14 The building is currently not serviced by the public fresh water supply or public foul drainage network; however, Scottish Water have confirmed that there is sufficient capacity available for the proposed development to connect onto both services. In terms of surface water drainage, the property currently drains surface water via the combined public sewer. With no alteration to this existing surface water drainage arrangement proposed and given the proposal relates to a change of use, it is not considered that the proposed development will generate an increase in surface water drainage requirements. Therefore, the extant arrangements are considered acceptable.

Developer Contributions

- 8.15 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements. As there are no capacity constraints at either Dornoch Primary School or Dornoch Academy, no developer contributions would be required in accordance with Policy 31.

Other material considerations

- 8.16 There are no other material considerations.

9. CONCLUSION

- 9.1 The proposal can be considered compatible with existing land uses, development pattern, and landscape character and does not affect any natural, built and cultural heritage features including the Conservation Area. Furthermore, a change of use to residential does not conflict with any of the placemaking priorities for the Dornoch SDA and the site can be adequately serviced. Although the concerns of the Community Council are understood, the proposal is located outwith the defined Dornoch Town Centre boundary, and the proposed change to residential is considered to de-intensify the use and traffic levels associated to the site. The availability of on-street parking and ability for the property to be served by sustainable modes of transport further ensures the application complies with the relevant policy considerations from the NPF4 and HwLDP, and therefore the change of use can be supported.
- 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 N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. 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.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development or work shall commence until full details of the new stone facing veneer (including samples where necessary) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

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

3. The roof of the new timber canopy shall be finished in slate.

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

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.

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: <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 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>

Signature:

Designation: Area Planning Manager – North

Author: Liam Burnside

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

Relevant Plans:

Plan 1 - 22-009 Location Plan

Plan 2 - 22-009-PLC General Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

² Indicate whether or not 1 bed houses/flats are exempt

³ Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

⁴ As above

⁵ Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

Transport									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

*1 Adjust total to take account of flat exemptions

*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

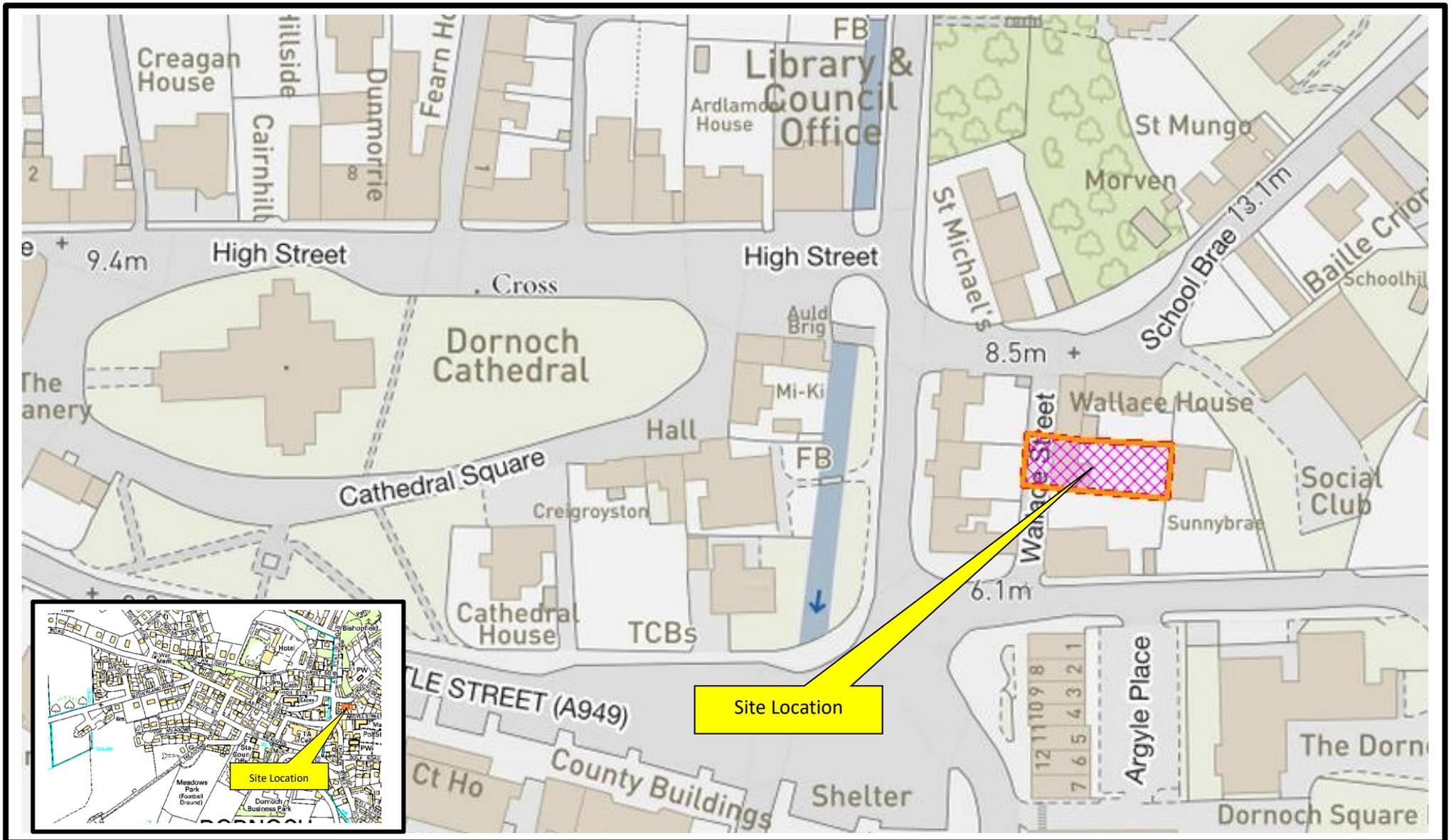
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

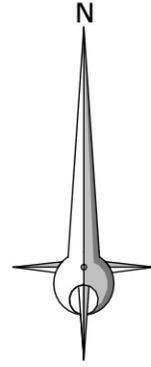
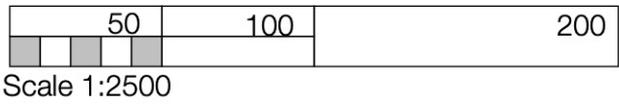
*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*5 Clawback – 15 years for Major development; 20 years for Local development

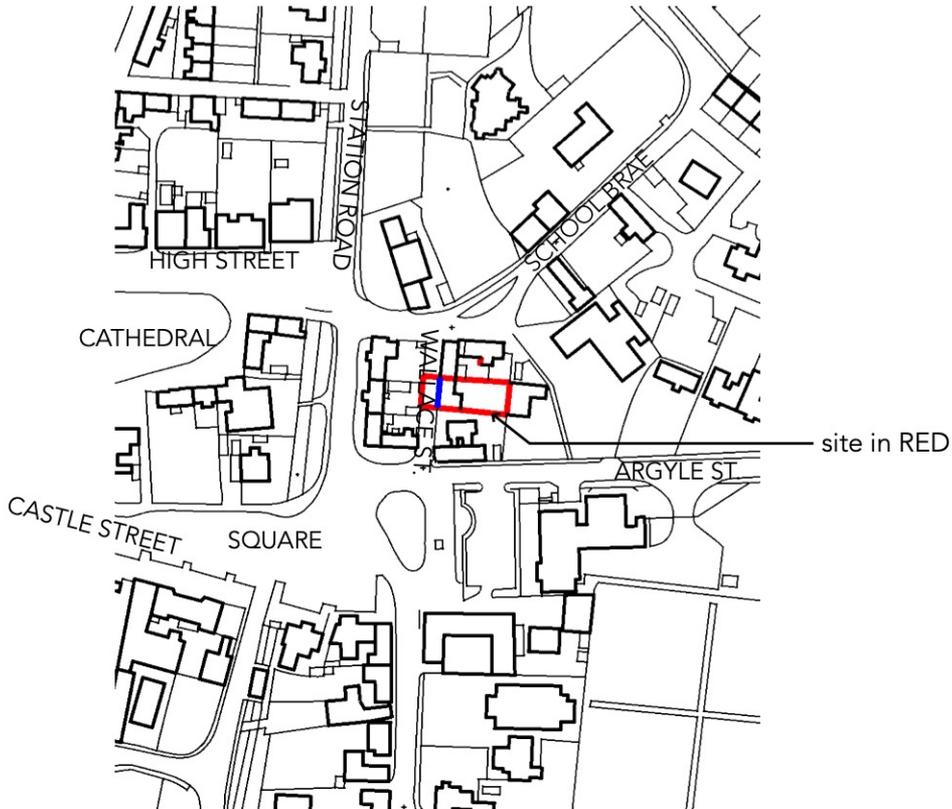
Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details





↑
TO EMBO

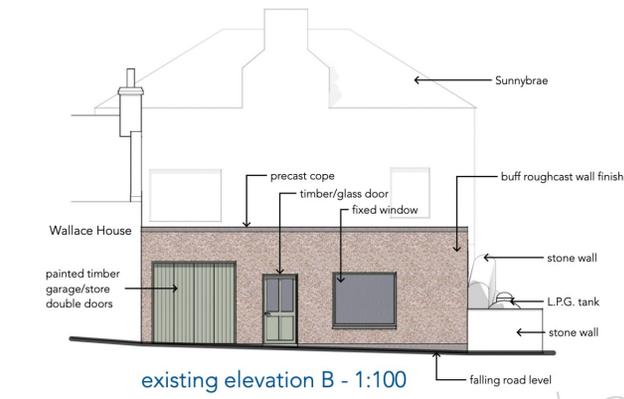


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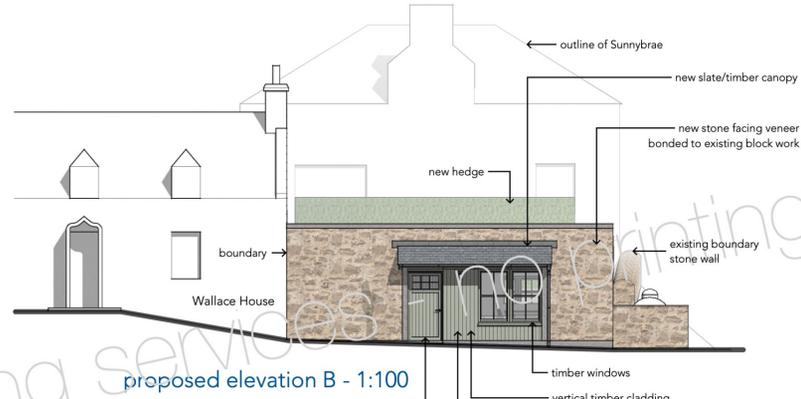
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 email : info@sutherlanddrawingservices.com
 web : www.sutherlanddrawingservices.com

22-009 - Shop conversion Wallace Street Dornoch IV25 3PE -
 location plan
 Date : 01 Oct 2022

22-009 - Shop conversion Wallace Street Dornoch IV25 3PE -



existing elevation B - 1:100



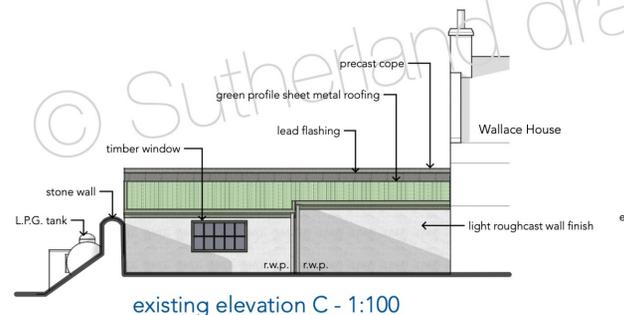
proposed elevation B - 1:100



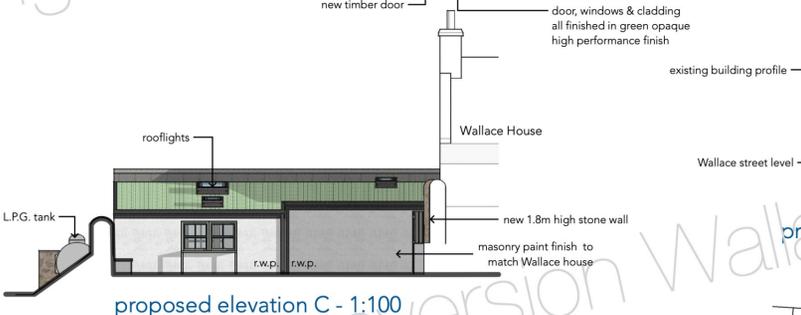
proposed street perspective



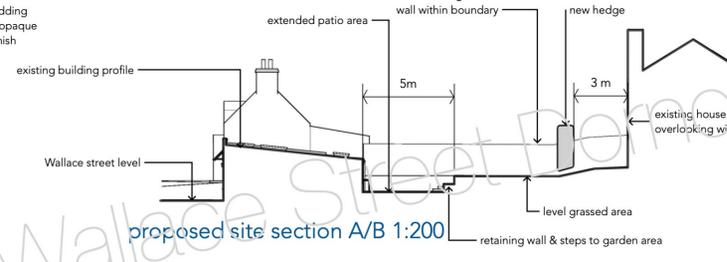
rear garden perspective (from hedge)



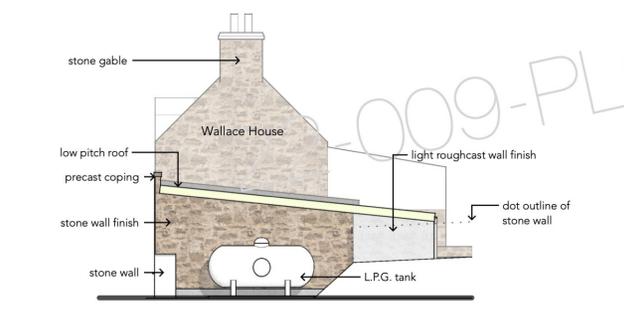
existing elevation C - 1:100



proposed elevation C - 1:100



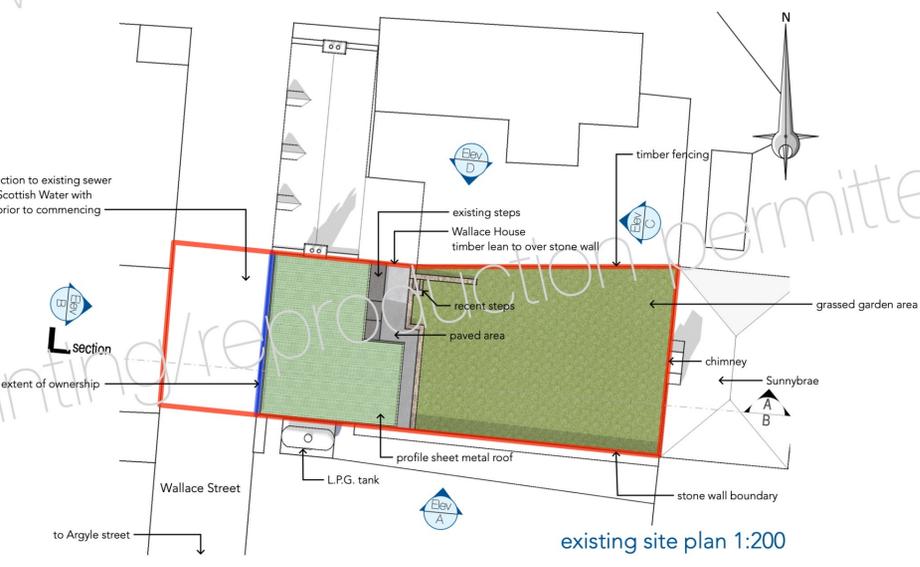
proposed site section A/B 1:200



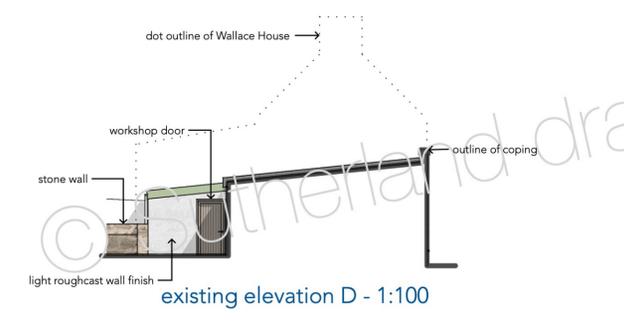
existing elevation A - 1:100



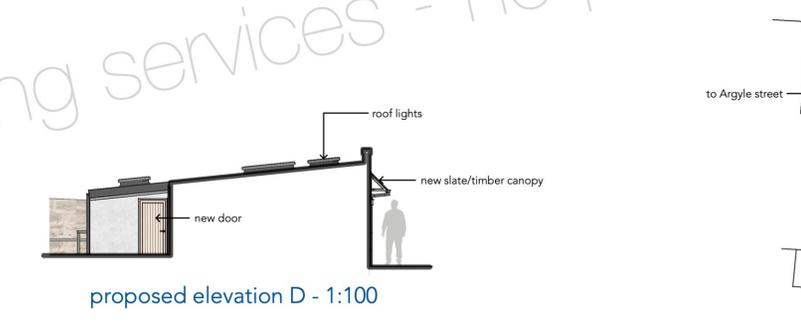
proposed elevation A - 1:100



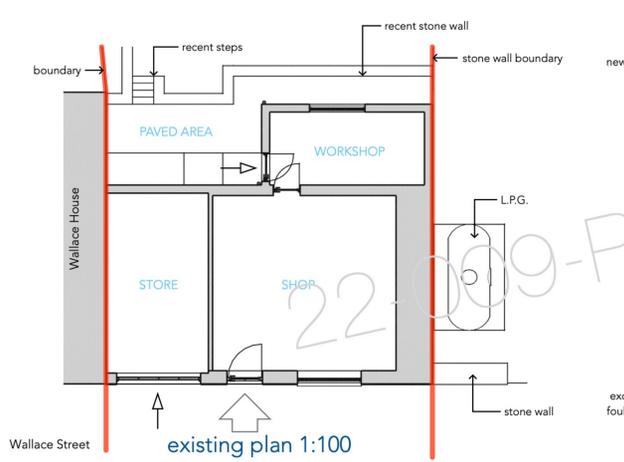
existing site plan 1:200



existing elevation D - 1:100



proposed elevation D - 1:100



existing plan 1:100



proposed plan 1:100



proposed site plan 1:200

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Project:
22-009-PLC - Shop conversion Wallace Street
Dornoch IV25 3PE

Drawing: General plan

Sheet: A1 / PL 1 Date: 15 Oct 2022