

Agenda Item	<b>6.1</b>
Report No	<b>PLS-61-23</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 22 November 2023  
**Report Title:** 23/02786/FUL: Patterdale Property Ltd  
Plot 3 to Rear of Former Filling Station, Onich, Fort William, PH33 6RY  
**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Erection of house (amended proposal ref 21/05525/FUL - relocated footprint of house)  
**Ward:** 21 – Fort William and Ardnamurchan

**Development category:** Local

**Reason referred to Committee:** Application has received 5 or more objections.

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

### Recommendation

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

## **1. PROPOSED DEVELOPMENT**

- 1.1 This proposal for planning permission is for the erection of a 3 bedroom, single detached dwelling. Planning permission for a house on this site was granted on 05 May 2022 and this new application seeks to move the footprint of the house some 6 metres to the east of the consented location. The Finished Floor Level (FFL) of the proposed dwelling is now proposed at 12 metres Above Ordnance Data (AOD), an increase of 1 metre in height from the previous permission.
- 1.2 The site is one of three house sites which has previously benefitted from full planning permission for the erection of a 4 bedroom detached villa set over 1¾ storeys. Revised house designs were submitted and granted planning permission in 2022 which reduced the footprint of the houses significantly and resulted in a more modest scheme. A shared access arrangement to the A82 has been granted under the extant permission to serve the house sites.
- 1.3 Pre Application Consultation: None. An application was made for a non-material variation to the approved scheme. The applicant/agent were advised that a revised application was required.
- 1.4 Supporting Information: Supporting Statement; Site sections; Comparable elevations of proposed house to consented villa (16/03029/FUL)
- 1.5 Variations: The finished floor level of the proposed house reduced by 1m since submission (from 13m AOD to 12m AOD)

## **2. SITE DESCRIPTION**

- 2.1 This site is the eastern most plot of the three house sites at the former garage site. The second plot to the west has recently been completed. This is a brownfield site which formed part of a former garage site which extends from the western side of Nether Lochaber Parish Church, north-eastwards, to the rear of the church hall and former manse in Onich. The wider site had been cleared of the garage and comprised a re-profiled, generally level, open area of land, backing on to rising wooded ground (Onich to North Ballachulish Woods and Shore Site of Special Scientific Interest and Onich to North Ballachulish Woods Special Area of Conservation). A house has recently been erected on plot 2 which adjoins to the west. Ground reprofiling works have been undertaken at this site with an elevated, level platform formed at the house site and access set out to the west side of the house.
- 2.2 The previously approved site layout plan included a 12.7m set back from the shared boundary with the Old Manse. The revised proposals show a slightly increased set back (13.7m) from the Old Manse garden boundary. The revised house position would be situated 6.9m from the shared boundary with the house built at plot 2. Originally 5.1m separation was proposed, but it is noted that the site boundary itself has changed from the original proposal. Access from the A82 is taken through the former filling station site which serves the church to the east side, Garage House to the north and Camus House to the west. This revised proposal seeks an amendment to the access layout, with the access spur now proposed to the west

side of the house (between plots 2 and 3), rather than to the east as previously approved.

### **3. PLANNING HISTORY**

3.1	21.04.2008	05/00391/OUTLO: Erection of house and associated car park (outline)	Outline Planning Permission Granted
3.2	30.03.2011	11/00330/PIP: Erection of house and associated car park (renewal of 05/00391/OUTLO)	Planning Permission in Principle Granted
3.3	06.02.2015	14/01337/PIP: Erection of house (renewal of 11/00330/PIP) including alteration to approved access arrangement	Planning Permission in Principle Granted
3.4	27.04.2015	14/03785/FUL: Erection of 12 no. dwellings	Application Withdrawn
3.5	20.08.2015	15/02593/FUL: 12 no. houses (3 no. blocks of 4 no. houses)	Application Withdrawn
3.6	10.10.2017	16/03029/FUL: Erection of house, formation of vehicular access	Planning Permission Granted
3.7	05.05.2022	21/05525/FUL: Erection of house	Planning Permission Granted

### **4. PUBLIC PARTICIPATION**

4.1 Advertised: Unknown Neighbour

Date Advertised: 22.06.2023

Representation deadline: 06.07.2023

Timeous representations: 8 (7 households)

Late representations: 1

4.2 Material considerations raised are summarised as follows:

- a) The proposed additional height and re-position of the development is not suitably scaled and will have an adverse impact on the character of the village and neighbouring properties.
- b) The proposed height increase will lead to a loss of privacy to the neighbouring house to the south (Old Manse).

- c) The applicant has already commenced work, contrary to the conditions set in the existing consent (21/05525/FUL) which requires the submission of details of a cellular system for protecting neighbouring trees which are a regular habitat of red squirrels and other protected species.
- d) The proposals will have an adverse impact on the landscape.
- e) Previous planning permission conditioned FFL to 11.00AOD In order to integrate development into the landscape setting and to safeguard the scenic quality of the National Scenic Area.
- f) Adverse impact on setting of Category C Listed Buildings (Old Manse and Garden Wall).
- g) Proposal is contrary to development plan policy
- h) Concerns raised regarding neighbour notification procedure.
- i) Various concerns raised regarding the format of plans and information submitted, relative to HOPS Validation Guidance Note.
- j) The description on the application form is misleading as there is no reference to the development's proposed increase in height and should be rectified.
- k) The proposal lacks supporting information to accord with Policy 1, 2 and 3 of NPF4
- l) The proposed layout makes no provision for enhanced blue or green infrastructure contrary to policy 20a and 20b of NPF4.

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](http://www.wam.highland.gov.uk/wam).

## **5. CONSULTATIONS**

5.1 None

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 National Planning Framework 4 (2023)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 7 - Historic Assets and Places

Policy 13 - Sustainable Transport

Policy 14 - Design, Quality and Place

Policy 17 - Rural Homes

Policy 23 – Health and Safety

Policy 22 – Flood risk and water management

Policy 29 - Rural Development

### **6.2 Highland Wide Local Development Plan 2012**

28 - Sustainable Design

29 - Design Quality and Place-making

30 - Physical Constraints

- 36 - Development in the Wider Countryside
- 42 - Previously Used Land
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

**6.3 West Highland and Islands Local Development Plan 2019**

No specific policies apply

**6.4 Highland Council Supplementary Planning Policy Guidance**

- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Rural Housing (2021)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

**7. OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 None

**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) Site history, compliance with the development plan and other planning policy
- b) siting and design
- c) access, parking and services
- d) natural, built and cultural heritage designations and protected species
- e) trees
- f) other material considerations

## **Development plan/other planning policy**

- 8.4 Residential development at this site has been long established; this application seeks to revise the house siting and to increase the FFL of the existing consent (21/05525/FUL) from 11m AOD (above Ordnance Datum) to 12m AOD (current application originally sought 13m AOD but has been reduced to 12m AOD during the course of the application). A change to the line of the access spur is proposed. Moving from the west side of the site to the east side of the house, between the existing house on plot 2 and the proposed house. Servicing and car park arrangements proposed remain as approved under the existing detailed planning consent.
- 8.5 In terms of NPF4, the site lies within the Accessible Rural area where proposals for new homes are supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development and would either be on a site allocated for housing within the Local Development Plan or would meet certain criteria, including the reuse of a brownfield site. Development proposals for new homes in rural areas must consider how the development would contribute towards local living and take account of local housing needs.
- 8.6 The application site forms part of the settlement at Onich and close to existing residential development on an area of brownfield land associated with a former garage. Policy 36 of Highland-wide Local Development applies, as Onich is not an identified settlement for the purposes of the WestPlan. Subject to compliance with these criteria the revised application would accord with the Development Plan.

## **Siting and Design**

- 8.7 Since the grant of planning permission in May 2022, the site has been cleared of vegetation and re-profiled. This has consequently raised the levels of the site. The proposed repositioning of the house by some 6 metres to the east, to sit more centrally within the plot, overlaps to an extent with the consented footprint. It is set back approx. 4.5m from its original position. It sits perpendicular with the rear boundary of the Old Manse. With the house position now moved to the east, as well as set back to the north, this change equates to the closest point of the new house being approximately 1m further back from the boundary with the nearest property, the Old Manse, at its closest point.
- 8.8 Several representations from neighbours raise concerns that the relocation of the house will be more visually dominant in the landscape of the village than the previous permission given its additional height and also that the large coniferous trees situated within the rear garden of the Old Manse to the south of the plot will no longer screen the development. The proposed re-positioning of the house is not considered to represent a significant change on the streetscape of the village and remains set back from roadside properties within Onich. The revised location of the proposed house will still benefit from natural screening by virtue of the trees located within the garden of the Old Manse and also by the natural vegetation which runs along the eastern boundary of the plot. Given the position of the house to the rear of the church, church hall and Old Manse, the re-siting of the house is not considered to cause an adverse impact on the character of the village with generous

separation distances from neighbouring properties. Originally the proposal sought an increase in ground level of 2m above the agreed level (13m AOD versus 11m AOD). Since the house on plot 2 was built at 12m AOD, the current proposals have been revised to reflect the same as built level of 12m AOD. The relatively small increase in ground level is not considered to have a significant impact on the landscape setting or cluster of development here.

- 8.9 As indicated above, the revised siting sets the building further back into the site by some 4.5 metres from the original position. This has been possible due to the site having recently undergone excavation on the northern hillside of the site. Previous proposals aimed to avoid encroachment into the rising, wooded backdrop. The recent excavation and revised house position, avoids steeply rising wooded ground and respects the designated SSSI boundary. As with the previous permission a condition, that would effectively remove permitted development rights from the curtilage of the proposed house to ensure that no further encroachment into the hillside will occur without the benefit of first being assessed, is recommended.
- 8.10 The orientation of the proposed house does not immediately overlook the Old Manse to the south and is orientated to face south-west towards the church. While the proposed house will be more elevated than the original proposal, it is not considered that there will be a significant amenity impact on the amenity of the nearest neighbouring house, which is over 40 metres away and more than 13m from the garden boundary.
- 8.11 The design of the proposed house and external finishes remains as the approved design consented in 2022 with a natural slate roof and white rendered external walls featuring areas of vertical weatherboard cladding.

### **Access and Parking and Servicing**

- 8.12 The access spur to serve plot 3 has been realigned to the west side of the house. Wider access and parking arrangements which serve the rest of the development, are as originally proposed and consented under 21/05525/FUL.
- 8.13 Connection to the public water supply and public sewer is proposed to serve this revised scheme and is consistent with the servicing details approved under the extant detailed planning permission, granted in 2017.
- 8.14 Scottish Water has previously confirmed there is sufficient capacity within the public sewer to serve residential development at this site. There is no basis for requiring private foul drainage proposals to serve this development and connection to Scottish Water infrastructure accords with Policy 65 of the Development Plan which seeks connection to public infrastructure wherever feasible.

### **Natural, Built and Cultural Heritage Designations and Protected Species**

- 8.15 The Old Manse is a Category C listed building, built by Thomas Telford. The associated Old Manse garden wall and gate piers are included in this listing. This revised proposal, which re-positions the previously consented house 6 metres to the east, and 1m further back from the boundary with the Old Manse at its closest point, with a height increase of 1m is not considered to have a significant adverse

impact on the setting of the listed building. The Nether Lochaber Parish Church is a later building and unlisted.

- 8.16 Main views of the house from the trunk road to the south will be of the house set against a rising backdrop and set within a small cluster of residential and ecclesiastical buildings within the village setting. Given the site's position within the village, and being a brownfield site, it is not considered that the revised position and height of the proposal will have any significant adverse impact on the landscape setting of the area or the wider Ben Nevis and Glencoe National Scenic Area (NSA).

### **Trees**

- 8.17 There is no impact expected on existing trees. Tree planting of new native trees has been agreed under the existing consents to include Scots Pine, Silver Birch and Rowan, grass seeding of bare earth and excavated ground within the application site. Planting and landscaping works will be secured through planning condition, together with tree protection measures, in line with the existing consent and previous Forestry Officer recommendations. A concern has been raised that the clearance works on site have commenced without the necessary conditions being satisfactorily met with regard to the protection of the two large conifer trees within the boundary of the Old Manse. Details of the no dig containment system were previously submitted and agreed in part. Some earthworks have been undertaken, although construction on the house itself has not commenced. Further works will be required to lower the site and form the access driveway (closest part to the wall and trees) and the previous condition is to be reimposed.

### **Other material considerations**

- 8.18 Various concerns have been raised regarding the validity and formatting of numerous submitted plans and conformity with the Heads of Planning Scotland (HoPS) Validation Guidance Note. The planning application submission has been checked against the Highland Council's validation criteria and is considered to meet the minimum requirements set in legislation for validation.
- 8.19 Concerns have also been raised with regards to the neighbour notification process. A review of the neighbour notifications sent out to qualifying neighbouring properties relative to this application has been checked and it is confirmed that the correct procedures have been followed.

### **Non-material considerations**

- 8.20 There are no non-material considerations

### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.21 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) None

## 9. CONCLUSION

- 9.1 This application amends the positioning and finished floor level of a house that benefits from planning permission on this site. The site is contained within the village envelope of Onich, is set back from roadside properties along the A82. The proposed changes in height and siting are not considered to have a significant adverse impact on the landscape, village setting and neighbouring and wider amenity.
- 9.2 Subject to the planning conditions recommended in the report, the revised proposals are considered to comply with current development plan policy.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## 10. IMPLICATIONS

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

## 11. RECOMMENDATION

<b>Action required before decision issued</b>	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 shall commence on the construction of the house hereby approved until the access and parking layout (including signage and lining) as shown on approved plan 479-100-105 Rev B attached hereto and in accordance with plan 100 Rev F approved under planning ref. 16/03023/FUL, has been fully formed in accordance with the approved details. For the avoidance of doubt, the "no exit" sign at the western access shall comprise a red circular sign with white horizontal bar to indicate no entry. Thereafter the access and car parking arrangement shall be maintained in accordance with the approved details for this use in perpetuity.

**Reason:** In order to ensure the safety and free flow of traffic on the trunk road; in accordance with policy 28 of the Highland wide Local Development Plan, 2012.

3. No development shall commence on the construction of the house hereby approved until a Method Statement which includes a specification for a 'no-dig' cellular confinement system for the access road where it passes along The Old Manse boundary wall or within 8m of trees within the curtilage of The Old Manse, has been submitted to, and approved in writing by, the Planning Authority. Thereafter works will proceed in accordance with these approved details, unless otherwise first agreed in writing by the Planning Authority.

**Reason:** To avoid damage to the listed boundary wall and root damage to existing trees through excavation or compaction both during the construction phase and post development, to ensure the protection of retained trees during construction and thereafter, in accordance with policies 51 and 57 of the Highland wide Local Development Plan, 2012.

4. The external finishes of the house hereby approved shall accord with the details provided in the supporting statement by Bracewell Stirling dated 09.06.2023. For the avoidance of doubt the roof of the development shall be finished in natural slate and the external walls shall be finished in a white render. The vertical composite weatherboard cladding shall be finished in a Mountain Sage recessive colour; unless otherwise first agreed in writing by the Planning Authority.

**Reason:** In order to retain and protect important elements of the existing character and amenity of the site and to safeguard the landscape setting within the National Scenic Area; in accordance with policies 28, 29, 36 and 57 of the Highland wide Local Development Plan, 2012.

5. Notwithstanding the provisions of Article 3 and Class(es) 1A, 1B, 3A, 3B, 3C, 3D of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development of a type identified in the aforementioned classes shall take place within the curtilage of the house hereby approved, without planning permission being granted on application to the Planning Authority.

**Reason:** In order to safeguard the landscape setting within the National Scenic Area and to prevent overdevelopment which might otherwise occur; in

accordance with policies 28, 29, 36 and 57 of the Highland wide Local Development Plan, 2012.

6. The finished floor level of the house hereby approved shall be set at 12mAOD as shown on approved plan 479-100-105 Rev G attached hereto; unless otherwise first agreed in writing by the Planning Authority.

**Reason:** In order to integrate development into the landscape setting and to safeguard the scenic quality of the National Scenic Area; in accordance with policies 28, 29, 36 and 57 of the Highland wide Local Development Plan, 2012.

7. The new, mixed, native tree planting shown on approved plan 4790-100-105 REV G attached hereto, shall be carried out in the first planting season following the commencement of development; unless otherwise first agreed in writing by the Planning Authority. Any excavated banks or bare earth surfaces shall be grass seeded in the first seeding season following the commencement of development. For the avoidance of doubt, new tree planting shall be protected using a minimum 3" machine stake, tie, spacer and spiral guard.

Any trees or plants which within a period of five years from the completion of development die, or for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

**Reason:** In the interests of visual amenity, in order to ensure that a high standard of landscaping is achieved, appropriate to this location within the National Scenic Area; in accordance with policies 28, 29, 36 and 57 of the Highland wide Local Development Plan, 2012.

## **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.

### **Proximity of Construction to Listed Building – Old Manse Garden Wall and Gatepiers**

Please note that The Old Manse Garden Wall and Gate Piers is a Category C listed building. It is a criminal offence to demolish or materially alter a listed building without first obtaining listed building consent. In terms of meeting planning Condition 3 above, the developer is advised to satisfy themselves that the method statement and specification for the construction of the access drive includes sufficient measures to protect the listed structure from construction work. The developer must ensure that all construction workers are briefed on the listed building structure and agreed methods of construction prior to the commencement of development. It is recommended that any protective measures to separate the Old Manse Garden Wall and Gate Piers from access construction are agreed with the neighbouring landowner prior to the commencement of construction.

### **Legal Agreement / Road Maintenance**

The developer is advised that separate legal/landowner permissions will be required to secure the rights to allow compliance with condition 1. Appropriate legal provision will be required to address the right to use and future maintenance responsibilities of the shared access and signage.

### **Permitted Development Rights**

Please note that certain permitted development rights have been removed from the land covered by the permission, as explained in the conditions above. This means that certain developments, for which an application for planning permission is not ordinarily required, will now require planning permission. You are therefore advised to contact your local planning office prior to commencing any future developments.

### **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.

### **Radon**

Please be advised that the development falls within an area where there is a requirement for basic radon protection. Basic Radon Protection measures will be required to be incorporated in the building design as per guidance in publication *BRE-211 Radon-Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment projects) 2015 edition*, or equivalent protection.

## **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.

## **Trunk Roads Authority Consent**

You are advised that the granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and permission must be granted by Transport Scotland Roads Directorate. Where any works are required on the trunk road, you are required to contact Transport Scotland using the contact details listed below.

Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

The road works which are required due to the above Conditions will require a Road Safety Audit as specified by the Design Manual for Roads and Bridges.

Any trunk road works will necessitate a Minute of Agreement with the Trunk Roads Authority prior to commencement.

Where the requirements of CD123 cannot be achieved then a Departure from Standard application will be required. A link to the guidance is below.

Departures from Standard – Advice and Procedures Guide (transport.gov.uk)

<https://www.transport.gov/scot/publication/departures-from-standard-advice-and-procedures-guide/>

## **Transport Scotland Contact Details**

Gerard McPhilips

Roads - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Email: [development\\_management@transport.gov.scot](mailto:development_management@transport.gov.scot)

## **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.

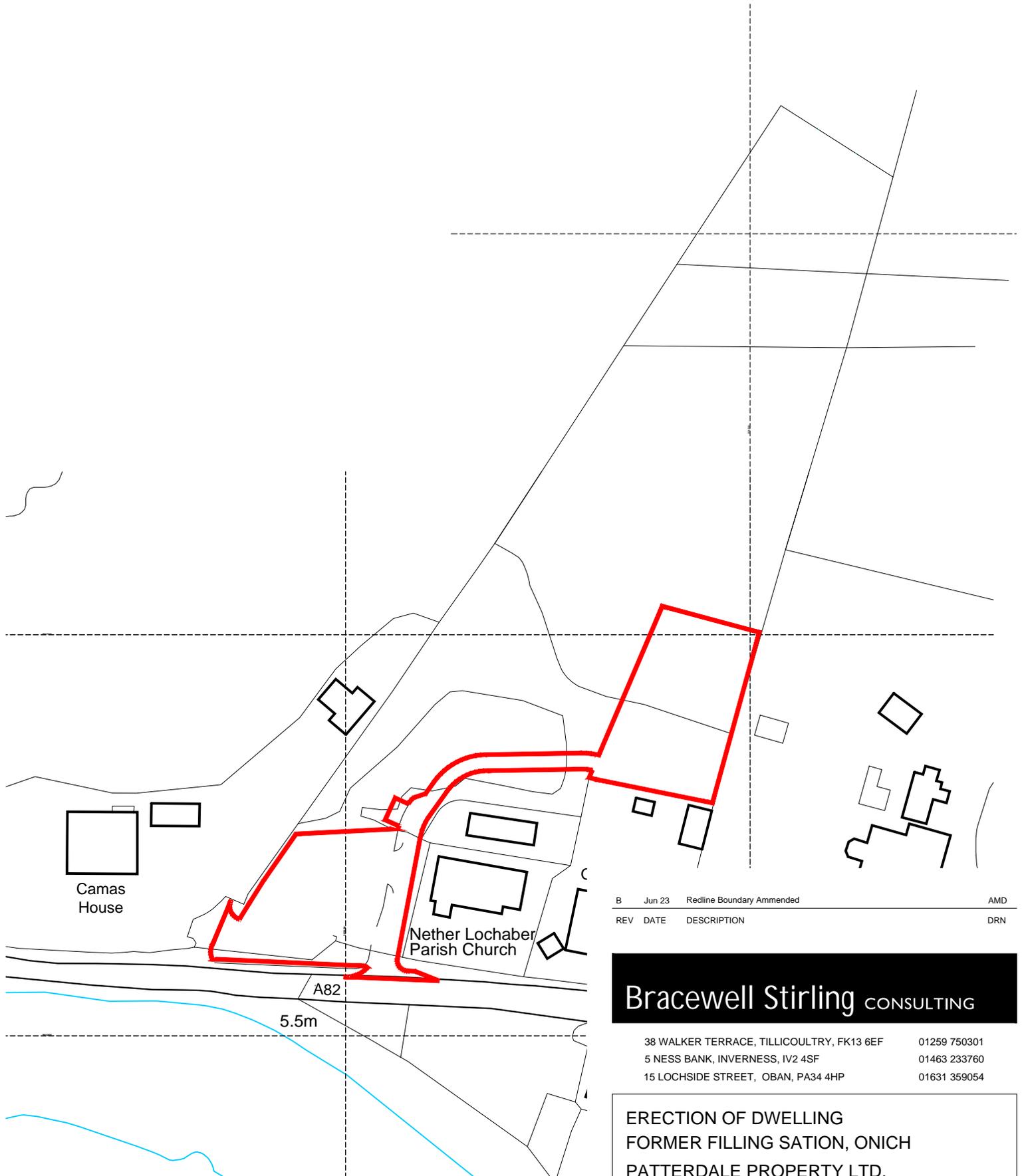
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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](mailto: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:	David Mudie
Designation:	Area Planning Manager - South
Author:	Chris Millard
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 4790-100-104 REV E Location Plan
	Plan 2 - 4790-100-105 REV G Proposed Site Layout Plan
	Plan 3 - 4790-HT01-101 Proposed Floor Plans
	Plan 4 - 4790-HT01-104 Proposed Elevation Plan
	Plan 5 - 4790-05-301 REV G Site Section Plan Plot 3

Easting: 203175  
 Northing: 761485  
 Site Area: 1257 sqm



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

B	Jun 23	Redline Boundary Ammended	AMD
REV	DATE	DESCRIPTION	DRN

## Bracewell Stirling CONSULTING

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

ERECTION OF DWELLING  
 FORMER FILLING SATION, ONICH  
 PATTERNDALE PROPERTY LTD.

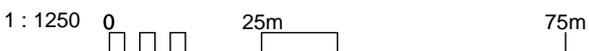
LOCATION PLAN - PLOT 3

STATUS: **PLANNING**

SCALE:	1:1250	DRAWN:	AMD
PAPER SIZE:	A4	DATE:	Jun 2023
DWG No.	4790-100-104		REV. E

### Location Plan

SCALE 1:1250





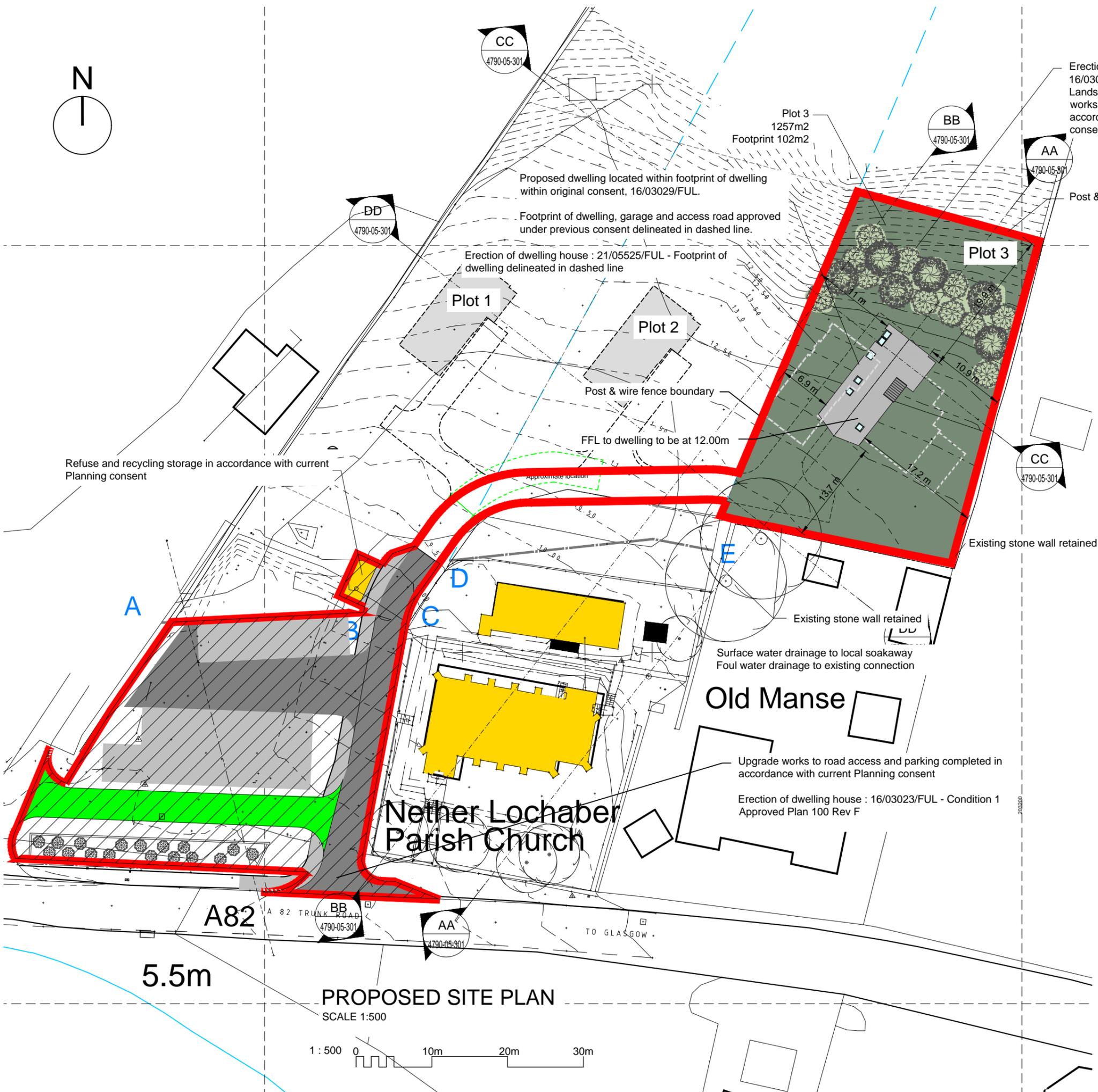
**Note to Designers and Contractors**

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

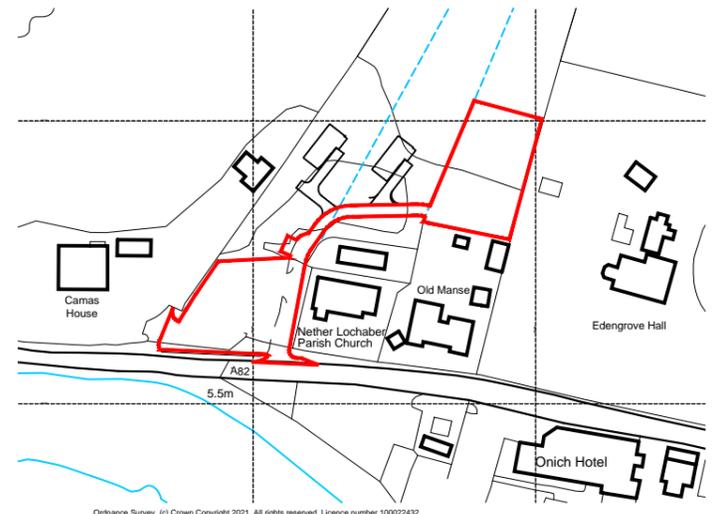
Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol .

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them where possible.

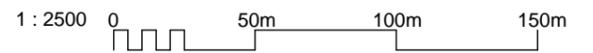
Measures to minimise residual hazards will be reviewed on a regular basis.



Erection of dwelling house : 16/03029/FUL - Condition 5 Landscaping and planting works to be completed in accordance with current consent documents



**Location Plan**  
SCALE 1:2500



REV	DATE	DESCRIPTION	DRN
G	2023	Section Lines added	AMD
F	2023	FFL Altered	AMD
E	2023	House footprint relocated, FFL Altered	AMD
D	2023	House Footprint relocated	AMD
C	2023	House Footprint relocated	AMD
B	2021	Planters revised as per Approved Plan 100 Rev F	AMD

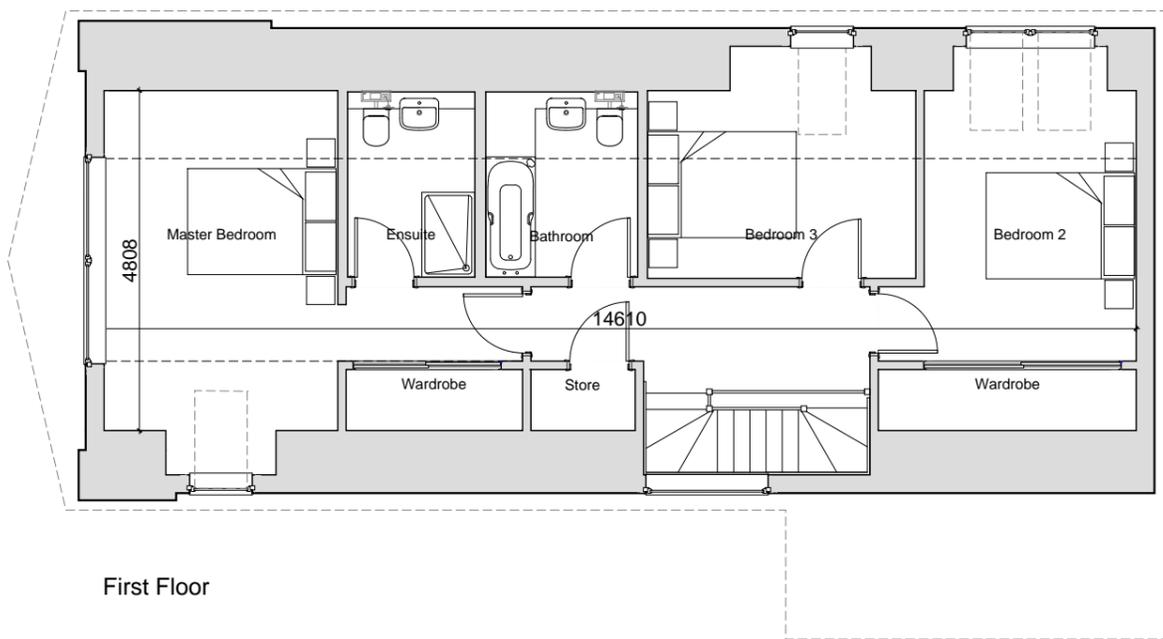
**Bracewell Stirling CONSULTING**

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

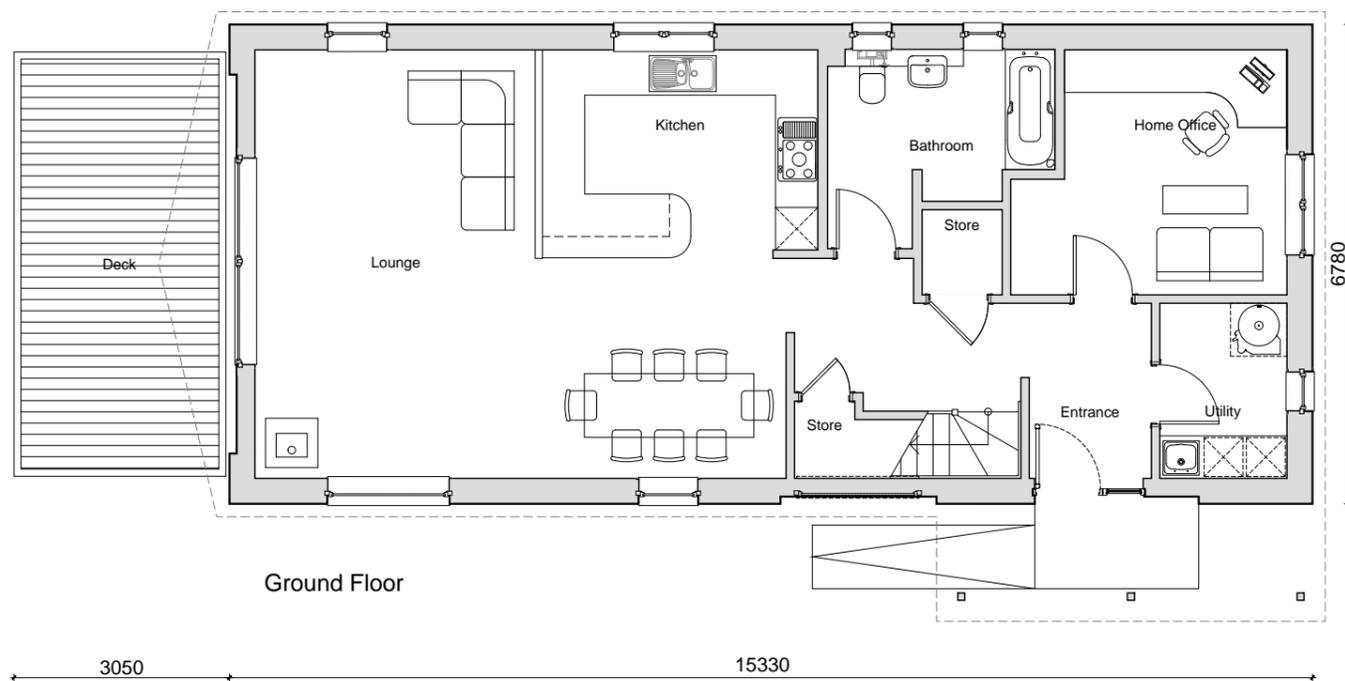
**ERECTION OF DWELLING FORMER FILLING SATION, ONICH PATERDALE PROPERTY LTD.**

**SITE PLAN - PLOT 3**

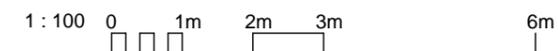
STATUS:	<b>PLANNING</b>
SCALE:	1 : 500 1 : 2500
PAPER SIZE:	A3
DRAWN:	DL
DATE:	Sep 2023
DWG No.	4790-100-105
REV.	G



First Floor

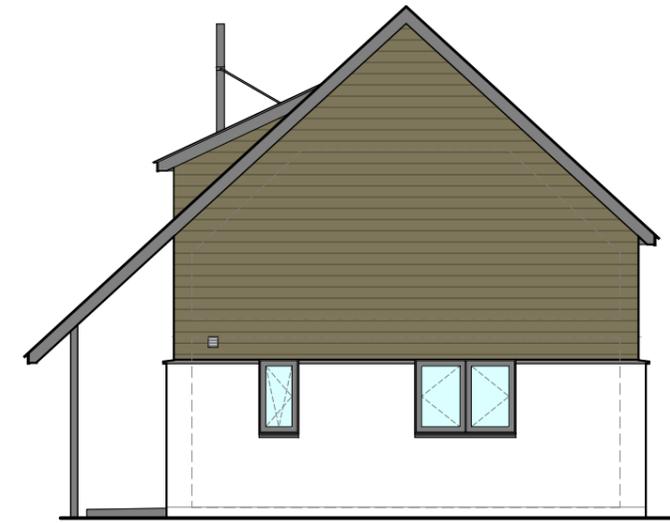


Ground Floor





Artists Representation



North Elevation

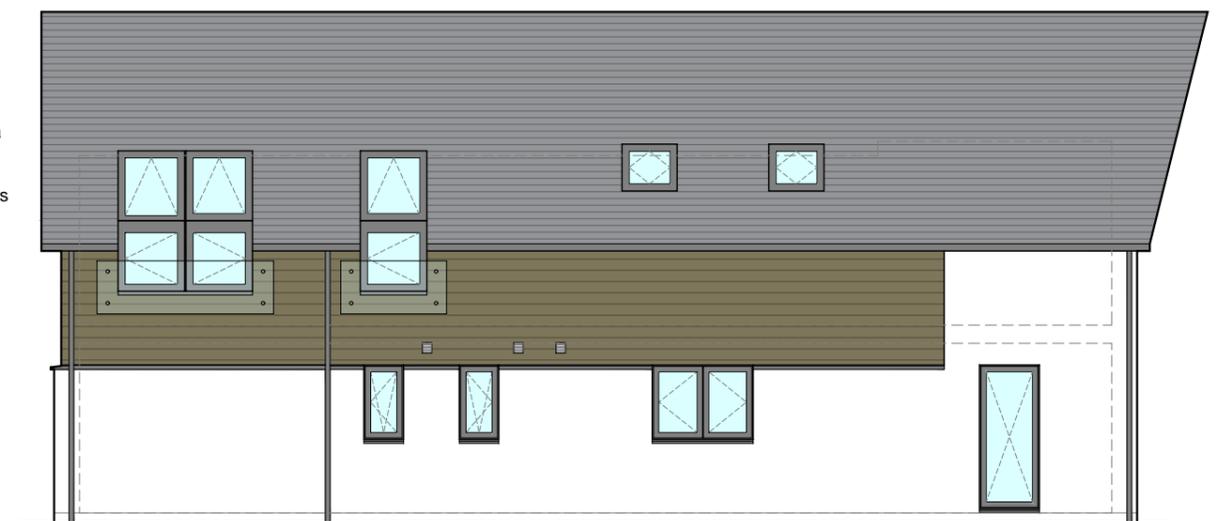


South Elevation



**Finishes**

- Slate roof finish
- Black Stove Flue
- Dark grey uPVC fascia and soffits
- uPVC deep flow gutters and down pipes
- Dark Grey uPVC windows and doors
- Mountain Sage Hardie Plank Horizontal weatherboarding
- Fair faced precast cill string course
- White render finish to external walls



1:100 0 1m 2m 3m 6m

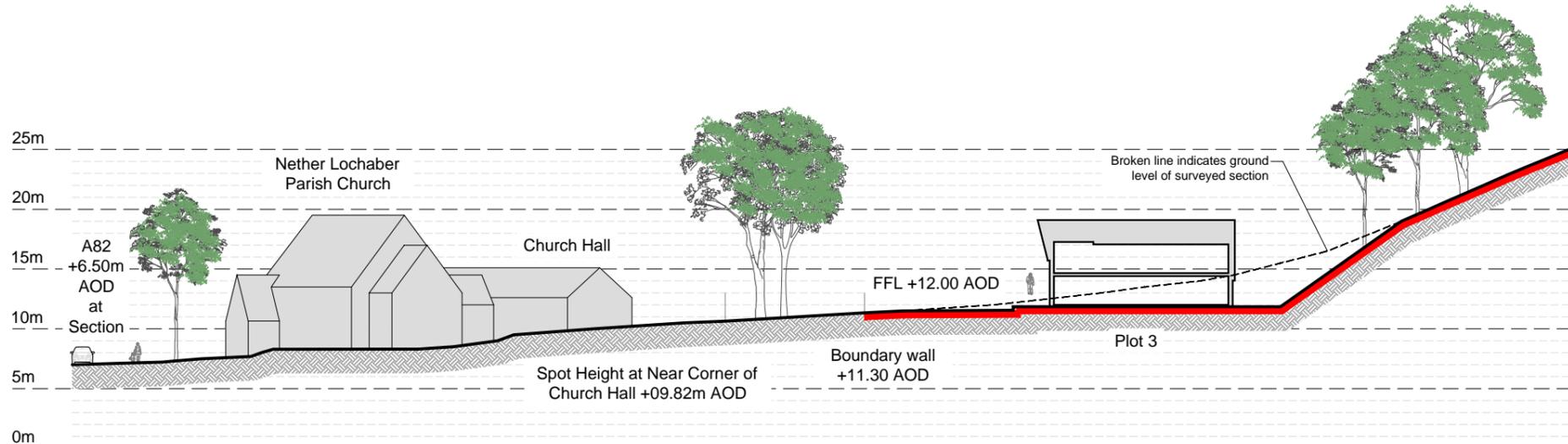
**Note to Designers and Contractors**

Under the CDM2015 regulations BSC has sought to eliminate or reduce risks where possible as part of the design process.

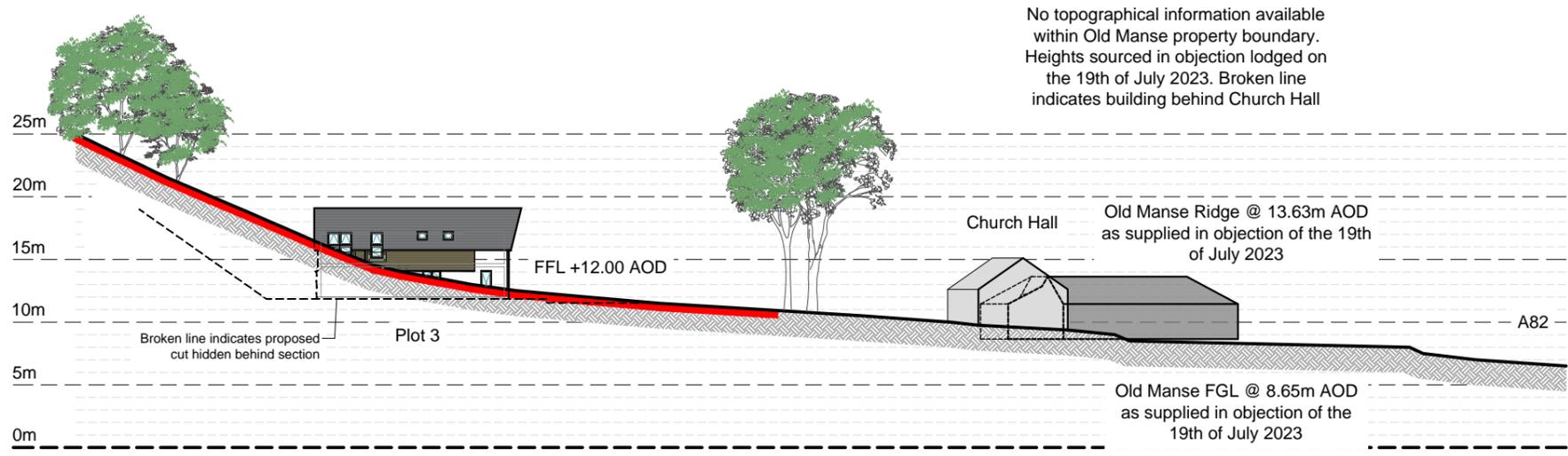
Significant residual risks, or areas of work that require special attention during construction, which have been identified by BSC, are indicated on project drawings by the following symbol .

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them where possible.

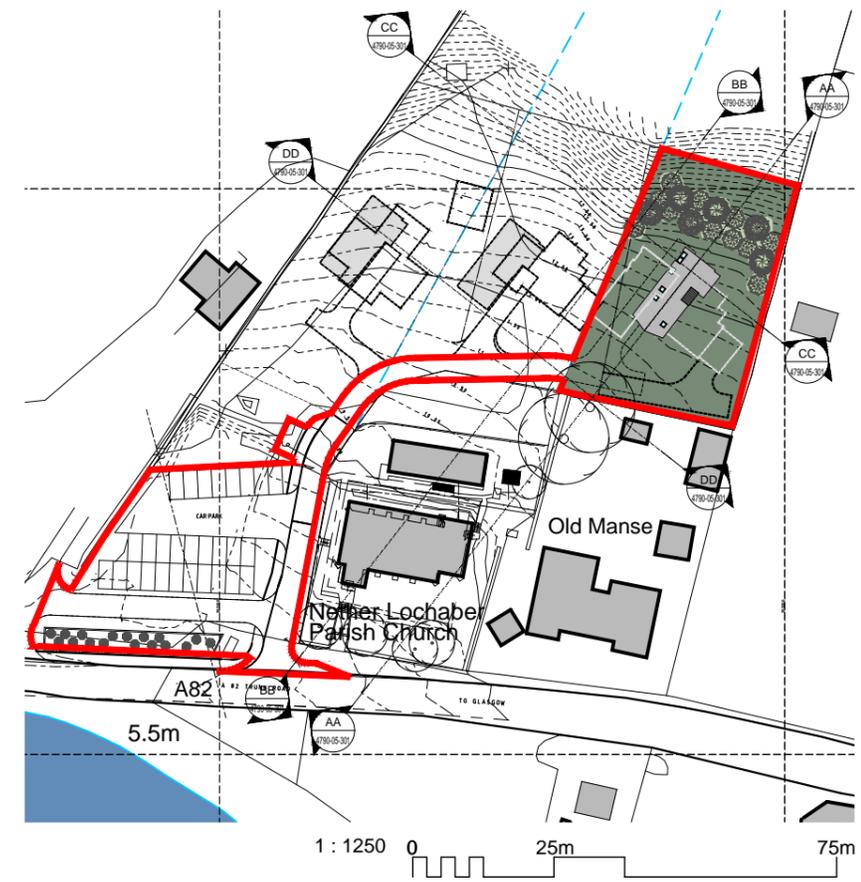
Measures to minimise residual hazards will be reviewed on a regular basis.



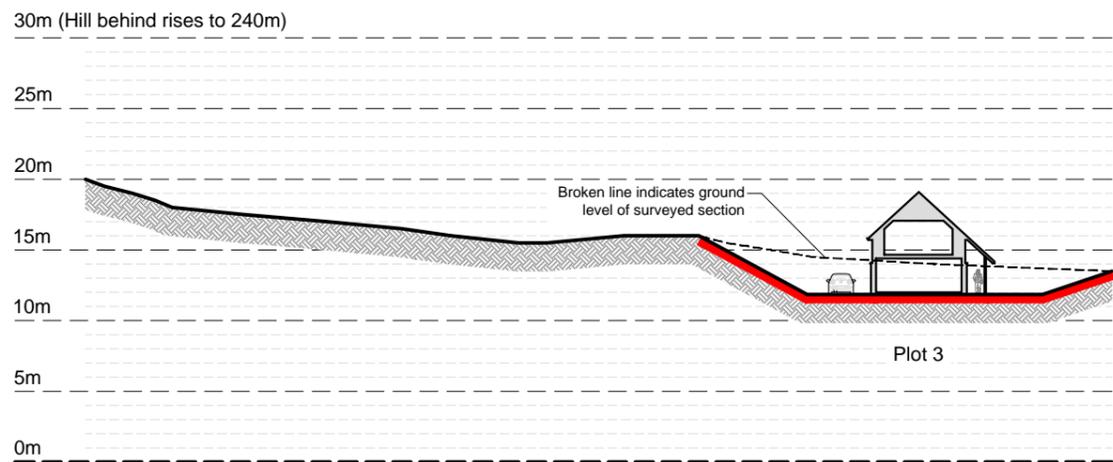
**Section AA**



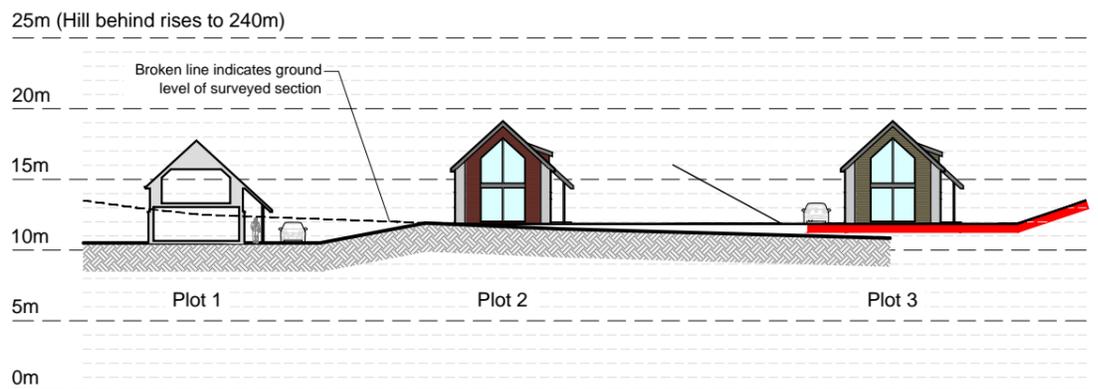
**Section BB**



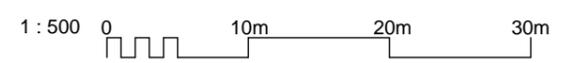
REV	DATE	DESCRIPTION	DRN
G	Sep 23	Old manse added	AMD
F	Aug 23	FFL amended	AMD



**Section CC**



**Section DD**



**Bracewell Stirling CONSULTING**

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

**ERECTION OF DWELLING  
 FORMER FILLING SATION, ONICH  
 PATERDALE PROPERTY LTD.**

**SITE SECTIONS - PLOT 3**

STATUS:	<b>PLANNING</b>
SCALE:	1 : 500 1 : 1250
PAPER SIZE:	A3
DRAWN:	AMD
DATE:	Sep 2023
DWG No.	<b>4790-05-301</b>
REV.	<b>G</b>