

Agenda Item	6.3
Report No	PLS-63-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 November 2023

Report Title: 22/03833/FUL: Tulloch Homes Ltd
Land 160M SW of 1 Parks of Inshes, Old Edinburgh Road South,
Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Change of house types and plot layouts for erection of 43 residential properties and associated infrastructure (previously consented under reference 19/05179/FUL)

Ward: 19 – Inverness South

Development category: Major

Reason referred to Committee: Major Development

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 is for a change of house types and other amendments to part of an extant planning permission for the erection of 155 residential homes.
- 1.2 The following changes are proposed:
- Relocation of cottage flats and houses within the site;
 - Relocation of an internal access road; and
 - Changes to cut and fill levels to integrate the development on the sloping site and to the landscaping arrangements.
- 1.3 The site will have one main point of vehicle access to the east onto the roundabout between Inshes Road and Wade's Circle. A secondary emergency vehicle access is also to be formed to the north connecting with Old Edinburgh Road South. The location of the development necessitates the crossing and stopping up / re-designation of Old Edinburgh Road South, with a new active travel crossing and alternative vehicle routing being proposed. The site access arrangements remain as per the consented scheme, with the unopposed order for the stopping up of Old Edinburgh Road having been confirmed on 2 September 2021.
- 1.4 Pre Application Consultation: The applicant utilised the Council's Pre-Application Advice Service for Major Developments prior to submission, under reference 18/05236/PREAPP. In summary, the advice provided set out the acceptability of residential development on the wider site, of which this current application forms the western part.
- 1.5 The application is supported by the following additional documents:
- Design Statement;
 - Sunlight / Daylight Study; and
 - Badger Survey Report.
- 1.6 Variations:
- Amended retaining structure design, landscaping, and house type arrangements

2. SITE DESCRIPTION

- 2.1 The 1.9ha site forms part of a larger development extending to some 12.9 ha, as granted planning permission in 2021 (19/05179/FUL). The site currently comprises predominantly agricultural land allocated for residential development. None of the existing land is classified as 'prime' agricultural land. It is located in the southern area of Inverness at Druid Temple, situated between the residential area of Inshes to the northeast and Milton of Leys to the southeast, with Fairways Golf Course further to the west.

- 2.2 The wider development site is split into two distinct east and west sections by Old Edinburgh Road South, which serves as a vehicle access for neighbouring remote properties further to the south, as well as an active travel route towards Daviot Woods located further up the hillside.
- 2.3 The current application relates only to the northwestern area of the wider development. The site levels fall from south to north with the southern upper areas of the site having an outlook northward over Inverness. The land is accessed via an existing farm track to the northeast onto Old Edinburgh Road South. Adjacent to this access is an existing residential property, Glenruith Cottage and outbuilding which forms the northern boundary of the application site. Towards the northwest of the site, the application site is bounded by mature trees on neighbouring steep sloping ground. A mature area of woodland on neighbouring ground within a deep ravine, also forms the western site boundary. The southern boundary of the site is bound by agricultural land, Druid Temple Farm and a further residential property. The eastern site boundary comprises Old Edinburgh Road South, which is banked by vegetation and is at a slightly lower level.
- 2.4 There are no natural or cultural heritage designations covering the site, however, the site is used by protects species, including badgers and potentially bats.

3. PLANNING HISTORY

- 3.1 12.02.2021 19/05179/FUL, Erection of 155no houses, roads, landscaping and infrastructure Planning Permission Granted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour 14 Days
 Date Advertised: 20.09.2022
 Representation deadline: 02.10.2022
 Timeous representations: 2 representations from 1 household
 Late representations: None
- 4.2 Material considerations raised are summarised as follows:
- Concern over impacts on the privacy and reception of sunlight and daylight on the existing properties near the site.
- 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 **Access Officer** does not object to the application. There do not appear to be significant changes to the Access management Plan associated with the previous

wider permission, 19/05179/FUL.

- 5.2 **Contaminated Land** do not object to the application. No comments on the current application site. Discussions are ongoing relating to the implementation of the wider residential development on land to the north.
- 5.3 **Environmental Health** do not object to the application. They have no comment on the current application.
- 5.4 **Flood Risk Management Team** has withdrawn its initial objection to the application. Initial concerns related to undetermined changes represented by the proposals on the original site's drainage design. Following the receipt of further information from the applicant, this objection was withdrawn, subject to the carrying forward of all drainage related conditions applying to the wider planning permission 19/05179/FUL.
- 5.5 **The Forestry Officer** does not object to the application. This is subject to conditions to secure landscaping details and the appointment of a qualified consultant to ensure implementation of these details.
- 5.6 **Historic Environment Team (Archaeology)** do not object to the application. An archaeological evaluation was carried out for planning permission 19/05179/FUL and this work was considered to have completed the required mitigation. No further archaeological work is considered necessary.
- 5.7 **Transport Planning Team** does not object to the application. It confirmed that the proposals adhere to the information provided in Roads Construction Consent application 21/03592/RCC.

6. DEVELOPMENT PLAN POLICY

- 6.1 National Planning Framework 4 (NPF4) was adopted on 13 February 2023. The policies within it form part of the Development Plan and are material to the consideration of the application, alongside the Highland-wide, and Inner Moray Firth Local Development Plans and should, where there is conflict between policies, be afforded greater weight in decision making given that it is the most recent statement of planning policy.
- 6.2 The following policies are relevant to the assessment of the application.

National Planning Framework (NPF) 4

- 6.3
- 1 - Tackling the climate and nature crises
 - 2 - Climate mitigation and adaptation
 - 3 - Biodiversity
 - 4 - Natural places
 - 5 - Soils
 - 7 - Historic assets and places
 - 13 - Sustainable transport liveable places
 - 14 - Design, quality and place
 - 15 - Local living and 20-minute neighbourhoods
 - 16 - Quality homes

- 21 - Play, recreation and sport
- 22 - Flood risk and water management

Highland Wide Local Development Plan 2012

- 6.4
 - 28 - Sustainable Design
 - 29 - Design Quality & Place-making
 - 30 - Physical Constraints
 - 31 - Developer Contributions
 - 32 - Affordable Housing
 - 34 - Settlement Development Areas
 - 42 - Previously Used Land
 - 51 - Trees and Development
 - 55 - Peat and Soils
 - 56 - Travel
 - 57 - Natural, Built & Cultural Heritage
 - 58 - Protected Species
 - 59 - Other important Species
 - 60 - Other Importance Habitats
 - 61 - Landscape
 - 63 - Water Environment
 - 64 - Flood Risk
 - 65 - Waste Water Treatment
 - 66 - Surface Water Drainage
 - 70 - Waste Management Facilities
 - 72 - Pollution
 - 74 - Green Networks
 - 75 - Open Space
 - 77 - Public Access

Inner Moray Firth Local Development Plan (IMFLDP) 2015

- 6.5
 - Policy 2 – Delivering Development.
 - Site is located within the Inverness Settlement Development Area (SDA).
 - IN50 – Land at Druid’s Temple – Allocation for 96 homes.

Inner Moray Firth Proposed Local Development Plan (IMFPLDP) 2022

- 6.6
 - INS04 – Druid Temple – Allocation for 155 homes.

Highland Council Supplementary Planning Policy Guidance

- 6.7
 - Access to Single Houses and Small Housing Developments (May 2011)
 - Developer Contributions (March 2018)
 - Flood Risk and Drainage Impact Assessment (Jan 2013)
 - Green Networks (Jan 2013)
 - Highland Historic Environment Strategy (Jan 2013)
 - Highland's Statutorily Protected Species (March 2013)
 - Housing in the Countryside and Siting and Design (March 2013)
 - Managing Waste in New Developments (March 2013)
 - Open Space in New Residential Developments (Jan 2013)
 - Physical Constraints (March 2013)
 - Public Art Strategy (March 2013)

Special Landscape Area Citations (June 2011)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

Scottish Government Planning Policy and Guidance

- 7.1 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) Design and layout (including open space and landscaping)
 - c) Residential amenity
 - d) Roads, access and parking
 - e) Water, flood risk and drainage
 - f) Natural heritage (including ecology and trees)
 - g) Other material considerations

Development plan and other planning policy

- 8.4 Development plan policy is set out in the National planning Framework (NPF) 4, Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan (IMFLDP) and statutorily adopted supplementary guidance. The principle of development of the site for housing has been established through the previous planning permission (19/05179/FUL). The current application is for a series of amendments to the design and layout of this area of the wider approved scheme. Subject to the proposals being suitably well designed and laid out, with no significant impacts on the environment, residential amenity or, natural heritage and infrastructure the proposals would comply with the development plan.

Design and layout

- 8.5 The layout of the application site is influenced primarily by the environmental constraints, the sloping topography and the deliverability of an acceptable access solution. The wider development was granted planning permission on the basis that it incorporated a primary road connection linking the development to Wade's Circle / Inshes and the Milton of Leys Distributor Road mini roundabout. The main site distributor road runs east to west, with an at grade crossing of Old Edinburgh Road South proposed into the current application site. Old Edinburgh Road South will be stopped up for vehicle use, with a new road connection to be formed onto the new distributor road for the wider site, to serve users of Old Edinburgh Road South, south of this crossing. The crossing is designed to prioritise active travel along Old Edinburgh Road South's original alignment and retain these connections to the wider area.
- 8.6 The current application retains the original street design principles. The primary road through the site incorporates separate 2m wide pavements to both sides and has a design speed of 20mph. Further tertiary roads spur off as shared surfaces and have a design speed of 10mph. It is considered that the routes are simple and easy to interpret. The layout allows for houses overlooking the street with their alignment and positioning reflecting the topography of the site with housing following the existing contours of the site.
- 8.7 The amended layout and design sought through this application applies only to plots 224-26, with the remainder of the wider housing development to proceed as originally intended. The current proposals also do not alter the number of homes proposed. The application seeks to rebalance the layout originally granted planning permission in this location, to maximise private garden ground for the new properties and to provide better screening of the new homes from the wider surroundings. The changes will involve rearrangement of the house types, relocating the two-storey cottage flats to one side of the access road and locating two-storey houses to the other. The original mix of house types will be maintained, apart from a previously approved 4 or 5 bed semi-detached block being replaced by a 4 bed semi-detached block. The effect of these amendments will be to create more uniform rows of housing, orientated to the north, creating a more ordered building line at the edge of the site. The internal access road serving the central tier of plots will be relocated by some 3m to the south and the cut and fill profiling adjusted so as to create equal depth rear gardens, increasing the amount of usable garden ground available to the new dwellings. As part of these amendments, an area of steep, unusable open space in the southern part of the site will be narrowed and realigned, acting as a wildlife corridor to allow badgers to traverse the development from east to west.
- 8.8 During the processing of the application, following discussions between the applicant and case officer, retaining structures have also been re-designed to lessen the visual impact of the proposals on the wider area. In particular, the high retaining wall in the northern part of the site, as originally submitted with these proposals, has been replaced with a stepped design which lessens the visual impact. The applicant has also submitted a revised landscaping scheme to provide better screening, primarily for these retaining structures, from surrounding

views. During the determination of the application the applicant has also made improvements to the retaining wall structures, with the initially proposed timber crib lock walling being replaced by natural stone walling, thereby limiting future maintenance responsibilities, and facilitating landscape planting options.

Residential amenity

- 8.9 As proposed in this amended layout, the new dwellings do not raise direct window to window loss of privacy issues with one another. The recommended separation distance of 18m between facing windows is generally maintained throughout the development. While the representation comments received are acknowledged in respect of the privacy concerns raised, the closest of the proposed houses will now be over 25m distant from the private rear garden ground of any of the existing properties and over 40m distant from any potential facing window. As such, while acknowledging that the existing properties around the site may not have experienced overlooking before, it is still considered that this will not represent an unacceptable impact on their standards of privacy at these distances.
- 8.10 The applicant has submitted a detailed daylight and sunlight study for the amended layout that takes account of the redesigned retaining structures. This shows that a suitable level of sunlight / daylight can generally be maintained for each property, with 99% of the windows on site meeting the tests for natural lighting levels in the relevant Building Research Establishment (BRE) guidelines. In the two instances of windows, both on Plot 226 where these targets are not met, the study considers that the overall design of the houses and situation of the windows does not render them unacceptable relative to the standard. One of the rooms that does not meet the standard is a combined kitchen / dining room. While technically, compliance could be achieved by sub dividing the kitchen and living room to make a non-habitable kitchen, the applicant has argued that the general preference is for more open plan spaces and the light benefits as such, do not outweigh the reduction in quality of accommodation offered. The other room not meeting the standard is a first-floor bedroom. However, given that this is not a habitable room during daylight hours, it is considered overall, that suitable sunlight / daylight levels have been achieved.

Roads, access and parking

- 8.11 While some minor amendments to the previously permitted road alignments are sought, Transport Planning is satisfied with the proposals overall. The amendments accord with the permitted Roads Construction Consent 21/03592/RCC. The changes to cut and fill arrangements will also result in less material having to be removed from the site, which may result in less HGV movements during the construction phase.

Water, flood risk and drainage

- 8.12 The surface water drainage arrangements have been continued from the layout previously granted. The Flood Risk Management Team has indicated that it is satisfied with the drainage arrangements.

Natural heritage

- 8.13 During the assessment of the previous permission for the wider site, an ecological walkover survey was carried out to determine whether any protected species are present, and to assess any potential impacts from the development on protected species on and around the site. Whilst the value of the agricultural fields themselves is limited to foraging, the less disturbed woodland and watercourse areas currently accommodate a badger sett and trees within and adjacent to the site have potential to be used by bats.
- 8.14 A 30m buffer has been identified from the badger sett, however certain construction works shall fall within this area which will require a separate protected species licence. A number of other badger related mitigation measures are proposed, the detailed delivery of which would be overseen by an onsite Ecological Clerk of Works (ECoW). The current proposals incorporate a badger corridor that will be maintained by the factors appointed for the new housing and will be designed so as not to have any lighting that would deter badgers from using it or allow them to be seen by residents.
- 8.15 Trees in and adjacent to the site boundary were also examined during the previous ecological walkover survey for bat roosting potential. Certain mature trees with such potential will require further climb inspection checks for use ahead of any tree works or construction works in the vicinity. If found to be in use, a bat licence will be required ahead of any works taking place to ensure no bats are roosting in the trees. Further bat inspection surveys are therefore required prior to any work on site which has been covered within the Construction Environment Management Plan (CEMP) for the wider development. An assessment of foraging habitats and commuting routes for bats was undertaken, with valuable habitats for foraging bats being apparent along the mature wooded boundaries of the site and surrounding watercourses. The development has therefore maintained a suitable setback from these areas wherever possible, incorporated wide green network corridors and has incorporated areas of new planting, trees, hedgerow and grassland for bat foraging and biodiversity interest, with respect to HwLDP Policy 58 and NPF4 Policy 3.
- 8.16 The applicant has provided a tree survey, schedule, protection plans and an Arboricultural Impact Assessment and Method Statement as well as detailed landscaping plans. The Forestry Officer has reviewed these documents and still considers more tree planting is necessary; this may be secured via a condition for amended landscaping arrangements.

Other material considerations

- 8.17 None

Non-material considerations

- 8.18 None

Matters to be secured by Section 75 Agreement

- 8.19 A Section 75 agreement in in place to secure financial contributions related to the impacts of the wider development, as associated with planning permission 19/05179/FUL. A minute of variation is require to this agreement to ensure that it is applicable to the proposed development.

9. CONCLUSION

- 9.1 The proposed development represents a number of acceptable changes to enable new housing on an allocated site. The layout, siting, design and infrastructure arrangements and impacts to amenity and the natural environment have been considered and mitigated through the design of the proposals.
- 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

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	Y (Minute of variation)
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 until details of the material palette, including a detailed specification of colour of entrance doors and feature cladding panels (with reference to RAL numbers and manufacturer specifications) has been submitted to and approved in writing by the Planning Authority.

Reason: to promote a sense of individuality and sense of place within the development, in the interests of visual amenity.

3. No development shall commence within the western area of the site, beyond Old Edinburgh Road South, until a scheme for the layout, design, and construction of the central equipped play area (including specifications, protection measures, ground and boundary treatments) has been submitted to and approved in writing by the Planning Authority. The submitted plans shall show individual pieces of equipment or furniture at 1:20 scale. Thereafter, the approved scheme shall be implemented in full prior to the first occupation of any residential property within the western area of the site.

Reason: In order to comply with the requirements of the Council's Open Space in New Residential Development Supplementary Guidance and to ensure that sufficient play equipment exists to serve future residents' needs.

4. No development shall commence until revised detailed landscape plans and a maintenance programme have been submitted to and approved by the Planning Authority. The revised landscape plan shall incorporate further tree planting to the east of the houses and shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority.

Reason: In the interests of amenity.

5. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces, including all on-site woodland and trees, play areas and/or other spaces, paths, walls, fences, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

6. No development or any works shall commence until a suitably qualified Landscape Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the completion of the approved landscaping work. Their remit shall, in addition to any functions approved in writing by the Planning Authority, include:
- a) Ensuring that the approved Landscape Plans are implemented to the agreed standard;
 - b) Ensuring compliance with the Soil Management Plan to be contained within the updated Construction Environmental Management Plan; and
 - c) The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate.

No development or any works shall commence until details of each stage of work to be overseen by the Landscape Consultant (including a general description of the type and extent of work to be carried out within that stage) have been submitted to, and approved in writing by the Planning Authority.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

6. No part of the development hereby approved shall be occupied until all roads and pavements within the application site are formed to base course level. Thereafter, the final wearing surface shall be applied concurrently with the construction of the last residential home 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.

7. No development shall commence until amended Road Layout Drawings are submitted to and approved in writing by the Planning Authority, detailing:
- a) Car parking space provision in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments. Specifically, the amended drawings shall demonstrate accordance with Figure 6-1 of these guidelines with the widths of all twin driveways being widened to a minimum of 5.5m; and

- b) Provision of an external bicycle storage locker within the curtilage of each proposed flat for use by residents, plus cycle parking provision for visitors in a safe, visible location to serve all proposed flats.

Thereafter, prior to first occupation of the element of the development to which it relates parking provision shall be formed in accordance with the approved details and be maintained for this use in perpetuity.

Reason: To ensure adequate provision for car and cycle parking.

- 8. No development shall commence within the western area of the site, beyond Old Edinburgh Road South, until the following finalised design details have been submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority:
 - a) The vehicular crossing of Old Edinburgh Road South. The crossing's raised table design shall facilitate emergency and refuse vehicle access, whilst narrowing the width of the carriageway down to single lane with the introduction of signage so that it is clear only vehicles in one direction would be able to pass through at any given time;
 - b) The Old Edinburgh Road South ramped active travel access. The ramp and intervening landscaping shall incorporate measures to encourage all route users to follow the alignment of the ramped access;
 - c) The alternative diverted Old Edinburgh Road South vehicular access, including construction tie-in details, surface treatment and maintenance arrangement for the diverted section of road, which provides vehicle access to 1-3 Parks Farm Cottages and properties further to the south of the site; and
 - d) The northern emergency vehicle access off Old Edinburgh Road South. This shall be a minimum width of 3.7m and comprise of a permeable smooth surface ensuring that no run-off is directed towards the northern site boundary. The submitted finalised design details shall include: vehicle tracking, existing and proposed site levels with cross sections, details of drainage, tree root protection, lighting, suitable neighbouring site boundary gate access, and any proposed new screen planting or replacement site boundary treatment. Any proposed impact on trees, including root protection areas, shall be reflected within updated site tree protection plans and an updated arboricultural method statement.

Thereafter, the approved works shall be implemented in full prior to any works commencing on the housing development areas within the western area of the site.

Reason: To priorities safe active travel use of Old Edinburgh Road South, reduce vehicle speeds, maintain suitable safe access through the site and ensure adequate emergency access provision.

9. No development shall commence until an updated Access Management Plan has been submitted to and approved in writing by the Planning Authority. Thereafter, all paths and associated onsite works shall be implemented in full prior to the occupation of any residential development within the given phase this infrastructure is intended to serve.

Reason: In the interest of active travel, safety and amenity.

10. No residential development shall be occupied until a detailed Residential Travel Pack for the relevant phase or sub-phase, which sets out options for residents for reducing dependency on the private car, has been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt this shall include:

- a) Timetables for all buses serving or passing close to the site;
- b) Descriptive information and maps of active travel routes to nearby facilities and attractions and, public transport routes to those outwith walking distance;
- c) Information relating to school travel;
- d) Details of electric vehicle charging provision; and
- e) City car club and taxi service details.

The Residential Travel Pack shall be provided to each property within the relevant phase on first occupation of each property.

Reason: In order to reduce dependency on the private car and to encourage greater use of public and more sustainable modes of transport.

11. For the avoidance of doubt, all new watercourse crossings shall be designed to enable them to convey the 1 in 200 year plus climate change flow with an appropriate freeboard, with their design not to constrict flow or exacerbate flood risk elsewhere.

Reason: To ensure that all water crossings are free from flood risk and do not exacerbate flood risk elsewhere.

12. No development shall commence until a final surface water drainage design and maintenance schedule is submitted and approved in writing by the Planning Authority. This shall include simulations of the full drainage network including the storage features and pipework for all storms up to the 200 year plus climate change event. The design shall

accord with the principles of Sustainable Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland 4, or any superseding guidance prevailing at the time, be suitable for public adoption and / or vesting, be in accordance with any Scottish Water waiver in place at the time of submission and include details of the surface water drainage for the site) have been submitted to, and approved in writing by, the Planning Authority. The submission shall be supported by a revised Drainage Impact Assessment to ensure the final design does not have an adverse impact on flood risk and drainage with all discharge rates not exceeding the agreed 2 year greenfield runoff rate.

Thereafter, all drainage provision within the application site shall be implemented and maintained in accordance with the finalised drainage design and, as it relates to, or is relied upon by, any individual phase, shall be completed prior to the first occupation of any of the development within that phase.

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

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

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

14. For the avoidance of doubt, no residential home shall be occupied until connection has been made for that residential property to the public water and waste water network.

Reason: To ensure that the water and sewerage infrastructure is provided timeously.

15. No development shall commence until an updated Construction Environmental Management Document has been submitted to and approved in writing by the Planning Authority. The finalised document shall incorporate the following:

- a) An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application and set out in relevant planning conditions;

- b) Processes to control / action changes from the agreed Schedule of Mitigation;
- c) Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities;
- d) Construction and demolition work or development associated with the proposed development shall only take place between the hours of 08:00 to 18:00 Mondays to Fridays and from 09:00 to 13:00 on Saturdays with no work on Sundays or Bank Holiday in Scotland (as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended)), unless otherwise agreed in advance in writing by the Planning Authority;
- e) Provision of Soil Management Plan quantifying the volumes of soil and overburden to be encountered during each phase of development. The plan shall detail areas for temporary or permanent soil and overburden storage and provide a method statement for their best practice handling, storage and final placement / use in the progressive landscaping the site, with details of final soil depths to meet the planting specifications set out within the approved Landscape Plans;
- f) Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties; and
- g) Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs.

Thereafter, the development shall proceed in accordance with the approved Construction Environmental Management Document.

Reason: To protect the environment and safeguard the amenity of neighbouring properties and occupants from the construction of the development and to secure the effective landscaping of the site.

16. No development shall commence until an updated Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The finalised document shall be based on the content of the latest version (Ref. CTMP_005, dated June 2020), incorporating the following amendments / additions:
- a) Construction and demolition work or development associated with the proposed development shall only take place between the hours of 08:00 to 18:00 Mondays to Fridays and from 09:00 to 13:00 on Saturdays with no work on Sundays or Bank Holiday in Scotland (as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended)), unless otherwise

agreed in advance in writing by the Planning Authority;

- b) There shall be no construction deliveries to or from the site taking place during peak school pick up / drop off times;
- c) Construction traffic to and from the site shall be as presented within Section 4.4 and Figure 4-3 of the latest version of the Construction Traffic Management Plan; and
- d) Construction access shall only be taken from Wade's Circle with no access for any size of construction related vehicle to be taken from Old Edinburgh Road South.

Thereafter, the development shall proceed in accordance with the approved Construction Traffic Management Plan.

Reason: In the interest of road safety and to protect the amenity of neighbouring properties.

17. No development shall commence until an updated Badger Protection Plan has been submitted to, and agreed in writing by, the Planning Authority. Thereafter, all mitigation measures contained within the approved Badger Protection Plan shall be implemented in full within the timescales identified.

Reason: To ensure that the development does not have an adverse impact on protected species.

18. No development, or any works shall commence until an updated bat emergence and re-entry survey has been carried out. The trees in and adjacent to the site which have been identified with potential for roosting bats must be surveyed between May - September. The findings of the survey must be submitted to and approved by the Planning Authority, in consultation with Nature Scot. Should bats be found to be roosting, a bat species protection plan shall also be submitted to identify suitable measures to ensure that the bat population is not adversely impacted by the development proposals. Thereafter, any agreed mitigation measures identified shall be implemented in full within the timescales identified.

Reason: To ensure that the development does not have an adverse impact on protected species.

19. No development shall commence until the Planning Authority has approved in writing the terms of appointment by the applicant of an independent Ecological Clerk of Works (ECoW) in consultation with Nature Scot. The terms of appointment shall:

- a) Impose a duty to: monitor compliance with the ecological commitments set out in the Badger Protection Plan and oversee the bat survey work required by Conditions 25 and 26; and

ensure compliance with all other ecological related information lodged in support of the application, including but not limited to the Construction and Environmental Management Plan, which identifies the need for a further pre-construction ecological site survey, and other plans approved (“the ECoW Works”);

- b) Require the ECoW to report to the applicant’s nominated construction project manager any incidences of non-compliance with the ECoW Works at the earliest practical opportunity;
- c) Require the ECoW to submit a report every two months to the Planning Authority, or monthly at the further written request of the Planning Authority, summarising progress with the development and environmental works undertaken on site;
- d) Have power to stop to the job / activities being undertaken within the development site when ecological interests dictate and / or when a breach or potential breach of environmental legislation occurs to allow for a briefing of the concern to the applicant’s nominated construction project manager; and
- e) Require the ECoW to report to the Planning Authority any incidences of non-compliance with the ECoW Works at the earliest practical opportunity.

The ECoW shall be appointed on the approved terms throughout the period from pre-construction survey work ahead of the commencement of development, throughout any period of construction activity.

Reason: To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the Development.

- 20. For the avoidance of doubt, with effect from the date of this permission no trees are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

- 21. No development or any excavation or groundwork shall commence until all trees to be retained have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

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

22. No development or any works shall commence until a suitably qualified Arboricultural Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the Arboricultural Consultant shall be appointed as a minimum for the period from the commencement of the development (including any groundwork) until the completion of all excavation and construction works in the vicinity of all trees. Their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

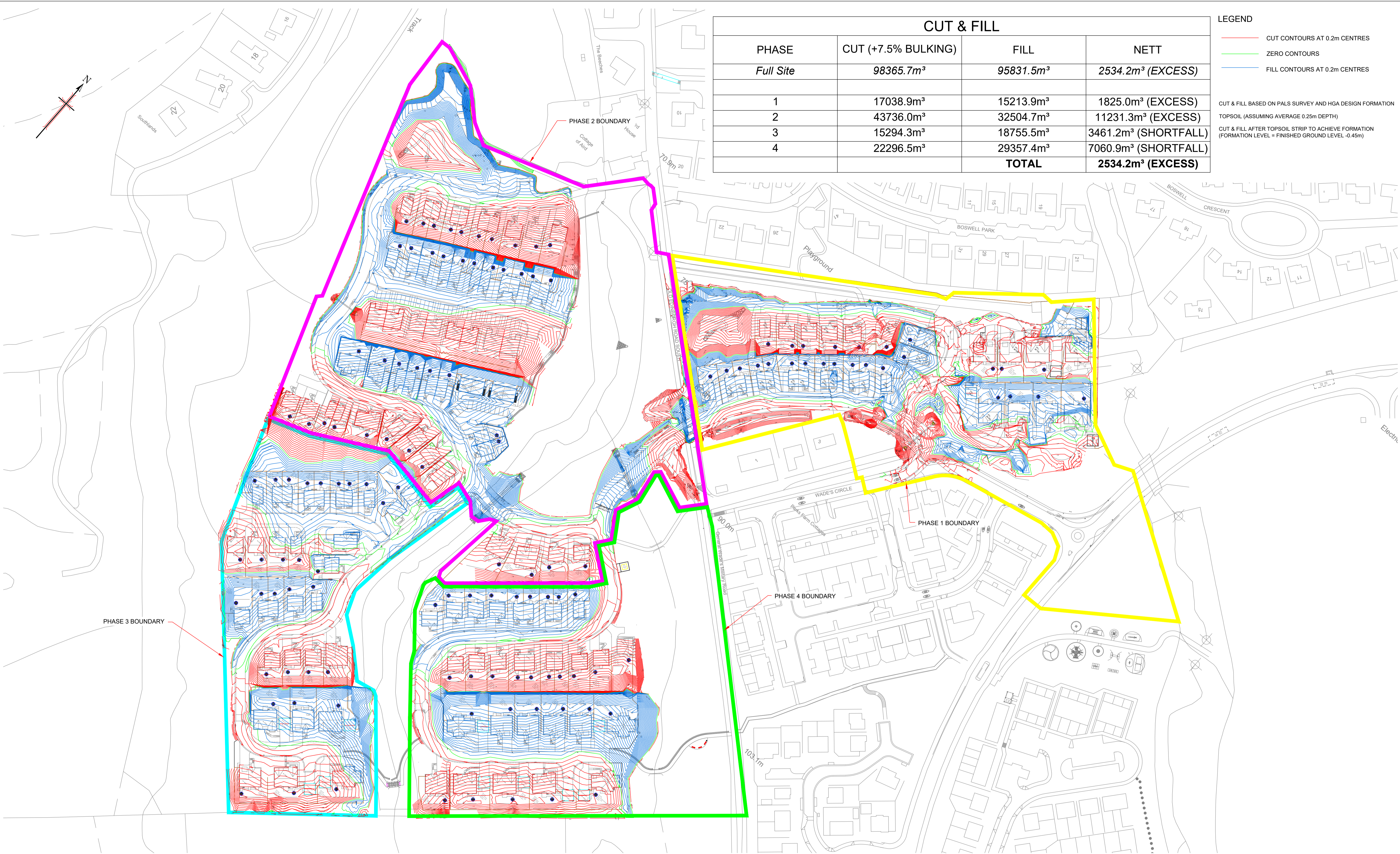
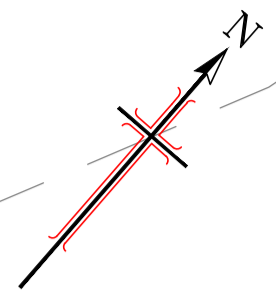
- a) Ensuring that the approved Tree Protection Plans and Arboricultural Impact Assessment and Method Statement (AIAMS) are implemented to the agreed standard;
- b) Ensuring stages requiring supervision are set out in the revised AIAMS for the written agreement of the Planning Authority; and
- c) The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate.

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

Signature: David Mudie
 Designation: Area Planning Manager – South
 Author: Michael Kordas
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans:

Document Type	Document No.	Version No.	Date Received
Location Plan	4312-02-020	REV A	26 August 2022
Site Layout Plan	4312-02-011	REV E	24 August 2023
Landscaping Plan	383-03-06 REV J	REV J	24 August 2023
Landscaping Plan	383-03-07 REV J	REV J	24 August 2023
Landscaping Plan	383-03-08 REV J	REV J	24 August 2023
Landscaping Plan	383-03-09 REV J	REV J	24 August 2023
Drainage Layout	440-105:01	REV F	26 August 2022
Drainage Layout	440-105:02	REV F	26 August 2022
Drainage Layout	440-105:03	REV F	26 August 2022
Drainage Layout	3440-135	REV B	26 August 2022
Floor Plan – 2B3P Bungalow	4312-01-400	REV B	24 August 2023

Floor Plan – 3B5P Bungalow	4312-01-410	REV B	24 August 2023
Floor Plan – 2B4P Semi	4312-01-420	REV A	24 August 2023
Floor Plan – 3B5P Semi	4312-01-430	REV A	24 August 2023
Floor Plan – 3B5P Detached	4312-01-435	REV A	24 August 2023
Floor Plan – 4B6P Semi	4312-01-440	REV B	24 August 2023
Floor Plan – 1B2P Cottage Flats	4312-01-460	REV C	24 August 2023
Floor Plan – 1B2P Cottage Flats	4312-01-465	REV C	24 August 2023
Floor Plan – 2B4P Cottage Flats	4312-01-470	REV C	24 August 2023
Floor Plan – 2B4P Cottage Flats	4312-01-475	REV C	24 August 2023
Floor Plan – Torrin	4312-01-110		26 August 2023
Floor Plan – Orrin	4312-01-100	REV A	26 August 2023
Floor Plan – Calder	4312-01-120	REV A	26 August 2023
Floor Plan – Etive	4312-01-140	REV A	26 August 2023
Floor Plan – Tarvie	4312-01-150	REV B	26 August 2023
Elevations – Torrin	4312-01-111		26 August 2023
Elevations – Orrin	4312-01-101	REV A	26 August 2023
Elevations – Calder	4312-01-121	REV A	26 August 2023
Elevations – Etive	4312-01-141	REV A	26 August 2023
Elevations – Tarvie	4312-01-151	REV B	26 August 2023
Elevations – 2B3P Bungalow	4312-01-401	REV B	24 August 2023
Elevations – 3B5P Bungalow	4312-01-411	REV B	24 August 2023
Elevations – 2B4P Semi	4312-01-421	REV A	24 August 2023
Elevations – 3B5P Semi	4312-01-431	REV A	24 August 2023
Elevations – 3B5P Detached	4312-01-436	REV B	24 August 2023
Elevations – 4B6P Semi	4312-01-441	REV B	24 August 2023
Elevations – 4B6P Semi	4312-01-442	REV B	24 August 2023
Elevations – 1B2P Cottage Flats	4312-01-461	REV C	24 August 2023
Elevations – 1B2P Cottage Flats	4312-01-466	REV C	24 August 2023
Elevations – 2B4P Cottage Flats	4312-01-471	REV C	24 August 2023
Elevations – 2B4P Cottage Flats	4312-01-472	REV C	24 August 2023
Elevations – 2B4P Cottage Flats	4312-01-476	REV C	24 August 2023
Elevations – 2B4P Cottage Flats	4312-01-477	REV C	24 August 2023
Section Plan	4312-02-401	REV F	24 August 2023
Section Plan	4312-02-402	REV A	24 August 2023
Cut and Fill Plan	3440-113	REV F	26 August 2023
Sunlight / Daylight Study	4312-01-925	REV A	24 August 2023
Sunlight / Daylight Study	4312-01-926	REV A	24 August 2023



CUT & FILL			
PHASE	CUT (+7.5% BULKING)	FILL	NETT
<i>Full Site</i>	98365.7m³	95831.5m³	2534.2m³ (EXCESS)
1	17038.9m ³	15213.9m ³	1825.0m ³ (EXCESS)
2	43736.0m ³	32504.7m ³	11231.3m ³ (EXCESS)
3	15294.3m ³	18755.5m ³	3461.2m ³ (SHORTFALL)
4	22296.5m ³	29357.4m ³	7060.9m ³ (SHORTFALL)
TOTAL			2534.2m³ (EXCESS)

LEGEND

- CUT CONTOURS AT 0.2m CENTRES
- ZERO CONTOURS
- FILL CONTOURS AT 0.2m CENTRES

CUT & FILL BASED ON PALS SURVEY AND HGA DESIGN FORMATION
 TOPSOIL (ASSUMING AVERAGE 0.25m DEPTH)
 CUT & FILL AFTER TOPSOIL STRIP TO ACHIEVE LEVEL FORMATION (FORMATION LEVEL = FINISHED GROUND LEVEL -0.45m)

Revisions	Date	Drn.
A EARTHWORKS DESIGN REVISED	12.12.19	MC
B EARTHWORKS DESIGNED REVISED TO MATCH CURRENT LAYOUT	30.06.20	MC
C CUT AND FILL UPDATED TO REFLECT REVISED DESIGN	04.09.20	MC
D INSO REVISED TO CURRENT LAYOUT	15.02.21	MC
E CUT FILL REVISED TO SITE PHASING PLAN	27.08.21	MC
F LAYOUT AND LEVELS REVISED	28.02.22	MC

Revisions	Date	Drn.

TULLOCH HOMES LTD

**APPROVAL
DRAWING**

consulting engineers
hga

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DRUIDS TEMPLE, INVERNESS

CUT & FILL		
Drawn: MC	Ck'd	Scale: 1:1000 (A1)
Date: NOV 19	Date:	DO NOT SCALE
Drawing No. 3440:113	Revision F	



Plots 230-245 - April 1200 hours



Plots 230-245 - April 1600 hours



Plots 230-245 - June 1200 hours



Plots 230-245 - June 1600 hours



Plots 230-245 - October 1200 hours



Plots 230-245 - October 1600 hours

Viewpoint D

Refer to drawing no. 4312-02-011
for viewpoint locations

REV	DATE	DESCRIPTION	DAK	DRN
A	JUL 23	UPDATED TO REFLECT LAYOUT AMENDMENTS		

Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750001
5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
15 LOCKSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
DRUID TEMPLE, INVERNESS (IN50)
TULLOCH HOMES LTD

DAYLIGHT ANALYSIS - PLOTS 230-245 -
VIEWPOINT D

SCALE:	N/A	DRAWN:	--
PAPER SIZE:	A1	DATE:	Jun 2023
DWG No.	4312-01-925	REV.	A



Plots 257-266 - April 1200 hours

Plots 257-266 - April 1600 hours



Plots 257-266 - June 1200 hours

Plots 257-266 - June 1600 hours



Plots 257-266 - October 1200 hours

Plots 257-266 - October 1600 hours

Viewpoint E

Refer to drawing no. 4312-02-011
for viewpoint locations

REV	DATE	DESCRIPTION	DAK	DRN
A	JUL 23	UPDATED TO REFLECT LAYOUT AMENDMENTS		

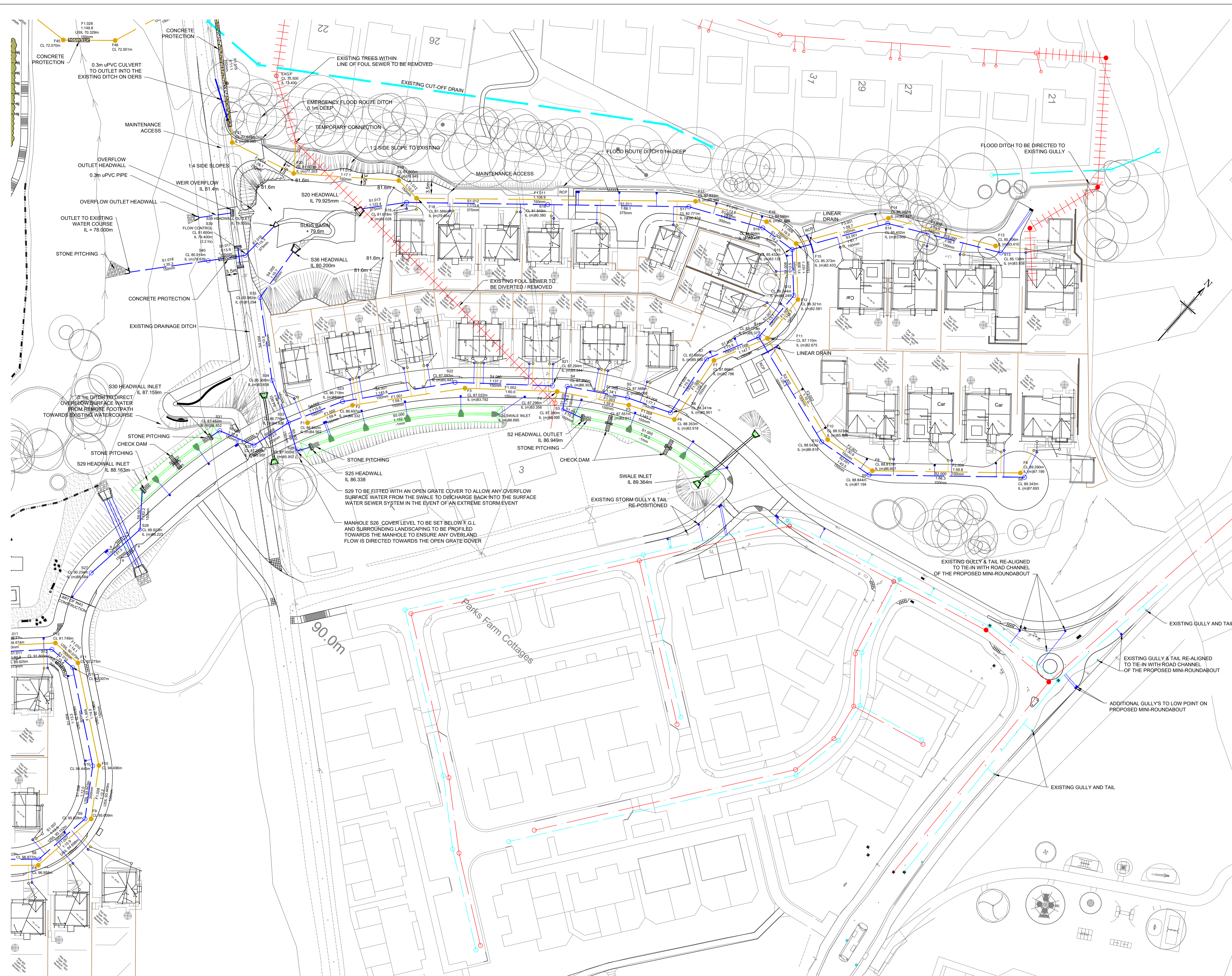
Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750001
5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
DRUID TEMPLE, INVERNESS (IN50)
TULLOCH HOMES LTD

DAYLIGHT ANALYSIS - PLOTS 257-266 -
VIEWPOINT E

SCALE:	N/A	DRAWN:	--
PAPER SIZE:	A1	DATE:	Jun 2023
DWG No.	4312-01-926	REV.	A



- KEY**
- EXISTING FOUL SEWER TO BE REMOVED
 - EXISTING FOUL SEWER
 - EXISTING FOUL MANHOLE
 - PROPOSED FOUL SEWER
 - PROPOSED FOUL MANHOLE
 - EXISTING STORM SEWER
 - EXISTING STORM MANHOLE
 - PROPOSED STORM SEWER
 - PROPOSED SIDE INLET GULLY & 1500 TAIL
 - PROPOSED STORM MANHOLE

- NOTES**
1. ALL FINISHED FLOOR LEVELS ARE MINIMUM LEVEL TO ENSURE CONNECTION TO PROPOSED SEWERS.
 2. LEVELS ARE RELATIVE TO OS DATUM.
 3. FOR DRAINAGE LONG SECTIONS REFER TO DRAWING 106 & 107.
 4. ALL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND.
 5. ALL EXISTING DRAINAGE LINES AND LEVELS TO BE CONFIRMED ON SITE AND ANY DISCREPANCY REPORTED TO HGA.
 6. ALL PIPEWORK 150mm Ø TO 450mm Ø TO BE STRUCTURED WALL UPVC TO WIS 4-35-01 UNLESS NOTED OTHERWISE.
 7. ALL PIPEWORK 525mm Ø AND ABOVE TO BE CONCRETE TO BS EN 1318 & BS 5911 UNLESS NOTED OTHERWISE.
 8. BEDDING TO PIPEWORK TO BE IN ACCORDANCE WITH WIS 4-08-02.
 9. TYPE 'A' AND TYPE 'B' MANHOLES TO BE PRE CAST CONCRETE WITH 675x75 DI COVERS TO BS EN 124 CLASS D400. ALL IN ACCORDANCE WITH SCOTTISH WATER STANDARDS DETAILS. FOR MANHOLES TYPES SEE LONG SECTION DRAWINGS.
 10. FOR ALL OTHER MANHOLE TYPES REFER TO SPECIFIC NOTES ON LONG SECTIONS.
 11. DISCONNECTING CHAMBERS TO BE 450mm DIA PP WITH PROPRIETARY COVER AND FRAME. WHERE DEPTH EXCEEDS 1.2m, DIAMETER OF OPENING TO BE REDUCED TO 350mm DIA WITH SCREW DOWN COVER.
 12. ON COMPLETION OF WORKS CONTRACTOR TO PROVIDE AS BUILT SURVEY TO INCLUDE ALL MANHOLE LOCATIONS, COVER AND INVERT LEVELS AND PIPE SIZES.
 13. ON COMPLETION OF WORKS CONTRACTOR TO PROVIDE CCTV SURVEY AND REPORT IN A FORMAT SUITABLE FOR SUBMISSION TO SCOTTISH WATER.
 14. ALL WORKS TO BE INSPECTED AND APPROVED BY SCOTTISH WATER.

Drawing No.		Revision	
3440:105/01		F	
Revisions	Date	Drm.	
A SUDS BASIN & END OF ROAD 6 REVISED	20.11.19	MC	
B FOUL & BASIN DETAILS ADDED	04.02.20	MC	
C SUDS AND DRAINAGE DESIGN REVISED TO INCORPORATE T.H.C COMMENTS AND TO MATCH CURRENT ARCHITECTS LAYOUT	11.05.20	MC	
D LAYOUT REVISED TO MATCH BSC	08.06.20	MC	
E ISSUED TO BSC.	29.03.21	MC	
F T.H.C COMMENTS INCORPORATED	20.07.22	MC	

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

DRUIDS TEMPLE

**DRAINAGE LAYOUT
SHEET 1 OF 3**

Drawn: MC	Ck'd:	Scale: 1:500 @ A1
Date: JUNE 19	Date:	DO NOT SCALE

consulting engineers **hga**

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Drawing No.		Revision	
3440:105/01		F	



- KEY**
- EXISTING FOUL SEWER TO BE REMOVED
 - EXISTING FOUL SEWER
 - EXISTING FOUL MANHOLE
 - PROPOSED FOUL SEWER
 - PROPOSED FOUL MANHOLE
 - EXISTING STORM SEWER
 - EXISTING STORM MANHOLE
 - PROPOSED STORM SEWER
 - PROPOSED SIDE INLET GULLY & 1500 TAIL
 - PROPOSED STORM MANHOLE

- NOTES**
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 7. ALL PIPEWORK 525mm Ø AND ABOVE TO BE CONCRETE TO BS EN 1916 & BS 5911 UNLESS NOTED OTHERWISE.
 8. BEDDING TO PIPEWORK TO BE IN ACCORDANCE WITH WIS 4-08-02.
 9. TYPE 'A' AND TYPE 'B' MANHOLES TO BE PRE CAST CONCRETE WITH 675x675 DI COVERS TO BS EN 124 CLASS D400. ALL IN ACCORDANCE WITH SCOTTISH WATER STANDARDS DETAILS. FOR MANHOLES TYPES SEE LONG SECTION DRAWINGS.
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 14. ALL WORKS TO BE INSPECTED AND APPROVED BY SCOTTISH WATER.

Drawing No.		Revision	
3440:105/02		F	
Revisions	Date	Drn.	
A SUDS BASIN & END OF ROAD 6 REVISED	20.11.19	MC	
B FOUL & BASIN DETAILS ADDED	04.02.20	MC	
C SUDS AND DRAINAGE DESIGN REVISED TO INCORPORATE T.H.C COMMENTS AND TO MATCH CURRENT ARCHITECTS LAYOUT	11.05.20	MC	
D LAYOUT REVISED TO MATCH BSC	08.06.20	MC	
E ISSUED TO BSC.	29.03.21	MC	
F T.H.C COMMENTS INCORPORATED	20.07.22	MC	

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

DRUIDS TEMPLE

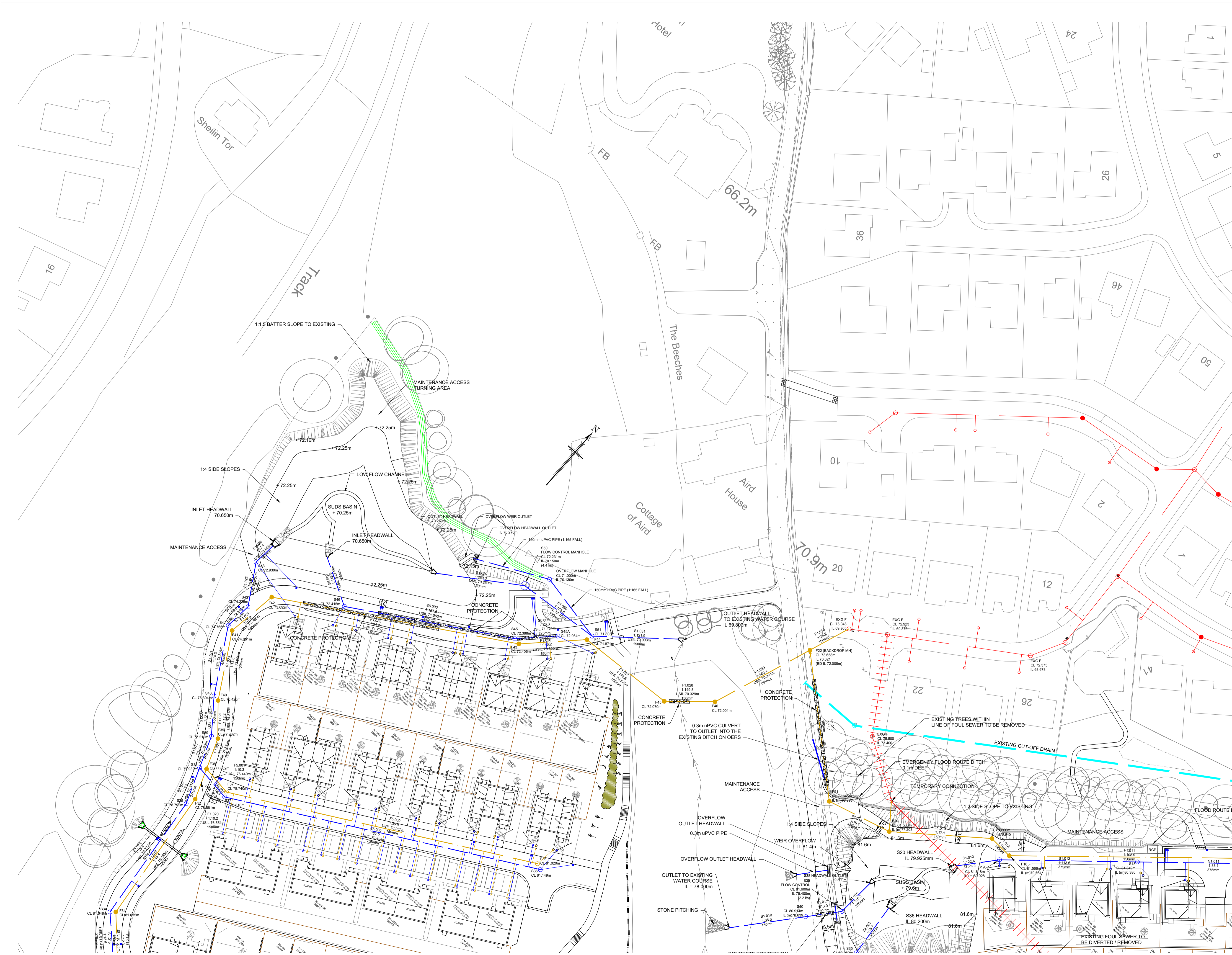
**DRAINAGE LAYOUT
SHEET 2 OF 3**

Drawn: MC	Ck'd:	Scale: 1:500 @ A1
Date: JUNE 19	Date:	DO NOT SCALE

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Drawing No.		Revision	
3440:105/02		F	



- KEY**
- EXISTING FOUL SEWER TO BE REMOVED
 - EXISTING FOUL SEWER
 - EXISTING FOUL MANHOLE
 - PROPOSED FOUL SEWER
 - PROPOSED FOUL MANHOLE
 - EXISTING STORM SEWER
 - EXISTING STORM MANHOLE
 - PROPOSED STORM SEWER
 - PROPOSED SIDE INLET GULLY & 1500 TAIL
 - PROPOSED STORM MANHOLE

- NOTES**
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 14. ALL WORKS TO BE INSPECTED AND APPROVED BY SCOTTISH WATER.

Drawing No.	Revision		
3440:105/03	F		
Revisions			
A	SUDS BASIN & END OF ROAD 6 REVISED	20.11.19	MC
B	FOUL & BASIN DETAILS ADDED	04.02.20	MC
C	SUDS AND DRAINAGE DESIGN REVISED TO INCORPORATE T.H.C COMMENTS AND TO MATCH CURRENT ARCHITECTS LAYOUT	11.05.20	MC
D	LAYOUT REVISED TO MATCH BSC	08.06.20	MC
E	ISSUED TO BSC.	29.03.21	MC
F	T.H.C COMMENTS INCORPORATED	20.07.22	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

DRUIDS TEMPLE

**DRAINAGE LAYOUT
SHEET 3 OF 3**

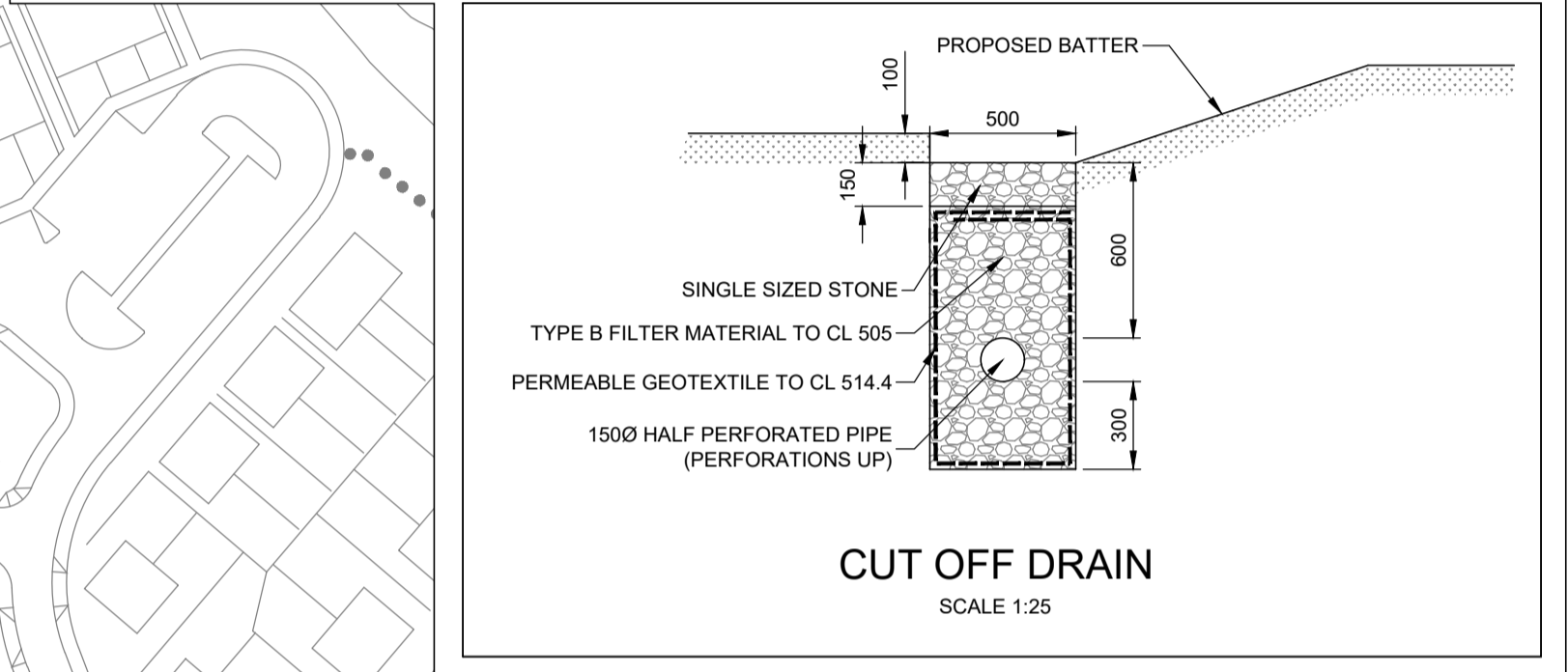
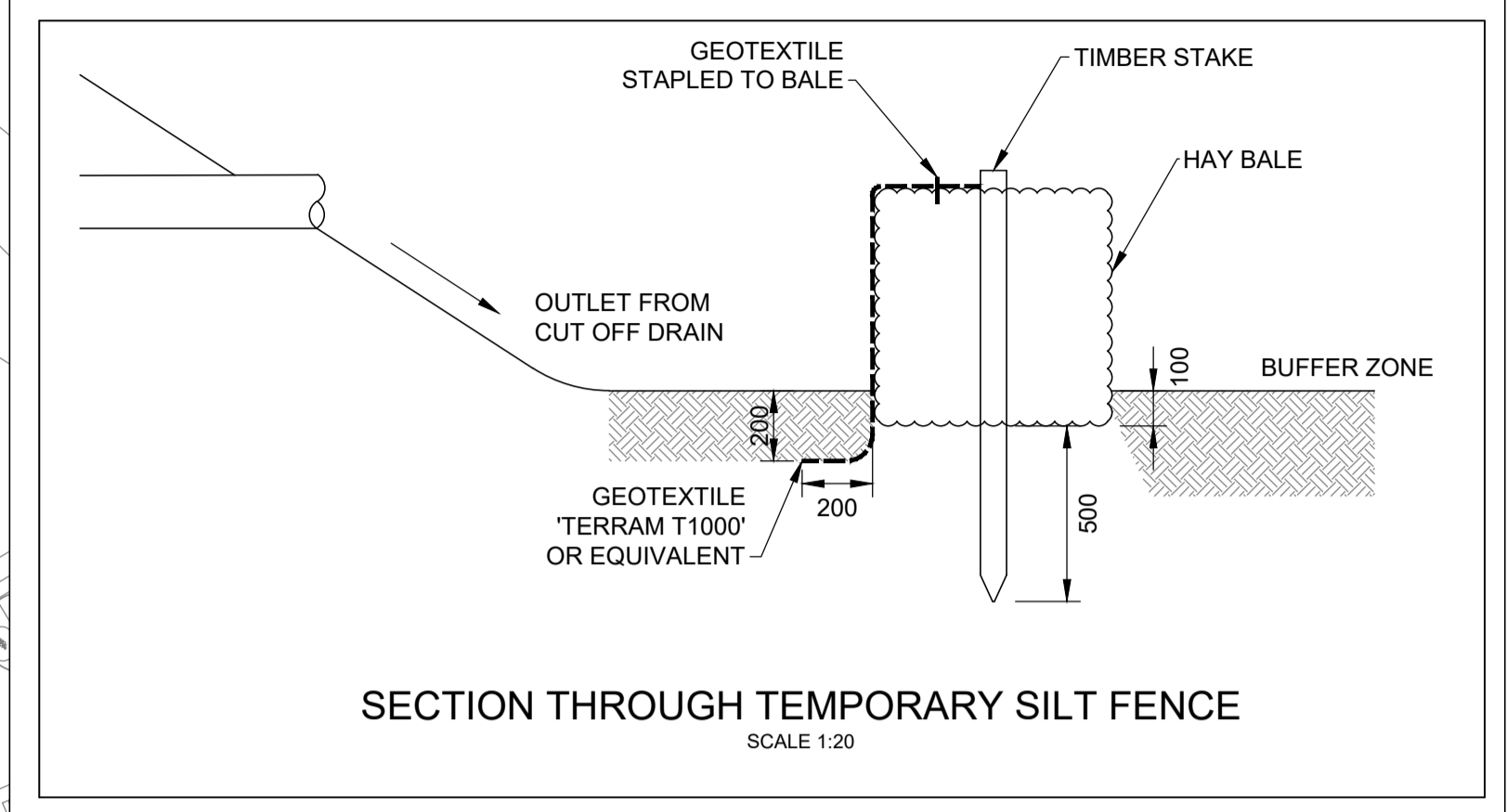
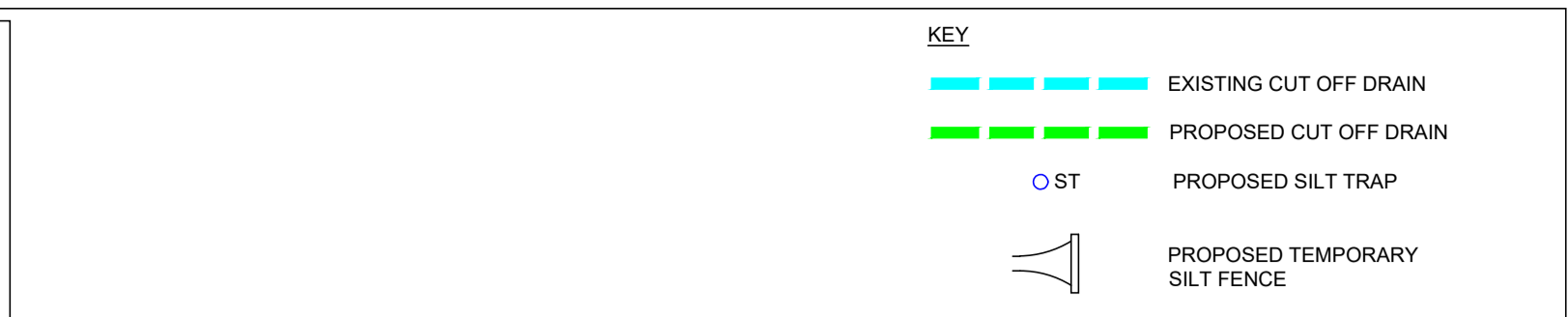
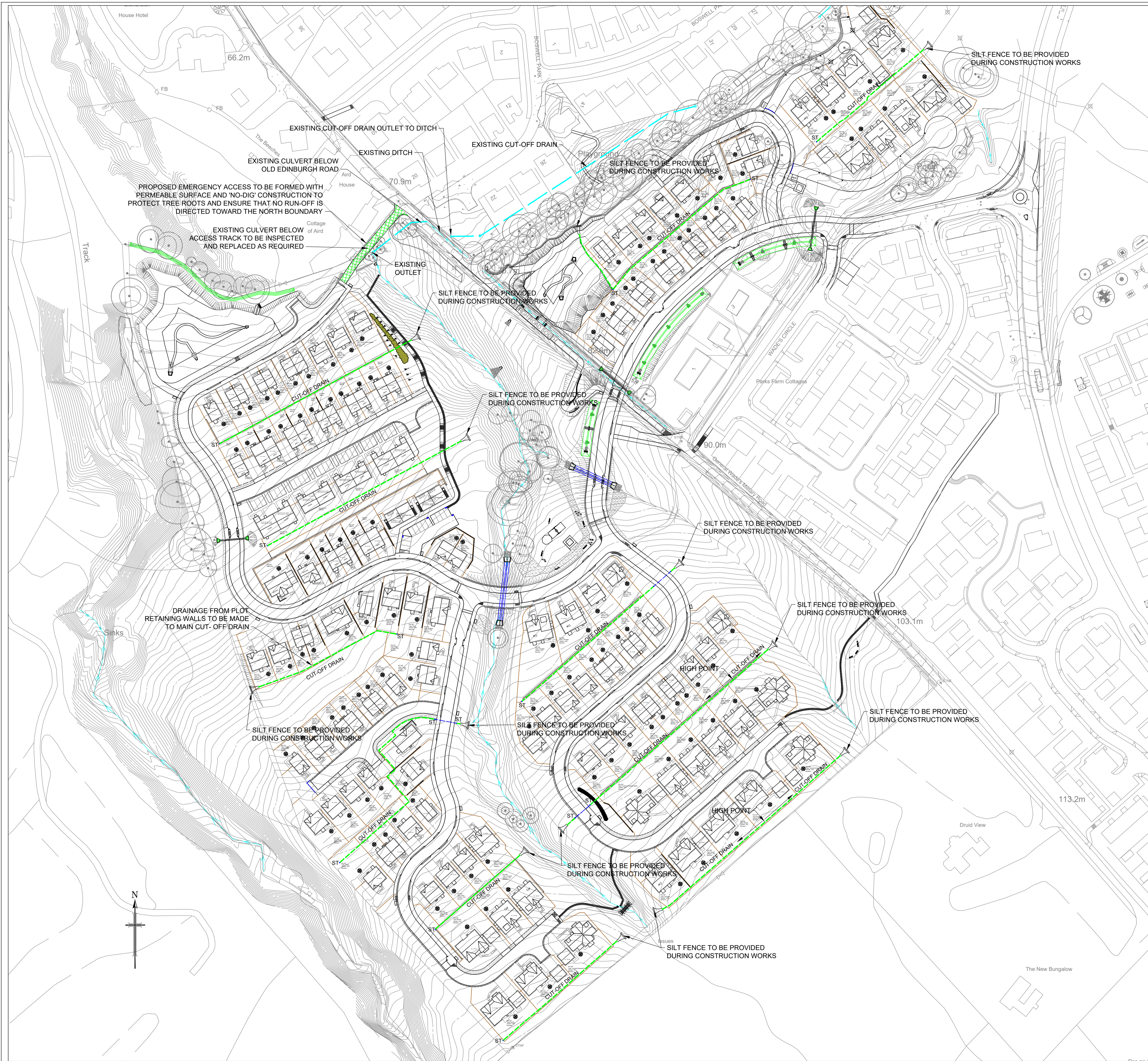
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Date:	JUNE 19	Date:			DO NOT SCALE

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Drawing No.	Revision
3440:105/03	F



Drawing No. 3440:135		Revision B
Revisions	Date	Drn.
A REVISED TO CURRENT LAYOUT	20.07.22	MC
B SILT FENCE POSITION BEHIND PLOT 213 REVISED	28.07.22	MC

**APPROVAL
DRAWING**

TULLOCH HOMES LTD

DRUIDS TEMPLE

LAND DRAINAGE

Drawn: MC	Ck'd:	Scale: 1:1000 @ A1
Date: AUG 20	Date:	DO NOT SCALE

consulting engineers

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Drawing No. 3440:135		Revision B
--------------------------------	--	----------------------

Cottage of Aird

SUDS

Affordable Housing

Drying area

Cycles

Cycle paths

14no Horbeam

14no Horbeam

14no Horbeam

14no Horbeam

14no Horbeam

14no Horbeam

14no Horbeam

14no Horbeam

14no Horbeam

14no Horbeam

AS	Per Comments	RS	Jul 2022
AS	Per New Layout	RS	Jun 2023
AS	Per overmark	JS	March 2023
AS	Per Comments	RS	July 2022
F	New layout Ph2 and 3	RS	June 2022
E	Key Added	AM	July 2020
D	Changes across site	AM	May 2020
C	Minor changes & Play area moved	AM	Feb 2020

Drawing:	LANDSCAPE PROPOSAL (Sheet 2 of 9)
Job:	DRUIDS TEMPLE, INVERNESS PH 2 and 3
Client:	TULLOCH HOMES
No:	383-03-07J
Date:	June 2019 1:500@A1
Drawn:	AK
Checked:	AM

Badger proof fencing (refer to Engineer's drawings for full details)

Badger proof fencing (refer to Engineer's drawings for full details)

Fine grass

Badger proof fencing (refer to Engineer's drawings for full details)

Badger proof fencing (refer to Engineer's drawings for full details)

Badger proof fencing (refer to Engineer's drawings for full details)

Badger proof fencing (refer to Engineer's drawings for full details)

Badger proof fencing (refer to Engineer's drawings for full details)

Revision	Description	Date
J	As Per Comments	RS Jul 2023
I	As Per New Layout	RS Jun 2023
H	As Per Overmark	JS March 2023
G	As Per Comments	RS July 2022
F	New layout Ph2 and 3	RS June 2022
E	Key Address	AM July 2020
D	Changes across site	AM May 2020
C	Minor changes & Play area moved	AM Feb 2020

LANDSCAPE PROPOSAL
(Sheet 3 of 9)

Job: **DRUIDS TEMPLE, INVERNESS Ph 2 and 3**

Client: **TULLOCH HOMES**

No: **383-03-08j**

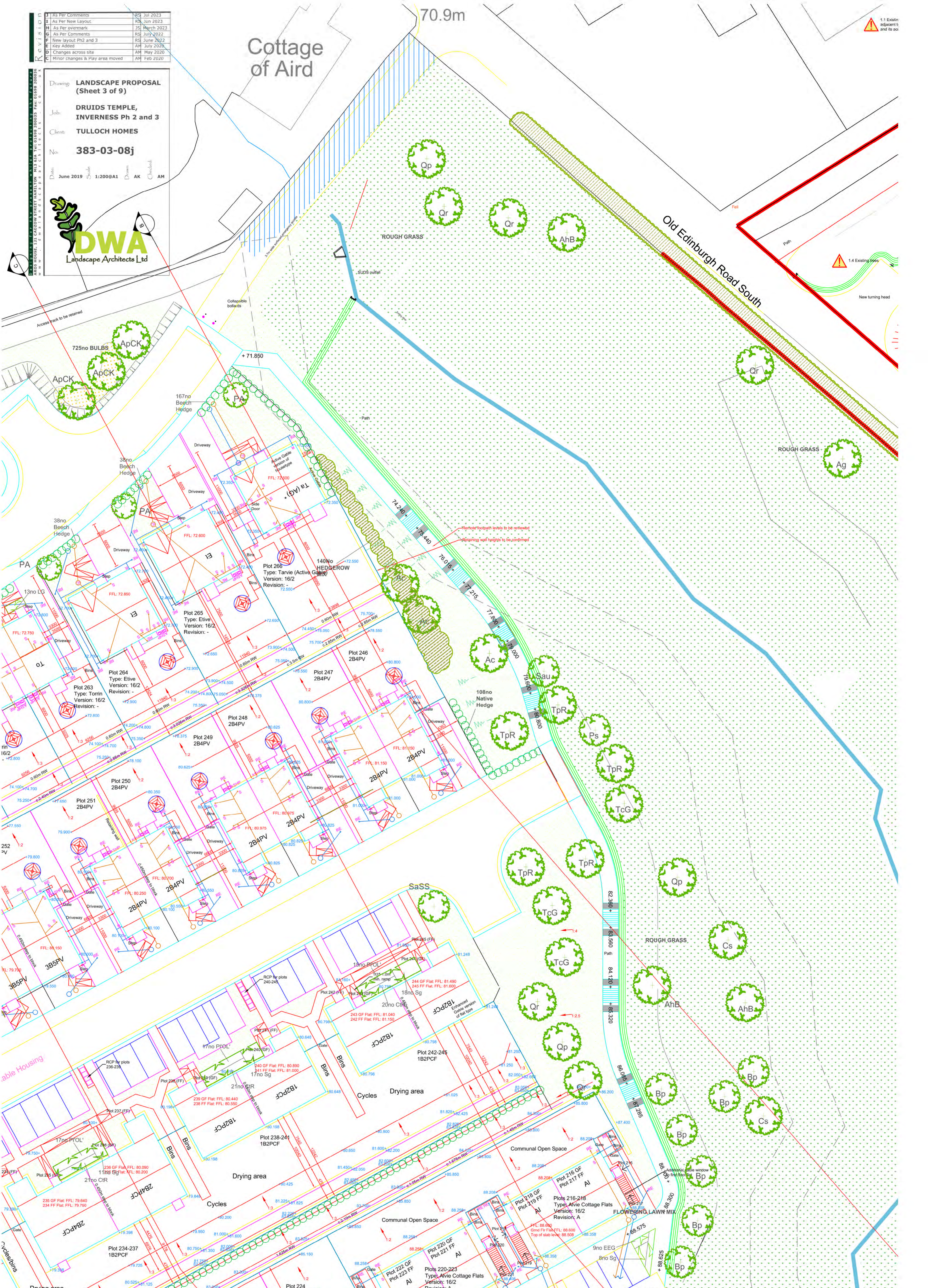
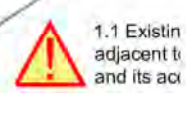
Date: June 2019 Scale: 1:200@A1 Drawn: AK Checked: AM



Cottage of Aird

70.9m

Old Edinburgh Road South



New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

New turning head

1.1 Existing adjacent to and its use

1.4 Existing trees

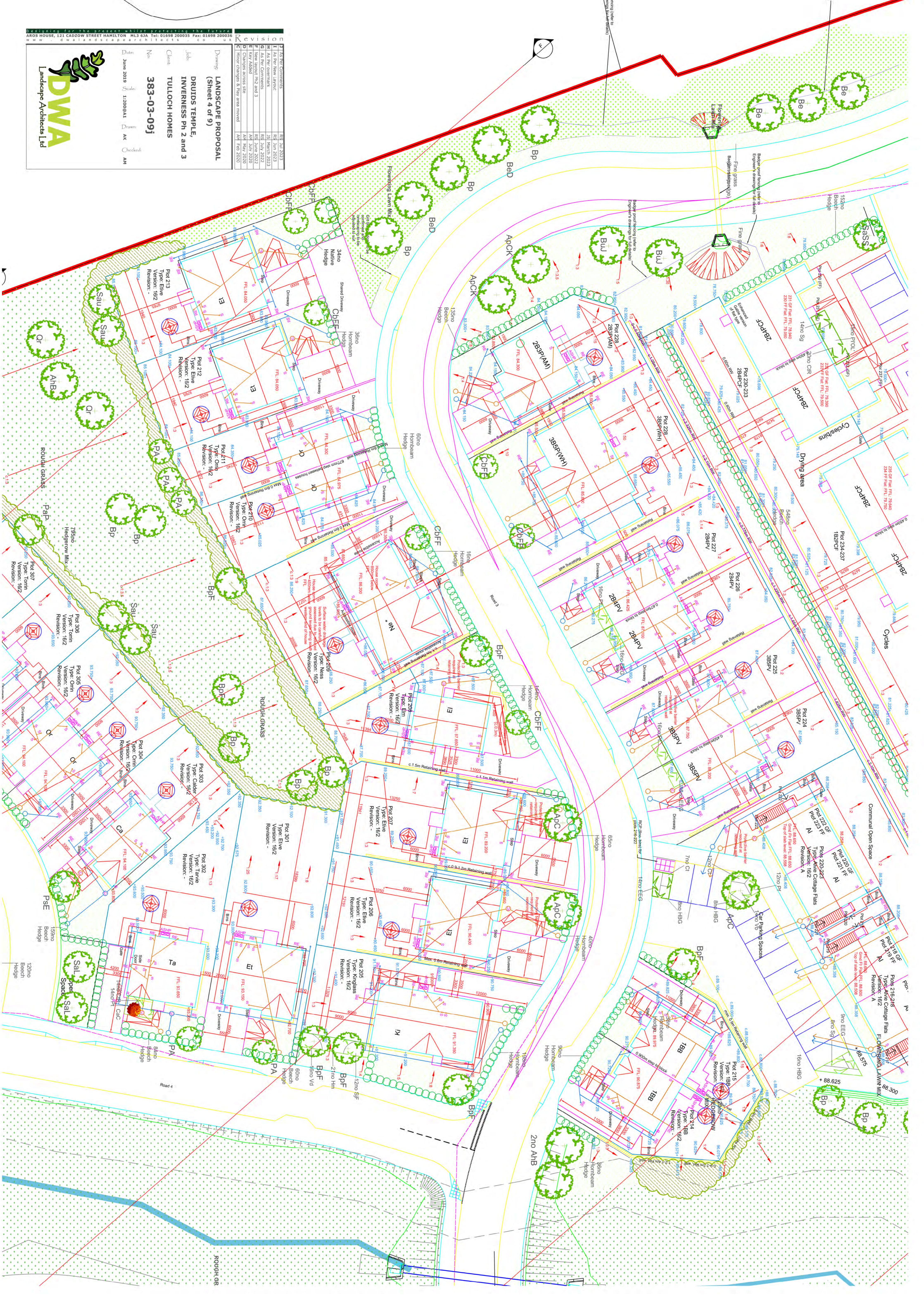
New turning head

LDWA
Landscape Architects Ltd

Date: June 2019
Scale: 1:2000 A1
Drawn: AK
Checked: AM

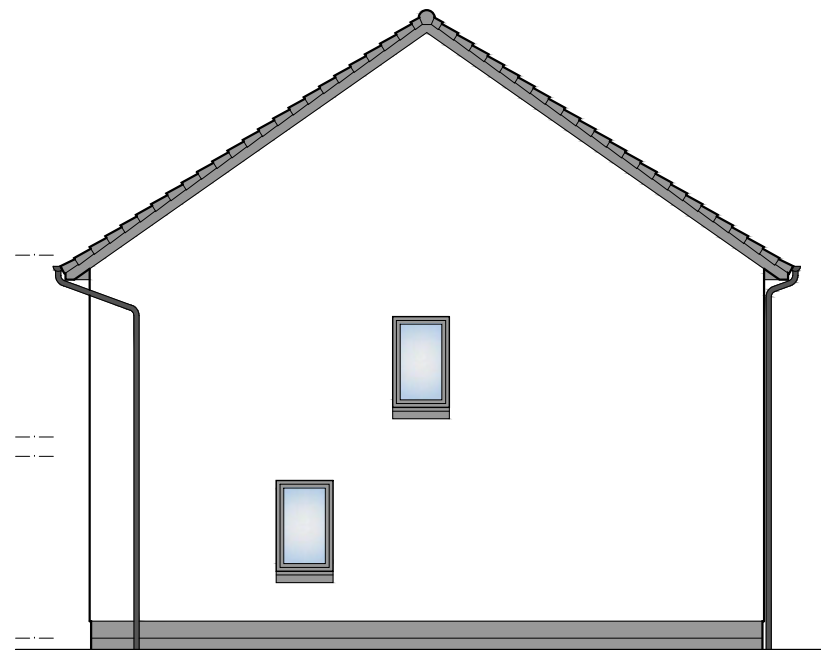
No: 383-03-09J
Client: TULLOCH HOMES
Job: DRUIDS TEMPLE
INVERNESS Ph 2 and 3
Drawing: LANDSCAPE PROPOSAL
(Sheet 4 of 9)

1	1/15 PER COMMENTS	RS 17 2023
2	1/15 PER COMMENTS	RS 17 2023
3	1/15 PER COMMENTS	RS 17 2023
4	1/15 PER COMMENTS	RS 17 2023
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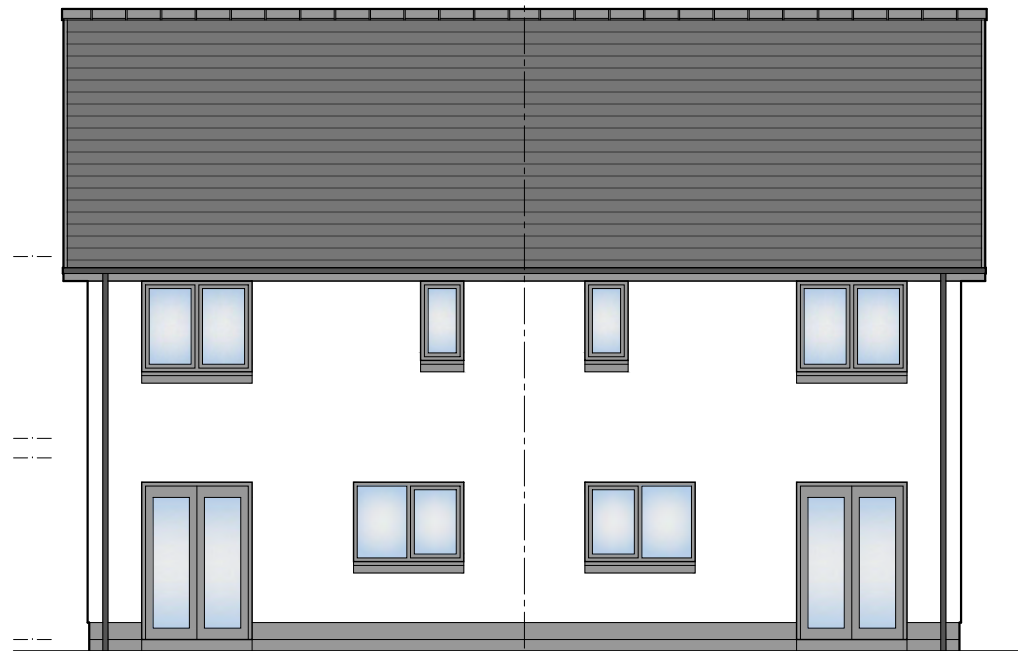
FRONT ELEVATION



GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

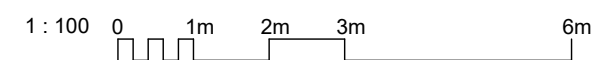
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Bracewell Stirling CONSULTING

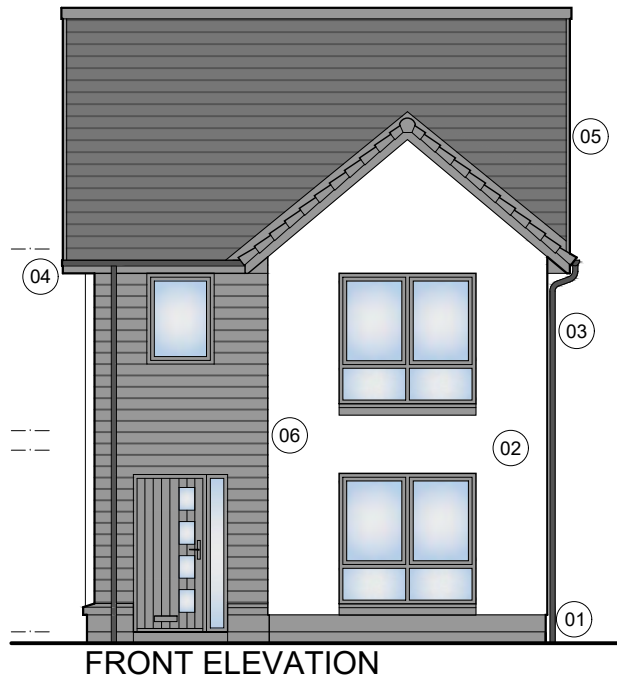
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 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

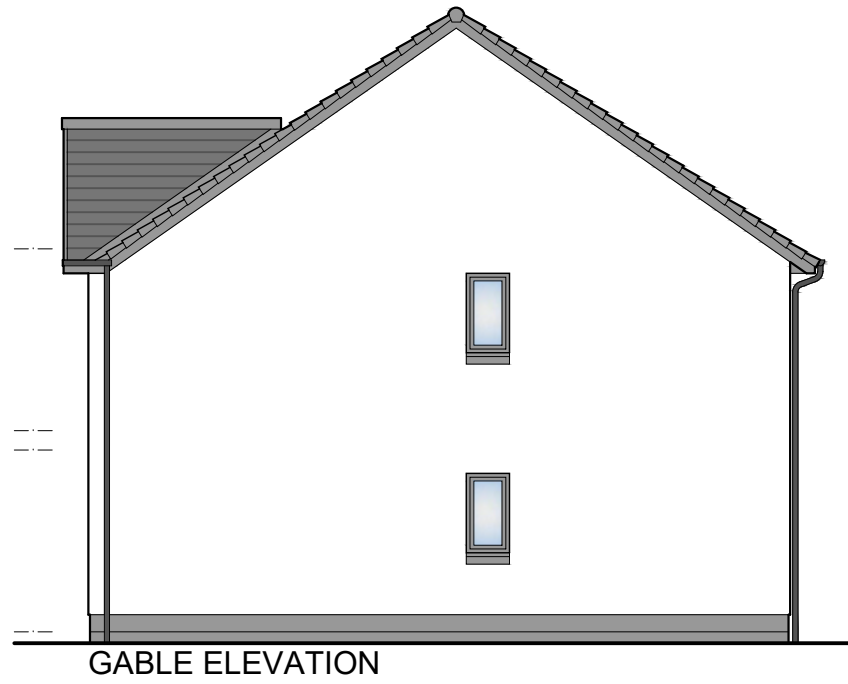
ELEVATIONS - TORRIN SEMI



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PAPER SIZE:	A3	DATE:	Sep 2019
DWG No.	4312-01-111		REV.



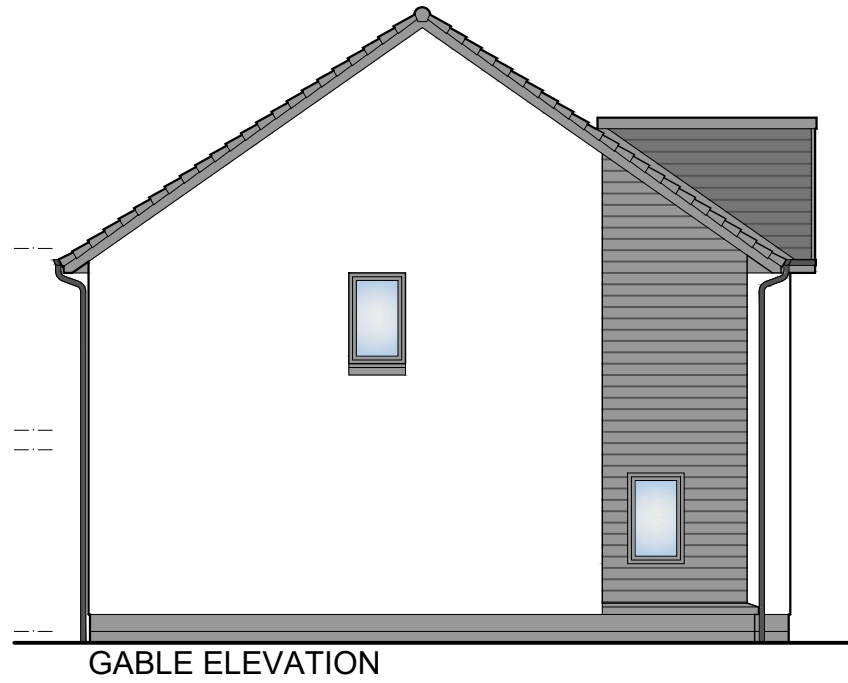
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION



- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

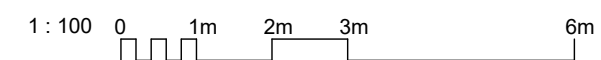
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A	May20	Cladding amended.	PL

Bracewell Stirling CONSULTING

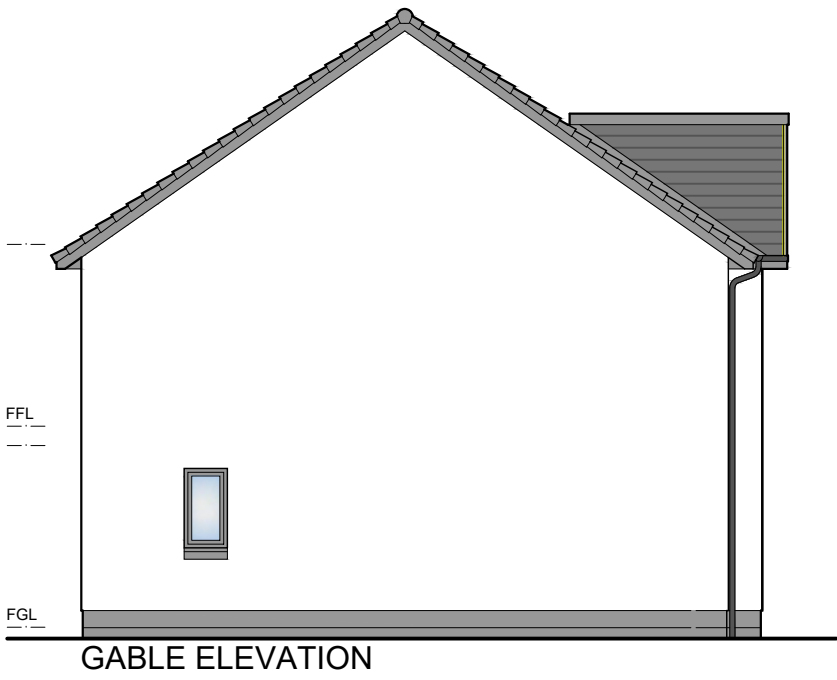
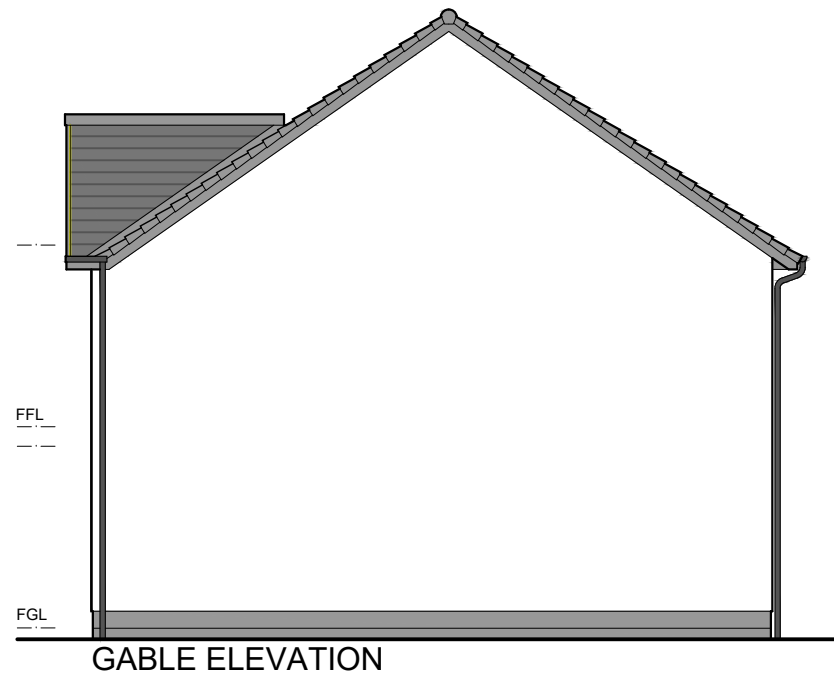
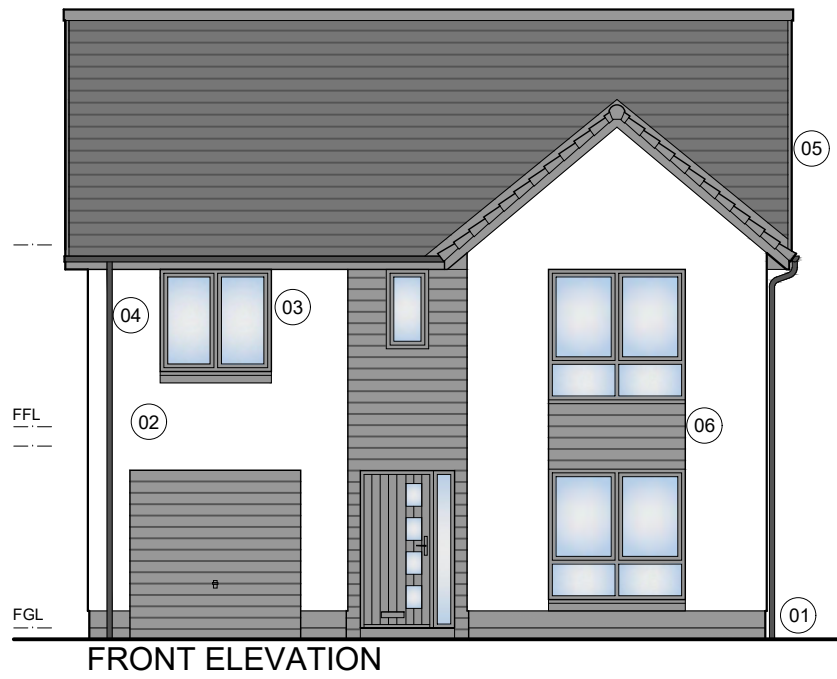
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 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - CALDER DETACHED



SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Sep 2019
DWG No.	4312-01-121	REV.	A



- 01 Precast basecourse and cills
- 02 Dry dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding detail

All colours as External Finishes Schedule

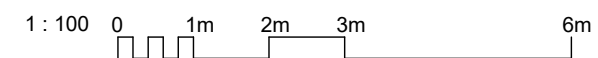
REV	DATE	DESCRIPTION	PL	DRN
A	May20	Window sizes adjusted	PL	

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

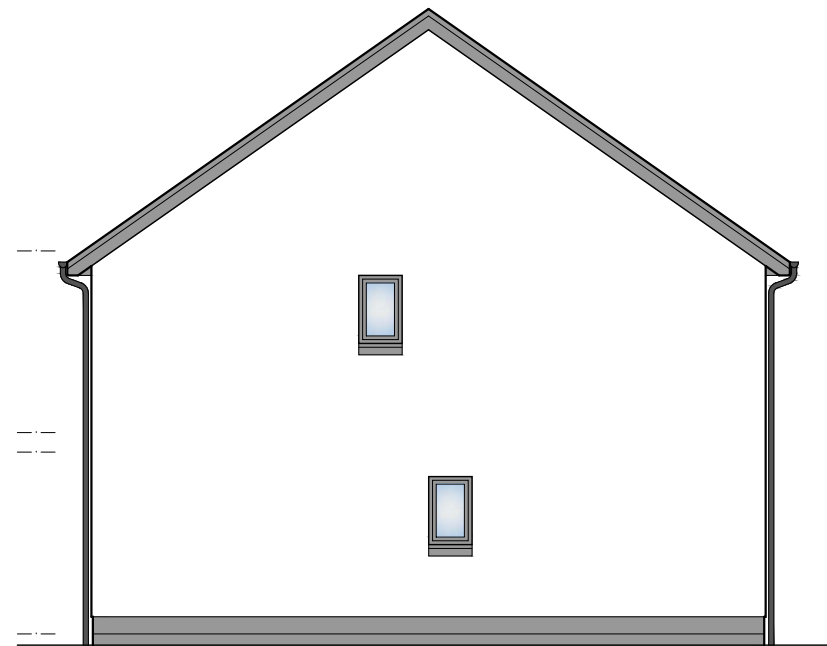
ELEVATIONS - ETIVE DETACHED



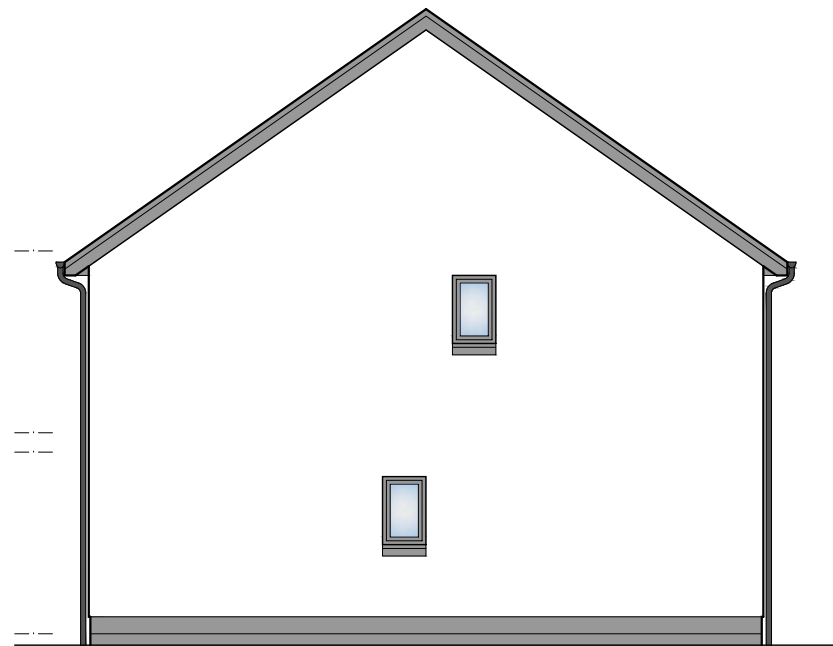
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DWG No.	4312-01-141	REV.	A



FRONT ELEVATION



GABLE ELEVATION

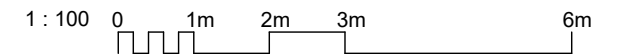


GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
A	Jun'20	Rainwater pipes position updated. Perspective images added.	PL

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - ORRIN SEMI

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Sep 2019

DWG No.	4312-01-101	REV.	A
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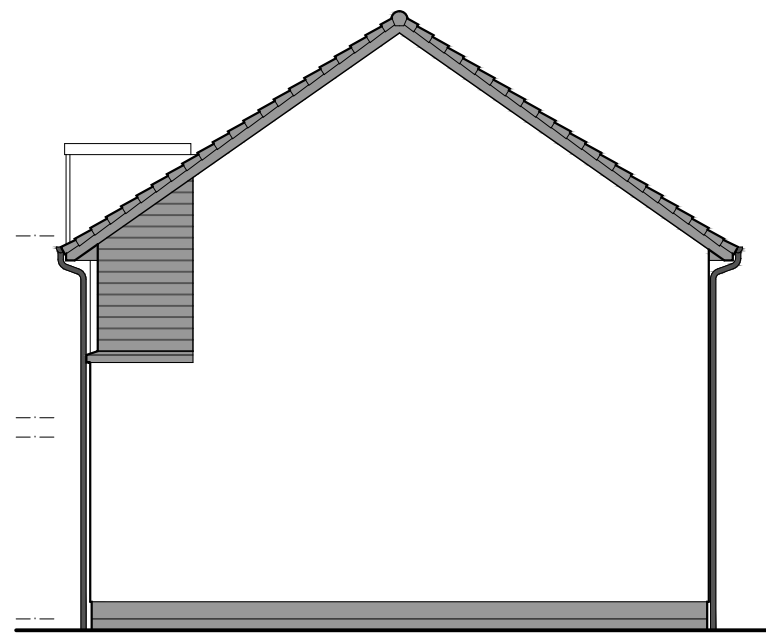
IMAGE 1 - FRONT PERSPECTIVE



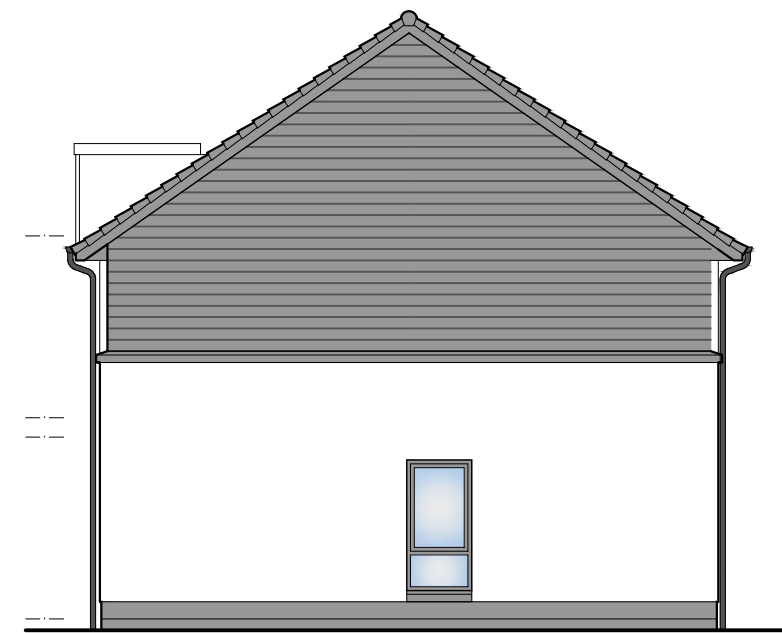
IMAGE 2 - REAR PERSPECTIVE



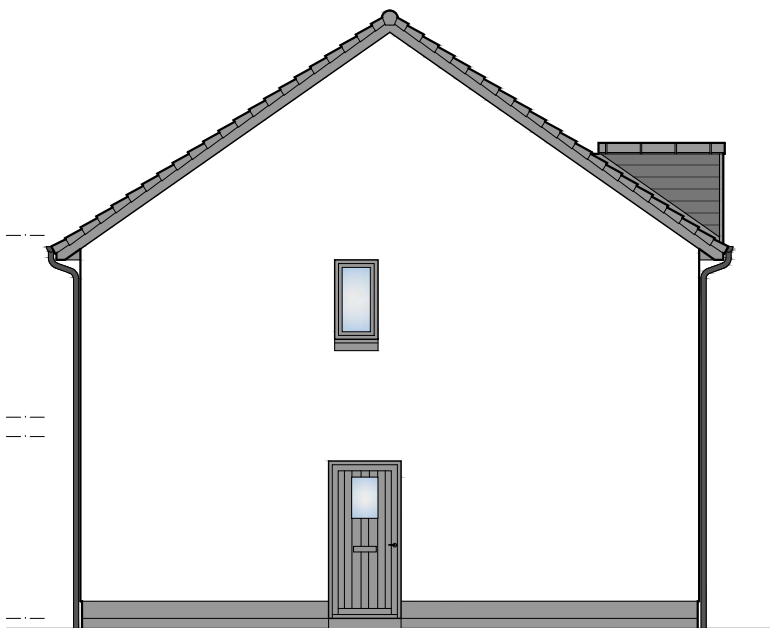
FRONT ELEVATION



GABLE ELEVATION



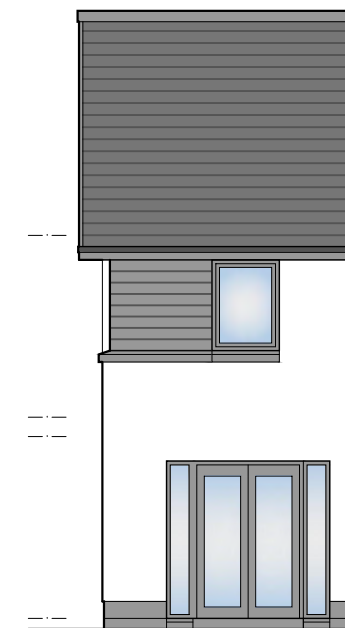
GABLE ELEVATION
Enhanced Gable Version



GABLE ELEVATION



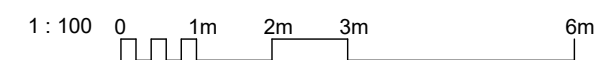
REAR ELEVATION



REAR ELEVATION
Enhanced Gable Version

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

B	May'22	Enhanced gable version added.	DAK
A	May'20	Cladding and windows amended	PL
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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - TARVIE DETACHED

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	May 2022
DWG No.	4312-01-151		REV. B



FRONT ELEVATION

GABLE ELEVATION

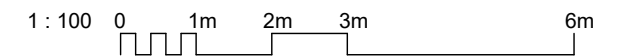


GABLE ELEVATION

REAR ELEVATION

- 01 Precast basecourse and cills
- 02 Dry dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding detail

All colours as External Finishes Schedule



C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended.	DAK
A	Jun'20	Plot numbers amended. Perspective Images added.	PL
REV	DATE	DESCRIPTION	DRN



IMAGE 1 - FRONT PERSPECTIVE



IMAGE 2 - REAR PERSPECTIVE

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 1B2P COTTAGE FLATS -
 PLOTS 238-241

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-466	REV.	C



FRONT ELEVATION

GABLE ELEVATION

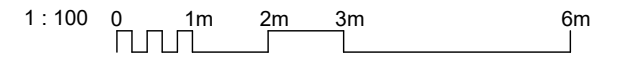


GABLE ELEVATION

REAR ELEVATION

- 01 Precast basecourse and cills
- 02 Dry dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding detail

All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended. Gable windows deleted.	DAK
A	Jun'20	Plot numbers amended.	PL



IMAGE 1 - FRONT PERSPECTIVE



IMAGE 2 - REAR PERSPECTIVE

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

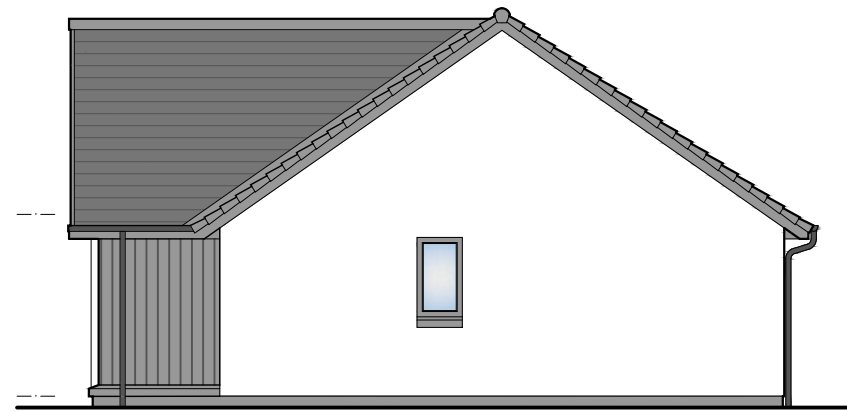
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 1B2P COTTAGE FLATS -
 PLOTS 234-237

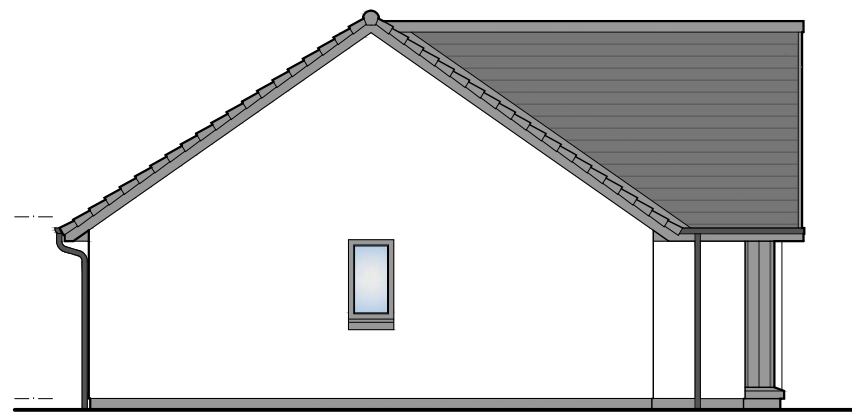
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FRONT ELEVATION



GABLE ELEVATION

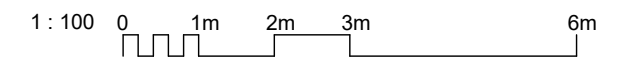


GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



B	JUN23	Drawings Updated	LM
A	JUN20	House type handed	PL
REV	DATE	DESCRIPTION	DRN



IMAGE 1 - FRONT PERSPECTIVE



IMAGE 2 - REAR PERSPECTIVE

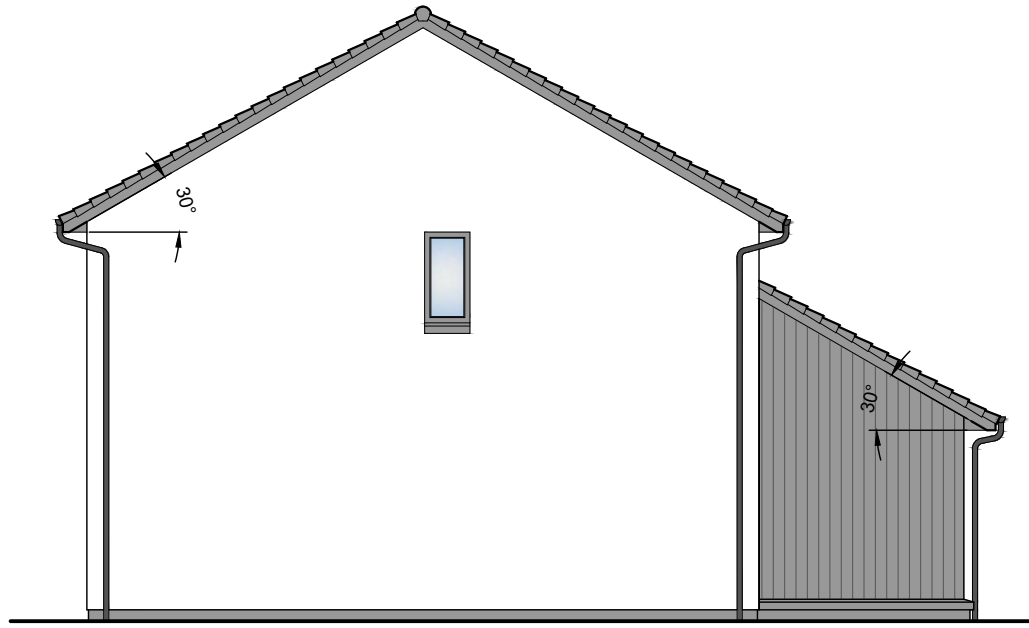
Bracewell Stirling CONSULTING

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 2B3P BUNGALOW

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-401	REV.	B



GABLE ELEVATION



IMAGE 1 - FRONT PERSPECTIVE



GABLE ELEVATION

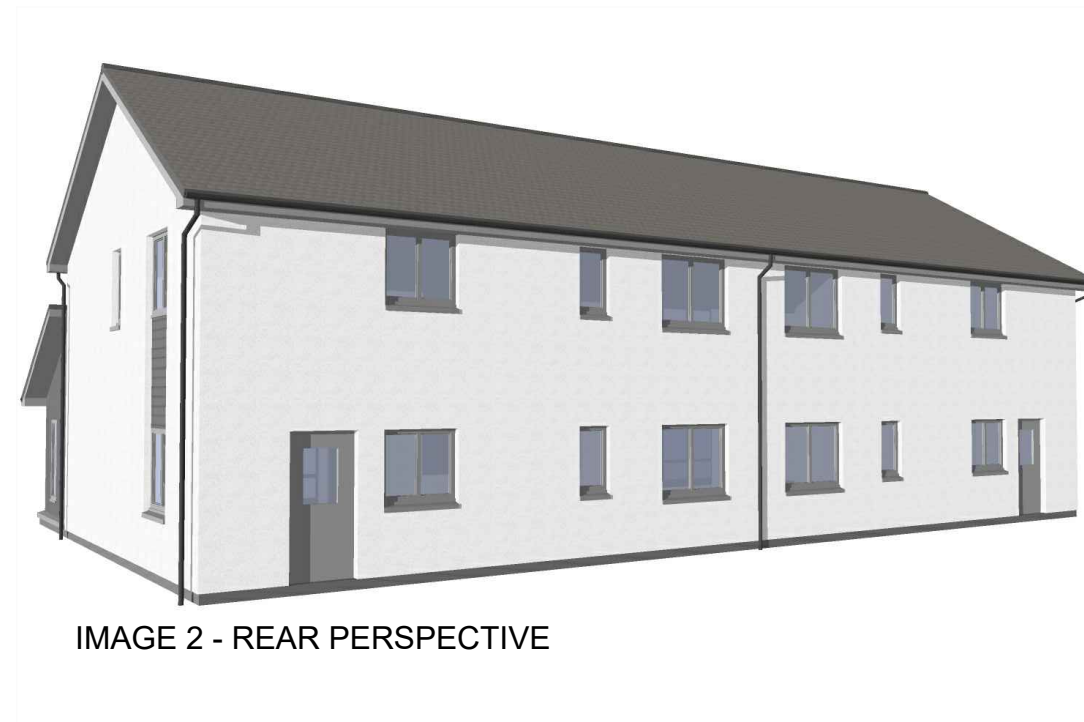


IMAGE 2 - REAR PERSPECTIVE

REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended. Gable windows added.	DAK
A	Jun'20	Plot numbers amended.	PL

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 2B4P COTTAGE FLATS -
 PLOTS 230-233

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

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-472		REV. C



FRONT ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

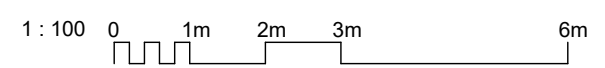
REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30'	LM
B	May'22	Plot numbers amended.	DAK
A	Jun'20	Plot numbers amended.	PL

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 2B4P COTTAGE FLATS -
 PLOTS 230-233



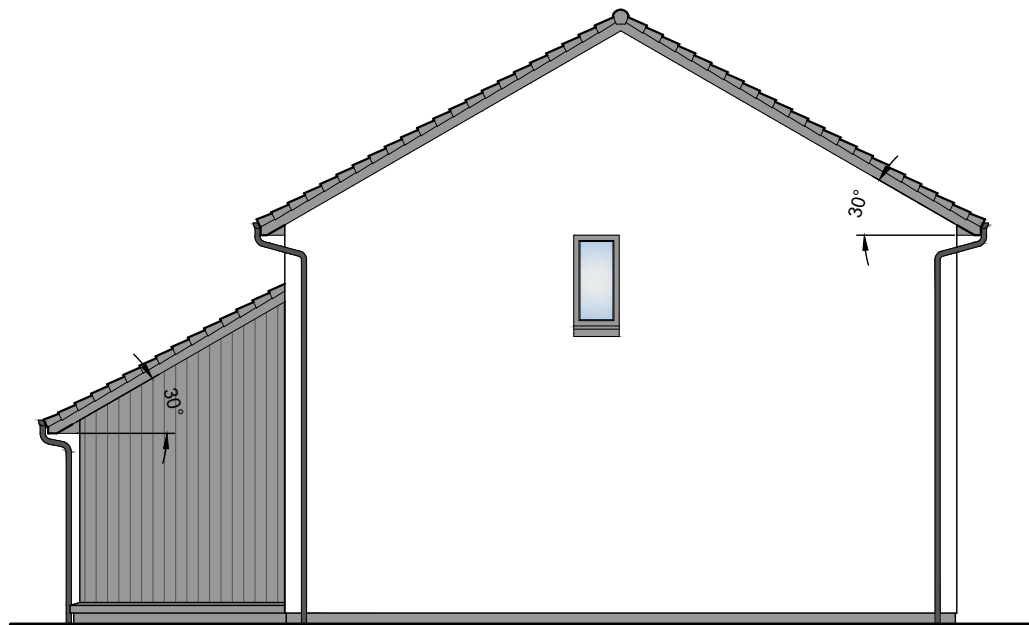
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-471		REV. C



GABLE ELEVATION



IMAGE 1 - FRONT PERSPECTIVE



GABLE ELEVATION



IMAGE 2 - REAR PERSPECTIVE

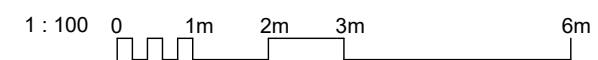
REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30'	LM
B	May'22	Plot numbers amended.	DAK
A	Jun'20	Plot numbers amended.	PL

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 2B4P COTTAGE FLATS -
 PLOTS 242-245



SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-477		REV. C



FRONT ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule

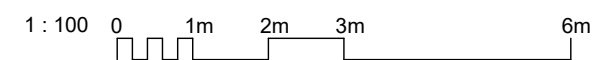
REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended.	DAK
A	Jun'20	Plot numbers amended.	PL

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

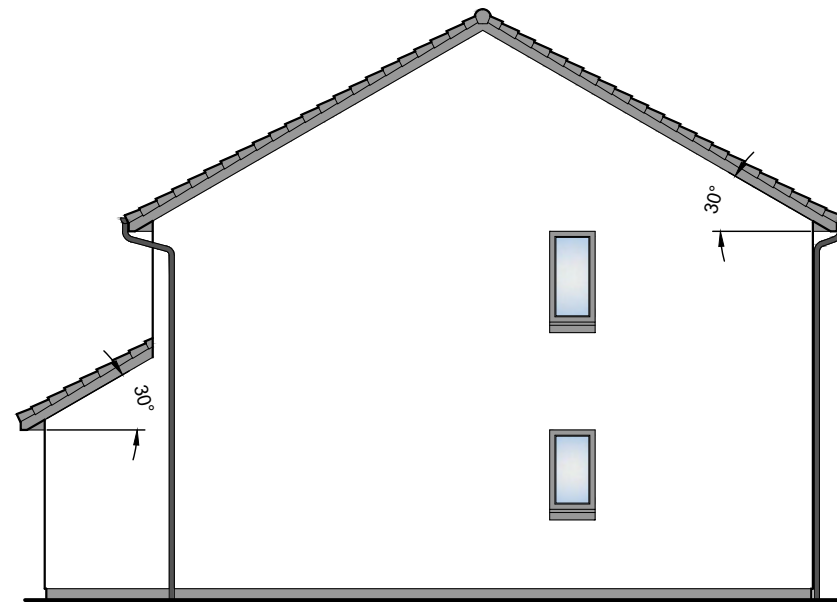
ELEVATIONS - 2B4P COTTAGE FLATS -
 PLOTS 242-245



SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-476		REV. C



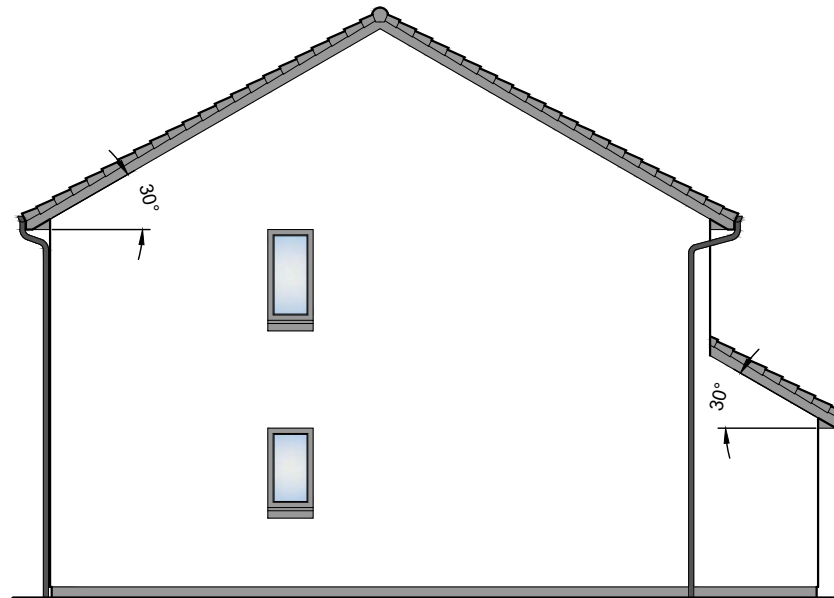
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

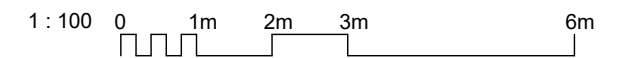


IMAGE 1 - FRONT PERSPECTIVE



IMAGE 2 - REAR PERSPECTIVE

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	LM	DRN
A	31.05.23	ROOF PITCH UPDATED TO 30°		

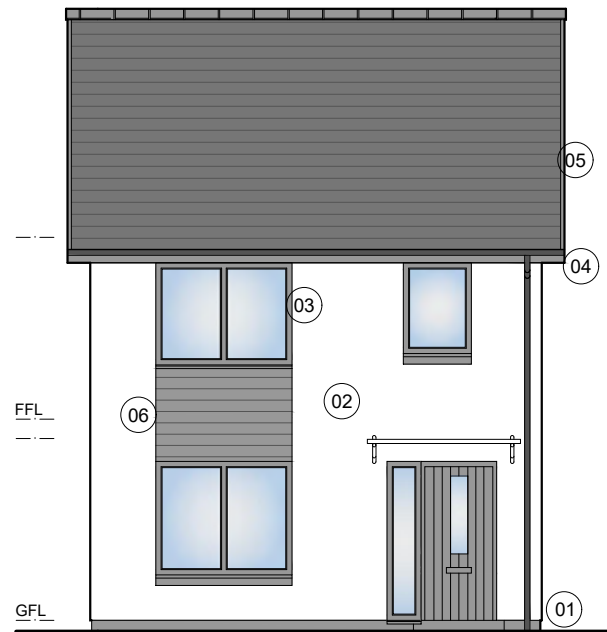
Bracewell Stirling CONSULTING

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

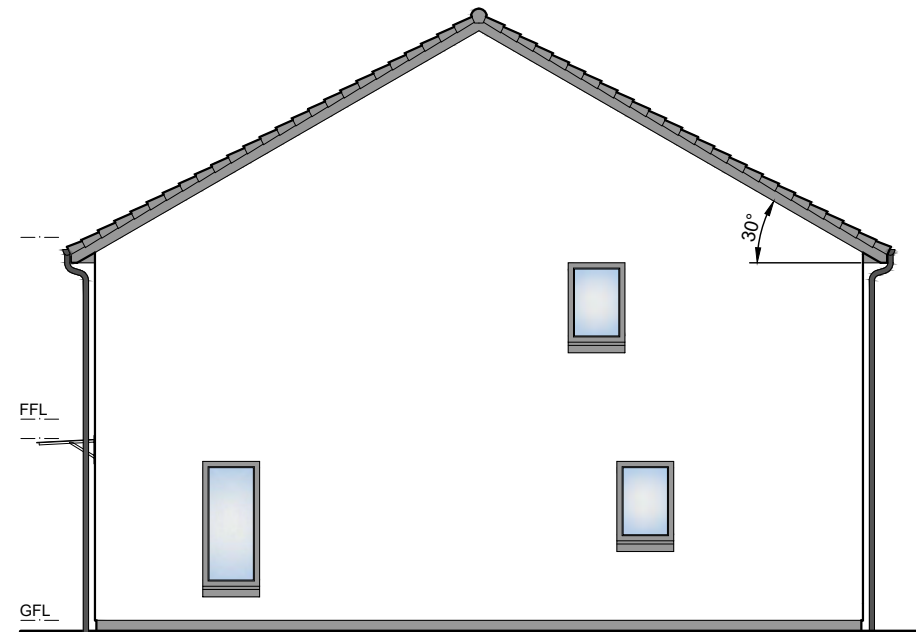
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 2B4P - SEMI

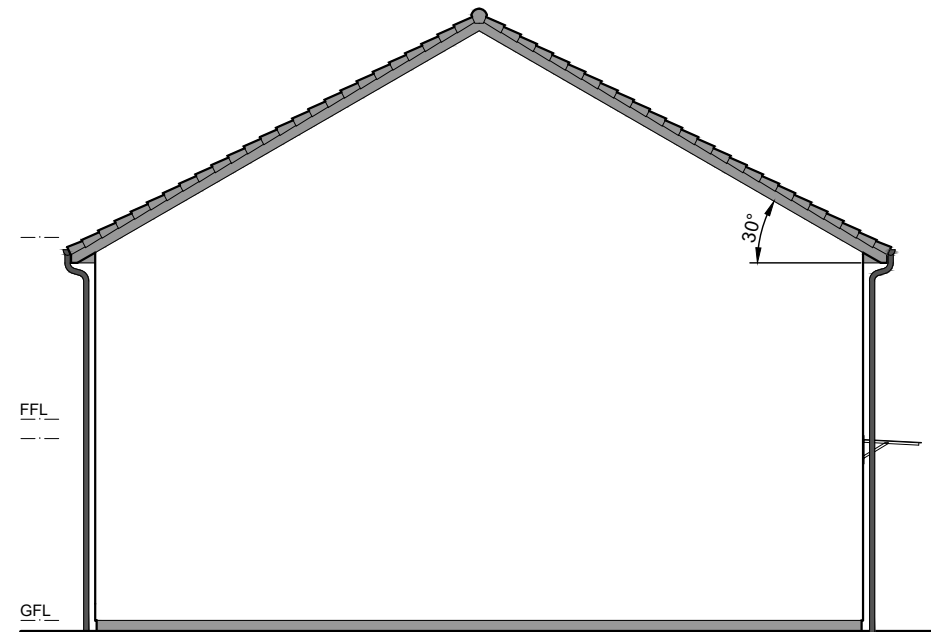
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-421	REV.	A



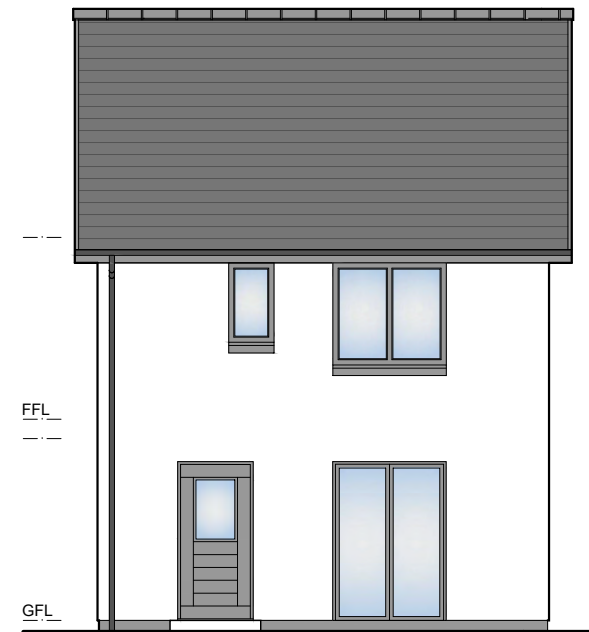
FRONT ELEVATION



GABLE ELEVATION

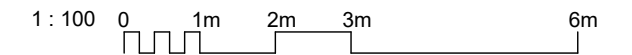


GABLE ELEVATION



REAR ELEVATION

- (01) Precast basecourse and cills
 - (02) Dry dash roughcast
 - (03) uPVC windows
 - (04) uPVC gutters and downpipes
 - (05) Concrete roof tiles
 - (06) Boarding detail
- All colours as External Finishes Schedule



B	31.05.23	ROOF PITCH UPDATED TO 30°	LM
A	OCT22	REAR ELEVATION ADDED	DAK
REV	DATE	DESCRIPTION	DRN



IMAGE 1 - FRONT PERSPECTIVE



IMAGE 2 - REAR PERSPECTIVE

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

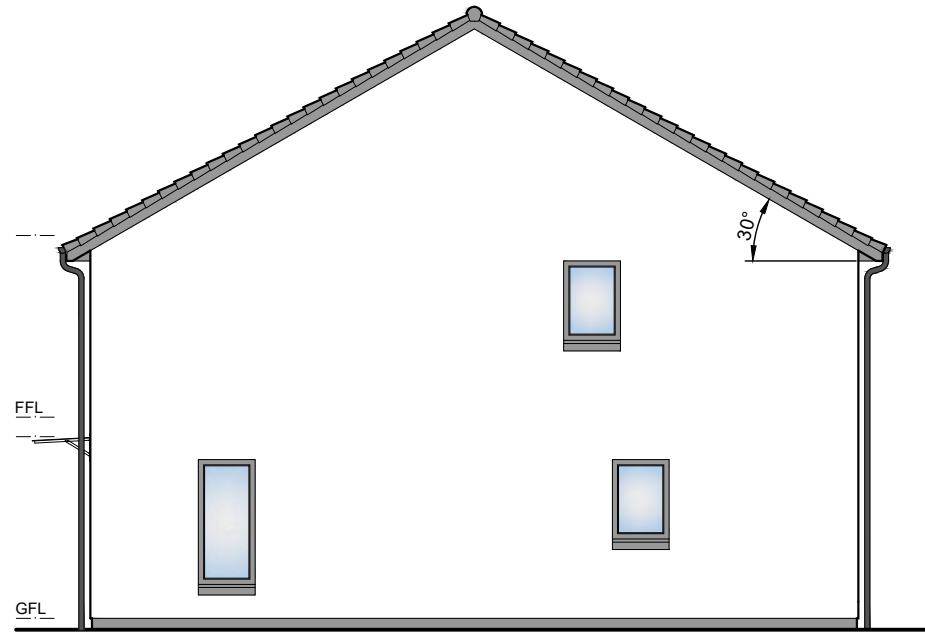
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 3B5P - DETACHED

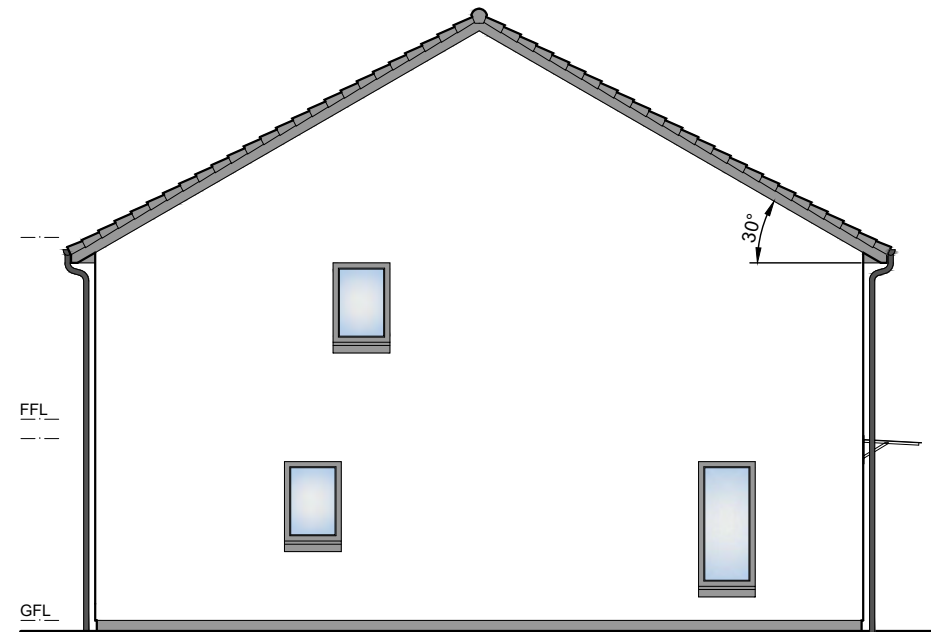
SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-436		REV. B



FRONT ELEVATION



GABLE ELEVATION

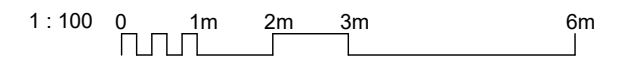


GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



A	31.05.23	ROOF PITCH UPDATED TO 30°	LM
REV	DATE	DESCRIPTION	DRN

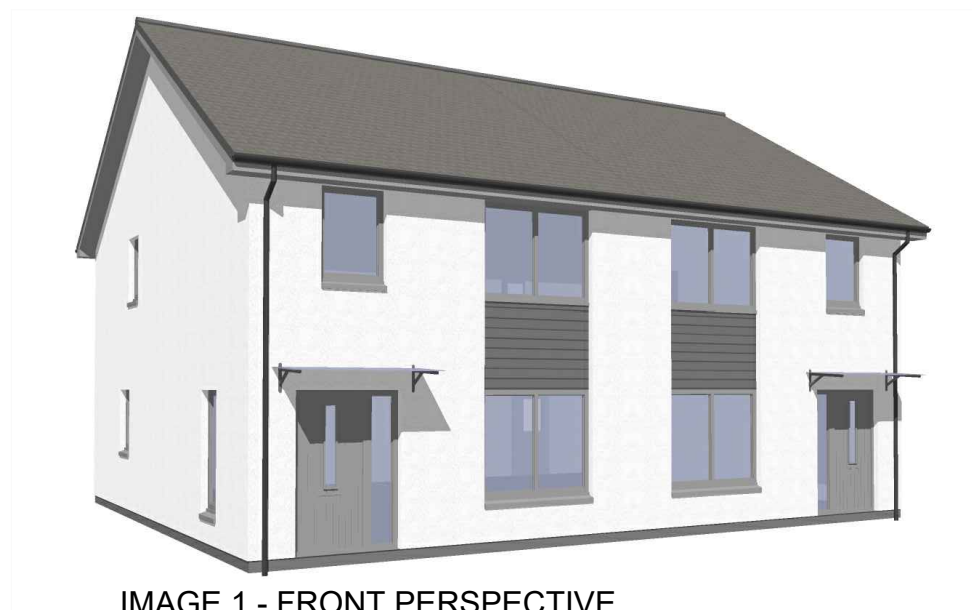


IMAGE 1 - FRONT PERSPECTIVE



IMAGE 2 - REAR PERSPECTIVE

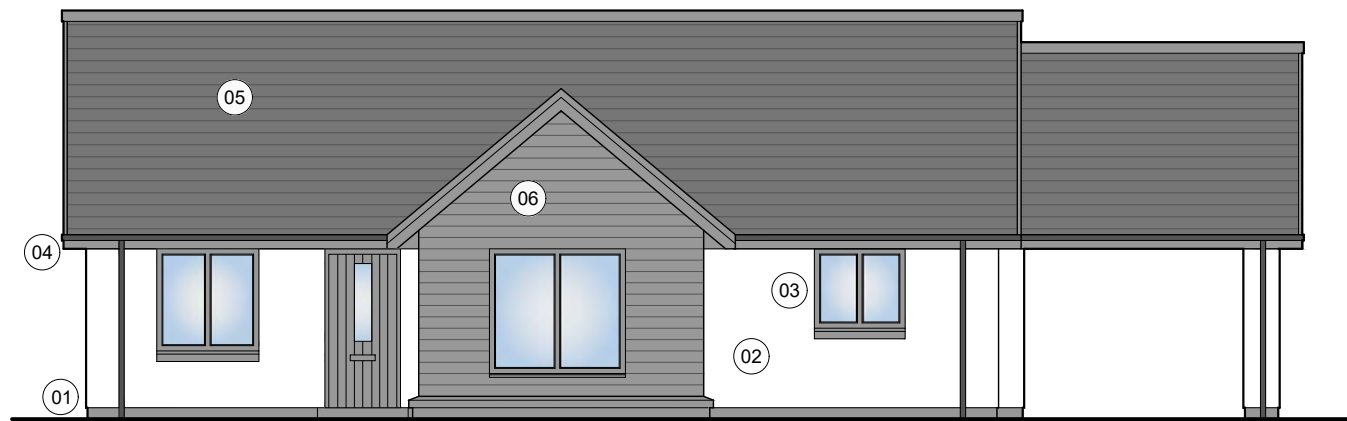
Bracewell Stirling CONSULTING

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

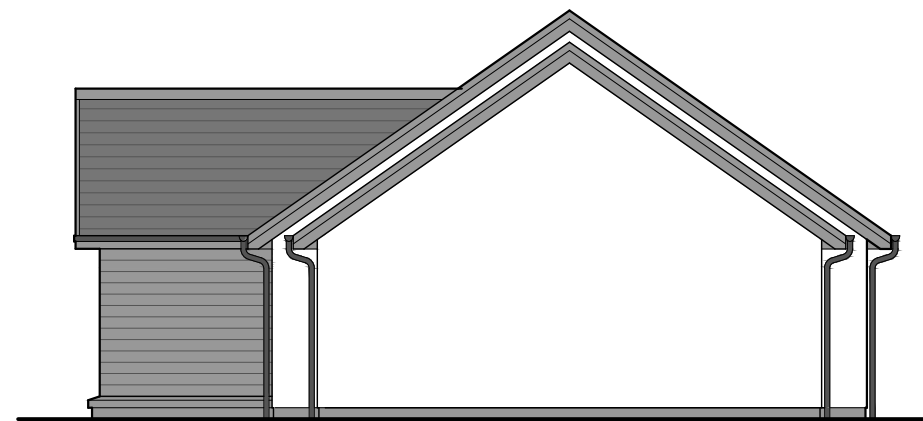
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 3B5P - SEMI

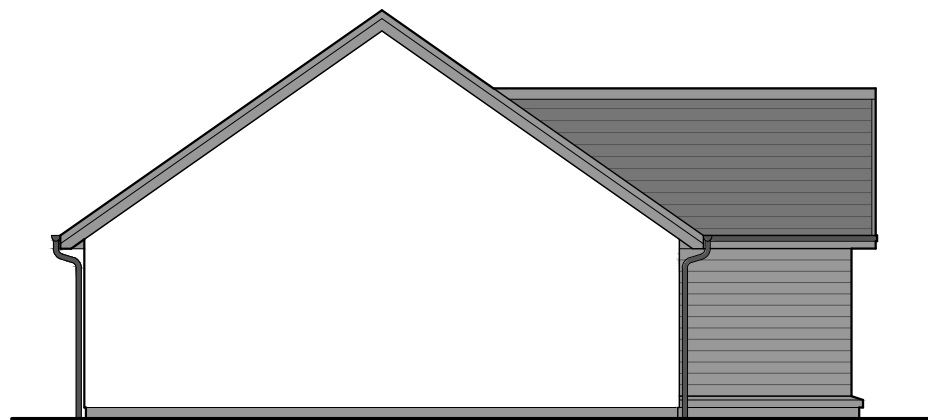
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-431	REV.	A



FRONT ELEVATION



GABLE ELEVATION

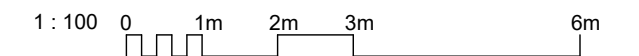


GABLE ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
 - 02 Dry dash roughcast
 - 03 uPVC windows
 - 04 uPVC gutters and downpipes
 - 05 Concrete roof tiles
 - 06 Boarding detail
- All colours as External Finishes Schedule



B	Jun'23	Drawing Updated	LM
A	Jun'20	House type handed	PL
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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 3B5P WHEELCHAIR
 BUNGALOW

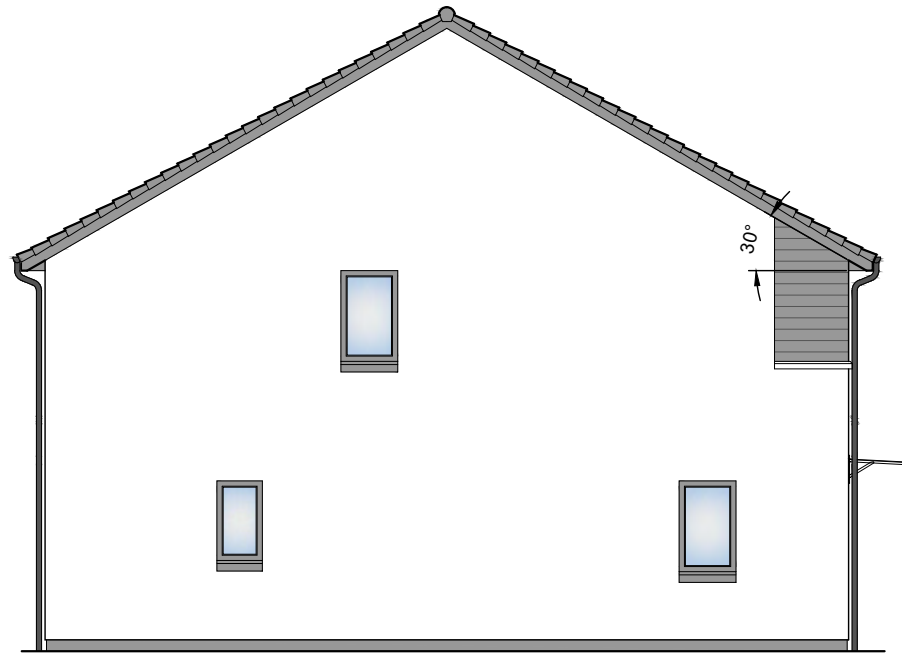


IMAGE 1 - FRONT PERSPECTIVE



IMAGE 2 - REAR PERSPECTIVE

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-411	REV.	B



GABLE ELEVATION



IMAGE 1 - FRONT PERSPECTIVE



GABLE ELEVATION

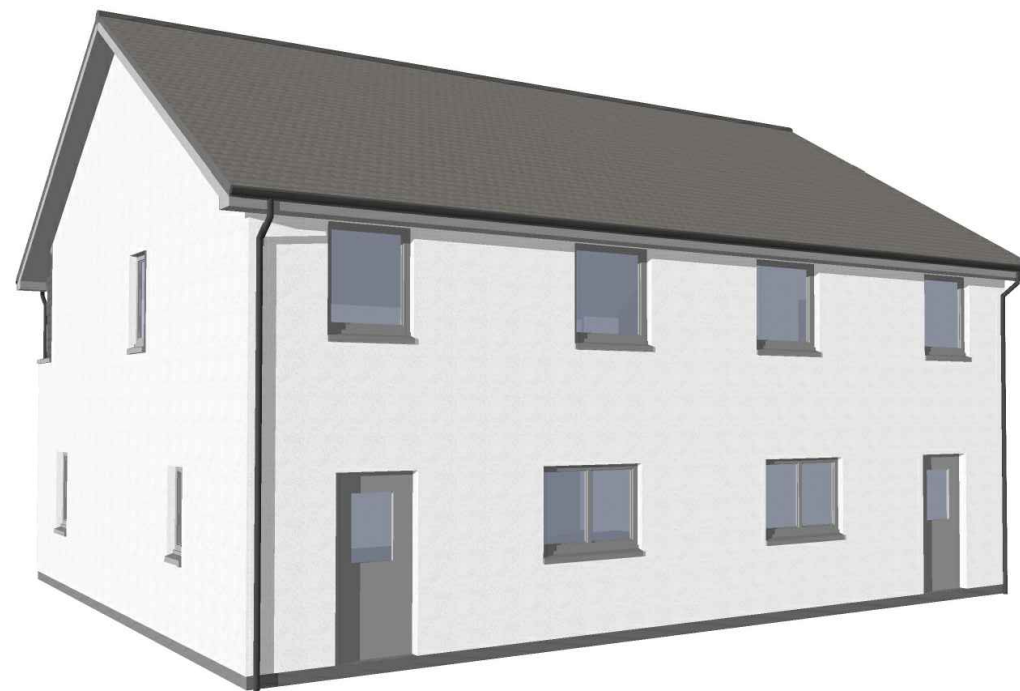
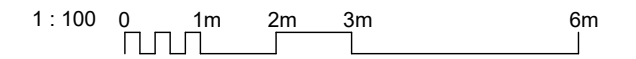


IMAGE 2 - REAR PERSPECTIVE



B	31.05.23	ROOF PITCH UPDATED TO 30°	LM
A	May'22	House type changed to 4B6P from 4B7P/5B8P. Drawing title changed to match.	DAK
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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 4B6P - SEMI

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-442	REV.	B



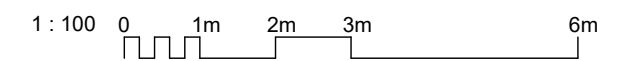
FRONT ELEVATION



REAR ELEVATION

- 01 Precast basecourse and cills
- 02 Dry dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding detail

All colours as External Finishes Schedule



B	31.05.23	ROOF PITCH UPDATED TO 30°	LM
A	May'22	House type changed to 4B6P from 4B7P/5B8P. Drawing title changed to match.	DAK
REV	DATE	DESCRIPTION	DRN

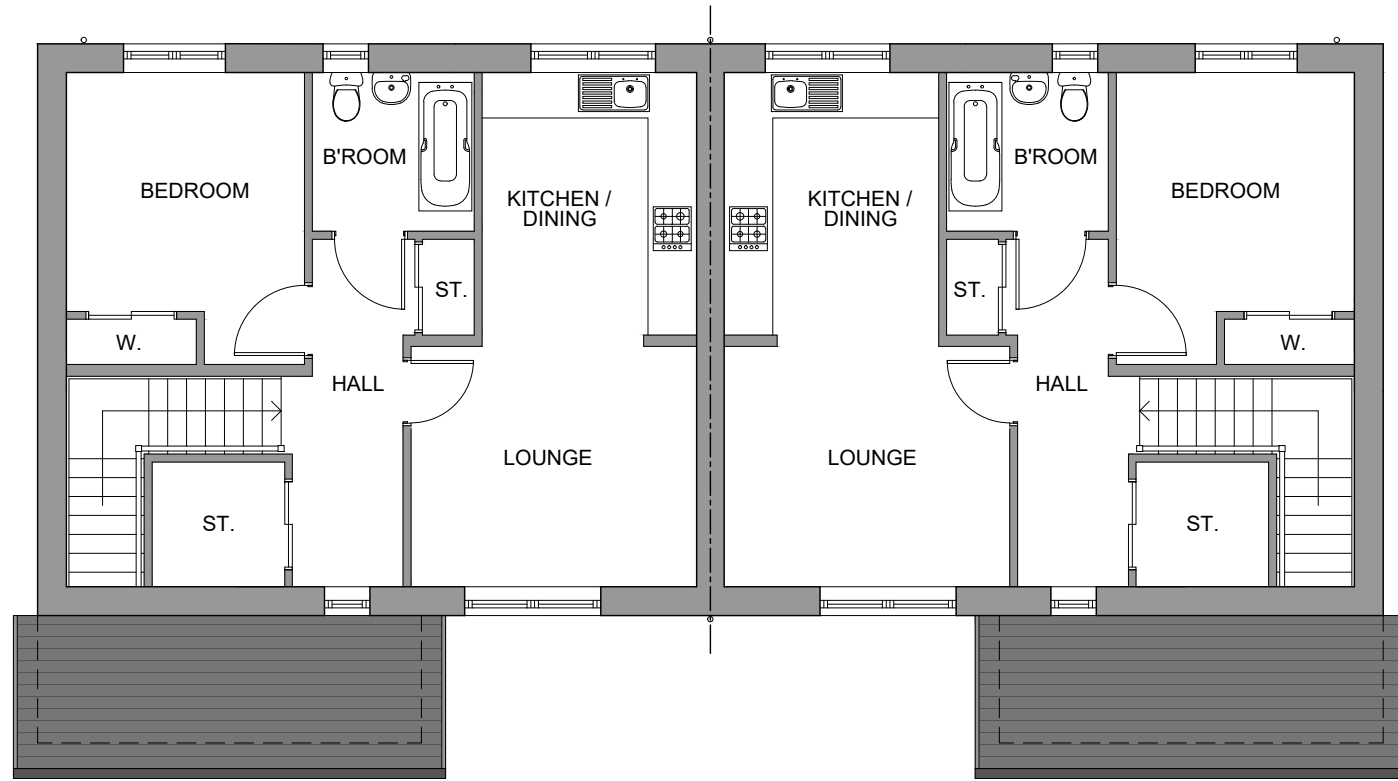
Bracewell Stirling CONSULTING

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

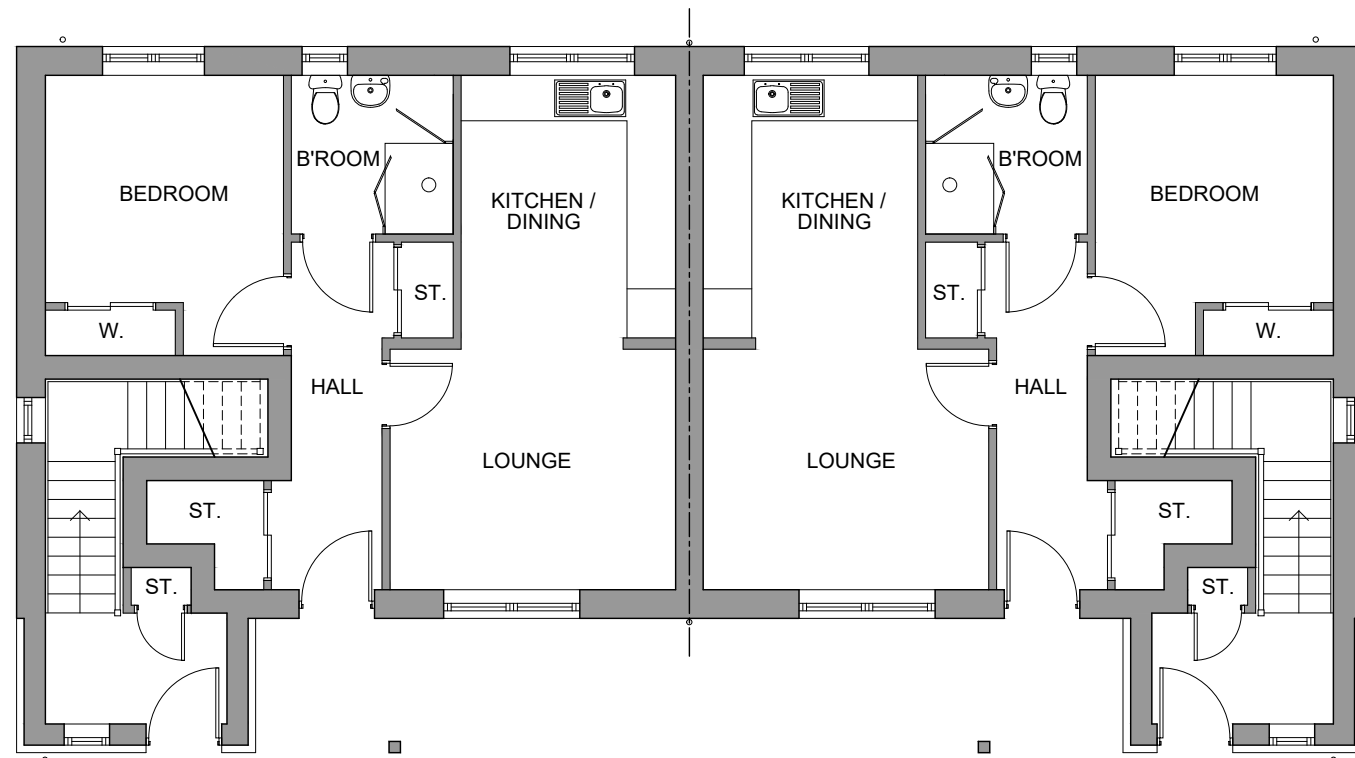
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

ELEVATIONS - 4B6P - SEMI

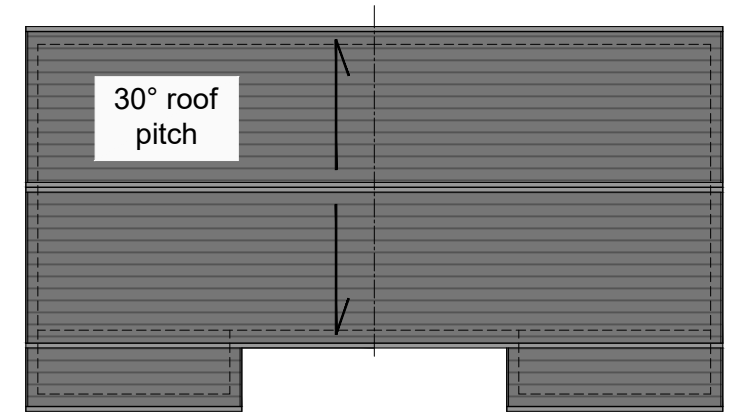
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-441	REV.	B



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN
(1:200@A3)

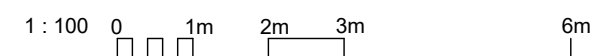
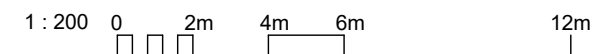
REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended. Gable windows deleted.	DAK
A	Jun'20	Plot numbers amended.	PL

Bracewell Stirling CONSULTING

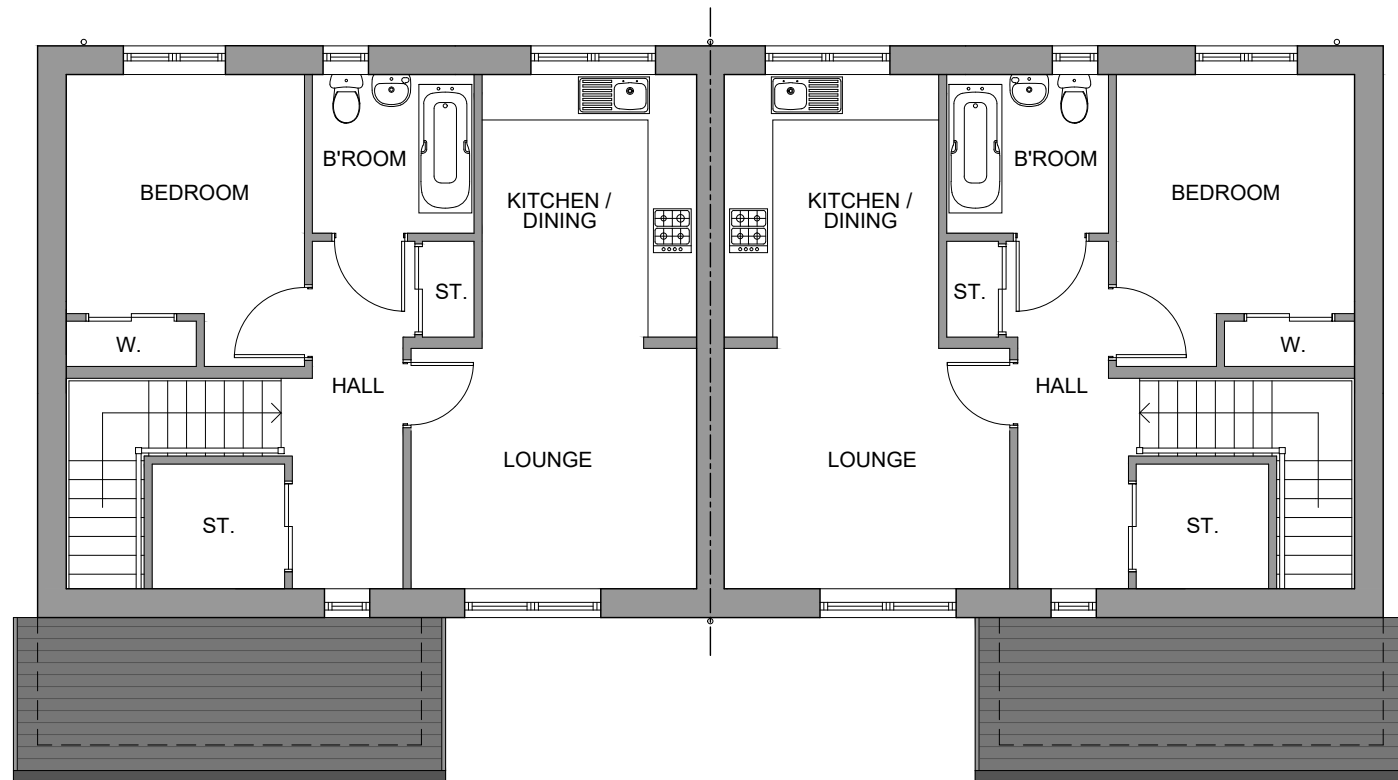
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

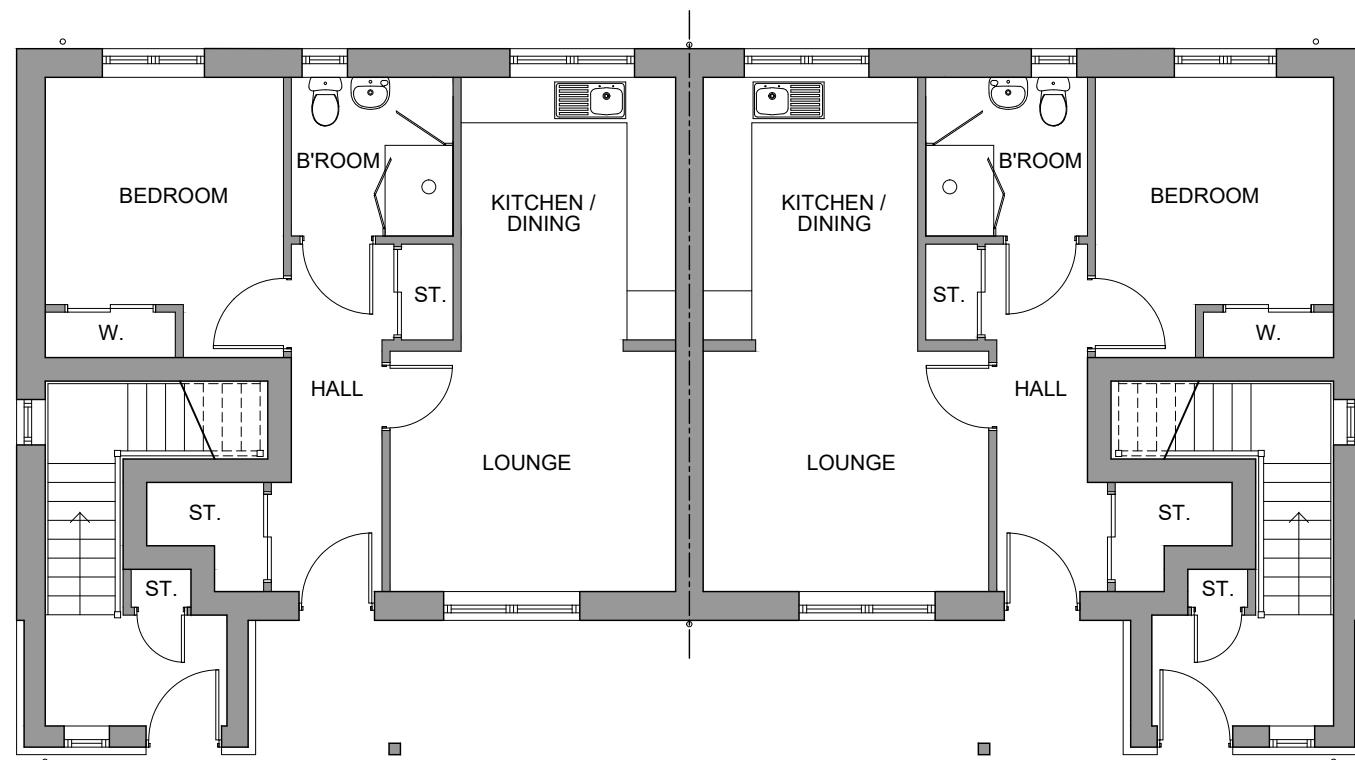
PLANS - 1B2P COTTAGE FLATS - PLOTS
 234-237



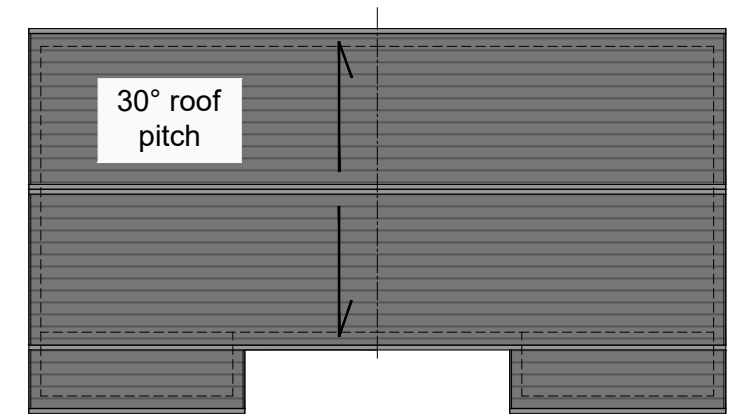
SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-460		REV. C



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN
(1:200@A3)

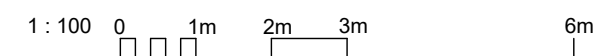
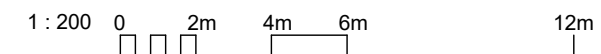
REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended.	DAK
A	Jun'20	Plot numbers amended.	PL

Bracewell Stirling CONSULTING

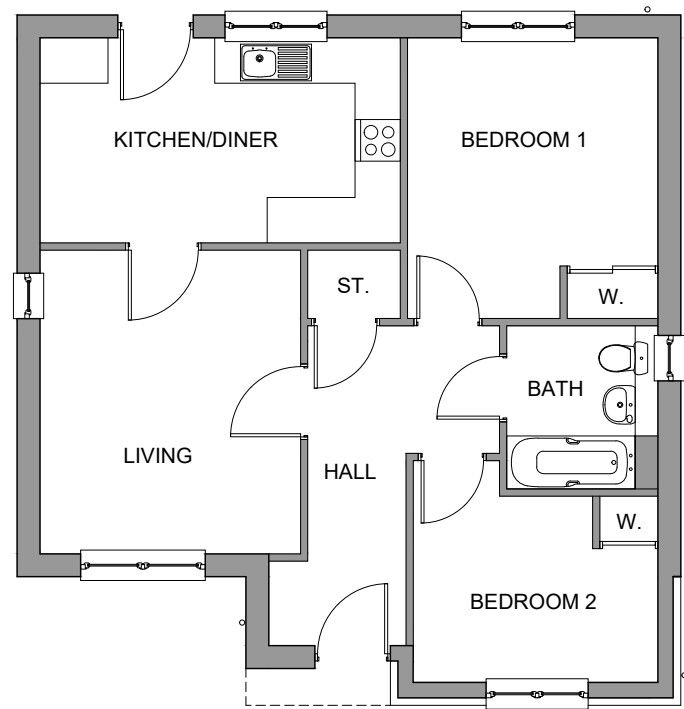
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

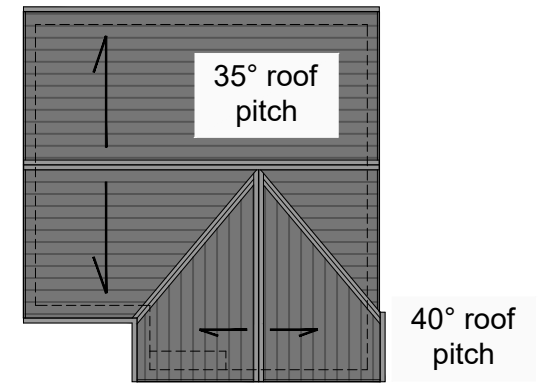
PLANS - 1B2P COTTAGE FLATS - PLOTS
 238-241



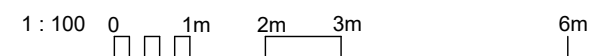
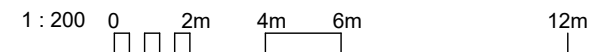
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-465		REV. C



GROUND FLOOR



ROOF PLAN
(1:200@A3)



REV	DATE	DESCRIPTION	DRN
B	JUN23	Drawings updated	LM
A	JUN20	House type handed	PL

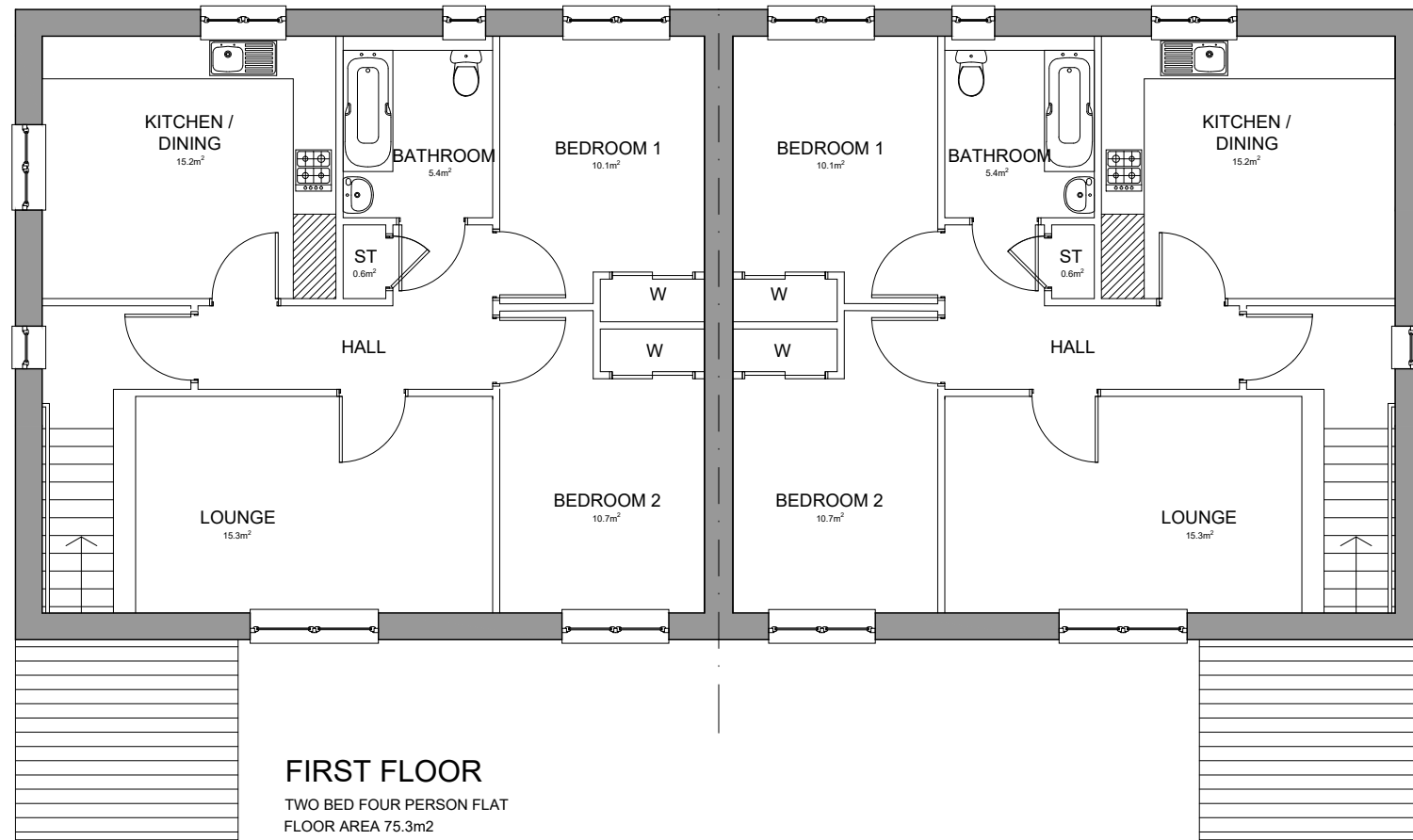
Bracewell Stirling CONSULTING

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

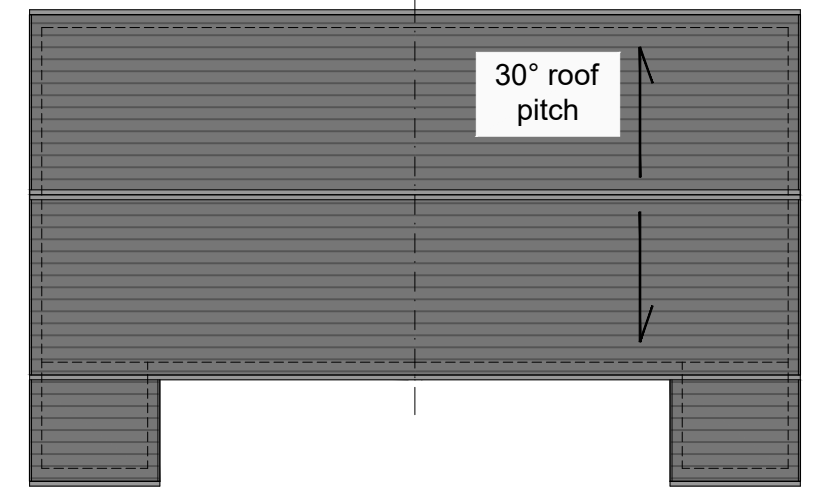
PLANS - 2B3P BUNGALOW

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-400		REV. B

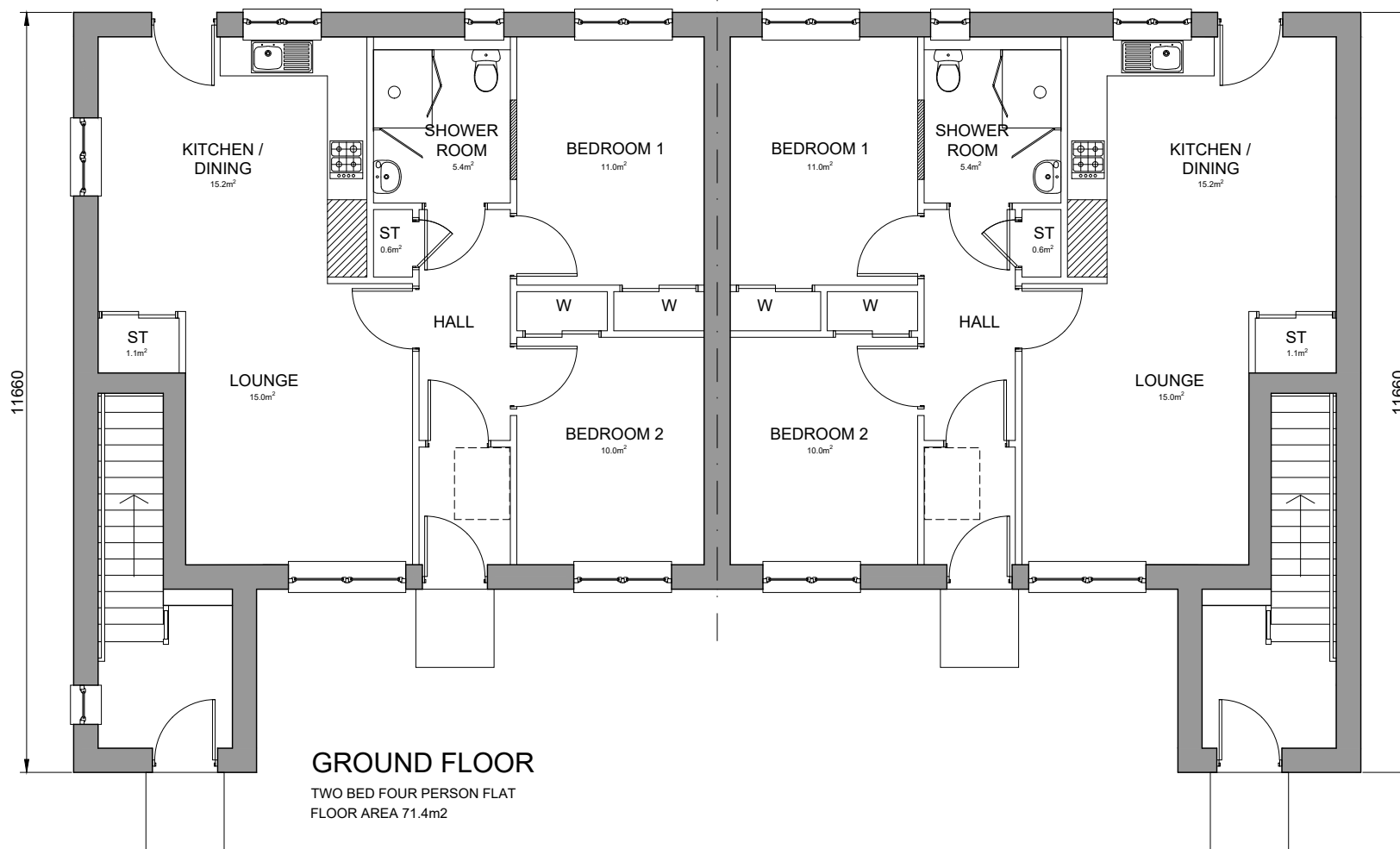


FIRST FLOOR

TWO BED FOUR PERSON FLAT
FLOOR AREA 75.3m²

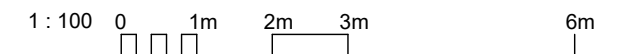
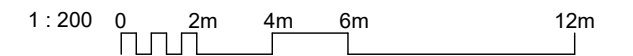


ROOF PLAN
(1:200@A3)



GROUND FLOOR

TWO BED FOUR PERSON FLAT
FLOOR AREA 71.4m²



REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended.	DAK
A	Jun'20	Plot numbers amended.	PL

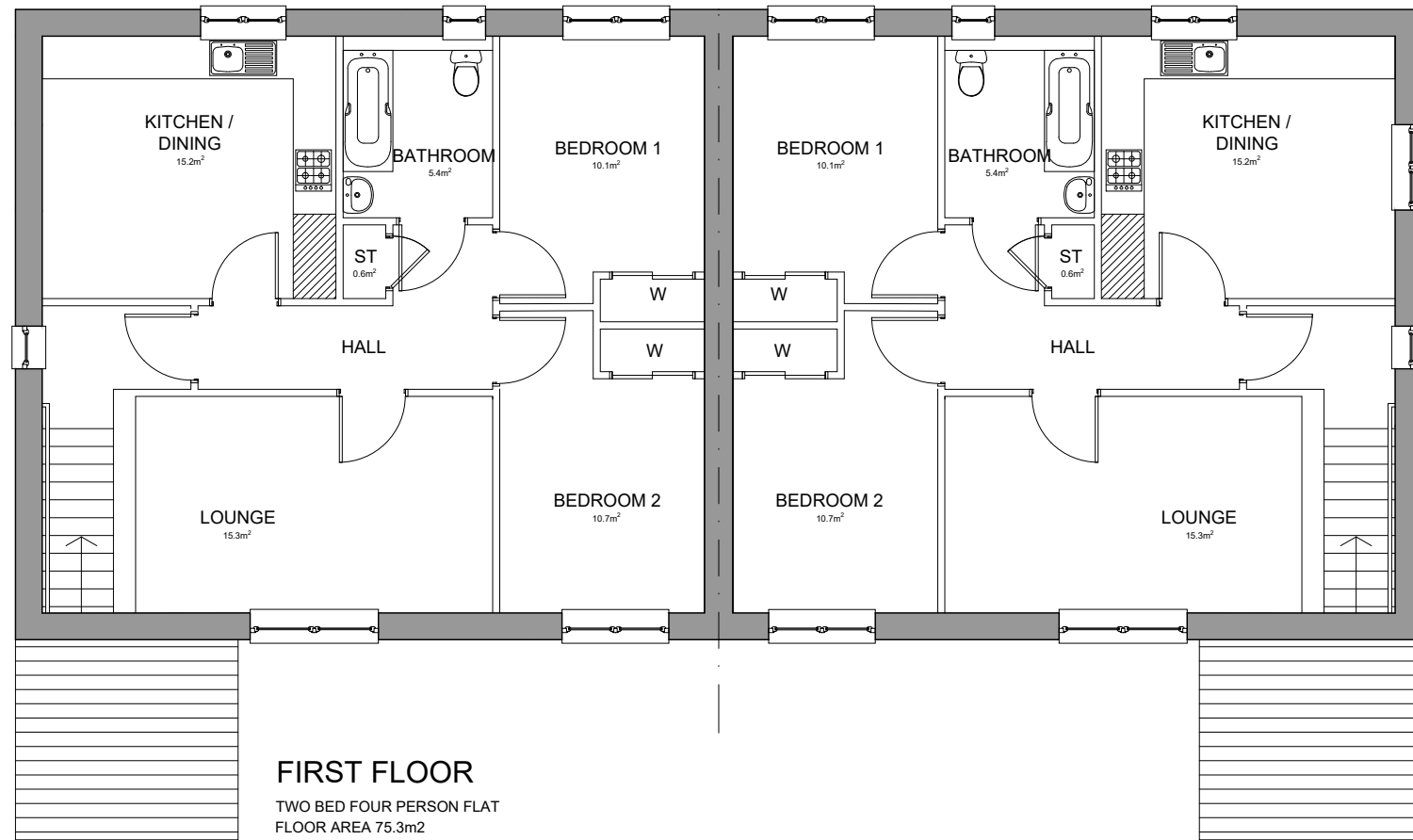
Bracewell Stirling CONSULTING

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

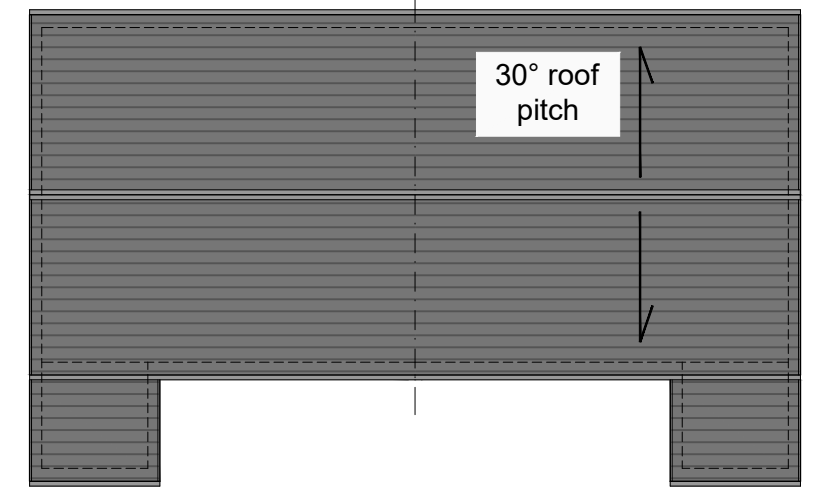
PROPOSED HOUSING AT
DRUID'S TEMPLE, INVERNESS
TULLOCH HOMES LTD

PLANS - 2B4P COTTAGE FLATS - PLOTS
242-245

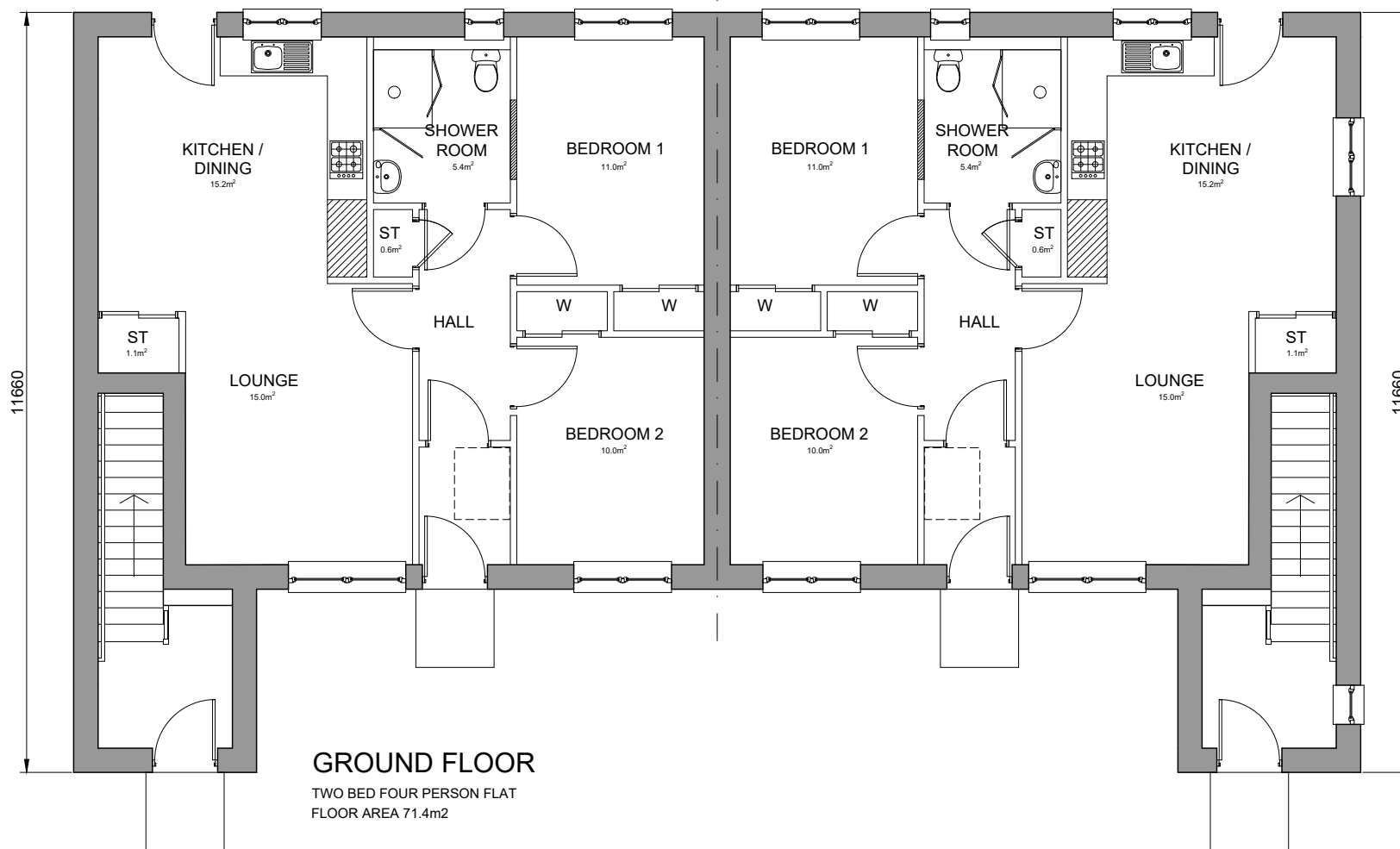
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-475		REV. C



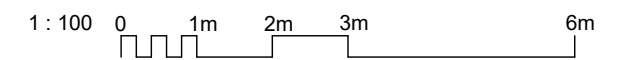
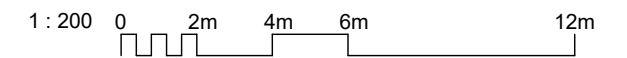
FIRST FLOOR
TWO BED FOUR PERSON FLAT
FLOOR AREA 75.3m²



ROOF PLAN
(1:200@A3)



GROUND FLOOR
TWO BED FOUR PERSON FLAT
FLOOR AREA 71.4m²



REV	DATE	DESCRIPTION	DRN
C	31.05.23	ROOF PITCH UPDATED TO 30°	LM
B	May'22	Plot numbers amended.	DAK
A	Jun'20	Plot numbers amended.	PL

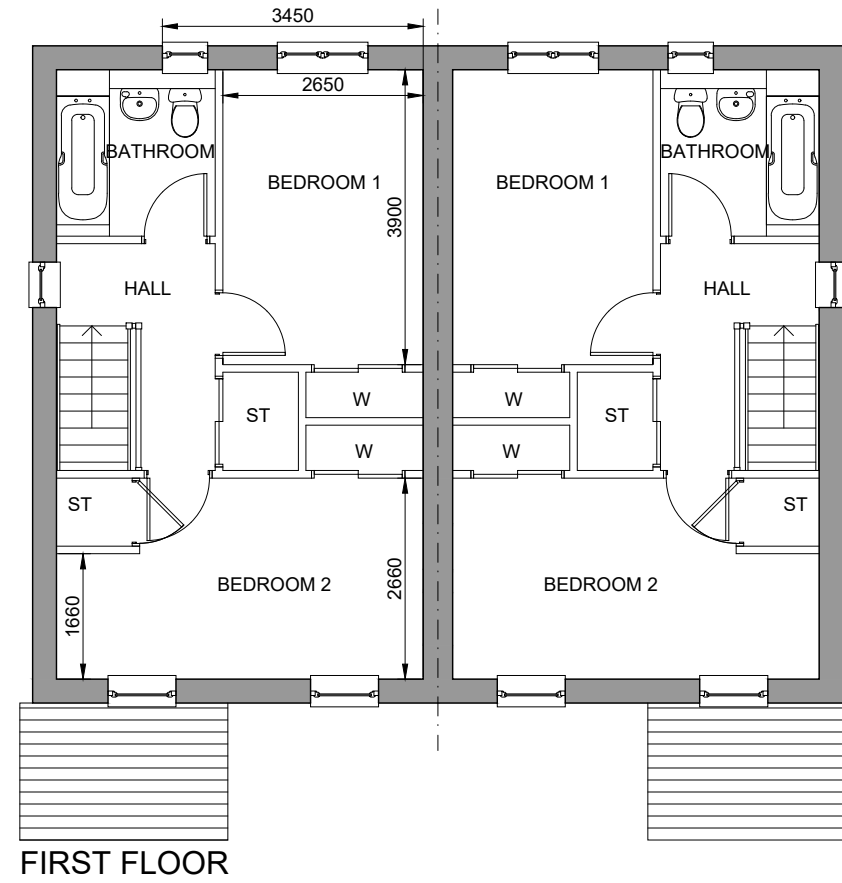
Bracewell Stirling CONSULTING

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

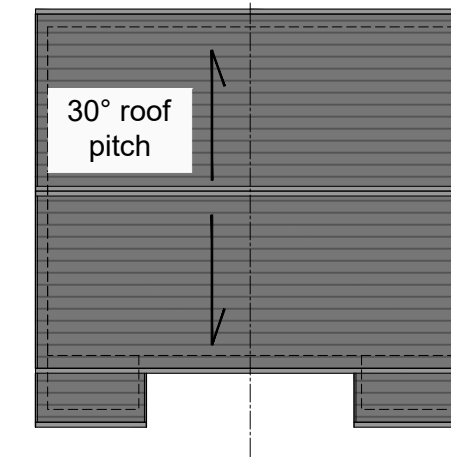
PROPOSED HOUSING AT
DRUID'S TEMPLE, INVERNESS
TULLOCH HOMES LTD

PLANS - 2B4P COTTAGE FLATS - PLOTS
230-233

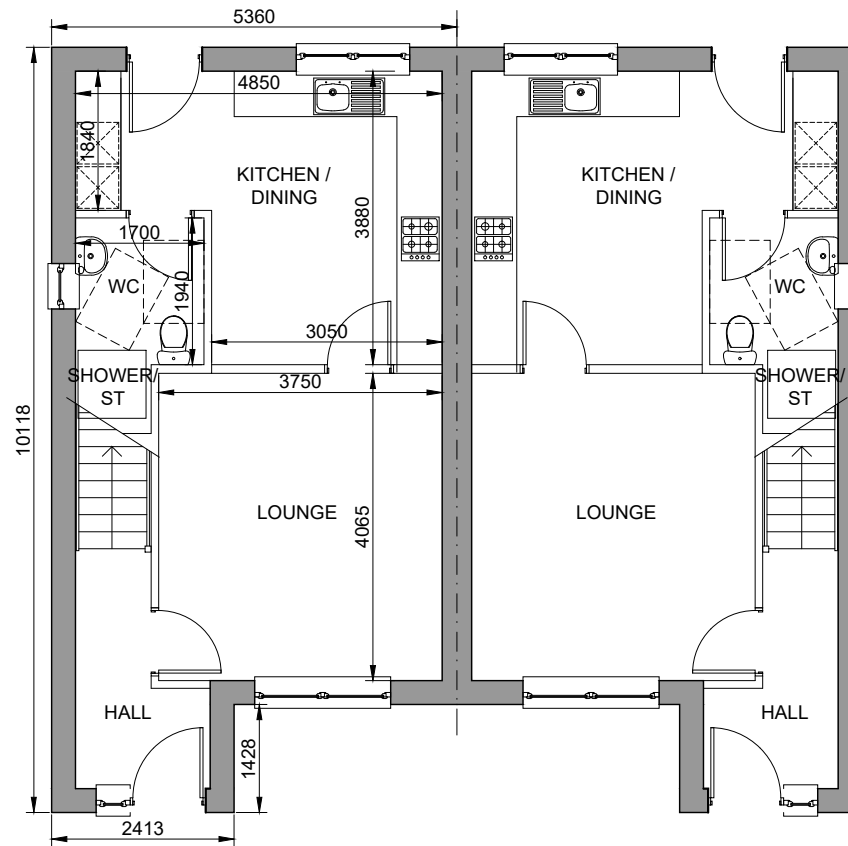
SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-470		REV. C



FIRST FLOOR



ROOF PLAN
(1:200@A3)



GROUND FLOOR
TWO BED FOUR PERSON VILLA
FLOOR AREA 80.7m²

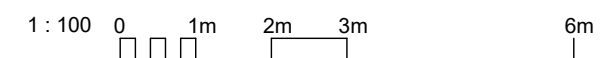
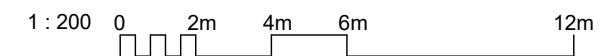
REV	DATE	DESCRIPTION	DRN
A	31.05.23	ROOF PITCH UPDATED TO 30°	LM

Bracewell Stirling CONSULTING

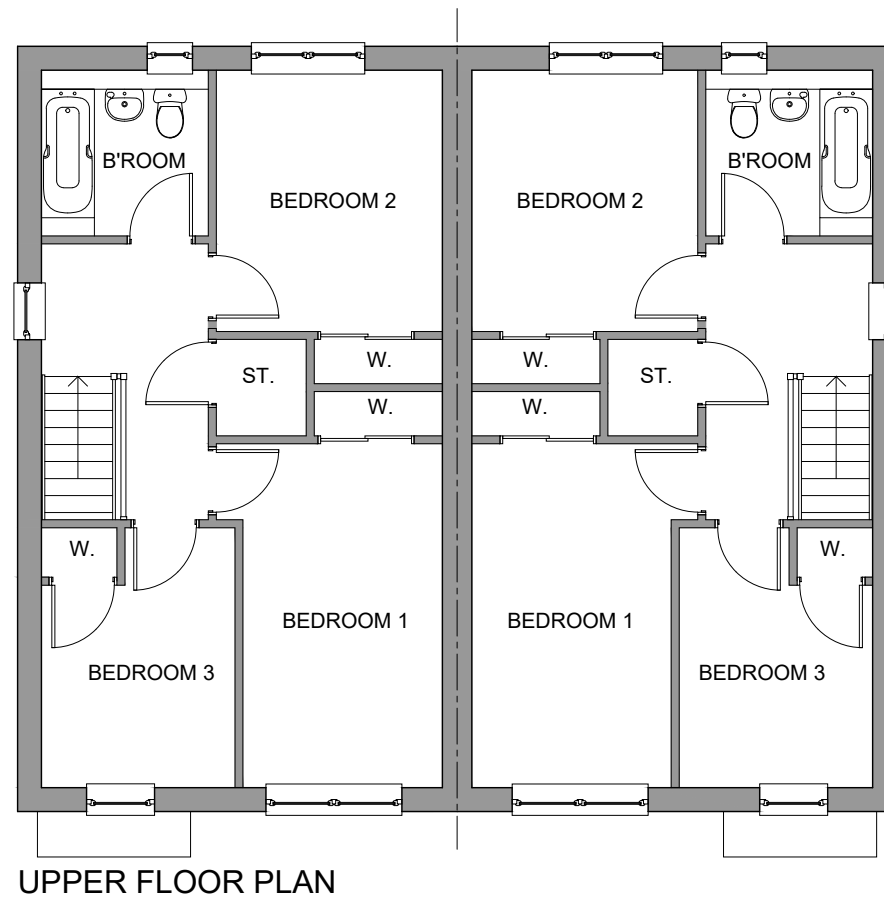
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
DRUID'S TEMPLE, INVERNESS
TULLOCH HOMES LTD

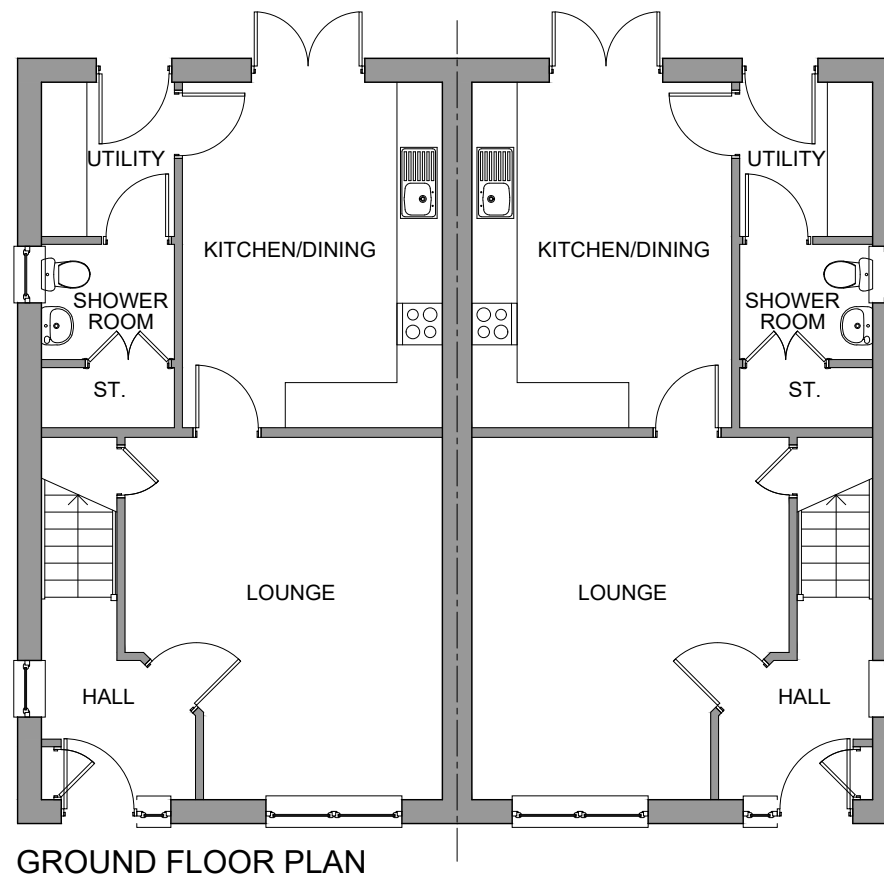
PLANS - 2B4P - SEMI



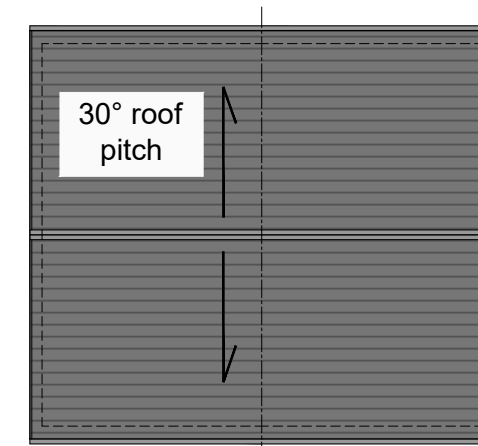
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-420		REV. A



UPPER FLOOR PLAN



GROUND FLOOR PLAN



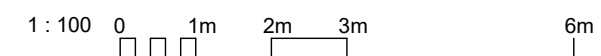
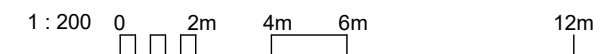
ROOF PLAN
(1:200@A3)

REV	DATE	DESCRIPTION	DRN
A	31.05.23	ROOF PITCH UPDATED TO 30°	LM

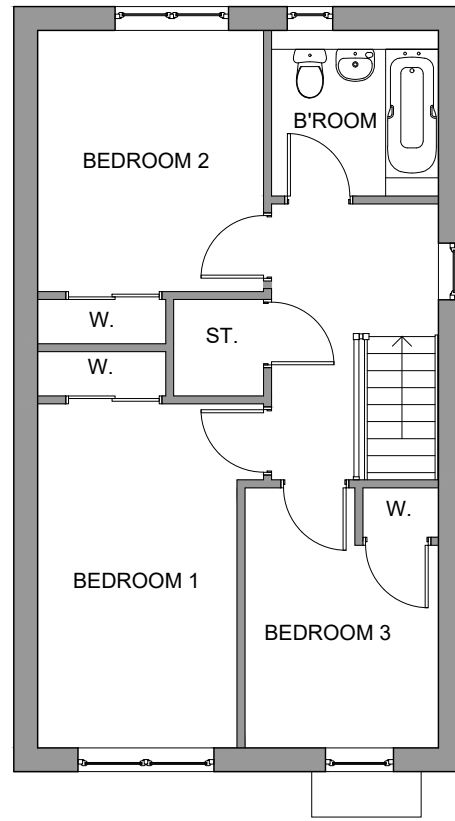
Bracewell Stirling CONSULTING

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

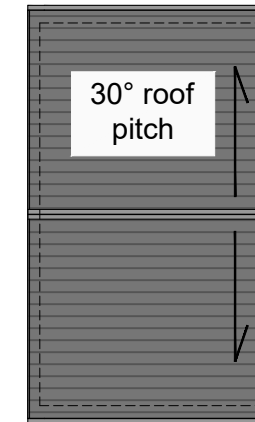
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD
 PLANS - 3B5P - SEMI



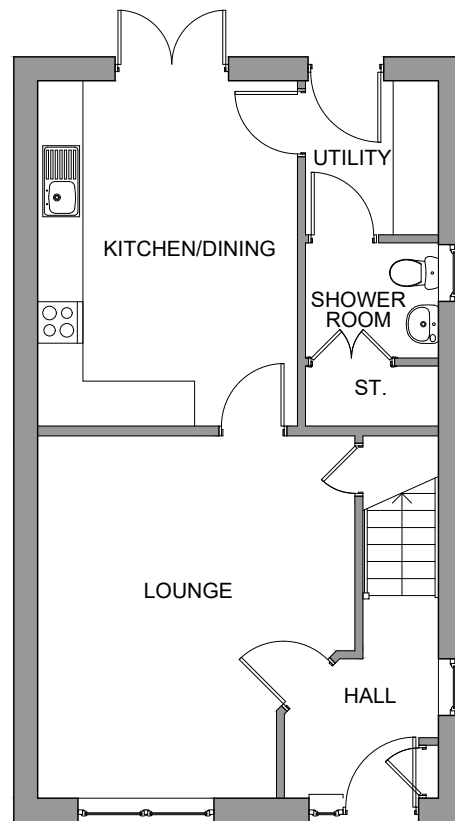
SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-430		REV. A



UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



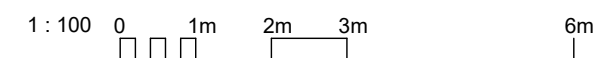
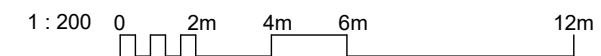
GROUND FLOOR PLAN

REV	DATE	DESCRIPTION	DRN
A	31.05.23	ROOF PITCH UPDATED TO 30°	LM

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

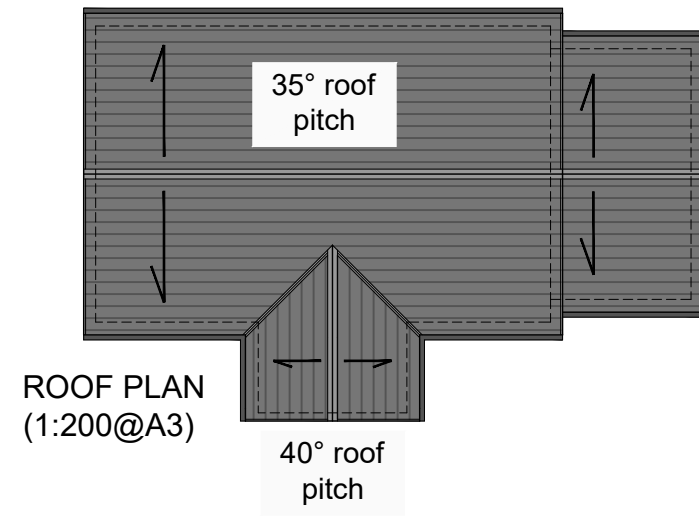
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD
 PLANS - 3B5P - DETACHED



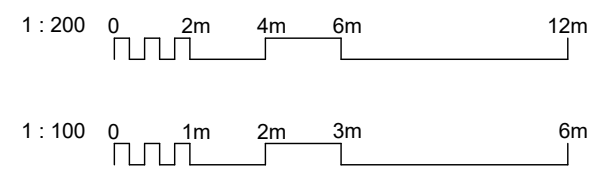
SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-435	REV.	A



GROUND FLOOR PLAN



ROOF PLAN
(1:200@A3)



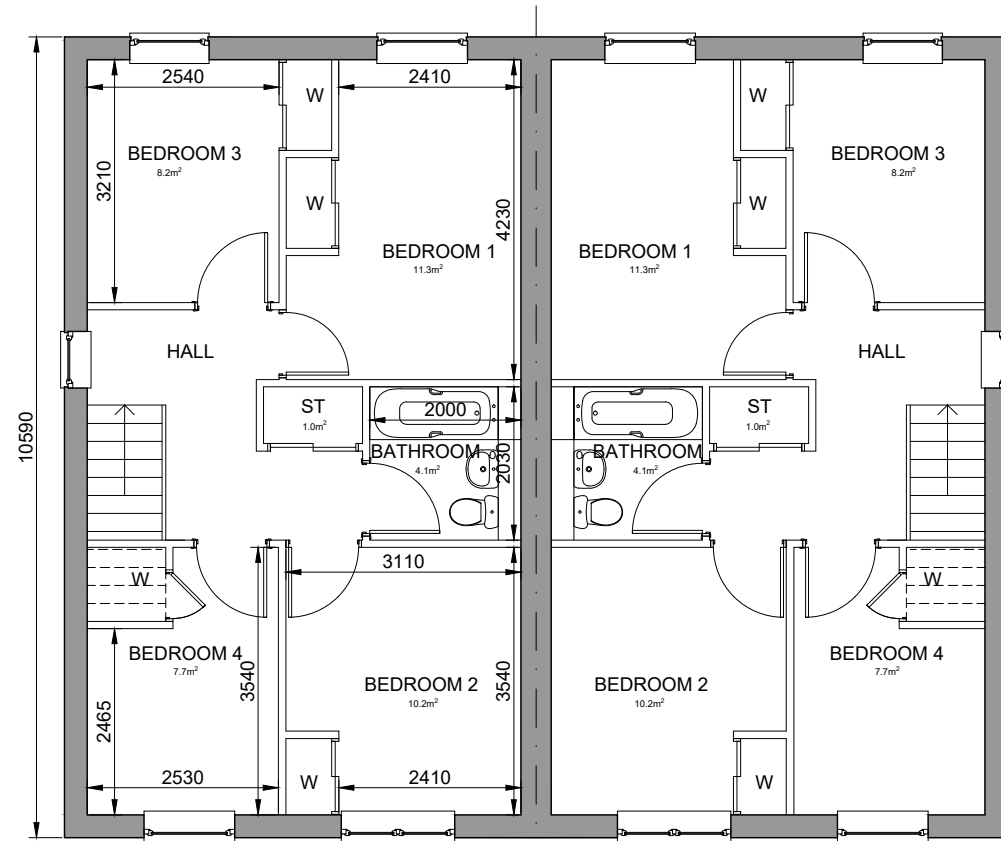
B	Jun'23	Drawing Updated	LM
A	Jun'20	House type handed	PL
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

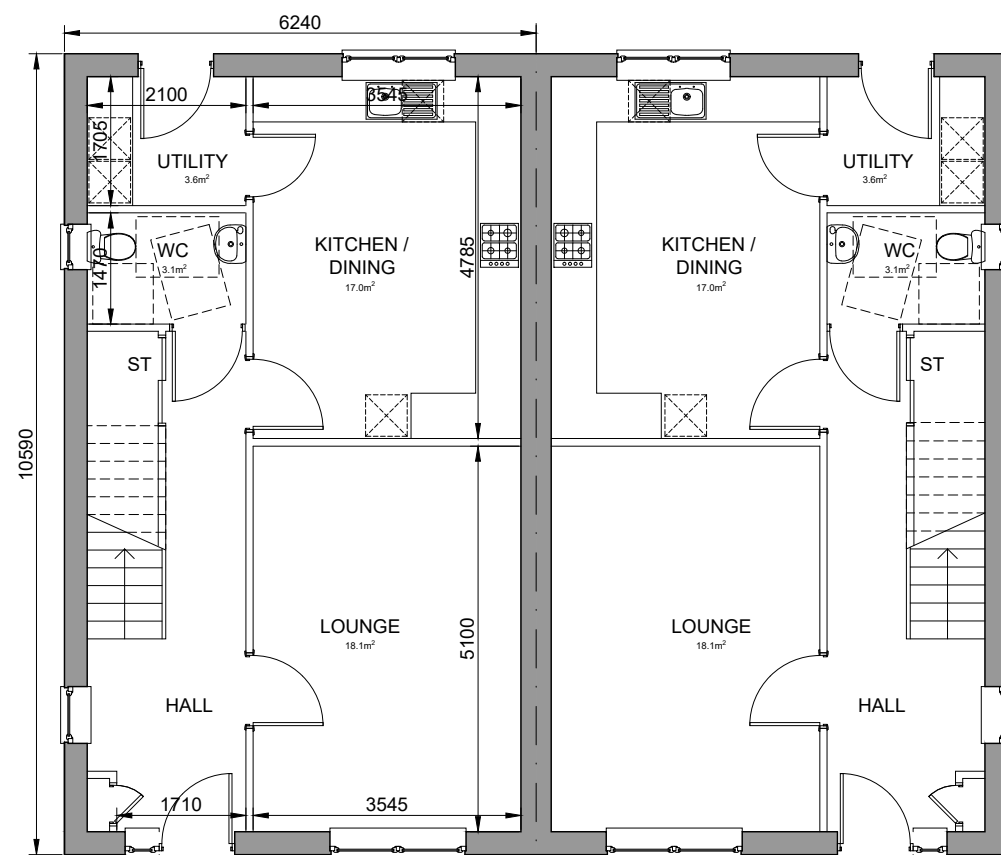
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD
 PLANS - 3B5P WHEELCHAIR BUNGALOW

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-410		REV. B

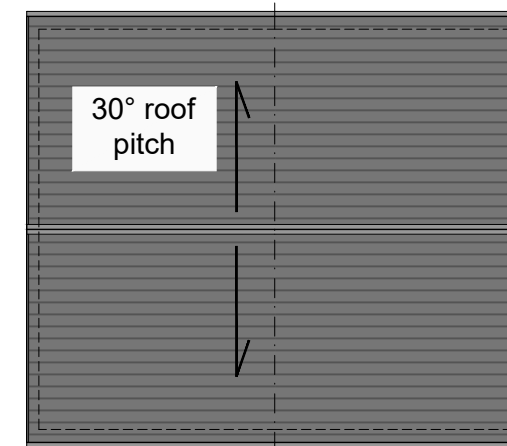


FIRST FLOOR



GROUND FLOOR

FOUR BED SIX PERSON VILLA
FLOOR AREA - 114.6m²



ROOF PLAN
(1:200@A3)

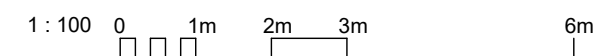
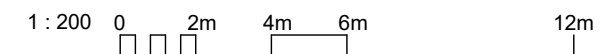
B	31.05.23	ROOF PITCH UPDATED TO 30°	LM
A	May'22	House type changed to 4B6P from 4B7P/5B8P. Drawing title changed to match.	DAK
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

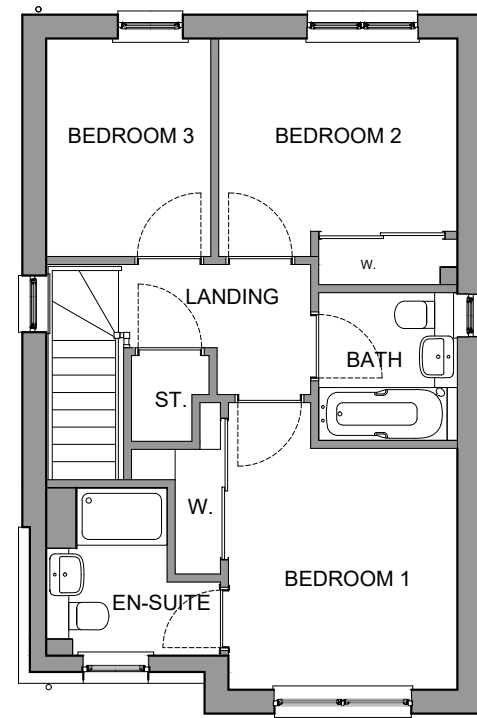
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
DRUID'S TEMPLE, INVERNESS
TULLOCH HOMES LTD

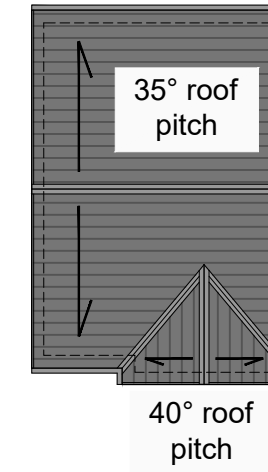
PLANS - 4B6P - SEMI



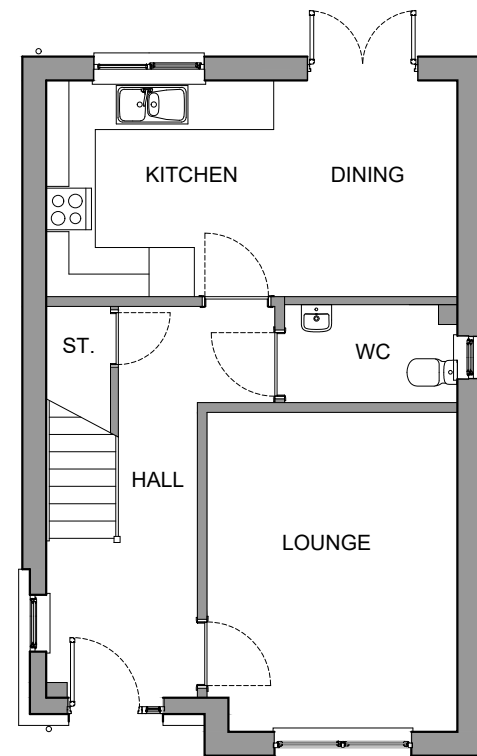
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PAPER SIZE:	A3	DATE:	Jun 2023
DWG No.	4312-01-440		REV. B



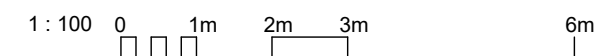
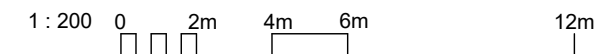
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DRN
A	May20	Cladding amended.	PL

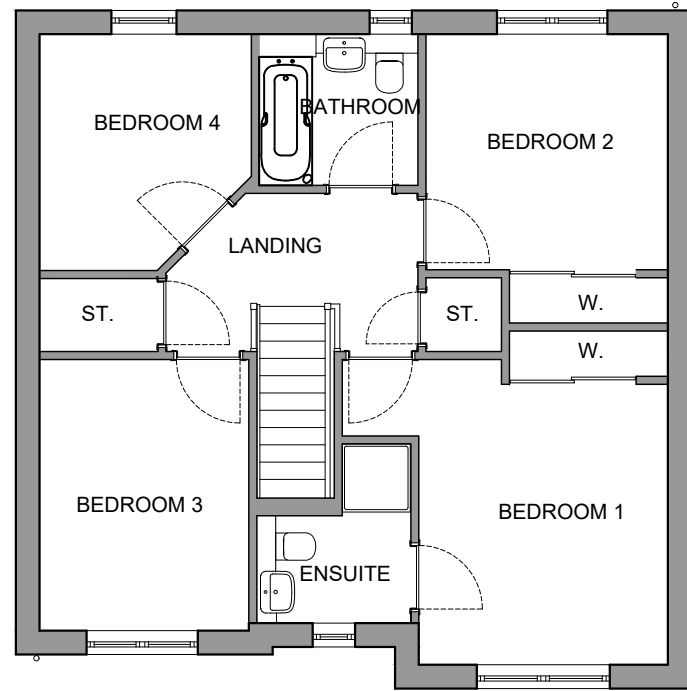
Bracewell Stirling CONSULTING

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

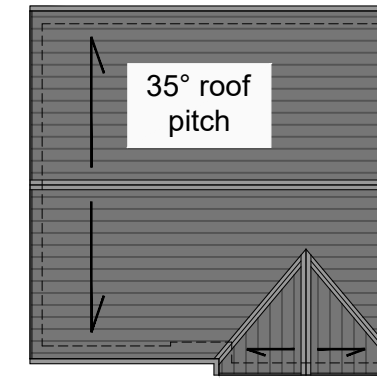
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

PLANS - CALDER DETACHED

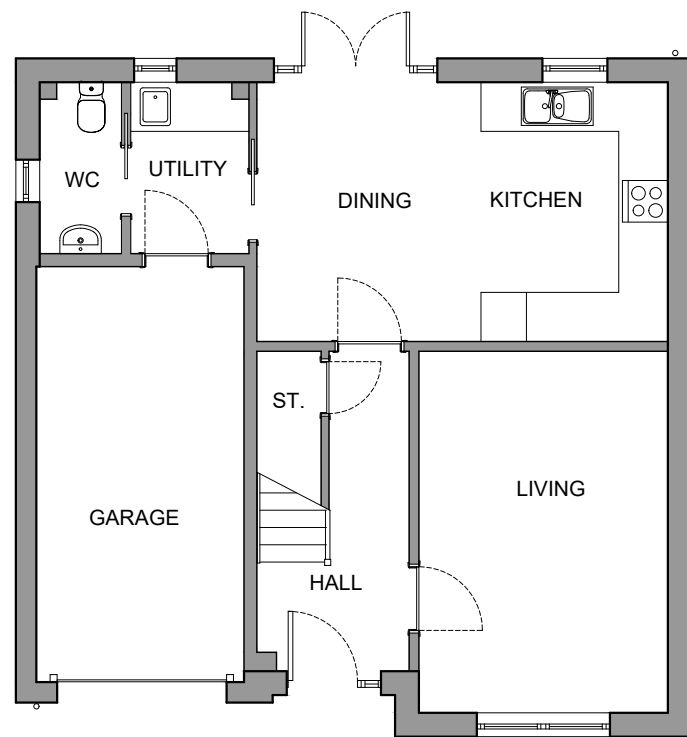
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PAPER SIZE:	A3	DATE:	Sep 2019
DWG No.	4312-01-120		REV. A



UPPER FLOOR PLAN



ROOF PLAN (1:200@A3) 40° roof pitch



GROUND FLOOR PLAN

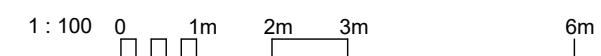
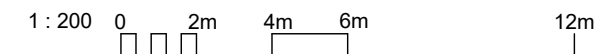
REV	DATE	DESCRIPTION	DRN
A	May20	Window sizes adjusted	PL

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

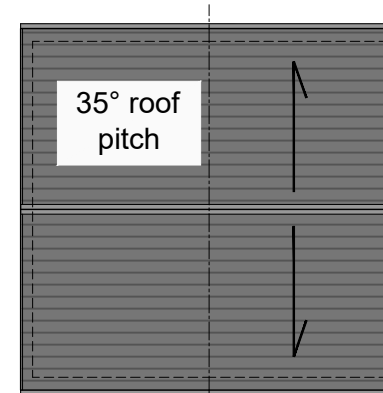
PLANS - ETIVE DETACHED



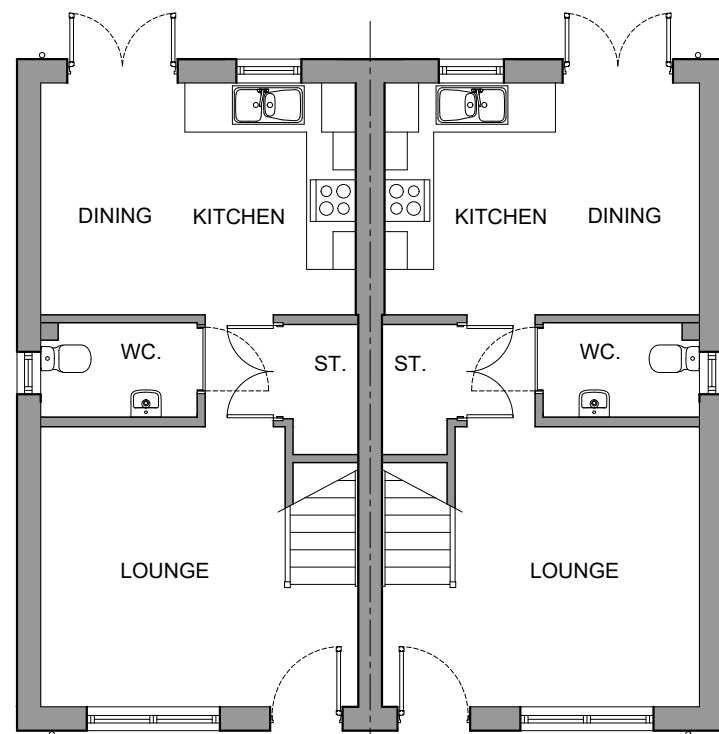
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PAPER SIZE:	A3	DATE:	Sep 2019
DWG No.	4312-01-140		REV. A



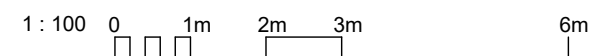
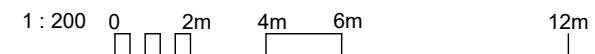
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	PL	DRN
A	Jun'20	Rainwater pipes position updated.	PL	

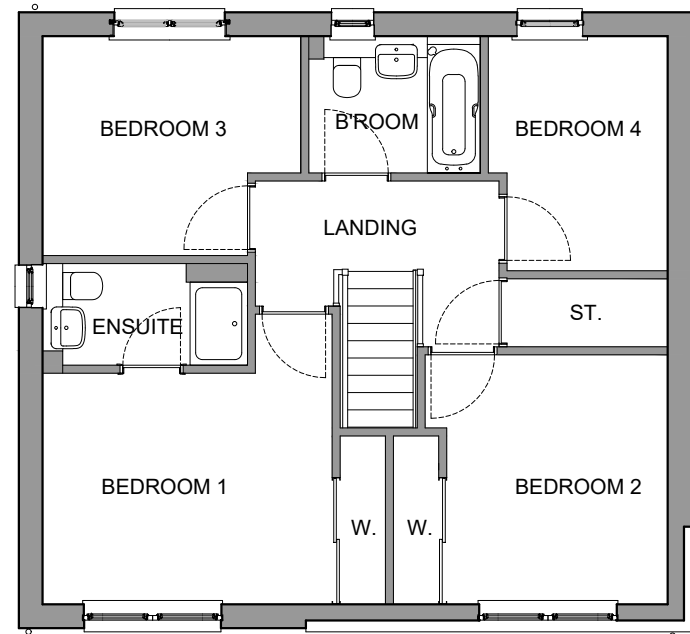
Bracewell Stirling CONSULTING

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

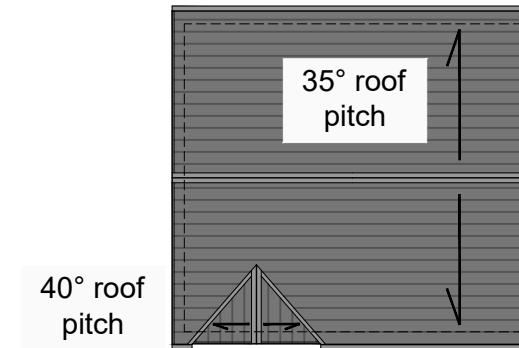
PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD

PLANS - ORRIN SEMI

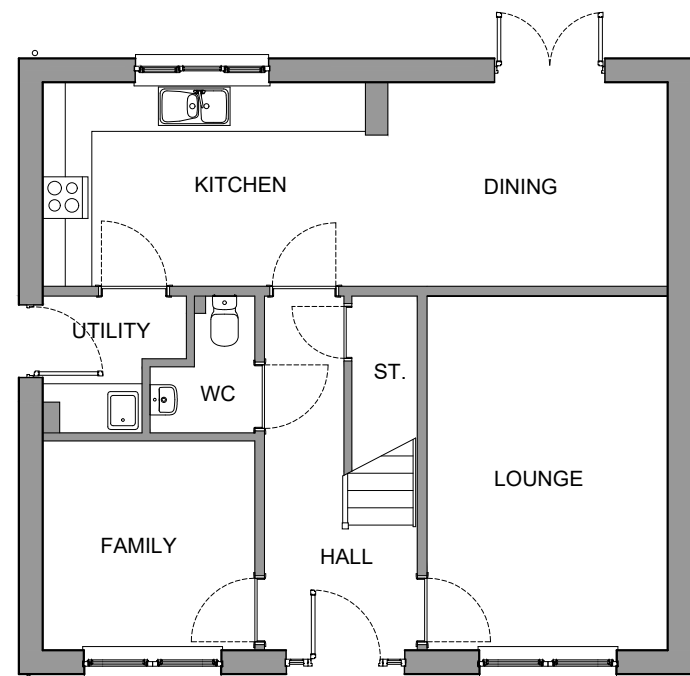
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DWG No.	4312-01-100	REV.	A



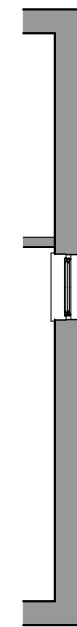
UPPER FLOOR PLAN



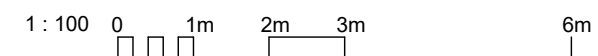
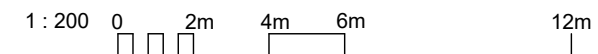
ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



Enhanced Gable Version



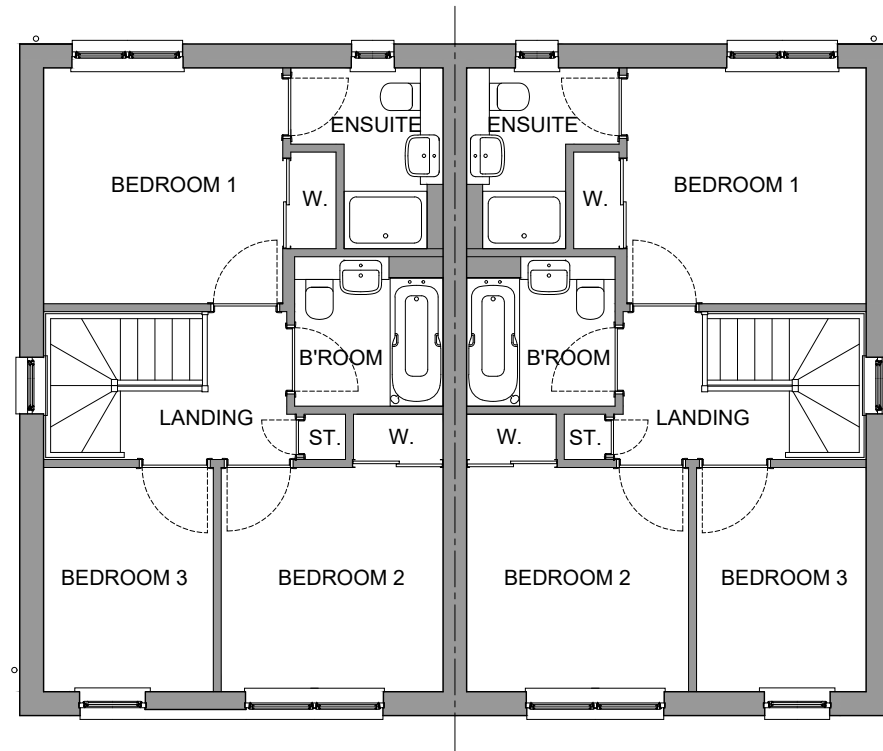
REV	DATE	DESCRIPTION	DRN
B	May'22	Enhanced gable version added	DAK
A	May'20	Cladding and windows amended	PL

Bracewell Stirling CONSULTING

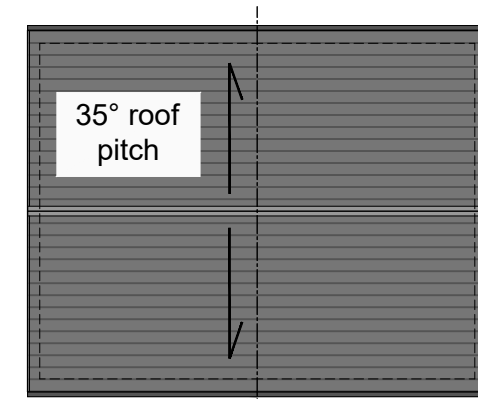
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD
 PLANS - TARVIE DETACHED

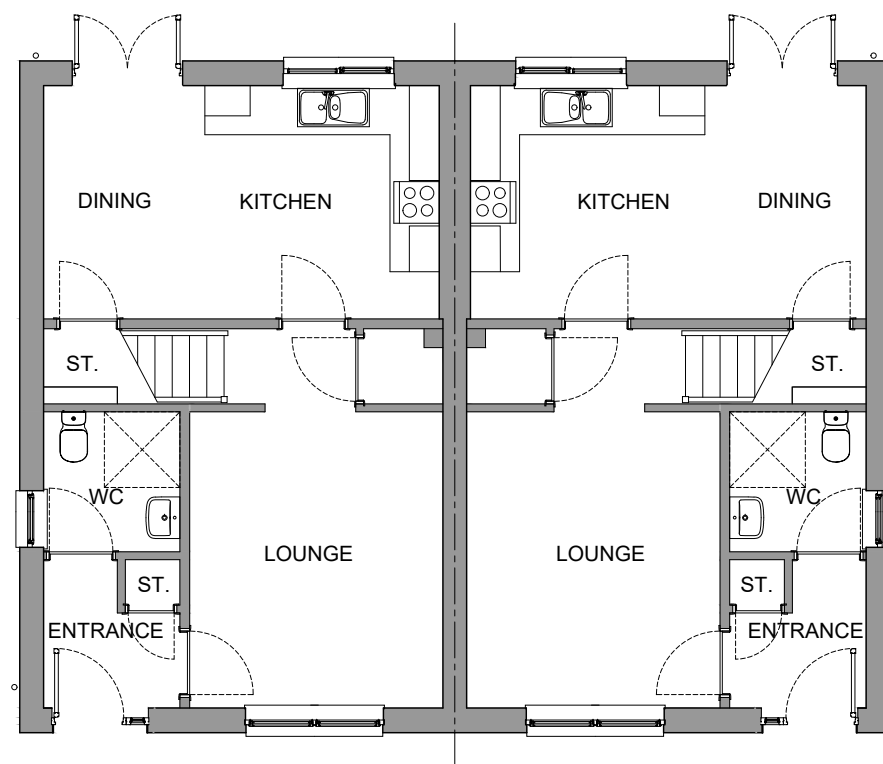
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PAPER SIZE:	A3	DATE:	May 2022
DWG No.	4312-01-150		REV. B



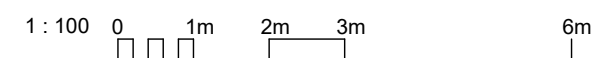
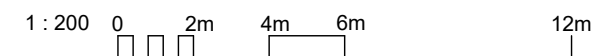
UPPER FLOOR PLAN



ROOF PLAN
(1:200@A3)



GROUND FLOOR PLAN



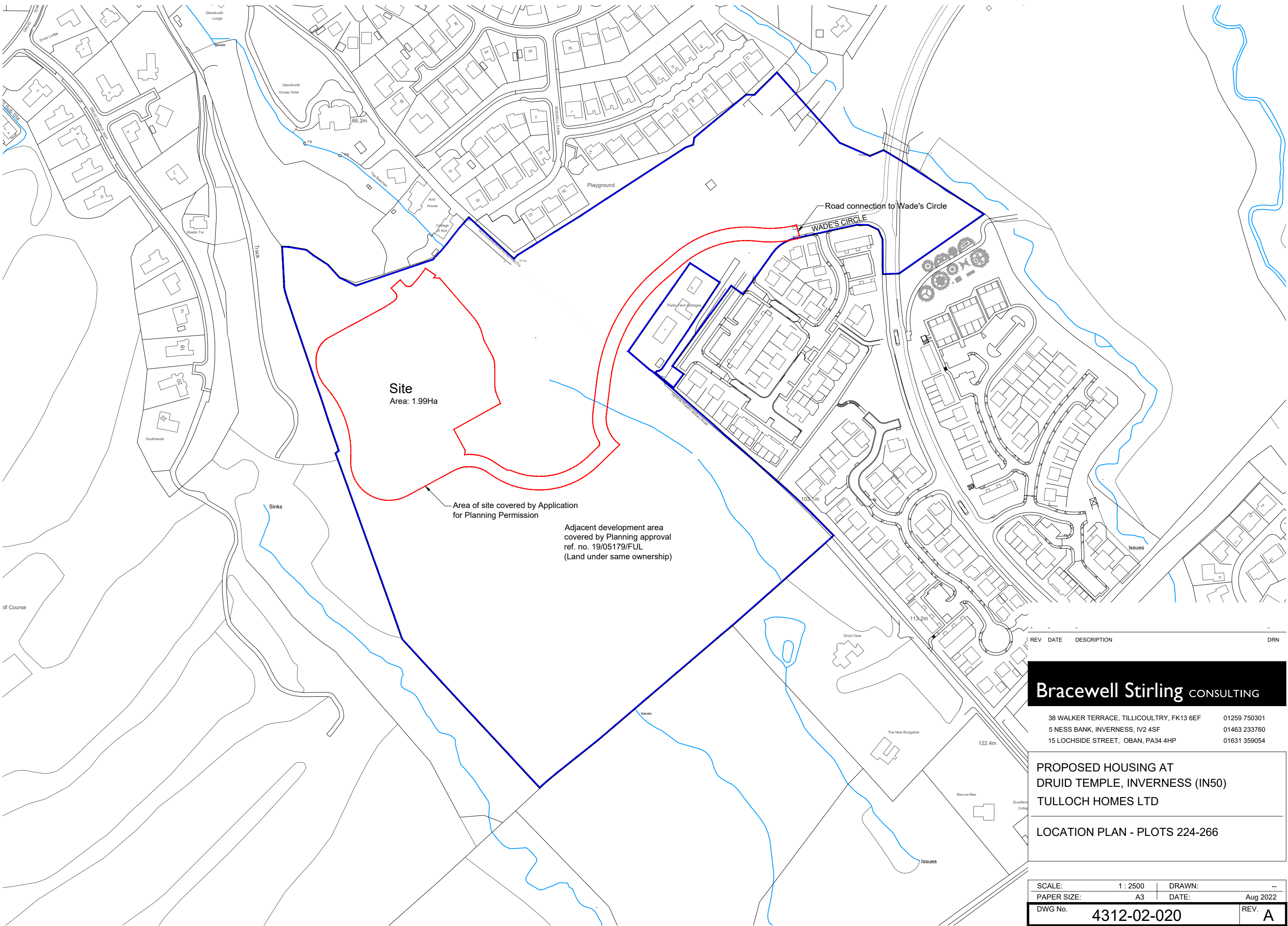
REV	DATE	DESCRIPTION	DRN
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Bracewell Stirling CONSULTING

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

PROPOSED HOUSING AT
 DRUID'S TEMPLE, INVERNESS
 TULLOCH HOMES LTD
 PLANS - TORRIN SEMI

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Sep 2019
DWG No.	4312-01-110		REV.



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

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

**PROPOSED HOUSING AT
 DRUID TEMPLE, INVERNESS (IN50)
 TULLOCH HOMES LTD**

LOCATION PLAN - PLOTS 224-266

SCALE:	1 : 2500	DRAWN:	--
PAPER SIZE:	A3	DATE:	Aug 2022
DWG No.	4312-02-020	REV.	A

Viewpoint A

Viewpoint B

Viewpoint E

Viewpoint D



Key:

- 221 Plot numbers
- BI / BI* Housetype code / Handed housetype code
- ★ Houses with 'Enhanced Gables'
- ⊗ Indicative rotary clothes drier location

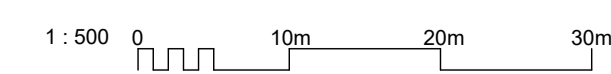
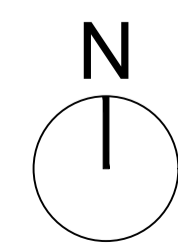
Boundary Treatments / Landscaping:

- 1.8m high screen wall / fence
- 1.8m high timber screen fence
- 1.8m high timber screen fence with scalloped top
- 1.1m high timber fence acting as protective barrier
- 0.9m high post & wire fence
- Plot division line
- Hedge

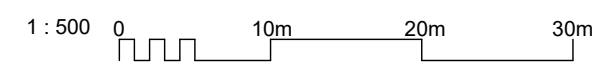
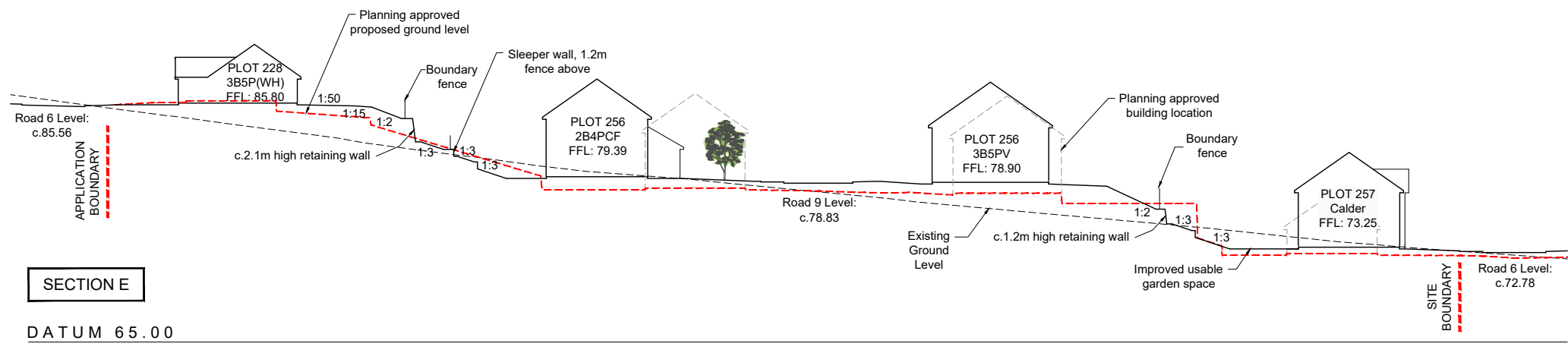
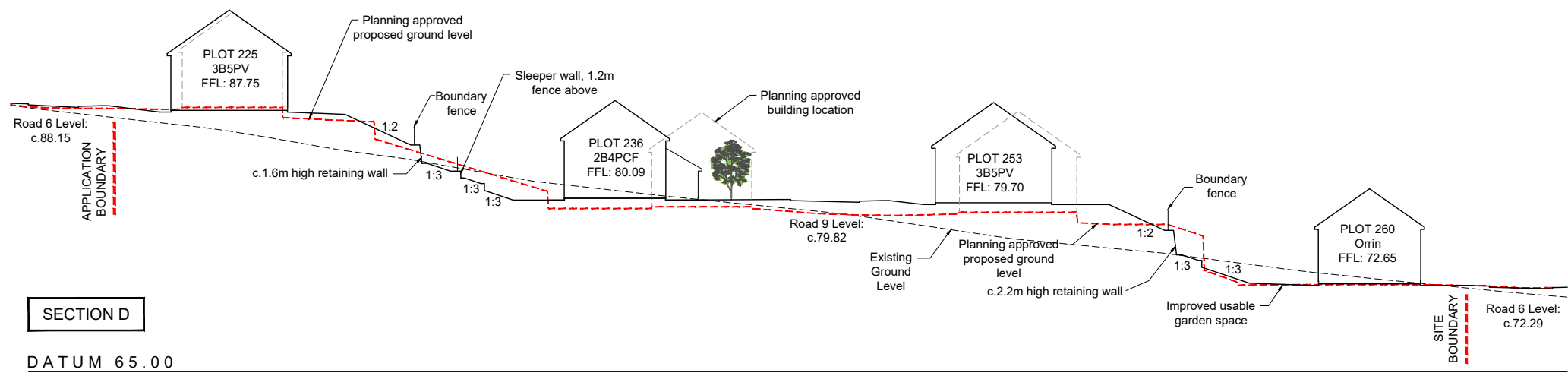
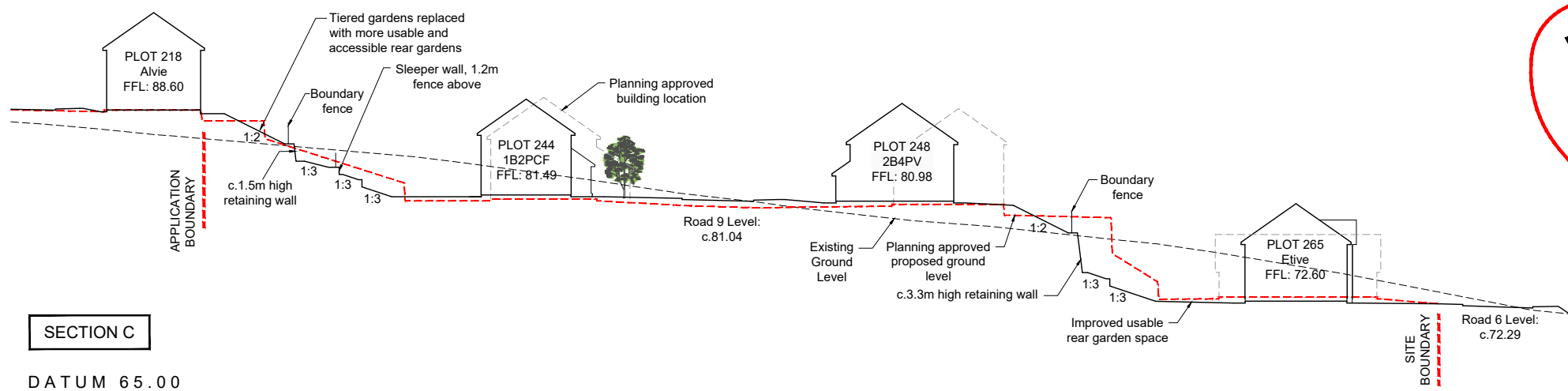
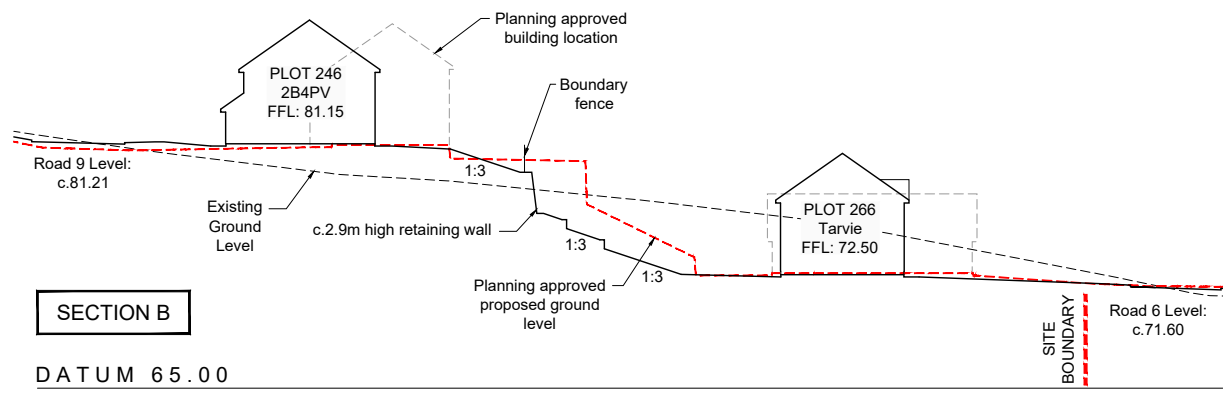
REV	DATE	DESCRIPTION	DRN
E	AUG23	LANDSCAPING UPDATED	DAK
D	AUG23	SITE LAYOUT AT PLOTS 230-256 UPDATED	DAK
C	MARK23	REAR GARDEN PROFILES AMENDED, HOUSES ON PLOTS 228 & 229 SWAPPED	DAK

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 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750001
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

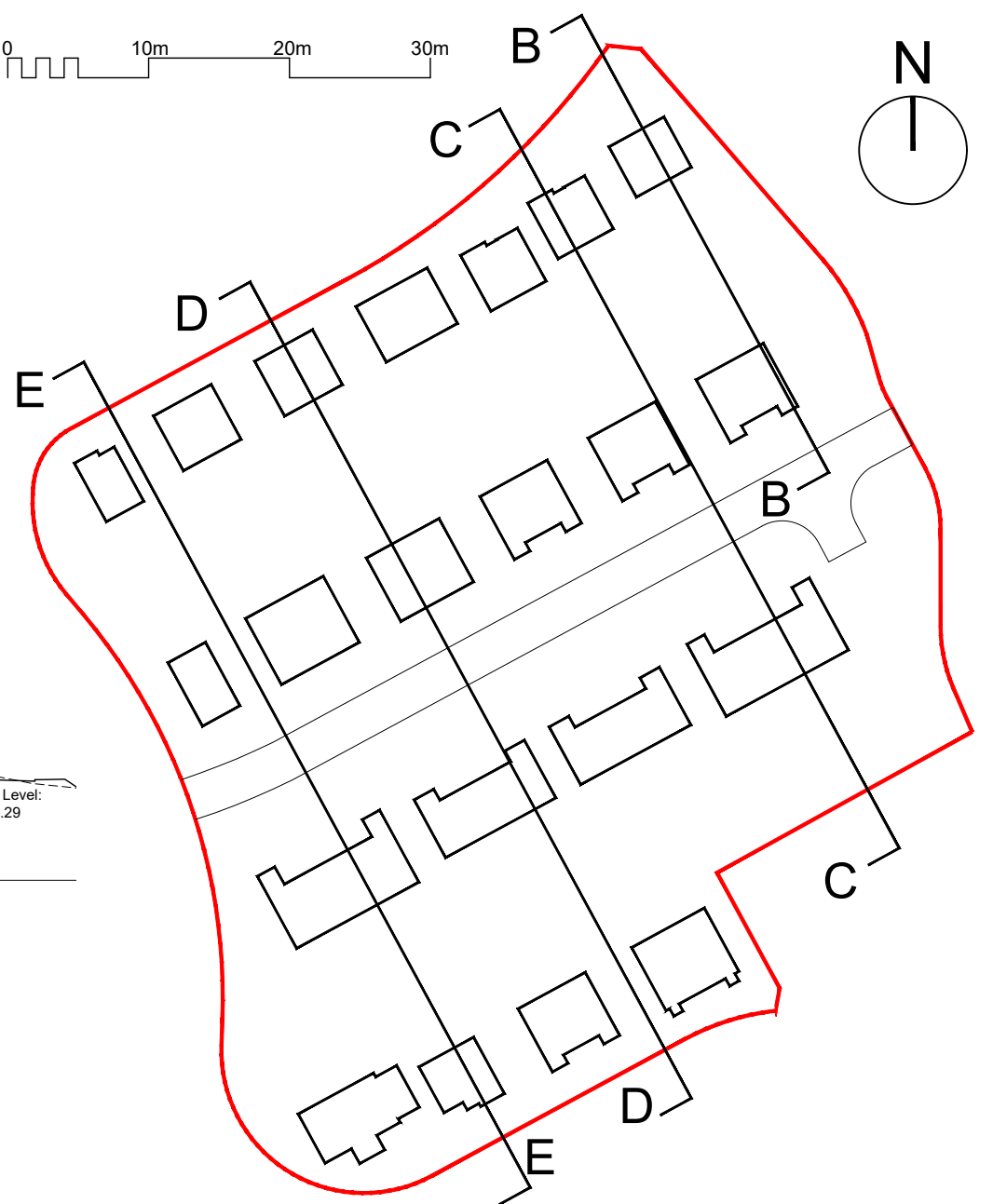
PROPOSED HOUSING AT
 DRUID TEMPLE, INVERNESS (IN50)
 TULLOCH HOMES LTD
 PROPOSED LAYOUT PLOTS 224-266



SCALE:	1: 500	DRAWN:	--
PAPER SIZE:	A1	DATE:	Aug 2023
DWG No.	4312-02-011	REV.	E



--- Ground profile as approved under 19/05179/FUL (dated 12 February 2021)
 ——— Ground profile as submitted under 22/03833/FUL (registered 2 September 2022)



F	AUG'23	General update to section to suit site layout	DAK
E	AUG'23	Open corridor to front of retaining wall updated	DAK
D	MAR'23	1:2 gradients replaced by 1:3 and 0.6m retaining walls revised	DAK
C	MAR'23	Plot 228 updated and trees amended	DAK
B	MAR'23	Drawing prepared for Planning submission	DAK
A	MAR'23	Proposed ground profile and retention revised	DAK
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

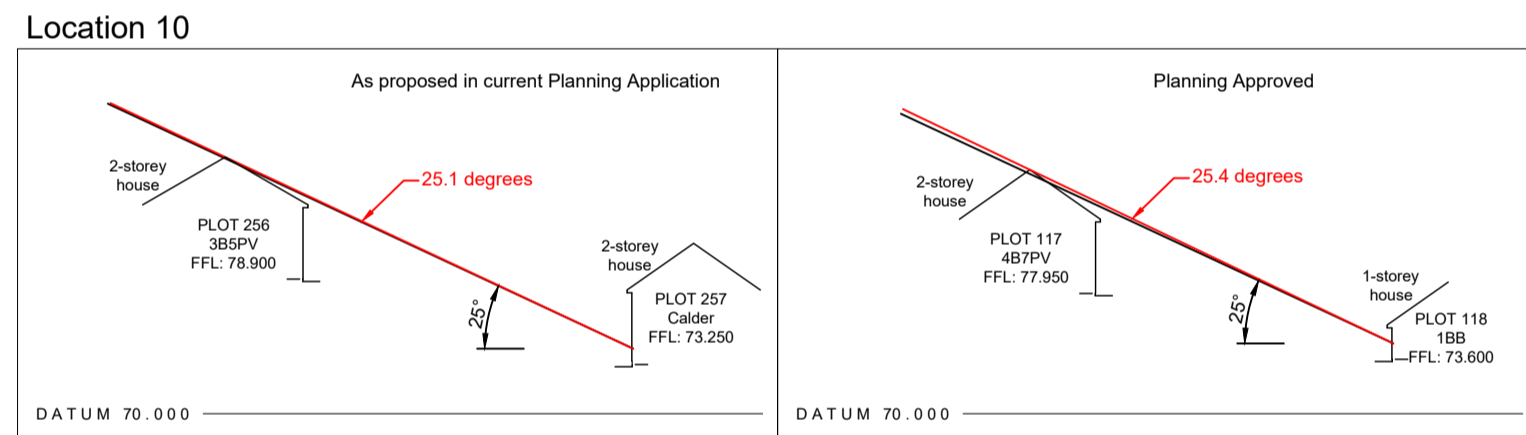
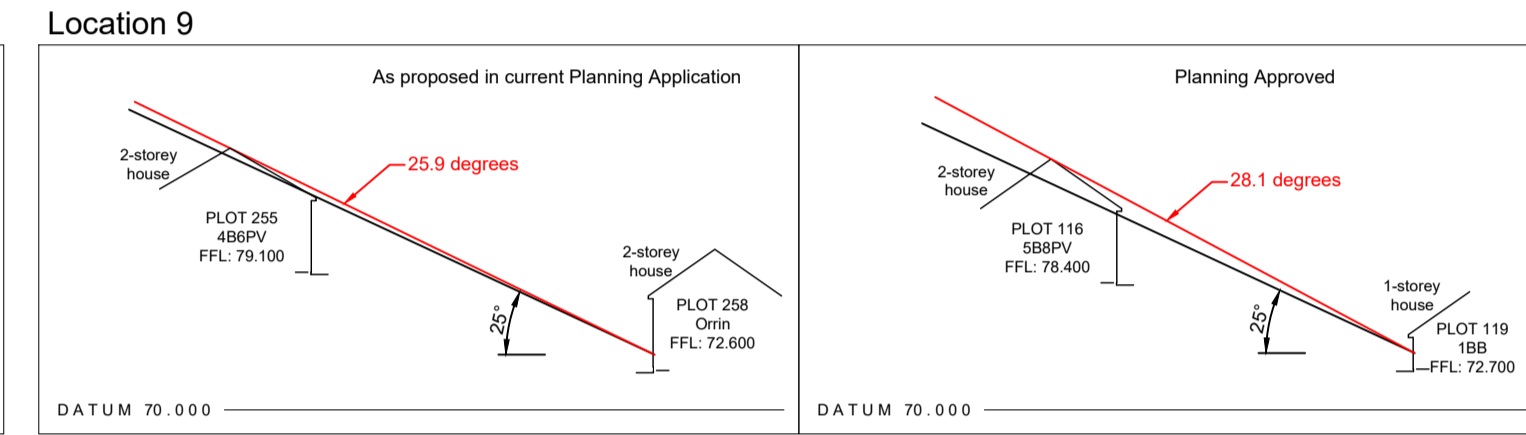
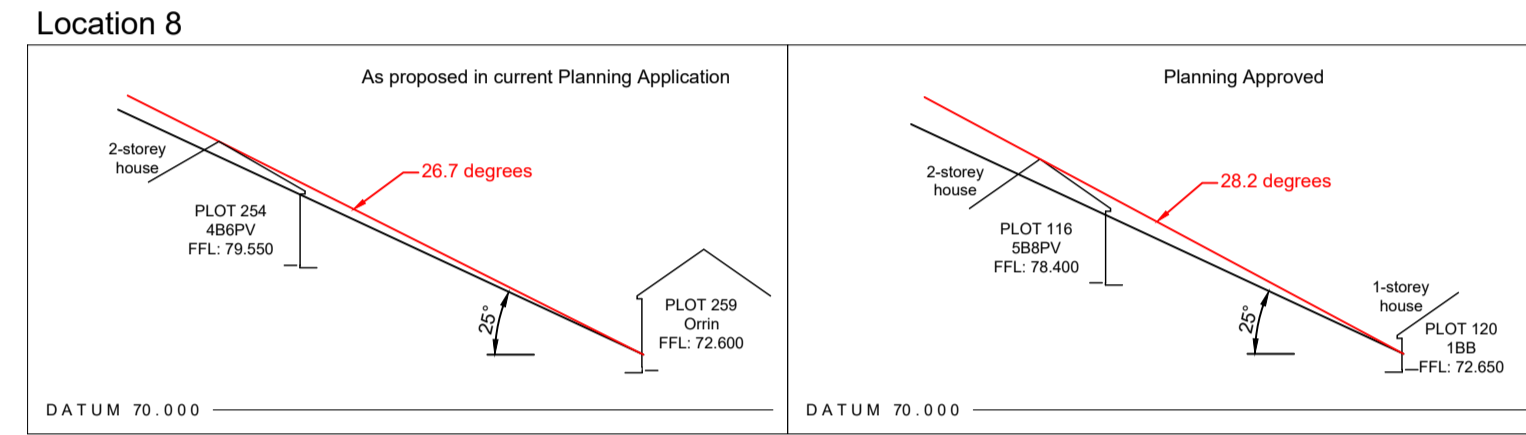
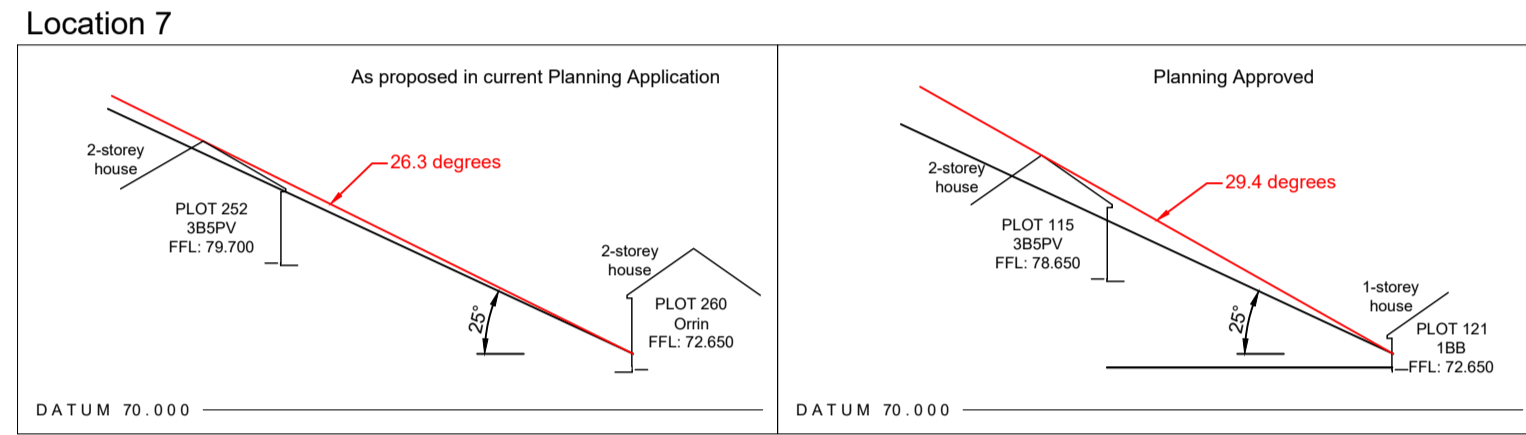
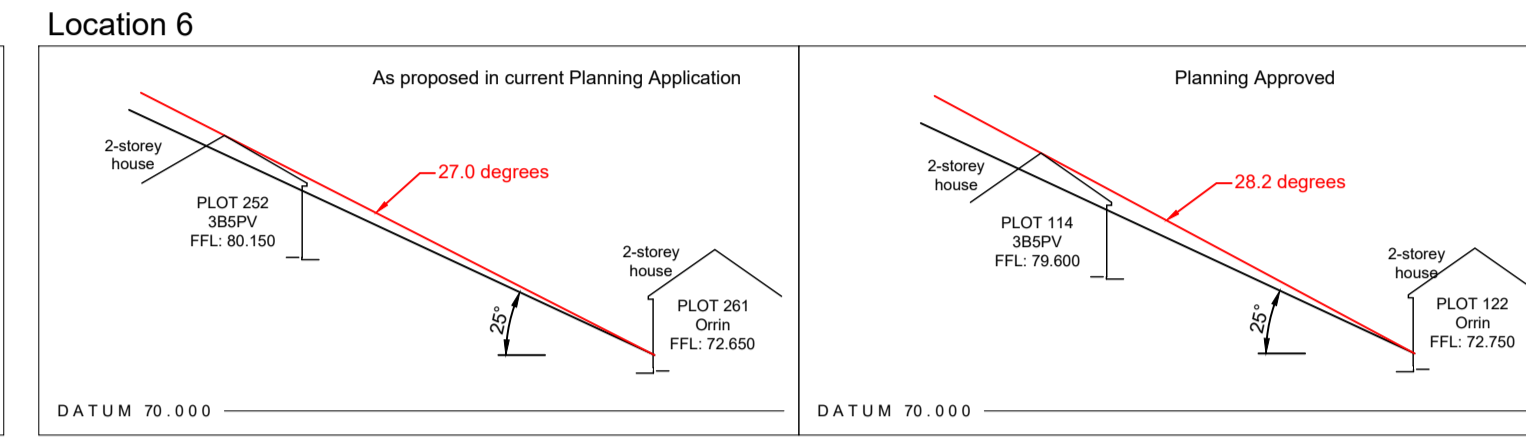
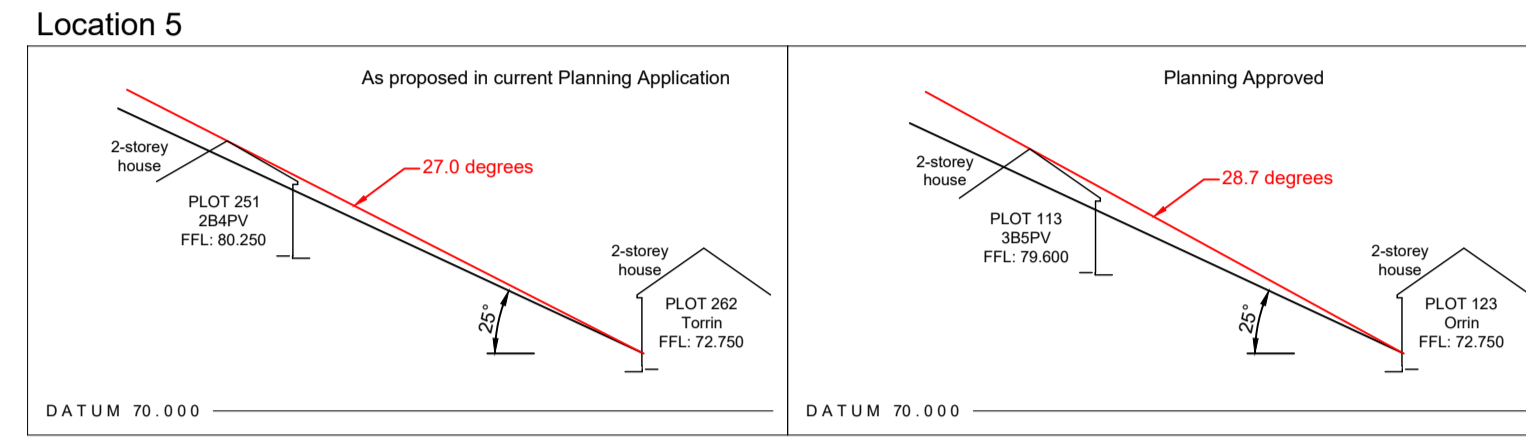
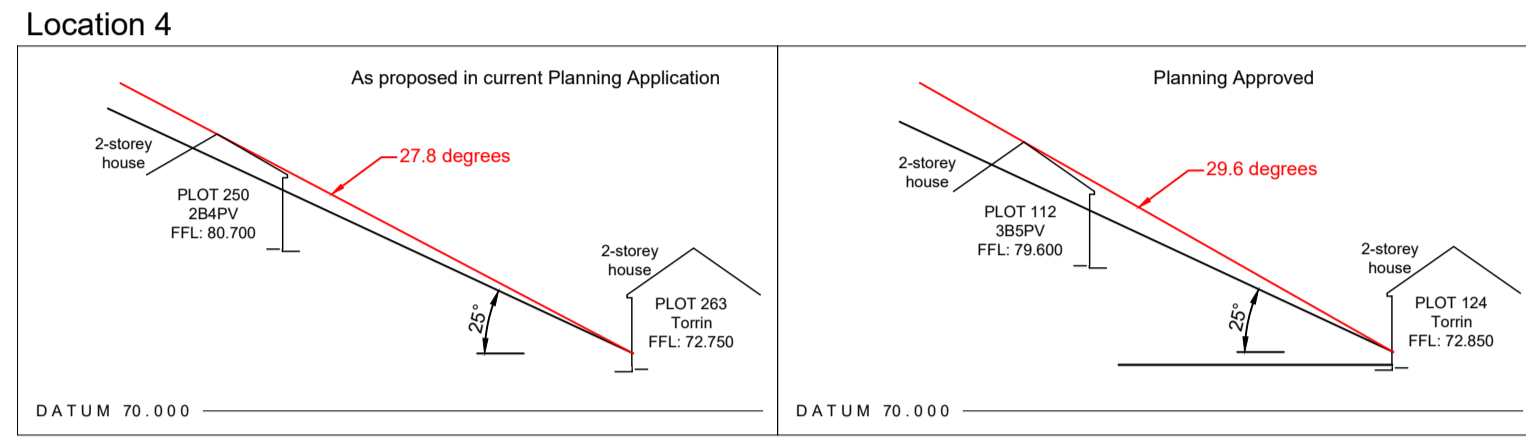
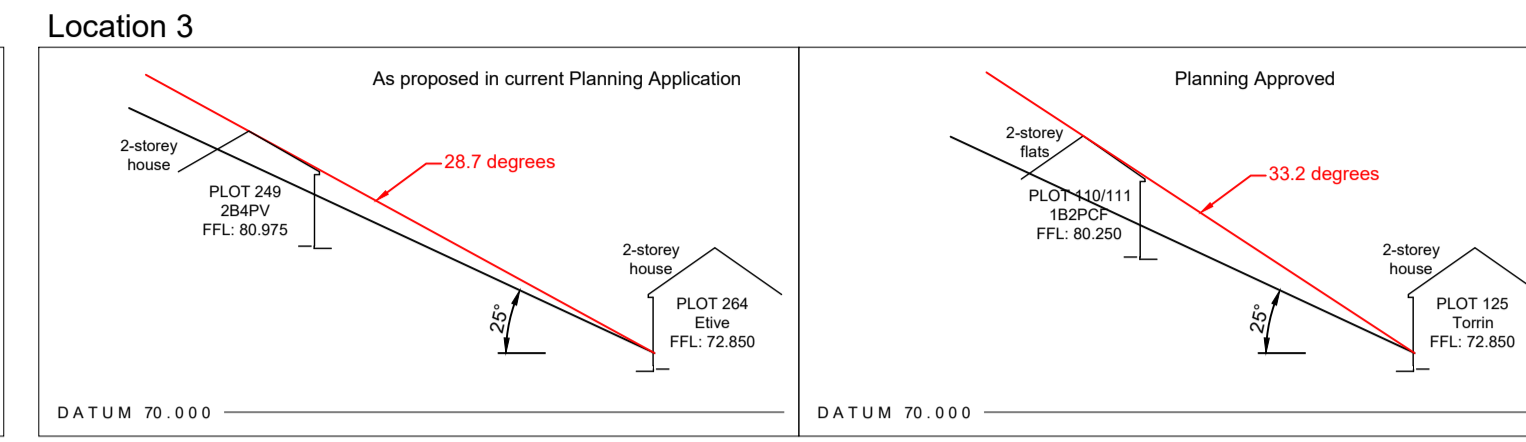
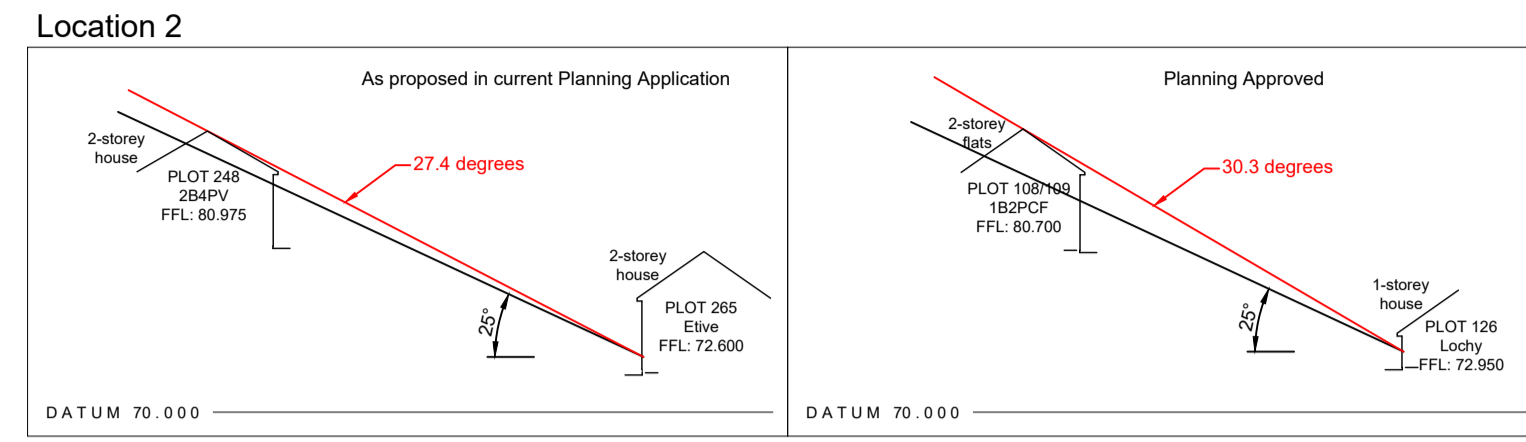
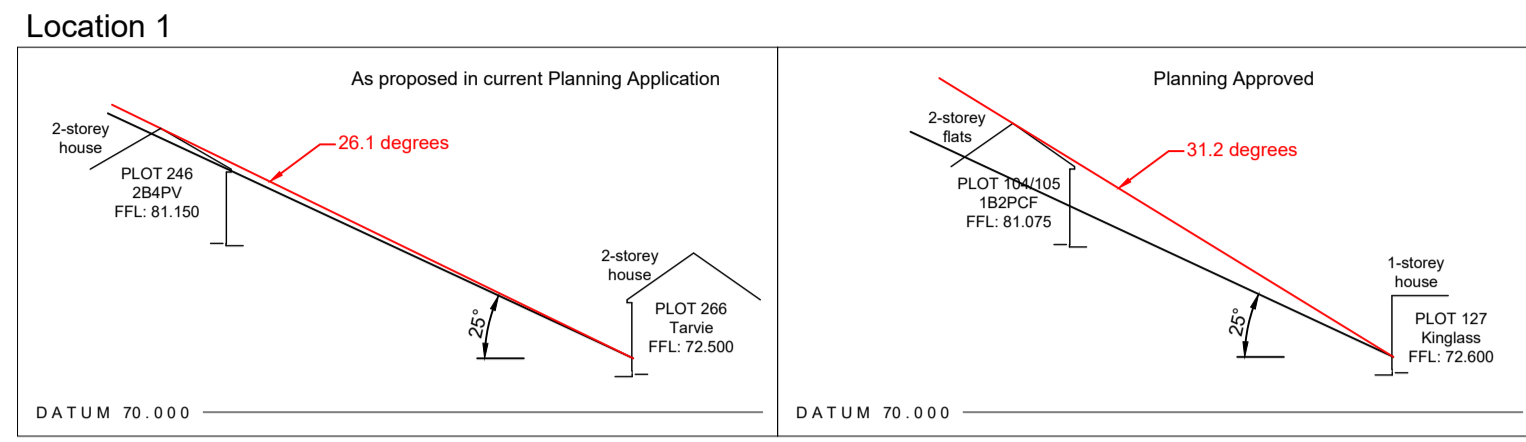
38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

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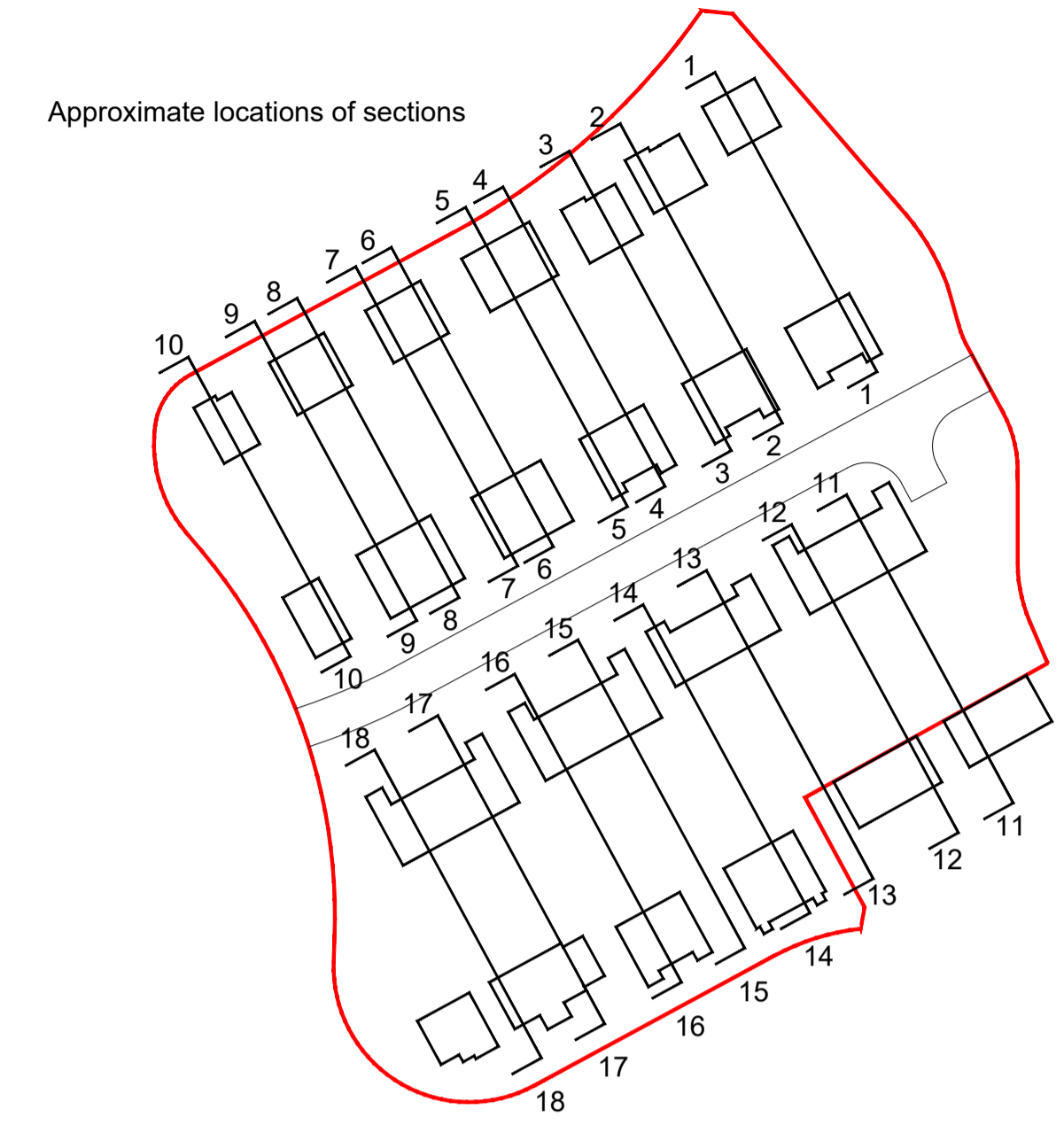
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DWG No.	4312-02-401	REV.	F

Section Locations 1-10 (Plots 246-256 & 257-266)

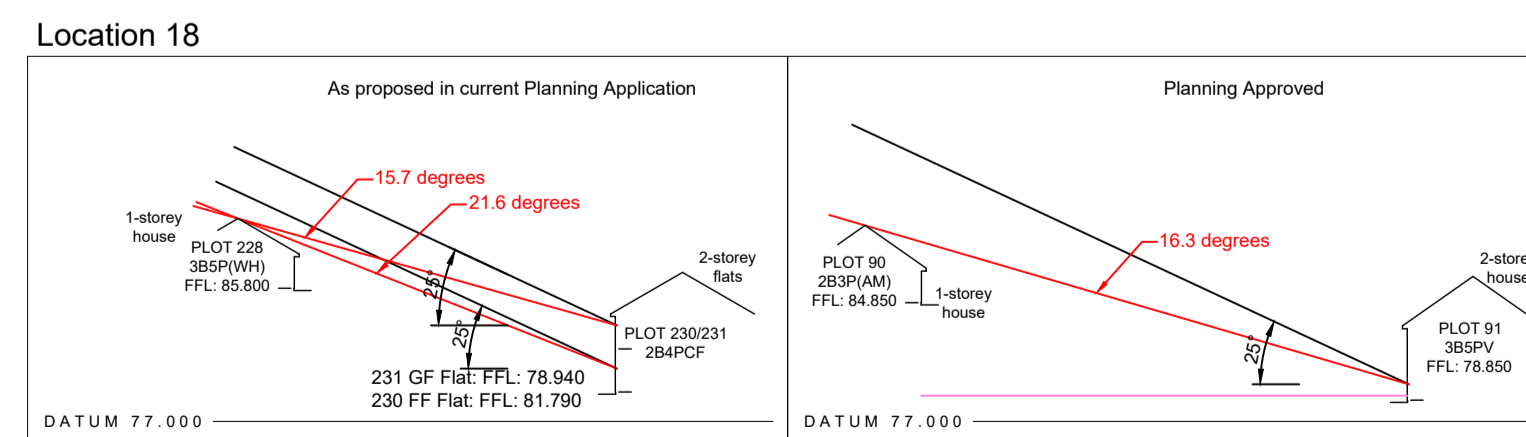
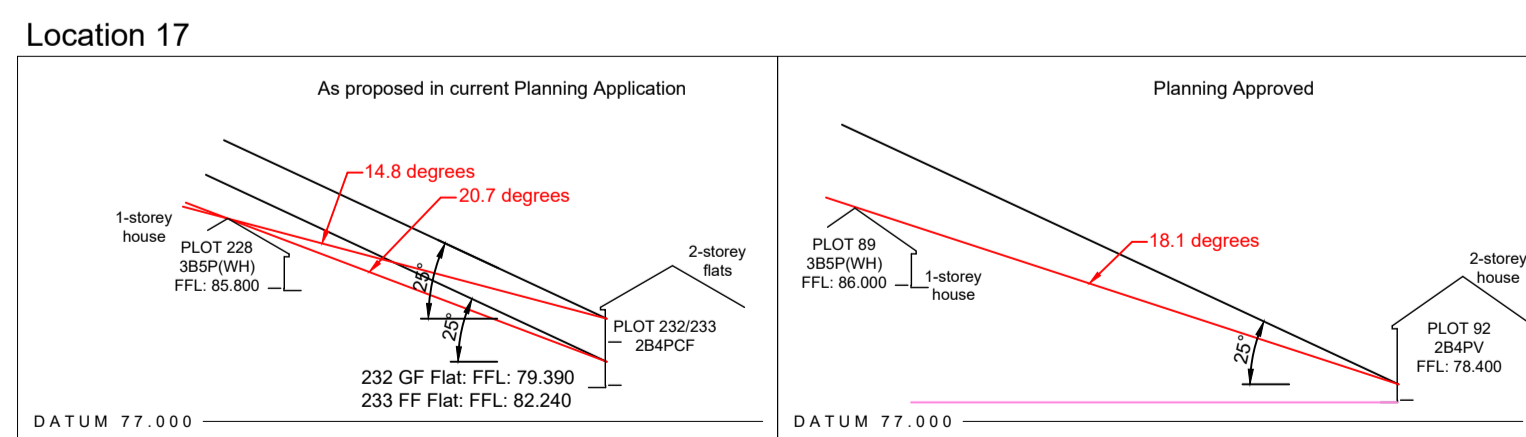
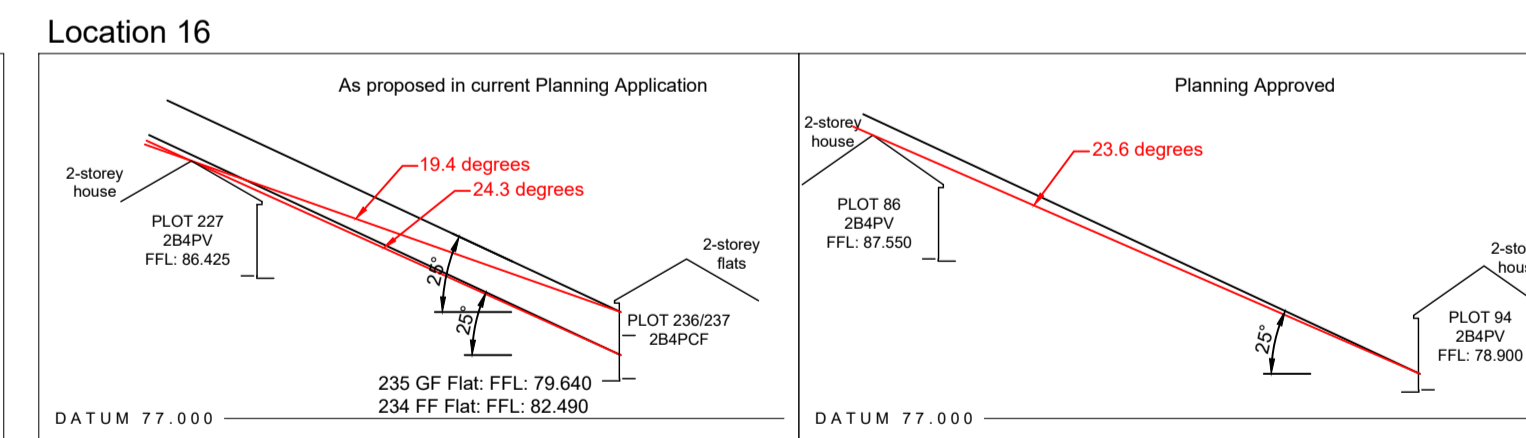
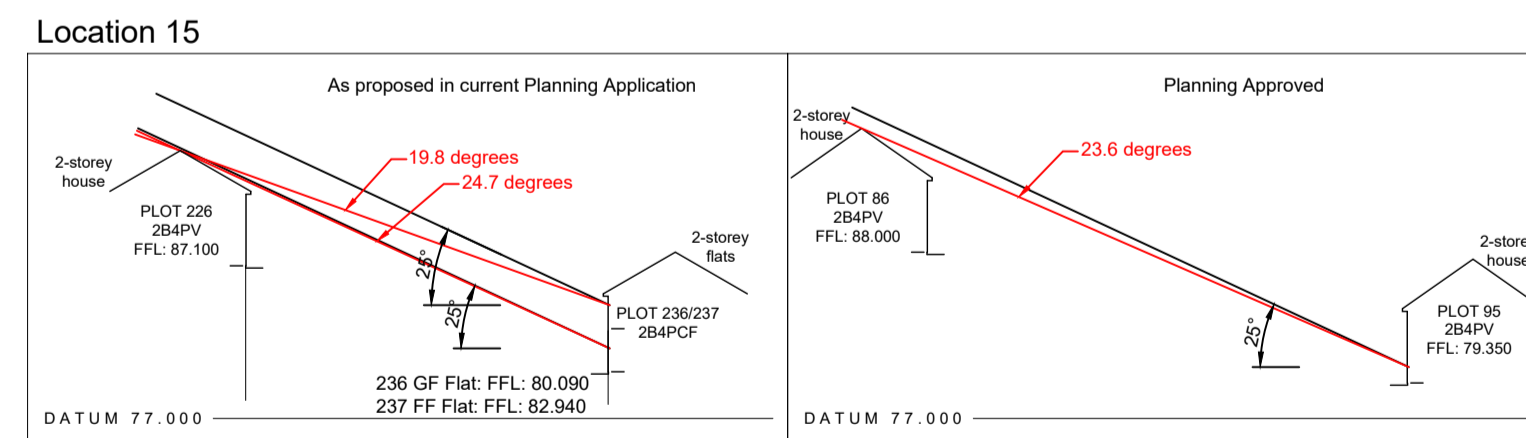
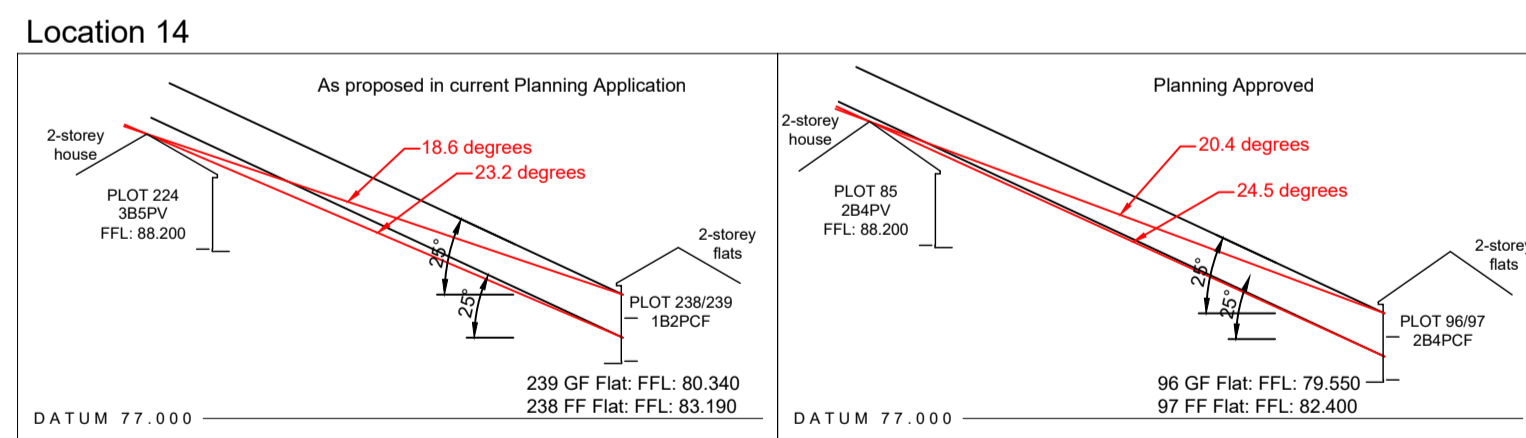
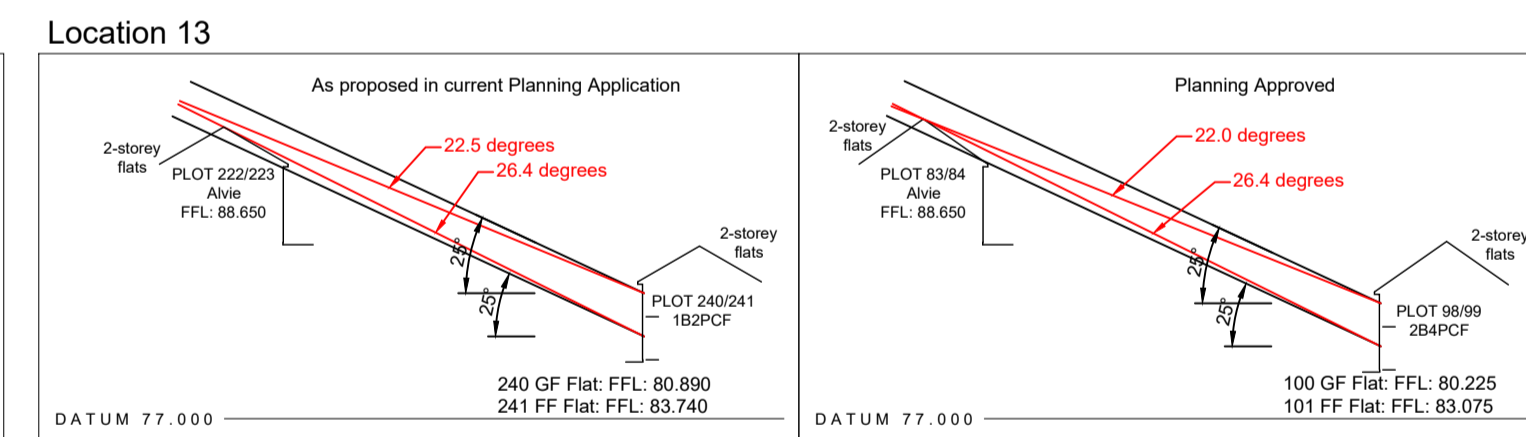
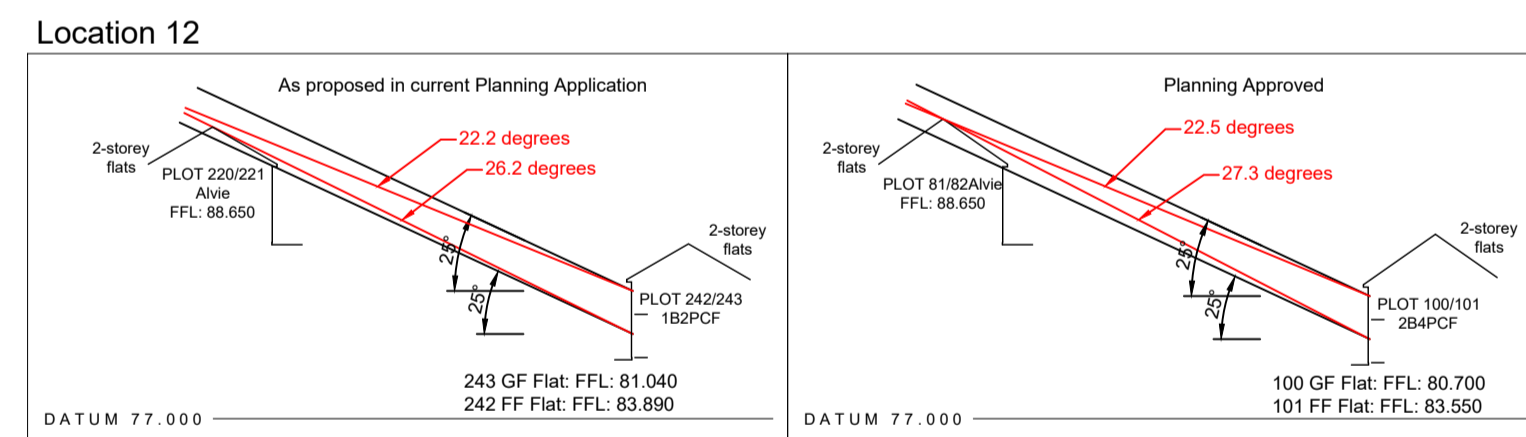
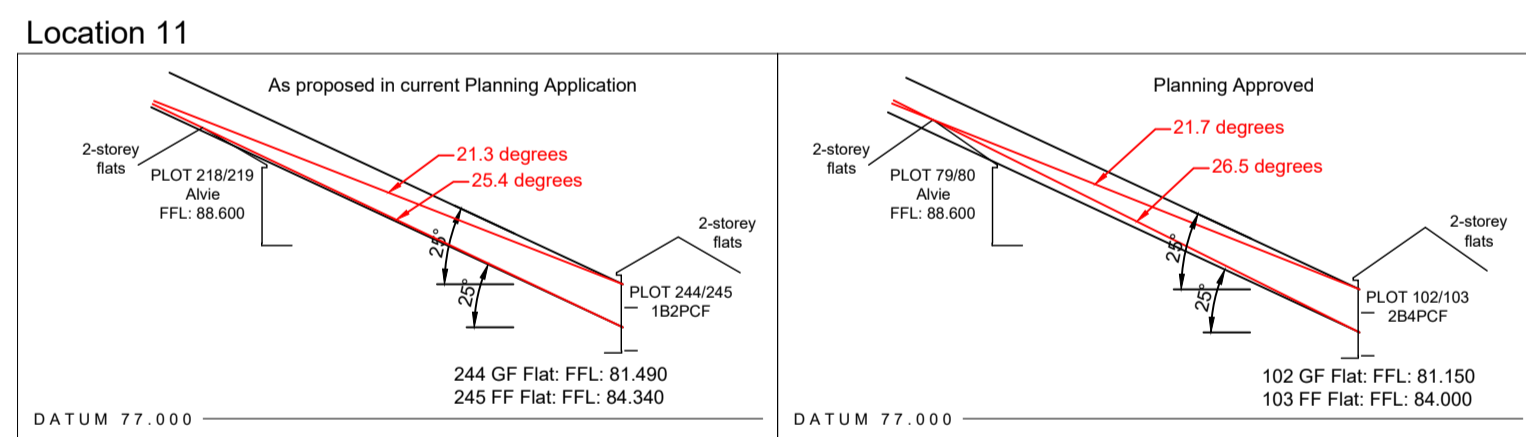


Summary of daylighting to lower plot based on difference from horizontal:

Location 1	Plot 266	26.1 degrees - Improved by 5.1 degrees
Location 2	Plot 265	27.4 degrees - Improved by 2.9 degrees
Location 3	Plot 264	28.7 degrees - Improved by 4.5 degrees
Location 4	Plot 263	27.8 degrees - Improved by 1.8 degrees
Location 5	Plot 262	27.0 degrees - Improved by 1.7 degrees
Location 6	Plot 261	27.0 degrees - Improved by 1.2 degrees
Location 7	Plot 260	26.3 degrees - Improved by 3.1 degrees
Location 8	Plot 259	26.7 degrees - Improved by 1.5 degrees
Location 9	Plot 258	25.9 degrees - Improved by 2.2 degrees
Location 10	Plot 257	25.1 degrees - Improved by 0.3 degrees



Section Locations 11-18 (Plots 230-245 & 216-228)



Summary of daylighting to lower plot based on difference from horizontal:

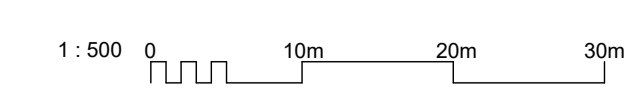
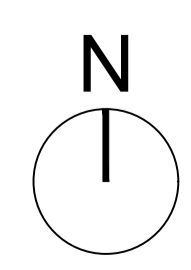
Location 11	Plot 244 GF	25.4 degrees - Improved by 1.1 degrees
Location 11	Plot 245 FF	Meets 25 degree target
Location 12	Plot 243 GF	26.2 degrees - Improved by 0.9 degrees
Location 12	Plot 242 FF	Meets 25 degree target
Location 13	Plot 240 GF	26.4 degrees - No change from approved
Location 13	Plot 241 FF	Meets 25 degree target
Location 14	Plot 239 GF	Meets 25 degree target
Location 14	Plot 238 FF	Meets 25 degree target
Location 15	Plot 236 GF	Meets 25 degree target
Location 15	Plot 237 FF	Meets 25 degree target
Location 16	Plot 235 GF	Meets 25 degree target
Location 16	Plot 234 FF	Meets 25 degree target
Location 17	Plot 233 GF	Meets 25 degree target
Location 18	Plot 231 GF	Meets 25 degree target
Location 18	Plot 230 FF	Meets 25 degree target

A	MAY'23	ALL SECTIONS UPDATED	DAK
REV	DATE	DESCRIPTION	DRN

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 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF 01259 750031
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
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