

Agenda Item	6.4
Report No	PLN/040/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 11th June 2025

Report Title: 23/05598/MS C : The Highland Council - Housing
Land 370M NE Of Cromlet House, Cromlet Drive, Invergordon

Report By: North Planning Manager

Purpose/Executive Summary

Description: Phase 02 erection of 57 dwellings and associated infrastructure at Cromlet Drive, Invergordon (application for matters specified in conditions 1, 2, 4, 6, 8, 11, 13, 14, 16, 23, 24 and 25 of 21/03683/PIP)

Ward: 06 – Cromarty Firth

Development category: Major Development

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 **APPROVE** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 The application seeks to address matters specified in conditions 1, 2, 4, 6, 8, 11, 13, 14, 16, 23, 24 and 25 of planning in principle ref: 21/03683/PIP granted on 14th March 2022 for the erection of 93 residential units, access roads, landscaping and ancillary infrastructure. On the same date a FUL planning permission was granted for the delivery of an initial Phase 1 of 35 units, associated access roads, landscaping and ancillary infrastructure ("Phase 1 of Cromlet Masterplan") reference 21/03684/FUL.

1.2 This application is for Phase 2 of the planning in principle ref: 21/03683/PIP consisting of 57 new homes. This will result in a total of 92 residential units out of the total 93 permitted over 3 phases in accordance with the planning in principle. The new homes will be similar to the Phase 1 units in terms of design, house type, form and external finishes. Phase 2 of development consists of the following range of house types:

FLATS – Arranged over 3 storeys

- 12 no. 1B2P flats: 1 bedroom 2 person
- 6 no. 2B3P flats: 2 bedroom 3 person

COTTAGE TYPE FLATS

- 3 no. 2B3P flats: 2 bedroom 3 person on ground floor
- 4 no. 2B4P flats: 2 bedroom 4 person on ground floor
- 7 no. 2B4P flats: 2 bedroom 4 person first floor

SEMI-DETACHED & TERRACED HOUSES

- 25 no. 3B5P homes: 3 bedroom 5 person

Two of the 3 bedroom 5 person semi-detached homes have space sufficient to allow them to be adapted if housing need arises to 4 bedroom 7 person homes (plots 70 & 87).

1.3 The applicant utilised the Council's Pre-Application Advice Service for Major Developments and the Council's Street Design Review prior to submission. In summary, the advice provided set out that:

- The proposal offers the opportunity to deliver a substantial quantity of housing, including affordable housing, and provides an opportunity to deliver a high-quality development. It must however be delivered with a holistic approach to the land adjacent to the site which performs an important function as a green corridor for existing residents. In addition to the above, support for the development would be dependent on satisfactory resolution of a number of issues/observations raised by consultees.

1.4 The application has been supported by the following information:

- Design and Access Statement
- Drainage Statement
- Ground Investigation
- Supporting Statement

- Biodiversity Net Gain Calculations
- Soft Landscape Works – 5 Years Maintenance

1.5 There have been a number of variations to take into account technical and design issues throughout the determination of this application. These include the following amended drawings being submitted:

Amended Plans Submitted 8th December 2024

- DIHD23035_C0017_ZZ_00_DR_A_9010 REV 01 : Elevations - Communal Bike Store

Amended Plans Submitted 10th October 2024

- DIHD23035_C0017_ZZ_00_DR_A_0203 REV 02 : General Plan - Proposed Safe Routes To School
- XXX-RAC-ZZ-XX-DR-C-0171 REV B : Section Plan - Drainage Details (1 OF 4)
- XXX-RAC-ZZ-XX-DR-C-0172 REV B : Drainage Construction Details (2 OF 4)
- XXX-RAC-ZZ-XX-DR-C-0173 REV A : Drainage - Flexible Sewer Pipe (3 OF 4)
- XXX-RAC-ZZ-XX-DR-C-0174 REV A : Drainage - Rigid Sewer Pipe (4 OF 4)
- XXX-RAC-ZZ-XX-DR-C-0175 REV C : Drainage Profiles
- XXX-RAC-ZZ-XX-DR-C-0176 REV C : Drainage Schedules

Amended Plans Submitted 27th November 2024

- DIHD23035-C0017-ZZ-00-DR-A-0201 REV 04 : Proposed Site Layout Plan

Amended Plans Submitted 21 March 2025

- DIHD23035-C0571-ZZ-ZZ-DR-L-000003 REV 01 : Tree Planting Plan
- XXX-RAC-XX-XX-DR-C-0960 REV A : Supporting Information - Civil Engineering Works
- DIHD23035-C0571-ZZ-ZZ-DR-L-000001 REV 06 - Landscaping Plan
- DIHD23035-C0571-ZZ-ZZ-DR-L-000002 REV 01 - Landscaping Plan - Planting Plan
- DIHD23035-C0571-ZZ-ZZ-DR-L-000004 REV 01 - Tree Planting Plan
- DIHD23035-C0571-ZZ-ZZ-DR-L-000005 REV 01 - Site Layout Plan - Green Space Strategy
- DIHD23035_C0017_ZZ_00_DR_A_0201 REV 05 - Proposed Site Layout Plan
- XXX-RAC-ZZ-XX-DR-C-0150 REV F - Site Layout Plan - General Arrangement
- XXX-RAC-ZZ-XX-DR-C-0151 REV F - Road Layout Plan
- XXX-RAC-ZZ-XX-DR-C-0152 REV F - Kerb Layout Plan
- XXX-RAC-ZZ-XX-DR-C-0153 REV F - Road Layout Plan - Surfacing
- XXX-RAC-ZZ-XX-DR-C-0154 REV C - Road Construction Details
- XXX-RAC-ZZ-XX-DR-C-0155 REV A - Road Long Sections Plan
- XXX-RAC-ZZ-XX-DR-C-0156 REV F - Visibility Splay Plan
- XXX-RAC-ZZ-XX-DR-C-0157 REV F - Swept Path Analysis Plan – Refuse
- XXX-RAC-ZZ-XX-DR-C-0158 REV F - Swept Path Analysis Plan - Fire

- XXX-RAC-ZZ-XX-DR-C-0159 REV F - Road Adoption Plan
- XXX-RAC-ZZ-XX-DR-C-0160 REV F - Drainage - Overland Flow Routes
- XXX-RAC-ZZ-XX-DR-C-0161 REV B - Road Construction Details - Road Profile
- XXX-RAC-ZZ-XX-DR-C-0162 REV F - Road Layout Plan - Service Routes
- XXX-RAC-ZZ-XX-DR-C-0163 REV B - Swept Path Analysis Plan - Private Road
- XXX-RAC-ZZ-XX-DR-C-0164 REV A - Section Plan - Typical Baffle Barrier
- XXX-RAC-ZZ-XX-DR-C-0170 REV F - Drainage Layout Plan

Amended Plans Submitted 20th May 2025

- DIHD23035-C0017-ZZ-00-DR-A-0201-S2-06 – Proposed Site Layout Plan
- DIHD23035-C0017-ZZ-00-DR-A-0204-S2-01 – Site Layout Plan – Green Space Provision
- DIHD23035-C0571-ZZ-ZZ-DR-L-000001 08 – Landscaping Plan
- DIHD23035-C0571-ZZ-ZZ-DR-L-000002 02 – Landscaping Plan – Planting Plan
- DIHD23035-C0571-ZZ-ZZ-DR-L-000003 02 – Tree Planting
- DIHD23035-C0571-ZZ-ZZ-DR-L-000004 02 - Tree Planting
- THC Cromlet Park P2 5yr Maintenance B 20 – Phase 2 Soft Landscaping Supporting Information

2. SITE DESCRIPTION

- 2.1 The application site covered by the planning in principle is a large, irregularly shaped area of land in Invergordon, extending to some 4.2 hectares. The site extends southward from the corner of Gordon Terrace to the north and Castle Avenue to the west. The west side of Castle Avenue and the north and south sides of Gordon Terrace are characterised by 20th Century housing development. On Gordon Terrace, this is mainly 2 storey semi-detached houses and cottage flats, although 'Harbour View', directly to the north of the application site, incorporates more modern semi-detached properties, completed in the 2000's. To the east of the application site, the surroundings are mainly open, incorporating the Ross Sutherland Rugby Club grounds. To the south of the application site, the surroundings are characterised mainly by traditional large detached two storey homes, fronting the Far North Railway Line and Invergordon Station, across Cromlet Drive.
- 2.2 This application covers Phase 2 which is largely a rectangular shape, located to the south of Phase 1, extending approximately 1.8 hectares. This includes the area of existing access that serves Phase 1. The site is located in the centre of the overall master planned area and its eastern edge fronts onto Castle Avenue. This part of the site is bounded on both sides by housing development; to the north Harbour View and to the south Cromlet Drive. Towards the western boundary the site north to south locally known as Core path RC23.05 known as the 'Black Path'. The core path forms a further demarcation between the site and the 'Cromlet Park' neighbourhood to the west, consisting mainly of single storey modern detached properties. A belt of naturally planted young to semi-mature trees and bushes runs alongside the path.

- 2.3 The site is accessed has an existing vehicle access in place off Castle Avenue. Castle Avenue connects to Invergordon Town Centre to the south and, via Academy Road to the east, to the A9 Trunk Road, via Tomich Junction.
- 2.4 The site is currently covered in self-seeded grasses and scrub, although the eastern and western boundaries incorporate some more established mature trees lining Gordon Terrace and Castle Avenue.
- 2.5 The site was last formerly used as a military depot and as a result there may be residual land contamination. Before this, the site had a more diverse history as part of the Invergordon Naval Base and as an army camp, with the resulting potential for archaeology to remain. The Applicant has submitted an Interim Ground Investigation Phase 2 area report. Contaminated Land have confirmed that they are satisfied with the report to date and are working with the Applicant's consultant to address the final version of the report. The Council's Archaeologist also confirmed that archaeological site investigations were complete, with no significant remains identified.
- 2.6 The site is capable of connection into the surrounding public water supply and foul and surface water sewer network, with several of these assets crossing the landholding. The site is not designated as at risk of coastal, fluvial or pluvial flooding on either the SEPA online maps or the Council's more detailed GIS records.

3. PLANNING HISTORY

- | | | | |
|-----|---------------|---|---|
| 3.1 | 14 June 2021 | 21/01819/PAN Development of up to 93 residential units and associated infrastructure | Closed |
| 3.2 | 14 March 2022 | 21/03683/PIP Erection of 93 residential units, access roads, landscaping and ancillary infrastructure | Permission Granted |
| 3.3 | 14 March 2022 | 21/03684/FUL Residential development comprising 35 units, access, roads, landscaping and ancillary infrastructure (Phase 1 of Cromlet masterplan) | Permission Granted – Under Construction |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Date Advertised: 22nd December 2023
Representation deadline: 5th January 2024
Timeous representations: 1 Letter of Representation
- 4.2 Material considerations raised are summarised as follows:
- a) Negative Impact on Residential Amenity (specifically a property to the southern boundary).

Officer's Response: The proposed development is located to the north of the existing properties. As such, there will be no loss of daylight or sunlight to the existing

houses, or their gardens situated to the south of the site. There are 4 sets of 2 storey semi-detached houses (House Type 5) and 3 blocks of 2 storey terraced houses (House Type 12) proposed to be located close to the southern boundary. All proposed units have south-facing bedrooms on the second floor. While this may result in some degree of overlooking, it is considered that the separation distance is sufficient to mitigate any significant impact. The proposed development maintains a minimum distance of at least 16 metres from the 1st floor bedroom windows of the proposed development to the curtilage of the existing properties. This is greater than the 10 metres from the boundary of any existing property, in line with recommended guidelines. Furthermore, new fencing will enclose the rear gardens reducing any amenity impacts. This combined with the existing grassland, trees and shrubs on the corridor between the site and existing housing that will be retained will also reduce any overlooking impacts. It is concluded that the proposed development would not result in significant residential amenity issues.

b) Deviation from original proposal (Ref: 21/03683/PIP)

Officer's Response: Whilst the site layout has changed, there are no significant changes. The proposed houses along the southern boundary have been relocated approximately 11m (previously 4.6m) from the closest curtilage of the existing housing. It is acknowledged that the units have been relocated approximately 10 metres further south within the plots, resulting in a total distance of 16 metres between the new units and the curtilage of the existing housing to the south (previously 26m). This results in the proposed housing being located closer to the existing housing and the gardens are further away than what was previously approved. The original planning permission was granted in principle, and the submitted plans were therefore indicative. As such, amendments to the layout can be made through a "matters specified in conditions" (MSC) application to address technical constraints or site-specific issues.

- 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 **Invergordon Community Council:** No response.

- 5.2 **Access Officer:** No objection. One of the comments made on the PIP (21/03683/PIP) for this development is still pertinent as it does not seem to have been addressed.

The new pedestrian onto Caste Street in this Phase (phase 2) is only a single point in the centre of the development adjacent to the emergency access. It is noted there is another access to the north, using the access created at Phase 1, which is great for active travel to the secondary school but anyone heading into the town centre from the southern half of the overall development is not going to head back north to use this access in phase 2, they will take the shortest line by the gas governor. It was advised that a path is provided here.

It is also noted that the MSC layout has changed as plots 70-86 have all been pulled back from the edge of the site boundary to accommodate a high pressure water

main. The Applicant should ensure this space is managed appropriately and does not become a dumping ground or for other unauthorised activities.

- 5.3 **CAG Team:** No objection. Street Naming and Numbering Process (SNN) can be found on The Highland Councils website:

[https://www.highland.gov.uk/info/180/planning - applications warrants and certificates/172/street names and house numbers](https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/172/street_names_and_house_numbers)

- 5.4 **Contaminated Land:** No objection. This application does not seek to address Condition 18 of 21/03683/PIP which is for contaminated land, therefore no Comment is made from the Contaminated Land Team for 23/05598/MS.

However, the submission of the Interim Ground Investigation for the Phase 2 area by Greencat Geotechnical dated 24/11/2023 is welcomed. It is noted that investigations are ongoing, and the Contaminated Land Team have made some comments directly to the consultant which they can address in the final version of the report.

- 5.5 **Community Services– Public Transport:** No objection. Bus stops and shelters (for both directions) will be required on Castle Road, at locations which are easily accessible on foot from the development, preferably near the emergency vehicle access. Exact locations and shelter specifications to be confirmed with the Public Transport team. As the development will be within 400m of the existing bus service 25, which provides a reasonable level of service, and is within walking distance of primary and secondary schools, no developer contribution for additional bus services or school transport will be required.

- 5.6 **Development Plans:** No objection. Since the determination of the original Planning in Principle (21/03683/PIP) the content of the Development Plan has changed; NPF4 has been adopted and at the time of submission the Council were currently at an advanced stage in the review of the Inner Moray Firth Local Development Plan. This has now been adopted June 2024.

Inner Moray Firth Proposed Local Development Plan 2 (IMFLDP2)

This Plan's focus is on identifying specific site allocations and includes a number of overarching 'general policies' which apply to all forms of developments. The most relevant are:

- **Policy 2:** Nature Protection, Preservation & Enhancement - this policy requires development to assess, conserve and provide biodiversity enhancements within and adjacent to the site. As such, consideration should be given to the most appropriate method to secure biodiversity enhancement across this site.
- **Policy 8:** Placemaking - to provide a consistent framework for adequately assessing developments, the Council is developing a Placemaking Audit. This Audit collates current national and local planning policy and advice around the six principles of placemaking established in the SPP (and continued in force through NPF4). This scheme should consider how to satisfy the requirements of this policy.

- **Policy 10:** Increasing Affordable Housing – this policy expects housing development where there are 4 or more houses to contribute generally no less than 25% of as affordable housing.

In IMFLDP2 the site is referenced as IG01 Cromlet, allocated for housing with an indicative capacity of 93 to reflect planning permission 21/03683/PIP. Developer requirements include development in accordance with 21/03683/PIP and related permissions, protect and enhance existing woodland to the west, a protected species survey, land contamination site investigation, retaining the Black Path (Core Path) and enhancing areas of green space surrounding the site.

- 5.7 **Ecology Team:** No objection. The supplied DEFRA metric and landscaping plan (Rev 06) suggest that a net gain of 10.17% is achievable. The proposed biodiversity measures include the creation of areas of wildflower meadows, planting of trees and shrubs, alongside enhancing areas of the existing grasslands and scrub which is currently present on site. We are satisfied that the submitted information satisfies NPF4 Policy 3 and also meets The Highland Council Biodiversity Enhancement Planning Guidance by providing at least 10% biodiversity net gain.

The submitted Landscape Maintenance Regime (dated 20.03.25) and the associated Landscape Plan (Rev 6) satisfy conditions 2 and 6.

- 5.8 **Environmental Health Team:** No objection.

- 5.9 **Forestry Team:** No objection. Resolved

- 5.10 **Flood Risk Management Team:** No objection. The updated drainage information provided (Phase 2 Housing Development Cromlet Park. Invergordon. Drainage Statement Rev B. Ramsay & Chalmers. 08/07/2024). This confirms that a surface water discharge rate of 8.7 l/s, to the existing surface water sewer, has been agreed with Scottish Water. Based on this agreed rate the drainage network simulations confirm that a 1 in 200 year plus climate change rainfall event can be managed within the site without flooding to properties.

The Flood Risk Management Team are therefore content for the drainage condition to be discharged. Prior to discharge The Council's Transport Planning Team will need to be content with the road drainage proposals. The vesting arrangements for the Surface Water drainage network will need to be agreed with Scottish Water and Transport Planning.

- 5.11 **Historic Environment Team (Archaeology):** No objection. An archaeological evaluation has been carried out already at this site. No significant remains were identified, and no further work is now required. The condition can be considered as completed.

- 5.12 **Transport Planning:** No objection. All relevant Transport Planning conditions 1, 2, 4, 6, 8, 11, 13, 14 and 16 have been satisfied.

- 5.13 **Network Rail:** No objection. After examining the submitted details, Network Rail considers that it will have no impact on railway infrastructure and therefore have no comments/objections to this application.

5.14 **SEPA:** No objection.

5.15 **Scottish Water:** No objection. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- There is currently sufficient capacity in the Newmore Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to Scottish Water.

Waste Water Capacity Assessment

- There is currently sufficient capacity for a foul only connection in the Alness and Invergordon Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to Scottish Water.

Scottish Water records appear to show a private infrastructure within your site. Please note that Scottish Water records are indicative only the Applicant should contact Scottish Water to establish their requirements for building in the vicinity of this asset.

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system. There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. Scottish Water will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude. Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer. The developer should also be aware that Scottish

Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

5.16 **Transport Scotland:** No objection.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 7 - Historic Assets and Places

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

Policy 17 - Rural Homes

Policy 20 - Blue and Green Infrastructure

Policy 21 - Play, Recreation and Sport

Policy 22 - Flood Risk and Water Management

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

30 - Physical Constraints

31 - Developer Contributions

32 - Affordable Housing

34 - Settlement Development Areas

51 - Trees and Development

55 - Peat and Soils

56 - Travel

57 - Natural, Built and Cultural Heritage

58 - Protected Species

64 - Flood Risk

65 - Waste Water Treatment

66 - Surface Water Drainage

74 - Green Networks

75 - Open Space

77 - Public Access

6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

Policies:

1 – Low Carbon Development

2 – Nature Protection, Preservation and Enhancement

8 – Placemaking

9 – Delivering Development and Infrastructure

14 – Transport

The site is also located within Invergordon Settlement Development Area (SDA) that sets out placemaking priorities. Relevant to this application are:

- Consolidate the town with growth focused on brownfield development and rounding off sites.
- Proposals must demonstrate no adverse impact on the Cromarty Firth SPA as well as avoiding disturbance to features of the Cromarty Firth SSSI.
- Create and enhance multi-use green networks between the settlement and the coast where possible.

The site is allocated as IG01:Cromlet in the IMFLDP2. All phases of the site (1-3) have a total indicative housing capacity of 93 units. The Applicant is required to develop the site in accordance with planning permission 21/03683/PIP and related permissions. Any alternative proposals must address need to:

- protect and enhance existing woodland to the west;
- protected species survey;
- land contamination site investigation;
- retain the Black Path (Core Path); and
- enhance the areas of green space surrounding it.

6.4 **Highland Council Supplementary Planning Policy Guidance**

Biodiversity Enhancement Planning Guidance (May 2024)

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

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)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Public Art Strategy (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER GUIDANCE**

7.1 Designing Streets (Scottish Government 2013)

Creating Places (Scottish Government 2010)

PAN 61 - Sustainable Urban Drainage Systems (SUDS)

PAN 67 - Housing Quality

PAN 68 - Design Standards

PAN 77 - Designing Safer Places

PAN 79 - Water and Drainage

PAN 2/2011 - Planning and Noise

8. PLANNING APPRAISAL

- 8.1 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

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) Siting and Design; and
 - b) to address the matters specified under conditions 1, 2, 4, 6, 8, 11, 13, 14, 16, 23, 24, and 25 of planning permission in principle, 21/03683/PIP, which was granted in March 2022 for the erection of 93 residential units, access roads, landscaping and ancillary infrastructure.

Development plan/other planning policy

- 8.4 While the policy context has been updated since the parent permission (ref 21/03683/PIP) was granted in that the National Planning Framework 4 and the Inner Moray Firth Local Development Plan 2 have been adopted and embedded in the development, the nature of the application is that it is concerned with addressing matters specified in conditions and therefore the principle of the development does not need to be re-considered. Each of the conditions is taken in turn below and followed by the relevant information submitted with the MSC application meeting with the requirements of each condition.

Siting and Design

8.5 Condition 1:

- Planning Permission in Principle is hereby granted for a residential development upon 4.2 hectares with a maximum of 93 residential units to be developed in accordance with the indicative Master Plan hereby approved in three sequential residential phases.

No development shall commence on each phase or sub phase until a phasing plan setting out the proposed number of units within each phase or subphase has been submitted to and approved in writing by the Planning Authority.

Thereafter the development shall be undertaken in accordance with the agreed Phasing Plan or in Sub-Phases as may be approved in writing by the Planning Authority.

A Sub-Phase means any part of any Phase of Development the subject of an Approval of Matters Specified in Conditions issued by the Council following an application in that behalf, or otherwise subject of any equivalent planning approval following an application in that behalf.

8.6 **Condition 2:**

No development shall commence within each Phase, or sub-Phase, until an application, or applications, as they relate to or are relied upon by that Phase or sub-Phase has been submitted to and approved by the Planning Authority in respect of the following matters, insofar as they relate to the details of the proposed development taking full account of the approved Master Plan, Creating Places, Designing Streets and other relevant national and local policy and guidance related to the matters set out below:-

- a) the siting, design and external appearance of all buildings and other structures which shall be no more than 3 stories in height;
- b) details of sustainable design considerations inclusive of energy strategy;
- c) the means of access to the site including connections for all modes of transport;
- d) the layout of the site, in accordance with Designing streets principles;
- e) road layout including:
 - i. the road hierarchy;
 - ii. typical form of the routes forming the hierarchy including surface materials;
 - iii. junction layouts and design;
 - iv. junction and forward visibility requirements;
 - v. junction spacing both within the development and on the spine road;
 - vi. vehicle tracking at junctions and standard radii;
 - vii. details of provision for cyclists and pedestrians (including linkages to the wider network) with junctions and crossing designed to facilitate active travel;
 - viii. details of safer routes to school;
 - ix. details of the location and type of service strips within the intended adoptable road boundary;
- f) the provision of car parking inclusive of disabled parking including in-curtilage parking, communal parking areas, parking courts and on-street parking with no driveways being located in positions where they may conflict with traffic movements at junctions;
- g) the provision of covered cycle parking including resident cycle parking in houses and communal covered cycle parking at flats and external secure, covered visitor cycle parking at flats;
- h) the details of and timetable for delivery of the provision of public open space, including, in accordance with the Open Space in New Residential Developments: Supplementary Guidance, (or any superseding guidance prevailing at the time of submission);

- i) details of public art provision in accordance with the Highland Council's Public Art Strategy Supplementary Guidance (or any superseding guidance prevailing at the time of submission);
- j) the details of, and timetable for, the hard and soft landscaping of the site;
- k) details of management and maintenance arrangements of the areas identified in (h), (i), and (j) above;
- l) details of all boundary treatments within the development, as set out within the relevant approved Area Development Brief;
- m) the provision for service vehicles following occupation of the development;
- n) details of the provision of surface water drainage systems, including access for maintenance, across the phase or sub-phase, how it relates to the surface water drainage strategy for the site as a whole and management and maintenance arrangements of said infrastructure;
- o) details of the water and waste water connections, with connection to the public water and waste water networks;
- p) means of dealing with domestic waste in accordance with the Highland Council's 'Managing Waste in New Developments' Supplementary Guidance' including any details of the siting of a recycling facility (or any superseding guidance prevailing at the time of submission);
- q) details of existing trees, shrubs and hedgerows to be retained;
- r) details of existing and proposed site levels with fall arrows; and
- s) details of finished floor levels.

8.7 Condition 4:

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

8.8 Condition 8:

Any details pursuant to condition 2 shall detail visibility at all junctions and driveways within the relevant phase or sub-phase of the development and forward visibility within the relevant phase or subphase of the development has been submitted to and approved in writing by the Planning Authority. Thereafter the visibility splays on the approved drawings shall be maintained free of obstruction.

8.9 Condition 11:

Any details pursuant to condition 2 shall include and be informed by a detailed access management plan, covering the area included within the application boundary (including details of footpaths and cycle ways and lighting (existing, during construction and upon completion and information on temporary or permanent diversion or closure)) has been submitted to, and approved in writing by, the Planning Authority for each phase or sub-phase of the development. The plan shall show:-

- a) All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
- b) Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;

- c) All paths and tracks proposed to be constructed, or in the case of core path RC23.05 upgraded, for use by walkers, riders, cyclists, all-abilities users etc and how these will integrate with existing or proposed networks. Details shall include but not be limited to;
 - I. Pedestrian access to any and all core paths;
 - II. Details of all paths to be delivered within and out of the site; and
 - III. Construction details of all paths, inclusive of material finishes and drainage details;
- d) Any diversion of paths, tracks or other routes, temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage); and
- e) Links to the Highland Council's core paths and green frameworks.

The approved Access Management Plan, and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

8.10 **Condition 13:**

Any details pursuant to condition 2 shall include a scheme detailing the provision electric vehicle charging points. The scheme shall include:

- i. identification of locations for communal electric vehicle charging points serving flatted developments in the associated phase or sub-phase and located in communal parking areas and these charging point locations are to be made available to The Highland Council or other public body for the installation of the charging point infrastructure;
- ii. the provision of infrastructure, defined as the provision of cabling from the consumer unit within the property to an external point, to allow charging of electric vehicles within the curtilage of each house in each phase, where the house has in-curtilage car parking provision;
- iii. a timescale for implementation for infrastructure within each phase; and
- iv. outline detail of a communication pack to be provided to each household on first occupation explaining how they can access electric vehicle charging infrastructure.

8.11 **Condition 16: Waste Management Strategy**

Any details pursuant to condition 2 above shall be informed by and include Waste Management Strategy. This shall detail an approach to sustainable waste management in the operation of all aspects of development; identify bin collection points and bin stores; identify routes for waste collection vehicles and any required infrastructure in each phase or sub-phase. Thereafter the strategy shall be implemented in line with the timescales contained therein.

Planning Service Review of Conditions

8.12 **Condition 1** has been satisfied, the Applicant submitted a Masterplan that includes Phases 1 – 3.

8.13 **Condition 2, 4, 8, 11, 13 and 16** have all been satisfied, as set out below:

- 8.14 The site demonstrates planning merit, notably because of the site's close proximity to established residential areas. The site is located near the centre of Invergordon and is in close proximity to key facilities, public transport routes and employment opportunities. With Invergordon supporting a wide variety of services and facilities the site could deliver certain aspects associated with a 20-minute neighbourhood. The existing Black Path Core Path runs adjacent to the site. It is welcomed that the proposal is formalising active travel linkages through the site and connecting with the Black Path; this is key to integrating the site with the wider area and local living aspirations. The redevelopment of this former fuel tank site is also welcomed as it will bring long term previously used land back into a beneficial use.
- 8.15 The 57 proposed housing units will consist of three-storey blocks of flats and two-storey detached houses as set out in paragraph 1.2. The designs are unique to the development and overall, the breakdown of accommodation consists of 12 one-bedroom properties, with the balance having two bedrooms or above. All properties will be finished in facing brickwork on the external walls, with elements of timber effect cladding and aluminium clad timber windows. Roofs will be finished in slate-effect concrete roof tiles. The proposed homes are arranged around an internal loop road, to be taken off the access for the wider site, at the new junction on Castle Avenue.
- 8.16 The overall layout of phase 2 follows closely the parent permission (ref 21/03683/PIP) masterplan. This was strongly influenced and responds to the various site constraints identified through site analysis study. These include elements such as existing mature tree positions, frequently used walking routes, site topography and boundary conditions. Phasing of the masterplan has been carefully considered with the intention that the design principles already established for Phase 1 of the development will be carried through phase 2 and the eventual final, 3rd phase.
- 8.17 The proposed development at Phase 02 Housing, Cromlet, Invergordon includes a well-considered and generous approach to public open space, guided by the Highland Council's Open Space in New Residential Developments: Supplementary Guidance. Based on 57 residential units and an estimated occupancy of 2.3 persons per dwelling (approximately 132 residents), the calculated minimum public open space requirement is 2,112m², comprising:
- 6 m² per person for Amenity Greenspace
 - 5 m² per person for Play Space
 - 5 m² per person for Parks and Gardens
- 8.18 The development provides in excess of 13,000 m² of greenspace, significantly exceeding this requirement. Provision includes, a central landscaped green space of approximately 2,300 m², forming a key focal point and recreational space within the site. This space includes grassed areas, tree and shrub planting, seating and benches. A dedicated play area featuring the Kompan Agility Trail 6, a robust timber trim trail promoting active, physical, and imaginative play for a variety of age groups is proposed. The retention and incorporation of the adjacent core path 'Black Path', contributes to connectivity, active travel, and recreational value as part of the wider greenspace strategy.

- 8.19 All greenspace and play areas will be delivered during the course of construction and will be fully completed prior to the first occupation of any residential unit.
- 8.20 The proposed development addresses all access and transport technical conditions with both the council's Access Officer and Transport Planning satisfied that the relevant parts of Condition 2; and Conditions 4, 8, 11, 13 and 16 have been satisfied. It should be noted that there were a number of amendments during the determination process to address concerns raised by both the council's Access Officer and Transport Planning Team.

8.21 **Condition 6: Landscaping**

Any details pursuant to Condition 2 for each phase or sub-phase shall include details of a scheme of hard and soft landscaping works related to that phase or sub-phase. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any proposed walls, fences, gates, seating and other landscaping features, within each open space including 1:20 scale plans showing the detail of the feature. For the avoidance of doubt no close board timber fences above the height of 1.2m shall be erected on a boundary which faces a street, road or open space;
- iv. The location, type and design, including materials product name and specification, of any proposed play equipment and associated safety features (if required), including 1:20 scale plans, within each open space;
- v. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities, with no fruit bearing trees; and
- vi. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of that phase of development to which the scheme relates.

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

- 8.22 The landscaping proposal follows on from the masterplan, informed by site opportunities and constraints. A key aspect was the retention of the areas of existing trees and scrub areas identified in the phase 1 Tree Survey and Ecology Reports. Front gardens to the new houses will be defined with Beech or Portuguese laurel hedging and where services and sightlines permit street tree planting has been proposed to enhance the setting for the new houses.
- 8.23 Open space areas will be created with links into the existing retained scrub / tree areas and new paths will be created to provide links to the 'Black Path', Gordon

Terrace and Castle Avenue. New areas of species rich long grass areas will be sown alongside retained areas of scrub / grasslands and native species woodland thicket planting will be undertaken. Following their establishment the species rich long grass areas will be cut back annually in September to promote the wildflowers within the seed mix. Areas of feathered native trees will be planted in the open spaces around the development and tree replacements along the western edge of the Castle Avenue open space have been included in the landscape proposals. Areas of low shrub planting have been proposed alongside the feature stone walling at the new site entrance to the Phases 1 and 2 sites, including peripheral planting, enhancing biodiversity, enclosure, and amenity.

8.24 The proposed biodiversity measures include the creation of areas of wildflower meadows, planting of trees and shrubs, alongside enhancing areas of the existing grasslands and scrub which is currently present on site. The enhancements will result in a 10.17% biodiversity net gain, satisfying condition 2 and 6.

8.25 The council's Forestry Officer raised some concerns in relation to the removal of two oak trees (6467 and 6468). As such the Applicant was asked to submit an amended Landscaping Plan detailing compensatory planting. Compensatory planting has been included in the form of 4 feathered oak trees, taking this into account, the additional planting, flowers and shrubs to meet the recommended biodiversity net gain enhancements condition 6 has been satisfied.

8.26 **Condition 23: Tree Protection**

No trees within the application site shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

This is addressed in para 8.28 below.

8.27 **Condition 24: Tree Protection**

Any details pursuant to Condition 2 above shall include and be informed by:

- i. Arboricultural Impact Assessment
- ii. Tree Protection Plan
- iii. Arboricultural Method Statement
- iv. Details of Site Supervision and Compliance Monitoring
- v. Tree Management Plan in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction):

T8.2
8 The council's Forestry Officer raised a couple of concerns in relation to the removal of two sessile oak trees (Cat B1). The Applicant subsequently submitted an amended landscaping plan detailing compensatory planting of an additional 4 feathered oak trees (1.75 – 2m tall). The two oak trees require to be removed due to their proximity to the underground attenuation tanks. The Forestry Officer has confirmed that this is acceptable. Details of the appointed arboricultural consultant has also been provided and will follow the guidance set out in BS 5837:2012 – Trees in Relation to Design, Demolition and Construction. Given the above it is considered on balance that Conditions 23 and 24 are satisfied.

8.29 **Condition 14: Flood Risk, Drainage, Servicing and Maintenance**

Any details pursuant to Condition 2 above shall include full details of surface water drainage provision within the relevant Phase or sub-Phase and how that relates to the surface water drainage approach for the site as a whole (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in the CIRIA Manual and Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time). These details shall include confirmation of agreed surface water discharge rates from the site into the existing Scottish Water network. Network simulations and flood routing plans shall be provided that demonstrate that storms up to and including the 1 in 200 year plus climate event will be managed within the site boundary without flooding to property or critical roads.

Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

- 8.30 Amended plans were submitted during the determination of the application to address concerns over the vesting of the surface water drainage network. These have now been resolved, the Drainage Statement (Rev B. Ramsay & Chalmers. 08/07/2024) confirms that a surface water discharge rate of 8.7 l/s, to the existing surface water sewer, has been agreed with Scottish Water. Based on this agreed rate the drainage network simulations confirm that a 1 in 200 year plus climate change rainfall event can be managed within the site without flooding to properties. The Council's Flood Risk Management Team are content that the condition has been satisfied.

8.31 **Condition 25: Affordable housing**

No development shall commence on site until a scheme for the provision of, or contribution towards, on-site affordable housing (which meets the definition of affordable housing outlined in The Highland Council's Affordable Housing Supplementary Planning Guidance dated August 2008 (as amended, revoked or replaced; with or without modification)) as part of the development hereby approved has been submitted to, and approved in writing, by the Planning Authority. The scheme shall include:

- i. the numbers, type, tenure and location of the affordable housing provision to be made, which shall consist of not less than 50% of the total number of housing units proposed within the application site;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the management of the affordable housing;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Thereafter, the affordable housing shall be provided in accordance with the approved scheme.

- 8.32 This condition is satisfied, both Phase 1 and 2 are allocated as affordable and will result in 92 such houses, with only Phase 3 being allocated for private housing tenures.

Developer Contributions

- 8.33 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements. In this case the developer contribution has been addressed. The Applicant has paid contributions towards the enhancement of community facilities within the Invergordon Academy catchment area, to be spent in the first instance on enhancements to Invergordon Leisure Centre.

9. CONCLUSION

- 9.1 Approval of matters specified in conditions is sought in relation to the pre-commencement conditions 2, 4, 6, 8, 11, 13, 14, 16, 23, 24 and 25 imposed on Planning Permission in Principle 21/03683/PIP, in so far as they relate to Phase 2 of development comprising the erection of 57 houses, with associated landscaping; roads and drainage infrastructure; and access arrangements. This development in conjunction with Phase 1 will have resulted in the approval of 92 residential units. Any future proposals within phase 3 which exceed the total threshold of 93 units will require to be the subject of a full application in the future.
- 9.2 The details submitted in support of this application adequately demonstrate that the proposal when fully implemented will provide a high-quality housing development with a variety of house types and styles, including the provision of 50% of the units as affordable, to be delivered in accordance with the Phasing Plan.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

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

1. The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date on this decision notice.

Reason: In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

REASON FOR DECISION

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to

Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under

Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

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

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Protected Species - Tree Felling

Any mature trees within the application site which are to be felled, lopped or topped must be surveyed for bats prior to the works being carried out. If a bat roost is identified work must stop and further advice sought from NatureScot's area office. It is an offence to interfere with bats and/or their roosts without a license and strict penalties will be applied through the courts where a license has not been obtained.

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp

Signature:

Designation: Area Planning Manager - North

Author: Claire Farmer – Acting Team Leader

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

Relevant Plans:

- Plan 1 - DIHD23035_C0017_ZZ_00_DR_A_9001 REV 01: Location Plan
- Plan 2 - DIHD20036_C0017_09_ZZ_DR_A_0201 REV 01: Proposed Elevation Plan
- Plan 3 - DIHD23035-C0017-08-ZZ-DR-A-0101-S2-01 REV 01: Proposed Floor/Elevation Plan
- Plan 4 - DIHD23035-C0017-11-ZZ-DR-A-0101 REV 01: Proposed Elevation Plan
- Plan 5 - DIHD23035-C0017-12-ZZ-DR-A-0101-S2-01 REV 01: Proposed Elevation Plan
- Plan 6 - DIHD23035_C0017_05_ZZ_DR_A_0201 REV 01: Proposed Floor/Elevation Plan
- Plan 7 - DIHD23035_C0017_ZZ_00_DR_A_0202 : Visual Information - Proposed Site Visuals
- Plan 8 - DIHD23035_C0017_07_ZZ_DR_A_0201 REV 01 – Proposed Elevation Plan
- Plan 9 - DIHD23035_C0017_ZZ_00_DR_A_9010 REV 01: DOC - Elevations - Communal Bike Store
- Plan 10 - XXX-RAC-ZZ-XX-DR-C-0180 REV E : Site Layout Plan Proposed Water Main Layout
- Plan 11 - DIHD23035_C0017_ZZ_00_DR_A_0204 REV 01: Site Layout Plan - Green Space Provision
- Plan 12 - DIHD23035_C0017_ZZ_00_DR_A_0203 REV 02: General Plan - Proposed Safe Routes To School
- Plan 13 - XXX-RAC-XX-XX-DR-C-0960 REV A - Supporting Information - Civil Engineering External Works Notes
- Plan 14 - DIHD23035_C0017_ZZ_00_DR_A_0201 REV 06: Proposed Site Layout Plan
- Plan 15 - DIHD23035-C0571-ZZ-ZZ-DR-L-000004 REV 02: Tree Planting
- Plan 16 - DIHD23035-C0571-ZZ-ZZ-DR-L-000003 REV 02: Tree Planting
- Plan 17 - DIHD23035-C0571-ZZ-ZZ-DR-L-000002 REV 02: Landscaping Plan
- Plan 18 - DIHD23035-C0571-ZZ-ZZ-DR-L-000001 REV 08: Landscaping Plan
- Plan 19 - XXX-RAC-ZZ-XX-DR-C-0170 REV F : Drainage Layout Plan

Plan 20 - XXX-RAC-ZZ-XX-DR-C-0164 REV A: Typical Baffle Barrier

Plan 21 - XXX-RAC-ZZ-XX-DR-C-0163 REV B : Swept Path Analysis
Plan - Private Road

Plan 22 - XXX-RAC-ZZ-XX-DR-C-0162 REV F : Road Layout Plan -
Service Routes

Plan 23 - XXX-RAC-ZZ-XX-DR-C-0161 REV B: Road Construction
Details - Road Profile

Plan 24 - XXX-RAC-ZZ-XX-DR-C-0160 REV F: Drainage - Overland
Flow Routes

Plan 25 - XXX-RAC-ZZ-XX-DR-C-0159 REV F: Road Adoption Plan

Plan 26 - XXX-RAC-ZZ-XX-DR-C-0158 REV F: Swept Path Analysis
Plan - Fire

Plan 27 - XXX-RAC-ZZ-XX-DR-C-0157 REV F: Swept Path Analysis
Plan - Refuse

Plan 28 - XXX-RAC-ZZ-XX-DR-C-0156 REV F: Visibility Splay Plan

Plan 29 - XXX-RAC-ZZ-XX-DR-C-0155 REV A: Road Long Sections
Plan

Plan 30 - XXX-RAC-ZZ-XX-DR-C-0154 REV C : Road Construction
Details

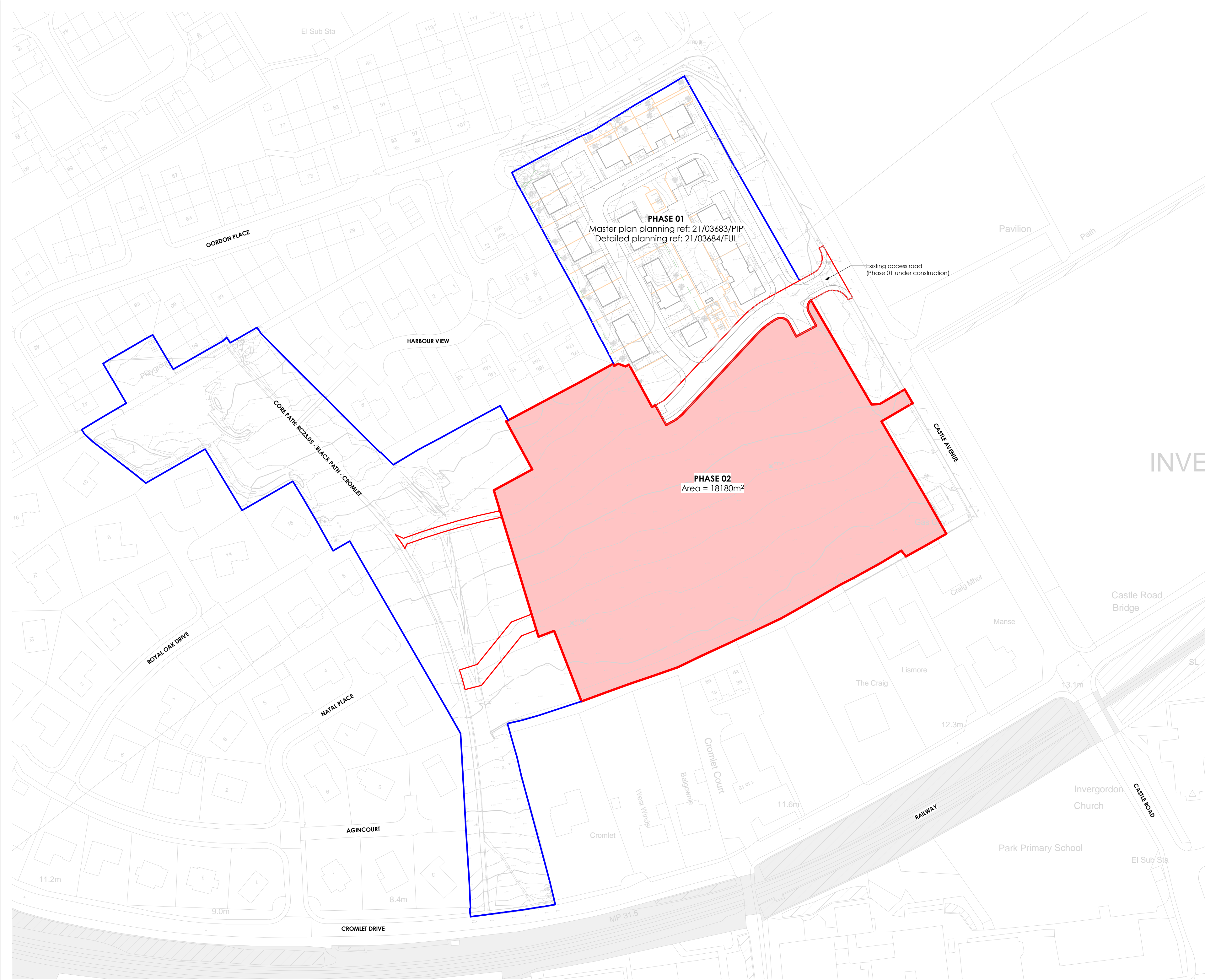
Plan 31 - XXX-RAC-ZZ-XX-DR-C-0153 REV F: Road Layout Plan -
Surfacing

Plan 32 - XXX-RAC-ZZ-XX-DR-C-0152 REV F : Kerb Layout Plan

Plan 33 - XXX-RAC-ZZ-XX-DR-C-0151 REV F : Road Layout Plan

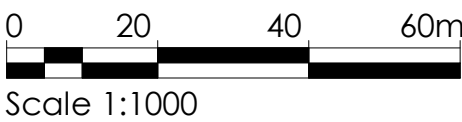
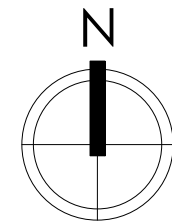
Plan 34 - XXX-RAC-ZZ-XX-DR-C-0150 REV F : Site Layout Plan -
General Arrangement

Plan 35 - DIHD23035-C0017-10-ZZ-DR-A-0201 - Proposed Elevation
Plan



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

CDM:
Hazard Elimination & Risk Reduction has been undertaken and
recorded where appropriate, in accordance with the requirements
of "The Construction (Design and Management) Regulations 2015"
and the associated "Industry Guidance for Designers"



01	Original - First Issue	-
Rev	Description	Date



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Client The Highland Council	
Project Housing Development - Phase 02 Cromlet Park Invergordon	
Project No.	2186
Drawing No.	DIHD23035_C0017_ZZ_00_DR_A_9001
Revision	01
EXTERNAL WORKS Location Plan - Phase 02	
Status S2 - INFORMATION	
Date Created 21/09/23	Drawn by WM
Scale 1 : 1000	Sheet @ A2



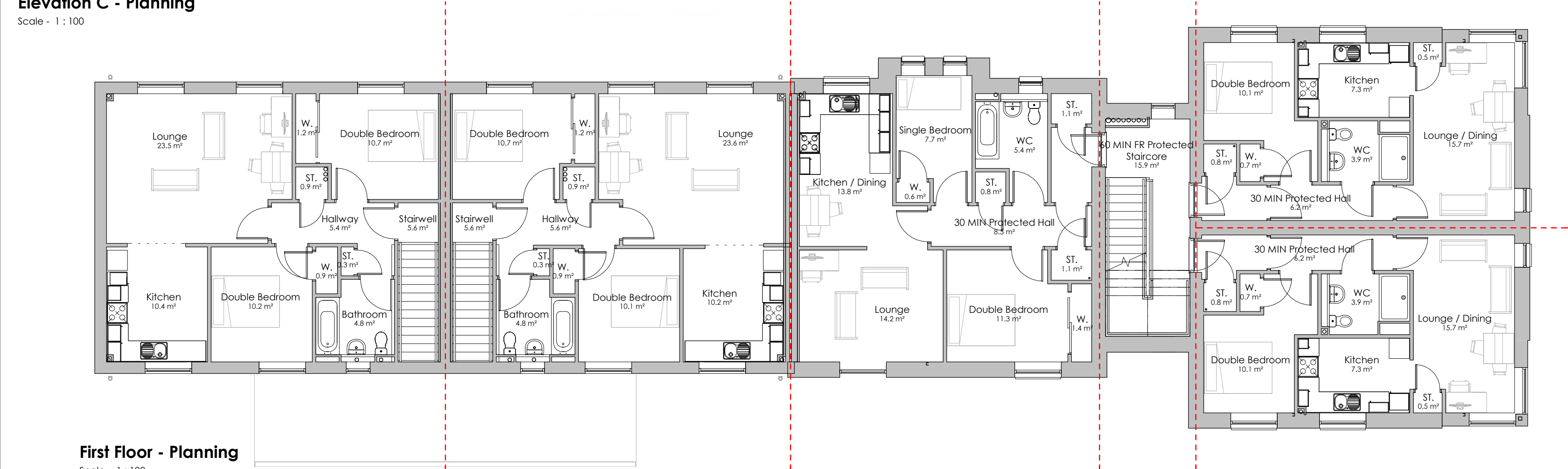
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Scale - 1 : 100



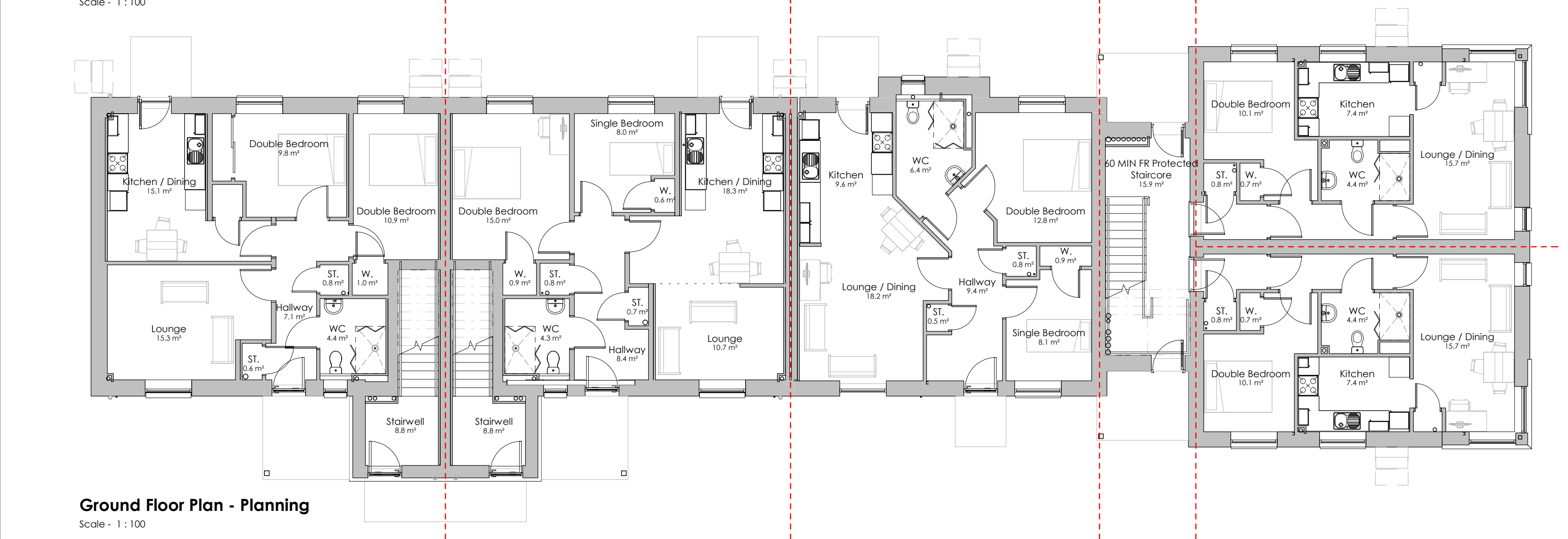
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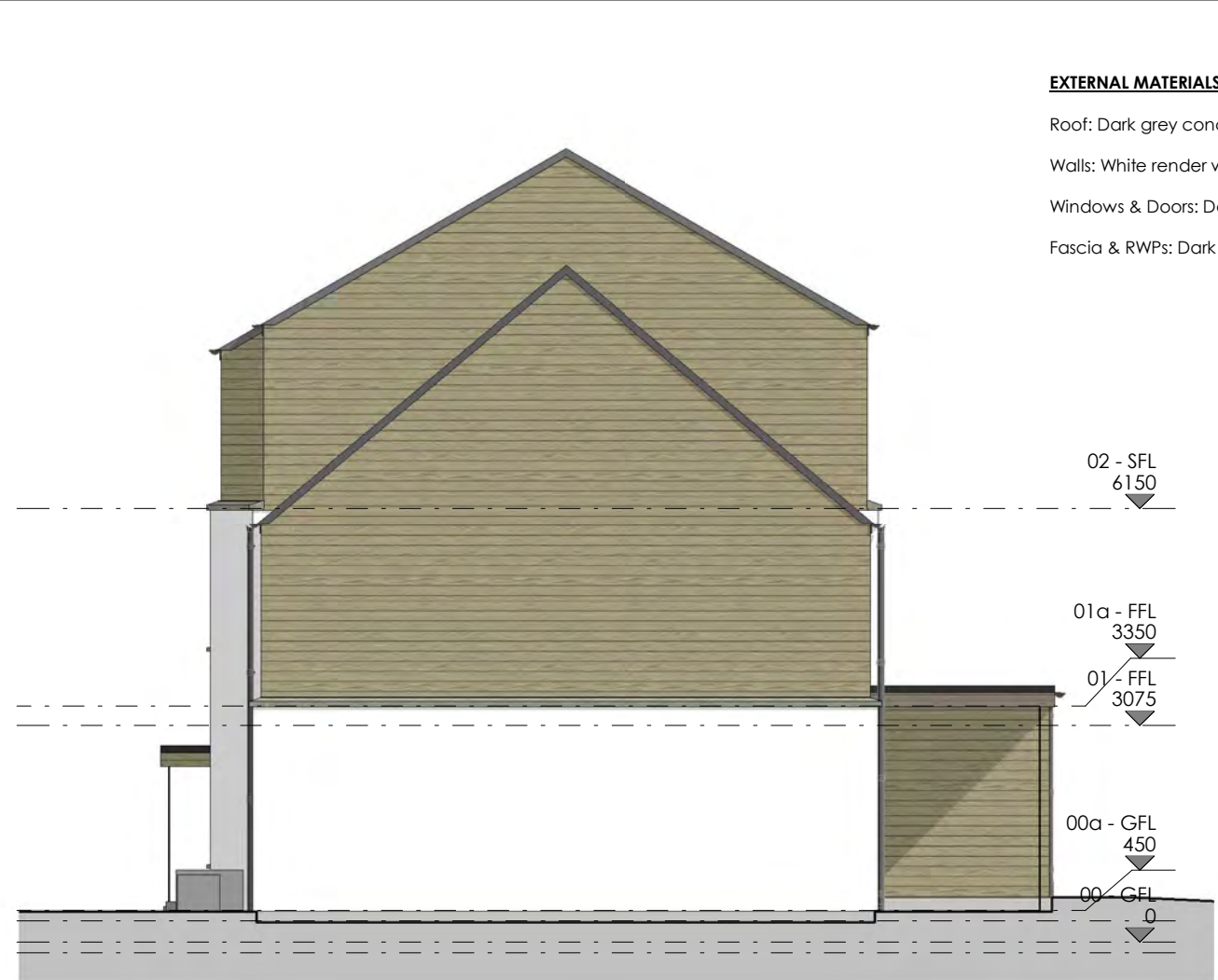
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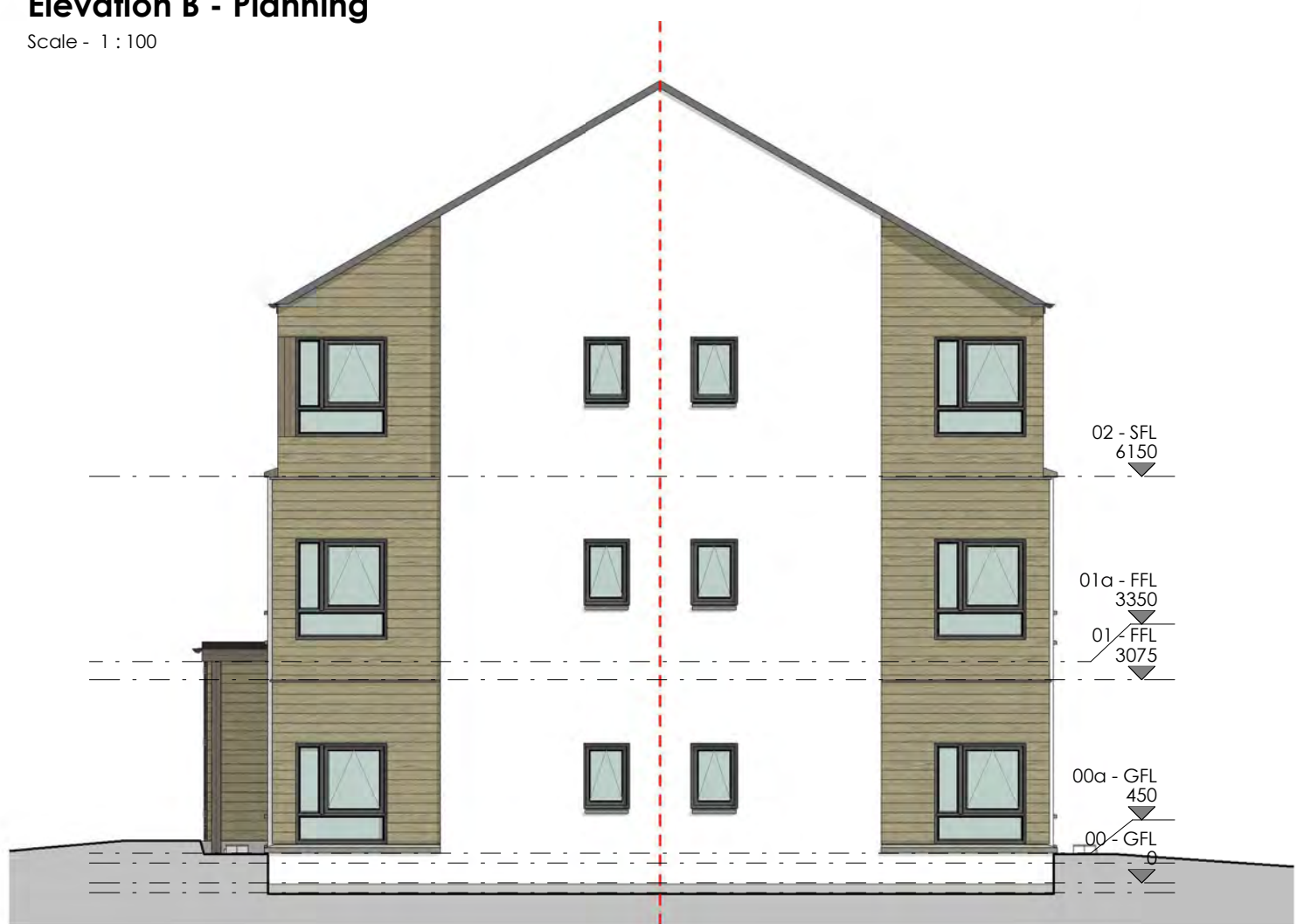
Ground Floor Plan - Planning

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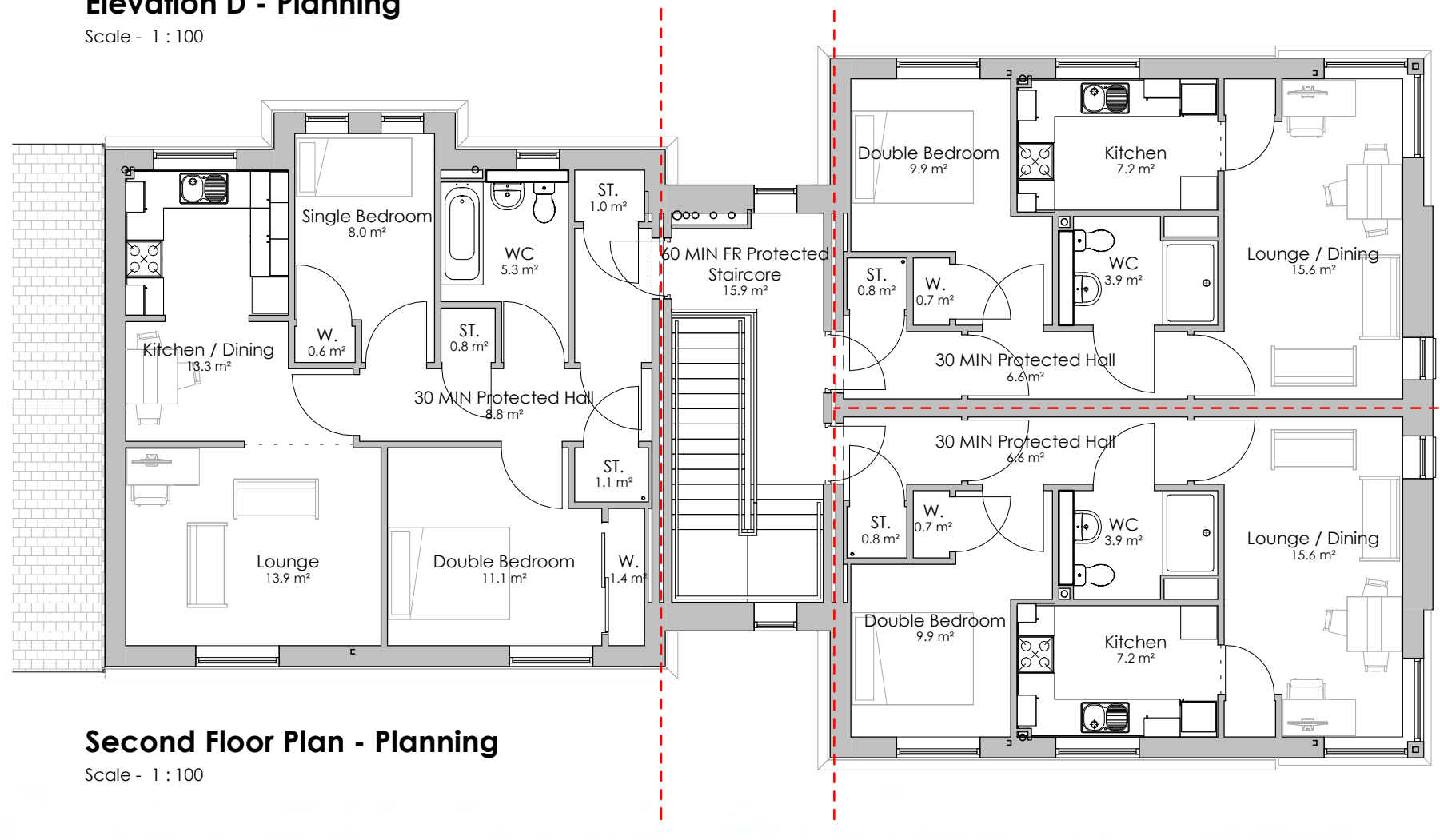
Elevation B - Planning

Scale - 1 : 100



Elevation D - Planning

Scale - 1 : 100



Second Floor Plan - Planning

Scale - 1 : 100



EXTERNAL MATERIALS

Roof: Dark grey concrete roof tiles
Walls: White render with wood effect composite wall cladding features
Windows & Doors: Dark grey colour uPVC
Fascia & RWP: Dark grey colour uPVC

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

CDM:
Hazard Elimination & Risk Reduction has been undertaken and
recorded where appropriate, in accordance with the requirements
of "The Construction (Design and Management) Regulations 2015"
and the associated "Industry Guidance for Designers"

0 2 4 6m
Scale 1:100

01 Original - First Issue
Rev Description Date



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Client
The Highland Council

Project
Housing Development
Cromlet Park
Invergordon

Project No. 2023

Drawing No.
DHD20036_C0017_09_ZZ_DR_A_0201

Revision 01

HOUSE TYPE 09 - 1B2P / 2B3P Flats
PLANNING
Proposed Plans & Elevations

Status
S2 - PLANNING

Date Created
24/08/23

Scale
1 : 100

Drawn by
WM
Sheet
@ A1

From file: X:\Documents\2186 - Phase 2 Cromlet Park - IN PROGRESS\2.1 BIM Models\HOUSE TYPE\2.1.86_Plan_3 Storey Flats - Planning.rvt
Printed on: 06/10/2023 11:35:01

EXTERNAL MATERIALS

Roof: Dark grey concrete roof tiles
Walls: White render with wood effect composite wall cladding features
Windows & Doors: Dark grey colour uPVC
Fascia & RWP: Dark grey colour uPVC



Elevation A - Planning

Scale - 1 : 100



Elevation B - Planning

Scale - 1 : 100



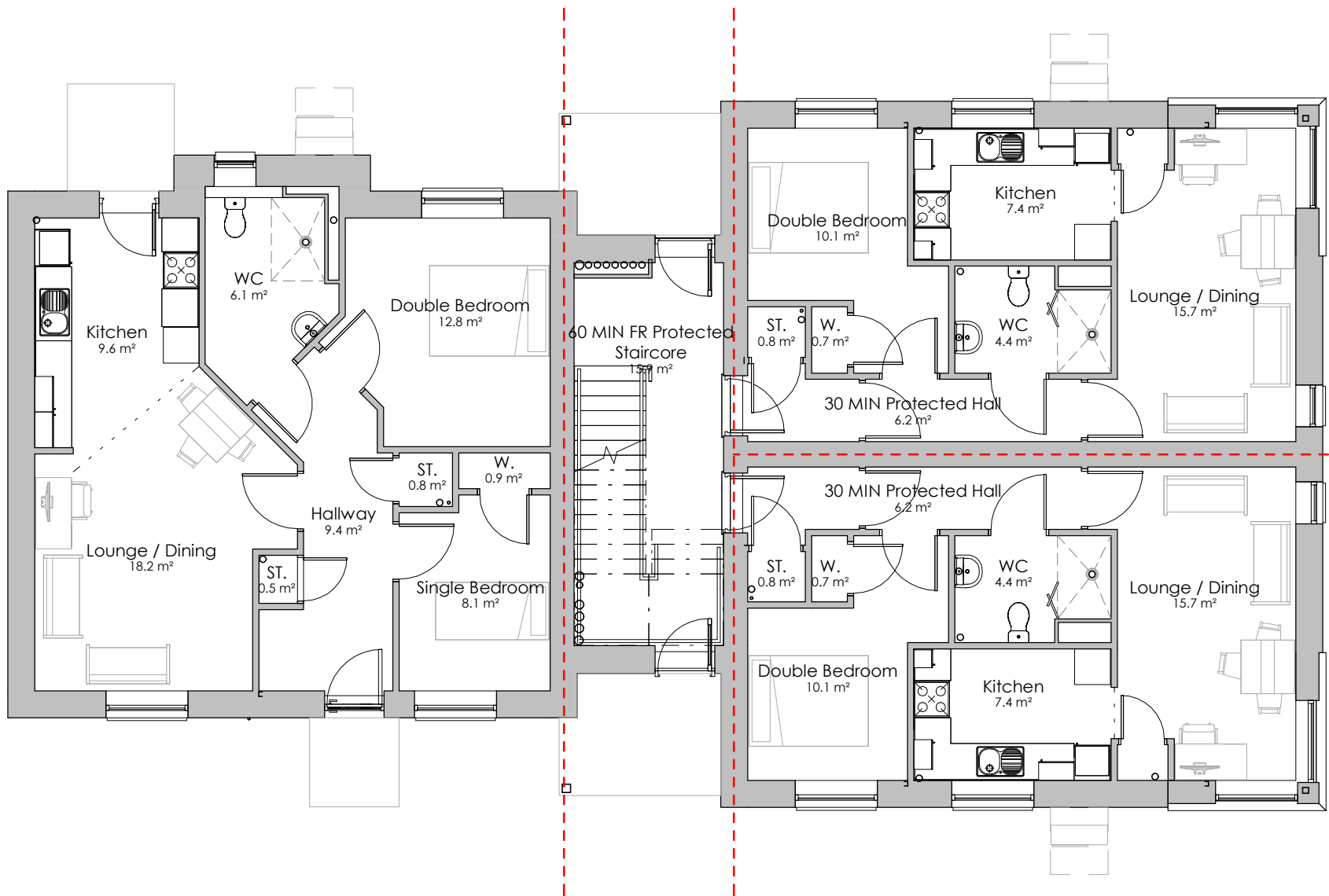
Elevation C - Planning

Scale - 1 : 100



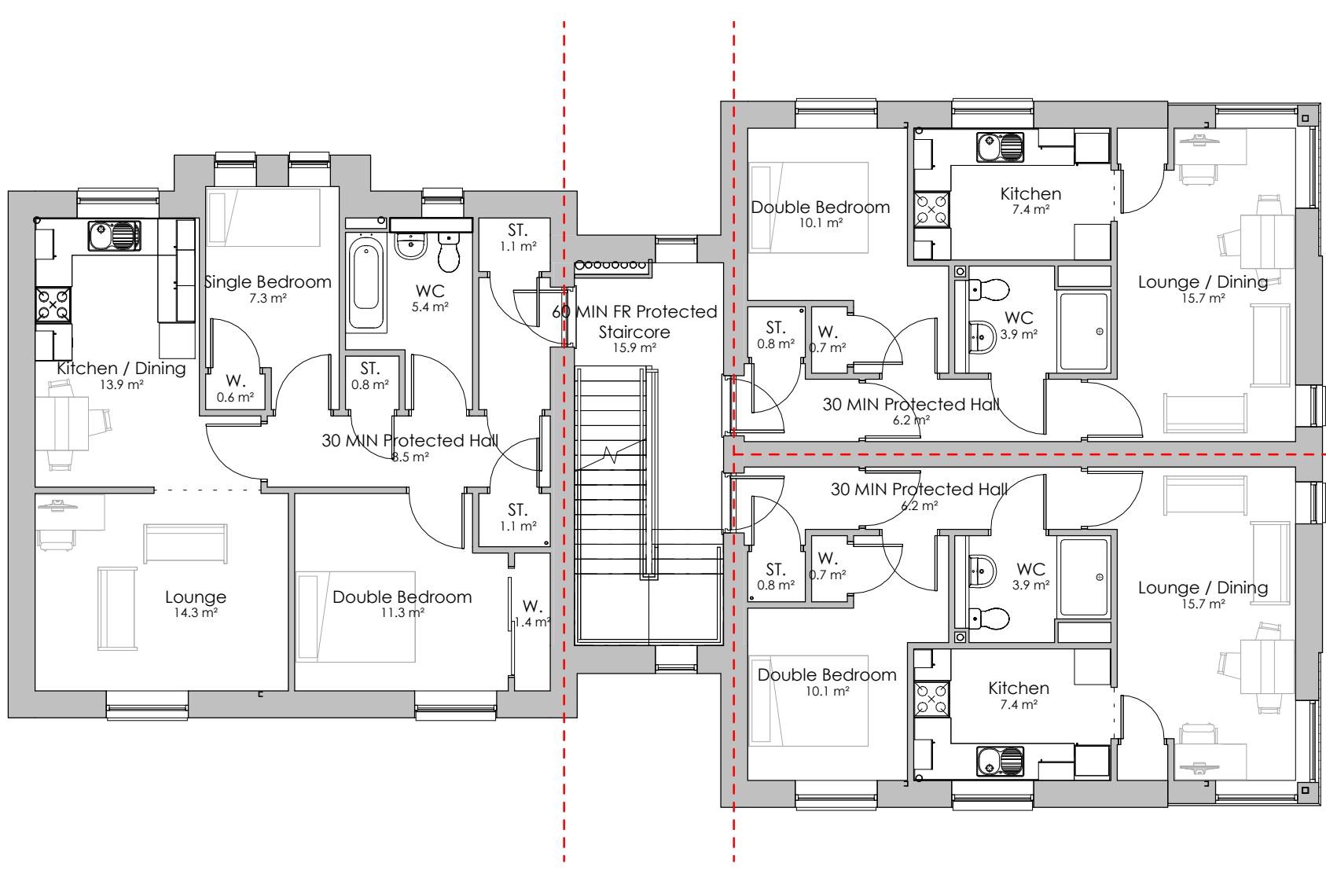
Elevation D - Planning

Scale - 1 : 100



Ground Floor Plan - Planning

Scale - 1 : 100



First & Second Floor Plan - Planning

Scale - 1 : 100



Rev	Description	Date
01	Original - First Issue	-



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Client
The Highland Council

Project
Housing Development
Cromlet Park
Invergordon

Project No. 2023

Drawing No.
DHD20036_C0017_11_ZZ_DR_A_0201

Revision 01

HOUSE TYPE 11 - 1B2P / 2B3P Flats
Proposed Plans & Elevations

Status
S2 - PLANNING

Date Created
06/09/23

Scale
1 : 100

Drawn by
WM

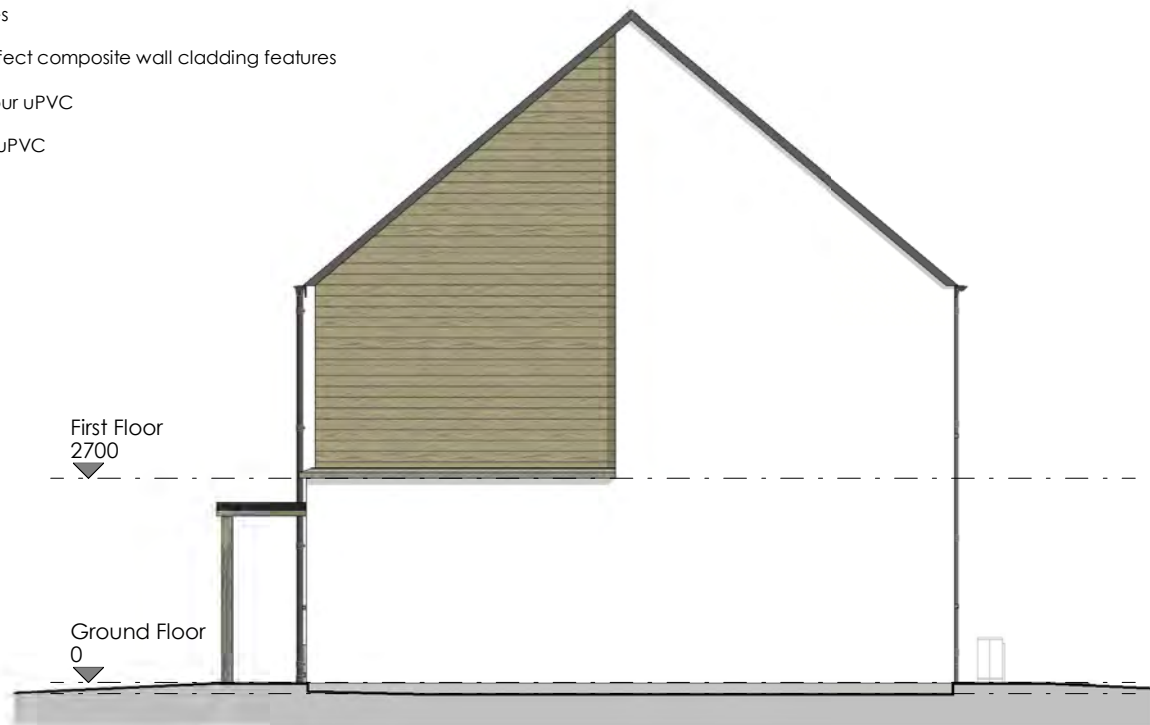
Sheet
@ A1

EXTERNAL MATERIALS

Roof: Dark grey concrete roof tiles
Walls: White render with wood effect composite wall cladding features
Windows & Doors: Dark grey colour uPVC
Fascia & RWP: Dark grey colour uPVC



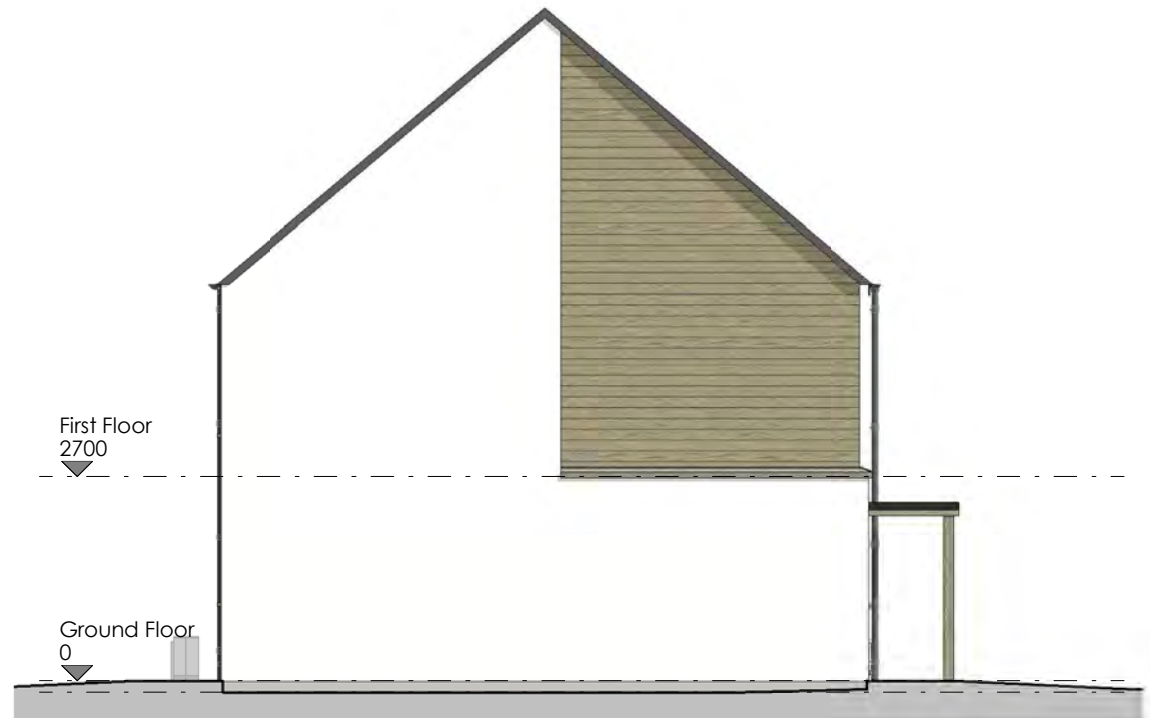
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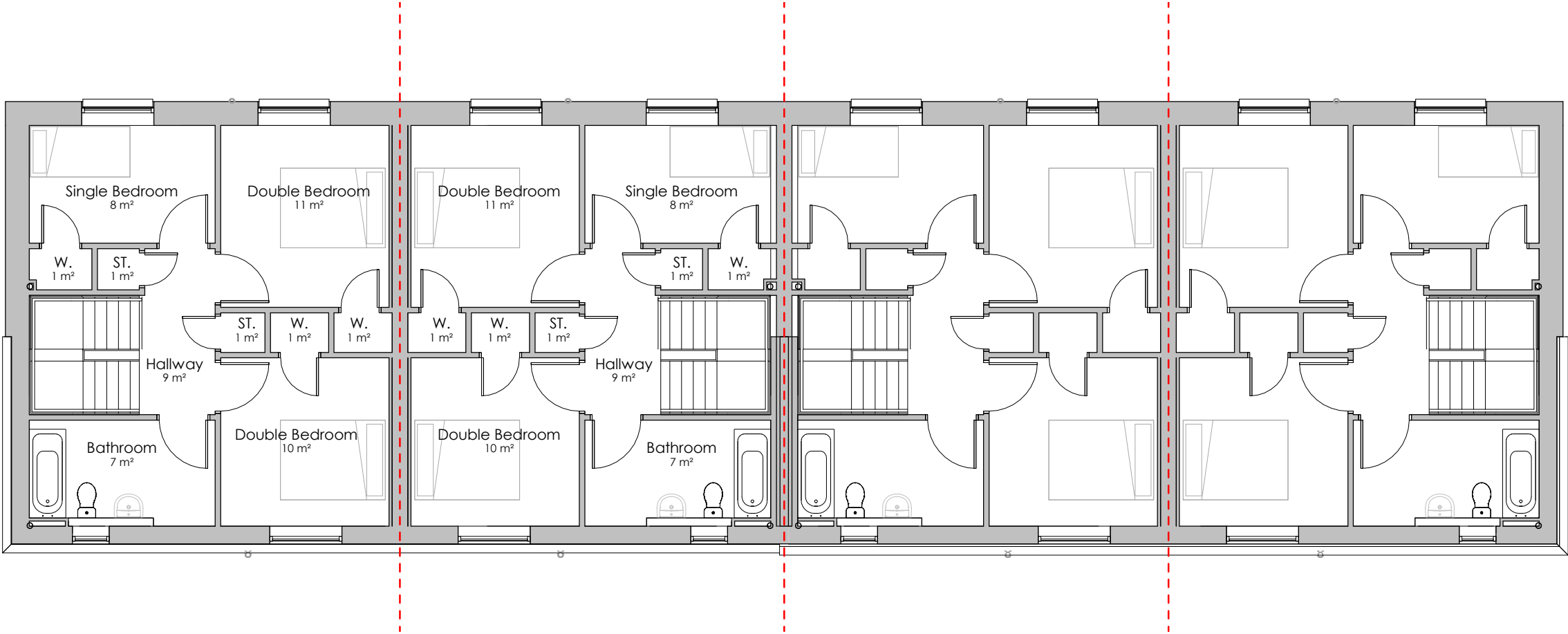
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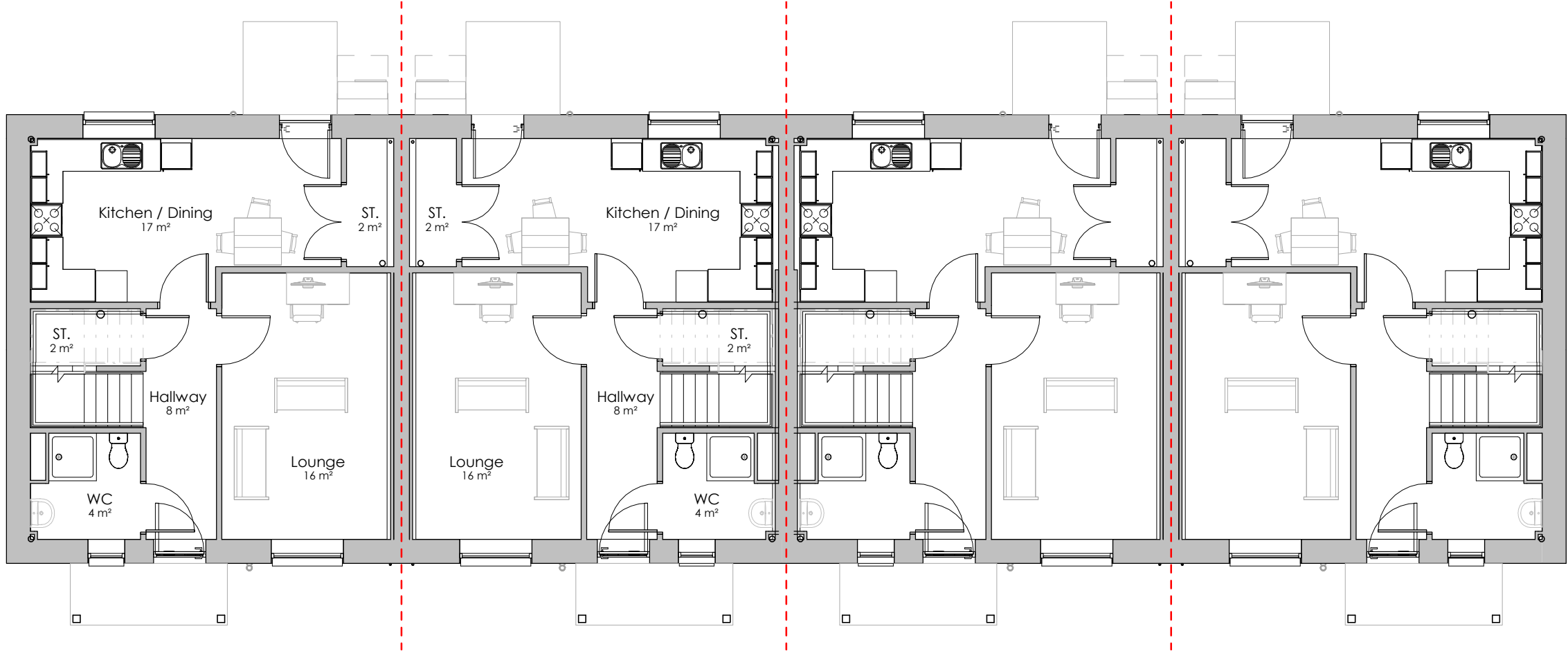
Elevation C - Planning
Scale - 1 : 100



Elevation D - Planning
Scale - 1 : 100



First Floor - Planning
Scale - 1 : 100



Ground Floor Plan - Planning
Scale - 1 : 100



Rev	Description	Date
01	Original - First Issue	-



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Client
The Highland Council

Project
Housing Development
Cromlet Park
Invergordon

Project No. 2023

Drawing No.
DIHD23035_C0017_10_ZZ_DR_A_0201

Revision 01

HOUSE TYPE 10 - 3B5P Terrace
Proposed Plans & Elevations

Status
S2 - PLANNING

Date Created
06/09/23

Scale
1 : 100

Drawn by
WM

Sheet
@ A1

EXTERNAL MATERIALS

Roof: Dark grey concrete roof tiles
Walls: White render with wood effect composite wall cladding features
Windows & Doors: Dark grey colour uPVC
Fascia & RWP: Dark grey colour uPVC

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

CDM:
Hazard Elimination & Risk Reduction has been undertaken and
recorded where appropriate, in accordance with the requirements
of "The Construction (Design and Management) Regulations 2015"
and the associated "Industry Guidance for Designers"



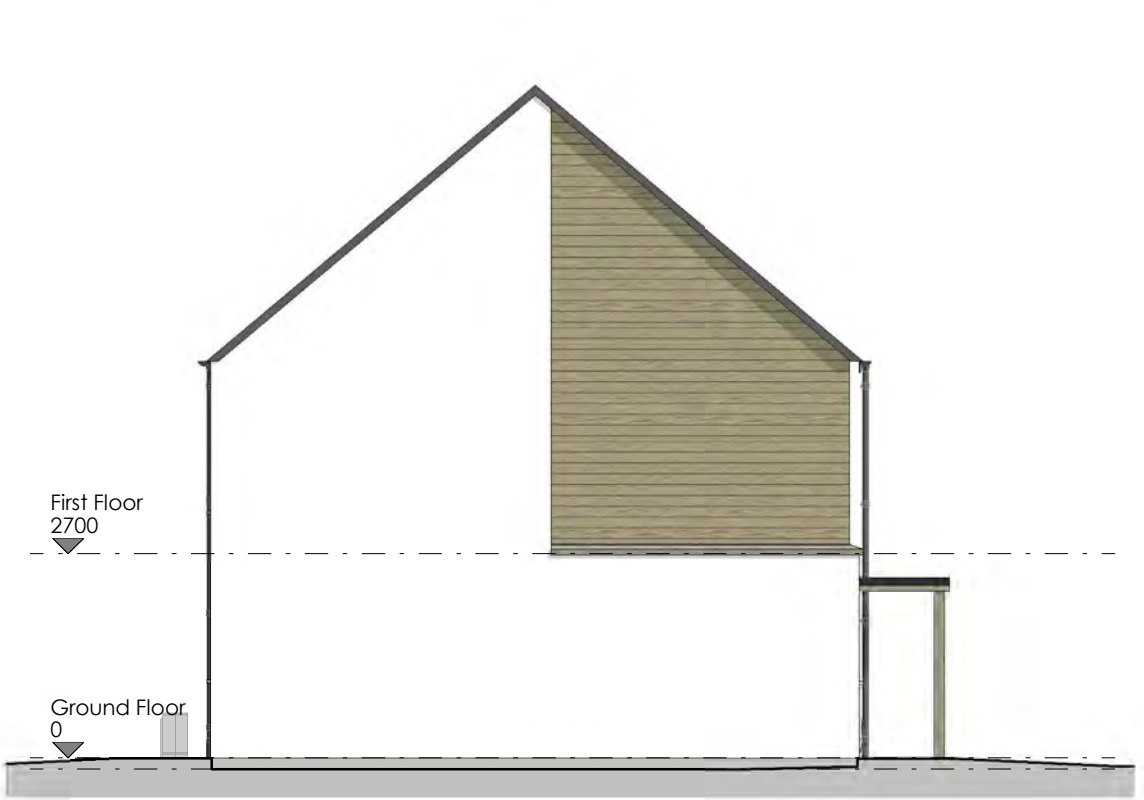
Elevation A - Planning
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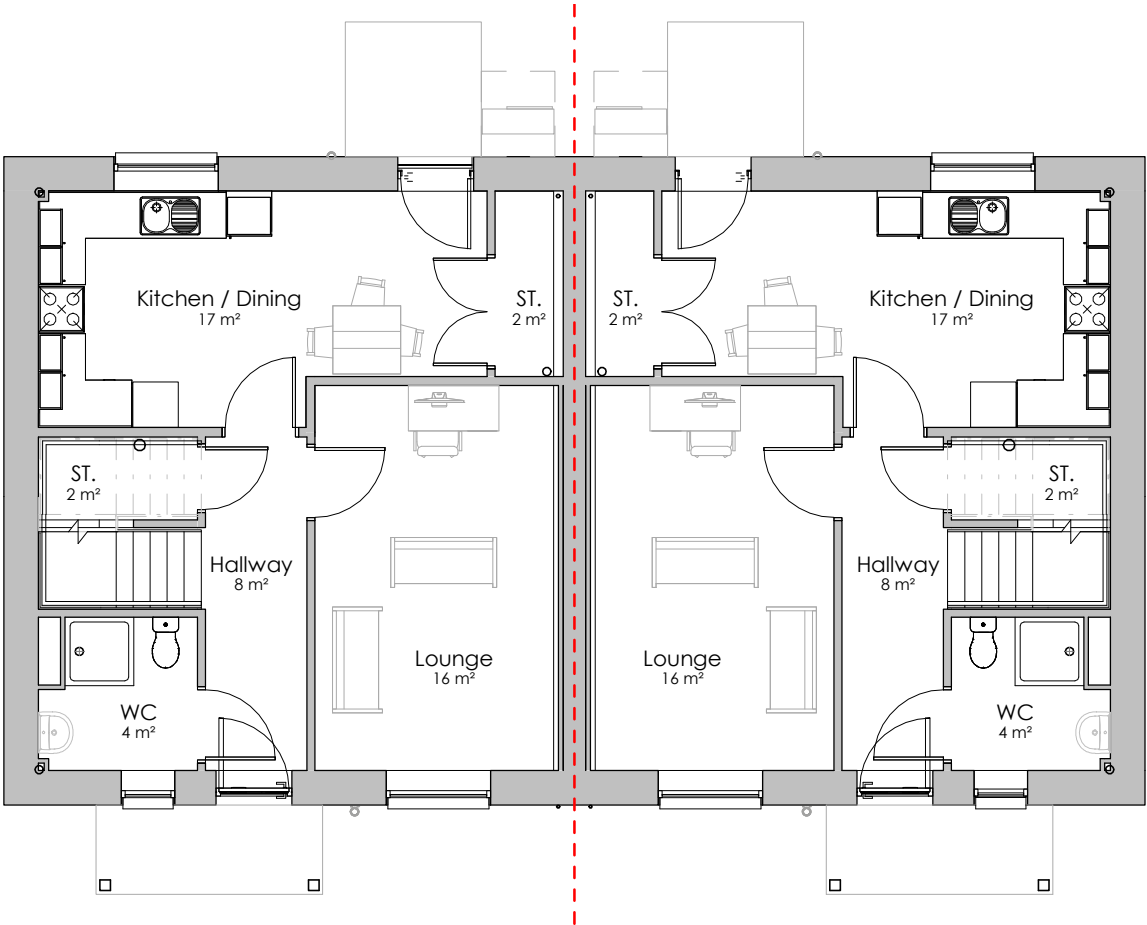
Elevation B - Planning
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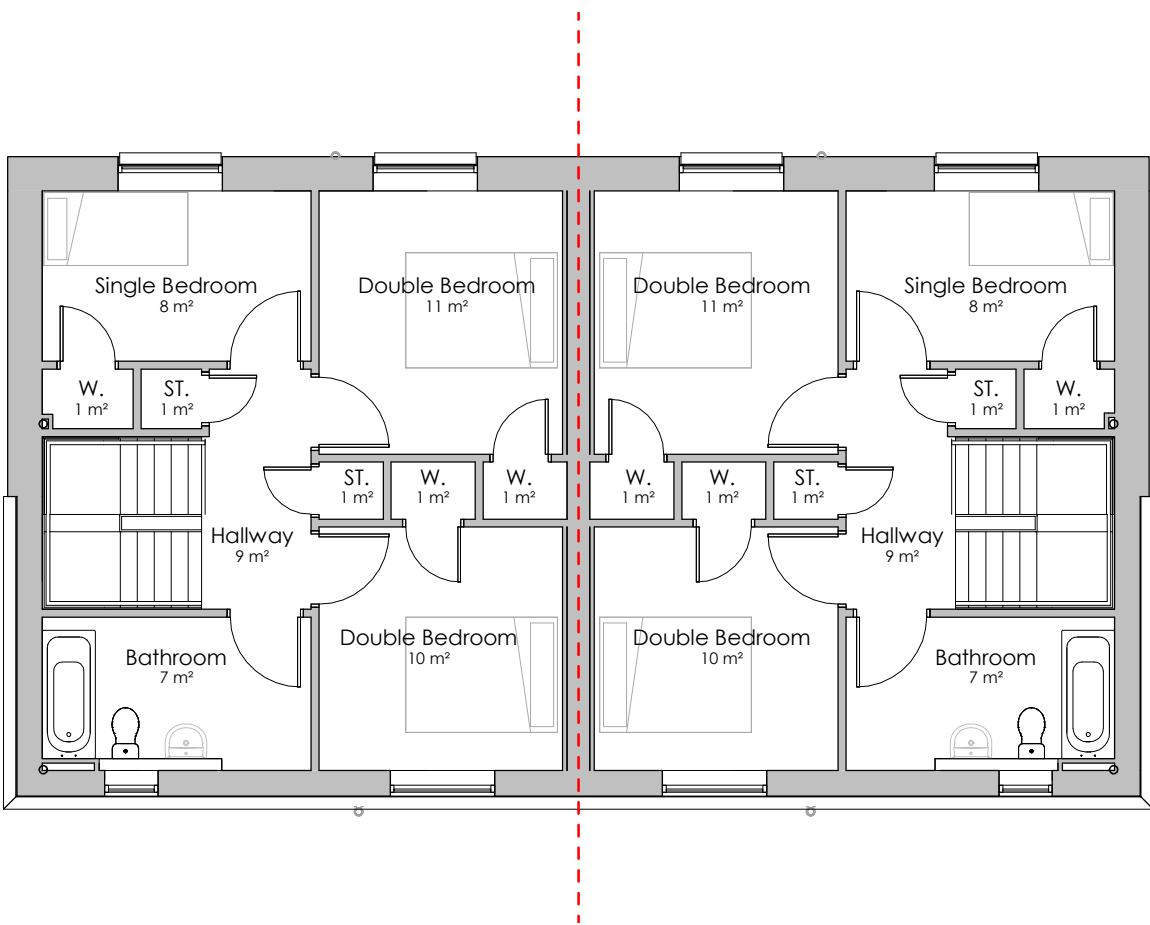
Elevation C - Planning
Scale - 1 : 100



Elevation D - Planning
Scale - 1 : 100



Ground Floor Plan - Planning
Scale - 1 : 100



First Floor - Planning
Scale - 1 : 100

Rev	Description	Date
01	Original - First Issue	-



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Client

The Highland Council

Project

Housing Development
Cromlet Park
Invergordon

Project No. 2186

Drawing No.
D1HD23035_C0017_05_ZZ_DR_A_0201

Revision 01

HOUSE TYPE 05 - 3B5P
Proposed Plans & Elevations

Status
S2 - PLANNING

Date Created
06/09/23

Scale
1 : 100

Drawn by
WM

Sheet
@ A2





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

CDM:
Hazard Elimination & Risk Reduction has been undertaken and
recorded where appropriate, in accordance with the requirements
of "The Construction (Design and Management) Regulations 2015"
and the associated "Industry Guidance for Designers"

01	Original - First Issue	
Rev	Description	Date



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Client
The Highland Council

Project
Housing Development - Phase 02
Cromlet Park
Invergordon

Project No. 2186

Drawing No.
DIHD23035_C0017_ZZ_00_DR_A_0202

Revision 01

Proposed Site Visuals

Status	S2 - PLANNING	Drawn by	WM
Date Created	06/09/23	Sheet	@ A1
Scale			

From file: X:\Documents\2186 - Phase 2 Cromlet Park - Phase 02 - Planning\2186 - Phase 2 Cromlet Park - Phase 02 - Planning.dwg
Printed on: 27/11/2023 14:29:46



Elevation A - Planning
Scale - 1 : 100

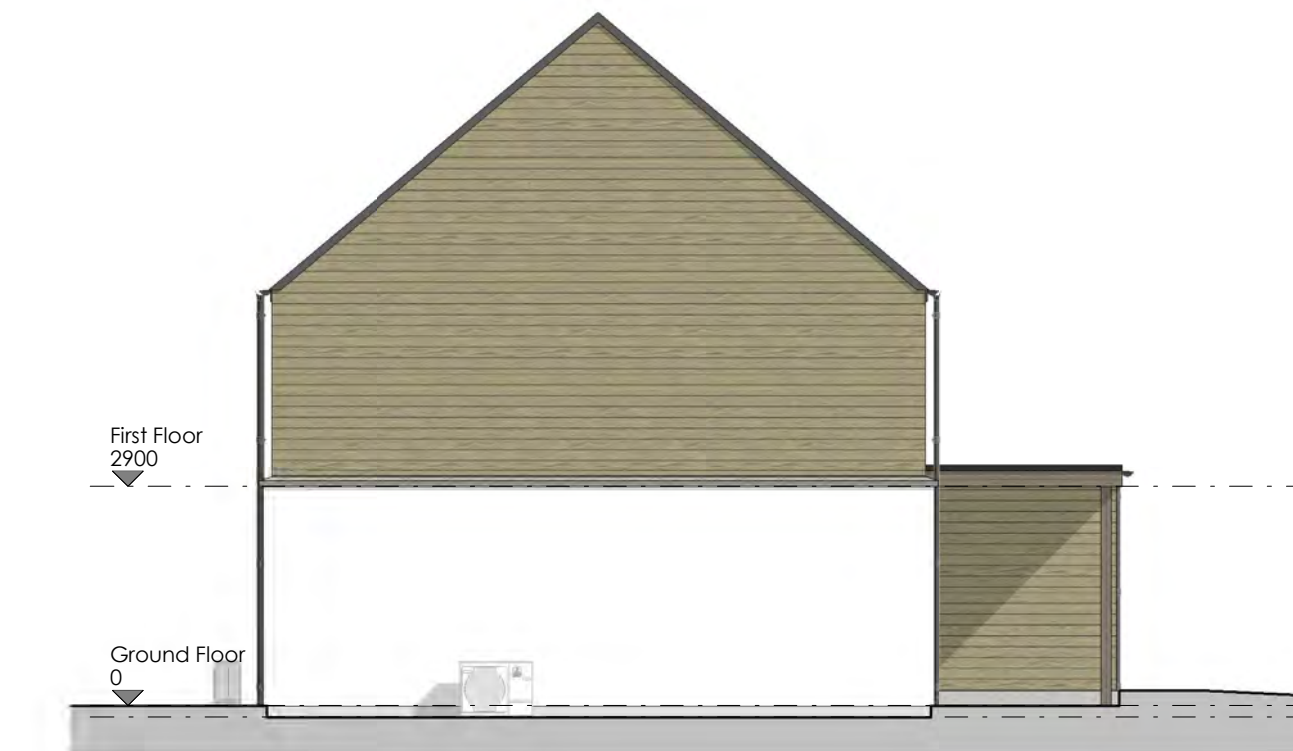
EXTERNAL MATERIALS
Roof: Dark grey concrete roof tiles
Walls: White render with wood effect composite wall cladding features
Windows & Doors: Dark grey colour uPVC
Fascia & RWP's: Dark grey colour uPVC



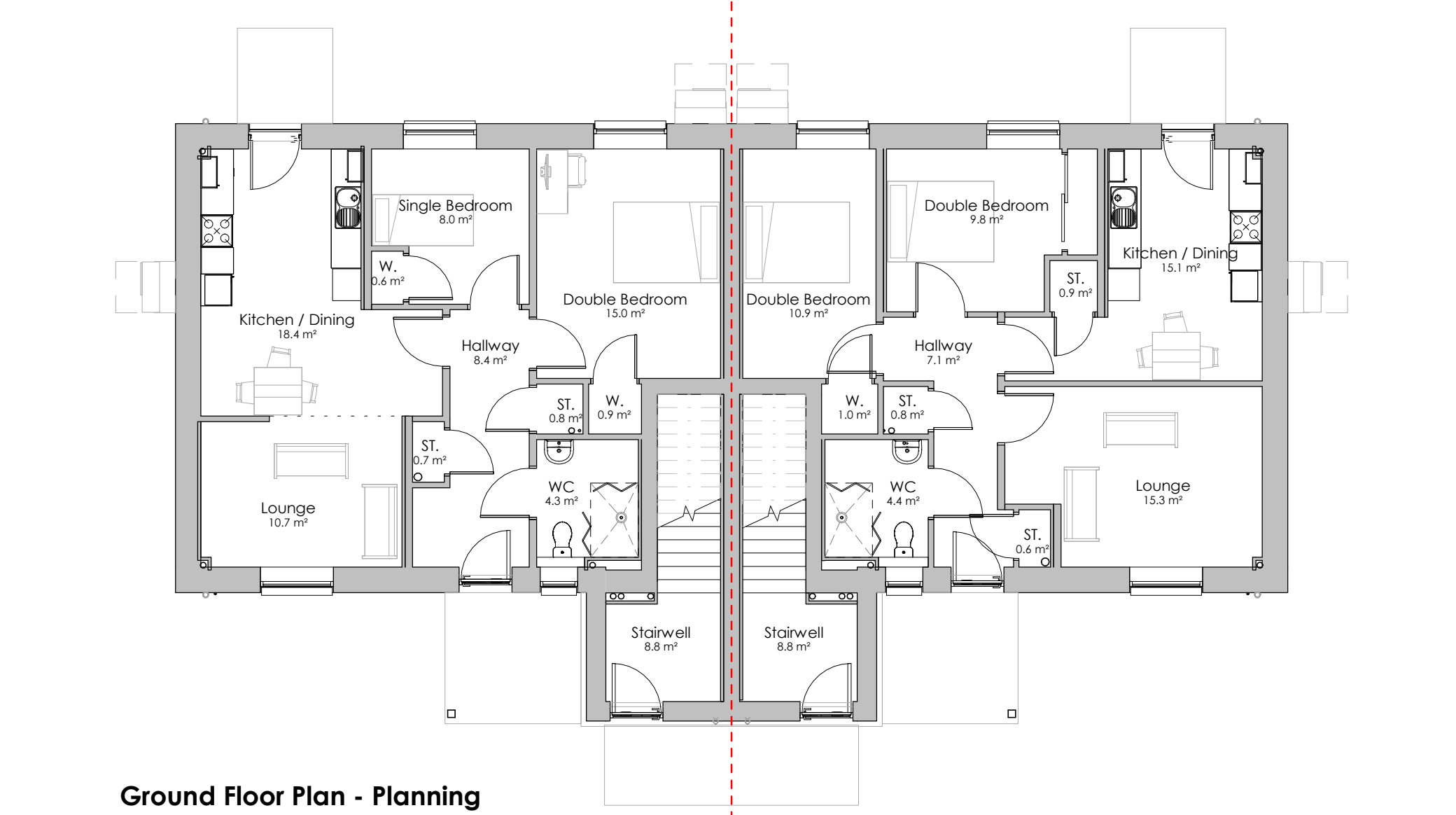
Elevation B - Planning
Scale - 1 : 100



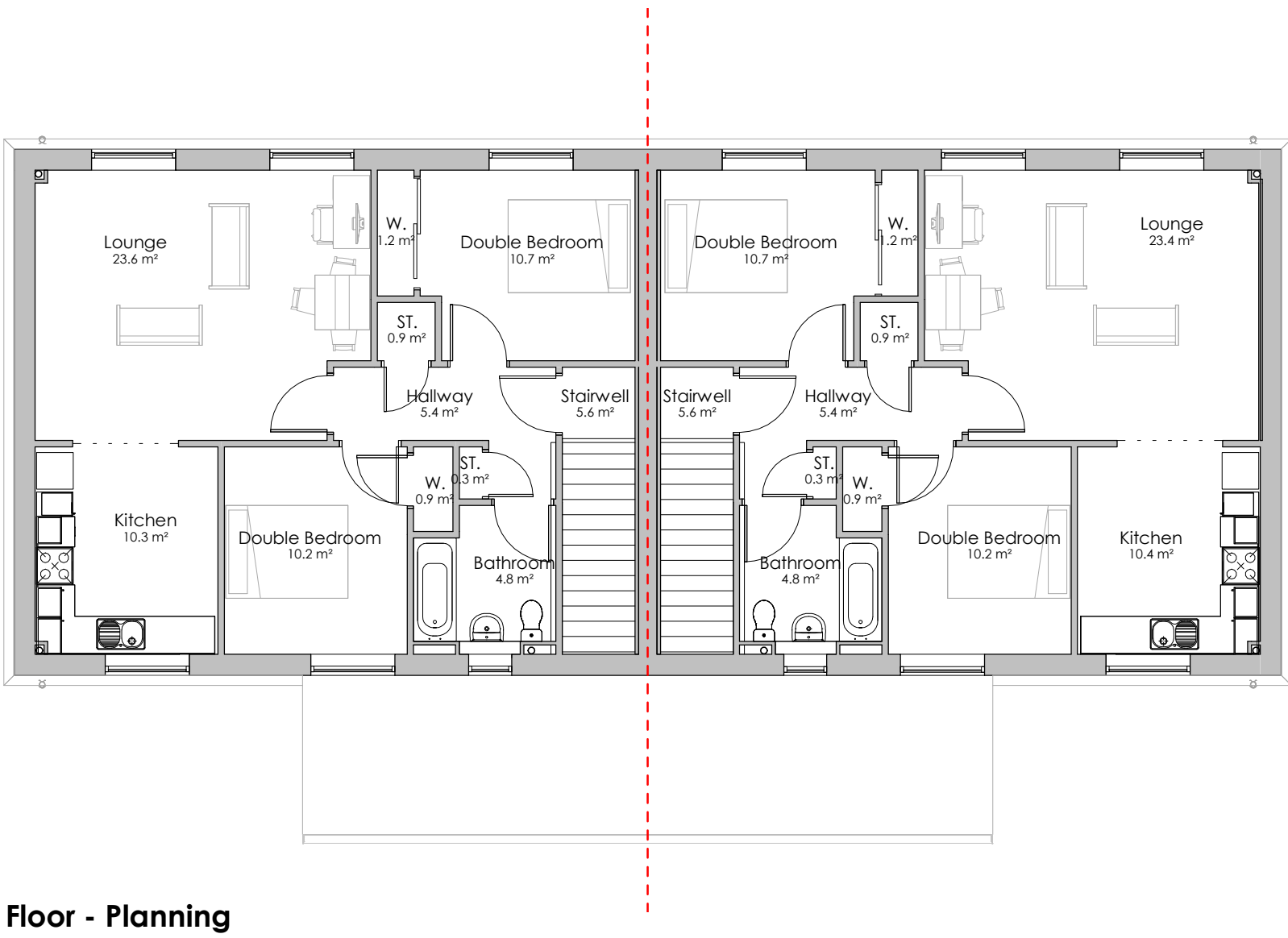
Elevation C - Planning
Scale - 1 : 100



Elevation D - Planning
Scale - 1 : 100



Ground Floor Plan - Planning
Scale - 1 : 100



First Floor - Planning
Scale - 1 : 100

