

Agenda Item	6.7
Report No	PLS/38/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 June 2025

Report Title: 23/02189/FUL: JLC Estates Ltd
Land 50M NW of Mehalah Tirindrish, Spean Bridge

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Erection of 12 houses (including 4 affordable cottage flats), improvement of existing access and erection of farm shop

Ward: 11 - Caol and Mallaig

Development category: Local Development

Reason referred to Committee: Community Council objection

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission in full is sought for 12 dwellings, plus a farm shop on 1.1Ha of land opposite the primary school at Spean Bridge. The proposed layout shows a linear form of development, with the farm shop at the west side of the site access. Four cottage flats are proposed to the south of the shop at the end of a row of 8 detached houses with the access road running along the north side of the houses, parallel with the main road. There would be a turning head between units 2 and 3, towards the east end of the development. The detached houses would be 2 storeys, two type A: 5 bed with a sunroom and detached single garage; 6 type B: 4 bed with attached single garages; and 4 cottage flats which will be one-bedroom dwellings with the ground floor units designed to accessible standards. The house walls would be finished in white and grey smooth render with feature elements of timber cladding in green, and the roofs would have grey tiles. Over 25% of the houses are proposed to be affordable rented.
- 1.2 The farm shop would be a simple rectangular building 14m by 7m with a shop floor area of 46.6sqm. The drawings suggest it would be timber clad, coloured green, with profiled metal sheeting for the hipped, pitched roof. The previously approved shop and café was larger; 44m by 15.5m with a shop floor area of 660sqm.
- 1.3 Seven car parking spaces are proposed adjacent to the farm shop. Each of the detached houses would have single garages and sufficient space on the driveways for 2 cars, whilst the cottage flats would have one car parking space each.
- 1.4 The proposed access to the development would be off the A86, towards the west end of the site and opposite the primary school. The site would be served by mains water supply. Foul drainage would be to the public sewer, and a sustainable surface water drainage scheme is now proposed, including a detention basin at the eastern end of the site.
- 1.5 There is an overhead power line across the site, which would have to be re-aligned or undergrounded.
- 1.6 Pre-Application Consultation: Initial discussion regarding proposed smaller farm shop.
- 1.7 Supporting Information: Drainage Impact Assessment, External finishes schedule, ecology assessment, flood risk assessment, examples of Highland Council approved farm shop.
- 1.8 Variations: changes to affordable housing type, road details, parking, and drainage.
 - PL(01) RevE Proposed Site Plan 27.05.25
 - PL(10) RevA Proposed floor plan/elevation Type A 9.7.24
 - PL(11) RevA Proposed floor plan/elevation Type B 9.7.24
 - PL(12) RevA Proposed floor plan/elevation Type C 27.5.25
 - PL(13) RevA Proposed floor plan/elevation Shop 9.7.24
 - 01 Rev C Topography plan 9.7.24

- 04 Rev A Road Adoption Plan 9.7.24
- 05 Rev C Drainage Long Section Plan 22.10.24
- 06 Rev A Road Long Section Plan 9.7.24
- 900 Topography plan gmc survey 30 Sept 2024
- 02 Rev F Drainage Layout Plan 22.10.24
- PL(02) Proposed section 27.5.25

2. SITE DESCRIPTION

- 2.1 The site was largely stripped following the grant of the previous planning permission, and hard-standing created. Most of the trees have been retained along the road frontage, and on the other site boundaries. There are 2 watercourses, the larger one along the east boundary of the site, and a smaller watercourse now culverted and which would be under the turning head between house nos. 2 and 3.
- 2.2 There are some larger, older birch trees around the west and north site boundaries. The previously dense birch immediately behind the site frontage and along the smaller watercourse has been cleared (thought to be in early 2021). Trees were also felled in November 2017 around the vicinity of the watercourse that marks the eastern boundary. Approximately two thirds of the site is covered by an Ancient Woodland designation, which extends across the eastern two thirds of the site, excluding the site frontage and western boundary. A Tree Preservation Order was made in 2022 covering the trees on the riverbank south of the site and it extends to the east of the site.
- 2.3 There is a driveway bounding the west side of the site, which serves several houses including a detached dwelling house, Mehalah, which sits within an extensive residential curtilage to the south of dwelling units 6 – 12. A guest house, Distant Hills, which also has a large curtilage, sits on the main road frontage to the west of this driveway. The primary school building is immediately opposite the proposed farm shop and access junction, with its grounds opposite houses 1-4. To the south of the site is woodland, leading down to the riverbank, and to the east is woodland, with some open glades which have been enlarged by recent tree felling. There are a small number of unauthorised static caravans on the land to the east of the site.
- 2.4 The site itself is at a slightly lower level than the main road, and the land falls to the south, towards the River Spean.

3. PLANNING HISTORY

- | | | | |
|-----|-------------|---|---------------------------|
| 3.1 | 14.02.19 | 16/05283/FUL Erect 9(no) dwellings (including affordable houses) and farm shop/cafe | Permission Granted |
| 3.2 | Enforcement | 20/00004/FUL Breach of planning permission conditions 5-8, 10-12, 14, 20, 22 and 23 | Formal action not pursued |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown neighbour
Date Advertised: 18.05.23

Representation deadline: 01.06.23

Timeous representations: 1

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Finish materials for the farm shop not suitable – prefer natural timber finish
- b) Concerns regarding the crossing point on the A86 – traffic calming measures needed together with a pedestrian crossing with traffic lights; plus a pavement on the north side of the road

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 **Spean Bridge Roy Bridge and Achnacarry Community Council (7 June 2023):**
Object (response in full below)

Residents of Spean Bridge care about their community and rightly and reasonably expect that any new development should improve their lives rather than undermining what they value most. We don't want to be a mere dormitory village for Fort William but develop our own destiny through a mixture of housing, retail, and business opportunities and we believe that both the West Highlands and Islands Local Development Plan (WHILP) and National Planning Framework (NPF) 4 offers us the protection we desire. We have to live with the consequences of Developer's Plans long after they have left.

The Community Council note the similarity to the successful planning application 16/05283/FUL same Agent, different developer, some tweaks to increase housing provision at the expense of a smaller retail unit, but does the proposal improve people's lives by making it a sustainable, liveable and productive place? Given this was a blank canvas we would have expected an innovative design to deliver radical change to build a well-being economy and somewhere great to live. Sadly, it was not to be.

The WHILP in its placemaking priorities for Spean Bridge include allowing the option of local employment therefore reducing commuting by retaining business components within the mixed-use site. NPF4 Policy 27 says development proposals that enhance and improve the vitality and viability of local centres that increase the mix of uses will be supported. This location is one of only two mixed use sites in Spean Bridge with the Local Development Plan advocating a mixture of Housing, Business and Retail, and the response from the Developer and his Agent is to reduce the size of the Farm Shop from 640m² to 92m² and remove the café which contributed another 78 m². Associated parking bays to the retail unit have also been reduced from 33 to 5, and no active travel considerations. Both the Agent and GMC Surveys called the site a residential development and there is no real attempt to mask that the farm shop is just a necessary addition to circumvent the site designation, and we must OBJECT that this does not meet the criteria for a mixed-use site.

The minimum that we would require is some additional business units, together with a larger retail unit, and an undertaking that they would be built after the first 5 houses had been constructed, and they will solely be used for business or retail, and for no other use or purpose.

The provision of active travel is a key principle in NPF4 with direct easy segregated and safe links to local facilities via walking, wheeling and cycling routes advocated. Access to public transport, and an electric charging facility are recommended in Policy 13 but once again don't feature in this application. They have shown a pedestrian crossing over the busy A86 trunk road, but no connection to Spean Bridge thereafter so a pavement, and cycleway is needed to link the site to the village. Surprisingly no thought has gone into constructing a bus stop for local bus services or providing an electric charging point in a village devoid of such service. A Traffic Regulation Order to extend the existing A86 trunk road 30mph speed limit further east will be required. Once again failure to embrace these requirements would lead to the Community Council objecting.

Increasing the number of houses from the indicative number in the WHILP from 10 to 14 may make economic sense to the developer, and while welcoming the 4 affordable units we have doubts that the increase will render the site capable of fulfilling either the six qualities of a successful place itemised in NPF4 Policy 14 or be in keeping with the scale, design, and character of the surrounding area. We note the encroachment into the watercourse with concern.

Access to open space and play for children is important. NPF4 Policy 20 and Highland Wide Policy 75 refer and in 16/05283 it was proposed that as that landowner owned the adjacent land down to the River Spean so the required 520sqm could be accommodated by constructing a circular path down to the riverbank and back via the watercourse. With 5 additional houses the open space calculation increases to 800sqm to be included on site if the use of the adjacent land is not available to this Developer.

The Community Council is anxious to work with Developers to provide innovative, sustainable, and productive developments, but this proposal does not meet any of these standards. We are extremely disappointed with the whole application as it fails to meet the requirements of both the Local Development Plan and NPF4 and regretfully must OBJECT for failure to:

- Adequately embrace the Mixed Use Site with a mixture of Housing, Business and Retail Units.
- Embrace the Active Travel standards in NPF4.
- Demonstrate how the 800sq m of Open Space and Children's Play Area will be accommodated on site contrary to NPF4 Policy 20 and Highland Wide Policy 75

- 5.2 **Spean Bridge Roy Bridge and Achnacarry Community Council** (27 September 2024): Further letter received maintaining objection
- 5.3 **Highland Council, Transport Planning** (25 May 2023) – Object: In summary, a redesigned internal layout and drainage solution is required. (Works to A86 Trunk Road are responsibility of Transport Scotland). Following submission of a revised site layout the Transport Planning Team maintained their objection on the same grounds (response dated 24 July 2023).
- 5.4 **Highland Council, Transport Planning** (7 October 2024) - Following a meeting with the agent on 3 April 2024 and the subsequent submission of additional information (inc. flood risk assessment), the Transport Planning Team maintained their objection. In summary, they advised there was insufficient car parking for the farm shop and additional information is required in relation to the surface water drainage proposals. The Transport Planning Team also withhold support until the Flood Risk Management Team are satisfied with the proposed drainage layout.

- 5.5 **Highland Council, Transport Planning** (18 December 2024) - No objections subject to conditions following the submission of revised details and consultation responses from the Council's Flood Risk Management Team.

Summary - For the avoidance of doubt, the following drawings should not be approved as part of any planning permission granted: Adopted Areas; Road Longitudinal Sections.

Conditions should be attached regarding:

- Car parking provision and design
 - The design of the raised table at the junction with the Trunk Road
 - Cycle parking for the shop
 - Updated Drainage Impact Assessment
 - Updated surface water drainage design
 - Maintenance schedule for the long-term maintenance of the culvert through the site
- 5.6 **Highland Council, Flood Risk Management team (FRMT)** (30 May 2023) - objects to the proposals on the grounds of significant intrusion into a riparian buffer, a lack of flood risk information, a lack of drainage information and a proposed substandard (non-Scottish Water compliant) surface water drainage system.
- 5.7 **Highland Council, FRMT** (25 March 2024): following submission of a revised layout plus a new drainage strategy informed by a Flood Risk Assessment, FRMT maintains objection to the proposals on the grounds of significant intrusion into a riparian buffer and a lack of drainage information.
- 5.8 **Highland Council, FRMT** (13 September 2024) – following submission of revised details the FRMT maintain their objection. Summary of issues below.
- A revised FRA (Rev 1) by DRGCS Limited, dated July 2024 and revised drawings Submitted. Low risk from flooding from eastern watercourse and central drain. Condition recommended to ensure that finished floor levels be set no lower than 250mm above surrounding ground levels.
- A Drainage Impact Assessment (DIA) is included in the Flood Risk Assessment (FRA) – drainage strategy acceptable using a SUDS basin and hydro breaks. Further details required of precise siting of SUDS basin that is entirely outwith the riparian strip.
- Further details and minor amendments sought:
- Maintenance arrangements for the SUDS scheme
 - Showing how excess surface water will be directed away from Mehalah
 - The central drain should lead into the River Spean and not the tributary and it needs to be accessible for repair; otherwise left as an open drain – as existing
- 5.9 **Highland Council, FRMT** (29 October 2024): following the submission for further revisions to the FRA/DIA, the FRMT have no objection subject to conditions. Comments in full below.

FLOODING

- i). The Applicant has provided a revised FRA/ DIA (Rev 2) by DRGCS Limited, dated September 2024 and revised drawings. The FRA/ DIA shows that the flood risk to the site from both the eastern watercourse and the central drain may be low. It should be noted that the site has been significantly reprofiled from the original landform.
- ii). The FRMT will request the use of a suitably worded planning condition to ensure that finished floor levels be set no lower than 250mm above surrounding ground levels.

DRAINAGE

- iii). The FRA also contains a Drainage Information Assessment (DIA). The DIA appears to provide an acceptable overall drainage strategy using a SUDS Basin and Hydro breaks for attenuation. Acceptable calculations for relevant time periods are provided.
- iv). The latest SUDS basin riparian information is acceptable and the FRM Team can now consider the SUDS basin location shown on Drainage Proposals drawing, 23.5584-02-rev F, as finalised
- v). The DIA and Engineer's Statement (30/09/2024) appear to commit to Vesting with Scottish Water for relative parts of the surface water system, including the SUDS Basin.
- vi). For the avoidance of doubt, the drainage system would remain the responsibility of the developer until formally taken over by a suitable authority.
- vii). The latest indicated flow paths of any exceedance water are noted. The western flow path would discharge above "Mehalah", from ground which it appears would be raised, in comparison to the existing site platform. This may increase the flood risk to Mehalah" by directing surface water towards it from newly created higher ground. The latest information shows an intention to discharge to a small drain proposed to go around the site's platform and which would convey water from other sources.
- viii). The DIA suggests that any such quantities of exceedance water may be low. However, in a finalised DIA, it should be demonstrated that exceedance water up to the 200 year + CC storm event with an allowance for blockage can be conducted safely away from Mehalah. A calculation may be required, which should include other drainage anticipated to use the drain. An alternative solution could be employed such as site changing site levels – to ensure that all exceedance water is routed safely away from other properties.
- ix). The DIA now shows the central drain culverted near the watercourse's present location and no longer diverted around the site. The Drainage Proposals drawing, 23.5584-02-rev F shows steps to allow access to the culvert outlet and the FRA states that no bars will be used, which are acceptable.
- x). A planning condition should be used to ensure that a finalised DIA is provided before any construction. The finalised DIA should include further information to demonstrate that any water generated or distributed by the development will not impact Mehalah, up to a 200 year + Climate Change storm event.

RIPARIAN BUFFER

xi). The latest information, including cross-sections shown on Drainage Proposals drawing, 23.5584-02-rev F appears to show a lower impact on the watercourse than previously. The FRM Team now accepts the proposals.

Please note that submission of further information does not guarantee that the Flood Risk Management Team will be able to support this application. We reserve the right to request additional information in the determination of the application

5.10 **Highland Council, Forestry Officer (13 July 2023):** Original objection on the grounds of lack of information and advises a tree survey, tree constraints plan and tree protection plan to BS 5837:2012 is required to be provided and should be undertaken by a professional arboriculturist. Provided additional commentary on drainage and landscaping proposals and potential impact on trees. Concludes the proposals will result in significant loss of native trees and the impact would be even greater than the previous application on the same site (16/05283/FUL) and is contrary to development plan policy.

5.11 **Highland Council, Forestry Officer (11 April 2025):** in response to revised information submitted by agent on 25 November 2024, Forestry Officer maintains objection. In summary, the submitted tree report is still not up to standard; and proposals do not adequately take account of existing trees and compensatory planting. (comments in full below)

“We submitted consultation response on 13 July 2023 requiring the applicant to provide certain arboricultural information in support of their detailed application, as no arboricultural information had been supplied up to that point.

The applicant has since provided a tree report, two untitled drawings which appear to be Tree Constraints Plans and three Landscape Proposal drawings.

The tree report is still not up to British Standard (BS 5837) and cannot be accepted. The trees are largely not individually assessed, there are no stem diameters for groups, so we don't know how RPAs have been determined, the categorisation seems remarkably harsh and the description of the trees as having 'low temporary/transient amenity value and minor landscape value is completely unfounded'.

The constraints plan and protection plan drawings are not to a recognisable scale, crown spreads are not shown and there is no legend to confirm what the tree group boundary line colours represent.

The Tree Protection Plan does not include the proposed development layout, so it is not possible to see if the tree constraints plan has been used to inform the layout and it is not possible to tell if trees are affected by the proposed layout. There is also no line showing proposed location of tree protection barriers.

Section 6.2 (Replanting) states that 'Removal of trees and scrub will be required to facilitate this build', however the Tree Protection Plan doesn't show any tree removals.

The on-site planting proposals don't take adequate account of existing trees and appear to be proposed to be planted in existing woodland strip. Enrichment of the boundary tree strip is welcome but underplanting is rarely successful and any proposed planting will need to be carried out fully outwith crown spread of existing trees.

The previous application (16/05283/FUL) on this site included an indicative, off-site compensatory planting proposal of 3000 birch trees, with further detail required as a

condition of permission. However, no compensatory planting proposal has been submitted in support of this application. This will still be required.

The information provided is not acceptable and the proposals still don't fit with policy, so we must maintain our objection.

We fully appreciate the site is zoned for development, but the zoning in the LDP has certain developer requirements and these include "Retain existing woodland where it will provide direct amenity benefit, for example on the site boundaries. Compensatory tree planting to enhance boundary planting and the green network".

- 5.12 **Highland Council, Housing Development Officer** (email correspondence April 2025): The affordable element will remain with Highland Council for rent. The highest need in Spean Bridge at present is for 1 and 2 bedroom bungalows. The proposed cottage flats are acceptable subject to one ground floor as 1 bed and one as 2 bed; both to have bathrooms that can facilitate level access showers of 1200 x 900. Amended proposal incorporates the 900 x 1200mm shower space as requested, the units will be compliant with Housing for Varying Needs and local design guidance. The Highland Council's affordable housing specification will be provided during contract negotiations with the developer.
- 5.13 **Lochaber Panel** (30 May 2023): One of the affordable houses shall be made accessible.
- 5.14 **Transport Scotland** (24 May 2023 and 31 May 2024): Conditions recommended to be attached to any permission: access and visibility splays; no drainage connections to the trunk road drains; crossing to be provided as per DRGCS Dwg no. 03 dated Jan 24 [superseded by Proposed Site Plan (PL)01 Rev.F dated 25.04.25]
- 5.15 **SEPA** (3 April 2024) – due to lack of information on flood risk SEPA issued a holding objection. Flood risk issues: further consideration required regarding the site layout; the status and proposed treatment of the watercourse which crosses through the centre of the site. The FFLs of housing adjacent to this watercourse channel should be illustrated on updated drawings incorporating an appropriate freeboard. Further to this response, SEPA provided a further response on 7 May 2024 confirming removal of their objection on the grounds of culverting of a watercourse through the centre of the site as this is now considered to be a drain, not a watercourse.
- 5.16 **SEPA** (24 September 2024): Following the submission of additional information, SEPA confirmed they have no objection to the amended layout for the proposed development. Further to resolving their previous objection on flood risk grounds in May 2024 (under PCS 20001357), SEPA have no further comments to make. They are satisfied to support the Highland Council Flood Risk Management Team's response to the management of the drainage routes through the site.
- 5.17 **Scottish Water** (16 May 2023): No objections. There is capacity re water supply. Capacity for foul drainage only – not surface water. Standard advice provided.

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 6 - Forestry, Woodland and Trees
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management
Policy 27 - City, Town, Local and Commercial Centres
Policy 28 - Retail

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
40 - Retail Development
51 - Trees and Development
52 - Principle of Development in Woodland
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
75 - Open Space

6.3 **West Highland and Islands Local Development Plan (2019) (WestPlan)**

Site Allocation Burn Bank SB08 – for Mixed Use (Housing, Business, Retail) Area: 1.1Ha; Indicative Housing Capacity 10. Developer requirements:

Development in accordance with planning permission 16/05283/FUL;

Alternative proposals must address:

- Minimum 6 metre buffer between watercourses and development;
- Drainage Impact Assessment;
- Retain existing woodland where it will provide direct amenity benefit, for example on the site boundaries.
- Compensatory tree planting to enhance boundary planting and the green network;
- Protected species survey;
- new/enhanced junction required onto the A86 trunk road;
- Possible Traffic Regulation Order to extend the existing A86 trunk road 30mph speed limit further east;

- Active travel connections to village centre and potential A86 crossing to primary school;
- High quality siting and design.

6.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)
 Flood Risk and Drainage Impact Assessment (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)
 Sustainable Design Guide (Jan 2013)
 Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets
 Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) layout and design
 - c) access, roads and parking
 - d) drainage and flood risk
 - e) impact on trees and woodland
 - f) developer contributions
 - g) any other material considerations

Development plan/other planning policy

- 8.4 The proposal for housing and a small farm shop meets the mixed-use description for the WestPlan site allocation. The size of the shop is reduced compared with that approved in the previous permission and the number of houses has increased from 9 to 12. Nevertheless, the proposal generally accords with the developer requirements for this site in the WestPlan – it would not be reasonable to insist on more commercial development on this site, which has lain undeveloped since the previous permission was granted in Feb 2019. Works were commenced but left the site in an unsightly condition, and it is important for the village that this site is now progressed. The layout is generally acceptable, and conditions can secure significant landscape improvements to ensure the development enhances the eastern approach to the village. The Council's Housing Development Team has confirmed that the need for local affordable homes is specifically for smaller units.
- 8.5 The proportion of affordable housing on the site is in accordance with policy, and its on-site provision is appropriate on this site. Its delivery may be secured by Legal Agreement. The farm shop may be secured by condition, and it is recommended that it is provided no later than half-way through the build (no later than the completion of the sixth house). A planning condition would also ensure that the proposed farm shop remains as a retail unit and cannot subsequently be converted into a less suitable use in this primarily residential area. Similarly, controls can ensure that other benefits (e.g. open space) associated with the scheme are delivered in a timely manner.
- 8.6 The proposal would therefore accord in principle with policies 14, 15, 16, 21 and 27 of NPF4, and policies 31, 32, 34, 40 and 75 of the HwLDP subject to meeting the criteria addressed below.

Layout and design

- 8.7 The layout, with the farm shop at the west end of the site, would relate satisfactorily with the adjacent properties, by virtue of the distance between them and their orientation. The side elevation of Distant Hills would be separated from the development by an existing private lane serving several properties, and screening within its grounds. Boundary fencing and additional landscape planting along with the retention of trees along the boundary is sought as a requirement of planning permission. The height and design of fence can be controlled by condition to ensure it is appropriate to the village setting and satisfactory in visual amenity terms.
- 8.8 Similarly, the boundary treatment with Mehalah can be controlled by planning condition. There are several trees on either side of the boundary at present. Distant Hills faces the road, and Mehalah faces towards the river, and so both properties would not have their principal aspects facing towards the development. The primary school building would be opposite the farm shop; however, it is across the main A86 road. The relationship with adjacent properties is therefore satisfactory.
- 8.9 The linear form of the proposed houses would follow the generally linear pattern of development along the A86, and it would fit the allocated site satisfactorily, with the houses set back off the main road, the access road providing separation, and thereby contributing to the amenity of residents. The house designs are similar to other new

houses in the area, and there is sufficient variation in their design so that they would not appear overly uniform. A condition is recommended to secure the precise details of materials for the finishes to the houses and the farm shop.

- 8.10 The development would therefore accord with policies 14, 15 and 16 of NPF4, and policies 28 and 29 of the HwLDP.

Access, Road and Parking

- 8.11 The developer has agreed to providing a crossing from the site to the primary school, although it would not be a light-controlled crossing. Transport Scotland have agreed the submitted plan, and timely delivery of the crossing can be secured by a negatively worded planning condition. The provision of a light-controlled crossing would only be possible if it was required by Transport Scotland. The submitted plan includes a footpath link on the north side of the A86, providing active travel connectivity to the rest of the village. Spean Bridge is a relatively sustainable location with good public transport connections and improving active travel routes.

Transport Scotland have not sought the re-positioning of the existing 30mph and variable 20mph speed limit signs at this time. This also is a matter for Transport Scotland, given the A86 is a Trunk Road.

- 8.12 The proposed access off the A86 is acceptable in principle to Transport Scotland, and conditions are recommended to secure the details of the geometry and visibility standards. The road serving the houses would be to an adoptable standard, given the scale of the development, and this would necessitate the turning head being suitable for the bin lorry to turn, and drainage from the road to meet Highland Council standards for roads. After protracted discussions with Transport Planning and the Flood Risk Management Team, acceptable revised plans have now been secured. Further details, including for the table-top feature at the site entrance, will be secured as part of the necessary consent from the Council as Roads Authority. The development would therefore accord with Policies 28, 56 and 66 in this respect.
- 8.13 The amended plan includes sufficient manoeuvring space for deliveries and parking for the shop, plus cycle parking. Two car parking spaces per dwelling units 1-8, and one each for units 9-12 are proposed, which would accord with the Council's minimum parking standards. Two of the shop's parking spaces are suitable for disabled persons. A condition is recommended to ensure the cycle parking is covered. Building Standards will require the developer to install electric charging points as part of the development.

Drainage and flood risk

- 8.14 It is for the developer to discuss with Scottish Water connections to the mains water supply and foul sewer. They have indicated that there is capacity to accommodate the development.
- 8.15 Following protracted discussions with the Council and SEPA, a surface water drainage scheme, which includes a pond at the eastern end of the site, safeguards the riparian strip at the east end of the site and accommodates the other watercourse in a culvert, has now been accepted in principle. However, as the proposed drainage system is shared, whereby surface water from curtilages and the road are both

conveyed to the detention basin, a final FRA/DIA is required to include a maintenance schedule to set out details for a Factor to be appointed, as per Chapter 10.6 of the submitted FRA/DIA, to maintain the culvert and associated infrastructure for as long as it remains private, until it is vested by Scottish Water.

- 8.16 The final FRA/DIA must also include calculations to demonstrate that it will be sufficient to ensure there is no run-off to the downhill property, Mehalah. A condition is recommended to secure these further requirements.

Impact on trees and woodland

- 8.17 The site is allocated for development in the WestPlan. Although the allocation does seek the retention of trees and safeguard the woodland in accordance with The Scottish Government's Control of Woodland Removal Policy, its status as an allocated site does mean that a balance needs to be struck. Such settlements should be the focus of development, in preference to development in the wider countryside because proximity to services and facilities make such locations more sustainable.
- 8.18 It would not be possible to develop this site without substantial tree loss, and following the grant of the previous permission, most of the trees and woodland were cleared from the site, leaving those on the boundaries. The sites' development in accordance with the Local Plan allocation would present a public benefit in helping sustain Spean Bridge as a main settlement. Conditions are recommended to ensure the retention of as many trees as possible and to secure significant compensatory tree planting. Subject to such conditions, the proposal would not conflict in principle with the Government's Control of Woodland Removal Policy, Policy 6 of NPF4 and policies 51 and 52 of the HwLDP.
- 8.19 It is regrettable that whilst much attention has been paid to resolving the road layout and surface water drainage issues on the site, the submitted Tree Survey and Report, Tree Constraint and Protection Plans remain significantly sub-standard. Whilst it would have been preferable for more trees to have been retained on the site, given the unauthorised commencement of the previous permission, without the prior discharge of planning conditions, the emphasis should now be making the best of the existing unsatisfactory situation on the ground. In particular, the wooded approach to Spean Bridge from the east should be safeguarded.
- 8.20 Conditions are recommended to secure a better-quality Tree Survey and Report, Tree Constraint and Protection Plans, and to secure high quality landscape planting including compensatory tree planting around the site boundaries to provide an attractive setting for the development and privacy and screening to neighbours. The development would thereby accord with policy 6 of NPF4, and policies 51 and 52 of the HwLDP.
- 8.21 An Ecological Assessment of the site was undertaken. No evidence of protected species was found on the site, and subsequently many of the trees were cleared and hard standing created. The age and character of the remaining mainly juvenile, birch trees on the site are such that they are unlikely to support any roosts, holts, or dens. The comprehensive compensatory tree planting requirement will facilitate biodiversity enhancement in accordance with policy 3 of NPF4.

Developer Contributions

- 8.22 This application was received prior to the changes to the Developer Contributions Rates (report to E & I Committee 4 May 2023) therefore the old rates apply to the developer contributions for this development (primarily affects the Community Facilities rate).
- 8.23 **Affordable Housing:** 4 of the units would be affordable, and the developer is in discussion with the Council's Housing Service regarding their specification and delivery. The principle of the four cottage flats has been agreed and the affordable housing provision will be secured through a S75 Legal Agreement prior to the issuing of any planning permission.
- 8.24 **Primary School/Education** provision – developer contribution no longer required.
- 8.25 **Community Facilities:** As identified in the Highland Delivery Programme there are community facility contributions identified for all housing within the Lochaber High School catchment and standard rates apply (£1019 per residential unit – index linked Q2-2018).
- 8.26 **Open Space:** The previous permission included land to the south, between the development and the river, as open space which met the policy to include such provision for developments of this scale. This application does not include this land and therefore a financial contribution in lieu of on-site provision is required. There is existing play provision within the village, and it is considered appropriate to seek developer contribution to upgrade and maintain the existing facilities, rather than create a separate provision. Maximum commuted maintenance sums have been identified as £3374 per dwelling (on the basis of the entire open space provision being off-site) and a total of 1109sqm off site open space provision. This requires to be offset against the amenity greenspace provided as part of the development. Figures are currently awaited from the Council's Amenities Services Team regarding the upgrade of the Spean Bridge play provision in order to refine the developer contribution as part of the Section 75 Agreement.
- 8.27 **Public Art:** This could be integrated into the “public realm” structures associated with the development. Provision is included on the site layout plan adjacent to the site entrance. A condition is recommended to secure details of an appropriate public art contribution as for the previous permission.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.28 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) Affordable Housing
 - b) Financial contribution towards Open Space
 - c) Financial contribution towards Community Facilities
- 8.29 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development

agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers.

9. CONCLUSION

- 9.1 The proposed development would accord with the site's allocation in the WestPlan and is broadly similar to the previous planning permission, albeit with a smaller shop, no café and 12 houses instead of 9. The site was left in an unsightly condition following its clearance after the previous planning permission was granted in 2019. The priority now should be its delivery and an improvement to its appearance given it is prominent in the A86 approach to the village.
- 9.2 Key considerations, namely trees and landscape planting, surface water drainage and the safeguard of the riparian strip alongside the watercourse on the eastern boundary of the site, together with a road crossing over the A86 will be provided as part of the development. All other matters may be satisfactorily addressed through the Legal Agreement and planning conditions, which are similar to those on the previous permission, as set out below.
- 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	Y
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	Y
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. Prior to the commencement of the development, the access and visibility splays on the A86 trunk road shall be provided, as generally illustrated by DRGCS Drawing No.03 Dated Jan 24 and Proposed Site Plan (PL)01 Rev.F dated 25.04.25, to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To maintain safety for both the trunk road traffic and the traffic moving to and from the development; and to ensure that drivers of vehicles leaving the site are enabled to see and be seen by vehicles on the trunk road carriageway and join the traffic stream safely.

3. There shall be no drainage connections to the trunk road drainage system.

Reason: To ensure that the efficiency of the existing drainage network is not affected.

4. Prior to occupation of the development, the pedestrian facilities and crossing on the A86 trunk road shall be provided, as generally illustrated by DRGCS Drawing No. 03 Dated Jan 24 and Proposed Site Plan (PL)01 Rev.F dated 25.04.25, to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To ensure that facilities are provided for the pedestrians that are generated by the development and that they may access the existing footpath system without interfering with the safety and free flow of traffic on the trunk road.

5. No more than 6 of the houses hereby permitted shall be constructed before the farm shop is constructed on the site.

Reason: In order to ensure that a mix of uses is secured on the site in accordance with the objectives of maintaining Spean Bridge as a service centre, in the West Highland and Islands Local Development Plan 2019.

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended, revoked or re-enacted; with or without modification) and Article 3 and Classes 10 to 13 of Schedule 1 of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), the farm shop element of the permission hereby granted shall be used solely for retail and for no other use or purpose.

Reason: In order to enable the Planning Authority to retain effective control over future development within the application site so that it is carefully managed and does not result in over-development or an adverse impact on the amenity of the area, in accordance with policies 28 and 34 of the Highland wide Local Development Plan, 2012.

7. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
- i. All earthworks and existing and finished ground levels and floor levels in relation to an identified fixed datum point and in relation to the watercourses across the site;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates; for the avoidance of doubt a 1.8m high close boarded fence is unlikely to be acceptable on any of the publicly visible site boundaries.
 - iv. 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;
 - v. Biodiversity enhancement; and
 - vi. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping and biodiversity enhancement works; this shall include the timing and phasing of landscaping to tie in with any phased development of the site as a whole.

Landscaping works and biodiversity enhancement works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing and biodiversity enhancement works as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

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

Reason: In order to ensure that a high standard of landscaping and biodiversity enhancement is achieved, and implemented in a timely fashion, appropriate to the location of the site in accordance with policies 3, 29 and 30 of NPF4, and 28, 29 and 34 of the Highland wide Local Development Plan, 2012.

8. No development shall commence until an updated Development Site Impact Assessment (Trees), Tree Protection Plan and Arboricultural Method Statement have been submitted to and approved in writing by the Planning Authority. No trees within the application site, other than those identified in the updated and approved Development Site Impact Assessment shall be cut

down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority. For the avoidance of doubt trees within the 6m riparian buffer zones of the watercourse along the eastern boundary of the site shall be retained within the development. The development shall be undertaken in accordance with the agreed details.

Reason: In the interests of minimising the impact on trees and Ancient Woodland, and on amenity, in accordance with Policy 6 of NPF4 and policies 28, 29, 34, 51 and 52 of the Highland wide Local Development Plan, 2012.

9. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage in accordance with the details set out in the approved Arboricultural Method Statement. Notwithstanding the approved AMS, all retained trees shall be protected using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & 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 the interests of minimising the impact on trees and Ancient Woodland, and on amenity, in accordance with Policy 6 of NPF4 and policies 28, 29, 34, 51 and 52 of the Highland wide Local Development Plan, 2012.

10. No development, site excavation or groundwork shall commence until full details of a Compensatory Tree Planting Plan and Maintenance Programme has been submitted to, and approved in writing by, the Planning Authority. The approved Compensatory Tree Planting Plan shall be implemented in full during the first planting season following commencement of development, or as otherwise approved in writing by the Planning Authority, with maintenance thereafter being carried out in accordance with the approved Maintenance Programme.

Reason: In accordance with Scottish Government policy on Control of Woodland removal, Policy 6 of NPF4 and policies 51 and 52 of the Highland wide Local Development Plan, 2012.

11. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place within any of the riparian buffer zones detailed on the approved plans without planning permission being granted on application to the Planning Authority.

Reason: To ensure that development which is normally permissible without the need for a planning application is carefully managed and does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood

risk, in accordance with policies 28, 34, 51, 52 and 66 of the Highland wide Local Development Plan, 2012.

12. No development shall commence until a finalised Drainage Impact Assessment has been submitted to, and approved in writing by, the Planning Authority. The DIA shall generally accord with the FRA/DIA (Rev 2) by DRGCS dated Sept 2024 and revised drawing 23.5584-02F, with further details in a final FRA/DIA to be submitted to include provision for a Factor to maintain the culvert and associated infrastructure until it is vested by Scottish Water; and to demonstrate that any water generated or distributed by the development in a storm of up to a 1 in 200 year plus climate change event will not impact on Mehalah. Thereafter, only the approved details shall be implemented, and the surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment in accordance with policies 28, 34 and 66 of the Highland wide Local Development Plan, 2012.

13. The finished floor levels of the houses hereby granted permission shall be no lower than 250mm above the surrounding ground levels.

Reason: To reduce the risk of flooding from surface water flows, in accordance with policies 28, 34 and 66 of the Highland wide Local Development Plan, 2012.

14. No development or work shall commence until a detailed specification for all proposed external materials and finishes for the farm shop and for the houses (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to, and compatible with its context and local architectural styles, in accordance with policy 14 and 16 of NPF4, and policies 28, 29 and 34 of the Highland wide Local Development Plan, 2012.

15. Full details of all signage on the farm shop building, and within the development site hereby approved, shall be submitted to and approved in writing by the Planning Authority prior to their installation. For the avoidance of doubt any advance warning signs for the shop and café will require separate consent.

Reason: In the interest of amenity, in accordance with policies 28, 29 and 34 of the Highland wide Local Development Plan, 2012.

16. All roads and pavements within the application site shall be formed to base course level prior to the first occupation of any of the houses. Thereafter, the final wearing surface shall be applied concurrently with the construction of the

last house within the development, or upon the expiry of a period of three years from the date of first occupation, 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, in accordance with policies 28 and 56 of the Highland wide Local Development Plan, 2012.

17. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan ref. Proposed Site Plan (PL)01 Rev.F dated 25.04.25 shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: In order to ensure that the level of off-street parking is adequate, in accordance with policies 28 and 56 of the Highland wide Local Development Plan, 2012.

18. No development shall commence until full details of a covered and secure communal bicycle storage/racking system for a minimum of 8 bicycles have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.

Reason: In order to facilitate the use of a variety of modes of transport, in accordance with policies 28 and 56 of the Highland wide Local Development Plan, 2012.

19. No development shall commence until details of a public artwork to be incorporated into the development has 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: In order to comply with Developer Contributions Supplementary Guidance and policy 31 of the Highland wide Local Development Plan, 2012.

REASON FOR DECISION

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

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as

Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

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

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

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. The granting of 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.

Transport Scotland – Trunk Road consents:

The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland Roads Directorate.

Where any works are required on the trunk road, contact details are provided on Transport Scotland's response to the planning authority which is available on the Council's planning portal.

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

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

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

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

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>

Building on the Boundary

It is noted that your proposals involve building on or up to the boundary of your property. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property. You must ensure that all development, including foundations, roof overhangs and rainwater goods are contained wholly within your own ground, unless you have the agreement of any neighbouring landowner for any works which encroach on their property.

Street Names

In line with the Council's Gaelic Language Plan and Policies, you are encouraged to consider the adoption of Gaelic or Gaelic-influenced street names in this development. For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

Section 75 Obligation

You are advised that this planning permission has been granted subject to a Section 75 Obligation. The terms of the obligation must be read in conjunction with the planning permission hereby approved. The terms of the obligation may affect further development rights or land ownership and you are therefore advised to consult with the Planning Authority if considering any further development

Signature:	Bob Robertson
Designation:	Area Planning Manager South
Author:	Lucy Prins
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - (LOC) 01 Rev A Location Plan 27.05.25 Plan 2 - PL(01) E Proposed Site Plan 27.05.25 Plan 3 - (PL)02 RevA Proposed Section Plan 27.05.25 Plan 4 - PL(10) RevA Proposed floor plan/elevation Type A 9.7.24 Plan 5 - PL(11) RevA Proposed floor plan/elevation Type B 9.7.24 Plan 6 - PL(12) RevA Proposed floor plan/elevation Type C 27.5.25

Plan 7 - PL(13) RevA Proposed floor plan/elevation Shop 9.7.24

Plan 8 - PL(14) Site Layout Plan – Farm Shop 11.10.24

Plan 9 - 04 Rev A Road Adoption Plan 9.7.24

Plan 10 - 02 Rev F Drainage Layout Plan 22.10.24

Plan 11 - Landscape Proposals 657-01- 01 25.11.24

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²	Not required								
Community Facilities	Community facilities within catchment of Lochaber High School – identified in Highland delivery plan (Lochaber leisure Centre)	£1019	£1019	£12,228	BCIS	Q2 2018	TOC/CC	Apr/Oct	20
Affordable Housing									
On-site provision ³	4 units. One block of four flats	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Agreement for Delivery Needed	Y. Principle for one block of four cottage flats has been agreed. Need to agree specification etc.	N/A	N/A	N/A	N/A	N/A	Three months prior to commencement	N/A	N/A
Transport	Not required – to be delivered by developer as part of development								
Green Infrastructure									
Open Space	Off-site provision of open space - upgrade and maintenance of existing play provision with Spean Bridge settlement	£3374 (max) - TBD	£3374	£40,488	BCIS	2024	TOC/CC	Apr/Oct	20
Public Art	Not required – to be delivered on site by developer								

*¹ Adjust total to take account of flat exemptions

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

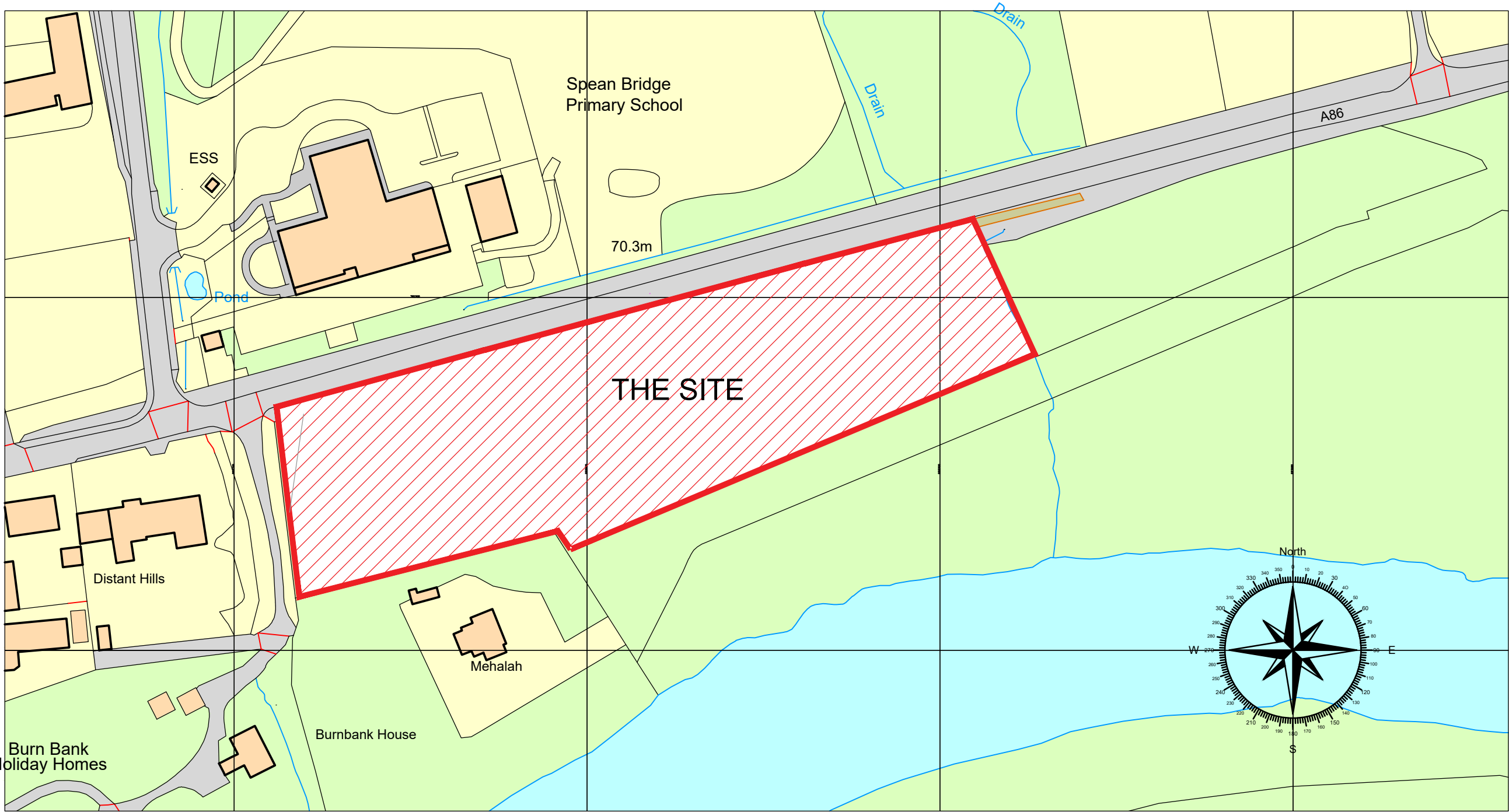
*³ TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

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

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

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

- *4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)
- *5 Clawback – 15 years for Major development; 20 years for Local development



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Application Site Boundary
11,129m²/ 1.11Ha / 2.75 Acres

Application Boundary

Location Plan



ihc Architecture Ltd		no. 1 west holmes gardens musselburgh eh21 6qw www.ihc-arc.com	
CLIENT JSL Estates Ltd.			
PROJECT PROPOSED DEVELOPMENT BURN BANK SPEAN BRIDGE			
SCALE@A1 1:1250@A3		DATE JAN 2024	
DRAWN BY ME	CHECKED ihc	STAGE PLANNING	
DRAWING LOCATION PLAN			
PROJECT NUMBER 2023-113	DRAWING NUMBER (LOC)01		REVISION A



NOTE:
All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

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REVISION / DESCRIPTION / DATE

Application Site Boundary
11,129m² / 1.11Ha / 2.75 Acres

Application Boundary

Accommodation

Type A(1)	=	2
Type B	=	6
Type C	=	4
Total	=	12 houses

(8 mainstream 4 affordable)

Farm Shop
950qft / 88.0m²

E Additional parking space added to farm shop and turning are behind disable space increased to 7.2m 11.10.24

D SUDs basin moved, plots 1+2 houses amended to have a shared twin single garage, entrance radius altered 03.04.24

C SUDS detention basin extended by 2m, plots 1 & moved west accordingly 25.01.24

B Two plots removed, SUDS detention basin added, turning head relocated, visitor parking added existing culvert extended below new road. 23.12.23

A Plot 1 pulled back form top of banking burn to the east, plot 2 change to a B type House and footpath added to server all houses and link to footpath adjacent to Primary School. 03.07.23

..\\..\\..100 Branding\\IHC with Address and web.jpg

CLIENT

JSL Estates Ltd.

PROJECT

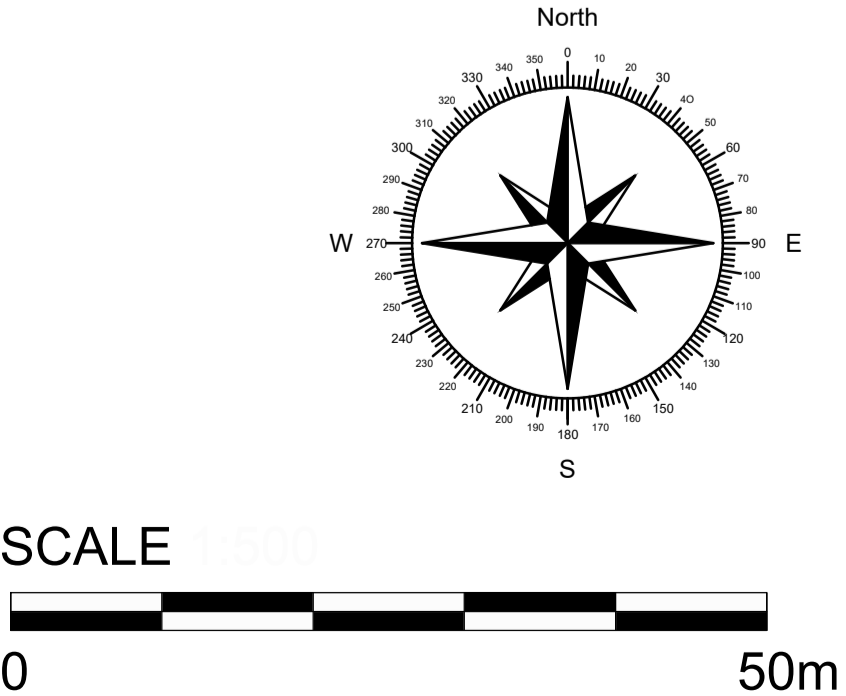
PROPOSED DEVELOPMENT
BURN BANK
SPEAN BRIDGE

SCALE@A1 1:500@A1 1:1000@A3	DATE JAN 2024
DRAWN BY ME	CHECKED ihc
STAGE PLANNING	

DRAWING
SITE PLAN

PROJECT NUMBER 2023-113	DRAWING NUMBER (PL)01	REVISION E
----------------------------	--------------------------	---------------

site plan - (planning)



SCALE 1:250 @ A1



0

20m

NOTE:
All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards.
All dimensions to be verified by the Contractor on site.
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REVISION / DESCRIPTION / DATE

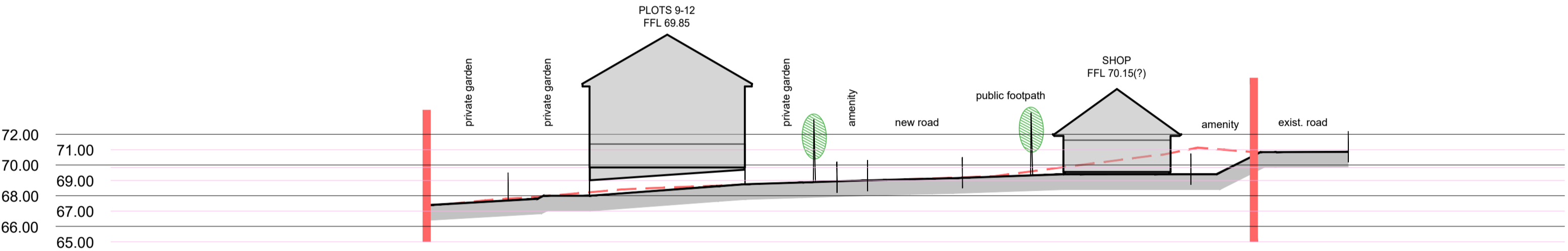
Drawings to be read in conjunction with Structural Engineers drawings, details and specification



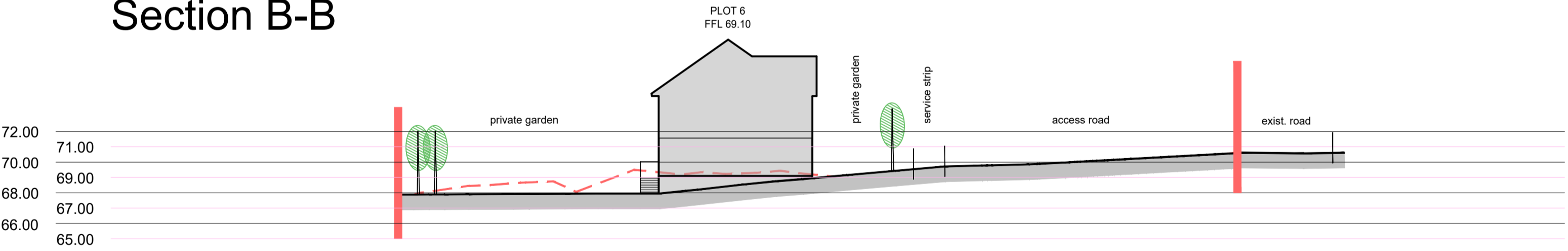
Section A-A



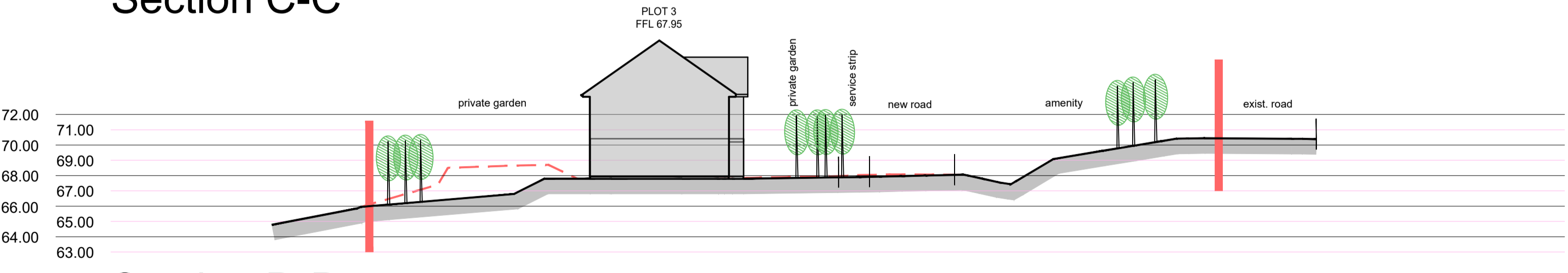
Section A-A



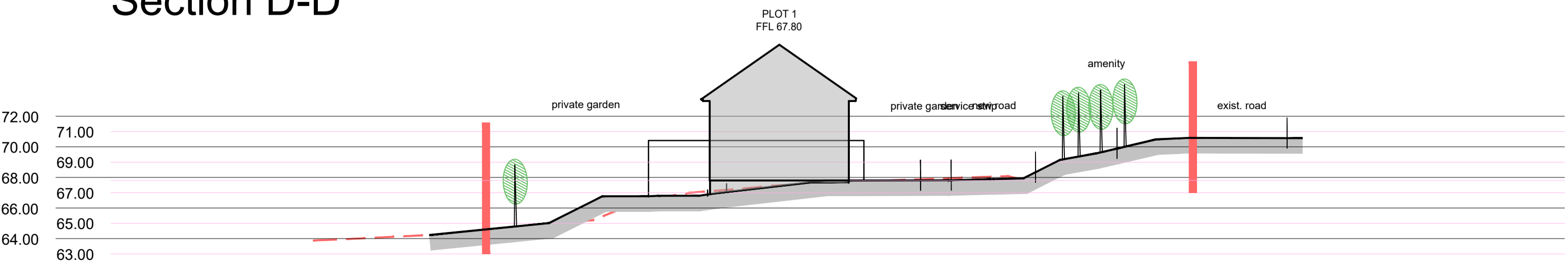
Section B-B



Section C-C



Section D-D



Section E-E

No.	DESCRIPTION	DATE
REVISIONS		

ihc **no. 1**
west holmes gardens
musselburgh
eh21 6qw
Architecture Ltd www.ihc-arc.com

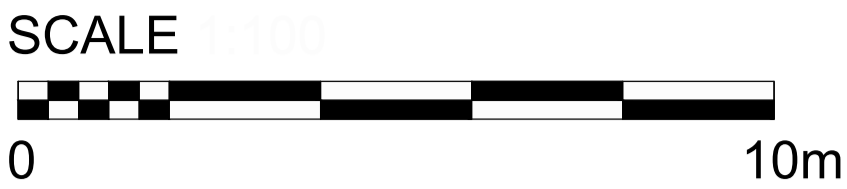
CLIENT
JSL Estates Ltd.

PROJECT
**PROPOSED DEVELOPMENT
BURN BANK
SPEAN BRIDGE**

SCALE@A1 1:250 @ A1 1:500@A3	DATE JAN 2024
DRAWN BY ME	CHECKED ihc
STAGE PLANNING	

DRAWING
Proposed Site Sections

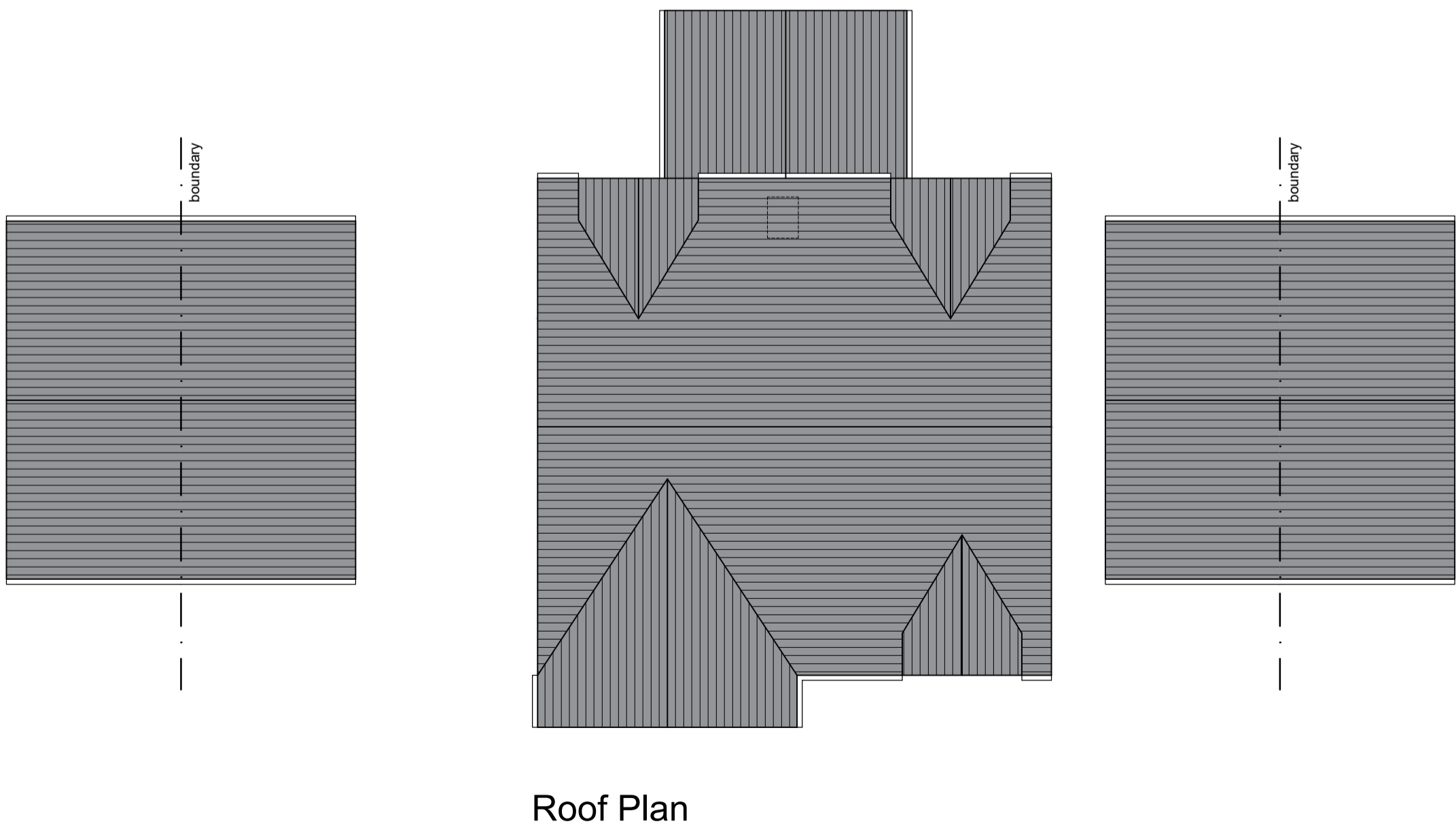
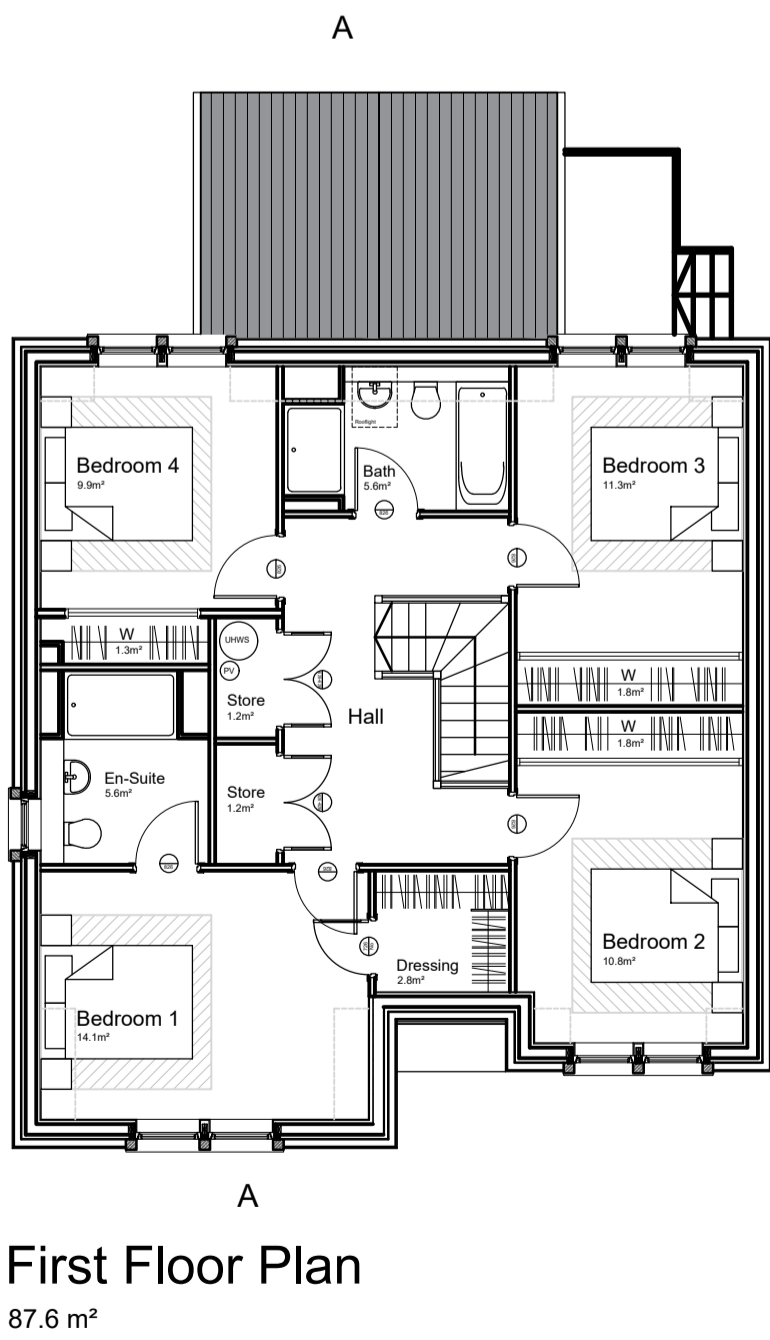
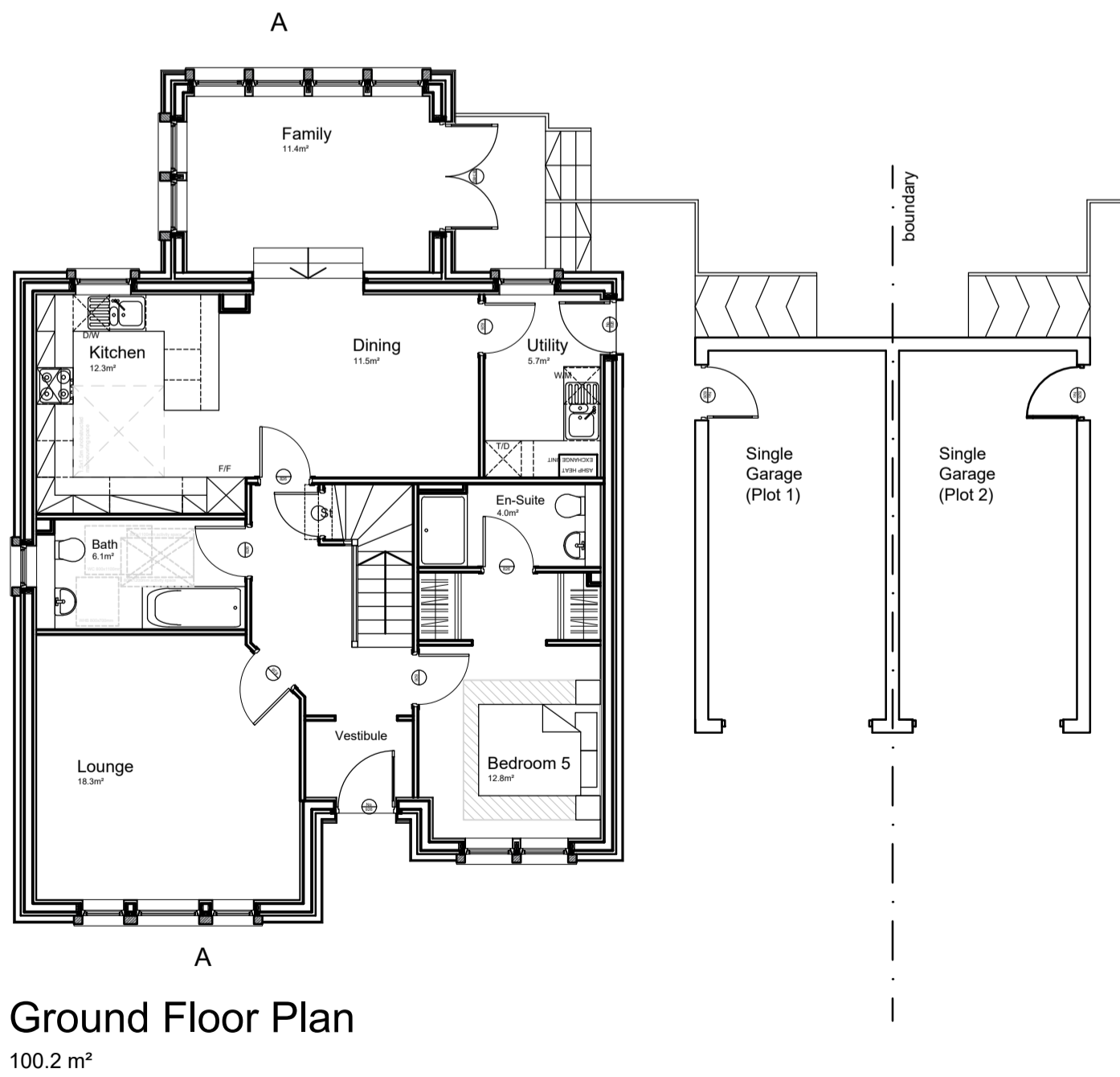
PROJECT NUMBER 2023-113	DRAWING NUMBER (PL)02	REVISION A
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CLIENT

JSL Estates Ltd.

PROJECT

RESIDENTIAL DEVELOPMENT
BURN BANK
SPEAN BRIDGE
FORTWILLIAM

SCALE@A1

1:50 @ A1

1:100@A3

DATE

March 2023

DRAWN BY

KH

CHECKED

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STAGE

Planning

DRAWING

Proposed Floor Plans & Elevations
House Type A(1)

PROJECT NUMBER

2023-113

DRAWING NUMBER

(PL)10

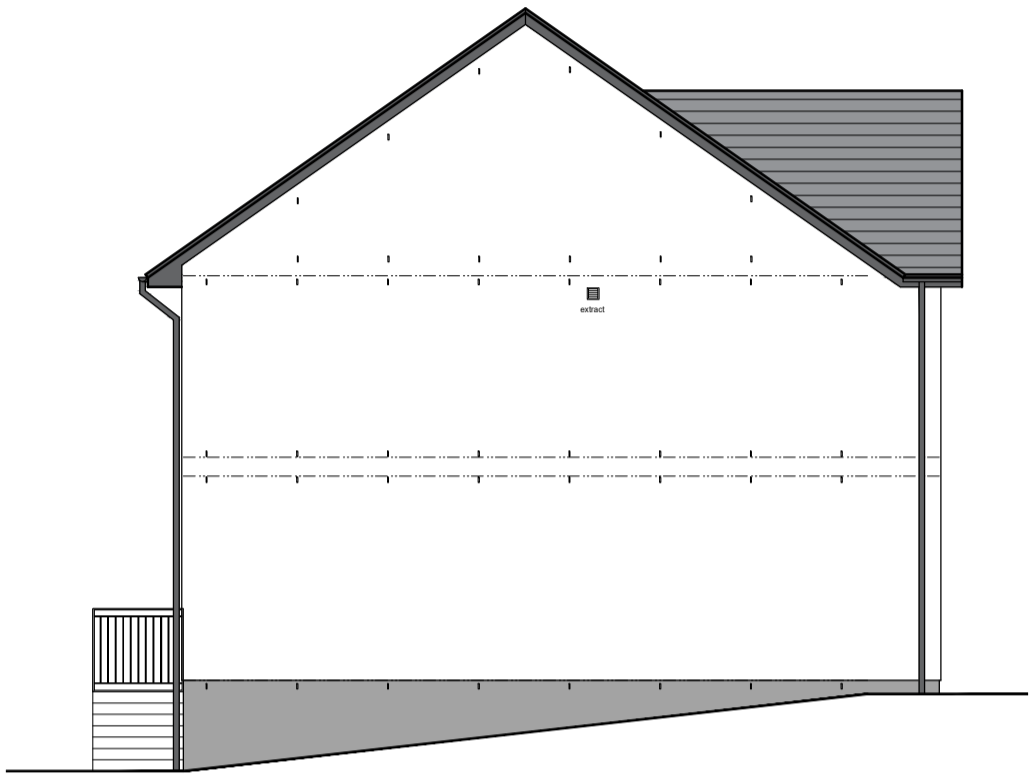
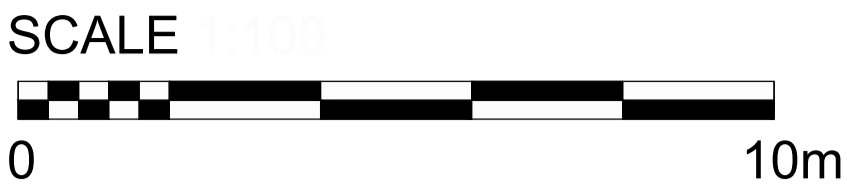
REVISION

A

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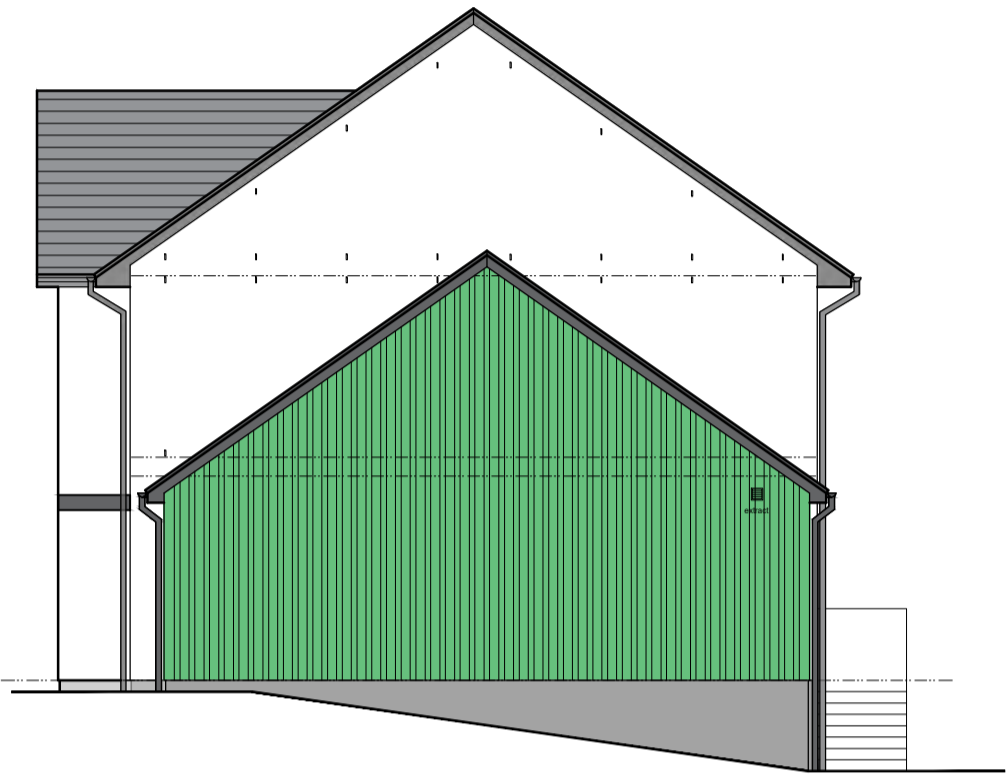
REVISION	DESCRIPTION	DATE
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Side Elevation



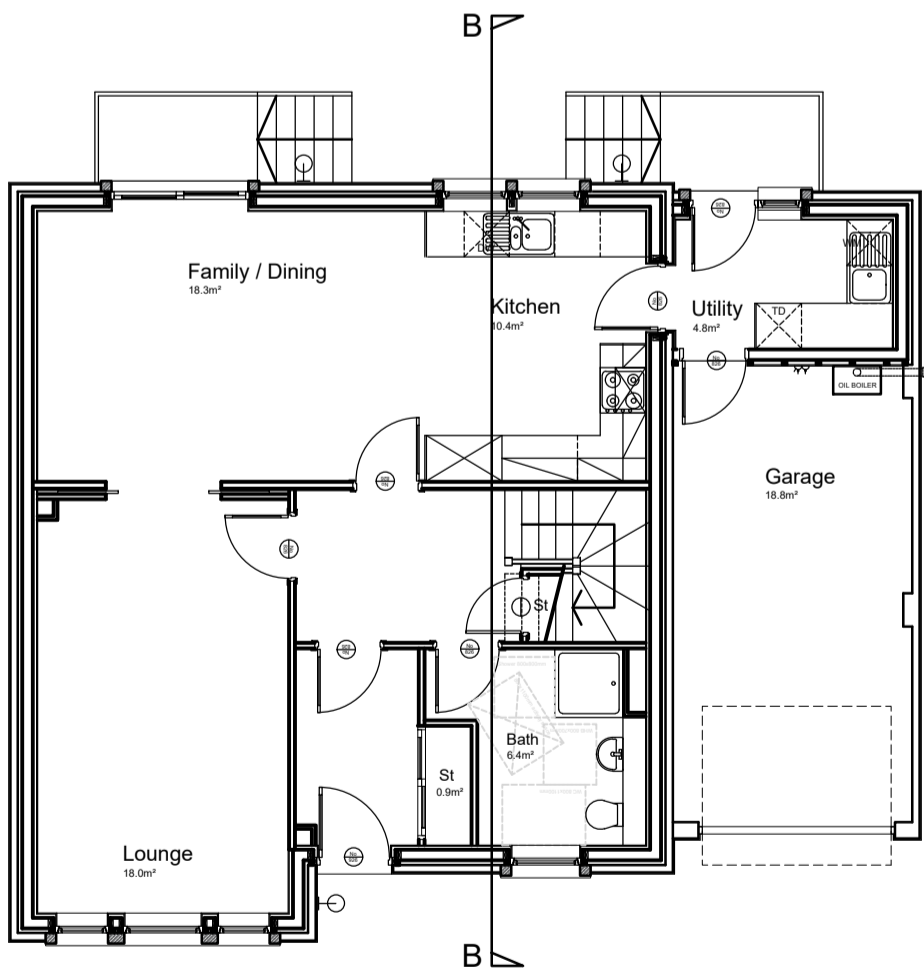
Front Elevation



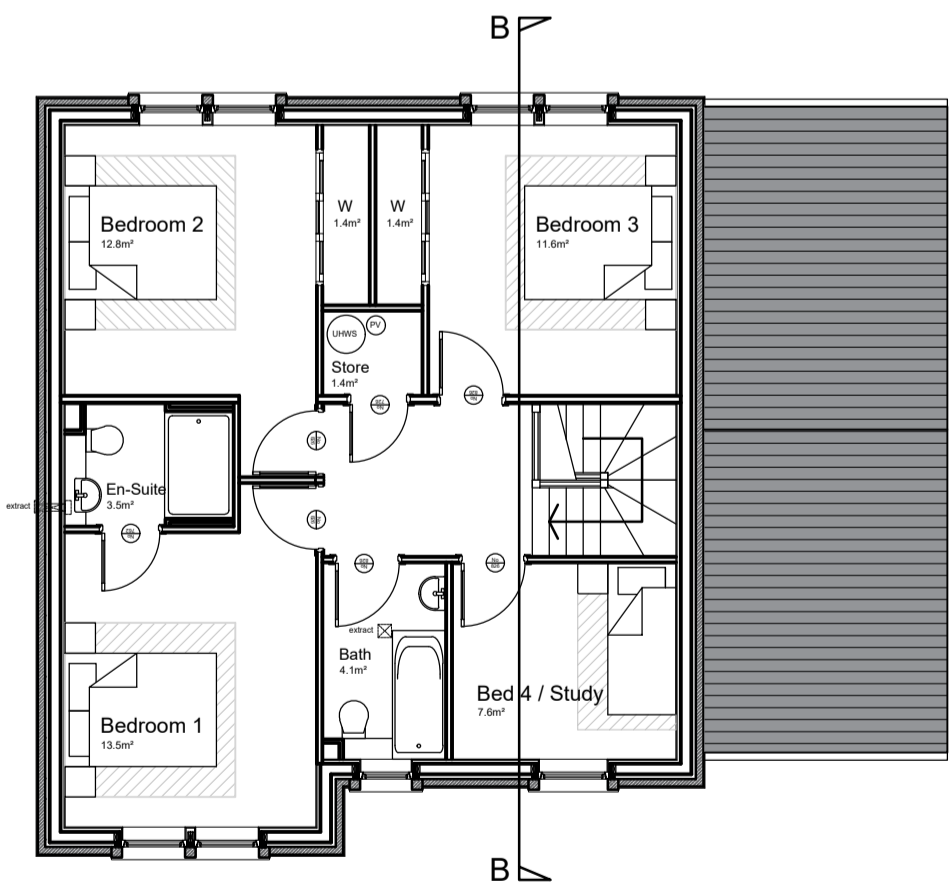
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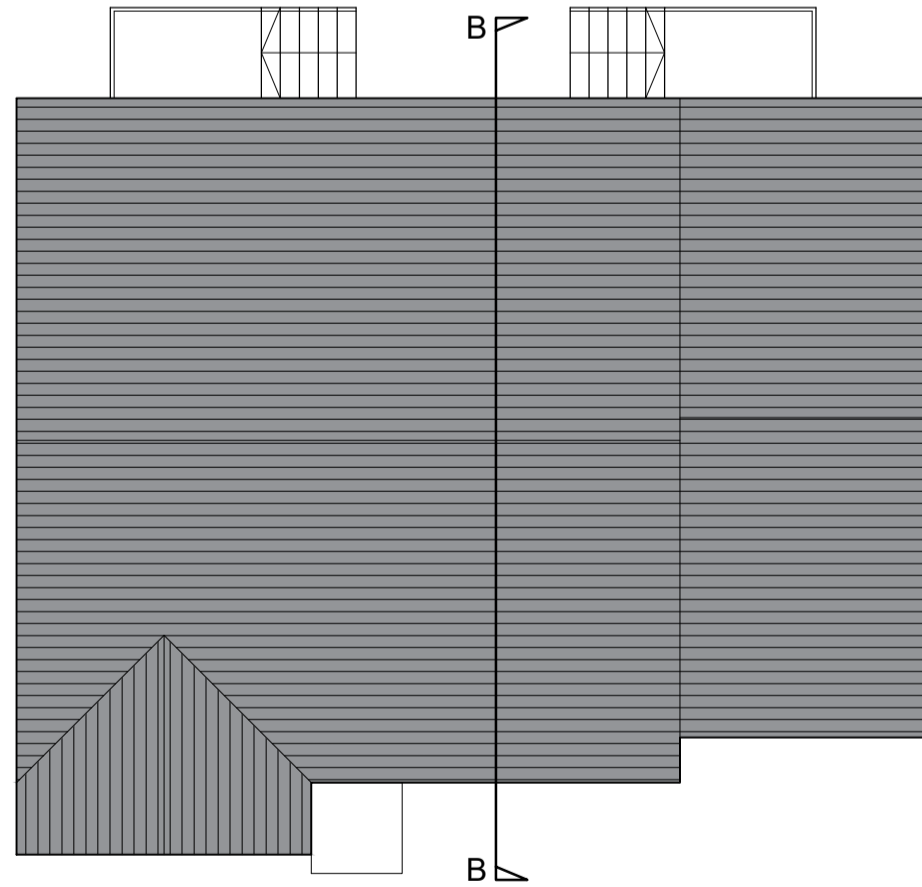
Rear Elevation



Ground Floor Plan
77.2 m²



First Floor Plan
71.7 m²



Roof Plan

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PROJECT

RESIDENTIAL DEVELOPMENT
BURN BANK
SPEAN BRIDGE
FORT WILLIAM

SCALE@A1

1:50 @ A1 1:100@A3

DATE

March 2024

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STAGE

Planning

DRAWING

Proposed Floor Plans & Elevations
House Type B

PROJECT NUMBER

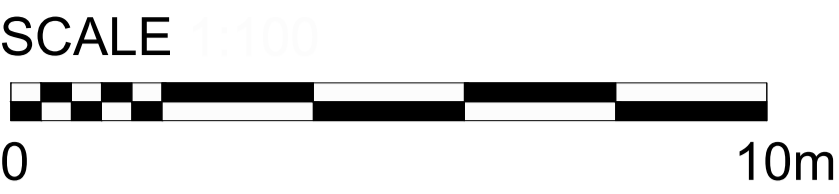
2023-113

DRAWING NUMBER

(PL)11

REVISION

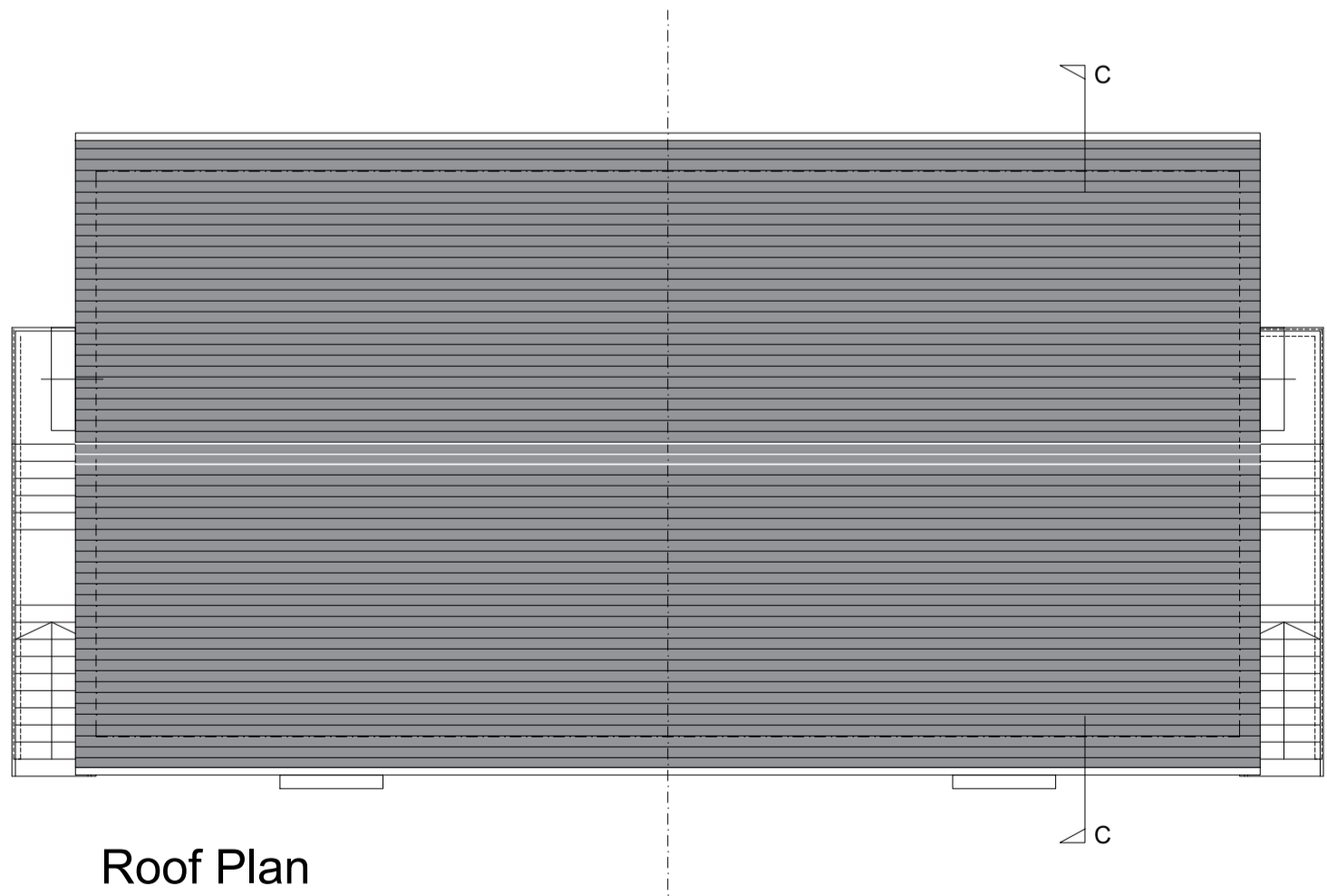
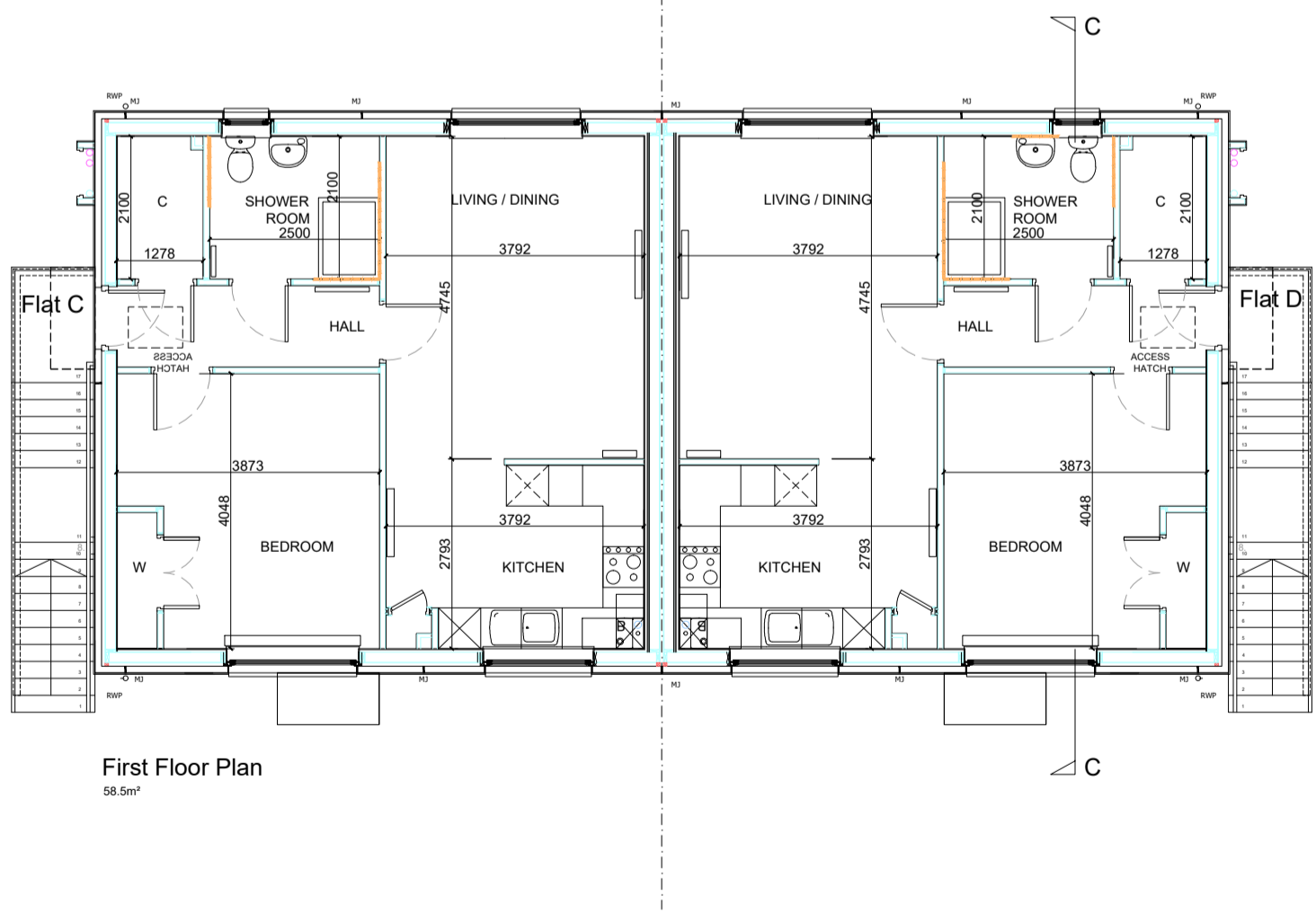
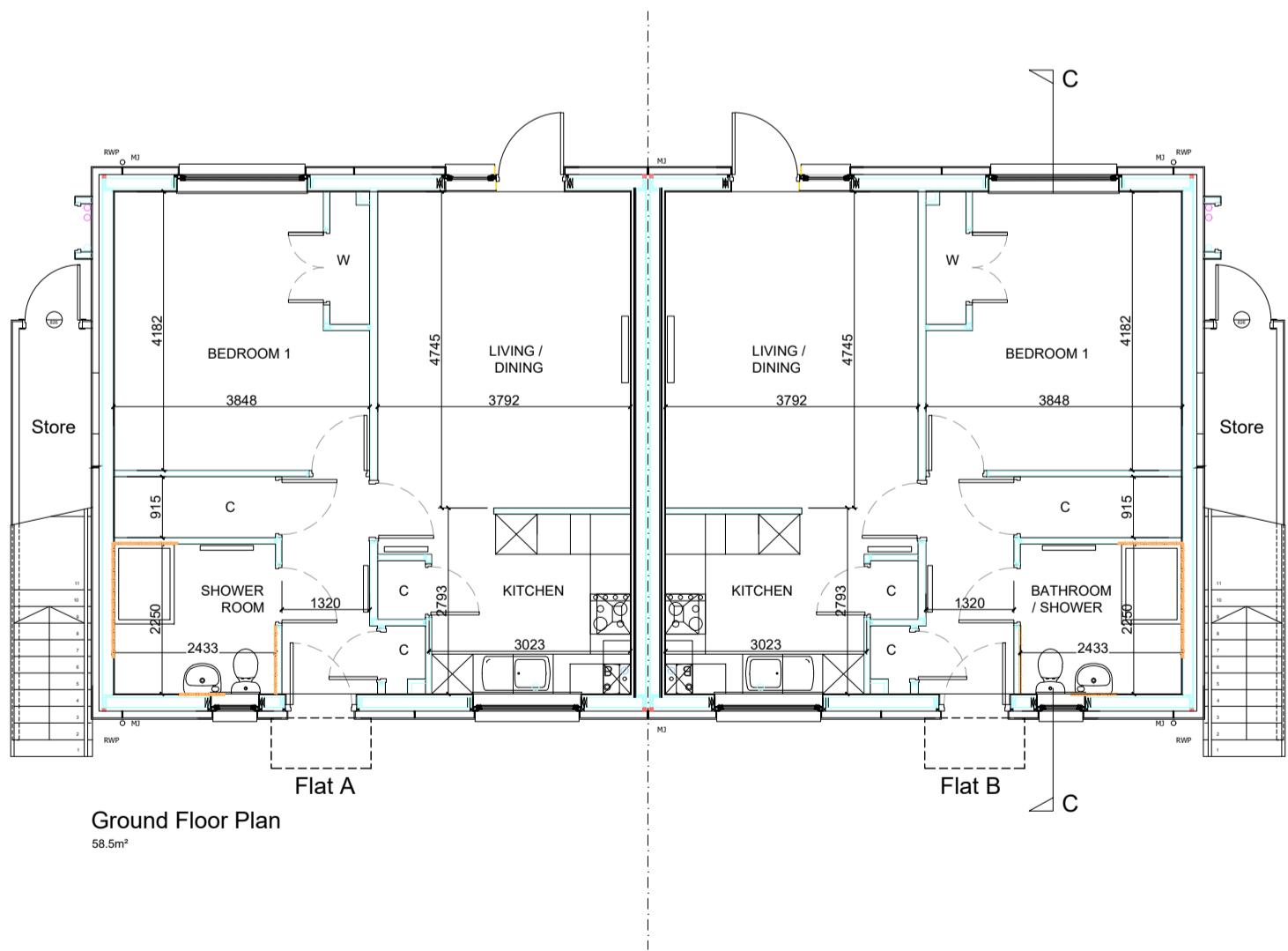
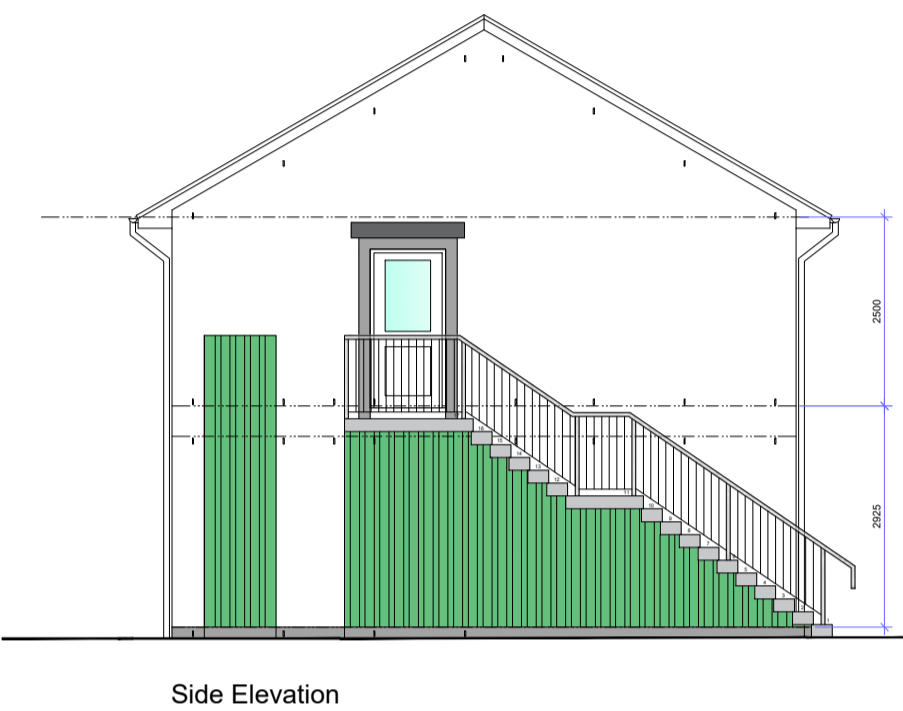
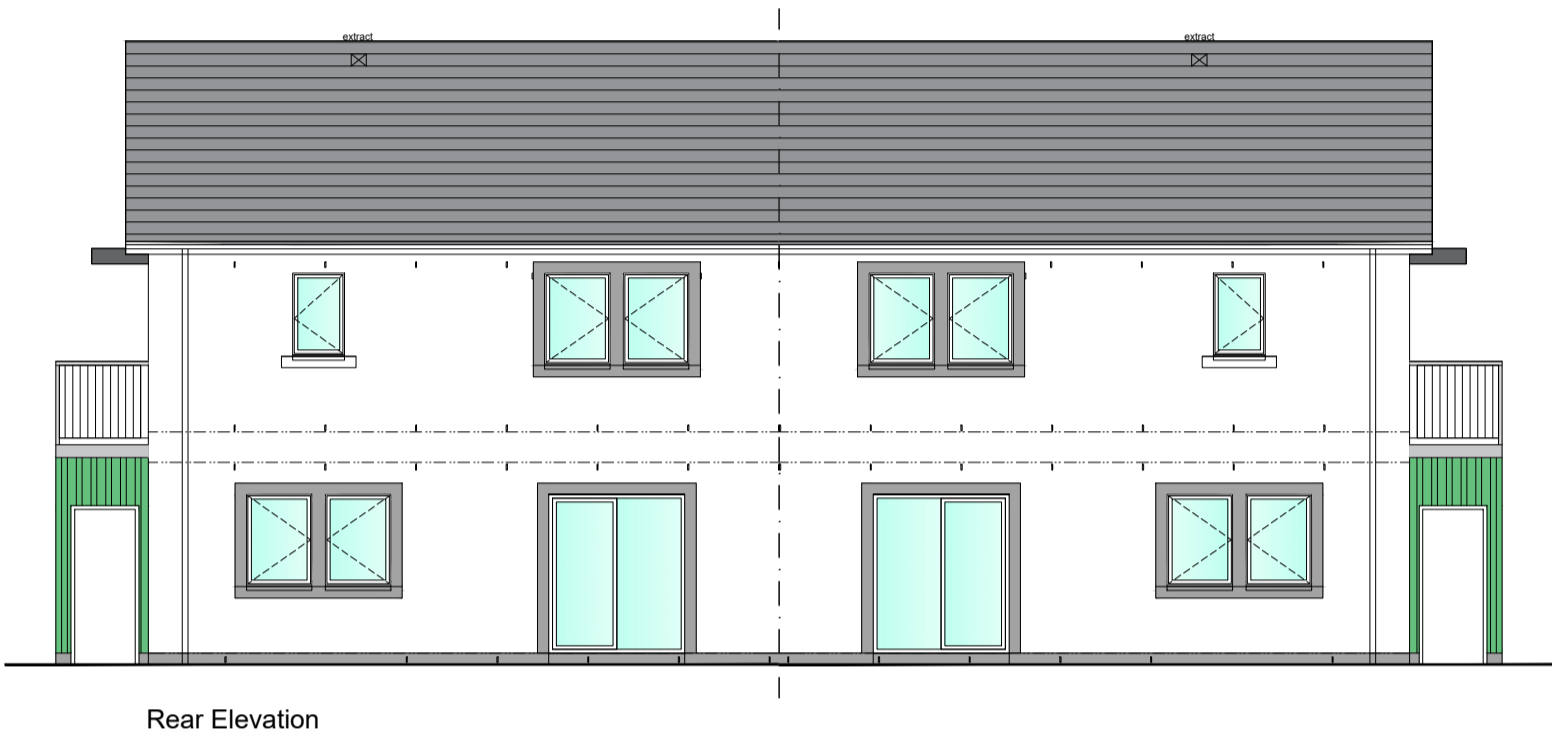
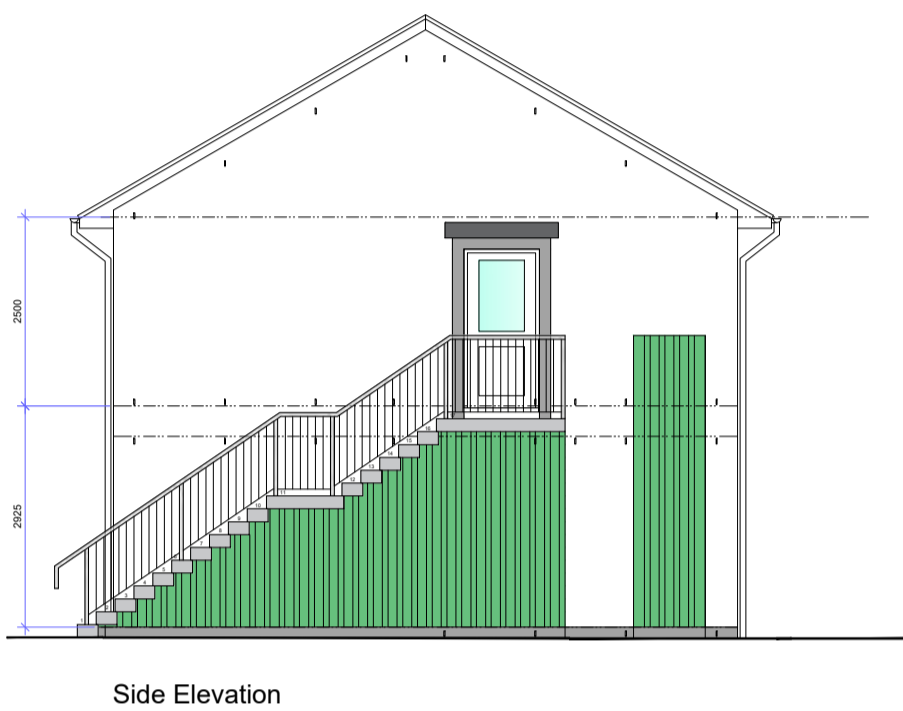
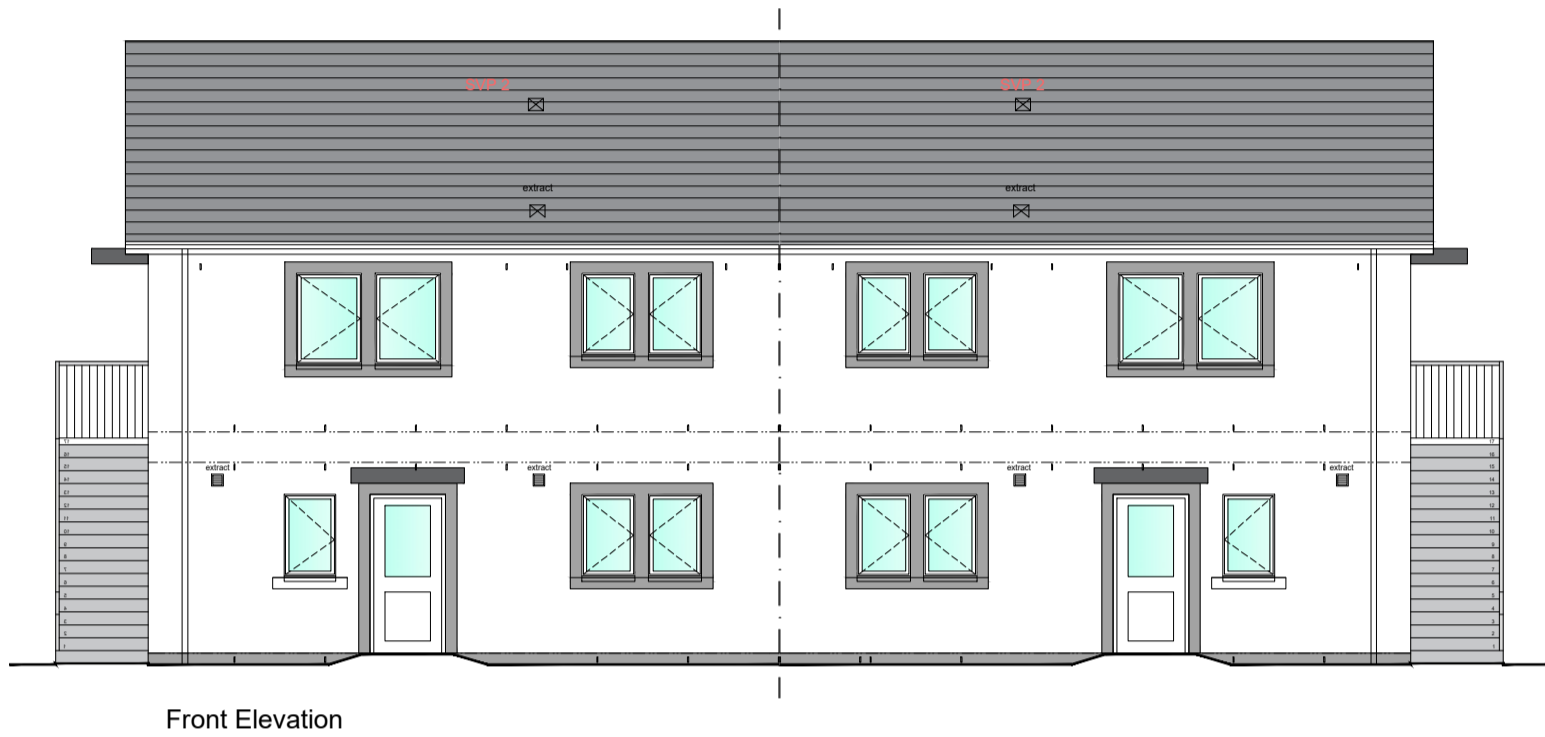
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no. 1

west holmes gardens
musselburgh
eh21 6qw

www.ihc-arc.com

CLIENT

JSL Estates Ltd.

PROJECT

RESIDENTIAL DEVELOPMENT
BURN BANK
SPEAN BRIDGE
FORTWILLIAM

SCALE@A1

1:100 @ A1 1:200@A3

DATE

March 2023

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KH

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STAGE

Planning

DRAWING

Proposed Floor Plans & Elevations
House Type C (1)

PROJECT NUMBER

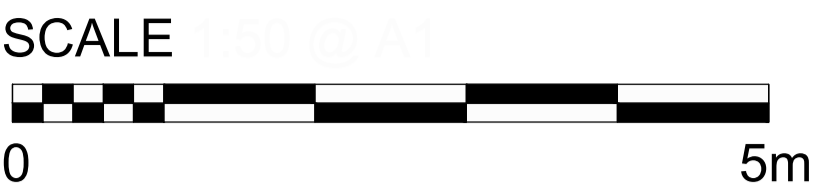
2023-113

DRAWING NUMBER

(PL)12

REVISION

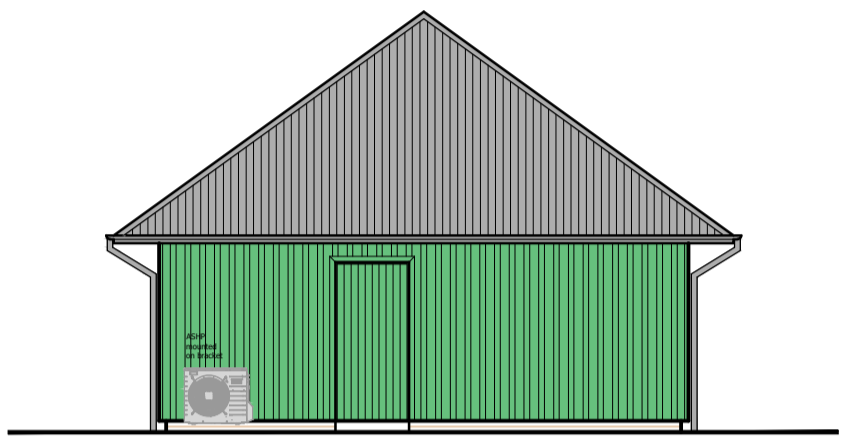
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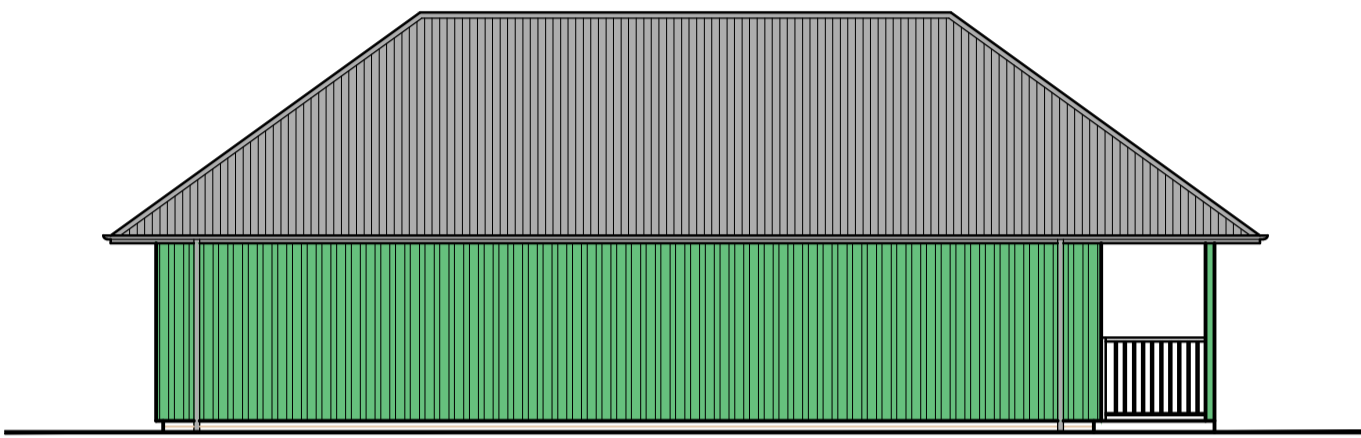
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REVISION	DESCRIPTION	DATE
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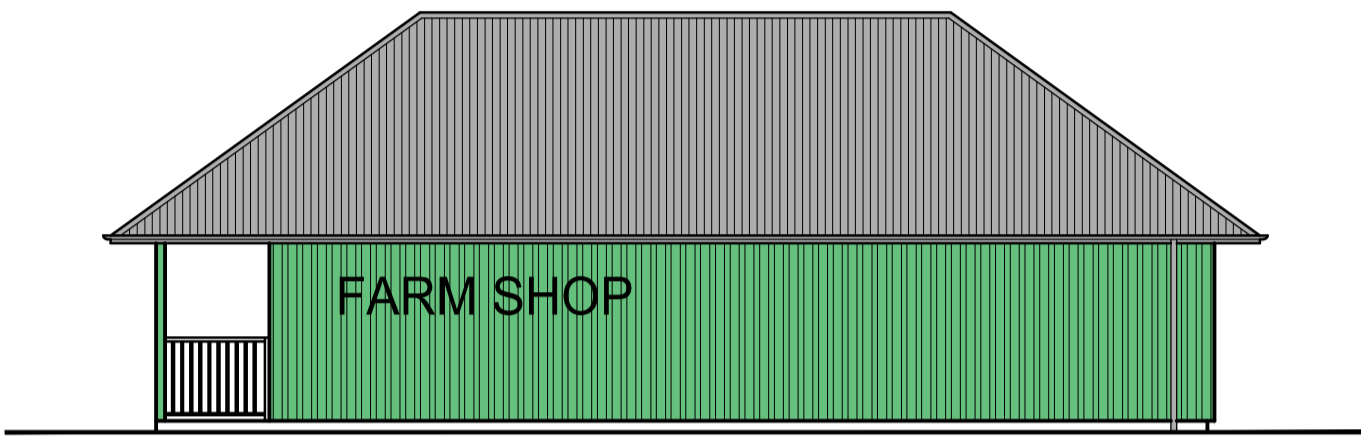
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1:100



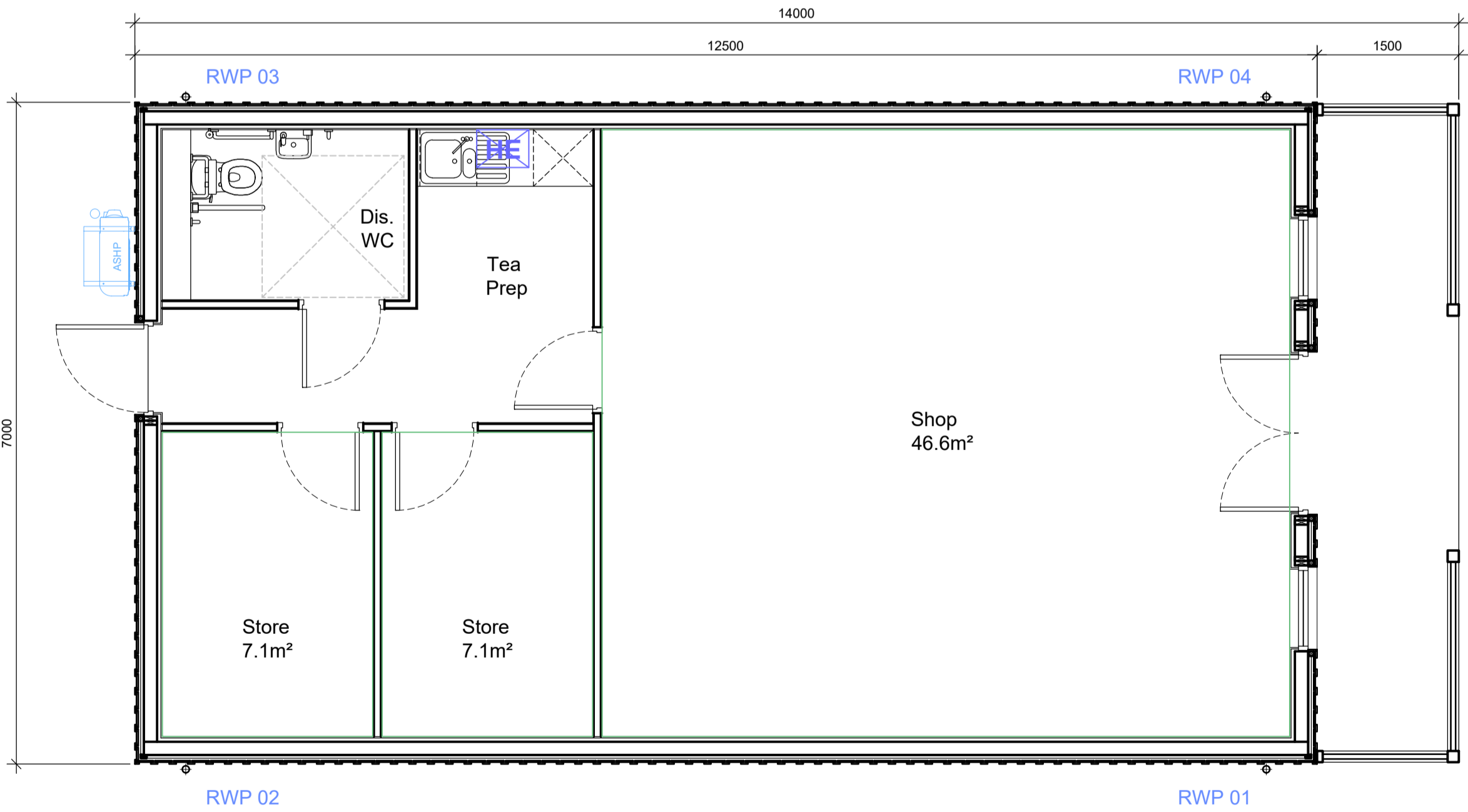
Side Elevation



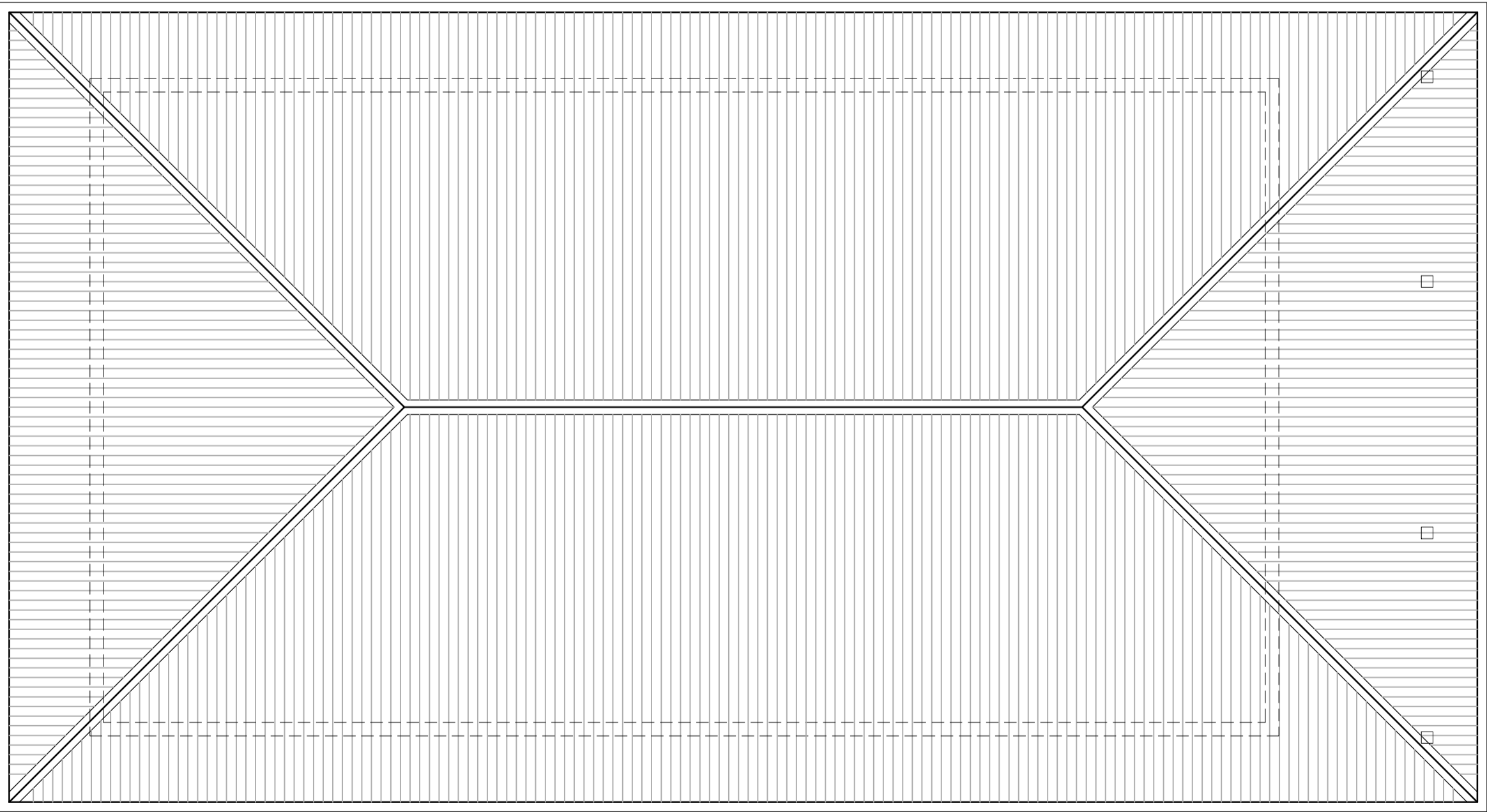
Front Elevation



Side Elevation



Floor Plan
1:50



Roof Plan
1:50

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CLIENT

JSL Estates Ltd.

PROJECT

RESIDENTIAL DEVELOPMENT
BURN BANK
SPEAN BRIDGE
FORTWILLIAM

SCALE@A1

1:50 / 1:100 @ A1

DATE

Feb 2023

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STAGE

Planning

DRAWING

Farm Shop
Plan & Elevations

PROJECT NUMBER

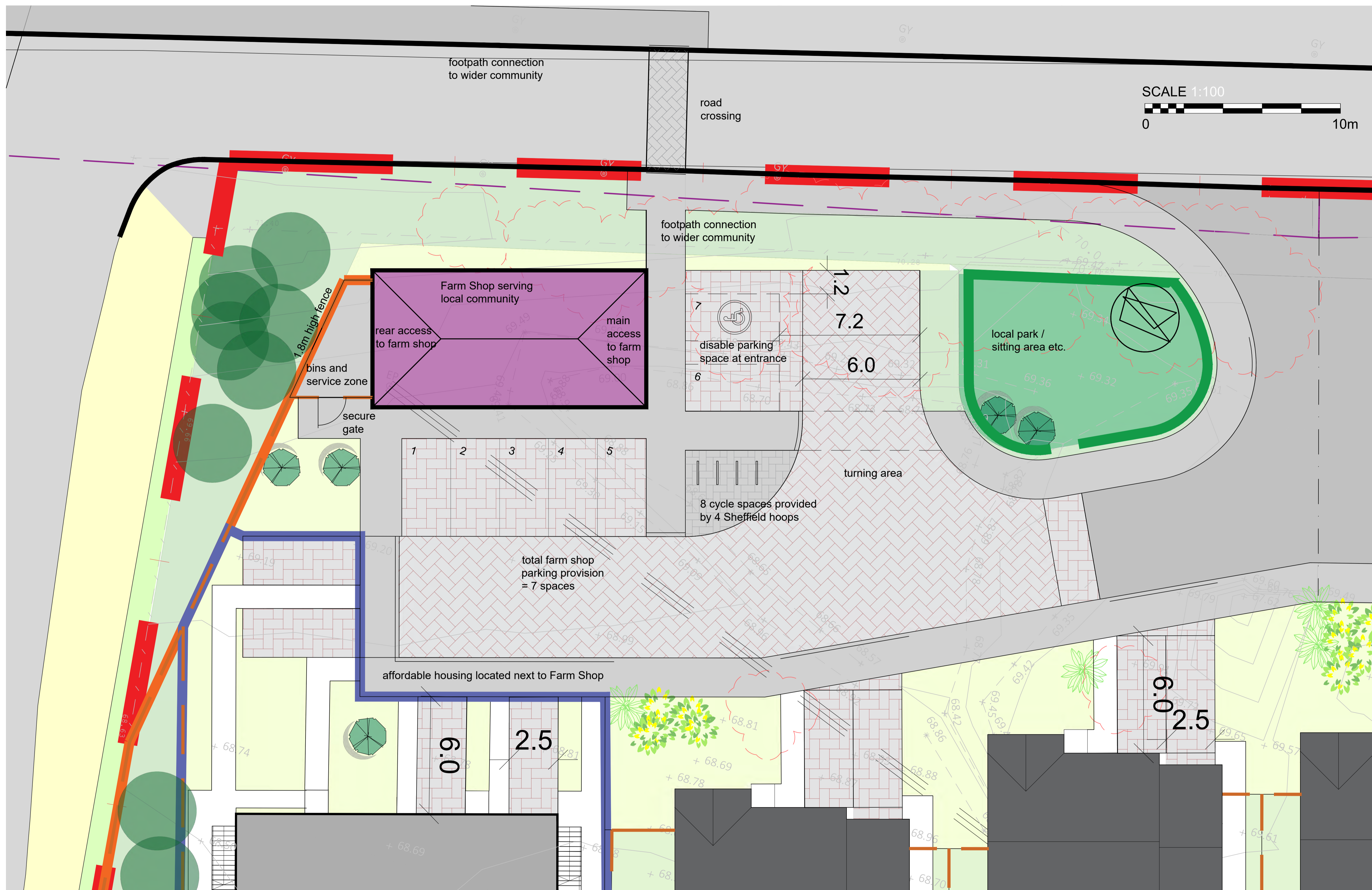
2023-113

DRAWING NUMBER

(PL)13

REVISION

A





KEY	
<div></div>	PROSPECTIVELY ADOPTABLE ROAD
<div></div>	PROSPECTIVELY ADOPTABLE FOOTWAY
<div></div>	PROSPECTIVELY ADOPTABLE SERVICE STRIP

ANY VARIATION FROM THE DESIGN SHOWN ON THIS DRAWING MUST BE NOTIFIED TO THE ENGINEER & HIS APPROVAL MUST BE OBTAINED. ANY UNAUTHORISED VARIATION FROM THE DESIGN MAY INVALIDATE ANY CERTIFICATION. IF IN DOUBT CONTACT THE ENGINEER.

THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO COMMENCING ANY WORK TO DISCUSS AND ENSURE FULL UNDERSTANDING OF THE DESIGN INTENT.

Revision	Description	By	Date

Client:
STRATHMORE HOTELS LTD

Architect:
IHC ARCHITECTURE LTD



Tel: 01786 649689 email: admin@drwcs.co.uk

Project:
PROPOSED DEVELOPMENT
BURNBANK
SPRANBRIDGE

Drawing:
ADOPTED AREAS

DRAWING STATUS:

Engineer: AJG Date: JAN 24

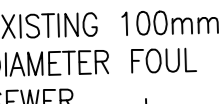
Technician: Date:

Project No. 23.5584 Drawing No. 04 Revision A

Drawing Scale: 1:250

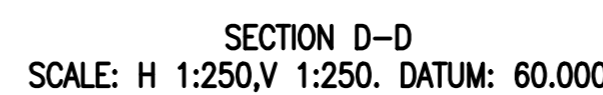
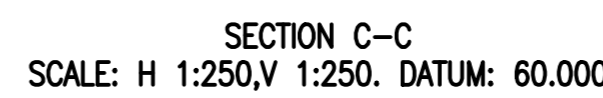
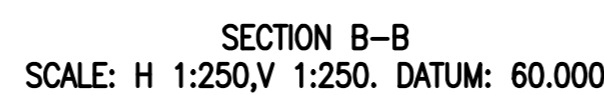
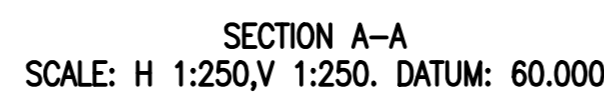
1. ALL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CEIRH CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY, (CEIRH 3RD EDITION) AS AMENDED BY THE SCOTLAND WATER BOARD.
2. ALL EXISTING TIE-IN LEVELS MUST BE VERIFIED ON SITE PRIOR TO ANY WORK COMMENCING WITH ANY DISCREPANCIES REPORTED TO THE ENGINEER.
3. ALL GULLIES TO BE TRAPPED, COVERS & FRAMES TO BE LEAKY DRAIN 124, ALL GULLY CONNECTIONS TO MAIN SEWERS SHALL BE FORMED WITH ANJUNCTION PIPES, GULLY TALLS TO BE 150mm DIA ULK.
4. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM SCOTTISH WATER PRIOR TO CONNECTING INTO EXISTING SEWERS
5. THERMOPLASTIC STRUCTURED WALL PIPE CAN BE USED UP TO A MAXIMUM DRAINAGE OF 600mm, SMOOTH WALL ULK PIPE CAN BE USED UP TO A MAXIMUM DRAINAGE OF 450mm, ALL PIPES SHALL BE THERMOPLASTIC IN COLOUR AND RATED TO WITHSTAND STANDARD JETTING PRESSURES AS DESCRIBED IN W4.3-53-01.
6. ON SITE TO SIFT THE FINISHED ROAD/GROUND LEVEL
7. ALL PIPES TO CONNECT SLOPE TO SOFTIT, ULK.
8. PIPES WITH LESS THAN 1.2m COVER BENEFIT RATES 0.9m COVER BENEFIT SHORT RATES ARE TO HAVE 150mm GRADE. 1" CONCRETE
9. SURFACE WATER RUN-OFF FROM DRIVEWAYS SHALL BE PREVENTED FROM RUNNING ONTO ADJOINING FOOTPATHS AND CARREGIAGES BY CURBSTONE DRAINAGE.
10. LOCATION OF INSPECTION CHAMBERS TO BE ADJUSTED AS REQUIRED ON SITE TO ENSURE THAT THEY ARE IMMEDIATELY TO REAR OF FOOTWAY HEAVY KERB AND NOT TO BE LOCATED IN THE DISJUNCTION CHAMBER TO BE SET OUT ABOVE TO S.W.D. C.

IC NUMBER	COVER LEVEL (m)	INVERT LEVEL (m)	IC NUMBER	COVER LEVEL (m)	INVERT LEVEL (m)
IC1	70.10	69.20	IC7	70.20	69.30
IC2	68.95	68.03	IC8	70.25	69.07
IC3	69.00	67.94	IC9	70.20	69.04
IC4	68.75	67.82	IC10	70.90	68.89
IC5	68.60	67.75	IC11	69.35	68.01
IC6	68.40	67.28	IC12	68.60	67.42
			IC13	67.20	66.30
			IC14	68.00	65.55
			IC15	67.10	65.37
			IC16	64.50	63.67
			OUT		63.62



PROPOSED FOUL SEWER
TO DISCHARGE TO
EXISTING

BREAK
PRESSURE
MANHOLE



2515561	02	F
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Drawing Scale: 1:250

PLANTING SCHEDULE

CARE SHOULD BE TAKEN TO ENSURE THAT ALL TREES ARE PLANTED A MINIMUM OF 1M AWAY FROM ALL FOOTPATHS AND SERVICE STRIPS.

These plants have been chosen taking into account the recommendations of the RHS Plant Selector. Where possible, plants which are particularly attractive to bees have been used.

PROPOSED TREES

Agr	Acer griseum (Paper bark Maple)	3no
SJR	Sorbus 'Joseph Rock' (Rowan)	2no
Sv	Sorbus viminifl	2no

All of the above trees to be Heavy Standard size (12 to 14cm girth) double short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

All	Alnus incana 'Laciniata' (Italian Alder)	3no
Ag	Alnus glutinosa (Common Alder)	2no
Bp	Betula pendula (Common Birch)	2no
BuJ	Betula utilis 'Jacquemonti' (White-Stemmed Birch)	4no
Fs	Fagus sylvatica (Beech)	4no
Op	Quercus petraea (Sessile Oak)	4no
Sau	Sorbus aucuparia (Rowan)	2no

All of the above trees to be Extra Heavy Standard size (16 to 18cm girth) double short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED FRUIT TREES

MBS	Malus Brambley 'Seedling' (Apple)	1no
MCP	Malus 'Cox's Orange Pippin' (Apple Tree)	1no
MD	Malus 'Discovery' (Apple)	1no

All of the above trees to be Heavy Standard size (12 to 14cm girth) double short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

PROPOSED SHRUBS

CI	Choisya ternata 'Sundance'	30 to 40cm 3L	3/m²	18no
HBG	Hebe 'Blue Gem'	30 to 40cm 3L	4/m²	24no
HAG	Hebe 'Autumn Glory'	30 to 40cm 3L	4/m²	24no
Hm	Hydrangea macrophylla sp	40 to 60cm 3L	3/m²	34no
PIOL'	Prunus laurocerasus	40 to 60cm 3L	3/m²	34no
	'Otto Luyken'	40 to 60cm 3L	3/m²	34no
SJF	Skimmia japonica 'Fragrans'	40 to 60cm 3L	3/m²	36no
Vt	Viburnum tinus 'Eve Price'	45 to 60cm 3L	3/m²	27no

PROPOSED HERBACEOUS PERENNIALS

Ast	Astilbe 'Fanal'	3L pot	as spec.	16no
Bc	Bergenia cordifolia 'Purpurea'	3L pot	as spec.	18no
LdD	Ligularia dentata 'Desdemona'	3L pot	as spec.	24no
RfD	Rudbeckia fulgida 'Deamii'	3L pot	as spec.	22no

PRIVET HEDGE

Ligustrum ovalifolium 'Aureum'	60 to 80cm 3L	335no
--------------------------------	---------------	-------

Privet hedge is to be planted in one row, evenly spaced, at 300mm centres.

MIXED NATIVE HEDGE (1435no total)

25%	Fagus sylvatica	60 to 80cm 1+2	359no
20%	Crataegus monogyna	60 to 80cm 1+2	287no
25%	Corylus avellana	60 to 80cm 1+2	359no
20%	Viburnum opulus	60 to 80cm 1+2	287no
10%	Prunus spinosa	60 to 80cm 1+2	143no

Mixed hedge is to be planted in two alternate rows at 300mm centres either side of a 900mm high post and wire fence, in alternating groups of 12 plants.

HEDGEROW MIX (280no)

35%	Crataegus monogyna (Hawthorn)	60 to 80cm 1+1	98no
15%	Ligustrum vulgare (Privet)	60 to 80cm 1+1	42no
15%	Sambucus nigra (Elder)	60 to 80cm 1+1	42no
15%	Corylus avellana (Hazel)	60 to 80cm 1+1	42no
10%	Ilex aquifolium (Holly)	20 to 30cm Cell grown	28no
10%	Prunus spinosa (Blackthorn)	60 to 80cm 1+1	28no

Hedgerow mix is to be planted in groups of 5 to 10 at 2 per m². All unprotected edges are to be enclosed with a 900mm high timber post and 3 wire fence.

PROPOSED WILDFLOWER MIX

Mavisbank Meadow Mix available from:
<http://www.scolaseeds.co.uk/shop/mavisbank-mix/>

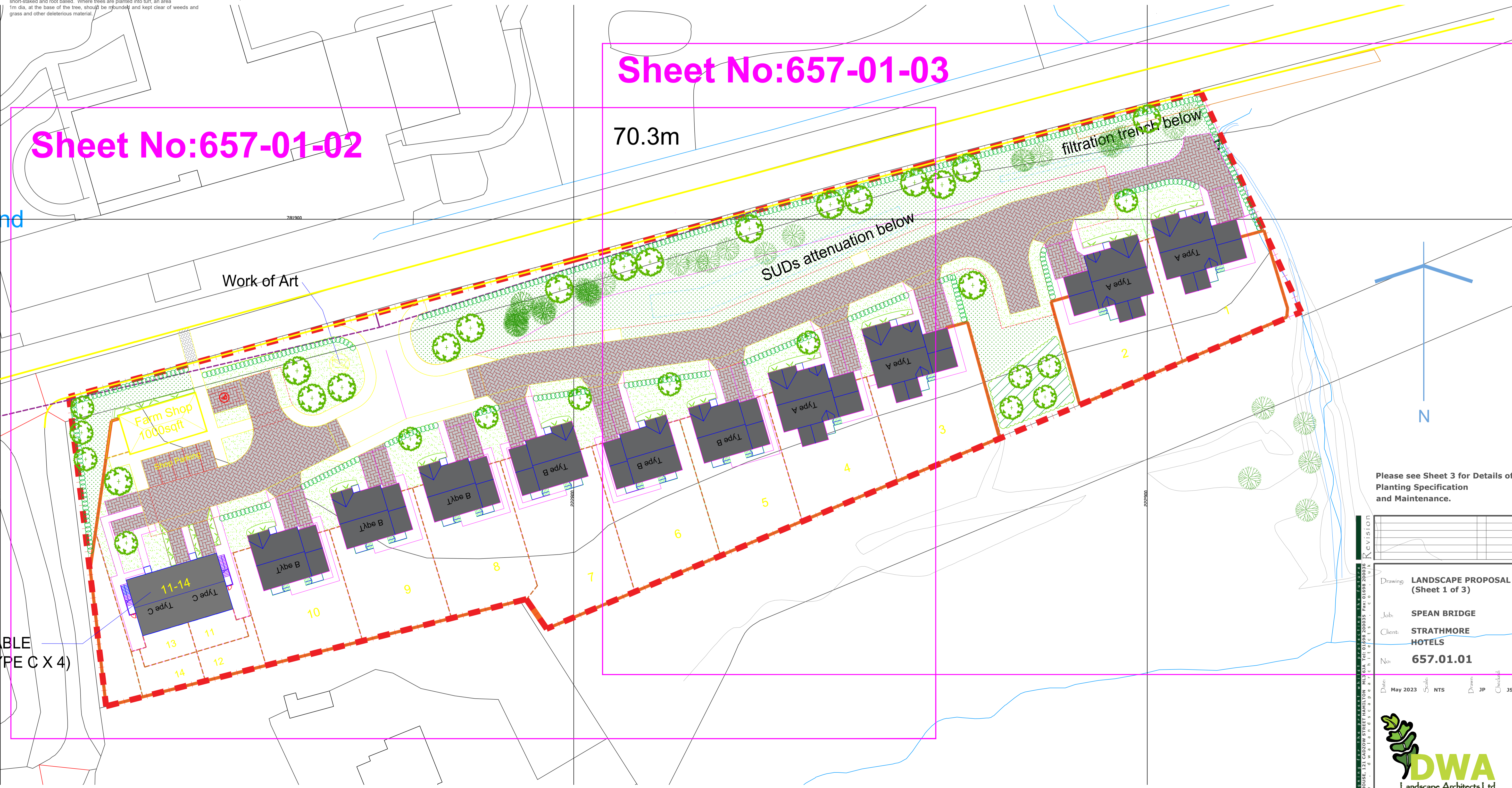
PROPOSED AMENITY GRASS MIX

British Seed Houses A19 (Lawns and Landscaping)
available from:
<http://www.bsamenity.com>

Sheet No:657-01-03

70.3m

Sheet No:657-01-02



Please see Sheet 3 for Details of Planting Specification and Maintenance.

Revisions	
1	
2	
3	
4	
5	
6	
7	
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10	

Drawing: LANDSCAPE PROPOSAL (Sheet 1 of 3)

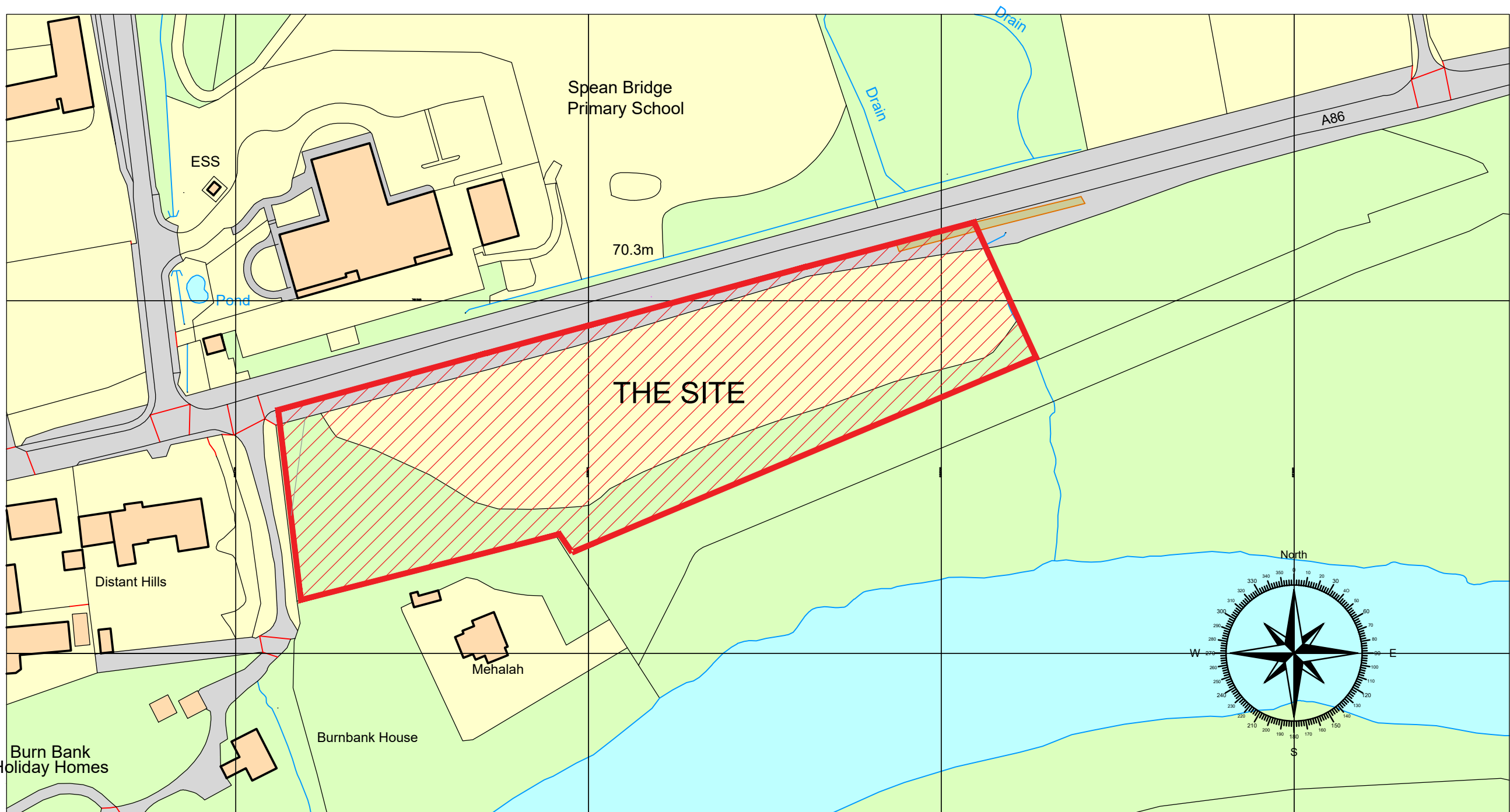
Job: SPEAN BRIDGE

Client: STRATHMORE HOTELS

No: 657.01.01

Date: May 2023 Scale: NTS Drawn: JP Checked: JS





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Application Site Boundary
11,129m²/ 1.11Ha / 2.75 Acres

Application Boundary

Location Plan



1 John's Place Edinburgh EH6 7EL
T: 0131 478 7100 F: 0131 478 7111
mail@fouin-bell.com www.fouin-bell.com

CLIENT

Strathmore Hotels Ltd.

PROJECT

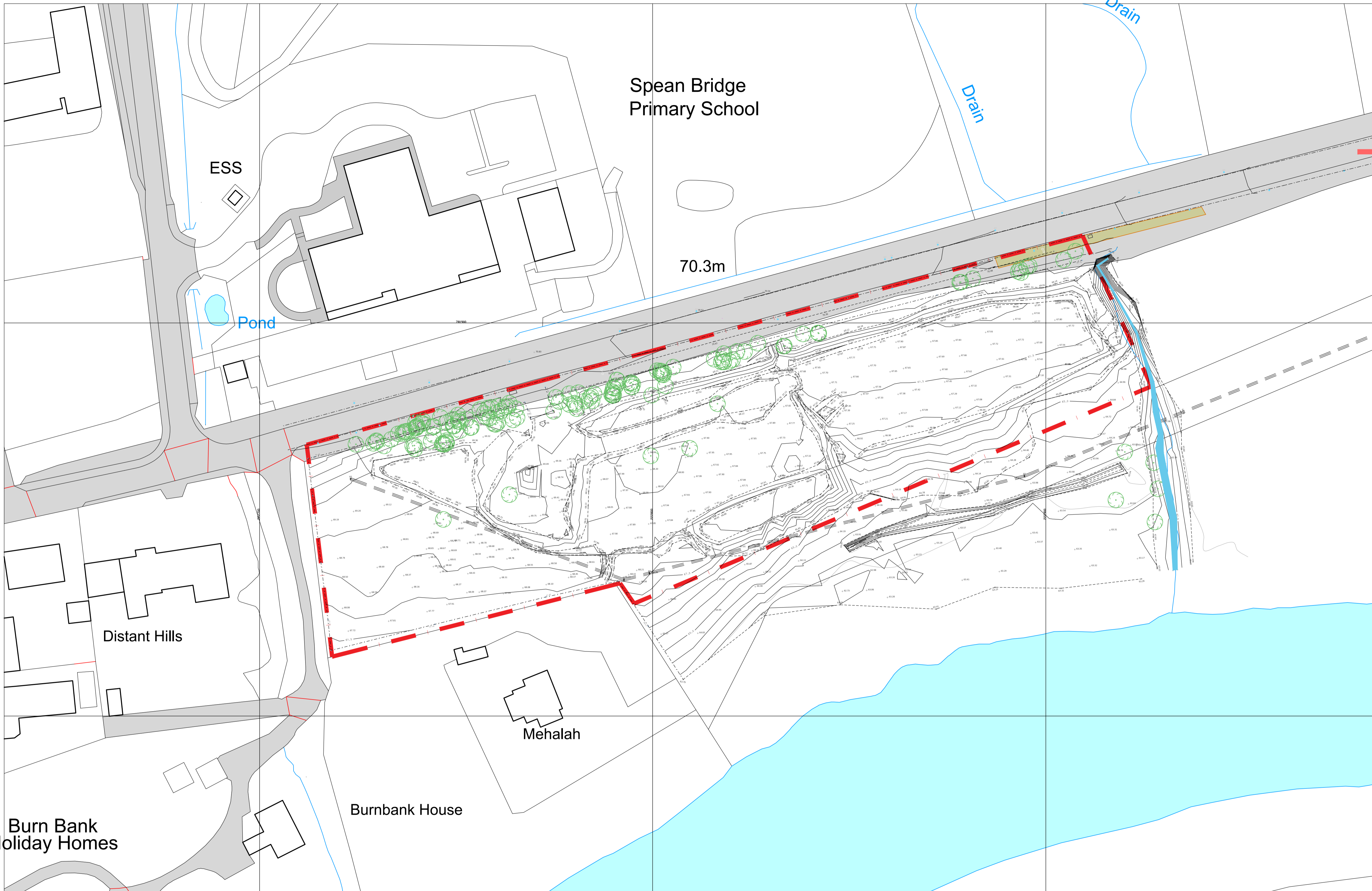
PROPOSED DEVELOPMENT
BURN BANK
SPEAN BRIDGE

SCALE@A1	DATE
1:1250 A3	APR 2023

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ME	IH	PLANNING

DRAWING
LOCATION PLAN

PROJECT NUMBER	DRAWING NUMBER	REVISION
22-232	(LOC)01	-



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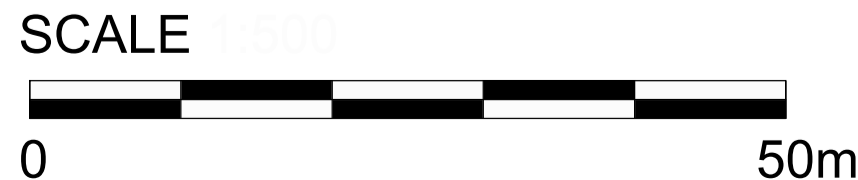
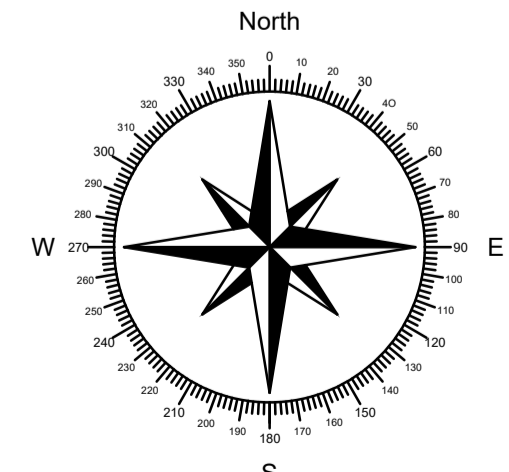
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REVISION	DESCRIPTION	DATE
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Application Site Boundary
11,129m²/ 1.11Ha / 2.75 Acres

Application Boundary

Existing Site Plan





1 John's Place Edinburgh EH6 7EL
T: 0131 478 7100 F: 0131 478 7111
mail@fouin-bell.com www.fouin-bell.com

CLIENT

**Strathmore
Hotels Ltd.**

PROJECT

**PROPOSED DEVELOPMENT
BURN BANK
SPEAN BRIDGE**

SCALE@A1	DATE
1:500@A1 1:1000@A3	APR 2023

DRAWN BY	CHECKED	STAGE
ME	IH	PLANNING

DRAWING

EXISTING SITE PLAN

PROJECT NUMBER	DRAWING NUMBER	REVISION
22-232	(PL)00	-

NOTES

1. ALL EXISTING TIE-IN LEVELS MUST BE VERIFIED ON SITE PRIOR TO ANY WORK COMMENCING. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER.
2. ALL GULLIES TO BE TRAPPED, GRATING & FRAME TO BE HEAVY DUTY TO EN 124.
3. READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DRAWINGS.
4. ALL REMOTE FOOTPATHS SHALL BE CONSTRUCTED WITH 1:3.3 CROSSFALL WITH FLAT TOPPED KERBS TO BOTH SIDES.
5. HEEL KERBS TO BE OMITTED WHERE FOOTPATH ABUTTS EXISTING WALL.
6. NO SHRUBS OR PLANTING GREATER THAN 1.0M IN HEIGHT SHALL BE PLANTED WITHIN FORWARD VISIBILITY SIGHTLINES. WALLS WITHIN VISIBILITY SPLAYS SHALL BE NO GREATER THAN 1.0M IN HEIGHT.
7. SERVICE STRIP TO BE SEEDED IN GRASS U.A.O. REAR OF SERVICE STRIP TO BE DELINEATED WITH 200x50mm FLAT TOP P.C. KERB.

LEGEND:
DKC-11 INDICATES DROP KERB LOCATION AND UPSTAND HEIGHT.
→ DENOTES DIRECTION OF CROSSFALL 1:40 U.N.O.
• "B" DENOTES BOLLARD LOCATIONS.



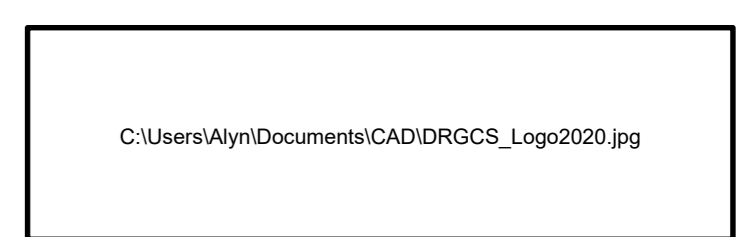
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THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO COMMENCING ANY WORK TO DISCUSS AND ENSURE FULL UNDERSTANDING OF THE DESIGN INTENT.

Revision	Description	By	Date

Client:
STRATHMORE HOTELS LTD

Architect:
IHC ARCHITECTURE LTD



Tel: 01786 649689 email: admin@ihc.co.uk

Project:
PROPOSED DEVELOPMENT
BURNBANK
SPRANBRIDGE

Drawing:
REGRADE PROPOSALS

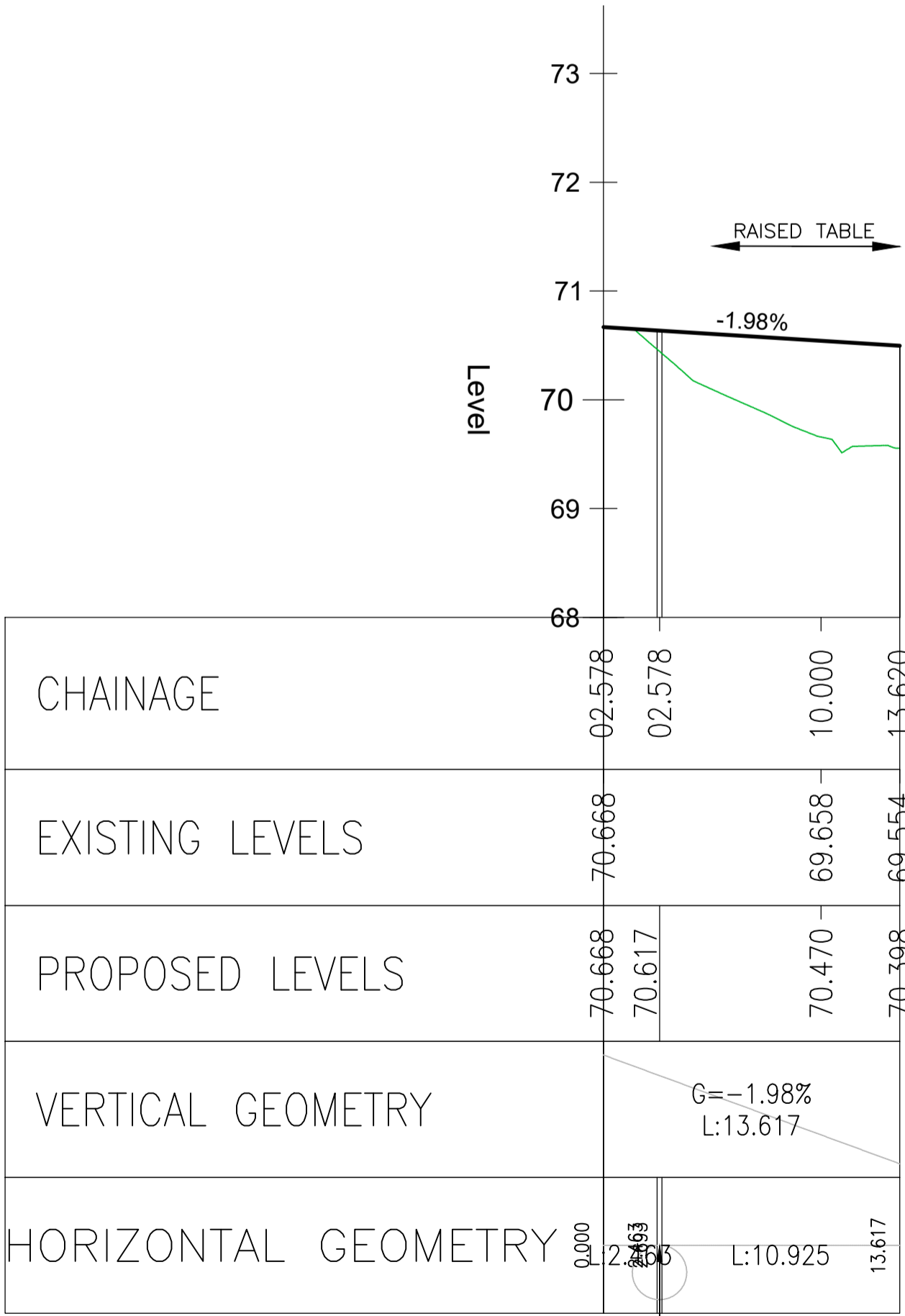
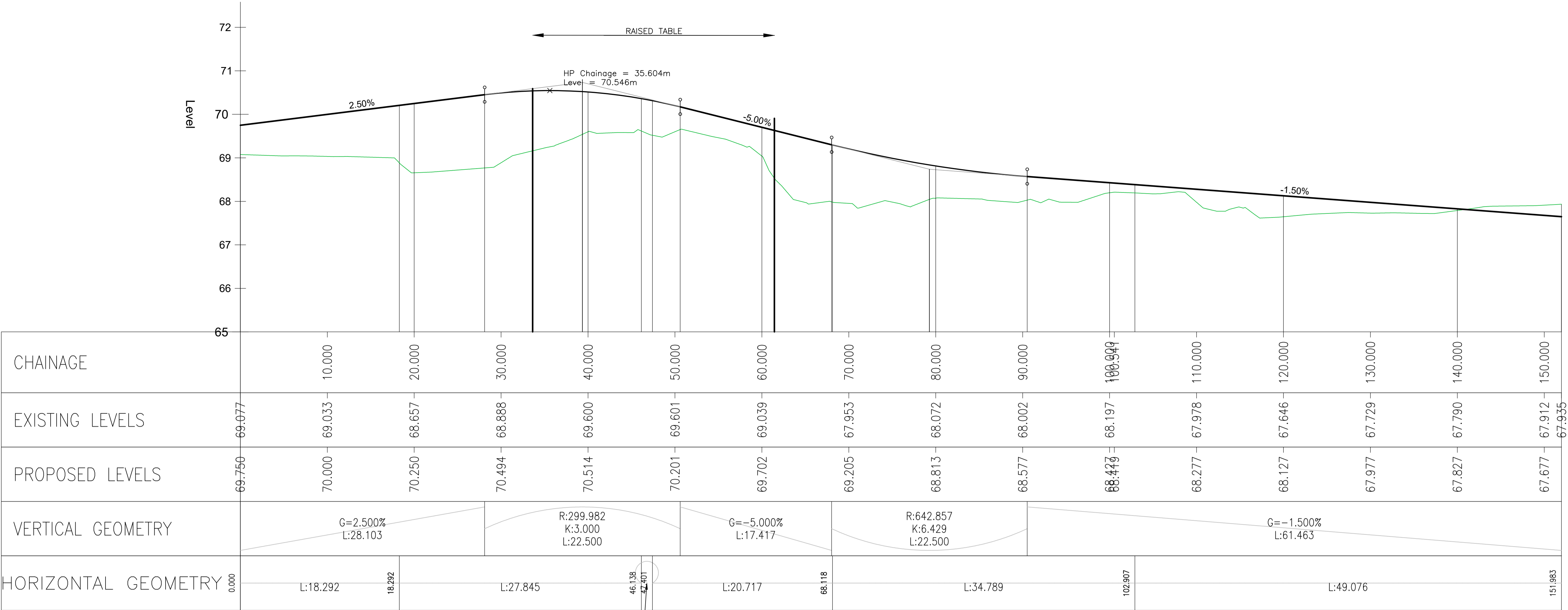
DRAWING STATUS:

Engineer: AJG Date: JAN 24

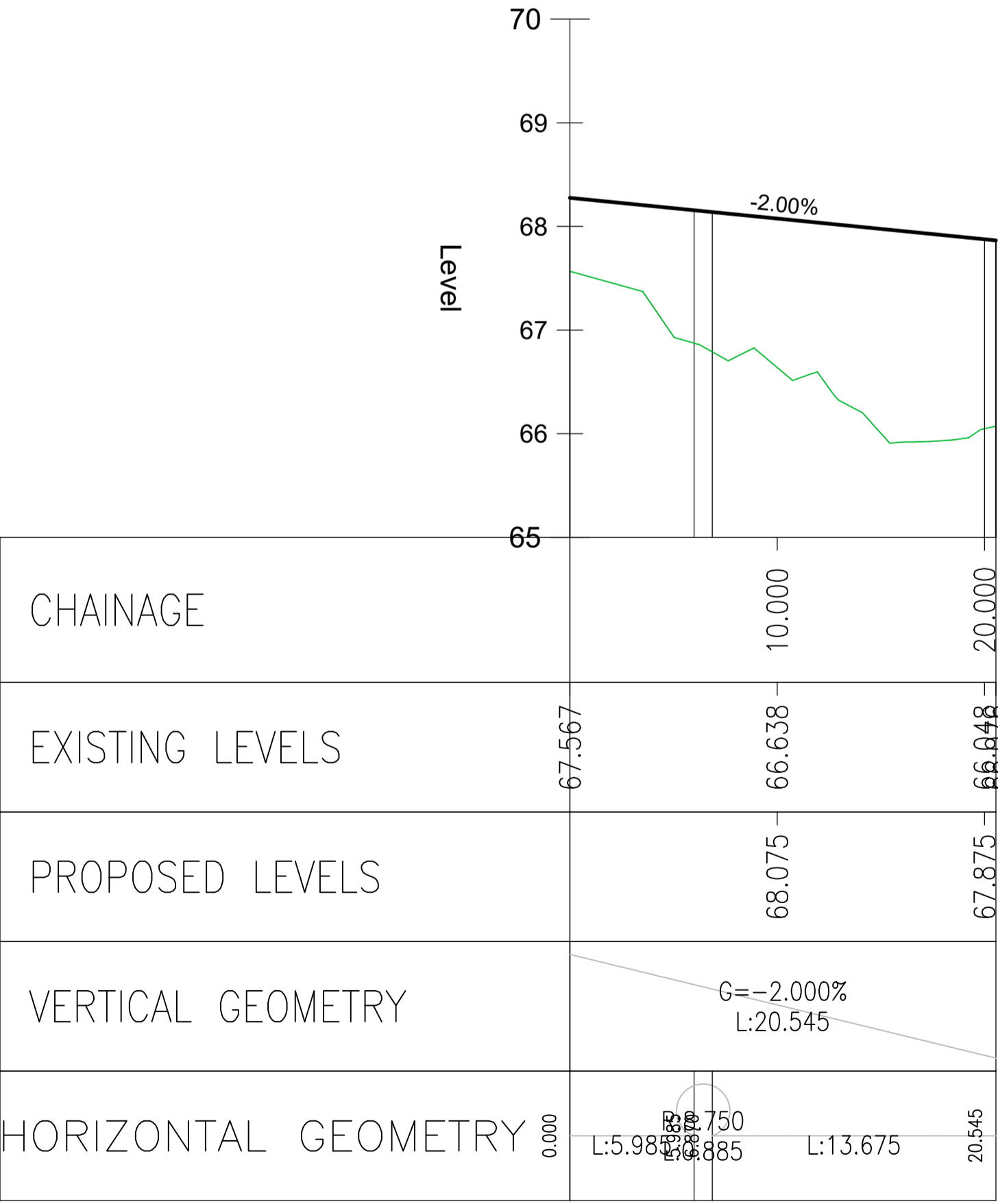
Technician: Date:

Project No: 23.5584 Drawing No: 01 Revision: C

Drawing Scale: 1:250



ROAD 1 – LONGSECTION
SCALE: H 1:250,V 1:50. DATUM: 65.000



ROAD 3 – LONGSECTION
SCALE: H 1:250,V 1:50. DATUM: 65.000

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Revision	Description	By	Date

Client
STRATHMORE HOTELS LTD

Architect
IHC ARCHITECTURE LTD



Tel: 01786 649689 email: admin@drpcs.co.uk

Project
PROPOSED DEVELOPMENT
BURNBANK
SPEANBRIDGE

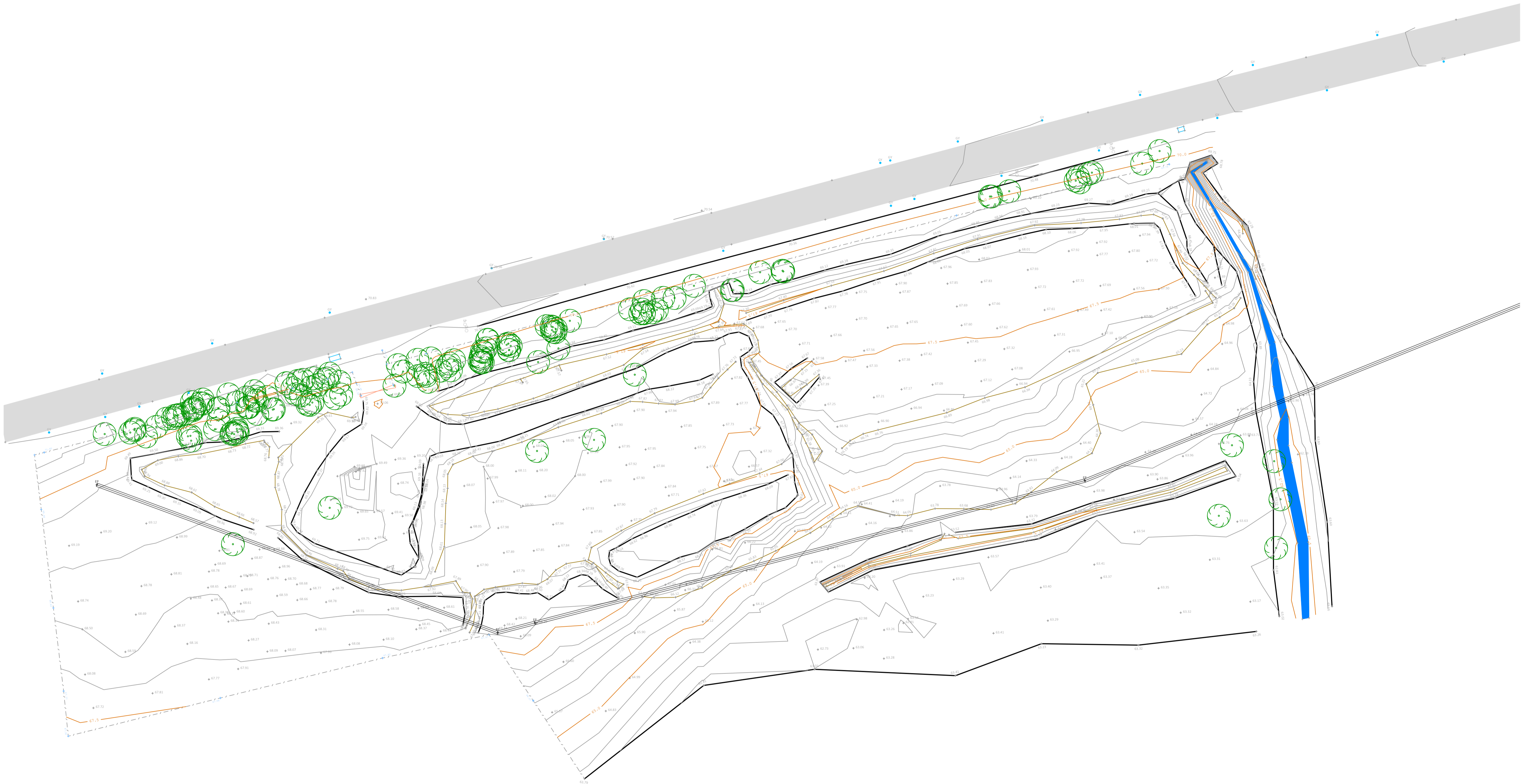
Drawing
ROAD LONGITUDINAL SECTIONS

DRAWING STATUS:

Engineer: AJG Date: JAN 24
Technician: Date:

Project No. 23.5584 Drawing No. 06 Revision A

Drawing Scale: AS NOTED



Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUE			

gmcsurveys

Surveys, Setting Out, Civil Engineering Design

T: 07557 431 702

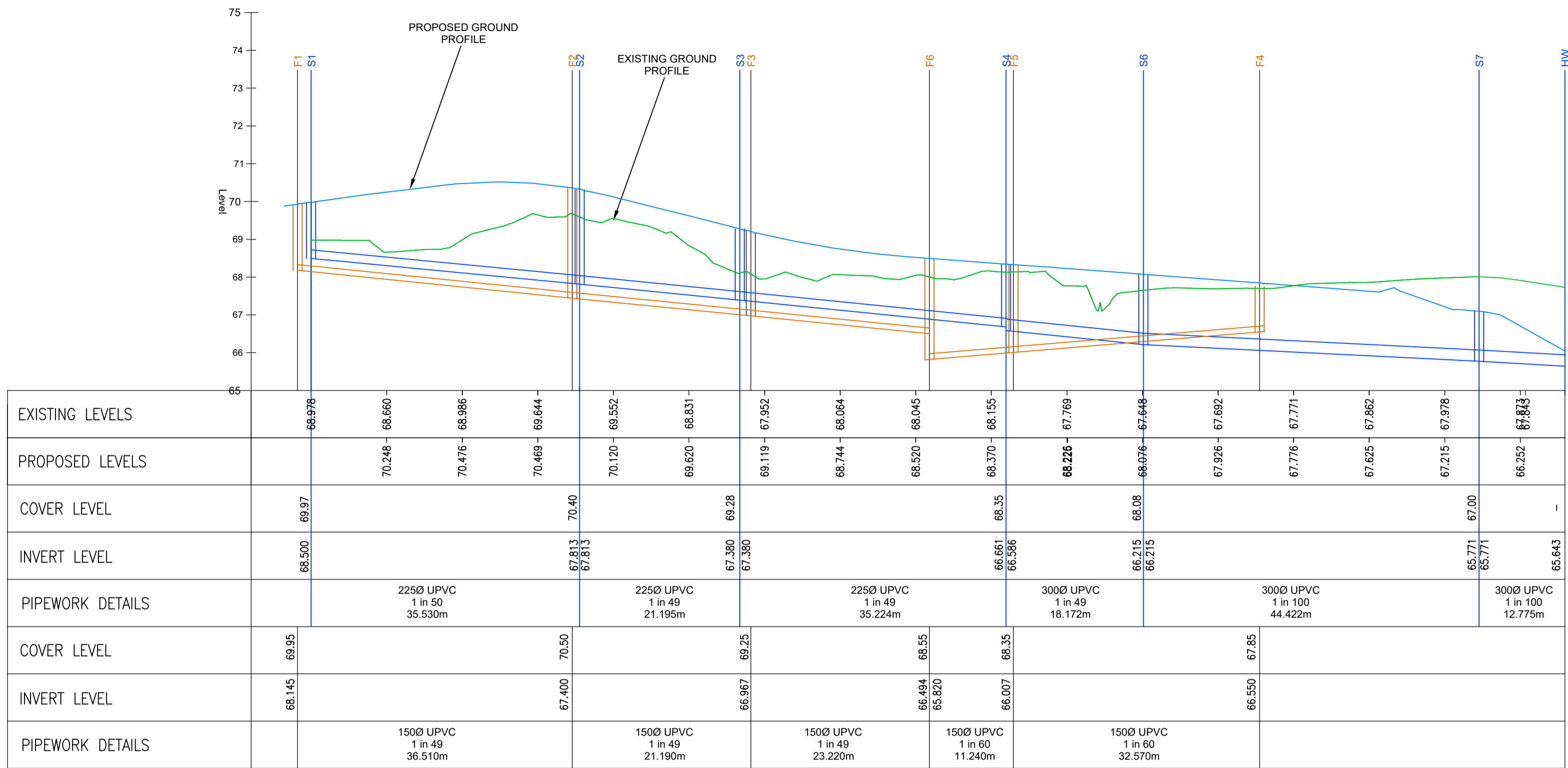
E: gmcsurveys@gmail.com

CLIENT: Strathmore Hotels Ltd
116 - 120 Strathmore house
East Kilbride
Glasgow
G74 1LF

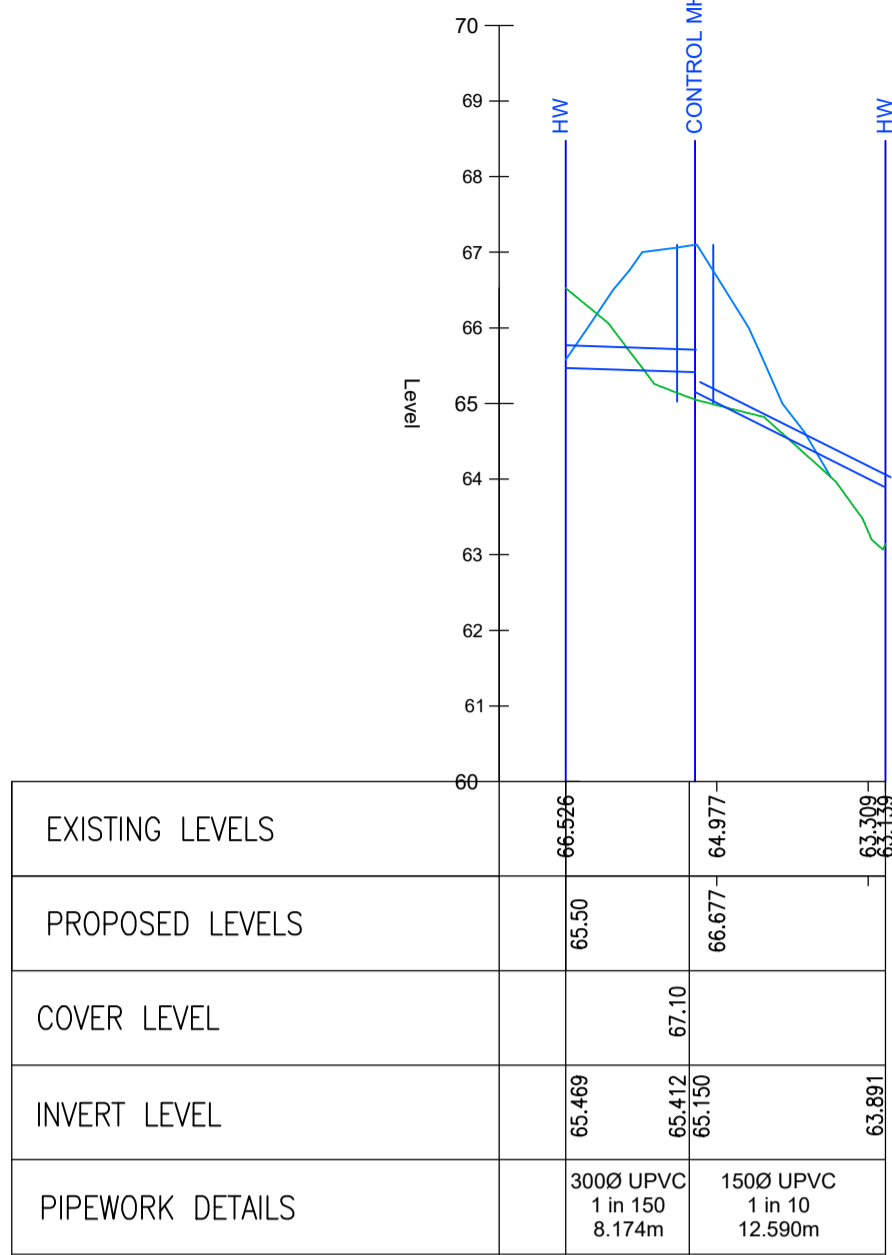
SITE: Site at Spean Bridge

TITLE: Topographic Survey

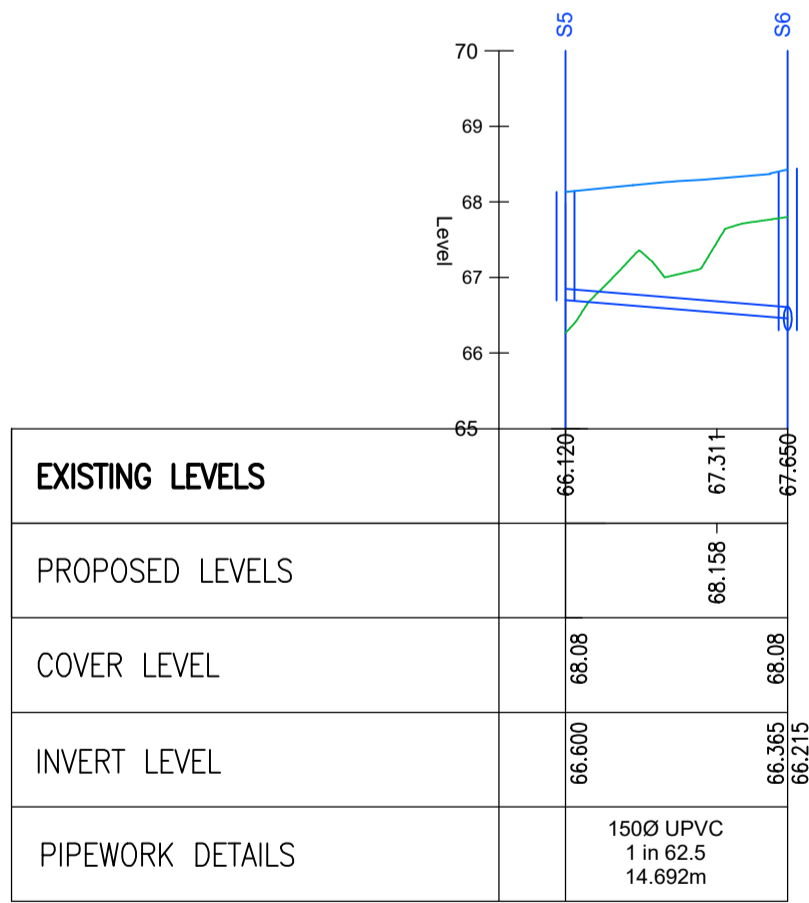
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PROJECT NO: SB02	DRAWING NO: 900	REVISION: -	



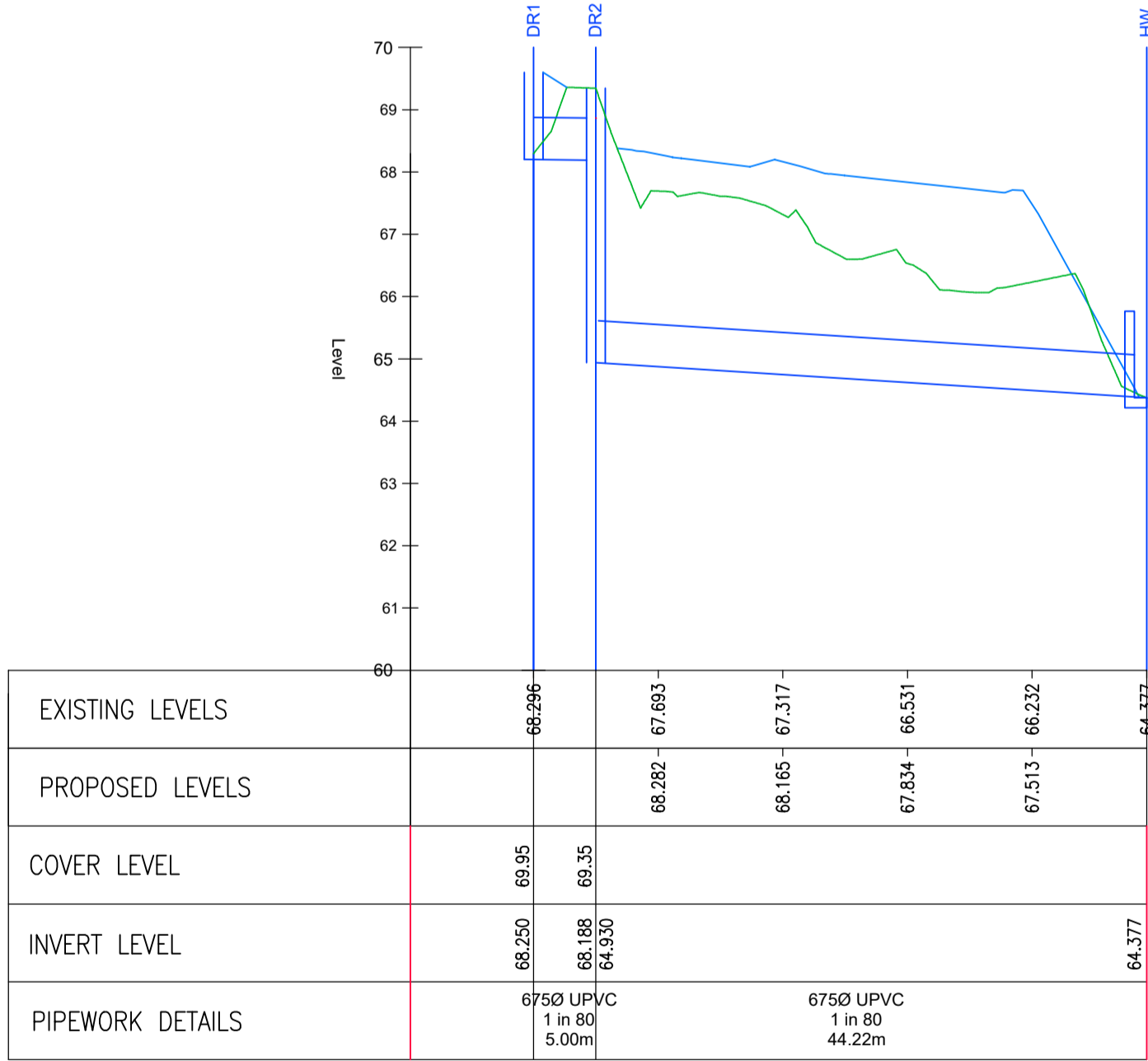
DRAINAGE LONGITUDINAL SECTIONS
BETWEEN MANHOLES S1 & BASIN
AND F1 & F6
SCALE HORIZ. 1:500, VERT. 1:100



DRAINAGE LONGITUDINAL SECTIONS
DRAINAGE OUTFALL
SCALE HORIZ. 1:500, VERT. 1:100



DRAINAGE LONGITUDINAL SECTIONS
BETWEEN MANHOLES S5 & S6
SCALE HORIZ. 1:500, VERT. 1:100



CULVERT - LONGSECTION
SCALE: H 1:250,V 1:50. DATUM: 60.000

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Revision	Description	By	Date

Client
STRATHMORE HOTELS LTD

Architect
IHC ARCHITECTURE LTD



Tel: 01786 649689 email: admin@drwcs.co.uk

Project
PROPOSED DEVELOPMENT
BURNBANK
SPEANBRIDGE

Drawing
DRAINAGE LONGITUDINAL SECTIONS

DRAWING STATUS:

Engineer: AJG	Date: JAN 24		
Technician:	Date:		
Project No. 23.5584	Drawing No. 05	Revision C	
Drawing Scale: AS NOTED			

70.3m

N

SUDs attenuation below

filtration trench below

MAINTENANCE

The developer will ensure, within the missives, that purchasers are responsible for common areas. On completion of the site, a Factor will be appointed who will assist in the establishment of a Residents' Association. The Residents' Association will thereafter ensure that the Factor organises the following maintenance regime:

Grass:

- Fine grass cut 16 times per year.
- All cuttings to be raked and removed from the site.

Meadow Grass:

- Areas of Meadow and Wetland Meadow are to be maintained as per supplier/seed merchant recommendations and guidelines, or:
- Early meadow cut in the first year ONLY if unwanted annual weeds appear and grow rapidly. Cut material should be removed. Cutting annual weeds may not be necessary if there is little growth, few weed plants or the appearance is acceptable. Annual weeds should disappear once the meadow is established.
- Meadows should be cut and the cuttings removed once a year at the end of the growing season (normally September). This should be the only management required.

Shrubs:

The objective is to provide a full even cover and prevent overcrowding. To that end the site should be inspected once per year by a suitably qualified horticulturalist and the following regime followed:

- The shrub beds shall be kept clear of weeds, either mechanically or by using an approved herbicide.
- Shrubs shall be pruned up to twice per year, in Spring and Autumn depending on the species, to maintain their natural shape and habit. Any damaged, diseased or broken branches should be removed.
- In the first five years all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted.
- From the second year beds should be inspected and thinned out where appropriate. Where suitable, these shrubs can be used to fill gaps in the planting area. Otherwise gaps should be in-filled with appropriate new plants as for 'e' above.
- After 10 years a systematic programme of replacement should be established.

Trees:

Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturalist annually.

- An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
- Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
- All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
- All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Hedgerow Mix:

This has been designed to maintain a semi-natural, small-scale woodland cover. As the hedgerow matures it should encourage regeneration and ecological diversity. Pruning should therefore be kept to a minimum.

- Hedgerow is to be thinned once every five years for the first twenty years.
- The ground at the base of the hedgerow shall be kept clear of weeds, either mechanically or by use of an approved herbicide.

Hedge:

The objective is to produce a thick, healthy, impenetrable hedge. Pruning should be undertaken where necessary to achieve a neat and compact finish.

- All hedge is to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting and twice a year thereafter.

Herbaceous Planting:

- The flowers on the herbaceous plants to be cut back after flowering annually.
- Leaf die back to be removed annually, in March prior to regrowth.
- Plants should be divided every three years to rejuvenate. Additional planting occurring from this can be used elsewhere on site at an agreed location.

Hardsurface:

- Six visits per year to remove weeds from shrub beds and between pavours and within other hard standing areas. All weeds are to be removed from the site. Where herbicides are used extreme care should be taken to avoid damage to surrounding grass, avoiding spray drift.

NEW GRASS TURF/SEED

The areas delineated for new turf/seed are approximations for m² calculations.

Areas will be seeded/turfed AFTER the removal of existing deleterious plant and hardscape material, AND AFTER the installation of new bed configurations as per plan.

Where existing grass to remain has been disturbed and/or damaged through the improvement works, it is the contractors responsibility to level areas, replace turf and make good to a satisfactory condition.

Where new seeded/turfed areas are to tie into existing, it is the contractors responsibility to level ground accordingly and create a seamless blend as far as is practicable.

ALL seeding and turfing is to be carried out to the specifications set forth below.

PLANTING SPECIFICATION

GRASS MIX

- The grassed area is to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.
(Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)
- Where topsoil is to be added the subsoil should be fully broken up to ensure adequate drainage and a depth of not less than 150mm deep applied.
- The topsoil should be spread out to a line, even tilth with no undulations or bumps.
- All grass areas are to be turfed or seeded in accordance with guide-lines set out in BS 4428: Code of Practice for general landscape operations: 1989.
- Front gardens are to be turfed with approved, good quality turves (unless otherwise specified). The soil shall be of loam texture and free from stones over 15mm in any one direction. Open spaces are to be either turfed or seeded, as specified, with an approved proprietary mix applicable to the location.

MEADOW GRASS

- The areas for seeding are to be cleared of invasive weeds by hand, mechanical or chemical means. Herbicide pre-treatment with approved Glyphosate only.
- Areas to be free from rubble, stones and other deleterious material. Subsoil is to be broken up to ensure adequate drainage, with surface then prepared by raking or harrowing.
- NO APPLICATION OF TOPSOIL OR FERTILISER.
- Seed to be sown to supplier recommendations.
- Areas to be gently harrowed or rolled after sowing.

SHRUBS

- The whole planting area is to be carefully set out and the soil checked to ensure that it meets the standards set out in BS 3882: 2015. If not appropriate quality material or the Landscape Architect should be advised.
- (Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)**
- If new topsoil is required the subsoil base should be fully broken up to ensure adequate drainage.
 - The bed should be inspected after the subsoil base is broken up and before topsoil cultivation for any signs of flooding. If there are signs and these cannot be resolved the Landscape Architect should be advised.
 - (Note: It is the responsibility of the contractor to ensure that he is not planting into a waterlogged bed)**
 - Planting should not be undertaken below 2 degrees centigrade, or when the ground is snow covered or frozen.
 - The topsoil should be cultivated throughout the bed to a depth of 300mm. It should be left with a central ridge 150mm above the edges of the bed.
 - When the bed has been fully cultivated and formed, planting holes shall be dug 150mm wider than the root spread. Bare-root plants shall have the roots carefully teased out and pot-grown plants shall have the roots carefully loosened from the soil. 2 to 2.5litres, depending on the size of the plant, of Fison's Peat-Free Planting Compost, or similar approved, shall be worked into the backfill. The plants shall be planted so that the finished topsoil level is at the nursery level on the stem of the plant.
 - The plants shall be well firmed in and, after planting, a slow acting fertiliser shall be carefully worked into the top 50mm of soil round each plant taking care to avoid contact with the stem.
 - Immediately after planting the whole bed shall be well watered in.
 - All work shall be carried out in accordance with best horticultural practice.

HEDGES

- Hedge planting should be as for the shrubs, set out above. However, the planting bed should be established by using the line of the hedge as the length. The width will be the planted line of the hedge plus 300mm either side. (ie a single line of hedge will be 600mm wide and a double, 500mm apart, will be 1100mm wide.
- After achieving the correct quality topsoil and, with the base broken up, if topsoil is imported, the soil shall be cultivated to ensure a ridge, into which the hedge is planted, set 150mm above the edge of the bed.
- Thereafter all of the above, fertiliser shall be applied and the hedge well watered in.
- After planting the hedge should be trimmed back to an even line, to encourage growth, with the amount of trimming dependent on species.

WOODLAND / HEDGEROW MIX

- The planting area shall be initially checked for quality of soil and risk of flooding. If there is a problem with either of these remedial actions shall be taken.
(Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material and not into waterlogged soil)
- The area shall be cultivated either by harrowing to produce a series of ridges and furrows or by 'Spit and Place' to ensure a series of raised mounds.
- The whips shall be placed at the higher point in each case.
- All plants are to be staked and bed, and protected with a 600mm high Tubex Standard tree shelter.
- Each plant is to be supported with a stake driven to a firm base, with a proprietary tie positioned at 500mm above ground, and with the stake a further 100mm above the tie. The tree should be planted ensuring that the stake will be on the windward side of the tree shelter. The tree shelter should then be carefully positioned over the tree, making sure not to damage the lateral branches and ensuring that the releasable ties slide over the stake. It should be pushed into the ground a minimum of 20mm. The thumb release ratchet ties should then be tightened to ensure that the tree shelter is firmly positioned. The tie end should then be tucked into the hole in the tree shelter.

- Trees shall be planted at the appropriate season depending on root-grown or bare-root, and in line with BS 8548:2014. Trees from nursery to independence in the landscape.
- Tree pits are to be dug not less than 1m cube and not smaller than 250mm larger than the overall root spread. Care is to be taken to ensure that all sides are permeable and have not been "polished", and that all pits are free draining with 50mm of washed round pea gravel to the base of the tree pits.
- A pressure-treated timber stake 75 x 75mm shall be used. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake.
- One tie shall be used on standard and feathered trees up to 2m high. Two will be required for Heavy and Extra-Heavy Standard trees up to 18cm girth. Above this trees will be required unless an underground guying system is specified.
- Backfill for the tree pits is to be 20% Peat-free Compost, Fison's or similar approved.
- The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in.
- On completion of the planting the tree shall be well watered in with not less than 10gallons of water. Thereafter it should be watered as required, following periods of any more than three consecutive hot, dry days, until the tree is fully established.

REVISION	DATE	BY	CHKD

Drawing: **LANDSCAPE PROPOSAL**
(Sheet 3 of 3)

Job: **SPEAN BRIDGE**

Client: **STRATHMORE HOTELS**

No: **657.01.03**

Date: **May 2023** Scale: **1:200** Drawn: **JP** Checked: **JS**



nd

TABLE 1
TYPE C X 4)

A schematic diagram of a wastewater treatment plant layout. The diagram shows various treatment stages represented by different shapes and colors: green circles for aeration tanks, blue zig-zag lines for clarifiers, and a large rectangular tank labeled "SUDs attenuation below". The layout includes a network of pipes and channels connecting these units. The background is divided into colored zones: green for aeration, blue for clarification, and a brown hatched area for the SUDs attenuation tank. The text "SUDs attenuation below" is written in a large, bold, black font across the middle of the diagram.

Farm Shop
1000sqft

11-14
Type C





NOTE:
All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

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REVISION / DESCRIPTION / DATE

Application Site Boundary
11,129m² / 1.11Ha / 2.75 Acres

Application Boundary

Accommodation
Type A(1) = 2
Type B = 6
Type C(1) = 4
Total = 12 houses
(8 mainstream 4 affordable)

Farm Shop
950qft / 88.0m²

F Affordable units updated to 1bed 2 person cottage flats to reflect Highland Council's Housing needs. 25.04.24

E Additional parking space added to farm shop and turning are behind disable space increased to 7.2m 11.10.24

D SUDs basin moved, plots 1+2 houses amended to have a shared twin single garage, entrance radius altered 03.04.24

C SUDS detention basin extended by 2m, plots 1 25.01.24 & moved west accordingly

B Two plots removed, SUDS detention basin added, turning head relocated, visitor parking added existing culvert extended below new road. 23.12.23

A Plot 1 pulled back form top of banking burn to the east, plot 2 change to a B type House and footpath added to server all houses and link to footpath adjacent to Primary School. 03.07.23

ihc **no. 1**
west holmes gardens
musselburgh
eh21 6qw
Architecture Ltd www.ihc-arc.com

CLIENT

JSL Estates Ltd.

PROJECT

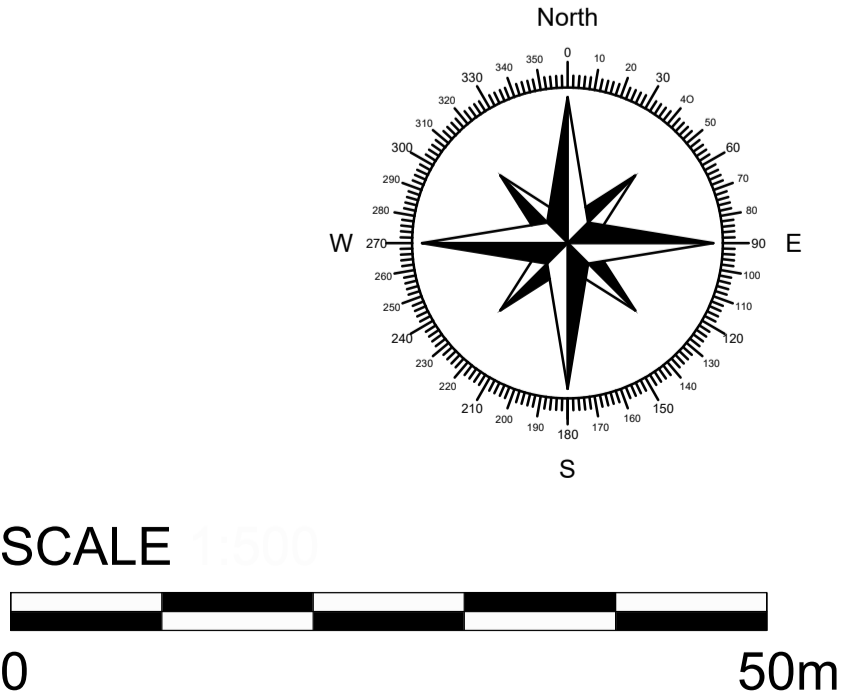
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BURN BANK
SPEAN BRIDGE

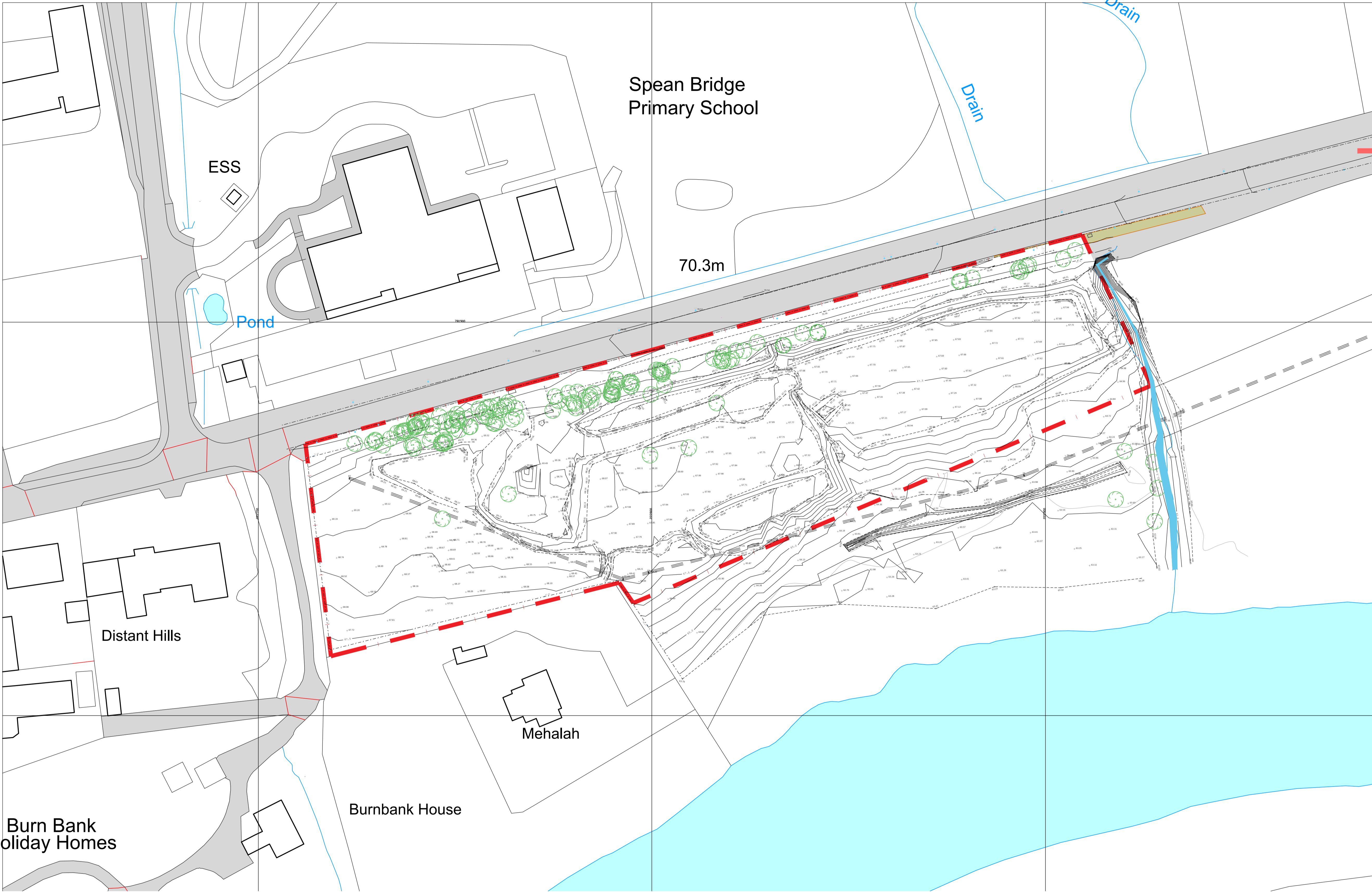
SCALE@A1 1:500@A1 1:1000@A3	DATE JAN 2024
DRAWN BY ME	CHECKED ihc
STAGE PLANNING	

DRAWING
SITE PLAN

PROJECT NUMBER 2023-113	DRAWING NUMBER (PL)01	REVISION F
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site plan - (planning)





NOTE:
All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

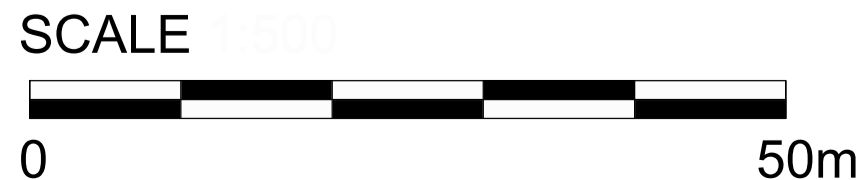
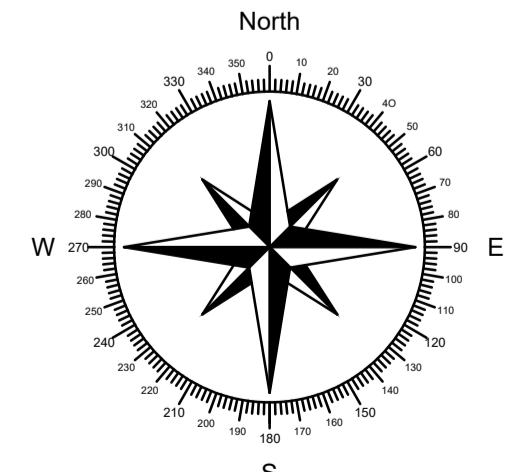
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REVISION	DESCRIPTION	DATE
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Application Site Boundary
11,129m² / 1.11Ha / 2.75 Acres

Application Boundary

Existing Site Plan



ihc
Architecture Ltd

no. 1
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musselburgh
eh21 6qw
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CLIENT

JSL Estates Ltd.

PROJECT
PROPOSED DEVELOPMENT
BURN BANK
SPEAN BRIDGE

SCALE@A1 1:500@A1 1:1000@A3	DATE JAN 2024
DRAWN BY ME	CHECKED ihc
STAGE PLANNING	

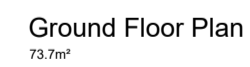
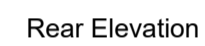
DRAWING
EXISTING SITE PLAN


PROJECT NUMBER 2023-113	DRAWING NUMBER (PL)00	REVISION A
----------------------------	--------------------------	---------------

10m

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REVISION	DESCRIPTION	DATE
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		no. 1 west holmes gardens musselburgh eh21 6qw	
Architecture Ltd		www.ihc-arc.com	
CLIENT			
JSL Estates Ltd.			
PROJECT RESIDENTIAL DEVELOPMENT BURN BANK SPEAN BRIDGE FORTWILLIAM			
SCALE@A1 1:50 @ A1 1:100@A3		DATE March 2023	
DRAWN BY KH	CHECKED IH	STAGE Planning	
DRAWING Proposed Floor Plans & Elevations House Type C			
PROJECT NUMBER 2023-213	DRAWING NUMBER (PL)12		REVISION A