

Agenda Item	6.8
Report No	PLS/50/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 August 2025

Report Title: 25/00437/FUL: Highland Council
Land 110M East of Kamara, 23 Torr Gardens, Dores

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Erection of 17no. residential units and associated infrastructure

Ward: 12 - Aird and Loch Ness

Development category: Local

Reason referred to Committee: Objections from 5 or more households and the Community Council.

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the erection of 17 houses and the construction of an access road and SUDS Basin.
- 1.2 All the proposed housing will be of an affordable tenure and consist of the following house types:
- 4no. 1 Bed Cottage Flats
 - 4no. 2 Bed Cottage Flats
 - 2no. 2 Bed Houses
 - 6no. 3 Bed Houses
 - 1no. 2 Bed Detached Accessible House
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information:
- Design Statement
- Drainage Impact Assessment
- Biodiversity Net Gain Calculations
- Preliminary Ecological Assessment
- 1.5 Variations: 18.06.2025 Site Layout Plan
- 18.06.2025 Topography Plan
- 20.06.2025 Drainage Layout Plan and Site Sections

2. SITE DESCRIPTION

- 2.1 The site is located in a sloping field on higher ground to the east of Drumashie Lodge and south of Dores Parish Church, on the northern edge of Dores village, all to the east of the B862. The site is on higher ground with views to the hills on the west side of Loch Ness and back down the loch. It also enjoys a wooded backdrop at the head of the slope.
- 2.2 The closest existing houses are 23, 24 and 25 Torr Gardens and Drumashie Lodge to the western boundary of the site. The proposed site entrance is off the B862 and will be shared with the proposed cemetery extension (22/02033/FUL) before making its way south across the site. Works are currently underway to form the cemetery road access.

3. PLANNING HISTORY

- 3.1 05.07.2023 22/02033/FUL Formation of access road, Permission
 cemetery expansion and associated Granted
 infrastructure

4. PUBLIC PARTICIPATION

4.1 Advertised: Section 34, Unknown Neighbour

Date Advertised: 28.02.2025

Representation deadline: 14.03.2025

Timeous representations: 5

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Development Plan
- b) Siting and Design
- c) Loss of amenity and privacy
- d) Flooding
- e) Biodiversity
- f) Lack of amenities
- g) Housing tenure
- h) Infrastructure

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 Dores and Essich Community Council:

"Recognise the national and local scale of the Housing emergency and how it disproportionately affects the less well off, and, in principle, have fully supported the establishment of affordable homes on this site as a long-term policy, we do have serious issues with the design.

Having not been consulted prior to the Application being submitted, the CC finds itself having to OBJECT to it in its current form, mainly due to the absence of a landscape plan.

This is especially crucial to the occupants of Drumashie Lodge who will be greatly overlooked by the 2 storey homes, and also the other adjacent properties to a lesser extent.

This can be solved by hard landscaping using an earth bund and shrubbery, or by a thicket of trees in the 25m or so gap between the boundary of the Manse and the intended garden boundaries of the new houses.

The other adjacent properties, namely Beinn Dhearg and 23 Torr Gardens would be more easily dealt with by the use of shrubs or slow growing native trees.

Furthermore, the Topological Plan indicates the need for a vertical cut of some 5.5m into the slope and whilst this could provide the material for said bund, there are no engineering details of how this will be achieved.

Should a credible landscape plan be submitted, the CC would be happy to withdraw our objection."

Also, request that the 8 flats have the same permitted development rights as will be available to the other proposed properties, so avoiding planning fees for a shed.

5.2 Development Plans: Proposal is likely to be in overall conformity with the approved Development Plan. Developer contributions are required.

The site lies within IMFLDP2 allocation DO02: Land South of Church, allocated for housing, community, business and tourism use with an indicative capacity of 25 homes. Developer requirements relate to flood risk, water courses and drainage, contaminated land, design and listed building considerations. The site lies within the Loch Ness and Duntelchaig Special Landscape Area.

A single use is proposed by the application and the wider site is allocated for mixed uses. This is considered acceptable in this instance given part of the allocation already has permission for a cemetery expansion, there is understood to be high demand for affordable housing in Dores, and potential may exist for the remainder of site to be developed for different uses in the future.

The number of homes proposed is seven homes fewer than the wider site allocation and the site layout does not appear to allow for any future access to other remaining undeveloped parts of the wider allocation from the development. However, given the constraints of the allocation including its steeper gradient within its eastern parts and that the parcel of land to the south is understood to be in separate ownership, the number of homes proposed, and the layout is considered acceptable.

The site layout shows areas of open space with new tree planting and path connections to the south and west. It is not clear why the application boundary has been drawn to include additional land to the east that also lies within the DO02 allocation. There may be an opportunity for future development and/or additional informal open space to be provided within this part of the site.

The principle of housing on the application site is consistent with the development plan.

Local Place Plans

A Local Place Plan (LPP) is a community-led document that aims to easily convey a community's proposals for the development or use of land and buildings in their local area. LPPs registered by Highland Council will be taken into account in preparing the Local Development Plan and can be a material consideration when planning applications are being considered.

The redline boundary for this proposal is completely within the area covered by Dores and Essich Community LPP that was validated by THC on 13 February 2025. This status of this LPP is intended to be updated on the Council's website in the near future.

The Dores and Essich Community LPP contains a number of land use proposals, including for housing and care homes/assisted living/sheltered housing nearby the application site. It also notes that there is a need for affordable housing in the area, and for housing specifically aimed at older age groups with support needs.

Developer Contributions

This assessment is made against NPF4 Policy 18 (Infrastructure First), HwLDP Policy 31: Developer Contributions, our Developer Contributions Supplementary

Guidance and our most recently published Highland Delivery Programme (2024). There may be additional obligations that arise during the planning process.

A report was presented to the Council's Economy and Infrastructure Committee on 4 May 2023 (item 16) regarding developer contributions. Members agreed to increase rates for developer contributions towards education and community facilities due to address financial changes in the economy. The increased rates are reflected in the figures provided below.

Affordable Housing

The affordable housing policies within the approved development plan require that at least 25% of all homes on the site must be affordable. The Developer Contributions Supplementary Guidance specifies that this percentage be rounded to the nearest whole number (para 4.4 of DCSG). On this basis, the minimum number of affordable units should be 4 homes. Given applicant is The Highland Council it is anticipated that a significant proportion, if not all homes will be of affordable tenure.

Education

The site lies within the catchment area of Aldourie Primary School. The Council's 2023/24 School Roll Forecasts show that there is sufficient capacity within this school to accommodate pupils arising from the development and the Highland Delivery Programme notes that there are no capacity issues at this school and therefore currently no contributions are required.

The site lies within the catchment area of Inverness Royal Academy. The 2023/24 School Roll Forecasts project a physical capacity issue at this school. The Highland Delivery Programme requires all housing developments within the school catchment to contribute towards increased capacity.

For contributions towards education one bedroom house/flats are exempt and there is a lower rate for two bedroomed flats/houses.

Transport

The IMFLPD2 explains that its Transport Strategy will be delivered through the Development Management process by applying Policy 14 Transport as well as ensuring the delivery of the Plan-wide interventions and settlement-scale interventions identified in Placemaking Priorities, Settlements maps and Site Developer Requirements.

A requirement for towns and villages outlined the Transport Strategy section is the delivery of active travel improvements within and between towns and villages, including delivery an Active Freeway between Inverness and Dores.

The IMFLDP2 Placemaking Priorities for Dores include a need to deliver traffic calming (already designed) and highway improvements scheme, improved public transport and facilities to support active travel. These priorities are reinforced in the Dores section of the Highland Delivery Programme where the following requirements are specified:

- Traffic calming and highways improvement scheme – assumed £1000 per house contribution

- Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections – assumed £1000 per house.

There may be additional transport infrastructure requirements for this development, which requires advice from the Transport Planning, and Sustainable Transport Teams.

Water & Wastewater

Applicant is advised to contact Scottish Water directly to confirm any water and wastewater upgrading costs.

Green Infrastructure

The Council's open space guidance requires 1,516sqm of off-site open space in various forms, including amenity greenspace, equipped play areas, natural greenspace, outdoor sports facilities and public parks and gardens.

5.3 Transport Planning: No objections

Trip Impacts

The B862 that will provide access to this development is covered by the South Loch Ness Road Improvement Strategy. The published Delivery Programme for the latest Inner Moray Firth Local Development Plan specifically says that developments impacting on the routes covered by the strategy should contribute towards appropriate road upgrades.

A Village Improvement Scheme has been developed and consulted on locally for Dore. It is proposed that this development should mitigate its impacts by delivering the following aspects of that Dore Village Improvement Scheme:

- Construct a raised junction table on the B862 at the junction for the existing church north of the access for this development.
- Construct a carriageway narrowing on the B862 south of the access for this development.
- Widen the existing footway on the eastern side of B862 between the existing church access and the existing layby opposite the Dore Inn that accommodates the Ness Gifts store (around 280m).
- Local carriageway widening to the western side of the existing B862 to provide a consistent 6m carriageway width between the existing church access to the north and the start of the footway on the western side of the road to the south (around 250m).

This is considered to be a commensurate amount of mitigation based on comparisons with the works agreed to mitigate the impacts from 6No. houses in Inverfarigaig (planning permission 22/00424/FUL).

Given this, we recommend that any permission issued includes a suitably worded condition requiring the above listed aspects of the Dore Village Improvement Scheme be designed and delivered prior to any occupation of the new homes proposed through this development.

Any permission issued should also include a suitably worded informative clarifying that no works should commence on or directly adjacent to the existing local public

road network until a permit for such works has been sought from and accepted by Highland Council acting as the Local Roads Authority.

Vehicular Access

The new site access junction with the B862 is being formed through Planning Permission (22/02033/FUL) and Road Construction Consent (23/03805/RCC). These latest proposals extend that new road access into the development site.

The information as submitted does not include for any roadside footway beyond that being built through the above proposals. Whilst we accept the principle of “shared space” streets within the built environment of a residential development, if designed appropriately, we would not support such arrangements on a route that is purely for the movement of people and goods along it.

We therefore recommend that the designs for the extension to the access road incorporate a contiguous roadside footway on at least the western side of the carriageway that terminates at the entrance into the built residential environment. Such a facility would provide safe and usable pedestrian connection between this development and the wider community, particularly for those who would not be physically able to use the proposed off-road nature pathways and connections. It would also assist with accommodating buried statutory undertakers equipment that will serve this development. We would not support such services being contained solely within the carriageway of a cul-de-sac development, as future works to access such services would block the only road into the development.

The transition between the two different road environments will also need a suitable gateway and appropriate design features that clearly differentiate between them. This gateway feature should be for both drivers and pedestrians / cyclists, including being suitable for and communicative to those with disabilities.

We note the comments that the extended access road will need to cross an existing watercourse to reach the development. We recommend that any permission issued includes a suitably worded Condition requiring the design details for that watercourse crossing be submitted to and accepted by the Planning Authority prior to any works commencing to build it.

Internal Road Layout

Sufficient adoptable verges should be provided into the residential development to accommodate buried statutory undertakers equipment and lighting columns, which will be required for a “shared space” street environment. Also, we do not support walls and boundary fences being tight to the carriageway of the adoptable road. Such features can restrict safe visibility and can be a hazard to road users. We recommend that such features are set back behind suitable adoptable roadside verges.

The designs and finishes for the adoptable roads infrastructure within the residential development will need to be agreed through a new RCC. We recommend that any permission issued includes a suitably worded informative clarifying that no works should commence on constructing the new road(s) serving this development until a Road Construction Consent has been sought.

Road Construction Consent

The development will require minimum adoptable carriageway widths of 6m, with permeable paving, “grasscrete” or loose gravel as a surface finish to any aspects of the new adoptable road not being acceptable.

Parking

The layouts submitted show 2No. private car parking spaces per home which, if designed appropriately, would meet the minimum standards in our Roads and Transport Guidelines for New Developments. Parking spaces should demonstrate adherence with the requirements from these guidelines.

Understand that current Building (Scotland) Regulations require new residential developments to provide suitable EV charging infrastructure. It is not clear how the layout proposed will be able to cater for such charging requirements, whilst avoiding cables running across or charging units blocking pedestrian routes within the development. Recommend that further information is sought on the intended approach to EV charging provision and demonstrating that the proposed development layout can safely cater for those needs.

The layouts submitted suggest that each new home will have their own secure private garden area, and would not require to provide dedicated cycle parking and storage infrastructure.

Refuse Storage and Collection

To ensure that larger refuse collection vehicles can safely access this proposed development, and manoeuvre to the proposed bin storage areas, recommend that suitable vehicle tracks for our larger refuse collection vehicles (10.5m long 3-axle units with front-only steering) are provided to demonstrate that they can safely manoeuvre within the proposed road layout. It should be noted that The Council will need to adopt all the road required for such vehicles to safely manoeuvre within the proposed site layout.

The submission shows Plots 01-09 storing their 3No. bins within the curtilage of their property. Plots 10-13 & 14-17 each have communal bin stores, with the submitted layouts showing each store accommodating 3No. bins per plot. We have not identified any dimensions or construction forms for the proposed bin stores and recommend that any permission be subject to a condition.

Roads Drainage and Flooding

We note the intention for a shared roads and curtilage surface water drainage and SUDS arrangement, with Scottish Water expected to vest the piped carrier system and SUDS Detention Basin and Highland Council adopting roads-only drainage infrastructure. The design details for the roads-only drainage will need to be agreed through the required RCC, which will also need to demonstrate Scottish Water’s acceptance to the proposed approach.

The principle of what has been proposed appears reasonable. However, we may seek some changes, including to gully locations and associated outfall infrastructure along the access road extension into the development site. This will be checked when the design details are provided in support of the required RCC Application.

5.4 **Flood Risk Management Team:**

Flood Risk -

- i. No concerns regarding fluvial flood risk. There is a small watercourse/drain to the north of the houses and the site access road must cross this feature.
- ii. The drainage layout drawing (3650:505 C) includes a culvert under the access road to convey the drain. Request a condition that the final details of the crossing design are submitted for review, this shall include assessment of blockage scenarios to demonstrate that there is no increase in flood risk to others.
- iii. Cut off drainage has been provided at the top of the site to intercept overland flows, and the finished floor level of the properties has been set 150mm above finished ground levels to help manage any residual risk. We are content with the proposals at this stage and withdraw our objection to the application.

Drainage -

- iv. We have reviewed the Drainage Impact Assessment (DIA) provided (Housing Development Dores, DIA Issue 2. HGA. November 2024). Surface water from the new hardstanding on site will be directed to a SUDS basin prior to discharge to the watercourse at pre-development rates. As stated in the DIA, the rates were agreed for the housing site so that the total site discharge (housing site and access road (application 22/02033/FUL)) matched equivalent pre-development greenfield rates. For completeness the agreed rates for the housing site were 0.6, 0.7 and 0.7 l/s for 2, 30 and 200 year storms respectively. The network simulations demonstrate that these rates have been achieved.
- v. No objection to the proposed drainage strategy and request a condition that the final surface water drainage design is submitted for review. This will need to include confirmation that Scottish Water are prepared to vest the network.

5.5 **Access Officer:** The Design Statement and other plans show the inclusion of Nature Pathways and Connections which are very welcome. Details required.

5.6 **Forestry Officer:** No objections - Red line boundary includes some trees on the eastern edge, but the development site itself is predominantly agricultural grassland. There are some juvenile to mature mixed broadleaf trees in the gardens of properties around the west side of the site and there is separation proposed between these trees and built development which is welcome. The Design Statement and the visualisations show indicative planting proposals but there is no landscape planting drawing in support of this detailed application.

NPF4 Policy 6a) notes that Development proposals that enhance, expand and improve woodland and tree cover will be supported, and Policy 51 of the HwLDP notes that The Council will secure additional tree/hedge planting within a tree planting or landscape plan to compensate removal and to enhance the setting of any new development. In communal areas a factoring agreement will be necessary.

6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

6.1 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 14 - Design Quality and Place
Policy 5 - Soils
Policy 6 – Forestry, woodland and trees
Policy 13 – Sustainable transport
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 17 - Rural Homes
Policy 18 - Infrastructure First
Policy 20 - Blue and Green Infrastructure
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management

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

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks
75 - Open Space
77 - Public Access

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

This Plan's focus is on identifying specific site allocations but also includes a number of overarching 'general policies' which will apply to all developments. The following policies are particularly relevant to this application:

- Policy 1 Low Carbon Development - requires new build development to minimise carbon emissions.
- Policy 2 Nature Protection, Preservation and Enhancement – requires local development to include measures to integrate nature-based solutions and enhance biodiversity, in proportion to the nature and scale of the proposed development.

- Policy 8 Placemaking – requires all proposals to follow a site design-led approach and development proposals of 4 or more dwellings will be expected to submit a placemaking audit.
- Policy 9 Delivering Development and Infrastructure – explains that the Council will assess each development proposal in terms of its impact on each relevant infrastructure network and community facility capacity.
- Policy 14 Transport – requires development proposals to demonstrate how they can maximise walking, wheeling, cycling and public transport as alternative travel options (to use of the private car) for people using the development.

The specific policy that relates to this site is as follows:

DO02: Land South of Church - Indicative housing capacity: 25

Use(s): Housing, Community, Business, Tourism

Area: 2.2 Ha

Developer requirements: Flood Risk Assessment maybe required (no development in areas shown to be at risk of flooding); Drainage Impact Assessment; protection of watercourse through development setback and where possible enhance existing riparian area; protected species survey; site history and possible Land Contamination Site Investigation; high standard of architectural siting and design which takes account of the prominence and slope of site; protect setting of the adjoining Listed Building.

Placemaking Priorities 11 for Dores

- Protect and enhance the playpark and grass sports pitch in the centre of the village.
- Increase car parking facilities to serve both the local community and visitors during peak times.
- Work with Scottish Water to upgrade the water supply capacity.
- Need to deliver traffic calming (already designed) and highway improvements scheme, improved public transport and facilities to support active travel.

6.4 Dores and Essich Community Local Place Plan

The Dores and Essich Community LPP contains a number of land use proposals, including for housing and care homes/assisted living/sheltered housing nearby the application site. It also notes that there is a need for affordable housing in the area, and for housing specifically aimed at older age groups with support needs.

6.5 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
 Biodiversity Enhancement Planning Guidance (May 2024)
 Developer Contributions (March 2018)
 Flood Risk and Drainage Impact Assessment (Jan 2013)
 Green Networks (Jan 2013)
 Highland Delivery Programme (July 2025)
 Managing Waste in New Developments (March 2013)
 Open Space in New Residential Developments (Jan 2013)
 Physical Constraints (March 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) siting and design
 - c) roads, access and parking
 - d) water, flood risk and drainage
 - e) Impact on residential amenity
 - f) Open Space, Trees and Landscaping
 - g) Impact on habitat, species and biodiversity
 - h) Impact on infrastructure and services and proposed mitigation (developer contributions)
 - i) any other material considerations

Development plan/other planning policy

- 8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan 2 (IMFLDP2).
- 8.5 NPF4 and HwLDP: NPF4 Policies 1-3 apply to all development proposals nationwide. When considering proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

- 8.6 NPF4 Policy 4 (natural places) only supports development proposals that are not likely to have an adverse effect on species protected by legislation where the proposal meets the relevant statutory tests; Policy 5 (soils) protects valued soils and prime agricultural land; and Policy 6 (Forestry, Woodland and Trees) aims to protect and expand forests, woodland and trees and states that development proposals involving woodland loss will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government guidance on woodland removal. Policy 13 for Sustainable Transport considers that active travel nodes and public transport use should be promoted and facilitated by all developments. Policies 18, 20, and 22 relate to the development's infrastructure requirements, with Policy 18 encouraging an Infrastructure First approach to land use planning and placemaking, Policy 20 seeks to protect and enhance blue and green infrastructure networks and Policy 22 promotes the avoidance, as a first principle, of areas of known flood risk.
- 8.7 A number of NPF4 policies relate to the overarching principle of supporting development that achieves liveable places. Most pertinent are Policy 14 for Design, quality and place, Policy 15 for Local living and 20-minute neighbourhoods, and Policy 16 for Quality homes. These policies seek to promote and facilitate well designed developments that make successful places by taking a design-led approach and applying the Place Principle consistent with the six qualities of successful places. To that end, new residential neighbourhoods should seek to be compact and connected to facilities that allow residents to meet the majority of their daily needs within a reasonable distance of their home, while facilitating the delivery of affordable, sustainable, and high-quality homes across a mix of tenures. Part a) of Policy 16 specifically supports proposals for new homes on land allocated for housing within Local Development Plans.
- 8.8 Although the relevant general policies of the HwLDP remain an extant part of the Development Plan, as the most recently adopted policy the application is required, in the first instance, to be considered against those of NPF4.
- 8.9 IMFLDP2: The application site is within the main Settlement of Dores and is allocated for residential development within IMFLDP2 under allocation DO02 (Land south of Dores Church) for an indicative housing capacity of 25 units. Policy 2 (Delivering Development) is also applicable. This states that development of allocated sites will be supported subject to general conformity with the requirements of the allocation, including the provision of the necessary infrastructure, services, and facilities required to support the development. Policy allocation DO02 details the following developer requirements:
- Flood Risk Assessment maybe required (no development in areas shown to be at risk of flooding);
 - Drainage Impact Assessment; protection of watercourse through development setback and where possible enhance existing riparian area;
 - protected species survey;
 - site history and possible Land Contamination Site Investigation;
 - high standard of architectural siting and design which takes account of the prominence and slope of site;
 - protect setting of the adjoining Listed Building.

Additionally, within the Placemaking Priorities for Dores identified by IMFLDP2 it notes that, amongst other factors, there is a:

- Need to deliver traffic calming (already designed) and highway improvements scheme, improved public transport and facilities to support active travel.

8.10 **Dores and Essich Community Local Place Plan**

Local Place Plans are not part of the Local Development Plan but inform the preparation of it. Registered Local Place Plans are considered to supplement, rather than replace, existing means of community engagement. The relevant issues they raise in terms of the site relate to the following:

Housing and Care Needs:

- High demand for affordable housing and general housing provisions for all tenures, with a mix of sizes.
- Concerns about delayed housing projects and suggestions for prioritising local residents in new developments and provision of housing suitable to young families that in return will support the local primary school role.
- The population in Dores and Essich area is ageing and current services and care for older people are insufficient, leading to reliance on family, friends, or extended hospital stays.

Transport and Travel:

- High concern about road safety, with specific issues like speeding, inadequate speed limits, traffic levels, improved pavement provision and road crossings.
- Suggestions for speed limit reviews and physical measures like speed humps or islands to control speed.

8.11 The IMFLDP2 identifies an indicative upper limit housing capacity of 25 homes on this site and therefore the proposal meets this aspect of policy. A previous draft plan allocation was 16 houses. All the houses will be of affordable tenure.

8.12 The proposal is the development of 17no. residential units and associated infrastructure on the northern edge of the village. Subject to ensuring that the development can adequately address any potential impact on siting and design; roads, access and parking; water, flood risk and drainage; impact on residential amenity; open space, trees and landscaping; impact on habitat, species and biodiversity; impact on infrastructure and services; then proposal will be considered to comply with the Development Plan.

Siting and Design

8.13 The site is located to the east and northeast of existing housing in the village, on open agricultural land. The development is effectively split into 2 rows of housing along a new street, closely following the site contours. The proposed layout has been designed to take account of the landscape and take advantage of its elevated position with an outlook to the west, while safeguarding the residential privacy and amenity of existing adjacent houses.

- 8.14 The applicant has indicated that the design is influenced by the nearby terraced housing in the village, which is both single storey and two storey forms, and by the historic Drumashie Steading below the site on the main road, and the local vernacular in the village. The steading comprises a long relatively narrow stone walled/slate roof building, with northern and southern ends of 1¾ storey square plan form with hipped roofs, linked by a single storey section.
- 8.15 The development would have a mix of housing types:
- 4no. 1 Bed Cottage Flats
 - 4no. 2 Bed Cottage Flats
 - 2no. 2 Bed Houses
 - 6no. 3 Bed Houses
 - 1no. 2 Bed Detached Accessible House
- 8.16 The external walls are generally white harled with occasional brick, referencing the stone colour of Drumashie Steading in a contemporary way. Roofs are generally pitched and gabled in the vernacular manner. End units of terraced housing to the west of the site feature hipped roofs to match Drumashie Steading. Roof coverings are slate effect concrete tiles – apart from occasional red metal roofs and stairwell projections.
- 8.17 The roof heights vary throughout the development with single storey on Plot 9 to the southern end of the site, and Plots 12-15 to the northwest, and two storey elsewhere
- 8.18 On the northwest side of the street there will be cottage flats (Plots 10-16), which will be single / two storey with hipped roofs, and incorporate a central pend, and these take their architectural reference from Drumashie Steading which features an upper storey hipped roof element at either end, with a single storey range between. The detached unit to the southwest (Plot 9) has been located to relate to its detached neighbours. On the southeast side of the access, the housing (Plots 1-8) consists of 2 storey terraced units which are slightly rotated along the street for added interest. These are family units and are elevated above the cottage flats to the west.
- 8.19 The siting and design of the housing layout is considered to respond well to the landform, and reflects on the design language, scale and massing of Drumashie Steading, and is therefore considered to accord with Development Plan policies set out by NPF4 at policies 14 for Design, quality and place; Policy 15 for Local living and 20-minute neighbourhoods; and Policy 16 for Quality homes; and IMFLDP2 allocation DO02 with regards to siting and design.
- 8.20 Representations suggest that the number and design of residential units does not reflect the voluntary pre-application consultation process undertaken by the developer. It is noted that the developer has indicated that the type and mix of housing units, proposed relates to the assessed local housing needs, noting that the suggested 'fourplex' design has not been taken forward within the application.

Roads, Access and Parking

- 8.21 Access to the site is from a new junction onto the B862. This is shared with the recently approved graveyard extension (22/02033/FUL) which is to the north of the

application site (25/00437/FUL) and will extend from the graveyard towards the development site.

- 8.22 The assessment of the proposal by Transport Planning is that it is acceptable and does meet the technical standards, subject to conditions. It should be noted that Transport Planning have advised that in addition to Planning Permission, the development will require a separate Road Construction Consent (RCC).
- 8.23 Updated plans have been submitted during the consideration of the application in relation to various technical matters:
- roadside footway extension (on the B862 from the south) to the access road incorporating a contiguous roadside footway on the western side of the carriageway to the point where it meets the entrance into the housing
 - adoptable verges to accommodate buried statutory undertakers equipment and lighting columns, to allow for a “shared space” street environment.
- 8.24 Further information is required in relation to turning for refuse vehicles, and EV charging, all of which can be controlled by conditions.
- 8.25 Representations refer to the omission of street lighting details. This would normally be confirmed through RCC.
- 8.26 In order to provide a sense of arrival and distinctiveness to the street, Transport Planning have indicated that a transition between the two different road environments – the access road from the B862 and the new residential street - to create a suitable gateway and appropriate design features that clearly differentiate between them, would be appropriate. This gateway feature should be for both drivers and pedestrians / cyclists, including those with disabilities. The 3D Visualisation View 1 indicates how this can be achieved with features including a change in the road surface materials, fencing and walling.
- 8.27 The B862 that will provide access to this development is covered by the South Loch Ness Road Improvement Strategy. The published Delivery Programme specifically notes that developments impacting on the routes covered by the strategy should contribute towards appropriate road upgrades. A Village Improvement Scheme has been developed and consulted on locally for Dores and it is considered appropriate that this development should mitigate its impacts by delivering the following aspects of that Dores Village Improvement Scheme:
- Construct a raised junction table on the B862 at the junction for the existing church north of the access for this development.
 - Construct a carriageway narrowing on the B862 south of the access for this development.
 - Widen the existing footway on the eastern side of B862 between the existing church access and the existing layby opposite the Dores Inn that accommodates the Ness Gifts store (around 280m).
 - Local carriageway widening to the western side of the existing B862 to provide a consistent 6m carriageway width between the existing church access to the north and the start of the footway on the western side of the road to the south (around 250m).

- 8.28 Transport Planning considers that these are a commensurate amount of mitigation based on comparisons with the works agreed to mitigate the impacts from 6No. houses in Inverfarigaig (22/00424/FUL). Accordingly, it is considered to be necessary and proportionate to require these listed aspects of the Dores Village Improvement Scheme be designed and delivered prior to the first occupation of the development; this can be controlled by condition.

Water, Flood Risk and Drainage

- 8.29 The Flood Risk Management Team (FRMT) initially objected to the proposal, but following the submission of additional information by the developer in relation to flood risk, this was withdrawn.
- 8.30 The FRMT have reviewed the Drainage Impact Assessment (DIA) provided (Housing Development Dores, DIA Issue 2. HGA. November 2024). Surface water from the site will be directed to a SUDS basin, located immediately north of the northern units (Plot 16/17) with subsequent discharge to the adjacent burn. The discharge rates have been agreed for the housing site so that the total site discharge (housing site and access road (application 22/02033/FUL)) match equivalent pre-development greenfield rates. FRMT have no objection to the proposed drainage strategy and request a condition that the final surface water drainage design is submitted for review.
- 8.31 Transport Planning note the intention for a shared roads and curtilage surface water drainage and SUDS arrangement, with Scottish Water expected to vest the piped carrier system and SUDS Detention Basin and Highland Council adopting roads-only drainage infrastructure. Transport Planning have highlighted that the design details for the roads only drainage will need to be agreed through RCC, which will also need to demonstrate Scottish Water's acceptance to the proposed approach.

Impact on Residential Amenity

- 8.32 The original site layout drawing showed a footpath connecting into the existing footpath on the northwest boundary of 23 Torr Gardens and this was of concern to the owner of that property and 24 Torr Gardens. This connecting path has been removed, and pedestrian access will follow the vehicular access to the public road to the north and there will also be a connecting path leading to the southern boundary leading into the existing play area.
- 8.33 Representations from Drumashie Lodge refer to the proximity of the 8 cottage flats on the western boundary of the application site. The Lodge is set back approximately 36m from the B862 and is around 9.5m from the eastern boundary of its curtilage which forms the common boundary with the application site.
- 8.34 The proposed housing units are approximately 26m from the boundary with the Lodge at their nearest points (Plots 12 and 13), giving a total minimum separation distance of around 35.5m from the Lodge to Plots 12 and 13. This degree of separation is considered to provide an adequate degree of separation, and resultant amenity between the existing and proposed housing.

- 8.35 With regards to the housing at Torr Gardens, the closest to the proposed development is No.24, which is between approximately 3.6m and 6.5m from the boundary. The proposed house at Plot 9 is the closest to No.24, and is approximately 10m from the boundary, thereby giving an overall separation distance between buildings of approximately 16.5m. It should be noted that Plot 9 is orientated so that its gable which has a living room window would face towards Torr Gardens.
- 8.36 The degree of separation proposed is close to the normally expected 17m between directly opposing windows found in residential developments and is considered to provide an adequate degree of separation, and resultant amenity between the existing and proposed housing.
- 8.37 In order to provide enhanced screening and amenity, it is considered appropriate to add a condition relating to the final details of the position, height and materials for boundary treatments such as fencing and walling between garden curtilages.

Open Space, Trees and Landscaping

- 8.38 The Council's Open Space in New Residential Developments guidance requires 1,516sqm of off-site open space in various forms, including amenity greenspace, equipped play areas, natural greenspace, outdoor sports facilities and public parks and gardens. There is an existing play area to the south of the site at Torr Gardens. No demand for further open space has been identified in Does.
- 8.39 No Landscape Plan has been submitted although the site layout plan does show the indicative location of trees. The development submission would have been more complete if this had been provided for consideration; however, this can be controlled by condition. It should be noted that the Community Council is only objecting to the proposal on the basis of the absence of this plan.
- 8.40 The Design Statement includes details of nature pathways and connections, such as a footpath on the west boundary of the access road leading to the development; a footpath at the south end of the development; and existing paths and desire lines. These aim to connect the development to the rest of the village including towards the Does Inn and the beach, and to the north towards the Church and main road. These will link with open space to the west, the SUDS pond to the north, and the upper field to the east, providing opportunities for informal play and leisure. Their provision, along with tree planting and landscaping, will encourage and enhance biodiversity. The exact details of their specifications and maintenance arrangements can be addressed by condition.

Impact on Habitat, Species and Biodiversity

- 8.41 The Biodiversity Enhancement Supplementary Planning Guidance states that opportunities to protect and enhance biodiversity should be considered at the project inception stage; this is a core design consideration and will inform the layout, siting and design. Enhancement measures will seek to restore and enhance habitats and species appropriate to the location of the site and its surroundings and take into consideration the Local Development Plan and Local Biodiversity Action Plan as well as statutory designated sites and locally designated sites, including Local Nature Conservation Sites. Biodiversity enhancement is in addition to mitigation and

offsetting measures and should, wherever possible, take place within the development site. This ensures development areas do not become nature poor to the detriment of both people and nature.

- 8.42 It is noted that the site is not covered by, nor does it lie adjacent to, any land designated for its natural heritage interests.
- 8.43 The Technical Report for Biodiversity Net Gain Calculations demonstrates that appropriate measures to conserve, restore and enhance biodiversity should be included. The calculations demonstrate that the development proposals contribute an overall biodiversity net gain across the Site of at least 10%, in line with the Supplementary Planning Guidance. The habitats identified within the application site are: bramble scrub, gorse scrub, modified grassland and other neutral grassland. Whilst the habitats on site are generally of negligible to low ecological value, the habitats of higher value have been retained and enhanced where possible within the context of the development proposals. This includes for retention of Bramble scrub as a valuable habitat for wildlife within the Site as well as the creation of new habitats of high biodiversity value, such as wildflower meadow (Other Neutral Grassland) and planting of 18 individual urban trees. The calculations have indicated that the residential development will result in an overall biodiversity net gain of 12.31% for habitat areas. This exceeds the minimum of 10%, due to the combination of the low value of the existing habitats that are being lost, the retention and enhancement of higher value habitats on-site and creation of higher value habitats.
- 8.44 The developer has undertaken a Preliminary Ecological Appraisal (2024). This did not identify any habitats or protected species which would be affected by the proposal. However, recommendations have been made regarding a pine marten species protection plan, and breeding birds protection, should works be carried out during the breeding season (March-June inclusive for pine martens and March to August for birds). This can be controlled by condition.

Impact on Infrastructure and Services and proposed mitigation (developer contributions)

- 8.45 Planning obligations are used to mitigate the impact of development that cannot be mitigated through the planning process or through the use of planning conditions. In line with HwLDP Policy 31 (Developer Contributions), the Council's Developer Contributions Supplementary Guidance (DCSG) was adopted in November 2018 and sets out the Council's approach to mitigating the impact of development on services and infrastructure by seeking fair and realistic developer contributions. The Council's Development Plans Team have assessed the contributions as follows (all figures subject to indexation).
- 8.46 **Affordable Housing:** The site is owned by, and the developer is the Council. The proposal is for 17No. residential units and it is understood that these are not for open market sale but will be for affordable housing. In line with Council policy and Developer Contributions Supplementary Guidance, 25% equivalent of all housing shall be affordable; as all the houses will be of an affordable tenure there would be 100% provision.

- 8.47 **Education:** The site lies within the catchment area of Aldourie Primary School and no contribution is necessary. Contributions will be required for Inverness Royal Academy.
- 8.48 **Community Facilities** - Developments of 4 or more houses are required to contribute towards the enhancement or creation of new community facilities where a deficiency has been identified. The IMFLDP Delivery Programme identifies a requirement for Hilton Community Centre in terms of an expansion of fitness room, fitness studio for classes and changing facilities.
- 8.49 Subject to developer contributions (index linked) of £3,482 per 3 bed and above house / £1,875 per 2 bed house or flat (major expansion/new school rate) for Inverness Royal Academy, the proposal is acceptable in terms of education provision. For Community Facilities £1,568 is required for each property.
- 8.50 **Public Art:** The Council's preference is for Public Art to be an integral part of the overall design of a development to promote neighbourhood identity and a distinctive sense of place. This will be secured by means of a planning condition.
- 8.51 **Green infrastructure:** The Council's open space guidance requires a provision standard of 40sqm per person. Applying the guidance, the development of 17 houses equates to a need for 1,516sqm of off-site open space in various forms, including amenity greenspace, equipped play areas, natural greenspace, outdoor sports facilities and public parks and gardens.

Other material considerations

- 8.52 There are no other material considerations.

Non-material considerations

- 8.53 Representations refer to a lack of amenities. This is not a matter over which the developer has control with respect to this planning proposal.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.54 An upfront payment can be made to meet all the Developer Contributions sought by Development Plans and Transport Planning. However, the affordable housing element will require to be the subject of a Section 75 Agreement.

9. CONCLUSION

- 9.1 The proposal is for the development of land on the northern edge of Dores for 17No. residential units, with an access road and servicing.
- 9.2 The site and adjacent land is identified in the IMFLDP2 under allocation DO02 (Land south of Dores Church) for a mixture of Housing, Community, Business, and Tourism, with an indicative housing capacity of 25 units. The principle of developing the site for housing is therefore already established by this allocation. The development of land for housing in the village is very welcomed, providing affordable housing to meet an established demand within the village and immediate area.

- 9.3 The location, layout and design of the housing is considered to be acceptable, maintaining the established individual and community residential amenity of neighbouring properties and the wider area.
- 9.4 The proposal, along with the already approved and under construction cemetery extension (22/02033/FUL) to the north will open up this northern part of the village, helping to consolidate the community.
- 9.5 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation 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. No development or work shall commence until a detailed specification for all proposed external materials and finishes (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: In the interests of visual amenity

3. No development shall commence until details of a scheme of hard and soft landscaping works (demonstrating biodiversity enhancement) shall have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

All earthworks and existing and finished ground levels in relation to an identified fixed datum point;

- i. A plan showing existing landscaping features and vegetation to be retained;
- ii. The position, height, materials and design, of any existing or proposed walls, fences and gates;
- iii. All soft landscaping and planting works to conserve, restore and enhance biodiversity levels, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- iv. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of 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 the interests of visual amenity

4. Any details pursuant to condition 3 above shall include a detailed Landscape Plan and Maintenance Programme. The Landscape Plan shall be implemented in full during the first planting season following commencement of development, with maintenance thereafter being carried out in accordance with the Maintenance Programme. For the avoidance of doubt, 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 is achieved, appropriate to the location of the site.

5. Prior to the commencement of development, a Tree Planting Plan and Maintenance Programme shall be submitted to, and approved in writing by, the Planning Authority. The approved 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 order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

6. Notwithstanding the provisions of Article 3 and Class 14 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall commence until full details of any temporary site compounds and storage areas (including their location, scale and means of enclosure) shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the site compounds and storage areas shall be formed in accordance with these approved details. Furthermore, all site compounds shall be maintained in a tidy, safe and secure fashion and be removed from the application site within one month of the development being completed.

Reason: As no details have been provided, and to clarify the terms of the permission.

7. Prior to the commencement of development, the developer shall have provided a Construction Method Statement for the approval in writing of the Planning Authority. The statement shall provide for:
- i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v. wheel washing facilities;
 - vi. measures to control the emission of dust and dirt during construction; and
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: As no details have been provided, and to clarify the terms of the permission.

8. Prior to the commencement of development, the developer shall have provided full details of any external lighting to be used within the site and/or along its boundaries and/or access for the approval in writing of the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: As no details have been provided, and to clarify the terms of the permission.

9. Prior to the commencement of development, the developer shall have provided full details of a scheme for the storage of refuse and recycling within the application for the approval in writing of the Planning Authority. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

Reason: To ensure that waste on the site is managed in a sustainable manner.

10. Prior to the commencement of development, the developer shall have provided full design details for the watercourse crossing for the approval in writing of the Planning Authority in consultation with the Roads Authority.

Reason: As no details have been provided, and to clarify the terms of the permission.

11. Prior to the commencement of development, the developer shall have provided written and plan details of the layout, design and construction of green spaces for the development, all for the approval in writing of the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: In order to secure high-quality open spaces in compliance with Council Supplementary Planning Guidelines.

12. Within 12 months of the start of development a scheme shall be submitted for the approval in writing of the Planning Authority for the maintenance, in perpetuity, of all on-site green spaces and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water). Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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

13. Prior to the commencement of development, the developer shall have provided written and plan details of a scheme for all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) for the approval in writing of the Planning Authority in consultation with the Roads Authority and Scottish Water. Thereafter, only the approved details shall be implemented, and all surface

water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: As no details have been provided and to ensure that the site is satisfactorily drained.

14. Prior to the commencement of development, the developer shall have provided written and plan details of a scheme for the provision of electric car charging points within the development for the approval in writing of the Planning Authority. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance of petrol and diesel cars.

15. Prior to the commencement of development, the developer shall have provided written and plan details of the bin stores within the development for the approval in writing of the Planning Authority, including their location, size and external material finishes. The bin stores shall be completed and available for use prior to the first occupation of any house or flat.

Reason: To ensure that waste on the site is managed in a sustainable manner.

16. If development takes place within the breeding season for pine marten and passerine birds (March-June inclusive), the developer shall submit a pine marten protection plan, and bird protection plan, for the approval in writing of the Planning Authority in consultation with NatureScot, prior to the commencement of such works. For the avoidance of doubt, the plan(s) shall include appropriate mitigation measures, along with a timescale for the works. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: To safeguard protected species.

17. Prior to the first occupation of any house or flat, the developer shall have provided written and plan details of:
- Construction of a raised junction table on the B862 at the junction for the existing church north of the access for this development.
 - Carriageway narrowing on the B862 south of the access for this development.
 - Widening of the existing footway on the eastern side of B862 between the existing church access and the existing layby opposite the Dore Inn that accommodates the Ness Gifts store (around 280m).
 - Local carriageway widening to the western side of the existing B862 to provide a consistent 6m carriageway width between the existing church access to the north and the start of the footway on the western side of the road to the south (around 250m)

all for the approval in writing of the Planning Authority in consultation with the Roads Authority.

For the avoidance of doubt, the details shall include a timetable for the approved works, all which shall be completed within 6 months from the completion of the residential units, or other such time as may be agreed in writing by the Planning Authority.

Reason: In the interests of road safety and to accord with the Council's South Loch Ness Road Improvement Strategy.

18. Prior to the commencement of development, details of the nature pathways and connections as detailed in the approved Design Statement (January 2025) docquetted hereto, and timetable for their completion, shall be submitted for the approval in writing of the Planning Authority. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: In the interests of visual amenity.

19. On-site provision for public art shall be made in accordance with the Supplementary Guidance for the Public Art Strategy, the location and design of which shall be approved in writing with the Planning Authority with the first application for matters specified in conditions. This shall equate to 1% of the capital construction costs unless otherwise approved in writing by the Planning Authority. The timing for such provision shall be approved in writing by the Planning Authority prior to the first occupation of any house or flat.

Reason: To accord with the Supplementary Guidance on Developer Contributions and the Public Art Strategy.

REASON FOR DECISION

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

INFORMATIVES

Initiation and Completion Notices

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

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

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

Flood Risk

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

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, it should be noted that no works should commence on or directly adjacent to the existing local public road network until a permit for such works has been sought from and accepted by the Roads Authority. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

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

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

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

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

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

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

Protected Species – Halting of Work

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

Signature:	Bob Robertson
Designation:	(Acting) Area Planning Manager
Author:	Keith Gibson
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - DIHD24006-C0481-ZZ-ZZ-DR-A-9001-S4- LOCATION PLAN Plan 2 - DIHD24006-C0481-ZZ-ZZ-DR-A-9002-S4 REV 1 SITE LAYOUT PLAN Plan 3 - DIHD24006-C0481-ZZ-ZZ-DR-A-9004-S4 REV 1 SITE LAYOUT PLAN Plan 4 - DIHD24006-C0481-ZZ-ZZ-DR-A-0411-S4 REV 2 ELEVATIONS Plan 5 - DIHD24006-C0481-ZZ-ZZ-DR-A-0412-S4 REV 2 ELEVATIONS Plan 6 - DIHD24006-C0481-ZZ-ZZ-DR-A-0421-S4 REV 2 ELEVATIONS

Plan 7 - DIHD24006-C0481-ZZ-ZZ-DR-A-0431-S4 REV 2 ELEVATIONS

Plan 8 - DIHD24006-C0481-ZZ-ZZ-DR-A-0441-S4 REV 2 ELEVATIONS

Plan 9 - DIHD24006-C0481-ZZ-ZZ-DR-A-0451-S4 REV 2 ELEVATIONS

Plan 10 - DIHD24006-C0481-ZZ-ZZ-DR-A-0452-S4 REV 1
ELEVATIONS

Plan 11 - DIHD24006-C0481-ZZ-ZZ-DR-A-0461-S4 REV 1
ELEVATIONS

Plan 12 - DIHD24006-C0481-ZZ-ZZ-DR-A-0462-S4 REV 1
ELEVATIONS

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
Primary – Build Costs	n/a	£0	£0	£0	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	n/a	£0	£0	£0	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	n/a	£0	£0	£0	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	n/a	£0	£0	£0	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities		£0	£0	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	25% (17 units)	Whole scheme affordable	Whole scheme affordable	Whole scheme affordable	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	n/a	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	n/a	N/A	N/A	£0	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	n/a	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

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

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

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

⁴ As above

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

	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
Transport									
Active Travel	To be confirmed	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	To be confirmed	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	To be confirmed	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

*¹ Adjust total to take account of flat exemptions

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

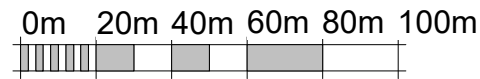
*³ TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

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

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

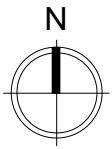


Location Plan
1 : 2000



VISUAL SCALE 1:2000 @ A3

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Boundary Legend

- Site Boundary
- Adjoining land owned by Applicant

Rev	Date	Description	By
-----	------	-------------	----

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Highland Council

PROJECT

**DIHD24006
Dores Housing Project**

DRG. TITLE

Location Plan

STATUS **Planning**

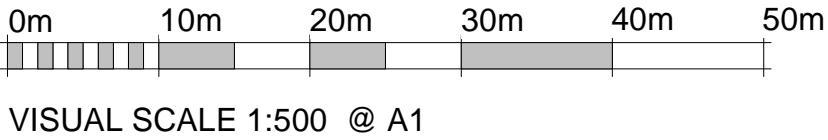
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CHECKED	BMcF	ORIGINAL	A3
JOB NO.	DIHD24006	DATE	30.10.24

DRG. NO. -REV.

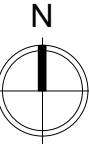
DIHD24006-C0481-ZZ-ZZ-DR-A-9001-S4-



Site Plan 1
1:500



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Boundary Legend

- Site Boundary
- Adjoining land owned by Applicant

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Rev	Date	Description	By

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Dores Housing Project

DRG. TITLE

Site Plan

STATUS

Planning

DRAWN	PMacD	SCALE	As indicated
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CHECKED	BMcF	ORIGINAL	A1
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JOB NO.	DIHD24006	DATE	09.09.24
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DRG. NO. -REV.
DIHD24006-C0481-ZZ-ZZ-DR-A-9002-S4-1



Site Plan Axonometric

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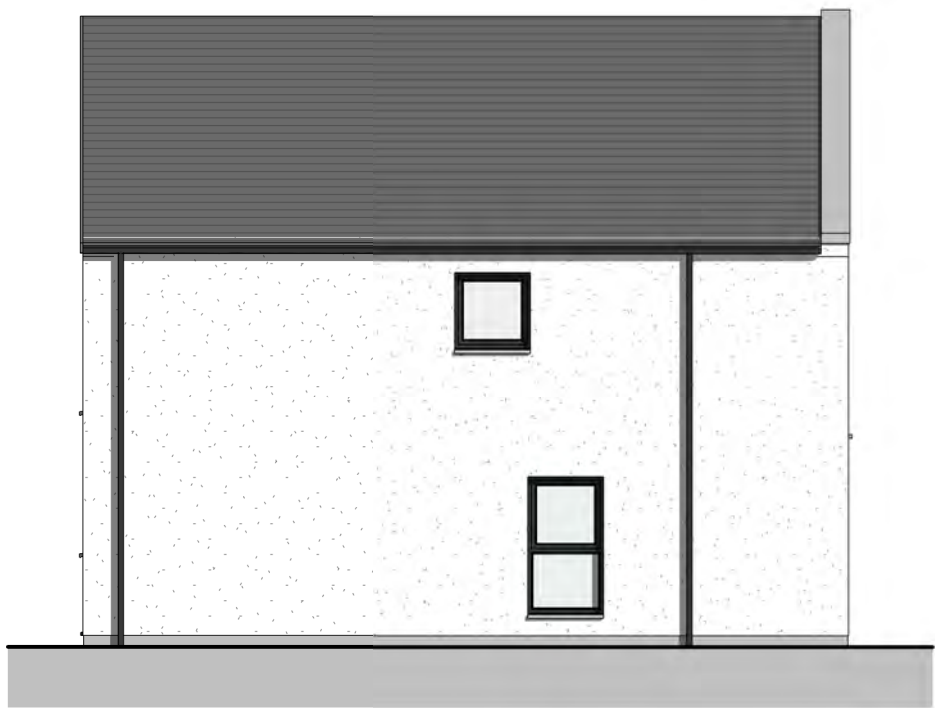
DRG. TITLE

Site Plan Axonometric

STATUS	Planning		
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JOB NO.	DIHD24006	DATE	30.10.24
DRG. NO. -REV.			
DIHD24006-C0481-ZZ-ZZ-DR-A-9004-S4-1			



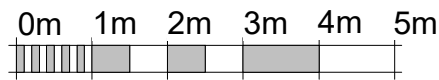
Elevation A
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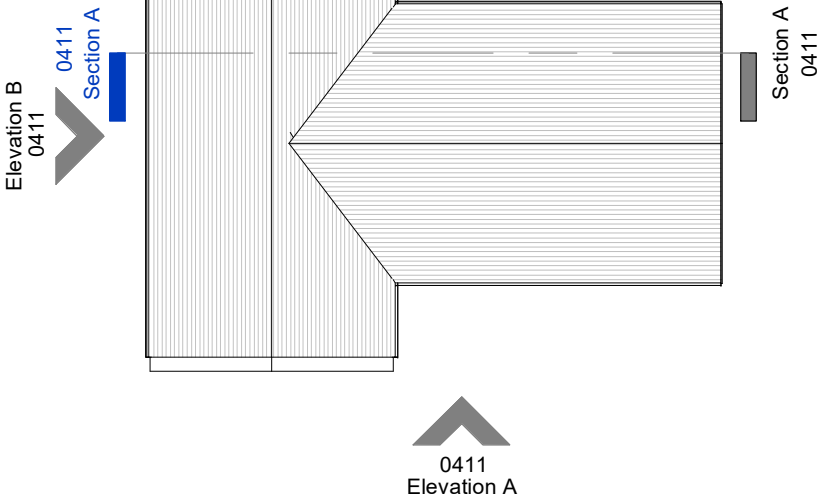
Elevation B
1 : 100



Section A
1 : 100



VISUAL SCALE 1:100 @ A3



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Material key



Off-white vertical composite
cladding



Off-white vertical composite
cladding



Concrete riven tiles

2	15.01.25	Updated to reflect client feedback	SP
1	18.12.24	Updated to reflect client feedback	SP
Rev	Date	Description	By

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DIHD24006
Dores Housing Project

DRG. TITLE

3B5P Semi-detached Houses -
Elevations & Section Sheet 1

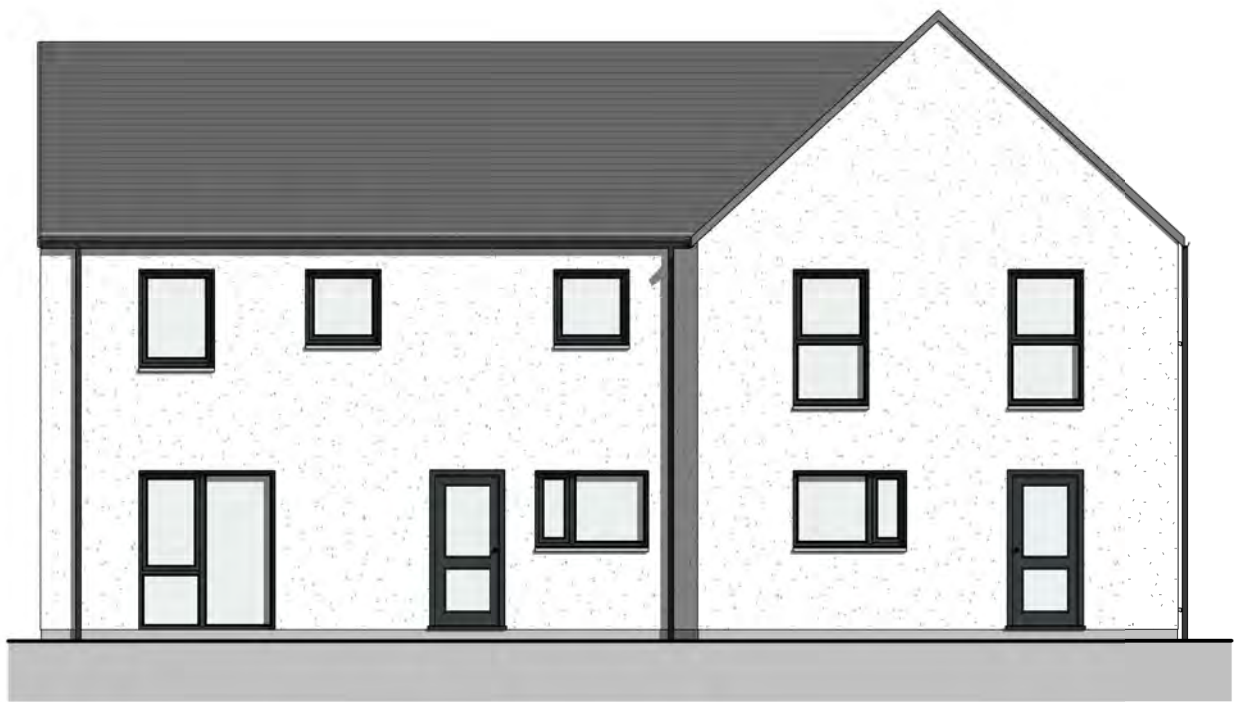
STATUS

Planning

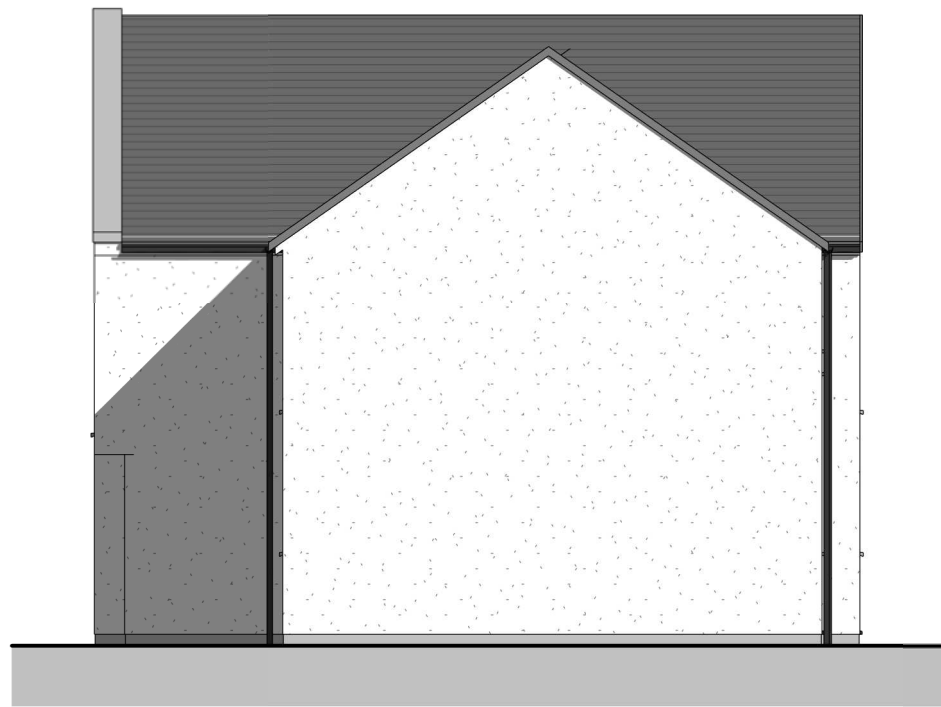
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JOB NO.	DIHD24006	DATE	30.10.24

DRG. NO. -REV.

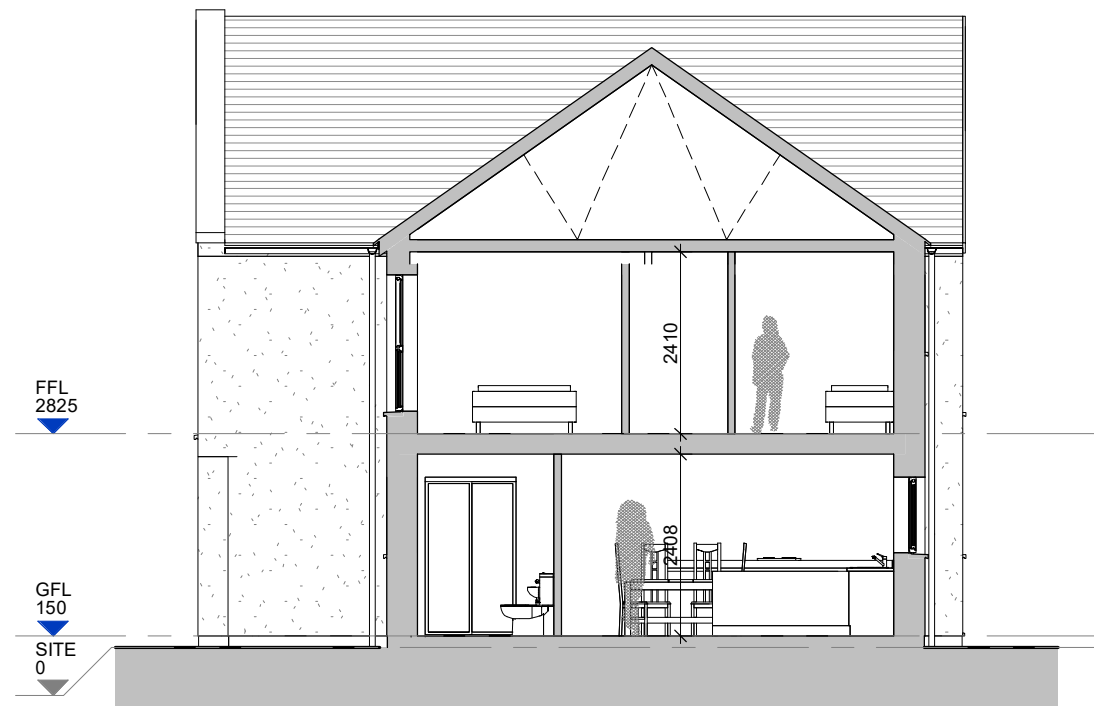
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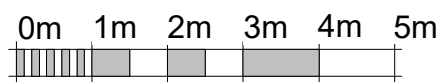
Elevation C
1 : 100



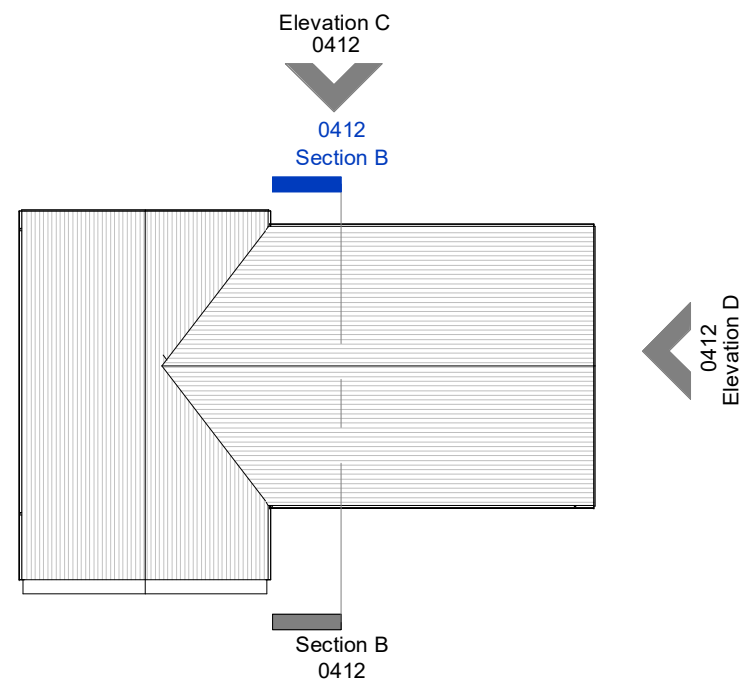
Elevation D
1 : 100



Section B
1 : 100



VISUAL SCALE 1:100 @ A3



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Material key



Off-white vertical composite
cladding



Off-white vertical composite
cladding



Concrete riven tiles

2	15.01.25	Updated to reflect client feedback	SP
1	18.12.24	Updated to reflect client feedback	SP
Rev	Date	Description	By

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DRG. TITLE

3B5P Semi-detached Houses -
Elevations & Section Sheet 2

STATUS

Planning

DRAWN	PMacD	SCALE	As indicated
CHECKED	BMcF	ORIGINAL	A3
JOB NO.	DIHD24006	DATE	30.10.24

DRG. NO. -REV.

DIHD24006-C0481-ZZ-ZZ-DR-A-0412-S4-2

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Material key

- Off-white vertical composite cladding
- Off-white vertical composite cladding
- Concrete riven tiles
- Single ply roofing membrane with standing seams

2	15.01.25	2B4P flat layouts revised	SP
1	18.12.24	Updated to reflect client feedback	SP
Rev	Date	Description	By

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PROJECT

DIHD24006
Dores Housing Project

DRG. TITLE

Terraced Housing - South Block
Elevations & Sections

STATUS

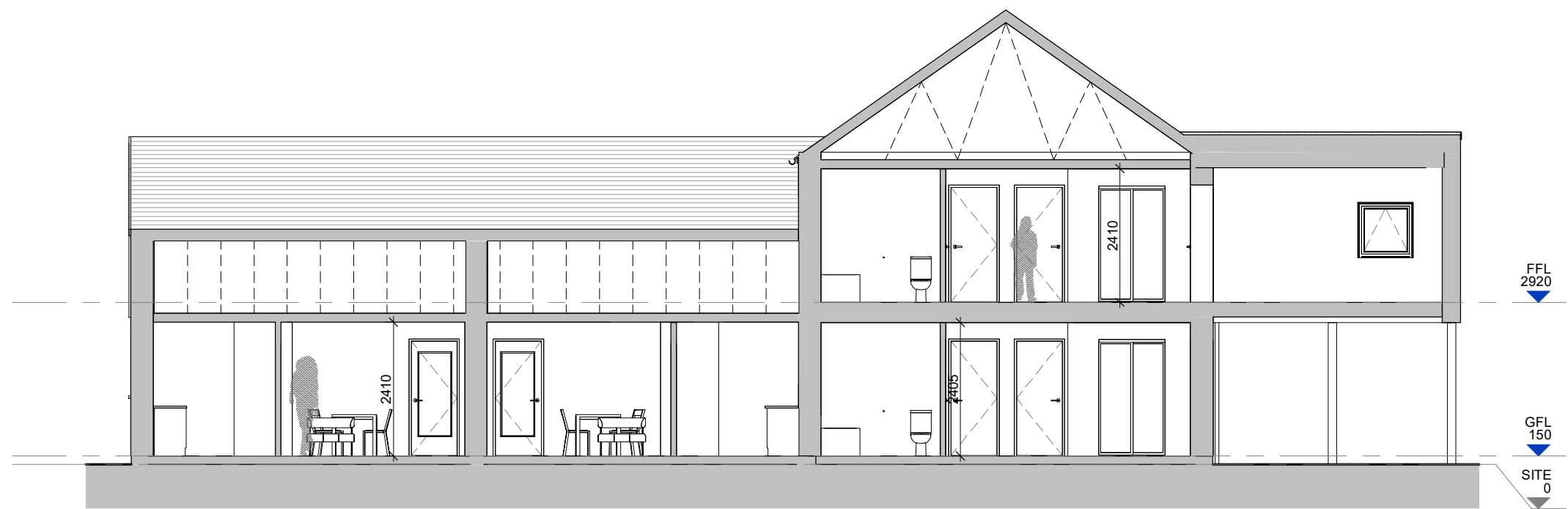
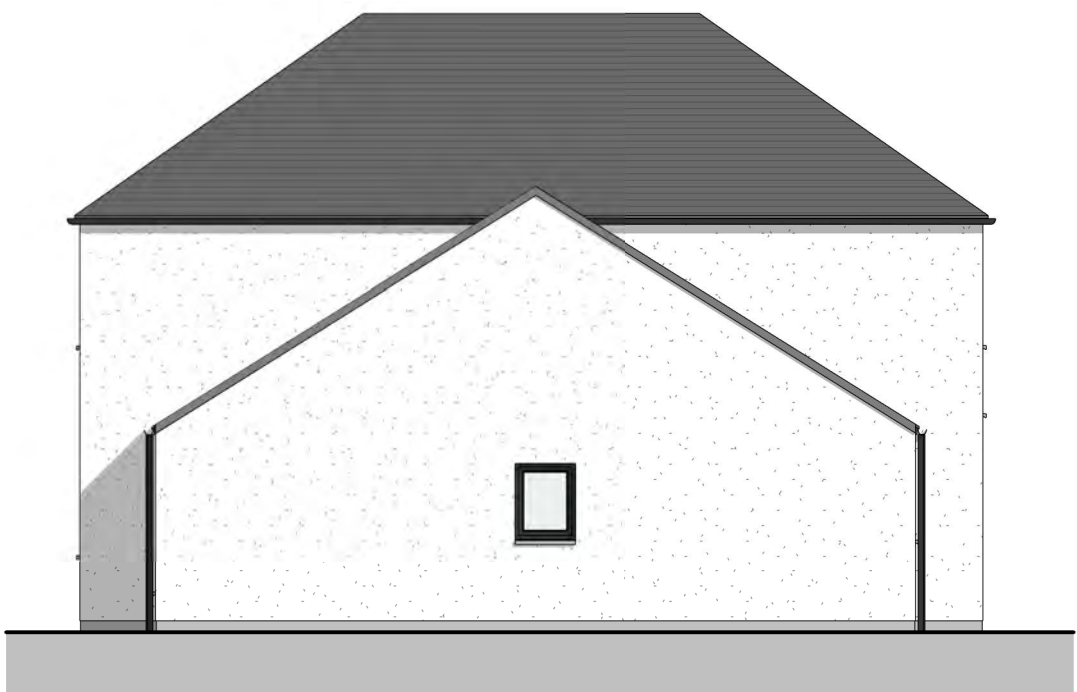
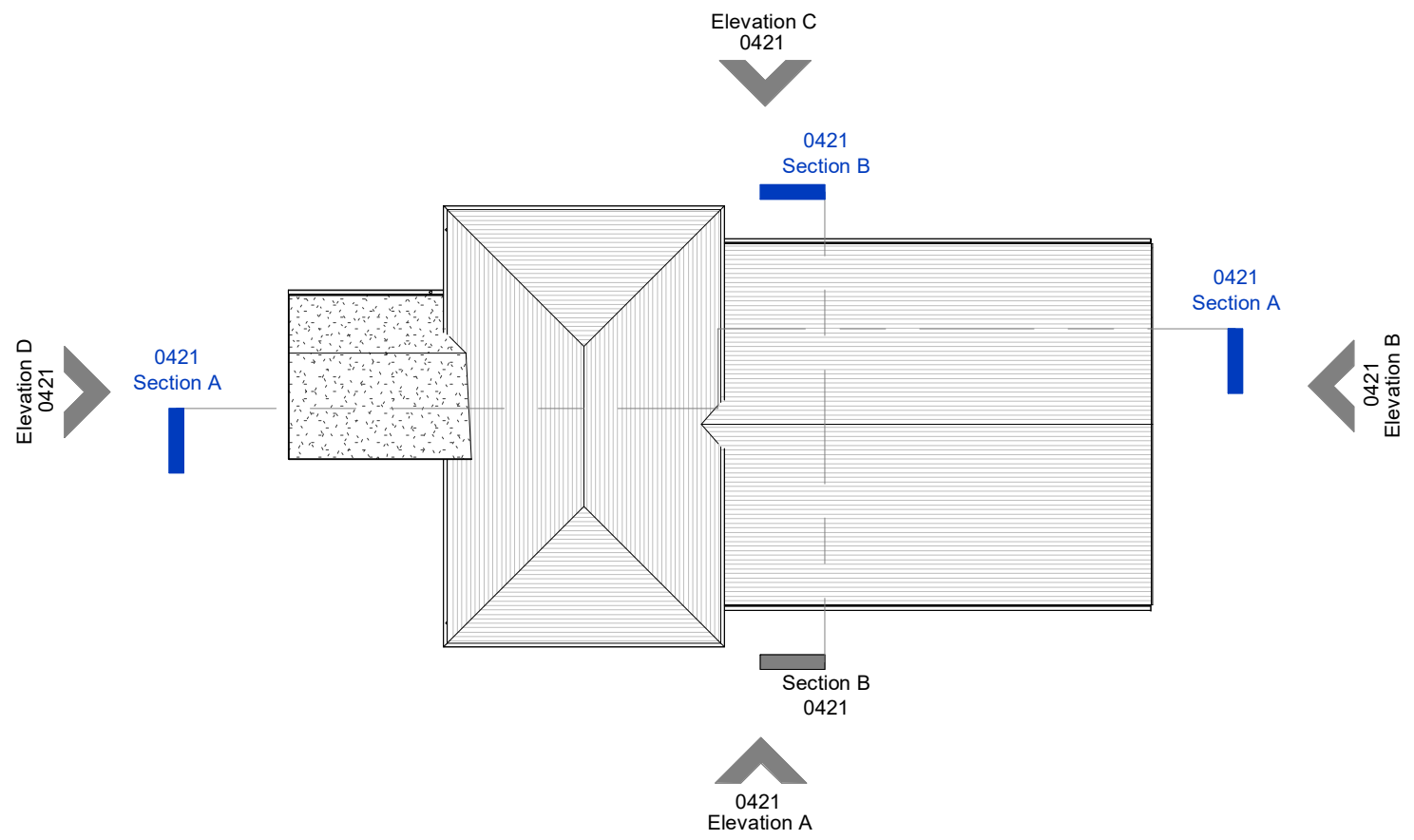
Planning

DRAWN	PMacW	SCALE	As indicated
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CHECKED	PMacD	ORIGINAL	A1
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JOB NO.	DIHD24006	DATE	12.11.24
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DRG. NO. -REV.	
DIHD24006-C0481-ZZ-ZZ-DR-A-0421-S4-2	

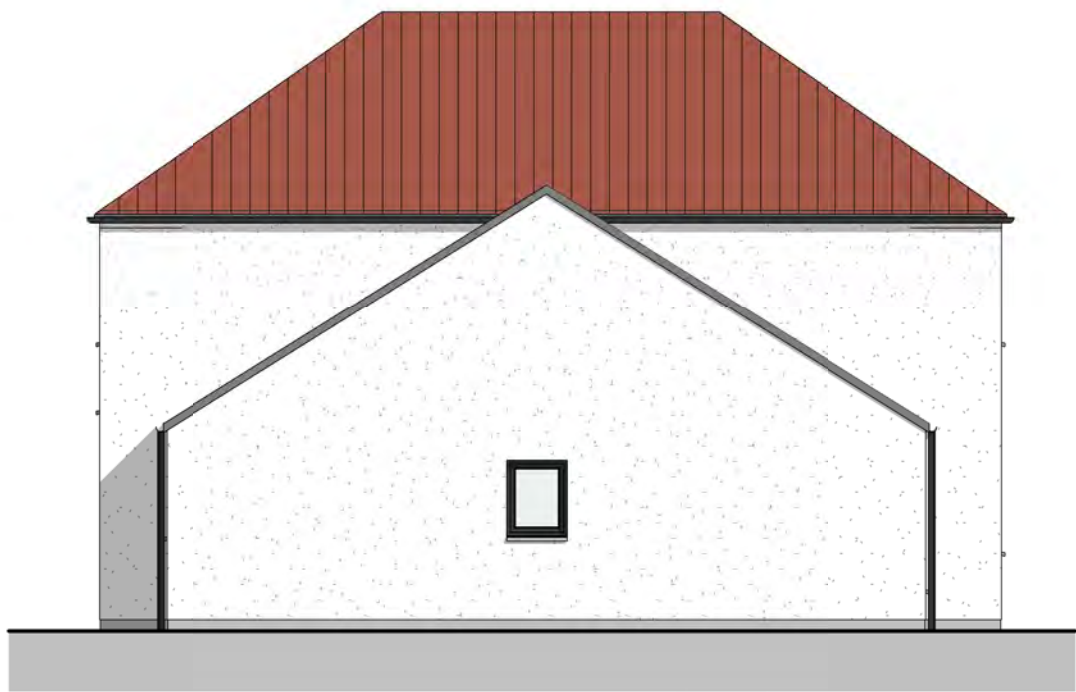


0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1



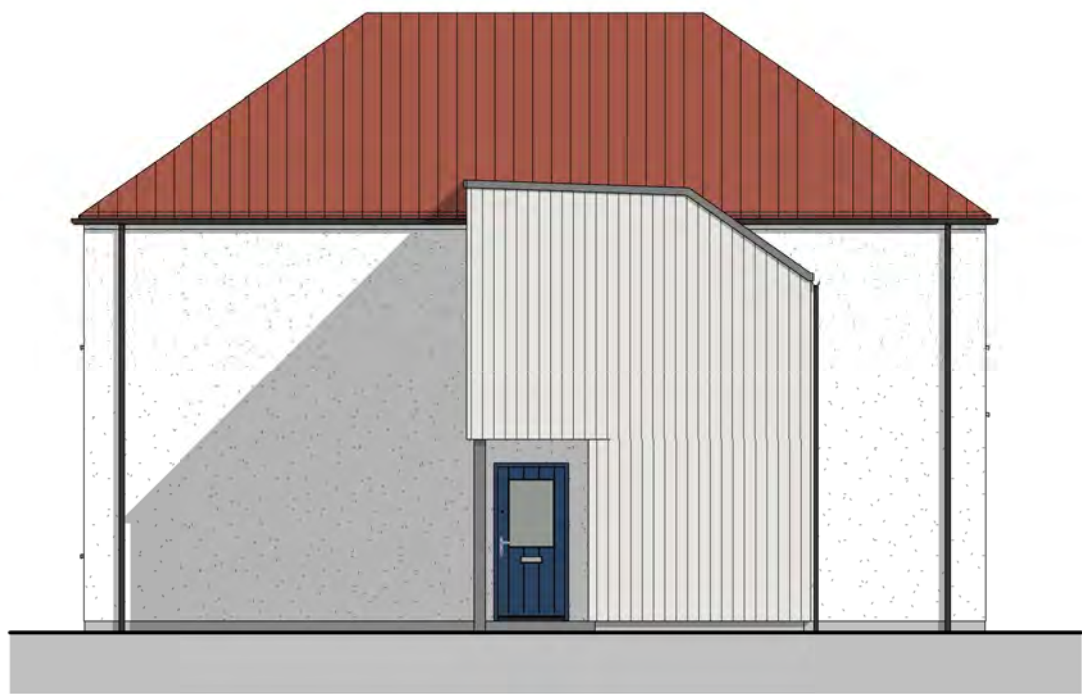
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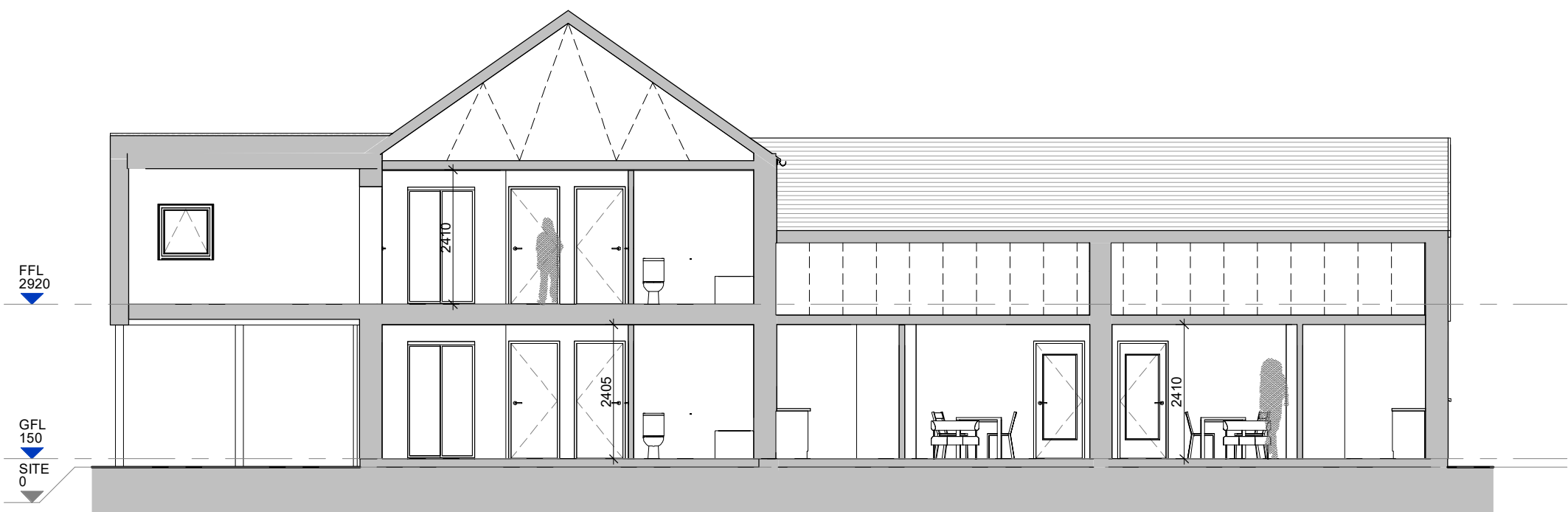
Elevation B
1 : 100



Elevation C
1 : 100



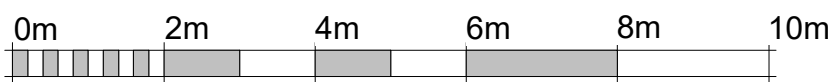
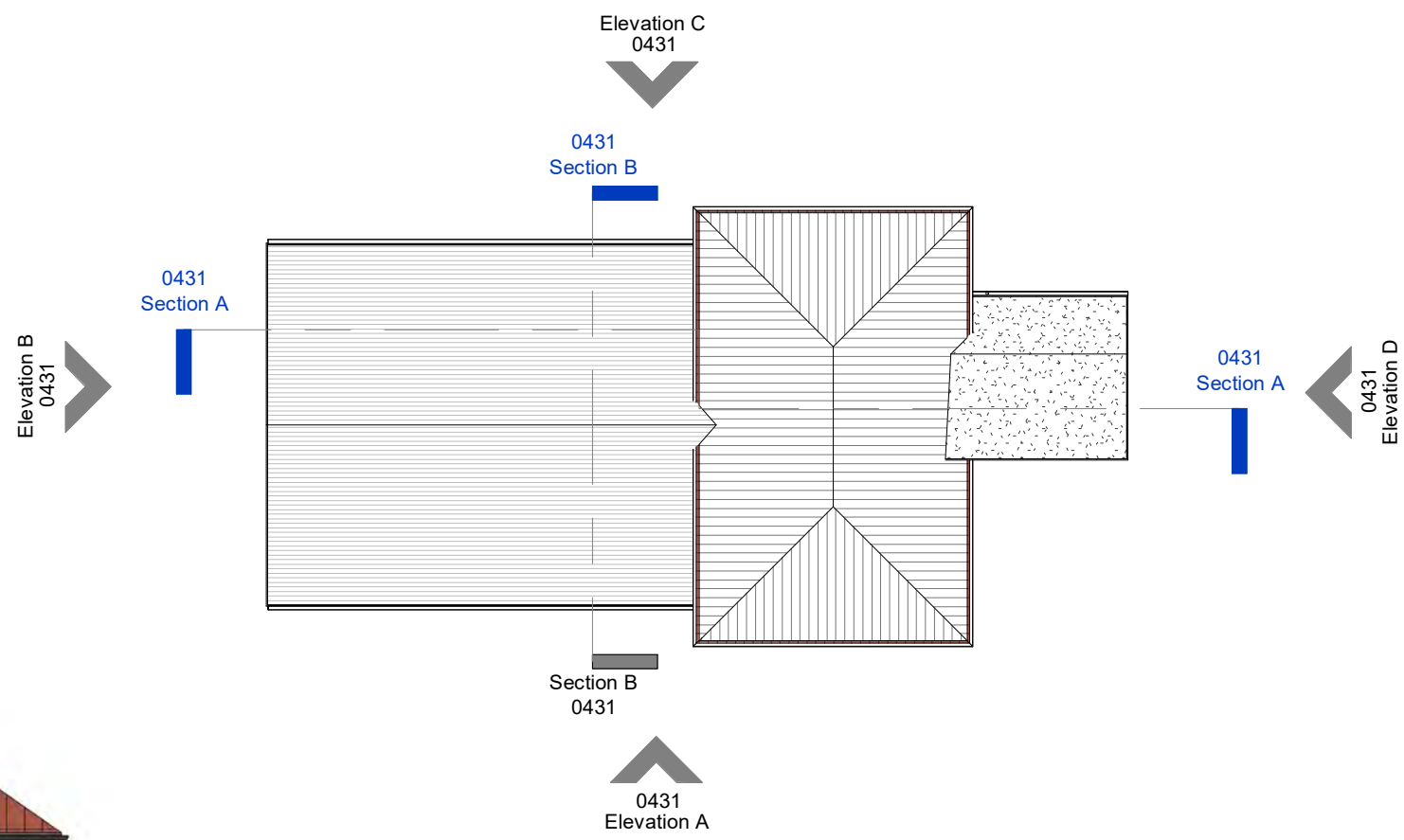
Elevation D
1 : 100



Section A
1 : 100



Section B
1 : 100



VISUAL SCALE 1:100 @ A1

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Material key

- Off-white vertical composite cladding
- Off-white vertical composite cladding
- Concrete riven tiles
- Single ply roofing membrane with standing seams
- Metal standing seam cladding

2	15.01.25	2B4P flat layouts revised	SP
1	18.12.24	Updated to reflect client feedback	SP
Rev	Date	Description	By

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PROJECT

DIHD24006
Dores Housing Project

DRG. TITLE

Terraced Housing - North Block
Elevations & Sections

STATUS

Planning

DRAWN PMcW SCALE As indicated

CHECKED PMacD ORIGINAL A1

JOB NO. DIHD24006 DATE 12.11.24

DRG. NO. -REV.

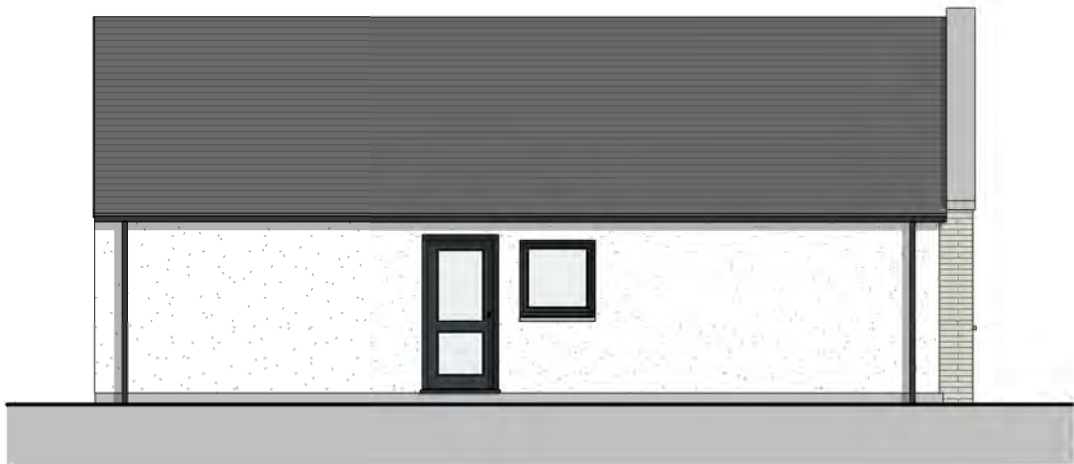
DIHD24006-C0481-ZZ-ZZ-DR-A-0431-S4-2



Elevation A
1 : 100



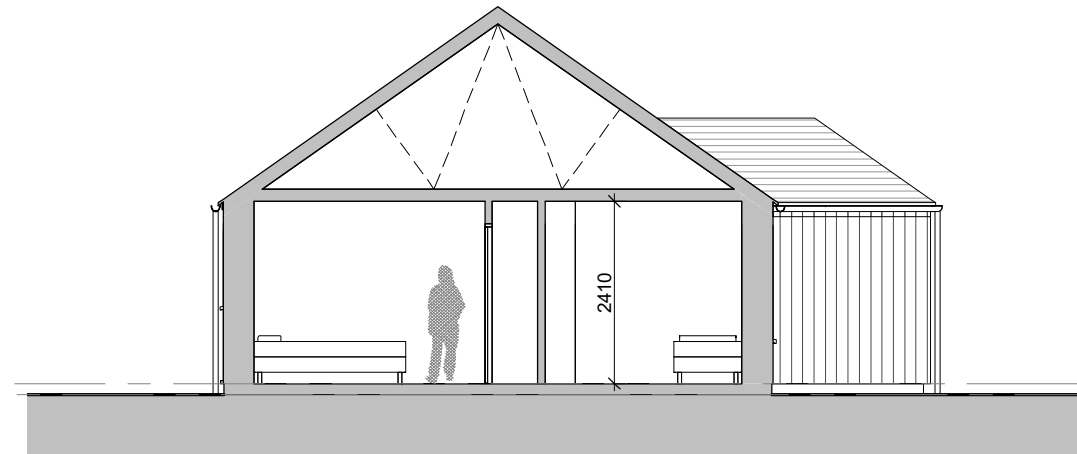
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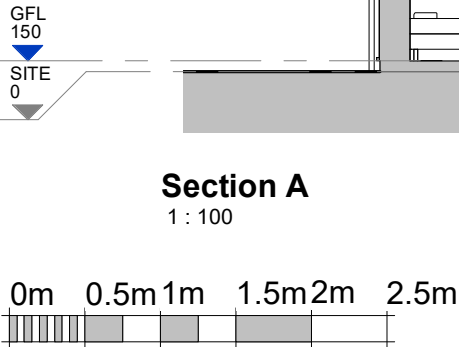
Elevation C
1 : 100



Elevation D
1 : 100



Section A
1 : 100



VISUAL SCALE 1:50 @ A3

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Material key



Off-white wet dash render



Off-white vertical composite cladding



Linear brick



Concrete riven tiles

2	15.01.25	Updated to reflect client feedback	SP
1	18.12.24	Updated to reflect client feedback	SP
Rev	Date	Description	By

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PROJECT

DIHD24006
Dores Housing Project

DRG. TITLE

Detached House - Elevations &
Section

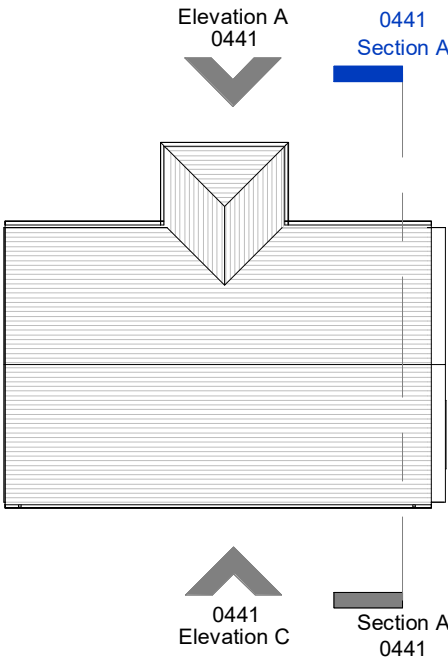
STATUS

Planning

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JOB NO.	DIHD24006	DATE	30.10.24

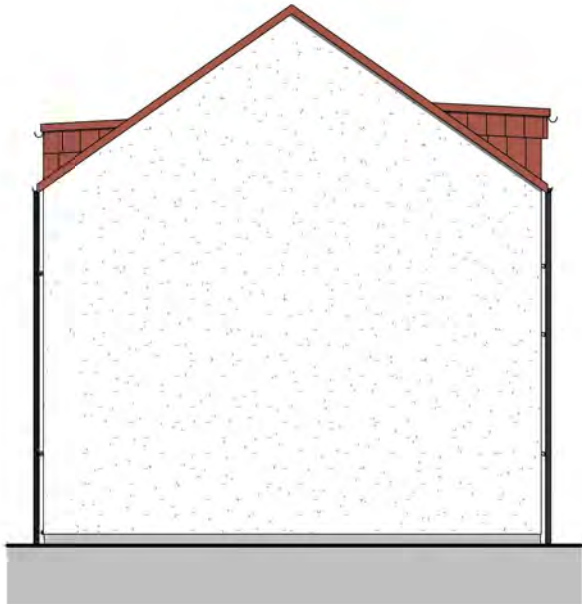
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DIHD24006-C0481-ZZ-ZZ-DR-A-0441-S4-2



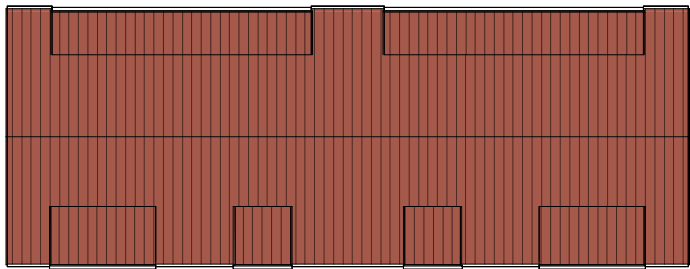


Elevation A
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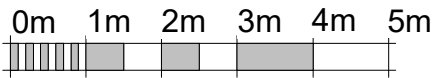


Elevation B
1 : 100

Elevation B
0451



0451
Elevation A



VISUAL SCALE 1:100 @ A3

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Material key



Off-white wet dash render



Off-white vertical composite
cladding



Metal standing seam cladding

2	15.01.24	Updated to reflect client feedback	SP
1	18.12.24	Updated to reflect client feedback	SP
Rev	Date	Description	By

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DIHD24006
Dores Housing Project

DRG. TITLE

2B4P Semi-detached Houses -
Elevations Sheet 1

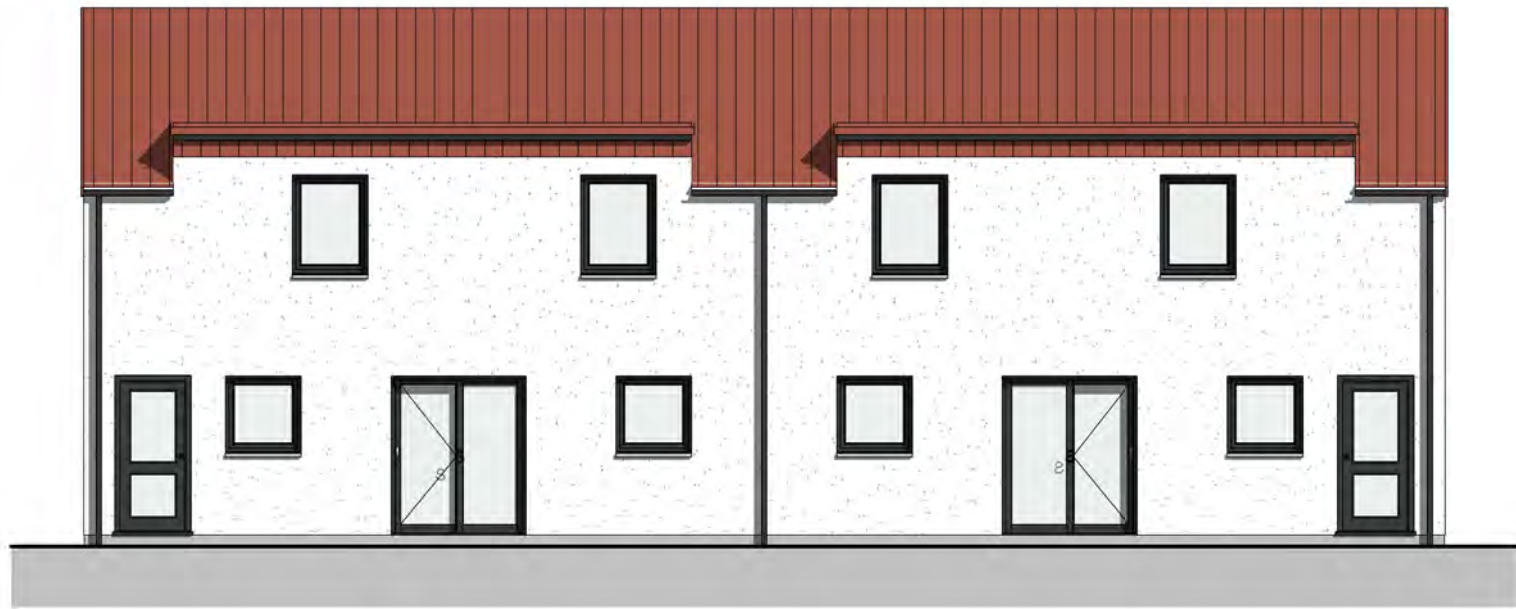
STATUS

Planning

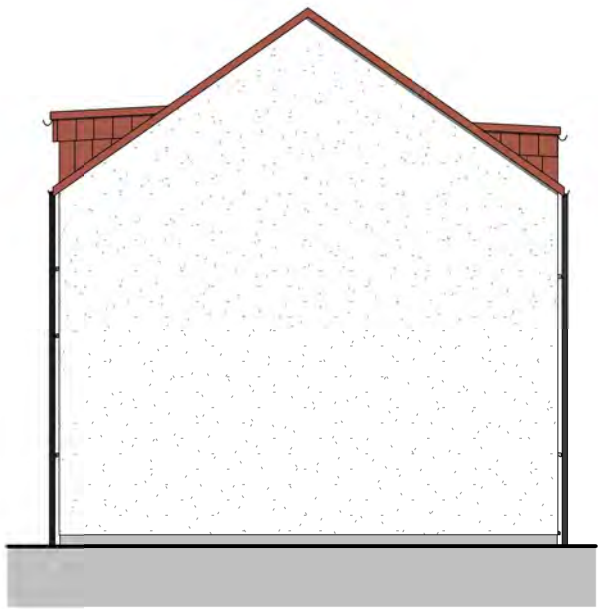
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JOB NO.	DIHD24006	DATE	06/11.24

DRG. NO. -REV.

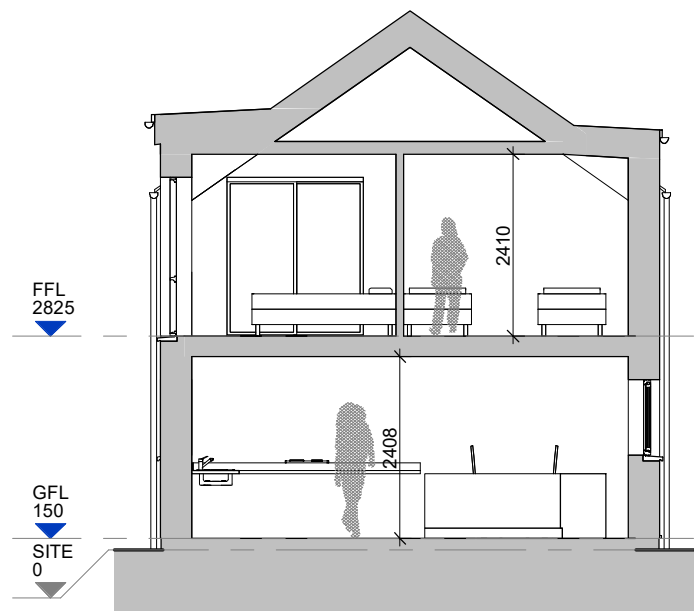
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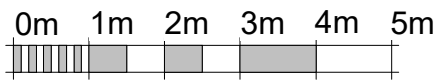
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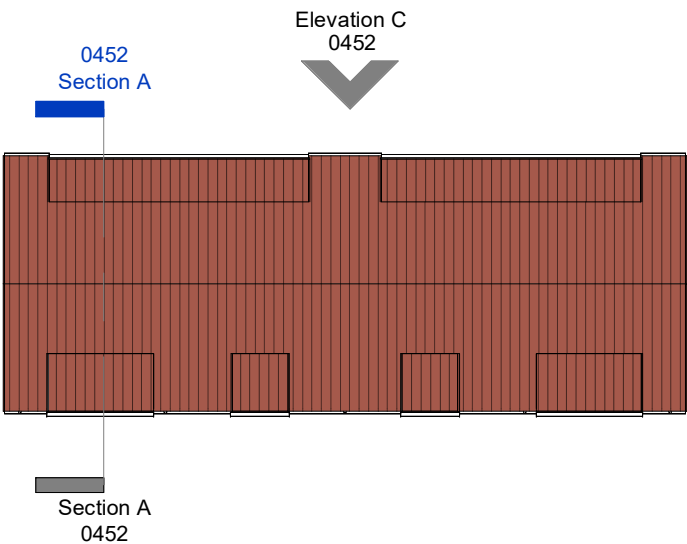
Elevation D
1 : 100



Section A
1 : 100



VISUAL SCALE 1:100 @ A3



**0452
Section A**

**Section A
0452**

**Elevation C
0452**

**0452
Elevation D**

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Material key



Off-white wet dash render



Off-white vertical composite
cladding



Metal standing seam cladding

Rev	Date	Description	By
1	15.01.24	Updated to reflect client feedback	SP

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PROJECT

**DIHD24006
Dores Housing Project**

DRG. TITLE

**2B4P Semi-detached Houses -
Elevations & Section Sheet 2**

STATUS

Planning

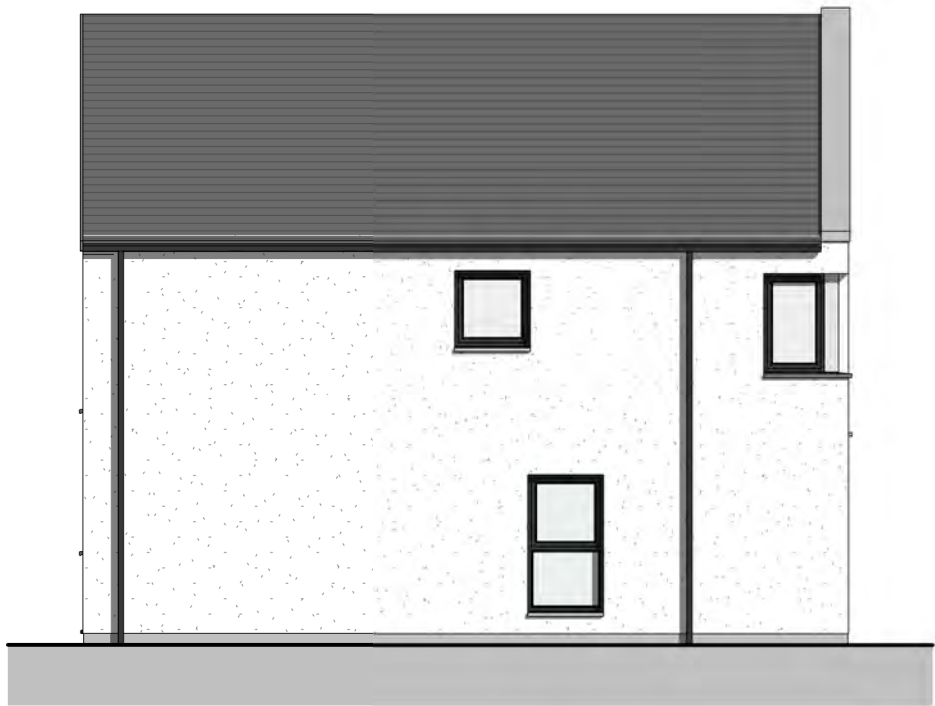
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JOB NO.	DIHD24006	DATE	11/06/24

DRG. NO. -REV.

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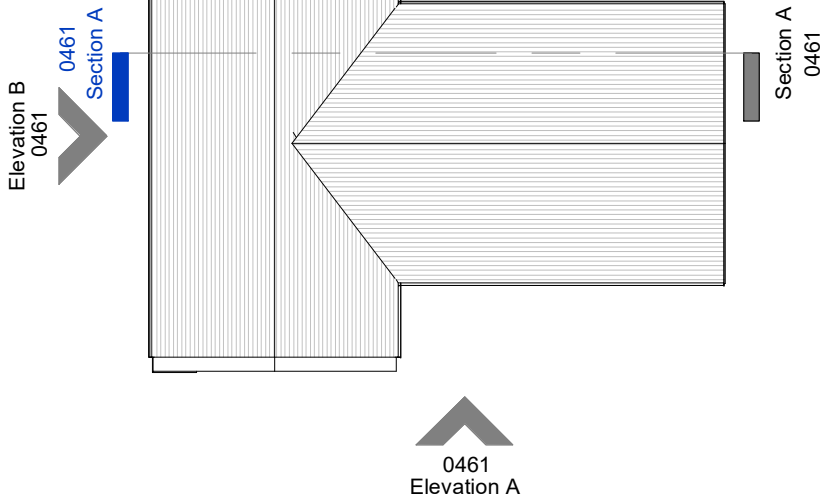
Elevation A
1 : 100



Elevation B
1 : 100



Section A
1 : 100



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Material key



Off-white vertical composite
cladding



Off-white vertical composite
cladding



Concrete riven tiles

1	19.01.25	Updated to reflect client feedback	SP
Rev	Date	Description	By

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Dores Housing Project

DRG. TITLE

3B5P Semi-detached 'Gate House'
- Elevations & Section Sheet 1

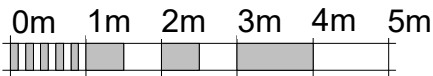
STATUS

Planning

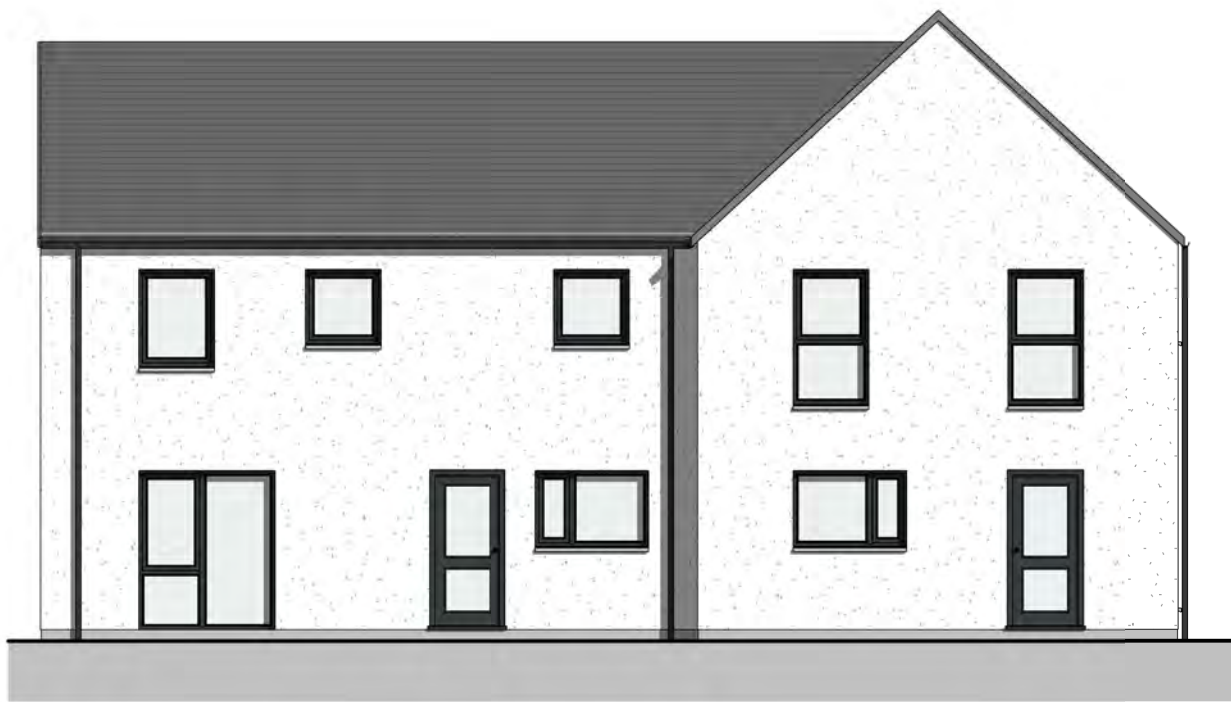
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CHECKED	BMcF	ORIGINAL	A3
JOB NO.	DIHD24006	DATE	30.10.24

DRG. NO. -REV.

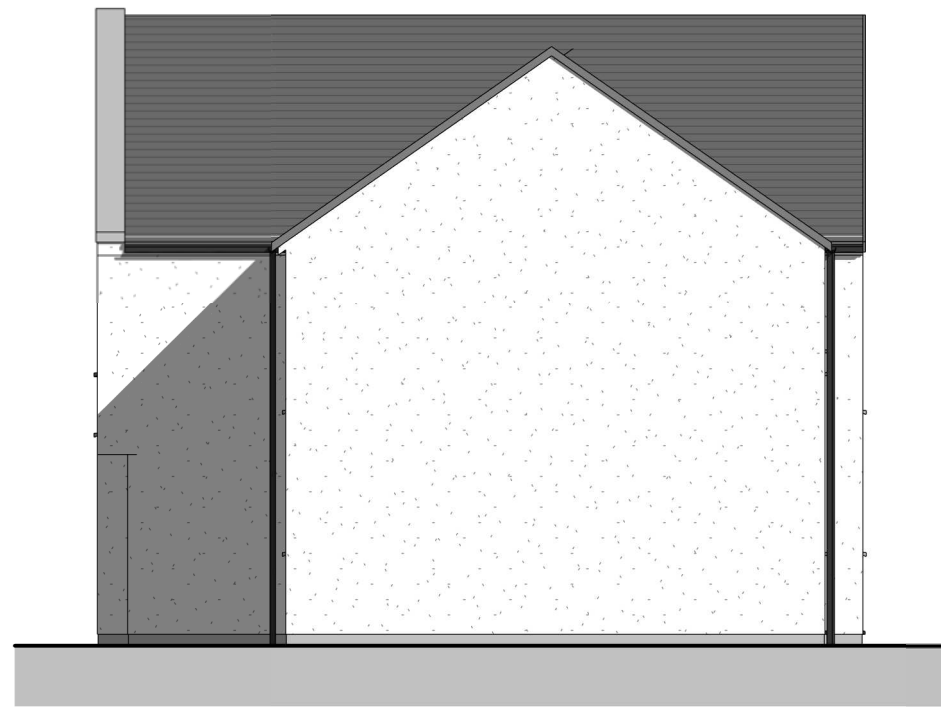
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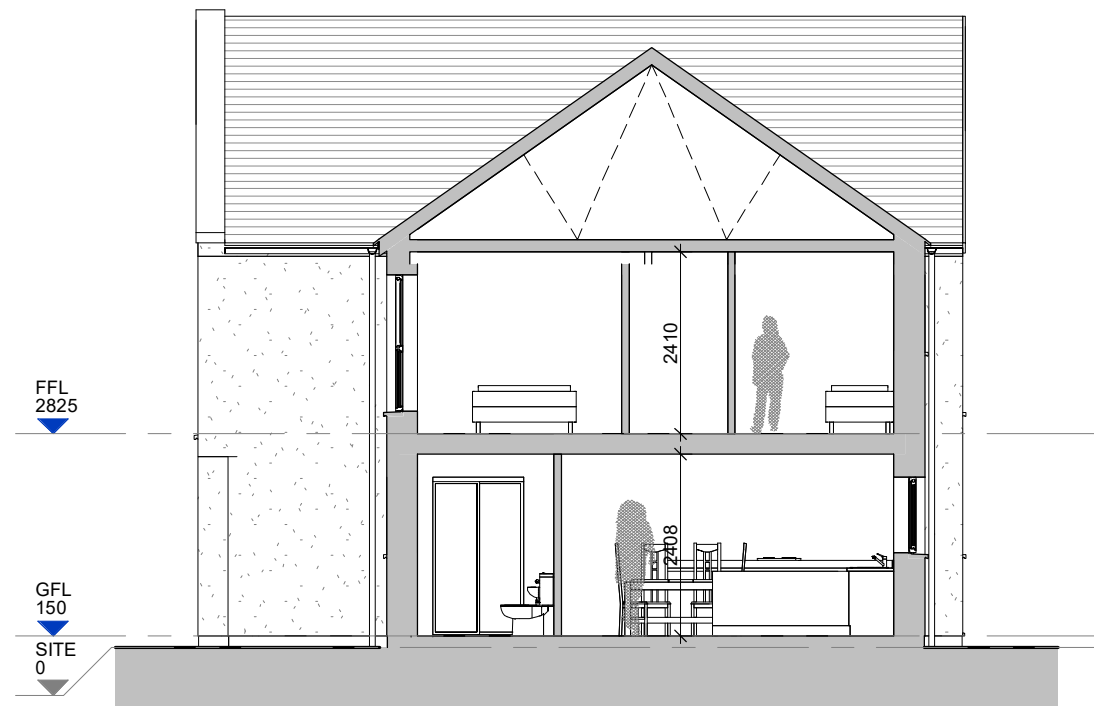
VISUAL SCALE 1:100 @ A3



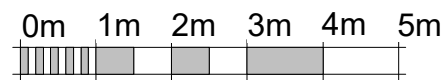
Elevation C
1 : 100



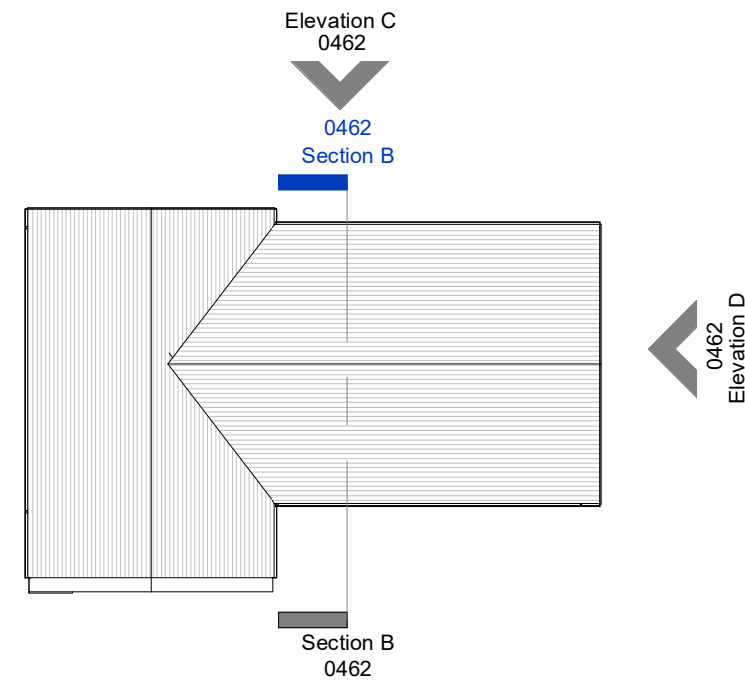
Elevation D
1 : 100



Section B
1 : 100






VISUAL SCALE 1:100 @ A3



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Material key

-  Off-white vertical composite cladding
-  Off-white vertical composite cladding
-  Concrete riven tiles

Rev	Date	Description	By
1	19.01.25	Updated to reflect client feedback	SP

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Beechwood Business Park
Inverness IV2 3BL

also in Glasgow

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PROJECT

DIHD24006
Dores Housing Project

DRG. TITLE

3B5P Semi-detached 'Gate House'
- Elevations & Section Sheet 2

STATUS

Planning

DRAWN	PMacD	SCALE	As indicated
CHECKED	BMcF	ORIGINAL	A3
JOB NO.	DIHD24006	DATE	30.10.24

DRG. NO. -REV.

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