

Agenda Item	6.9
Report No	PLS/47/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 August 2025

Report Title: 24/04623/FUL: Scotlog Ltd

Drakies House, Culcabock Avenue, Inverness, IV2 3RQ

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Subdivision to 2 No. houses, conversion of annex to 1 No. house

Ward: 16 – Inverness Millburn

Development category: Local

Reason referred to Committee: Objection by 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 subdivision of Drakies House, a detached B-Listed mansion house within the Drakies area of Inverness, into three separate dwellings. The two storey house dates from 1820 and consists of three broad bays with a centre portico, and a bow window and Venetian window in the north elevation.
- 1.2 The sub-division of the house will result in two dwellings within the main house (a two-bed and a three-bed) and a further one-bedroom dwelling within the rear annex. The proposed amendments to the building are mainly internal, with the works to the historic fabric of the building covered by an associated Listed Building Consent application [(24/04624/LBC) which is being assessed separately]. The proposed amendments to the exterior of the building are as follows:
- Replacement of an existing, non-original porch on the west elevation (annex);
 - Original windows to be retained and repaired wherever possible, with replacements to be made only where absolutely necessary and to match existing;
 - Removal of a dormer window on the north elevation and replacement with a small conservation style rooflight, and addition of 2 further small conservation style rooflights; and
 - Windows on the east elevation which are currently infilled to be reinstated.
- In addition, the proposal includes the following alterations within the wider site:
- Addition of air source heat pumps (ASHPs) enclosed by a timber surround;
 - New 0.9m high timber slatted fence along the western boundary of the site (fronting Culcabock Avenue) including a recessed bin collection point; and
 - Provision of 10 car parking spaces (including 3 informal accessible spaces).
- 1.3 The applicant has stated that the three properties are likely to remain under single ownership for rental on a relatively long-term basis. The gardens shall remain communal for the benefit of all three properties and will be maintained by the owner.
- 1.4 The site will be accessed via two existing entry points: one from Culcabock Avenue, and the other via the original tree-lined driveway. While this driveway was closed to vehicular traffic for several years, it has now been reopened and is accessed from Culcabock Drive, on the approach to the recently completed housing development located to the north of Drakies House.
- 1.5 Pre Application Consultation: None
- 1.6 Supporting Information: Design Statement
- 1.7 Variations: rooflights relocated from south to north elevation; internal layout modifications in line with associated Listed Building Consent application (24/04624/LBC); removal of original proposal to widen area of hardstanding to the south of the building; minor amendment to the placement of ASHP; increase in number of parking spaces.

2. SITE DESCRIPTION

- 2.1 Drakies House is situated within the well-established Drakies area of Inverness, to the south of the City Centre. The two-storey, stone built, U-shaped, B Listed building forms a courtyard to the west, adjacent to Culcabock Avenue and is separated from the road by mature trees. Its principal elevation is to the east which faces onto a large lawn with scattered trees. Access to the building is from both Culcabock Avenue and the original tree lined driveway which leads to Culcabock Drive. The building is set within substantial grounds characterised by a mix of open lawn and mature tree cover, including several large specimens that contribute significantly to the local landscape character. The site is bounded by residential properties on all sides, with the recent Springfield developments to the north and south, Culcabock Avenue to the west and the rear gardens of the established Drakies housing to the east.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|------------------------------------|
| 3.1 | Pending | 24/04624/LBC - Subdivision to 2No. houses, conversion of annex to 1No. house | Pending Consideration |
| 3.2 | 09.03.2023 | 23/00094/LBC - Relocation of entrance gate-pillars, installation of new gates | Listed Building Consent Granted |
| 3.3 | 11.02.2020 | 19/00990/PIP - Development of 24 residential units comprising six detached villas, four town houses, six semi-detached houses and eight flats | Permission Refused (appeal upheld) |
| 3.4 | 29.06.2023 | 22/02691/MSC - Submission of Matters Specified of Planning Permission in Principle 19/00990/PIP | Permission Granted |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 20.12.2024

Representation deadline: 03.01.2025

Timeous representations: 5 representations (from 5 households)

Late representations: 9 representations (from 7 households)

- 4.2 Material considerations raised are summarised as follows:

- a) Incompleteness of initial submission;
- b) Impact of additional traffic on Culcabock Avenue. Existing traffic is having a serious effect on the road surface with many large potholes. Culcabock Avenue is old and narrow with a footpath on the western side only. Car parking on the pavement results in pedestrians walking on the street;

- c) All vehicular traffic should be taken through the newly located historic Drakies House driveway or through the recent housing development, avoiding Culcabock Avenue;
- d) Other planning permissions on Culcabock Avenue which will also add to the volume of traffic in the future;
- e) Recent development has resulted in a loss of many trees and greenery. Would like some reassurance on tree preservation to retain wildlife in the area;
- f) Proposals for repair/replacement of the boundary fence along Culcabock Avenue would be welcomed;
- g) Six parking spaces is inadequate for the number of proposed residents and visitors;
- h) Restrictions on working hours; and
- i) Assurance that any access onto Culcabock Avenue could not be used by the residents of the new houses on Culcabock Drive.

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 **Drakies Community Council:** Supports the principle of converting Drakies House into three dwellings, recognising the benefit of retaining the historic structure. However, several concerns and requests for clarification have been raised:

- Object to any potential reopening of access via Culcabock Avenue or Thistle Road, citing narrow carriageway, on-street parking pressures, and cumulative traffic impacts from nearby developments; the original driveway to Old Perth Road should be the sole vehicular access.
- Proposed six parking spaces (two per dwelling) are insufficient, particularly with no visitor parking [visitor parking has been added].
- No provision shown for wheelie bin storage, recycling, or service vehicle access (e.g. refuse collection, emergency services) [bin storage points have been added].
- Lack of private outdoor amenity space, such as gardens, patios, drying greens, or storage for bikes/sheds.
- Regret over the proposed removal of the dormer feature.
- Noted presence of a bat colony in nearby trees and request for habitat protection (no trees to be removed/impacted).
- Request for details of on-site operations, materials storage, and construction traffic routes.

5.2 **Transport Planning:** The application is not supported in its current form pending resolution of the following key issues:

Access: Strongly recommends that all vehicular access be taken solely from Culcabock Drive due to its shorter distance to Old Perth Road, better road condition, and reduced conflict with residential properties. Consideration to be given to widening the driveway and/or forming passing places. Culcabock Avenue should be retained for pedestrian and cycle access only.

Construction Traffic: Temporary construction access via Culcabock Avenue may be considered if justified through a Construction Traffic Management Plan (CTMP).

Visibility: Visibility splays of 2.4m x 25m are acceptable. A reduction in fence height on Culcabock Avenue is supported to maintain visibility.

Parking: Provision for 10 parking spaces (including informal accessible bays) is acceptable and meets Council standards.

Bicycle Storage: Secure, covered bicycle storage is required for units without private gardens and should be secured by condition.

Waste Collection: The proposed bin collection point on Culcabock Avenue is acceptable and represents an improvement over the current arrangement.

5.3 **Forestry:** Originally objected subject to the submission of additional information, however following the removal of works within the treed area, the application can be supported subject to planning conditions for Tree Protection Plan and detailed Landscape Plan.

5.4 **Contaminated Land:** No comment.

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 7 - Historic Assets and Places

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

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

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

34 - Settlement Development Areas

51 - Trees and Development

57 - Natural, Built and Cultural Heritage

58 - Protected Species

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

Policy1: Low Carbon Development

Policy 2: Nature Protection, Preservation and Enhancement

6.4 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (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) Impact on the listed building and its setting;
 - c) Access and Infrastructure;
 - d) Trees; and
 - e) any other material considerations

Development plan/other planning policy

- 8.4 NPF4 now forms part of the development plan alongside HwLDP and IMFLDP2. The key NPF4 policies in the assessment of this type of development are Policy 14 (Design, quality and place) and Policy 16 (Quality Homes). Policy 14 supports development proposals which are designed to improve the quality of an area and does not support development proposals which are poorly designed or detrimental to the amenity of the surrounding area. Policy 16 supports proposals for smaller scale opportunities within an existing settlement boundary.
- 8.5 NPF4 Policy 7 (Historic places and assets) supports development proposals for the reuse, alteration or extension of a listed building only where they will preserve its character, special architectural or historic interest and setting. Likewise, development proposals affecting the setting of a listed building should preserve its character and its special architectural or historic interest.
- 8.6 The proposal is situated within the Settlement Development Area of Inverness. It is consistent with the established settlement pattern and residential character of the area and will not impact negatively on the privacy or amenity of neighbours or on the

setting or historic interest of the listed building. Subject to compliance with all other relevant development plan policies the principal of the proposal is acceptable.

- 8.7 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development 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.

Impact on the listed building and its setting

- 8.8 The original building likely dates from the early to mid-18th Century and would originally have consisted of a two-storey house and detached outbuilding (latterly incorporated into the house). The farmhouse was enlarged into a mansion house in the early 20th Century, with the addition of the north wing and considerable internal modifications.
- 8.9 Under S14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Planning Authority has to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It should be noted that full consideration of the proposal with regard to its impact on the Listed Building will be undertaken in the separate Listed Building Consent application (24/04624/LBC).
- 8.10 A number of amendments to the internal layout of the building to facilitate the subdivision into three separate dwellings have been put forward for consideration by the Planning Authority in the Listed Building Consent application (24/04624/LBC).
- 8.11 In their consultation response to (24/04624/LBC), Historic Environment Scotland state that the historic development of the house is relatively complex, with various internal and external alterations taking place since the original house was built in the 18th Century. This has resulted in a house with three relatively distinct ranges therefore the principle of sub-division is acceptable and the proposed investment, which will secure the continued use of the building, is welcomed.
- 8.12 Internal alterations are not relevant to this application for planning permission, however there are a small number of external alterations which require to be considered. These are:
- Replacement of an existing, non-original porch on west elevation (annex);
 - Original windows to be retained and repaired wherever possible. Replacements will be made only where absolutely necessary and to match existing;
 - Removal of a dormer window on the north elevation and replacement with a small conservation style rooflight; and addition of 2 further small conservation style rooflights; and
 - Windows on the east elevation which are currently infilled to be reinstated.

- 8.13 These amendments have also been considered as part of (24/04624/LBC) and further to some minor changes, neither Historic Environment Scotland nor the Council's Historic Environment Team has any objections. No representations have been received in relation to (24/04624/LBC) and this is expected to be dealt with separately under delegated powers. It is considered that the proposed subdivision has been designed sensitively, with minimal intervention to the exterior of the house. This is welcomed and the small number of changes required for the subdivision and to allow for modern living are acceptable in the context that they will ensure the future of the listed building going forward.
- 8.14 The only other external works that are proposed are the creation of parking bays, mainly within the existing hardstanding; the erection of a timber bin store; and placement of ASHPs which will be screened by a slatted timber enclosure. These works are not considered to have any significant impact on the setting of the listed building.
- 8.15 A considerable amount of land to the north and south of Drakies House, which was originally garden ground associated with the property, has recently been developed for housing. Drakies House is centrally positioned within the remaining plot, and there remains substantial garden grounds which will provide communal garden ground for the benefit of all three properties.
- 8.16 It is considered that the detailed proposals will result in the sensitive subdivision of the property, with due consideration of the historic fabric of the house. The proposal will require minimal alteration to the exterior of the building and is considered acceptable in terms of siting and design.

Access and Infrastructure

- 8.17 The proposal includes two access points to serve the dwellings: the existing access from Culcabock Avenue and a secondary access via the property's original driveway, which now connects to Culcabock Drive near the recently completed housing development to the north of Drakies House. Although this driveway would have historically been the main access to the property, it was closed to vehicular traffic for many years due to poor visibility onto Old Perth Road. During this time, Culcabock Avenue served as the sole vehicular access to Drakies House. However, as a result of the recent housing development, the original driveway has been reopened and now provides an alternative access point via Culcabock Drive, enhancing connectivity to the site.
- 8.18 A number of objections to the proposal have been received from residents of Culcabock Avenue who are concerned about the narrowness and general condition of the road, and the impact of the development in terms of intensification of use and construction traffic. The Community Council, in their representation, also raise concerns and recommend that all vehicular access to the site should be taken via the original driveway onto Culcabock Drive. They further state that no pedestrian access should be permitted through the application site onto Culcabock Avenue.
- 8.19 Transport Planning has advised that the Culcabock Drive access (via the private driveway) is preferable, due to the shorter distance between the end of the driveway and Old Perth Road compared with Culcabock Avenue, as well as the limited width

and condition of Culcabock Avenue. While these points are acknowledged, it is important to note that Culcabock Avenue is a public road and has served as the sole vehicular access to Drakies House for several decades. It is therefore not considered reasonable to restrict access as a consequence of this development. Furthermore, although the subdivision of the property from one very large dwelling to three smaller units may result in increased vehicle movements, this impact is considered to be mitigated by the reinstatement of the second vehicular access onto Culcabock Drive. This will help distribute traffic and reduce pressure on Culcabock Avenue. The proposal also includes the replacement of the existing high timber fence with a new, lower (0.9m) timber fence along the length of the Culcabock Avenue boundary which will improve visibility for vehicles entering and existing the road. There will be no pedestrian access through the site onto Culcabock Avenue from either Thistle Avenue or Culcabock Drive.

- 8.20 It is acknowledged that the surface condition of the adopted Culcabock Avenue is poor, however this is a maintenance issue to be addressed separately by the Council as Roads Authority. While the reopening of the original driveway enhances site permeability and provides a formalised entrance in keeping with the historic character of the property, it is very narrow with limited passing opportunities and is lined on both sides by mature trees. It is therefore not considered to be suitable as the sole vehicular access for the three proposed dwellings.
- 8.21 Concerns raised in representations regarding construction traffic have been noted. A planning condition will require the submission and approval of a Construction Traffic Management Plan prior to commencement of development. This plan will set out the intended routes for construction vehicles, which are expected to use both access points. It is also noted that the proposal involves renovation and subdivision of an existing building, rather than new-build construction, and as such, the scale and intensity of construction traffic will be limited.
- 8.22 Parking provision for 10 vehicles is proposed. This has increased from the original six in response to the Community Council's comments. The parking provision meets Council guidelines and is acceptable. Cycle parking will be required and will be covered by planning condition.
- 8.23 Air source heat pumps will be installed to serve all three properties and will be located to the west of the property within a timber enclosure to provide screening. Drainage is as existing, to the public system.

Trees

- 8.24 Although not protected by a Tree Preservation Order, the site contains a number of mature trees of high amenity value. The original proposal included the widening of some hardstanding along the southern elevation of the building, however following comments from the Council's Forestry Officer raising concerns about the potential impact on the roots of adjacent trees, these works have been removed from the proposal. There are no tree removals proposed and no works which would impact upon the root systems of existing trees. A planning condition will ensure appropriately located tree protection fencing during construction works, and a

landscape plan will be required by condition which will also address measures to increase biodiversity, in line with NPF4 Policy 3.

Other material considerations

- 8.25 There are no other material considerations.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.26 All planning applications are assessed against Policy 31: Developer Contributions and Policy 32: Affordable Housing of the Highland-wide Local Development Plan, and the [Developer Contributions Supplementary Guidance](#) (DCSG) adopted 2 November 2018. The adopted DCSG requires all scales of residential development to make proportionate contributions towards services and infrastructure in areas of identified need. 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) An upfront education contribution of £857 towards education provision at Millburn Academy. This represents the increase in the number of qualifying properties from 1 to 2 (education contributions are not required for one-bed homes). There are currently no capacity issues at the catchment primary school, Drakies Primary.

9. CONCLUSION

- 9.1 The proposal represents a significant investment in a historic property that is currently vacant, bringing it back into productive use. The proposed subdivision has been sensitively designed to respect the historic fabric of the building and has not attracted any objections from Historic Environment Scotland or the Council's Historic Environment Team.
- 9.2 Concerns raised by the Community Council, local residents, and Transport Planning regarding the condition and width of Culcabock Avenue are fully acknowledged. However, given the long-established use of Culcabock Avenue as the primary access to Drakies House, it is not considered reasonable, in planning terms, to restrict access to this public road as a consequence of this development. While the subdivision may result in a modest increase in traffic, this is considered to be appropriately mitigated by the reinstatement of the original driveway onto Culcabock Drive. This second access point will help distribute vehicle movements more evenly and reduce the impact on Culcabock Avenue.
- 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

Revocation of previous permission N

Payment of Developer Contribution Y

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

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development shall commence until a Construction Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

3. The air source heat pumps shall be installed in accordance with the noise standards within the Microgeneration Scheme guidance - MCS 020 MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

4. No development shall commence until details of secure, covered cycle parking for a minimum of three bicycles in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments have been submitted to and approved in writing by the Planning Authority. The cycle parking shall be provided in accordance with the approved details prior to first occupation of the dwellings and thereafter maintained for this use in perpetuity.

Reason: To ensure that sufficient cycle parking is provided within the communal garden area.

5. No development, site excavation or groundwork shall commence until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction, or any superseding guidance prevailing at that time) shall have been produced by a professionally qualified arboriculturist and submitted to and subsequently approved in writing by the Planning Authority. The trees shall be protected against construction damage using protective barriers located as per the approved details. These barriers shall remain in place throughout the construction period and shall not be moved or removed during the construction period without the prior written approval of the Planning Authority. The development shall be undertaken in accordance with the agreed details.

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

6. No development shall commence until a detailed Landscape Plan and Maintenance Programme and Biodiversity Enhancement Plan has been submitted to, and received the approval in writing of, the Planning Authority. The approved 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 landscaping works are properly undertaken on site and in order to ensure that an appropriate level of biodiversity enhancement is achieved.

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, 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>

Signature: Bob Robertson
Designation: (Acting) Planning Manager - South
Author: Christine Macleod
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 000001 – Location Plan
Plan 2 - 000006 rev E – Proposed Site Layout
Plan 3 - 000009 rev E – Site Layout (boundaries)
Plan 4 - 200022 rev B – Proposed Elevations (north and south)
Plan 5 - 200023 – Proposed Elevations (east and west)
Plan 6 - 200024 – Proposed Elevations (courtyard)
Plan 7- 220013 rev A – Proposed Floor Plans
Plan 8 - 000005 – Existing Site Layout
Plan 9 - 20020 – Existing Elevations
Plan 10 - 20021 – Existing Elevations (courtyard)
Plan 11 - 000004 – Existing Floor Plan
Plan 12 - 000007 rev C – ASHP elevation/block plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (one house)	Rate (per flat)	Total Amount ^{*1}	Index Linked ¹	Base Date ^{*2}	Payment Trigger ^{*3}	Accounting Dates ^{*4}	Clawback Period ^{*5}
Schools²									
Secondary – Build Costs	Major Extension/New School	£857.00	£0.00	£857.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	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

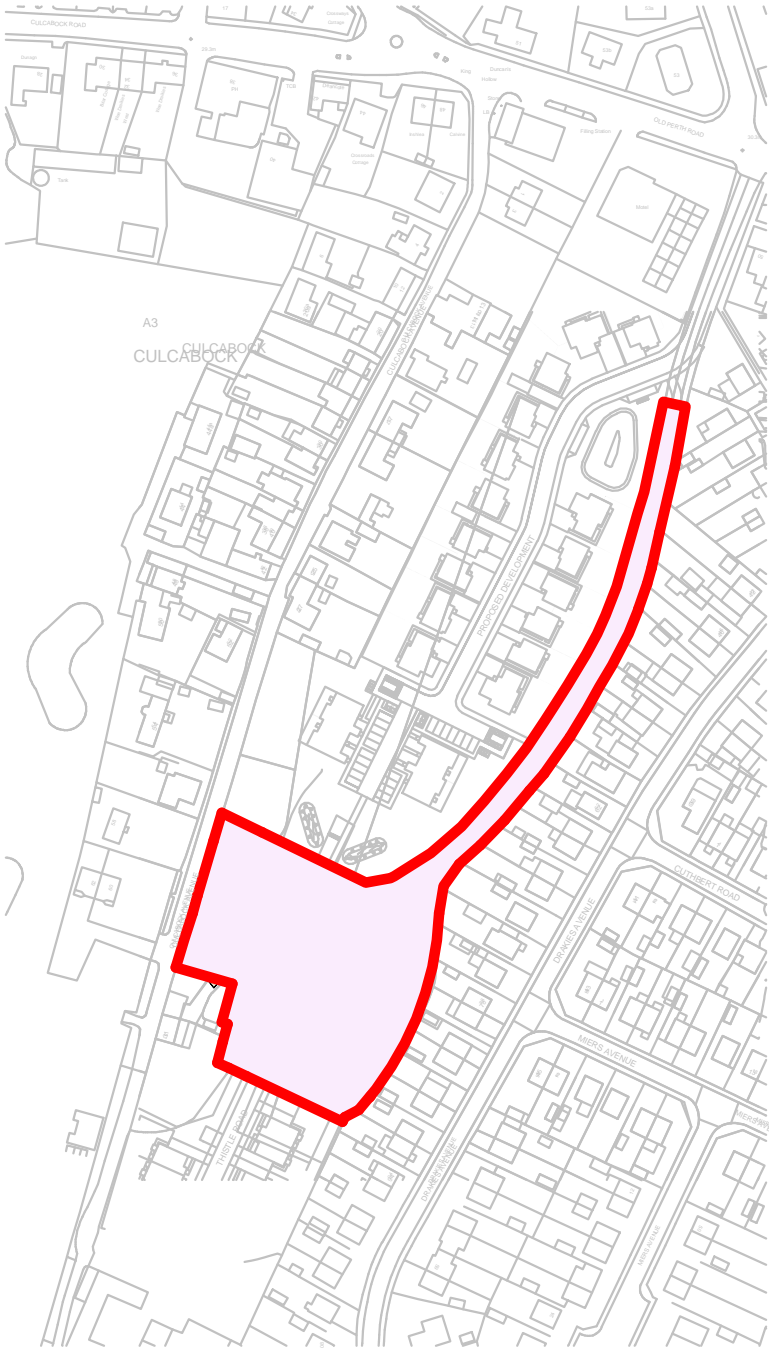
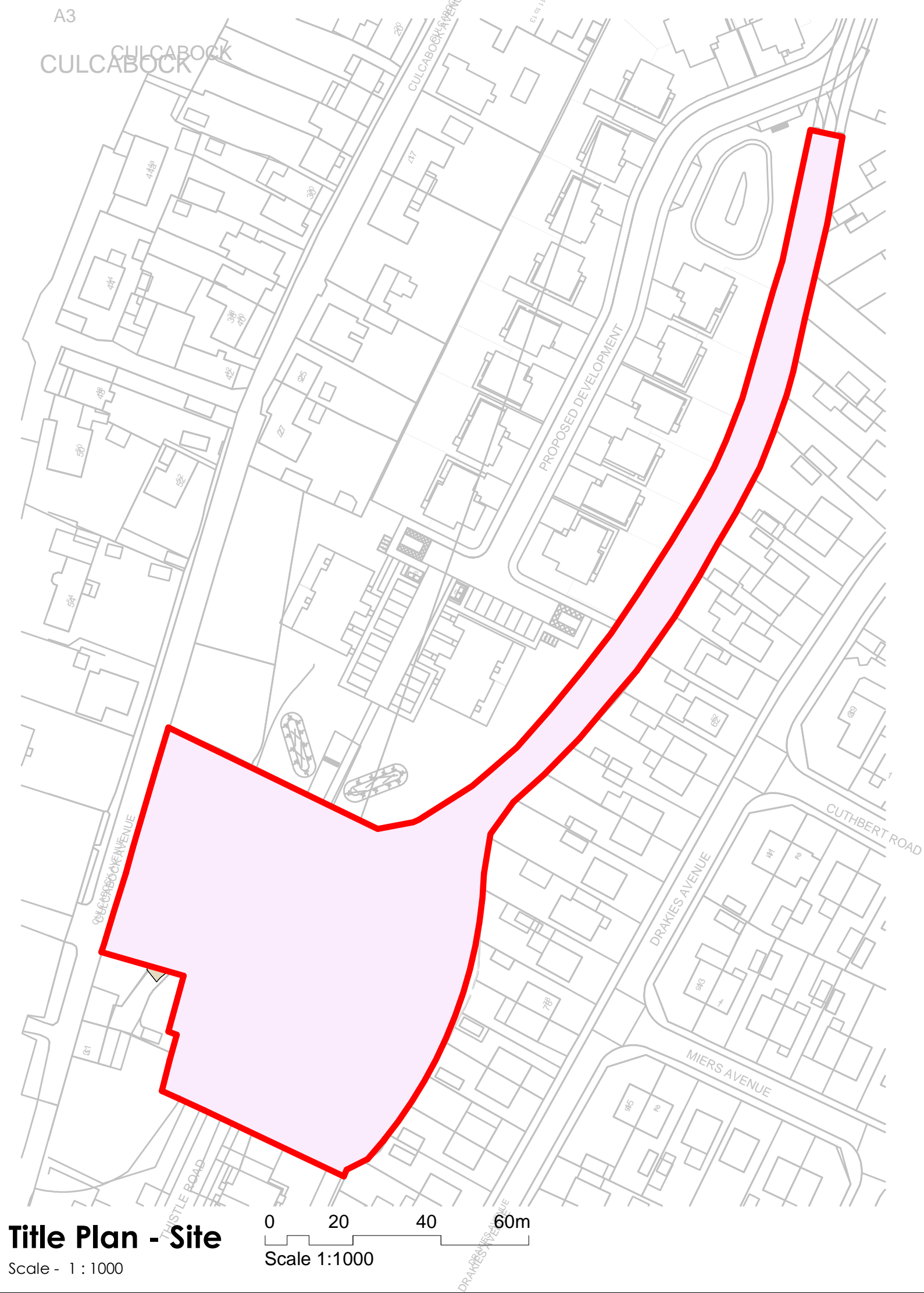
*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

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

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

Title Plan - Site

Scale - 1 : 1000



Location Plan

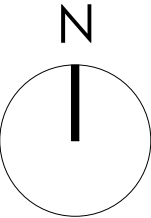
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0 50 100 150m

Scale 1:2500

Figured dimensions only are to be taken from this drawing.
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IF IN DOUBT ASK.

CDM:
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recorded where appropriate, in accordance with the requirements
of 'The Construction (Design and Management) Regulations 2015'
and the associated 'Industry Guidance for Designers'



Rev	Description	Date


COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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W : www.colinarmstrong.com



Client	Scottlog Ltd
Project	Drakies House, Culcabock Avenue, Inverness
Project No.	2284
	CAA- ZZ- ZZ- DR- A- 000001
Revision	
External Works	Location Plan
Status	PLANNING
Date Created	06.09.24
Scale	As indicated
Drawn by	AR
Sheet	@ A3

Site Plan - Drakies House

Scale - 1 : 200



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IF IN DOUBT ASK.

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

N

0 4 8 12m

Scale 1:200

Boundaries to the new neighbouring Springfield developments are secure and do not permit vehicle or pedestrian access between these developments. Drakies House will therefore be the only property accessing Culcabock Avenue.

RPA in accordance with Keith Wood Landscape design proposal drawing DH.100.25.SL01-B

E	ASHP ENCLOSURE - GABLE	23/07/25
D	PLANNING QUERIES RESPONSE	08/07/25
C	LANDSCAPING REVISIONS	21/05/25
B	PLANNING RESPONSE	15/04/25
A	ASHP Enclosure updated	09/12/24

Rev	Description	Date
E	ASHP ENCLOSURE - GABLE	23/07/25
D	PLANNING QUERIES RESPONSE	08/07/25
C	LANDSCAPING REVISIONS	21/05/25
B	PLANNING RESPONSE	15/04/25
A	ASHP Enclosure updated	09/12/24

COLIN ARMSTRONG ARCHITECTS

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Client
Scollog Ltd

Project
Drakies House,
Culcabock Avenue, Inverness

Project No. 2284

Drawing No. 000006

Revision E

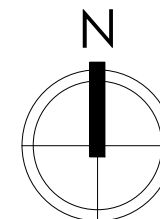
External Works
Site Plan - As Proposed

Status
PLANNING

Date Created 25.10.24 Drawn by AR

Scale 1 : 200 Sheet @ A1

From file: X:\Documents\2284 - Drakies House, Inverness\02 - WORK IN PROGRESS\2.1 BIM Model\2284-CAA\XXX\A3-A00005-Drakies House SITE PLAN.rvt
Printed on: 23/07/2025 09:34:10



Boundaries to the new neighbouring Springfield developments are secure and do not permit vehicle or pedestrian access between these developments. Drakies House will therefore be the only property accessing Culcabock Avenue.

E	0.9H FENCE CULCABOCK AVENUE	24/07/2015
D	ASHP ENCLOSURE - GABLE	23/07/2015
C	PLANNING QUERIES RESPONSE	08/07/2015
B	LANDSCAPING REVISIONS	21/05/2015
A	PLANNING RESPONSE	15/04/2015



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Client
Scotlog Ltd

Project
Drakies House,
Culcabock Avenue, Inverness

Project No. 2284

000009

Revision _____ E

SITE PLAN - BOUNDARY

Status
PLANNING

Date Created	Drawn by
13/01/25	AR

Scale _____ Sheet _____
As indicated @ A3

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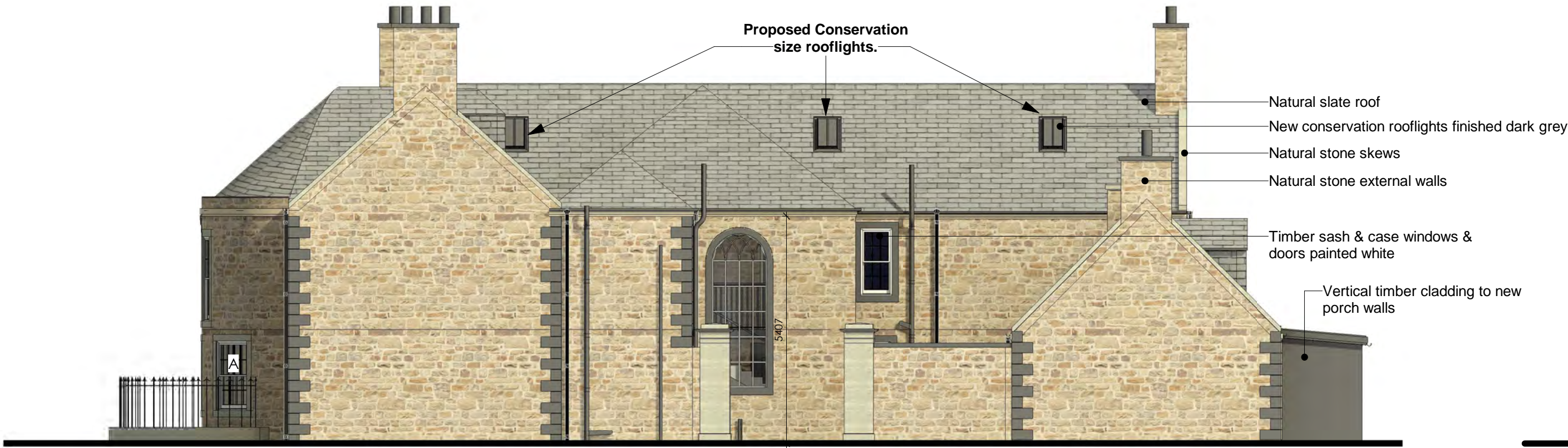


Site Plan - Drakies House - BOUNDARY

Scale - 1 : 500



Scale 1:500



NORTH ELEVATION

Scale - 1 : 100



NORTH - REMEDIAL WORKS

Scale - 1 : 100



SOUTH ELEVATION

Scale - 1 : 100



SOUTH - REMEDIAL WORKS

Scale - 1 : 100

Rev	Description	Date
B	Rooflight Relocated to North Elevation	22/05/25
A	External materials noted	10/12/24



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Client
Scollog Ltd

Project
Drakies House,
Culcabock Avenue, Inverness

Project No. 2284

Drawing No. 200022

Revision B

General Arrangement
Proposed Elevations 1 of 2

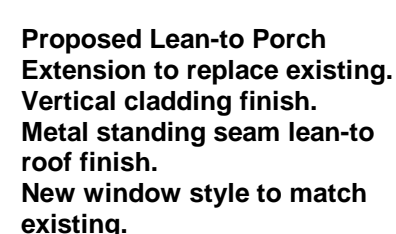
Status
Planning

Date Created
24.10.24

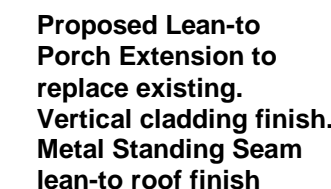
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Drawn by
RG

Sheet
@ A1

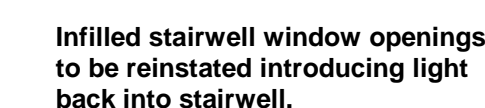
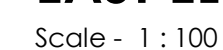


Scale - 1 : 100



Remove dormer complete (vaulted roof void) Make good existing slate roof finish. Proposed Conservation size rooflight.

Scale - 1 : 100



Scale - 1 : 100

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



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Client
Scotlog Ltd

Project
Drakies House,
Culcabock Avenue, Inverness

Project No. 228.

Drawing No. 200023

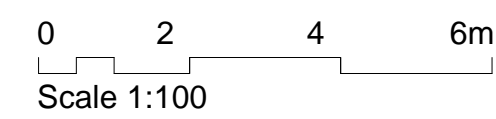
Revision

General Arrangement
Proposed Elevations 2of2

Status
Planning

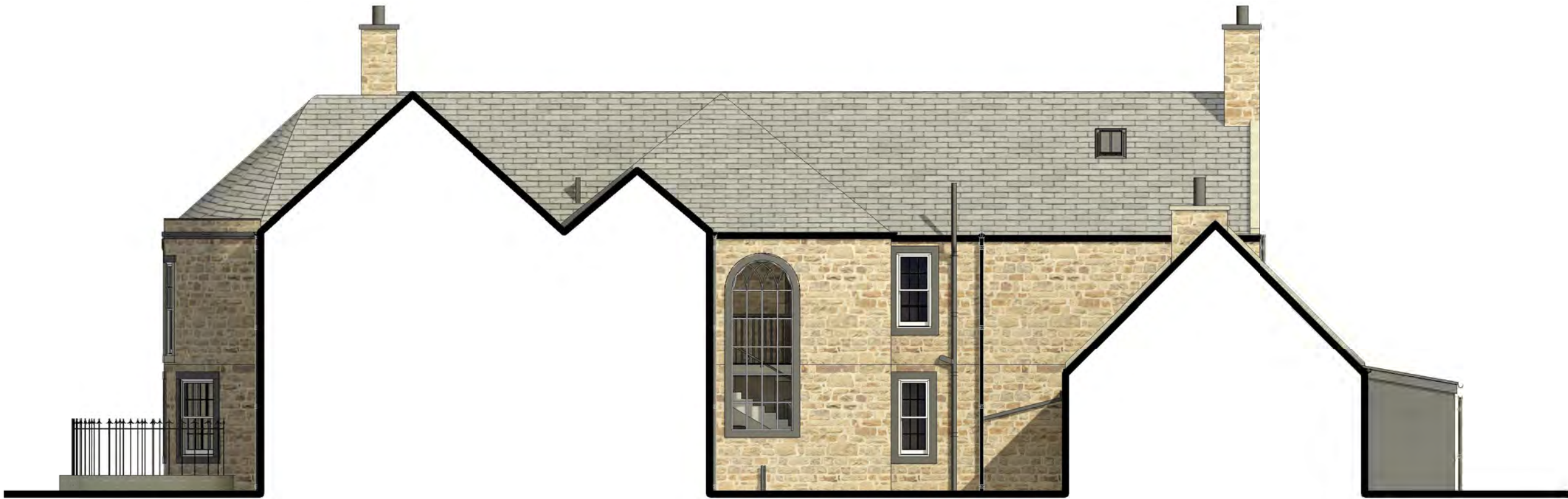
Date Created	Drawn by
24.10.24	RC

Scale 1 : 100 Sheet @ A



Courtyard Elevation 1

Scale - 1 : 100



Courtyard Elevation 2

Scale - 1 : 100



Courtyard Elevation 3

Scale - 1 : 100

Rev	Description	Date
<div><div></div><div>COLIN ARMSTRONG ARCHITECTS</div></div> <p>Lyle House, Fairways Business Park, Inverness IV2 6AA</p> <p>T : 01463 712 288 W : www.colinarmstrong.com</p> <div></div>		
Client Scollog Ltd		
Project Drakies House, Culcabock Avenue, Inverness		
Project No.		2284
Drawing No.		200024
Revision		
General Arrangement Proposed Courtyard Elevations		
Status Planning		
Date Created 24.10.24		Drawn by RG
Scale 1 : 100		Sheet @ A1

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and the associated 'Industry Guidance for Designers'

0 2 4 6m
Scale 1:100



02 - Second Floor Plan - Proposed O/A

Scale - 1 : 100



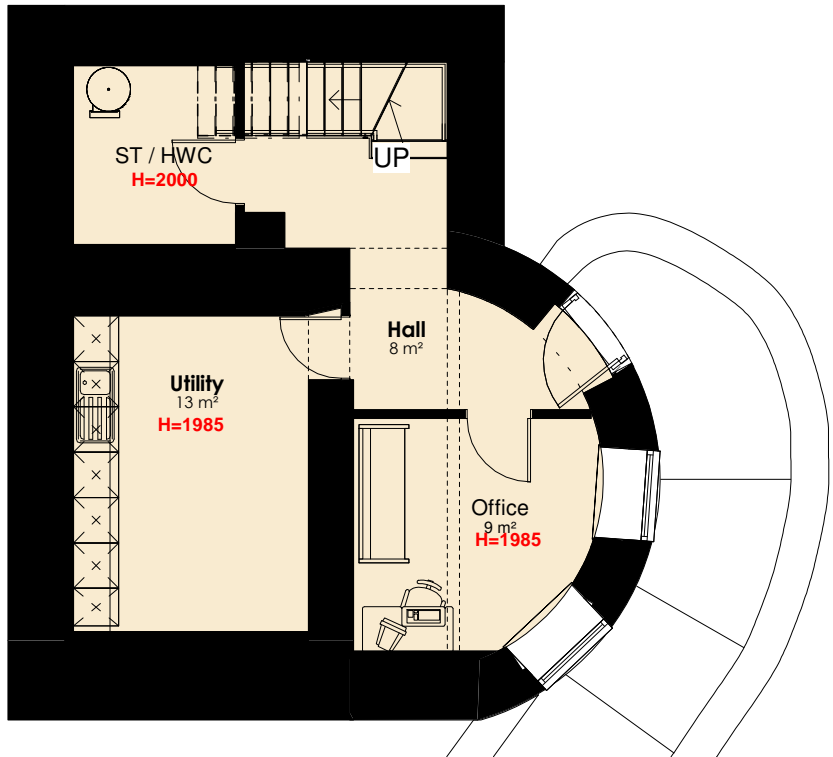
01-First Floor Plan - Proposed O/A

Scale - 1 : 100



00-Ground Floor Plan - Proposed O/A

Scale - 1 : 100



-01 -Basement Plan - Proposed O/A

Scale - 1 : 100

A Dwelling B - Internal Layout alterations 11/03/25

Rev Description Date



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Client
Scotlog Ltd

Project
Drakes House,
Culcabock Avenue, Inverness

Project No. 2284

Drawing No. 220013

Revision A

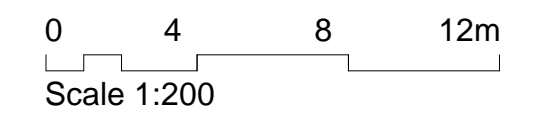
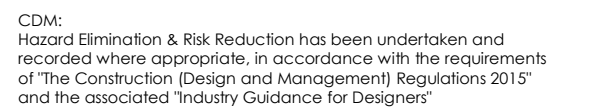
Floor Plans O/A




Status
Planning

Date Created 25.10.24 Drawn by AR

Scale 1 : 100 Sheet @ A1

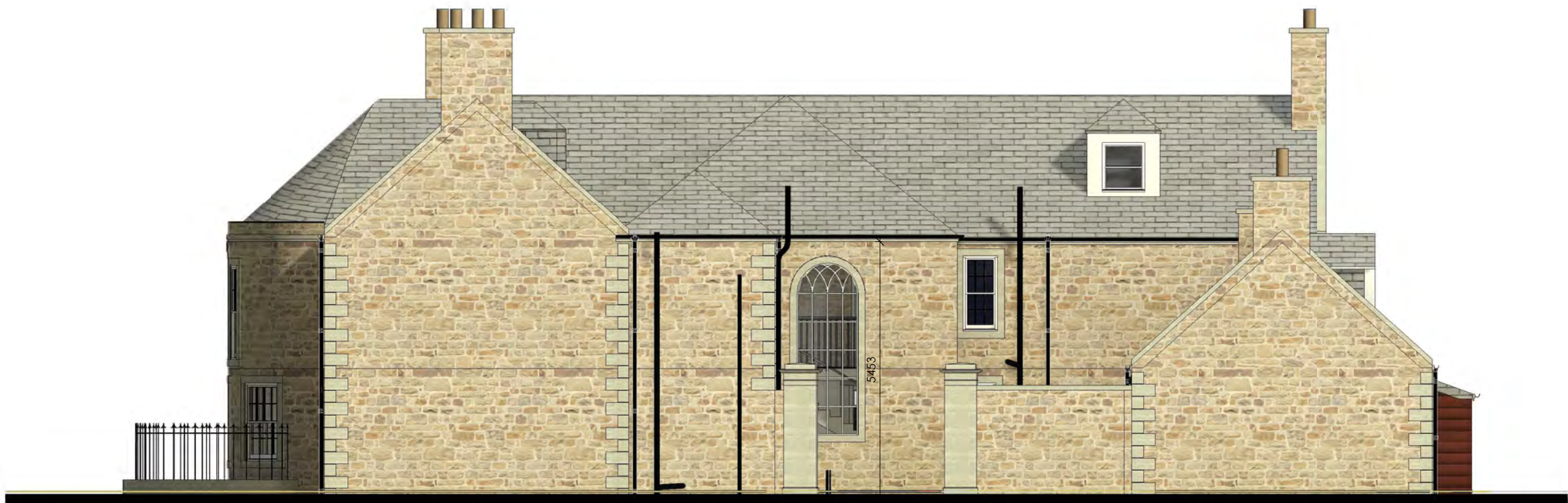
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Printed on: 11/03/2025 10:56:12



Rev	Description	Date
		
<p align="center">COLIN ARMSTRONG ARCHITECTS</p>		
<p align="center">Lyle House, Fairways Business Park, Inverness IV2 6AA</p>		
<p align="center">T : 01463 21 288 W : www.colinarmstrong.com</p>		
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>		
<p>Client</p> <p>Scotlog Ltd</p>		
<p>Project</p> <p>Drakes House, Culcabock Avenue, Inverness</p>		
<p>Project No. 2284</p>		
<p>Drawing No. 000005</p>		
<p>Revision</p>		
<p>As Existing Site Plan</p>		
<p>Status</p> <p>Planning</p>		
<p>Date Created</p> <p>10/25/24</p>		<p>Drawn by</p> <p>RG</p>
<p>Scale</p> <p>1 : 200</p>		<p>Sheet</p> <p>@ A1</p>

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Printed on : 01/11/2024 14:00:15

0 2 4 6m
Scale 1:100



NORTH ELEVATION
Scale - 1 : 100



SOUTH ELEVATION
Scale - 1 : 100



EAST ELEVATION
Scale - 1 : 100



WEST ELEVATION
Scale - 1 : 100

Rev	Description	Date


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Client
Scotlog Ltd

Project
**Drakes House,
Culcabock Avenue, Inverness**

Project No. **2284**

Drawing No. **200020**

Revision

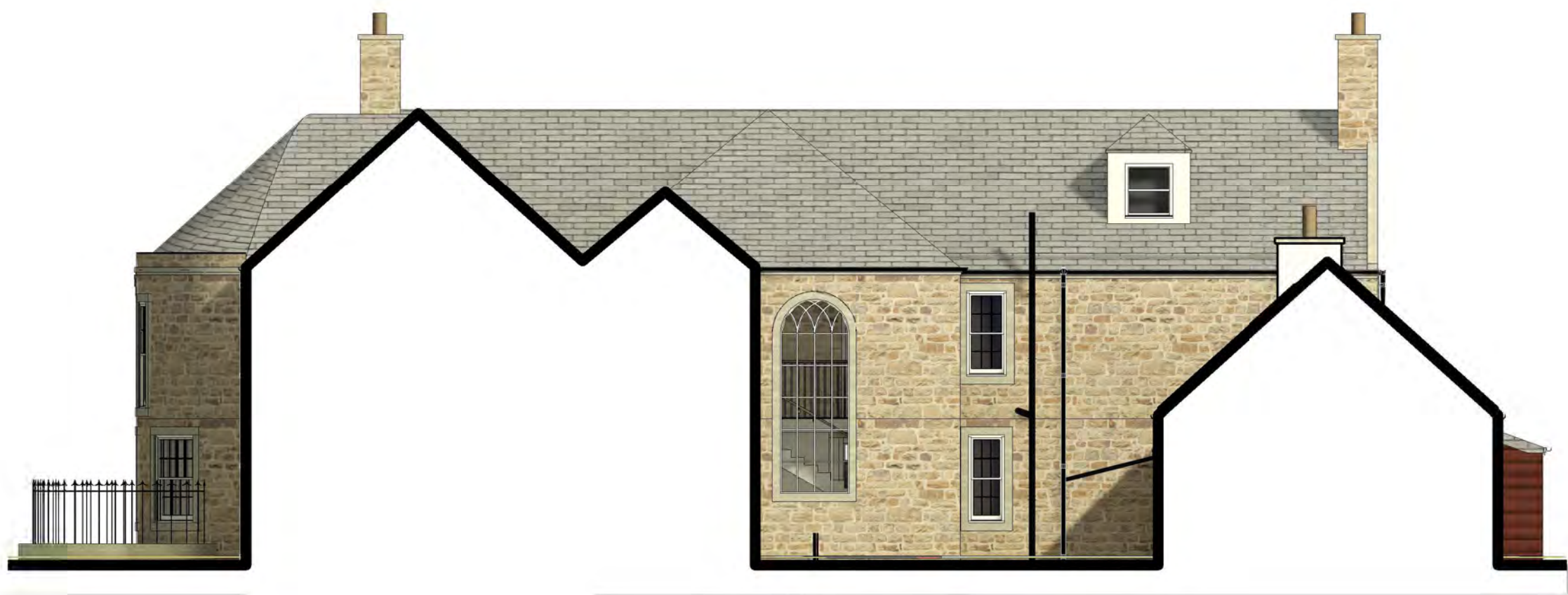
General Arrangement
Existing Elevations

Status
EXISTING

Date Created **24.07.24** Drawn by **RG**

Scale **1 : 100** Sheet **@ A1**

0 2 4 6m
Scale 1:100



Courtyard Elevation 2
Scale - 1 : 100



Courtyard Elevation 1
Scale - 1 : 100



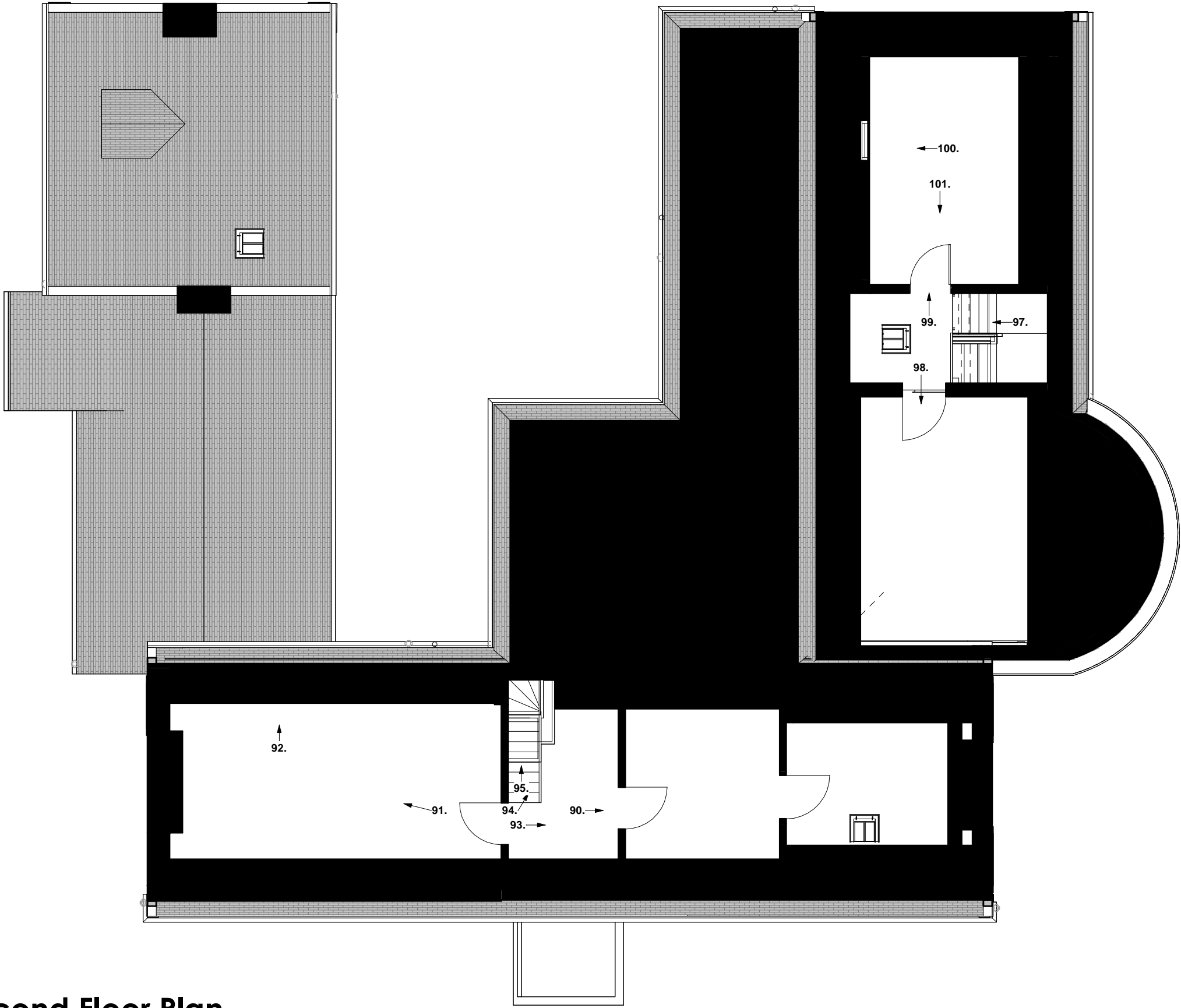
Courtyard Elevation 3
Scale - 1 : 100

Rev	Description	Date
<div> COLIN ARMSTRONG ARCHITECTS</div> <div>Lyle House, Fairways Business Park, Inverness IV2 6AA T : 01463 712 288 W : www.colinarmstrong.com</div> <div></div>		
Client Scotlog Ltd		
Project Drakies House, Culcabock Avenue, Inverness		
Project No.		2284
Drawing No.		200021
Revision		
General Arrangement Existing Courtyard Elevations		
Status EXISTING		
Date Created 24.07.24		Drawn by RG
Scale 1 : 100		Sheet @ A1

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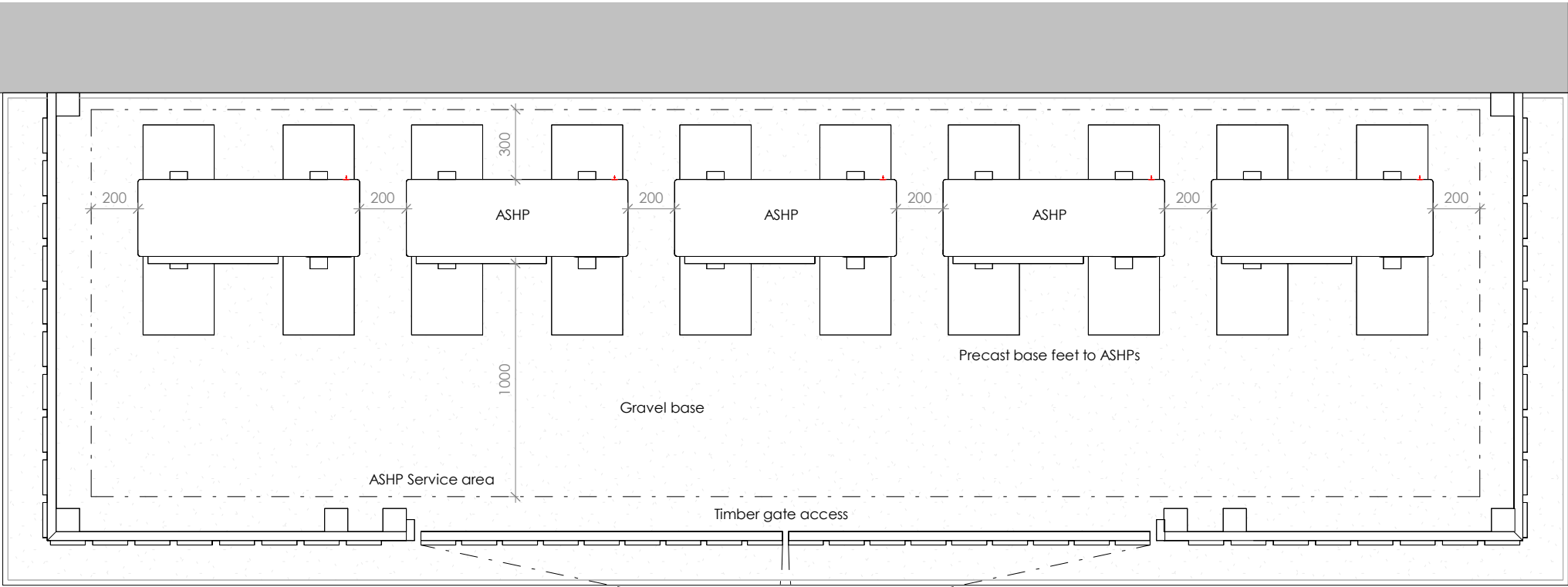
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Second Floor Plan

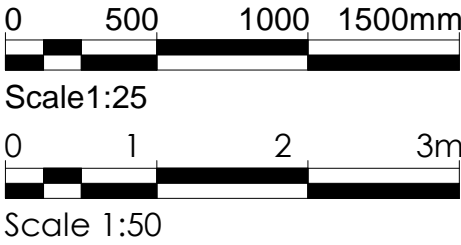
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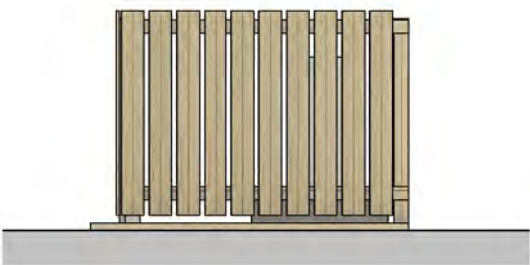


Ground Floor Plan
Scale - 1 : 25

000007
Elevation A



Elevation A
Scale - 1 : 50



Elevation B
Scale - 1 : 50



3D Visual 01

Rev	Description	Date
C	ASHP enclosure - Gable	23.07.25
B	2no additional ASHPs	08.07.25
A	Original - First Issue	-



Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
Scotlog Ltd

Project
Drakies House
Culcabock Avenue, Inverness

Project No. 2284

Drawing No. 000007

Revision C

EXTERNAL WORKS
ASHP Enclosure

Status
PLANNING

Date Created 09/12/24
Drawn by WM

Scale As indicated
Sheet @ A3