Agenda Item	**7.8**
Report No	**PLS/75/25**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 03 December 2025

Report Title: 25/03806/S42: The Highland Council - Housing

Land 545M SE Of Charleston Academy, General Booth Road Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Section 42 application to develop land without compliance with condition 17 of planning permission 23/05335/FUL (Erection of 118 residential units, infrastructure, roads, drainage and landscaping)

Ward: 13 – Inverness West

Development category: Major

Reason referred to Committee: Major Development

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

Recommendation

The application is recommended to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 and seeks modification of condition 17 attached to planning permission (23/05335/FUL) (Erection of 118 residential units, infrastructure, roads, drainage and landscaping). Condition 17 identifies:

"No development shall commence until a risk assessment, undertaken by a suitably qualified person, with regard to the potential hazard of persons being struck by stray golf balls from the Kings Golf Club practice course, has been submitted to, and received the approval in writing of, the Planning Authority. For the avoidance of doubt, the assessment shall identify the positioning and the minimum height and length of any proposed ball-stop fencing as well as the intended use of the land adjacent to the practice course. Thereafter the approved details shall be implemented prior to occupation of any house in Phase 3.

Reason: In order to minimise risk of injury by stray golf balls."

1.2 The condition requirement is that no development shall commence until a risk assessment related to the Kings Golf Club practice course has been approved by the Planning Authority. The applicant now seeks to amend the timing of the condition from:

"No development shall commence until..."

to

"No development shall commence on Phase 3 until…".

1.3 The Council has identified this site (outwith the practice course) for development, in order to deliver affordable housing. Homes have been organised into looped streets across three phases, within a total built area of 3.2 hectares, resulting in a density of just over 36 units per hectare (excluding open green space).

1.4 Pre Application Consultation: Two public consultation events were held on 30th June 2023 and 17th July 2023 at Charleston Community Complex and Kings Golf Club respectively; letters were delivered to local residents and an advertisement placed in the local paper ran alongside social media posts. Feedback was gathered via online questionnaires, and relevant points were incorporated in revisions of the scheme.

1.5 Supporting Information: None

1.6 Variations: None

2. SITE DESCRIPTION

2.1 The site is owned by The Highland Council and was most recently used as part of Torvean Golf Course, which has since been redesigned, reconfigured and renamed Kings Golf Club, during the West Link Road works. As a result, the site is no longer required or used by the golf club and is currently vacant land, with only the northern portion in use as a practice course.

2.2 The site is located with access directly off General Booth Road, which is the connecting road between Clachnaharry and the A82, passing through adjacent

communities of Scorguie and Kinmylies. The site encompasses the Kings Golf Club practice area to the north; however, this area of the site is not for development. The site is bounded to the south by the Premier Inn Hotel and caravan park site; to the east by the Caledonian Canal, which is a Scheduled Monument and Core Path; and to the west by General Booth Road and Kings Golf Club course beyond. To the north-west are various residential schemes - existing, recently completed, and currently under construction.

3. PLANNING HISTORY

3.1	27.06.2024	23/02234/PAN - Proposed residential development of circa 150 units including associated infrastructure, roads and drainage	Proposal of Application Notice
3.2	21.05.2025	Erection of 118 residential units, infrastructure, roads, drainage and landscaping	Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown neighbour

Date Advertised: 24 October 2025

Representation deadline: 07 November 2025

Timeous representations: 0

Late representations: 0

5. CONSULTATIONS

5.1 None

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

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

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 12 - Zero Waste
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 18 - Infrastructure First

Policy 20 - Blue and Green Infrastructure
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management
Policy 23 - Health and Safety

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
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks
75 - Open Space
77 - Public Access
78 - Long Distance Routes

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

INW08 Torvean North - mixed use - housing, community, green space
Policy 1 Low Carbon Development
Policy 2 Nature Protection, Preservation and Enhancement Policy
5 Green Networks Policy
8 Placemaking Policy
9 Delivering Development and Infrastructure Policy
10 Increasing Affordable Housing Policy
11 Self and Custom Build Housing Policy
13 Accessible and Adaptable Homes Policy
14 Transport

6.4 **Highland Council Supplementary Planning Policy Guidance**

Torvean and Ness-side Development Brief (TNDB)
Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Open Space in New Residential Developments (Jan 2013)
Public Art Strategy (March 2013)
Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets
Creating Places
PAN 61 - Sustainable Drainage Systems (Jul 2001)
PAN 68 - Design Statements (Aug 2003)
PAN 75 - Planning for Transport (Aug 2005)
PAN 77 - Designing for Safer Places (Mar 2006)

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) condition 17

c) any other material considerations

Development plan/other planning policy

8.4 The site lies within the Settlement Development Area of Inverness on an area allocated for development in the Inner Moray Firth Local Development Plan 2 (IMFLDP2) and the Torvean and Ness-side Development Brief (TNDB) and therefore the principle of development on the site is supported under the Highland-wide Local Development Plan and NPF4.

8.5 Since the original planning permission (23/05335/FUL) was granted in May 2025, there have been no changes to the relevant national or local planning policy frameworks. As such, the policy context remains unchanged, and there is no requirement to reconsider the application against updated policy. The assessment of the Section 42 application can therefore proceed on the basis of the policies that were in place at the time of the original decision.

Condition 17

8.6 To minimise the risk of injury from stray golf balls, Condition 17 of planning permission 23/05335/FUL requires that a risk assessment be undertaken by a suitably qualified professional. This assessment must address the potential hazard posed by stray balls from the Kings Golf Club practice course and must be completed prior to the commencement of development. The assessment should specify the location, minimum height, and length of any proposed ball-stop fencing. The approved mitigation measures must then be implemented in full before any house within Phase 3 is occupied.

8.7 The Kings Golf Club practice course is located adjacent to Phase 3 of the development and the central area of open space. Phases 1 and 2 are situated further to the south-east and are sufficiently removed from the practice area, making it unlikely that stray golf balls would pose a risk during their construction. Furthermore, Condition 17 of planning permission 23/05335/FUL already requires that any ball-stop fencing identified through the risk assessment be installed prior to the occupation of any house in Phase 3. This reinforces the view that the condition is specifically relevant to Phase 3. Accordingly, it is considered appropriate to amend the condition to require the risk assessment and any necessary mitigation measures to be undertaken prior to the commencement of Phase 3, rather than before development of the site as a whole begins.

Other material considerations

8.8 There are no other material considerations.

Non-material considerations

8.9 There are no non-material planning considerations.

Matters to be secured by Legal Agreement / Upfront Payment

8.10 The planning permission - (23/05335/FUL) (Erection of 118 residential units, infrastructure, roads, drainage and landscaping) – is subject to a s75 legal agreement which is specific to that permission.

8.11 The Section 42 application proposes no changes to the developer contributions which have been secured in the existing s75 agreement. However, it will require to be varied to secure those same contributions pursuant to the new planning permission (if granted).

9. CONCLUSION

9.1 The proposed variation to Condition 17 is considered acceptable in light of the site layout and phasing of development. Given the proximity of the Kings Golf Club practice course to Phase 3, and the relative distance of Phases 1 and 2, the risk posed by stray golf balls is limited to the later phase of the development. The existing requirement for ball-stop fencing to be installed prior to the occupation of Phase 3 provides adequate mitigation. As such, amending the condition to require the risk assessment and any associated measures to be undertaken prior to the

commencement of Phase 3 is considered reasonable and would not compromise public safety or the effectiveness of the original planning controls.

9.2 All relevant matters have been taken into account when appraising this application. It is considered that the application (25/03806/S42) for non-compliance with conditions attached to planning permission (23/05335/FUL) accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation/up-front payment	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. No development shall commence until details of public art and street furniture provision have been submitted to and approved in writing by the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

   Reason: In the interest of amenity in line with policy objectives set out within the Public Art Strategy and the Developer Contributions Supplementary Guidance.

2. The housing adjacent to the Kings Golf Club Practice Green shall not be occupied until full details of ball-stopping fencing have been submitted to, and received the approval in writing of, the Planning Authority. Thereafter, the approved scheme shall be implemented in full prior to occupation of the housing.

   Reason: In order to minimise risk of injury by stray golf balls.

3. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces, including all on-site woodland and trees, play areas and/or other spaces, paths, walls, fences, facilities, features or parts of the

development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), shall have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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

4. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located as per the approved Tree Protection Plans and in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction (or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and shall not be moved or removed during the construction period without the prior written approval of the Planning Authority.

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

5. A suitably qualified Arboricultural consultant shall be employed by the applicant to ensure that the approved Tree Protection Plans and Arboricultural Method Statement (AMS) are implemented to the agreed standard. Stages requiring supervision are set out in the AMS and certificates of compliance for each stage shall be submitted for the written approval of the Planning Authority.

   Reason: To ensure the protection of retained trees throughout the construction period.

6. No development shall commence until a detailed Landscape Plan and maintenance programme for the development has been submitted to and approved by the Planning Authority. The Landscape Plan shall include peripheral woodland planting areas, including an enhanced buffer with the Caledonian Canal and full details of numbers and types of trees to be planted. The planting shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority.

   Reason: In the interests of visual amenity and to safeguard the character of the historic environment.

7. A suitably qualified landscape consultant shall be employed by the applicant to ensure that the Landscape Plans are implemented to the agreed standard. Stages requiring supervision shall be agreed with the Planning Authority and certificates of compliance for each stage shall be submitted for approval.

   Reason: In the interests of amenity.

8. Prior to the commencement of the development details of the lighting within the site shall be submitted for the approval of the Planning Authority, in consultation with

the Roads Authority. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: To ensure that there shall be no distraction or dazzle to drivers on the Trunk Road and that the safety of the traffic on the Trunk Road shall not be diminished.

9. Prior to commencement of the development, details of the landscaping treatment along the trunk road boundary shall be submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. All landscaping shall be located such that it can be installed and maintained from within the development without requiring access to the trunk road. The development shall thereafter be undertaken in accordance with the agreed details.

   Reason: To ensure that there shall be no distraction to drivers on the Trunk Road and that the safety of the traffic on the Trunk Road shall not be diminished.

10. Prior to commencement of the development, details of the fencing / barrier proposals along the trunk road boundary shall be submitted to, and approved by, the Planning Authority in consultation with the Roads Authority and thereafter implemented prior to commencement of operation. The fencing / barrier proposals shall be located such that they can be erected and maintained from within the development without requiring access to the trunk road.

    Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.

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

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

12. No development shall commence until the design details for the key non-vehicular connections to and from this development have been submitted to, and received the approval in writing of, the Planning Authority. The development shall be fully implemented in accordance with these details prior to any occupation of the development.

    Reason: To ensure all connections meet approved design standards.

13. For the avoidance of doubt, there shall be no land raising in the flood risk areas and identified flood flow routes shall be retained.

    Reason: In order to protect properties from flooding.

14. No development shall commence until the final surface water drainage design has been submitted to, and received the approval in writing of, the Planning Authority in consultation with the Flood Risk Management Team. For the avoidance of doubt, this shall include an updated Drainage Impact Assessment and shall be informed by the full groundwater monitoring results. It shall include details of the spillway from the infiltration basin and demonstrate that there would be no flooding to properties in the event of exceedance events overtopping the basin. Thereafter,

only the approved details shall be implemented and all surface water drainage provision, as it relates to, or is relied upon by, an individual phase, shall be completed prior to the first occupation of any of the development within that phase.

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

15. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, 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;
    vii. measures to reduce the impact of construction noise at noise sensitive locations;
    viii. protective measures to prevent debris, rubbish or contamination from entering the Caledonian Canal; and
    ix. 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: In order to ensure that the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

16. No development shall commence on site until a scheme for protecting properties adjacent to the development site from construction-related dust has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented before any development commences and be maintained until development is complete.

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

17. No development shall commence on Phase 3 until a risk assessment, undertaken by a suitably qualified person, with regard to the potential hazard of persons being struck by stray golf balls from the Kings Golf Club practice course, has been submitted to, and received the approval in writing of, the Planning Authority. For the avoidance of doubt, the assessment shall identify the positioning and the minimum height and length of any proposed ball-stop fencing as well as the intended use of the land adjacent to the practice course. Thereafter the approved details shall be implemented prior to occupation of any house in Phase 3.

    Reason: In order to minimise risk of injury by stray golf balls.

18. Development and work shall progress in accordance with the mitigation measures contained within the Torvean North Housing Development Preliminary Ecological Assessment dated 18 August 2023.

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

19. No development shall commence until Badger pre-commencement survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover the application site and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

20. No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Planning Authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied or brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the Planning Authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: In order to protect the archaeological and historic interest of the site.

21. The stockpiled Made Ground materials of unknown provenance on site shall be used as Class 2 General Fill only. For the avoidance of doubt, it shall not be used in garden areas without the prior written consent of the Planning Authority in consultation with Contaminated Land officers.

Reason: In order to ensure that the site is suitable for future uses given the unknown nature of previous uses/processes of Made Ground on the site.

22. A 2m high close boarded fence shall be erected between the proposed development and the caravan park.

Reason: In the interests of residential amenity.

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.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

INFORMATIVES

Initiation and Completion Notices

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

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

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

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

Flood Risk

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

Scottish Water

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

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that

approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

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

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

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

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

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

Mud and Debris on Road

Please note that it 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:	Elaine Watt
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - DIHD22034_HRIM_00_ZZ_DR_A_0002 REV 01 Topography Plan
	Plan 2 - DIHD22034_HRIM_00_ZZ_DR_A_0004 REV 07 Site layout plan – overall masterplan

Site Ownership Boundary:
120,034 m2 / 12.03 Ha / 29.66 acres

SITE BOUNDARY

APPLICANT LAND OWNERSHIP

HRI | Munro architecture

62 Academy Street Inverness IV1 1LP
t: 01463 240066 f: 01463 717247
admin@hri-architects.com
www.hri-architects.com

No.	Date	Revision	Notes
1	13/11/2023	Boundary updated.	

Scale bar
metres 0 5 10 15 20 30 40 50 75 100

N

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Project Title: DIHD22034 Torvean North	Project Stage: **PLANNING**	Date: 08/10/2023	Project Lead By: VH
Project Address: General Booth Road Inverness	Project No: **I.7295** Drawing No: **DIHD22034_HRIM_00_ZZ_DR_A_0002**	Rev No: **01**	Drawn By: VH
	Drawing Title: **Site Plan - Topographical**	Scale @ A1: 1:1000	Checked By: AB

fencing to restrict access to practice ground

ball-stop fencing across mid section of practice ground fairway

fencing to restrict access to practice ground

new planting

enhanced footpath links to NW of site

access/egress footpah

new planting

new planting

landscaped play area

new planting

infiltration basin

new planting

landscaped play area

potential future link to existing desire line

enhanced footpath links to SE of site

Torvean Caravan Park

Premier Inn

BALPHADRIG ROAD

GENERAL BOOTH ROAD

Subway

Shelter

A82

KEY:

- SITE BOUNDARY
- PHASE 1
- PHASE 2
- PHASE 3

		UNIT NUMBERS			
		Phase 1	**Phase 2**	**Phase 3**	**Total**
3 STOREY COTTAGE FLATS	3 Bed	3	6	0	9
	2 Bed	12	12	0	24
2 STOREY COTTAGE FLATS	2 Bed	0	0	6	6
	1 Bed	2	4	0	6
HOUSE	2 Bed	6	13	9	28
HOUSE	3 Bed	19	11	9	39
HOUSE	4 Bed	2	1	0	3
HOUSE	5 Bed	2	1	0	3
		46	**48**	**24**	**118**

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No.	Date	Revision
7	09/09/2024	Amended to TP comments
6	25/03/2024	Amendment to some parking areas - Ph 1 & 2. Footpaths diverted around existing tree groups.
5	10/01/2024	Potential links updated. Footpath added.
4	27/11/23	Boundary updated

Notes

Scale bar
metres 0 5 10 15 20 30 40 50 75 100

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Project Title: DIHD22034 Torvean North	Project Stage: **PLANNING**	Date: 20/09/2023	Project Lead By: VH
Project Address: General Booth Road Inverness	Project No: **I.7295** Drawing No: **DIHD22034_HRIM_00_ZZ_DR_A_0004**	Rev No.: **07**	Drawn By: VH
	Drawing Title: **Site - Overall Masterplan**	Scale @ A1: 1:1000	Checked By: AB