

Agenda Item	6.7
Report No	PLS/23/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 1 April 2026
Report Title: 25/03584/FUL: Alvie Trust
Land 60M NW Of Mon A'Choille, Insh, Kingussie
Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Erection of house and garage
Ward: 20 – Badenoch and Strathspey
Development category: Local

Reason referred to Committee: Objections from 5 or more addresses

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of a 1 ½ storey detached house and garage. The proposed house sits within an established group of existing buildings at the end of a private access track.
- 1.2 Pre-Application Consultation: (24/05107/PREAPP) advised that an application for one house could potentially be supported but that two houses would not be acceptable.
- 1.3 Supporting Information:
- Tree Constraints Survey
 - Tree Schedule
 - Tree Constraints Plan
 - Tree Planting Plan
 - Tree Protection Plan
 - Historic Map
 - Air source Heat Pump Data Sheet
 - Design and Access Statement
 - Ground Investigation Report
 - Planning Statement
 - Private Access Checklist
 - Desing Statement
- 1.4 Variations: Siting of the house within the plot has been revised slightly to avoid impact on the root protection area of a Common Juniper Tree and the hardstanding area adjacent to the junction has been reduced to avoid impact on the root protection areas of Silver Birch trees.

2. SITE DESCRIPTION

- 2.1 The site is located at land 60M NW of Mon A'Choille, Insh, approximately 3km southwest of Kincaig within the Cairngorms National Park.
- 2.2 It comprises a relatively flat, undeveloped and overgrown field bounded by trees to the north, with an access track from the B970 which is currently used by four houses, and agricultural field to the east. To the west and south the land is of poorer quality.
- 2.3 The land is enclosed by post-and-wire fencing, with a short embankment falling away to the south. The site is not in a visually prominent location. The surrounding area is primarily rural in character.
- 2.4 To the south of the house is a derelict steading, and the house Mona Choille is approximately 38m to the SE.

3. PLANNING HISTORY

- 3.1 21.01.2025 24/05107/PREAPP Erection of 2no. houses

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 9 October 2025

Representation deadline: 23 October 2025

Timeous representations: 6 (6 no. households)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Impact on protected species; no ecological survey has been submitted to assess potential effects on protected species.
- b) Impact on trees and biodiversity.
- c) Lack of assessment of known or potential archaeological features in the area.
- d) Existing access track is unsuitable for additional traffic, including construction traffic.
- e) Safety of the junction onto the B970.
- f) Amenity impacts from noise and light disturbance.
- g) Design and scale of house out of keeping with character of the area.
- h) Lack of community engagement.
- i) Uncertainty over proposed use.
- j) Health and safety due to underground high-voltage power line.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet <https://www.highland.gov.uk/planning/view-comment-planning-applications>.

5. CONSULTATIONS

5.1 **Forestry Team:** No objection, subject to a planting condition.

5.2 **Archaeology:** No objection, subject to a condition relating to archaeological recording.

5.3 **CNPA:** No call-in required.

5.4 **Scottish Water:** No objection.

5.5 **NatureScot:** 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 4 - Natural Places
Policy 5 - Soils
Policy 6 - Forestry, Woodland and Trees
Policy 14 - Design Quality and Place
Policy 17 - Rural Homes

6.2 Cairngorm National Park Authority Local Development Plan (CNPALDP) (2021)

1 - New Housing Development
3 - Design and Placemaking
9 - Cultural Heritage
10 - Resources
11 - Developer Contributions

6.3 Cairngorms National Park Guidance

1 - New Housing Development, Non-statutory Guidance
3 - Sustainable Design, Non-statutory Guidance
9 - Cultural Heritage, Non-statutory Guidance
10 - Resources, Non-statutory Guidance
11 - Developer Contributions, Supplementary Guidance

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) rural housing
- c) siting and design
- d) access, parking and services
- e) biodiversity, trees and wildlife
- f) any other material considerations

Development plan/other planning policy

- 8.4 The proposal requires to be assessed against the adopted National Planning Framework 4 (NPF4), Highland-wide Local Development Plan (HwLDP) and Cairngorms National Park Authority Local Development Plan (CNPALDP).
- 8.5 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.
- 8.6 NPF4 Policies 14 (Design Quality and Place), Policy 17 (Rural Homes) and CNPALDP Policy 1 (New Housing Development) and Policy 3 (Design and Placemaking) form the key policies considerations for determining this proposal and are discussed below.
- 8.7 The proposal seeks planning permission for the erection of a house and garage. Subject to the applicant demonstrating that the development can adequately address any potential impacts in relation to siting and design, infrastructure and services, trees and biodiversity, then the proposal would be considered to comply with the Development Plan.

Rural Housing

- 8.8 NPF4 Policy 17 (Rural Homes) seeks to encourage, promote, and facilitate the delivery of high-quality, affordable, and sustainable rural homes in appropriate locations. The proposed house is located within the 'remote rural' Urban Rural Classification. Consequently, the assessment of this proposal should be based upon NPF4 Policy 17 criteria related to the 'remote rural' classification, namely parts a), b) and/or c).
- 8.9 Part a) requires that applications are '...suitably scaled, sited and designed to be in keeping with the character of the area...' and that they meet one of 8 acceptable development types. The assessment of acceptability is based on the advice outlined in the Council's Rural Housing Supplementary Guidance. These include houses required to support a rural business or succession farming, reuse of an existing building or redevelopment of brownfield land, and sites which are allocated

within the LDP. The applicant has not submitted anything which demonstrates that the proposal complies with Policy 17(a).

- 8.10 Policy 17(b) requires proposals for new homes to contribute towards local living and take into account identified local housing needs, economic considerations and transport needs. Due to the location of the site, some distance from the local community, and with limited active travel opportunities, it is considered that the proposal does not meet the requirements of policy 17(b).
- 8.11 Policy 17(c) states that development proposals for new homes in rural areas will be supported where the proposal supports and sustains existing fragile communities, supports identified local housing outcomes, and is suitable in terms of location, access, and environmental impact. New homes in remote rural areas can help to support and sustain fragile communities, benefitting the existing community rather than negatively impacting upon it. It is considered that the proposed new house would contribute positively towards the long-term sustainability of the local community, whilst also addressing local housing needs. Looking at the various aspects of Policy 17c, it is considered that this proposal complies with it and therefore is acceptable.
- 8.12 CNPALDP Policy 3 (Design and Placemaking) also needs to be considered. It sets out principles of sustainable design for all development proposals including requirements to ensure that new development is sympathetic to the traditional pattern and character of the surrounding area whilst encouraging innovation in design and material, minimising the effects on climate change in terms of siting and construction and using materials and landscaping to complement the setting of development. It also requires development to create opportunities for further biodiversity and to promote ecological interest. Having regard to these considerations, the siting and design of both the proposed house and garage are considered acceptable, with further assessment provided in the sections below.
- 8.13 CNPALDP Policy 1 (New Housing Development) supports new housing within identified rural groups where it consolidates existing patterns of development and maintains the character of the area. Under part 1.2 (Housing development in existing rural groups) proposals for new housing development which add to an existing rural group (three or more buildings where at least one of which is a dwelling house) will be considered favourably where: a) they connect to, reinforce and enhance the character of the group, integrating with the existing built form and pattern of existing development; and b) do not add more than one third to the existing number of buildings in the group within the Plan period (based on the size of the group on the date of Plan adoption). The site is part of an established group of buildings comprising two houses and a former steading, with two further additional houses at the entrance to the private access road. The proposal would result in the addition of one further house, increasing the size of the grouping by one third. This falls within the threshold set by Policy 1.2 and is therefore acceptable in principle under Policy 1, provided the design integrates effectively with the existing built form.

Siting and design

- 8.14 The proposal is for a 1½ storey detached house, with a pitched roof and a T-shape footprint. The T-shape design breaks up the overall massing by creating two distinct rectangular forms linked by a modest flat-roofed connecting link. The proposed design has elements of traditional vernacular, with contemporary elements. The southern section of the house adopts a more traditional vernacular appearance, incorporating vertically aligned windows and dormer windows. This section contains two floors comprising of bedrooms and bathrooms. It measures approximately 11.7m x 6.2m x 7.3m to the ridgeline. The northern section of the house has a more contemporary design approach with large areas of glazing on the northeast and southwest elevations. This section is single storey and provides for the kitchen and living areas. It measures approximately 13.3 x 6.2m and the height to the ridgeline is approximately 5.9m. The connecting link between the two sections measures approximately 1.8m between the two parts of the house, 5.1m long and 2.9m high, and it provides a clear visual break between the traditional and contemporary forms.
- 8.15 External materials include smooth white render and timber cladding on the walls, dark grey Aluclad windows, grey rainwater goods and a natural slate roof. Together, these materials provide a high-quality external finish that complements both the traditional and contemporary elements of the design.
- 8.16 The house is positioned at the southern end of the site, immediately adjacent to the existing rural grouping of buildings. This siting helps ensure that the new dwelling remains visually connected to the established cluster, avoiding encroachment into open countryside.
- 8.17 A detached garage is proposed to the northeast of the house. It measures approximately 6.7m x 6.7m with a ridge height of around 6m and features a pitched slate roof and matching external materials, ensuring a coherent appearance with the house.
- 8.18 NPF4 Policy 14 (Design, Quality and Place) supports development proposals which are consistent with the 6 qualities of successful places – healthy, pleasant, connected, sustainable and adaptable, and does not support development proposals which are poorly designed or detrimental to the amenity of the surrounding area. The proposal is well-sited within an existing building cluster, uses a muted and locally appropriate material palette, and incorporates both traditional and contemporary design elements in a manner that respects the setting. The layout promotes an appropriate relationship with neighbouring buildings and avoids unnecessary landscape intrusion. The proposal is therefore considered to be consistent with Policy 14.
- 8.19 CNPALDP Policy 3 (Design and Placemaking) requires development to be sympathetic to the traditional pattern and character of the area, while also supporting innovation, minimising climate impacts, and using materials and landscaping to complement the local context. It also requires proposals to create opportunities for biodiversity enhancement. The siting respects the existing pattern of development, reinforcing the established building cluster without extending development into open countryside. The scale, form and materials used are appropriate to the rural character of the area, while the design includes

contemporary elements that provide architectural interest without dominating the landscape. Biodiversity enhancements and landscaping proposals further support compliance with Policy 3.

- 8.20 Overall, the siting and design of both the house and garage are considered acceptable, and the proposal is considered to comply with the relevant provisions of NPF4 Policy 14 and CNPALDP Policy 3.

Access, Parking and Services

- 8.21 Vehicular access to the proposed site is taken from the existing private access road which connects to the B970 public road. The private access road currently serves four houses and is already established for residential use. Representations suggest that the existing private access track is unsuitable for additional traffic.
- 8.22 The submitted plans confirm that the junction will be upgraded to Council Standard SDB2 Service Bay, and a new passing place will be provided along the private access road to improve safety and facilitate two-way movement. These upgrades ensure that the access arrangements meet the relevant standards and are therefore considered acceptable.
- 8.23 The site layout plans indicate four in-curtilage car parking spaces and a turning area. This meets Council guidelines and is acceptable.
- 8.24 The proposed house will connect to the public water supply. Private foul drainage and surface water drainage will be provided within the boundary of the site. The proposed drainage arrangements are for a private septic tank and soakaway arrangement to the north of the house.
- 8.25 Representations refer to potential health and safety implications of an underground high voltage power line crossing the site. The site layout identifies a 6m wayleave for overhead and underground services, with all built development located outwith this safeguarded corridor.
- 8.26 The proposal also incorporates Air Source Heat Pumps, positioned on the southern elevation of the house.

Biodiversity, trees and wildlife

- 8.27 The site does not lie within any area designated for its natural heritage interest and there is no evidence that any protected species are present on the land. Nevertheless, protected species are afforded protection in law against actions that could disrupt their habitat or the species directly. The onus is on the developer to ensure that they are compliant with all legislative requirements in connection with protected species.
- 8.28 The submitted Design Statement includes baseline information on biodiversity mitigation and enhancement. This has informed the proposed landscaping and tree planting proposals. These measures include native tree planting, wildflower meadow areas and new hedgerows, all of which will contribute to strengthening

habitats and enhancing the biodiversity on site. The scale and nature of the proposed mitigation and enhancement works are considered appropriate for the size and character of the development.

- 8.29 NPF4 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. Part 6 (a) states that development proposals that enhance, expand and improve woodland and tree cover will be supported.
- 8.30 A Tree Constraints Survey, Tree Schedule, Tree Constraints Plan, Tree Planting Plan and Tree Protection Plan have been submitted. The Council's Forestry Team have considered the proposal and the submitted documents, and have no objections to the proposal, subject to a planting condition. The site includes Silver Birch and Common Juniper trees. Some tree removal is required for the junction upgrade. Replacement tree planting is proposed to the east of the junction, which will also provide screening for the neighbouring house. The submitted Tree Planting Plan outlines the wider compensatory tree planting proposed through the site.

Other material considerations

- 8.31 Representations raised the potential for there to be archaeological features in the area. In response, the applicant submitted a site layout plan with historical mapping overlaid, which identifies the location of a former lime kiln. However, this feature lies outwith the application site boundary. Notwithstanding this, the wider area is recognised as having archaeological potential. The Council's Historic Environment Team was consulted and has no objection, subject to a planning condition requiring archaeological evaluation of the site prior to development commencing.
- 8.32 Concerns were raised that no engagement took place with local residents or the Community Council prior to submission of the application. This proposal represents a single dwelling, and developments of this scale are not subject to mandatory pre-application consultation. As such, there is no requirement for the applicant to undertake community engagement prior to lodging the planning application.
- 8.33 Representations also suggest that the house may be used as a second home or holiday accommodation. The planning system has no control over whether or not the property is used as a second home. If the applicant wishes to use the property for a holiday let planning permission would be required for a change of use, as the site is located within the Ward 20 Short Let Control Area.

Non-material considerations

- 8.34 Representations suggest that the development would impact on private views. However, loss of a private view is not a material planning consideration and therefore cannot be taken into account in the determination of this application.
- 8.35 During the construction period there would be noise and light disturbance. However, this is to be expected during building works, and would be temporary in

nature. This is not controlled by planning legislation, however an informative is added to make the applicant aware of the acceptable working hours and days for construction activities. Any breaches of this would be investigated by Environmental Health as a potential statutory noise nuisance. In terms of light disturbance, it is accepted that as cars navigate the access road there will be times when lights shine on individual properties, but this will be true of all cars using the access road and not individual to this site.

- 8.36 The private access road is not adopted and therefore any maintenance, or damage to the track would be for the private parties with an interest in it to address and resolve.

Matters to be secured by Upfront Payment

- 8.37 All planning applications in the Cairngorms National Park are assessed against CNPA LDP Policy 11: Developer Contributions. For the Highland area of the park the Highland Council's Developer Contributions Supplementary Guidance (DCSG) is also used to determine such requirements. The DCSG requires all scales of residential development to make proportionate contributions towards services and infrastructure in areas of identified need.

- 8.38 To mitigate the impact of this development, an affordable housing contribution of £1,850 is required for this development and must be secured prior to the issue of planning permission.

9. CONCLUSION

- 9.1 The proposal constitutes an acceptable addition to an existing rural group of three or more buildings. The siting and design of the proposal is considered to be appropriate to the location and consolidates the existing pattern of development and maintains the character of the area. It is not considered that the development will result in any significantly adverse impact on the character of the area, or on wider community amenity and as such complies with the development plan.
- 9.2 The development raises no unacceptable issues in respect of access, parking, drainage, natural heritage, biodiversity, trees or archaeology, subject to the inclusion of relevant planning conditions.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable

- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued Y

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation Y

Revocation of previous permission N

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

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

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

2. 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 shall 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 shall have 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.

3. 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 (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.

4. The planting and maintenance programme shall be carried out in accordance with the Compensatory Planting Plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the 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 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.

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

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

Scottish Water

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

Septic Tanks and Soakaways

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

Local Roads Authority Consent

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

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

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

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

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

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

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

Signature: Bob Robertson
Designation: (Acting) Planning Manager - South
Author: Julie-Ann Bain
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - CAA- XX- XX- DR- A- 000001 - Location Plan
Plan 2 - CAA- XX- XX- DR- A- 000010 REV A - Site Layout Plan
Plan 3 - CAA- XX- XX- DR- A- 000004 REV B - Access Layout
Plan 4 - CAA- XX- XX- DR- A- 000005 - General Plan Passing Place
Plan 5 - CAA- XX- XX- DR- A- 200001 - Proposed Floor Plan
Plan 6 - CAA- XX- XX- DR- A- 200002 - Garage Plan
Plan 7 - CAA- XX- XX- DR- A- 200010 - Section Plan

- Plan 8 - CAA- XX- XX- DR- A- 200020 - Elevation Plan
- Plan 9 - CAA- XX- XX- DR- A- 200021 - Elevation Plan Fire Strategy
- Plan 10 - CAA- XX- XX- DR- A- 270001 - Roof Plan
- Plan 11 - TCP_CA_260126-1 - Tree Planting Plan 1 of 2
- Plan 12 - TCP_CA_260126-2- Tree Planting Plan 2 of 2
- Plan 13 - TPP_CA_220126-1- Tree Protection Plan 1 of 2
- Plan 14 - TPP_CA_220126-2- Tree Protection Plan 2 of 2

Appendix 2

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	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	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	£1,850 per affordable unit not delivered on/off site. Payable before issuing of Decision Notice	N/A	N/A	£1,850	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A
Transport									

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)

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	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
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

*1 Adjust total to take account of flat exemptions

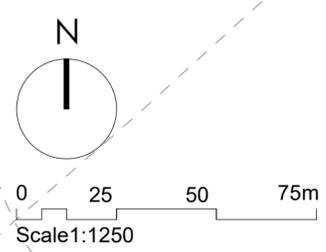
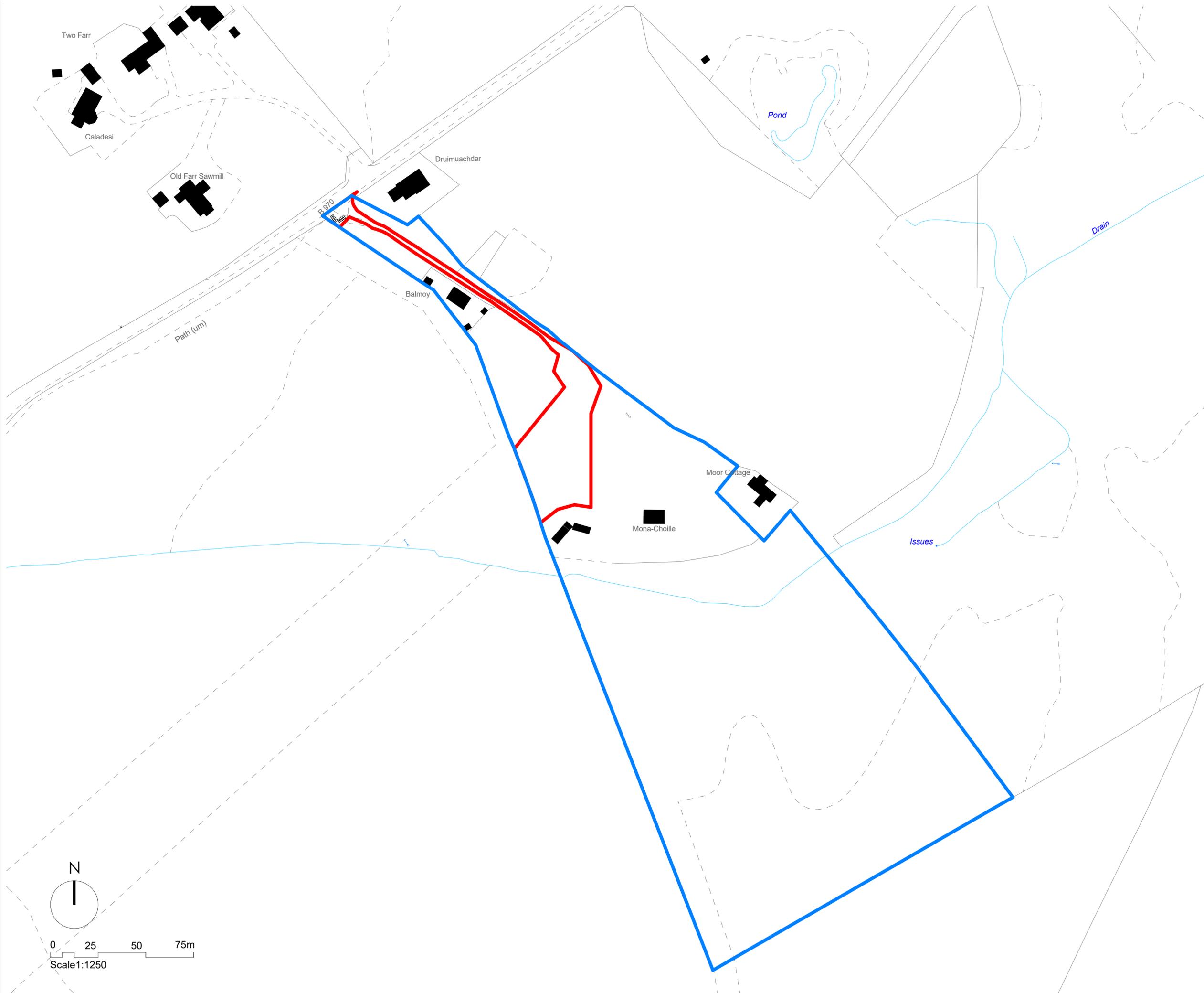
*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

*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

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

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



Rev	Description	Date
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COLIN ARMSTRONG
 ARCHITECTS

Lyle House, Fairways Business Park,
 Inverness IV2 6AA

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Client
Alvie Estate

Project
**New Dwelling
 Balmoy, Mon-A-Choille**

Project No. **2343**

CAA- XX- XX- DR- A- 000001

Revision

External Works
Location Plan

Status
S3

Date Created **04/04/25** Drawn by **RG**

Scale **1 : 1250** Sheet **@ A2**

From file : X:\Documents\2343 - Proposed New House, Alvie Estate\02 - WORK IN PROGRESS\2.1 BIM Models\2343-CAA-XX-XX-DR-A-000001-Site Model - Plot 1.rvt
 Printed on : 06/08/2025 07:31:23

Proposed gate

Junction upgraded to SDB 2 Junction

Area of hardstanding to aid in the collection to waste and recycling

Area of hardstanding - no dig solution for improving access to Badenoch & Strathspey Way

Location of existing AV valve

Relocated post and wire fence

Relocated post and wire fence

TP Barrier along edge of existing verge

Recommend coppicing T4 with tree owners consent

Balmoy



0 4 8 12m
Scale 1:200

New Junction Layout
Scale - 1 : 200

Rev	Description	Date
B	Added gate	20/02/26
A	Revised following Agricultural Assessment	27/01/26

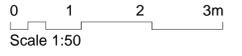
COLIN ARMSTRONG ARCHITECTS
 Lyle House, Fairways Business Park, Inverness IV2 6AA
 T : 01463 712 288
 W : www.colinarmstrong.com

Client: Alvie Estate
 Project: New Dwelling Balmoy, Mon-A-Chaille

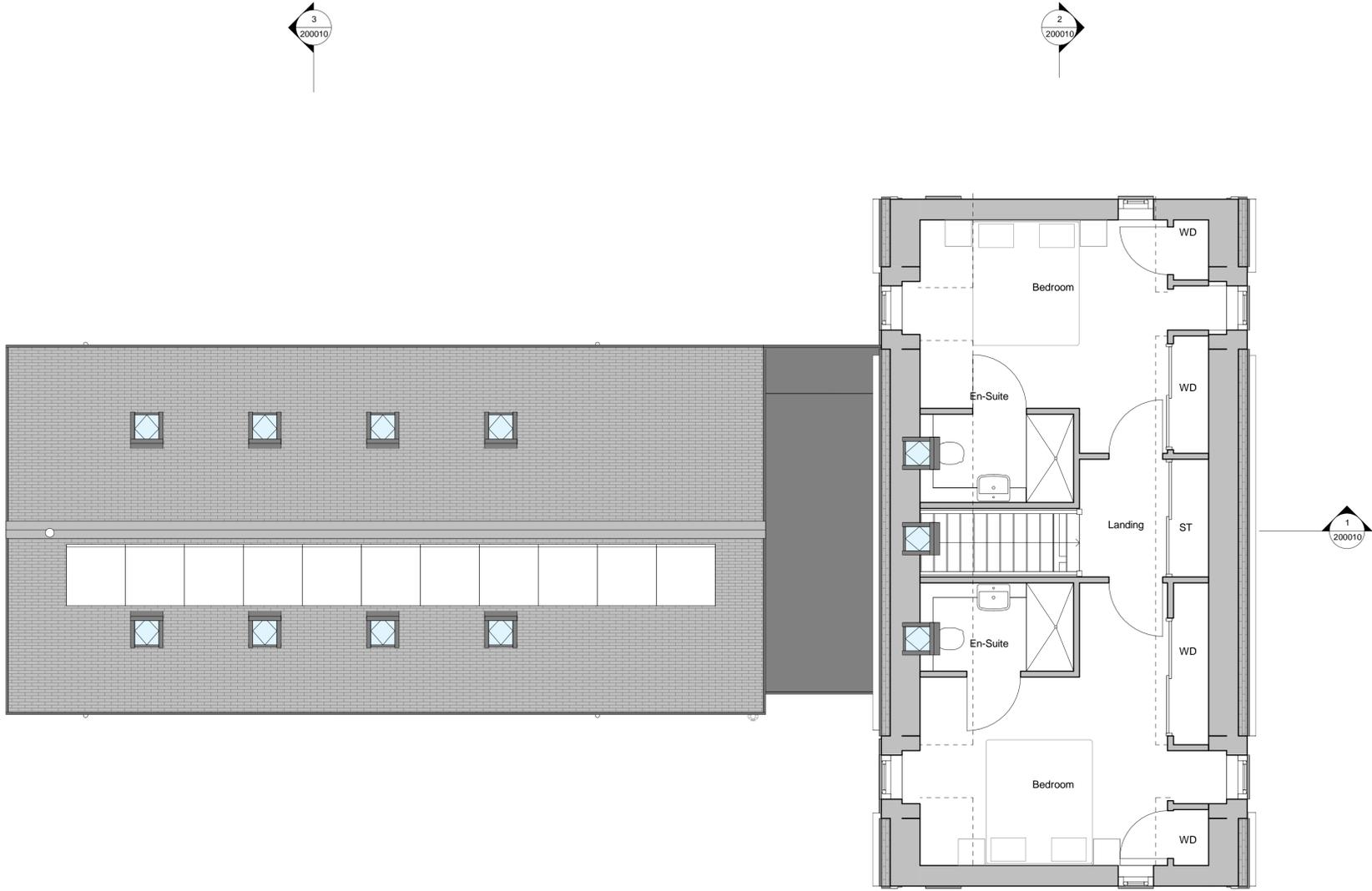
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 CAA- XX- XX- DR- A- 000004

Revision B

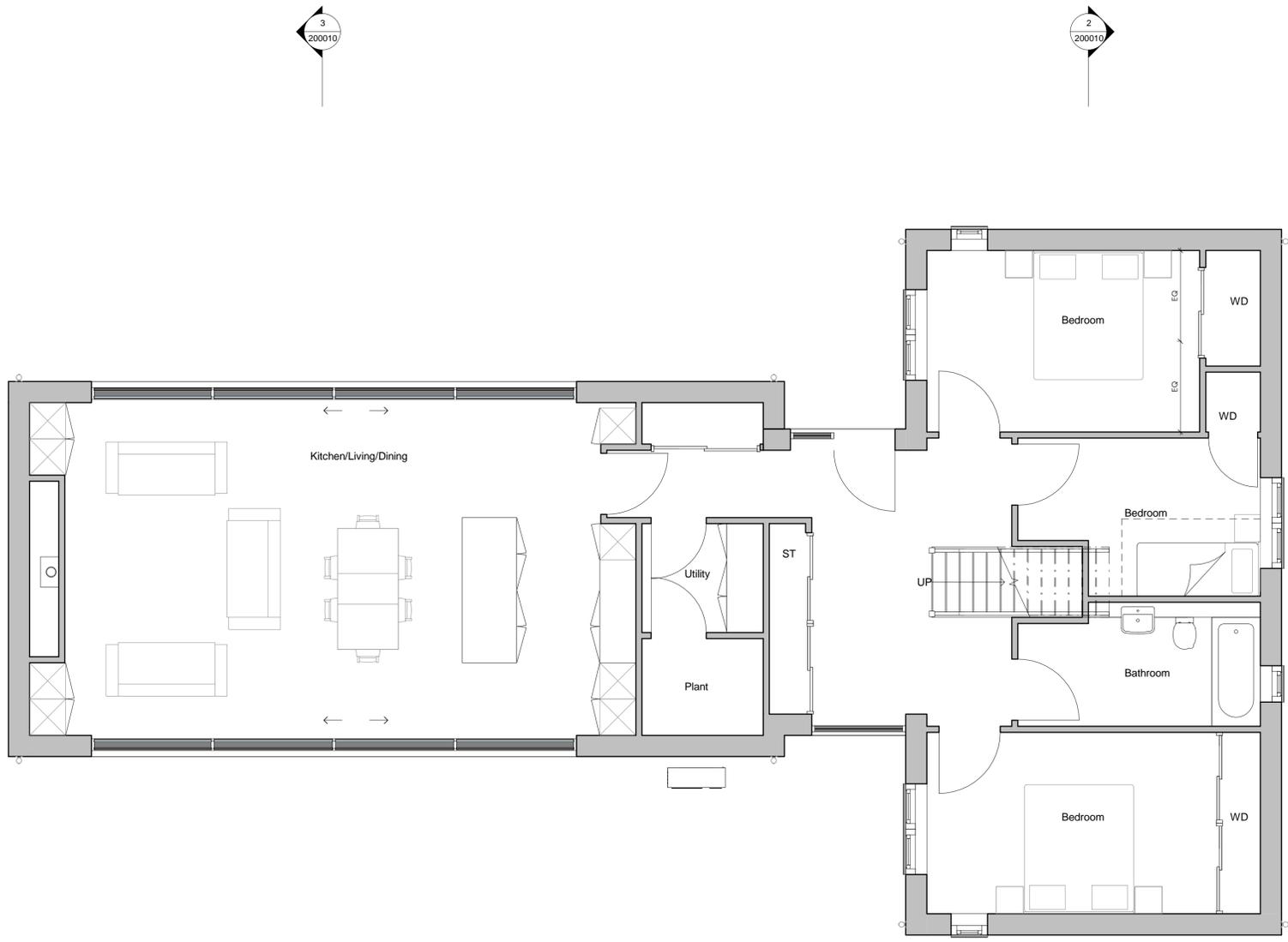
Junction Access
 Status: S3
 Date Created: 04/04/25
 Drawn by: RG
 Scale: 1 : 200
 Sheet: @ A1



Ground Floor Area: 138sqm
 First Floor Area: 56sqm
 Total Floor Area: 194sqm



First Floor Plan
 Scale - 1 : 50



Ground Floor Plan
 Scale - 1 : 50

Rev	Description	Date

COLIN ARMSTRONG
 ARCHITECTS

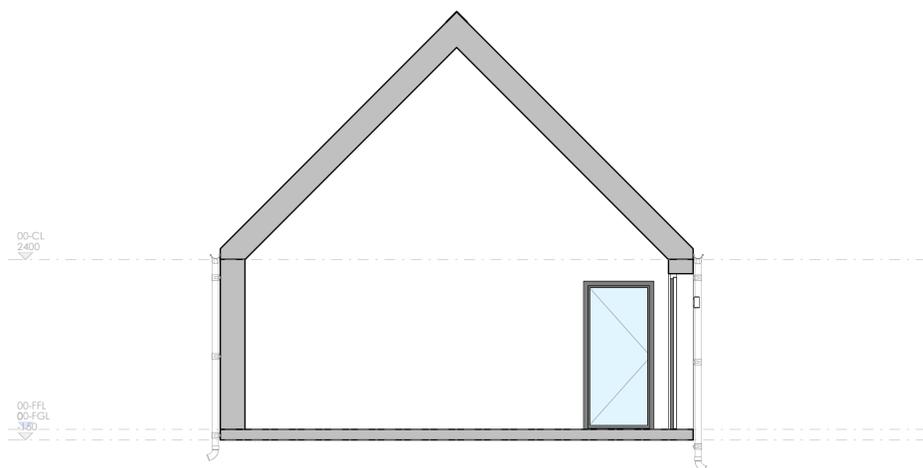
Lyle House, Fairways Business Park,
 Inverness IV2 6AA

T : 01463 712 288
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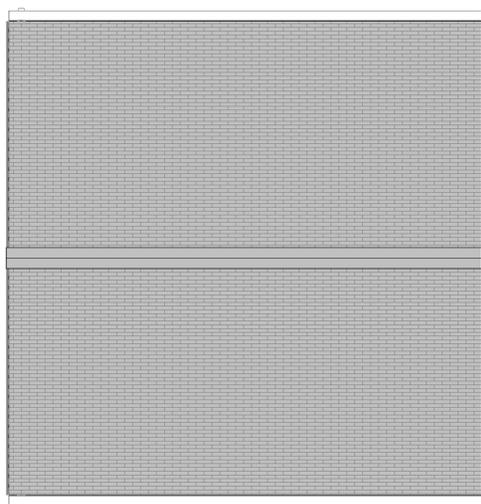


Client	Alvie Estate
Project	New Dwelling Balmoy, Mon-A-Choille
Project No.	2343
	CAA- XX- XX- DR- A- 200001
Revision	
General Arrangement	Proposed Floor Plan

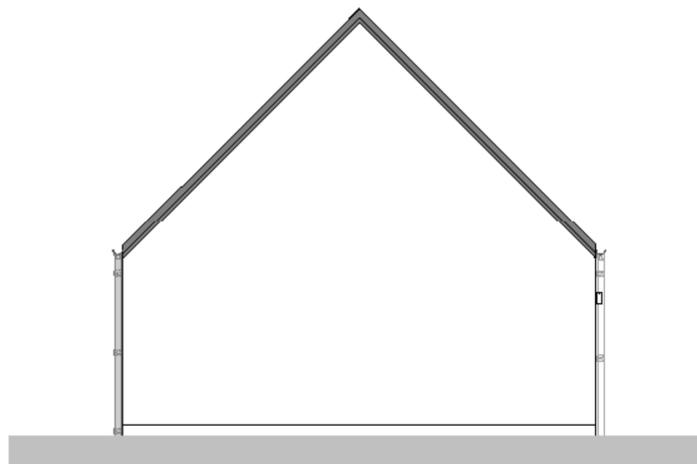
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Date Created	04/04/25
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Drawn by	RG
Sheet	@ A1



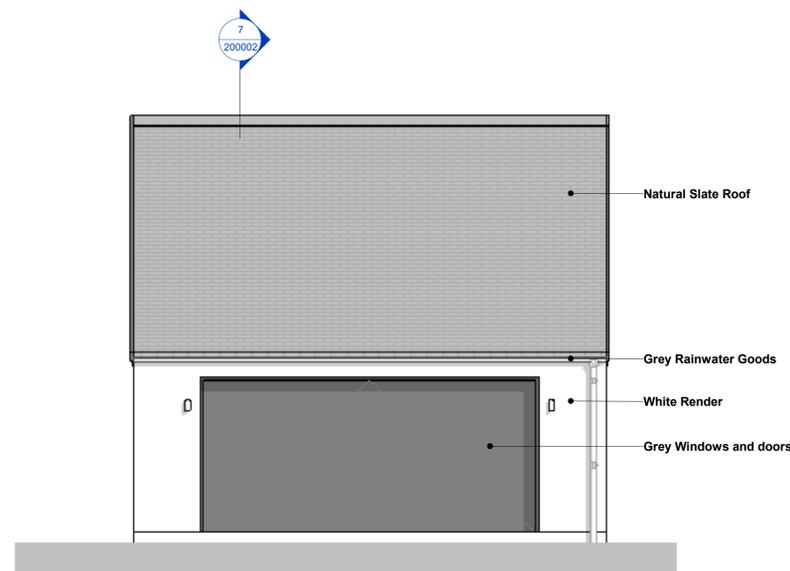
Section 1
Scale - 1 : 50



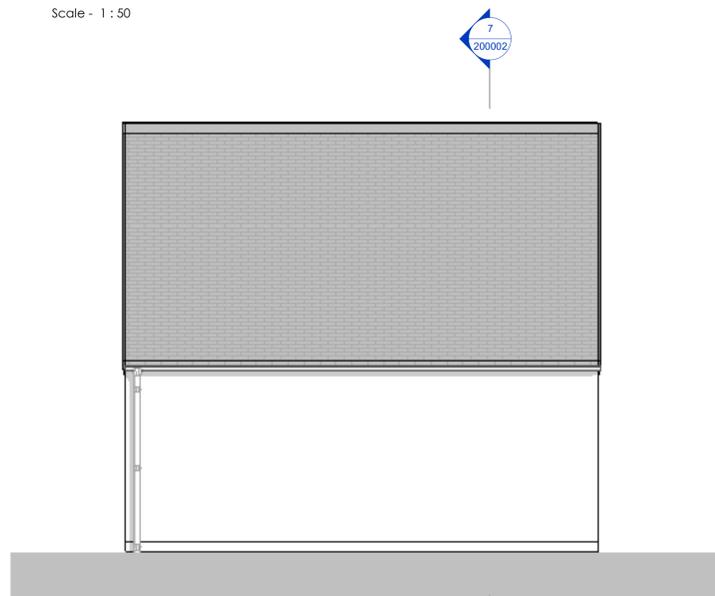
Roof plan
Scale - 1 : 50



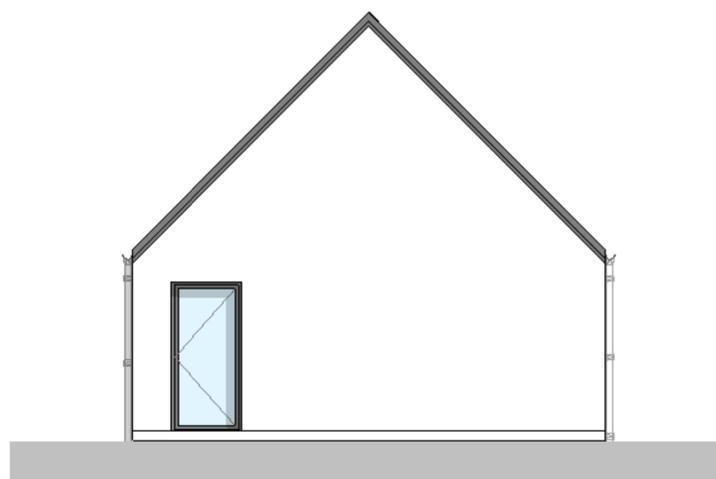
East Elevation
Scale - 1 : 50



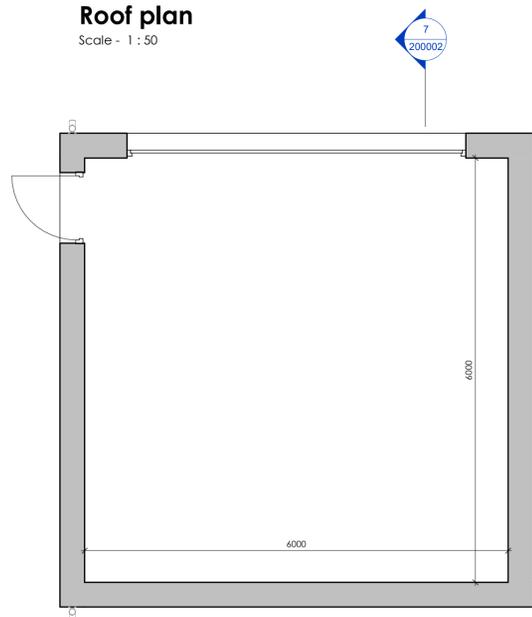
North Elevation
Scale - 1 : 50



South Elevation
Scale - 1 : 50



West Elevation
Scale - 1 : 50



Ground Floor Plan
Scale - 1 : 50

Rev	Description	Date
7	200002	



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ARCHITECTS

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Inverness IV2 6AA

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Client
Alvie Estate

Project
**New Dwelling
Balmoy, Mon-A-Chaille**

Project No. **2343**
CAA- XX- XX- DR- A- 200002

Revision

Garage
Garage General Arrangement

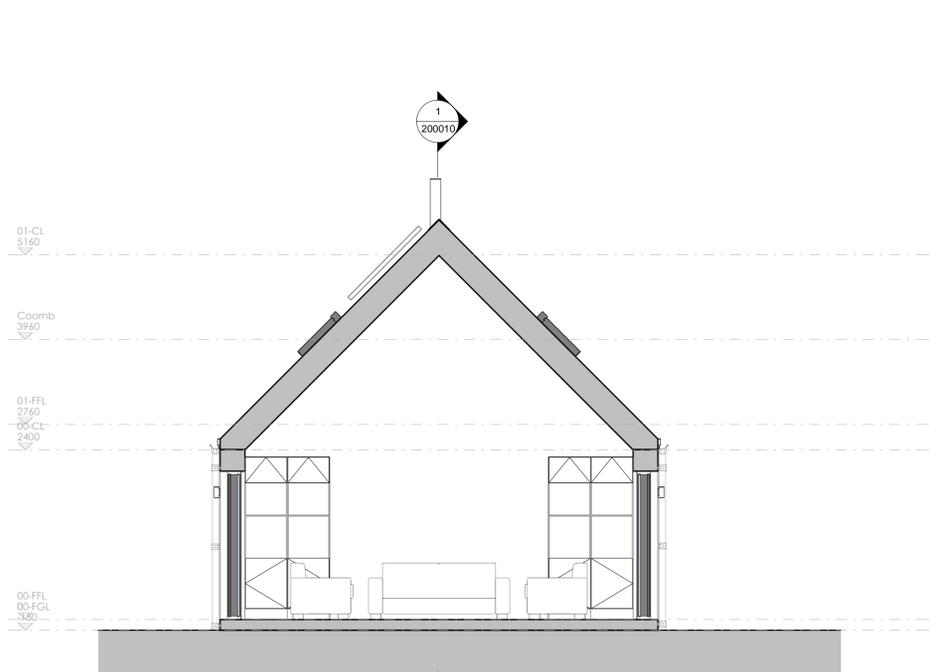
Status
S3

Date Created **04/04/25** Drawn by **RG**

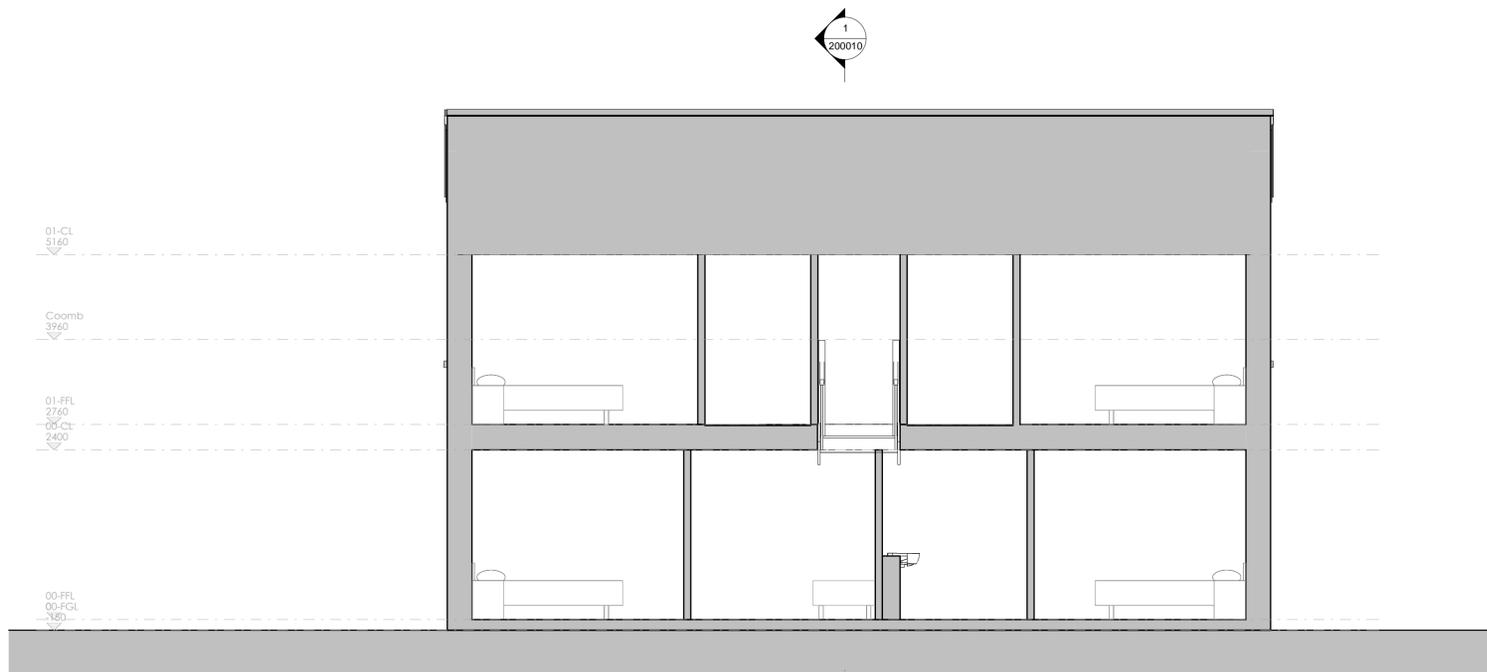
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Section 1
Scale - 1 : 50



Section 2
Scale - 1 : 50



Section 3
Scale - 1 : 50

Rev	Description	Date
 COLIN ARMSTRONG ARCHITECTS Lyle House, Fairways Business Park, Inverness IV2 6AA T : 01463 712 288 W : www.colinarmstrong.com		
Client Alvie Estate		
Project New Dwelling Balmoy, Mon-A-Chaille		
Project No.	2343	
CAA- XX- XX- DR- A- 200010		
Revision General Arrangement Sections		
Status S3		
Date Created 04/04/25	Drawn by RG	
Scale 1 : 50	Sheet @ A1	



North Elevation
Scale - 1 : 50



East Elevation
Scale - 1 : 50

Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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

Client
Alvie Estate

Project
**New Dwelling
Balmoy, Mon-A-Chaille**

Project No. **2343**

CAA- XX- XX- DR- A- 200020

Revision

General Arrangement
Elevations

Status
S3

Date Created **xx/xx/17** Drawn by **RG**

Scale **1 : 50** Sheet **@ A1**



South Elevation

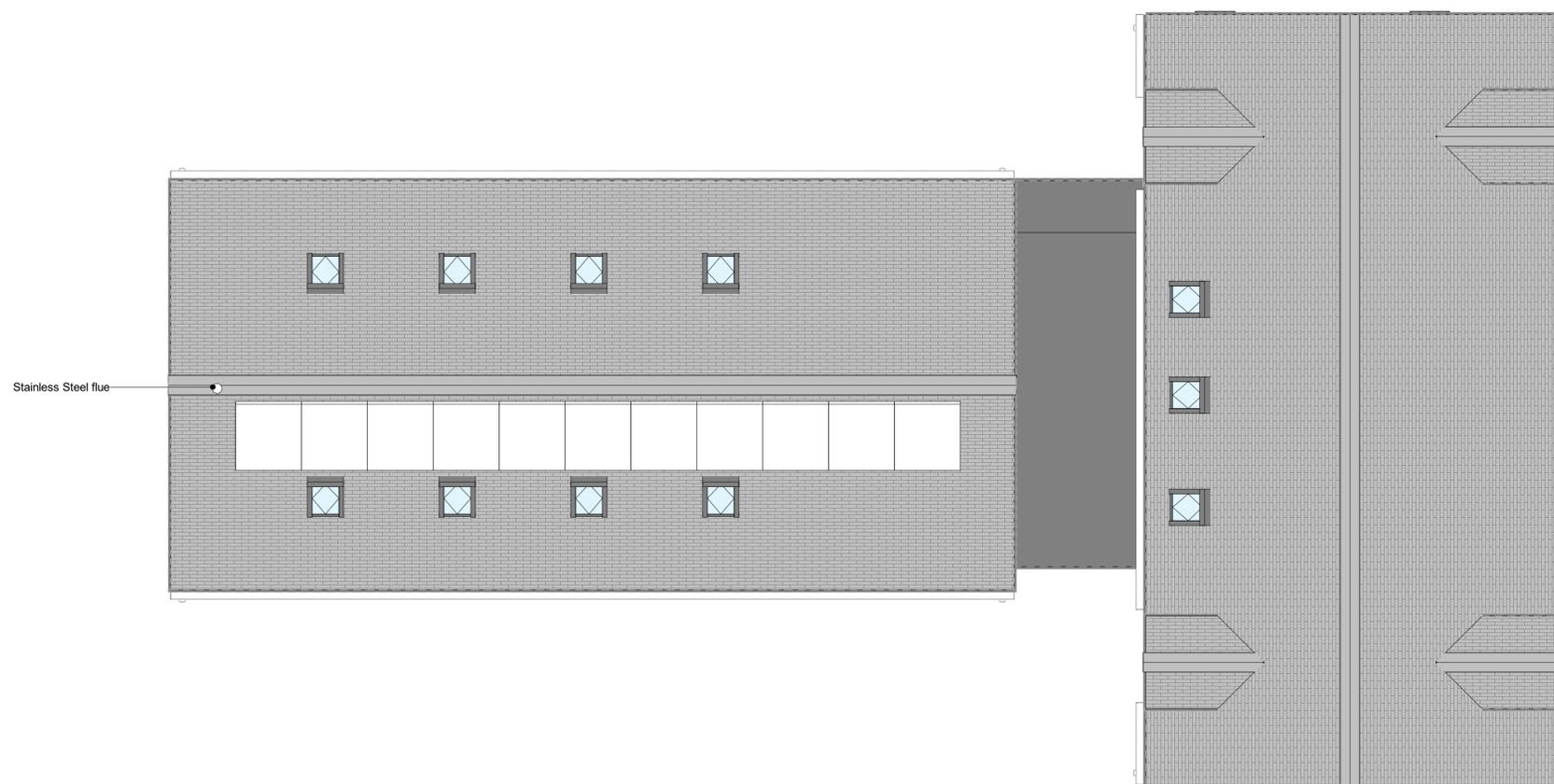
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West Elevation

Scale - 1 : 50

Rev	Description	Date
 COLIN ARMSTRONG ARCHITECTS		
Lyle House, Fairways Business Park, Inverness IV2 6AA T : 01463 712 288 W : www.colinarmstrong.com		
		
Client		
Alvie Estate		
Project		
New Dwelling Balmoy, Mon-A-Chaille		
Project No.		2343
		CAA- XX- XX- DR- A- 200021
Revision		
Fire Strategy Elevations		
Status		
S3		
Date Created		Drawn by
04/04/25		RG
Scale		Sheet
1 : 50		@ A1



Roof plan
Scale - 1 : 50

Rev	Description	Date
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Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client	Alvie Estate
Project	New Dwelling Balmoy, Mon-A-Chaille
Project No.	2343
	CAA- XX- XX- DR- A- 270001
Revision	
General Arrangement	Roof Plan
Status	S3
Date Created	04/04/25
Scale	1 : 50
Drawn by	RG
Sheet	@ A1



Replanting Schedule							
Trees	Height	Pot Size	Mature Height	Girth	No	Spacing	Form
Quercus petraea (Sessile Oak)	1.8-2.0m	25L+	22-25m	6-8cm	1	n/a	Half Standard
Sorbus aucuparia (Rowan)	1.8-2.5m	15L+	10-12m	6-8cm	10	3m	Half Standard
Betula pubescens (Downy Birch)	1.8-2.5m	15L+	10-12m	6-8cm	6	n/a	Half Standard
Corylus avellana (Hazel)	1.0-1.25m	Plug	4-5m	n/a	8	3m	Feathered Whip
Malus Evereste (Crab Apple)	1.8-2.0m	15L+	4-5m	6-8cm	1	n/a	Half Standard
Malus Domestica 'James Grieve' (Apple)	1.8-2.0m	15L+	4-5m	6-8cm	1	n/a	Half Standard
Malus Domestica 'Red Falstaff' (Apple)	1.8-2.0m	15L+	4-5m	6-8cm	1	n/a	Half Standard

Hedging						
Native mix; (Hawthorn, Blackthorn, Holly, Hazel, Elder, Dog Rose)	Height	Pot Size	Mature Height	No	Spacing	Form
	60-90cm	Bare-root	5-8m	450	5 per M	Feathered Whip

Tree Planting Notes
 All plants to be planted during the first planting season (Nov-March) after development is completed. Standard and feather trees to be pit planted into 1m x 450x450mm deep with base broken for a further 150mm. Pits to be backfilled with premium quality topsoil mixed with compost (1 part compost to 4 part soil). All half standards to be secured with 3 x 50mm diameter machine rounded stakes, driven into base of pit with minimum 1.2m extending above ground level, and wire mesh attached to protect from browsing / strimmer damage. Trees secured to stakes with tree friendly tree ties composted mulch applied.
 Beech hedging plants to be planted in a min. 1m x 50cm deep prepared trench backfilled with topsoil and compost mix as per standard trees, and 50cm composted mulch applied. Native hedging to be slit planted and heeled in, assuming no soil compaction from development works. All hedging plants to be protected by individual 60cm spiral rabbit guards supported by a single bamboo canes. Weeding of young trees will be required twice during summer months to reduce competition from weeds and grasses. This will need to be carried out for a minimum of five years after planting. Trees will require regular watering through May-Sept during the establishment period of 3yrs, requiring up to 50litres of water per week during dry periods.

Any species which, within a period of five years from the occupation of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species by the implementing contractor.

- Existing tree canopy
- Proposed New Plantings
- Individual selected standards
- 450 no native hedging double staggered at 5per linear m

Treetek
 Treetek, Woodland Park, Contin,
 Ross-shire. IV14 9EU
 Tel: 07857 145226 Email: Lawrence@treetek.co.uk

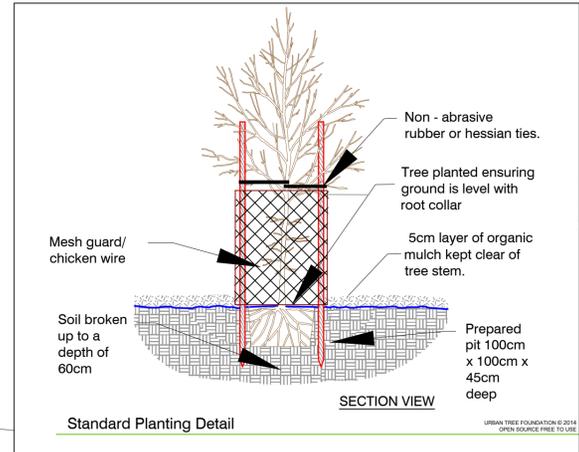
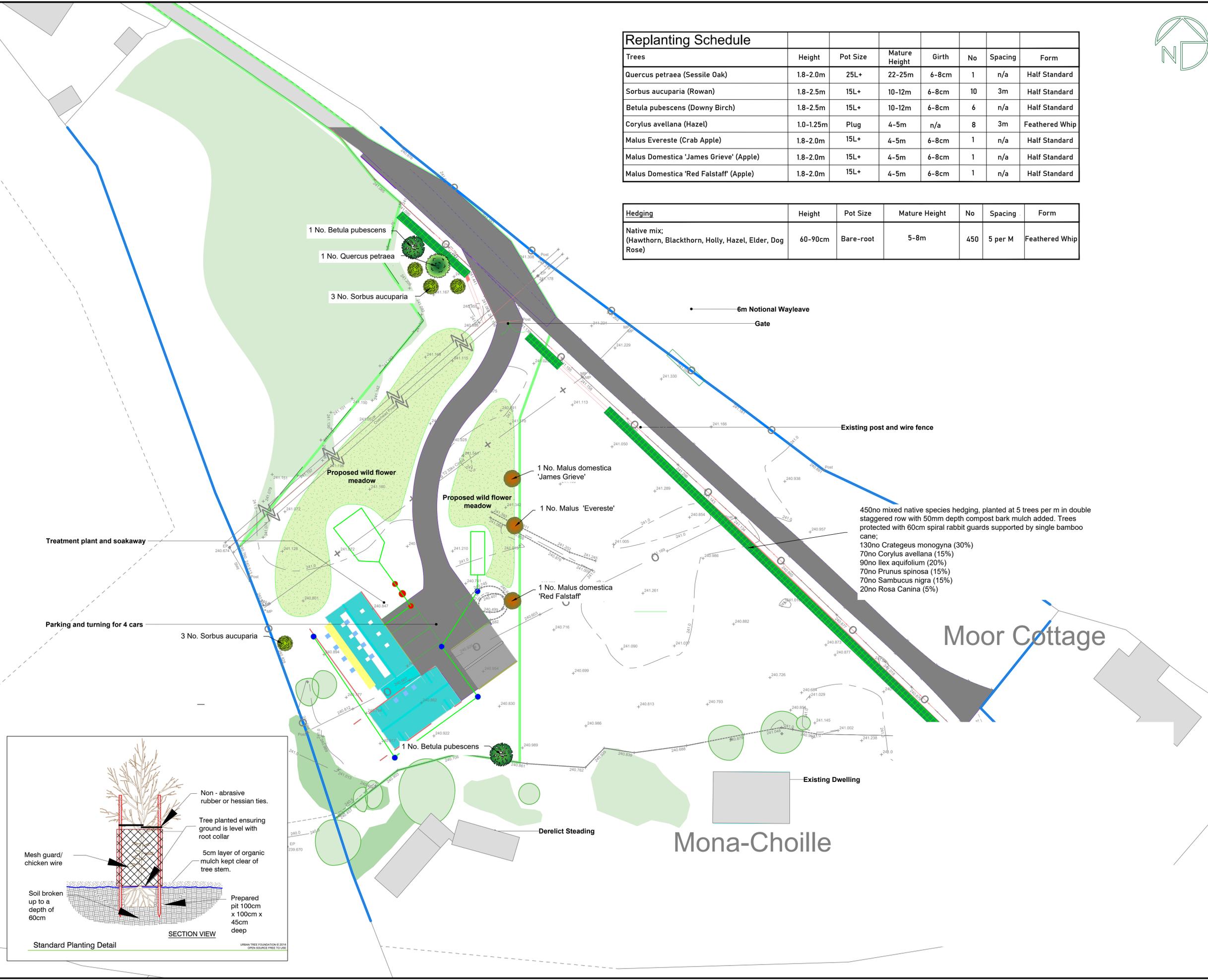
Client
 Colin Armstrong Architects

Project
 Proposed dwelling, Balmoy
 Mon-A-Choille

Drawing Title
 Compensatory Planting
 Plan

Scale: 1:250 @ A1 Date: 26th January 2026 DB LM

Drawing Number: TCP_CA_260126-1 Rev Sheet 1 of 2





Druin

Balmoy

B 970

6 No. Sorbus aucuparia

8 No. Corylus avellana

4 No. Betula pubescens

Replanting Schedule							
Trees	Height	Pot Size	Mature Height	Girth	No	Spacing	Form
Quercus petraea (Sessile Oak)	1.8-2.0m	25L+	22-25m	6-8cm	1	n/a	Half Standard
Sorbus aucuparia (Rowan)	1.8-2.5m	15L+	10-12m	6-8cm	10	3m	Half Standard
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Hedging						
	Height	Pot Size	Mature Height	No	Spacing	Form
Native mix; (Hawthorn, Blackthorn, Holly, Hazel, Elder, Dog Rose)	60-90cm	Bare-root	5-8m	450	5 per M	Feathered Whip

Tree Planting Notes

All plants to be planted during the first planting season (Nov-March) after development is completed. Standard and feather trees to be pit planted into 1m x 450x450mm deep with base broken for a further 150mm. Pits to be backfilled with premium quality topsoil mixed with compost (1 part compost to 4 part soil). All half standards to be secured with 3 x 50mm diameter machine rounded stakes, driven into base of pit with minimum 1.2m extending above ground level, and wire mesh attached to protect from browsing / strimmer damage. Trees secured to stakes with tree friendly tree ties composted mulch applied. Feather whips to be protected by 1.2m tree shelters attached to 25mm stakes. Beech hedging plants to be planted in a min. 1m x 50cm deep prepared trench backfilled with topsoil and compost mix as per standard trees, and 50cm composted mulch applied. Native hedging to be slit planted and heeled in, assuming no soil compaction from development works. All hedging plants to be protected by individual 60cm spiral rabbit guards supported by a single bamboo canes. Weeding of young trees will be required twice during summer months to reduce competition from weeds and grasses. This will need to be carried out for a minimum of five years after planting. Trees will require regular watering through May-Sept during the establishment period of 3yrs, requiring up to 50litres of water per week during dry periods.

Any species which, within a period of five years from the occupation of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species by the implementing contractor.

- Existing tree canopy
- Proposed New Plantings
- Individual selected standards
- 450 no native hedging single line at 5per linear m

Treetek

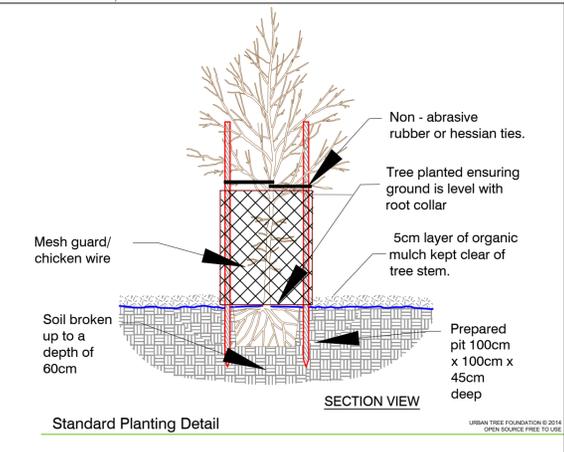
Treetek, Woodland Park, Contin, Ross-shire. IV14 9EU
Tel: 07857 145226 Email: Lawrence@treetek.co.uk

Client
Colin Armstrong Architects

Project
Proposed dwelling, Balmoy Mon-A-Choille

Drawing Title
Compensatory Planting Plan

Scale: 1:250 @ A1	Date: 26th January 2026	DB LM
Drawing Number TCP_CA_260126-2	Rev	Sheet 2 of 2



1 No. Betula pubescens

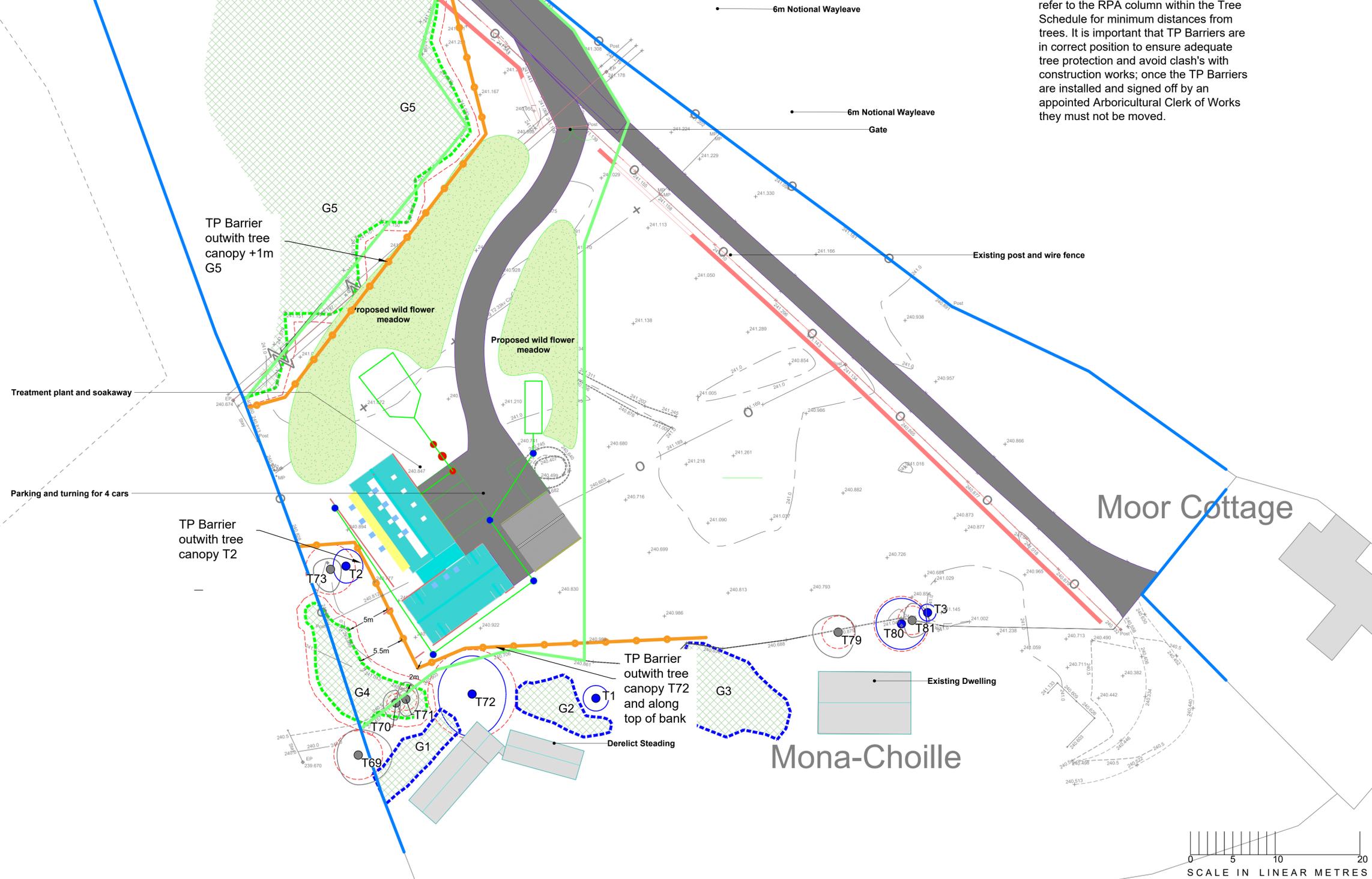
1 No. Quercus petraea

3 No. Sorbus aucuparia

Tree protection zone

Do not remove this fencing

Note
 Tree Protection Barriers must be installed immediately after approved trees removed and prior to any demolition or construction activity, including the storage of materials. Barriers must be installed in accordance with the specification in key adjacent with all weather signage attached as illustrated. The protected area must remain as a Construction Exclusion Zone until the development is complete. TP Barrier positions should be set out using the relevant co-ordinates and/or any annotations on drawing. Furthermore refer to the RPA column within the Tree Schedule for minimum distances from trees. It is important that TP Barriers are in correct position to ensure adequate tree protection and avoid clash's with construction works; once the TP Barriers are installed and signed off by an appointed Arboricultural Clerk of Works they must not be moved.



Tree Protection Plan

Detail of trees for removal and protection measures for retained trees

-  **Tree**
Showing Canopy extents, category colour, RPA circle (BS5837), tag number
-  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years
-  **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
-  **Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
-  **Category U**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
-  **Group**
Showing canopy extents and category colour which will also represent RPA unless detailed separately
-  **T168** Tree proposed for removal
-  Group proposed for removal
-  Tree Protection Barriers
-  Specialist construction methods (Cellular Containment System) for root protection

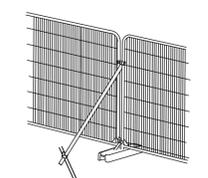


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012 SEE PLAN FOR POSITIONING

Treetek

Treetek, Woodland Park, Contin, Ross-shire. IV14 9EU
 Tel: 07857 145226 Email: Lawrence@treetek.co.uk

Client
 Colin Armstrong Architects

Project
 Proposed dwelling, Balmoy Mon-A-Choille

Drawing Title
 Tree Protection Plan

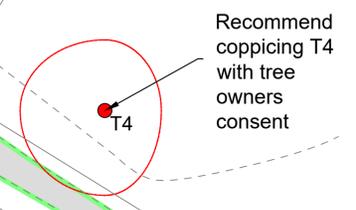
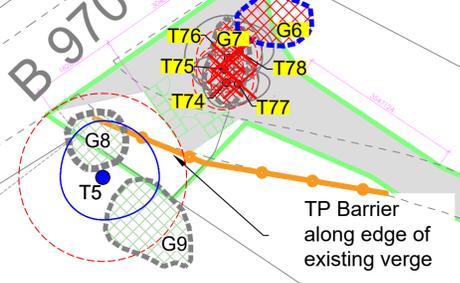
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Drawing Number TPP_CA_220126-1	Rev	Sheet 1 of 2

Druimuachdar

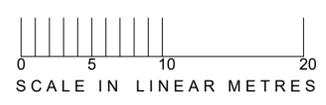
Balmoy

B 970

Tree protection zone
Do not remove this fencing



Note
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Tree Protection Plan

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Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
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- Specialist construction methods (Cellular Containment System) for root protection

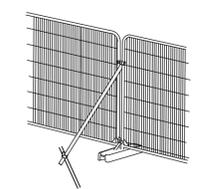


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012. SEE PLAN FOR POSITIONING

Treetek

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Client
Colin Armstrong Architects

Project
Proposed dwelling, Balmoy Mon-A-Choille

Drawing Title
Tree Protection Plan

Scale: 1:250 @ A1 **Date:** 26th January 2026 **DB:** LM

Drawing Number: TPP_CA_220126-2 **Rev:** **Sheet:** 2 of 2