

Agenda Item	6.8
Report No	PLS/24/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 1 April 2026
Report Title: 25/04464/PIP: Mr David Rennie
Land 95M SE of Fionchra, Farr, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of house
Ward: 12 – Aird and Loch Ness

Development category: Local

Reason referred to Committee: 5 or more objections

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 Planning permission in principle is sought for the erection of a single house.
- 1.2 Indicative plans submitted with the application identify the layout of a house, access, drainage, and a farrowing/storage building which is also referred to in the Design Statement.
- 1.3 Pre Application Consultation: Planning application may be supported if it could be demonstrated that the proposal will comply with one of the Rural Housing exceptions set out in NPF4 Policy 17.
- 1.4 Supporting Information: Drainage Statement, Design Statement, Private Access Checklist, Site Waste Management Plan, Operational Needs Assessment, Title Deeds.
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site is located on an agricultural field within an 8ha agricultural holding, approximately 95 metres southeast of Fionchra, and within the dispersed rural settlement of Achlaschoille, Farr, Inverness.
- 2.2 The site comprises a relatively level area of ground. To the north and uphill of the site, the land rises, providing a natural backdrop. To the south/southeast, the land falls within agricultural fields towards the C1068 public road. Existing post-and-wire fencing defines the field boundaries. The land immediately surrounding the site is currently in agricultural use and accommodates the applicant's livestock activities, including areas intended for pig keeping.
- 2.3 The southwestern boundary of the site is formed by an existing 290m long private access track which joins the C1068 public road. This track provides access to other existing houses to the north, west and south. Services, including water, electricity, and telecom infrastructure, are available in close proximity to the site.
- 2.4 The surrounding landscape is characterised by open grazing land, pockets of woodland, and sporadic rural residential development typical of the Balnafoich area. Existing houses at Achlaschoille, Troya, Cairnhill, and Lochview lie in proximity, forming the established small housing group to which the proposal would relate. The positioning of the site on the lower portion of the slope ensures that development would sit below the skyline when viewed from the public road.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown neighbour
Date Advertised: 19 December 2025

Representation deadline: 2 January 2026

Timeous representations: 5 from 5 households

Late representations: None

4.2 Material considerations raised are summarised as follows:

- a) Contrary to planning policy / inappropriate location
- b) Impact on wildlife and habitat
- c) Condition and capacity of access track
- d) Risk of further development / need for Section 75 obligation
- e) Doubts over agricultural justification and alternative locations
- f) Specific drainage and surface-water concerns
- g) Query housing group.

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 **Agricultural Consultant:** From the information provided in the Operational Needs Assessment (ONA), the holding could, if properly managed by an appropriately skilled individual, achieve the outputs described. The operations that are proposed to be undertaken by the applicant, as described within the ONA, show an agricultural operational requirement of 1.1 labour units and do therefore reach the level of a full-time labour unit. Considering the above, the details given in the ONA do meet the stated policy requirement in terms of labour units required for the efficient holding operations as proposed to be undertaken.

5.2 **Transport Planning:** Object. The proposed development would be served by an existing private access track which already accommodates nine properties, significantly exceeding the recommended maximum of four dwellings set out in the Roads and Transport Guidelines for New Developments. Even applying the upper tolerance of six dwellings, the access remains over capacity. The track is not constructed or maintained to adoptable standards and, with further intensification, issues arise in relation to emergency access, road safety, maintenance responsibilities, service provision and the accelerated deterioration of the route.

The junction of the private track with the C1068 is substandard, with visibility splays well below those required for the recorded traffic speeds. A serious injury collision has occurred nearby within the last five years, reinforcing concerns regarding the safety of additional vehicle movements. Transport Planning advises that a professional speed survey would be required to determine whether compliant visibility splays could be achieved.

To address these concerns, the applicant would be required to upgrade both the private access track and the junction to full adoptable standards, securing Road Construction Consent and subsequent adoption. Until such upgrades are delivered and the road formally added to the List of Public Roads, the access arrangement is considered unacceptable.

5.3 **Scottish Water:** There is currently sufficient capacity in the Inverness Water Treatment Works to service the development. There is no public waste water infrastructure within the vicinity of this proposed development therefore a private treatment option should be investigated.

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 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

Policy 17 - Rural Homes

Policy 29 - Rural Development

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

35 - Housing in the Countryside (Hinterland Areas)

65 - Waste Water Treatment

66 - Surface Water Drainage

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

Policy 1 - Low and Zero Carbon Development

Policy 2 - Nature Protection, Restoration and Enhancement

6.4 Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (March 2018)

Rural Housing (December 2021)

Sustainable Design Guide (Jan 2013)

Balnafoich Housing Capacity Study (2012)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets

Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting and design
 - c) access and infrastructure
 - d) any other material considerations

Development plan/other planning policy

- 8.4 The development plan consists of NPF4 (2023), the Highland wide Local Development Plan (2012), Inner Moray Firth Local Development Plan 2 2024 (IMFLDP2), and associated guidance.
- 8.5 NPF4 and HwLDP: NPF4 Policies 1-3 apply to all development proposals nationwide. When considering proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.6 The key policy within NPF4 for this proposal is Policy 17 (Rural Homes). This seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations. For the purposes of this policy the application site is within the area defined as Accessible Rural, where development is restricted, unless it meets one of the eight development types set out in NPF4 policy 17(a). 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 Development Plan.
- 8.7 The applicant has set out in the supporting Operational Needs Assessment that a house is required on the agricultural unit for retirement. Assessment of the proposal against the relevant provisions of the Development Plan policies, it is considered that the applicant has provided sufficient justification under NPF4 policy 17(a)(v) (Rural Homes) to demonstrate an essential need for a permanent on-site

presence to support the functioning of a viable rural business. The Operational Needs Assessment sets out clear evidence of labour requirements, animal welfare responsibilities (pedigree Angus cows, cattle and pigs) and the necessity for immediate on-site response, all of which collectively meet the minimum labour unit set by policy 17 for rural worker accommodation. In this respect, the proposal is considered to comply with the policy tests for an exception to the general presumption against new housing in the Hinterland.

- 8.8 The Balnafoich Housing Capacity Study (2012) identifies Area 3 – Achlaschoille as a dispersed and visually open part of the wider study area, containing two small clusters of housing where limited infill may be appropriate provided development respects the established pattern and avoids intrusion into open, undeveloped fields. The Study is clear that there should be no further expansion along the Daviot Road nor development that erodes the character of open fields in this part of the countryside. However, the guidance is designed primarily to assess speculative or market-led housing proposals, and it explicitly recognises that the area contains smallholdings and agricultural land where site-specific considerations must be applied on a case-by-case basis. In this instance, the proposal is not presented as growth of a housing group but instead as an essential rural worker dwelling, which engages a separate policy test under NPF4 Policy 17(a)(v).
- 8.9 In this context, the proposal can be viewed as broadly consistent with the intent of the Housing Capacity Study. The applicant has demonstrated, through the ONA, a clear and evidenced requirement for permanent on-site presence to support the functioning of the agricultural enterprise—an assessment that is distinct from conventional housing group expansion. Furthermore, the proposed dwelling is to be sited on a naturally flatter part of the field, avoiding the skyline and limiting wider visual impact. Given that the land is already actively farmed and routinely accessed by agricultural vehicles, the development does not introduce a new suburbanising element or materially alter the wider settlement pattern the Study seeks to protect. On this basis, while the Study cautions against unjustified field intrusion, the essential-need justification and sensitive siting mean the proposal does not conflict with its underlying policy objectives.
- 8.10 Subject to securing appropriate conditions relating to siting and design, access upgrades, drainage, and biodiversity enhancement through a future Matters Specified in Conditions (MSC) application, the proposal is considered capable of complying with the relevant provisions of NPF4, HwLDP and IMFLDP2. On balance and taking account of the strong evidence of essential need alongside the applicant's willingness to address infrastructure matters, the development is judged to be acceptable in principle.

Siting and Design

- 8.11 The closest houses to the application site are sited to the west/southwest/south, all on the west side of the private access track, the closest (house footprint to western edge of the application site) being Cairnhill (35m). The site is also overlooked from the north by Fionchra (approximately 100m from house to suggested indicative house position). To the east, the nearest house is Troya (approximately 150m from house to suggested indicative house position).

- 8.12 The application site red line boundary sets out a large plot on the hillside. This indicatively suggests that a house (with an associated farrowing and storage building) could be positioned on a naturally flatter part of the site, reducing its visibility from the public road and helping it sit more comfortably within the landform.
- 8.13 This approach would ensure that the proposed development would not appear on the skyline, particularly when viewed from the main road to the south or be unduly prominent within the wider rural landscape.
- 8.14 Accordingly, the location of the site is such that it would demonstrate sensitive siting in keeping with local character as detailed by NPF4 policy 17(a) (Rural Homes), and HwLDP policy 28 Sustainable Design.
- 8.15 As this application is for planning permission in principle, matters relating to detailed siting, layout and design of a house would be addressed through a future Matters Specified in Conditions (MSC) application.
- 8.16 Notwithstanding this, in order to control an appropriate scale, height, massing and design of a house, and to protect the area's landscape character, it is considered appropriate to apply a condition restricting a house to a single storey or 1½ storey design. Appropriate detailing, materials and landscaping can then be secured at the MSC stage to ensure that the house integrates sensitively with its surroundings and reflects the established rural character. Furthermore, in order to relate a house to the established existing pattern of built development in the area, siting the built development to the western part of the overall site, closer to the existing access track is considered to be appropriate.

Access and Infrastructure

- 8.17 Vehicular access to the site is taken from an existing private track which connects to the C1068 public road. Transport Planning raised concerns regarding the safety and capacity of the private track and its junction with the public road, advising that development in excess of six permanent dwellings would, at most, necessitate an adoptable-standard road. In response to the identified safety concerns, the applicant has agreed to upgrade the junction with the C1068 to the required SDB2 standard with service layby and appropriate visibility splays. This directly addresses the principal road safety issue identified by Transport Planning, and it is considered reasonable and proportionate that the detailed design and delivery of these junction improvements can be secured by condition.
- 8.18 While it is acknowledged that, in an ideal scenario, the full length of the access track would be upgraded to adoptable standards and offered for adoption, this is not considered necessary or proportionate in this case. The proposal relates to a single additional house, justified for land management purposes, and would result in only a minimal increase in traffic movements over and above those already associated with the lawful agricultural use of the land. The existing track is already used by farm vehicles, so the limited level of additional domestic traffic generated by one house is not considered to materially alter its function or demand. As such, requiring the upgrade and adoption of the entire private track would place an unreasonable burden on the development and would not be commensurate with its

scale or impact. On this basis, subject to the agreed junction improvements and appropriate conditions, the existing private access is considered acceptable to serve the proposed development without the need for adoption.

- 8.19 The proposal will require private foul and surface-water drainage arrangements, with indicative information confirming that the site is capable of accommodating both a wastewater treatment system and a suitably designed soakaway. As this application is for planning permission in principle, full technical details will be assessed at the MSC stage, where compliance with SEPA guidance, SuDS principles and relevant Highland Council standards can be secured.
- 8.20 Although localised surface-water drainage issues have been highlighted along the private access track, the drainage for the proposed development can be designed to avoid exacerbating existing problems and to ensure runoff is managed within the application site boundary. Subject to submission of a detailed drainage strategy and maintenance arrangements at the MSC stage, there are no identified drainage constraints that would prevent the development from proceeding in principle.

Other material considerations

- 8.21 Objectors raise issues around precedent and the potential for further development. Each application must be assessed on its own merits, and in this case the essential-need justification is specific and cannot be replicated without robust evidence. Should any future proposals come forward, they would be subject to full assessment against the relevant policies at that time.
- 8.22 In relation to the suggestion that a Section 75 agreement tying the house to the land should be required, the Scottish Government's Chief Planner (4.11.2011) advice on the use of occupancy restrictions (both via planning condition or Section 75 legal agreements) on housing required to support agricultural employment and other rural businesses identified that these should generally be avoided.
- 8.23 Although this proposal is for a single house, the development involves greenfield land. Representations refer to the presence of ground-nesting birds, raptors, owls, hares and other wildlife in the surrounding area. Given that the site is currently open pasture and has not been previously developed, there is a reasonable possibility that protected species or sensitive habitats may be present or utilise the land at certain times of year. A condition requiring the submission of a Preliminary Ecological Appraisal, and protected species surveys, if necessary, prior to any commencement of development is therefore considered appropriate.

Non-material considerations

- 8.24 The representations made in relation to the applicant's motives, comparisons with other applications, property values and lifestyle preferences are not material planning considerations.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.25 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) Secondary Education contribution (Inverness Royal Academy)
- 8.26 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers for the following reason:

9. CONCLUSION

- 9.1 The application is in principle for the erection of a house.
- 9.2 In considering the proposal as a whole, it is necessary to weigh the identified policy tensions against the evidence submitted in support of the development. The site lies within the Accessible Rural area where new housing is generally resisted unless clear justification is demonstrated. In this case, the applicant has provided a comprehensive Operational Needs Assessment, which sets out a robust and credible justification for a permanent on-site presence to support the day-to-day functioning, welfare and security requirements of the farming enterprise. On the basis of this evidence, it is considered that the proposal meets the exception under NPF4 Policy 17(a)(v) for rural homes essential to the management of a viable rural business. The location is capable of accommodating a house in a manner that would integrate with the surrounding landscape and does not give rise to unacceptable impacts.
- 9.3 While representations have been raised in relation to access, Transport Planning's primary objection relates to the substandard junction with the C1068. The applicant has confirmed a willingness to upgrade the junction to the required standard, which can be secured by condition. This commitment is considered to address the principal road safety constraint. Although the private access track serves several existing properties, the level of additional traffic generated by one house is expected to be modest. Given that the land already supports agricultural activity and is routinely accessed by farm vehicles, the proposal is not anticipated to significantly intensify traffic movements beyond those already associated with the operation of the agricultural unit.
- 9.4 Other considerations – including potential biodiversity impacts, drainage design and the detailed siting and design of the dwelling—can be satisfactorily addressed through the subsequent MSC submission, supported by appropriate conditions. No matters have been identified that would constitute an insurmountable policy conflict or environmental constraint.

- 9.5 Taking all of the above into account and giving appropriate weight to the strong justification of essential need alongside the applicant's commitment to addressing access requirements, it is considered that the balance of planning considerations falls in favour of supporting the proposal. The development is therefore considered to be acceptable in principle, subject to conditions and an MSC submission.
- 9.6 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/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. The development to which this permission in principle relates shall be begun no later than the expiration of five years beginning with the date of grant of this permission.

Reason: In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development in respect of this planning permission in principle shall take place unless further application(s), accompanied by plans showing all the matters specified in condition 3 below, have been submitted to and approved by the Council as Planning Authority. The further application(s) must be submitted within 3 years of the date of this permission.

Reason: Permission is hereby granted in principle only and to ensure that the matters specified in conditions are submitted timeously to enable full consideration of the matters specified, in accordance with the provisions of Sections 41 and 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

3. No development shall commence until all of the matters specified below have been approved in a Matters Specified in Conditions application(s) to the Planning Authority:
 - i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access and parking arrangements; and
 - v. details of the proposed water supply and in-curtilage surface and foul water drainage arrangements.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

4. Any details pursuant to Condition 3 above shall show a development featuring the following elements:
 - i. single storey or 1½ storeys in height
 - ii. windows with a strong vertical emphasis.

Reason: In order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting; in the interests of visual amenity.

5. The building footprints, drainage arrangements, access track within the agricultural field, and planting, all as shown on drawing CAD-473-005 REV A docquetted hereto, are indicative only, and are hereby not approved.

Reason: In order to clarify the terms of this permission and as the application is in principle only.

6. Any details pursuant to Condition 3 above shall show the site access with the public road constructed generally in accordance with drawing CAD-473-005 REV A and showing visibility splays, as follows:
 - i. 2.4m x 120m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

No other development shall commence until the junction has been constructed in full and within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

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

Reason: In order to ensure the safety and free flow of traffic on the public road, facilitate servicing outwith the carriageway and maintain the integrity of the public road carriageway.

8. Any details pursuant to Condition 3 above shall include a detailed Landscape Plan and maintenance programme to be approved by the Planning Authority. The Landscape Plan shall be implemented in full during the first planting season following commencement of development. For the avoidance of doubt, any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In the interests of amenity and in order to ensure that an appropriate level of biodiversity enhancement is achieved.

9. Any details pursuant to Condition 3 above shall include full details of a wheelie/kerbside recycling bin storage area, located outwith any visibility splays, shall have been submitted to, and approved in writing by, the Planning Authority. The storage area shall be constructed in accordance with these approved details prior to the first occupation of the development and thereafter maintained in perpetuity.

Reason: To ensure that suitable provision is made for the storage of waste and recycling bins.

10. No development shall commence until a Pre-Commencement Ecological Survey, including a Preliminary Ecological Appraisal (PEA) and any subsequent species-specific surveys recommended within the PEA (such as for breeding birds, bats, badger, otter, or other protected species), shall have been submitted to, and been approved in writing by, the Planning Authority. The survey work shall:
 - a. be carried out by a suitably qualified and experienced ecologist;
 - b. be undertaken at an appropriate time of year for all relevant species;
 - c. identify any sensitive habitats, protected species or ecological constraints within or adjacent to the site; and
 - d. include details of any required mitigation, avoidance measures, and opportunities for biodiversity enhancement.

Thereafter, all mitigation and enhancement measures identified within the approved survey(s) shall be implemented in full prior to or during construction and shall be maintained for the lifetime of the development unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure that the development does not result in harm to protected species or habitats and that appropriate mitigation and biodiversity enhancement can be secured, in accordance with NPF4 Policy 3 (Biodiversity) and the Highland Council's standards for ecological protection.

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: Elaine Watt
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - CAD-473-007 – Location Plan
Plan 2 - CAD-473-005 REV A – Site Layout Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Schools²									
Primary – Build Costs	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	£1123.00	£0.00	£1123.00	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	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	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

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

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

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

⁴ As above

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

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Transport									
Active Travel	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)

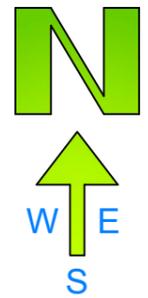
*5 Clawback – 15 years for Major development; 20 years for Local development

Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details



REVISIONS



OS map 1:10,000



SCALE 1:10,000

CAMERON
ARCHITECTURAL
DESIGN

Proposed dwelling at
Achnaschoille, Daviot,
Inverness, Highlands, for
Mr D Rennie

OS map

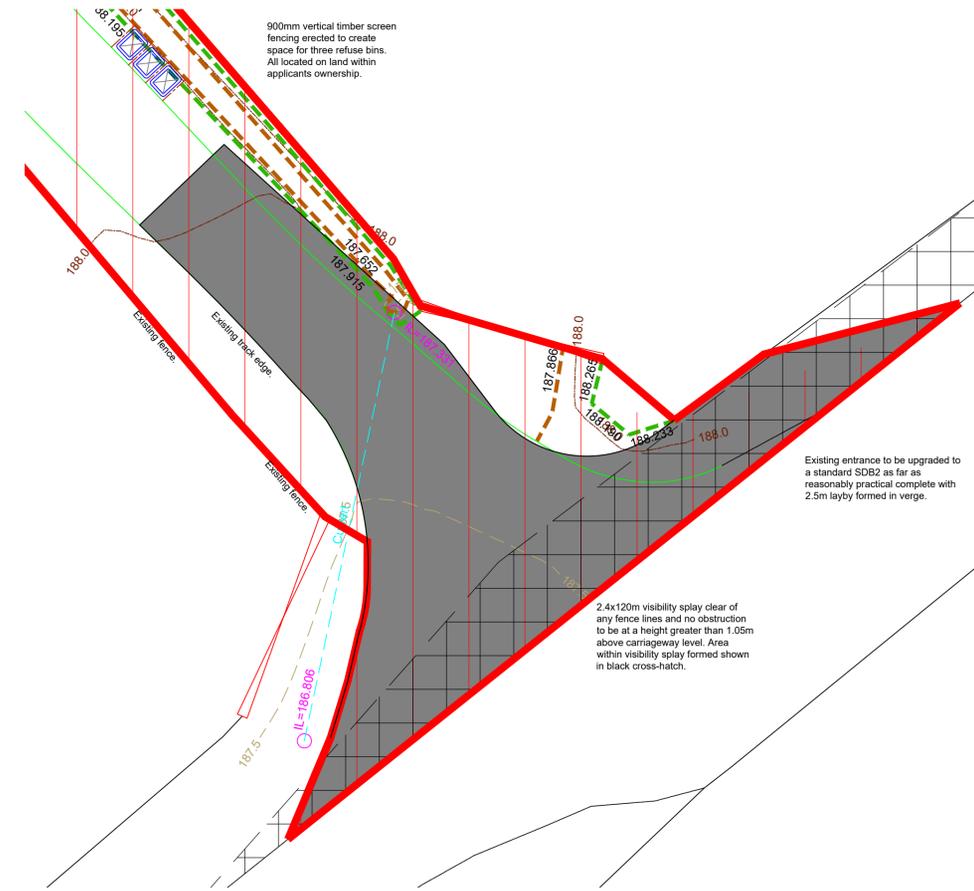
1:10,000 @ A3

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Site plan 1:1000



Refuse bin location & upgraded entrance 1:100



CAMERON ARCHITECTURAL DESIGN	Proposed dwelling at Achlaschoille, Daviot, Inverness, Highlands, for Mr D Rennie
	Proposed site plan 2
	1:1000 @ A1
	CAD-473-005 Rev A
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