

Agenda Item	6.3
Report No	PLS/48/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 06 August 2026

Report Title: 26/01364/FUL: Aldourie Castle Limited
Dores Inn, Dores, Inverness IV2 6TR

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Renovation and extension of the Dores Inn, new bakery (incorporating cafe/shop, public toilets and beach changing facilities), service building, general storage, boat kiosk and jetty, car parking, relocation of glass recycling point, landscape (including realigned burn and relocated/new football pitch/play park), nature and biodiversity improvements, paths (temporary diversion and permanent), repair/improvements to loch wave defence, access and associated drainage/service infrastructure

Ward: 12 – Aird and Loch Ness

Development category: Business and Industry Major

Reason referred to Committee: Major application

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 a comprehensive redevelopment and enhancement of the site centred on Dores Inn and the adjacent shoreline. The proposals include the renovation and extension of Dores Inn together with the erection of a new bakery building incorporating a café/shop, public toilets and beach changing facilities. Additional built elements comprise a service building, outbuilding, boat kiosk and jetty.
- 1.2 The development also includes the formation of a large new carpark and improved existing car park both with EV charging provision, relocation of the existing glass recycling facilities, upgrades to access and supporting infrastructure, and repair and improvement works to the existing loch wave defences around the Inn.
- 1.3 Significant landscape and environmental works form part of the proposal including biodiversity enhancements, realignment of the burn including replacement bridge, and the relocation and upgrading of the existing football pitch and play park. New and improved path connections are proposed, including both temporary diversions and permanent routes, to enhance accessibility across the site.
- 1.4 While the red line boundary extends across a substantial agricultural field to the north, the majority of built development is concentrated within the south-eastern corner of the site, adjacent to Dores Beach and the existing inn. The wider site is proposed to be subject to a long-term nature recovery programme, facilitating the gradual restoration of farmed land to semi-natural habitats.
- 1.5 The existing site currently includes Dores Inn and its associated car park, sports pitch, play park, the NessieHunter which is the caravan for Steve Feltham, a burn, pebble beach and agricultural grazing land. The proposal retains the NessieHunter in its current location, with ongoing communication between the applicant and its operator to ensure its continued presence within the site.
- 1.6 The proposal benefited from extensive informal discussions, supported by high-quality design preparation and significant community engagement. The applicant has prepared a Pre-app Consultation Report. No formal pre-application advice was sought from the Planning Service.
- 1.7 A Proposal of Application Notice (PAN) (Ref: 25/02012/PAN), which sets out the approach to pre-application community consultation, was submitted. The PAN provides an outline of the application details and proposed consultation methods, which included a series pre-consultation events. The first public events were held on 27th and 28th of June 2025 at Dores Inn. The second public events were held on 6th and 7th February 2026 at Dores Inn. Consultation material was also available online. The applicant raised awareness of these events by notifying the host Community Council, local ward Members, MP, regional MSPs, and placing statutory newspaper adverts. Additionally, they undertook a leaflet drop to properties within 2.5km of the site. A screening opinion (Ref: 25/03887/SCRE), which determines whether an Environmental Impact Assessment (EIA) is required, confirmed that no EIA is necessary.

1.8 The application proposes a phased construction programme designed to maintain public access to Dores Beach and the provision of public toilet facilities throughout the development period, which is anticipated to last approximately two years. Phase 1 would involve the construction of the northern car park, allowing this area to become operational before the main construction works commence elsewhere on the site. During Phase 2, the completed northern car park would remain open for public use while works to the Dores Inn, bakery and associated facilities are undertaken. This area would accommodate temporary public toilets, food vendors, seating areas and waste facilities, whilst also maintaining public access to the beach and Core Path network. This phased approach is intended to minimise disruption to residents and visitors.

1.9 Supporting Information:

- Pre-app Consultation Report
- Access Management Plan
- Arboricultural Impact Assessment
- Bat Activity Survey Report
- Construction Environmental Management Plan
- Design and Access Statement
- Drainage Strategy Report
- Ecological Assessment
- Flood Risk Assessment
- Historic Environment Assessment
- Hydraulic Model Studies Technical Report
- Landscape and Visual Appraisal
- Landscape Strategy and Management Plan
- Noise Impact Assessment
- Phase 1 and 2 Geotechnical Report
- Transport Statement
- Structural Report

1.10 Variations: N/A

2. SITE DESCRIPTION

2.1 The application site extends to approximately 47.72 hectares and is located within the Aldourie Castle Estate, around 10 km south-west of Inverness. The southern part of the site includes Dores Inn and Dores Beach, with the remainder comprising an agricultural landscape currently used for grazing. The landform generally slopes southwards towards the banks of Loch Ness, with undulating topography creating areas of seasonal wetland within the central part of the site.

2.2 The site is bounded to the south by Loch Ness, to the west by Torr Wood, and to the east by the B862 (General Wade's Military Road). To the north lies further land within the applicant's ownership, although this falls outwith the application site boundary. A narrow strip of woodland defines parts of the site boundary. The land is classified as Class 3.2 agricultural land, which is not considered prime agricultural quality.

- 2.3 The principal building within the site is Dores Inn, which dates from the early 19th century (circa 1820–1830) and has historically operated as an inn, albeit with various alterations over time. The building is not listed and does not lie within a conservation area. It occupies a prominent position on the shoreline of Loch Ness at the centre of the village of Dores.
- 2.4 The surrounding area comprises a mix of community, residential and recreational uses. Immediately to the east, across the B862, are local facilities including Ness Gifts (shop), Ness Coffee (mobile unit), play area and Torr Gardens. To the north-east lie Drumashie Lodge and its steading, both Category C listed buildings set within mature, well-screened grounds. Further north are additional residential properties, including a residential development currently under construction (ref: 25/00437/FUL). Dores Parish Church and cemetery, also Category C listed, are located to the north, with further housing along the B862. To the south, the village extends along the B862 and B852, including residential properties such as Cameron Cottage adjacent to Dores Inn.
- 2.5 Public access is an important aspect of the site as it is a well-used public area with Core Path IN12.01 running from the B862 through the site along the rear of the beach towards Torr Wood.
- 2.6 The character of the site is defined by a combination of open agricultural fields to the north, recreational areas along the loch shore, and pockets of established trees and shrubs, with Dores Inn occupying a prominent position on the banks of Loch Ness and the village set to the east in the background. Together, these elements create a spacious, and predominantly natural landscape with a low density of built development. The proposal seeks to reinforce and enhance this existing character through the retention of established vegetation, significant additional planting, and a carefully dispersed pattern of development that integrates sensitively with the surrounding landscape and loch-side setting.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|-----------------------|
| 3.1 | 25.08.2025 | 25/02012/PAN - Renovation and expansion of the Dores Inn (approximately 385m ²), two new jetties, sauna, beach café/ bakery (approximately 65m ²), shop/ kiosk/ public toilets (approximately 45m ²), car parking, relocate recycling point, service building (approximately 35m ²), landscape (including realigned burn and relocated football pitch/ play park), paths (temporary diversions and permanent), access and associated drainage/ service infrastructure | Reported to committee |
| 3.2 | 30.10.2025 | 25/03887/SCRE - Renovation and expansion of the Dores Inn, two new jetties, beach café/ bakery, shop/ kiosk/ public toilets, car parking, relocation of recycling point, service building, landscape (including realigned burn and relocated football pitch/ play park), nature and | EIA not required |

biodiversity improvements, paths (temporary diversions and permanent), access and associated drainage/ service infrastructure

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 development & Unknown Neighbour

Date Advertised: 17.04.2026

Representation deadline: 08.05.2026

4.2 Timeous representations: 1

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows:

a) Loss of the slipway

4.5 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 **Dores and Essich Community Council** - supports the proposal, noting that it aligns with prior pre-application discussions and reflect its Community Action Plan and Local Place Plan, and therefore offers no further comments.

5.2 **Access Officer** – No objection subject to a condition requiring a revised Access Management Plan. The proposed diversions of the Core Path for the construction and completed phases of the development are not significant enough to warrant formal temporary or permanent diversion orders.

5.3 **Environmental Health** - No objection subject to conditions. A Noise Impact Assessment shows no significant impact on neighbouring residents. Precautionary (noise) conditions are recommended. Coach and campervan parking is included, with no overnight stays or waste disposal provision.

5.4 **Flood Risk Management Team** – No objection subject to finalised drainage condition.

5.5 **Forestry Officer** - No objection subject to conditions. While there is an adverse impact on trees as a result of the development proposals, the replacement tree planting is sufficient to offset this.

5.6 **Highland and Island Airport Limited (HIAL)** – No objection.

5.7 **Historic Environment Team – Archaeology** - No objection subject to conditions. There is a moderate potential for buried features or finds to be impacted by this development.

- 5.8 **Historic Environment Team – Conservation** – The proposal does not impact a listed building, conservation area or scheduled ancient monument and although the Dores Inn has local historic significance, the proposed works seek to make changes to the existing building that are more in keeping with its historical past. Therefore, the Historic Environment Team (Conservation) have no comments for this application.
- 5.9 **Landscape Officer** – No objection as the proposed development is of relatively small scale and has been designed sympathetically to fit with the character of the existing landscape.
- 5.10 **Scottish Environmental Protection Agency (SEPA)** – Objection withdrawn following consideration of additional flood risk information. While some uncertainty remains regarding the design flood level for Loch Ness, the proposal is considered acceptable as a low-vulnerability use, with no overnight accommodation, and as an exception under NPF4 Policy 22a(iv).
- 5.11 **Scottish Water** – No objection.
- 5.12 **Transport Planning** – No objection subject to conditions. The development will assist the delivery of improvements to the local network with widening of the road/footway on the southern side of the B862 and reduce congestion and provide off street parking in the village for visiting the beach, the Dores Inn, or Bakery.

6. DEVELOPMENT PLAN POLICY

- 6.1 The following policies are relevant to the assessment of the application

6.2 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 7 - Historic Assets and Places

Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 11 - Energy

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 18 - Infrastructure First

Policy 20 - Blue and Green Infrastructure

Policy 21 - Play, Recreation and Sport

Policy 22 - Flood Risk and Water Management

Policy 23 - Health and Safety

Policy 26 - Business and Industry

Policy 27 - City, Town, Local and Commercial Centres

Policy 29 - Rural Development

Policy 30 - Tourism

6.3 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality and Place-making
34 - Settlement Development Areas
41 - Business and Industrial Land
42 - Previously Used Land
43 - Tourism
51 - Trees and Development
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks
76 - Playing Fields and Sports Pitches
77 - Public Access
78 - Long Distance Routes

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

1 – Low & Zero Carbon Development;
2 – Nature protection, Restoration and Enhancement;
8 – Placemaking

Spatial strategy identifies the Loch Ness corridor, in which the site lies, as an area for sustainable tourism. The Plan supports the continued growth of the industry and the National Tourism Strategy's aim of creating a "responsible tourism for a sustainable future". The Plan therefore supports development which increases the length of people's stay, visitor spending, a wider geographic spread of attractions but also which maximise opportunities for sustainable travel and protection of the environment.

6.5 Placemaking Priorities 11 – Dores

Placemaking priorities - These are important considerations for how a settlement can grow and be enhanced in order that it functions well and is an attractive place to live. These priorities will help to guide decisions on individual development and investment proposals.

- Protect and enhance the playpark and grass sports pitch in the centre of the village.
- Increase car parking facilities to serve both the local community and visitors during peak times.
- Work with Scottish Water to upgrade the water supply capacity.

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

6.6 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2018)
 Flood Risk and Drainage Impact Assessment (Jan 2013)
 Green Networks (Jan 2013)
 Highland Historic Environment Strategy (Jan 2013)
 Highland's Statutorily Protected Species (March 2013)
 Special Landscape Area Citations (June 2011)
 Standards for Archaeological Work (March 2012)
 Sustainable Design Guide (Jan 2013)
 Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Designing Streets
 Creating Places

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, parking and infrastructure
 - d) forestry
 - e) flooding
 - f) drainage
 - g) impact on biodiversity, ecology and protected species
 - h) noise
 - i) archaeology
 - j) any other material considerations

Development plan/other planning policy

- 8.4 The site partially lies within the Settlement Development Area of Dores, where IMFLDP2 sets out four Placemaking Priorities. The proposal is considered to respond positively to these. It would enhance the existing playpark and sports pitch through upgraded provision and significantly increase parking capacity to serve both the local community and visitors. Scottish Water has confirmed capacity for the development, addressing infrastructure requirements. The scheme has also been designed in coordination with The Highland Council's village improvement works, safeguarding delivery of traffic calming and active travel measures, including provision for the proposed shared-use path. Overall, the proposal aligns with the Placemaking Priorities for Dores.
- 8.5 IMFLDP2 Map 15 (Dores) identifies the application site as including an area of designated greenspace, comprising a sports pitch and play park. Policy 4: Safeguarding Greenspace states that development proposals resulting in the loss of outdoor sports facilities will only be supported where they provide upgraded alternative provision of an improved quality. The site also lies within an identified Green Network. Policy 5: Green Networks requires that development proposals within or adjacent to a Green Network are assessed in terms of their ability to:
- safeguard, enhance or extend the network;
 - maintain or improve physical, visual and habitat connectivity; and
 - provide appropriate mitigation to support the integrity and function of the network.
- 8.6 The application supports the objectives of safeguarding greenspace and strengthening green networks. In compliance with Policies 4 and 5, the proposed development will redevelop the existing play park and sports pitch with facilities of enhanced quality, whilst maintaining overall playing capacity. In addition, the proposals incorporate significant landscape and ecological enhancements. These include substantial tree planting through the site, the creation of seasonal ephemeral wetlands, species-rich grassland, native woodland and shrub planting, and new hedgerows. Collectively, these measures will enhance and extend the green network, improving biodiversity value and reinforcing the connectivity and function of the wider Green Network.
- 8.7 NPF4 Policies 3, 4, 5 and 6 collectively seek to protect and enhance the natural environment. Policy 3 requires development to conserve, restore and enhance biodiversity, including strengthening nature networks and delivering measurable net benefits. Policy 4 supports the protection and sustainable management of natural assets and resists development that would have unacceptable impacts on designated sites or protected species. Policy 5 seeks to safeguard soils, particularly carbon-rich soils and peatlands, by minimising disturbance and preventing adverse impacts on their function. Policy 6 aims to protect and expand woodland and tree cover, resisting the loss or fragmentation of woodland unless clearly justified by significant public benefit. Together, these policies require development to minimise environmental harm, apply the mitigation hierarchy, and deliver positive outcomes for biodiversity, soils and woodland resources. The proposal is considered to accord

with these requirements, having been designed to limit impacts and deliver enhancements to biodiversity and the wider natural environment.

- 8.8 NPF4 Policies 14 and 15 seek to ensure that development delivers high quality, well-designed places and supports the creation of sustainable, connected communities. Policy 14 promotes a design-led approach to development, requiring proposals to contribute positively to place quality and to the six qualities of successful places. Policy 15 supports the principle of local living and 20-minute neighbourhoods, encouraging development that provides access to key services, facilities, employment and sustainable transport options within close proximity. The proposal is considered to accord with these policies. It has been developed through a design-led approach and incorporates a range of community facilities, including improved public amenities, recreational provision and a café/shop within the bakery, alongside enhanced access to public transport and active travel infrastructure. The development would contribute positively to local living by improving access to services, supporting employment opportunities, and enhancing connectivity within the area.
- 8.9 The proposal is considered to comply with NPF4 Policy 30 (Tourism), delivering economic benefits through job creation and increased visitor activity, while remaining compatible with the scale and character of the area. Impacts on the community are positive, with enhanced public facilities and infrastructure. The development incorporates improved parking, supports sustainable travel through active travel links, and includes accessible facilities. It also promotes access to the natural environment and incorporates measures to minimise environmental impacts. Overall, the proposal aligns with the objectives of Policy 30 by supporting sustainable tourism development that benefits the local economy and community.
- 8.10 The proposal is considered to be supported by the over-arching spatial strategy in the IMFLDP2 as well as policies detailed in NPF4 relating to the sustainable improvement of the environments and tourism facilities. More localised policy objectives such as those identified in the place making priorities and the Local Place Plan provide further support for the proposal as it directly complies with requirements of the policies and the wishes of the community. Subject to no adverse impacts in relation to the material considerations highlighted at 8.3 above, the proposal would comply with the Development Plan.

Siting and design

- 8.11 The proposed development has been designed to a high standard, with a clear emphasis on ensuring that the built elements sit comfortably within a significantly enhanced natural landscape. The proposals have been informed by extensive site analysis and a design-led approach, as set out within the Design and Access Statement, demonstrating careful consideration of the site's landscape, environmental and heritage context.
- 8.12 The submitted Landscape and Visual Appraisal concludes that, while the development will result in some changes to existing views, it would not give rise to any material change in the landscape character of a well-used recreational but natural landscape. This position is supported by the Council's Landscape Officer,

who considers the scheme to have been designed sympathetically and in a manner that responds positively to the character of the existing landscape.

- 8.13 The proposed landscape strategy, including substantial new planting and habitat enhancement, would assist in integrating the development into its surroundings and reducing visual effects. In particular, new tree planting along site boundaries would provide additional screening of the development, especially for nearby residential properties which represent the most sensitive visual receptors. Overall, it is considered that the development has been carefully sited and designed to respect the landscape setting and would become a well-integrated part of the local environment.
- 8.14 A key part of the proposal is the upgrading of the existing inn. The inn sits on an area of raised ground with the rest of the proposed development to the north, Loch Ness to the west and the B862/village to the east. There are residential properties to the south. The inn will be accessed via a new stone bridge to the north over the naturalised Alt A'Mhinisteir as well as steps down from the village to the east. The development comprises of a comprehensive internal and external redesign, with an emphasis on preserving the overall form and character of the existing building.
- 8.15 The proposal includes the removal of the existing flat-roofed extension located to the northwest of the inn. This element will be replaced with a smaller, flat-roofed linking section, which connects the original structure to a new extension. The new extension projects at an angle from the existing building and extends northwest towards the loch shore. As a result, the overall footprint adopts an inverted crescent form, following the edge of the loch and maximising outward views.
- 8.16 The proposed alterations present a clear distinction between the historic and contemporary elements of the building. The eastern elevation, which forms the principal public-facing aspect, retains a design closely reflective of the original inn, preserving its established character and contribution to the surrounding landscape. The northern extension has similarly been designed to reflect the form and proportions of the existing building, incorporating a pitched roof aligned with the ridge height of the original inn. In contrast, the inner western elevation facing Loch Ness adopts a more contemporary architectural approach, incorporating extensive glazing, timber framing and flat or mono-pitched roof elements to maximise views across the loch and strengthen the relationship between the building and the adjacent garden terrace. Views from both the north and south will be characterised by a series of gable ends, reflecting the traditional architectural rhythm of the area and helping to break up the overall massing of the development.
- 8.17 While the overall scale and massing of the development are increased, it is considered that this can be appropriately accommodated due to the site's location, the visual separation achieved through the building's form, and the use of varying levels integrated into the design. These elements serve to reduce the perceived bulk of the development. Furthermore, high-quality landscaping proposals will be implemented to help integrate the development into its surroundings and soften its visual impact.

- 8.18 The proposal also includes the replacement of all existing windows, doors, and roof coverings. Existing slate and chimney pots will be carefully removed, retained, and reused within the development where possible.
- 8.19 The proposed materials palette is simple, reflecting the traditional detailing of the existing building. The primary finish will comprise a slate roof, rendered stone walls, with smooth stone detailing around windows and doors. Traditional clay chimney pots will be reinstated on the original building, while the extension will feature a more contemporary chimney design, incorporating dark metal flashing and vents. A slate canopy supported by a column is proposed at the new main entrance. Stone upstands are also proposed along the lochside glazing. All windows and doors will be timber-framed, and rainwater goods will be finished in dark metal.
- 8.20 To the northeast of the inn, a small ancillary outbuilding is proposed to provide operational storage. This structure is designed to be subservient and discreetly located, set back within the site. It will measure approximately 7.4m by 6.7m and feature a mono-pitched roof with a maximum height of 3.95m. A small acoustic enclosure housing air conditioning units will be located on the eastern side, positioned outwith public view. The external finishes will be consistent with the overall development, incorporating a slate roof, timber cladding, stonework, and timber gates along the western elevation.
- 8.21 The proposed bakery is considered to provide a community facility, incorporating a bakery, café and shop selling local produce, alongside publicly accessible toilets, including disabled access, and changing facilities serving both visitors and local residents.
- 8.22 The bakery is positioned to the north-west of the carparking and inn, with Dores Beach to the west, the sports pitch to the east and the play park to the north. It is set within an enhanced wooded area, allowing it to be well integrated into the landscape and screened from wider views. Its location is central to the recreational facilities and shoreline, ensuring it is easily accessible whilst remaining sympathetic to the character of the site.
- 8.23 The building adopts a distinctive L-shaped form comprising two linked elements separated by an open central space. The south section accommodates the bakery, café and shop, while the north section contains the public toilets and changing facilities.
- 8.24 The design incorporates a large north-facing glazed elevation. External materials consist predominantly of dark timber cladding, complemented by areas of natural timber and a stone base course, creating a high-quality palette that reflects the site's woodland and rural context.
- 8.25 A key architectural feature is the oversized curved roof with generous overhangs, which gives the building a distinctive identity. The roofline is further defined by a parapet detail that screens rooftop plant and ventilation equipment from view. The bakery chimney projects above the roof and is intended as a focal design feature that reflects the building's function.

- 8.26 Overall, the building is considered to be of a high architectural quality, with a contemporary design that responds positively to its landscape setting. Through its scale, materials and siting, the bakery is expected to sit comfortably within the woodland environment and preserve the natural beauty and character of the area.
- 8.27 The service building is centrally located within the area of development, with overflow parking to the north, the main parking area to the west, the bakery further west along the beach, and the inn to the south. It is intended to support the operational requirements of the overall development.
- 8.28 The building has been designed to be discreet and subservient in the wider context of the site, ensuring that it does not detract from the natural landscape setting or from the architectural emphasis placed on the inn and bakery buildings. To achieve this, the structure adopts a simple, traditional agricultural form.
- 8.29 The building comprises two adjoining, slightly overlapping rectangular units, each with a pitched roof, forming a cohesive single-storey structure. It has a ridge height of approximately 4.475m, a width of 9.1m, and a total length of 23.9m. The external finishes include stone walls with sections of horizontal timber cladding, and a corrugated metal roof, reinforcing its utilitarian and agricultural character. Openings are limited, with windows primarily located on the northwest elevation.
- 8.30 The service building is positioned within the southwest corner of the car park, where it is discreetly tucked away from key public viewpoints. It will be screened by proposed tree planting, further reducing its visual prominence. A short service loop is incorporated to facilitate deliveries and access for bin and waste collection vehicles, ensuring the efficient operation of the site without impacting on visitor areas.
- 8.31 The proposed boat kiosk is for the sale of tickets to Loch Ness ribs. It is a small square structure measuring 4m by 2.9m. It will have timber pitched roof, with horizontal timber cladding. The kiosk would sit on a stone footing to allow for any flood water to pass underneath. A 36m timber jetty with guard rails to the sides extends from the beach, it will sit above loch level with stair to the bottom to allow access onto boats/ribs.
- 8.32 The existing sports pitch and play park are proposed to be relocated and upgraded, with the sports pitch positioned east of the proposed bakery and the play park to the north. Both facilities will be set within a woodland setting, providing enhanced recreational facilities that are better integrated into the landscape and contribute positively to the site's character.
- 8.33 The parking provision has been carefully designed to minimise its visual impact and retain the natural character of the site. Rather than creating a single large expanse of hardstanding, the parking is broken into separate areas that are integrated within the landscape. The overflow parking area to the north will comprise reinforced grass, while the main car park and internal access road will be finished with granite dust surfacing, helping to create a more natural appearance.
- 8.34 Although there is no planning requirement to provide electric vehicle (EV) charging, the plans include 10 charging spaces. The detail of the EV charging is controlled by

Building Standards. The overflow car park is positioned below and set back from the B862 and will be screened by substantial planting. This will reduce its visibility from the public road and neighbouring properties on the eastern side of the B862, thereby protecting the visual amenity of the area.

- 8.35 The existing bottle bank is proposed to be relocated adjacent to the new site access and main car park entrance, providing a convenient and accessible location for users. The new vehicular access has been positioned away from the centre of the village and clear of the Core Path, reducing potential conflict between vehicles, pedestrians and cyclists whilst improving overall vehicle circulation within the site.
- 8.36 A range of additional design measures have been incorporated across the site to reinforce the high-quality landscape-led approach to the development. Stone paving and steps are proposed around Dores Inn and the bakery, creating durable and attractive public spaces that respond to the site's rural character and loch-side setting.
- 8.37 The naturalised burn will be crossed by a new stone bridge with a subtle arched form, providing both a functional crossing and a distinctive landscape feature. Stone gate posts will be utilised, with cast iron posts proposed where stone is not available. Fencing and smaller gates throughout the site will comprise untreated steel, allowing a natural weathered finish to develop over time and reducing the need for ongoing maintenance.
- 8.38 Site infrastructure has also been designed to minimise visual intrusion. EV charging points and low-level path lighting will be mounted on timber posts, helping them blend into the wider landscape setting. Sustainable design measures include the installation of a ground source heat pump serving the service building and the incorporation of energy-efficient mechanical ventilation and heat recovery systems. Collectively, these features contribute to a coherent design approach that respects the character of the site whilst promoting sustainability and long-term resilience.
- 8.39 Overall, the development has been designed with a strong emphasis on landscape integration, using a restrained palette of natural materials, and extensive planting to ensure it sits comfortably within its loch-side and woodland setting. The siting, scale and design of the proposals have sought to minimise visual impacts whilst enhancing the site's recreational and environmental value. As such, the development is considered to represent an appropriate and high-quality response to its surroundings, preserving the natural character and scenic qualities of the area.

Access, Parking and Infrastructure

- 8.40 The application site is accessed from the B862 within the settlement of Dores to the north of the centre. The proposal includes the closure of the existing access next to the Inn and the formation of a new priority junction onto the B862. The location and design of the junction have been developed in consultation with the Council and is aligned with the Council's wider Dores Village Improvement Scheme. Appropriate visibility splays and junction spacing are provided, and the Roads Authority is satisfied that the proposed access arrangements are acceptable. Access to the beach and woods will be maintained at all times throughout the construction. The existing Core Path will be realigned, with the final permanent path being 3m shorter

than present; and where the Core Path is altered it will be built 3m wider, with 1m wide verges, with no tree planting. The Core Path at the far end of beach will be repaired. The Access Officer is content with the proposal.

- 8.41 The development will provide a total of 116 car parking spaces, including accessible bays, dedicated coach, campervan, motorcycle and cycle parking. The level of provision has been informed by observed parking demand at the site and has been designed to accommodate both development-related parking and existing visitor demand associated with Dore Beach. The Roads Authority considers the parking provision to be robust and appropriately sized.
- 8.42 A Transport Assessment submitted in support of the application indicates that the development would result in only a modest increase in traffic on the local road network, with approximately 42 additional vehicle movements during the peak hour. Given the existing traffic flows on the B862 and the available network capacity, the predicted increase is not considered likely to have a significant impact on road safety or traffic operation.
- 8.43 The proposal has also been designed to complement the Council's planned village improvement works. The applicant has increased parking provision beyond that required solely to serve the development, providing additional capacity that will help address existing parking pressures associated with Dore Beach and the wider village. Furthermore, the applicant has indicated a willingness to dedicate land at no cost to the Council to facilitate future road widening and the delivery of the proposed shared-use path along the B862.
- 8.44 These measures are considered to represent significant contributions towards the delivery of public infrastructure and wider community benefits, including reduced on-street parking, improved road safety, enhanced active travel opportunities and support for the Dore Village Improvement Scheme. In light of these works and land provision, it is not considered necessary or reasonable to seek additional developer contributions in relation to transport infrastructure, as the proposal is already making a substantial contribution towards addressing existing infrastructure constraints and supporting planned improvements within the village.
- 8.45 Overall, it is considered that the development can be accommodated without adverse impact on the road network and considers that it would help address existing parking pressures within the village.

Forestry

- 8.46 As noted throughout the report, the surrounding trees make a significant contribution to the setting of the development. The applicant's intention is to create a development that is integrated within the existing woodland, achieving a balanced and harmonious relationship between built form and landscape.
- 8.47 The extended site itself is predominantly agricultural grassland to the north, while the immediate surroundings of the Dore Inn comprise a mix of grassed areas, a car park, play facilities, and groups and strips of juvenile to mature mixed coniferous and broadleaf trees. Although many of the individual trees are not of high arboricultural quality, collectively they are of considerable visual importance within the local

landscape. It is noted that none of the areas of trees within the site are identified on the Ancient Woodland Inventory or the Native Woodland Survey of Scotland.

- 8.48 The applicant has submitted a comprehensive suite of arboricultural and landscape information, including an Arboricultural Impact Assessment (AIA), Tree Constraints Plan, Tree Protection Plan, Tree Removal Plan, Landscape Plan, and a Landscape Strategy and Management Plan. The AIA identifies the removal of 11 individual trees, 7 groups of trees, and the partial removal of a further 9 groups. While the extent of removals is notable, it is acknowledged that three of the individual trees are categorised as 'U', and many of the groups to be removed are relatively small, of limited quality, or comprise scrub vegetation. These losses are balanced by a significant level of proposed replanting across the site.
- 8.49 The AIA also identifies minor arboricultural impacts affecting three retained trees, arising from the use of cellular confinement system path construction within their Root Protection Areas. Subject to appropriate safeguards, these trees are to be retained. The proposed tree protection measures are considered generally acceptable and sufficient to safeguard retained trees during construction. However, the level of proposed arboricultural supervision is considered limited and will require enhancement. This will be secured by condition.
- 8.50 It is also noted that an Arboricultural Method Statement has not been submitted at this stage; this will likewise be secured through a planning condition.
- 8.51 Overall, the proposed level of compensatory planting is substantial and accords with policy objectives relating to woodland retention, enhancement, and biodiversity. The landscaping strategy will deliver a significantly improved tree resource over time, both in terms of quantity and quality, replacing lower-value or declining specimens with a more coherent and managed woodland structure. This will enhance the visual amenity of the site and its wider setting, reinforcing the semi-natural character of the Lochside environment.
- 8.52 In addition, the proposed planting and long-term management measures will contribute positively to biodiversity, creating opportunities for habitat diversification, improved connectivity, and ecological resilience. The establishment of a well-structured landscape framework will also assist in integrating the built development into its surroundings, reducing its visual impact and softening views from key receptors.
- 8.53 Furthermore, the approach of embedding the development within a managed woodland setting supports policy objectives, creating a more attractive and distinctive environment for visitors and users of the site. Taken together, these benefits provide significant weight in favour of the proposal, demonstrating that the long-term environmental and landscape enhancements outweigh the short-term impacts associated with tree removal.

Flooding

- 8.54 Flood risk is a key consideration for the application due to its location adjacent to Loch Ness and the presence of an existing watercourse within the site. A Flood Risk Assessment and supporting information have been submitted and assessed by

SEPA and the Council's Flood Risk Management Team with no objection being noted.

- 8.55 The proposal comprises a number of different development elements, several of which are located within areas identified as being at risk of flooding. The proposed car parking areas, sports pitch, play facilities, boat kiosk and jetty are all considered water-compatible or less vulnerable uses and are therefore acceptable within areas of flood risk. The service building and storage building are similarly considered unlikely to result in any significant increase in flood risk. While some localised land raising is proposed, the scale is limited and, given the size and capacity of Loch Ness, is not considered likely to result in any measurable increase in flood risk elsewhere. SEPA does not object to these elements of the proposal, whilst recommending that land raising is minimised where practicable.
- 8.56 The site contains a burn that has been historically modified and realigned. The proposal includes the naturalisation of a section of the watercourse. This approach is supported by SEPA and is not considered likely to increase flood risk. The works are expected to provide environmental benefits whilst improving the overall condition of the watercourse.
- 8.57 In respect of Dores Inn, the proposed renovation and extension are considered to fall within the exception provided by NPF4 Policy 22(a)(iii) relating to the redevelopment of an existing building or site for an equal or less vulnerable use. Although the proposal involves an increase in the building footprint, it has been demonstrated that there would be no increase in flood risk elsewhere and that appropriate resilience measures can be incorporated. The proposed raising of finished floor levels, where practicable, is supported, as are the proposed improvements to the existing wave defences which will further reduce flood risk to the building. SEPA is satisfied that the proposal can be accommodated without increasing flood risk elsewhere.
- 8.58 The proposed bakery requires separate consideration under Policy 22(a)(iv), which allows for the redevelopment of previously developed sites within built-up areas where a positive land use has been identified through the development plan and where long-term safety and resilience can be secured. The bakery is proposed on land currently occupied by the existing play area within the Dores Settlement Development Area. The proposal forms part of a wider redevelopment delivering improved community facilities, enhanced recreational provision and increased parking capacity, all of which respond directly to priorities identified within the Development Plan.
- 8.59 SEPA has advised that some uncertainty remains regarding the precise design flood level for Loch Ness due to variations between different assessment methodologies. However, the information submitted demonstrates that the proposed bakery floor level is above all currently identified flood level estimates. Whilst the level of freeboard may be lower than SEPA's preferred standard of 600mm, SEPA accepts the approach in this instance given the low vulnerability nature of the use, the absence of overnight accommodation, and the ability to provide safe access and egress. SEPA has therefore confirmed that it has no objection to the proposal.

- 8.60 Having regard to the nature of the proposed uses, the submitted technical assessments, and the consultation responses received, it is considered that the development can be accommodated without creating unacceptable flood risk to people or property and without increasing flood risk elsewhere. The proposal is considered to comply with the requirements of NPF4 Policy 22 Flood Risk and Water Management.

Drainage

- 8.61 A Drainage Impact Assessment has been submitted demonstrating that surface water will be managed through a SuDS-based drainage strategy. The majority of the proposed development area drains naturally to a low-lying area within the site that acts as a natural infiltration basin. The proposed drainage system will mimic this existing runoff route and formalise the natural drainage pattern as part of the site's SuDS infrastructure. The Council's Flood Risk Management Team is satisfied that ground conditions are suitable for infiltration and raises no objection to the proposed strategy. Subject to a condition requiring the submission and approval of the final surface water drainage and SuDS design, the proposal is considered acceptable in drainage and flood risk terms.

Impact on Biodiversity, Ecology and Protected species

- 8.62 An aspect of the proposal is the restoration and enhancement of the wider agricultural landscape within the northern part of the site. This includes the gradual conversion of currently overgrazed pasture to more diverse semi-natural habitats, the removal of sections of existing fencing, and the establishment of native hedgerows and extensive new tree and shrub planting. These measures are intended to improve habitat quality, connectivity and ecological resilience across the site.
- 8.63 An Ecological Assessment has been submitted in support of the application. This concludes that the site is not subject to any statutory or non-statutory nature conservation designations and is largely comprised of common and widespread habitats of relatively limited ecological value. The assessment attributes this, in part, to ongoing recreational pressures and existing land management practices. This is considered acceptable.
- 8.64 Whilst the application site provides potential habitat for a range of protected species, surveys did not record significant evidence of protected species activity within the wider site. Notwithstanding this, extensive biodiversity enhancements form a central part of the proposal and are considered likely to deliver significant ecological benefits over the longer term. Although the Council would ordinarily seek the submission of a Biodiversity Net Gain calculation for a development of this scale, the scale and nature of the proposed habitat creation, restoration and long-term landscape management are considered sufficient to demonstrate substantial biodiversity enhancement without the need for a detailed calculation.
- 8.65 A Landscape Management Plan has been submitted to secure the long-term management and establishment of the proposed habitat improvements and landscape strategy.

- 8.66 A bat survey submitted in support of the application found evidence of bat roost(s) within the Inn. A European Protected Species licence will therefore need to be obtained by the applicant from NatureScot prior to any works commencing on site and an informative is included to this effect. The proposal is considered to meet the three tests for a European Protected Species licence: It is justified in terms of public interest, through delivery site improvements. There are no satisfactory alternatives, with retention of the existing Inn discounted due to its condition, layout and constraints. Favourable conservation status will be maintained through licensed works with appropriate mitigation and compensatory roost provision.

Noise

- 8.67 The proposed extension to the Dores Inn represents the most sensitive element of the development in terms of noise, due to the relatively close proximity of nearby residential properties. The nearest identified noise sensitive receptors (NSRs) are 2 Clune Farm Cottages (Cameron Cottage) (approximately 23m south from the nearest mechanical plant for the inn) and 16 Torr Gardens (approximately 60m east).
- 8.68 A Noise Impact Assessment has been submitted in support of the application. This assesses noise generated by mechanical plant associated with the Inn, Outbuilding, Service Building and Bakery. The assessment adopts a worst-case scenario, assuming plant operates continuously at maximum capacity, thereby providing an extreme evaluation of potential impacts.
- 8.69 The findings indicate that predicted noise levels do not exceed NR20 within adjacent residential properties, which aligns with the Council's typical requirements for plant noise. NR20 is generally accepted as an appropriate internal noise criterion to protect residential amenity.
- 8.70 Notwithstanding these findings, and as a precautionary measure, a planning condition has been recommended by Environmental Health to ensure that all plant, machinery and equipment comply with the noise assessment and are installed, maintained and operated such that noise levels do not exceed NR20 within any noise-sensitive property, with windows open for ventilation. An informative has also been added regarding amplified music and outdoor events.

Archaeology

- 8.71 The Council's Archaeology Service advises that there is a moderate potential for buried archaeological features or finds to be affected by the proposed development. While the level of risk does not justify full archaeological excavation, it is important that the nature and extent of any remains are identified and recorded prior to any disturbance.
- 8.72 As a precautionary measure, it is recommended that all site clearance and initial groundworks associated with the development are undertaken under archaeological supervision. Accordingly, a condition requiring an archaeological watching brief has been attached.
- 8.73 This requirement will apply to all initial site preparation works, including ground clearance, excavation, and the installation of services and access infrastructure. A

controlled topsoil strip will enable any archaeological features encountered to be properly identified and recorded, while minimising delay to the development programme.

- 8.74 The applicant will be required to engage a suitably qualified professional archaeologist to undertake this work. The results will be compiled into a report for submission to the Highland Historic Environment Record (HER), where it will be available for future research. Archaeological contractors are requested to submit copies of such reports directly to the Archaeology Service, which will confirm receipt and their adequacy as a record.

Other material considerations

- 8.75 There have been no public objections to the application, with only one neutral representation received. The representation notes that the proposal would result in the removal of the existing slipway. While this would lead to the loss of the current facility, it is considered that encouraging the beach to function primarily as a public space for swimming, rather than boating, would improve safety at the site. It is also noted that the slipway lies entirely within the applicant's ownership and, as such, it would not be reasonable to require a replacement facility as part of this application. Furthermore, the applicant could cease use of the slipway without the need for planning permission. Notwithstanding this, the applicant has advised that discussions are ongoing with the emergency services regarding the use of Aldourie Pier for boat launching, which may also provide an alternative access point for members of the public wishing to launch boats.
- 8.76 The Dores and Essich Community Local Place Plan (LPP) (2025), validated on 13 February 2025, sets out a shared vision for how the villages may evolve in the future through the delivery of its identified objectives and actions. The LPP has been prepared to:
- Assist the Community Council and the Council in assessing the impacts of planning applications on the local area;
 - Guide investment decisions by the Council, public bodies, funders, landowners and businesses in a manner that supports the needs and aspirations of the local community.

The submitted application demonstrates clear regard to the LPP and is considered to respond positively to a number of its key proposals, as set out below.

- 8.77 Proposal T3 identifies the need for additional car parking within the local area, including the potential for parking "in the field at the back of Dores Beach." The application incorporates an overflow parking area in this location and is therefore considered to align directly with the aspirations of the LPP in this regard.
- 8.78 Proposal T4 seeks the provision of facilities such as cycle parking and public toilets in order to encourage active travel. The application includes the provision of public toilets and changing facilities within the bakery building, alongside multiple cycle parking spaces across the site. This is considered to be consistent with the objectives of T4.

- 8.79 Proposal T7 further reinforces the need for enhanced parking provision. The development includes a significantly improved car park offering increased capacity and better layout and is therefore considered to address this requirement.
- 8.80 Proposal A4 highlights community concerns regarding the condition and maintenance of the existing football pitch and play park. The application proposes the removal of the existing facilities and their replacement with new, higher quality and more sustainable play equipment and sports pitch provision, representing a substantial improvement.
- 8.81 Proposals C2 and A5 identify the need for public toilet facilities. While it is not specified whether the proposed toilets would form part of the Highland Comfort Scheme, the application provides new public and accessible toilet facilities associated with the bakery, which are considered likely to be of a high standard and to meet the identified need.
- 8.82 Overall, the proposal demonstrates a strong degree of alignment with the key aims and project objectives set out within the adopted Local Place Plan, notably, the extent to which the application reflects specific LPP priorities, including that the landowner/applicant has had clear regard to the document in developing the scheme. This is consistent with the LPP's purpose of guiding investment decisions by the Council, public bodies, funders, landowners and businesses in a way that supports the needs and aspirations of the local community. Given that the LPP carries material weight in the assessment of this application, the proposal's clear and positive response to its identified priorities is considered to provide support for the development in principle.

Non-material considerations

- 8.83 The issue of parking fees, and the opening hours of both the carparking and the bakery/inn are not material. How the car parks operate are the responsibility of the landowner.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.84 None.

9. CONCLUSION

- 9.1 The proposed development is considered to represent a significant investment in both the community of Dores and its natural environment. The application has been informed by an extensive design-led process, supported by a comprehensive suite of technical assessments, which together provide a robust basis for the evaluation of the proposal and its likely impacts.
- 9.2 Whilst the development is expected to increase visitor numbers to Dores Beach and the surrounding area, the proposal includes substantial infrastructure improvements designed to accommodate this demand. In particular, the provision of significantly enhanced parking facilities, together with improved access and active travel infrastructure, is considered capable of managing visitor pressure and reducing existing parking and traffic issues within the village.

- 9.3 The proposal would deliver substantial upgrades to existing community facilities, including the Dores Inn, sports pitch, play park, public toilets and beach facilities, whilst also providing new amenities such as the bakery, café and shop. In addition, the application incorporates extensive biodiversity and landscape enhancements, resulting in environmental benefits that extend well beyond the footprint of the built development.
- 9.4 The proposal is considered to accord with the relevant policies of NPF4, IMFLDP2 and the adopted Dores and Essich Local Place Plan. The extent to which the scheme responds to projects identified within the Local Place Plan demonstrates that the applicant has had clear regard to the aspirations of the local community in developing the proposal.
- 9.5 Significant weight is also afforded to the position of Dores and Essich Community Council, which has expressed support for the application and confirmed that the submitted proposals align closely with those presented through pre-application engagement with the community.
- 9.6 Overall, the proposal is considered to deliver substantial social, economic and environmental benefits, Subject to the conditions outlined in this report.
- 9.7 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Recommended to **GRANT** the application subject to the following conditions:

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. All plant, machinery and equipment associated with the development shall be so installed, maintained and operated such that any associated operating noise does not exceed NR20 when measured or calculated within any noise-sensitive property with windows open for ventilation purposes.

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

3. The Rating Level of noise arising from plant and equipment associated with this development, as determined in accordance with BS 4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound, shall not exceed 30dB(A).

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

4. There shall be no vehicle deliveries to the application site outwith the hours 8am and 10pm unless otherwise approved in writing by the Planning Authority.

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

5. A suitably qualified Arboricultural Consultant shall be employed by the applicant to produce an Arboricultural Method Statement (AMS) (in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time) which details how the trees on site shall be protected and also to ensure that the approved Tree Protection Plans are implemented to the agreed standard. Stages requiring supervision shall be set out in the AMS for the written agreement of the Planning Authority and certificates of compliance for each stage shall be submitted for approval.

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

6. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must 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.

7. The tree and landscape planting shown on the Proposed Site Planting Plan and Schedules drawing (488-L-P-301 REV PA01) shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority. Planting shall be carried out and maintained as per the Landscape Strategy and Landscape Management Plan for no less than five years.

Reason: In the interests of amenity.

8. A suitably qualified Landscape Consultant shall be employed at the applicants expense to ensure that the tree and landscape planting is implemented to the agreed standard. Stages requiring supervision shall be set out in a planting supervision schedule for the written agreement of the Planning Authority and certificates of compliance for each stage are to be submitted for approval.

Reason: In the interests of amenity.

9. A finalised Construction Environment Management Plan (CEMP) will be submitted to the Planning Authority. The CEMP will establish a series of measures to protect habitats and species during construction, including (but not limited to):

- Pre-construction surveys
- Sensitive timing of works
- Pollution prevention measures to avoid accidental pollution of watercourses

Thereafter, development shall be carried out in accordance with Construction Environmental Management Plans approved thereunder.

Reason: To ensure that the construction of the development is carried out appropriately and does not have an adverse effect on the environment.

10. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

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

11. No development shall commence until a revised Access Management Plan has been submitted to, and approved in writing by, the Planning Authority. It shall include:

- The approximate length of each phase of the construction period, this shall be detailed within the Construction Phase Access Plan.
- The first 5m of the Core Path off the B862 will be surfaced in bitmac.

- The plan shall include a plan mapping and detailing the areas that, once construction has been completed, the applicants feel should be excluded from public access under section 6 of the Land Reform (Scotland) Act 2003.

Reason: In order to safeguard public access during and after the construction phase of the development

12. No development shall commence until a detailed Surface Water Drainage design has been submitted to and approved in writing by the Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into use and maintained for the lifetime of the development.

Reason: To ensure satisfactory provision of surface water drainage.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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.

Highland Council's Environmental Health Service

It is understood that previously, there have been a number of outdoor music events taking place at the premises. This Service has one record of complaint which was made anonymously however, it is evident that any external use of amplified music is likely to give rise to high levels of noise at neighboring properties. Should the

applicant be considering resuming this type of event, they are advised to consult the Highland Council's Environmental Health Service at an early stage. env.health@highland.gov.uk

Similarly, if there is any likelihood of music entertainment being provided within the Inn itself, the applicant should ensure that consideration is given to the adequacy of sound insulation prior to works commencing.

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:	Ross Cubey
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 24.1950-NAR-XX-XX-DR-C-9208 REV P01 - VEHICLE PARKING PLAN

Plan 2 - 24.1950-NAR-XX-XX-DR-C-9401 REV P01 - ROAD LAYOUT PLAN

Plan 3 - 44-L-D-401 REV PA01 - ACCESS LAYOUT PLAN

Plan 4 - 488-L-D-402 REV PA01 - VISUAL INFORMATION - STEPS DETAILS

Plan 5 - 488-L-D-405.2 REV PA01 - VISUAL INFORMATION - BURN AND BRIDGE LAYOUT

Plan 6 - 488-L-D-405 REV PA01 - VISUAL INFORMATION - BRIDGE DETAILS

Plan 7 - 488-L-D-406 REV PA01 - VISUAL INFORMATION - GATES AND FENCE DETAILS

Plan 8 - 488-L-D-408 REV PA01 - VISUAL INFORMATION - PITCH DETAILS

Plan 9 - 488-L-D-409 REV PA01 - VISUAL INFORMATION - PLAYGROUND DETAILS

Plan 10 - 488-L-P-100 REV PA01 - PROPOSED SITE LAYOUT PLAN

Plan 11 - 488-L-P-101 REV PA01 - LANDSCAPING PLAN

Plan 12 - 488-L-P-141 REV PA01 - STREET LIGHTING PLAN

Plan 13 - 488-L-P-142 REV PA01 - VISUAL INFORMATION - LOCATION OF SIGNAGE

Plan 14 - 488-L-P-150 PA01 - GENERAL PLAN - CORE PATH DIVERSION

Plan 15 - 488-L-P-152 REV PA01 - VISUAL INFORMATION - TEMPORARY STRUCTURES PLAN

Plan 16 - 488-L-S-200 REV PA01 - SITE SECTION PLAN - PROPOSED

Plan 17 - 488-L-S-201 REV PA01 - SITE SECTION PLAN - PROPOSED

Plan 18 - TDS-0312_OB_02_100 - GENERAL PLAN - ROOF,
ELEVATION SECTION

Plan 19 - TDS_0312_DI_02_002 - FLOOR/ELEVATION PLAN

Plan 20 - TDS_0312_DI_02_101 - GROUND FLOOR PLAN

Plan 21 - TDS_0312_DI_02_103 - PROPOSED ROOF PLAN

Plan 22 - TDS_0312_DI_02_200 - PROPOSED SECTION PLAN

Plan 23 - TDS_0312_DI_02_201 - PROPOSED ELEVATIONS PLAN

Plan 24 - TDS_0312_JA_02_100 - PROPOSED ELEVATIONS PLAN

Plan 25 - TDS_0312_SB_02_100 – GENERAL PLAN – SERVICE
BUILDING

Plan 26 - TDS_312_DB_02_101 - FLOOR/ELEVATION PLAN

Plan 27 - TDS_312_DI_02_102 - FIRST FLOOR PLAN

Plan 28 - TDS_312_DV_02_200 - GENERAL PLAN - ROOF AND
ELEVATION

Plan 29 - TDS_0312_02_000 – LOCATION PLAN

Plan 30 - TDS_0312_02_001 – LOCATION / SITE LAYOUT PLAN