

Agenda Item	6.4
Report No	PLS/49/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 06 August 2026

Report Title: 26/00747/PIP: Moondrop Ltd, c/o Main Street Property Solutions Ltd
Land 50M SE of Woodend Farmhouse, Maviston, Nairn

Report By: Area Planning Manager (South)

Purpose/Executive Summary

Description: Erection of house

Ward: 18 – Nairn and Cawdor

Development category: Local

Reason referred to Committee: Objections from 5 or more members of public

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks planning permission in principle for the erection of a dwelling within the corner of a field currently planted with Christmas trees at Maviston, located south of Lochloy Road approximately 5 km east of Nairn. The site lies adjacent to an existing group of four dwellings centred around a local road junction.
- 1.2 Access to the proposed dwelling would be taken from the U2997 public road via an existing private track, which currently serves a single dwelling. The proposal includes the formation of a new access from this track into the application site.
- 1.3 Pre Application Consultation: Pre-application advice was provided on 01 July 2025 under preapplication reference 25/02048/PREAPP. The preapplication proposal was for a larger area and was for the erection of 4 houses on the site. The advice given was the proposal for the erection of 4 houses would not comply with the established settlement pattern and could not be supported, but that it was possible that support could be given to a single house at this location on the basis that it could 'round-off' an existing housing group.
- 1.4 Supporting Information: Design Statement
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The application site sits on a roadside position immediately south of the U2997 minor public road which links Lochloy Road and the A96(T). The site is broadly rectangular in shape, measuring approximately 50m by 38m and extending to around 0.19 hectares. The plot comprises a corner section of an agricultural field that was most recently used for the cultivation of Christmas trees. These trees have now matured beyond their commercial harvesting stage and remain established across the site. Deciduous woodland sits to the east adjacent to the private access track, with existing houses to the northwest, northeast and southeast.

3. PLANNING HISTORY

- | | | | |
|-----|--------------|--|---------------------------------|
| 3.1 | 01 July 2026 | 25/02048/PREAPP – Erection of 4 houses | Pre-app
Response
Provided |
|-----|--------------|--|---------------------------------|

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Date Advertised: 17 March 2026
Representation deadline: 03 April 2026
- 4.2 Timeous representations: 13 (from 13 households)
- 4.3 Late representations: 1

4.4 Material considerations raised are summarised as follows:

- a) No public bus transport/not on existing school bus route; no street lighting
- b) Increased traffic on single track roads with few passing places
- c) Entrance onto a dirt track close to a bend; private track which requires ongoing maintenance
- d) Poor drainage/boggy ground
- e) Cannot be accessed by sustainable transport means therefore contrary to NPF4 Policy 13; car dependent community
- f) Loss of forestry/agriculture and intrusion into a previously undeveloped field
- g) Does not meet any of the development types in NPF4 Policy 17(a); fails to contribute to local living; does not support a fragile community
- h) Does not infill or round off an existing housing group
- i) Poor visibility onto the public road which is used by dog walkers, horse riders and cyclists

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 **Forestry:** Although Christmas tree plantations are generally exempt from felling licence requirements and restocking obligations due to their short rotation cycles and size, they are still considered woodland in planning terms and their removal constitutes a change of land use. As such, the proposal is subject to NPF4 Policy 6 and HwLDP Policy 52, both of which seek to protect woodland and normally require compensatory planting where woodland is lost.

The Forestry Team notes that the existing plantation comprises non-native Christmas trees with limited biodiversity value and no realistic long-term timber production potential. Given the small scale of the proposal, it is considered that compensatory planting can be successfully accommodated within the site through the proposed native tree and shrub planting shown on the indicative layout plan. Subject to a tree planting condition for no fewer than 22 native half standard trees and maintenance programme, there is no objection to the proposal.

5.2 **Contaminated Land:** No comment

5.3 **Scottish Water:** No objection

5.4 **Developer Contributions:** Education contributions required (as Appendix 2)

6. DEVELOPMENT PLAN POLICY

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

National Planning Framework 4 (2023) (NPF4)

- 6.2 Policy 1 - Tackling the Climate and Nature Crises
- Policy 2 - Climate Mitigation and Adaptation
- Policy 3 - Biodiversity
- Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 16 - Quality Homes
Policy 17 - Rural Homes

Highland Wide Local Development Plan 2012 (HwLDP)

- 6.3 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions
- 35 - Housing in the Countryside (Hinterland Areas)
- 42 - Previously Used Land
- 51 - Trees and Development
- 56 - Travel
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

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

- 1 - Low Carbon Development
- 2 - Nature Protection, Preservation and Enhancement

6.5 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
Developer Contributions (March 2018)
Housing in the Countryside and Siting and Design (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

None

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) Trees and Biodiversity
- e) any other material considerations

Development plan/other planning policy

- 8.4 Unless material considerations require otherwise, all planning applications must be determined in accordance with the Development Plan for the area. The Development Plan covering the application site consists of National Planning Framework 4 (NPF4); Highland wide Local Development Plan (HwLDP); and the Inner Moray Firth Local Development Plan 2 (IMFLDP2).
- 8.5 The key policy for assessing applications for housing in the countryside is NPF4 Policy 17 (Rural Homes). The site lies within the Accessible Rural Area as defined by NPF4's Urban Rural Classification. This allows for housing where it is suitably scaled, sited and designed to be in keeping with the character of the area and accords with at least one of the 8 development types permitted under the policy. These include houses required to support a rural business or succession farming; reuse of an existing building or redevelopment of brownfield land; subdivision of the garden ground of an existing property; and sites which are allocated within the Local Development Plan.
- 8.6 The proposal is not considered to meet any of the development types set out in NPF4 Policy 17(a), however IMF2LDP's Spatial Strategy states that within the Inner Moray Firth area the Council will support "proportionate growth of existing housing groups without the need for a land or business management justification". The definition and criteria for expansion of housing groups is set out in the Rural Housing Supplementary Guidance (2021). For a development to be considered under the Housing Group exception there must be an existing group of at least 3 detached buildings (2 of which must be houses) which have a perceptible relationship with each other and share a well-defined and cohesive character, and the proposal would need to "round off" or "infill" such a group.
- 8.7 The proposal sits at a junction formed by the U2997 minor public road and a single-track private access road that extends south-eastwards to serve an individual dwelling. Two further dwellings are located to the north-west of the site on the opposite side of the U2997, while a fourth dwelling lies to the northeast, separated from the application site by an area of deciduous woodland. The surrounding properties form a small, loosely clustered group of residential development. The proposed dwelling would effectively round off the existing pattern of development without resulting in an intrusive extension into the wider countryside. As such, the proposal can be supported in principle as a form of housing within a housing group, subject to compliance with all other relevant Development Plan policies and appropriate siting and design.
- 8.8 Other relevant policies include NPF4 Policies 1–3 which require all development proposals to give significant weight to addressing the global climate and nature crises, ensuring siting and design minimise lifecycle greenhouse gas emissions and contribute to biodiversity enhancement; NPF4 Policy 6 which seeks to protect and

expand woodland in line with Scottish Government guidance; and HwLDP Policy 28 which requires proposals to demonstrate sustainable design through sensitive siting, high-quality design consistent with local character, compatibility with public services and transport, protection of residential amenity, and contribution to the community's economic and social development.

Siting and Design

- 8.9 Where the principle of development within a housing group is established, the Rural Housing Supplementary Guidance provides further criteria for assessing whether a proposal is acceptable. This states that any proposed new house should constitute rounding-off of the group into a readily definable development site and have a positive relationship with the existing group by enhancing the cohesiveness and perceptible relationship of the buildings in the group. Development should reflect the character, spacing, scale and amenity of the existing houses and should not create ribbon development, overwhelm the landscape setting or create an inappropriate intrusion into a previously undeveloped field or open space.
- 8.10 In this case, the existing group is focused around a crossroads, a traditional settlement pattern commonly found in the rural Highlands. The proposed house would round off the group to the south, reinforcing its cohesiveness and creating a clearly defined edge to the cluster. The proposed plot is of a comparable size to others within the group and, subject to conditions controlling the height and form of the dwelling, the development would be compatible with the established character of the area. While the site forms part of a previously undeveloped agricultural field, it occupies a corner of the field at the crossroads and incorporates an existing field access. As a result, the proposal would not represent an inappropriate intrusion into the field and would not prejudice the use of the remainder of the field for continued agricultural use.
- 8.11 The proposal is in principle therefore no design details have been provided for the proposed house, and further details will require to be approved under a future MSC application prior to any development taking place. While indicative only, the submitted layout does serve to demonstrate that the site is large enough to accommodate a house of a scale comparable to neighbouring properties together with parking, drainage infrastructure and private amenity space, without adversely affecting the character or setting of the existing housing group.

Access and Infrastructure

- 8.12 The proposal is for access to be taken off an existing private track which leads south from the public road. The proposed access arrangement includes the formation of a service bay, which would also function as a passing place on the track. Given that the development comprises a single dwelling, the level of traffic generated would be limited and would not be expected to have any material impact on the capacity or safe operation of the local road network or the existing junction with the U2997. The proposed access arrangements are therefore considered acceptable.
- 8.13 There are no public drainage facilities in the area therefore private drainage arrangements will need to be made within the curtilage of the site. The indicative layout shows a foul drainage treatment plant and soakaway and surface water

soakaway, however final details will need to be provided as part of a future MSC application.

Trees and Biodiversity

- 8.14 The site is currently occupied by a Christmas tree plantation. While the felling of Christmas trees is generally exempt from Forestry Commission felling permission requirements, provided tree diameters do not exceed the relevant thresholds and there is no obligation to replant, the use of the land is nevertheless considered to be forestry. As such, the establishment of a dwelling on the site constitutes a change of land use to which policies relating to trees and woodland apply.
- 8.15 These policies would require compensatory planting to be provided to mitigate for the removal of the trees. The Council's Forestry Team have been consulted on the proposal and note that the indicative site layout plan shows the planting of native trees and shrubs around the proposed development. Given the scale of the proposal, together with the fact that the current woodland consists of non-native trees with minimal biodiversity value, which cannot be grown on for timber production, appropriate compensatory planting can be achieved on site through the proposed native species planting. This can be secured by planning condition.
- 8.16 In addition, NPF4 Policy 3 requires development proposals to contribute to biodiversity enhancement, including, where appropriate, habitat restoration and the strengthening of nature networks. The site is currently occupied by a commercial Christmas tree crop and therefore offers relatively limited biodiversity interest. A future MSC application will be required to include a Biodiversity and Landscaping Plan demonstrating how the development will deliver biodiversity enhancements through measures such as native tree and shrub planting, habitat creation and the incorporation of features that support wildlife. Subject to these requirements, the proposal is considered capable of complying with the objectives of NPF4 Policies 3 and 6.

Other material considerations

- 8.17 There are no other material considerations.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.18 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) A developer contribution of £947 towards primary education at the catchment school (Auldearn Primary School). There are currently no capacity issues at the catchment secondary School (Nairn Academy). Note that a 3-house discount is currently applied due to a pending application for 2 houses on the same land ownership (26/00745/PIP). In the event that this application is not granted the contribution will need to be amended accordingly.

9. CONCLUSION

- 9.1 The proposal is in principle for the development of a house. The proposal would round off an existing housing group comprising three or more buildings and is

therefore considered to accord with the relevant provisions of the Development Plan relating to rural housing within housing groups. Subject to conditions requiring the detailed siting and design of the dwelling to respect the established settlement pattern and character of the area, safeguard the amenity of neighbouring residents, provide appropriate access, drainage and servicing infrastructure, and secure compensatory tree planting and biodiversity enhancement measures, the proposal is considered to comply with the Development Plan and is recommended for approval.

- 9.2 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 N

Upfront payment of developer contribution 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 in writing by the 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 on application 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 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. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone/timber;
 - ii. single storey or 1½ storeys in height;
 - iii. windows with a strong vertical emphasis;
 - iv. a roof symmetrically pitched of not less than 40° and not greater than 45°; and predominantly rectangular in shape with traditional gable ends.

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. Any details pursuant to Condition 3 above shall show provision for a minimum of two car parking spaces and a turning area provided within the curtilage of the dwellinghouse and formed in accordance with The Highland Council's 'Access to Single Houses and Small Developments' guidance document prior to first occupation of the house and thereafter being maintained for this use in perpetuity.

Reason: In order to ensure an adequate level of off-street parking in the interests of road safety.

6. Any details pursuant to Condition 3 above shall include full details of wheelie/kerbside recycling bin storage area located close to the public road

but outwith any visibility splays. The storage area shall be constructed in accordance with the details approved by the Planning Authority prior to the first occupation of the development and thereafter maintained in perpetuity.

Reason: To ensure that waste on the site is managed in a sustainable manner

7. Any details pursuant to Condition 3 above shall include details of foul and surface water drainage provision within the application site and access (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) shall be submitted as an application for approval of Matters Specified in Conditions. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to occupation of the house.

Reason: In order to ensure that the site is properly and adequately drained in the interests of residential amenity and the water environment.

8. Any details pursuant to Condition 3 above shall include a detailed Tree Planting Plan, containing no less than 22 native half-standards, and maintenance programme to be approved by the Planning Authority. The Tree Planting Plan shall be implemented in full during the first planting season following commencement of development

Reason: In the interests of amenity and to mitigate for the loss of existing woodland.

9. Any details pursuant to Condition 3 above shall include a detailed Landscape and Biodiversity Enhancement Plan, to be approved by the Planning Authority. The Landscape and Biodiversity Enhancement Plan shall be implemented in full during the first planting season following commencement of development, or as otherwise agreed by the Planning Authority. 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 or 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.

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) Area Planning Manager - South
Author: Christine Macleod
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan - CAA- XX- XX- DR- A- 900001 REV A
Plan 2 - Indicative Site Layout - CAA XX-XX-DR-A-900003 REV B
Plan 3 - Visibility Splay Plan - CAA- XX- XX- DR- A- 900004 REV A

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	Auldearn Primary education provision	£947	n/a	£947	BCIS	Q2 2018	UPFRONT	n/a	20
Primary – Land Costs	n/a								
Secondary – Build Costs	n/a								
Secondary – Land Costs	n/a								

*¹ Adjust total to take account of flat exemptions

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

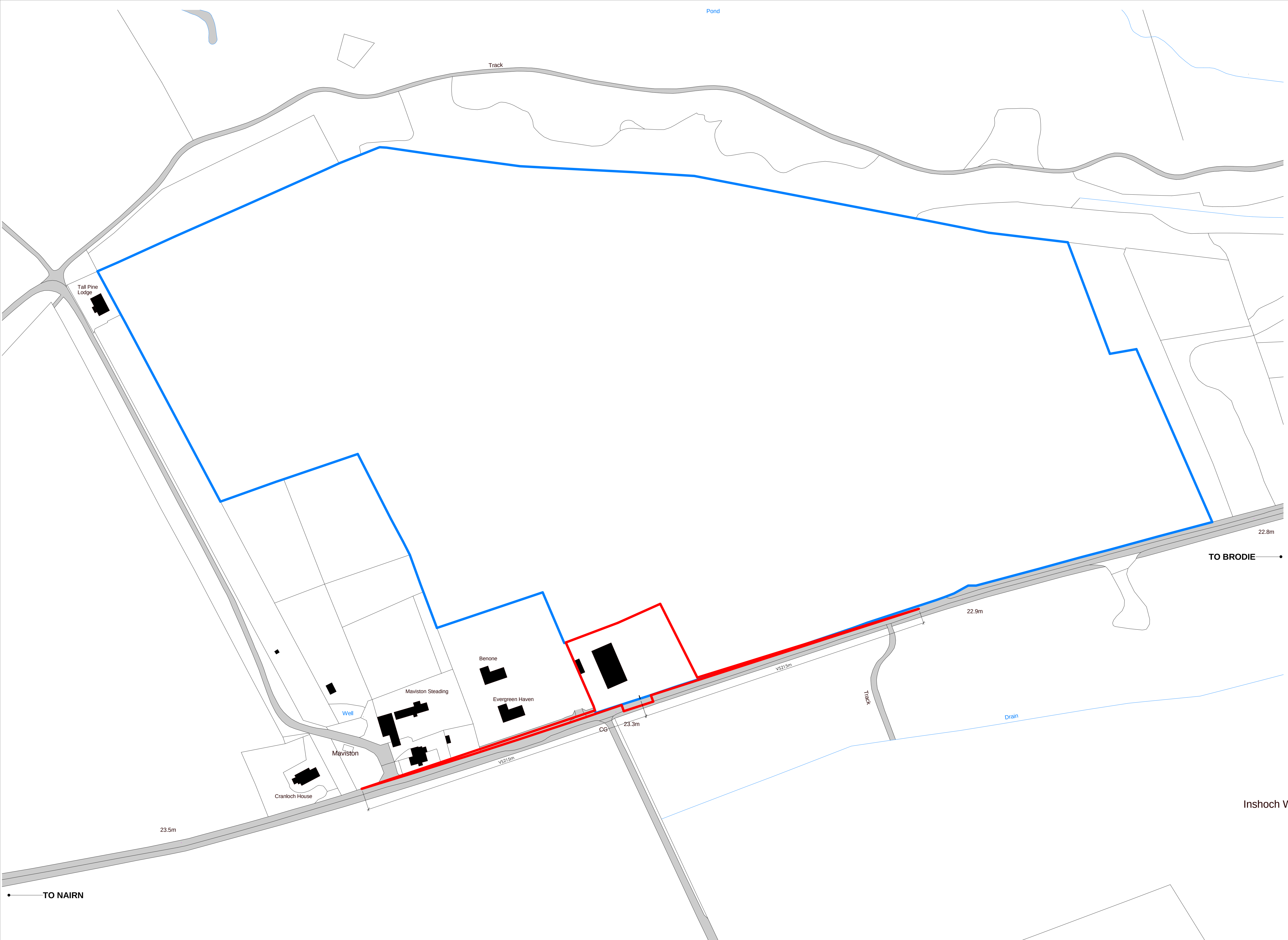
*³ TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

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

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

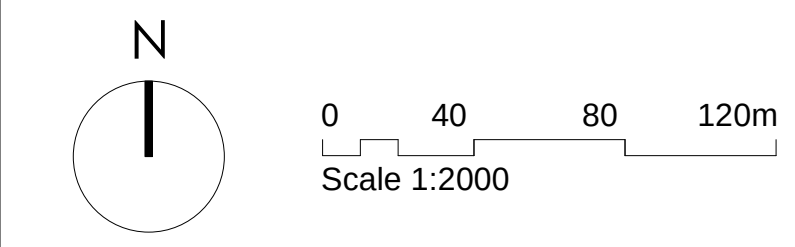
¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

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



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

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



A	Amended red line boundary	04/03/26
Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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

Client
Moondrop Ltd

Project
Maviston Proposed Dwellings

Project No. 2361

CAA- XX- XX- DR- A- 900001

Revision A

External Works
Location Plan

Status
S3

Date Created
09/05/25

Scale
1 : 1250

Drawn by
RG

Sheet
@ A1

From file : X:\Documents\2361 - Maviston - Item - P01\02 WORK IN PROGRESS\02 Item Models\2361-CAA-XX-XX-A-900001-Maviston Loc S1p2 PDF.rvt
Printed on : 04/03/2026 10:29:56

Inshoch Wood

Replanting Schedule		
Trees		Height
	Quercus Petraea(sessile Oak)	1.8-2.0m
	Sorbus aucuparia(Rowan)	1.8-2.5m
	Betula pubescens (Downy Birch)	1.8-2.5m
	Corylus Avellana (hazel)	1.0-1.25m
	Malus Evereste (Crab Apple)	1.8-2.0m
	Malus Domestica 'James Grieve' (apple)	1.8-2.0m
	Native Mix: (Hawthorn, Blackthorn, Holly, Hazel, Elder,Dog Rose)	60-90cm

Hedging							
	Native Mix: (Hawthorn, Blackthorn, Holly, Hazel, Elder, Dog Rose)	60-90cm	Bare Root	5-8m	n/a	5-8m	Feathered Whip

Native Mix: (Hawthorn, Blackthorn, Holly, Hazel, Elder, Dog Rose)

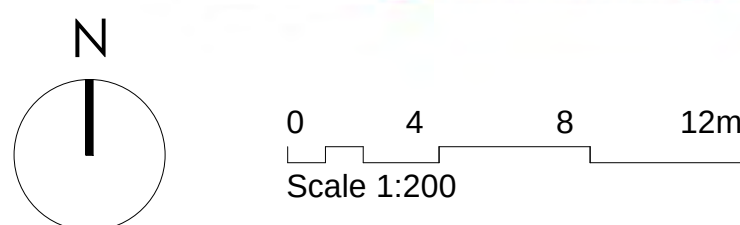
LOCATION OF EXISTING ACCESS

2250sqm

1934sam

Post & Wire Fence

Post & Wire Fence



All plants to be planted during the first planting season (Nov-March) after development is completed Standard and feather trees to be pit planted into 1m x450x450mm deep with base broken for a further 150mm. Pits to be backfilled with premium quality topsoil mixed with compost (1 part compost to 4 part soil). All half standards to be secured with 3 x 50mm diameter machine rounded stakes, driven into base of pit with minimum 1.2m extending above ground level, and wire mesh attached to protect from browsing / strimmer damage .Trees secured to stakes with tree friendly tree ties composted mulch applied.

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

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

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

from file : X:\Documents\2361 - Naviston, Natm - Plots\02. WORK IN PROGRESS\2.1 BIM Models\2361-C.AA-XX-XX-M3-A-000002-Naviston Lots Site 2 PIP.rvt



Rev	Description	Date
 COLIN ARMSTRONG ARCHITECTS Lyle House, Fairways Business Park, Inverness IV2 6AA T : 01463 712 288 W : www.colinarmstrong.com 		
Client Moondrop Ltd		
Project Maviston Proposed Dwellings		
Project No.		2361
CAA- XX- XX- DR- A- 900004		
Revision		
Visibility Spay		
Status S3		
Date Created 05/09/25		Drawn by RG
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