Agenda Item	**7.3**
Report No	**PLS/66/26**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 2 December 2026

Report Title: 26/03149/FUL: Tulloch Homes Ltd

Land 290M West of Tesco, Dores Road, Inverness

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Erection of 17no. houses and 30no. flats (revised design and layout to approved application 17/02007/FUL)

Ward: 15 - Inverness Ness-Side

Development category: Housing Local

Reason referred to Committee: More than 30no. houses

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

Recommendation

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

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought for the erection of 17 houses and 30 flats. The residential units comprise:

- 3 x 2 bedroomed mid terrace
- 4 x 3 bedroomed end terrace
- 10 x 3 bedroomed semi-detached
- 30 x 2 bedroomed flats

1.2 The proposal represents a remix of part of the development previously approved under planning permission 17/02007/FUL, replacing the approved mix of 15 semi-detached and terraced houses and 32 flats with a revised development comprising 17 houses and 30 flats. The 17 houses are private units, and the 30 flats are affordable units. The proposal also includes associated minor revisions to infrastructure, landscaping and public realm works.

1.3 Parking is provided through a combination of communal and visitor parking areas integrated throughout the development, together with pedestrian routes linking the development to the wider Ness-side development.

1.4 The proposal retains the existing access arrangements, strategic landscape framework and wider infrastructure approved as part of the wider Torvean and Ness-side Development Brief (August 2019) (as updated).

A three-storey block of 12 flats located centrally within the area (referred to as A6 in the submitted Design and Access Statement Rev B) remain unchanged from the previously approved scheme and are not the subject of this application.

1.5 Pre Application Consultation: None

1.6 Supporting Information:

- Landscaping Plans
- Tree Schedule
- Tree Protection Plans
- Arboricultural Impact Assessment
- Design and Access Statement
- Visual Information
- Drainage Impact Assessment
- Biodiversity Statement

1.7 Variations: EV charging locations identified within communal parking areas.

2. SITE DESCRIPTION

2.1 The site occupies a prominent position adjacent to the A8082 West Link Road on the southern edge of Inverness. It is bounded by a Tesco Filling Station along the eastern boundary, the A8082 West Link Road to the south, amenity space to the west and planned residential development to the north.

2.2 The site is currently undeveloped but benefits from an extant permission as part of a larger residential scheme (17/02007/FUL). Under this extant permission the area of this site is part of a larger parcel of land (referred to as A6 in the submitted Design and Access Statement Rev B). The surrounding area is characterised by a mix of completed and ongoing residential development associated with the wider Ness-side development.

2.3 Access is taken via the established internal road network serving the wider Ness-side development. No alterations to the approved access arrangements are proposed. The site is well connected to the local road network via the A8082 West Link Road and is served by existing and proposed pedestrian and cycle routes linking to the wider area and Core Path network.

2.4 There are trees located both east and west of the site, however they are outwith the site boundary. There are no natural or cultural heritage designations covering the site.

3. PLANNING HISTORY

3.1	3 August 2018	17/02007/FUL: Residential development of 446no, new houses and flats, including associated infrastructure and landscaping works	Permission granted
3.2	26 June 2019	18/05929/FUL: Erection of 15 no. affordable houses	Permission granted
3.3	5 November 2021	21/03674/S75M: Modification of Section 75 Agreement for Residential development of 446no. new houses and flats, including associated infrastructure and landscaping works associated with planning permission 17/02007/FUL to ensure the agreement can be applied (with modifications) to the additional units proposed through planning application 18/05929/FUL	Permission granted
3.4	24 November 2023	23/03663/SCRE: Proposed residential development, associated infrastructure and open space	Screening application EIA not required
3.5	10 February 2026	25/00137/FUL: Erection of 25no. detached 2-storey and single storey houses, associated infrastructure and landscaping works, SUDS (amending application to (17/02007/FUL) for 41no. houses)	Permission granted
3.6		25/03744/FUL: Erection of 47no. houses, associated infrastructure and landscaping	Pending decision

		works (amendment to application 17/02007/FUL)	
3.7		25/03745/FUL: Erection of 45no. houses and 4no. flats, associated infrastructure and landscaping works (amendment to application 17/02007/FUL)	Pending decision
3.8		25/03746/FUL: Erection of 40no. flats across 3 blocks, associated infrastructure and landscaping works (amendment to application 17/02007/FUL)	Pending decision
3.9	16 April 2026	26/00602/FUL: Erection of 29no. houses, including associated infrastructure and landscaping works	Permission granted
3.10	9 October 2026	26/03386/FUL: Formation of 4 car parking spaces	Permission granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 25 September 2026

Representation deadline: 9 October 2026

4.2 Timeous representations: 0

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows:

a) N/A

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 **Holm Community Council:** No response.

5.2 **Access Officer:** No comment.

5.3 **Historic Environment Team (Archaeology):** No objection. Condition sought to secure a watching brief, so that impacts on any archaeological features can be mitigated.

5.4 **Flood Risk Management:** No objection. Condition is sought to secure surface water drainage.

5.5 **Forestry Officer:** No objection, subject to the inclusion of conditions.

5.6 **Transport Planning Team:** No response.

5.7 **Scottish Water:** No objection.

5.8 **Transport Scotland:** No objection.

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 4 - Natural Places
Policy 5 - Soils
Policy 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 12 - Zero Waste
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 18 - Infrastructure First
Policy 19 - Heating and Cooling
Policy 20 - Blue and Green Infrastructure
Policy 22 - Flood Risk and Water Management

Highland Wide Local Development Plan 2012 (HwLDP)

6.3 28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
65 - Waste Water Treatment
66 - Surface Water Drainage
75 - Open Space

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

Policy 1 - Low Carbon Development

Policy 2 - Nature Protection, Preservation and Enhancement
Policy 8 - Placemaking

Allocation INS09: Ness-side central, allocated for housing.

Placemaking Priority for Inverness South: support the long-term strategy for delivering new, sustainable city expansions at Ness-side.

6.5 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Open Space in New Residential Developments (Jan 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)
Torvean and Ness-side Development Brief (Aug 2019)

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) roads, access and infrastructure
d) drainage
e) trees, biodiversity and landscaping
f) any other material considerations

Development plan/other planning policy

8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the Highland-wide Local Development Plan (HwLDP), and the Inner Moray Firth Local Development Plan 2 (IMFLDP2).

8.5 The proposed site is located within the area covered by the Torvean and Ness-side Development Brief (TNDB), which was adopted in 2013 and updated in 2019. It identified a vision for the area and a Development Framework to deliver the vision. This comprised several developer requirements, an indicative masterplan, delivery mechanisms for infrastructure and phasing.

8.6 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

8.7 NPF4 Policy 6 (Forestry, Woodland and Trees) aims to protect and expand forests, woodland and trees and states that development proposals involving woodland loss will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government guidance on woodland removal.

8.8 Several NPF4 policies relate to the overarching principle of supporting development that achieves liveable places. Most pertinent are Policy 14 (Design, quality and place), Policy 15 (Local living and 20-minute neighbourhoods), and Policy 16 (Quality homes). These policies seek to promote and facilitate well designed developments that make successful places by taking a design-led approach and applying the Place Principle consistent with the six qualities of successful places. To that end, new residential neighbourhoods should seek to be compact and connected to facilities that allow residents to meet most of their daily needs within a reasonable distance of their home, while facilitating the delivery of affordable, sustainable, and high-quality homes across a mix of tenures. Part a) of Policy 16 specifically supports proposals for new homes on land allocated for housing within Local Development Plans.

8.9 The site is allocated for housing within IMFLDP2 under site allocation INS09: Ness-side central. IMFLDP2 Policy 2 (Delivering Development) states that development of allocated sites will be supported subject to general conformity with the requirements of the allocation, including the provision of the necessary infrastructure, services, and facilities required to support the development.

8.10 HwLDP Policy 28 (Sustainable Design) assesses proposals against several criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community. Subject to the proposal having no

significant detrimental impact on the character of the area or amenity of neighbours, the proposal would comply with the Development Plan.

8.11 HwLDP Policy 29 (Design Quality and Placemaking) requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.

8.12 The proposal is for the development of 17 houses and 30 flats. Subject to ensuring that the development can adequately address any potential impact on siting and design; roads, access and parking; drainage; impact on residential amenity; open space, trees and landscaping; impact on habitat, species and biodiversity; impact on infrastructure and services; then the proposal will be considered to comply with the Development Plan.

Siting and Design

8.13 A key requirement of the Torvean and Ness-side Development Brief (TNDB) was to ensure that there are active frontages to the Inverness West Link; the applicant has responded positively to this requirement throughout the scheme. The development comprises a mix of terraced, semi-detached and flatted accommodation arranged around the internal road network and a central area of landscaped open space. Pedestrian connections are incorporated within the site, connecting to existing paths, Core Paths and the wider active travel network, promoting opportunities for walking, wheeling and cycling.

8.14 All proposed houses are two storey and benefit from private garden space. The design of the houses is fairly standard, with pitched roofs and gabled in a vernacular manner. The proposed external materials comprise white roughcast render walls, grey concrete roof tiles, feature weatherboarding panels in platinum grey and sky blue, uPVC windows and doors, and concrete basecourses. The proposed houses are of a scale and appearance that integrates successfully with the wider residential character of the Ness-side development.

8.15 Thirty affordable flats are located across two common-access blocks. At the southeastern corner adjacent to the Filling Station, the proposed L-shaped block of flats consists of four storeys and tapers down to three storeys. This is adjacent to the key pedestrian gateway into the wider Ness-side site and accords with the Torvean and Ness-side Development Brief which envisaged higher densities at key gateway locations. The second proposed common-access block of flats tapers down to three-storey in height and is adjacent to the three-storey block of 12 private tenure flats granted by extant permission (17/02007/FUL) and which are not the subject of this application. The flatted blocks have been designed to provide visual variety through changes in scale, massing and design.

8.16 The two blocks of affordable flats have been integrated into the overall layout and designed to achieve a tenure-blind appearance, ensuring they are indistinguishable from the market housing in terms of design quality, materials and external appearance.

8.17 A centrally located area of open space is proposed within the development, providing both informal amenity space and a dedicated play area. This space will form a focal

point within the layout and contribute positively to the overall residential environment. As part of the public realm works, a half-moon feature seating area is located within the open space. A stone wall gateway feature is also included at the southeastern corner of the site, which will help to create a sense of arrival and strengthen the identity of the development.

8.18 In assessing this provision, regard has been had to the wider aspirations for open space set out in the TNDB. It envisaged the creation of three strategic green corridors and the delivery of a playing field to provide formal and informal open space for residents. The three green corridors were envisaged as being alongside Dores Road; through the centre of the development running north to south; and alongside the River Ness. None of these areas were identified within the section of the site covered by this application. Through the ongoing development of the wider Ness-side site, these green corridors have been secured through the S75 legal agreement and in many cases have already been provided.

8.19 The proposed area of open space must be considered as part of the wider Ness-side development, and the overarching aims of providing a range of formal and informal areas for residents. When considered as a whole, significant areas of green/open space have already been provided by the developer, therefore on balance what is being proposed is considered acceptable.

8.20 Overall, it is considered that the density and siting of the houses on the site is generally acceptable and accords with NPF4 policies 14 (Design, Quality and place), Policy 15 (Local living and 20-minute neighbourhoods), and Policy 16 (Quality homes).

Roads, Access and Infrastructure

8.21 While the proposal seeks to amend the mix of housing within Area A6, the overall number of houses remains unchanged from that approved via the extant permission (17/02007/FUL). The proposal would increase the number of houses from 15 to 17 and reduce the number of flats from 32 to 30. Accordingly, the proposed remix is not considered to materially alter the intensity of development previously accepted on the site.

8.22 Access to the site is to be taken from the established access arrangements serving the wider Ness-side development. The design details of all roads will need to be agreed via the Road Construction Consent (RCC) process. The proposed internal road layout is similar to the extant permission (17/02007/FUL), with the removal of one hammerhead at the southwestern corner of the site.

8.23 None of the properties have in-curtilage parking. Additional on street parking bays are to be provided for visitor parking. The levels of parking provided meets Council guidelines and is acceptable. Details of the EV charging requirements within shared communal parking areas has been provided.

8.24 Given the scale of the development and the environmental sensitivities around the site, a Construction Environmental Management Plan is required. This is in part to ensure that potential sources of pollution (including fuel spills and surface water run-off) on site can be effectively managed throughout construction. It will also deal with

matters such as construction noise, dust and protected species. This will be secured by condition.

8.25 The site is relatively well served by existing adopted roadside footpaths that, in many instances, are wide enough to be safely shared by both pedestrians and cyclists. There are proposed paths within the site and connecting into the existing path network outwith the site, including the existing shared footway/cycleway which runs alongside the A8082 West Link Road. The revised proposal also includes an additional path along the southern boundary of the site compared to the extant permission, improving permeability and pedestrian connectivity. This is welcomed and contributes positively to the accessibility of the development.

8.26 There is a Core Path directly adjacent to the northern boundary of the site, which connects into the Core Path provision along the River Ness into the City Centre. A condition is included to ensure that public access remains available during construction.

8.27 There are existing signalised crossings of both the A8082 West Link Road, the Holm Road and the B862 Dores Road close to the site to help access the land to the south of the West Link.

Drainage

8.28 The surface water drainage is reliant on the network that serves the wider Ness-side development site. The Council's Flood Risk Management Team reviewed the Drainage Impact Assessment submitted with the application and has advised that they are content with the surface water drainage arrangements for the proposed development. The proposed site is part of a wider development site served by a surface water drainage network with infiltration basin. It is noted that Scottish Water have indicated that they are willing to grant a Waiver and vest the network. A surface water drainage condition is included.

Trees, Biodiversity and Landscaping

8.29 There are some naturally regenerated juvenile trees along the southern boundary of the site, together with existing landscape planting to the eastern boundary, outwith the site boundary, adjacent to the Tesco Filling Station. The applicant has submitted an Arboricultural Impact Assessment which identifies that 13 trees would require removal. Landscape plans submitted in support of the application sets out additional native tree planting distributed throughout the development and within the central open space area. The Council's Forestry Officer advises that the 13 trees to be removed are generally small in size and the proposed native tree planting adequately compensates for the removal of the 13 trees. Planning conditions are included to ensure protection for retained trees and secure the implementation and maintenance of landscaping proposals.

8.30 The site was previously in arable agricultural use. The proposal incorporates a range of biodiversity enhancement measures including ornamental planting, native tree and shrub planting and pollinator-friendly bulb planting. This will enhance biodiversity across the site in comparison to the site's previous arable agricultural use.

8.31 The proposed landscaping plans will soften the appearance of the built form, contribute positively to the quality of the public realm, and assist in integrating the development into the wider Ness-side development.

Other material considerations

8.32 A watching brief carried out during earlier phases of the wider Ness-side development area revealed important early prehistoric remains and artefacts which confirms the significance of this area and the potential for further buried features and deposits to survive. The Council's Historic Environment Team has confirmed that an appropriate Written Scheme of Investigation has been submitted in support of the application. A condition is included to ensure that work proceeds following the agreed methodology set out in the Written Scheme of Investigation.

8.33 The site has potential connectivity to the River Moriston Special Area of Conservation (SAC), via the migratory salmon in the River Ness. There is also potential connectivity with the Moray Firth SPA. To protect water quality in the River Ness and to avoid likely significant effects on the River Moriston SAC and the Moray Firth SPA, there will need to be adequate drainage in place throughout both the construction and occupation of the development. To avoid sedimentation and pollution reaching the River Moriston SAC and Moray Firth SPA a public sewer connection and comprehensive sustainable urban drainage system are required. These can be secured by conditions related to construction environmental management and surface water drainage.

Non-material considerations

8.34 None.

Matters to be secured by Legal Agreement / Upfront Payment

8.35 There is an existing S75 which covers the wider Ness-side development including the land for this proposal. This application has no impact on the provisions set out in it.

9. CONCLUSION

9.1 The proposal seeks permission for the erection of 17 houses and 30 flats. The site lies within the area covered by the adopted Torvean and Ness-side Development Brief, where substantial parts of the wider Ness-side area have either been completed or are currently under construction. The site is allocated for housing within the Inner Moray Firth Local Development Plan 2, and benefits from extant planning permission for 47 houses. As such, the principle of residential development on the site is well established. The current proposal represents a revision of the approved scheme, reconfiguring the previously consented house types and housing mix, whilst maintaining the overall residential use of the site.

9.2 The location, layout and design of the proposed development is considered acceptable, subject to outstanding matters being addressed through planning conditions.

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

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	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 and reasons

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

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

2. All archaeological works shall be carried out in accordance with the Written Scheme of Investigation dated October 2026, submitted in support of the application. Thereafter, all works shall proceed in accordance with the approved Written Scheme of Investigation unless otherwise agreed in writing by the Planning Authority.

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

3. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located as per the approved Tree Protection Plans and in accordance with BS 5837:2012 Trees in Relation to Design, Demolition &

Construction, or any superseding guidance prevailing at that time. These barriers shall remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

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

4. The tree and shrub planting identified in the Landscape Proposals drawings and Landscape Specification, Maintenance, and Management document shall be implemented in full during the first planting season following commencement of development, or as otherwise agreed in writing by the Planning Authority.

   Reason: In the interests of amenity.

5. A suitably qualified landscape consultant shall be appointed by the applicant to ensure implementation of the approved Landscape Proposals drawings and Landscape Specification, Maintenance and Management document. Prior to any site excavation or groundworks, a Planting Supervision Schedule shall be submitted to and approved in writing by the Planning Authority, which sets out the stages requiring supervision. Thereafter, certificates of compliance for each stage shall be submitted to the Planning Authority for approval.

   Reason: In the interests of amenity

6. Public access to any Core Path within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Planning Authority as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or determent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary.

   Reason: In order to ensure that access to the Core Path network is not obstructed as a result of this development.

7. No development shall commence until full details of surface water drainage provision within the relevant Phase or sub-Phase and how that relates to the surface water drainage approach for the site as a whole (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) has been submitted to and approved in writing by the Planning Authority. This shall include full modelling of the drainage networks and demonstrate that discharge will be limited to pre-development rates for a range of return period storms. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

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

8. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Planning Authority. The CEMP shall include the following:

   i. Pollution prevention and control
   ii. Dust Management
   iii. Construction Noise Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise and Construction Vibration Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise
   iv. Site Waste Management
   v. Surface and Ground Water Management
   vi. Drainage and sediment management measures from all construction areas
   vii. Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall
   viii. Public Water Supply Protection Measures
   ix. Emergency Response Plans
   x. Details for the appointment, at the developer's expense, of a suitably qualified Environmental Clerk of Works (ECoW), including roles and responsibilities and any specific accountabilities required by conditions attached to this permission
   xi. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs
   xii. Methods for monitoring, auditing, reporting and the communication of environmental management on site and with client, Planning Authority and other relevant parties.

   Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation and Construction Environmental Management Plan.

   Reason: To ensure that construction activities are appropriately managed so as to minimise disturbance to neighbouring land uses and prevent adverse impacts on the water environment.

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.

Local Roads Authority Consent

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

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

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

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

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

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

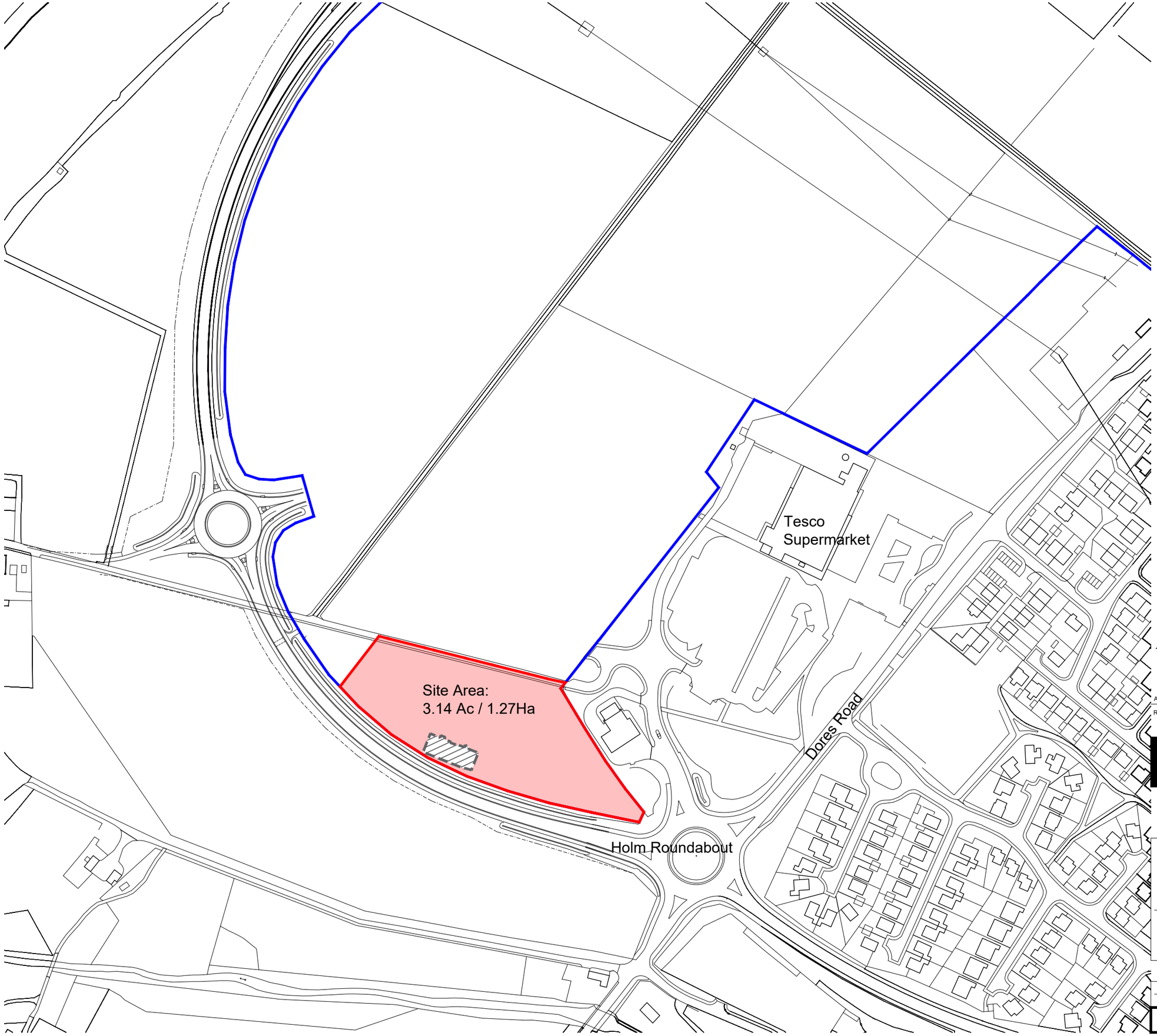
You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it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

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They

must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Signature:	Bob Robertson
Designation:	Area Planning Manager - South
Author:	Julie-Ann Bain
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 5260-01-001 REV A - LOCATION PLAN
	Plan 2 - 5260-01-002 REV B - SITE LAYOUT PLAN
	Plan 3 - 5260-01-950 REV A - ELEVATION PLAN - WEST LINK ROAD
	Plan 4 - 5260-01-020 REV A - FLOOR/ELEVATION PLAN - COMMON ACCESS FLATS – 3 STOREY
	Plan 5 - 5260-01-021 REV A - VISUAL INFORMATION - COMMON ACCESS FLATS – 3 STOREY- 3D VISUALS
	Plan 6 - 5260-01-032 REV A - ELEVATION PLAN - COMMON ACCESS FLATS - 3 STOREY AND 4 STOREY
	Plan 7 - 5260-01-033 REV A - VISUAL INFORMATION - COMMON ACCESS FLATS – 3 STOREY AND 4 STOREY - 3D VISUALS
	Plan 8 - 5260-01-041 REV A - ELEVATION PLAN - CORRAN-ORRIN - T11
	Plan 9 - 5260-01-051 REV A - ELEVATION PLAN - CORRAN-ORRIN - T10
	Plan 10 - 5260-01-061 REV A - ELEVATION PLAN – CORRAN
	Plan 11 - 5260-01-071 REV A - ELEVATION PLAN – TORRIN
	Plan 12 - 1137 NS LP A6 REMIX 01 REV A - LANDSCAPING PLAN
	Plan 13 - 1137 NS LP A6 REMIX 02 REV A - LANDSCAPING PLAN



Key:

- Planning Boundary
- Ownership Boundary
- Subject to Prior Planning Approval Ref: 17/02007/FUL - No changes proposed

N

1 : 2500 0 50m 100m 150m

REV	DATE	DESCRIPTION	DRN
A	05.08.26	Inner red line boundary omitted and replaced with grey dashed line.	LM

Bracewell
ARCHITECTURE | MASTERPLANNING | ENERGY

5 Ness Bank, Inverness, IV2 4SF 01463 233760

Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF 01786 232777

8 High Street, Oban, PA34 4BG 01631 359054

AREA A6, NESS-SIDE
INVERNESS

TULLOCH HOMES LIMITED

AREA A6 REMIX - LOCATION PLAN

STATUS: **PLANNING**

SCALE:	1 : 2500	DRAWN:	DAK
PAPER SIZE:	A3	DATE:	Dec 2024

DWG No. 5260-01-001 REV. A



Key:

221	Plot numbers
Bi / Bi*	Housetype code / Handed housetype code
A	Indicative location on air source heat pump to rear of house
G	Gate to rear garden
	Indicative rotary clothes drier location
B	Indicative in-curtilage location of refuse bin stance

Boundary Treatments:

- 1.8m screen wall / fence with piers
- 1.8m timber screen fence
- Plot division line

Planning Status Key:

- Previously approved building outline
- Subject to Prior Planning Approval Ref: 17/02007/FUL - No changes proposed

Bin Provision for Flats

Plots 705-722 (18no. flats)
Blue Bins: 240l x 18 flats x 0.75 = 3no. 1100l shared bins
Green Bins: 240l x 18 flats x 0.75 = 3no. 1100l shared bins
Grey Bins: 140l x 18 flats x 0.75 = 2no. 1100l shared bins
Caddy Bins: 23l x 18 flats x 0.75 = 2no. 240l shared bins

Plots 723-734 (12no. flats)
Blue Bins: 240l x 12 flats x 0.75 = 2no. 1100l shared bins
Green Bins: 240l x 12 flats x 0.75 = 2no. 1100l shared bins
Grey Bins: 140l x 12 flats x 0.75 = 2no. 1100l shared bins
Caddy Bins: 23l x 12 flats x 0.75 = 1no. 240l shared bin

Plots 735-746 (12no. flats)
Blue Bins: 240l x 12 flats x 0.75 = 2no. 1100l shared bins
Green Bins: 240l x 12 flats x 0.75 = 2no. 1100l shared bins
Grey Bins: 140l x 12 flats x 0.75 = 2no. 1100l shared bins
Caddy Bins: 23l x 12 flats x 0.75 = 1no. 240l shared bins

Notes:
Blue Bins = paper, card, cardboard
Green Bins = plastics, metals, cartons
Grey Bins = non-recyclable waste
Caddy Bins = food waste
0.75 in calculation is the multiplier for communal provision

Accommodation Schedule

Area A6 Remix - Plots 701-734 & 747-759

2TV60	Orrin (mid-terrace)	3
3TV82	Corran (end-terrace)	4
3SV82	Corran (semi-detached)	2
3SV88	Torrin (semi-detached)	8
2B4P	2 bed 4 person common access flats	30
	TOTAL	**47**

1 : 500 0 10m 20m 30m

N

REV	DATE	DESCRIPTION	DRN
B	27.10.26	Treetek tree survey added.	LM
A	08:05:26	Inner red line boundary omitted and replaced with grey dashed line.	LM

Bracewell
ARCHITECTURE I MASTERPLANNING I ENERGY

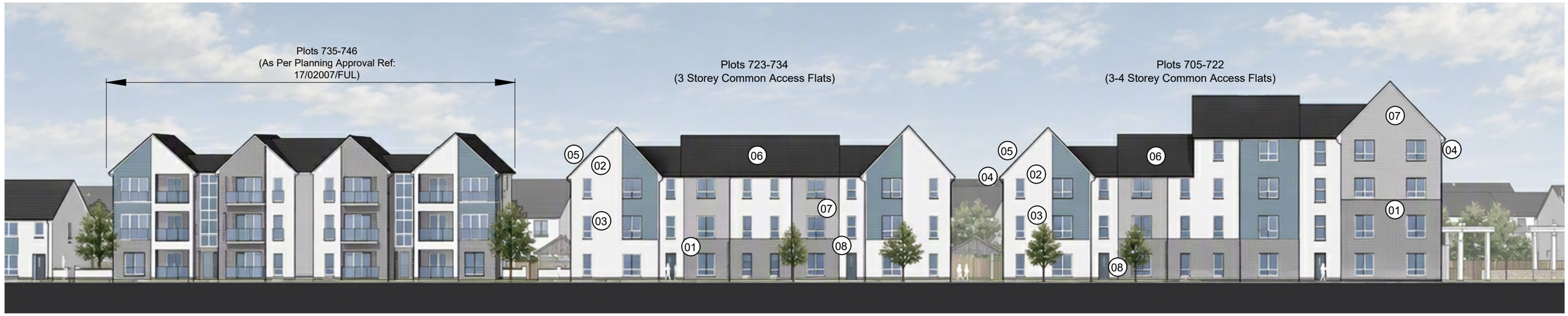
5 Ness Bank, Inverness, IV2 4SF 01463 233760
Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF 01786 232777
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AREA A6, NESS-SIDE
INVERNESS
TULLOCH HOMES LIMITED

AREA A6 REMIX - PLANNING LAYOUT

STATUS: **PLANNING**

SCALE:	1:500	DRAWN:	DAK
PAPER SIZE:	A1	DATE:	Oct 2026
DWG No.	5260-01-002	REV.	B



STREETSCAPE ELEVATION 02



STREETSCAPE ELEVATION 01

01	Precast basecourse/cills & feature stone		Grey colour
02	Dry dash roughcast		White chip on white render
03	uPVC windows		White
04	uPVC gutters and downpipes		Black colour
05	uPVC fascias/soffits		White
06	Concrete roof tiles		Anthracite colour
07	Boarding detail (Cedral or similar)		Platinum Grey Sky Blue
08	Front doors		Anthracite

REV	DATE	DESCRIPTION	DRN
A	12.10.26	External Finish Colours Updated	LM

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5 Ness Bank,
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01463 233760

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Stirling FK9 4NF
01786 232777

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Oban,
PA34 4BG
01631 359054

AREA A6, NESS-SIDE
INVERNESS

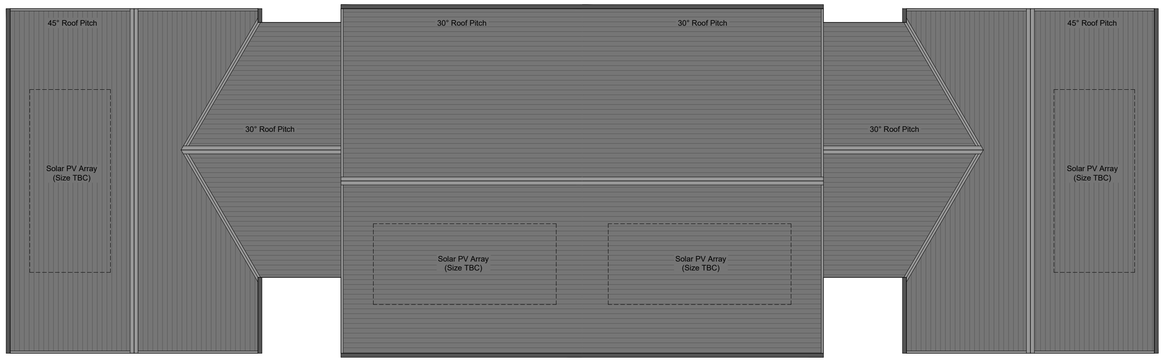
TULLOCH HOMES LIMITED

WEST LINK ROAD STREET ELEVATION & FINISHES

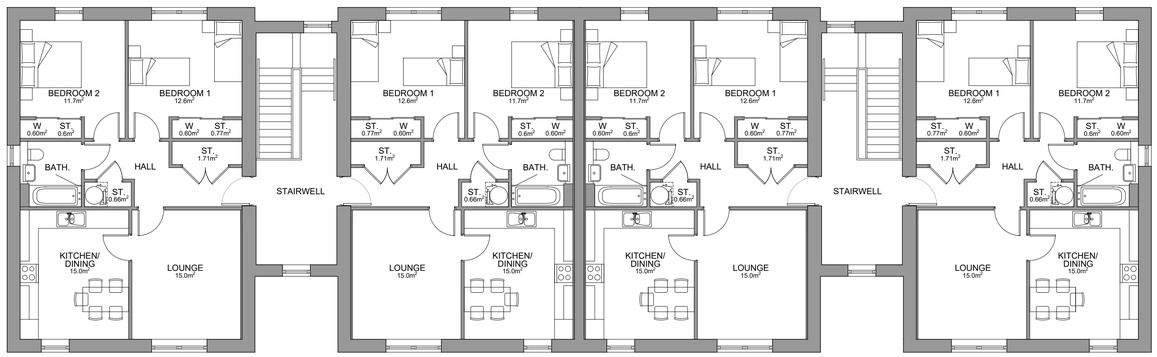
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SCALE:	######	DRAWN:	GB
PAPER SIZE:	A3	DATE:	Oct 2026

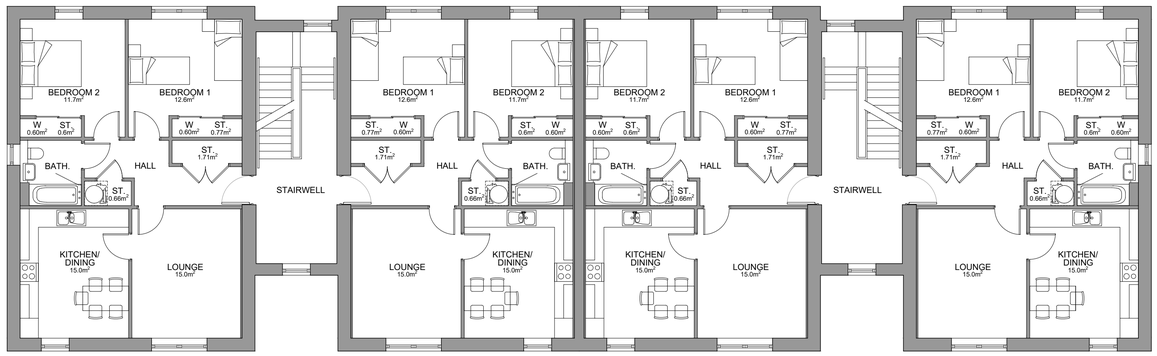
DWG No. 5260-01-950 REV. A



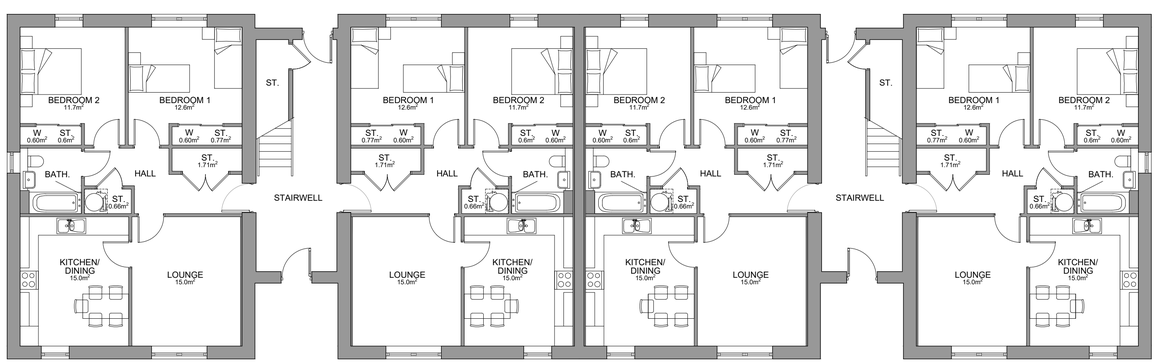
ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



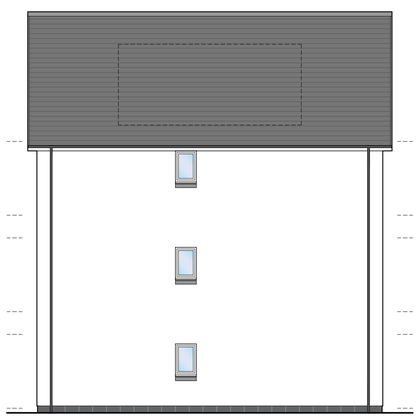
GROUND FLOOR PLAN



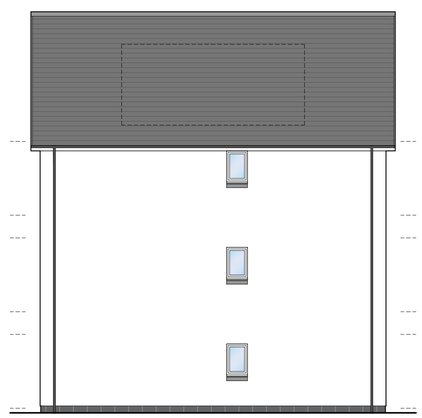
SOUTH (FRONT) ELEVATION / WEST LINK ROAD (A8082)



NORTH (REAR) ELEVATION



WEST ELEVATION



EAST ELEVATION

1 : 100 0 1m 2m 3m 6m

Note to Designers and Contractors

Under the CDM2015 regulations Bracewell has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by Bracewell, are indicated on project drawings by the following symbol ⚠

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them were possible.

Measures to minimise residual hazards will be reviewed on a regular basis.

PLOT Nos.
723-734

01	Precast basecourse and cills
02	Dry dash roughcast
03	uPVC windows
04	uPVC gutters and downpipes
05	Concrete roof tiles
06	Boarding detail
07	Solar PV Array (Size TBC)
	All colours as External Finishes Schedule

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

Bracewell
ARCHITECTURE I MASTERPLANNING I ENERGY

5 Ness Bank, Inverness, IV2 4SF 01463 233760
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8 High Street, Oban, PA34 4BG 01631 359054

AREA A6, NESS-SIDE
INVERNESS
TULLOCH HOMES LIMITED

COMMON ACCESS FLATS - 3 STOREY

STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A1	DATE:	Oct 2026
DWG No.	5260-01-020	REV.	A



NORTH ELEVATION
FRONTING PARKING COURT



SOUTH ELEVATION
FRONTING WEST LINK ROAD (A8082)

Note to Designers and Contractors

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Measures to minimise residual hazards will be reviewed on a regular basis.

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

Bracewell
ARCHITECTURE | MASTERPLANNING | ENERGY

5 Ness Bank,
Inverness,
IV2 4SF
01463 233760

Unit 19, Scion House,
Stirling University Innovation Park,
Stirling FK9 4NF
01786 232777

8 High Street,
Oban,
PA34 4BG
01631 359054

AREA A6, NESS-SIDE
INVERNESS

TULLOCH HOMES LIMITED

COMMON ACCESS FLATS - 3 STOREY - 3D VISUALS

STATUS: **PLANNING**

SCALE:	NTS	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Oct 2026

DWG No. 5260-01-021 REV. A

Note to Designers and Contractors

Under the CDM2015 regulations Bracewell has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by Bracewell, are indicated on project drawings by the following symbol ⚠

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Measures to minimise residual hazards will be reviewed on a regular basis.



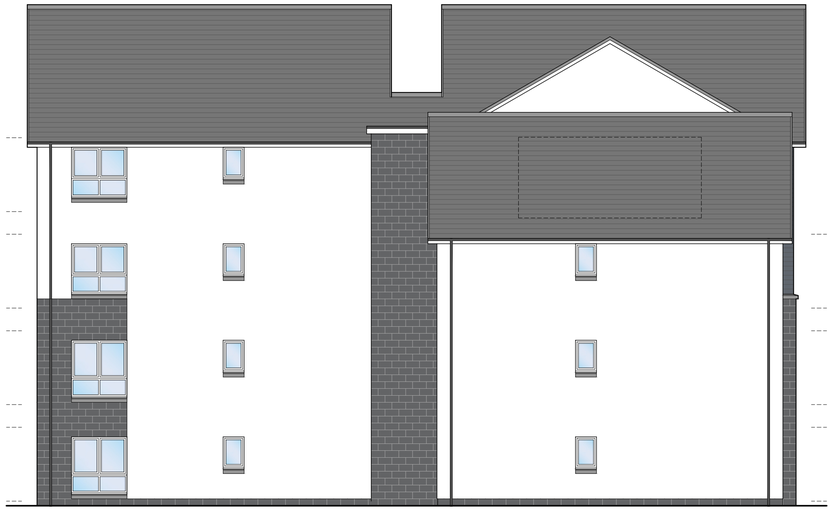
SOUTH (FRONT) ELEVATION / WEST LINK ROAD (A8082)



EAST ELEVATION



NORTH (REAR) ELEVATION



WEST ELEVATION

1 : 100 0 1m 2m 3m 6m

PLOT Nos.
705-722

01 Precast basecourse and cills
02 Dry dash roughcast
03 uPVC windows
04 uPVC gutters and downpipes
05 Concrete roof tiles
06 Boarding detail
07 Solar PV Array (Size TBC)

All colours as External Finishes Schedule

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

Bracewell
ARCHITECTURE I MASTERPLANNING I ENERGY

5 Ness Bank, Inverness, IV2 4SF 01463 233760
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8 High Street, Oban, PA34 4BG 01631 359054

AREA A6, NESS-SIDE
INVERNESS

TULLOCH HOMES LIMITED

COMMON ACCESS FLATS - 3 & 4 STOREY - ELEVATIONS

STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	PL
PAPER SIZE:	A1	DATE:	Oct 2026
DWG No.	5260-01-032	REV.	A



NORTH ELEVATION
FRONTING PARKING COURT



SOUTH ELEVATION
FRONTING WEST LINK ROAD (A8082)

Note to Designers and Contractors

Under the CDM2015 regulations Bracewell has sought to eliminate or reduce risks where possible as part of the design process.

Significant residual risks, or areas of work that require special attention during construction, which have been identified by Bracewell, are indicated on project drawings by the following symbol ⚠ .

It is anticipated that other designers and contractors will co-operate to identify any potential construction hazards and to eliminate them were possible.

Measures to minimise residual hazards will be reviewed on a regular basis.

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

Bracewell
ARCHITECTURE I MASTERPLANNING I ENERGY

5 Ness Bank, Inverness, IV2 4SF 01463 233760
Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF 01786 232777
8 High Street, Oban, PA34 4BG 01631 359054

AREA A6, NESS-SIDE
INVERNESS

TULLOCH HOMES LIMITED

COMMON ACCESS FLATS - 3 & 4 STOREY - 3D VISUALS

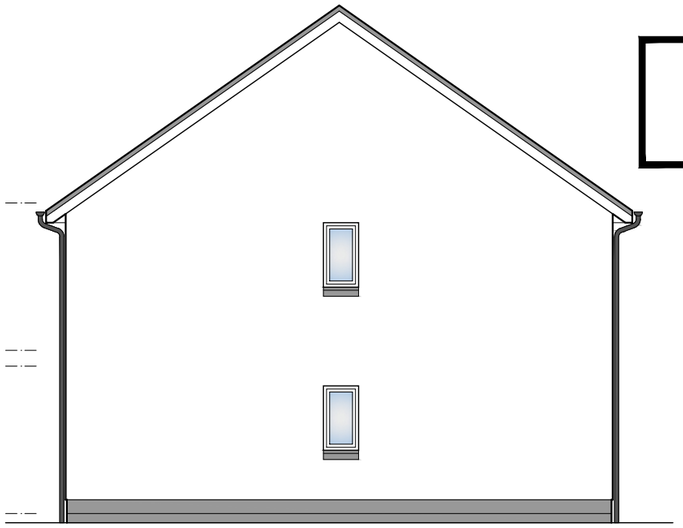
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PAPER SIZE:	A3	DATE:	Oct 2026

DWG No. 5260-01-033 REV. A

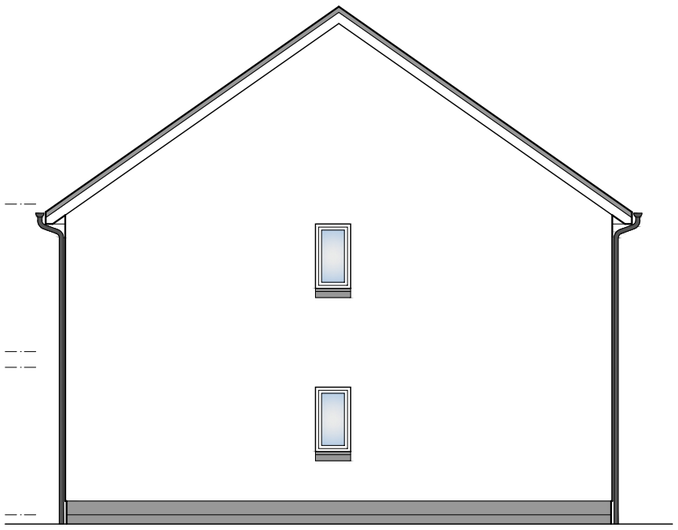


FRONT ELEVATION



GABLE ELEVATION

PLOT Nos.
756-759



GABLE ELEVATION



REAR ELEVATION

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

- 01 Precast basecourse and cills
- 02 Dry dash roughcast
- 03 uPVC windows
- 04 uPVC gutters and downpipes
- 05 Concrete roof tiles
- 06 Boarding detail

All colours as External Finishes Schedule



IMAGE 1 - FRONT PERSPECTIVE

1 : 100 0 1m 2m 3m 6m

Bracewell
ARCHITECTURE I MASTERPLANNING I ENERGY

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8 High Street, Oban, PA34 4BG 01631 359054

AREA A6, NESS-SIDE
INVERNESS

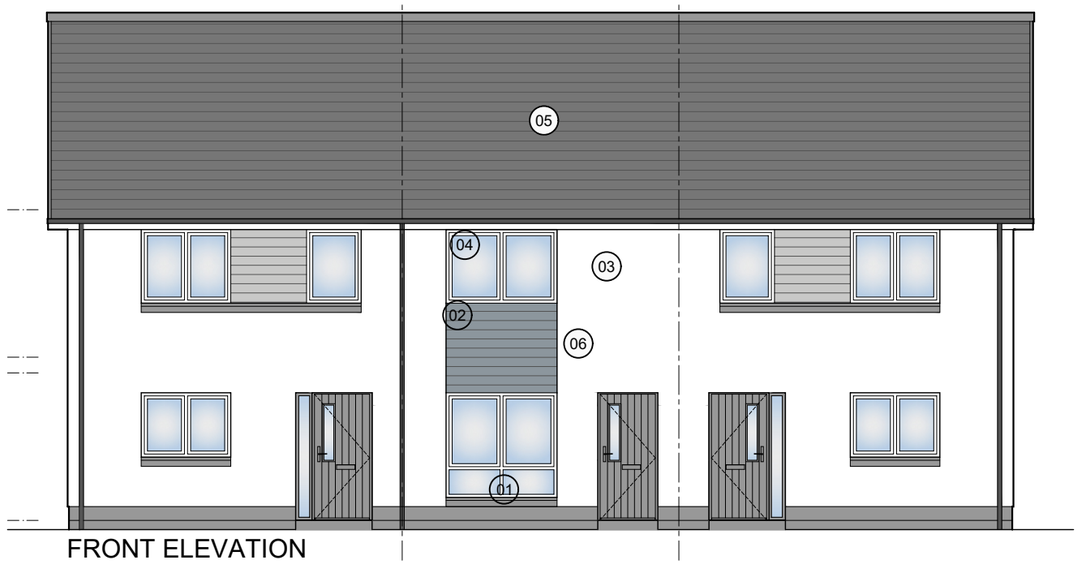
TULLOCH HOMES LIMITED

CORRAN-ORRIN-ORRIN-CORRAN - T11 - ELEVATIONS

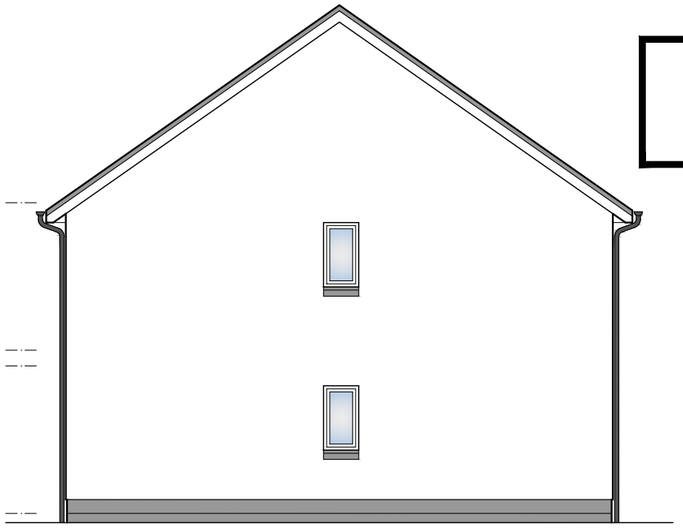
STATUS: **PLANNING**

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PAPER SIZE:	A3	DATE:	Oct 2026
DWG No.	5260-01-041	REV.	A

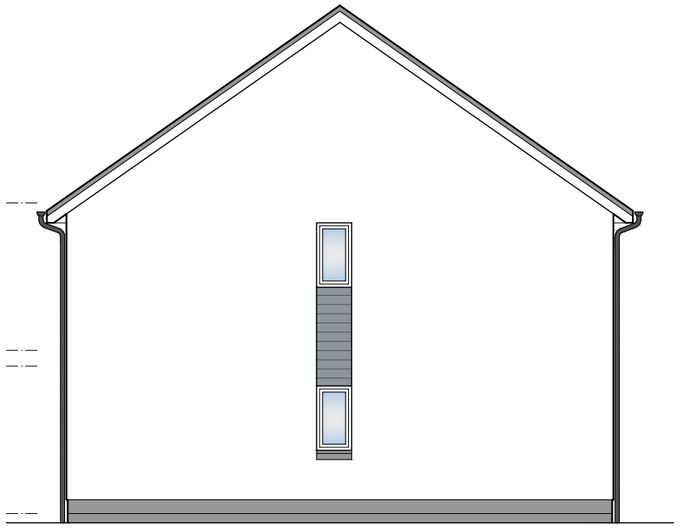
PLOT Nos.
753-755



FRONT ELEVATION



GABLE ELEVATION



ENHANCED GABLE ELEVATION



REAR ELEVATION

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

01 Precast basecourse and cills

02 Dry dash roughcast

03 uPVC windows

04 uPVC gutters and downpipes

05 Concrete roof tiles

06 Boarding detail

All colours as External Finishes Schedule



IMAGE 1 - FRONT PERSPECTIVE

1 : 100 0 1m 2m 3m 6m

Bracewell
ARCHITECTURE I MASTERPLANNING I ENERGY

5 Ness Bank, Inverness, IV2 4SF 01463 233760

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8 High Street, Oban, PA34 4BG 01631 359054

AREA A6, NESS-SIDE
INVERNESS

TULLOCH HOMES LIMITED

CORRAN-ORRIN-CORRAN - T10 - ELEVATIONS

STATUS: **PLANNING**

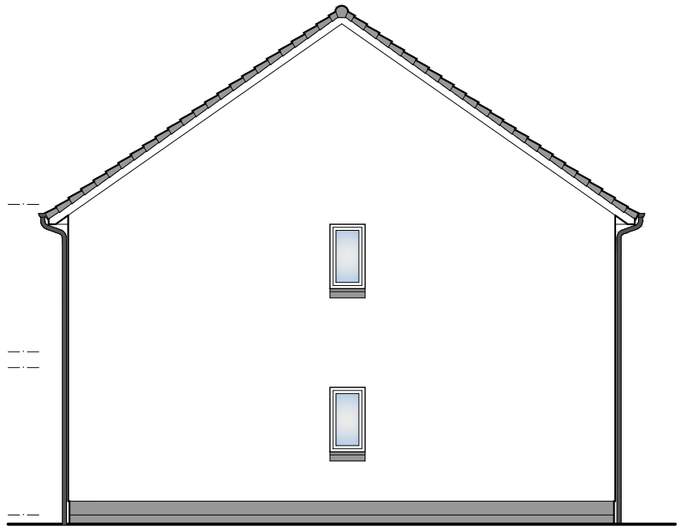
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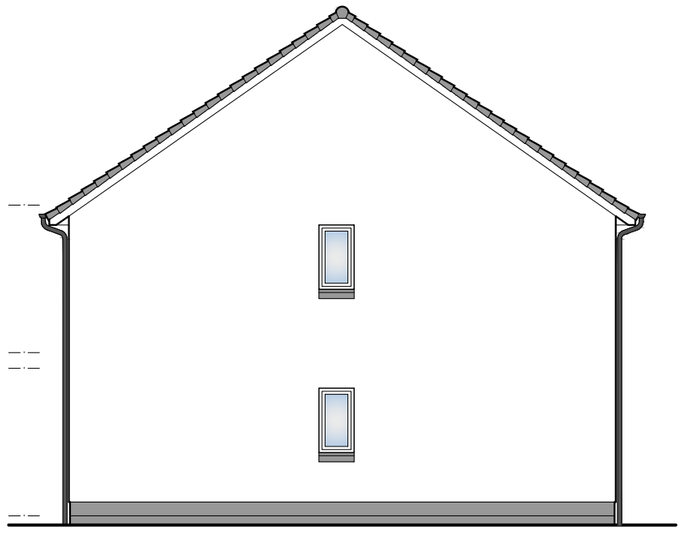
PLOT Nos.
749-750

Corran
2 storey semi-detached house / 3 Beds
Floor Area = 82m^2



FRONT ELEVATION


GABLE ELEVATION


GABLE ELEVATION

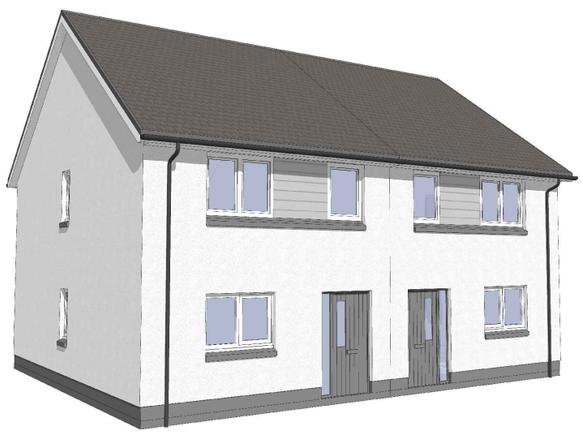


REAR ELEVATION

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

01 Precast basecourse and cills
02 Dry dash roughcast
03 uPVC windows
04 uPVC gutters and downpipes
05 Concrete roof tiles
06 Boarding detail

All colours as External Finishes Schedule


3D PERSPECTIVE

1 : 100 0 1m 2m 3m 6m

Bracewell
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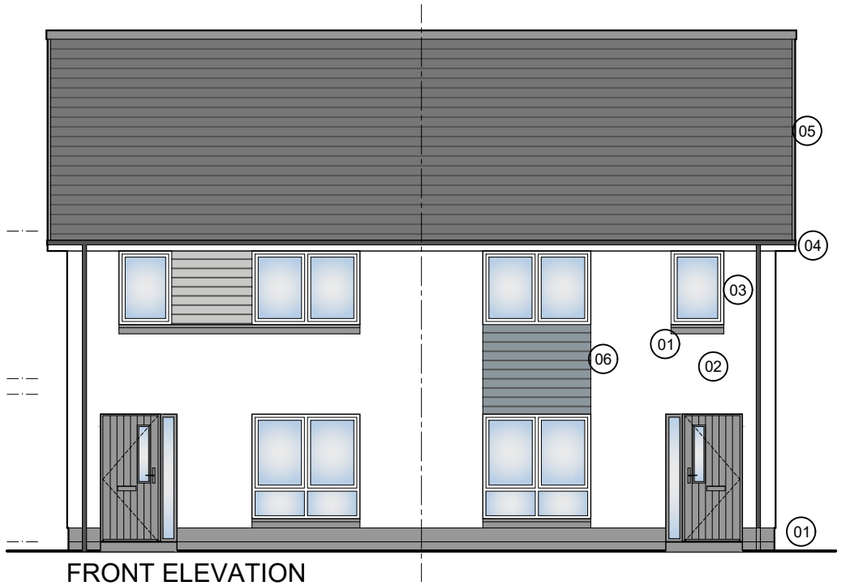
AREA A6, NESS-SIDE
INVERNESS

TULLOCH HOMES LIMITED

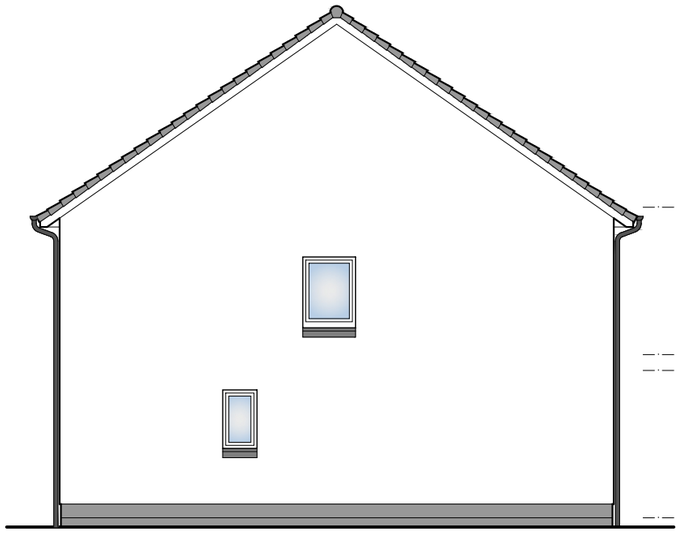
CORRAN ELEVATIONS

STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	LJ
PAPER SIZE:	A3	DATE:	Oct 2026
DWG No.	5260-01-061	REV.	A



FRONT ELEVATION



GABLE ELEVATION

PLOT Nos.
701-704, 747-748, 751-752

Torrin
2 storey semi-detached house / 3 Beds
Floor Area = 88m^2



ENHANCED GABLE ELEVATION



GABLE ELEVATION



REAR ELEVATION

REV	DATE	DESCRIPTION	DRN
A	9.10.26	External Finish Colours Updated	CK

01 Precast basecourse and cills
02 Dry dash roughcast
03 uPVC windows
04 uPVC gutters and downpipes
05 Concrete roof tiles
06 Boarding detail

All colours as External Finishes Schedule





3D PERSPECTIVE

1 : 100 0 1m 2m 3m 6m

Bracewell
ARCHITECTURE I MASTERPLANNING I ENERGY

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IV2 4SF
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Unit 19, Scion House,
Stirling University Innovation Park,
Stirling FK9 4NF
01786 232777

8 High Street,
Oban,
PA34 4BG
01631 359054

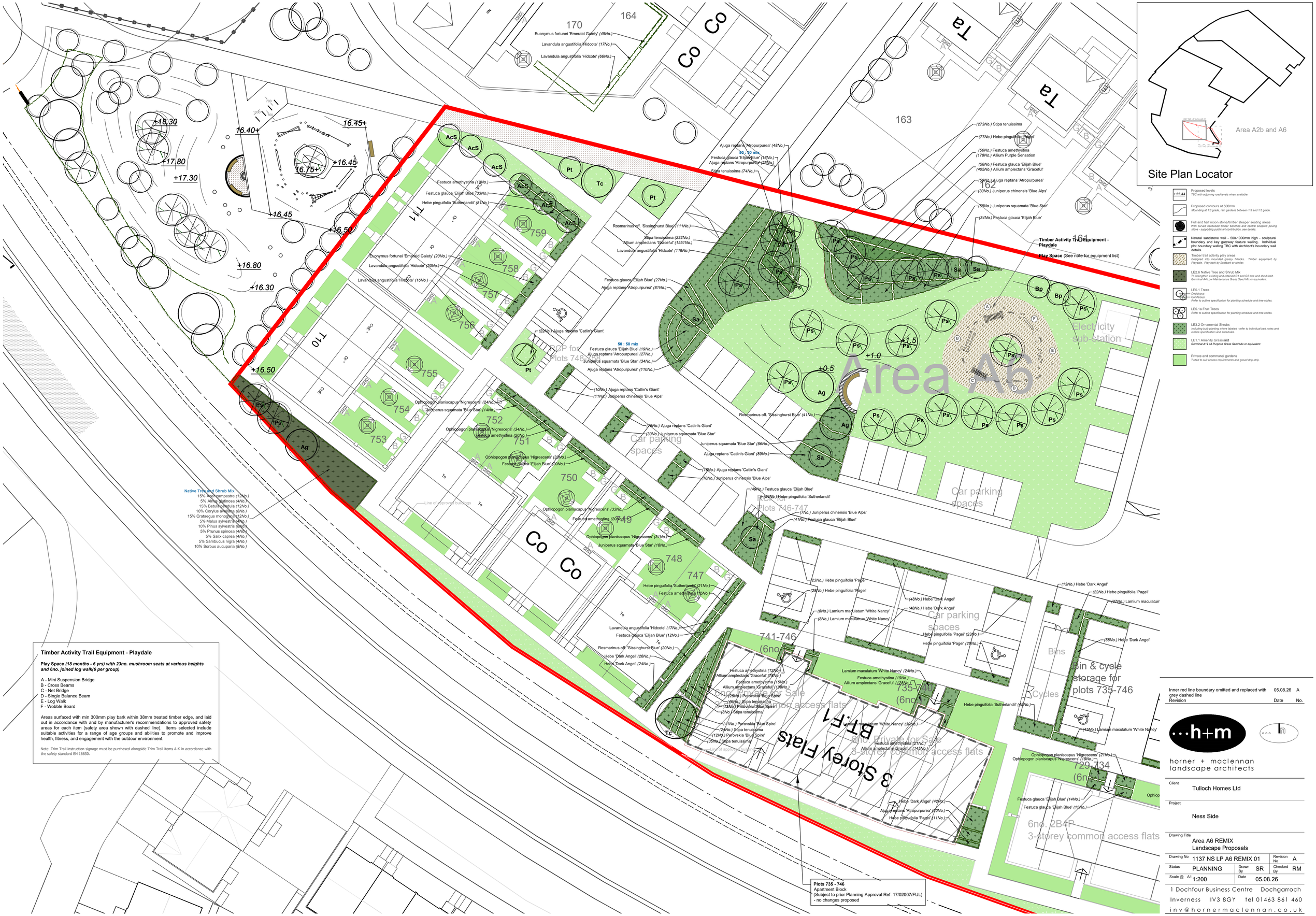
AREA A6, NESS-SIDE
INVERNESS

TULLOCH HOMES LIMITED

TORRIN ELEVATIONS

STATUS: **PLANNING**

SCALE:	1 : 100	DRAWN:	LJ
PAPER SIZE:	A3	DATE:	Oct 2026
DWG No.	5260-01-071	REV.	A


Area A6
Area A2b and A6
Site Plan Locator
Electricity sub-station
Car parking spaces
Car parking
Bins
Bin & cycle storage for plots 735-746
Cycles
RCP for Plots 748-749
Plots 746-747
741-746 (6no
735-740 (6no
729-734 (6no
6no. 2B4P 3-storey common access flats
3 Storey Flats B1:F1
Line of approved buildings
Timber Activity Trail Equipment - Playdale
Play Space (See note for equipment list)
Native Tree and Shrub Mix
15% Acer campestre (12No.)
5% Alnus glutinosa (4No.)
15% Betula pendula (12No.)
10% Corylus avellana (8No.)
15% Crataegus monogyna (12No.)
5% Malus sylvestris (4No.)
10% Pinus sylvestris (8No.)
5% Prunus spinosa (4No.)
5% Salix caprea (4No.)
5% Sambucus nigra (4No.)
10% Sorbus aucuparia (8No.)
50 : 50 mix
Ajuga reptans 'Atropurpurea' (48No.)
Festuca glauca 'Elijah Blue' (48No.)
Ajuga reptans 'Atropurpurea' (25No.)
Stipa tenuissima (74No.)
Festuca amethystina (19No.)
Festuca glauca 'Elijah Blue' (33No.)
Hebe pinguifolia 'Sutherlandii' (81No.)
Euonymus fortunei 'Emerald Gaiety' (20No.)
Lavandula angustifolia 'Hidcote' (20No.)
Lavandula angustifolia 'Hidcote' (16No.)
Rosmarinus off. 'Sissinghurst Blue' (1111No.)
Stipa tenuissima (222No.)
Allium amplectans 'Graceful' (1551No.)
Lavandula angustifolia 'Hidcote' (119No.)
Festuca glauca 'Elijah Blue' (27No.)
Ajuga reptans 'Atropurpurea' (81No.)
(22No.) Ajuga reptans 'Catlin's Giant'
Festuca glauca 'Elijah Blue' (19No.)
Ajuga reptans 'Atropurpurea' (27No.)
Juniperus squamata 'Blue Star' (34No.)
Ajuga reptans 'Atropurpurea' (110No.)
(10No.) Ajuga reptans 'Catlin's Giant'
(11No.) Juniperus chinensis 'Blue Alps'
Ophiopogon planiscapus 'Nigrescens' (24No.)
Juniperus squamata 'Blue Star' (14No.)
Ophiopogon planiscapus 'Nigrescens' (34No.)
Festuca amethystina (20No.)
Ophiopogon planiscapus 'Nigrescens' (33No.)
Festuca glauca 'Elijah Blue' (20No.)
Ophiopogon planiscapus 'Nigrescens' (33No.)
Festuca amethystina (20No.)
Ophiopogon planiscapus 'Nigrescens' (31No.)
Juniperus squamata 'Blue Star' (18No.)
Hebe pinguifolia 'Sutherlandii' (21No.)
Festuca amethystina (15No.)
Lavandula angustifolia 'Hidcote' (17No.)
Festuca glauca 'Elijah Blue' (12No.)
Rosmarinus off. 'Sissinghurst Blue' (20No.)
Hebe 'Dark Angel' (26No.)
Hebe 'Dark Angel' (24No.)
(273No.) Stipa tenuissima
(77No.) Hebe pinguifolia 'Pagei'
(56No.) Festuca amethystina
(178No.) Allium Purple Sensation
(58No.) Festuca glauca 'Elijah Blue'
(405No.) Allium amplectans 'Graceful'
(59No.) Ajuga reptans 'Atropurpurea'
(30No.) Juniperus chinensis 'Blue Alps'
(58No.) Juniperus squamata 'Blue Star'
(34No.) Festuca glauca 'Elijah Blue'
Rosmarinus off. 'Sissinghurst Blue' (41No.)
(76No.) Ajuga reptans 'Catlin's Giant'
(30No.) Juniperus squamata 'Blue Star'
Juniperus squamata 'Blue Star' (86No.)
Ajuga reptans 'Catlin's Giant' (89No.)
(15No.) Ajuga reptans 'Catlin's Giant'
(18No.) Juniperus chinensis 'Blue Alps'
(49No.) Festuca glauca 'Elijah Blue'
(54No.) Hebe pinguifolia 'Sutherlandii'
(7No.) Juniperus chinensis 'Blue Alps'
(41No.) Festuca glauca 'Elijah Blue'
(23No.) Hebe pinguifolia 'Pagei'
(29No.) Hebe pinguifolia 'Pagei'
(48No.) Hebe 'Dark Angel'
(8No.) Lamium maculatum 'White Nancy'
Hebe pinguifolia 'Pagei' (23No.)
Hebe pinguifolia 'Pagei' (29No.)
(13No.) Hebe 'Dark Angel'
(22No.) Hebe pinguifolia 'Pagei'
(37No.) Lamium maculatum
(58No.) Hebe 'Dark Angel'
(45No.) Lamium maculatum 'White Nancy'
Lamium maculatum 'White Nancy' (24No.)
Festuca amethystina (19No.)
Allium amplectans 'Graceful' (128No.)
Hebe pinguifolia 'Sutherlandii' (43No.)
Lamium maculatum 'White Nancy' (30No.)
Festuca amethystina (21No.)
Allium amplectans 'Graceful' (145No.)
Hebe 'Dark Angel' (42No.)
Ajuga reptans 'Atropurpurea' (30No.)
Hebe pinguifolia 'Pagei' (11No.)
Ophiopogon planiscapus 'Nigrescens' (21No.)
Ophiopogon planiscapus 'Nigrescens' (19No.)
Festuca glauca 'Elijah Blue' (14No.)
Festuca glauca 'Elijah Blue' (15No.)
Festuca amethystina (12No.)
Allium amplectans 'Graceful' (19No.)
Festuca amethystina (16No.)
Allium amplectans 'Graceful' (106No.)
(25No.) Perovskia 'Blue Spire'
(46No.) Stipa tenuissima
(21No.) Perovskia 'Blue Spire'
(8No.) Stipa tenuissima
(11No.) Perovskia 'Blue Spire'
(24No.) Stipa tenuissima
(12No.) Perovskia 'Blue Spire'
(33No.) Stipa tenuissima
Proposed levels
TBC with adjoining road levels when available.
Proposed contours at 500mm
Mounding at 1:3 grade, rain gardens between 1:3 and 1:5 grade.
Full and half moon stone/timber sleeper seating areas
With curved hardwood timber benches and central sculpted paving stone - supporting public art contribution, see details.
Natural sandstone wall - 500-1000mm high - sculptural boundary and key gateway feature walling. Individual plot boundary walling TBC with Architect's boundary wall details.
Timber trail activity play areas
Designed into mounded grassy hillocks. Timber equipment by Playdale. Play bark by Scobark or similar.
LE2.6 Native Tree and Shrub Mix
To strengthen existing and retained G1 and G2 tree and shrub belt. Germinal A4 Low Maintenance Grass Seed Mix or equivalent.
LE5.1 Trees
Deciduous
Coniferous
Refer to outline specification for planting schedule and tree codes.
LE5.1a Fruit Trees
Refer to outline specification for planting schedule and tree codes.
LE3.2 Ornamental Shrubs
Including bulb planting where labeled - refer to individual bed notes and outline specification and schedules.
LE1.1 Amenity Grassland
Germinal A19 All Purpose Grass Seed Mix or equivalent.
Private and communal gardens
Turfed to suit access requirements and gravel drip strip.
Timber Activity Trail Equipment - Playdale
Play Space (18 months - 6 yrs) with 23no. mushroom seats at various heights and 6no. joined log walk(6 per group)
A - Mini Suspension Bridge
B - Cross Beams
C - Net Bridge
D - Single Balance Beam
E - Log Walk
F - Wobble Board
Areas surfaced with min 300mm play bark within 38mm treated timber edge, and laid out in accordance with and by manufacturer's recommendations to approved safety areas for each item (safety area shown with dashed line). Items selected include suitable activities for a range of age groups and abilities to promote and improve health, fitness, and engagement with the outdoor environment.
Note: Trim Trail instruction signage must be purchased alongside Trim Trail items A-K in accordance with the safety standard EN 16630.
Plots 735 - 746
Apartment Block
(Subject to prior Planning Approval Ref: 17/02007/FUL)
- no changes proposed
Inner red line boundary omitted and replaced with grey dashed line
05.08.26 A
Revision Date No.
horner + maclennan
landscape architects
Client
Tulloch Homes Ltd
Project
Ness Side
Drawing Title
Area A6 REMIX
Landscape Proposals
Drawing No 1137 NS LP A6 REMIX 01
Revision No A
Status PLANNING
Drawn By SR
Checked By RM
Scale @ A1 1:200
Date 05.08.26
1 Dochfour Business Centre Dochgarroch
Inverness IV3 8GY tel 01463 861 460
inv@hornermaclennan.co.uk

Timber Activity Trail Equipment - Playdale

Play Space *(18 months - 6 yrs) with 23no. mushroom seats at various heights and 6no. joined log walk(6 per group)*

A - Mini Suspension Bridge
B - Cross Beams
C - Net Bridge
D - Single Balance Beam
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Areas surfaced with min 300mm play bark within 38mm treated timber edge, and laid out in accordance with and by manufacturer's recommendations to approved safety areas for each item (safety area shown with dashed line). Items selected include suitable activities for a range of age groups and abilities to promote and improve health, fitness, and engagement with the outdoor environment.

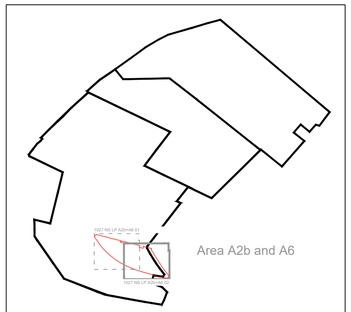
Note: Trim Trail instruction signage must be purchased alongside Trim Trail items A-K in accordance with the safety standard EN 16630.

Plots 735 - 746
Apartment Block
(Subject to prior Planning Approval Ref: 17/02007/FUL)
- no changes proposed

Line of approved building

Line of approved building

Site Plan Locator



Proposed levels
TBC with adjoining road levels when available.

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Mounding at 1:3 grade, rain gardens between 1:3 and 1:5 grade.

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Revision	Date	No.
Inner red line boundary omitted and replaced with grey dashed line	05.08.26	A

horner + maclennan
landscape architects

Client: Tulloch Homes Ltd

Project: Ness Side

Drawing Title: Area A6 REMIX
Landscape Proposals

Drawing No	1137 NS LP A6 REMIX 02	Revision No	A
Status	PLANNING	Drawn By	SR
Scale @ A1	1:200	Checked By	RM
		Date	05.08.26

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