Agenda Item	**7.7**
Report No	**PLS/70/26**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 2 December 2026

Report Title: 26/03097/FUL: Alvie Trust

Land 60M NW of Mon A'Choille, Insh, Kingussie

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Erection of house (as amended)

Ward: 20 – Badenoch and Strathspey

Development category: Local

Reason referred to Committee: Objections from 5 or more addresses

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

Recommendation

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

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought for the erection of a 1½-storey detached house. The proposed house would be situated within an established group of existing buildings making use of a private access track that serves four other properties.

1.2 Pre-Application Consultation: (24/05107/PREAPP) advised that an application for one house could potentially be supported, but that two houses would not be acceptable.

1.3 Supporting Information:

- Tree Constraints Survey
- Tree Schedule
- Tree Constraints Plan
- Tree Planting Plan
- Tree Protection Plan
- Air source Heat Pump Data Sheet
- Design Statement
- Ground Investigation Report
- Planning Statement
- Private Access Checklist

1.4 Variations: amended house design and removal of garage.

2. SITE DESCRIPTION

2.1 The site is located at land 60m northwest of Mon A'Choille, Insh, approximately 3km southwest of Kincraig, within the Cairngorms National Park.

2.2 It comprises a relatively flat, undeveloped and overgrown field, bounded by trees and established vegetation to the north, with agricultural land to the east and poorer quality rough ground to the west and south. The land is enclosed by post-and-wire fencing, with a short embankment falling away towards the south.

2.3 The site is accessed from the B970 public road via an existing private access track which also serves four existing houses. Development in the immediate vicinity is dispersed and rural in character, comprising a small group of residential and former agricultural buildings set amongst areas of open land and established vegetation.

2.4 Mon A'Choille lies approximately 38m to the south-east of the site, with a derelict steading located to the south. Other residential properties are located along the private access track. The combination of surrounding vegetation, existing buildings and the site's position set back from the public road means that it is not visually prominent from the wider surrounding area.

2.5 The wider area has a predominantly rural character, comprising scattered residential properties, agricultural land, woodland and areas of rough vegetation.

3. PLANNING HISTORY

3.1	10.04.2026	25/03584/FUL - Erection of house and garage	Application refused
3.2	21.01.2025	24/05107/PREAPP - Erection of 2no. houses	

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 27 August 2026

Representation deadline: 10 September 2026

Timeous representations: 7 (7 no. households)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

a) Principle of development and compliance with rural housing policy.
b) Scale, design and form of the proposed dwelling and garage in relation to the character of surrounding development.
c) Landscape and visual impact, including increased domestication of the undeveloped site.
d) Impact on biodiversity and protected species, and adequacy of the ecological information submitted.
e) Loss of trees and established vegetation, including juniper and birch, associated with the access works.
f) Access, traffic and pedestrian safety impacts, including the design of the upgraded access and interaction with the Badenoch and Strathspey Way.
g) Impact on neighbouring residential amenity from increased traffic, noise, activity and loss of existing screening.
h) Relationship of the development and access works to existing underground utilities and infrastructure.

Material considerations raised in support of the application as follows:

i) Provision of family-sized housing to help meet local housing needs and support the local economy/workforce.

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

5. CONSULTATIONS

5.1 **Forestry Team:** No objection, subject to tree protection and planting conditions.

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

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

5.4 **Scottish Water:** No objection.

5.5 **NatureScot:** Advises that the site is within an area used by wildcat and recommends a wildcat survey and/or consultation with the Saving Wildcat project to establish whether resting places may be affected.

6. DEVELOPMENT PLAN POLICY

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

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 5 - Soils
Policy 6 - Forestry, Woodland and Trees
Policy 14 - Design Quality and Place
Policy 17 - Rural Homes

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

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

6.3 Cairngorms National Park Guidance

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

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets
Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

a) compliance with the development plan and other planning policy

b) rural housing

c) siting, design and residential amenity

d) access, parking and services

e) biodiversity, trees and wildlife

f) any other material considerations

Development plan/other planning policy

8.4 The proposal requires to be assessed against the adopted National Planning Framework 4 (NPF4) and Cairngorms National Park Local Development Plan (CNPALDP). Of particular relevance are NPF4 Policies 14 (Design, Quality and Place) and 17 (Rural Homes), and CNPALDP Policies 1 (New Housing Development) and 3 (Design and Placemaking).

8.5 Planning application 25/03584/FUL for the erection of a house and garage on the same site was considered by the South Planning Applications Committee on 1 April 2026. Although recommended for approval, the application was refused by Committee. The reasons for refusal related to NPF4 Policy 17(c), CNPALDP Policy 3 and CNPALDP Policy 1.2; specifically, the failure to demonstrate support for an existing fragile community or identified local housing needs, the scale and design of the dwelling in relation to nearby properties, and the failure to reinforce and enhance the character and existing pattern of the rural group.

8.6 The current application relates to the same site and retains the same overall principle of development. The substantive change from the previously refused proposal is the revised design and scale of the dwelling. Accordingly, the previous decision is a material consideration in the determination of this application and particular consideration must be given to whether the revised proposal has overcome the reasons for refusal.

Rural Housing

8.7 NPF4 Policy 17 seeks to encourage, promote and facilitate the delivery of high quality, affordable and sustainable rural homes in the right locations. The site lies within an area classified as remote rural and the proposal therefore requires consideration against the relevant provisions of Policy 17.

8.8 The previous application was refused, in part, because Committee considered that the applicant had failed to demonstrate that the development would support an existing fragile community or identified local housing needs, contrary to NPF4 Policy 17(c). The current application remains for a single open-market dwelling on the same site. However, in assessing the current proposal, further consideration has been given to the evidence of housing need and housing pressures within the local area.

8.9 The Highland Local Housing Strategy 2023-2028 identifies significant housing pressures within the Badenoch and Strathspey Housing Market Area. In particular, the Strategy records 15.3 applicants for every available social rented property, the highest pressure ratio identified amongst Highland's Housing Market Areas. It also identifies that 13.9% of the housing stock within Badenoch and Strathspey comprises ineffective stock through empty and second homes, which reduces the availability of housing to meet local needs. In addition, evidence contained within the Badenoch and Strathspey Business Housing Needs Survey (2021) identifies difficulties in accessing suitable family housing within the area, further demonstrating housing pressures affecting local households and the workforce.

8.10 This is reinforced by the Council's Statement of Reasons for establishing the Badenoch and Strathspey Short Term Let Control Area, which identifies evidence that local people experience difficulty accessing or affording housing to buy or rent within their local area and that businesses experience difficulties attracting staff due to the limited availability of housing. The Statement also identifies the loss of housing stock to tourist accommodation as a significant issue and seeks to support the availability of residential properties for full-time residential use. Taken together, this provides clear evidence of wider housing availability and affordability pressures affecting the Badenoch and Strathspey area.

8.11 In relation to NPF4 Policy 17(c)(i), the Council's Rural Housing Supplementary Guidance Explanatory Note advises that, in the absence of a formal designation or definition of 'fragile communities', these may comprise an identifiable collection of long-established buildings which have developed due to a historic function, event or land use. Historic mapping dating from 1869 shows a collection of buildings in the immediate vicinity of the application site, including a smithy and an old limekiln. While the form and composition of the building group has changed over time, the mapping demonstrates a long history of built development at this location associated with identifiable rural functions and land uses. The existing group can therefore reasonably be regarded as the continuation of a long-established pattern of rural development within this locality. On this basis, it is considered that the proposal would add to an established rural community which has historic functional origins, consistent with the Council's interpretation of criterion i of NPF4 Policy 17(c).

8.12 In relation to criterion ii of NPF4 Policy 17(c), the Council's Rural Housing Supplementary Guidance Explanatory Note advises that the requirement to support identified 'local housing outcomes' can be satisfied where a proposal meets at least one of the outcomes of the Highland Local Housing Strategy (LHS) 2023-2028. Of particular relevance to this proposal are LHS Priority 1, which seeks to ensure that housing supply enables strong economic growth and creates resilient communities and places by improving the scale and effectiveness of housing land supply and enabling rural and community-based housing developments, and LHS Priority 3,

which seeks to ensure that people in Highland have access to a wider range of housing options and choices.

8.13 While some of the evidence identified above demonstrates particular pressure for affordable housing, it also identifies broader issues concerning the availability of open-market housing to buy and rent and its role in accommodating local residents and workers. The proposed dwelling would be an unrestricted open-market property and cannot therefore be regarded as directly meeting an identified affordable housing need. However, by providing an additional family-sized dwelling, the proposal would increase housing supply and choice within Badenoch and Strathspey and support the housing outcomes identified under LHS Priorities 1 and 3.

8.14 The evidence demonstrates significant housing availability and affordability pressures within Badenoch and Strathspey, affecting both local households and the ability of businesses to attract and retain workers. While the contribution of a single open-market dwelling would necessarily be modest, it would nonetheless add to the housing stock within an established rural group in an area where housing pressure has been identified. The reduced scale of the dwelling also provides a form of housing which is more proportionate to local housing requirements than the substantially larger dwelling previously proposed.

8.15 On balance, it is therefore considered that the proposal would add to an established rural community with historic functional origins and would make a small but positive contribution towards increasing housing supply and choice within an area experiencing identified housing pressures. In doing so, the development would support the identified local housing outcomes set out under LHS Priorities 1 and 3, consistent with the approach set out in the Council's Rural Housing Supplementary Guidance Explanatory Note. The proposal is therefore considered to satisfy criteria i and ii of NPF4 Policy 17(c). Subject to the acceptability of its location, access and environmental impacts, as considered elsewhere in this report in respect of criterion iii, the requirements of Policy 17(c) are considered to be met. The additional evidence and assessment now available are therefore considered sufficient to address this element of the previous reason for refusal.

8.16 CNPALDP Policy 1.2 supports new housing development which adds to an existing rural group where it connects to, reinforces and enhances the character of the group, integrates with the existing built form and pattern of development, and does not add more than one third to the existing number of buildings in the group within the Plan period. The previous report identified the site as forming part of an established grouping comprising four houses along a shared private access with a former steading located to the south of the site.

8.17 In refusing the previous application, Committee did not accept that the proposed dwelling would reinforce and enhance the character of this group or integrate satisfactorily with the existing pattern of development. While the siting of the proposed dwelling remains unchanged, its scale, massing and design have been significantly revised, as considered in the Siting, Design and Residential Amenity section below.

8.18 The materially reduced scale and simplified form of the dwelling have the potential to enable it to relate more successfully to the existing buildings and reinforce, rather

than detract from, the character of the established group. The implications of these changes for the character and integration of the development are considered further in the Siting, Design and Residential Amenity assessment below.

Siting, Design and Residential Amenity

8.19 The principal change from the previously refused proposal is the design and scale of the house. The previous proposal comprised a relatively substantial 1½-storey T-shaped dwelling formed by two distinct wings, one of which incorporated extensive glazing and a more contemporary architectural treatment. Committee considered that its scale and design were not in keeping with the existing nearby properties.

8.20 The current proposal is for a detached three-bedroom dwelling. The house adopts a simple rectangular linear form with a pitched natural slate roof and is finished in a combination of natural stone and timber cladding with dark grey windows and doors. The first floor has a mix of two dormers and rooflights. The revised design follows a more traditional rural form and has been simplified considerably from the previously refused scheme, with the garage element removed entirely.

8.21 The revised dwelling has been substantially simplified in form and materially reduced in scale, resulting in a lower visual presence within the site. The omission of the detached garage further reduces the overall extent of built development and responds directly to Committee's concerns regarding the relationship of the proposal to nearby properties.

8.22 The immediate group contains buildings of differing age, form and scale, although the nearest residential properties, including Mon A'Choille and Moor Cottage, are modest single-storey dwellings. The revised proposal has been simplified in both form and appearance and now relates more closely to the scale and character of the surrounding buildings. Planning policy does not require new development to replicate neighbouring properties exactly; rather, the relevant consideration is whether it integrates satisfactorily with the established character and built form of the group.

8.23 In comparison with the refused scheme, the reduction in scale and simpler form give the dwelling a more recessive appearance and a stronger relationship with the modest rural buildings which characterise the immediate group. Its position adjacent to the existing buildings, together with the surrounding vegetation and limited wider visibility of the site, would further reduce its prominence within the landscape. While development of the currently undeveloped site would inevitably introduce an additional domestic element, its location immediately adjacent to the established building group, together with the materially reduced scale of the dwelling, would contain this change within the existing pattern of development rather than resulting in an isolated extension of residential development into the wider countryside.

8.24 It is therefore considered that the revised proposal has responded positively to the design concerns identified by Committee. The dwelling would no longer appear disproportionately large or overly dominant or incongruous within the group and would represent an acceptable contemporary addition to the rural setting.

8.25 On this basis, the revised scale, massing and architectural treatment are considered sympathetic to the character of the surrounding development. The proposal is

therefore considered to accord with NPF4 Policy 14 and CNPALDP Policy 3 in respect of design and placemaking.

8.26 For the same reasons, the revised development would connect to and reinforce the existing group and would integrate satisfactorily with its established built form and pattern. It is therefore considered that the revised design has overcome the previous reason for refusal insofar as it relates to CNPALDP Policy 1.2.

8.27 Representations raise concerns regarding the potential impact of additional traffic, activity and the loss of vegetation on the amenity of neighbouring properties. The proposal is for a single dwelling and the level of additional vehicle movements and domestic activity generated would be limited. The proposed house is also sufficiently separated from neighbouring properties to avoid unacceptable overlooking, overshadowing or overbearing impacts. While some existing vegetation would be removed to facilitate the development and access improvements, substantial vegetation would be retained, and replacement planting is proposed. Having regard to the scale of the development, its relationship with neighbouring properties and the established residential use of the access, the proposal is not considered likely to result in an unacceptable impact on the residential amenity of neighbouring occupants.

Access, Parking and Services

8.28 Vehicular access to the proposed site is taken from the existing private access road which connects to the B970 public road. The private access road currently serves four houses and is already established for residential use. Representations suggest that the existing private access track is unsuitable for additional traffic.

8.29 The submitted plans confirm that the junction with the B970 will be upgraded to Council Standard SDB2 Service Bay, and a new passing place will be provided along the private access road to improve safety and facilitate two-way movement. Having regard to the existing residential use of the access and the relatively limited additional traffic associated with one dwelling, together with the proposed junction and passing place improvements, the access is considered capable of safely accommodating the development. The proposed access arrangements are therefore considered acceptable.

8.30 Representations also raise concern regarding the interaction of vehicles using the access with pedestrians using the Badenoch and Strathspey Way. The development would generate only a limited increase in vehicle movements associated with a single dwelling. The proposed improvements to the junction and provision of an additional passing place would improve opportunities for vehicles to pass and manoeuvre safely along the access. Having regard to the limited scale of the additional traffic generated, it is not considered that the development would give rise to an unacceptable conflict between vehicles and users of the route.

8.31 The site layout plans indicate four in-curtilage car parking spaces and a turning area, allowing vehicles to enter and leave the site in a forward gear. This meets Council guidelines and is acceptable.

8.32 The proposed house will connect to the public water supply. Private foul and surface water drainage will be provided within the boundary of the site. Foul drainage will be treated by a private treatment plant with discharge to a series of soakaway trenches, while surface water will be managed separately and discharged to a dedicated soakaway within the site. The drainage infrastructure can be accommodated within the site, and no concerns have been identified which would indicate that the development cannot be adequately serviced.

8.33 The proposal incorporates an air source heat pump positioned adjacent to the rear of the dwelling.

8.34 Overall, the site can be safely accessed and adequately serviced, with appropriate provision for parking, drainage and utilities. The proposal is therefore considered acceptable in respect of access, parking and servicing.

Biodiversity, trees and wildlife

8.35 The submitted Design Statement includes baseline information on biodiversity mitigation and enhancement. This has informed the proposed landscaping and tree planting proposals. These measures include native tree planting, wildflower meadow areas and new hedgerows, all of which will contribute to strengthening habitats and enhancing the biodiversity on site. The scale and nature of the proposed mitigation and enhancement works are considered appropriate for the size and character of the development.

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

8.37 A Tree Constraints Survey, Tree Schedule, Tree Constraints Plan, Tree Planting Plan and Tree Protection Plan have been submitted. The Council's Forestry Team has considered the proposal and the submitted documents, and has no objections to the proposal, subject to a planting condition. The site includes Silver Birch and Common Juniper trees. Some tree removal is required for the junction upgrade. Replacement tree planting is proposed to the east of the junction, which will also provide screening for the neighbouring house. The submitted Tree Planting Plan outlines the wider compensatory tree planting proposed through the site.

8.38 In response to the comments received from NatureScot, the applicant submitted a Protected Species Survey to assess the potential presence of protected species within and around the site. The survey confirmed two active badger setts in the vicinity of the development and identified suitable wildcat breeding and resting habitat within the surrounding area. Information obtained by the ecologist from the Saving Wildcats Project also confirmed activity by eight GPS-collared wildcats within 200m of the site. However, no wildcat breeding sites or resting places were identified within the proposed development footprint.

8.39 The survey sets out a range of mitigation measures to avoid impacts on badgers and wildcats during construction and operation of the development. The ecologist has advised that these measures were informed through engagement with the Saving Wildcats Project and NatureScot, and that further consultation with NatureScot's licensing team will be undertaken prior to the commencement of development where required. Subject to implementation of the recommended mitigation measures and compliance with any relevant licensing requirements, the survey concludes that significant adverse impacts on protected species are unlikely.

8.40 Accordingly, it is considered that sufficient ecological information has now been provided to allow the impacts of the development on protected species to be properly assessed and, subject to appropriate mitigation and any necessary licensing requirements, the proposal accords with NPF4 Policy 3 and Policy 4.

Other material considerations

8.41 Representations raised the potential for there to be archaeological features in the area. In response, the applicant submitted a site layout plan with historical mapping overlaid, which identifies the location of a former lime kiln. However, this feature lies outwith the application site boundary. Notwithstanding this, the wider area is recognised as having archaeological potential. The Council's Historic Environment Team was consulted and has no objection, subject to a planning condition requiring archaeological evaluation of the site prior to development commencing.

8.42 Concerns were raised that no engagement took place with local residents or the Community Council prior to submission of the application. This proposal represents a single dwelling, and developments of this scale are not subject to mandatory pre-application consultation. As such, there is no requirement for the applicant to undertake community engagement prior to lodging the planning application.

8.43 Concerns have also been raised regarding the relationship of the proposed works to existing underground services. The responsibility for identifying and safeguarding existing utility infrastructure rests with the developer and relevant utility providers. No evidence has been identified which indicates that the presence of existing services would prevent the development from being undertaken, and this does not provide a basis for withholding planning permission.

8.44 Representations also suggest that the house may be used as a second home or holiday accommodation. Occupation of the proposed dwelling as either a principal residence or second home would not, in itself, constitute a material change of use requiring planning permission. If the applicant wishes to use the property for a holiday let planning permission would be required for a change of use, as the site is located within the Ward 20 Short-Term Let Control Area.

Non-material considerations

8.45 Representations suggest that the development would impact on private views. However, loss of a private view is not a material planning consideration and therefore cannot be taken into account in the determination of this application.

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

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

Matters to be secured by Upfront Payment

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

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

9. CONCLUSION

9.1 The previous decision of Committee has been given significant weight in the assessment of the current application. The revised proposal would relate more successfully to the scale and character of the established rural building group without giving rise to unacceptable effects on the amenity of neighbouring properties. In addition, further evidence regarding the historic origins of the rural building group and housing pressures within Badenoch and Strathspey provides a clearer basis for concluding that the proposal would support an established rural community and make a small but positive contribution towards identified local housing outcomes. It is therefore considered that the matters which formed the previous reasons for refusal have been satisfactorily addressed and that the proposal now accords with NPF4 Policies 14 and 17 and CNPALDP Policies 1.2 and 3.

9.2 The development raises no unacceptable issues in respect of access, parking, drainage, natural heritage, biodiversity, protected species, trees or archaeology, subject to the inclusion of relevant planning conditions and implementation of the mitigation measures identified within the Protected Species Survey.

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

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y
Notification to Scottish Ministers	N
Developer Contribution upfront payment	Y
Revocation of previous permission	N

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

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

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

2. No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Planning Authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation shall be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis, the development hereby approved shall not be occupied or brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition shall have been submitted to and approved in writing by the Planning Authority. The PERD shall be carried out in complete accordance with the approved details.

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

3. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located as per the approved Tree Protection Plans (in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and shall not be moved or removed during the construction period without the prior written approval of the Planning Authority.

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

4. The planting and maintenance programme shall be carried out in accordance with the Compensatory Planting Plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species. The applicant shall submit photographic evidence to show planting has been carried out.

   Reason: In the interests of amenity and in mitigation for trees felled as a result of this development.

5. The development shall be carried out in accordance with the recommendations and mitigation measures contained within the Protected Species Survey prepared by EnviroCentre dated October 2026, unless otherwise agreed in writing by the Planning Authority. Any further surveys, consultations with NatureScot, or licences identified as necessary within the approved survey shall be undertaken and secured prior to the commencement of the relevant works.

   Reason: To safeguard protected species and their habitats in the interests of biodiversity.

6. The air source heat pump must be installed in accordance with the noise standards within the Microgeneration Scheme guidance - MCS 020 MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

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

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 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

Corporate Address Gazetteer

The Council's Corporate Address Gazetteer Team would like to make you aware of the online form to register an official address:

https://www.highland.gov.uk/planning-building-standards/street-naming-numbering-property-addresses/5

You will need a postal address to install your services etc. We would therefore encourage you to submit a request for a new address as soon as planning permission has been granted.

Signature:	Bob Roberton
Designation:	Area Planning Manager - South
Author:	Elaine Watt
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - CAA-XX-XX-DR-A-000001 REV A – Location Plan
	Plan 2 - CAA-XX-XX-DR-A-000010 – Site Layout Plan
	Plan 3 - CAA-XX-XX-DR-A-000004 – Access Layout
	Plan 4 - CAA-XX-XX-DR-A-000005 – Road Layout/Passing Place Plan
	Plan 5 - 2429-CAA-XX-XX-DR-A-200001 – Floor Plan
	Plan 6 - 2429-CAA-XX-XX-DR-A-200002 – Section Plan
	Plan 7 - 2429-CAA-XX-XX-DR-A-200003 – Elevation Plan
	Plan 8 - 4212:105/02 REV C – Drainage Layout Plan
	Plan 9 - TCP_CA_260126 REV C – Tree Planting Plan
	Plan 10 - TPP_CA_220126-1 REV C – Tree Protection Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREMEENTS 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]**
Affordable Housing									
Commuted Sum	£1,850 per affordable unit not delivered on/off site. Payable before issuing of Decision Notice	N/A	N/A	£1,850	N/A	N/A	Insert specific payment date	N/A	5 Years

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"



N

0 100 200 300m

Scale 1:5000

Rev	Description	Date
A	Planning Amendment	11/08/26

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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

Client
Ekaterina Allison

Project
New Dwelling
Balmoy. Mon-A-Choille

Project No. 2343

2343- CAA- XX- XX- DR- A- 000001

Revision A

External Works
Location Plan

Status
S3

Date Created 04/04/25

Drawn by RG

Scale 1 : 5000

Sheet @ A2

From file : X:\Documents\2343 - Proposed New House, Alvie Estate\02. WORK IN PROGRESS\2.1 BIM Models\2343-CAA-XX-XX-M3-A-000001 Site Model - Plot 1.rvt
Printed on : 18/08/2026 11:17:17

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

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



Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

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Client
Ekaterina Allison

Project
New Dwelling
Balmoy. Mon-A-Choille

Project No. 2343

2343- CAA- XX- XX- DR- A- 000010

Revision

External Works
Site Plan

Status
S3

Date Created 04/04/25
Drawn by RG

Scale 1 : 500
Sheet @ A1

From file : X:\Documents\2343 - Proposed New House, Alvie Estate\02. WORK IN PROGRESS\2.1 BIM Models\2343-CAA-XX-XX-M3-A-000001-Site Model - Plot 1.rvt
Printed on : 15/10/2026 14:04:42

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"



New Junction Layout

Scale - 1 : 200

Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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Client
Ekaterina Allison

Project
New Dwelling
Balmoy. Mon-A-Choille

Project No. 2343

2343- CAA- XX- XX- DR- A- 000004

Revision

Junction Access

Status
S3

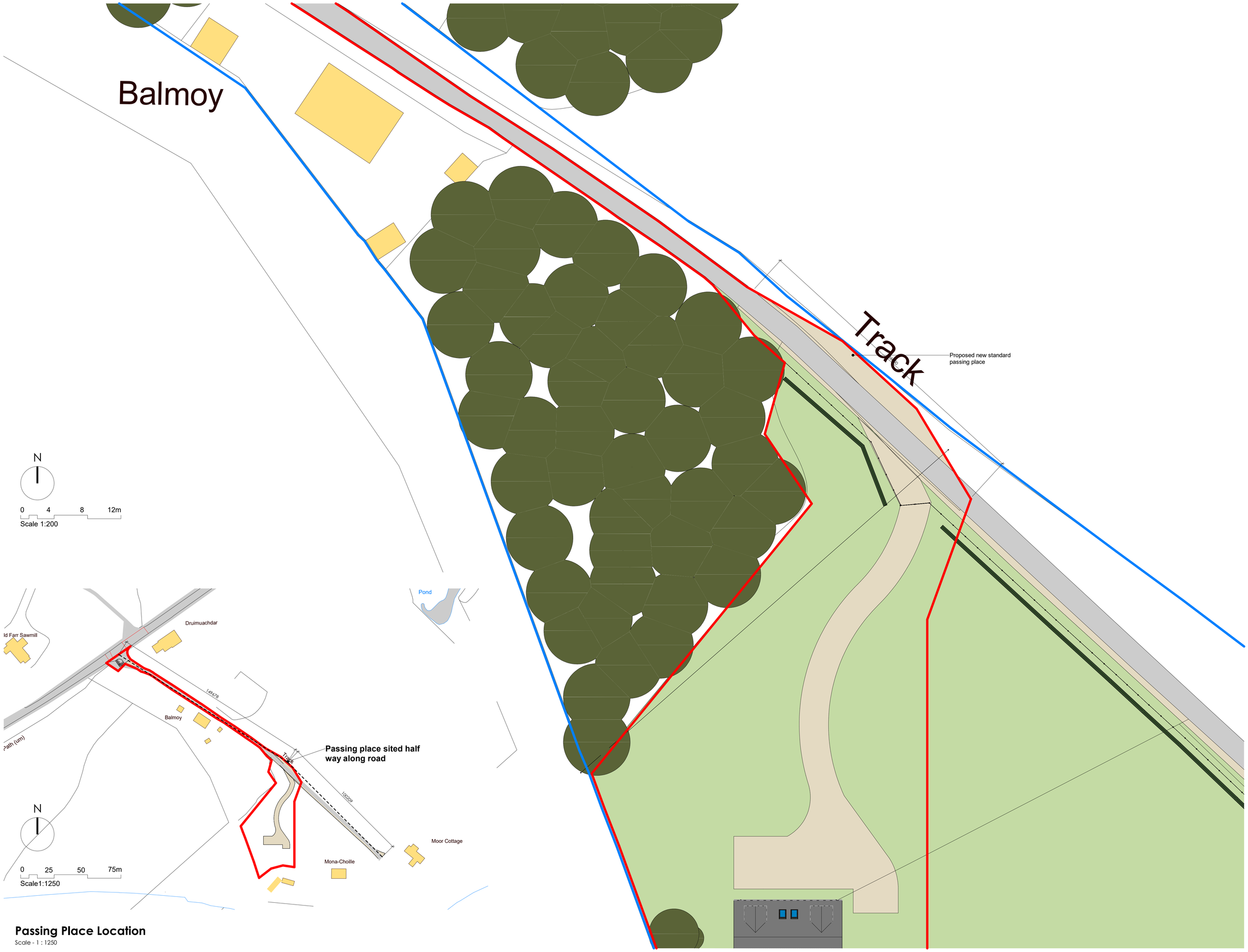
Date Created 04/04/25
Drawn by RG

Scale 1 : 200
Sheet @ A1

From file : X:\Documents\2343 - Proposed New House, Alvie Estate\02. WORK IN PROGRESS\2.1 BIM Models\2343-CAA-XX-XX-M3-A-000001-Site Model - Plot 1.rvt
Printed on : 13/10/2026 1:43:52:43

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"



Passing Place Location

Scale - 1 : 1250

Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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Client
Ekaterina Allison

Project
New Dwelling
Balmoy. Mon-A-Choille

Project No. 2343

2343- CAA- XX- XX- DR- A- 000005

Revision

Passing Place

Status
S3

Date Created 04/04/25
Drawn by RG

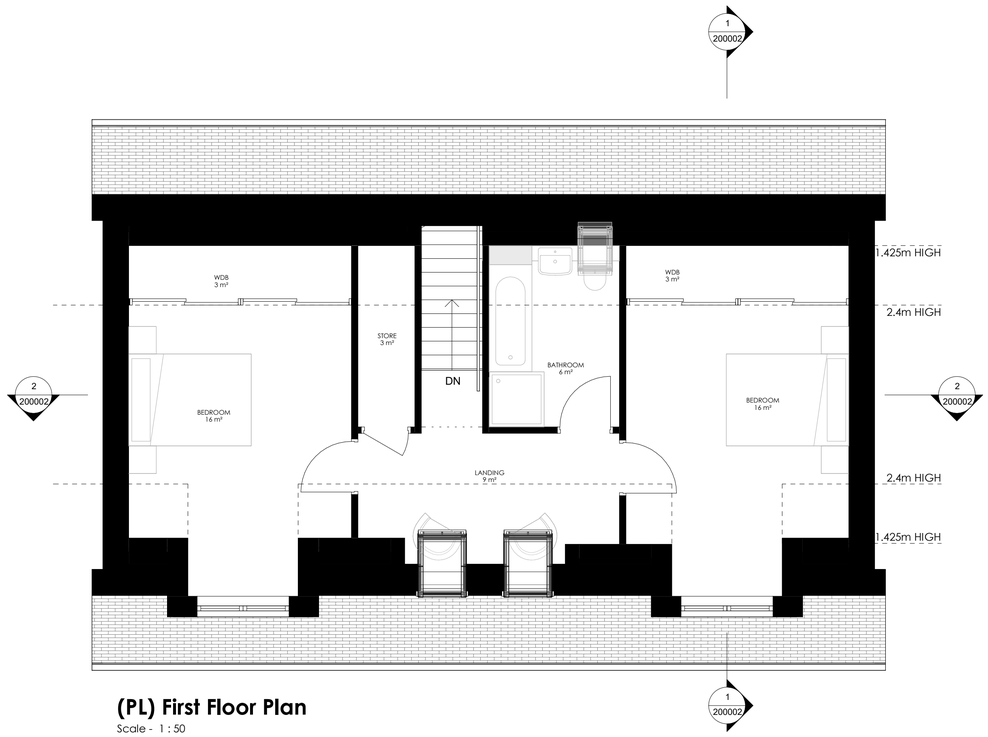
Scale As indicated
Sheet @ A1

From file : X:\Documents\2343 - Proposed New House, Alvie Estate\02. WORK IN PROGRESS\2.1 BIM Models\2343-CAA-XX-XX-M3-A-000001-Site Model - Plot 1.rvt
Printed on : 15/10/2026 14:03:20

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"

0 1 2 3m
Scale 1:50

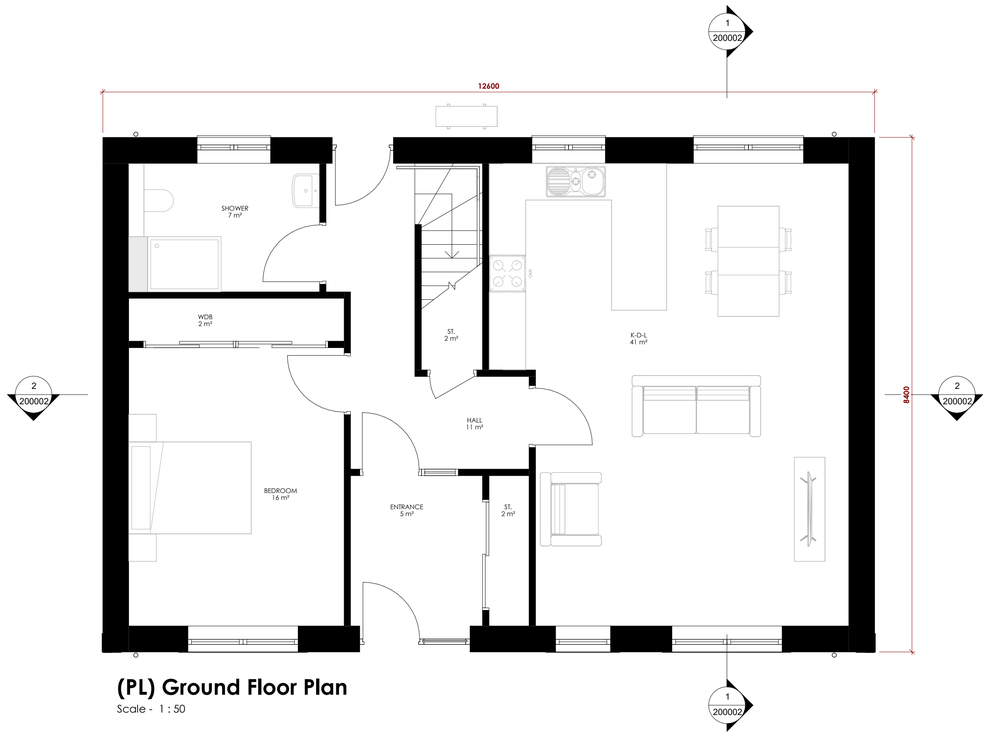


(PL) First Floor Plan

Scale - 1 : 50

Building Areas

(GIA)
Ground Floor = 89sqm
First Floor = 59sqm
Total GIA = 148sqm



(PL) Ground Floor Plan

Scale - 1 : 50

Rev	Description	Date

COLIN ARMSTRONG
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Lyle House, Fairways Business Park,
Inverness IV2 6AA

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Client
Ekaterina Allison

Project
New House,
Balmoy, Mon-A-Choille

Project No. 2343

2429-CAA-XX-XX-DR-A-200001

Revision

General Arrangement
Proposed Floor Plan

Status
S3

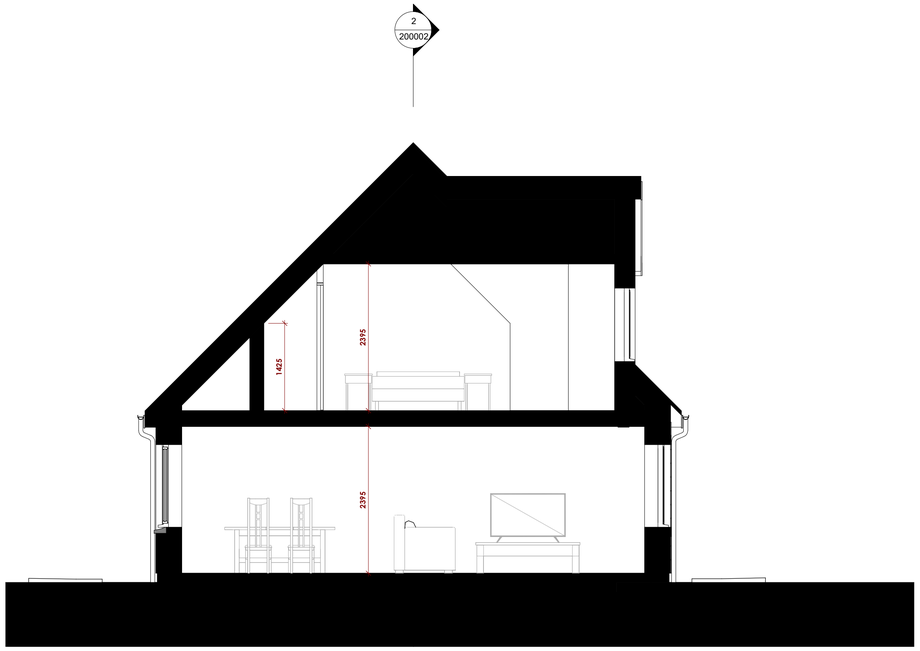
Date Created 15/10/26
Drawn by RG

Scale 1 : 50
Sheet @ A1

From file : X:\Documents\2343 - Proposed New House, Alvie Estate\02 WORK IN PROGRESS\2.1 BIM Models\1725-CAA-XX-XX-M3-A-000005-Alternative House Model.rvt
Printed on : 15/10/2026 13:47:52

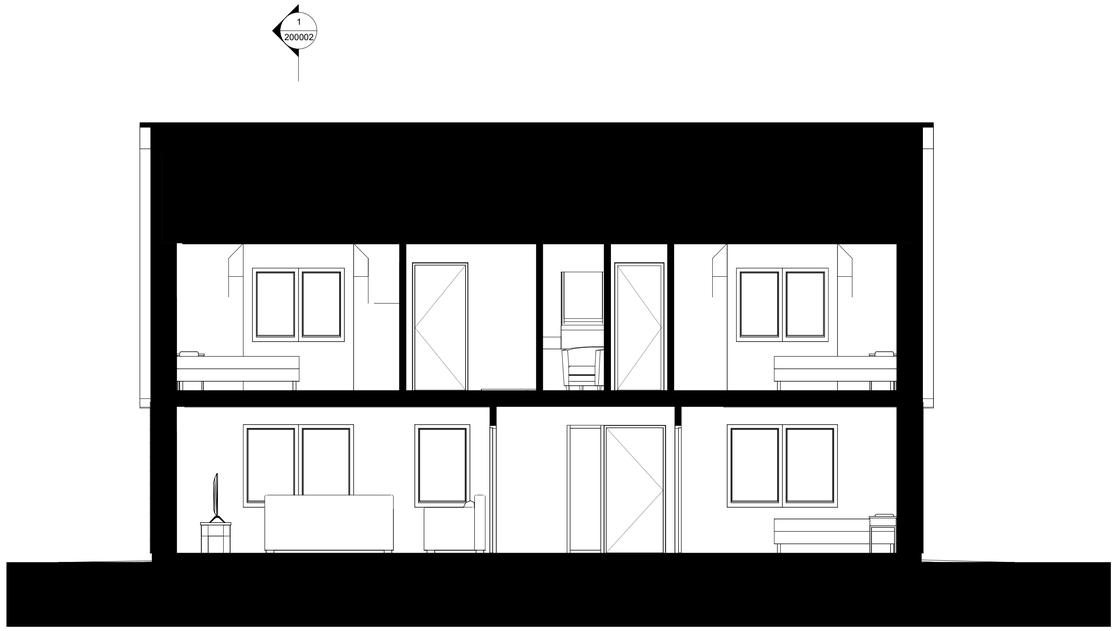
Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

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"



(PL) Section A

Scale - 1 : 50



(PL) Section B1

Scale - 1 : 50

0 1 2 3m

Scale 1:50

Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
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Client
Ekaterina Allison

Project
New House,
Balmoy, Mon-A-Choille

Project No. 2343

2429-CAA-XX-XX-DR-A-200002

Revision

General Arrangement
Sections

Status
S3

Date Created 04/06/24

Drawn by RG

Scale 1 : 50

Sheet @ A1

From file : X:\Documents\2343 - Proposed New House, Arivle Estate\02. WORK IN PROGRESS\02 | BIM Models\1723-CAA-XX-XX-M3-A-000005-Alternative House Model.rvt
Printed on : 13/10/2025 13:48:07

Figured dimensions only are to be taken from this drawing.
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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"



(PL) North Elevation
Scale - 1 : 50



(PL) East Elevation
Scale - 1 : 50



(PL) South Elevation
Scale - 1 : 50

0 1 2 3m
Scale 1:50



(PL) West Elevation
Scale - 1 : 50

Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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Client
Ekaterina Allison

Project
New House,
Balmoy, Mon-A-Choille

Project No. 2343

2429-CAA-XX-XX-DR-A-200003

Revision

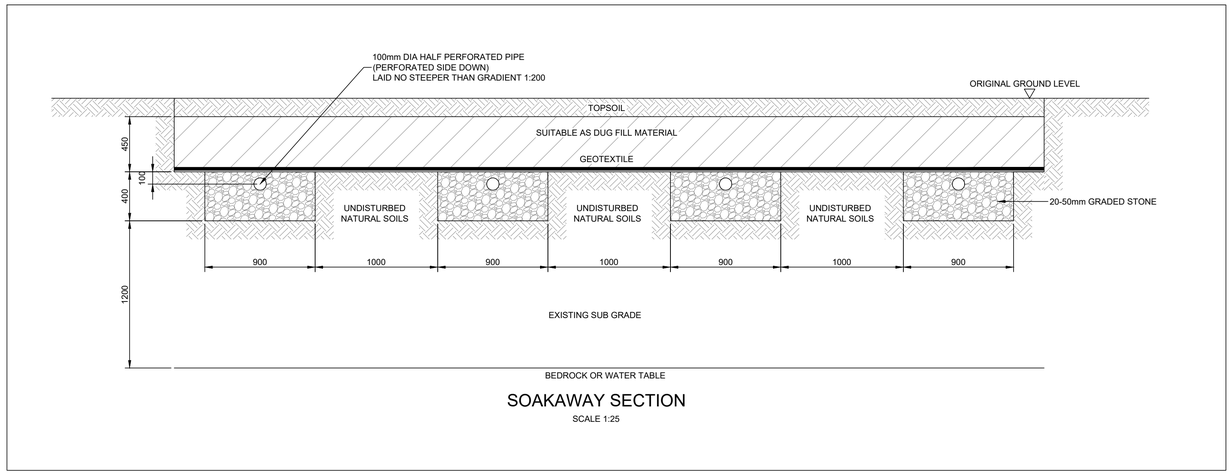
General Arrangement
Elevations

Status
S3

Date Created 04/06/24
Drawn by RG

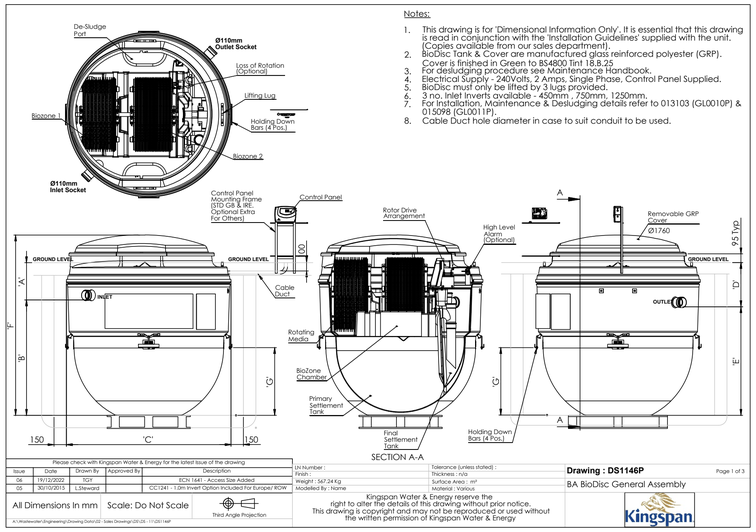
Scale 1 : 50
Sheet @ A1

From file : X:\Documents\2343 - Proposed New House, Alvie Estate\02 WORK IN PROGRESS\2.1 BIM Models\1725-CAA-XX-XX-M3-A-000005-Alternative House Model.rvt
Printed on : 20/10/2026 11:46:30



SOAKAWAY SECTION

SCALE 1:25



Notes:

1. This drawing is for 'Dimensional Information Only'. It is essential that this drawing is read in conjunction with the 'Installation Guidelines' supplied with the unit. (Copies available from our sales department).
2. BioDisc Tank & Cover are manufactured glass reinforced polyester (GRP). Cover is finished in Green to BS4800 Tint 18,8,25
3. For desludging procedure see Maintenance Handbook.
4. Electrical Supply - 240Volts, 2 Amps, Single Phase. Control Panel Supplied.
5. BioDisc must only be lifted by 3 lugs provided.
6. 3 no. Inlet Inverts available - 450mm , 750mm, 1250mm.
7. For Installation, Maintenance & Desludging details refer to 013103 (GL0010P) & 015098 (GL0011P).
8. Cable Duct hole diameter in case to suit conduit to be used.

Please check with Kingspan Water & Energy for the latest issue of the drawing					
Issue	Date	Drawn By	Approved By	Description	
06	19/12/2022	TGT		ECN 1641 - Access Size Added	
05	30/10/2013	L.Steward		CIC1241 - 1.0m Invert Option Included For Europe/ ROW	

UN Number : | Tolerance (unless stated) :
Finish : | Thickness : n/a
Weight : 567.24 Kg | Surface Area : m²
Modelled By : Name | Material : Various

All Dimensions In mm | Scale: Do Not Scale | Third Angle Projection

Kingspan Water & Energy reserve the right to alter the details of this drawing without prior notice. This drawing is copyright and may not be reproduced or used without the written permission of Kingspan Water & Energy

Drawing : DS1146P | Page 1 of 3

BA BioDisc General Assembly

A:\Wastewater\Engineering\Drawing Outs\02 - Sales Drawings\DS1.DS - 111.DS1146P

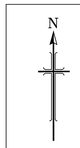
NOTES

1. LEVELS ARE RELATIVE TO OS DATUM.
2. ALL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH BS EN 752-DRAIN AND SEWER SYSTEMS OUTSIDE BUILDINGS.
3. TREATMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. TREATMENT SYSTEM TO BE LOCATED 5m MIN. FROM ALL STRUCTURES AND SITE BOUNDARIES.
5. TREATMENT SYSTEM AND SOAKAWAY TO BE LOCATED 10m MIN. FROM ALL WATER COURSES AND 50m FROM WELLS AND BOREHOLES.
6. DISCHARGE TO GROUND WATER IN ACCORDANCE WITH SEPA REGULATORY METHOD WAT-RM-04
7. DISCHARGE TO WATER COURSE IN ACCORDANCE WITH SEPA REGULATORY METHOD WAT-RM-03
8. ALL EXISTING DRAINAGE LINES AND LEVELS TO BE CONFIRMED ON SITE AND ANY DISCREPANCY REPORTED TO HGA.
9. ALL PIPEWORK 150mm Ø TO 450mm Ø TO BE STRUCTURED WALL uPVC TO WIS 4-35-01 UNLESS NOTED OTHERWISE.
10. ALL PIPEWORK 525mm Ø AND ABOVE TO BE CONCRETE TO BS EN 1916 & BS 5911 UNLESS NOTED OTHERWISE.
11. BEDDING TO PIPEWORK TO BE IN ACCORDANCE WITH WIS 4-08-02.
12. INSPECTION CHAMBERS TO BE 450mm DIA PP WITH PROPRIETARY COVER AND FRAME. WHERE DEPTH EXCEEDS 1.2m, DIAMETER OF OPENING TO BE REDUCED TO 350mm DIA WITH SCREW DOWN COVER.
13. ALL WORKS TO BE INSPECTED AND APPROVED.

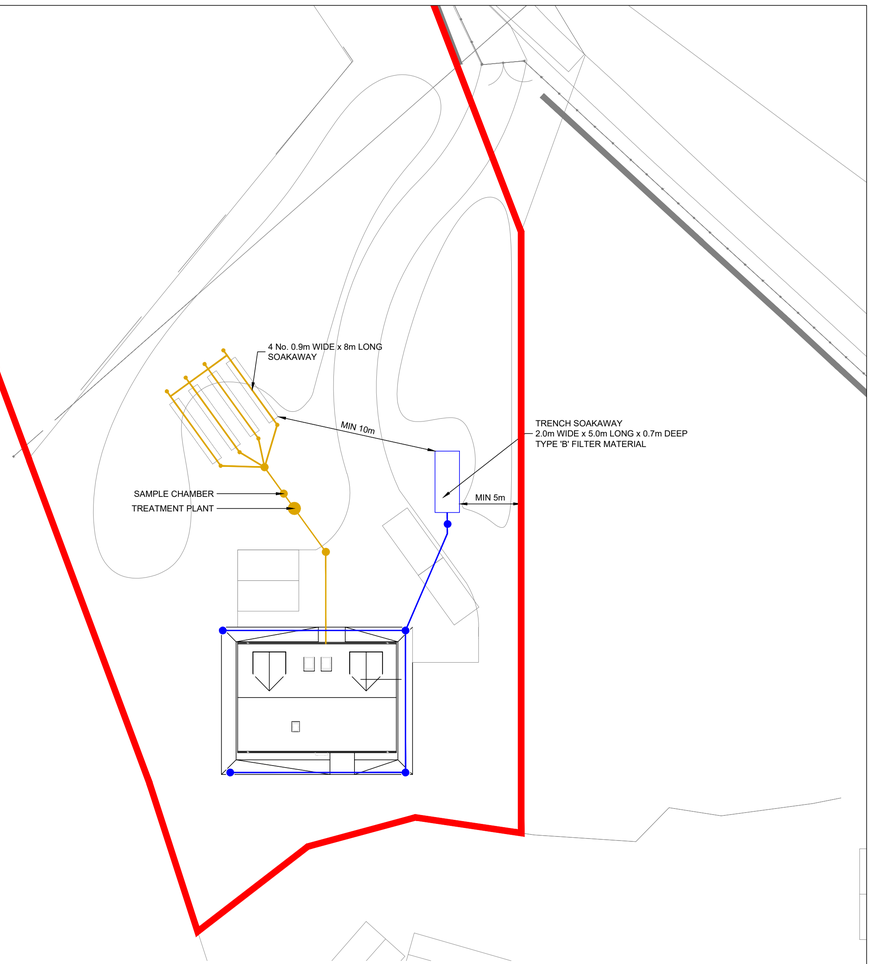
KEY:

FOUL DRAINAGE

STORM DRAINAGE

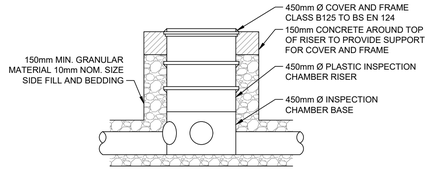


SITE COORDINATES:
283320, 803433



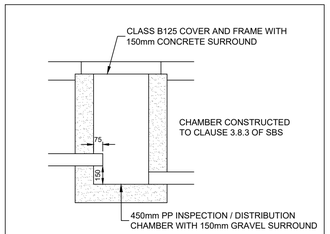
DRAINAGE LAYOUT

SCALE 1:250



INSPECTION / DISCONNECTION CHAMBER

SCALE 1:20



SAMPLE CHAMBER

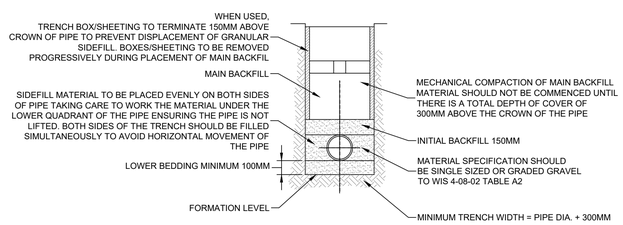
SCALE 1:25

EXTRACT FROM TABLE A2 WIS 4-08-02

PROCESSED GRANULAR BEDDING AND SIDEFILL MATERIALS FOR FLEXIBLE PIPES

Pipe nominal bore (mm) see note (4)	Nominal maximum particle size (mm)	Materials specified in British Standards see note (2)
100	10	10mm nominal single-size
Over 100 to 500	15	10 or 14mm nominal single-size or 14mm to 5mm graded
Over 150 to 300	20	10, 14 or 20mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded
Over 300 to 550	20	14 or 20mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded
Over 550	40	14, 20 or 40mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded or 40mm to 5mm graded

BEDDING AND SIDE FILL MATERIAL TO CLAUSE 503.3 (i)
MAIN BACKFILL MATERIAL CLASS 8 TO CLAUSE 503.3 (iv)
ST2 CONCRETE PROTECTION TO CLAUSE 503.3 (iii)



PIPE BEDDING DETAIL (EQUIVALENT TO TYPE 'S' IN MCDHW)

SCALE 1:20

Drawing No.	Revision
4212:105/02	C

Revisions		Date	Drn.
A	LAYOUT REVISED	14.08.25	FC
B	LAYOUT REVISED	23.07.26	FC
C	LAYOUT REVISED	19.10.26	FC

APPROVAL DRAWING

ALVIE ESTATE

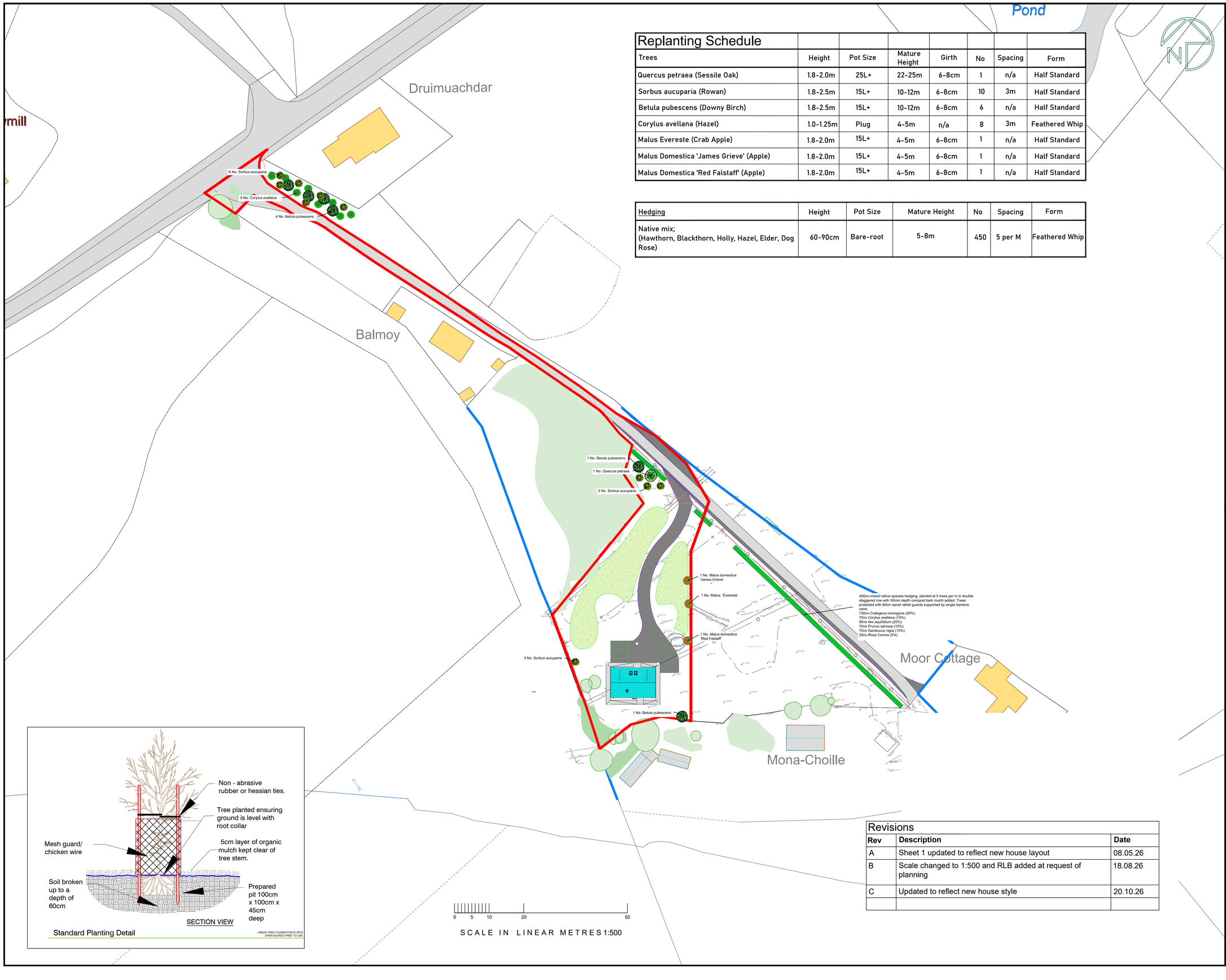
BALMOY, MON-A-CHOILLE

DRAINAGE LAYOUT WEST

Drawn:	Ck'd:	Scale:
FC		AS SHOWN (A1)
Date: AUG 25	Date:	DO NOT SCALE

consulting engineers
hga
HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hgagroup.co.uk

Drawing No. 4212:105/02 Revision C



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

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

Revisions		
Rev	**Description**	**Date**
A	Sheet 1 updated to reflect new house layout	08.05.26
B	Scale changed to 1:500 and RLB added at request of planning	18.08.26
C	Updated to reflect new house style	20.10.26

Tree Planting Notes

All plants to be planted during the first planting season (Nov-March) after development is completed Standard and feather trees to be pit planted into 1m 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.

Beech hedging plants to be planted in a min. 1m x 50cm deep prepared trench backfilled with topsoil and compost mix as per standard trees, and 50cm composted mulch applied. Native hedging to be slit planted and heeled in, assuming no soil compaction from development works. All hedging plants to be protected by individual 60cm spiral rabbit guards supported by a single bamboo canes. Weeding of young trees will be required twice during summer months to reduce competition from weeds and grasses. This will need to be carried out for a minimum of five years after planting. Trees will require regular watering through May-Sept during the establishment period of 3yrs, requiring up to 50litres of water per week during dry periods.

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

Existing tree canopy

Proposed New Plantings

Individual selected standards

450 no native hedging double staggered at 5per linear m

Treetek

Treetek, Woodland Park, Contin, Ross-shire. IV14 9EU

Tel: 07857 145226 Email: Lawrence@treetek.co.uk

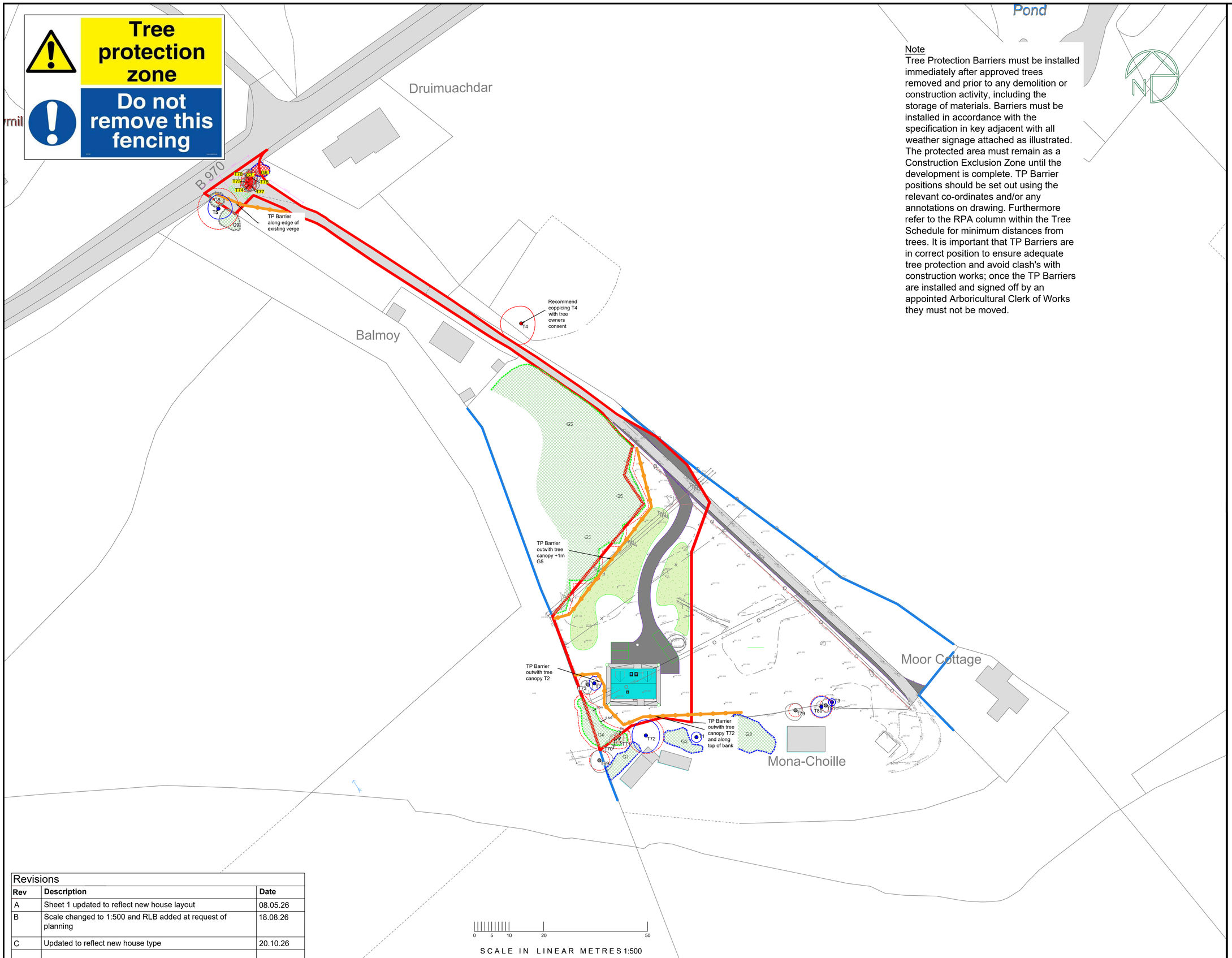
Client: Colin Armstrong Architects

Project: Proposed dwelling, Balmoy Mon-A-Choille

Drawing Title: Compensatory Planting Plan

Scale: 1:500 @ A1 | Date: 26th January 2026 | DB: LM

Drawing Number: TCP_CA_260126 | Rev: C | Sheet: 1 of 1



Note

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

Revisions		
Rev	**Description**	**Date**
A	Sheet 1 updated to reflect new house layout	08.05.26
B	Scale changed to 1:500 and RLB added at request of planning	18.08.26
C	Updated to reflect new house type	20.10.26

Tree Protection Plan

Detail of trees for removal and protection measures for retained trees

- Tree — Showing Canopy extents, category colour, RPA circle (BS5837), tag number (T1667)
- Category A — Trees of high quality with an estimated remaining life expectancy of at least 40 years
- Category B — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
- Category C — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
- Category U — Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
- Group — Showing canopy extents and category colour which will also represent RPA unless detailed separately (G1)
- T168 — Tree proposed for removal
- G1 — Group proposed for removal
- Tree Protection Barriers
- Specialist construction methods (Cellular Containment System) for root protection

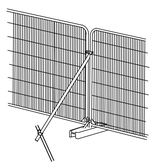


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012
SEE PLAN FOR POSITIONING

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Client: Colin Armstrong Architects

Project: Proposed dwelling, Balmoy Mon-A-Choille

Drawing Title: Tree Protection Plan

Scale: 1:500 @ A1 | Date: 26th January 2026 | DB: LM

Drawing Number: TPP_CA_220126-1 | Rev: C | Sheet: 1 of 1