Agenda Item	**7.10**
Report No	**PLS/73/26**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 2 December 2026

Report Title: 26/02416/FUL: NatureProsperity Ltd

Land 40M NW Of Easter Bunloit, Bunloit, Drumnadrochit

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of 3no. houses and community hub building

Ward: 12 – Aird and Loch Ness

Development category: N03B – Housing Local (Less than 50 or 2ha)

Reason referred to Committee: Community Council Objection

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 three dwellinghouses and a community hub building at Bunloit Estate.

1.2 The applicant is the owner of the large estate and has an established focus on rewilding, ecological restoration, and sustainable land management across the wider estate. The proposal comprises three residential units and a community hub building, which is intended to fulfil the functions previously approved through the renovation of the steading (21/00915/FUL) alongside providing accommodation for staff.

1.3 The proposed dwellings are intended to deliver much-needed rented accommodation for local people, particularly employees involved in the management of the estate and its rewilding projects.

1.4 The community hub will provide office accommodation and a base for estate rangers and other members of the Bunloit rewilding team, together with a multipurpose meeting space and toilet facilities.

1.5 Pre Application Consultation: No

1.6 Supporting Information:

- Drainage Statement
- Private Water Supply Questionnaire
- Flood Risk Note A
- Access, Contaminated Land and Occupancy Statement
- Sustainable Design, Access & Biodiversity Statement

1.7 Variations: N/A

2. SITE DESCRIPTION

2.1 The application site is located within the rural Bunloit Estate on the western side of Loch Ness, between the A82 and the Great Glen Way. The nearest settlement is Drumnadrochit, approximately 4km to the north.

2.2 The surrounding area is characterised by a dispersed pattern of development comprising residential properties, agricultural buildings, and estate infrastructure set within a predominantly rural landscape.

2.3 Immediately adjacent to the site are two existing residential properties currently operating as short-term holiday lets, while a larger dwelling, understood to be the former schoolhouse, is located approximately 240m to the west. The site itself already functions as an operational base for a range of estate activities, with storage facilities, workshops and ranger facilities located nearby. As such, the proposal would build upon an established cluster of development associated with the management and operation of the estate.

2.4 The proposed development is arranged as two semi-detached blocks. One unit within the southern block will be fitted out and used as the community hub, whilst the remaining three units will provide residential accommodation. The scale, layout and

design of the development have been conceived to create a cohesive addition to the existing estate complex whilst supporting the long-term operation of the Bunloit project.

3. PLANNING HISTORY

3.1	20 December 2021	21/00915/FUL - Conversion and alteration of farm buildings to form maintenance, visitor and educational facilities	Permission granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 Development, Unknow Neighbour

Date Advertised: 03.07.2026

Representation deadline: 17.07.2026

4.2 Timeous representations: 5 Objections from 4 Households

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows:

- inappropriate form of development within the Hinterland and wider countryside.
- compliance with NPF4 Policy 17, IMFLDP2, the Rural Housing Supplementary Guidance, or the objectives of the Glen Urquhart Local Place Plan.
- scale of the proposal would result in an excessive expansion of the existing housing group.
- not reflect the established pattern of development within the area, which is characterised by dispersed dwellings separated by open land.
- design, scale and appearance of the buildings are out of keeping with the local vernacular character.
- existing holiday accommodation on the estate should be utilised to accommodate workers rather than constructing new dwellings.
- loss of land that should remain available for rewilding and ecological restoration purposes.
- need for the proposed housing and community hub and whether sufficient justification has been provided in support of a rural business requirement.
- suitability and capacity of the existing access road and estate road network, including concerns regarding winter accessibility, road safety and increased traffic generation.
- cumulative impact of this proposal when considered alongside other developments within the local area.
- adequacy and capacity of the proposed private water supply to serve the development.

- foul drainage arrangements and potential impacts on environmental interests.
- potential impact of the proposal on the Special Landscape Area and the wider landscape character of the Loch Ness area.
- absence of a Landscape and Visual Impact Assessment and concerns regarding longer-distance views of the development.
- sustainability of the location due to its distance from services and reliance on private vehicle travel.
- any permission granted should be subject to occupancy restrictions or a Rural Housing Burden to ensure the dwellings remain affordable and linked to local housing needs.

All material planning considerations raised within the representations have been carefully assessed and are addressed in the appraisal sections below.

Non-material considerations, including matters relating to the applicant's business arrangements, ownership structures and speculation regarding future operational requirements, have not been afforded weight in the assessment of the application.

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 **Glenurquhart Community Council** – Object, relating to the principle of a multi-house development within the designated Hinterland, its compatibility with the existing pattern of dispersed development, compliance with rural housing policies, and its consistency with the objectives of the Glen Urquhart Local Place Plan, which seeks to protect the East Glen Urquhart Hinterland from inappropriate housing development.

5.2 **Archaeology - Historic Environment Team** - development is considered to be archaeologically sensitive. There is potential for buried remains to survive within the development site. Accordingly, a condition to protect the archaeological and historic interest of the site has been attached.

5.3 **Contaminated Land Officer** - Further information was supplied and contaminated land condition is no longer required.

5.4 **Environmental Health Officer** - The properties will be served by a private water supply (PWS). Section 63 of the Water (Scotland) Act 1980 requires any new building to have a sufficient supply of wholesome water. The supporting information states that water strategy has been informed by work carried out by HighWater in 2021. The water supply will be provided by a borehole which is located north-east of the site and feeds a 2,500litre tank and produces a yield of 1,200litres per hour.

5.5 **Developer Contributions Officer** - Developer contributions are required.

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 6 - Forestry, Woodland and Trees
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 17 - Rural Homes
Policy 22 - Flood Risk and Water Management

Highland Wide Local Development Plan 2012 (HwLDP)

6.3 28 - Sustainable Design
29 - Design Quality & Place-making
35 - Housing in the Countryside (Hinterland Areas)
51 - Trees and Development
52 - Principle of Development in Woodland
56 - Travel
58 - Protected Species
59 - Other important Species
60 - Other Important Habitats
61 - Landscape
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage

Inner Moray Firth Local Development Plan 2 (20024) (IMFLDP2)

6.4 1 - Low & Zero Carbon Development;
2 - Nature protection, Restoration and Enhancement;
8 - Placemaking

6.5 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)
Biodiversity Enhancement Planning Guidance (May 2024)
Developer Contributions (November 2018)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Rural Housing (December 2021)
Shopfront Design Guide (May 2018)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

a) compliance with the development plan and other planning policy

b) siting and design

c) access and Infrastructure

d) any other material considerations

Development plan/other planning policy

8.4 The application site lies within the Hinterland as defined by the HwLDP. The Glen Urquhart Local Place Plan (LPP) identifies the site within East Glen Urquhart and sets out aspirations to protect the Hinterland and limit further development within the surrounding rural area. The site is also identified as being within a Remote Rural Area for the purposes of NPF4 Policy 17: Rural Homes. While the HwLDP generally adopts a restrictive approach to new housing in the Hinterland to protect rural character and avoid sporadic countryside development, the proposal must be assessed in the context of national and local planning policy. As the most recent element of the Development Plan, NPF4 carries significant weight in the assessment of the application and takes precedence where there is any tension between policies. It is also noted that although the Local Place Plan is a material consideration and has been taken into account, it does not form part of the statutory Development Plan and therefore attracts less weight than the provisions of NPF4.

8.5 NPF4 Policy 17 seeks to encourage, promote and facilitate the delivery of high-quality, affordable and sustainable rural homes in appropriate locations. Within remote rural areas, new housing is supported where it accords with one of the identified development types and is suitably scaled, sited and designed to reflect local character.

8.6 Furthermore, IMFLDP2's Spatial Strategy states that within the Inner Moray Firth area the Council will support "proportionate growth of existing housing groups without

the need for a land or business management justification", and as the most recent document this is considered to contribute towards the Council's tailored approach towards rural housing.

8.7 The proposal is located within the wider Bunloit Estate and forms part of an established cluster of residential, agricultural and estate-related buildings. As such, it is considered to represent a logical extension to, and infilling of, an existing housing group rather than isolated development in the open countryside. Consequently, the proposal would not undermine the objectives of the Development Plan or result in any significant encroachment into the wider rural area.

8.8 The Council's Rural Housing Supplementary Guidance supports the proportionate expansion of existing housing groups. It is acknowledged that the proposed increase in residential units would exceed the typical 100% expansion guideline. However, this guidance is not an absolute limit, and each proposal requires to be considered on its individual merits, having regard to wider Development Plan policies and material considerations.

8.9 In this case, significant weight is afforded to the fact that the proposal is directly linked to the operation and sustainable management of a viable rural business. Bunloit Estate is an established rural enterprise focused on rewilding, ecological restoration, habitat management and environmental education. The applicant has confirmed that the proposed dwellings are intended to provide affordable rented accommodation, including accommodation for employees engaged in the management of the estate and its rewilding projects. The community hub will provide office accommodation, welfare facilities and a base for estate rangers and other members of the rewilding team. The development is therefore not a speculative housing proposal but one that is linked to the operational requirements of the estate.

8.10 Accordingly, the proposal aligns with NPF4 Policy 17(a)(v), which supports housing that is demonstrated to be necessary to support the sustainable management of a viable rural business where there is an essential need for workers to live permanently at or near their place of work. The close relationship between the proposed housing, community hub and the day-to-day operation of the estate provides a clear justification for development in this location.

8.11 Furthermore, the proposal meets the objectives of Policy 17(b) by contributing to local living through the provision of affordable housing and supporting local employment opportunities. The accommodation would assist in attracting and retaining workers within the area, while the community hub would provide a permanent operational base for those involved in delivering the estate's rewilding objectives. This reduces travel requirements and supports the continued growth of a locally based rural workforce.

8.12 The proposal also accords with Policy 17(c), which supports housing proposals in remote rural areas that sustain fragile rural communities, contribute towards identified housing needs and are suitable in terms of location, access and environmental impact. Bunloit is an established dispersed settlement and exhibits characteristics associated with a fragile rural community. The delivery of three affordable homes and a community hub would make a positive contribution towards

the objectives of the Highland Local Housing Strategy by increasing housing choice, supporting employment and helping sustain the local population.

8.13 The site is also located within the Loch Ness and Duntelchaig Special Landscape Area. Representations raised concerns regarding potential landscape and visual impacts and questioned the absence of a Landscape and Visual Impact Assessment (LVIA). However, having regard to the scale of the proposal, its location within an established group of residential and estate buildings, and the containment provided by the surrounding landform and vegetation, it is not considered that the development would result in significant landscape or visual effects. The proposed buildings are set back from the edge of the plateau and are positioned against rising ground, which limits their prominence in wider views. Given the modest scale of the development and its relationship with the existing built form, it is considered that sufficient information has been provided to assess landscape and visual impacts and that a formal LVIA was not necessary in this instance. The proposal is not considered to adversely affect the qualities or objectives of the Special Landscape Area.

8.14 Taking all of the above into account, whilst the proposal exceeds the normal housing group expansion threshold set out within the Rural Housing Supplementary Guidance, it is considered that the development's role in supporting a viable rural business, providing affordable housing, sustaining a fragile rural community and facilitating the long-term management objectives of Bunloit Estate provides a strong and compelling planning justification. The proposal is therefore considered to accord with the intent of NPF4 Policy 17, the Council's rural housing strategy and the wider objectives of the Development Plan.

Siting and Design

8.15 The application site occupies a relatively flat plateau set between a rising landform to the northwest and the descending slopes towards the shoreline of Loch Ness to the southeast. This topography provides a naturally enclosed setting for development, with the surrounding landform helping to integrate the proposal into the landscape and limit its visibility from the wider area.

8.16 The proposed development has been carefully sited to work with the existing contours of the land, minimising the extent of cut and fill operations. The buildings are positioned along the edge of an existing access track, in-filling the established pattern of development associated with the estate. The land rises steeply to the rear of the buildings, which assists in reducing the visual impact of the proposed two-storey structures when viewed from the surrounding area. The principal elevations are orientated south-eastwards to maximise natural daylight and take advantage of views across Loch Ness.

8.17 The development comprises two semi-detached buildings, one containing two residential units and the second containing one dwelling and the community hub. The buildings will be manufactured off-site by MAKAR and assembled on site, similar to a kit-house construction.

8.18 Each semi-detached block measures approximately 14.6 metres by 8.5 metres, with a ridge height of approximately 8.2 metres. The proposed external materials comprise vertically fixed European larch timber cladding, a dark grey (RAL 7016)

sinusoidal-profile metal pitched roof, anthracite grey aluminium-clad windows and doors, galvanised Lindab rainwater goods, and integrated solar photovoltaic panels. The palette of materials is simple and contemporary, whilst drawing upon the traditional agricultural character of rural Highland buildings through the use of timber cladding and dark roof finishes.

8.19 Whilst the use of semi-detached buildings is less common within the immediate area, it is noted that the chosen house type is specifically designed and manufactured by MAKAR as a semi-detached unit. Delivering the development in this form reduces the overall building footprint, limits the extent of site disturbance and infrastructure requirements, and creates a more compact pattern of development. Furthermore, replacing the proposal with equivalent detached dwellings would likely result in a greater visual presence within the landscape and a more dispersed form of development. The semi-detached arrangement is therefore considered an efficient and appropriate design response which supports the delivery of affordable rural housing whilst respecting the character of the area.

8.20 It is also considered that, having regard to the separation distances, orientation of windows and the existing topography of the site, the proposal would not result in any unacceptable overlooking, loss of privacy or adverse impact on the residential amenity of neighbouring properties.

8.21 The application includes the removal of an old shed to the rear of the steading; this is considered acceptable.

8.22 The proposal has been considered in the context of development within the wider site. Given its limited scale, association with an established building group, and its function in supporting the operation of Bunloit Estate, the development is not considered to result in any unacceptable cumulative impacts on landscape character, infrastructure capacity, road safety or the rural character of the area. As such, no significant cumulative impacts have been identified.

8.23 Overall, the siting, scale and design of the proposal are considered to respond appropriately to the site's topography, existing development pattern and landscape setting, and accord with the objectives of NPF4 and relevant Development Plan policies relating to high-quality rural design.

Access and Infrastructure

8.24 The application site is accessed from the Bunloit Road via an established estate road network. The estate road extends south to serve the Old Schoolhouse then splits into two to service the cottages next to the site.

8.25 The proposed development will utilise the existing access arrangements, with a one-way circulation system coming into effect at the split to facilitate safe and efficient vehicle movements. Vehicles will enter from the northern route and exit via the southern route, reducing the potential for vehicle conflict along the estate tracks.

8.26 Parking is proposed within a series of small clusters located a short distance from the dwellings and community hub. This approach avoids a suburban pattern of development characterised by extensive areas of hardstanding adjacent to buildings

and instead allows for enhanced landscaping and the retention of the site's informal and natural character. Covered cycle storage is also proposed close to the entrances of the buildings to encourage sustainable travel choices where practicable.

8.27 Concerns have been raised through representations regarding road safety, the condition of the roads, and the suitability of the access arrangements, particularly during winter conditions. These concerns are acknowledged. However, the existing road network already serves residential and estate-related properties, including the Old Schoolhouse and existing holiday accommodation. Whilst the residential part of the proposal would result in an increase in vehicle movements associated with the three dwellings, this increase is not considered significant enough to place an unacceptable burden on the road network or materially alter its operation.

8.28 In terms of the community hub, planning permission (21/00915/FUL) required improvements to the local road network through a condition specifying localised carriageway widening at two agreed locations or the provision of two passing places. Given the similar nature and scale of activity associated with the approved development, it is considered appropriate that equivalent mitigation is secured through this application. Although the current proposal includes three additional dwellings that did not form part of the 2021 permission, the level of additional traffic generated is not considered sufficient to result in a detrimental impact on the surrounding road network. The necessary, relevant and proportionate road improvements are therefore considered sufficient to mitigate the development's impact on road users and the local community and can be secured by condition.

8.29 In relation to the construction phase, the proposed buildings will be manufactured off-site and transported to the site for assembly. The applicant has confirmed that specialist haulage contractors experienced in the transportation of prefabricated building components will be utilised. Site investigations have confirmed that access can be achieved safely via Bunloit Road and the existing estate road network. It is also noted that the development will not require abnormal or oversized loads, with all building components capable of being transported on standard lorries. A Construction Traffic Management Plan (CTMP) can be conditioned.

8.30 Given the rural nature of the surrounding road network, vehicle speeds are understood to be relatively low. Visibility information submitted in support of the application demonstrates that appropriate visibility splays can be achieved at the site access. These arrangements are considered satisfactory for the nature of the road and the scale of development proposed.

8.31 Overall, it is considered that satisfactory access, parking and servicing arrangements have been demonstrated and that the proposal would not give rise to unacceptable impacts on road safety or infrastructure. Subject to conditions requiring the implementation of road improvements and a CTMP, the proposal is considered to accord with the relevant transport and infrastructure policies of the Development Plan.

Other material considerations

8.32 Connection to the mains electricity network is proposed, whilst water supply and wastewater treatment will be provided through a private water supply and private

drainage system. It is considered that these servicing arrangements are appropriate for the site's rural location. As requested in the consultation response from Environmental Health, and if Members agree to grant planning permission for this development, a condition is imposed requiring the applicant to demonstrate that the development will be served by a sufficient piped supply of wholesome water.

8.33 Refuse and recycling storage facilities will be provided within the curtilage of each dwelling and the community hub. Collection of waste will continue to utilise the existing collection point located at the junction of the estate access track and the public road, ensuring that no additional burden is placed on refuse collection services and that waste management arrangements are consistent with the existing operation of the estate.

8.34 In terms of surface water management, the submitted information identifies that the principal area of surface water ponding is located to the northwest of the existing steading and outwith the footprint of the proposed development.

8.35 The existing holiday lets generate income through tourism use and contribute to the viability of the business; consequently, the applicant seeks dedicated worker accommodation rather than repurposing visitor accommodation required to support the enterprise.

8.36 It is also noted that the removal of the existing red lean-to shed will facilitate improved access to the existing steading gutters, downpipes and drainage infrastructure, allowing routine maintenance to be undertaken more effectively. This will assist in the better management of surface water within the wider estate complex and is expected to result in an improvement over the current situation.

Non-material considerations

8.37 None.

Matters to be secured by Legal Agreement / Upfront Payment

8.38 All planning applications are assessed against Policy 31: Developer Contributions of the Highland-wide Local Development Plan, and the Developer Contributions Supplementary Guidance (DCSG) (2018). The DCSG requires all scales of residential development to make proportionate contributions towards services and infrastructure in areas of identified need. In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

a. An upfront education contribution of £795 per dwelling is required towards education provision at Glen Urquhart Primary School. As the proposal comprises three dwellings, a total contribution of £2,385 will be payable.

b. No developer contributions are considered necessary for the community hub.

8.39 The applicant would have 28 days from the date the Council send the invoice for developer contributions to be paid to make an upfront payment of the developer contributions set out in this report. Should a payment not be made within 28 days,

the application would be refused under delegated powers unless there is written agreement for an extension.

9. CONCLUSION

9.1 While the proposal gives rise to some tension with the restrictive approach to development within the Hinterland, greater weight is afforded to the provisions of NPF4 and IMFLDP2. These policies support appropriately located rural housing and the sustainable growth of existing housing groups. Although the proposal would extend the housing group beyond the level typically envisaged by the Rural Housing Supplementary Guidance, it is considered to represent a logical expansion that would not adversely affect the character, function or landscape setting of the area. When balanced against the provision of affordable housing, support for a viable rural business and the contribution towards sustaining the local rural community, it is concluded that the benefits of the development outweigh the limited conflict with Hinterland objectives. The proposal is therefore considered to accord with the Development Plan when read as a whole.

9.2 The siting, scale and design of the proposal is considered to be appropriate to the location. It is not considered that the development will result in any significantly adverse impact on the character of the area. The development raises no unacceptable issues in respect of access, parking, drainage, siting and design or biodiversity, subject to the inclusion of relevant 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	Y
Payment of Developer Contribution	Y
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N

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 development shall commence until details of a scheme of hard and soft landscaping works (demonstrating biodiversity enhancement) have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

   i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
   ii. A plan showing existing landscaping features and vegetation to be retained;
   iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
   iv. All soft landscaping and planting works to conserve, restore and enhance biodiversity levels, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
   v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

   The development shall thereafter be undertaken in accordance with the approved details.

   Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

3. No development shall commence until the applicant has submitted, for the written approval of the Planning Authority, a written report from a competent person (qualified engineer, hydrogeologist, or other similarly qualified suitable person), that confirms the development will be served by a sufficient piped supply of wholesome water.

   In particular, the report shall include the following:

   a) Information to demonstrate that there will be sufficient water to meet the demands of all properties and activities on the supply. If other properties are already using the same water source, the report shall clearly show that these will not be adversely affected by the proposed development. Calculations shall be based on 200 litres per person per day based on the maximum potential occupancy;
   b) Sufficient information to demonstrate that the water can meet the water quality standard requirements (The Private Water Supplies (Scotland)

Regulations 2006 or The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017). The report shall include a risk assessment which identifies potential sources of contamination and state the measures which will be taken to minimise the risks to anyone using the supply;

c) A description of any proposed treatment systems. The choice and design of any treatment system shall take into account any foreseeable variability in raw water quality;

Thereafter the development shall proceed in accordance with the submitted information.

Reason: To ensure the development is served by an adequate and wholesome water supply in the interests of public health.

4. Prior to occupancy, the applicant shall submit a water quality test to verify that a supply of wholesome water is in place.

Reason: To verify that a wholesome water supply is available prior to occupation in the interests of public health.

5. No development shall commence on site until a Construction Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In order to ensure the safety and free flow of traffic on the public road.

6. No development shall commence until a plan, and specification for, improvement works to the Bunloit Road, has been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt, the improvement works shall include:

i. localised carriageway widening at 2 locations; OR
ii. the installation of 2No. passing places

The approved works shall be implemented in full by the developer prior to the first occupation of the development hereby approved.

Reason: In the interests of road traffic safety.

7. 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 will 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 has 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.

8. The dwellinghouses hereby approved may be occupied as private dwellinghouses, including long-term rented accommodation, but shall not be used for short-term letting, holiday letting, serviced accommodation or any other form of visitor accommodation.

   Reason: To ensure the development contributes towards local housing provision and to accord with the objectives of National Planning Framework 4 relating to the delivery and retention of housing within sustainable communities.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

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.

Private Water Supplies

The applicant should be aware that if the premises are to be used for a commercial purpose (such as a community hub), then, under the requirements of The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017, the applicant must register the supply with The Highland Council. The Highland Council is required to risk assess the supply and will undertake water sampling and

testing on an annual basis to ensure it meets regulatory standards. There is a charge for this statutory function.

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

Signature:	Bob Robertson
Designation:	Area Planning Manager - South
Author:	Ross Cubey
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - PL-00-100 - GROUND FLOOR PLAN
	Plan 2 - PL-00-101 - FIRST FLOOR PLAN
	Plan 3 - PL-00-102 - FLOOR PLAN - ATTIC
	Plan 4 - PL-00-103 - ROOF PLAN
	Plan 5 - PL-90-200 REV 1 - SECTION PLAN - A

Plan 6 - PL-90-201 REV 1 - SECTION PLAN - B

Plan 7 - PL-90-202 REV 1 - SECTION PLAN - C

Plan 8 - PL-90-300 - ELEVATION PLAN

Plan 9 - CTCH-J6768-002 - DRAINAGE LAYOUT PLAN

Plan 10 - 1574-PL-00-301 - FLOOR/ELEVATION PLAN - BIKE STORE

Plan 11 - PL-00-300 REV B - ELEVATION PLAN

Plan 12 - PL-90-100 REV B - LOCATION PLAN

Plan 13 - PL-90-101 REV B - LOCATION PLAN

Plan 14 - PL-90-102 REV B – SITE LAYOUT PLAN

Appendix 2

Summary of Developer Contributions		
Infrastructure/Service Type	**Details**	**Contribution rate per home**
Number of Houses	3	
Number of Flats	0	
Primary Education - Glenurquhart Primary School		
Houses	Contributions Required	£795
Flats	Contributions not required	£0
Land costs?	NO	£0
	Total	**£2,385**
Secondary Education		
Houses	Contributions not required	£0
Flats	Contributions not required	£0
Land costs?	NO	£0
	Total	**£0**
Transport		
	Contributions not required	£0
Water & Waste		
	Contributions not required	£0
Public Art		
	Contributions not required	£0
Affordable Housing		
CNPA	Contributions not required	£0
	Total Per Home	**£795**
	Total Per Flat	**£0**
	Total	**£2,385**
All costs are subject to indexation (BCIS All-In) and have been indexed to the appropriate quarter		

1 - Entry & Stair

2 - Storage / Future Stairlift

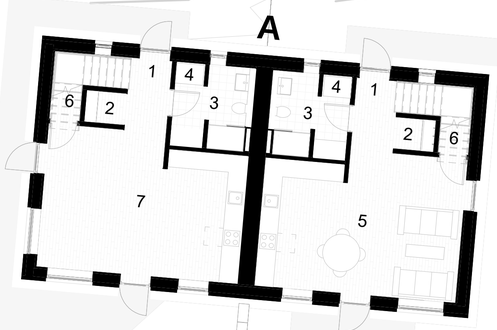
3 - Shower / Laundry

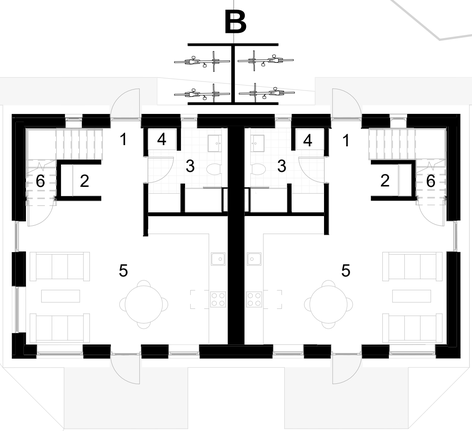
4 - MVHR

5 - Kitchen / Dining / Living

6 - Under Stair Storage (Recycling)

7 - Community Hub





Ground Floor

1 : 100

1:100

0 2 4 6 8 10m

NOTES

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2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE

ISSUED FOR: Planning

DRAWING STATUS: Issue

PROJECT: Bunloit Cottages

TITLE: Ground Floor Plan

LOCATION: Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	03/06/2026

SCALE (@ A1)	PROJECT NUMBER
1 : 100	1574

DRAWING NUMBER	REV
PL-00-100	

CM

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8 - Hall & Stair

9 - Bedroom 1

10 - Primary Bedroom

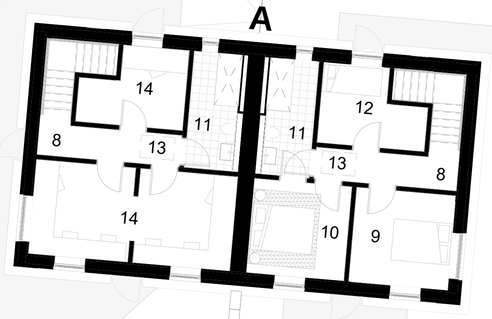
11 - Bathroom

12 - Study / Additional Bedroom

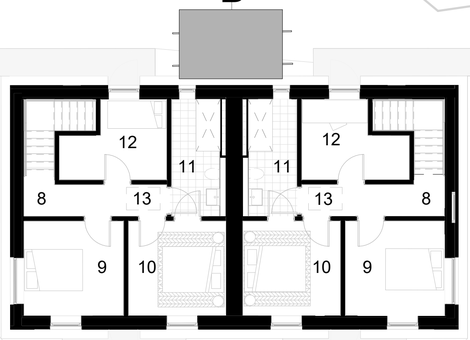
13 - Loft Hatch

14 - Office

A



B





1:100

0 2 4 6 8 10m

First Floor

1 : 100

NOTES

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3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE

ISSUED FOR: Planning

DRAWING STATUS: Issue

MAKAR

PROJECT: Bunloit Cottages

TITLE: First Floor Plan

LOCATION: Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	03/06/2026

SCALE (@ A1)	PROJECT NUMBER
1 : 100	1574

DRAWING NUMBER	REV
PL-00-101	

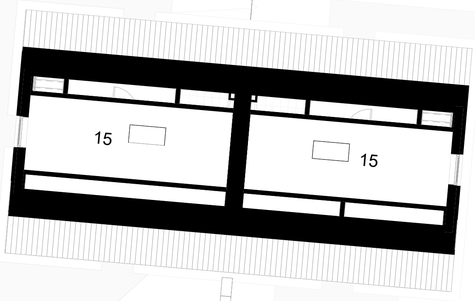
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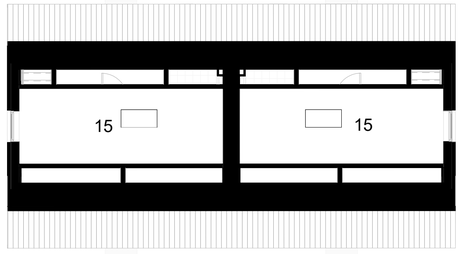
C:\Users\DanielRichardson\Makar Ltd\Projects - Documents\Project Server 26\1574 26 - Solar Sanctuary (Bunloit)\2.0 Design\2.2 REVIT\Bunloit Site Model - Planning - Option 2.rvt

15 - Attic

A



B



1:100
0 2 4 6 8 10m

Attic Plan
1 : 100

NOTES

1. DRAWING TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ARCHITECT AND OTHER SPECIALIST SUBCONTRACTORS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE

ISSUED FOR
Planning

DRAWING STATUS
Issue

PROJECT
Bunloit Cottages

TITLE
Attic Floor Plan

LOCATION
Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	03/06/2026

SCALE (@ A1)	PROJECT NUMBER
1 : 100	1574

DRAWING NUMBER	REV
PL-00-102	

CM

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Roof Plan
1 : 100

NOTES

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2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE

ISSUED FOR
Planning

DRAWING STATUS
Issue

MAKAR

PROJECT
Bunloit Cottages

TITLE
Roof Plan

LOCATION
Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	03/06/2026

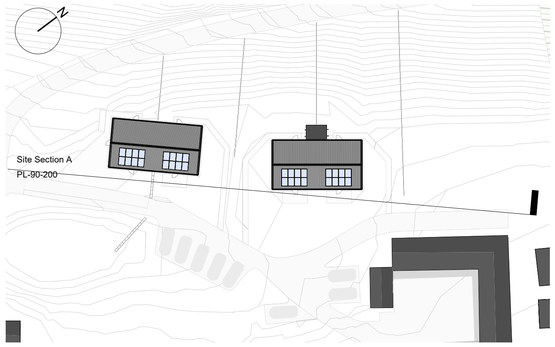
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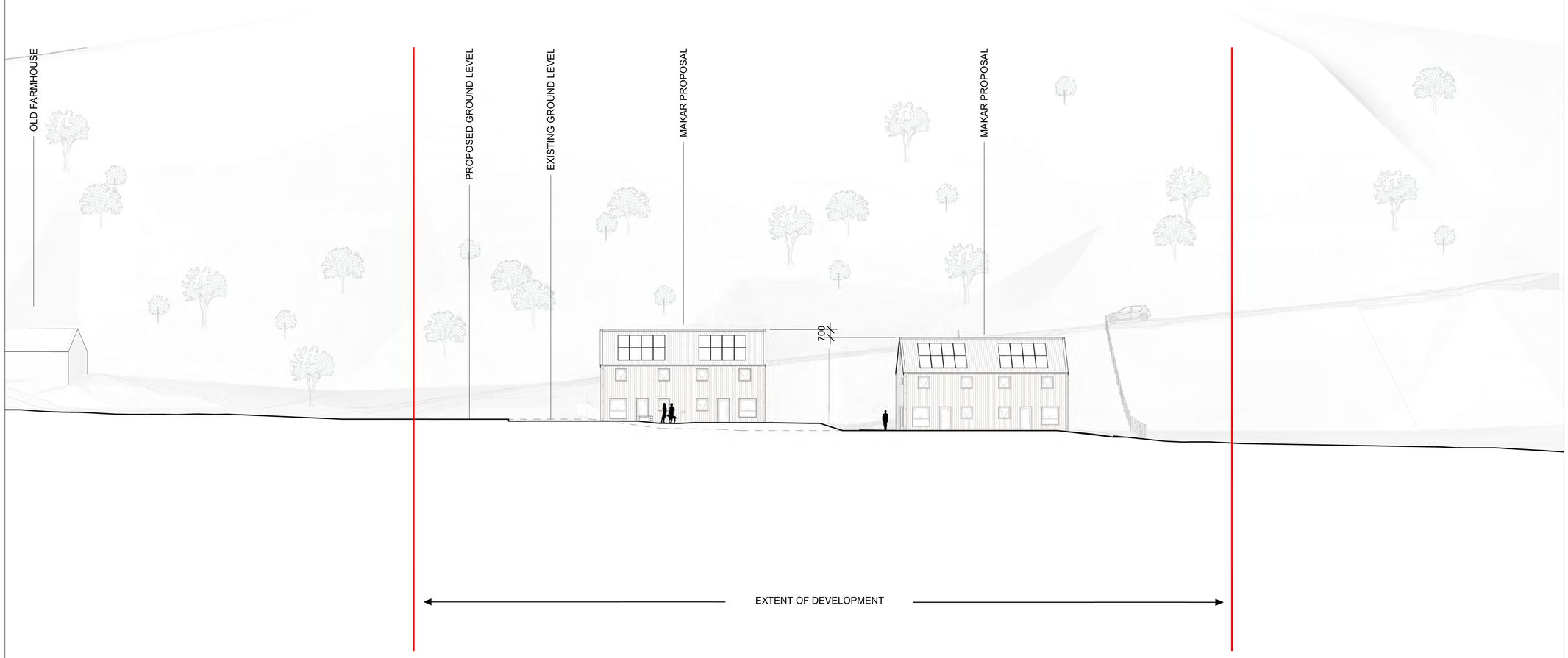
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Site Section A

1 : 200

1:200

0 10 20m

NOTES

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3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE
1		

ISSUED FOR
Planning

DRAWING STATUS
Issue

MAKAR

PROJECT
Bunloit Cottages

TITLE
Site Section A

LOCATION
Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	03/06/26

SCALE (@ A1)	PROJECT NUMBER
As indicated	1574

DRAWING NUMBER	REV
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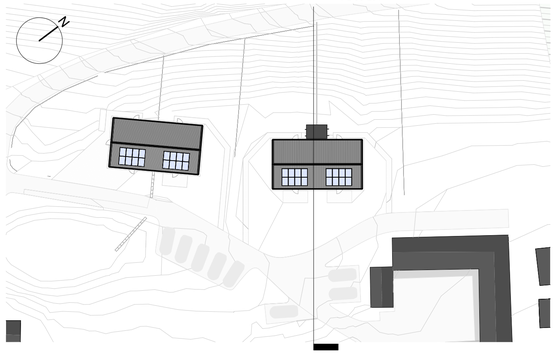
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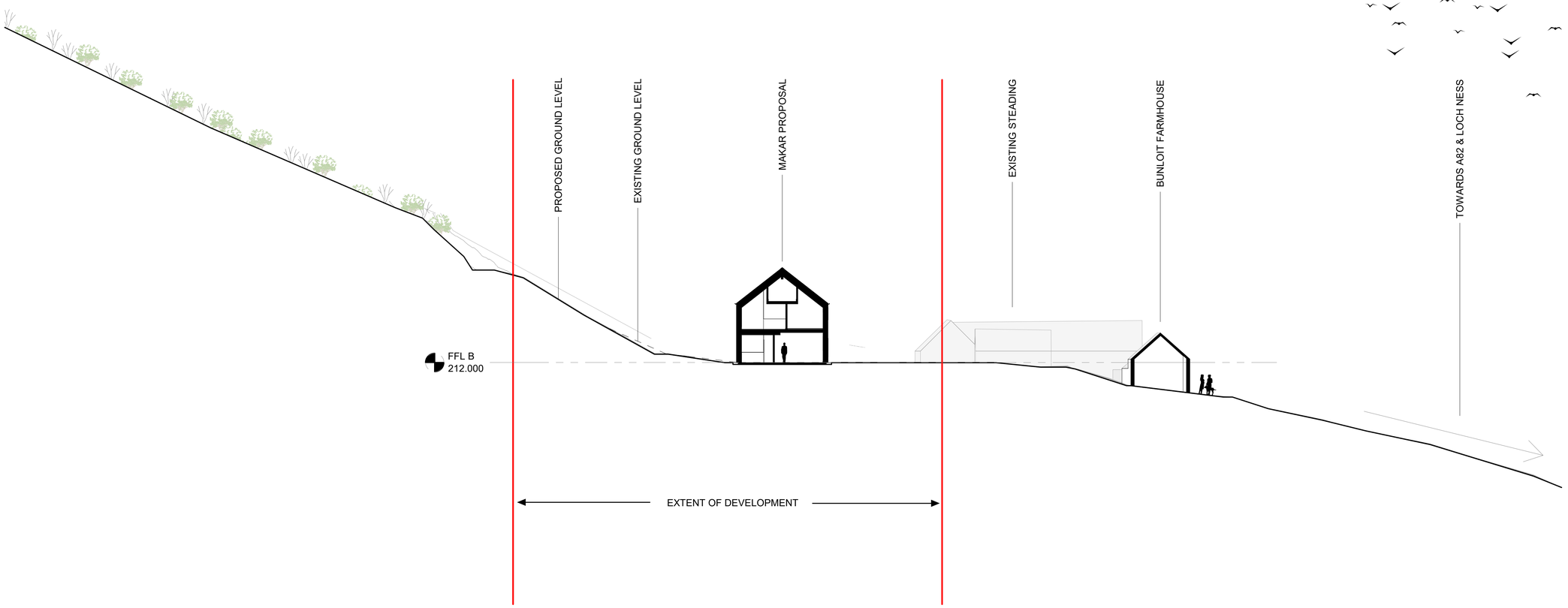
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CM

Site Section B
PL-90-201





1:200
0 10 20m

Site Section B
1 : 200

NOTES

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3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE
1		

ISSUED FOR
Planning

DRAWING STATUS
Issue

MAKAR

PROJECT
Bunloit Cottages

TITLE
Site Section B

LOCATION
Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	03/06/2026

SCALE (@ A1)	PROJECT NUMBER
As indicated	1574

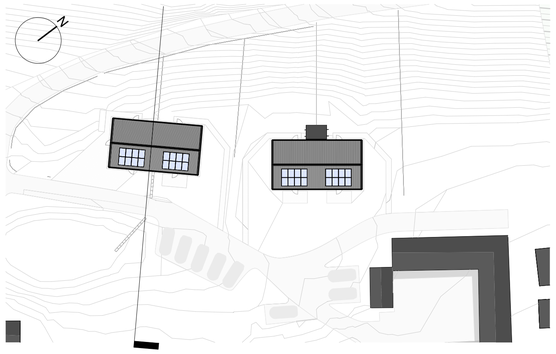
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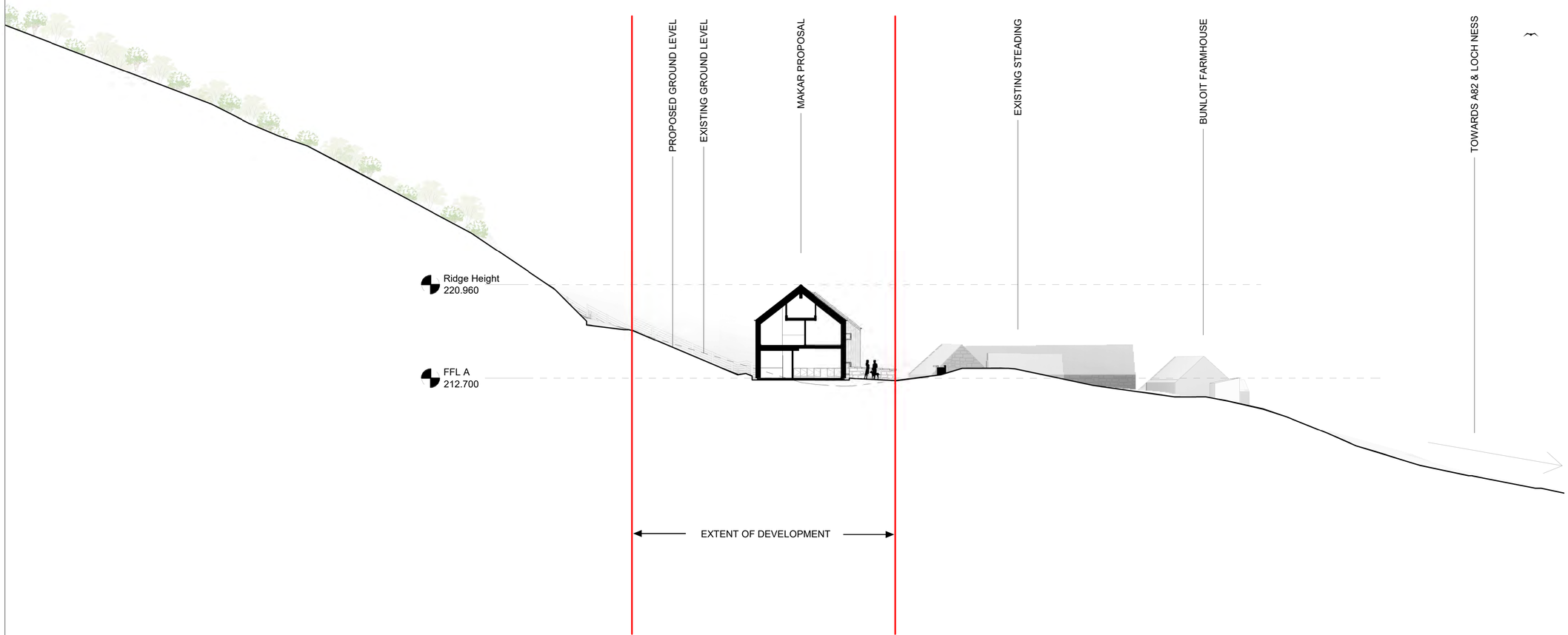
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Site Section C
PL-90-202





Site Section C
1 : 200

1:200
0 10 20m

NOTES

1. DRAWING TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ARCHITECT AND OTHER SPECIALIST SUBCONTRACTORS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE
1		

ISSUED FOR
Planning

DRAWING STATUS
Issue

MAKAR

PROJECT
Bunloit Cottages

TITLE
Site Section C

LOCATION
Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	03/06/2026

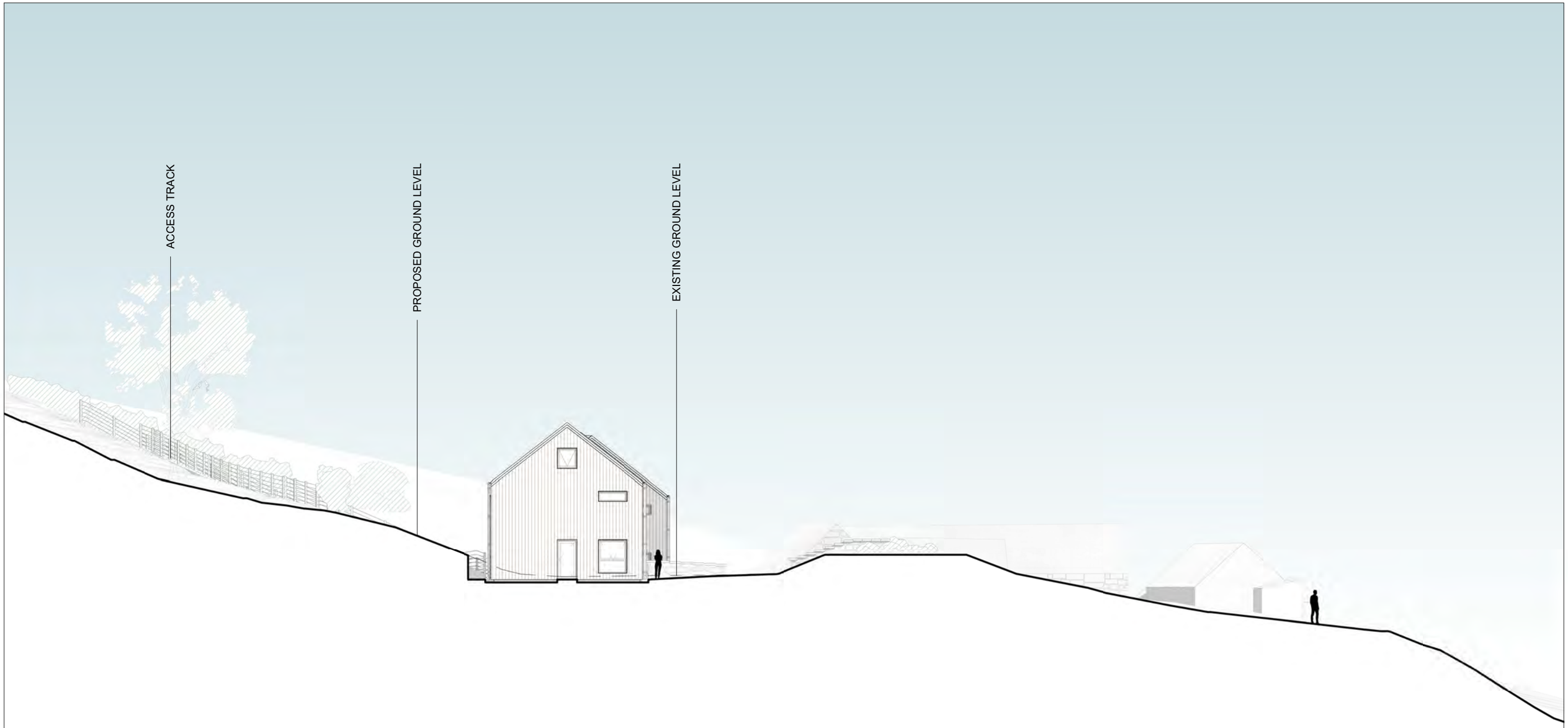
SCALE (@ A1)	PROJECT NUMBER
As indicated	1574

DRAWING NUMBER	REV
PL-90-202	1

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West Site Elevation

1 : 200

1:200

0 10 20m

NOTES

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3. DO NOT SCALE FROM THIS DRAWING.
4. REACH US ON: 01463 709 993

REV	DESCRIPTION	DATE

MAKAR
Natural homes Healthy living

ISSUED FOR: Planning

DRAWING STATUS: Issue

PROJECT: Bunloit Cottages

SHEET: Site Elevation

LOCATION: Bunloit, Highlands, Scotland

Date	Project Number	Scale (@ A3)	REV
03/06/2026	1574	1 : 200	

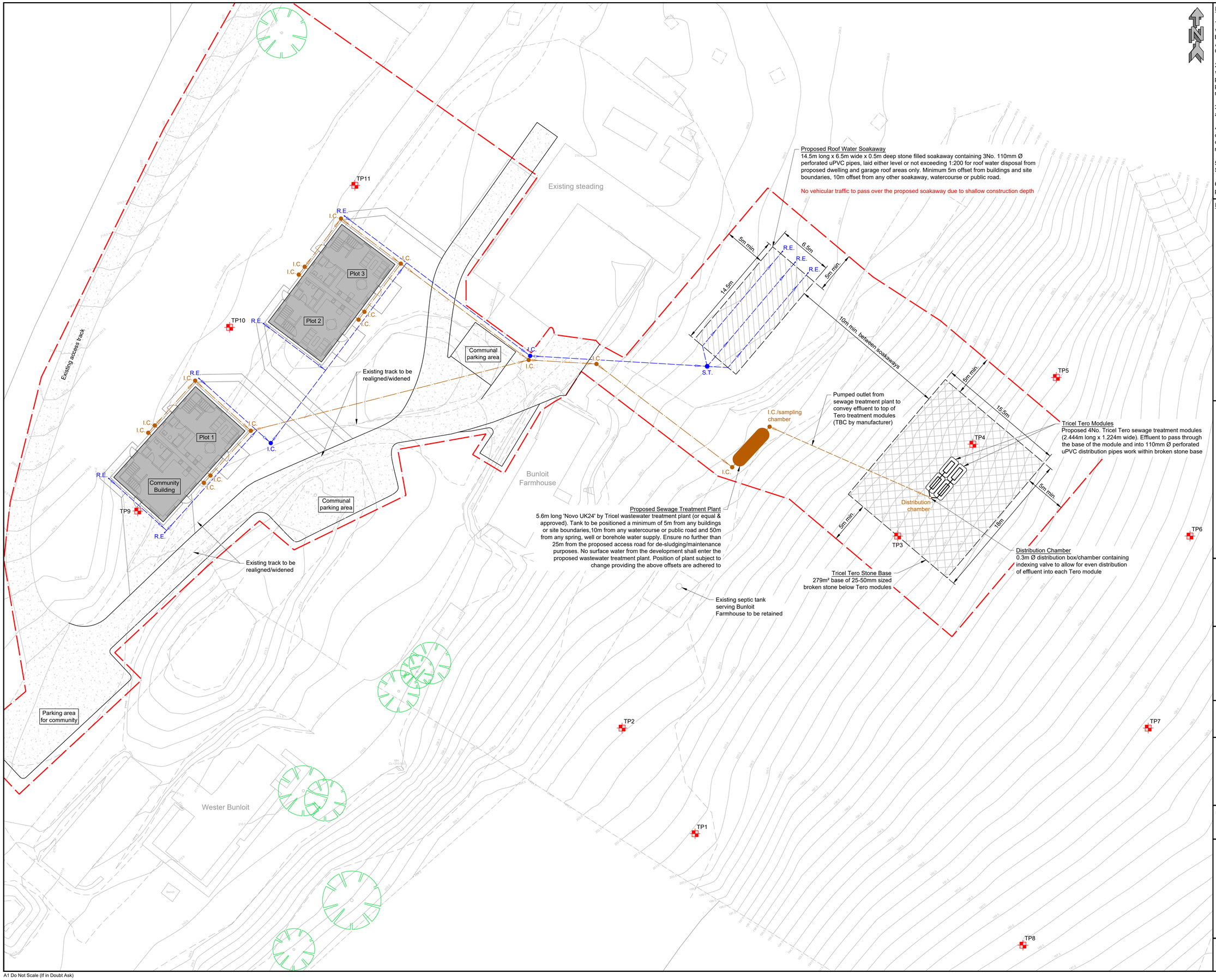
Drawn by: DR

Checked by: Checker

DRAWING NUMBER: PL-90-300

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NOTES:-

1. Drainage to be constructed, installed & tested in accordance with the recommendations in BS EN 752:2017, BS EN 1610:2015, BS 6297:2007 (+A1:2008), CIRIA C753, SEPA Environmental Authorisation's (Scotland) Regulations 2018 (EASR) and SEPA GBR10.

2. A minimum of 600mm cover to be provided to all pipe work within garden or landscaped areas, a minimum of 900mm below private roads, tracks or parking areas and 1200mm below adopted public roads. Concrete slab protection must be provided where the minimum cover is not achievable.

3. The functionality of any gravity drainage shown is dependant on achieving the minimum allowable gradients.

4. Refer to the Architect's drawings for the final position and layout of the proposed dwelling. Also for the position of the roof water down-pipes, internal foul drainage outlets and earthworks required.

5. Foul drainage discharge shown is subject to final approval from SEPA.

6. Position of existing services must be accurately located on site prior to construction work commencing.

LEGEND:-

- New uPVC foul sewer (arrowhead denotes direction of flow)
- New uPVC surface water sewer (arrowhead denotes direction of flow)
- R.E. / R.E. — New rodding point terminal
- I.C. / I.C. — New 450mm Ø uPVC inspection chamber (maximum depth 1.2m)
- Denotes area of crushed rock type construction
- Denotes approximate application boundary
- TP1 — Indicates approximate position of trial pit/percolation test (Excavated 07/04/26)

Site Layout:

House Plots at Bunloit Estate, Drumnadrochit

Drainage Layout Plan

CainTech

LAND & BUILDING SURVEYING
SETTING OUT ENGINEERS
CIVIL ENGINEERING DESIGN
LASER SCANNING SERVICES
HYDROGRAPHIC SURVEYING
VOLUMETRIC SURVEYING
DIMENSIONAL CONTROL SURVEYING
AUTOCAD DRAUGHTING SERVICES

TORE OFFICE
FOINAVEN
TORE
MUIR OF ORD
ROSS SHIRE
IV6 7SD
Tel: 01463 811400

INVERNESS OFFICE
SUITE A2, ETIVE HOUSE
BEECHWOOD BUSINESS PARK
INVERNESS
IV2 3BW
Tel: 01463 545000

ADDITIONAL CONTACT INFO:
E-mail: client@caintechltd.com
Mob: 07740 680509

WEBSITE
http://www.caintechltd.com

Client:

MAKAR

Drawn By:	Checked By:	Surveyed By	Surveyed Date:
KGT	GCN	ST	26/03/2026

Drawing Status:

- [x] PLANNING
- [ ] FOR APPROVAL
- [ ] WARRANT
- [ ] CONSTRUCTION

Drawing Date: 01/06/2026

Drawing Scale: 1:200 @ A1

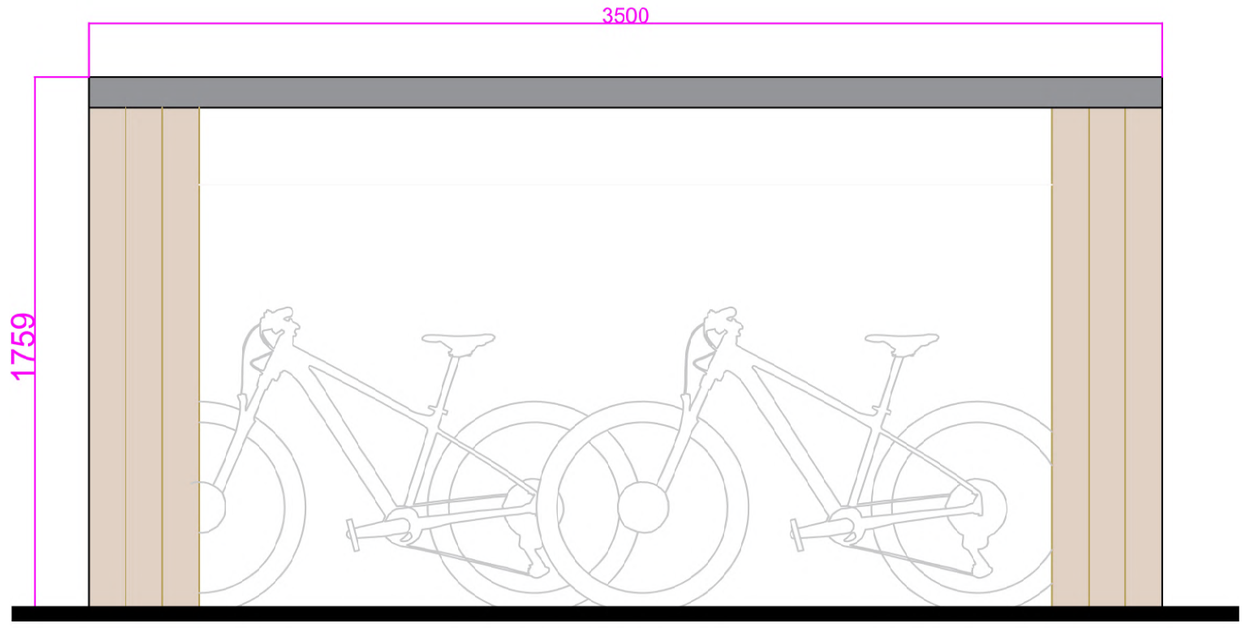
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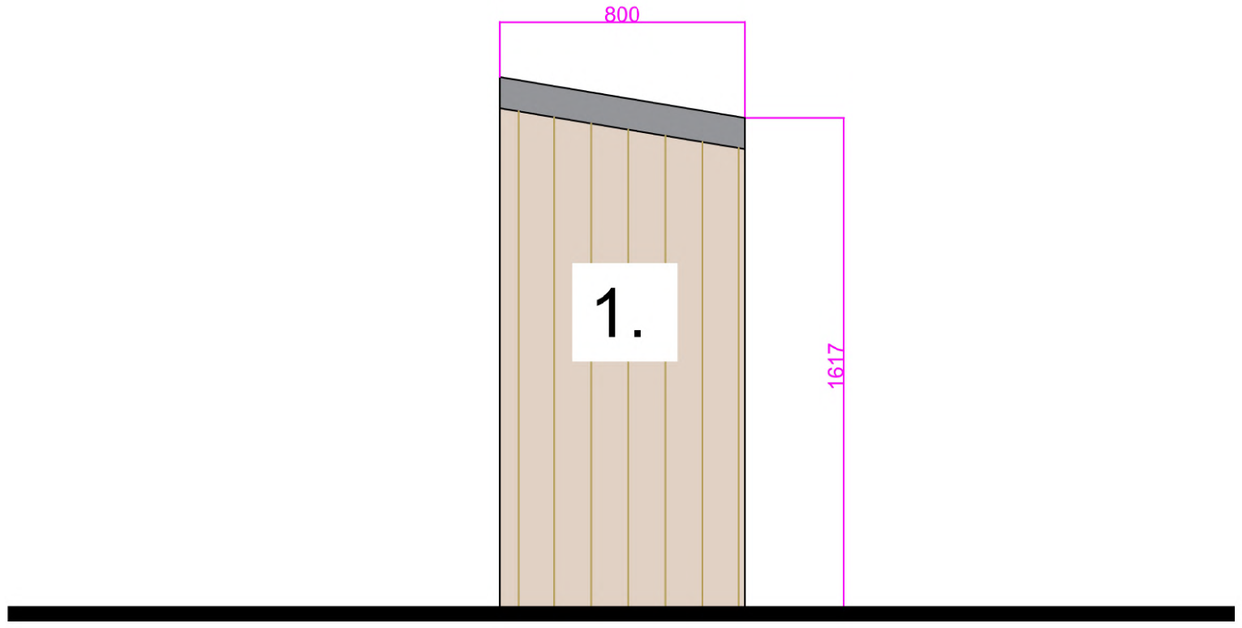
- Levels are in metres and are to Ordnance Datum.
- Co-ordinates are to National Grid. (GPS Network)

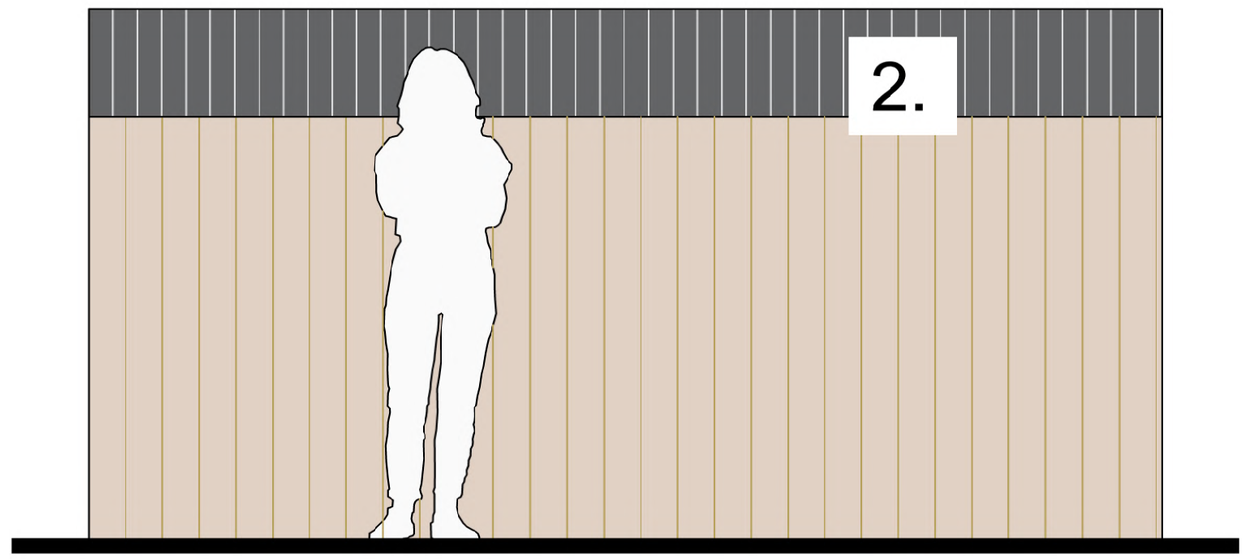
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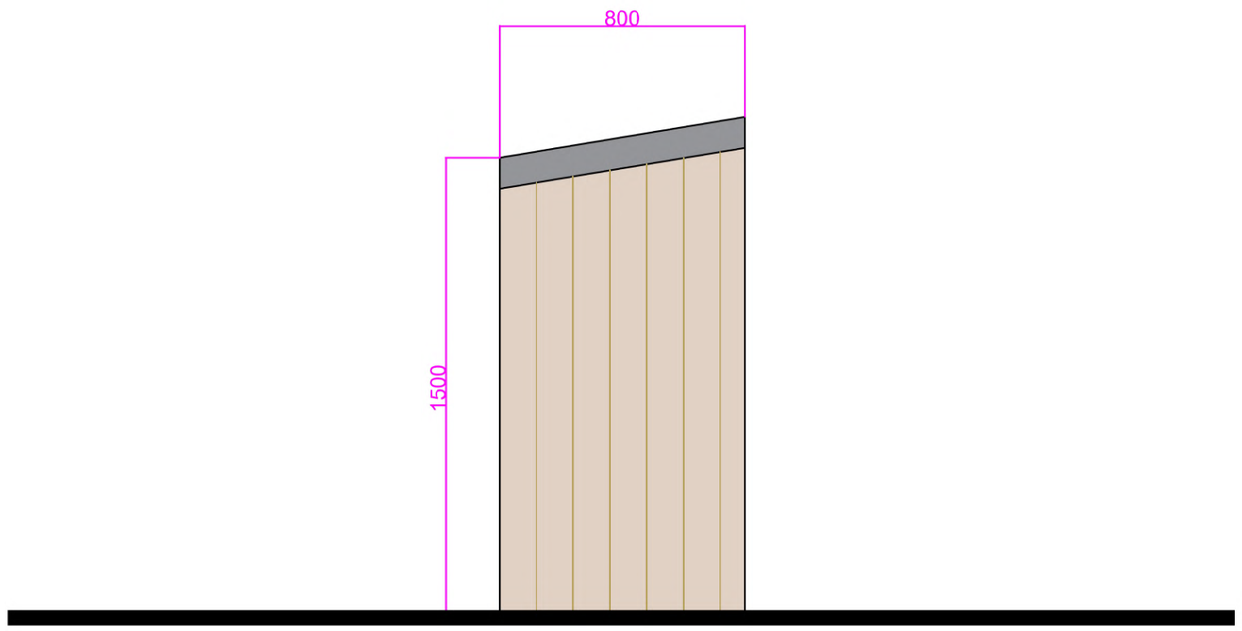
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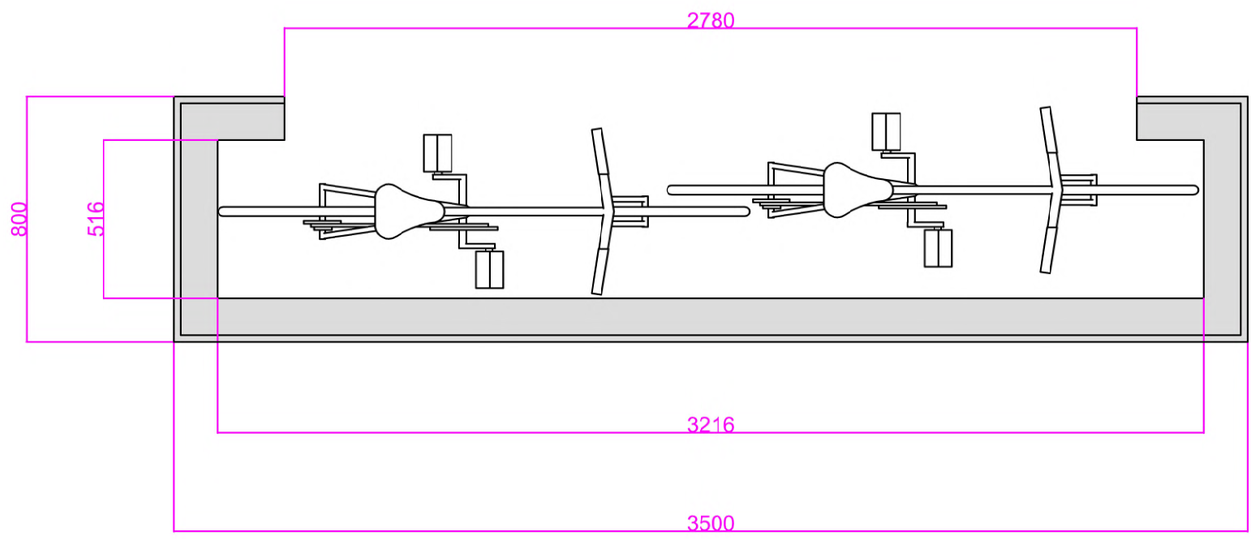
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0m 0.5m 0.75m 1m

1:20

NOTES

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2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
3. DO NOT SCALE FROM THIS DRAWING.

MATERIALS SCHEDULE:

1. UNTREATED LARCH CLADDING TO MATCH HOUSES
2. SINUSOIDAL PROFILE METAL ROOF TO MATCH HOUSES

REV	DESCRIPTION	DATE

MAKAR
Natural homes Healthy living

ISSUED FOR: Planning

DRAWING STATUS: Issue

PROJECT: Bunloit Cottages

SHEET: Bike Store Plans

LOCATION: Bunloit, Highlands, Scotland

Date	Project Number	Scale (@ A2)	REV
12/06/2026	1574	1 : 20	

Drawn by: LR

Checked by: SM

DRAWING NUMBER: 1574-PL-00-301

Mixed Broadleaf Hedge

Bunloit Planting

Relate to *'South Bunloit Woodland Creation July 2025 Map'* document for species planted.

Newly Rooted Trees

Community orchard

Application Boundary

Plot Boundaries

Post & Wire Fencing Between Plot Boundaries

Removal of shed

Private water supply for each dwelling to be taken from this point

Route of water supply from borehole

Private outdoor space

Footpath

Surface water soakaway as per engineers drainage design

8030

5000

5000

5000

5000

5000

Bike Storage

MAKAR Proposal

FFL = 112.000M AOD

FFL = 112.700M AOD

Communal Parking

Communal Parking

Community Building

EVCP

Bunloit Farmhouse

Threshold to Residential Properties

4x1m Hard standing for bins

Compact Hardcore with Quarry Dust Finish

Parking for Community

Foul waste treatment tank as per engineers drainage design

Foul waste treatment modules and permeable stone base as per engineers drainage design

Western Bunloit Cottage

N

1:500

0 10 20 30 40 50m

Site / Landscape Plan

1 : 500

NOTES

1. DRAWING TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ARCHITECT AND OTHER SPECIALIST SUBCONTRACTORS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
3. DO NOT SCALE FROM THIS DRAWING.
4. REACH US ON: 01463 709 993

REV	DESCRIPTION	DATE
B	Second Response To Planning	12/06/226

MAKAR
Natural homes Healthy living

ISSUED FOR: Planning

DRAWING STATUS: Issue

PROJECT: Bunloit Cottages

SHEET: Site / Landscape Plan

LOCATION: Bunloit, Highlands, Scotland

Date	Project Number	Scale (@ A3)	REV
17/06/2026	1574	1 : 500	B

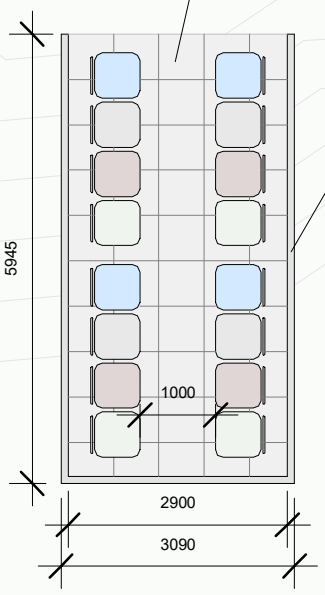
Drawn by: DR

Checked by: MT

DRAWING NUMBER: PL-90-102

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Bin store

1 : 100

Great Glen Way

Existing Waste Collection to be expanded

Public Road

Application Boundary

Ownership Boundary

1:100

0 2 4 6 8 10m

1:2500

0 125 250m

N

One Way Single Track

Water Tank

Borehole

Route of water supply from borehole

Allnah-Eireige

Old School House

Bunloit Steading

Foul Drainage

Bunloit Farmhouse

Western Bunloit

Location Plan

1 : 2500

NOTES

1. DRAWING TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ARCHITECT AND OTHER SPECIALIST SUBCONTRACTORS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
3. DO NOT SCALE FROM THIS DRAWING.

REV	DESCRIPTION	DATE
A	Response To Planning	11/06/2026
B	Second Response To Planning	12/06/226

MAKAR

Natural homes Healthy living

ISSUED FOR: Planning

DRAWING STATUS: Issue

PROJECT: Bunloit Cottages

SHEET: Location Plan

LOCATION: Bunloit, Highlands, Scotland

Date	Project Number	Scale (@ A3)	REV
17/06/2026	1574	As indicated	B

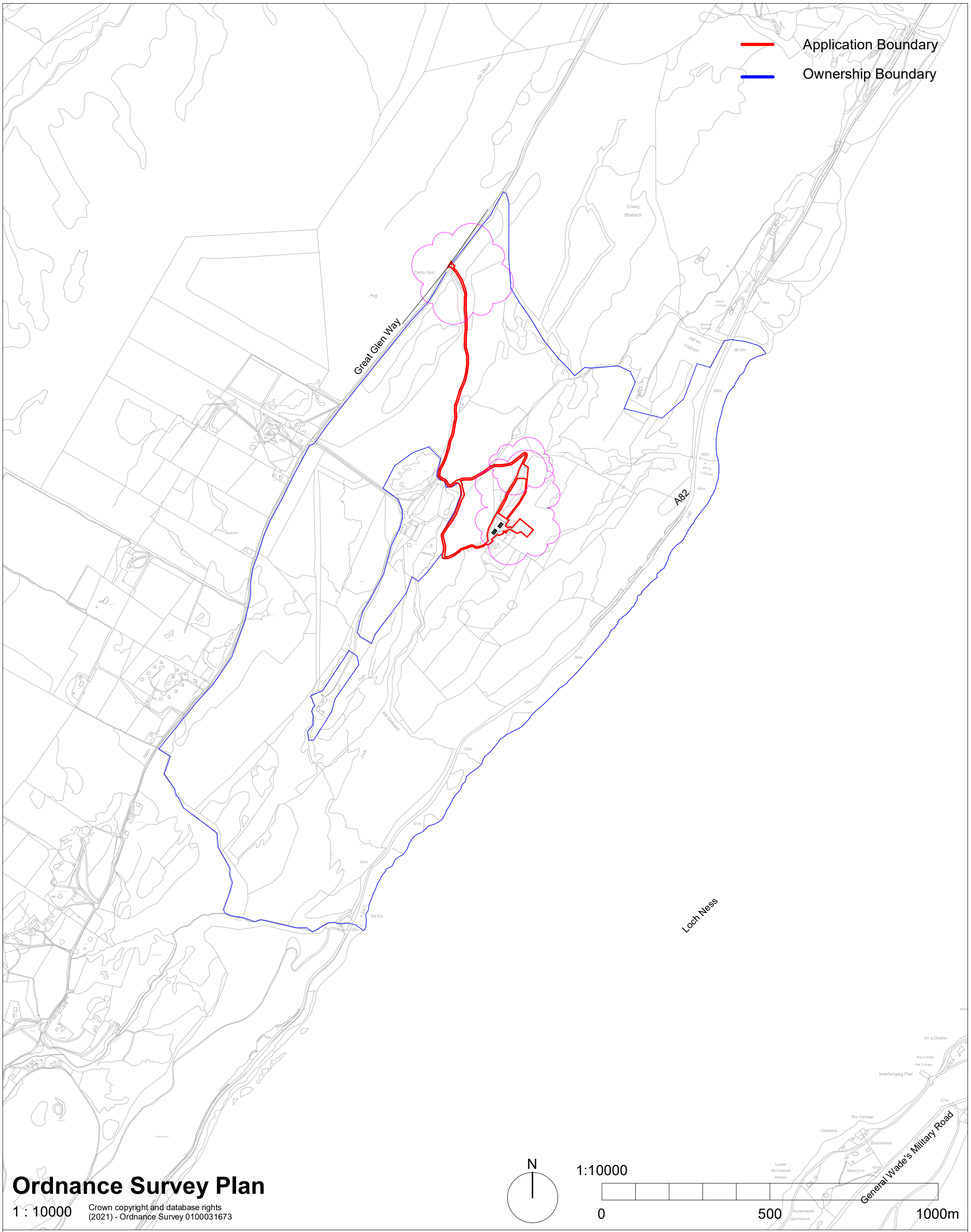
Drawn by: DR

Checked by: MT

DRAWING NUMBER: PL-90-101

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Ordnance Survey Plan

1 : 10000

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NOTES

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REV	DESCRIPTION	DATE
A	Response To Planning	11/06/2026
B	Second Response To Planning	12/06/226

MAKAR
Natural homes Healthy living

ISSUED FOR: Planning

DRAWING STATUS: Issue

PROJECT: Bunloit Cottages

SHEET: Ordnance Survey Plan

LOCATION: Bunloit, Highlands, Scotland

Date	Project Number	Scale (@ A3)	REV
17/06/2026	1574	1 : 10000	B

Drawn by: DR

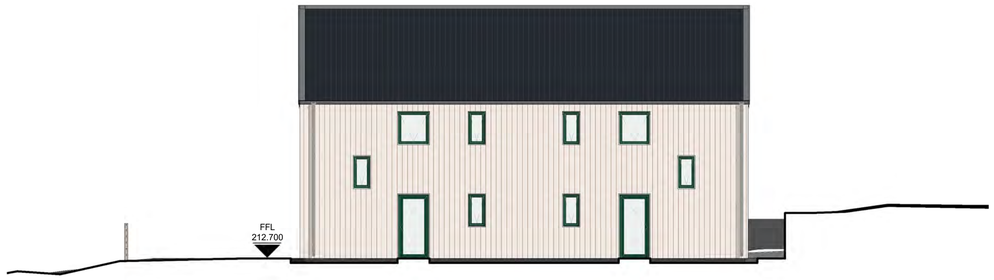
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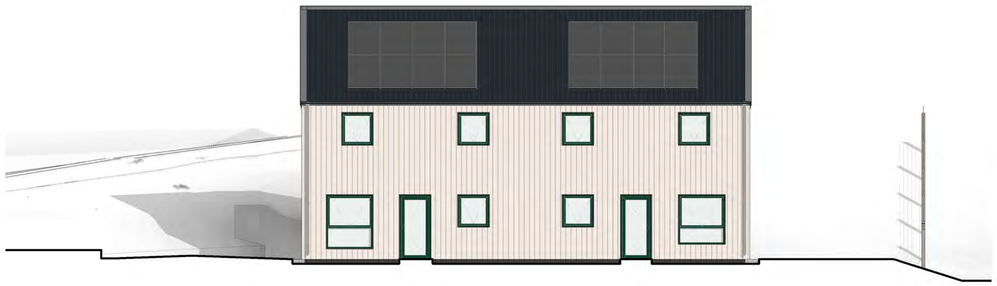
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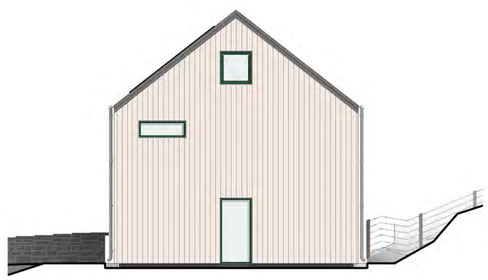
Building A



North Elevation A
1 : 100



South Elevation A
1 : 100



East Elevation A
1 : 100



West Elevation A
1 : 100

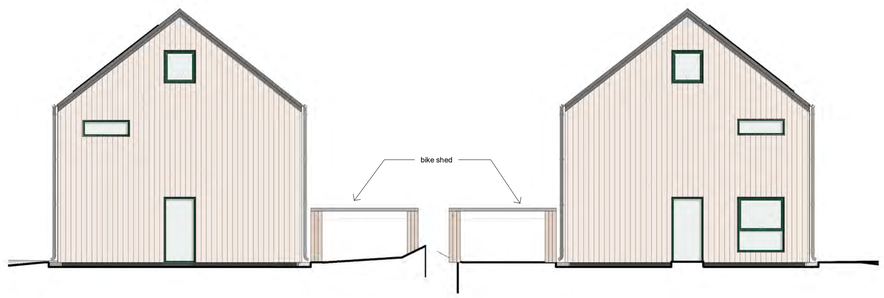
Building B



North Elevation B
1 : 100



South Elevation B
1 : 100



East Elevation B
1 : 100

West Elevation B
1 : 100

1:100

0 2 4 6 8 10m

NOTES

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EUROPEAN LARCH CLADDING VERTICAL

RAL 7016 SINUSOIDAL PROFILE METAL ROOF

RAL 7016 ANTHRACITE GREY ALUCLAD WINDOWS & DOORS

GALVANIZED LINDAB RAINWATER GOODS

REV	DESCRIPTION	DATE
B	Second Response To Planning	12/06/22 6

ISSUED FOR
Planning

DRAWING STATUS
Issue

MAKAR

PROJECT
Bunloit Cottages

TITLE
Elevations

LOCATION
Bunloit, Highlands, Scotland

DRAWN BY	CHECKED BY	DATE
DR	MT	17/06/2026

SCALE (@ A1)	PROJECT NUMBER
As indicated	1574

DRAWING NUMBER	REV
PL-00-300B	B

CM

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