



Planning Conditions as outlined in Reference no: 13/04328/PIP

- (1) - No development shall commence until all of the matters specified below have been approved on applications to planning Authority.
 - i. detailed layout of the site including levels
 - ii. design and appearance of proposed development
 - iii. landscaping proposals for the site including boundary treatment.
 - iv. details of access and parking arrangements
 - v. details of the proposed water supply and drainage arrangements.
- (2) - Any details pursuant to condition 1 above shall show a development featuring the following elements:
 - i. walls finished predominantly in white render / natural stone / larch cladding
 - ii. a roof covering of natural slate / sinusoidal corrugated metal sheeting / sedum
 - iii. single storey or 1 1/2 storeys in height
 - iv. windows with a strong vertical emphasis
 - v. roofs symmetrically pitched of no less than 35° and no greater than 45°
 - vi. footprints of buildings predominantly rectangular in shape with traditional gable ends.
- (3) - For the avoidance of doubt this permission is for four houses or houses with integral workshops (class 4-Business use) and four holiday lets only. The holiday letting units shall be used for holiday letting purposes only and shall not be used as a principle private residence or be occupied by any family, group or individual for more than 3 months (cumulative) in any one calendar year.
- (4) - Prior to commencement of development, a photographic record shall be made of the remains of old buildings and / or other features affected by the proposed development, in accordance with the attached specification and shall thereafter be submitted to the planning authority.
- (5) - For the avoidance of doubt, the development shall connect the the public sewage system or the matters specified in condition 1 above shall include supporting information to demonstrate that (1) connection the public sewer is not technically or economically feasible and that (2) the private foul drainage proposals are environmentally acceptable to SEPA.
- (6) - Details to be provided including the following elements with regards to access transport and surface water drainage to comply with the councils Roads and Transport Guidelines for New Developments and will require Road Construction Consent:
 - i. - visibility splays of 4.5m x 90m to be maintained in so fas as it is within control of applicant. This shall include a road of 5.5m width with 2m wide verges for the first 10m with a maximum gradient of 1:16. Swept path analysis will be required to show that a refuse wagon can manoeuvre as required.
 - ii. - details of the proposed access road, passing places and turning head will be required.
 - iii. - details of surface water drainage proposals/strategy required.
 - iv. - A construction traffic management plan will be required due to the estimated high volume of traffic and appropriate mitigation measures to keep the public road free of mud and dust, temporary signage and timing of deliveries to avoid school opening and closing times.
 - v. A fully dimensioned site layout which clearly identifies the curtilage of the dwellings and parking/turning areas on site. 3 spaces will be required for dwellings & 1no. for holiday lets although consideration should be given to visitors to holiday units.
- (7) - Landscaping plan along with maintenance programme to be provided. Landscaping to be implemented in full during first planting season following commencement of development with maintenance being carried out per the maintenance plan. Any trees damaged within first 5 years to be removed and re-planted.
- (8) - Details of a factoring agreement to secure the future maintenance of the communal landscaped areas.
- (9) - Public art feature details to be provided and shall thereafter be installed and maintained in accordance with such details as approved.

Please Note:

Trees/ Hedging: Please refer to Reynolds Architecture DWGno. 2016 025 - 001 for all trees to be retained/removed and the planting proposed within the development.

New Access: The new access to the development will not be adopted by the Highland Council but will be factored into each sale that the maintenance and repair of the road and roadside drainage will be shared amongst the owners/occupiers of the dwellings.

Bins to be collected at the newly formed layby adjacent to the entrance, this point will be for bin collection only and all bins will be stored otherwise within each plot.

Levels on Site: All areas as indicated on the site plan in white denote existing levels being retained/reinstated post construction work. All areas indicated by light green hatches denote the extent of small bankments required due to cut on site to form level building platforms. All areas indicated by dark green hatches denote the extent of larger bankments required to form the new access road onto the site.

Long Section 1
1 : 500

Long Section 2
1 : 500

Long Section 3
1 : 500



Planning Application		
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No.	Description	Date
A	Unit 8 & Hammer Head changed.	06.06.18
B	Location plan altered to RED boundary.	24.07.18
C	RED line altered on Location	31.07.18
D	Alterations per planning response	29.01.19
E	Layout alteration	14.06.19
F	Layout altered and 1no. holiday unit dropped per revised Caintech Drawings.	24.08.20
Henk Verweijmeren & Liz Stewart Erection of 4no. Dwellings & 4no. Holiday lets, former Hydroponicum site, Achiltibuie		
Site & Location plan		
Date	27/06/2018	
Drawn by	MB	
2016 025 - 000		
Scale	1 : 500	
<small> 1. Protected by copyright, no reproduction without express permission from architect. 2. Contractor is responsible for checking all dimensions prior to construction. 3. Discrepancies to be referred to architect for decision. 4. Must be read in conjunction with written specification and engineers/sub contractors construction information. </small>		