



ePlanning Centre Highland Council Glenurquhart Road Inverness IV3 5NX Tel: 01349 886 608 Fax: 01463 702 298 Email: eplanning@highland.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100362782-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Demolition of Old Mill dwelling house and creation of 3 house plots

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	G H JOHNSTON BUILDING CONSULTANTS LTD		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Gary	Building Name:	WILLOW HOUSE
Last Name: *	Johnston	Building Number:	<input type="text"/>
Telephone Number: *	01463-237229	Address 1 (Street): *	STONEFIELD BUSINESS PARK
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	INVERNESS
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	IV2 7PA
Email Address: *	yvonne@ghjohnston.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	c/o Agent
First Name: *	& Mrs Graham-Read/Mr & Mrs	Building Number:	<input type="text"/>
Last Name: *	MacLennan/Mr & Mrs Eckersley	Address 1 (Street): *	Willow House
Company/Organisation	<input type="text"/>	Address 2:	Stoneyfield Business Park
Telephone Number: *	<input type="text"/>	Town/City: *	INVERNESS
Extension Number:	<input type="text"/>	Country: *	SCOTLAND
Mobile Number:	<input type="text"/>	Postcode: *	IV2 7PA
Fax Number:	<input type="text"/>		
Email Address: *	admin@ghjohnston.co.uk		

Site Address Details

Planning Authority:

Highland Council

Full postal address of the site (including postcode where available):

Address 1:

OLD MILL

Address 2:

DORES

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

INVERNESS

Post Code:

IV2 6TR

Please identify/describe the location of the site or sites

Northing

834717

Easting

259801

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

3170.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Old Mill House and outbuildings with vacant land

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Gary Johnston

On behalf of: Mr & Mrs Graham-Read/Mr & Mrs MacLennan/Mr & Mrs Eckersley

Date: 26/03/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Topographical Site Survey as existing; Site Layout with Indicative House and position indicated.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Miss Yvonne Macdonald

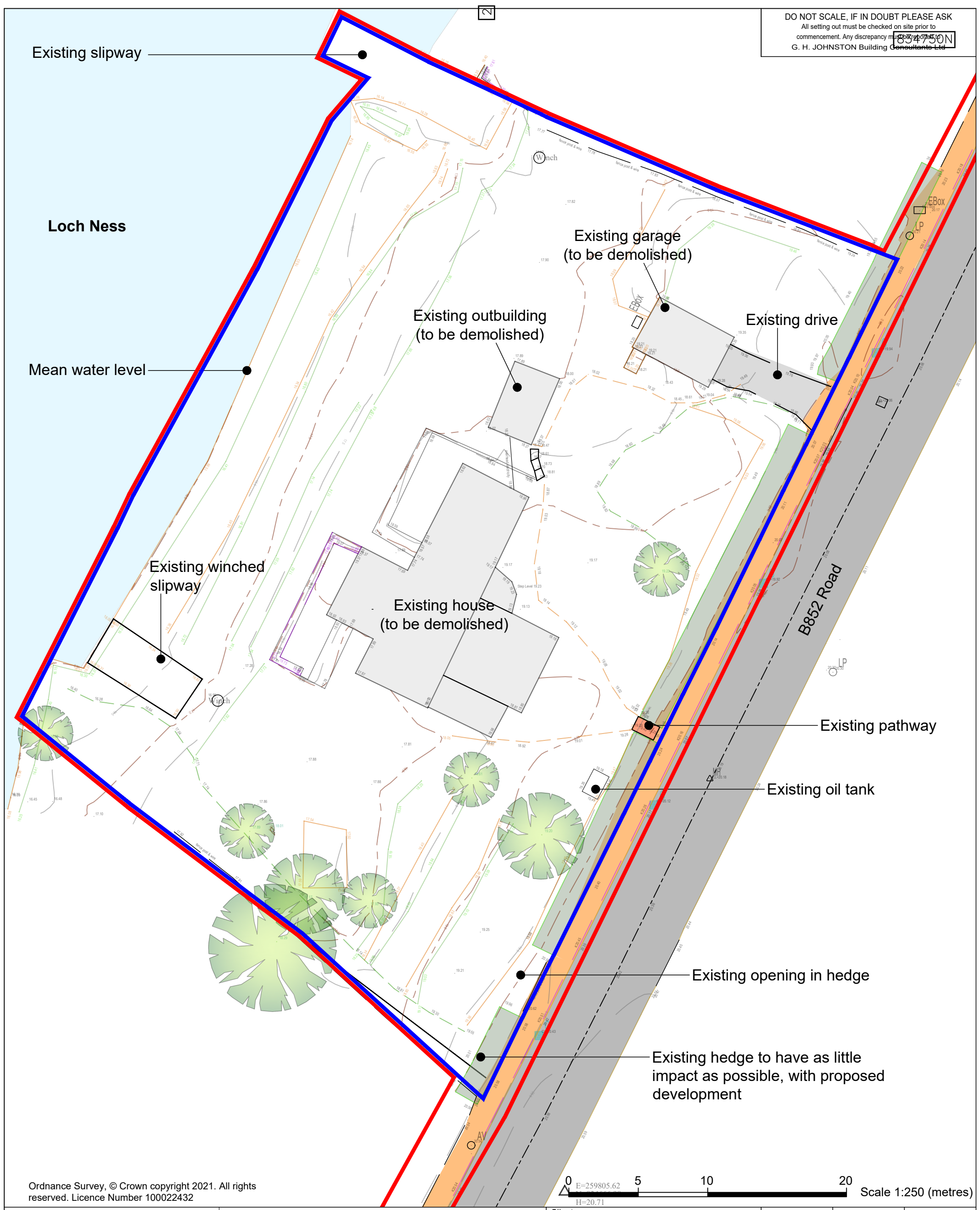
Declaration Date: 31/03/2021

Payment Details

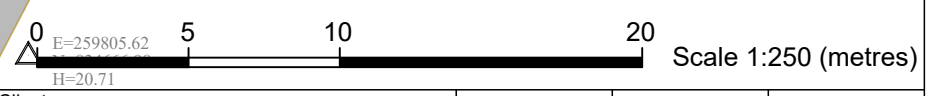
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DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to
 commencement. Any discrepancy must be reported
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REVISIONS			
Rev.	Description	Drawn	Date

Notes



PLANNING APPLICATION

Client
**Mr & Mrs Graham-Reid,
 Mr & Mrs MacLennan &
 Mr & Mrs Eckersley**

Project
 Demolition of dwelling house and out-buildings to form 3 house plots at the Old Mill, Dores, IV2 6TR

Drawing
 Existing Site Plan

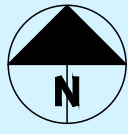
Scale 1:250@A3	Date 03.2021	Drawn by CL
Project no 2668	Dwg no PL002	Rev

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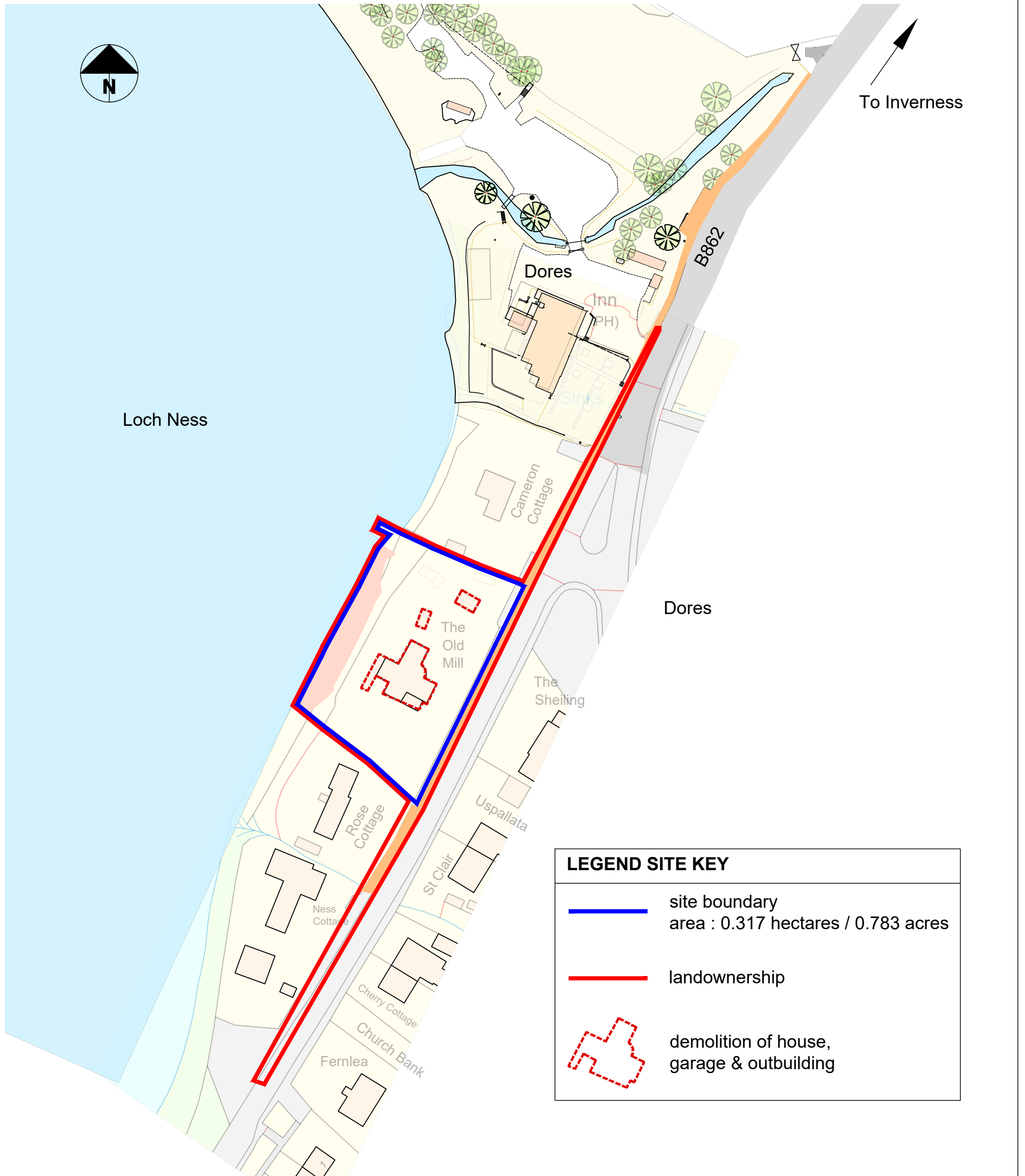
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@gjohnston.co.uk

TEL (01463) 237229

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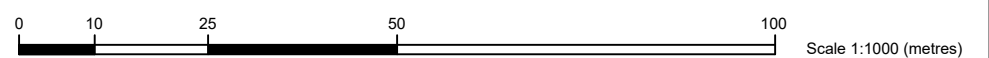
To Inverness



LEGEND SITE KEY

- site boundary
area : 0.317 hectares / 0.783 acres
- landownership
- - - demolition of house, garage & outbuilding

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PLANNING APPLICATION

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 Mr & Mrs MacLennan &
 Mr & Mrs Eckersley**

Project
 Demolition of dwelling house and out-buildings to form 3 house plots at the Old Mill, Dores, IV2 6TR

Drawing
 Location Plan

Scale 1:1000@A3	Date 03.2021	Drawn by CL
Project no 2668	Dwg no PL001	Rev

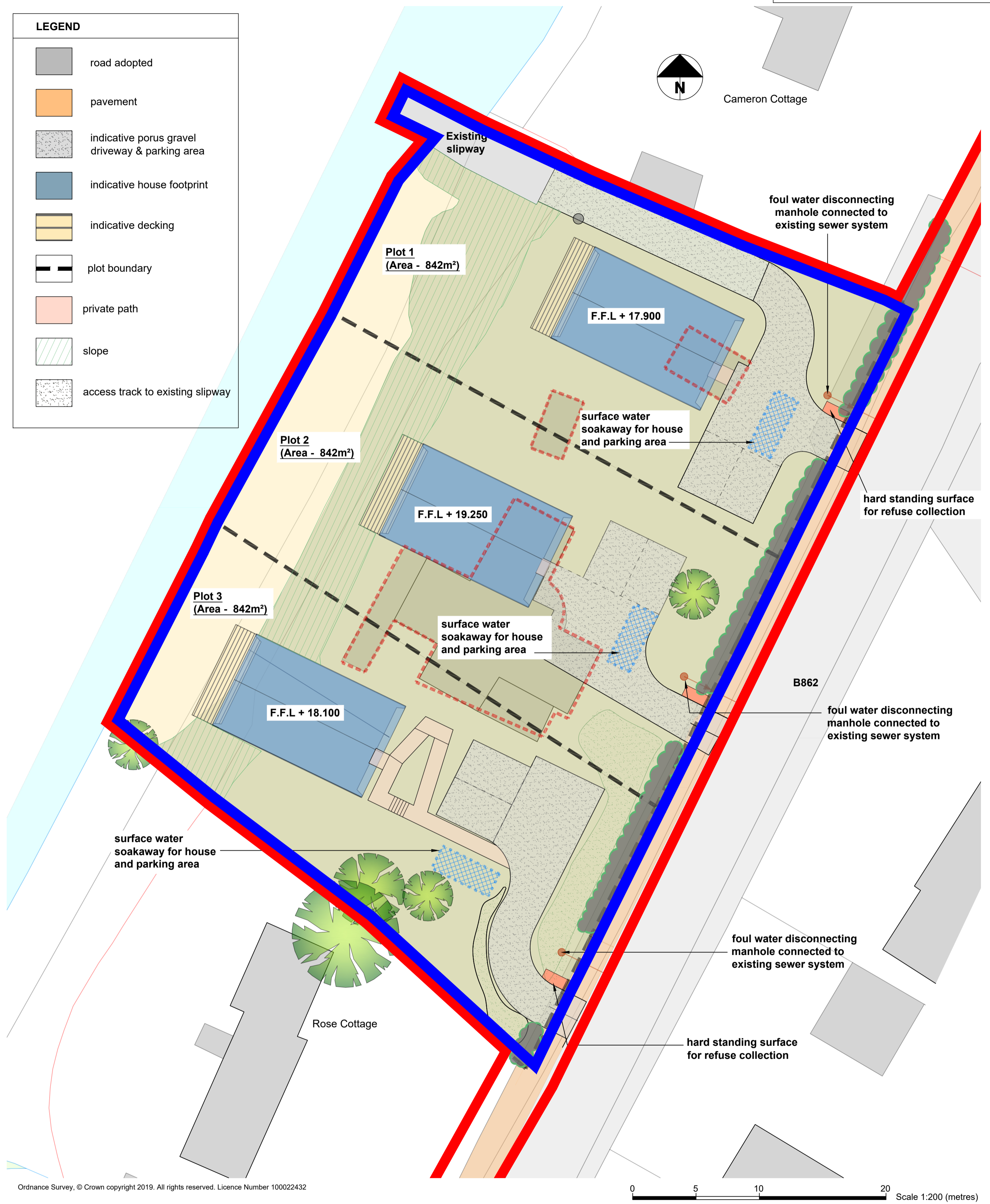
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LEGEND	
	road adopted
	pavement
	indicative porous gravel driveway & parking area
	indicative house footprint
	indicative decking
	plot boundary
	private path
	slope
	access track to existing slipway



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0 5 10 20 Scale 1:200 (metres)

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Rev.	Description	Drawn	Date
-	-	-	-

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**PLANNING
SUBMISSION**

Client
**Mr & Mrs Graham-Reid,
 Mr & Mrs MacLennan &
 Mr & Mrs Eckersley**

Project
 Demolition of dwelling house and out-buildings to form 3 house plots at the Old Mill, Dores, IV2 6TR

Drawing
 Indicative Plots Layout

Scale 1:200@A2	Date 02.2021	Drawn by CL
Project no 2668	Dwg no PL004	Rev

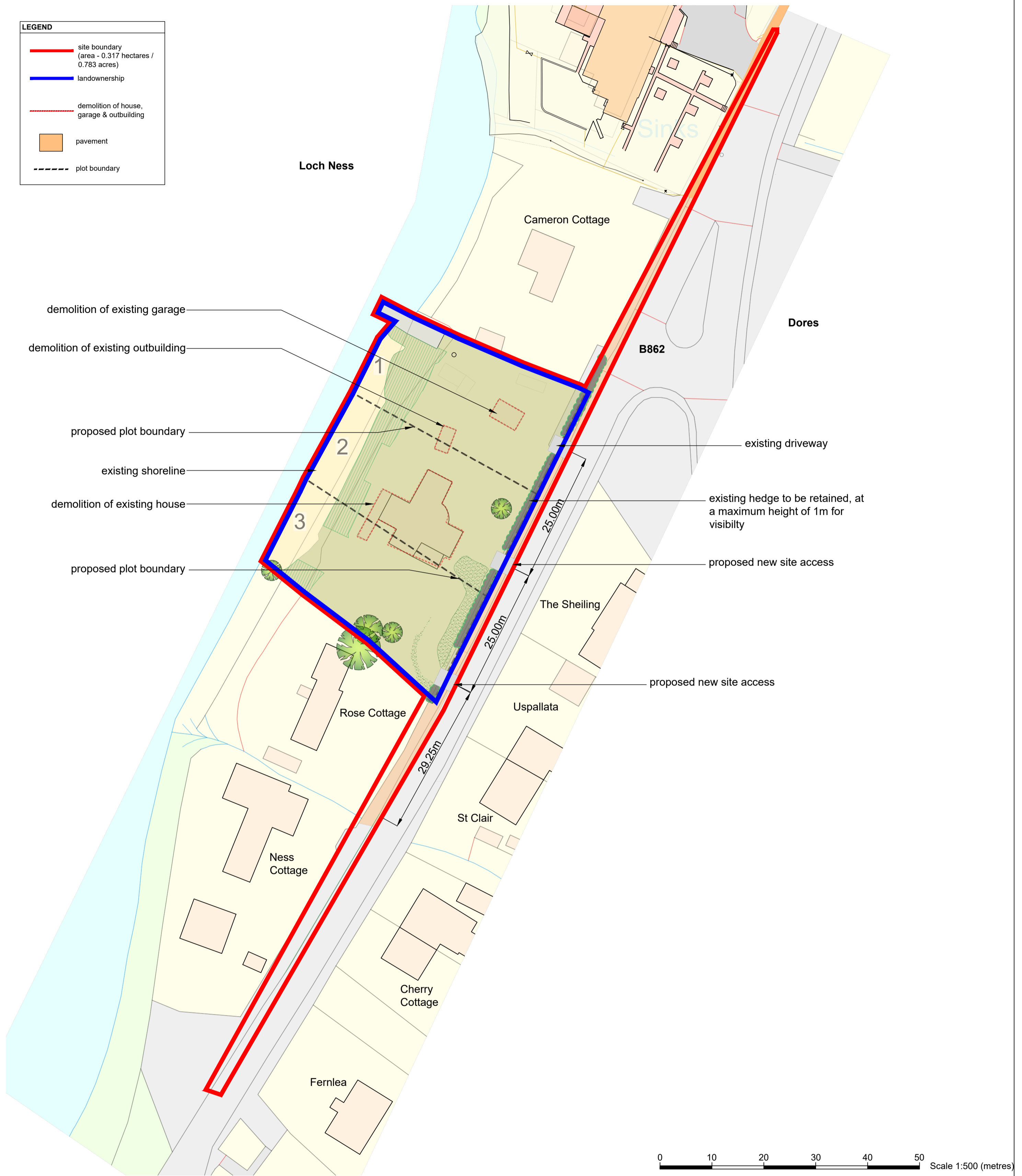
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LEGEND	
	site boundary (area - 0.317 hectares / 0.783 acres)
	landownership
	demolition of house, garage & outbuilding
	pavement
	plot boundary



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0 10 20 30 40 50 Scale 1:500 (metres)

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Rev.	Description	Drawn	Date
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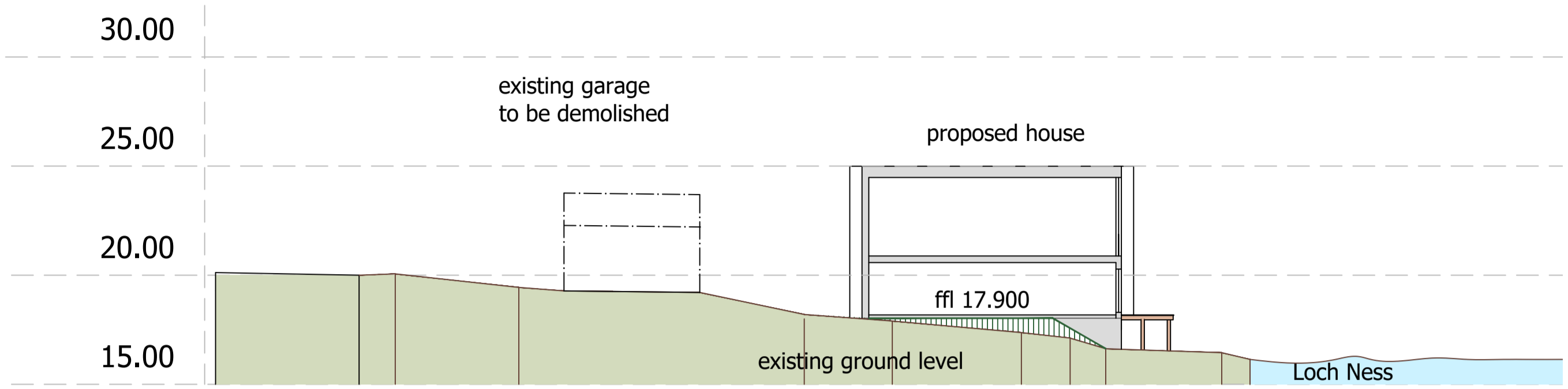
Project
Demolition of dwelling house and out-buildings to form 3 house plots at the Old Mill, Dores, IV2 6TR

Drawing
Site Plan

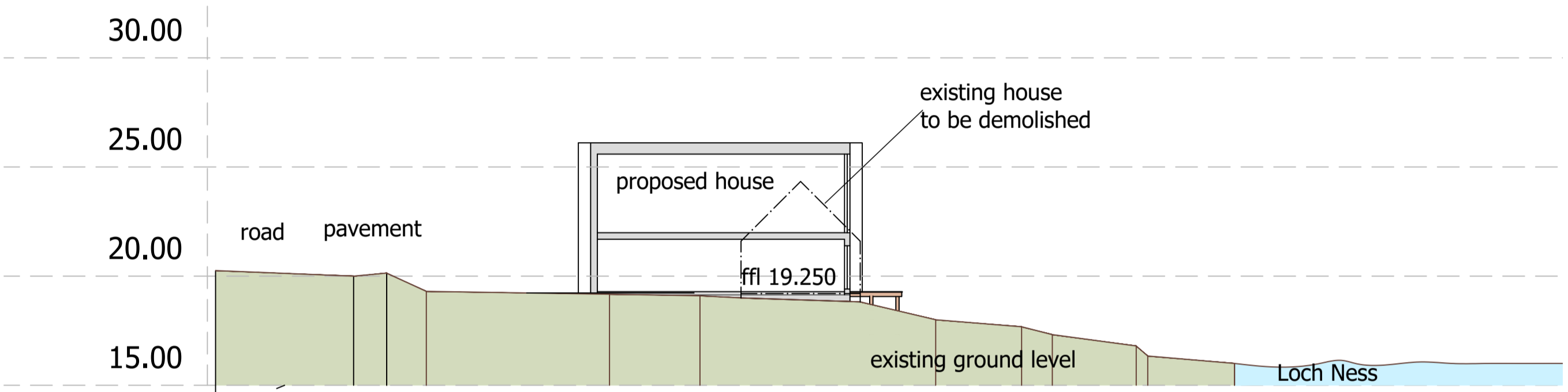
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Project no 2668	Dwg no PL003	Rev

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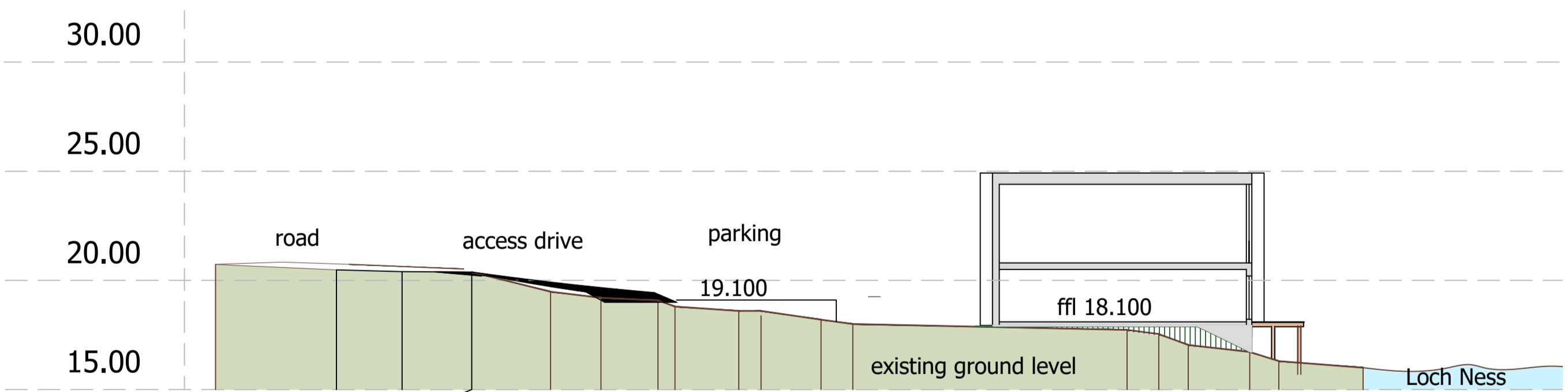
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Plot 1
Scale 1:200



Plot 2
Scale 1:200



Plot 3
Scale 1:200



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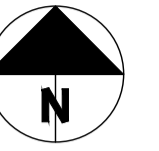
Project
 Demolition of dwelling house and out-building to form 3 house plots at the Old Mill, Dores, IV2 6TR

Drawing
 Site sections

Scale 1:200@A2	Date 03.2021	Drawn by CL
Project no 2668	Dwg no PL 006	Rev

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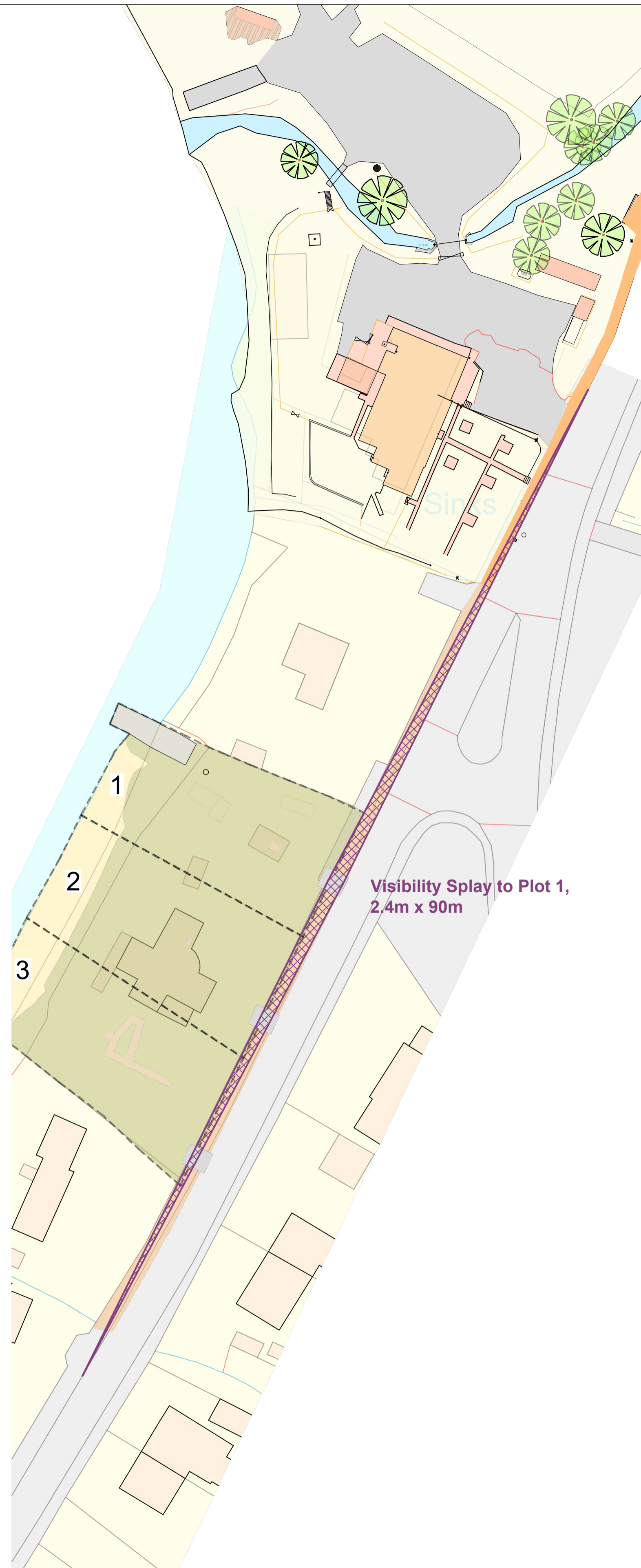
Project
 Demolition of dwelling house and out-buildings to form 3 house plots at the Old Mill, Dores, IV2 6TR

Drawing
 Visibility Splays

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Project no 2668	Dwg no PL005	Rev
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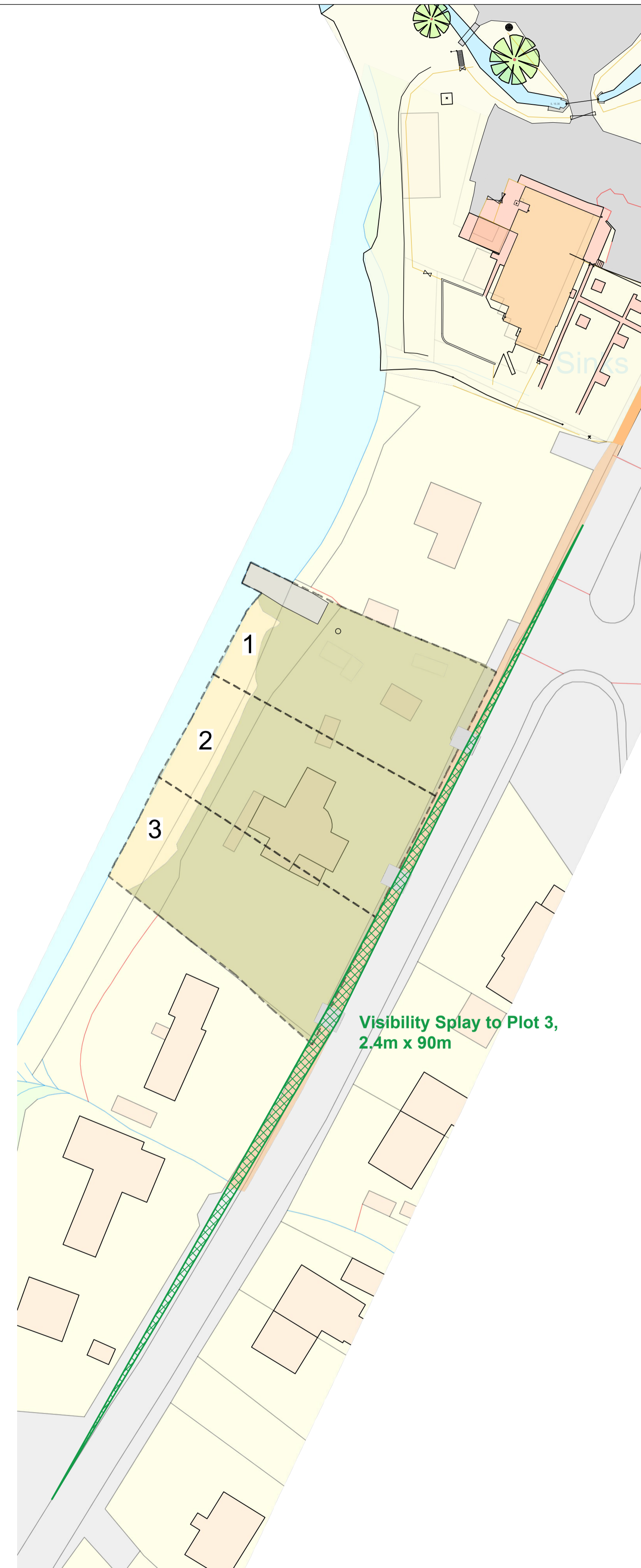
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PLOT 1 - VISIBILITY SPLAY



PLOT 2 - VISIBILITY SPLAY



PLOT 3 - VISIBILITY SPLAY

