

Kirsty Mackenzie

From: Patrick Bell [REDACTED]
Sent: 16 February 2018 14:47
To: Planning
Cc: [REDACTED]
Subject: Kincaig - LDP 2020 Main Issues Report - Call for Sites
Attachments: TKK PL.102 RevB Site plan.pdf

Dear Sirs

We attach a Site Plan showing an area of ground we would wish to see allocated for housing in Kincaig in LDP 2020.

There is currently a high demand for housing in Kincaig and although the area H1 in the current LDP has been zoned for some time there is no indication this will be developed at present. Current housing policy states that all new housing developments within settlements will be supported where they (a) occur within a site identified in the LDP or (b) reinforce and enhance the character of the settlement, maximising opportunities for infill, conversion, small scale development, use of derelict or underused land or the redevelopment of land.

The proposed development will be designed in a manner that fully respects an area of Kincaig that contributes to its overall setting and that any effect of the proposed development on the visual amenity and landscape character of the area would be minimal. Furthermore, the social and economic benefits of the proposal which will provide modest sized new homes within the village, which is consistent with both the aims and objectives of Scottish Planning Policy and the LDP, and also on a site that is not specifically safeguarded or protected as an area of open space or protected landscape are also considered to outweigh any perceived minimal impact on the character of the area.

It should be noted that the existing Core Path can easily be re-routed as shown on the Site Plan and also that agreement on the route of the path is subject to periodic review at the instance of the site owner and in the event of any material change in circumstances. These revised routes would also provide disabled access for wheelchairs. The site represents a relatively small proportion of "The Knoll" the majority of which is currently used as amenity ground (and on the south & east is used by the local Playgroup) – however the site itself is not used other than as a Core Path.

Regards

Patrick

Patrick Bell

Allan Munro Construction Ltd
[REDACTED]



Virus-free. www.avast.com

NOTES:

SITE AREA: 0.425 Acres (1646m²)

BUILDING FOOTPRINT: 200m²

FOUL WATER TREATMENT:
TAKEN TO PUBLIC SEWER VIA DISCONNECTING MANHOLE WITHIN SITE BOUNDARY.
ALL TO DESIGN OF CONSULTANT ENGINEER.

SURFACE WATER:
TAKEN TO SOAKAWAY Min. 5.000m FROM ALL BOUNDARIES & BUILDINGS.
MAIN SOAKAWAY UNDER PERMEABLE BLOCK PARKING AREA. INDIVIDUAL SOAKAWAYS IN REAR GARDENS.
ALL TO DESIGN OF CONSULTANT ENGINEER.

WASTE MANAGEMENT:
FENCED COMPOUND ADJACENT TO CAR PARK TO ACCOMMODATE 12 No. 240 Litre WHEELIE BINS.

LANDSCAPING:
ACCESS & PARKING IN PERMEABLE BLOCK PAVING. MIXED INDIGENOUS TREE PLANTING AND HEDGING TO AREAS INDICATED.
AREAS OUT WITH PRIVATE GARDEN SPACE TO MAINTAIN NATURAL WOODLAND GRASSES.

APPLICATION SITE BOUNDARY NOT FENCED OTHER THAN TOP OF BANK BEHIND CAR PARKING.

- SITE BOUNDARY
- LAND IN APPLICANT'S OWNERSHIP
- RIGHT OF ACCESS
- EXISTING TREE CANOPY
SEE JAQUELINE WARING CONSULTANT REPORTS & DRAWINGS
- 10 No. TREES TO BE REMOVED
- 31 No. NEW SILVER BIRCH TREES
- NEW BANKING
- PERMEABLE PARKING & ACCESS
- PAVED PATIO / BIN STORE
- ACCESS PATH
- NEW ALTERED PATH ROUTE
- PRIVATE GARDEN
- HEDGE & SHRUB PLANTING

REVISIONS		
rev	description	date
A	amended levels, path & retaining	18:02:16
B	4 no. units reduced to 3 no. units	05:10:16

Project: **3 No. TERRACED HOUSES THE KNOLL KINCRAIG**
 Client: **Allan Munro Construction Ltd.**
 Content: **SITE PLAN**

Project No: TKK	Drawing No: PL.102	Draw by: AY
Scale: 1:250@A3	Date: 27:09:15	Revision: B



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