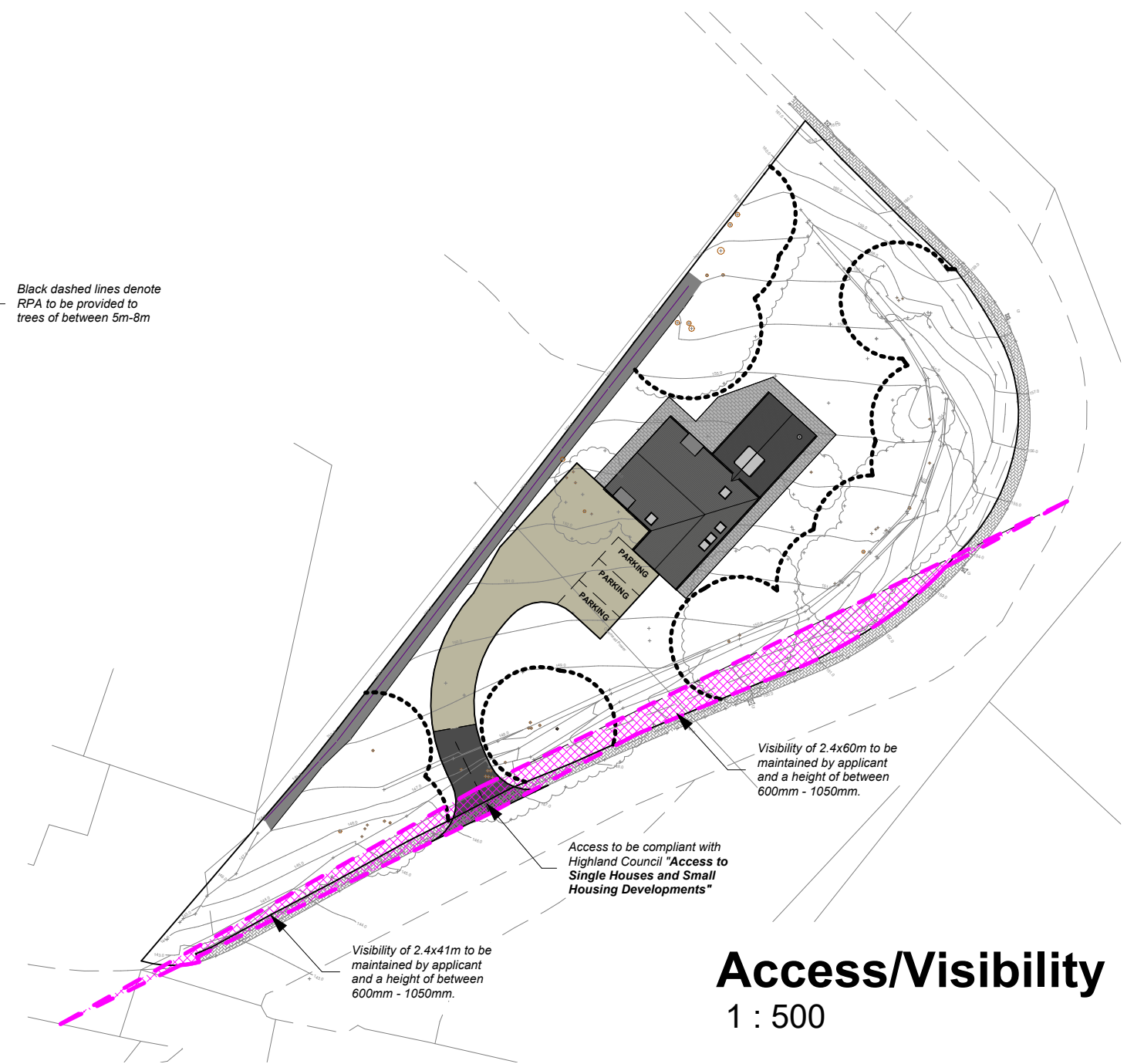
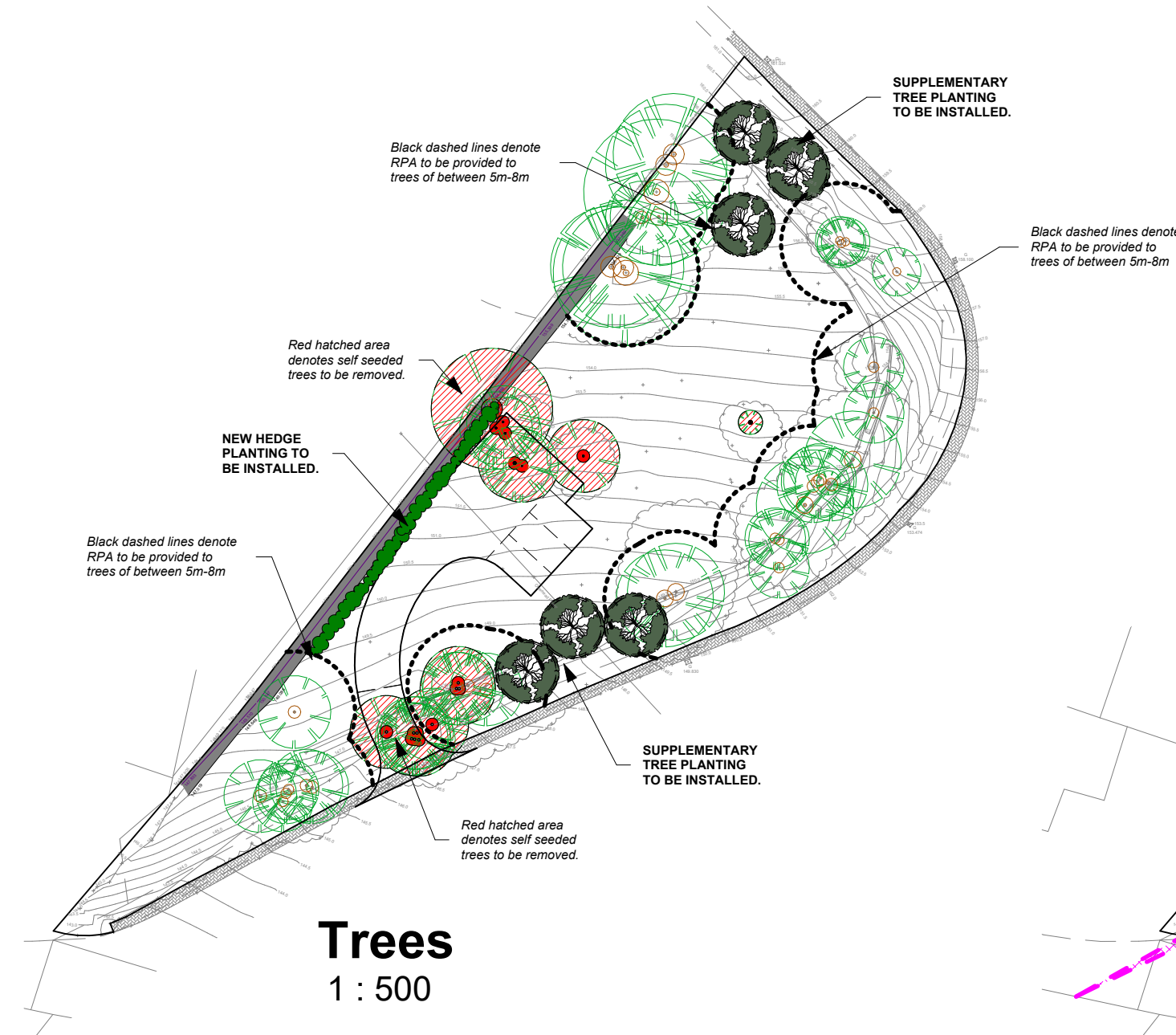
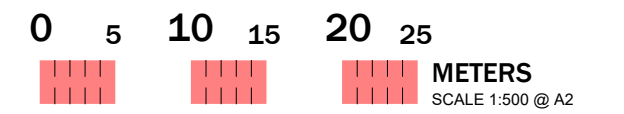


Site
1 : 500



Access/Visibility
1 : 500



PLANNING JUSTIFICATION:

APPLICATION FOR DWELLING HOUSE ON GROUND WITH PREVIOUSLY APPROVED PERMISSION (REF; RC/1989/210). PREVIOUS APPLICATION (21/04248/PIP) REFUSED ON GROUNDS OF LACK OF VISIBILITY ON THE SITE ACCESS.

APPLICATION REVISED TO PROVIDE A NEW ACCESS POINT WITH SUFFICIENT VISIBILITY TO THE NORTH-EAST, AND LESSER VISIBILITY TO THE SOUTH-WEST. THE ASSESSED TRAFFIC SPEED IN THE AREA COMING FROM THE NORTH/NORTH-EAST IS CIRCA 30-40MPH AND FROM THE SOUTH/SOUTH-WEST IS CIRCA 20MPH.

FOR PLANNING

No.	Description	Date
A	Red Line altered	16.09.21
B	Revised layout	06.07.23

Total area of Site; 1850m²
Grid Reference: NH 14430 93184

Plot size; 1850m² **ROOF PLAN INDICATIVE ONLY**

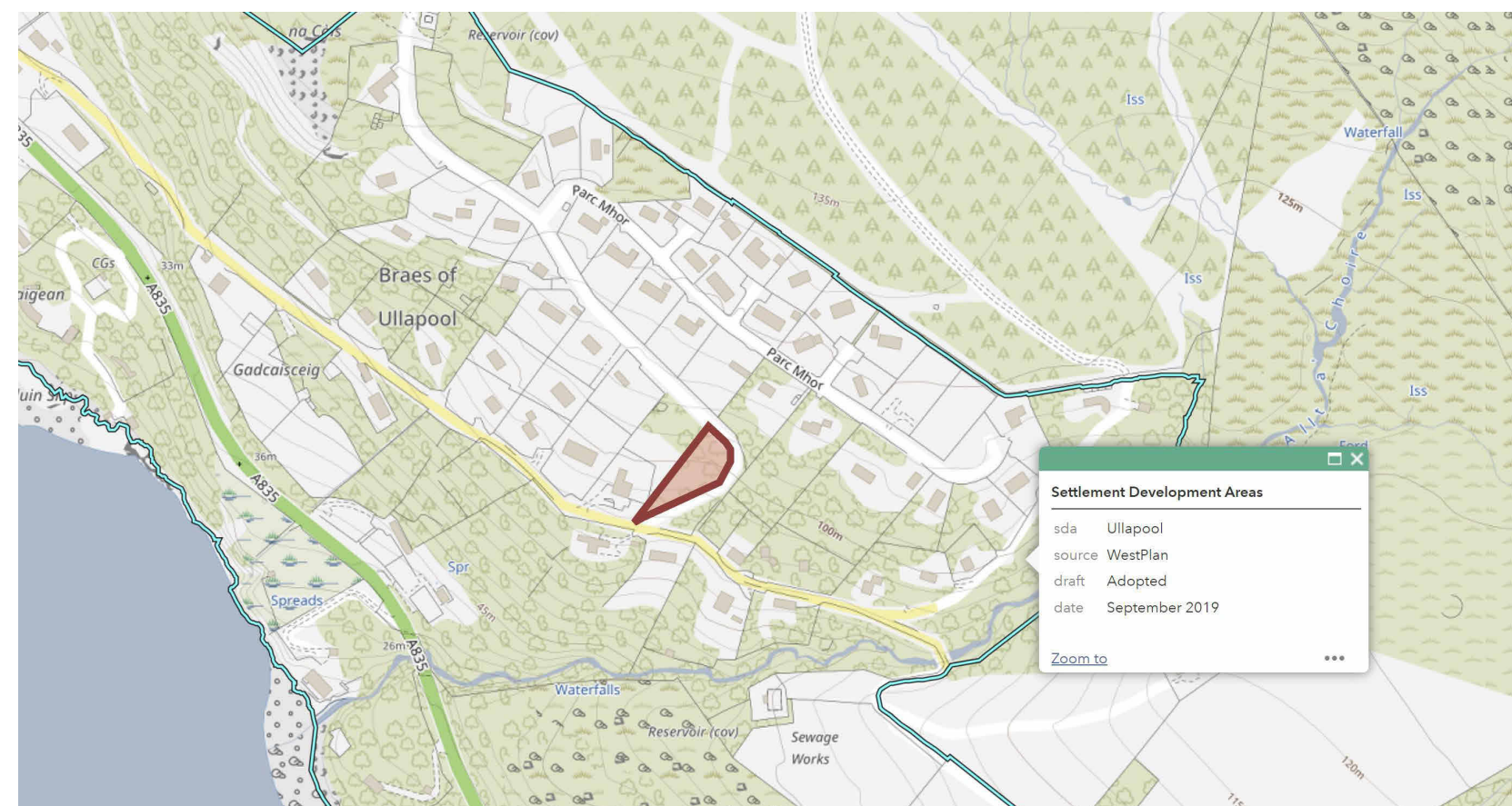
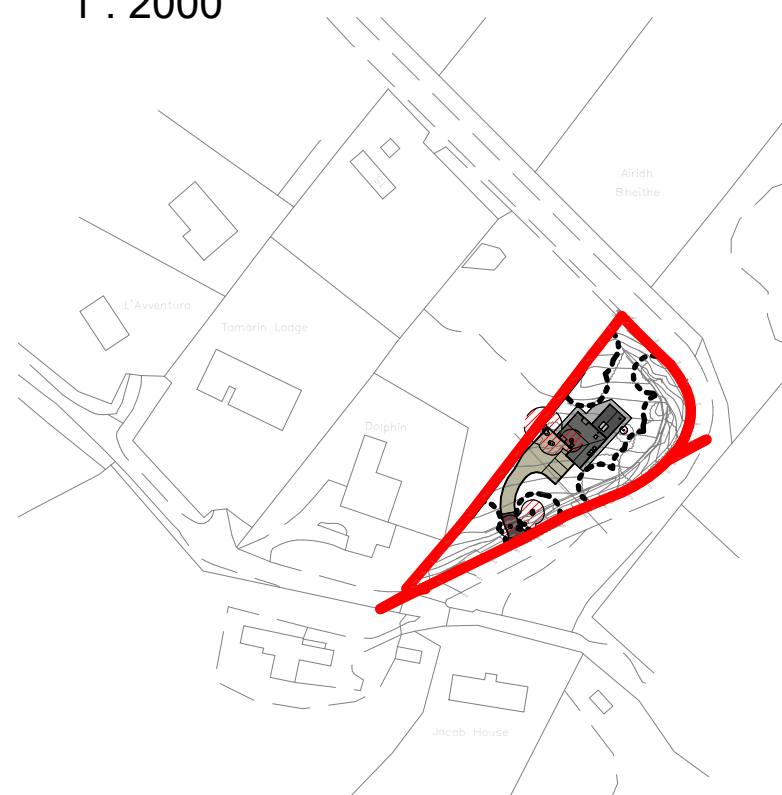
-Site: It is intended that the site outlined below is to be used for the construction of a dwelling house and associated works. Plot will be subject to future DETAILED planning applications for Dwelling Design.

-Access: to be via "Formation of a Vehicular Access across a Public Footway" as noted in the 'Access to Single Houses'. Visibility splays of 2.4m x 40m to be maintained by owners to a height of 1050mm from FGL.

-Drainage: Foul water to connect to mains sewer. Surface water to connect soakaway system.

-Parking: 2 spaces per 1 to 3 bedrooms, 3 spaces per 4 to 5 bedrooms. Exact number to be determined by detailed planning application. Plot to have sufficient space to allow turning within plot.

Location
1 : 2000



Angus & Paula Moir

Erection of Dwelling, The Braes, Ullapool

Site & Location Plan

Date 06/09/2021

Drawn by MB

2021 054 - 000

Scale As indicated

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.

