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Please attach to Planning Application Renewal 26/00700/PP

Aintvinn Farm
Land N of Achradish
Lodge, Derrag, Isle
of Mull.

APPENDIX TO TN07: SUSTAINABLE BUILDINGS CHECKLIST

It is mandatory that potential developers complete this checklist for all applications for development. It is intended that by completing the checklist the applicant could take the opportunity to review the sustainability of their project and make changes to their application, where appropriate and to ensure compliance with LDP policies. Not every criterion will be relevant for every development, for example extensions, in which case "not applicable" should be noted in the details column.

FABRIC FIRST

Give details

Provide details of any proposals to use re-cycled or locally sourced materials?

N/A
will try to source certified and approved materials with a recycled content from local building supplier.
not sure at this stage

What measures will be taken to reduce construction site waste?

What construction materials will be used to reduce embodied energy?

not sure at this stage.

Does the design provide adaptability for changing needs over time? If so, explain how

the design will allow for able to less able persons to access.

Demonstrate how the design provides dedicated space for home working?

Small office space could be available

Has fibre broadband or Wi-Fi infrastructure been installed to allow home working?

there is WIFI in the vicinity.

Have the energy requirements for the building been calculated? If so, provide details of this.

not at this stage.

RENEWABLES AND WATER (see Give details also Technical Working Note on Minimising water Consumption)

What percentage of the total building energy demand will be produced from on-site renewable energy technologies.

This will be confirmed at Building Warrant stage

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Outline how space/water heating, cooling and lighting will be delivered using low or zero carbon technologies.

There is a connection to The SSE electricity Supply. Confirmation will be provided at Building Warrant stage.

Provide details of any water saving technologies to be employed such as aerated shower and tap heads?

These can be considered and will be considered at Building Warrant stage.

Provide details of any measures which have been adopted to re-use 'grey water' or harvest rainwater?

This will be considered at Building Warrant stage.

Has a sustainable waste water system been designed to avoid pollution of the water environment? If so, provide details.

Septic tank to be installed.

ANCILARY DEVELOPMENT, PARKING AND LANDSCAPING

Give details

Provide details of the provision for on-site storage of waste and recyclates?

Bin storage area near dwelling and at roadside collection.

Provide details of allowance for bicycle storage?

Garage

Does the development have an electric car charging point?

An EV could be requested from energy provider.

Provide details of any porous surfacing materials for drives, paths and hardstandings?

All paths and hard standing will be compacted gravel or quarry waste.

TN06: SUSTAINABILITY CHECKLIST

It is mandatory that potential developers complete this checklist for all applications for development. It is recommended that this be completed at Pre-Application stage and updated as required should a planning application be made.

It is intended that by completing the checklist the applicant could take the opportunity to review the sustainability of their project and make changes to their application, where appropriate and to ensure compliance with LDP policies. Not every criterion will be relevant for every development, for example extensions, in which case "not applicable" should be noted in the details column.

Where applicable, additional supporting information should be appended to this document and the relevant appendix number should be noted in the details column.

COMMUNITY - LIVEABLE PLACES Give details

Demonstrate how the project contribute to the viability, sustainability and diversity of the community, including but not limited to the creation or diversification of businesses; essential community services; digital infrastructure skills training or education; healthcare or social support; play and recreation facilities; a district (renewable) heat network.

Demonstrate how the project support new ways of working such as home working, remote working or community hubs.

- 1) Demonstrate how the proposal minimise the need for people to travel to access employment, food, education, recreation and other essential services.

- 2) Provide details of any existing public transport or active travel routes.
Demonstrate how the proposal incorporates new active travel proposals.

Does the proposal involve the resettlement of previously inhabited areas?

Any other comments

This is a domestic dwelling house.

This is a domestic dwelling but will have a provision for working from home if needs be. i.e. small office space.

1+2 local bus stop from Tokernony to Calgary at bottom of driveway/truck
Not aware.

ECONOMY - PRODUCTIVE PLACES Give details

Demonstrate how this is considered an appropriate location for regeneration and growth. (refer to national and local spatial strategies and policies)

Provide details of how the project has any effect (positive or negative) on any existing organisations.

Demonstrate how the proposal maximises the use of existing infrastructure capacity or contributes towards new essential infrastructure.

Would the proposal result in the loss of agricultural land, or the fragmentation of farm units? If so, provide details.

Domestic dwelling within a small area designated for rural development.

infill between two other dwellings

N/A

No.

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Any other comments

ENVIRONMENT - SUSTAINABLE PLACES

Give details

Additionally, a Biodiversity Checklist must be completed as required by Policy 73 and TN04, and/or a Flood Risk Assessment must be completed as required by SEPA or the Planning Authority

Is the site brownfield? If so, what is the extent of naturalisation on the site?

No

Or does the proposal re-use a redundant or unused building? If so, provide details.

No

What measures are proposed to improve or restore the natural environment?

The natural environment to be preserved as much as possible

Would the proposal involve the loss of trees and/or woodland? If so, provide details.

NO

And would the proposal involve the loss of a protected open space? If so, provide details.

NO

Would the proposal disturb carbon rich soils such as peat? If so, provide details.

NO

Would the proposal result in the loss of an existing waste site? If so, provide details.

NO

Provide details of any specific measures in place to protect existing landscape and vegetation from damage or degradation during construction.

No specimen trees or vegetation within in building area for the dwelling house.
N/A

Provide details of any specific measures in place to protect the water environment during construction?

Any other comments

LANDSCAPE CHARACTER	Give Details
Is the proposed site in a settlement area or countryside area?	
Is the proposed site within a National Scenic Area (NSA) or Local Landscape Area (LLA)?	
Describe the landscape character, referring to section 2.0.1 for examples of key characteristics that may need to be considered.	
Please identify any relevant landscape studies, conservation area appraisals etc that you have taken into consideration.	
Where appropriate, it is recommended that maps highlighting designations and sensitive non-designated receptors, as well as related photos, are appended to this document. Please note relevant appendix numbers within the details section.	

countryside area

no

mostly shrubland and bracken

none known

See above

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List any unimplemented but live planning contents in the vicinity of the site which will be considered in terms of cumulative effects.

None or N/A

INTEGRATION OF THE BUILDING INTO THE NATURAL OR BUILT LANDSCAPE <i>It is recommended that this section is detailed more fully within a Design Statement</i>	Give Details
Describe the number of units (plus ancillary buildings) proposed along with the proposed floor areas, heights (to ridge) and materials	
Outline how the building has been designed on the site to make the best use of solar gain, natural ventilation and shelter from the elements	
Does the development avoid land engineering works such as cut and fill?	
How has the building been designed to integrate into the topography?	
Are any trees or hedgerows to be removed to allow for the development and if so is there any compensatory tree planting proposed?	
How has the character, form and design of any surrounding buildings been taken into account in the design and siting of the building?	
How has existing infrastructure been utilised?	

1 dwellinghouse plus garage

house sited to allow maximum solar gain.

N/A

No

yes

N/A

Should the Planning Authority determine that there is preliminary evidence that there may be adverse effects on landscape and visual amenity (in Countryside Areas) or the site is located in a National Scenic Area (NSA) or Local Landscape Area (LLA) then a VII or LVIA (light or full) will be required.

TO BE COMPLETED BY THE PLANNING AUTHORITY

On the basis of the information provided in the Sustainability Checklist is further landscape and/or visual information required?

Nothing further ☐
 VII ☐
 LVIA (light) ☒
 LVIA (full) ☐

Reason for decision: