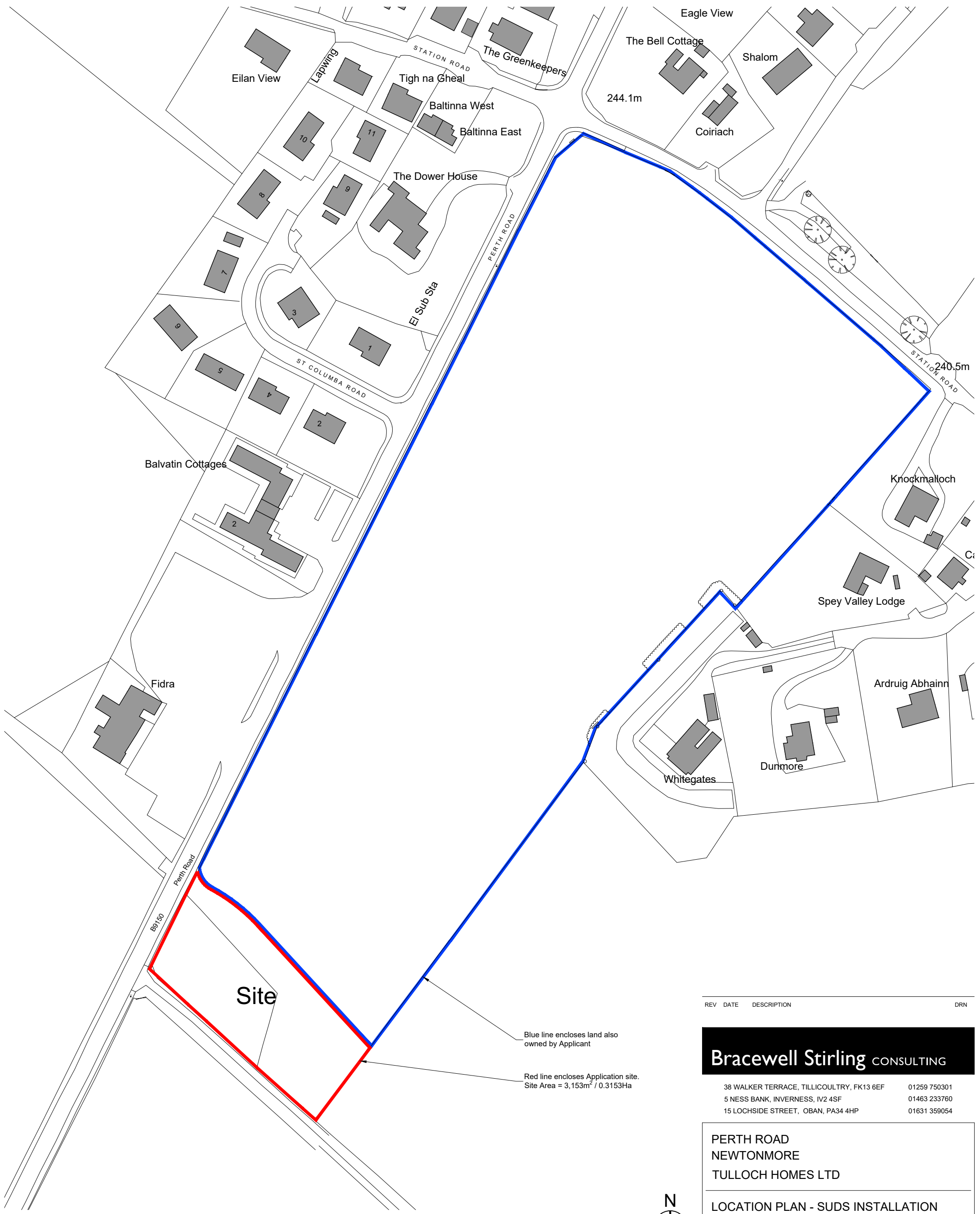


AGENDA ITEM 6

APPENDIX I

2022/0358/DET

PLANS



Site

Blue line encloses land also owned by Applicant

Red line encloses Application site.
Site Area = 3,153m² / 0.3153Ha

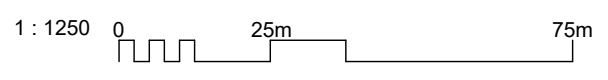
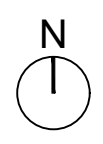
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PERTH ROAD
 NEWTONMORE
 TULLOCH HOMES LTD

LOCATION PLAN - SUDS INSTALLATION



SCALE:	1 : 1250	DRAWN:	PL
PAPER SIZE:	A3	DATE:	Sep 2022
DWG No.	3295-02-004		REV.

Drawing no. 3295-02-301
(Phase 3)

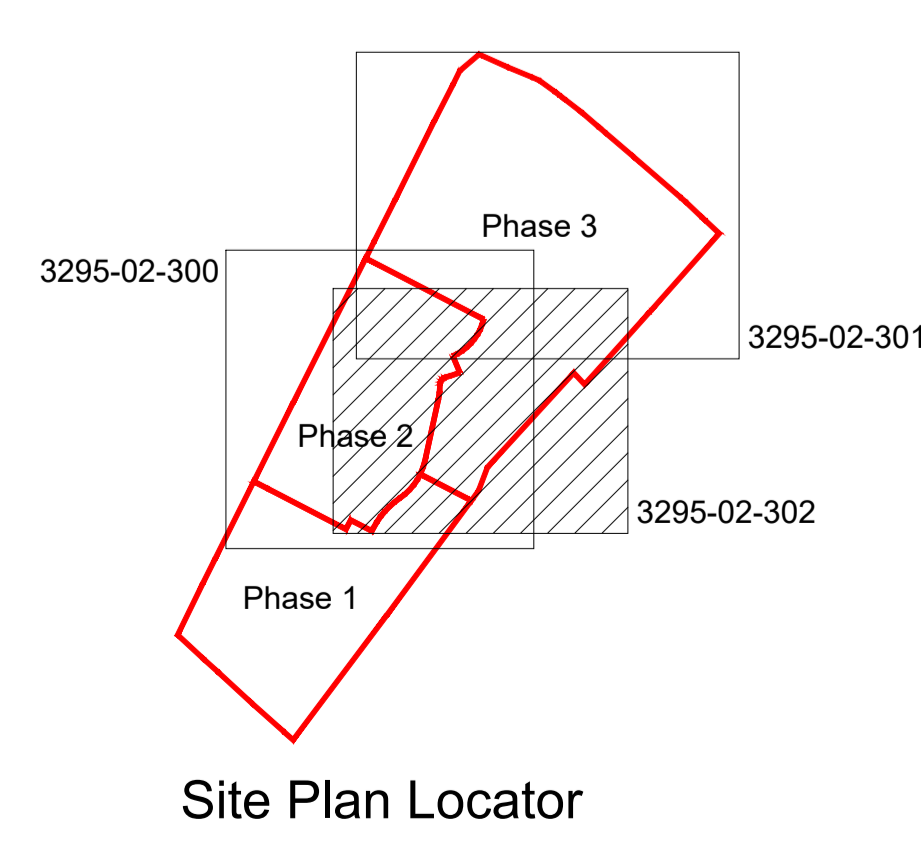
Phase 2: PD Plots 1-5 & 70-81

Phase 3: PD Plots 6-48

Drawing no. 3295-02-302
(Phase 3)

Drawing no. 3295-02-300
(Phase 2)

Phase 1: Affordable Units



Phase 1: Affordable (Plots 49-68)					
Ver. Code	Name	Bedrooms	Description	Floor Area	No. of Units
N/A	283PV	2	Semi-Detached Villa	78.8	2
N/A	285PV	3	Semi-Detached Villa	99.0	2
N/A	284FV	2	Mid & End-Terrace Villa	74.8	6
N/A	284FB-AM	2	Semi-Detached Bungalow	77.3	4
N/A	284FB-WH	2	End-Terrace Bungalow	88.7	2
N/A	182FB-AM	1	Mid & End-Terrace Bungalow	53.8	4
SUB-TOTAL					20

Phase 2: PD (Plots 01-05 & 70-81)					
Ver. Code	Name	Bedrooms	Description	Floor Area	No. of Units
16/2	25866	2	Semi-Detached Bungalow	66.0	6
16/2	30V116	3	Semi-Detached Chalet	116.0	4
16/2	30V116	3	Detached Chalet	116.0	5
16/2	30V134	3	Detached Chalet	134.0	2
SUB-TOTAL					17

Phase 3: PD Plots (Plots 06-48)					
Ver. Code	Name	Bedrooms	Description	Floor Area	No. of Units
16/2	18CF	1	GF Cottage Flat	52.1	4
16/2	18CF	1	FF Cottage Flat	63.5	4
16/2	28CF	2	GF Cottage Flat	54.0	4
16/2	28CF	2	FF Cottage Flat	62.9	4
16/2	2866	2	Semi-Detached Bungalow	66.0	2
16/2	30V116	3	Semi-Detached Chalet	116.0	12
16/2	30V116	3	Detached Chalet	116.0	8
16/2	30B117	3	Detached Bungalow	117.0	3
16/2	30V134	3	Detached Chalet	134.0	2
SUB-TOTAL					43

NOTE: This drawing is for reference purposes only

REV DATE DESCRIPTION

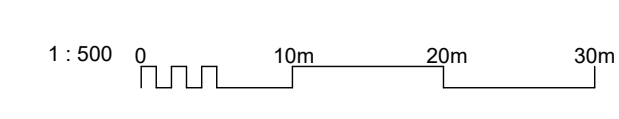
Bracewell Stirling CONSULTING

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15 LOCHSIDE STREET, ORAN, PA34 4HP 01831 308054

PERTH ROAD,
NEWTONMORE
TULLOCH HOMES LTD

OVERALL SITE LAYOUT PLAN

SCALE: 1:500 DRAWN: --
PAPER SIZE: A0 DATE: Jul 2022
DWG No: 3295-02-400 REV: --





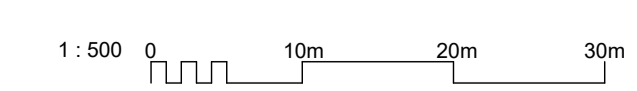
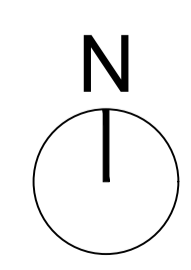
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

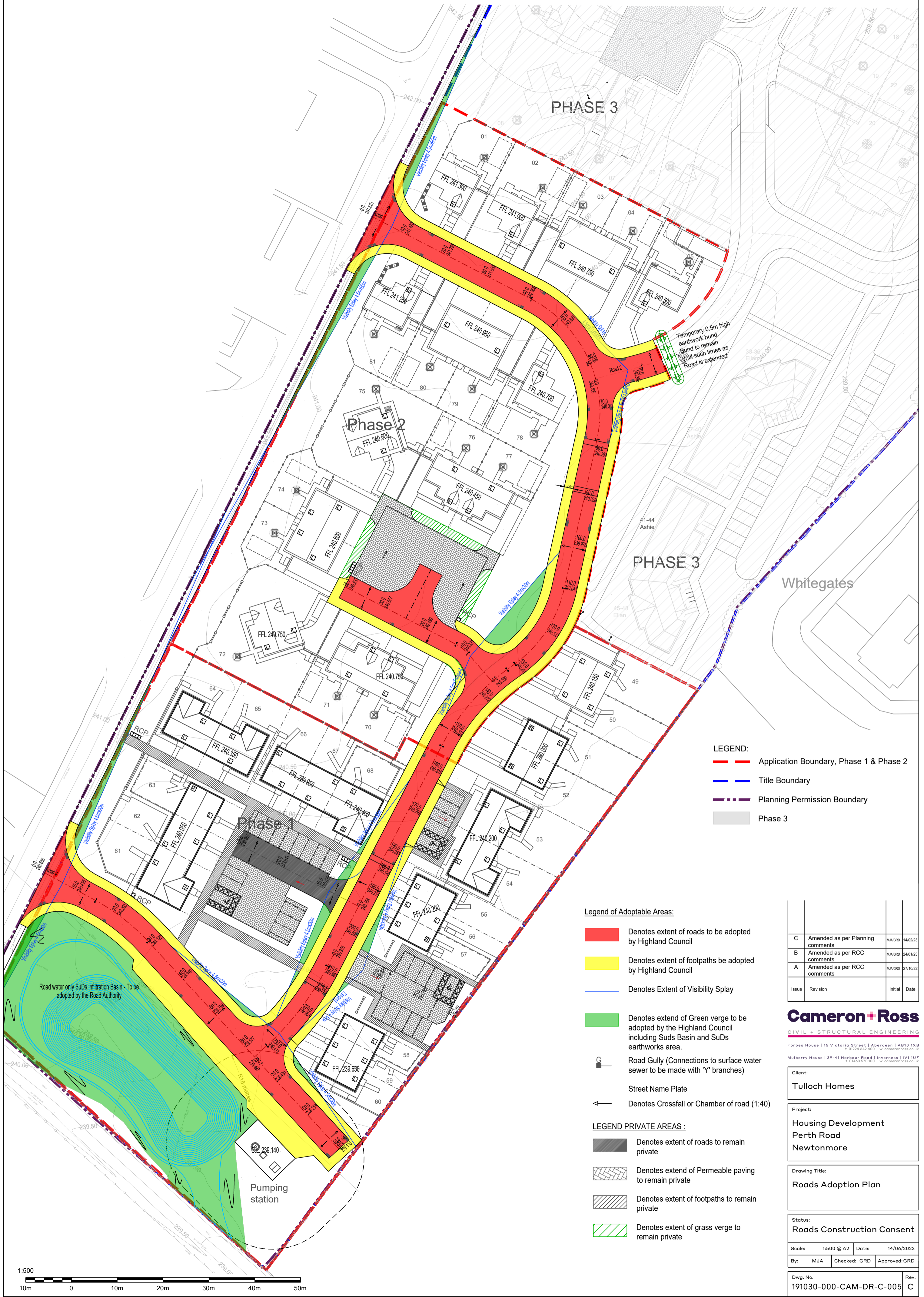
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 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

PERTH ROAD
 NEWTONMORE
 TULLOCH HOMES LTD

SITE LAYOUT PLAN - SUDS INSTALLATION



SCALE:	1 : 500	DRAWN:	--
PAPER SIZE:	A1	DATE:	Oct 2022
DWG No.	3295-02-500	REV.	



- LEGEND:**
- Application Boundary, Phase 1 & Phase 2
 - Title Boundary
 - Planning Permission Boundary
 - Phase 3

Legend of Adoptable Areas:

- Denotes extent of roads to be adopted by Highland Council
- Denotes extent of footpaths to be adopted by Highland Council
- Denotes Extent of Visibility Splay
- Denotes extent of Green verge to be adopted by the Highland Council including Suds Basin and SuDs earthworks area.
- Road Gully (Connections to surface water sewer to be made with 'Y' branches)
- Street Name Plate
- ← Denotes Crossfall or Chamber of road (1:40)

LEGEND PRIVATE AREAS :

- Denotes extent of roads to remain private
- Denotes extend of Permeable paving to remain private
- Denotes extent of footpaths to remain private
- Denotes extent of grass verge to remain private

Issue	Revision	Initial	Date
C	Amended as per Planning comments	MJA/GRD	14/02/23
B	Amended as per RCC comments	MJA/GRD	24/01/23
A	Amended as per RCC comments	MJA/GRD	27/10/22

Cameron + Ross

CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
t: 01224 642 400 | w: cameronross.co.uk

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t: 01463 870 155 | w: cameronross.co.uk

Client:	Tulloch Homes
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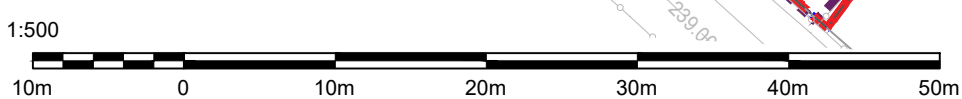
Project:	Housing Development Perth Road Newtonmore
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Drawing Title:	Roads Adoption Plan
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Status:	Roads Construction Consent
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Scale:	1:500 @ A2	Date:	14/06/2022		
By:	MJA	Checked:	GRD	Approved:	GRD

Dwg. No.	191030-000-CAM-DR-C-005	Rev.	C
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PERTH ROAD, NEWTONMORE- REVISED SUDS BASIN / DRAINAGE LAYOUT - PLANTING PLAN 1:200 SCALE

LANDSCAPE NOTES
 All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All subsoil to be thoroughly de-compacted to ensure that they are free draining. Samples of proposed topsoil to be approved by Tulloch's Landscape Architect and subsoil areas to be top-soiled will be inspected by LA prior to topsoil being spread.

TREE PLANTING
 Feathered trees to be pit planted into 1m diameter cleared earth circles in grass / wildflower seeding areas. Trees to be pit planted into 600 x 600 x 450mm deep planting pits, backfilled with site salvaged topsoil. Trees to be rootdipped with Rootgrow Mycorrhiza prior to planting.
 Feathered trees to be single stakes with 50mm diameter machine rounded stakes, driven into base of pit and finished 500mm above ground level. Trees secured to stake with Holdfast HB2 rubber spacer block and Holdfast HR40 rubber belting, nailed to stakes with galvanised clout nails.
 Feathered trees to be supplied with Arbortech strimmer guards (www.arbortech.co.uk)
 Pine trees to be staked with a single low 50mm diameter stakes with Holdfast HB2 rubber block and Holdfast HR40 rubber belting, nailed to stake. Pines to be protected with Green 12mm square mesh, recycled plastic 60cm tall secured to tree stakes with ratchet ties.

WOODLAND PLANTED AREAS
 Areas to have woodland planting to be sown with the grass / wildflower seed mix and 0.6m cleared earth circles formed at the proposed woodland planting areas, 300mm diameter. Proposed cell grown native species trees and shrubs to be notch planted into cleared areas and protected with NexGen biodegradable tree shelters: 7.11cm diameter, 0.75m high secured to 25 x 25mm timber stakes with 2no. metal ties. *

MOWN GRASS AREAS
 Proposed mown grass areas to open spaces to be de-compacted and topsoiled with site salvaged topsoil to provide a minimum depth of 150mm (on a free draining subsoil base). Areas to be stone picked, weed-killed, cultivated and grass seeded in a 2 pass technique, using RM Welsh T4 General Low Maintenance mix at 50g/m2.

PROPOSED LONG GRASS AREAS
 Areas to be stone picked, weed-killed, cultivated and sown with Scotia seeds 'MGS Meadow mix A' @ 3g/m2.
 SuDS basin to be stone picked, weed-killed, cultivated and sown with Scotia seeds 'Wet Meadow Mix A' @ 3g/m2

Refer to Maintenance schedule for details of the proposed maintenance regime for the SuDS basin to be undertaken for the first five years after planting.
 *NexGen shelters available from www.nexgen-ts.com

Any failures in planting in the first five years after planting will be replaced by the client with plants of an equal size / specification as to the planted species (in the next planting season.)

K WOOD -TULLOCH HOMES - NEWTONMORE SUDS BASIN PLANTING SCHEDULE REV B 14.02.23

Species	Height	Girth	Pot Size	Specification	Density	Number
Populus tremula	125-150cm		bare-root	1+2 Transplant :3 brks	Counted	3
Sorbus aucuparia	150-175cm		bare-root	feather :2x :3 brks	Counted	4
Betula pendula	150-175cm		bare-root	feather :2x :3 brks	Counted	3

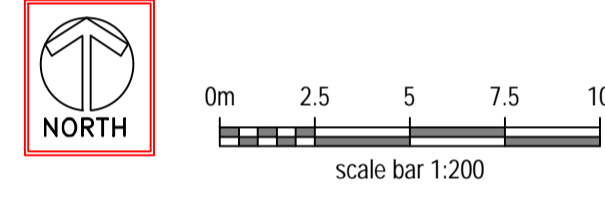
Species	Height	Pot Size	Specification	Density	Number
Corylus avellana	60-80cm	bare-root	1+1: Bushy :3 brks	Counted	8
Rosa canina	40-50cm	200cc	Cell grown transplants	Counted	11
Cytisus scoparius	40-50cm	200cc	Cell grown transplant	Counted	4
Ilex aquifolium	30-40cm	200cc	Cell grown transplants	Counted	5

Species	Height	Pot Size	Specification	Density	Number
Juniperus communis ssp 'Communis'	25-30cm	PL	Bushy	Counted	4
Pinus sylvestris	100-125cm	2' balled	Leaders and laterals :2x	Counted	3

Species	Height	Pot Size	Specification	Density	Percentage Contribution	Number
Alnus glutinosa	40-60cm	200cc	Cell grown transplants	1.5ctr	35%	17
Betula pendula	40-60cm	200cc	Cell grown transplants	1.5ctr	25%	12
Salix caprea	40-60cm	200cc	Cell grown transplants	1.5ctr	40%	19
						Total :48

Species	Height	Pot Size	Specification	Density	Percentage Contribution	Number
Betula pendula	40-60cm	200cc	Cell grown transplants	1.5ctr	25%	25
Cytisus scoparius	30-40cm	200cc	Cell grown transplant	1.5ctr	5%	6
Ilex aquifolium	30-40cm	200cc	Cell grown transplant	1.5ctr	5%	6
Pinus sylvestris	40-60cm	200cc	Cell grown transplants	1.5ctr	15%	15
Populus tremula	40-60cm	200cc	Cell grown transplants	1.5ctr	5%	6
Prunus padus	40-60cm	200cc	Cell grown transplants	1.5ctr	10%	11
Quercus petraea	40-60cm	200cc	Cell grown transplants	1.5ctr	5%	6
Salix aurita	40-60cm	200cc	Cell grown transplants	1.5ctr	5%	6
Sorbus aucuparia	40-60cm	200cc	Cell grown transplants	1.5ctr	25%	25
						Total :106

- KEY**
- Existing trees including Birch, Oak, Pine, Cherry, Aspen and Rowan trees will require to be felled to accommodate the proposed SuDS infiltration basin.
 - Proposed native species woodland planting comprising : Birch, Pine, Oak, Cherry and Rowan trees with Hazel, Broom and Willows shrubs. Cell grown transplants to be protected with bio-degradable tree and shrub guards. (Areas surrounding woodland planting to be cleared out and sown with a 'Scotia seeds- Highland Grasslands mix @ 3g/m2)
 - Proposed wetland tolerant native species woodland planting comprising : Birch, Alder and Willow species. Cell grown transplants to be protected with bio-degradable tree guards. (Areas surrounding woodland planting to be cleared out and sown with a 'Scotia seeds- Wet Meadow mix @ 3g/m2)
 - Proposed 1.5-1.75m tall, feathered trees: Birch, Rowan and Aspen species. Trees to be protected with Arbortech strimmer guards.
 - Proposed 0.4-0.6m tall, native shrub planting, cell grown transplants, protected with bio-degradable tree guards.
 - Proposed 1.0-1.25m high feathered conifer trees- Pine species. Pines protected with green recycled mesh guards.
 - Proposed close mown grass areas: subsoil de-compacted and all site debris and rocks arising greater than 50mm to be removed from site. Supply and spread a minimum depth of 150mm premium grade topsoil over clean subsoil base. Carry out a 2 pass cultivate, stone pick and bury any stones greater than 35mm. Supply and spread a pre-seed fertiliser (6:9:6 mix @ 70g/m2). Supply and sow Germinal seeds A4 low maintenance areas mix @ 35g/m2.
 - Proposed SuDS infiltration basin to be de-compacted, topsoiled, stone picked and cultivated and seeded with a grass / wildflower seed mix. Areas to be maintained as long grass to improve bio-diversity: Scotia seeds 'Wet Meadow Mix' sown @ 3g/m2.
 - Proposed area surrounding the SuDS infiltration basin to be de-compacted, topsoiled, stone picked and cultivated and seeded with a grass / wildflower seed mix. Areas to be maintained as long grass to improve bio-diversity: Scotia seeds 'MGS Meadow Mix' sown @ 3g/m2.



REVISIONS

A: 30.01.23 Landscape proposals updated to revised SuDS basin as per C-Ross Drawing - DR-C-003 Rev B, as requested. Seeding areas revised to suit. Planting, seeding and a planting schedule added for approval KW

B: 14.02.23 Landscape proposals updated to clarify all Poplar species trees will be native species Populus tremula (Aspen) KW

KEITH L WOOD LANDSCAPE DESIGN

1, Old Branziel Cottage, Balmore, By Torrance, Glasgow, G64 4AH.
 Tel : 01360 620358 Mob: 07584 054586
 email: keith.l.wood@btopenworld.com
 www.keithwoodlandscapedesign.scot

Project Title: PERTH ROAD, NEWTONMORE, PROPOSED SUDS INFILTRATION BASIN WORKS.

CLIENT: **Tulloch Homes**

DRAWING TITLE: LANDSCAPE PROPOSALS

PLANNING

Scale 1:200@ A1 Date 07.10.22
 Drawn k wood Approved
 Drawing No. TH NS 107.22 SL-01 Rev. B