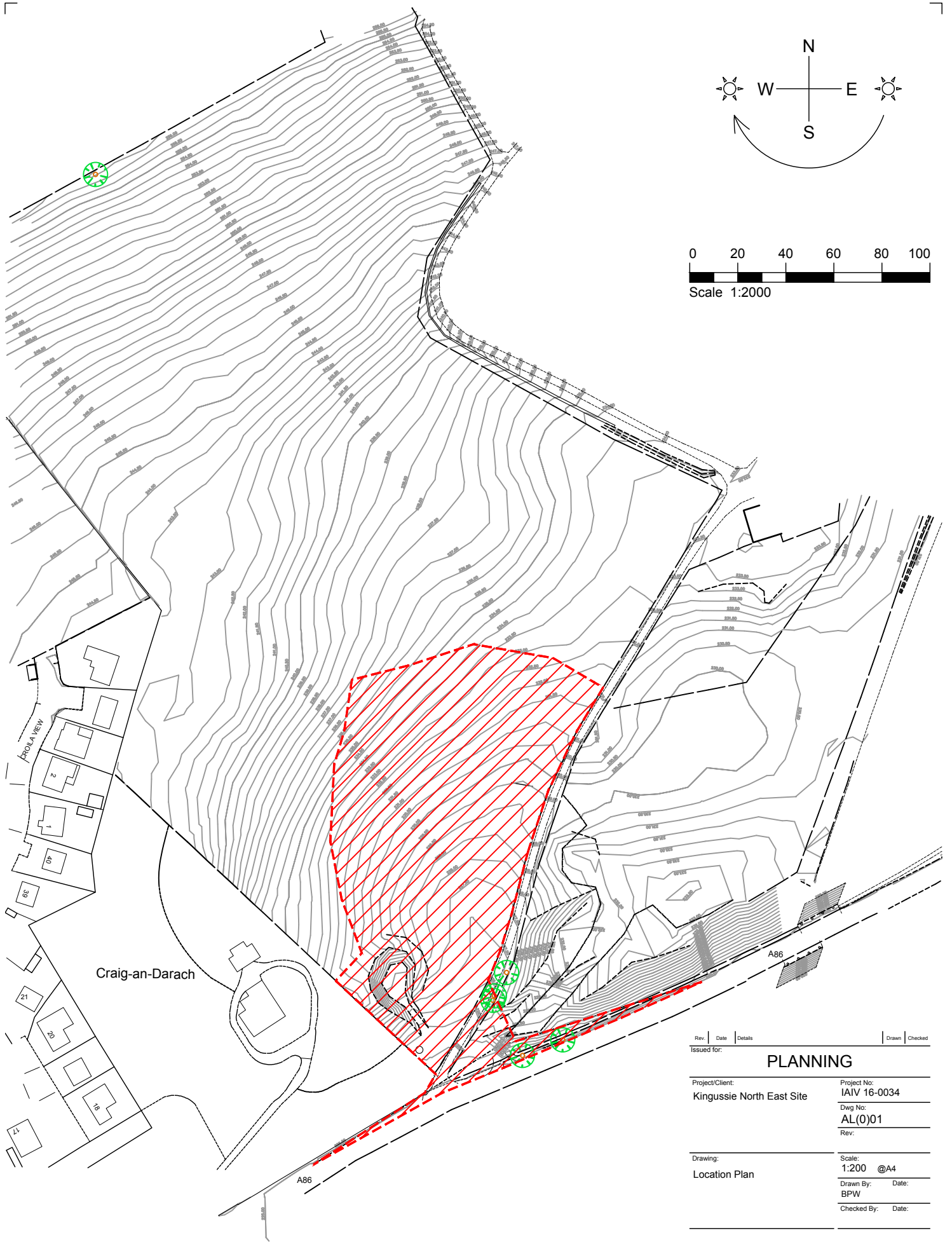


AGENDA ITEM 6

APPENDIX I

2018/0067/DET

PLANS

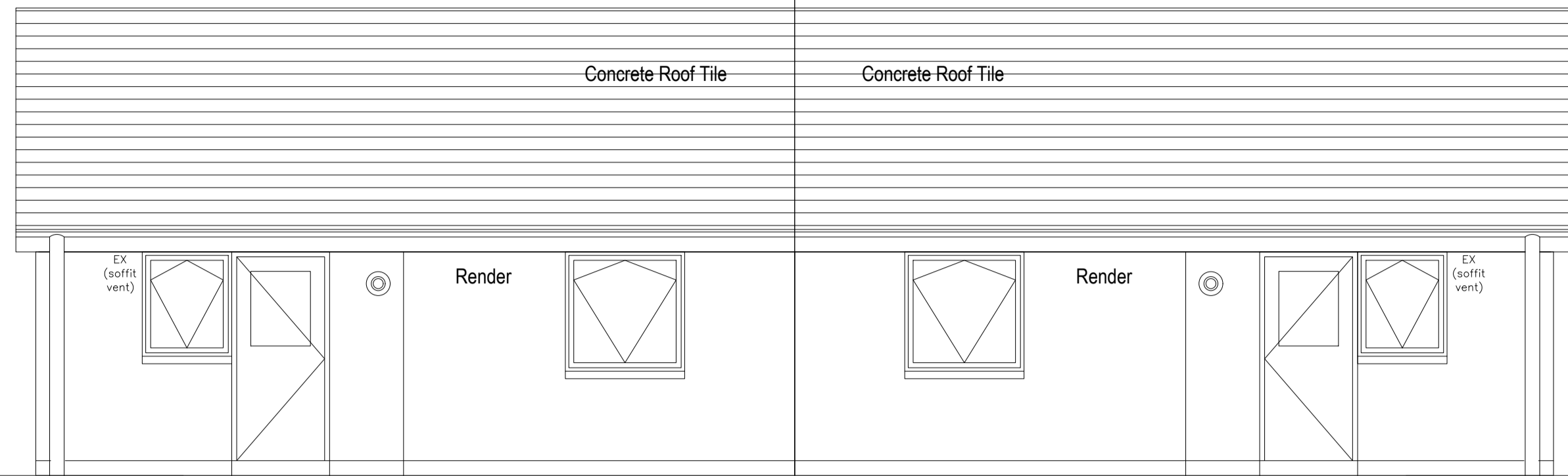


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PLANNING				
Project/Client:		Project No:		
Kingussie North East Site		IAIV 16-0034		
		Dwg No:		
		AL(0)01		
		Rev:		
Drawing:		Scale:		
Location Plan		1:200 @A4		
		Drawn By:		Date:
		BPW		
		Checked By:		Date:

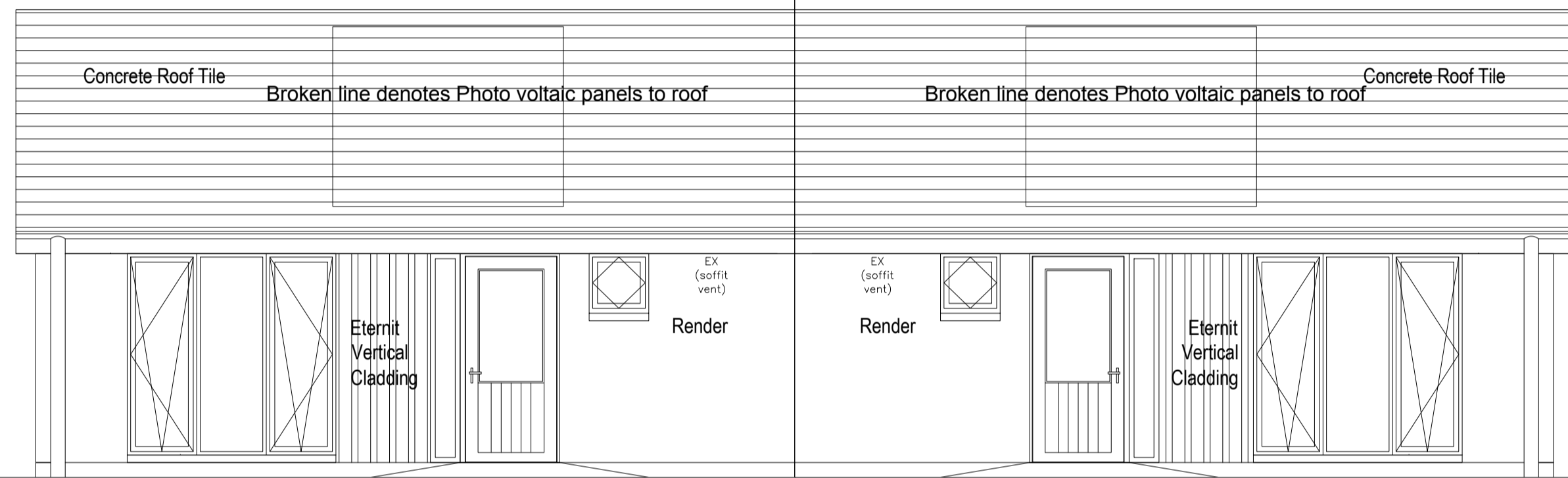
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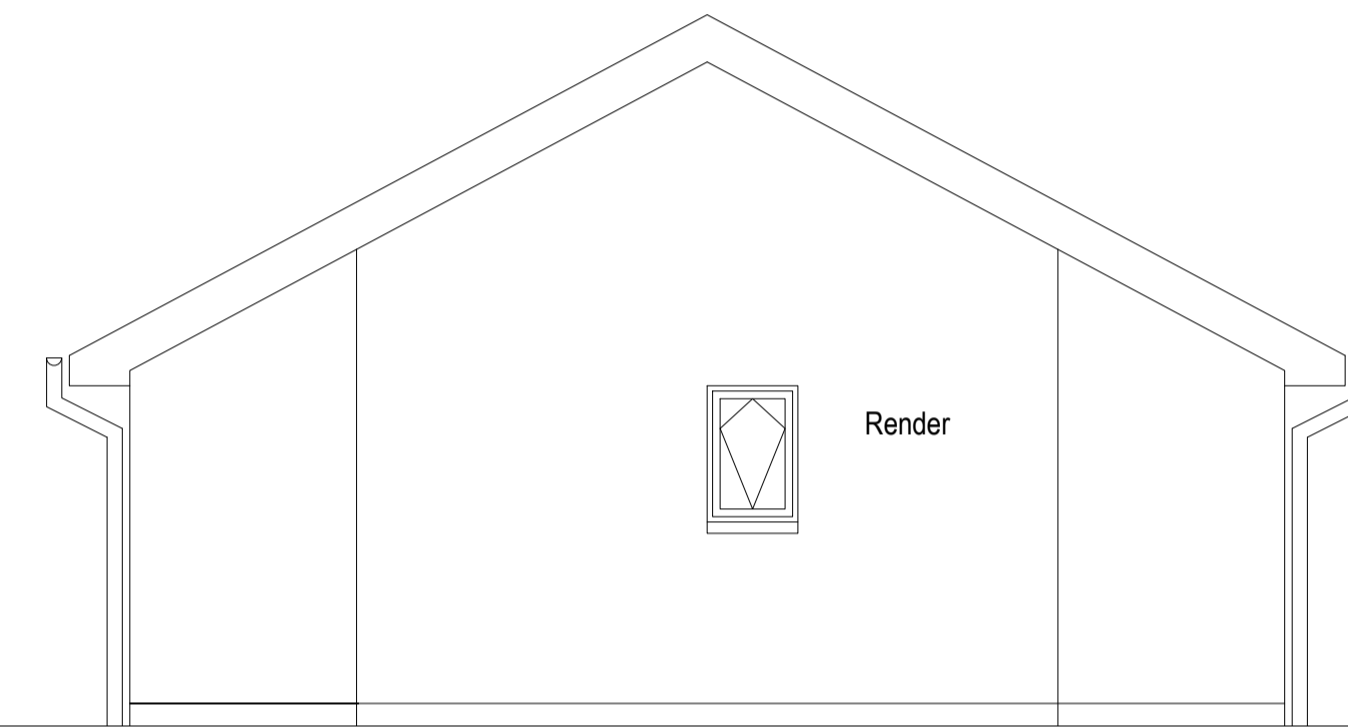
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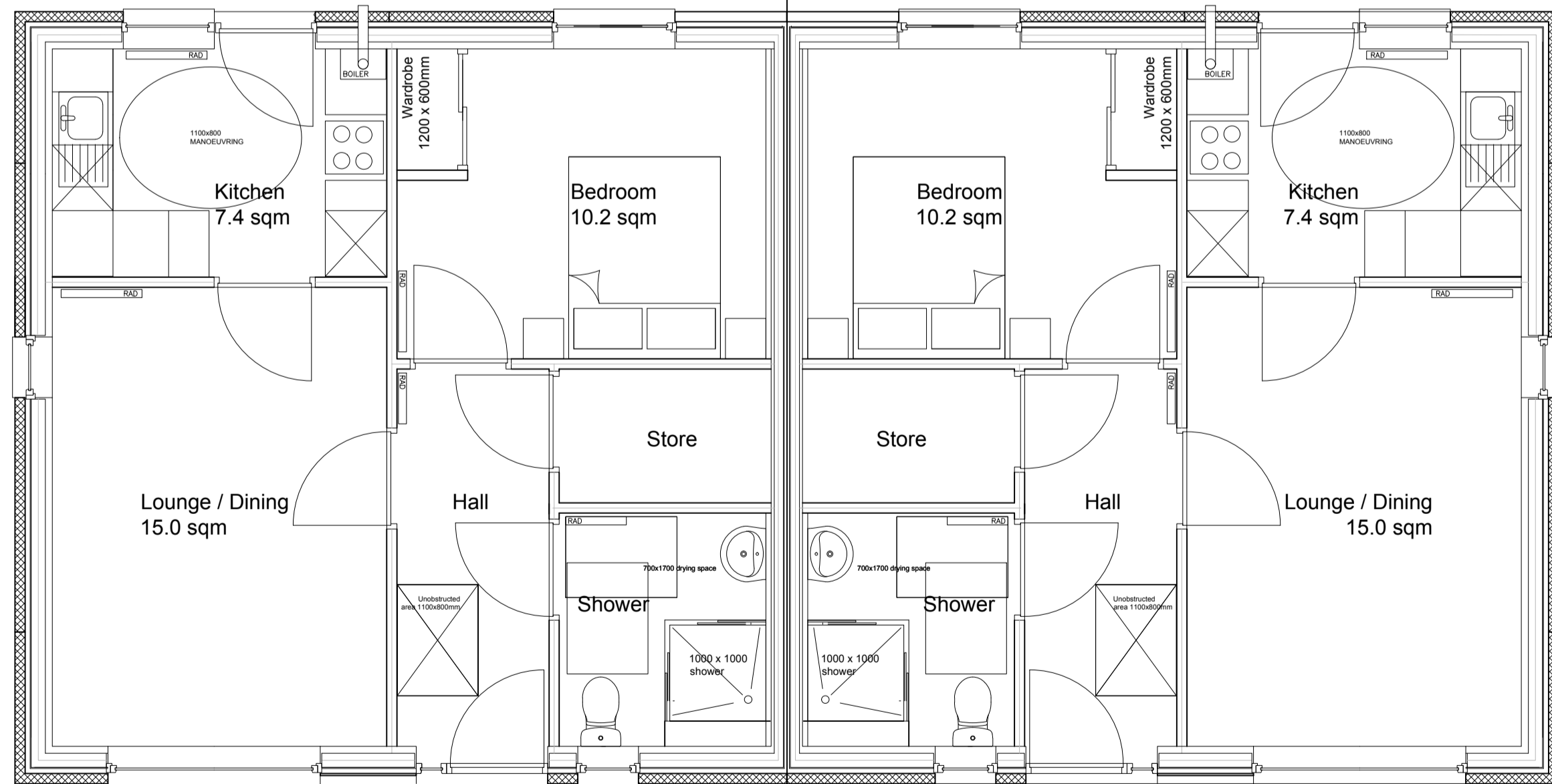
3 REAR ELEVATION



1 FRONT ELEVATION



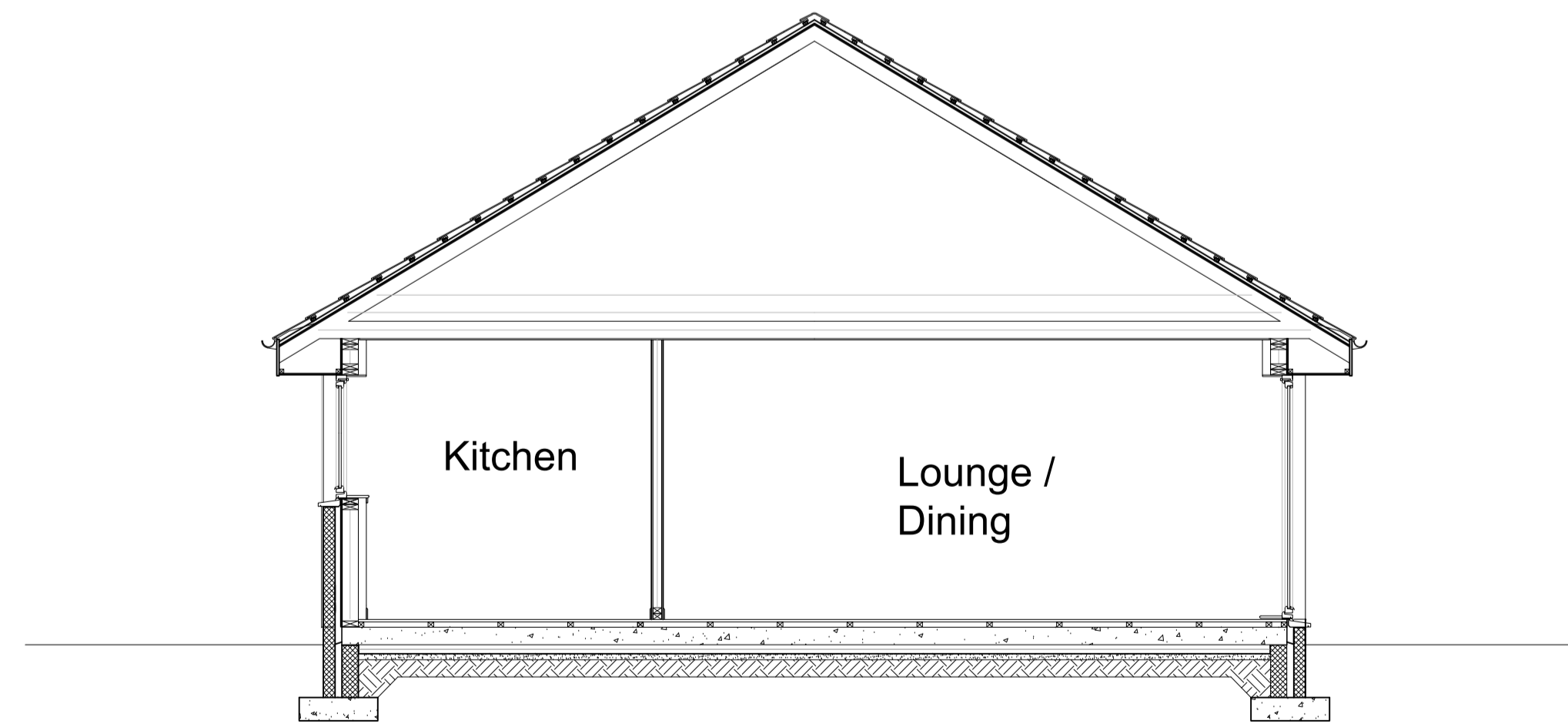
2 SIDE ELEVATION



PLAN

PLAN(HANDED)

House Type A
1 Bedroom (2P) - 49 sqm



SECTION



Rev: Date Details Drawn Checked

ISSUED FOR: **PLANNING**

Project/Client: Kingussie North East Site

Project No: IAIN16-0034

Dwg No: AL (0) 10

Rev:

Drawing: House Type A

Scale: 1:50 @A1

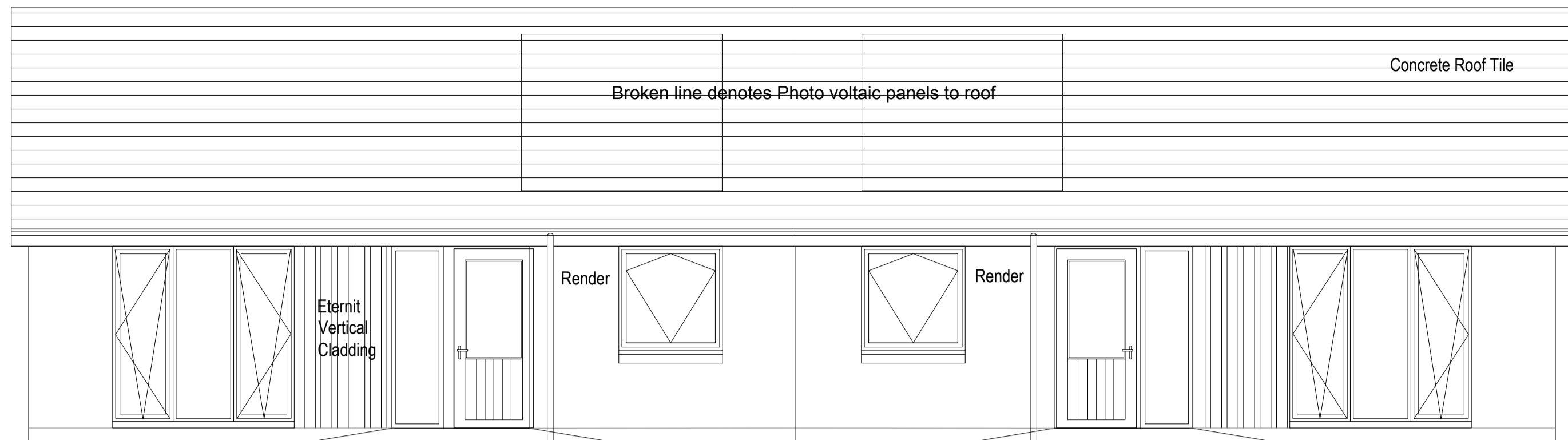
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Checked By: Date:

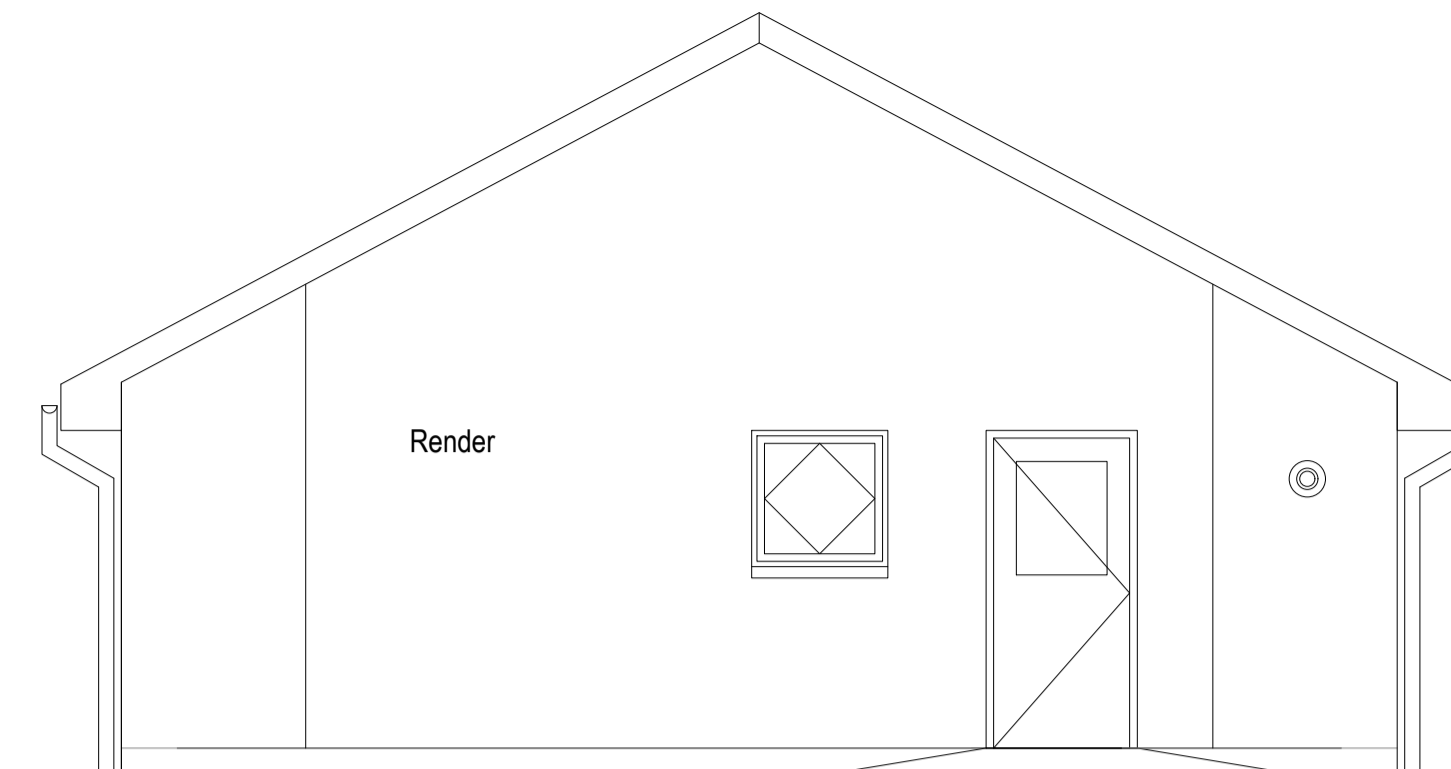
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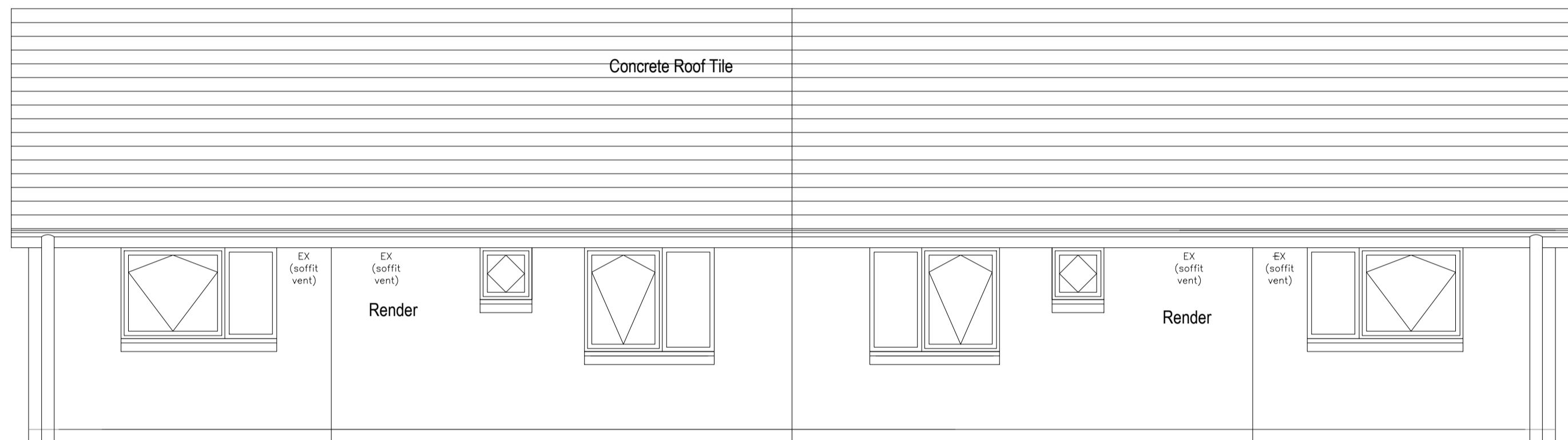
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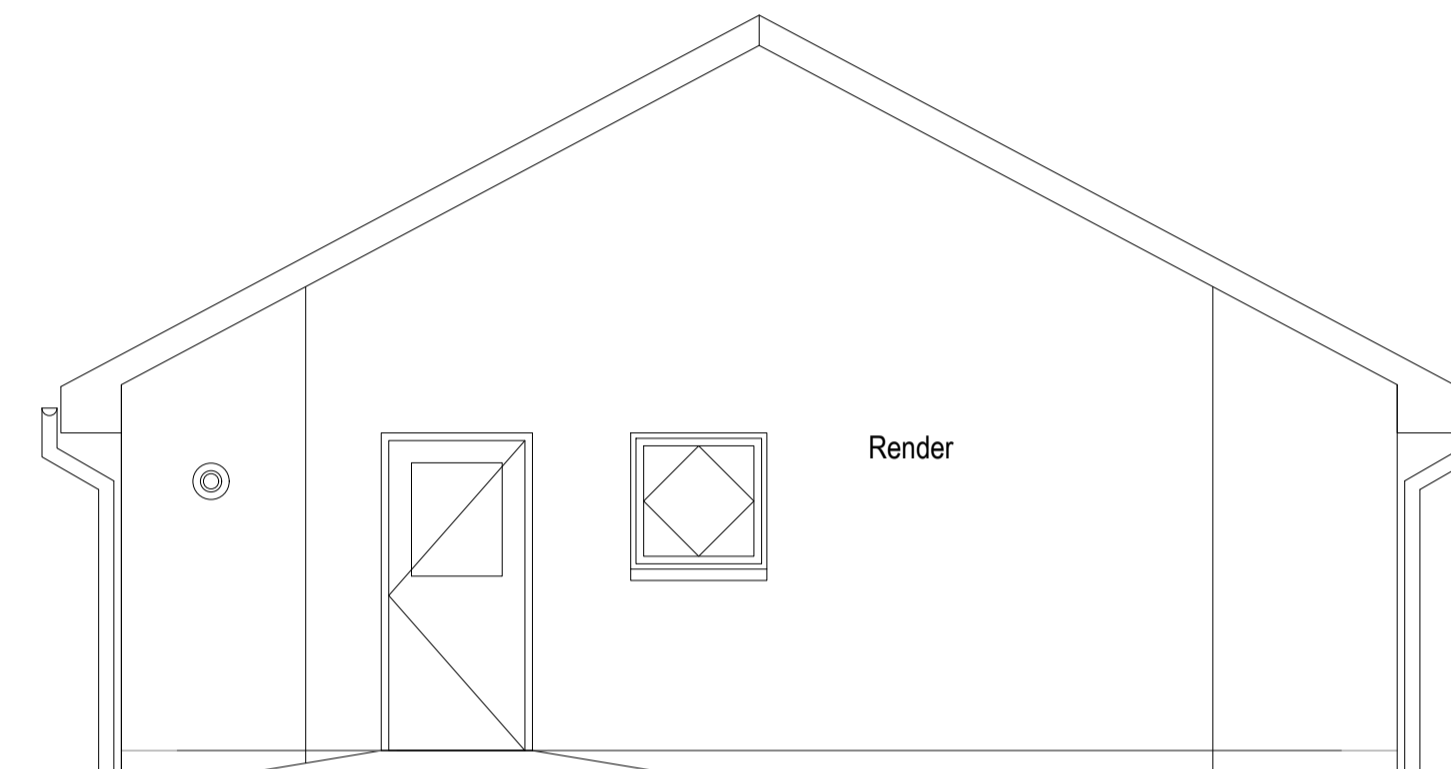
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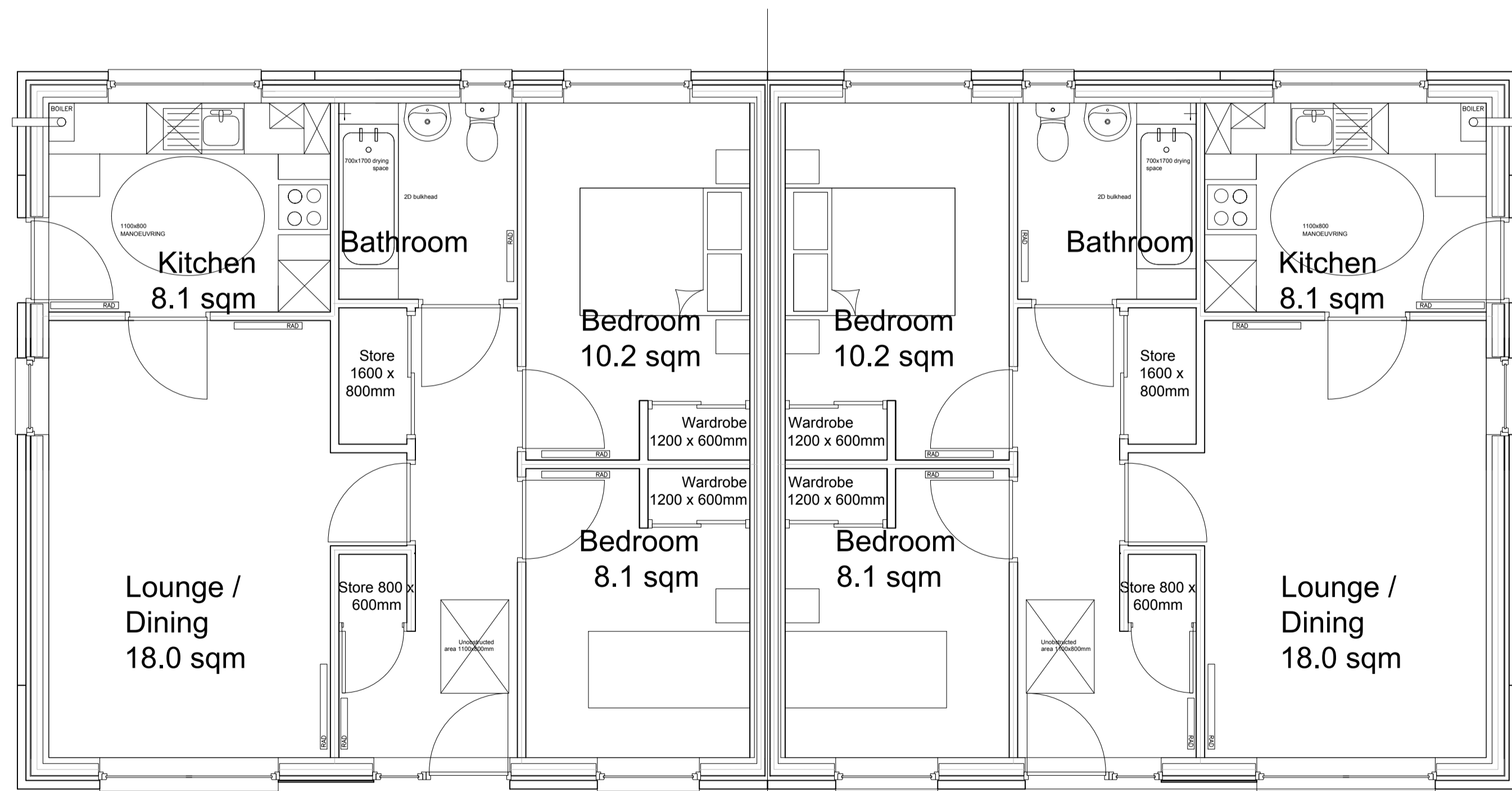
2 SIDE ELEVATION



3 REAR ELEVATION

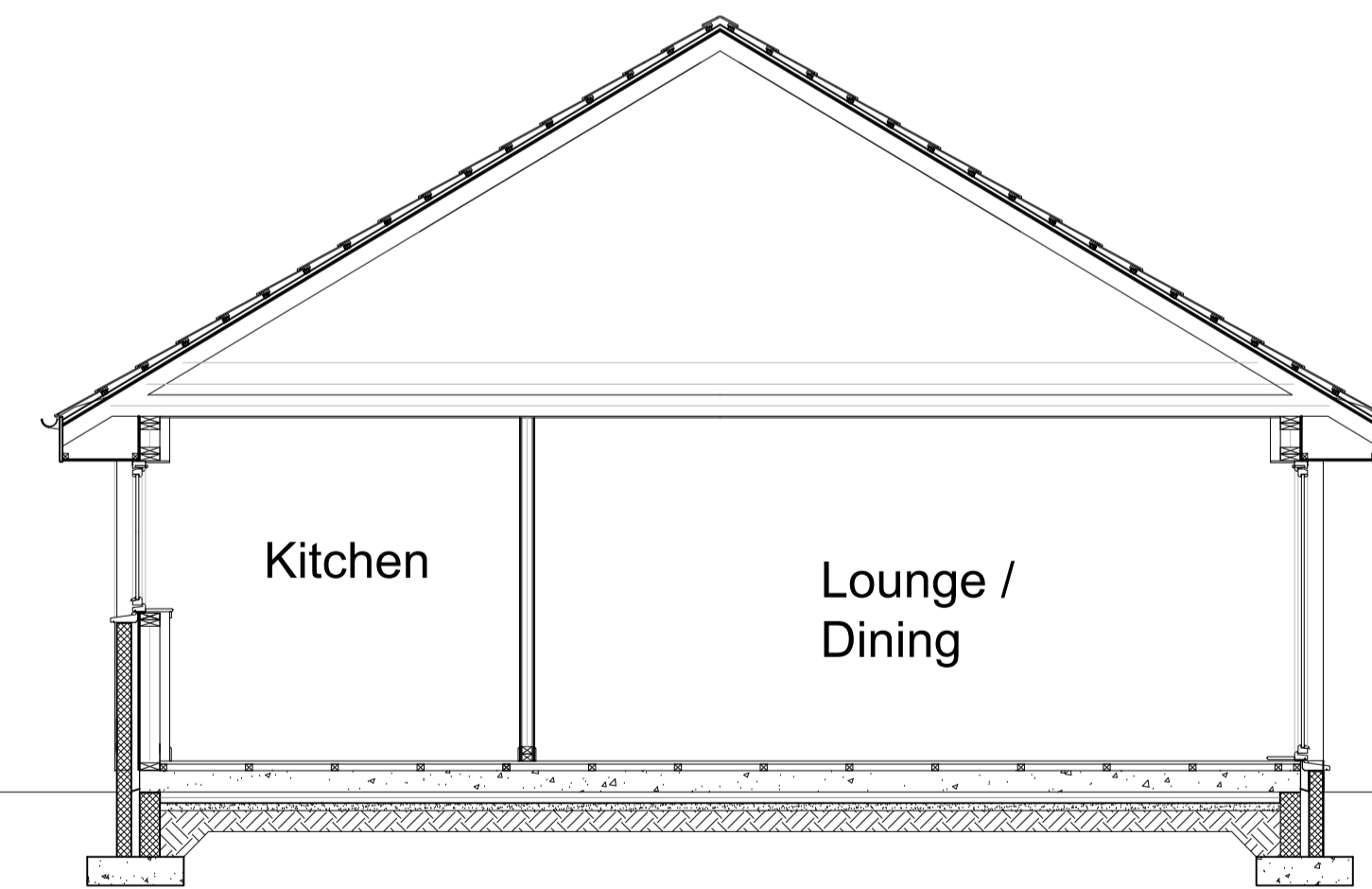


4 SIDE ELEVATION

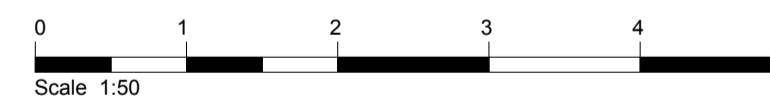


PLAN
House Type B
2 Bedroom (3P) - 63.5 sqm

PLAN(HANDED)



SECTION



Rev: Date Details Drawn Checked

Issued for: **PLANNING**

Project/Client: Kingussie North East Site
 Project No: IAIN16-0034
 Dwg No: AL (0) 20
 Rev:

Drawing: House Type B
 Scale: 1:50 @A1
 Drawn By: Date:

Checked By: Date:

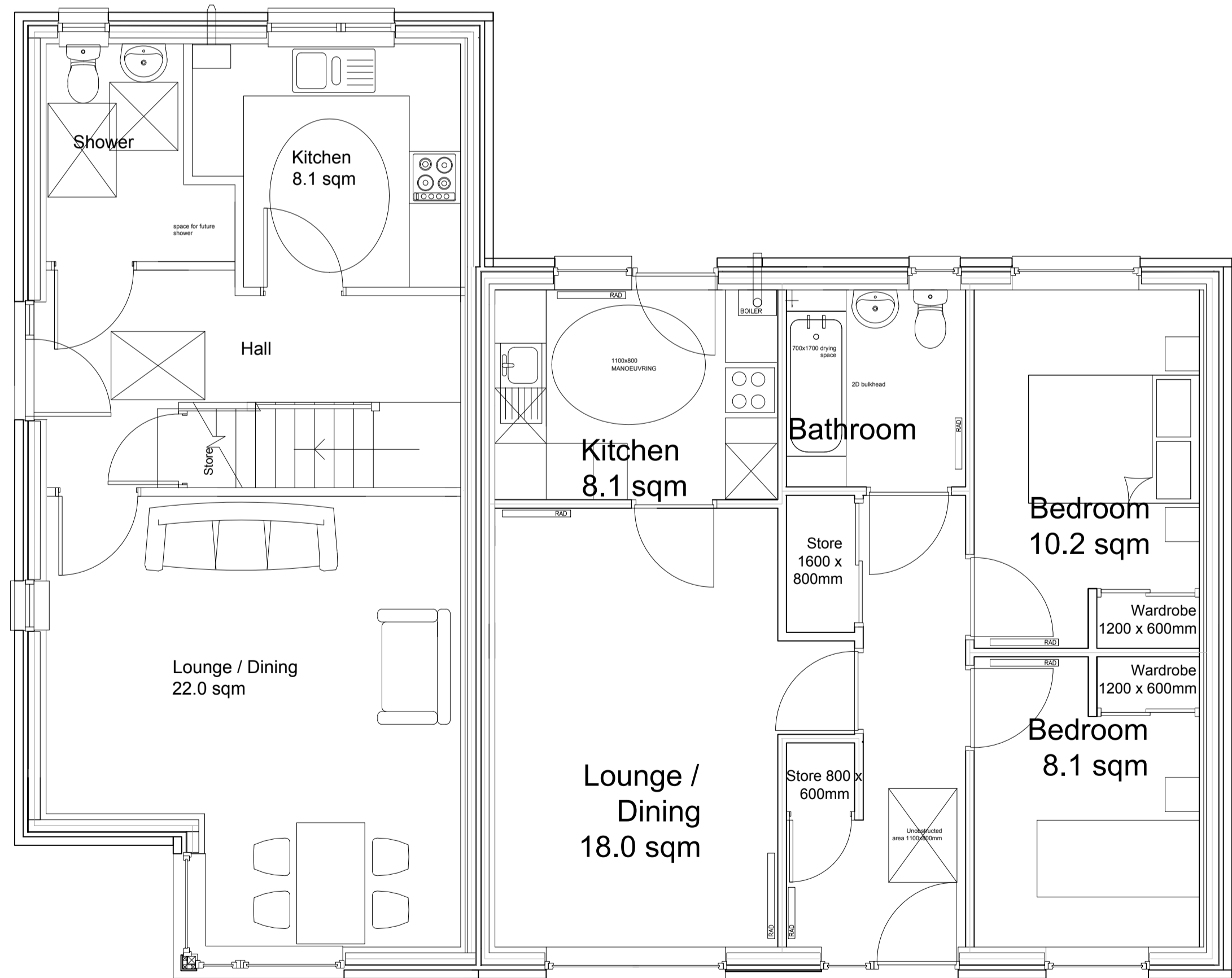
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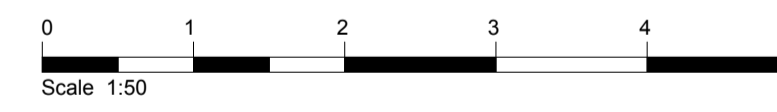
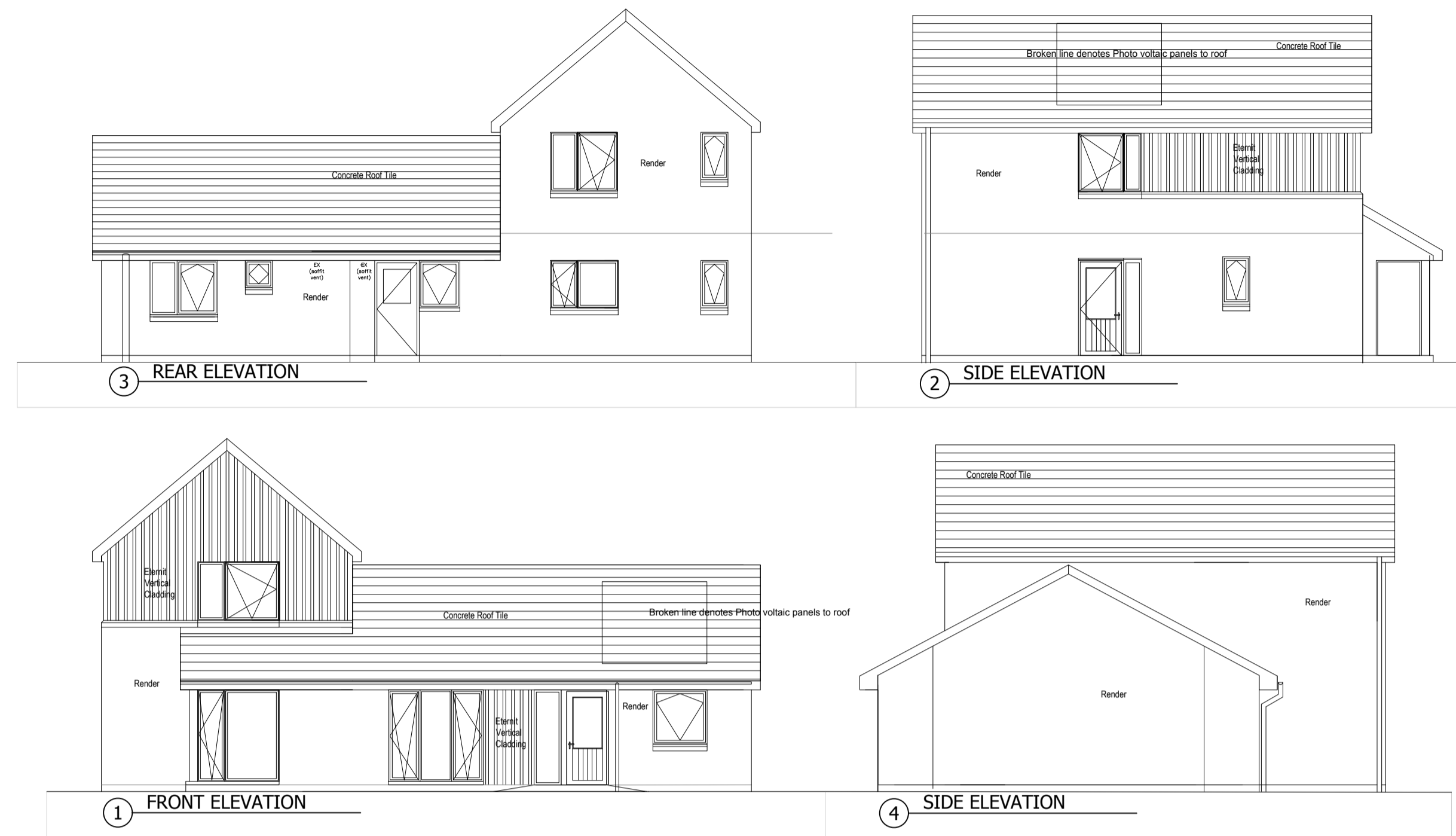
FIRST FLOOR



GROUND FLOOR

House Type C
2 Bedroom (4P) - 85 sqm

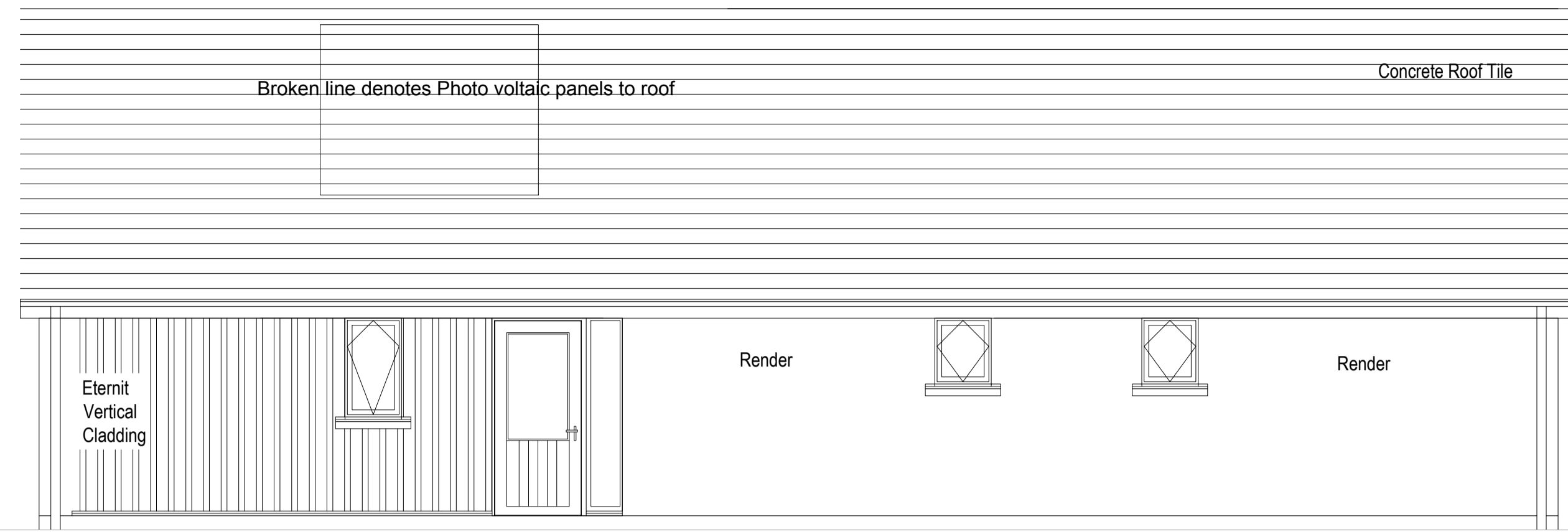
House Type B
2 Bedroom (3P) - 63.5 sqm



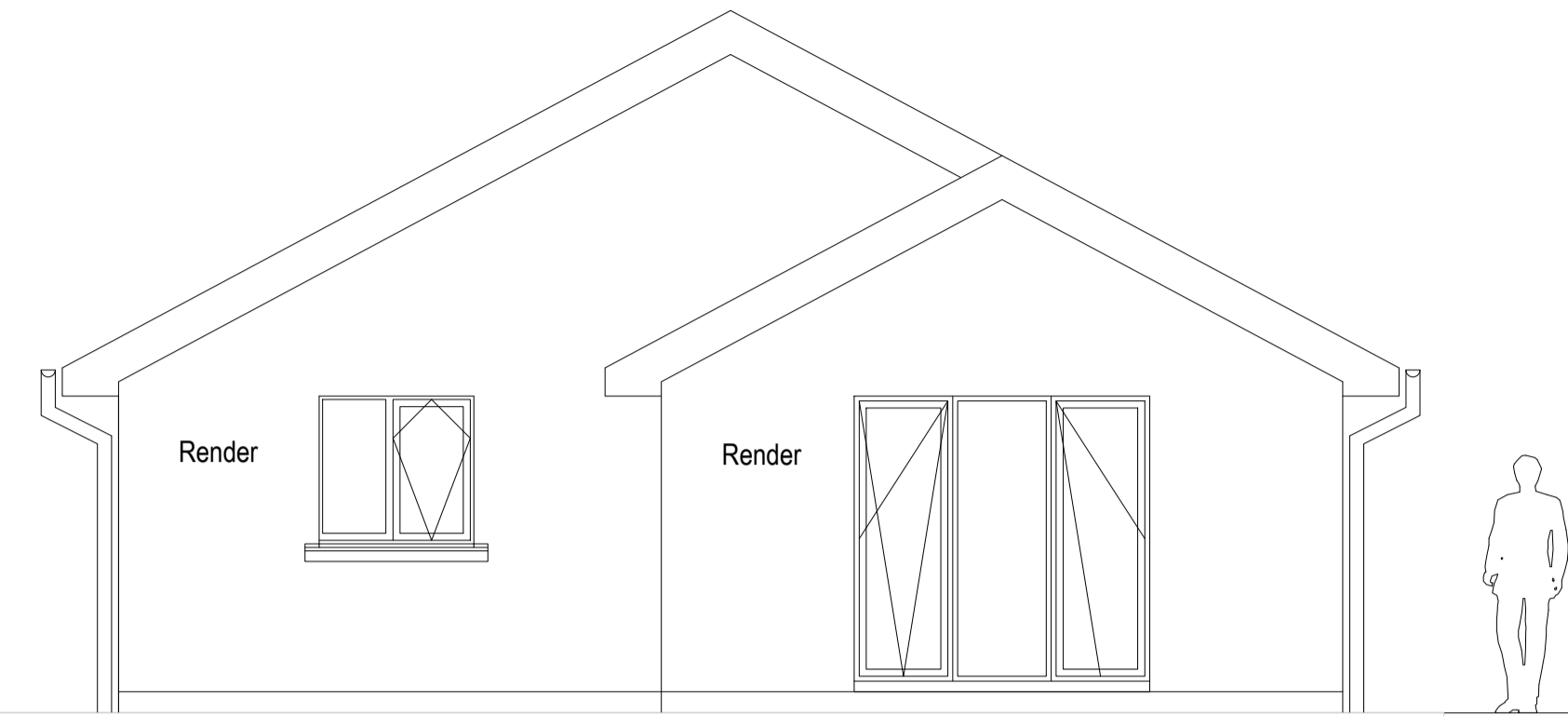
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			Dwg No: AL (0) 30	
			Rev:	
Drawing: House Type C/B Semi			Scale: 1:50 @A1 1:100	
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			Checked By: Date:	

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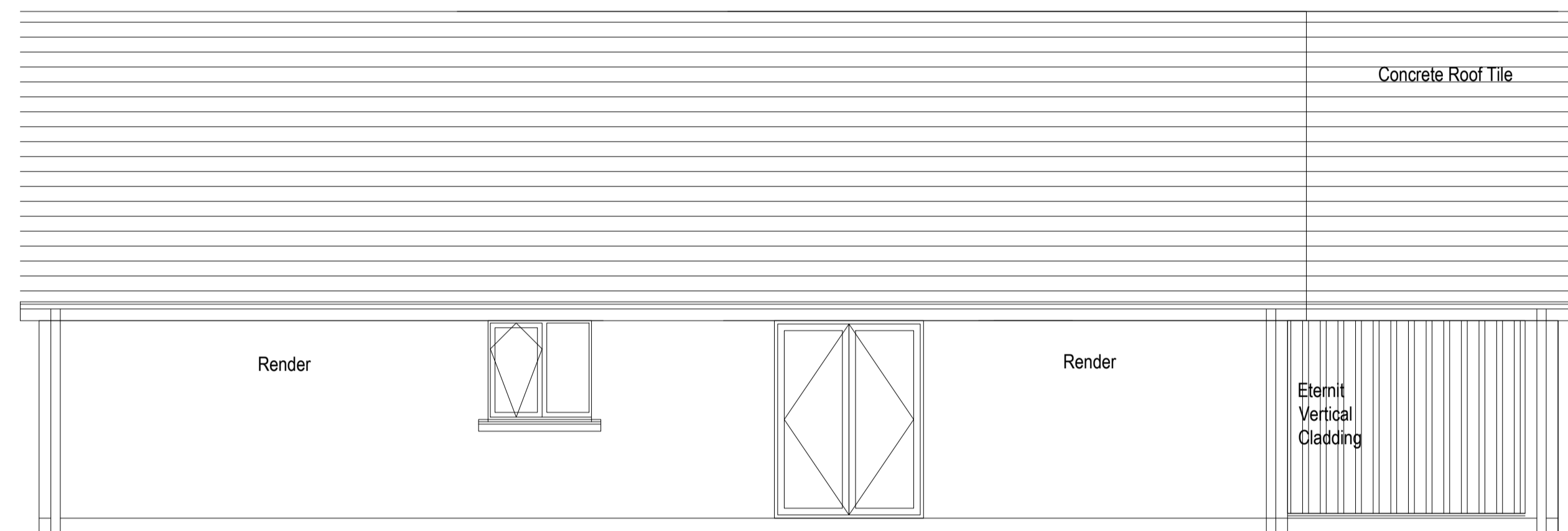
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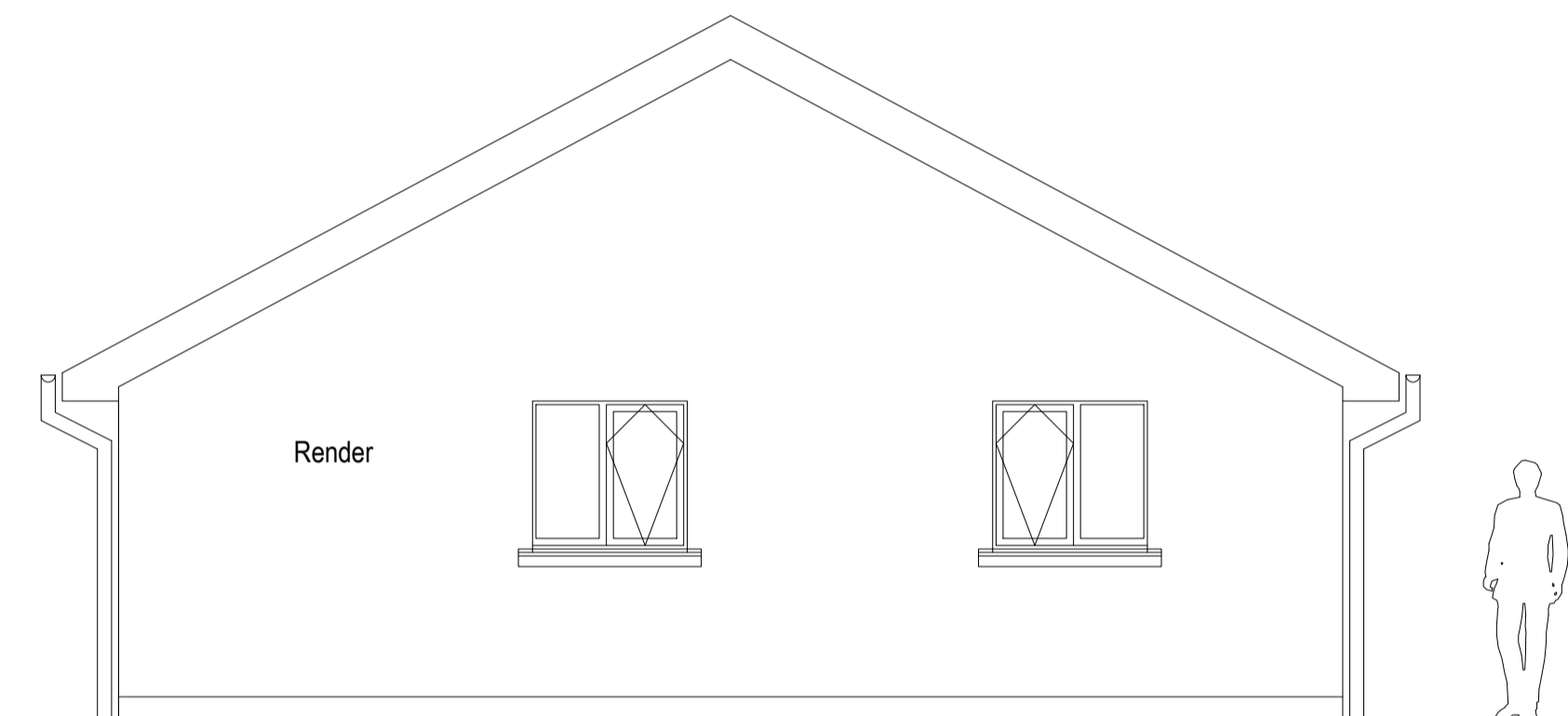
1 SIDE ELEVATION



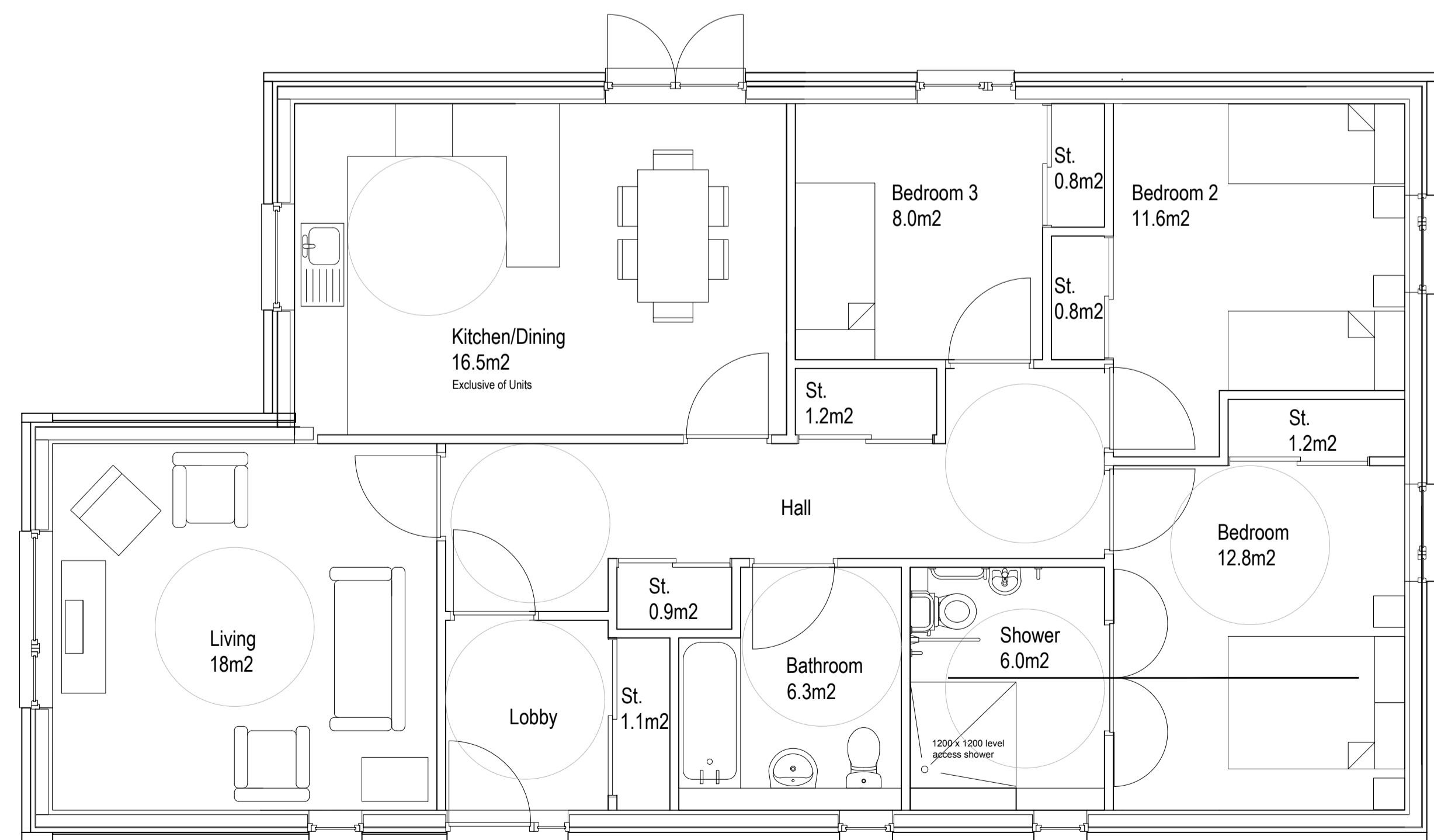
2 FRONT ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION



PLAN
House Type D
3 Bedroom (5Pw) - 112 sqm

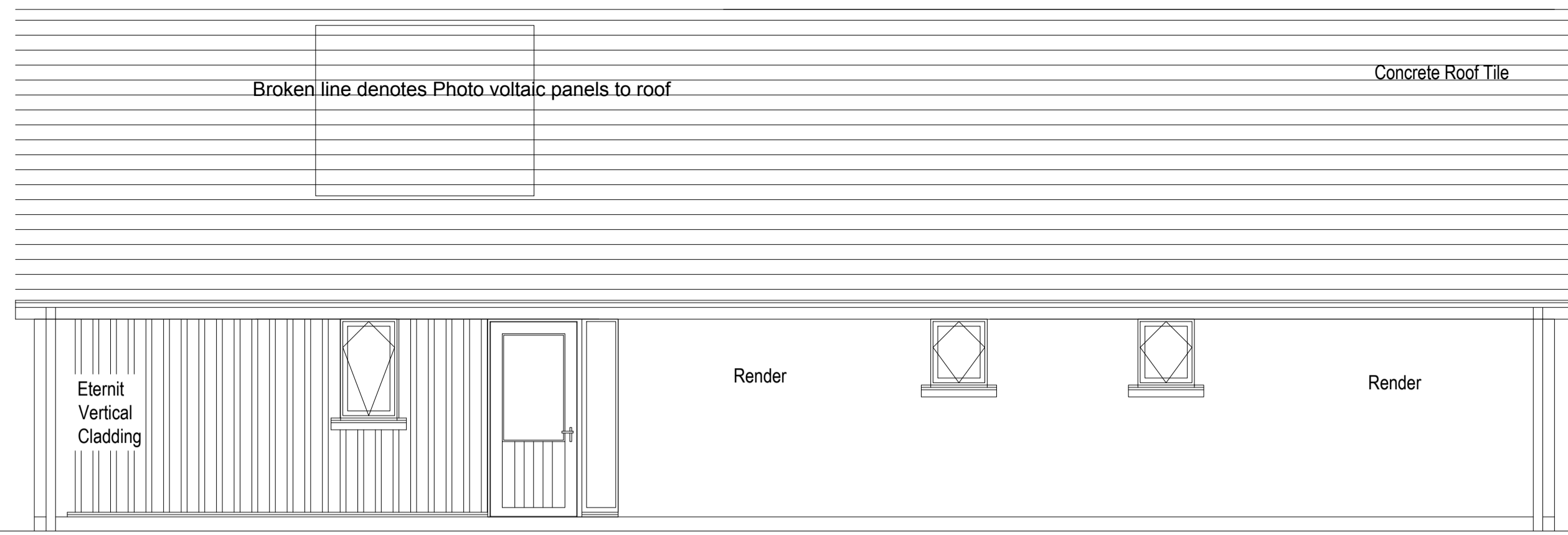


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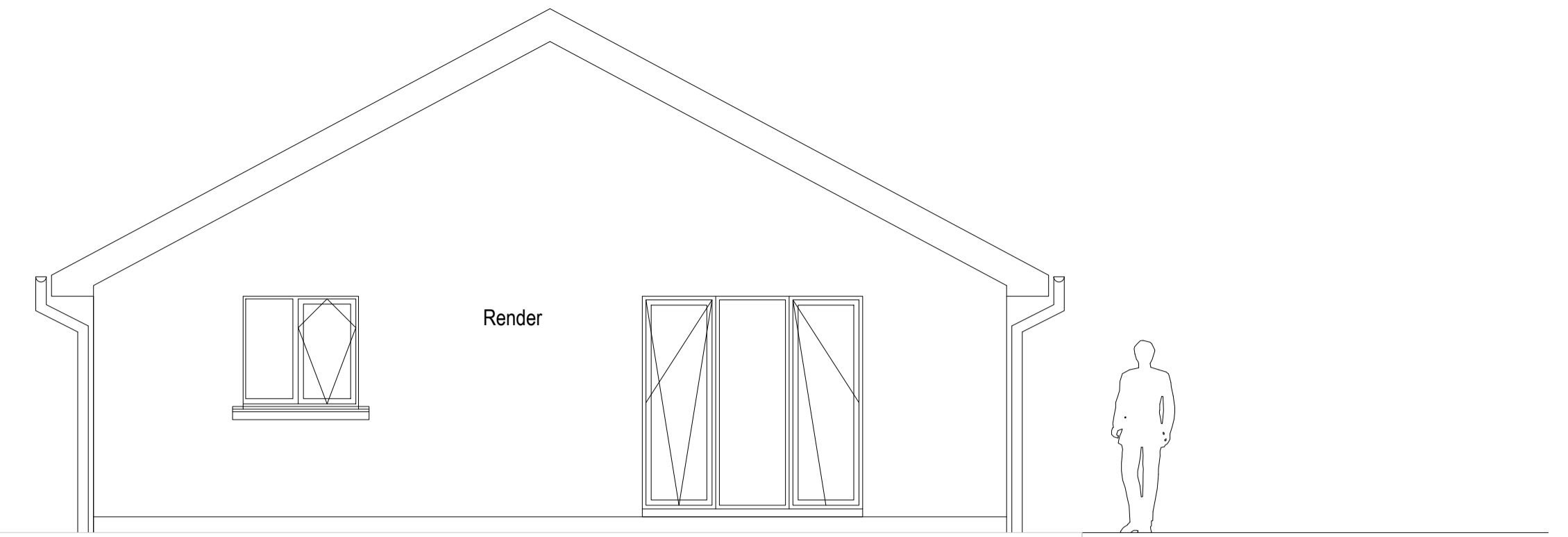
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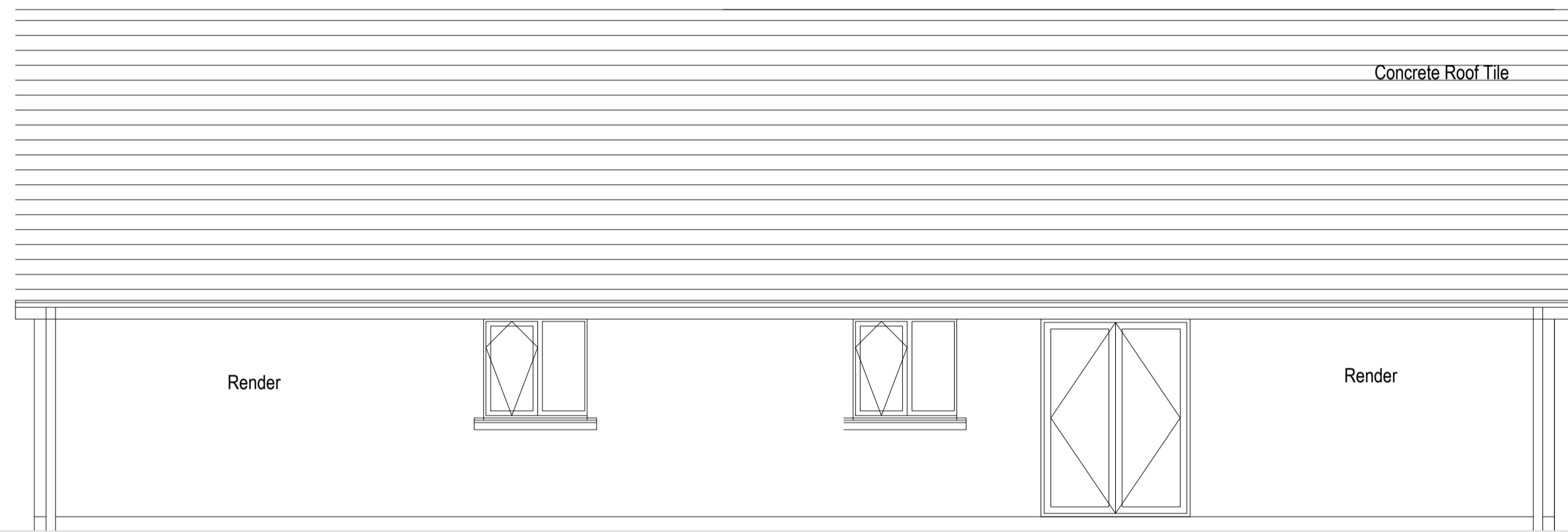
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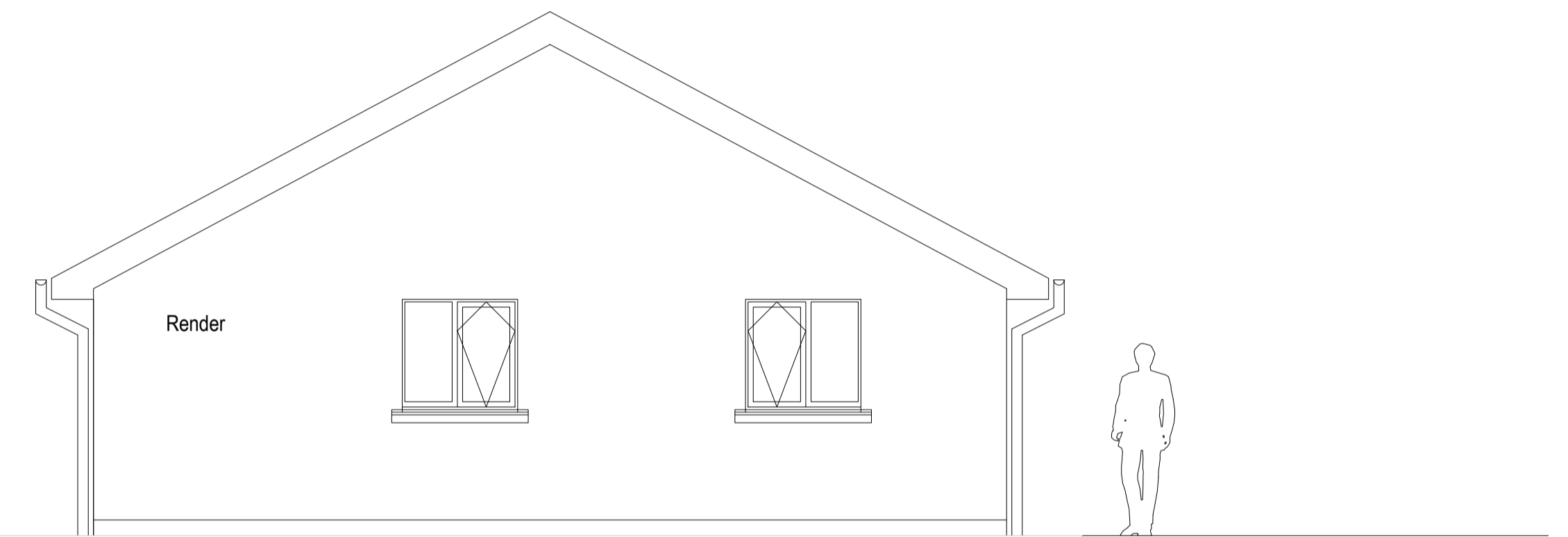
1 SIDE ELEVATION



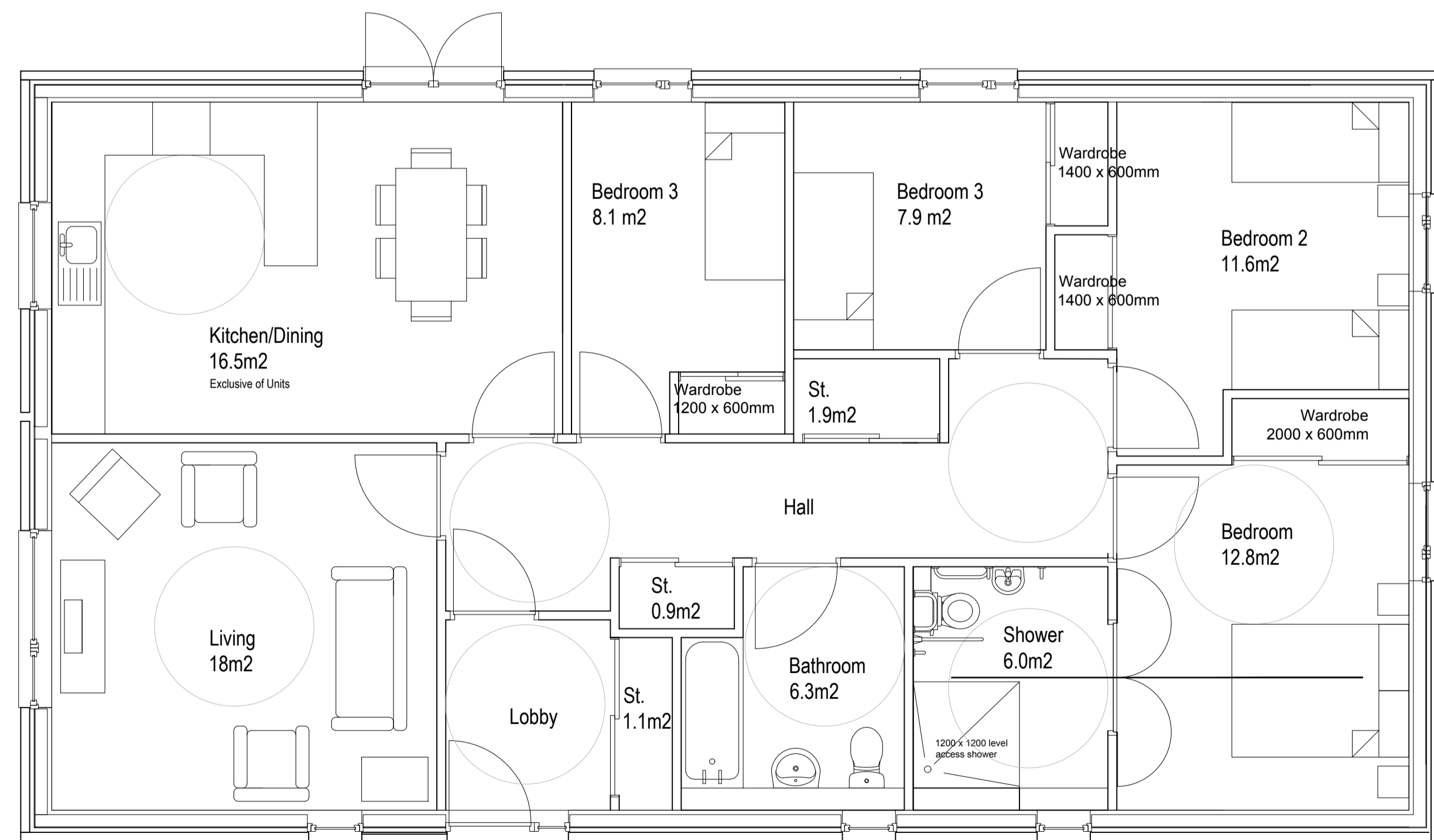
2 FRONT ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION



PLAN
House Type E
4 Bedroom (6Pw) - 122.6 sqm

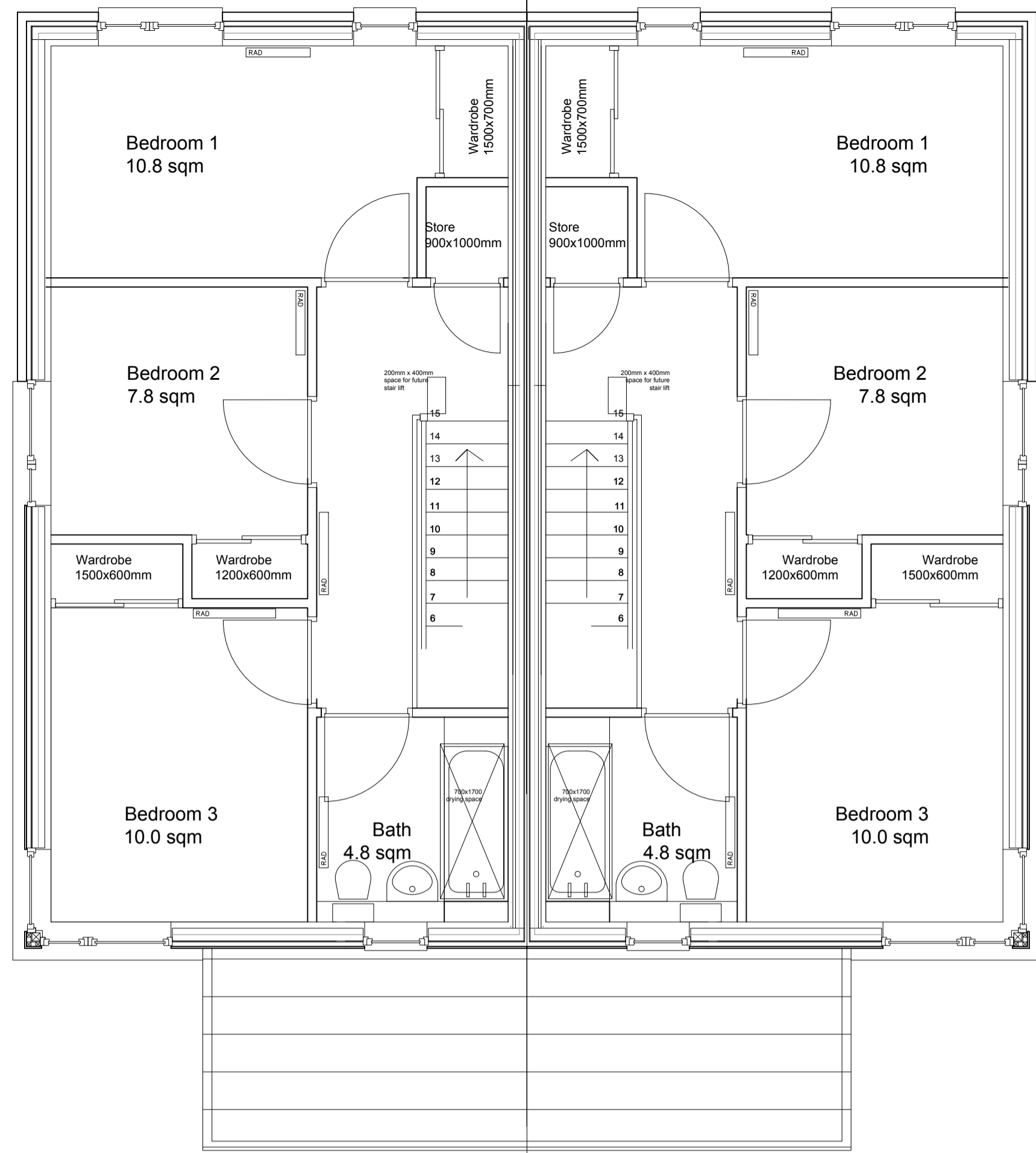


Rev.	Date	Details	Drawn	Checked
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Project/Client: Kingussie North East Site			Project No: IAIN16-0034	
			Dwg No: AL (0) 50	
			Rev:	
Drawing: House Type E			Scale: 1:50 @A1	
			Drawn By: Date:	
			Checked By: Date:	

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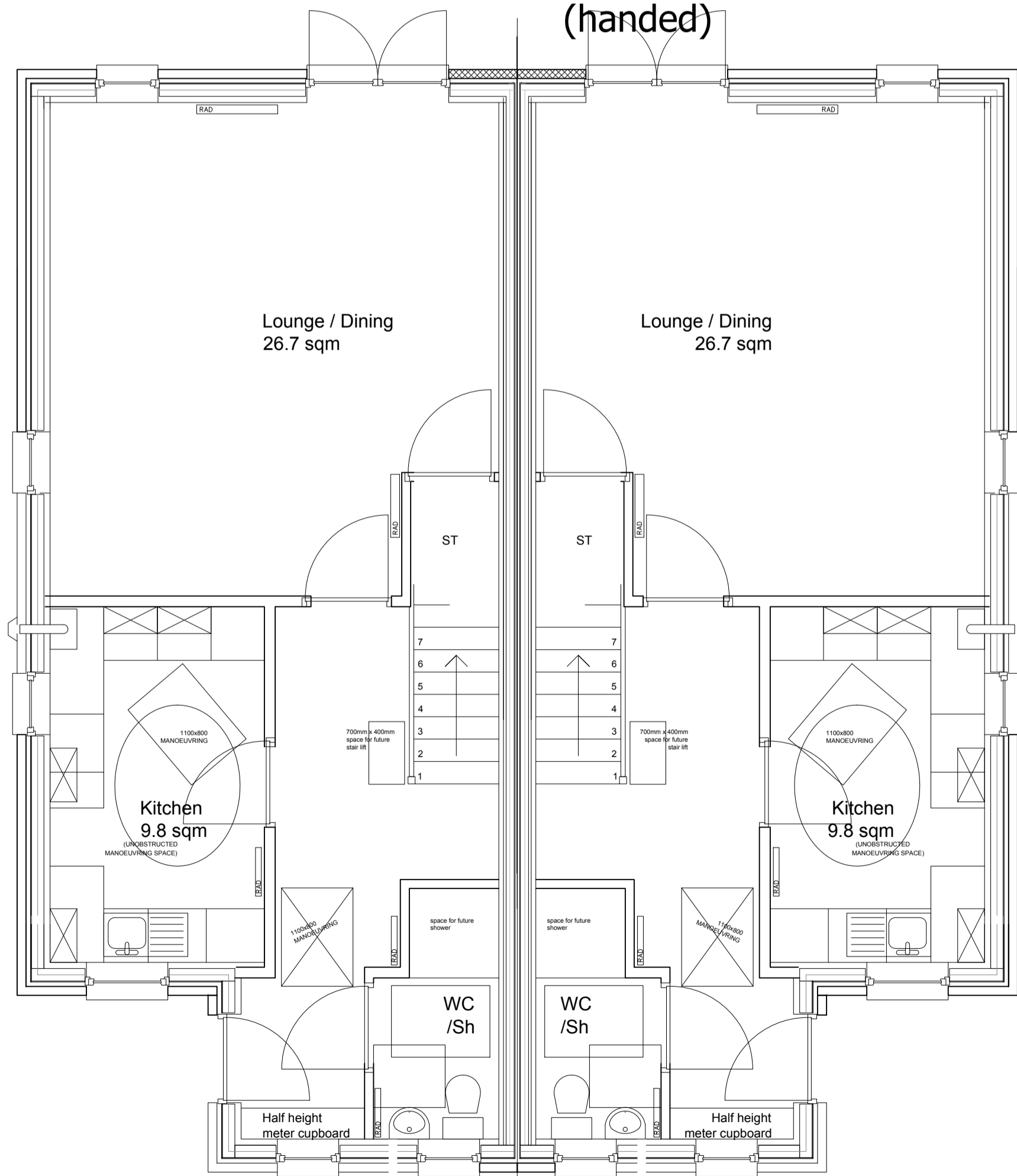
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FIRST FLOOR

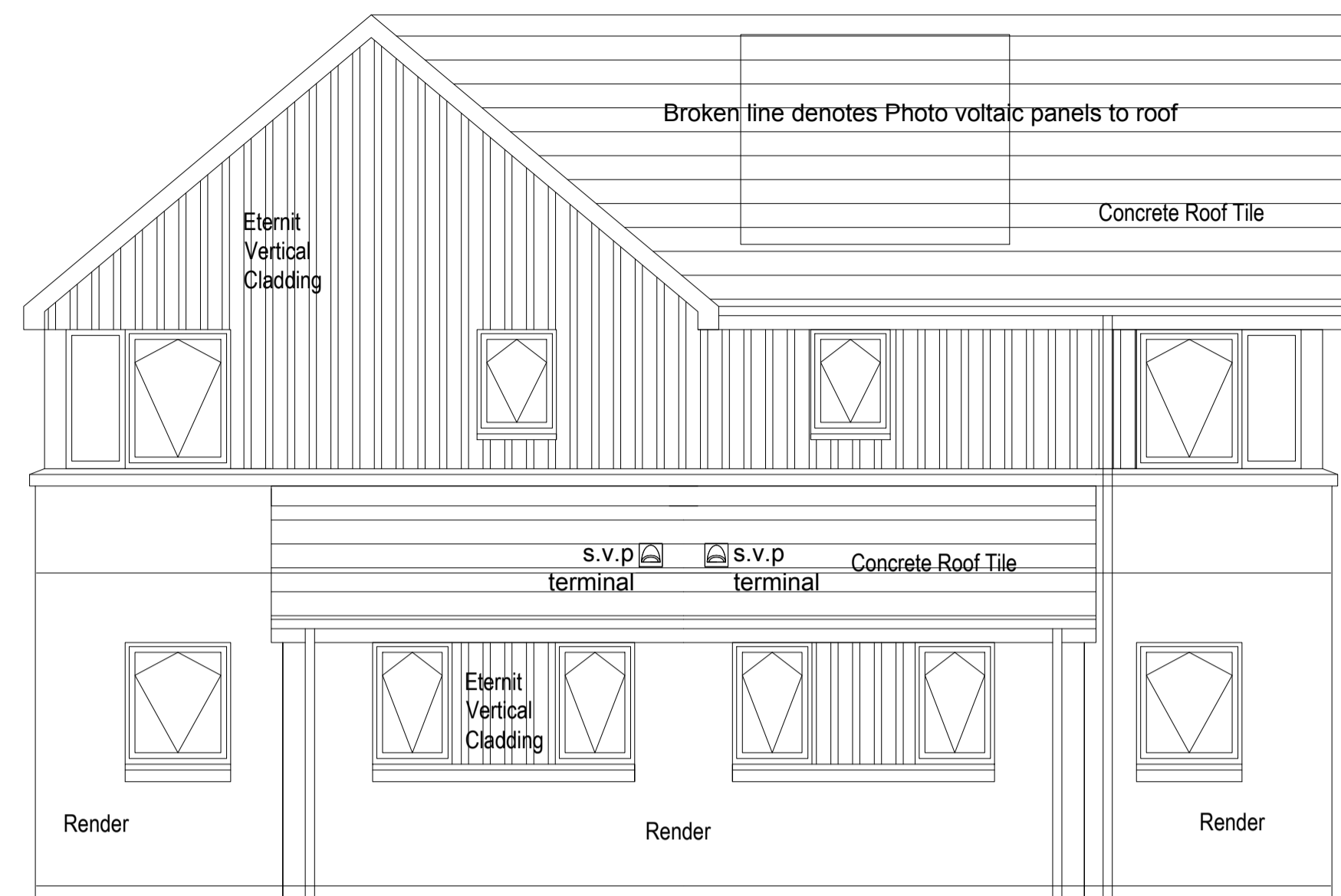
FIRST FLOOR
(handed)



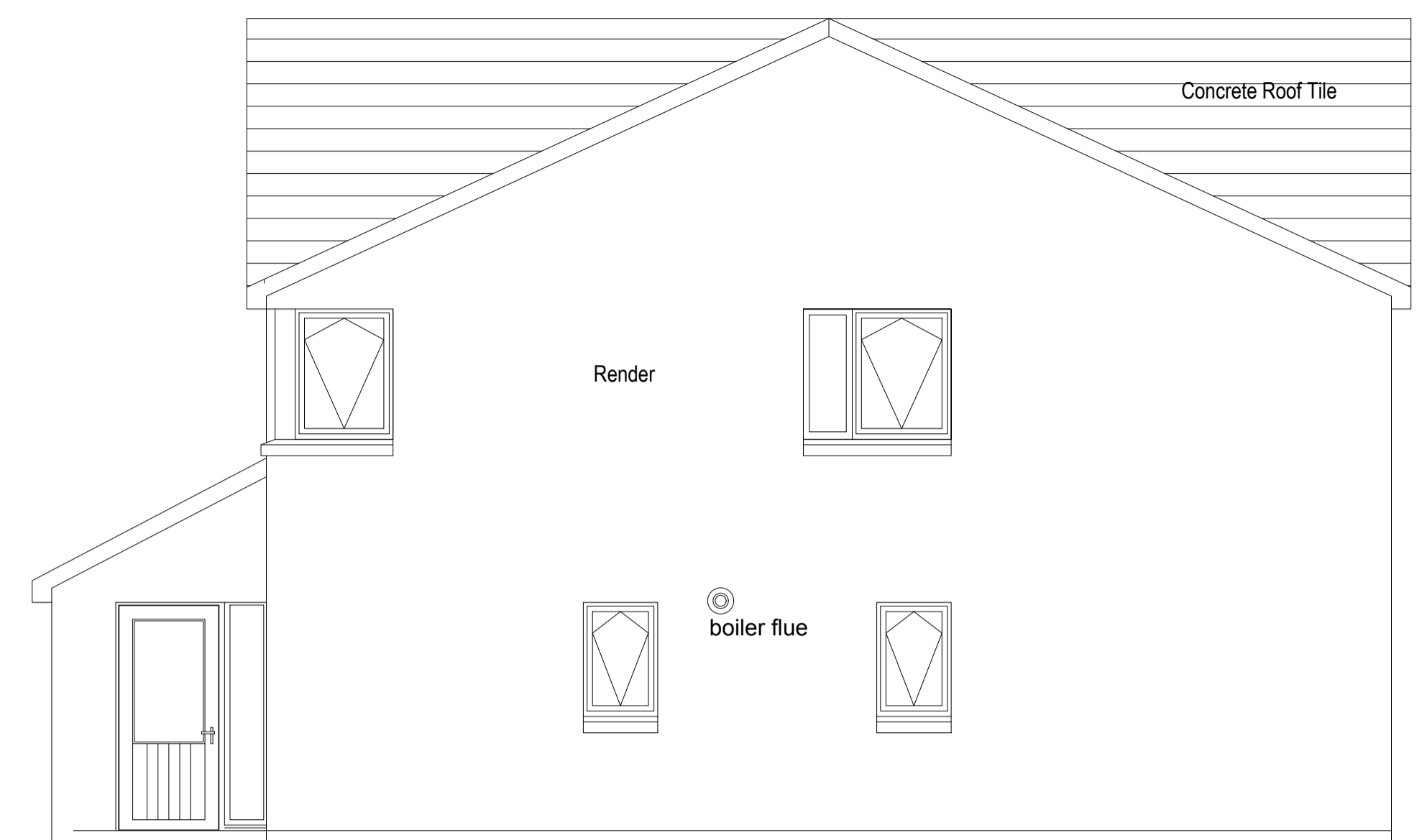
GROUND FLOOR

House Type F
3 Bedroom (5P) - 100.5 sqm

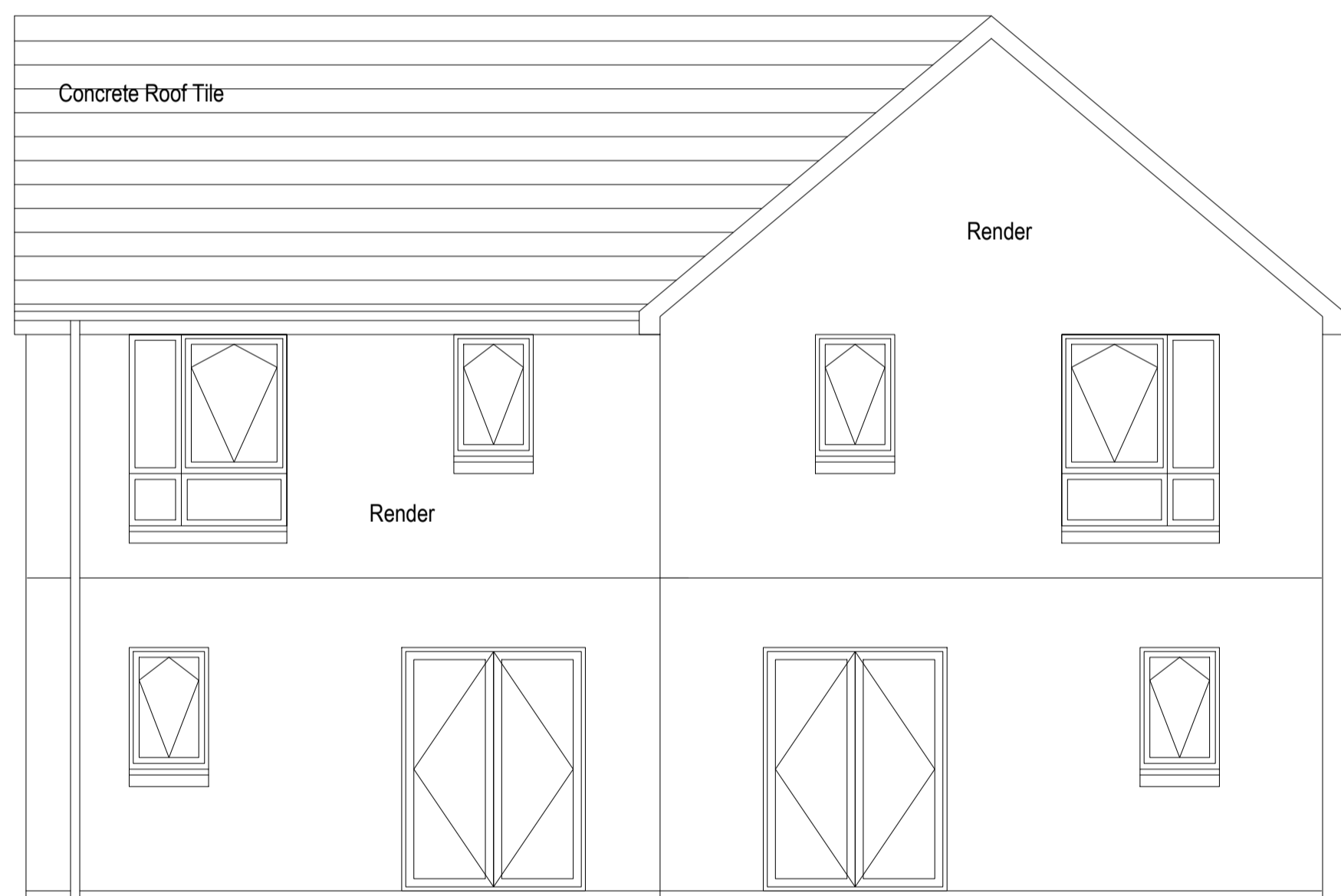
GROUND FLOOR
(handed)



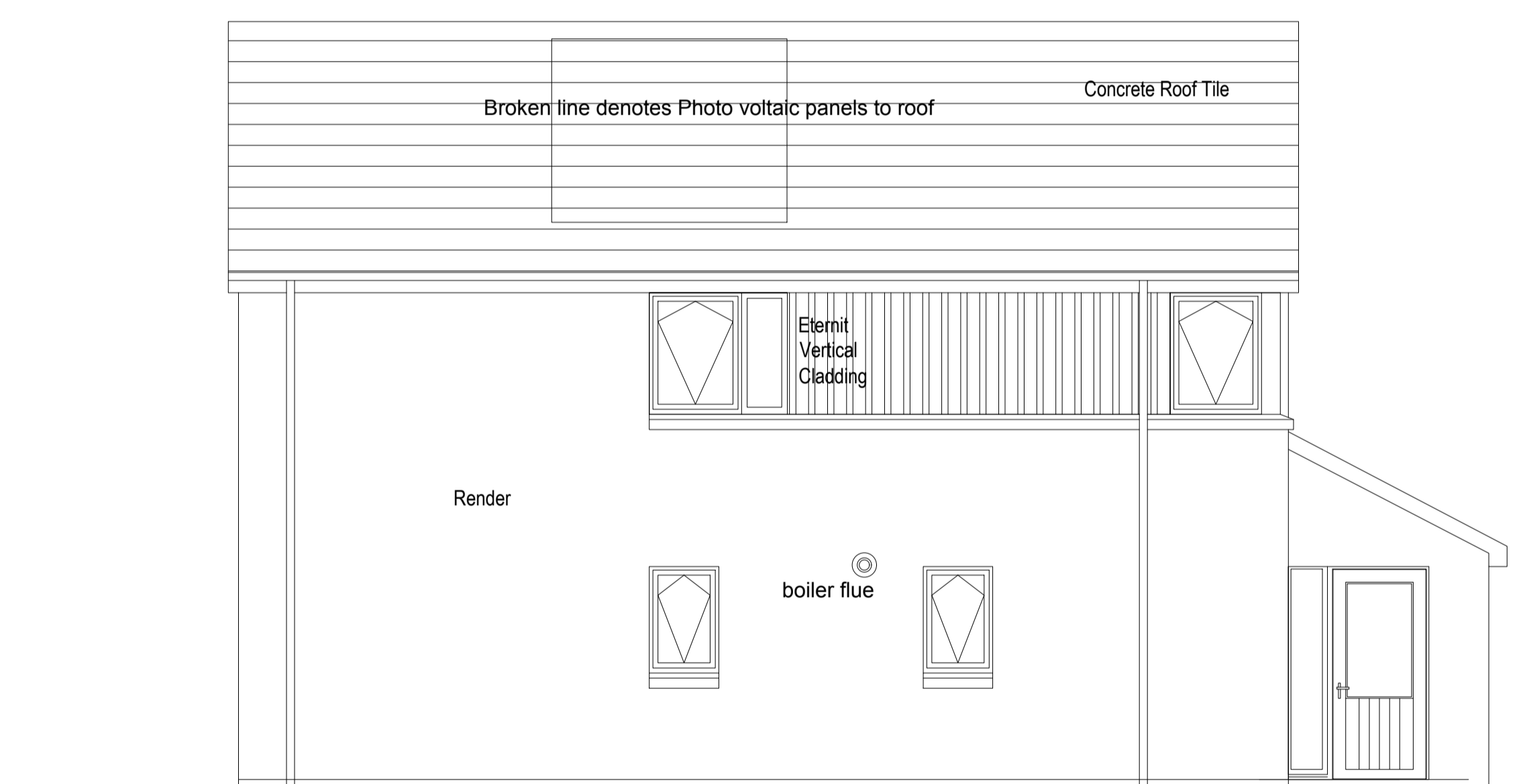
1 FRONT ELEVATION



4 SIDE ELEVATION



3 REAR ELEVATION



2 SIDE ELEVATION

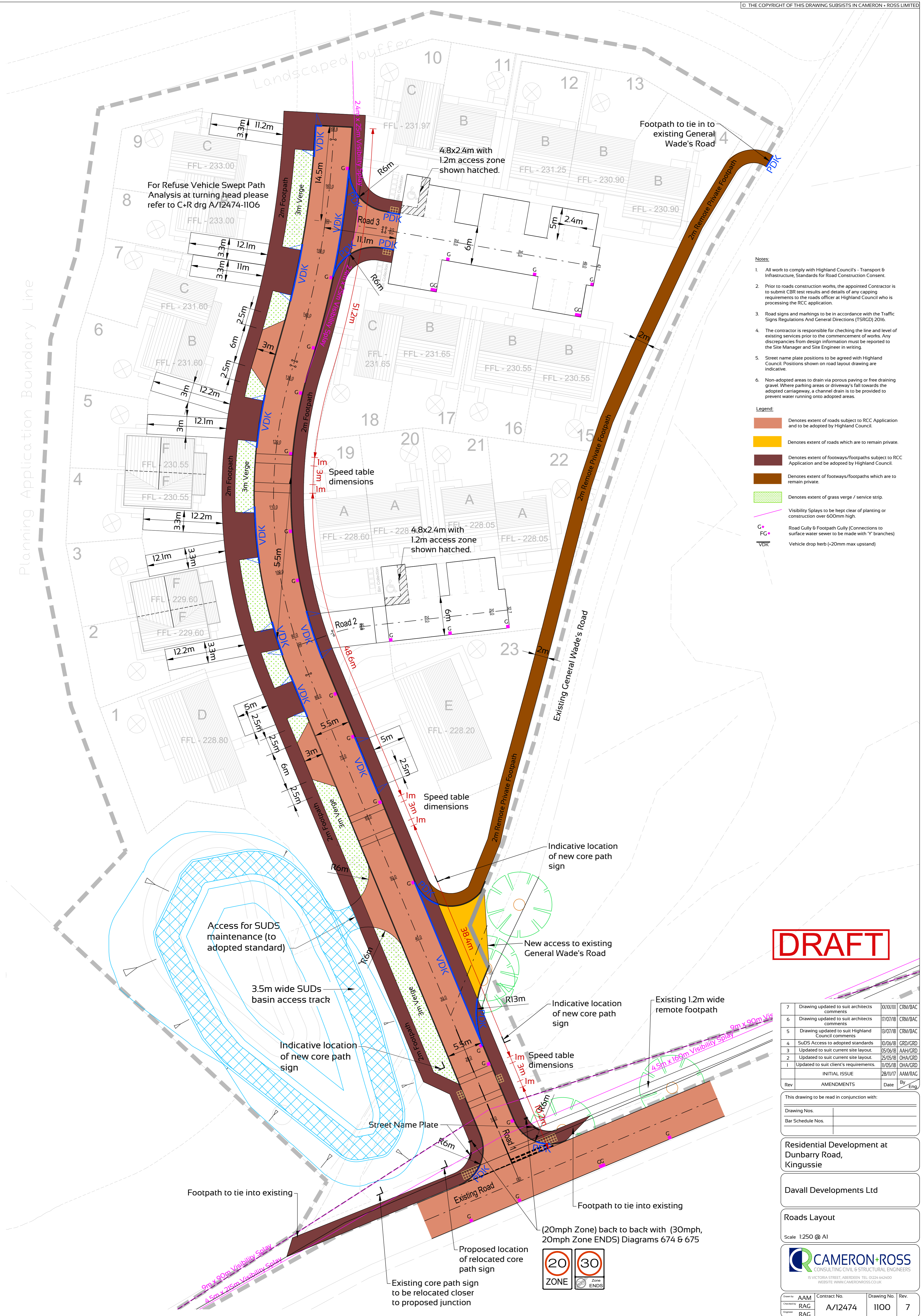


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Kingussie North East Site		IAIV16-0034		
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		AL (0) 60		
		Rev:		
Drawing:		Scale:		
House Type F		1:50 @A1		
		Drawn By: Date:		
		Checked By: Date:		

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- Notes:**
- All work to comply with Highland Council's - Transport & Infrastructure, Standards for Road Construction Consent.
 - Prior to roads construction works, the appointed Contractor is to submit CBR test results and details of any capping requirements to the roads officer at Highland Council who is processing the RCC application.
 - Road signs and markings to be in accordance with the Traffic Signs Regulations And General Directions (TSRGD) 2016.
 - The contractor is responsible for checking the line and level of existing services prior to the commencement of works. Any discrepancies from design information must be reported to the Site Manager and Site Engineer in writing.
 - Street name plate positions to be agreed with Highland Council. Positions shown on road layout drawing are indicative.
 - Non-adopted areas to drain via porous paving or free draining gravel. Where parking areas or driveway's fall towards the adopted carriageway, a channel drain is to be provided to prevent water running onto adopted areas.

- Legend:**
- Denotes extent of roads subject to RCC Application and to be adopted by Highland Council.
 - Denotes extent of roads which are to remain private.
 - Denotes extent of footpaths/footpaths subject to RCC Application and to be adopted by Highland Council.
 - Denotes extent of footpaths/footpaths which are to remain private.
 - Denotes extent of grass verge / service strip.
 - Visibility Splays to be kept clear of planting or construction over 600mm high.
 - Road Gully & Footpath Gully (Connections to surface water sewer to be made with 'Y' branches)
 - Vehicle drop herb (+20mm max upstand)

DRAFT

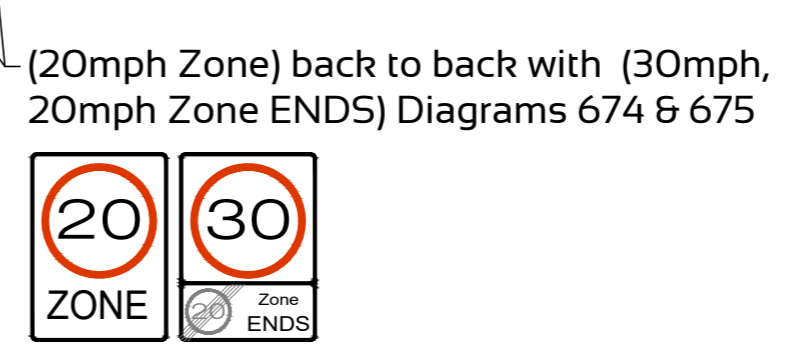
7	Drawing updated to suit architects comments	XX/XX/XX	CRM/BAC
6	Drawing updated to suit architects comments	17/07/18	CRM/BAC
5	Drawing updated to suit Highland Council comments	13/07/18	CRM/BAC
4	SUDS Access to adopted standards	10/06/18	CRD/GRD
3	Updated to suit current site layout.	05/06/18	AAM/GRD
2	Updated to suit current site layout.	25/05/18	OHA/GRD
1	Updated to suit client's requirements.	11/05/18	OHA/GRD
	INITIAL ISSUE	28/11/17	AAM/RAG
Rev	AMENDMENTS	Date	By Eng

This drawing to be read in conjunction with:
 Drawing Nos.
 Bar Schedule Nos.

Residential Development at Dunbarry Road, Kingussie

Davall Developments Ltd

Roads Layout
 Scale 1:250 @ A1



Drawn by	AAM	Contract No.		Drawing No.	Rev.
Checked by	RAG		A/12474	1100	7
Engineer	RAG				

- ### Woodland Screen Planting
- 3 No Betula Pendula (Silver Birch)
 - 1 No Corylus Avelana (Common Hazel)
 - 2 No Ilex Aquifolium (Common Holly)
 - 2 No Juniperus Communis (Common Juniper)
 - 1 No Prunus Padus (Bird Cherry)
 - 1 No Quercus Robur (English Oak)
 - 2 No Sorbus Auruparia (Rowan)

- ### Woodland Screen Planting
- 3 No Betula Pendula (Silver Birch)
 - 2 No Corylus Avelana (Common Hazel)
 - 2 No Ilex Aquifolium (Common Holly)
 - 2 No Juniperus Communis (Common Juniper)
 - 2 No Prunus Padus (Bird Cherry)
 - 2 No Quercus Robur (English Oak)
 - 2 No Sorbus Auruparia (Rowan)

- ### Woodland Screen Planting
- 1 No Betula Pendula (Silver Birch)
 - 1 No Corylus Avelana (Common Hazel)
 - 1 No Ilex Aquifolium (Common Holly)
 - 1 No Juniperus Communis (Common Juniper)
 - 1 No Prunus Padus (Bird Cherry)
 - 1 No Quercus Robur (English Oak)
 - 1 No Sorbus Auruparia (Rowan)

- ### Woodland Screen Planting
- 3 trees per sqm
 - 10 No Betula Pendula (Silver Birch)
 - 10 No Corylus Avelana (Common Hazel)
 - 10 No Ilex Aquifolium (Common Holly)
 - 10 No Juniperus Communis (Common Juniper)
 - 10 No Prunus Padus (Bird Cherry)
 - 10 No Quercus Robur (English Oak)
 - 10 No Sorbus Auruparia (Rowan)

Landscape Notes

All areas to be soft landscaped to be litter picked aerial site debris / stumps etc to be removed from site. All subsoil areas to be thoroughly de-compacted to ensure that they are free draining. Subsoil areas to be inspected prior to planting topsoil.

Hedge planting to be formed from 600 x 450mm deer topsoil trench, on clean, de-compacted subsoil layer. Hedge trench to be backfilled with premium quality topsoil mixed with Green Tree Pas 100 soil improver (1 part improver to 4 parts topsoil).

Selected standard tree planting pits to be formed to 300 x 300 x 450mm deep pits with base of broken up or a further depth of 150mm and backfilled with premium quality topsoil mixed with Green Tree Pas 100 soil improver (1 part improver to 4 parts topsoil - 0.2 m3). Where pits are found not to be free draining request continuation from Client prior to installing hand drainage pipework joining tree pits and leading to soakaway. Selected standard trees to be staked with double 50mm diameter machine rounder stakes 500mm high, secured with hessian tie ties. Feathered and light standard treeplanting pits to be formed to 600 x600 x450mm deep pits with base of broken up or a further depth of 150mm and backfilled with premium quality topsoil mixed with Green Tree Pas 100 soil improver (1 part improver to 4 parts topsoil - 0.05m3). Feathered and light standard tree to be staked with a single 50mm diameter machine rounder stake, 500mm high, secured with hessian tie ties.

Amenity / close mow grass areas to be formed with 150mm deep premium quality topsoil laid on clean de-compacted subsoil layer. Grassed areas to be seeded using a Biele Two pass technique using the following seed mix sown at 25g/m2:

- Alopecurus Capillaris (Common Bent) 10%
- Anthoxanthum Odorum (Sweet Vernal Grass) 20%
- Dactyloctenium Aegyptium (Wazy Hair Grass) 30%
- Festuca Ovina (Sheeps Fescue) 25%
- Poa Pratensis (Smooth Stalked Meadow Grass) 15%

Proposed meadow grass and woodland structure planting areas to be seeded with Scilla seed 'Highland Grass Mix' (80% Grasses, 20% Wildflowers) to be sown on stone picked weed-killed topsoil at 5g/m2

Hedging plants to be protected with Boddingtons Acorn or equivalent 38mm x 45mm clear spiral guards with low bamboo canes.

Native Species Woodland screen planting to be protected with Boddingtons Acorn or equivalent tree / shrub guard. Trees - Green Treeguard mesh shelters with two catches has secured to 25 x 25mm softwood stakes (Diameter: 80 - 110mm, 30 - 90cm high). Canes and shrub species - Green Treeguard for shrubs mesh shelters with two catches has secured to 25 x 25mm softwood stakes (Diameter: 130 - 160, 150 - 180 and 170-200mm, 80cm high)

Any failures in planting within the first 18 months after planting to be replaced with plants of similar species / size (in the next following planting season).

Refer to Landscape Maintenance schedule for details of proposed maintenance regime for the first five years after planting.

Green Tree Pas 100 roll improver as supplied by Green Tree 01423 332100

Individual Trees

- Betula Pendula (Silver Birch): 250 - 300 cm high, bare-root, Standard: 6 bks, 2X, Girth 8-10 cm
- Quercus Robur (Oak): 250 - 300 cm high, bare-root, Standard: 3 bks, 2X, Girth 8-10 cm
- Pinus Sylvestris (Scots pine): 250 - 300 cm high, bare-root, Standard: 3 bks, 2X, Girth 8-10 cm

Hawthorn Hedging (Triple Row)

Cataeagus Monogyna 40-60cm, bare-root, 1+1+1 Transplant: 2 bks, 0.5 ctr tripple staggered at 0.3m offset

Woodland Screen Planting

- Betula Pendula (Silver Birch): 80 - 100 cm high, bare-root, 1+1 Transplant: 3 bks, 25% mix, 3m centres
- Corylus Avelana (Common Hazel): 60 - 80 cm high, bare-root, 1+1 Transplant: 3 bks, 10% mix, 3m centres
- Prunus Padus (Bird Cherry): 80 - 100 cm high, bare-root, 1+1 Transplant: 3 bks, 10% mix, 3m centres
- Quercus Robur (English Oak): 80 - 100 cm high, bare-root, 1+1 Transplant: 3 bks, 10% mix, 3m centres
- Ilex Aquifolium (Common Holly): 30 - 40 cm high, 9cm pot size, 1+1 Bashed, 15% mix, 3m centres
- Juniperus Communis (Common Juniper): 10 - 20 cm high, 21 pot size, 1+1 Bashed, 15% mix, 3m centres
- Sorbus Auruparia (Rowan): 80 - 100 cm high, bare-root, 1+1 Transplant: 3 bks, 15% mix, 3m centres



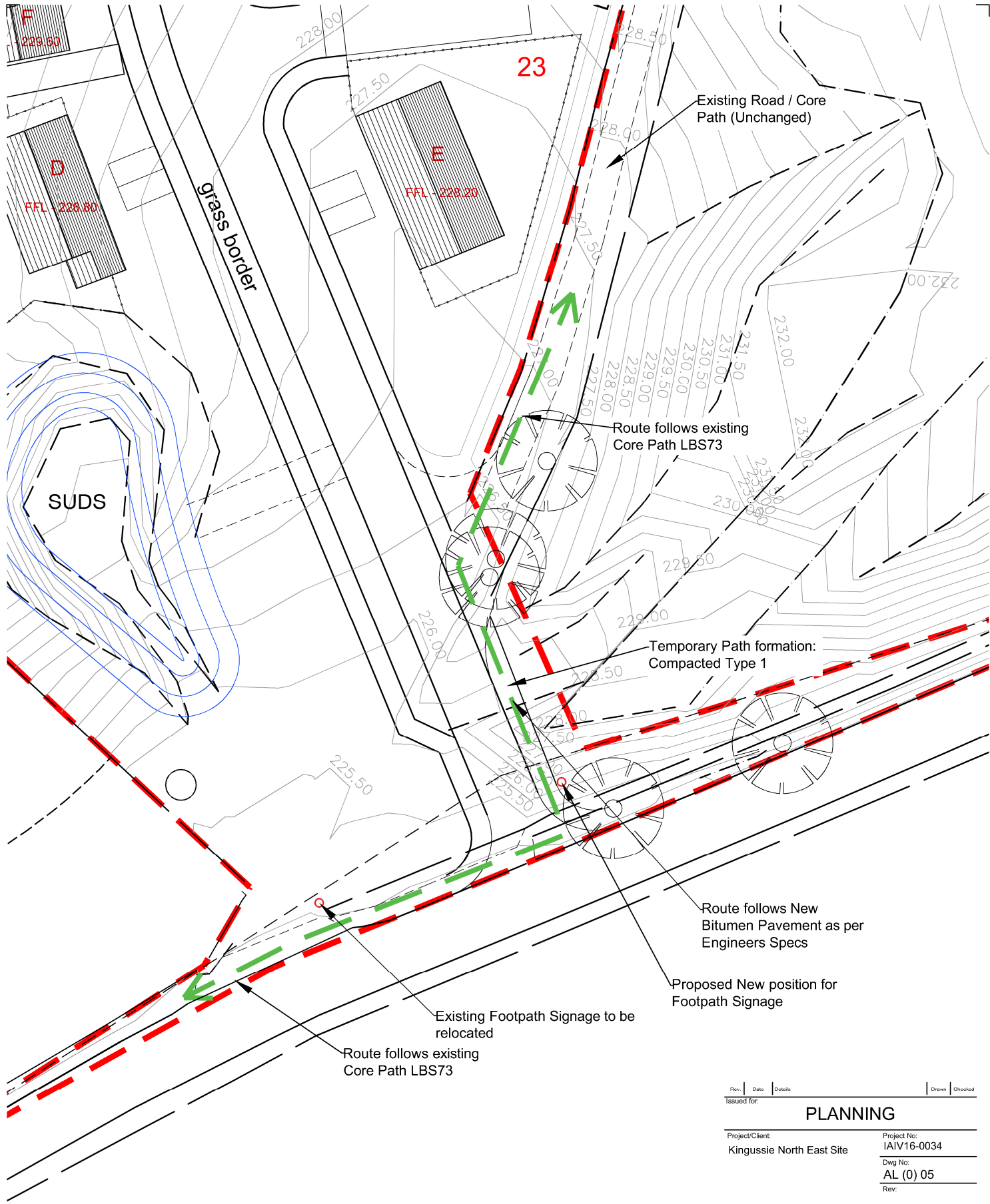
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 Draw No: AL(9)01
 Date: 23/01/18
 Scale: 1:500 @A3
 Drawing: Landscaping Layout
 Checked By: [Signature]
 Drawn By: BPW
 Date: 23/01/18

Project Client: Kingussie North East Site
 Ref: AL(9)01

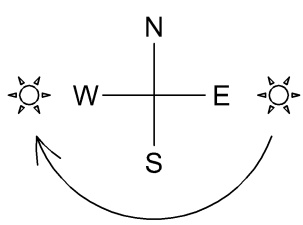
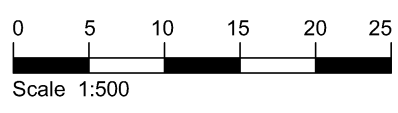
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 Checked By: [Signature]
 Drawn By: BPW
 Date: 23/01/18

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--- --- --- Site Boundary
--- --- --- Right of Way



Rev.	Date	Details	Drawn	Checked
Issued for: PLANNING				
Project/Client:		Project No:		
Kingussie North East Site		IAIV16-0034		
Dwg No:		Date:		
AL (0) 05		20/06/18		
Rev:		Checked By:		
		BPW 18/06/18		
Drawing:		Scale:		
Right of Way		1:500 @A4		
(On Completion of Works)		Drawn By:		
		DMK		

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General notes:

This drawing is to be read in conjunction with all relevant engineers and architects drawings.

Drainage - all sewers to be constructed in accordance with Scottish water's publication "Sewers for Scotland (3rd edition) a policy, design and construction guide for developers in Scotland"

Sewers laid within roads should have a minimum cover of 1.5m from final road surface to pipe soffit level. Where this cannot be achieved then rigid pipes shall be protected by a full concrete surround, similarly, flexible pipes shall be protected by a concrete slab at a depth less than 1.2m.

The contractor is responsible for checking the line and level of all existing services prior to commencement of works. Any discrepancies from design information must be reported to the site manager and site engineer in writing.

Surface Drainage

--- New Surface water drain (uPVC Marley Quantum solid pipework) unless otherwise noted on drawing. To be adopted and maintained by Scottish Water.

SI --- New Manhole with reference number. To be adopted and maintained by Scottish Water.

DC --- New disconnection chamber

Foul Drainage

FI --- New Manhole with reference number. To be adopted and maintained by Scottish Water.

DC --- New disconnection chamber

Drainage tail positions to be confirmed on site to suit house type discharge points. A surface water and foul water branch should be established for each plot.

Existing Watermain

--- Indicative position of existing watermains, location & levels to be confirmed by contractor on site prior to works.

Watermain wayleaves to be agreed with Scottish Water.

5	Indicative existing watermains added to drawing & drawing updated to suit current site layout.	18/07/18	CRM/BAC
4	Drainage updated	10/07/18	GRD/GRD
3	Drainage updated	04/06/18	AAH/GRD
2	Updated to suit clients requirements.	15/05/18	OHA/GRD
1	Drainage updated	06/08/18	GRD/GRD
INITIAL ISSUE			
Rev	AMENDMENTS	Date	By Eng

This drawing to be read in conjunction with:			
Drawing Nos.			
Bar Schedule Nos.			

Residential Development
Dunbarry Road
Kingussie

Davall Developments Ltd

Proposed Drainage Layout

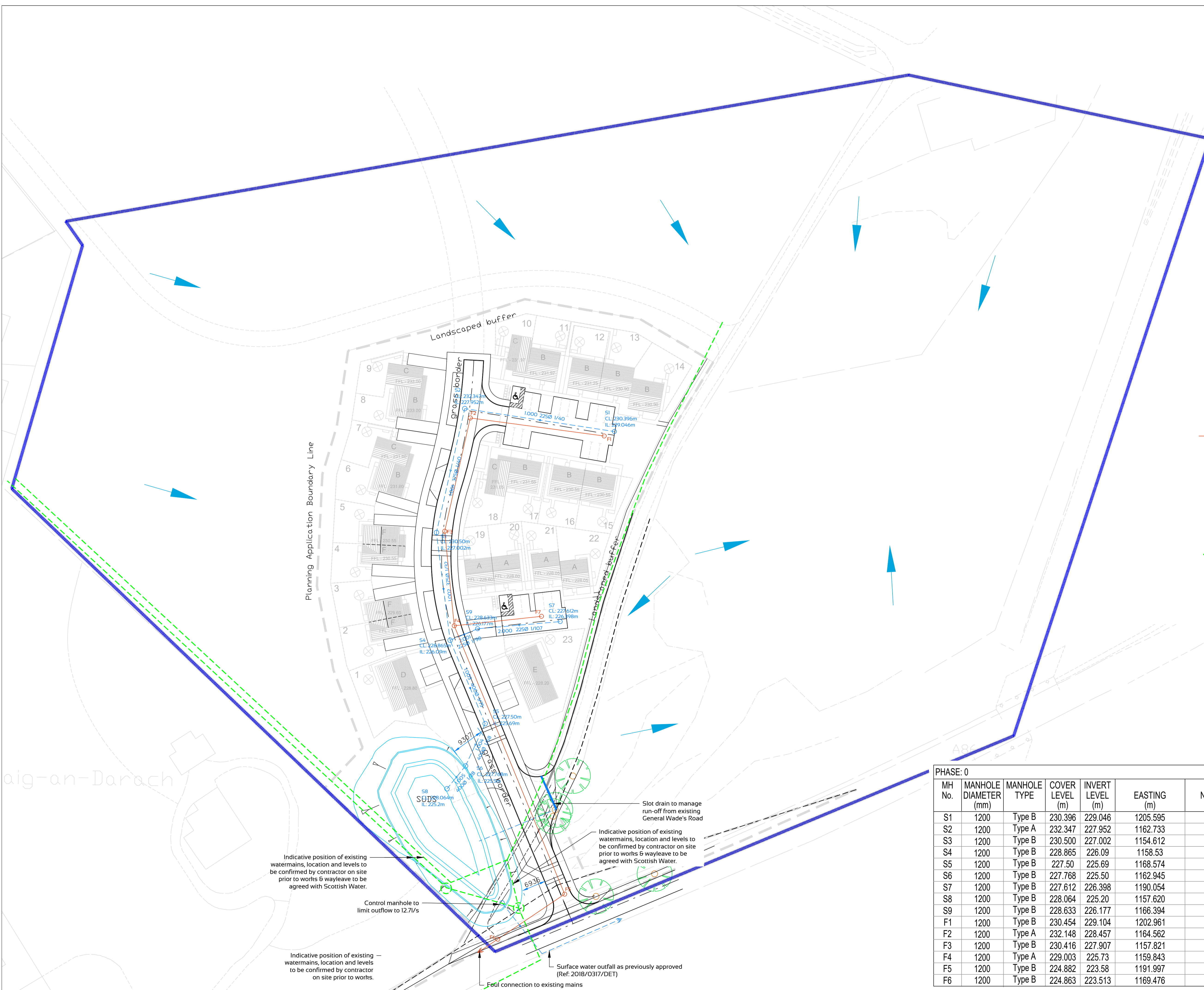
Scale 1:500



Client	GRD	Contract No.		Drawing No.	Rev.
Checked	GRD		A/12474	1102	5
Engineer	GRD				

PHASE: 0

MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	EASTING (m)	NORTHING (m)
S1	1200	Type B	230.396	229.046	1205.595	945.059
S2	1200	Type A	232.347	227.952	1162.733	951.620
S3	1200	Type B	230.500	227.002	1154.612	916.102
S4	1200	Type B	228.865	226.09	1158.53	885.248
S5	1200	Type B	227.50	225.69	1168.574	861.348
S6	1200	Type B	227.768	225.50	1162.945	849.227
S7	1200	Type B	227.612	226.398	1190.054	890.595
S8	1200	Type B	228.064	225.20	1157.620	842.678
S9	1200	Type B	228.633	226.177	1166.394	888.544
F1	1200	Type B	230.454	229.104	1202.961	942.850
F2	1200	Type A	232.148	228.457	1164.562	948.578
F3	1200	Type B	230.416	227.907	1157.821	916.279
F4	1200	Type A	229.003	225.73	1159.843	889.755
F5	1200	Type B	224.882	223.58	1191.997	810.655
F6	1200	Type B	224.863	223.513	1169.476	796.409



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Indicative position of existing watermains, location and levels to be confirmed by contractor on site prior to works & wayleave to be agreed with Scottish Water.

Control manhole to limit outflow to 12.7l/s

Indicative position of existing watermains, location and levels to be confirmed by contractor on site prior to works.

Slot drain to manage run-off from existing General Wade's Road

Indicative position of existing watermains, location and levels to be confirmed by contractor on site prior to works & wayleave to be agreed with Scottish Water.

Surface water outfall as previously approved (Ref: 2018/0317/DET)

Foul connection to existing mains