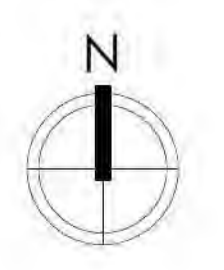
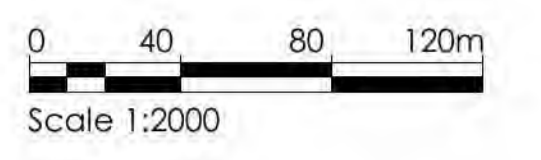


AGENDA ITEM 9

APPENDIX 2

2018/0402/DET

PLANS



GRANTOWN-ON-SPEY

CAIRNGORMS
NATIONAL PARK AUTHORITY

ÙGH DARRAS PÀIRC NÀISEANTA A' MHONAIDH RUAIDH

Rev	Description	Date



Lyle House: Fairways Business Park, Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client
RS McLeod

Project
RAISING OF GROUND LEVELS FOR PLOTS 7-10

Project No. 1565

Drawing No. PL90-100

Revision

External Works
Location Plan

Status
Planning

Date Created
10/07/18

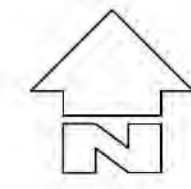
Scale
1 : 2000

Drawn by
RG

Sheet
@ A1

Project No. 1565
Drawing No. PL90-100
Revision
External Works
Location Plan
Status
Planning
Date Created
10/07/18
Scale
1 : 2000
Drawn by
RG
Sheet
@ A1

2018/0402/DET



REV	DATE	REVISION	DRN	CHK
K	26/08/18	BOUNDARIES AMENDED	DM	AM
J	26/05/18	SWALE ADDED	DM	AM
H	07/12/17	LAYOUT AMENDED	DM	AM
G	02/02/17	SWALE ON ROAD 1 AMENDED, PHASE BOUNDARIES AMENDED	DM	AM
F	07/11/16	SURFACE WATER LEVELS AMENDED	DM	AM
E	22/08/16	SUDS AREAS AMENDED	DM	AM
D	09/08/16	SUDS AREAS AMENDED, CUT-OFF-DRAIN ADDED	DM	-
C	14/06/16	LAYOUT AMENDED	DM	-
B	13/05/16	SUDS AMENDED	DM	AM

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Arch Henderson 1919
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Civil Engineers Architects Structural Engineers CDM Co-ordinators Environmental services Geotechnical services
 Aberdeen Dundee Glasgow Lerwick Inverness Stromness Thurso

PROJECT:
 RS MCLEOD LTD
 HOUSING DEVELOPMENT, GRANTOWN

TITLE:
 SURFACE WATER LAYOUT

DRAWN:	DATE:	CHECKED:	AUTHORISED:
DM	30/11/15	AM	AM

SCALE: (A1) 1:500 DRAWING STATUS:

DRAWING No: 147132/06 REV: K

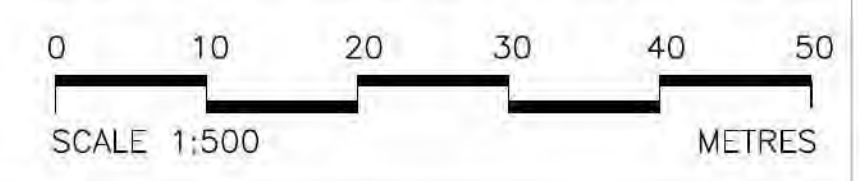
- NOTES:
- ALL SEWERAGE WORKS TO BE TO "SEWERS FOR SCOTLAND (3rd EDITION)"
 - ALL SURFACE WATER SEWER PIPES ARE TO BE THERMOPLASTICS STRUCTURED WALL SEWER PIPE TO COMPLY WITH WIS 4-35-01.
 - PIPE BEDDING TO BE TO CLAUSE 5.5.2 IN "SEWERS FOR SCOTLAND (3rd EDITION)"
 - BACKDROP TO MANHOLES TO BE AS FIGURE 19 OF "SEWERS FOR SCOTLAND (3rd EDITION)" - EXTERNAL RAMPED BACKDROP.
 - GROUND LEVELS TO O.D.
 - SEE DWG. NO. 147132/16 & 17 FOR SURFACE WATER LONGITUDINAL PROFILES

Key:

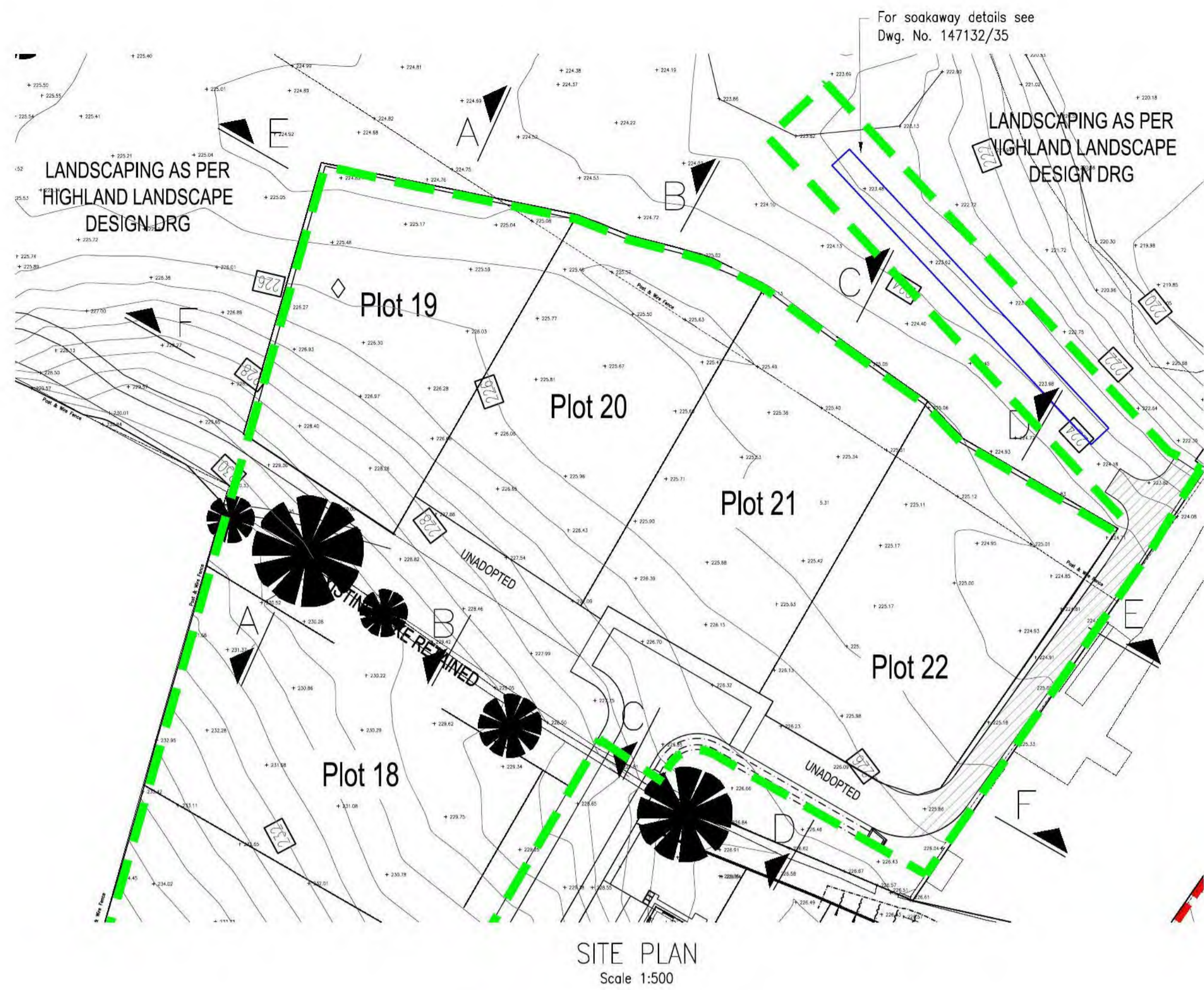
- SW Surface Water - Proposed
- Cut-off drain - Proposed
- - - Surface Water Gully & Tail
- Surface Water Disconnection Chamber & Tail (Min 150mm dia. pipe)
- [Red dashed line] Boundary

CAIRNGORMS
 NATIONAL PARK AUTHORITY

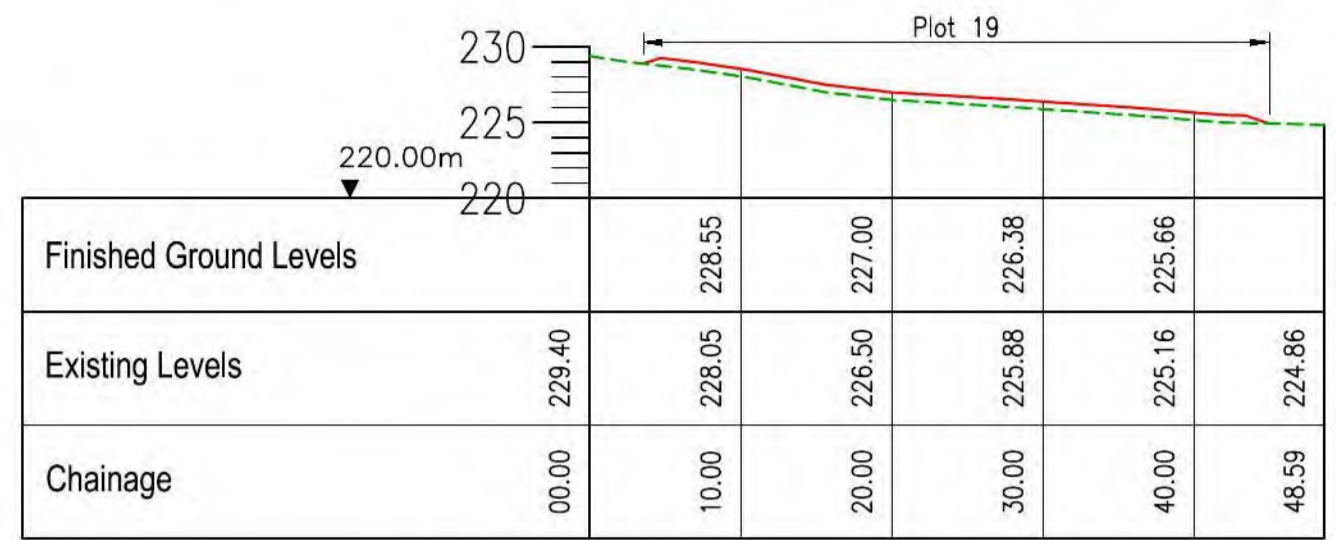
ÙGH DARRAS PAIRC NÀISEANTA A' MHONaidh RUAIDH



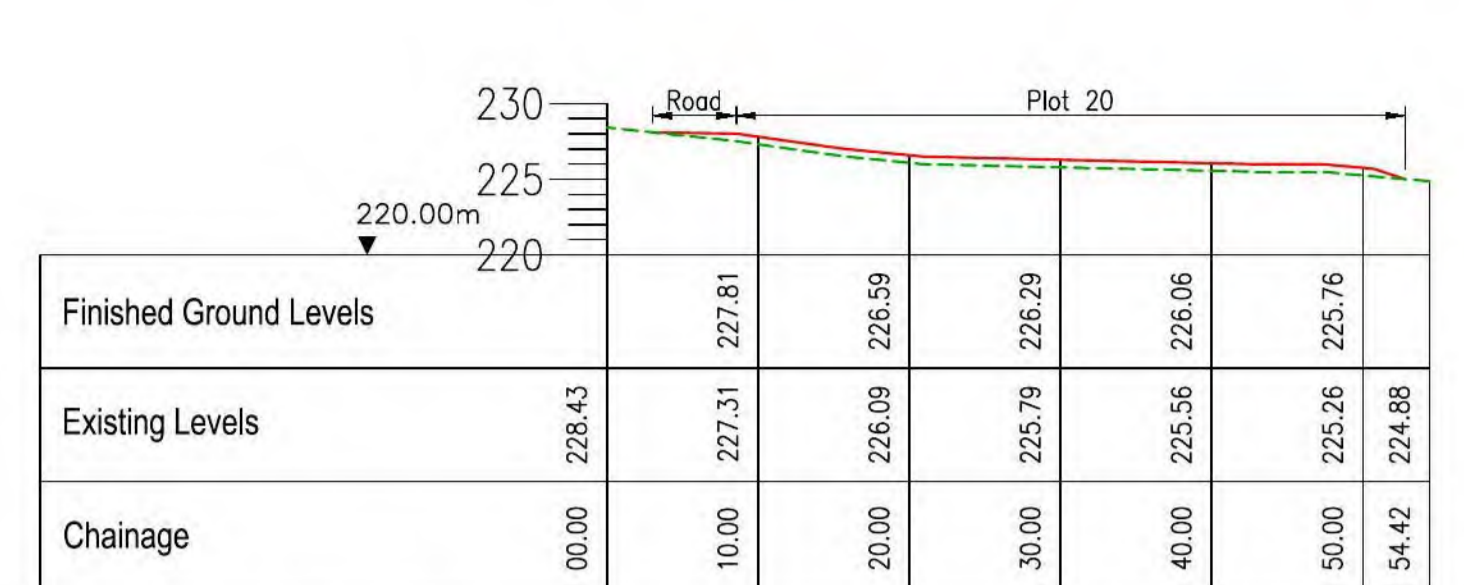
2018/0402/DET



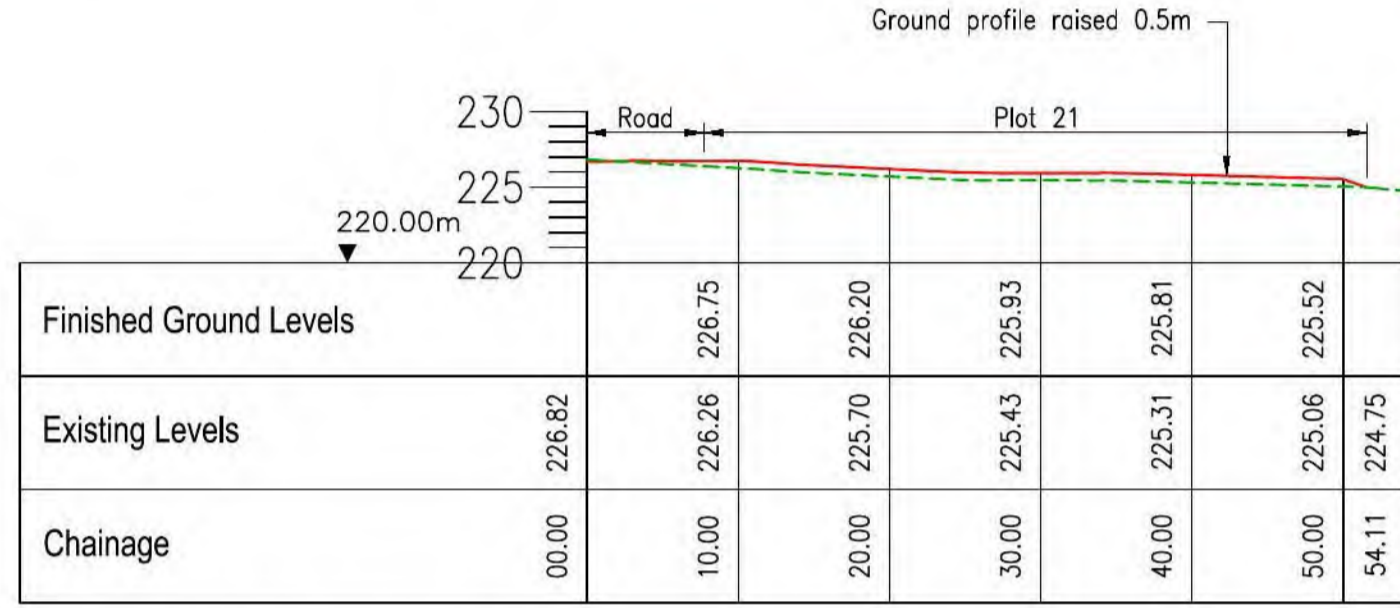
Volume of topsoil stripped, based on average depth of 300mm = 1340m³
 Volume of fill required to raise ground 0.5m above existing ground level = 3580m³



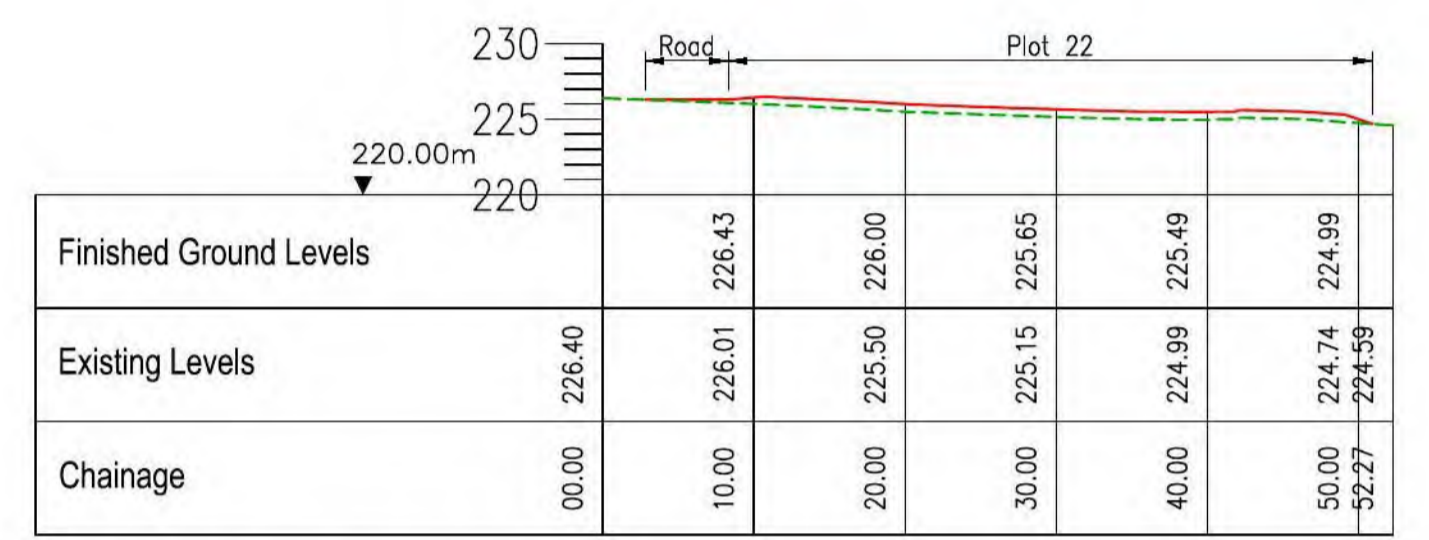
SECTION A-A – PLOT 19
Scale 1:500



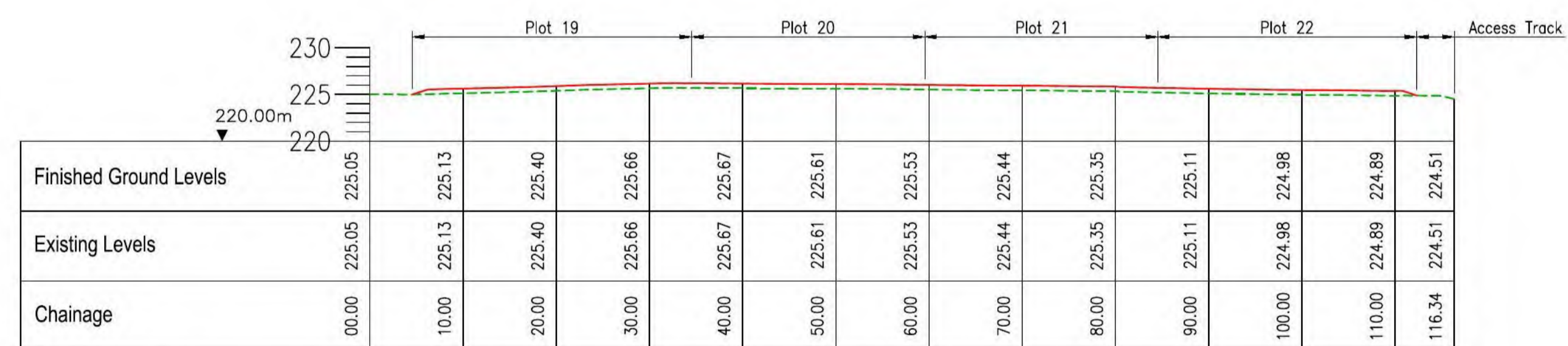
SECTION B-B – PLOT 20
Scale 1:500



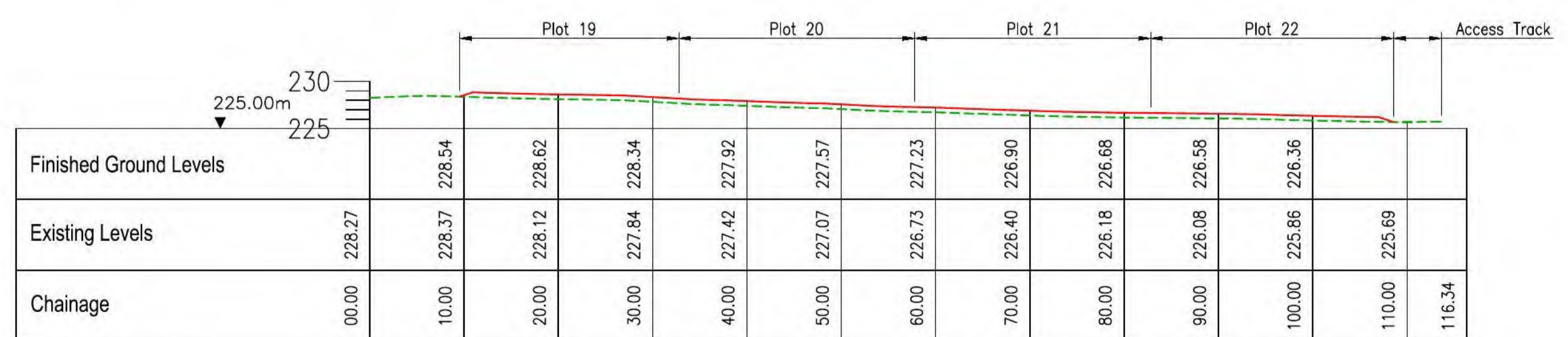
SECTION C-C – PLOT 21
Scale 1:500



SECTION D-D – PLOT 12
Scale 1:500



SECTION E-E
Scale 1:500



SECTION F-F
Scale 1:500

Key:
 Phase 2 Boundary
 Existing Ground Profile
 Finished Ground Profile

E	26/09/18	SECTION F-F AMENDED	DM	AM
D	23/07/18	ADDITIONAL SECTIONS ADDED	DM	AM
C	29/05/18	SWALE ADDED	DM	AM
B	03/04/18	SOAKAWAY ADDED	DM	AM
A	26/02/18	FIRST ISSUE	DM	AM
REV	DATE	REVISION	DRN	CHK

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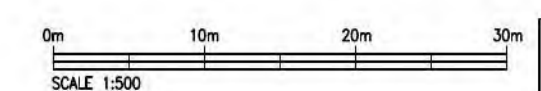
Civil Engineers Architects
 Structural Engineers CDM Co-ordinators
 Environmental services Geotechnical services
 Aberdeen Dundee Glasgow Lerwick Inverness Stromness Thurso

PROJECT :
RS MCLEOD LTD
 HOUSING DEVELOPMENT, GRANTOWN

TITLE :
PLOTS 19-22
 PROPOSED RAISED GROUND LEVELS

DRAWN : DM	DATE : 26/02/18	CHECKED : AM	AUTHORISED : AM
SCALE : (A1) AS SHOWN		DRAWING STATUS : -	
DRAWING No : 147132/220			REV : E

CAIRNGORMS
 NATIONAL PARK AUTHORITY
 ÙGH DARRAS PÀIRC NÀISEANTA A' MHONaidh RUAIDH



DO NOT SCALE

KEY

- Existing trees - refer to Tree survey and Tree Constraints for details of tree retention, protection and felling works.
- Existing ditches and wetland areas to be retained and protected. Disturbed areas to be reinstated as part of the site development works. (Detailed drawing / specification to be prepared for approval)
- Proposed SUDS attenuation basins, with access tracks and outlets to Arch Henderson's proposals.
- Base of SuDS basins to be soiled and seeded with Germinol seeds A3 seed mix, sown @ 50g/m². Side slopes to be sown with a mixture of Scotia seeds Wet Meadow Mix @ 3g/m² and a nurse grass species to stabilize slopes.
- Areas below existing retained trees to site boundaries and at retained stone dyke to be maintained as long grass areas.
- Proposed 3-3.5m tall, selected standard tree planting - Birch, Rowan and Alder species.
- Proposed 2-2.5m tall, feathered tree planting to open spaces - Birch species.
- Proposed 2-2.5m tall, feathered tree planting to open spaces - Oak species.
- Proposed 2-2.5m tall, feathered tree planting to open spaces - Oak species.
- Proposed 2-2.5m feathered trees: Rowan species.
- Proposed 2-2.5m feathered trees: Alder / Oak species (80-100cm).
- Proposed 1.25-1.5m high feathered conifer trees: Spruce / Douglas Fir species (40-60cm).
- Proposed open spaces: top-soiled, cultivated and sown with grass / wildflower seed mix: maintained as long grass.
- Proposed open spaces: top-soiled, cultivated and sown with grass / wildflower seed mix: maintained as long grass.
- Proposed house plots - House Footprints are indicative only.
- Proposed footpaths through open spaces linking into the existing footpath networks.
- Highland Council Housing Site - Proposed front gardens: top-soiled, stone picked, cultivated and turfed.
- Highland Council - Proposed rear gardens: top-soiled, stone picked and cultivated.
- Proposed mixed species hedging to garden boundaries with open spaces and at selected plot boundaries - maintained by future residents at 0.9m high.
- Proposed Beech hedging to garden boundaries with open spaces and at selected plot boundaries - Highland Council Housing maintained by future residents at 0.9m high.

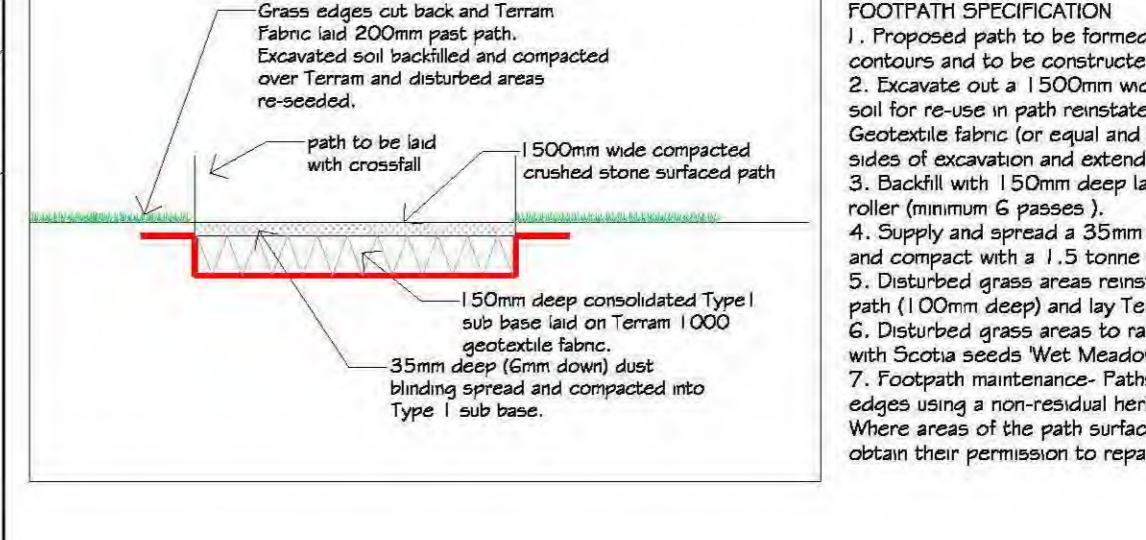
Table with columns: Species, Height, Pot Size, Production, Density, Number. Lists various tree species like Quercus robur, Betula pendula, etc.

LANDSCAPE NOTES
All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All soil to be thoroughly de-compacted to ensure that they are free draining.
Samples of proposed topsoil to be approved by Highland Landscape Design and subsoil areas to be topsoiled will be inspected by HLD prior to topsoil being spread.
Mixed hedging to be pit planted into 450 x 450 x 300mm deep hedging trench of premium quality topsoil mixed with PAS 100 SOIL IMPROVER (35mm layer over soil) laid on a clean de-compacted subsoil layer. Soil improver to be worked on during planting works.
Selected standard and standard trees to be pit planted into 1000 x 1000 x 450mm deep pits with base broken up for a further 150mm. Pits to be backfilled with premium quality topsoil mixed with PAS 100 soil improver (35mm deep over tree pit - worked in during planting).
Small feathered trees pit planted as above in 600 x 600 x 300mm deep pits, with the base broken up for a further 150mm.
NOTE: Proposed tree planting and mixed species hedging to future plots are shown in indicative positions. Final positions and planting of hedging and trees to be co-ordinated with detailed plot applications.

PLANTING MIXED SPECIES HEDGING
The proposed mixed species hedging comprising 55% Beech, 15% Hazel and 30% Holly will be planted in random grouping of plants of each species, minimum of 5-7 plants per 10m. All hedging plants to be protected with clear spiral guards - Rainbow 45cm x 30mm diameter supplied with a 10-12cm diameter bamboo canes.
WOODLAND BLOCK PLANTING
The proposed native species deciduous tree planting comprising Birch, Rowan, Alder, Cherry and Aspen trees are to be planted in groups of tree species at a minimum of 2.5m centres. Feathered trees to be protected with green mesh shelters 1.2m high x 1.8m (1.2m square grid) attached to 50mm diameter machine rounded stakes and Holfrest bolts and rubber stipes. (Feathered trees - HD) blocks with HP25 PVC Cladding.
CONIFER SPECIES PLANTING
Conifer species planting to have a single 50mm machine rounded stake attached to the lower stem at 45 degrees, secured with a Holfrest HD Block and HP 25 PVC Cladding. Base of conifers to be protected with a 75 x 50mm clear spiral guard.
STANDARD TREE PLANTING
The proposed standard trees are to be secured with 50mm machine rounded stakes set 500mm above ground level with Holfrest HP40 bolting with HP2 rubber blocks. Birch trees to be secured with 50mm machine rounded stakes set at 1.2m high above ground with Holfrest HP40 bolting with HP2 rubber blocks.
Base of trees to be protected with a Green Track Premium Stammer Guards: 335mm wide x 200mm high x 95mm diameter - 1 per tree.

GRASSED AREAS
Close mown grass areas to be formed with 150mm deep premium quality topsoil laid on a clean de-compacted subsoil layer. Grassed areas to be seeded using a Disc 2 pass technique using the following seed mix sown at 21g/m²:
Agrostis capillaris (Common Bent) 10%
Anthoxanthum odoratum (Sweet Vernal Grass) 20%
Deschampsia flexuosa (Wavy Hair Grass) 30%
Festuca ovina (Sheeps Fescue) 25%
Festuca pratensis (Smooth stalked Meadow Grass) 15%
ATTENUATION BASINS AND GROUND REINSTATEMENT FOR TRACKS AND PIPELINES
Areas disturbed following the creation of the drainage attenuation and pipe tracks to be excavated out and excavated soil set aside for re-use. Base area to the proposed attenuation basins to be soiled with the salvaged site soil, stone picked and cultivated for seeding using Germinol seeds A3 mix sown at 50g/m², to provide a quickly establishing mix for the basin base and lower slopes. (Areas to be seeded will be treated with a non-residual herbicide application in advance of the seeding works commencing).
Upper slopes to be soiled, cultivated and stone picked and then sown with a Scotia seeds Wet Meadow Mix comprising 60% grass species (Grs.) and 20% Wildflowers species (150cm) @ 3g/m². Areas to be seeded will be treated with a non-residual herbicide application in advance of the seeding works commencing.
Areas disturbed along the access track construction and pipe track works to be de-compacted and site debris removed. Areas to be reinstated to re-use existing soil spread over track edges and pipeline tracks and then treated with a non-residual herbicide. Areas to be stone picked, cultivated and sown with the Wet Meadow Mix sown at 3g/m².
Establishment maintenance to be undertaken as follows:
Basin base and lower slopes are to be cut back once grass has reached 150mm high approximate and then cut back to 75mm, implementation contractor to undertake 2/3 cuts prior to handing area over to landscape managing agent.
Spring sown Wildflower / grass seeded areas will be cut back to 100mm in June / July followed by a further cut in September.
Autumn sown wildflower / grass seeded areas will be cut back to 100mm in the following April / May.

For details of the proposed 5 year maintenance and management regime refer to separate HLD document.



ECOLOGICAL ENHANCEMENTS
Refer to Archaeology statement for proposed Biodiversity enhancements for the Culterts, Sudds ponds and site generally.

Proposed drainage attenuation system as per Arch Henderson's proposals. Attenuation basin to be sown with a Germinol seeds A3 mix and slopes sown with a grass / wildflower seed mix. Disturbed ground to be de-compacted, stone picked and cultivated. Areas to be sown with a wetland grass / wildflower mix and following establishment cuts left as long grass areas. (Additional biodiversity enhancements to be incorporated - See Alva Ecology Documents.)

Disturbed edges to new access road to be reinstated and seeded with a grass / wildflower mix. New tree planting groups to be planted on road embankments.

- A: 09.05.16 - Landscape proposals amended to include the drainage attenuation system and drainage network as per A.F. Crutcher's proposals. Proposed tree planting amended at Plot 10 / Reveon boundary and replaced with a mixed species hedge. Woodland planting to north moved to avoid drainage network. KW
- B: 19.05.16 - Landscape proposals amended to include the drainage attenuation system and drainage network as per Arch Henderson's proposals as requested. KW
- C: 27.05.16 - Landscape proposals amended with plant details, specification and planting schedule for the drainage attenuation system. Refer to landscape maintenance regime for details of the establishment / landscape maintenance works. KW
- D: 07.06.16 - Landscape proposals amended to revised Highland Council Site plan 1565 / 015 Rev A (revised general front garden) as requested. KW
- E: 09.06.16 - Landscape proposals amended with footpath details and Tree Protection Order details prepared for planning approval. KW
- F: 22.06.16 - Landscape proposals amended to new drainage attenuation system and drainage network, existing contours frozen off and additional planting / wildflower seeding proposed to access road embankments. Tree planting positions revised in line with 15m offset recommendations. Additional tree protection fencing added to area of Reopening Aspen Trees as requested. Landscape proposals prepared for Project Meeting. KW
- G: 24.06.16 - Landscape proposals amended to include recommendations from CNPA Outdoor Access Officers. Existing paths to woodland play link to be removed and a 2m wide opening formed (where new path link into existing path). KW
- H: 31.06.16 - Landscape proposals amended to incorporate latest Arch Henderson Roads and Sudds basin profiles. Maintenance of new paths added to drawing and maintenance schedule. Fallen branches to edge of plots 7-10 are to be left in place to decay naturally. KW
- I: 05.07.16 - Landscape proposals amended to omit sections of paths as directed by CNPA. KW
- J: 29.07.17 - Landscape proposals amended to suit revised road drainage layout including main drain as requested. KW
- K: 12/11/18 Updated landscape around Skawway

ALL DIMENSIONS TO BE CHECKED ON SITE WORK TO FIGURED DIMENSIONS ONLY REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT AT ONCE BEFORE PROCEEDING

MORVEN, CAROLINE STREET, FORRES, MORAYSHIRE, SCOTLAND, TEL: 01309 676800 FAX: 01309 691222 jm@highlandlandscapedesign.co.uk

Client: SEAFIELD AND STRATHSPY ESTATES

Project Title: PROPOSED HOUSING AT SITE H11, SEAFIELD AVENUE, GRANTOWN ON SPY.

Drawing Title: SOFT LANDSCAPE PROPOSALS - ROADS AND STRATEGIC LANDSCAPING AREAS.

Scale: 1:500@A0 Date: 29.04.16 Drawn: k.wood Approved: Leanne Drawing No.: Rev. 01 HLD K240.16 / SL-01 K