



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 5 Appendix 1b 26 January 2024

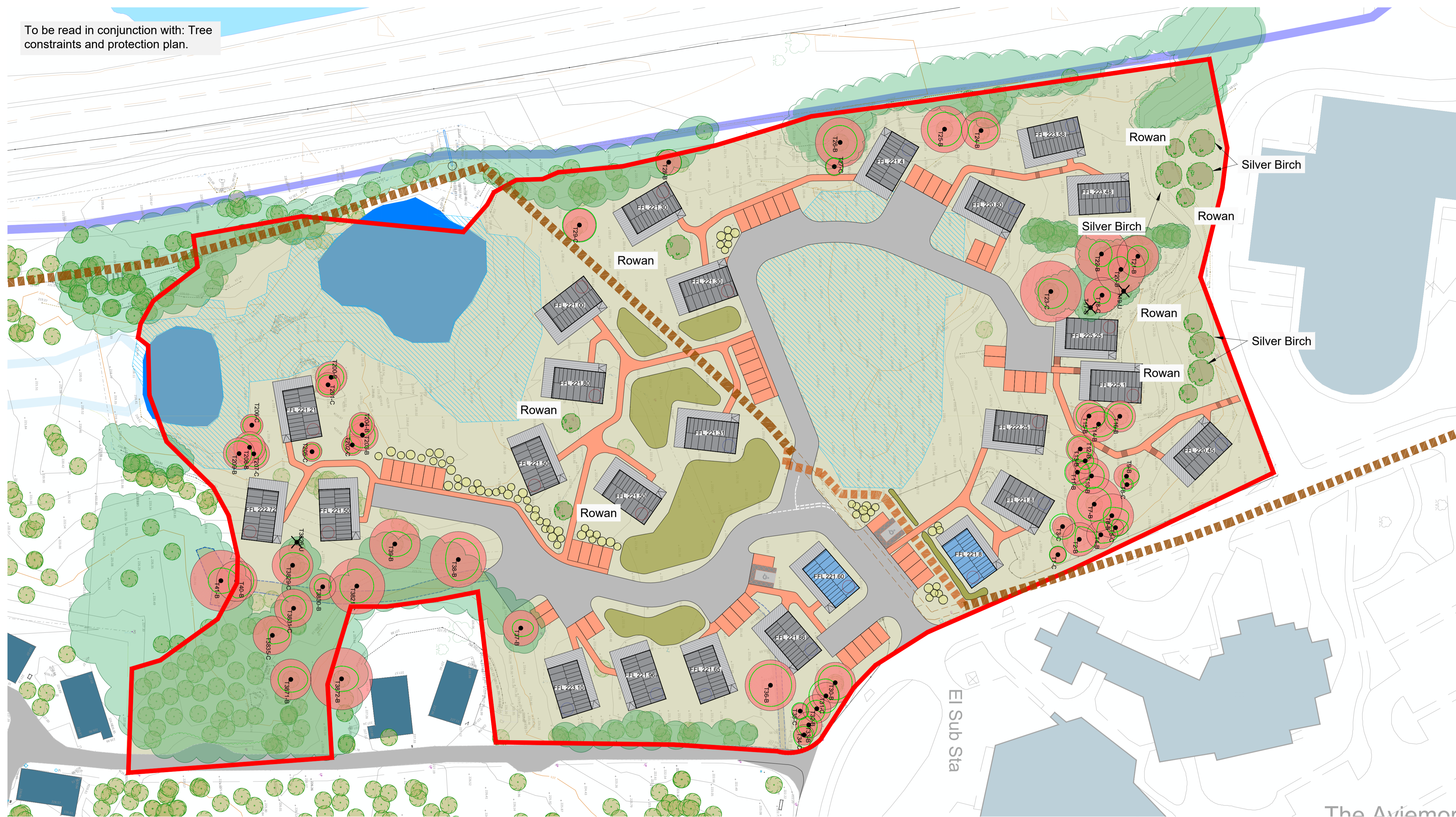
Agenda item 5

Appendix 1b

2023/0004/DET

Plans

To be read in conjunction with: Tree constraints and protection plan.



Site Plan 1:500

DO NOT SCALE. IF IN DOUBT PLEASE ASK.
All setting out must be checked on site prior to commencement.
Any discrepancy must be reported to G.H. JOHNSTON Building Consultants Ltd

LEGEND

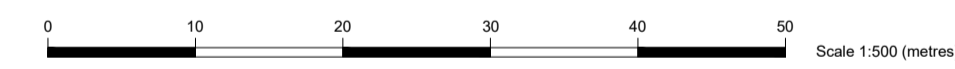
- Site boundary
Area : 3.05ha
- Landownership

SERVICES

- Core Path network
(2m wide compacted aggregate)
- Proposed Core Path
Re-Alignment
(2m wide compacted aggregate)
- Existing track
- Proposed Road (5.5m wide)
- 1.2m wide Cedec Paths
- Existing buildings & lodges
- Proposed lodges – Type 1 (11 number)
- Proposed Lodges – Type 2 (12 number)
- Proposed Lodges – Type 2D(disabled) 2no
- Flood risk area
- Proposed Landscaping
- Compensatory Tree Planting (3:1 ratio)
- Hedge
- Mix of Shrub Plantation



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Rev.	Description	Drawn	Date
A	Site Boundary Amended	YP	26.10.23



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Inverness, IV2 7PA
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Client
Macdonald Resorts Ltd.

Project
Area 1 - Lodges at
Macdonald Aviemore Highland
Resorts, Aviemore

Drawing
Landscape Plan

Status
Planning

Scale 1:500 Date 23.10.23

Sheet A1 Drawn by YP

Drawing No: 10141 / PL 005 Rev A

Landscape Notes

Landscape works to be carried out in accordance with the approved scheme in the first planting season following the occupation of the development.

All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All subsoil areas to be thoroughly de-compacted to ensure that they are free draining. Selected standard tree planting pits to be formed to 900 x 900 x 450mm deep pits with base of broken up for a further depth of 150mm and backfilled with premium quality topsoil mixed with Green Tree Pas 100 soil improver (1part improver to 4 parts Topsoil - 0.2 m3). Where pits are found not to be free draining request confirmation from Client prior to installing land 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 tree ties. Feathered and light standard tree planting pits to be formed to 600 x600 x450mm deep pits with base of broken up for a further depth of 150mm and backfilled with premium quality topsoil mixed with Green Tree Pas 100 soil improver (1part 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 tree ties.

Hedge planting to be formed from 600 x 450mm deep 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 (1part improver to 4 parts Topsoil).

Amenity / close mown 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 Blec two pass technique using the following seed mix sown at 25g/m2.

- Agrostis Capillaris (Common Bent) 10%
- Anthoxanthum Odoratum (sweet vernal Grass) 20%
- Deschampsia Flexuosa (Waxy hair Grass) 30%
- Festuca Ovina (Sheeps Fescue) 25%
- Poa Pratensis (Smooth Stalked Meadow Grass) 15%

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

Trees
Silver Birch 250-300cm high, bare-root, Standard, 6 brks, Girth 8-10 cm (5Nr)
Rowan 250-300 cm high, bare-root, Standard, 3 brks, Girth 8-10 cm (4Nr)

Shrubs
Lonicera Pileata - 20/40cm 2L pot - 3 per linear metre
Rosa Scabrona 60/90cm bare root - 3 per m2
Rosa Rugosa & 25 R.R. Alba Mixed 60/90cm bare root - 3 per m2
Viburnum Opulus 60/90cm bare root - 3 per m2

Beech Hedge
Fagus Sylvatica: 40-60cm, bare-root.

Maintenance

Maintenance shall include replacements, watering, weeding, cultivating, control of insects, fungus and other diseases by means of spraying with an approved insecticide or fungicide, pruning, adjustment and repair of anchors and wire, repair of minor washouts and other horticultural operations necessary for the proper growth of the plants and for keeping the landscape contract area neat in appearance.

Weeding

Twice per year, between April and October, a thorough weeding of all planted areas. Where tree or shrub stock within established planted areas becomes invaded or inundated with weed growth, and/or any mulch prevention has been less than fully effective, the weed free zone around individual trees or shrubs may be treated with the application of a suitable granular herbicide applied at rates set out in the manufacturer's written instructions.

Litter collection

5 times per year as indicated on maintenance schedule during the 5 years maintenance period all litter such as bottles, paper, rags and cardboard shall be removed from each planted area.

Watering

To be carried out to all planted, shrub or grassed areas.

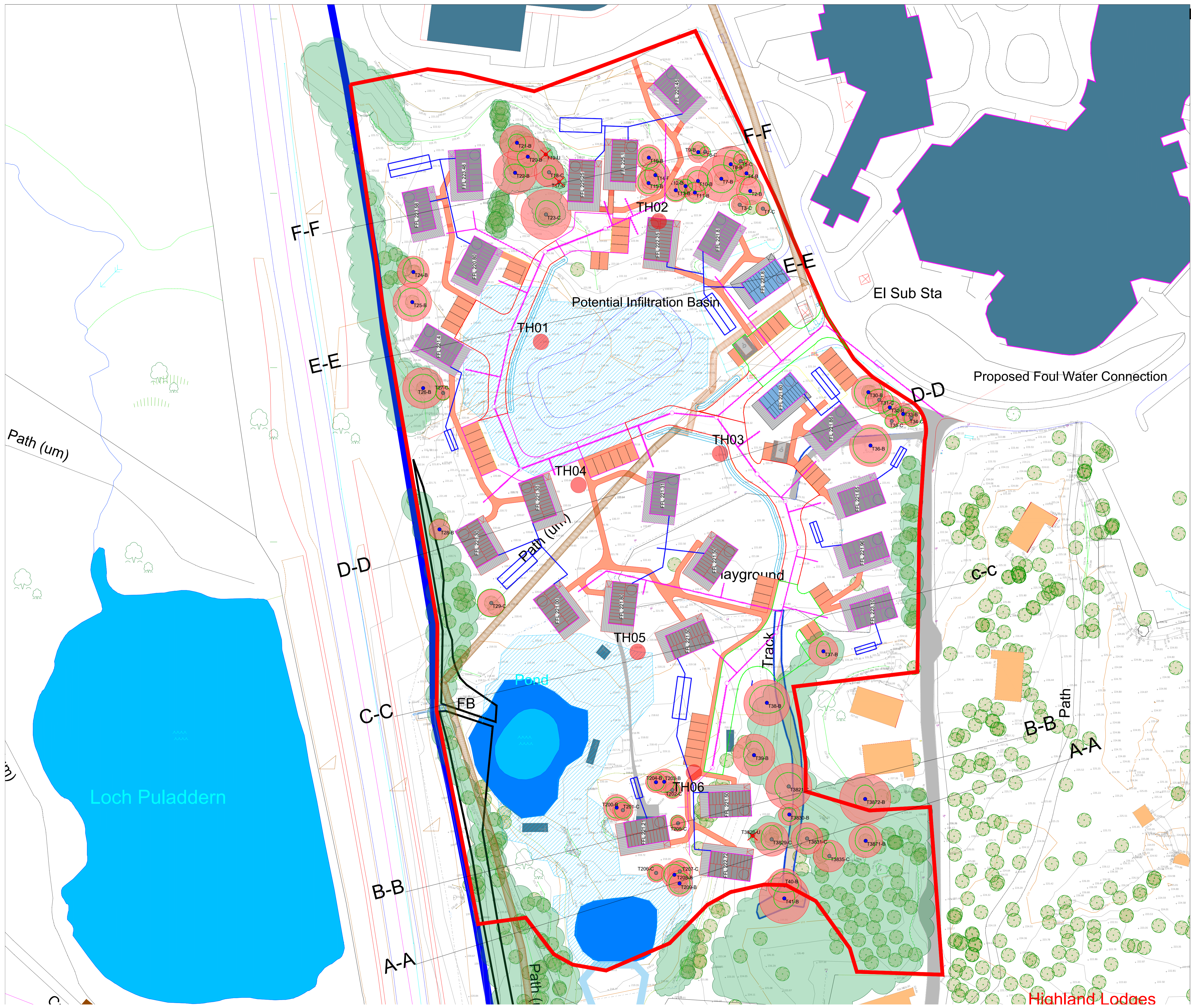
Mowing & strimming

Grass to amenity areas to be mown every two weeks during the growing season, once the grass has become well established. All clippings are to be removed.

Pruning and repair

Upon completion of planting work all trees should be pruned and all injuries repaired where necessary. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots and the result of transplanting operations. Pruning shall be done in such a manner as not to change the natural habit or shape of the trees. All cuts should be made flush leaving no stubs. On all cuts over 3" diameter and on bruises or scars on the bark, the injured cambium shall be traced back to living tissue and removed. Wounds shall be smoothed and shall be so as not to retain water and the treated area shall be coated with shellac or an approved tree wound paint, all in accordance with BS3998. Any stakes or ties that have become damaged or ineffective are to be replaced.

Any trees or plant which within a period of 5 years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.
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).



Legend:

- - Foul Water Manhole
- Proposed Foul Water Sewer at varying depth and diameter to be adopted by Scottish Water
- - Foul Water Disconnecting Chamber
- ▭ - Surface Water Soakaway For roof Areas sized as per Report
- Proposed roadside swale with 1.2m Infiltration Depth
- Road Areas Bounded Green Discharging to Permeable Paving
- Road Areas Bounded Red Discharging to Roadside Swales
- - Test Hole Location
- ▨ - Extent of Surface Water Flood Risk

REV:	DESCRIPTION:	BY:	DATE:
STATUS: For Approval			

gmcsurveys
 Surveys, Setting Out, Civil Engineering Design
 T: 07557 431 702
 E: gmcsurveys@gmail.com

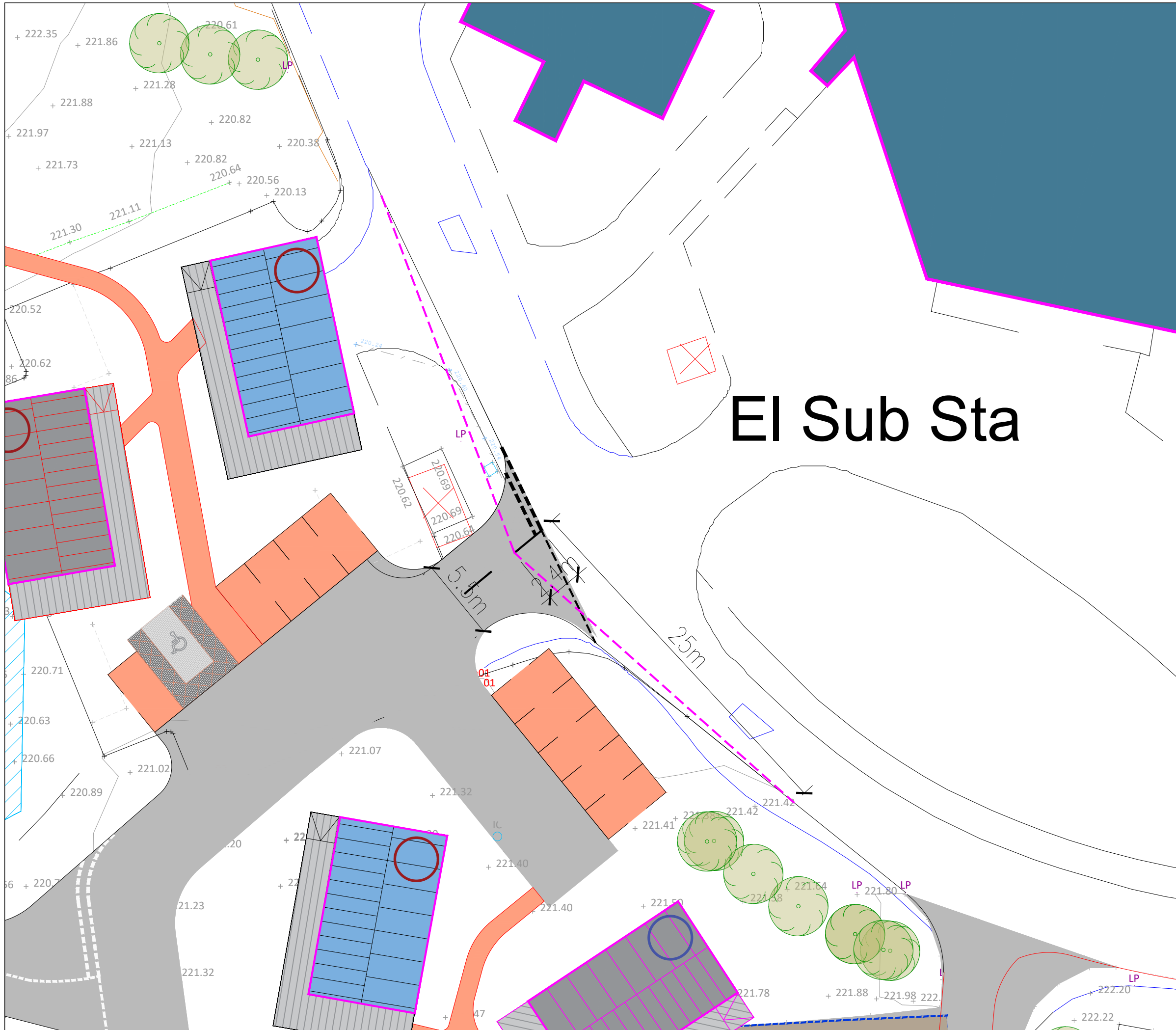
CLIENT:
 Macdonald Resorts Ltd

SITE: Proposed Chalet Development
 Aviemore Highland Resorts

TITLE: Drainage Strategy/
 Test Hole Location

SCALE AT 1:	DATE:	DRAWN:	CHECKED:
NTS	JAN23	GM	
PROJECT NO:	DRAWING NO:	REVISION:	
GMC23-1002	Appendix A		

Highland Lodges



EI Sub Sta

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Notes:-

1. Visibility splays 2.4m x 25m provided. As per Designing Streets a Y distance of 25m is applicable to roads with a background speed of 20mph.

Key:-

2.4m x 25m visibility splay -----

REV	DATE	AMENDMENTS	SS	MS	MS
A	09.02.23	ALTERATION TO SITE LAYOUT	SS	MS	MS

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 G1 3DX



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 Email: info@ecstransport.co.uk

Client
MACDONALD HOTELS & RESORTS LTD

Project
PROPOSED HOLIDAY LODGES, MACDONALD HOTELS AVIEMORE INDICATIVE ACCESS ARRANGEMENT AND VISIBILITY SPLAYS

Team	Drawn	Checked	Approved
-	SS	MS	MS

Scale @ A3
1:500

Date
23.01.23

Project No.	Drawing No.	Rev
22103	22103_002	A

Purpose of Issue	<input type="checkbox"/> Preliminary	<input type="checkbox"/> For Tender	<input type="checkbox"/> For Construction
	<input checked="" type="checkbox"/> For Information	<input type="checkbox"/> For Approval	<input type="checkbox"/> As Built

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