

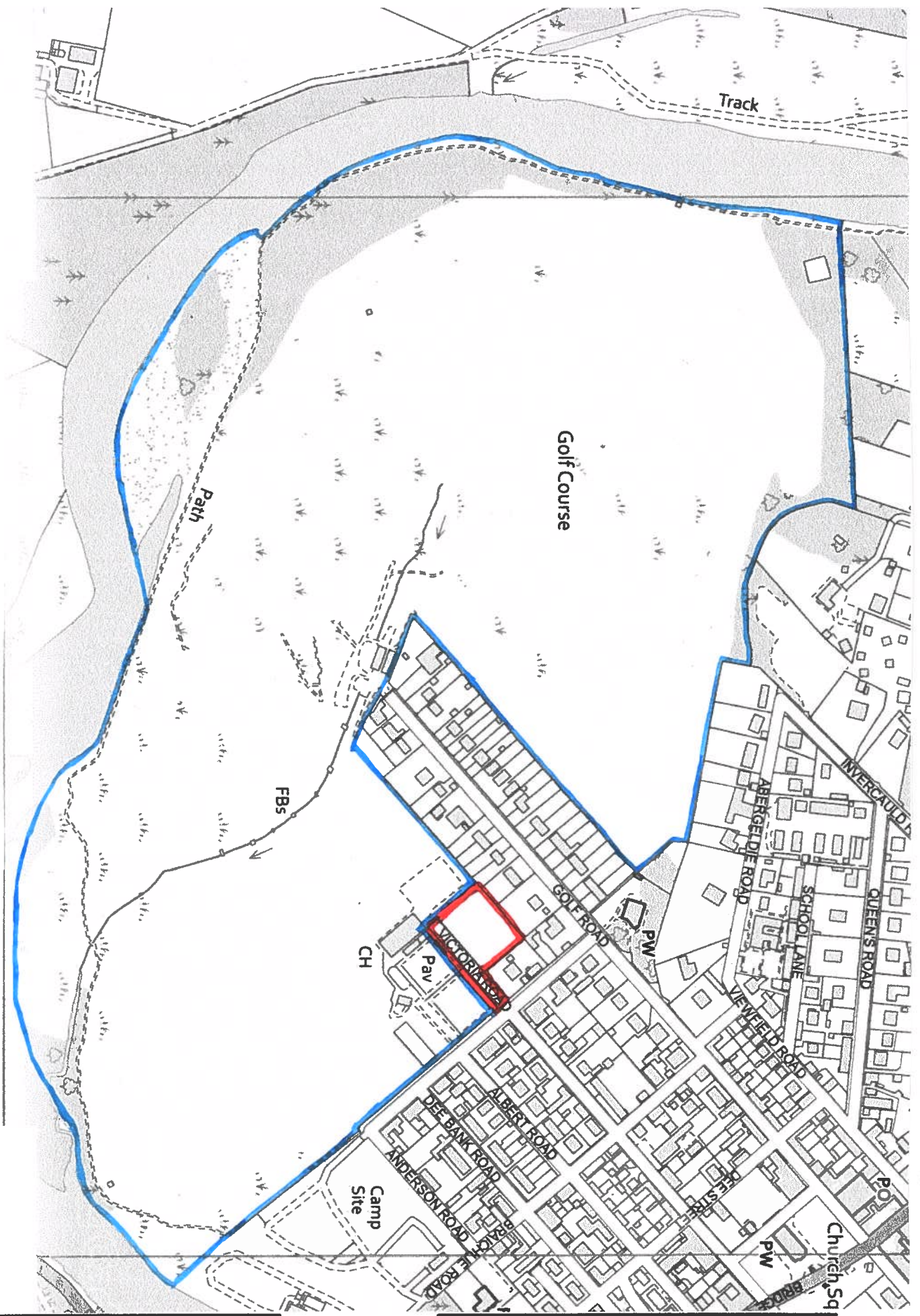
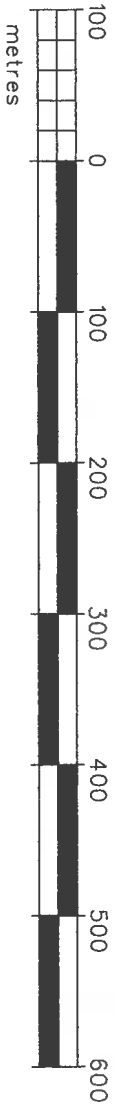


Agenda item 6

Appendix 1

2026/0014/DET

Plans



CLIENT

Ballater Golf Club

PROJECT

**Campervan Pitches
Victoria Road
Ballater**

TITLE

Location Plan

JOB NO

PG3

DRG NO

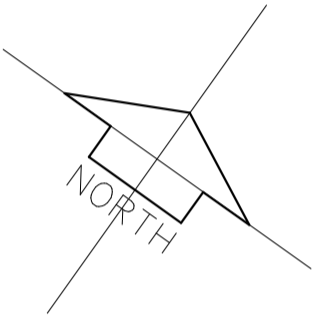
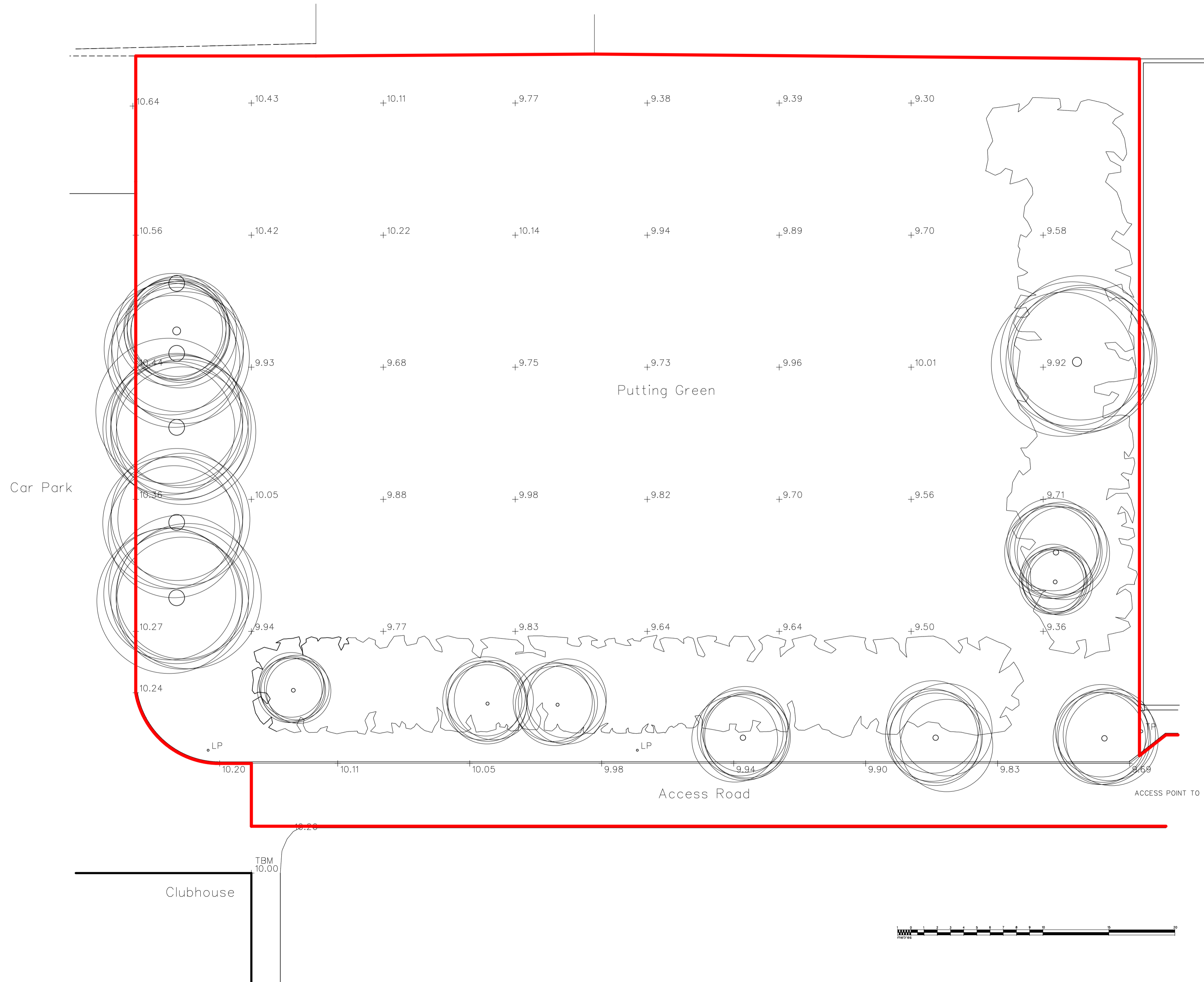
09 A

SCALE

1:5000 @ A4

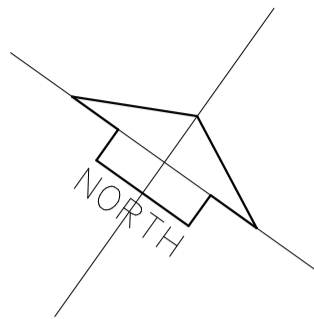
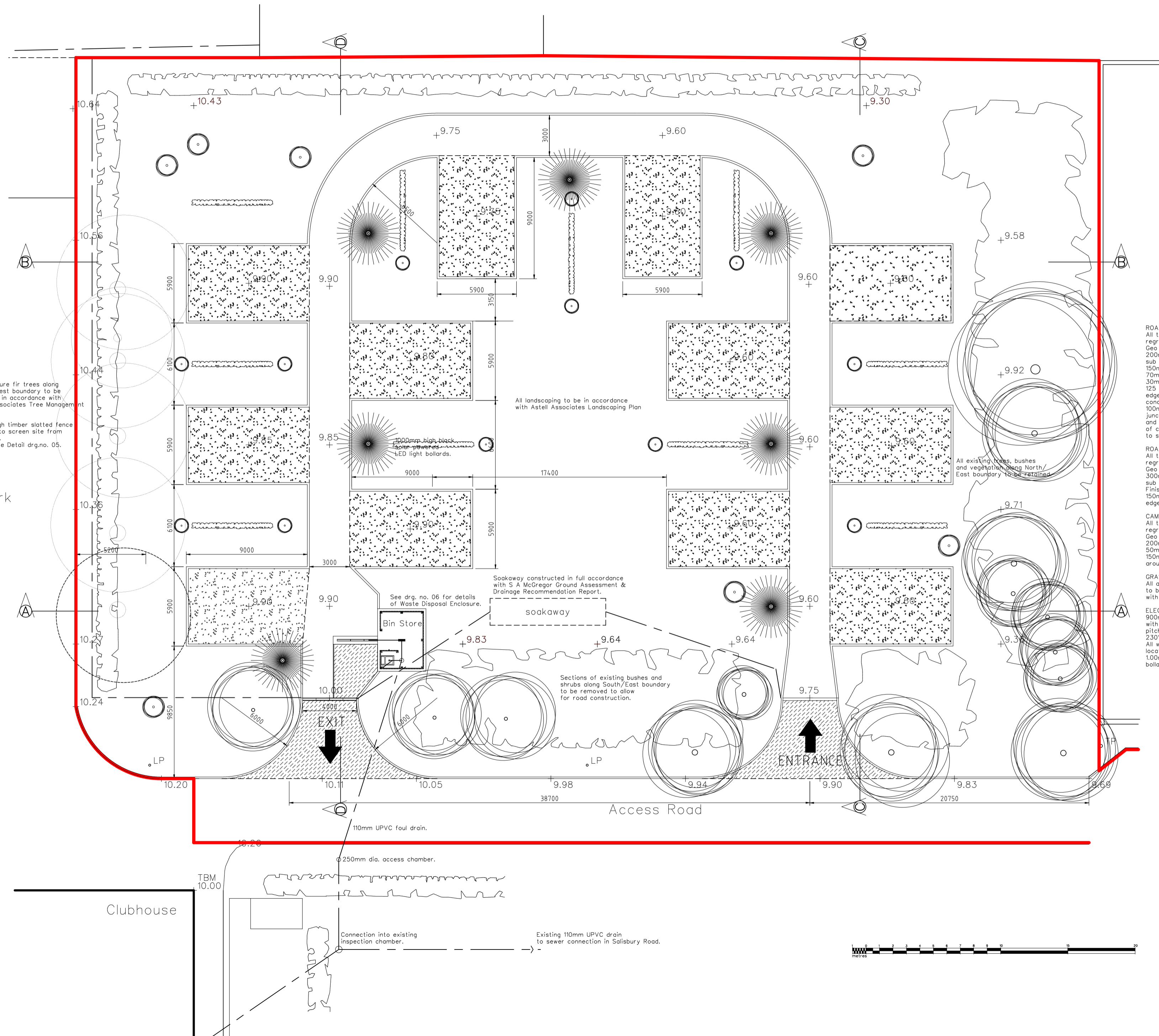
DATE

10/25



CLIENT	Ballater Golf Club	
PROJECT	Camper Van Pitches Victoria Road Ballater	
TITLE	Existing Site Plan	
JOB NO	PG 1	DRG NO 01B
SCALE		DATE





6no. mature fir trees along South/West boundary to be removed in accordance with Astell Associates Tree Management Report.
1.50m high timber slatted fence erected to screen site from Car Park.
See Fence Detail drg.no. 05.

Car Park

All landscaping to be in accordance with Astell Associates Landscaping Plan

Soakaway constructed in full accordance with S A McGregor Ground Assessment & Drainage Recommendation Report.

See drg. no. 06 for details of Waste Disposal Enclosure.

Sections of existing bushes and shrubs along South/East boundary to be removed to allow for road construction.

All existing trees, bushes and vegetation along North/East boundary to be retained.

ROAD BELLMOUTH CONSTRUCTION
All topsoil material removed and ground regraded to new levels.
Geo membrane.
200mm well consolidated type 2 hardcore sub base.
150mm well consolidated type 2 capping layer.
70mm rolled Dense Macadam binder course.
30mm rolled Macadam wearing course.
125 x 255mm precast concrete radius batter edge kerbs laid on 300 x 150mm concrete foundations at side of bellmouth.
100mm ACO Multidrain channel at junction between tarmac bellmouth and hardcore road. Sump units at end of channel with 100mm UPVC drainage pipes to soakaways constructed to Engineers design.

ROAD CONSTRUCTION
All topsoil material removed and ground regraded to new levels.
Geo membrane.
300mm well consolidated type 2 hardcore sub base blinded with quarry dust.
Finished road surface to have 1:80 cross fall.
150mm diameter treated larch logs along edge of roadway.

CAMPERVAN PITCHES
All topsoil material removed and ground regraded to new levels.
Geo membrane.
200mm well consolidated type 2 hardcore sub base.
50mm washed grey granite chips.
150mm diameter treated larch logs around perimeter of pitches.

GRASSED AREAS
All areas between and around pitches to be regraded to new levels, surfaced with topsoil and sown with grass seed.

ELECTRICS
900mm high galvanised steel bollards with electric socket outlets provided to each pitch. All in compliance with BS EN 609309-2.
230V single phase 50 Hz supply.
All wired back to new distribution board located in Clubhouse.
1.00m high Solar powered LED lighting bollards installed to illuminate roadway.

CLIENT
Ballater Golf Club

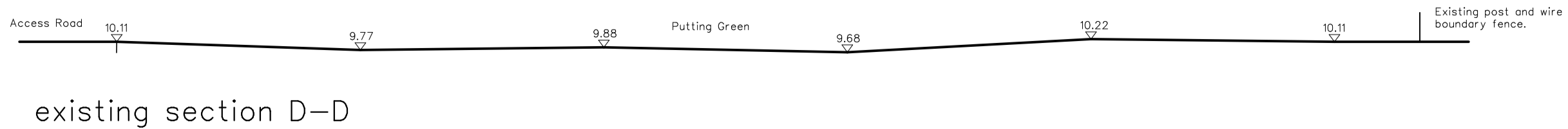
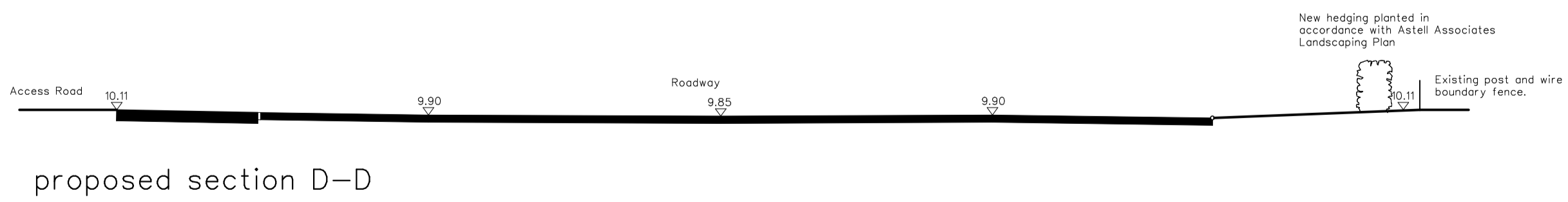
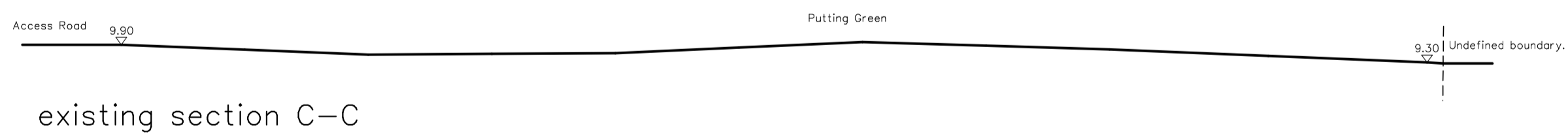
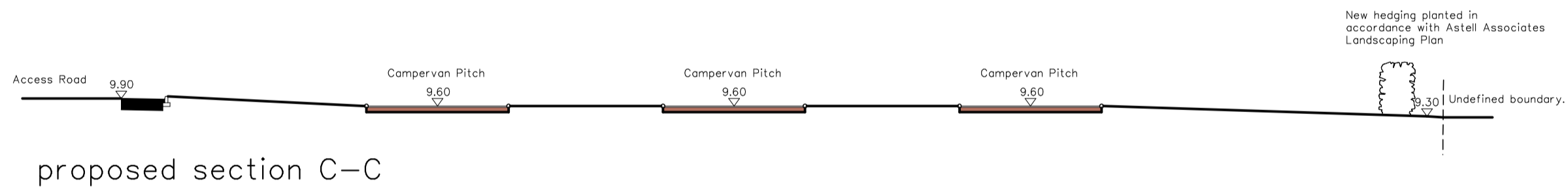
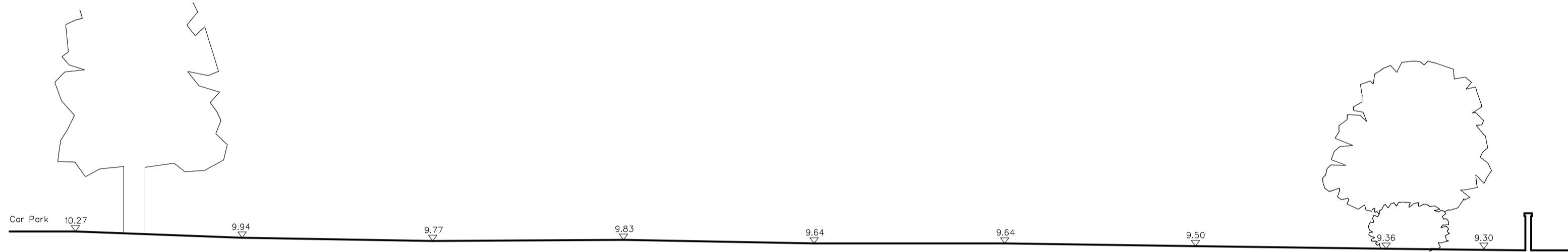
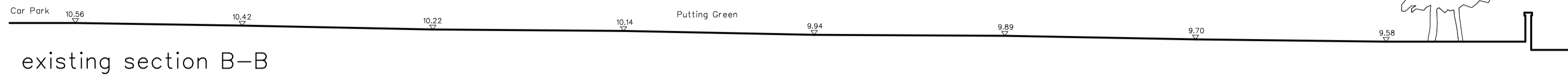
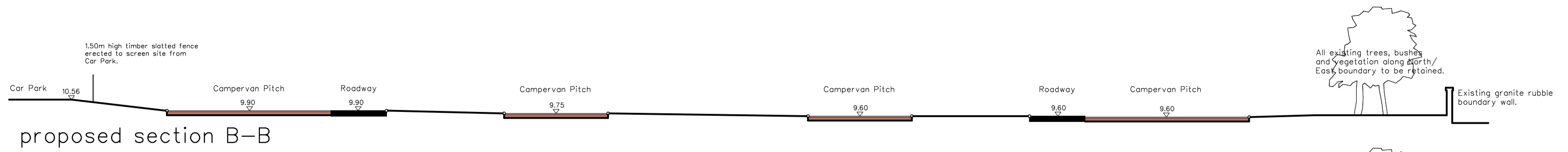
PROJECT
**Camper Van Pitches
Victoria Road
Ballater**

TITLE
Proposed Site Plan

JOB NO. DRG NO.
PG 1 02H

SCALE DATE
1:200 @A2 09/25





CLIENT	
Ballater Golf Club	
PROJECT	
Camper Van Pitches Victoria Road Ballater	
TITLE	
Site Sections	
JOB NO	DRG NO
PG 1	04
SCALE	DATE
1:200 @A2	09/25



Planting Methodology

Topsoil

A general purpose topsoil (to BS 3882) will be used for planting trees and shrubs. Topsoil should be free of weed seeds, perennial weed roots, subsoil and other extraneous matter. Topsoil and planting pits should not be contaminated with subsoil, stone, hardcore, rubbish or building/demolition materials. Planting should ideally be carried out in dry conditions, and not during or after heavy rainfall when topsoil will become over-compacted.

Trees

Trees will be supplied as root-balled or bare-root, depending on size and season. Tree pits will be dug to a size which is at least 300mm wider and 75mm deeper than the entire root system of the tree. A friable loam topsoil (to BS 3882) mixed with a peat-free compost and with a mycorrhizal fungi (eg Rootgrow) added to the planting pits. Trees will be anchored to the ground using a tree stake and tie. Stakes should be hammered into the ground before the tree is positioned in the pit, to avoid damage to root. The stake should extend above ground to 1/3 the trees height, on the windward side. Tree ties should utilise a rubber collar to ensure that the tree and stake to not touch in any place. The trees will be firmed in to help ensure good root growth. Where there is a risk of damage from rabbits or deer, trees should be protected with appropriate tree guards.

Beech Hedging

Fagus sylvatica 0.6 - 0.8m planted in two staggered rows, with rows 0.5m apart, and plants 1.0m apart

Wildlife Hedging: 0.6 - 0.8m

planted in two staggered rows, with rows 0.5m apart, and plants 1.0m apart and comprising:

Amenity Grass Seeding

The area will be spread with a friable loam, levelled and raked to remove large stones. Amenity No 3 grass seed will be sown. Following germination the grass will be allowed to grow for 1 month, before a 'first cut'. The grass will then be cut at fortnightly intervals which will allow it to 'tiller' and form an even sward.

Timing of Planting

All planting, seeding and turfing is to be carried out in the first planting season following the completion of the development.

Maintenance (Years 1 - 5)

Trees

Weeding: The ground around the roots spread at the base of the trees must be kept clear of weeds (at least 1.0m) to remove competition from herbaceous species. A mulch or tree mat can be used to achieve this. Strimmers must not be used near trees.

Stakes & Ties: The tree stakes and ties should be checked regularly (spring and autumn) to ensure stakes are rigid and tree ties are correctly fitted.

Watering: Trees must be watered in times of drought.

Pruning: Deadwood and diseased material should be removed at the end of each growing season. If needed, formative pruning should be carried out at this time to encourage good growth form.

Replacement of Failed Trees or Shrubs

Any tree or shrub planting which dies or become seriously damaged/diseased within 5 years of the completion of the development, will be replaced in the next planting season with individuals of a similar size and species.

Hedging

Year 1: Lightly trim in winter, cutting off ends of new growth.

Year 2 - until hedge reaches full height: lightly trim in winter and mid-summer to encourage new growth. Replace any dead or dying plants.

Only one-third of the wildlife hedge will be trimmed in consecutive years, to retain flower and fruiting areas at all times.

When hedges reach full height they should be trimmed lightly in early autumn after the bird nesting season (March - August).

Amenity Grass

The grass will be cut twice monthly between April and October.

During the autumn months, the grass areas will be kept clear of fallen leaves which can kill the new grass due to loss of light and 'smothering'

Retained Trees	
	Trees - 3.0 - 3.5m
Pa	4 Prunus avium
Pac	1 Prunus accolade
Pap	2 Prunus avium plena
Pk	1 Prunus kanzam
Psa	1 Prunus sargentii
Sa	1 Sorbus aria
Sau	3 Sorbus aucuparia
Sd	2 Sorbus discolor
	Trees - 1.0 - 1.25m
la	3 Ilex aquifolium
Ps	3 Pinus sylvestris

Hedging

To be planted in two staggered rows, with rows 0.5m apart, and plants 1.0m apart

Beech Hedging 60 - 90cm
66m of hedging (132 plants)

Privet Hedging 60 - 90cm
34 m of hedging (68 plants)

Wildlife Hedging 60 - 90cm
88m of hedging (176 plants) comprising:

10%	18	Corylus avellana
20%	35	Crataegus monogyna
10%	18	Ilex aquifolium
20%	35	Ligustrum ovalifolium
10%	18	Rosa canina
20%	35	Rosa spinosissima
10%	18	Viburnum opulus

Amenity Grass Areas

Site boundary

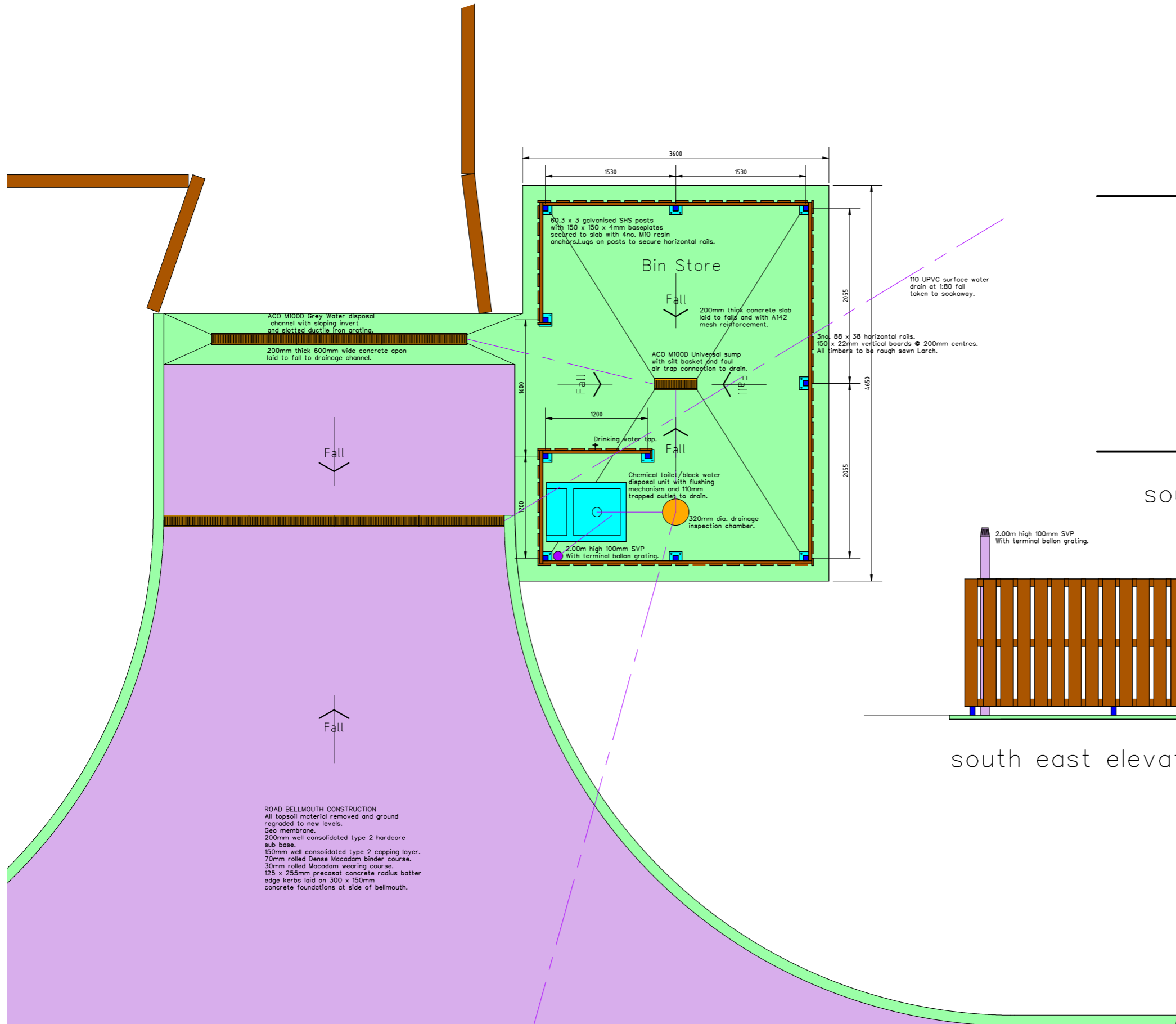
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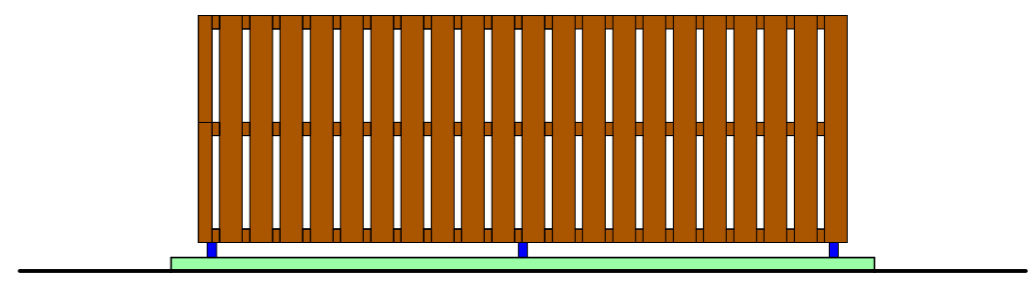
Proposed Campervan Pitches at Ballater Golf Club

Landscaping Plan	
Client:	Ballater Golf Club
Drawing No:	BGC-2512-LS
Issue Date:	5th December 2025
Drawn by:	LW
Checked by:	NA/EP
Revision:	A
Rev Date:	18/12/2025
Scale:	1:200 @ A2

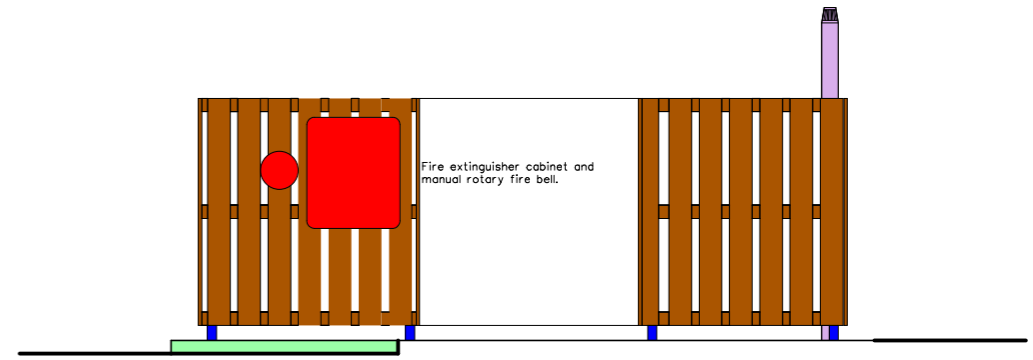
astell associates
arboricultural, environmental and landscape consultants
10 Peloton Road, Maryculter, Aberdeen, AB12 5GY
tel: 01224 734372 email: info@astellassociates.co.uk



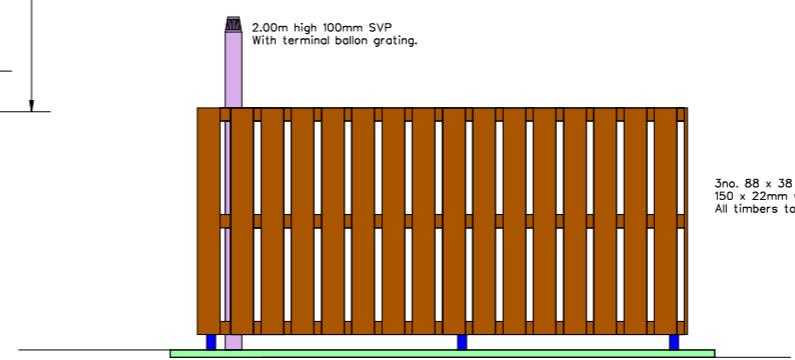
plan



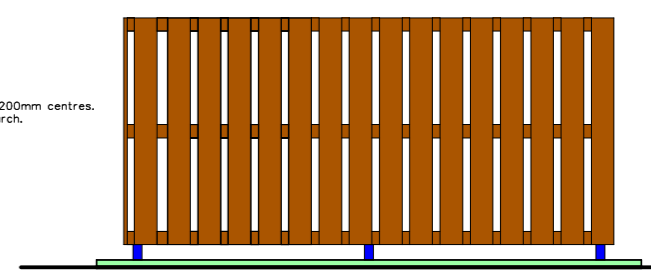
north east elevation



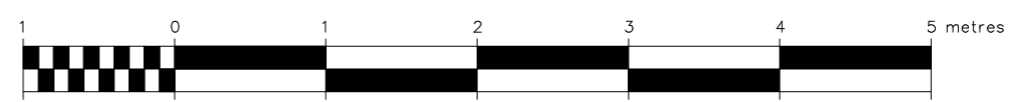
south west elevation



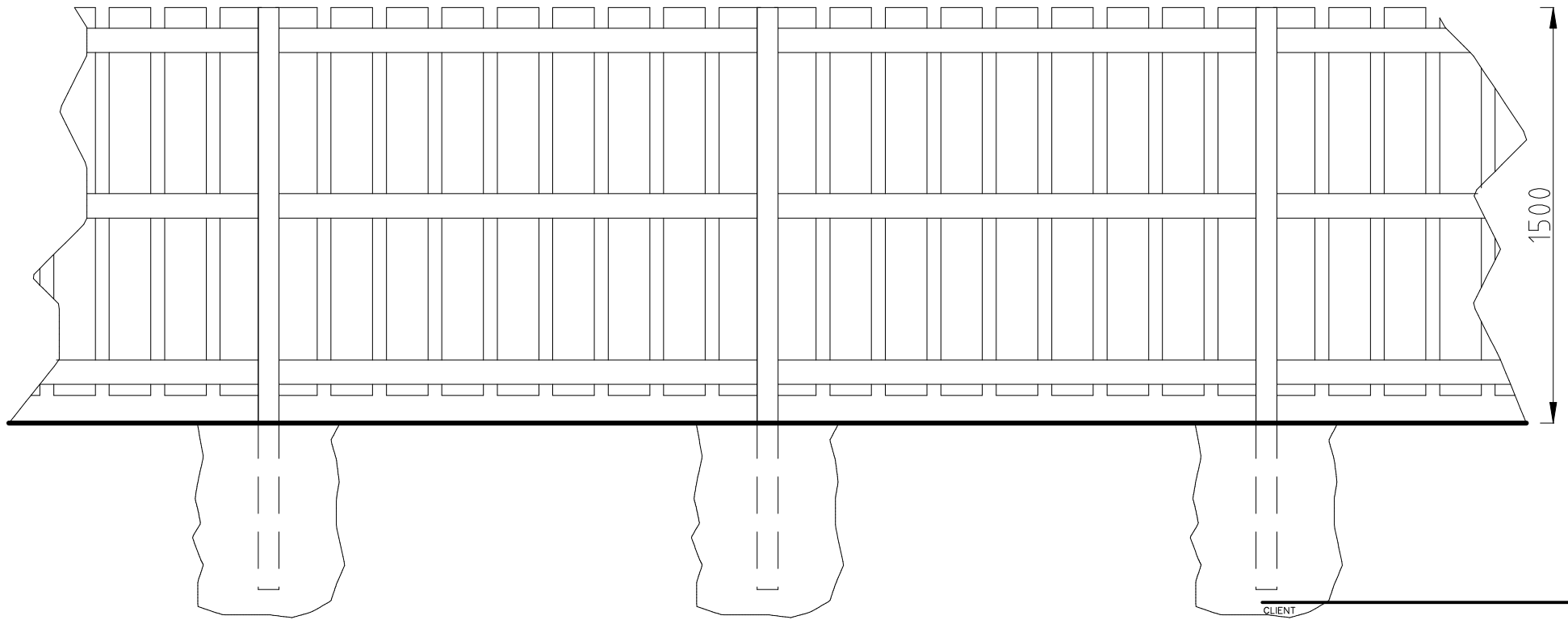
south east elevation



north west elevation

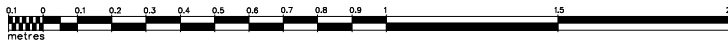


CLIENT	
Ballater Golf Club	
PROJECT	
Camper Van Pitches Victoria Road Ballater	
TITLE	
Waste Disposal Enclosure	
JOB NO	DRG NO
PG 1	06
SCALE	DATE

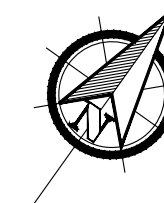


fence detail

FENCE CONSTRUCTION
 All timbers to be rough sawn Larch.
 75 x 75mm timber posts @ 1.80m centres
 set into 600mm deep concrete foundations.
 3no. 88 x 38 horizontal rails.
 150 x 22mm vertical boards @ 200mm centres.



CLIENT	
Ballater Golf Club	
PROJECT	
Camper Van Pitches Victoria Road Ballater	
TITLE	
Fence Detail	
JOB NO	DRG NO
PG 1	05A
SCALE	DATE
1:20 @A4	09/25



- Trees to retain
- Fell for health and safety
- Root Protection area
- RPA (trees to be felled)
- Tree canopy
- Tree protection fencing
- Site boundary

Note: The original of this drawing was produced in colour – a monochrome copy should not be relied upon

Proposed Campervan Pitches at Ballater Golf Club

Tree Protection & Management

Client:	Ballater Golf Club		
Drawing No:	BGC-2512-TP		
Issue Date:	5th December 2025		
Drawn by:	LW	Checked by:	NA/EP
Revision:	A	Rev Date:	18/12/2025
Scale:	1:250 @ A3		

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