

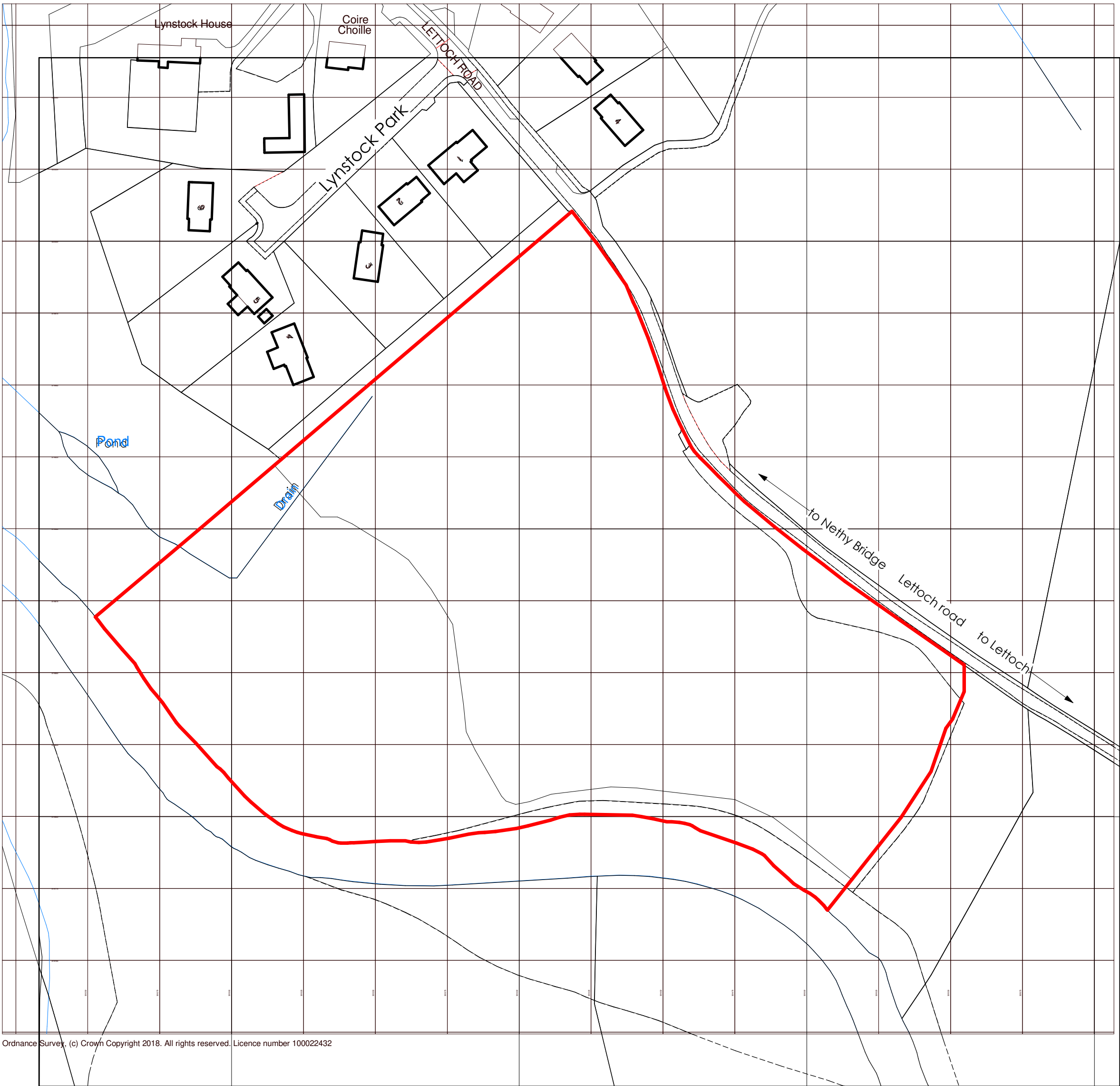


# Agenda item 4

## Appendix 1

2025/0034/DET

Plans



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location plan. scale 1:1250.

| Rev | Description | Date |
|-----|-------------|------|
|-----|-------------|------|



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Client

AW Laing

Project

Housing Development  
Lettoch Road  
Nethybridge

Project No. 2104

Drawing No. SK-00-002

Revision

Existing Site Layout

Status

WIP

Date Created

May '24

Scale

1 : 1250

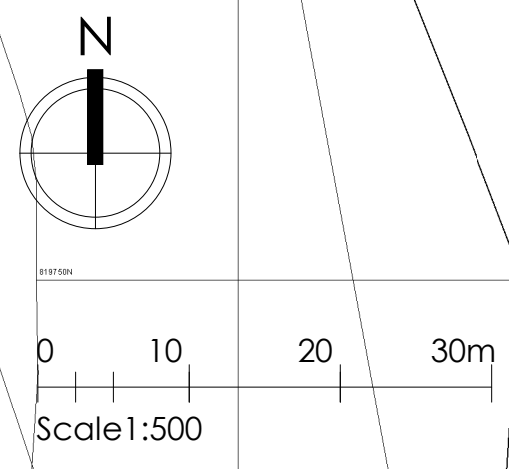
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AL

Sheet

@ A2





from file : X:\Documents\2104 - Lefloch Road for AWE\02. WORK IN PROGRESS\2104-CAA-RT2-2023 - Site model May 25 revised.rvt  
 2104-CAA-RT2-2023 - Site model May 25 revised.rvt



- KEY**
- EXISTING TREES AND HABITATS\***
- Existing Coniferous plantation - Pine and Spruce species to Lettoch Road retained and protected during construction works.
  - Existing Juniper scrub areas to Lettoch Road to be retained and protected as per the recommendations of Alba Ecology FEA 2023\*
  - Areas of existing riparian woodlands and marshy grasslands along the boundary with the River Nethy to be retained and protected as per the recommendations of Alba Ecology Phase 1 Habitat and Walkover Protected Terrestrial Mammal Survey Report: November 2023\*
  - Existing trees; Scots Pines and Alder as identified by Alba Ecology\* to be retained and protected. Trees to be fenced off with Heras fencing and access within the root protection areas strictly controlled during the construction works to comply with BS 5837:2012.
  - Existing rocky Knoll area with Juniper clumps to be retained and protected during construction works.
  - Existing rough grazing areas within Flood Zone to be retained and protected during the construction works. (Access into area to be strictly limited during the construction works.)
  - Areas to be left as is to allow for natural regeneration.
- SSEN POWER NETWORKS**
- Existing SSen overhead pylons to be relocated in agreement with SSen.
- PROPOSED NATIVE SPECIES WOODLAND THICKET PLANTING**
- Proposed native species tree and shrub planting mix in biodegradable shelters with stakes and ties. Species to include Pine, Birch, Hawthorn, Hazel, Rowan, Eared Willow, Blaeberry and Juniper. (Cell grown transplants of local provenance.)
  - Proposed native species shrub planting mix in biodegradable shelters with stakes and ties. Species to include Hazel, Juniper, Creeping Willow, Blaeberry and Broom. (Cell grown transplants of local provenance.)
  - Proposed native species shrub planting mix within rabbit protection fencing. Species to include Blaeberry, Heather, Juniper and Cowberry. (Cell grown transplants of local provenance.)
  - Proposed native species riparian planting mix within gardens. (Species to include: Eared Willow, Heather, Juniper and Blaeberry. (Cell grown transplants of local provenance.)
- PROPOSED TREE PLANTING TO FRONT GARDENS AND OPEN SPACES.**
- Proposed 3-5m tall, 10-20cm girth native species selected standard tree planting - Birch, Rowan and Bird Cherry trees. Trees to be supplied with green mesh tree guards for protection (in grass areas.)
  - Proposed 1.5-1.75m tall, native species feathered tree planting - Birch, Alder, Rowan and Aspen trees. Trees to be supplied with green mesh tree guards for protection (in grass areas.)
  - Proposed 1.0-1.25m tall, native species feathered conifers - Scots Pine trees. Trees to be supplied with green mesh tree guards for protection (in grass areas.)
- PROPOSED NATIVE SPECIES HEDGING**
- Proposed Hornbeam / Hawthorn / Honeysuckle hedging at front gardens maintained at 1.0m (Hedging to be protected with post and wire fencing and bio-degradable spiral guards.)
- PROPOSED GRASS SEEDING / TURFING / GRASS + WILDFLOWER SEEDING**
- Proposed communal mown grass areas - areas to be weed killed 2x, topsoiled, cultivated, stone picked removing any stones greater than 35mm. Close mown grass areas to be pre-seed fertilised with 60g/m<sup>2</sup> mix @ 70g/m<sup>2</sup> and then sown with the following seed mix @ 40g/m<sup>2</sup>:  
Agrostis capillaris (Common Bent) 10%, Anthoxanthum odoratum (Sweet vernal grass) 20%, Deschampsia flexuosa 30% (Wavy hair grass), Festuca ovina 25% (Sheeps fescue) and Poa pratensis 15% (Smooth stalked meadow grass).
  - Proposed front and rear gardens: subsoil areas de-compacted and topsoiled (50mm minimum depth), 2 pass cultivated, stone picked removing any stones greater than 35mm. Supply and spread a 60g/m<sup>2</sup> fertiliser @ 70g/m<sup>2</sup> and turfed with Scottish 'Silver grade' turf or equivalent.
  - Proposed meadow grass areas to be sown with a grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species. Areas to be weed-killed 2x and cultivated and seeded with Scotia seeds 'Wet Meadow Mix' @ 3g/m<sup>2</sup>.
  - Proposed Sudds basin slopes and base to be sown with a wetland tolerant grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species. Areas to be weed-killed 2x and cultivated and seeded with Scotia seeds 'Wet Meadow Mix' @ 3g/m<sup>2</sup>, or equivalent.
- PROPOSED BOUNDARY FENCING**
- Proposed 1m high timber picket fencing to front gardens and divisions.
  - Proposed 1.2m high post and wire fencing with rabbit mesh to garden boundaries.
  - Proposed 1.8m high vertical timber screen fencing with access gates to rear gardens.

- REVISIONS**
- A: 28.01.25 P+I Landscape proposals updated with Alba Ecology Otter Protection Plan (Jan 2025) recommendations and Alba Ecology's recommendations for native species trees and shrubs with wildflower seeding around the existing mature trees\*.KW
- B: 19.05.25 P+I Landscape proposals revised to new CAA site plan (May 2025) and to incorporate the recommendations of the revised Ecological Survey (Alba Ecology May 2025.) including the protection of the existing Knoll area.KW
- C: 21.05.25 P+I Landscape proposals revised to new site plan with revised Plots 11-15 boundaries. 10m wide buffer strip to existing Knoll now included. Riparian buffer planting added at plots 11-13.KW

**KEITH L WOOD  
LANDSCAPE DESIGN**

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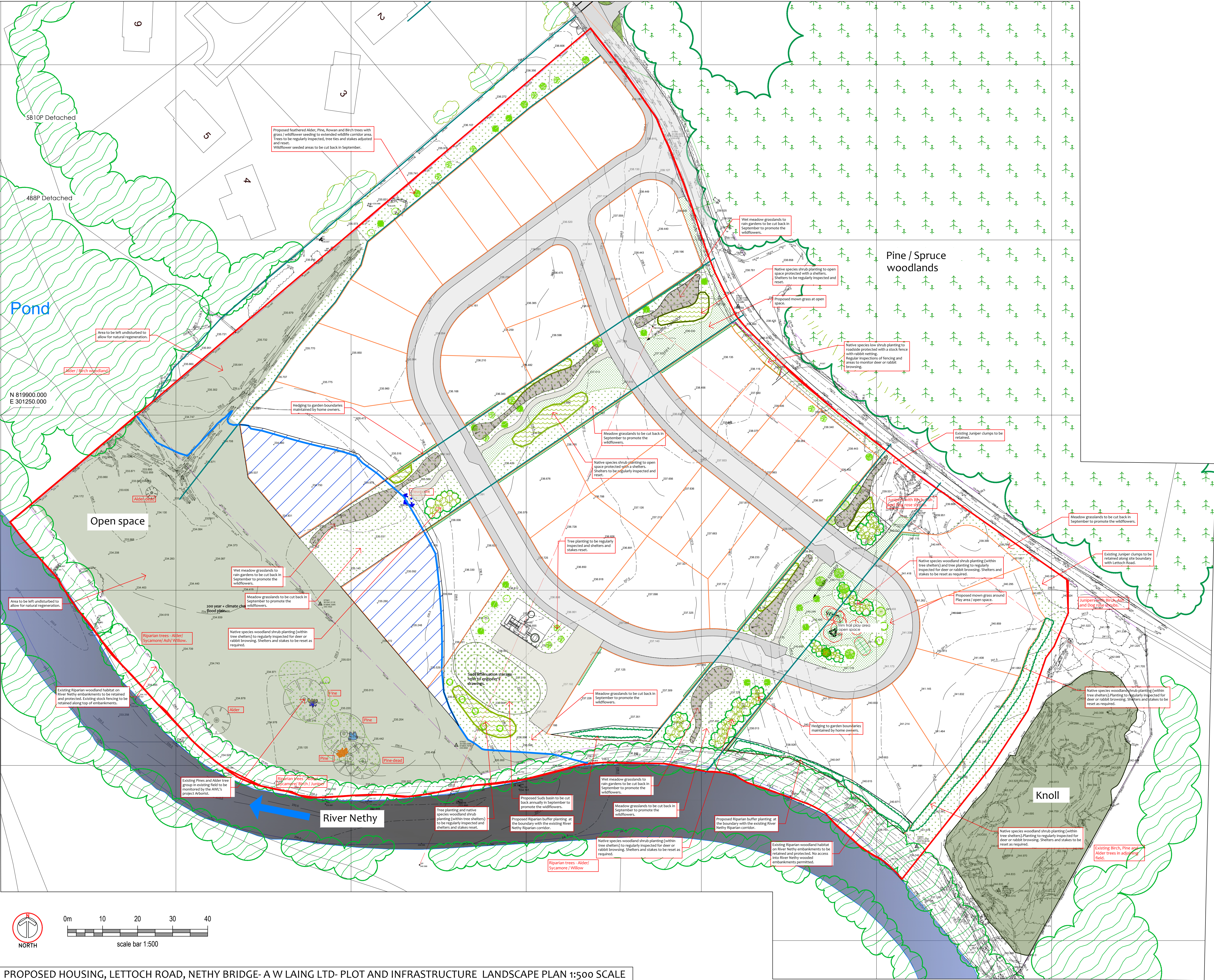
Project Title: HOUSING DEVELOPMENT, LETTOCH ROAD, NETHY BRIDGE, PH25 3EL.

CLIENT: A W LAING LTD

DRAWING TITLE: PLOT AND INFRASTRUCTURE STAGE LANDSCAPE PLAN

**PLANNING**

|         |                      |          |          |
|---------|----------------------|----------|----------|
| Scale   | 1:500@ A1            | Date     | 27.01.25 |
| Drawn   | k wood               | Approved |          |
| Dwg No. | AL LRNB 101.24 SL-02 | Rev.     | C        |



PROPOSED HOUSING, LETTOCH ROAD, NETHY BRIDGE- A W LAING LTD- PLOT AND INFRASTRUCTURE LANDSCAPE PLAN 1:500 SCALE





STREET LIGHTING TO BE REDUCED  
LIGHT SPILLAGE / MINIMUM  
NECESSARY THROUGHOUT

LANDSCAPE DESIGN TO FEATURE  
PREDOMINANTLY CLUSTERS OF  
SCOTS PINE, ALDER AND BIRCH

Figured dimensions only are to be taken from this drawing.  
All dimensions are to be checked on site before any work is put in hand,  
IF IN DOUBT ASK.

CDM:  
Hazard Elimination & Risk Reduction has been undertaken and  
recorded where appropriate, in accordance with the requirements  
of "The Construction (Design and Management) Regulations 2015"  
and the associated "Industry Guidance for Designers"

Development site area - 3.812 Ha

INDICITIVE HOUSE TYPE SCHEDULE

|  |                      |           |
|--|----------------------|-----------|
|  | 38SP Semi type 1     | x 4       |
|  | 38SP Semi type 2     | x 10      |
|  | 48TP Detached type 1 | x 5       |
|  | 48TP Detached type 2 | x 10      |
|  | 5810P Detached       | x 6       |
|  | <b>TOTAL</b>         | <b>35</b> |

Parking Strategy - in curtilage parking to all units. 2  
no. spaces each

Waste Management Strategy - kerbside collection to  
all properties. Bin uplift points provided within 25m  
for houses on non-adopted roads in accordance  
with **BS 5904 Waste Management in Buildings** and  
within 15m of an adopted road.

| Rev | Description                           | Date     |
|-----|---------------------------------------|----------|
| H   | fences amended for Planning           | 21/05/25 |
| G   | Planning update                       | 06/05/25 |
| F   | Layout update following SE level info | 15/01/25 |
| E   | Public/planning comments              | 21/11/24 |
| D   | SE update                             | 06/05/24 |
| C   | SE update                             | 02/05/24 |
| B   | Updated for altered flood area/SUDS   | 29/04/24 |
| A   | Updated layout from client discussion | 19/03/24 |

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**DESIGNER**  
PASSE PASSÉ  
DESIGNER

**INVERNESS CITY COUNCIL**

**SCOTTISH PLANNING AUTHORITY**

Client  
**AW Laing**

Project  
**Housing Development  
Lettoch Road  
Nethybridge**

Project No. **2104**

Drawing No. **PL90-100**

Revision **H**

Site Layout  
Proposed Site Layout - 35 units

Status  
**WIP**

Date Created  
**Mar '24**

Drawn by  
**MM**

Scale  
**1 : 500**

Sheet  
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