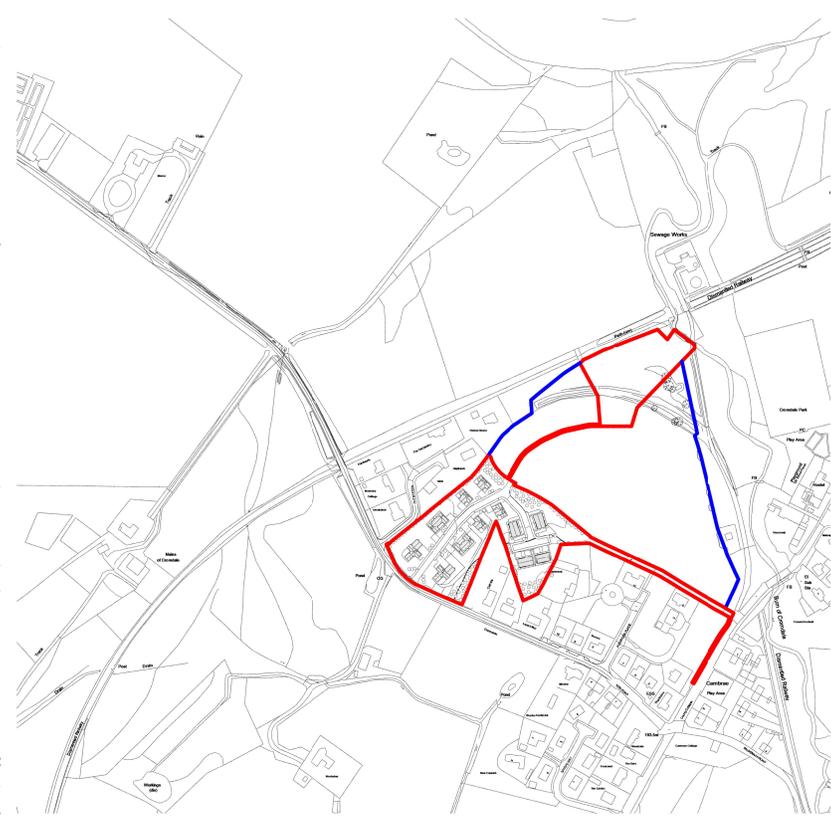


# **AGENDA ITEM 5**

## **APPENDIX I**

**2020/0009/DET**

**PLANS**



**Location**  
1 : 2500

**KEY**

TARMAC PATH	Hedge planting, Beech hedging to be maintained at 0.8m high. Post and wire fence along side internal to plot boundaries
TARMAC ROAD	Low level shrub planting, Broom (CYTISUS SCOPARIUS), Juniper (JUNIPERUS COMMUNIS), Blaeberry, Hazel (CORYLUS AVELLANA)
SLOPED BANK GRASS	Moorland grass
GRAVEL DRIVE	
LOCKBLOCK PARKING	
CONCRETE PAVING/PATIO	
LINK PATH	
GRAVEL ON TERRAM	
900mm high stockproof fence	
1.8m high vertical timber fence	
900mm high vertical timber fence	
400mm high timber fence	
Tree Protection	
Tree Planting	
Low level Bollard Lighting to link path	

**Total units = 18**

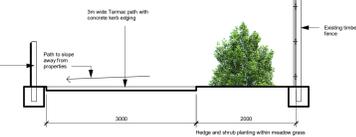
**8 Affordable units (11-18) to consist of:**

- 2/ 2B/3B flexi units for social rent
- 2/ 3B5P semi villas for Lift
- 4/ 3B5P semi villas for MMR

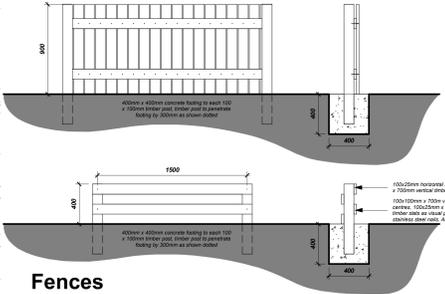
Planning Issue

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No.	Description	Date
A	Planning points	12.02.20
B	Landscape alterations	28.04.20
C	Updated for engineers drainage design	25.06.20
D	Landscape alterations	12.08.20
E	Site alterations	02.10.20
F	Site alterations	18.02.21
G	Red line alterations	10.05.21

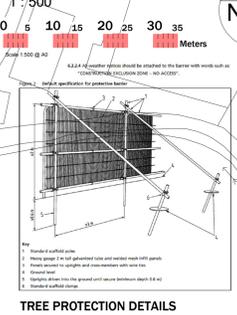


**Link Path**  
1 : 50



**Fences**  
1 : 25

**Site/landscape plan**  
1 : 500



**PLANTING SCHEDULE**

A - Silver Birch 1.5 - 1.8m semi standard  
B - Rowan (SORBUS ALCOVARIA) 1.5 - 1.8m semi standard  
C - Cherry (PRUNUS AVIUM)  
D - Elder (SAMBUCUS NIGRA)  
E - Hawthorn (CRATAEGUS MONOGYNA)  
F - Blackthorn (PRUNUS SPINOSA)

Planting should be carried out within the planting season (typically October to May) subject to various species and weather conditions.

Trees should be planted and staked within one week of collection from nursery. When planting roots of trees should be heated into the ground to avoid air pockets. Tree protection should be securely fitted in accordance with manufacturers recommendations.

Area around stem to be cleared 1m in diameter. A slow release general fertilizer should be used. Planting pit should be at least 100mm deeper and wider than root system. Bark mulch 100mm deep and 1m diameter around tree.

Trees to be secured with minimum 75mm in diameter, pointed at lower end softwood stakes and secured with rubber ties.

Trees to be checked at least twice a year with guards, stakes and ties replaced and repaired where necessary.

Any trees or shrubs removed, or which in the opinion of the planning authority, are dying, being severely damaged or become seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species of those originally required to be planted.

**TREE PROTECTION**

There are no trees on the site, however there are a small number of trees along the south boundaries. Tree protection should be noted in the adjacent detail.

**LANDSCAPE MAINTENANCE**

It is intended that the road and communal pavements be adopted and maintained by the Highland Council.

Each individual plot will be maintained by the occupant.

Grass areas - Occupants to undertake 14no grass cuts including edging at 2 week intervals (April to October). Allow for maintaining new tree bases with cleared earth circle 1m diameter. Bases to be protected from grass gutting machinery.

- All litter to be removed.

- Weed killer applied per manufacturers instructions 2 x annually.

- Leaf collection when required.

- Gravel drives to be kept free of weeds and any loose gravel to be removed from communal paths.

- All communal areas within the 'Affordable' development (units 11-18) shall be maintained by the Housing association.

- The permeable Lockblock paving system requires little maintenance. Visual inspection and sweeping the surface 2-4 times a year is required. Keeping the surface debris free and clear of contamination will ensure that the surface remains permeable for many years. Sweeping of the surface can be carried out manually or mechanically. Mechanical sweeping should be carried out with the suction feature of the machine turned off. Surface dressing grit that is misplaced by sweeping needs to be replaced to ensure the structural and hydraulic performance of the surface.

**MAINTENANCE OF LINK PATH**

It is intended that the path be adopted and maintained by the Highland Council as part of the Path network.

- All litter and glass to be removed.

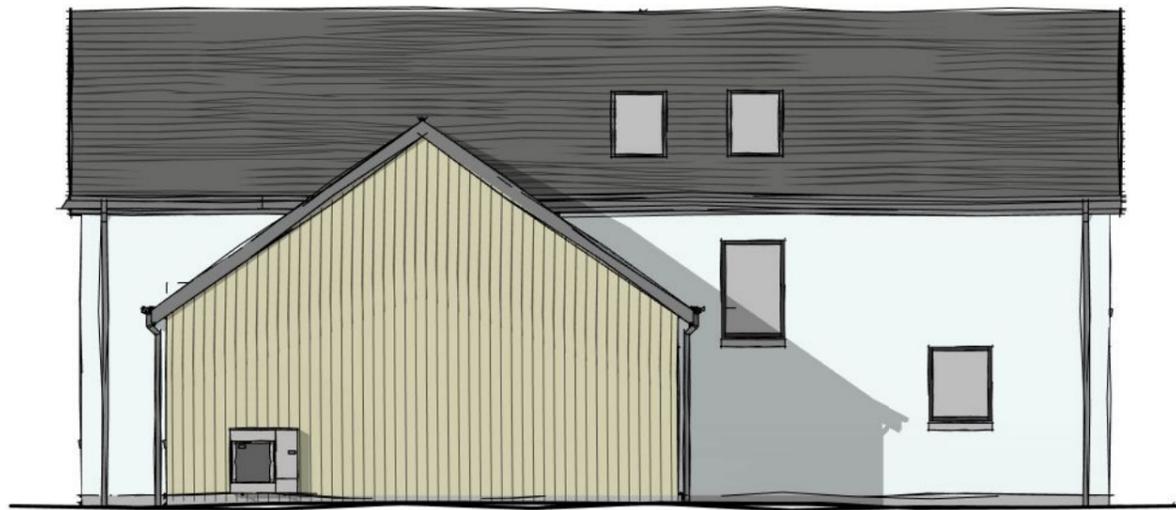
- Leaf collection when required.

- Lighting to be replaced when required.

Valley Construction Services	
Housing at Cromdale	
Sitelandscape Plan	
Date	09.04.19
Drawn by	GIR
Scale	2019 021-000 As indicated

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4. Must be read in conjunction with other specifications and engineers construction information.





**Side 2**  
1 : 100



**Side 1**  
1 : 100

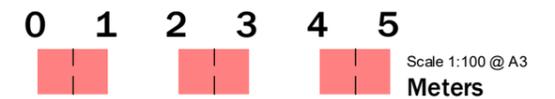


**Front**  
1 : 100

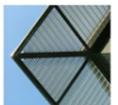


**Rear**  
1 : 100

**NOTE- Plot 1 to be mirrored version of Plot 2**



Planning issue



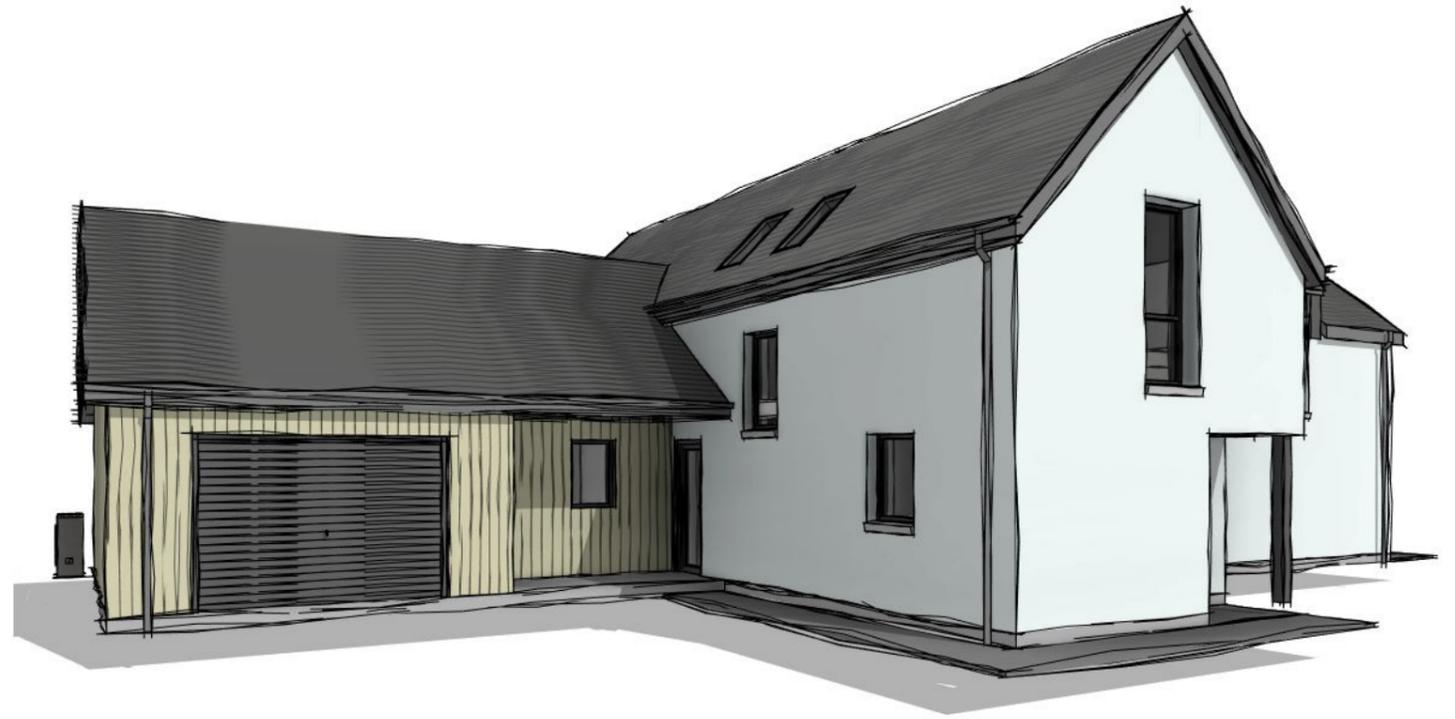
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No.	Description	Date
A	Elevations alterations	09.02.21

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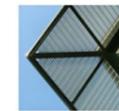
Elevations (Plots 1 & 2)	
Date	06.08.19
Drawn by	GIR
Scale	1 : 100
2019 021- 051	

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**NOTE- Plot 1 to be mirrored version of Plot 2**

Planning issue



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No.	Description	Date
A	Elevations alterations	09.02.21

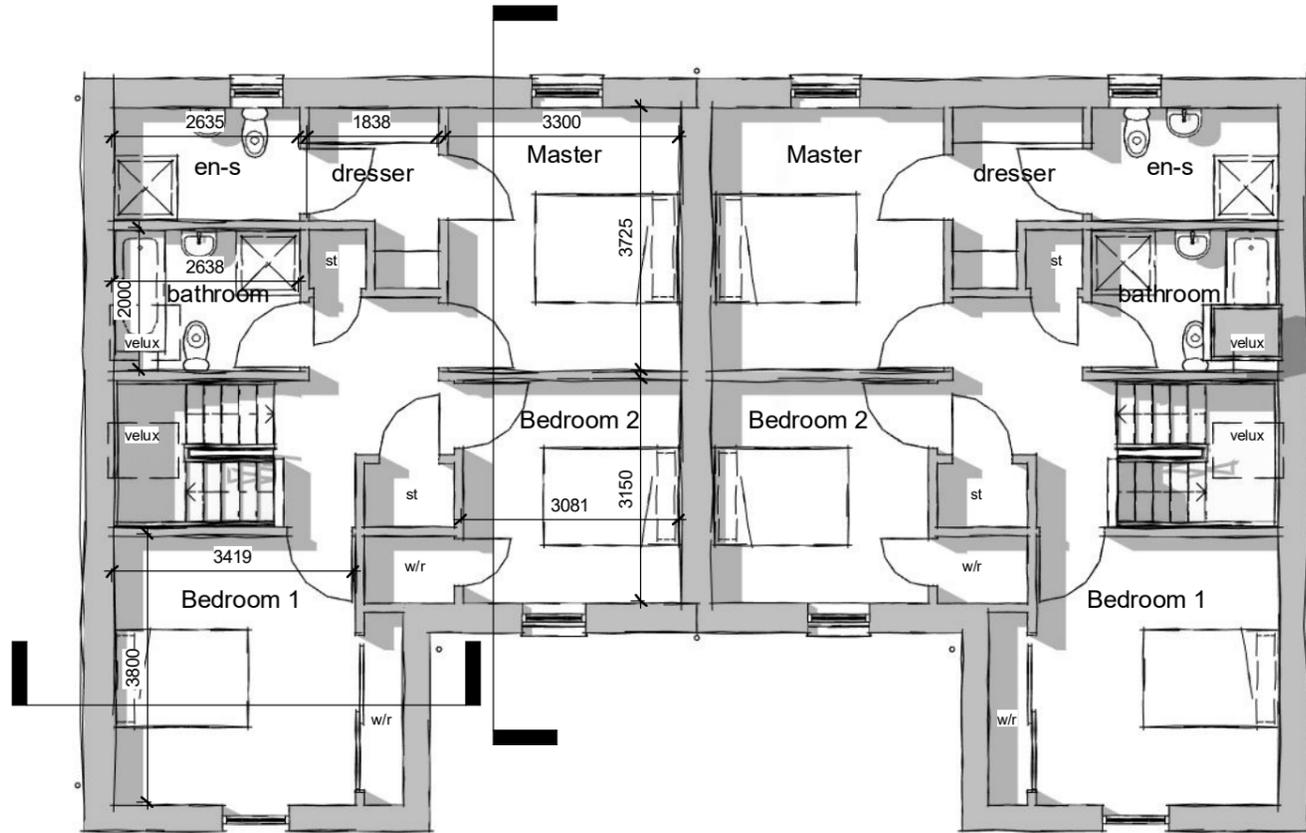
Valley Construction Services  
 Housing at Cromdale

External views (Plots 1 & 2)

Date	06.08.19
Drawn by	GIR
Scale	

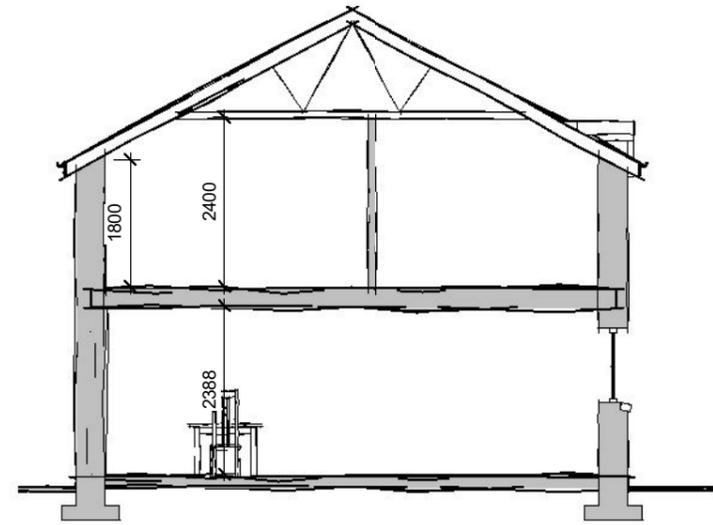
2019 021- 052

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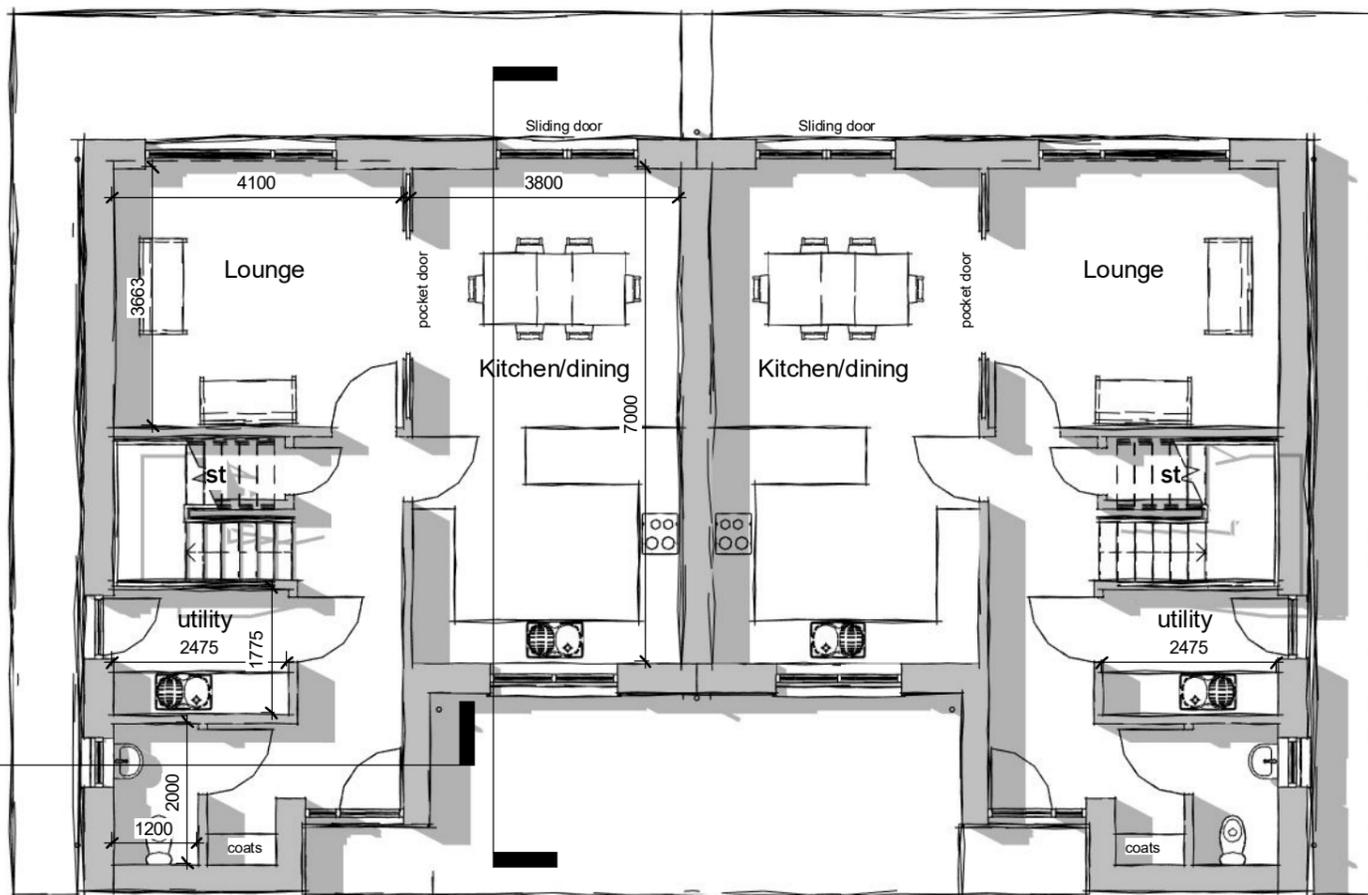
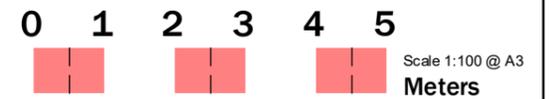
### First floor

1 : 100 Area= 63msq



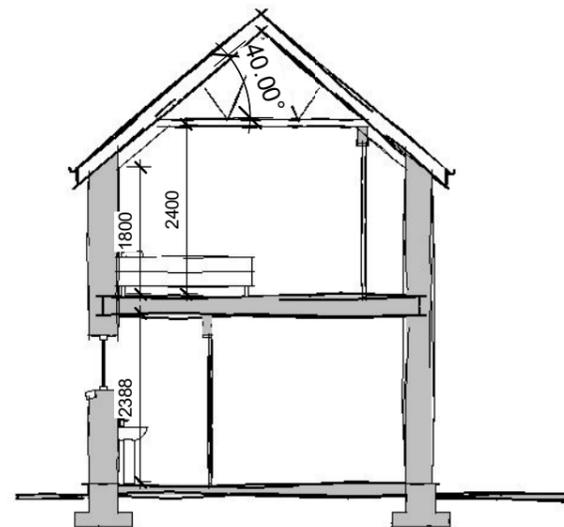
### Section thru kitchen

1 : 100



### Ground floor

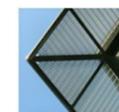
1 : 100 Area= 66msq



### Section thru entrance

1 : 100

Planning issue



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No.	Description	Date
A	Alterations	09.02.21

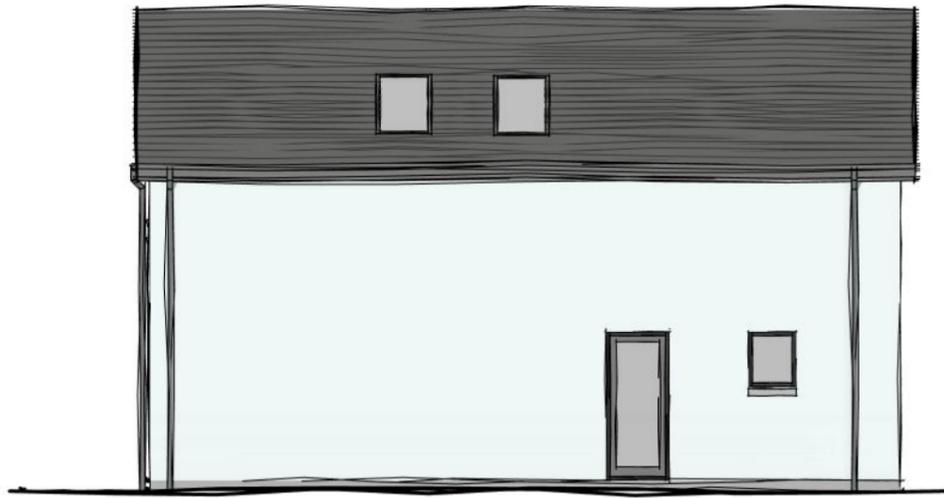
Valley Construction Services  
 Housing at Cromdale

Plans & sections (Plots 3,4,5,6)

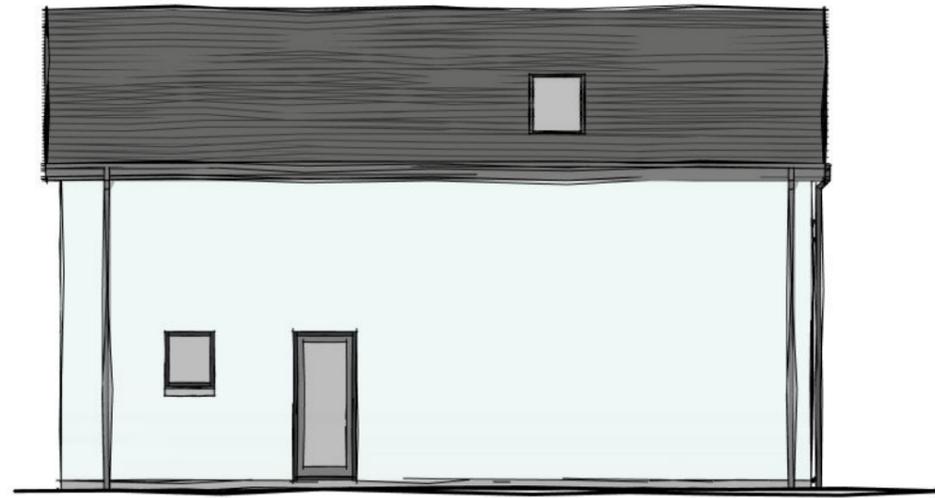
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Scale	1 : 100

2019 021- 040

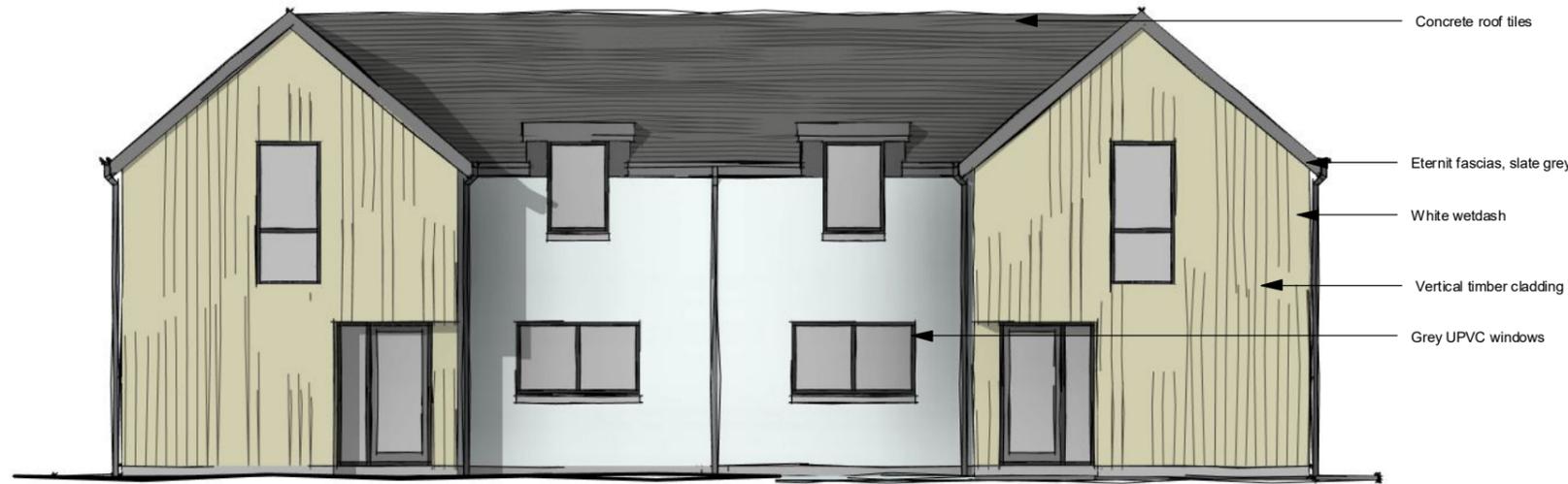
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**Side 2**  
1 : 100



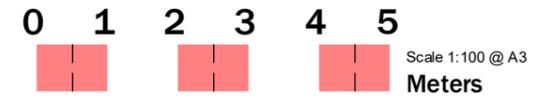
**Side 1**  
1 : 100



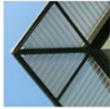
**Front**  
1 : 100



**Rear**  
1 : 100



Planning issue



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No.	Description	Date
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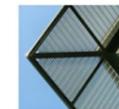
Valley Construction Services  
Housing at Cromdale

Elevations (Plots 3,4,5,6)	
Date	06.08.19
Drawn by	GIR
Scale	1 : 100
2019 021- 041	

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No.	Description	Date
A	Alterations	09.02.21

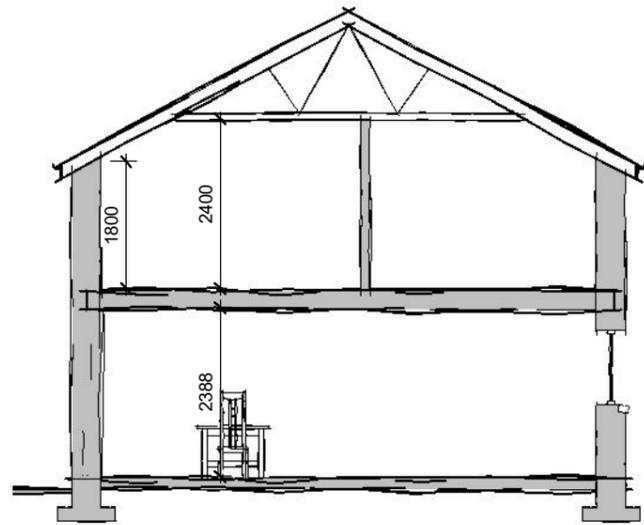
Valley Construction Services  
 Housing at Cromdale

External views (Plots 3,4,5,6)

Date	06.08.19
Drawn by	GIR
Scale	

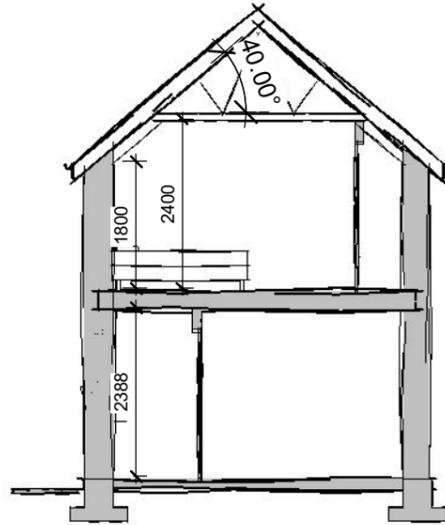
2019 021- 042

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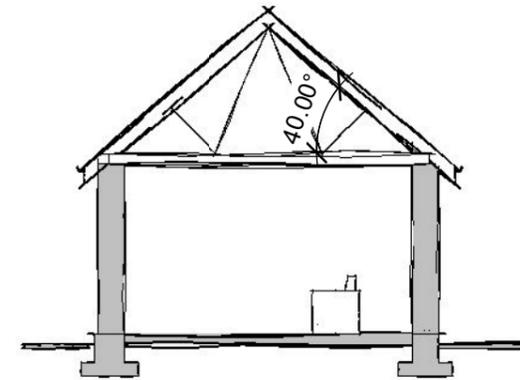
**Section thru kitchen**

1 : 100



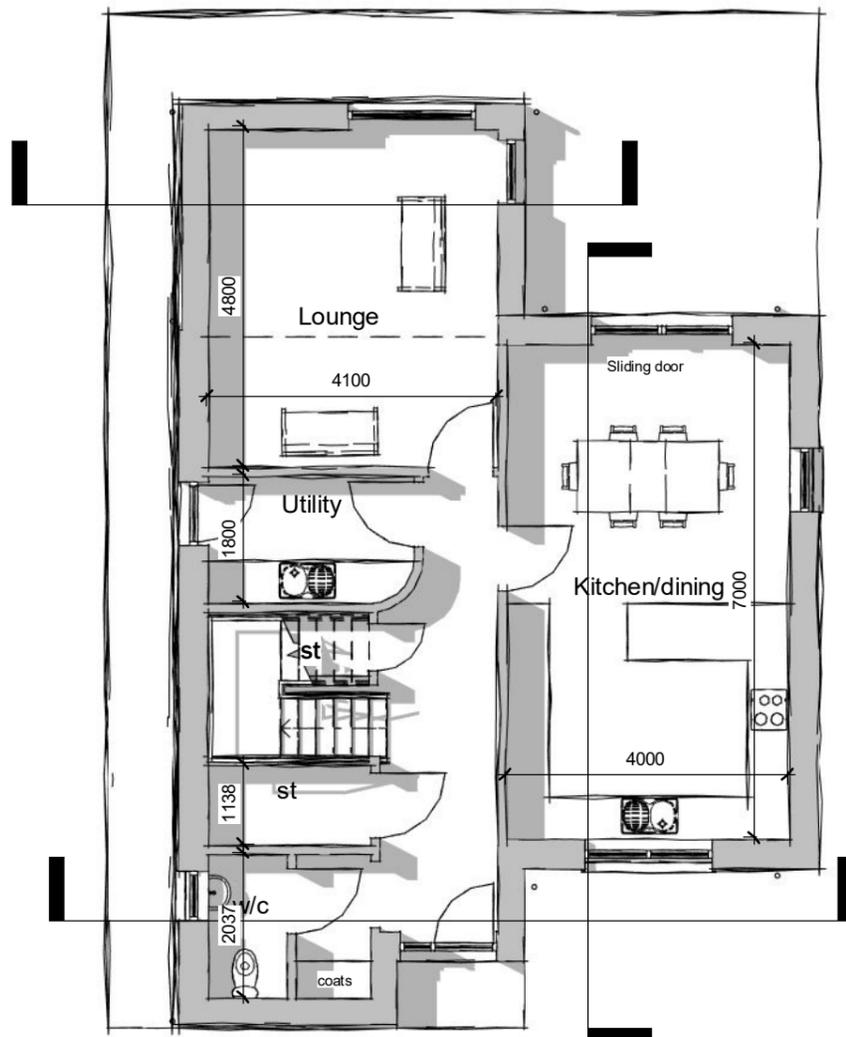
**Section thru entrance**

1 : 100



**Section thru lounge**

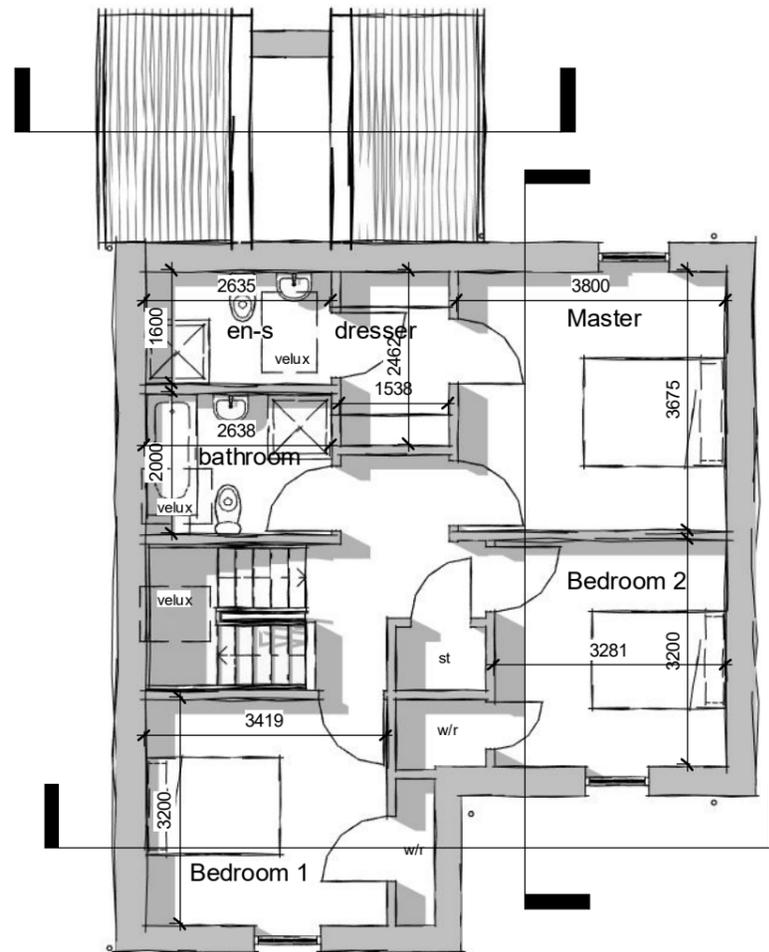
1 : 100



**Ground floor**

1 : 100

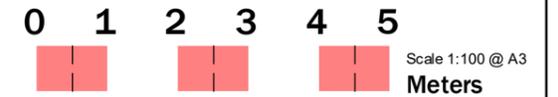
Area= 77msq



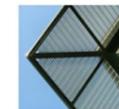
**First floor**

1 : 100

Area= 62



Planning issue



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No.	Description	Date
A	Alterations	09.02.21

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 Housing at Cromdale

Plans & sections (Plots 7,8,9,10)

Date	06.08.19
Drawn by	GIR
Scale	1 : 100
2019 021- 030	

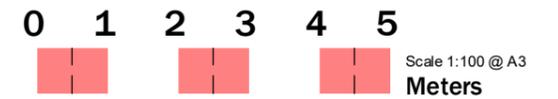
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**Front**  
1 : 100



**Side 1**  
1 : 100

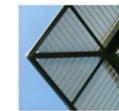


**Rear**  
1 : 100



**Side 2**  
1 : 100

Planning issue



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No.	Description	Date
A	Alterations	09.02.21

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Elevations (Plots 7,8,9,10)

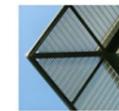
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2019 021- 031

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No.	Description	Date
A	Alterations	09.02.21

Valley Construction Services  
 Housing at Cromdale

External views (Plots 7,8,9,10)

Date	06.08.19
Drawn by	GIR
Scale	

2019 021- 032

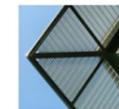
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No.	Description	Date
A	Alterations	09.02.21

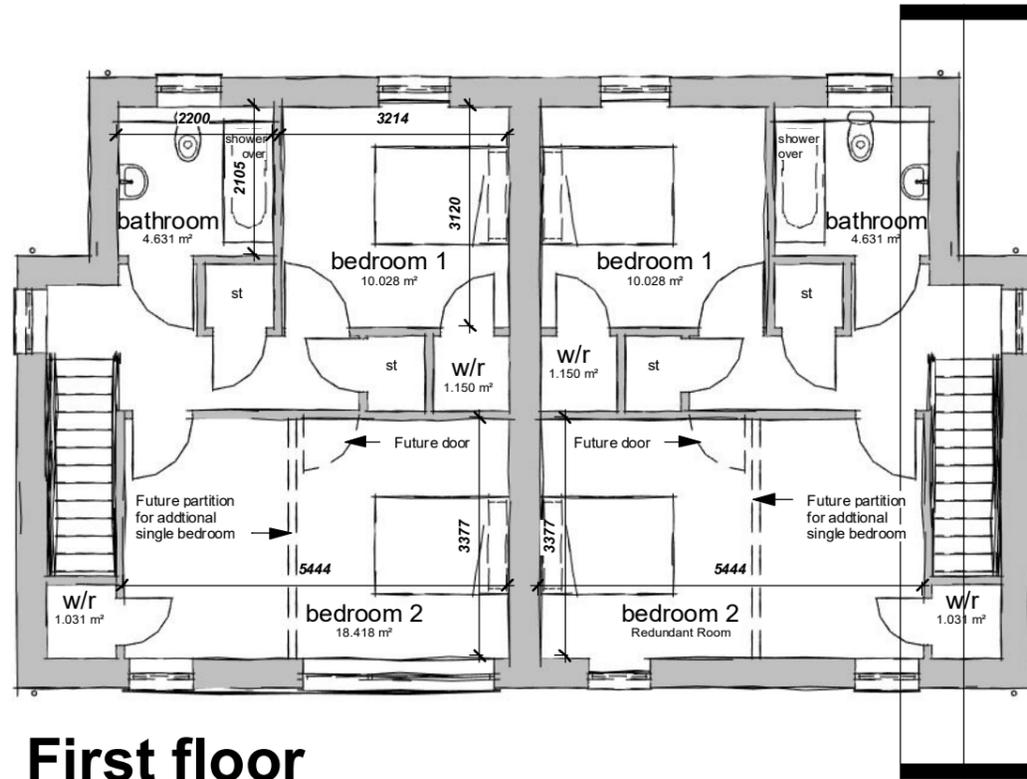
Valley Construction Services  
 Housing at Cromdale

External views Plots (11,12,13,14 ,17,18)

Date	06.08.19
Drawn by	GIR
Scale	

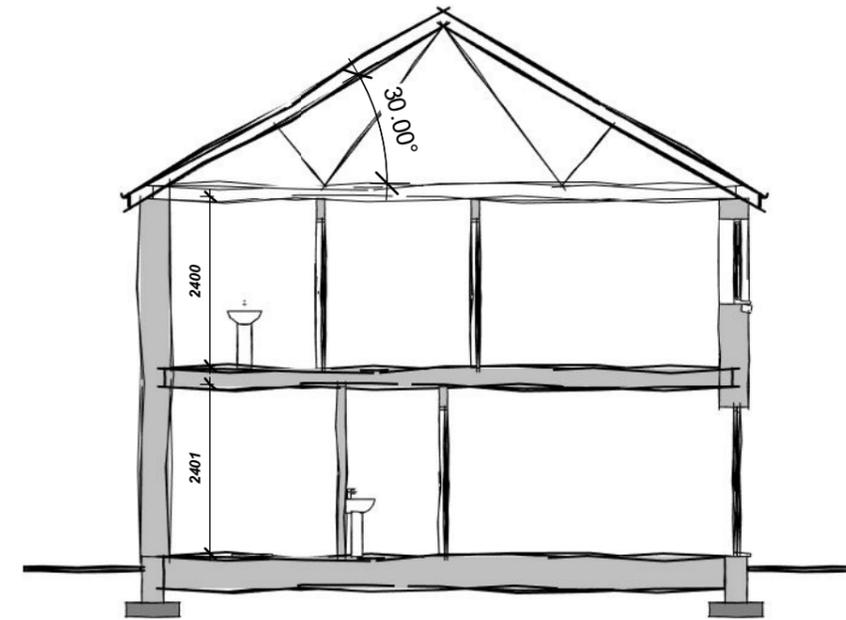
2019 021 - 022

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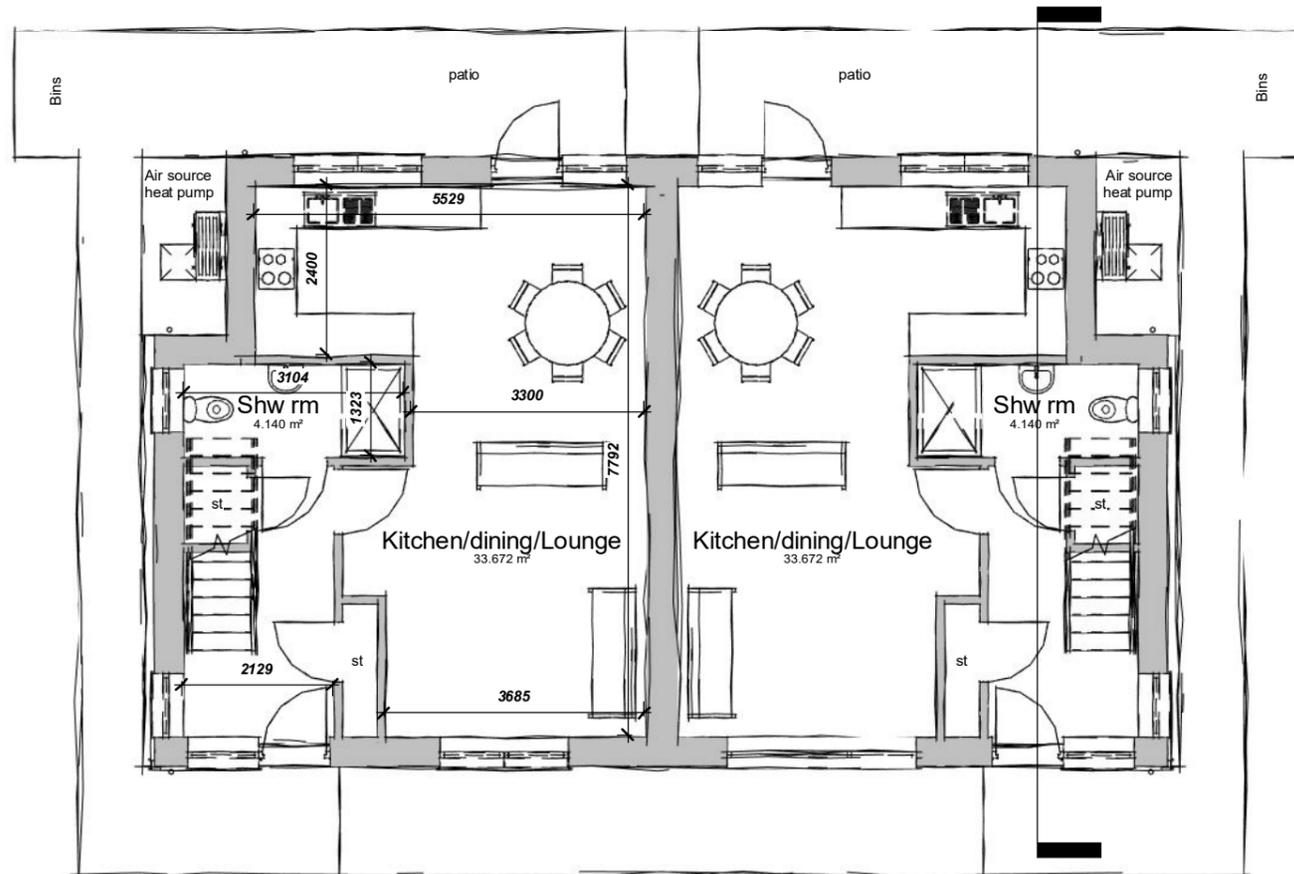
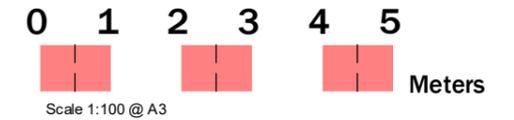
**First floor**

1 : 100



**Typical Section**

1 : 100



**Ground floor**

1 : 100

TOTAL GF AREA= 48.4 msq  
TOTAL FF AREA= 45.2 msq

2 bed, 4 person (Flexible to 3 bed 5 person)

Planning issue		
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No.	Description	Date
Valley Construction Services		
Housing at Cromdale		
Plans (Plots 15,16)		
Date	06.08.19	
Drawn by	GIR	
Scale	1 : 100	
2019 021 - 025		
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