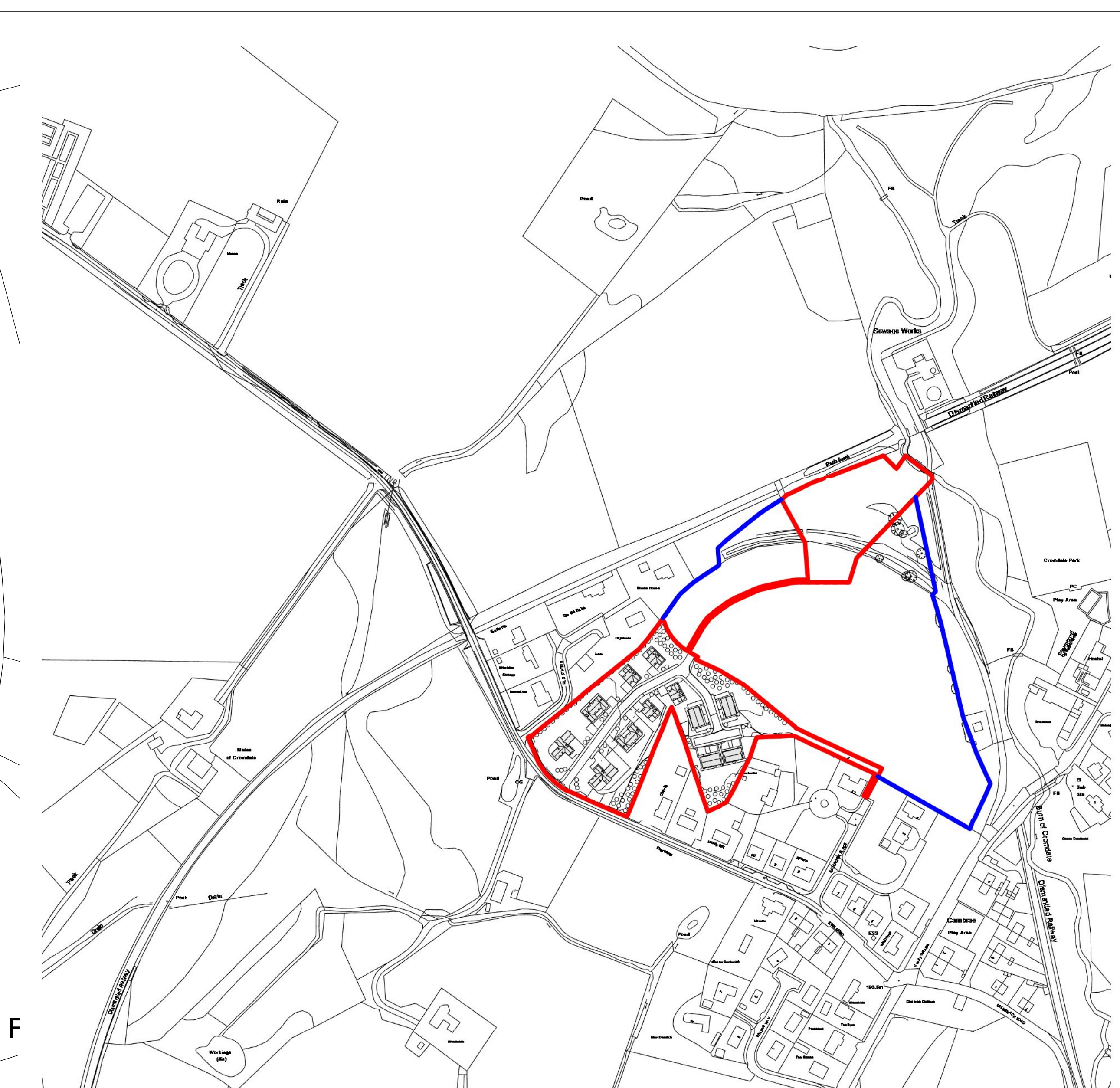


AGENDA ITEM 5

APPENDIX I




2020/0009/DET

PLANS



KEY

-

-  Hedge planting. Beech hedging to be maintained at 0.9m high. Post and wire fence alongside internal to plot boundaries
-  Low level shrub planting. Broom (CYTISUS SCOPARIUS), Juniper (JUNIPERUS COMMUNIS), Blaeberry, Hazel (CORYLUS AVELLANA)
-  Moorland grass

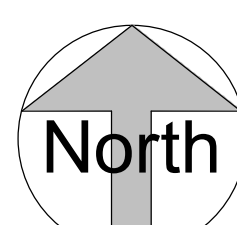
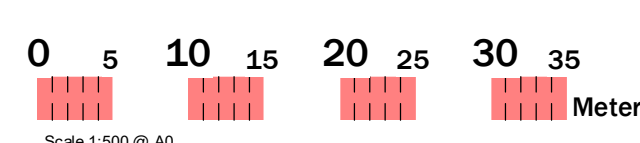
Total units =18

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

Valley Construction Services	
Housing at Cromdale	
Site/landscape Plan	
Date	09.04.19
Drawn by	GIR
2019 021- 000	
Scale	As indicated
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1 : 500



PLANTING SCHEDULE

- A - Silver Birch (1.5 - 1.8m semi standard)
B - Rowan (SORBUS ACUPARIA) 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 heeled into the ground to avoid air pockets. Tree protection should be securely fitted and

accordance with manufacturers recommendations.

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 tie

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. protection should be provided as 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 cutting 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.

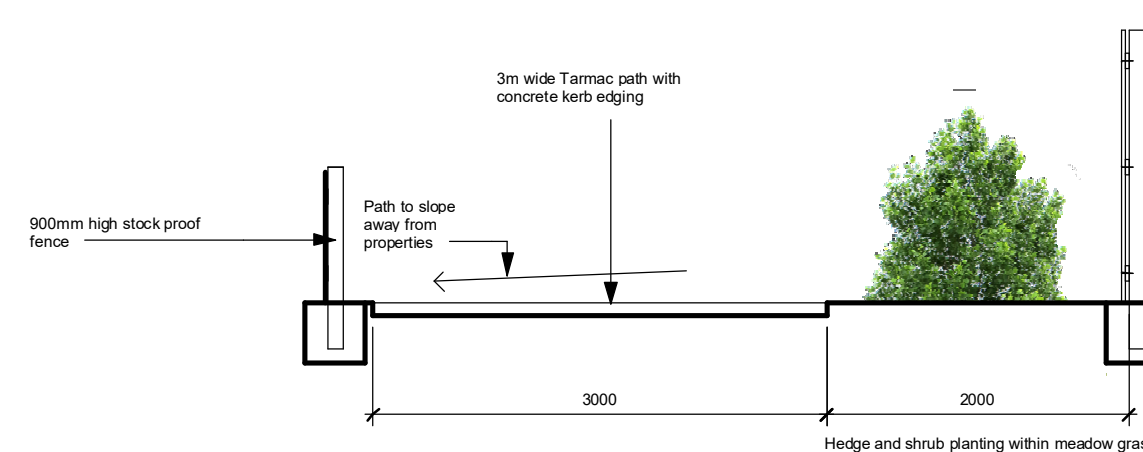
MAINTENANCE OF LINK PATH

-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.

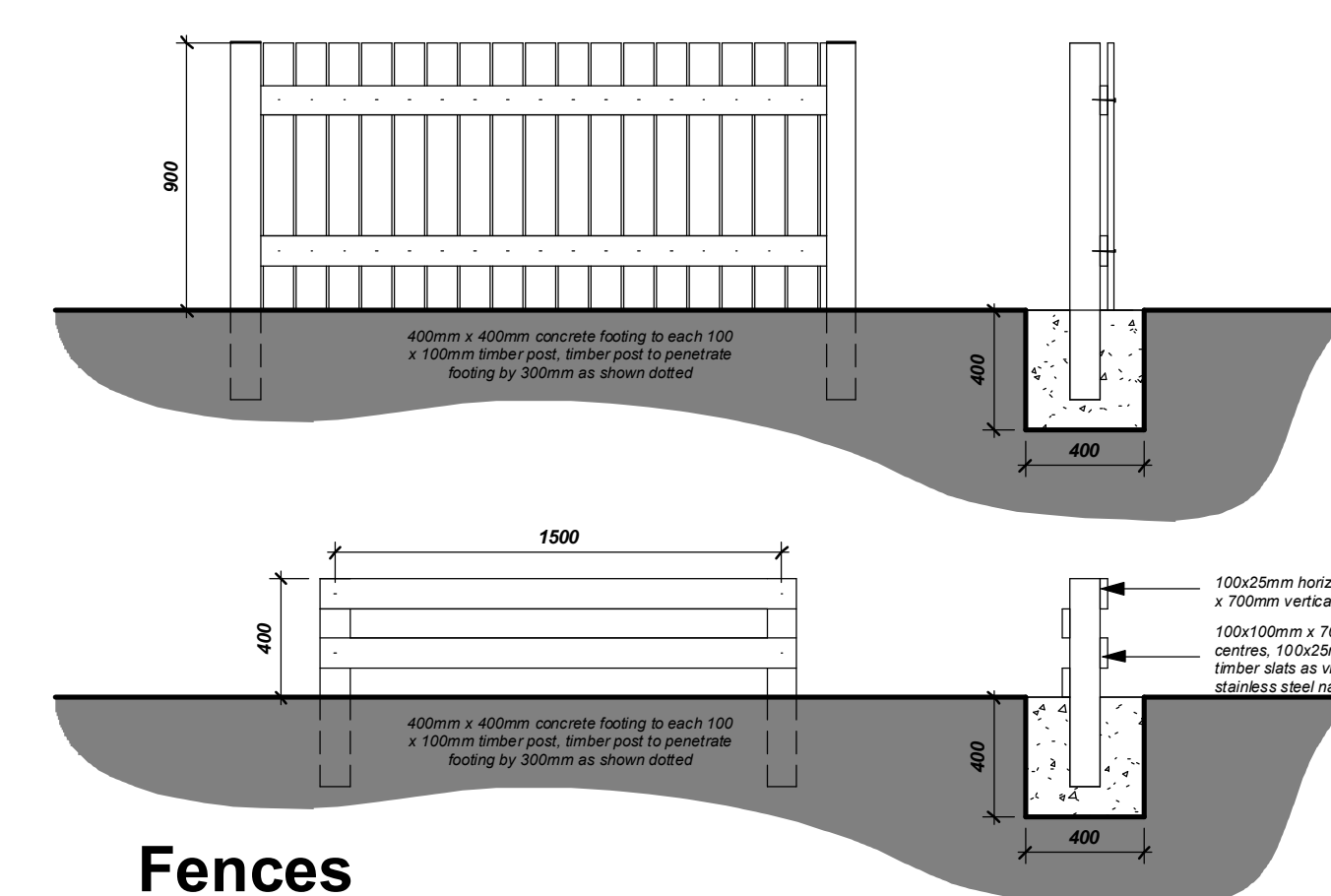
-Leaf collection when required.

- Lighting to be replaced when required.



Link Path

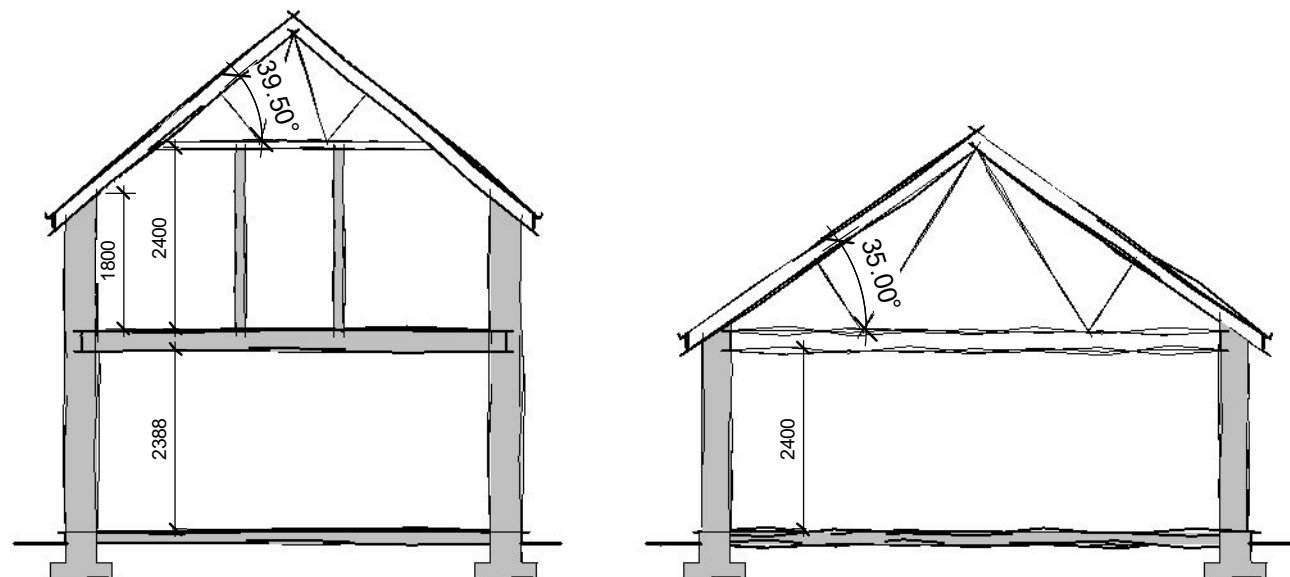
1 : 50



Fences

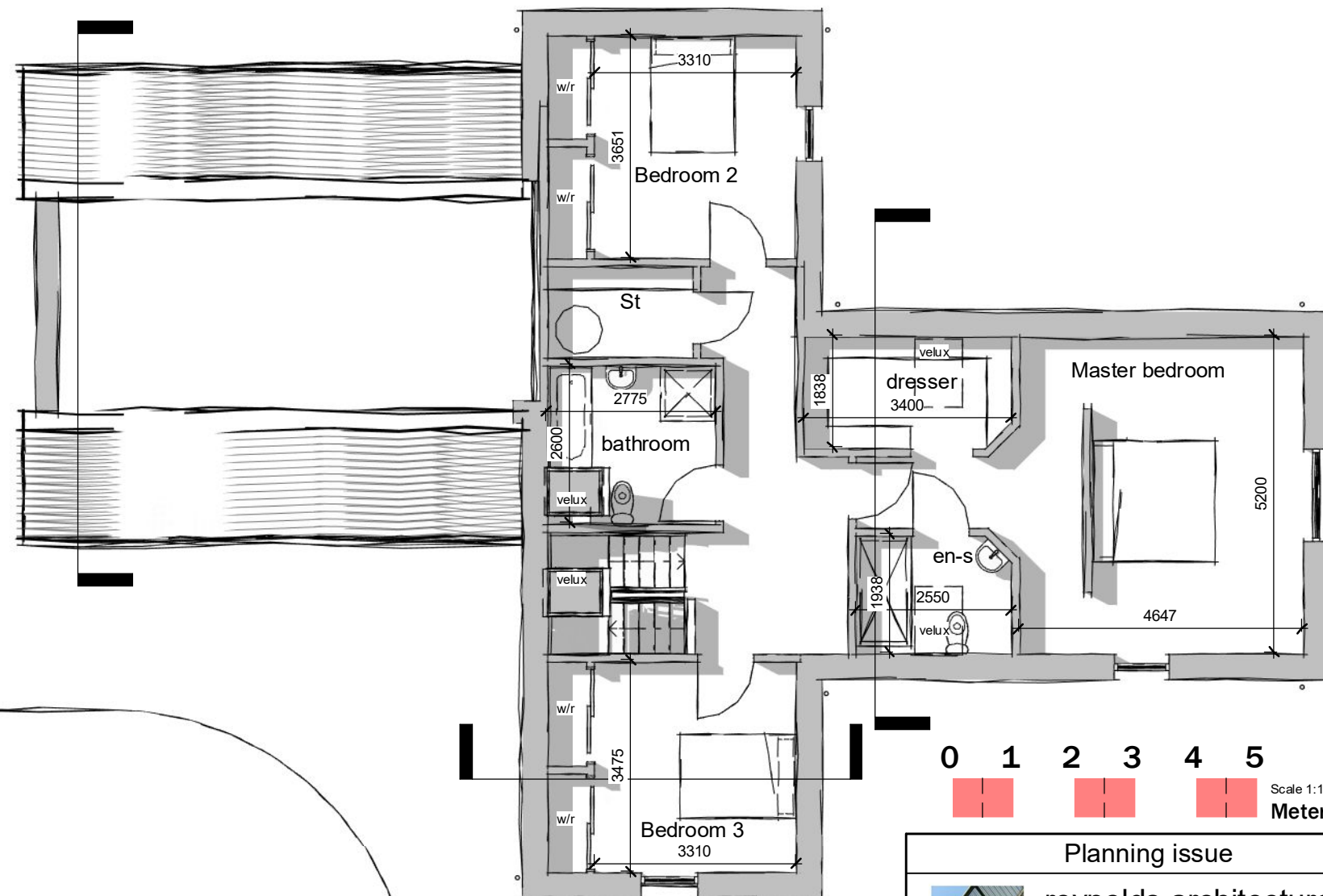
1 : 25

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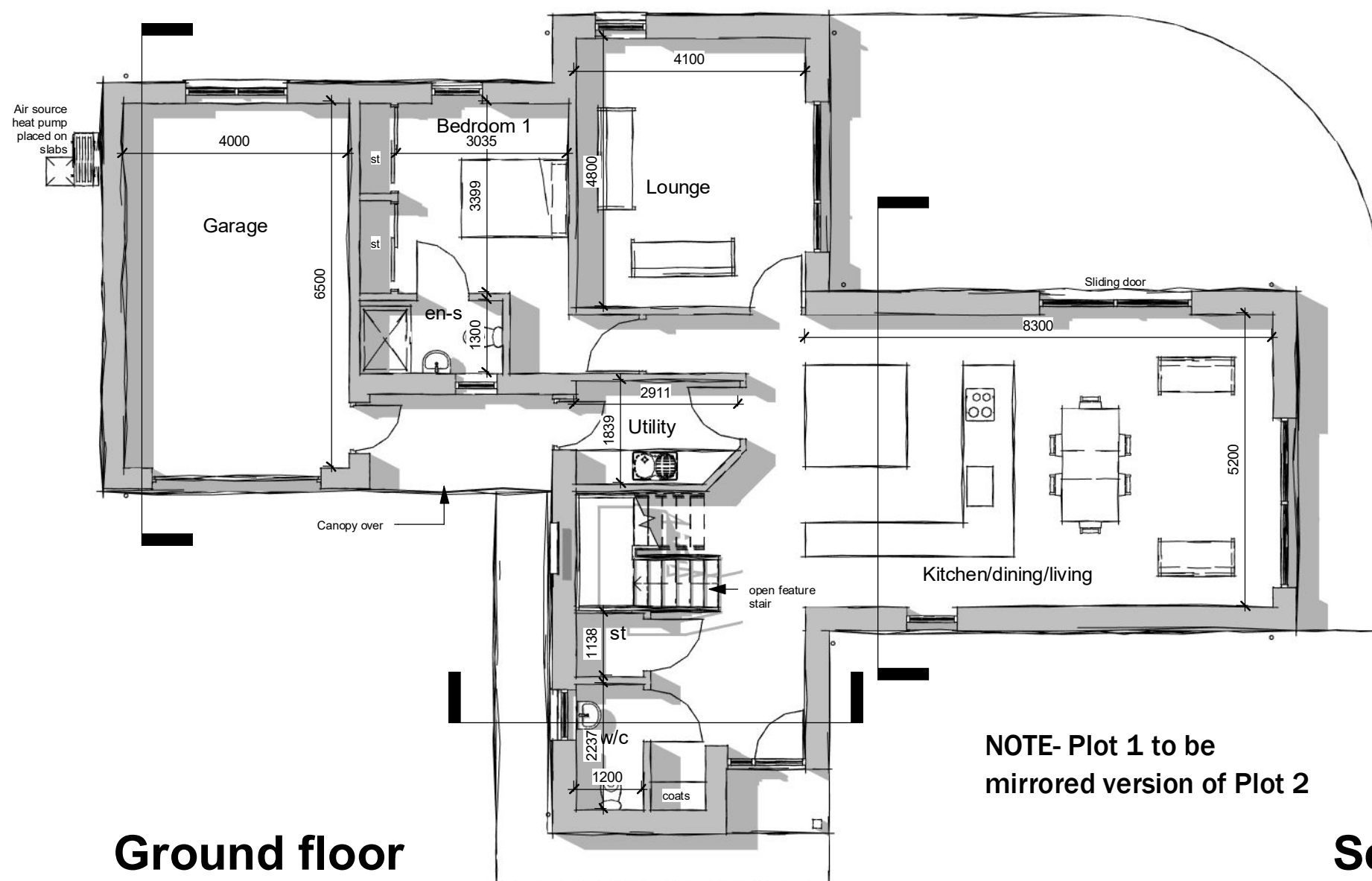


Section thru kitchen 1 : 100

Section thru garage 1 : 100

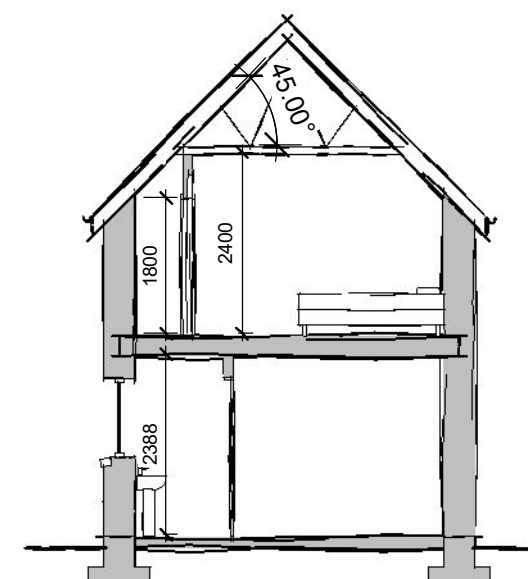


First floor 1 : 100 Area= 94msq

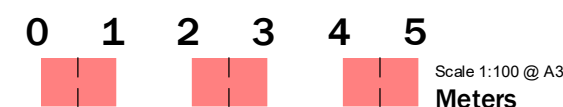


Ground floor 1 : 100 Area= 115msq not including garage

NOTE- Plot 1 to be mirrored version of Plot 2



Section thru entrance 1 : 100



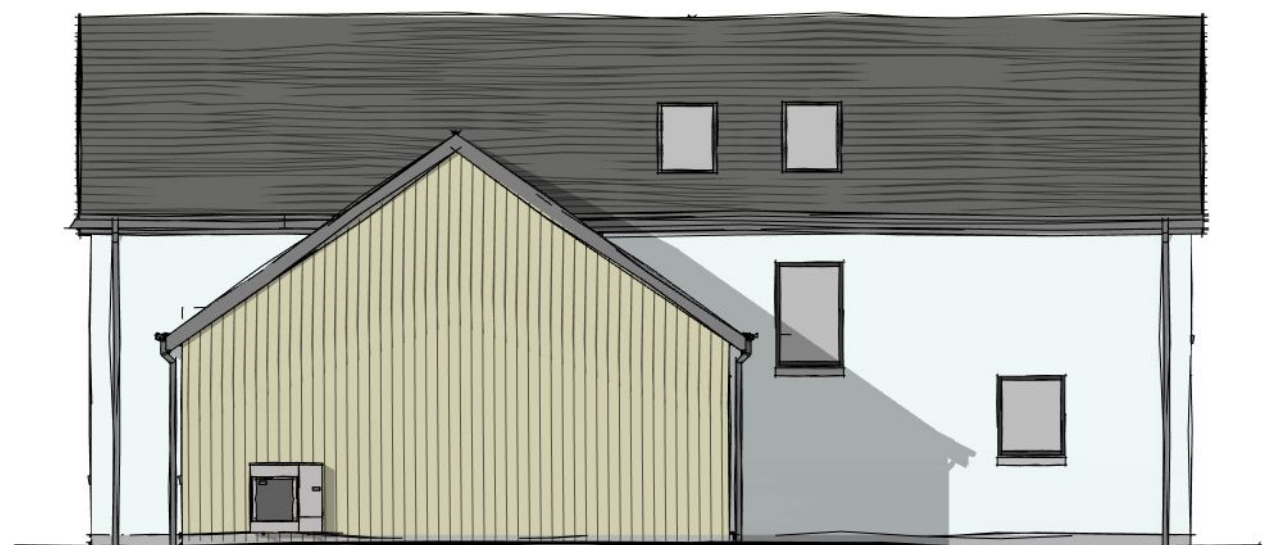
Planning issue

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Side 2
1 : 100



Side 1
1 : 100

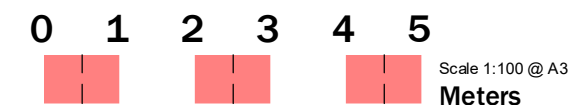



Front
1 : 100

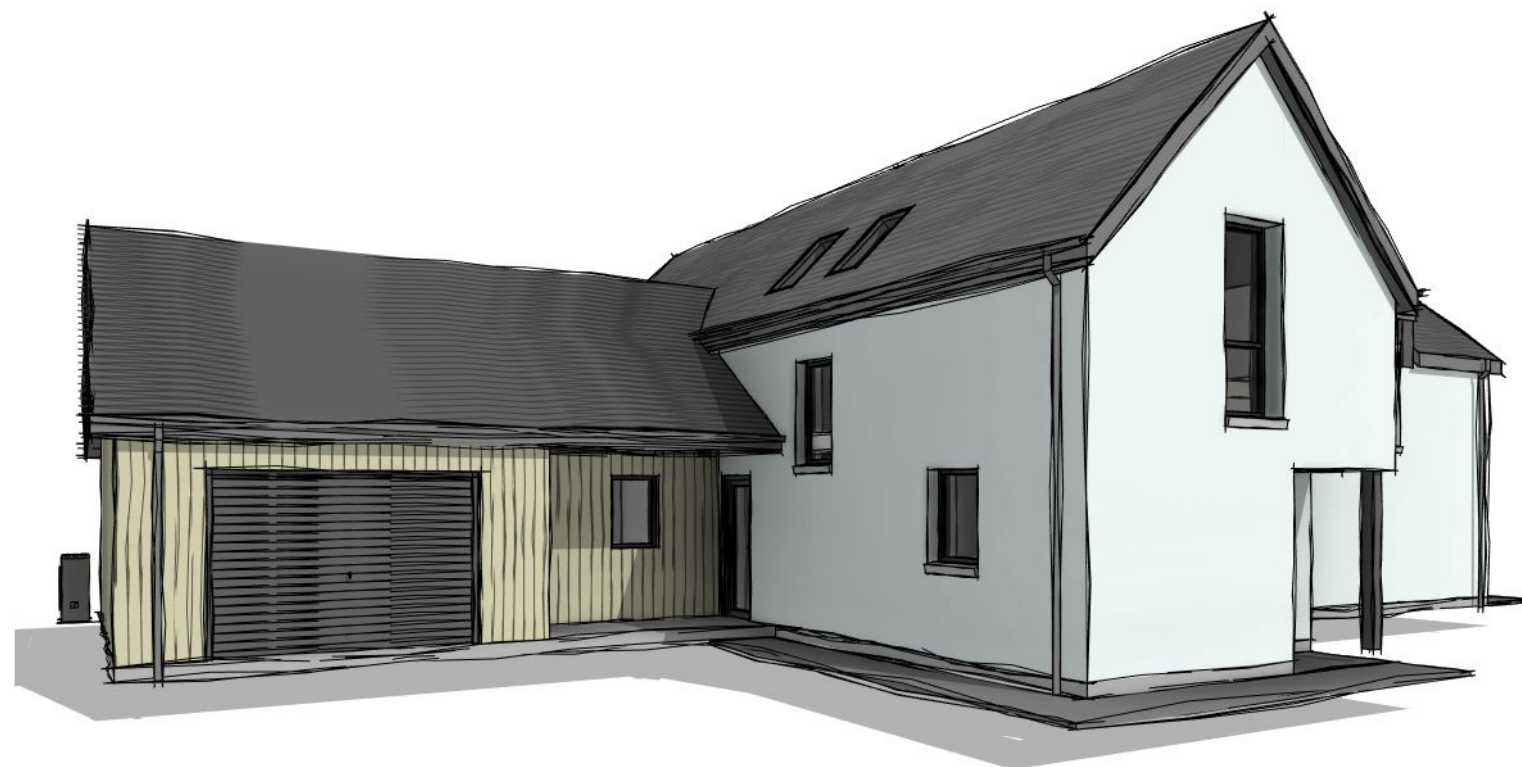


Rear
1 : 100

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



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No.	Description	Date
A	Elevations alterations	09.02.21
Valley Construction Services		
Housing at Cromdale		
Elevations (Plots 1 & 2)		
Date	06.08.19	
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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

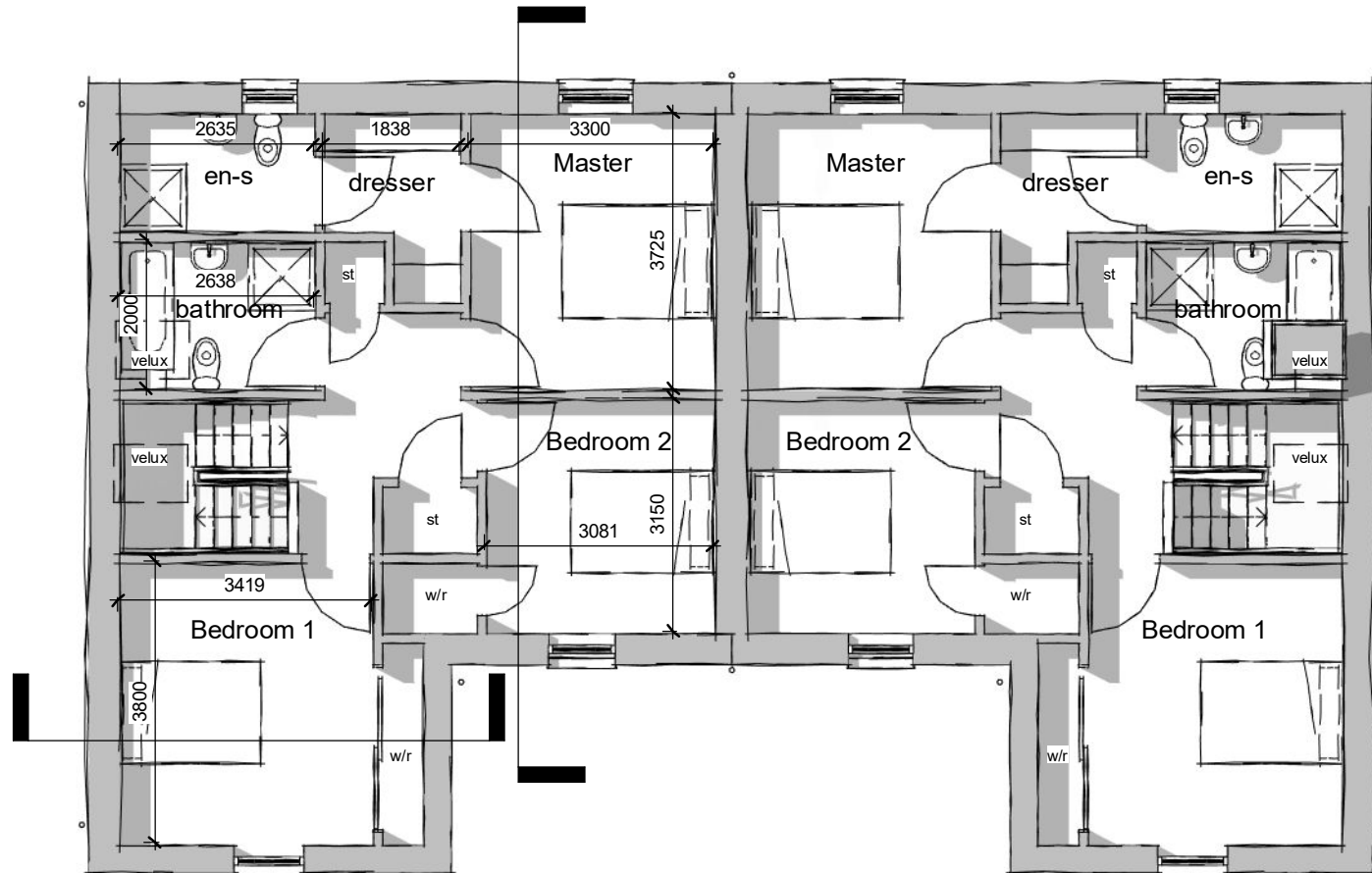
Housing at Cromdale

External views (Plots 1 & 2)

Date	06.08.19
Drawn by	GIR
Scale	

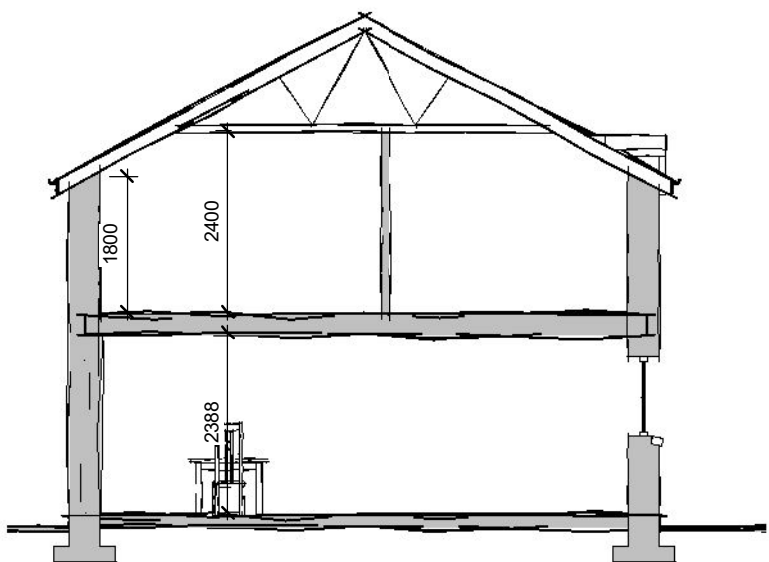
2019 021- 052

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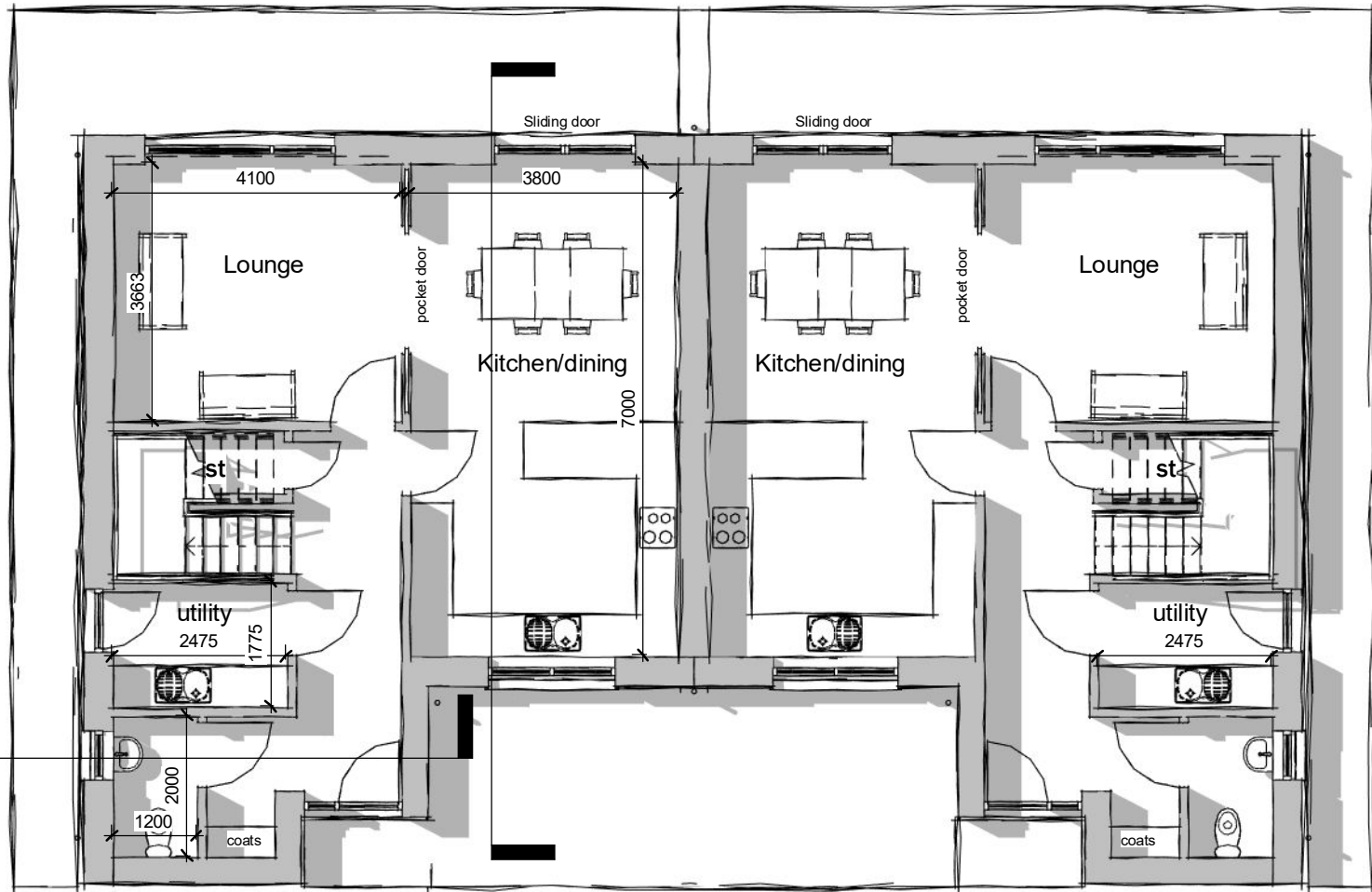
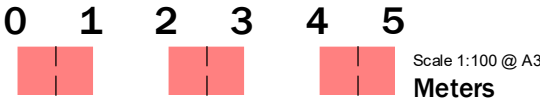
First floor

1 : 100 Area= 63msq



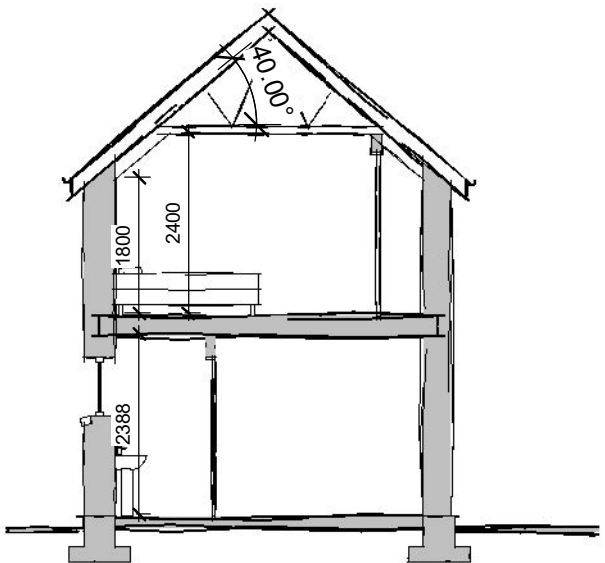
Section thru kitchen

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)

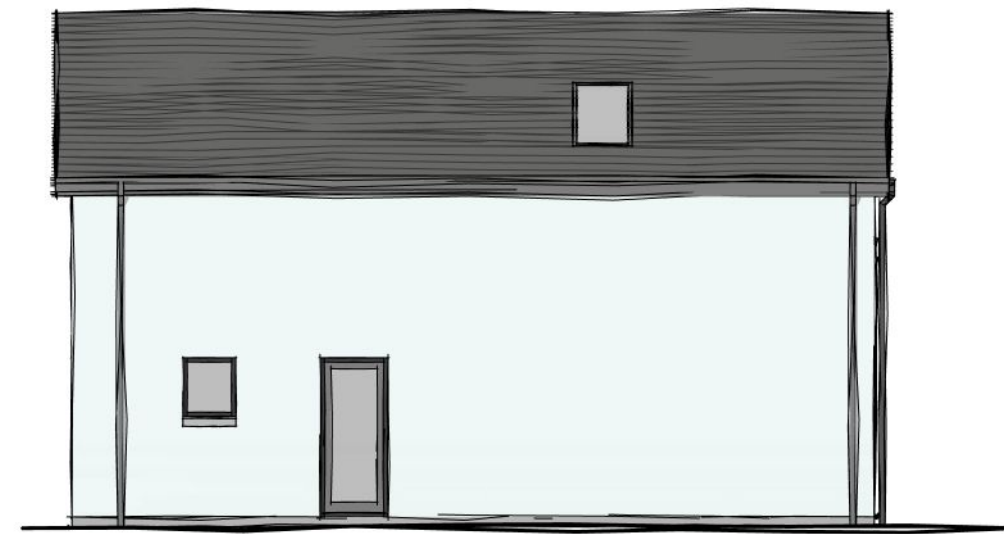
Date	06.08.19
Drawn by	GIR
Scale	1 : 100

2019 021- 040

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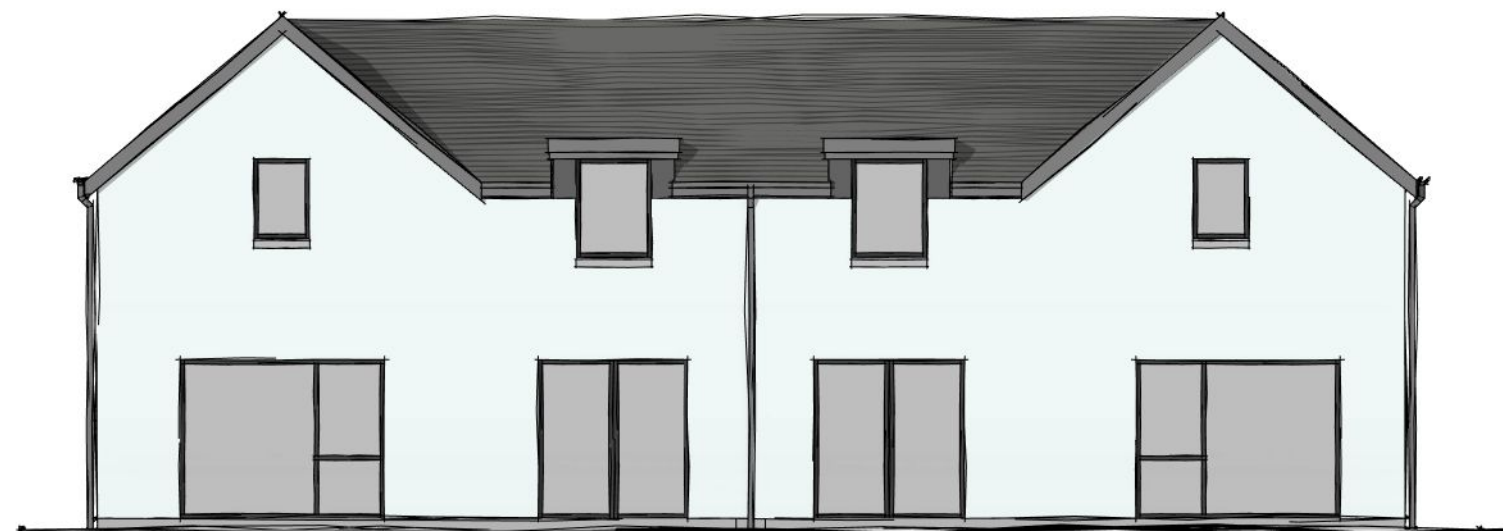
Side 2
1 : 100



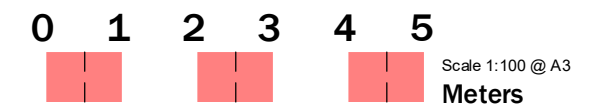
Side 1
1 : 100




Front
1 : 100



Rear
1 : 100



Planning issue		
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No.	Description	Date
A	Alterations	09.02.21
Valley Construction Services		
Housing at Cromdale		
Elevations (Plots 3,4,5,6)		
Date	06.08.19	
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Scale	1 : 100	
2019 021- 041		
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Planning issue



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No.	Description	Date
A	Alterations	09.02.21

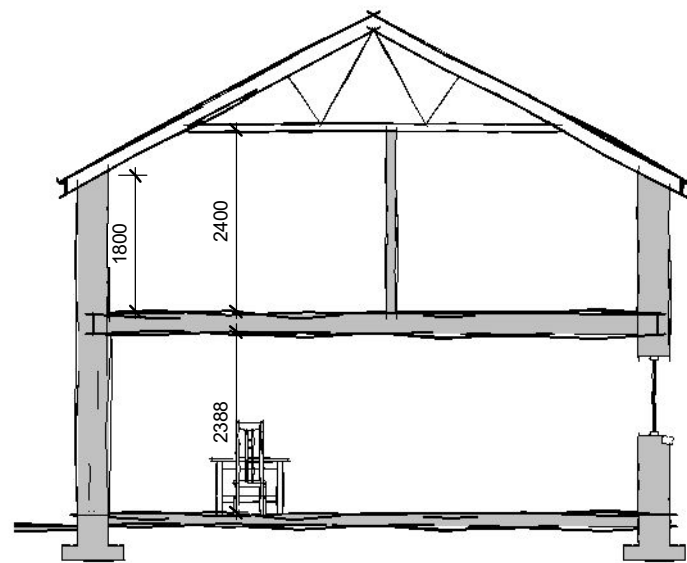
Valley Construction Services

Housing at Cromdale

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

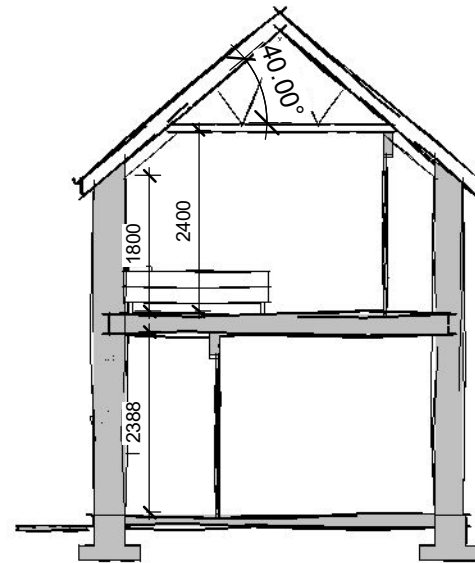
Date	06.08.19
Drawn by	GIR
Scale	
2019 021- 042	

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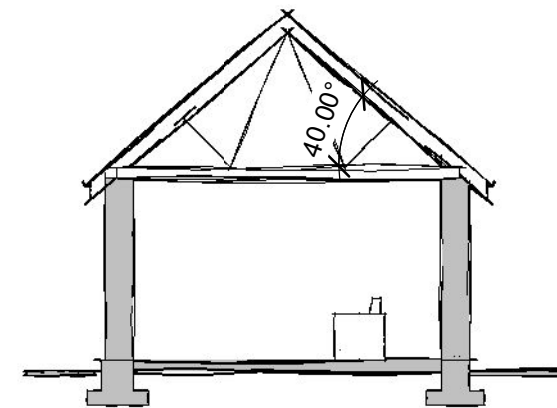


Section thru kitchen

1 : 100

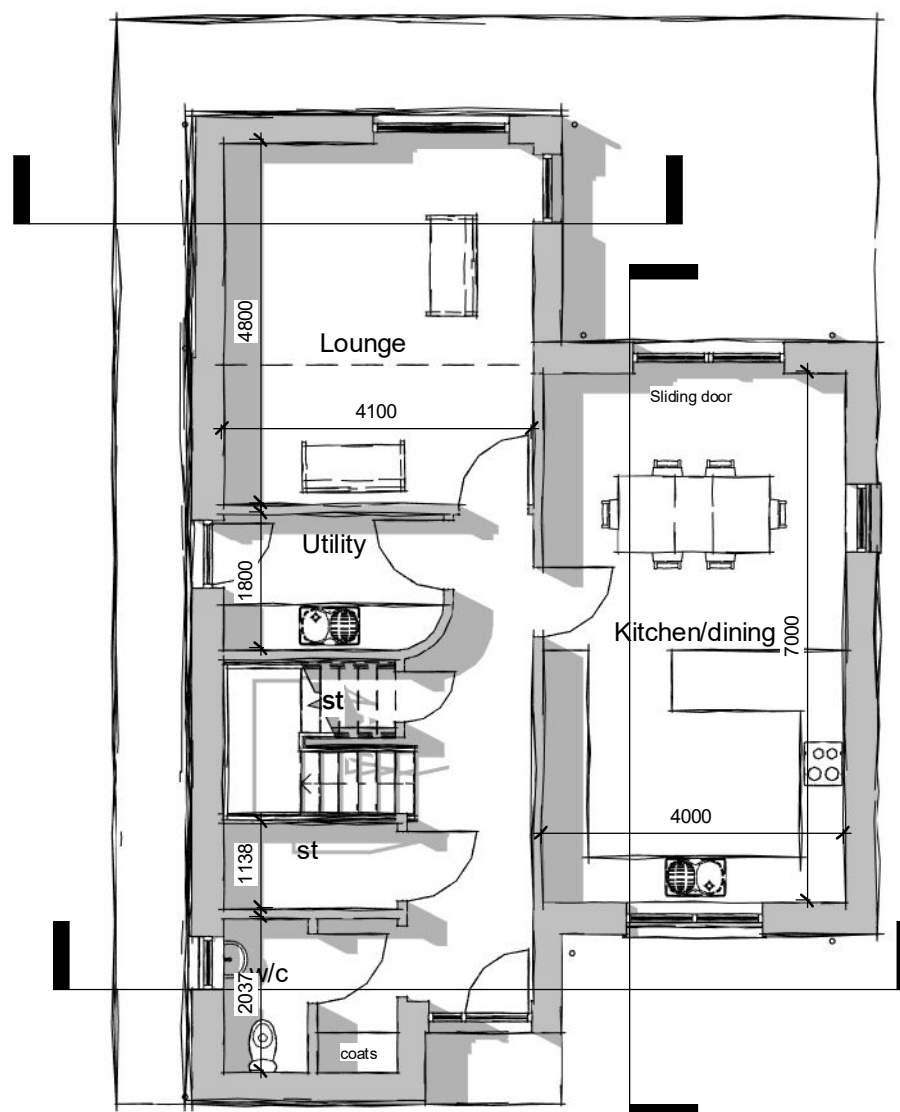


Section thru entrance



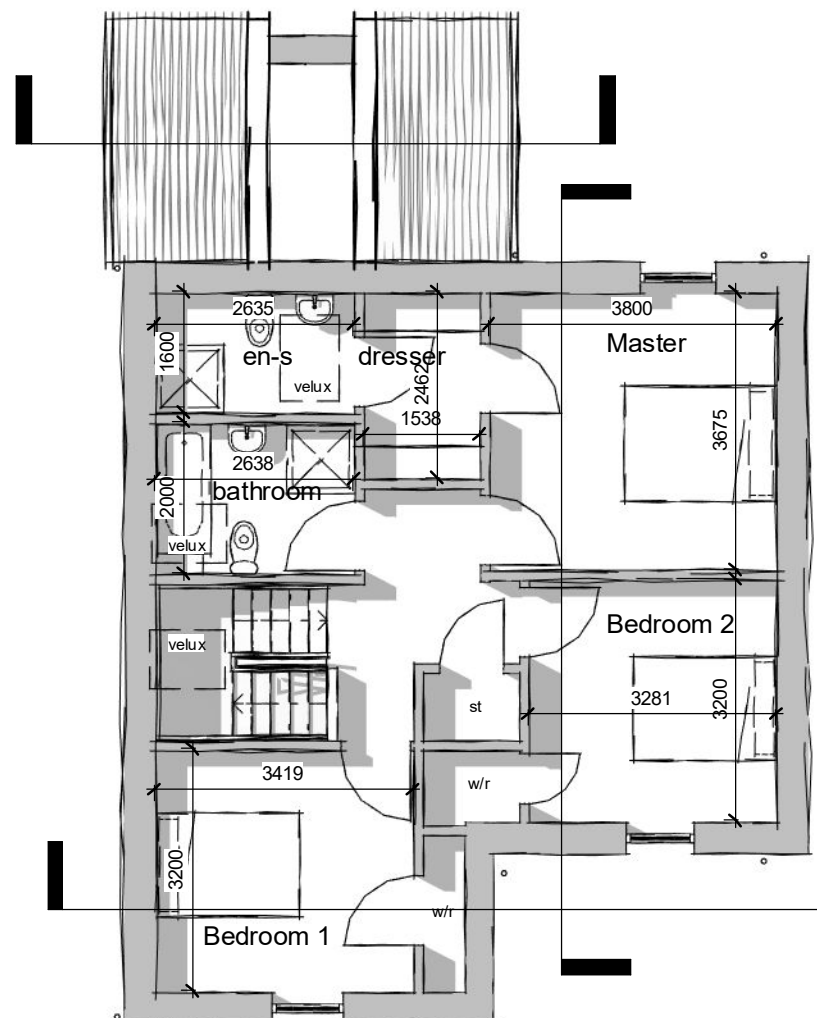
Section thru lounge

1 : 100



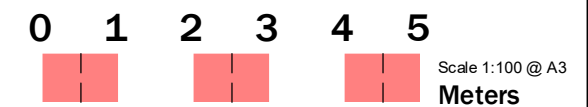
Ground floor

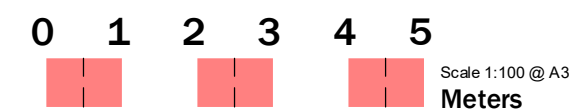
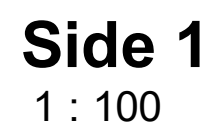
1 : 100 Area= 77msq




First floor

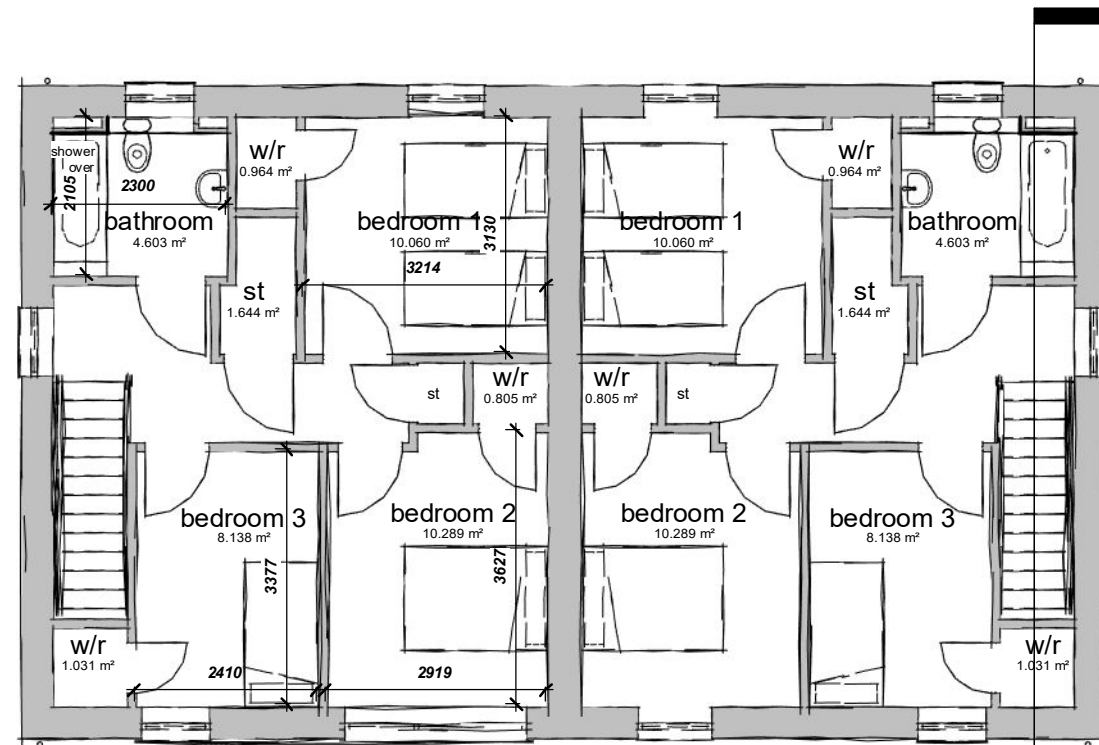
1 : 100 Area= 62

[illegible]

[illegible]

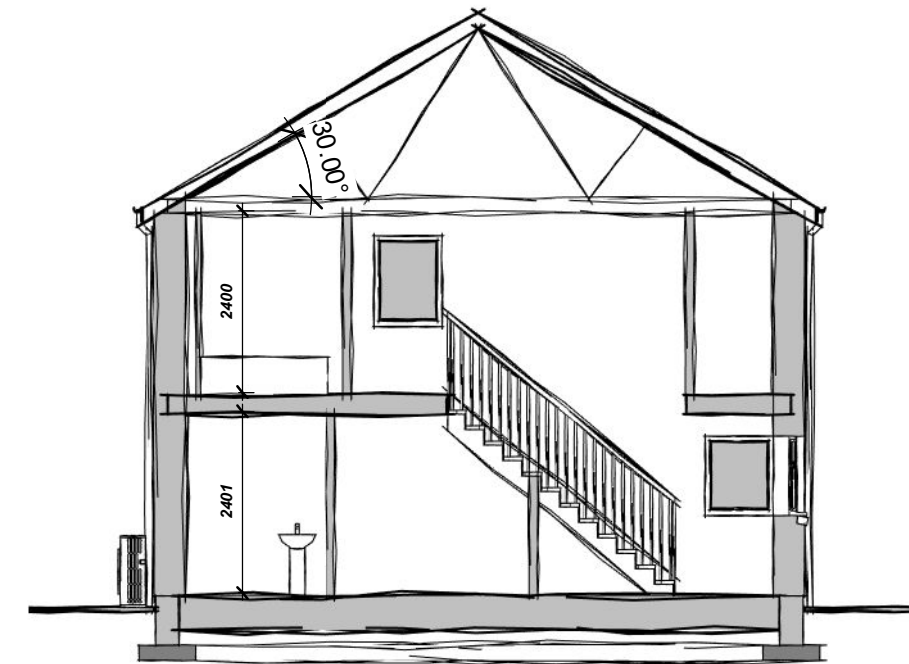


Planning issue		
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No.	Description	Date
A	Alterations	09.02.21
Valley Construction Services		
Housing at Cromdale		
External views (Plots 7,8,9,10)		
Date		06.08.19
Drawn by		GIR
Scale		
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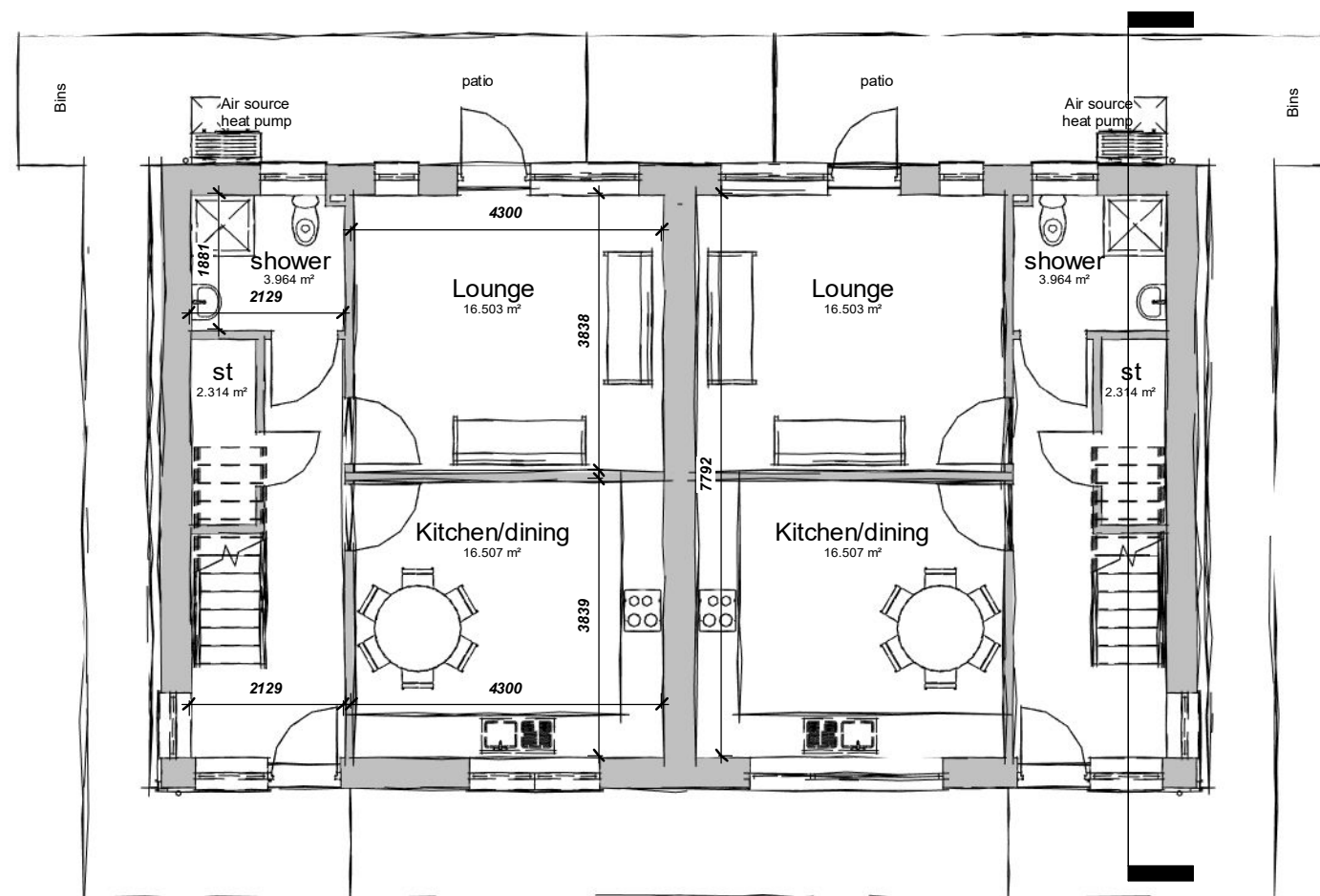
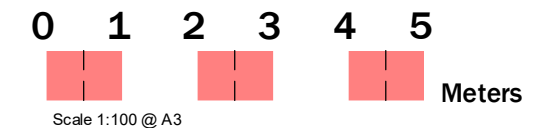
First floor

1 : 100



Typical Section

1 : 100



Ground floor

1 : 100

TOTAL GF AREA= 50.9 msq

TOTAL FF AREA= 48.1 msq

3 bed, 5 person

[illegible][illegible]

Valley Construction Services	
Housing at Cromdale	
Plans (Plots 11,12,13,14,17,18)	
Date	06.08.19
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2019 021 - 020	

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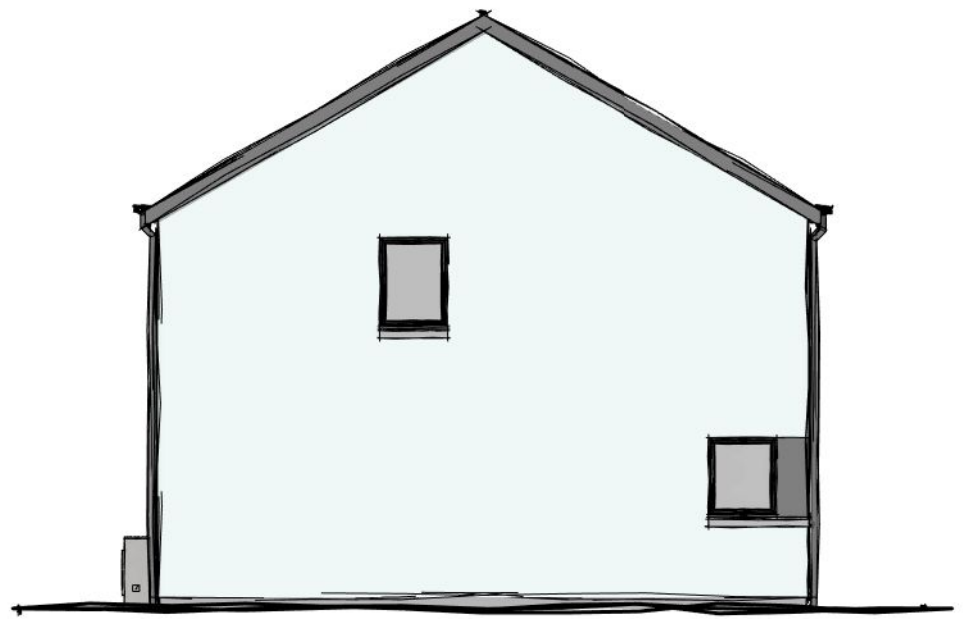
Front
1 : 100



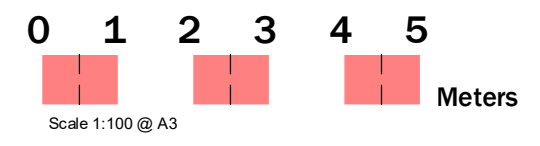
Side 1
1 : 100




Rear
1 : 100



Side 2
1 : 100



Planning issue



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No.	Description	Date
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Valley Construction Services

Housing at Cromdale

Elevations (Plots 11,12,13,14,17,18)	
Date	06.08.19
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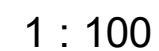
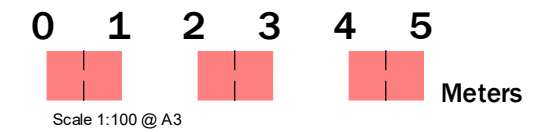
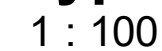
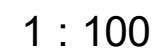
No.	Description	Date
A	Alterations	09.02.21

Valley Construction Services
Housing at Cromdale

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

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

[illegible]