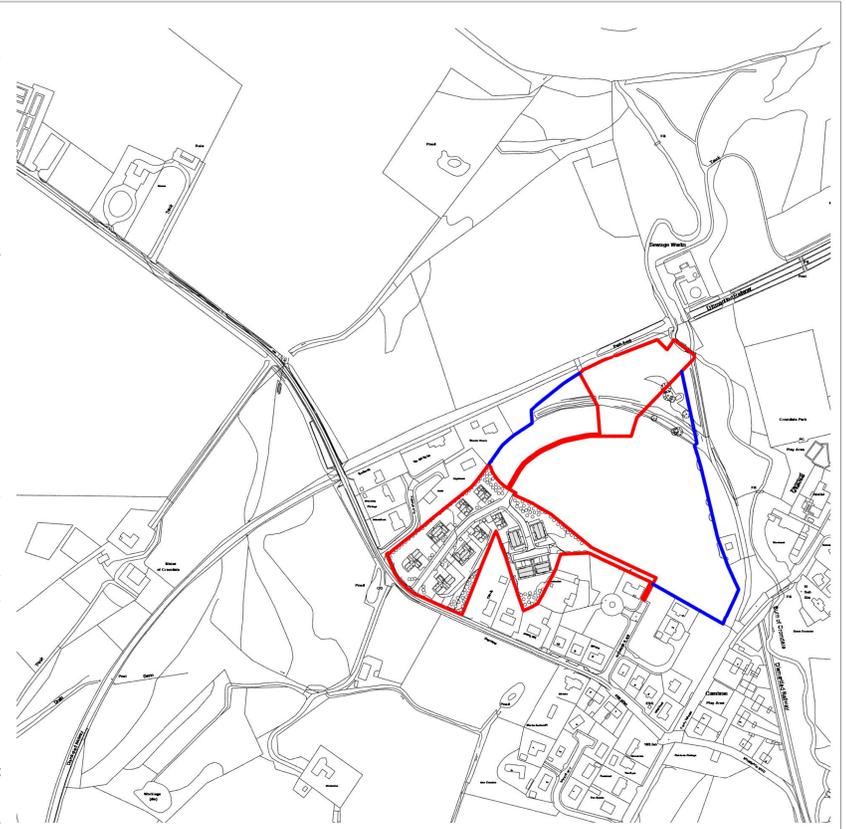


AGENDA ITEM 5

APPENDIX I

2020/0009/DET

PLANS



Location
1 : 2500

KEY

TARMAC PATH	Hedge planting, Beech hedging to be maintained at 0.9m 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	

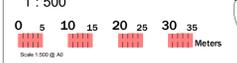
Total units = 18
 8 Affordable units (11-18) to consist of:
 - 2/ 2B/3B flexi units for social rent
 - 2/ 3B5P semi villas for Lift
 - 4/ 3B5P semi villas for MMR

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

Site/landscape plan
1 : 500



PLANTING SCHEDULE

- A - Silver Birch 1.5 - 1.8m semi standard
- B - Rowan (SORBUS ACCUPARIA) 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 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 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 4 no 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.

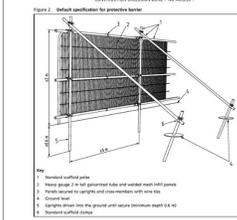
MAINTENANCE OF LINK PATH

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

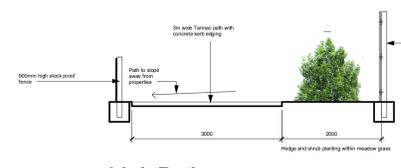
- All litter and glass to be removed.

- Leaf collection when required.

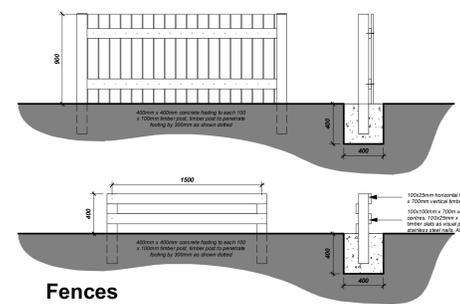
- Lighting to be replaced when required.



TREE PROTECTION DETAILS



Link Path
1 : 50



Fences
1 : 25

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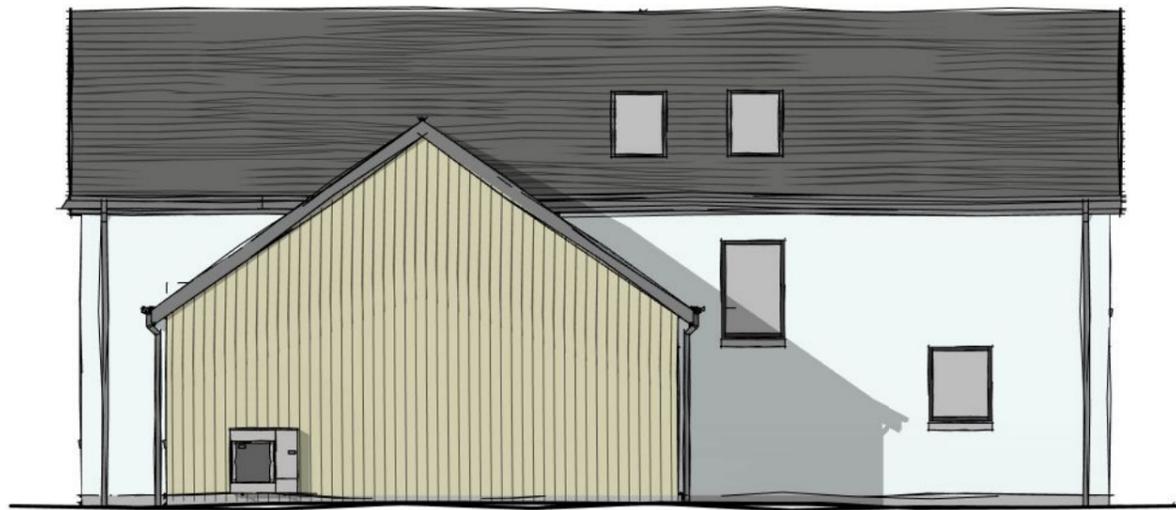
Housing at Cromdale

Site/landscape Plan

Date	09.04.19
Drawn by	GIR
Scale	As indicated

2019 021- 000

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Side 2
1 : 100



Side 1
1 : 100

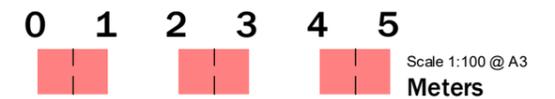


Front
1 : 100

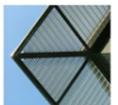


Rear
1 : 100

NOTE- Plot 1 to be mirrored version of Plot 2



Planning issue



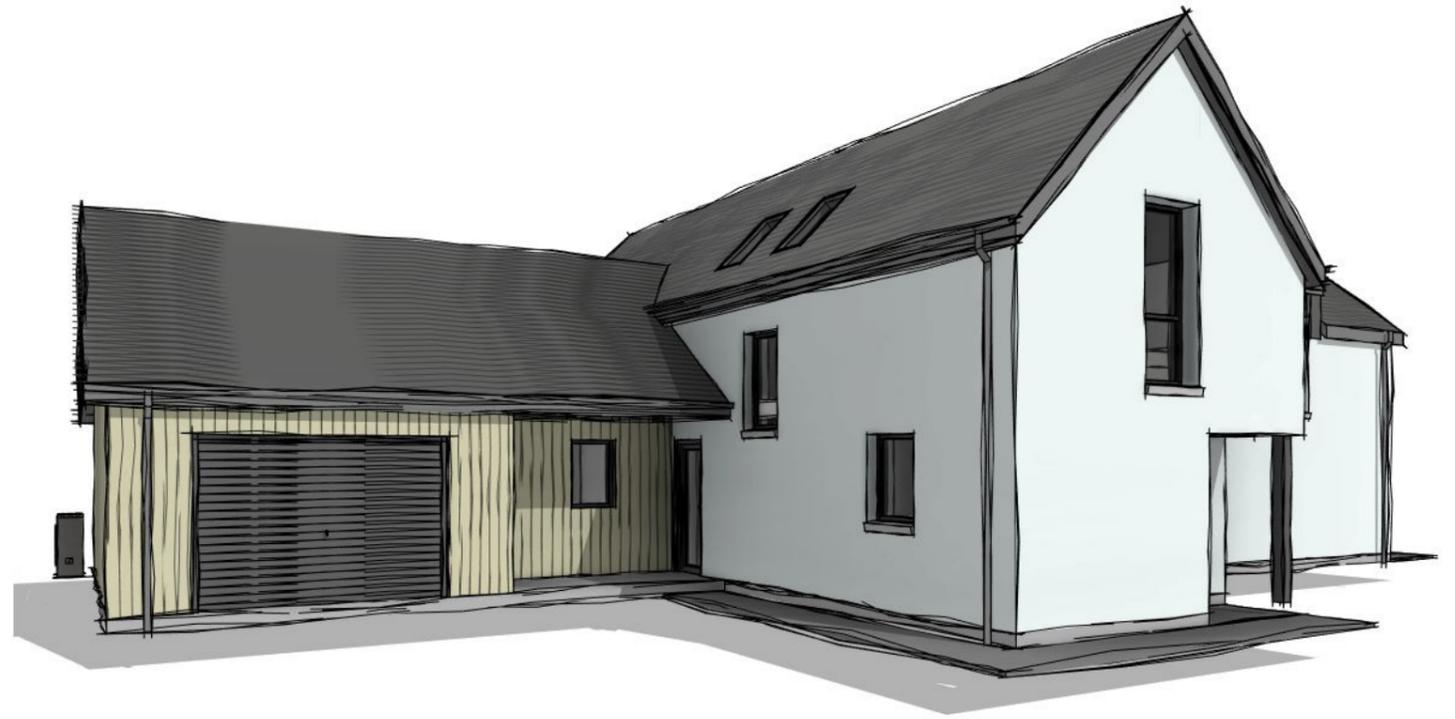
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No.	Description	Date
A	Elevations alterations	09.02.21

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Housing at Cromdale

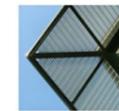
Elevations (Plots 1 & 2)	
Date	06.08.19
Drawn by	GIR
Scale	1 : 100
2019 021- 051	

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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

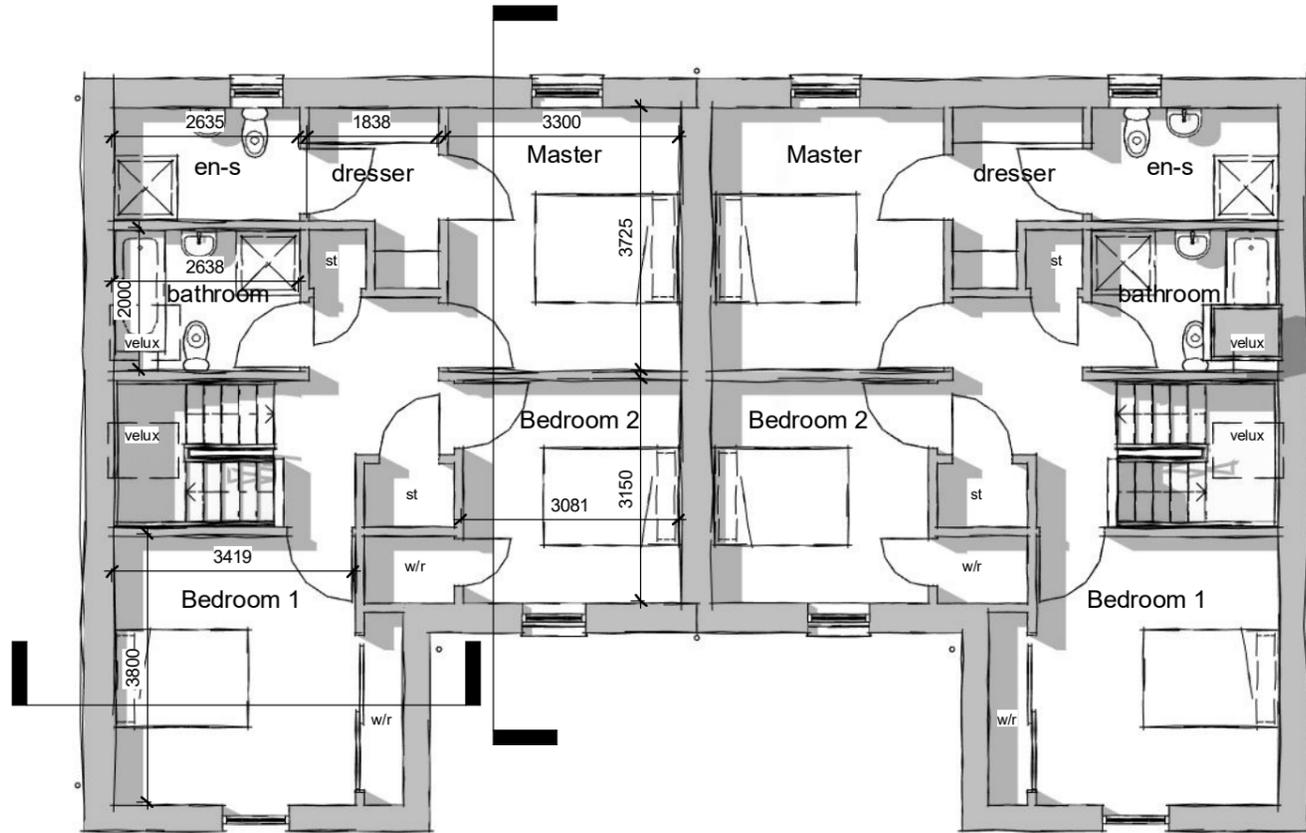
Valley Construction Services
 Housing at Cromdale

External views (Plots 1 & 2)

Date	06.08.19
Drawn by	GIR
Scale	

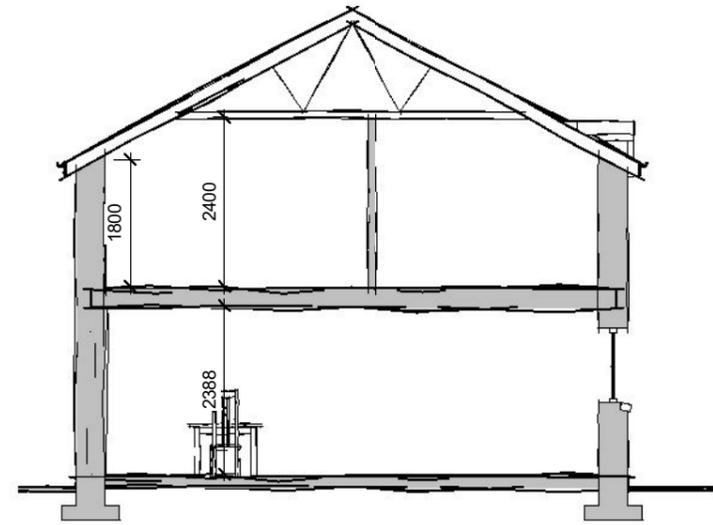
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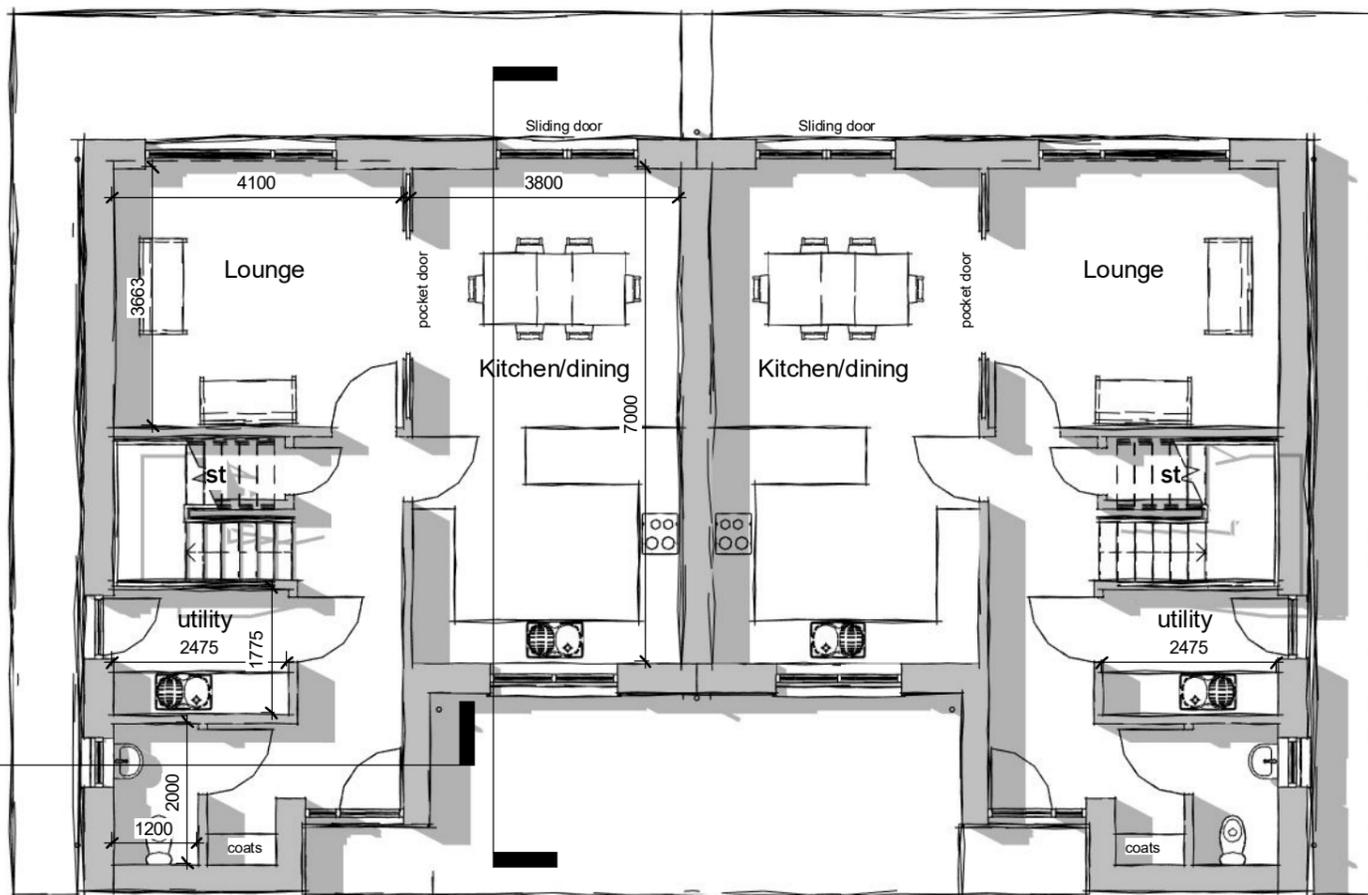
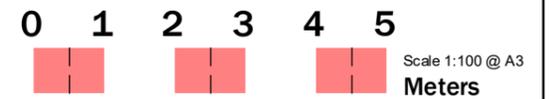
First floor

1 : 100 Area= 63msq



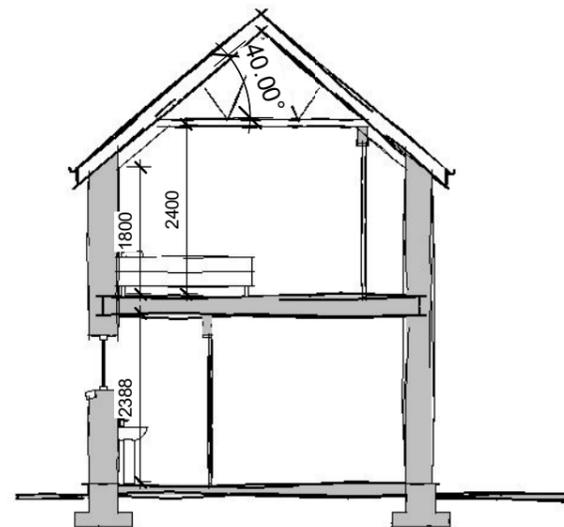
Section thru kitchen

1 : 100



Ground floor

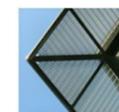
1 : 100 Area= 66msq



Section thru entrance

1 : 100

Planning issue



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No.	Description	Date
A	Alterations	09.02.21

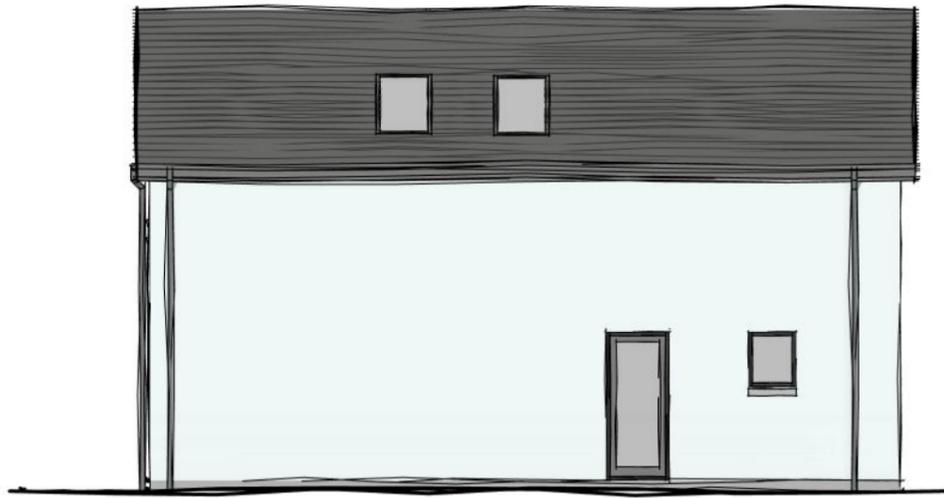
Valley Construction Services
 Housing at Cromdale

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

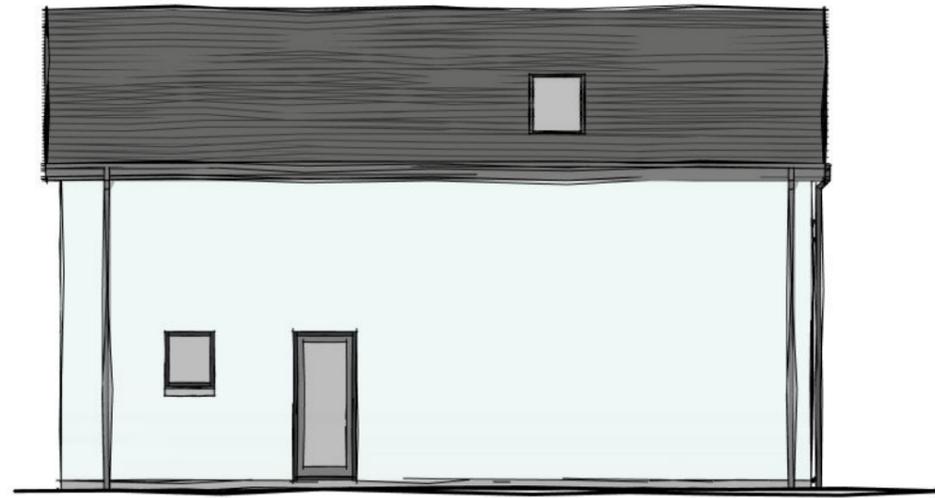
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Drawn by	GIR
Scale	1 : 100

2019 021- 040

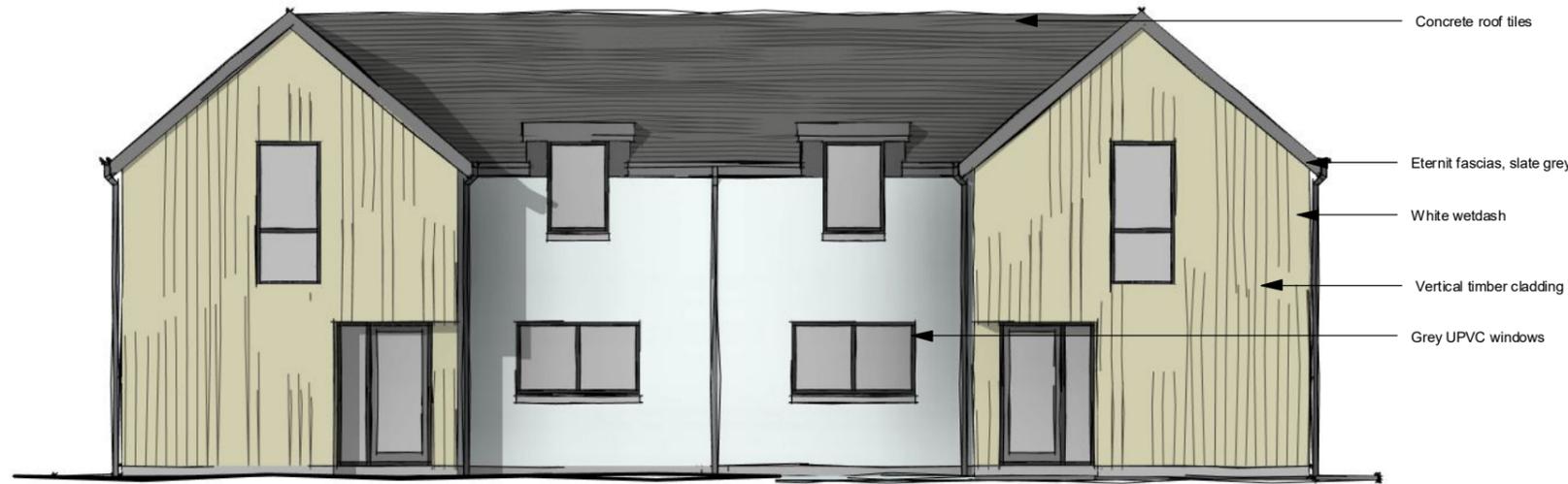
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Side 2
1 : 100



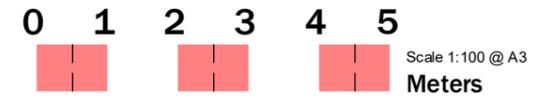
Side 1
1 : 100



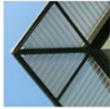
Front
1 : 100



Rear
1 : 100



Planning issue



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No.	Description	Date
A	Alterations	09.02.21

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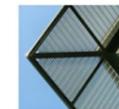
Elevations (Plots 3,4,5,6)

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

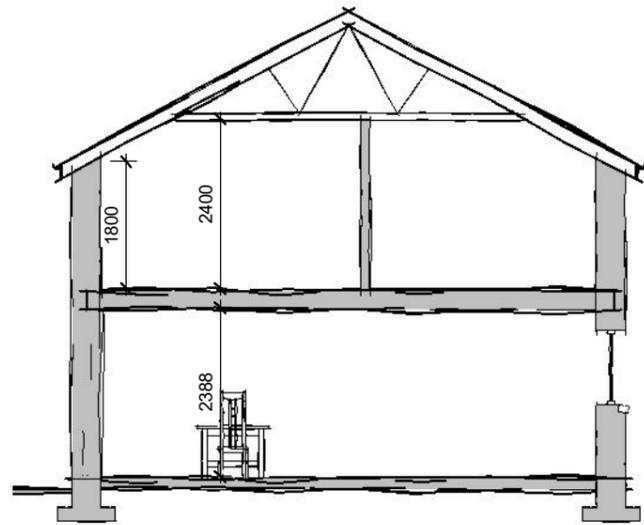
Valley Construction Services
 Housing at Cromdale

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

Date	06.08.19
Drawn by	GIR
Scale	

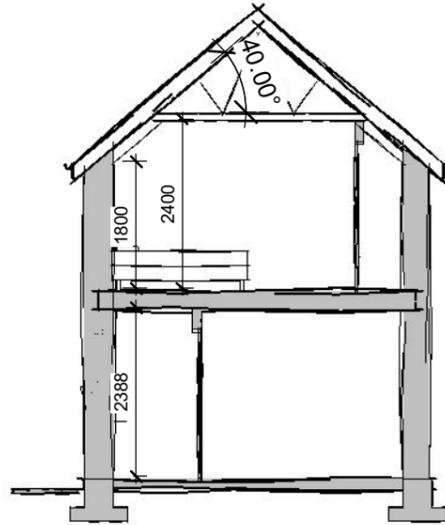
2019 021- 042

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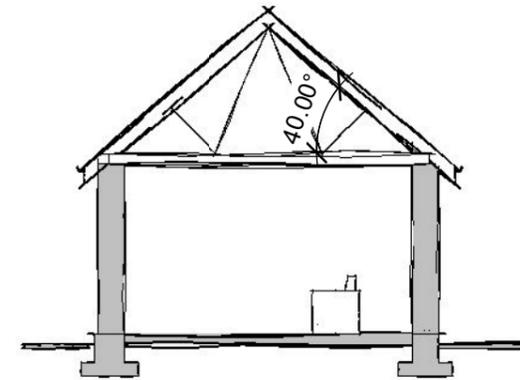
Section thru kitchen

1 : 100



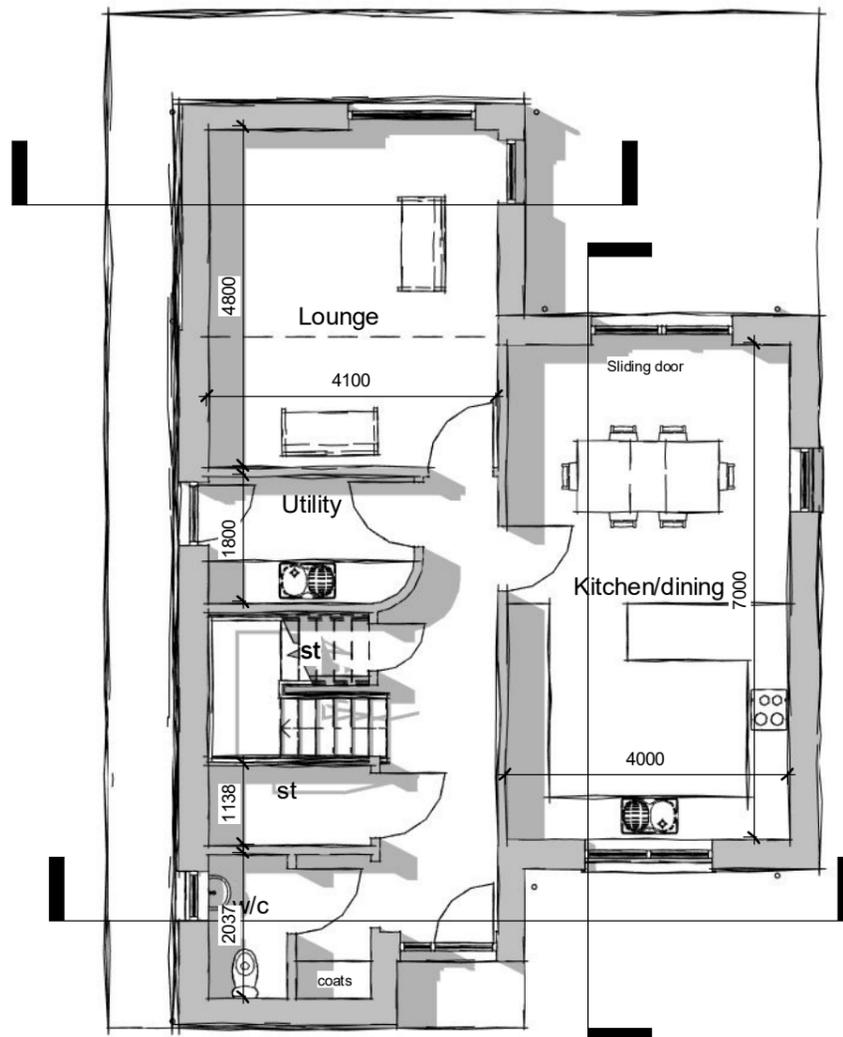
Section thru entrance

1 : 100



Section thru lounge

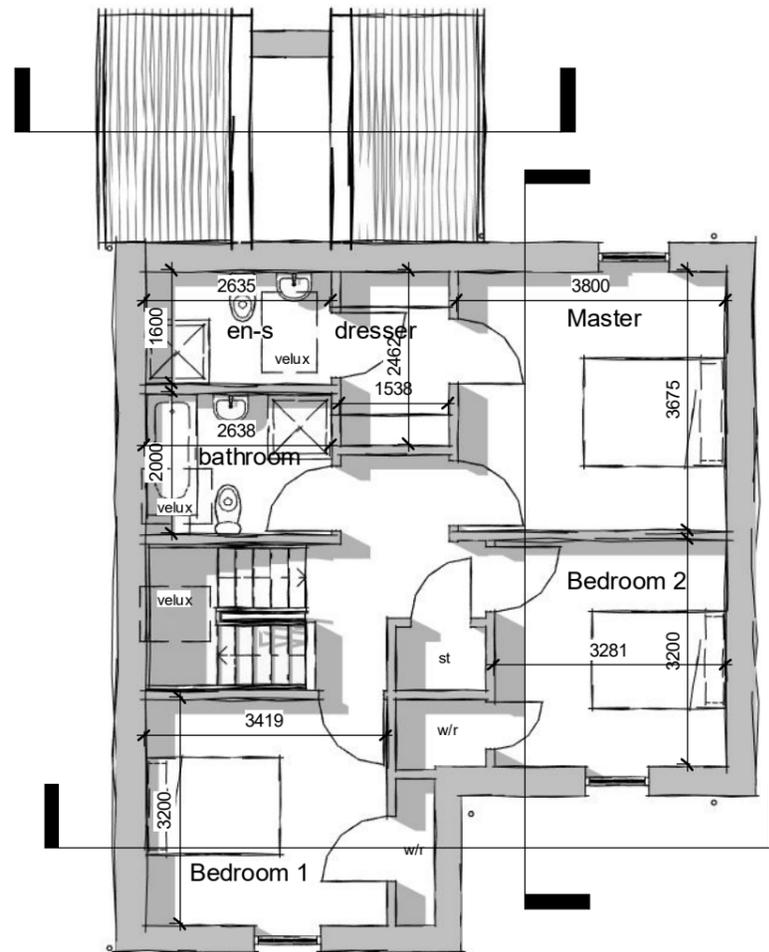
1 : 100



Ground floor

1 : 100

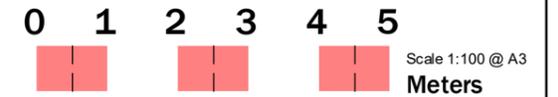
Area= 77msq



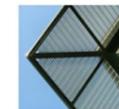
First floor

1 : 100

Area= 62



Planning issue



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No.	Description	Date
A	Alterations	09.02.21

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

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

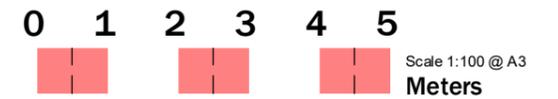
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Front
1 : 100



Side 1
1 : 100

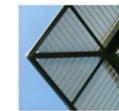


Rear
1 : 100



Side 2
1 : 100

Planning issue



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No.	Description	Date
A	Alterations	09.02.21

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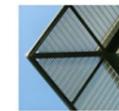
Elevations (Plots 7,8,9,10)	
Date	06.08.19
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No.	Description	Date
A	Alterations	09.02.21

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

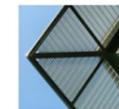
Date	06.08.19
Drawn by	GIR
Scale	

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No.	Description	Date
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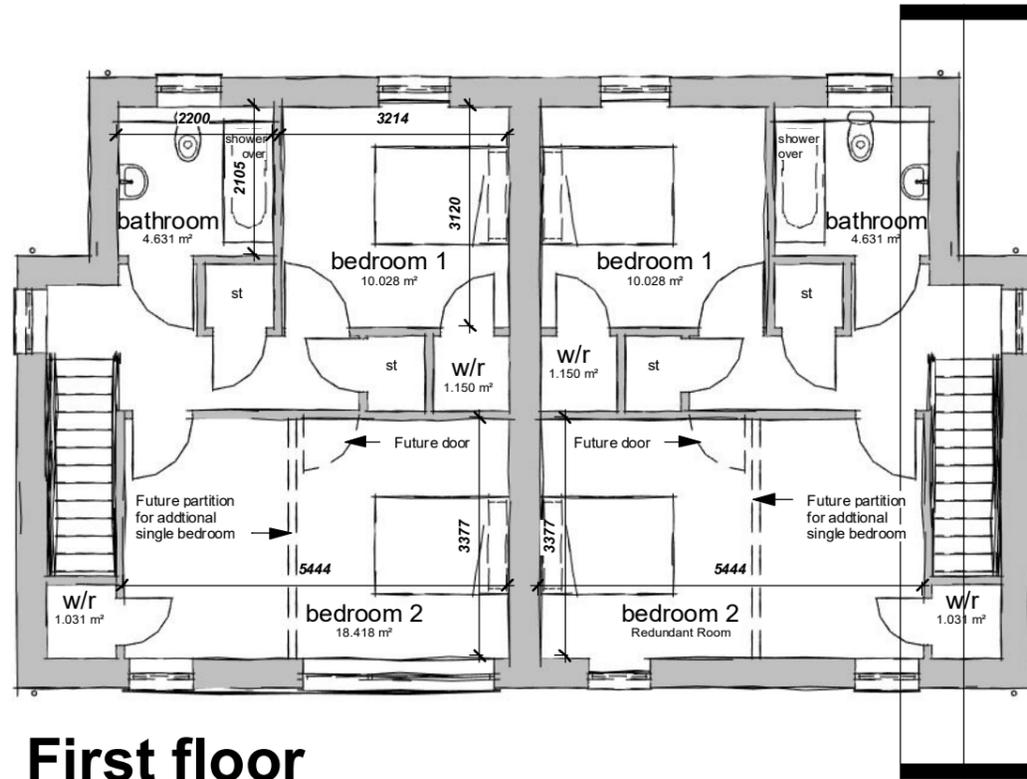
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 Housing at Cromdale

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

Date	06.08.19
Drawn by	GIR
Scale	

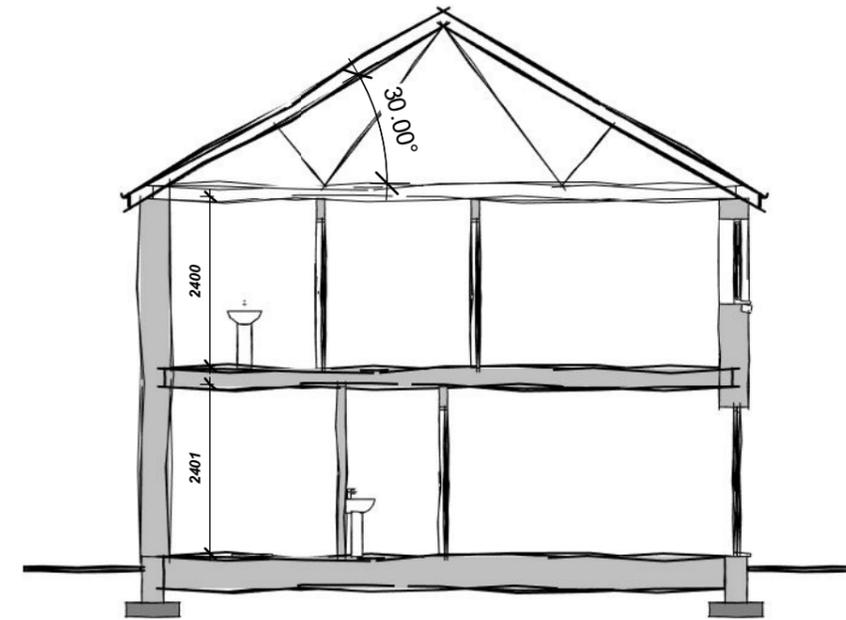
2019 021 - 022

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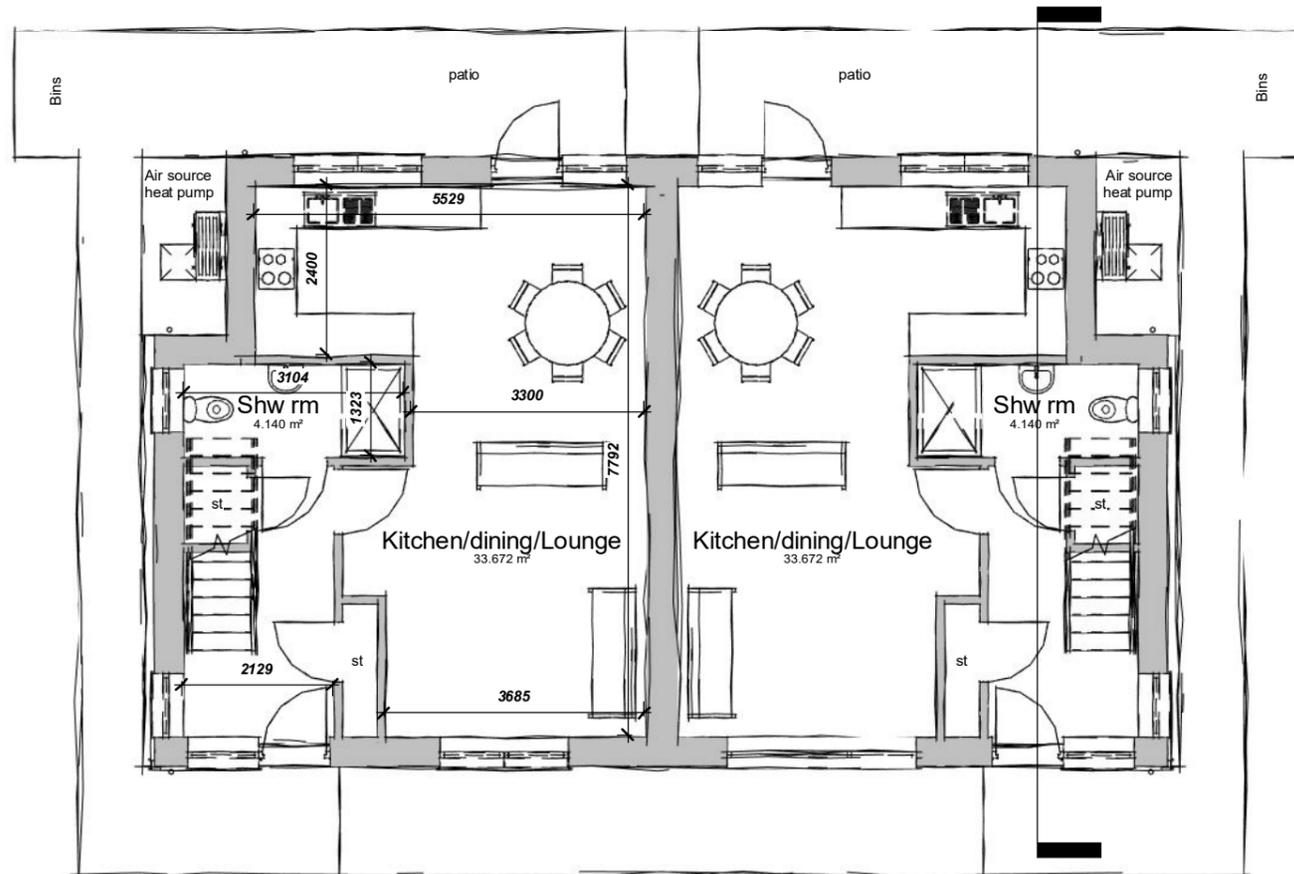
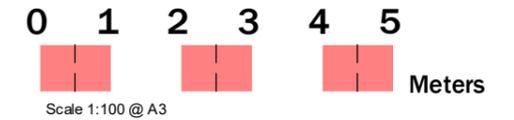
First floor

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)

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No.	Description	Date
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Plans (Plots 15,16)		
Date	06.08.19	
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Scale	1 : 100	
2019 021 - 025		
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