

Agenda Item	6.7
Report No	PLN/009/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 January 2022

Report Title: 21/03683/PIP: The Highland Council Housing
Land 370M NE of Cromlet House
Cromlet Drive, Invergordon

Report By: Acting Head of Development Management

Purpose/Executive Summary

Description: Erection of 93 residential units, access roads, landscaping and ancillary infrastructure

Ward: 06 - Cromarty Firth

Development category: Housing Major

Reason referred to Committee: Major Application.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought, in principle, for a residential development of 93 residential units and associated access, landscaping and infrastructure. The residential units proposed will comprise a mix of tenures, with at least 50% of these being affordable homes. The development will be delivered in three phases. The applicant has identified an indicative mix of units to be delivered across the site comprising:

- 2 no 5 bedroom houses;
- 2 no. 4 bedroom houses;
- 24 no. 3 bedroom houses;
- 11 no. 2 bedroom houses;
- 8 no 1 bedroom houses;
- 22 no. 2 bedroom flats;
- 12 no. 1 bedroom flats;
- 4 no bungalows; and
- 8 no. self-build plots.

1.2 The application site is adjacent to Castle Avenue, with access to be taken from the public road at this point.

1.3 The applicant utilised the Council's Pre-Application Advice Service for Major Developments and the Council's Street Design Review prior to submission. In summary, the advice provided set out that:

The proposal offers the opportunity to deliver a substantial quantity of housing, including affordable housing, and provides an opportunity to deliver a high-quality development. It must however be delivered with a holistic approach to the land adjacent to the site which performs an important function as a green corridor for existing residents. In addition to the above, support for the development would be dependent on satisfactory resolution of a number issues/observations raised by consultees.

1.4 The application has been supported by the following information:

- Design and Access Statement
- Drainage Statement
- Archaeological Site Investigation Assessment
- Landscaping Schedule
- Tree Survey Schedule
- Transport Assessment
- Ecological Assessment Report

- 1.5 Since validation of the application the following variations have been made to the application: revised site layouts - 07 January 2022 , deleting link footpaths and altering parking and common areas to meet Forestry Officer's comments.

2. SITE DESCRIPTION

- 2.1 The application site is a large, irregularly shaped area of land in Invergordon, extending to some 4.2 hectares. The site extends southward from the corner of Gordon Terrace to the north and Castle Avenue to the west. The west side of Castle Avenue and the north and south sides of Gordon Terrace are characterised by 20th Century housing development. On Gordon Terrace, this is mainly 2 storey semi-detached houses and cottage flats, although 'Harbour View', directly to the north of the application site, incorporates more modern semi-detached properties, completed in the 2000's. To the east of the application site, the surroundings are mainly open, incorporating the Ross Sutherland Rugby Club grounds. To the south of the application site, the surroundings are characterised mainly by traditional large detached two storey homes, fronting the Far North Railway Line and Invergordon Station, across Cromlet Drive. Core path RC23.05 known as the 'Black Path', runs across the western area of the application site, from north to south. The core path forms a further demarcation between the site and the 'Cromlet Park' neighbourhood to the west, consisting mainly of single storey modern detached properties.
- 2.2 The site currently has an informal rough vehicle access in place off Castle Avenue. Castle Avenue connects to Invergordon Town Centre to the south and, via Academy Road to the east, to the A9 Trunk Road, via Tomich Junction.
- 2.3 The site is currently covered in self-seeded grasses and scrub, although the northern and western boundaries incorporate some more established mature trees lining Gordon Terrace and Castle Avenue
- 2.4 The site was last formerly used as a military depot and as a result there may be residual land contamination. Before this, the site had a more diverse history as part of the Invergordon Naval Base and as an army camp, with the resulting potential for archaeology to remain.
- 2.5 The site is capable of connection into the surrounding public water supply and foul and surface water sewer network, with several of these assets crossing the landholding. The site is not designated as at risk of coastal or fluvial flooding on either the SEPA online maps or the Council's more detailed GIS records. Isolated areas of potential pluvial (surface water) flood risk are identified in the north-eastern part of the site.

3. PLANNING HISTORY

- 3.1 21/03684/FUL: Residential development Pending
comprising 35 units, access, roads, Consideration
landscaping and ancillary infrastructure (phase
1 of Cromlet masterplan)

3.2	14 June 2021	21/01819/PAN: Proposal of Application Notice for development of up to 93 residential units and associated infrastructure	-
3.3	27 May 2011	05/00325/OUTRC: Formation of 5 Serviced Building Plots (Outline) (Southwest area of application site)	Application Withdrawn
3.4	27 May 2011	05/00323/FULRC: Erection of 16 Houses (Detail) & Construction of Site Access Road (Southwest area of application site)	Application Withdrawn
3.5	11 February 2005	05/00061/OUTRC: Extension to Expiry Date of Existing Outline Planning Permission (Erection of Supermarket, 40 Bed Lodge Motel and Public House, Church/Recreational Facility (Including Retail Impact Assessment) (Outline - Resubmission) (Current application site)	Application Withdrawn
3.6	30 January 2002	01/00503/OUTRC: Erection of Supermarket, 40 Bed Lodge Motel and Public House, Church/Recreational Facility (Including Retail Impact Assessment) (Outline - Resubmission) (Current application site)	Application Permitted
3.7	19 March 2001	00/00021/OUTRC: Amendments to approved masterplan (outline) for relocation of site for hotel/public house, relocation of site for church/community use and incorporate site for neighbourhood centre comprising supermarket and one small shop unit (Current application site)	Application Refused
3.8	27 March 2000	00/00062/OUTRC: Erection of 24 low-cost housing units (Current application site)	Application Permitted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Ross-shire Journal, Unknown Neighbour and Schedule 3 Development: 14 Days
Date Advertised: 20 August 2021
Representation deadline: 23 November 2021
Timeous representations: 1 from 1 household
Late representations: None

- 4.2 Material considerations raised are summarised as follows:
- a) Concerns over potential loss of residential amenity; namely privacy and sunlight and daylight, to the surrounding residential properties.
 - b) Concerns over the loss of site as a local green space resource.
- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet
www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

- 5.1 **Invergordon Community Council** do not object to the application. The Community Council made comments that it would prefer to see a higher ratio of housing for private ownership within the development, in the interest of providing local people the opportunity to purchase a property in the town. They also raised concerns regarding the impact of parking along Castle Avenue on rugby match days and when social events are hosted considering that the vehicle access point to the development will be located here. The Community Council raised issues with visibility and restriction in traffic flow due to cars parked along the roadside.
- 5.2 **Access Officer:** does not object to the application. The Access Officer commented on the footpath links proposed to the 'Black Path' core path as well as the greenspace provision. They suggested path junctions be fitted with wider 'bell mouths' to avoid worn desire lines cutting corners. It considered that the level of green space and play facilities proposed were considered one of the most positive aspects of the development.
- 5.3 **Contaminated Land Team** do not object to the application. It notes that that the site was used as a diesel storage depot and tank farm. The tanks were removed and the site reprofiled in 1991. There have been a number of subsequent site investigations and the applicant must provide a scheme to deal with potential contamination, secured by condition. This should focus on how the new drainage arrangements could affect the leachability of contaminants from the soil. The applicant's environmental consultant is currently discussing these issues directly with the Contaminated Land Team.
- 5.4 **Development Plans Team** does not object to the application – The majority of the site is allocated for housing in the Inner Moray Firth Local Development Plan (IMFLDP) with the neighbouring greenspace allocation surround the Black Path protected. The Development Plans Team also provided advice on the developer contributions required to support expansion of the local leisure centre.
- 5.5 **Environmental Health Officer** does not object to the application – The main areas of concern relate to the construction phases of the new development. Environmental Health recommended that construction phase noise and dust mitigation schemes be secured by condition, as well as measures to control vibration during the construction phase.

- 5.6 **Flood Risk Management Team** do not object to the application. Given the pluvial flood risk areas identified on the site, the Team recommended a condition to secure a finalised drainage design for review in advance of development commencing. This shall include confirmation of agreed surface water discharge rates from the site into the existing Scottish Water network. Network simulations and flood routing plans shall be provided that demonstrate that storms up to and including the 1 in 200 year plus climate event will be managed within the site boundary without flooding to property or critical roads.
- 5.7 **Forestry Officer:** does not object to the application following variations to the masterplan related to tree protection in the north and west of the site. The Forestry Officer recommended a condition to secure further information on tree protection measures prior to development commencing, including an Arboricultural Impact Assessment, Tree Protection Plan, Arboricultural Method Statement, details of site supervision and compliance monitoring, a Landscape Plan, including 5-year maintenance schedule), a detailed Factoring Arrangement and Tree Management Plan.
- 5.8 **Historic Environment Team (Archaeology)** do not object to the application. Given the longer-term history of the site, they recommended that a programme of work for the survey and recording of any features of archaeological and historic interest in advance of development or site clearance, be secured via condition.
- 5.9 **WSP on behalf of Transport Planning Team** do not object to the application. The applicant's Transport Assessment is generally satisfactory WSP recommended - several conditions, to secure a detailed phasing of the road and street layout, Travel, Traffic Management and Access Management Plans and a scheme for provision of EV charging points throughout the development.
- 5.10 **Network Rail** do not object to the application. It highlights that the proposals raise no concerns for the operation of the railway network.
- 5.11 **Scottish Water** do not object to the application advising that there is sufficient capacity in the local water supply and public sewer network to service the proposals. Given the scale of the proposals, the development may impact upon existing Scottish Water assets and the applicant should contact the agency to any potential conflict can be identified.
- 5.12 **Scottish Environment Protection Agency (SEPA)** do not object to the application and raised no further comments.
- 5.13 **Transport Scotland** do not object to the application and did not raise further comments. While it is understood that the agency has concerns regarding the operation of the Tomich Junction onto the A9 Trunk Road, there is currently not a project or protocol to direct developer contributions toward.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 31 - Developer Contributions
- 32 – Affordable Housing
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

6.3 **Highland Council Supplementary Planning Policy Guidance**

- Access to Single Houses and Small Housing Developments (May 2011)
- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Houses in Multiple Occupation (March 2013)
- Managing Waste in New Developments (March 2013)
- Open Space in New Residential Developments (Jan 2013)
- Physical Constraints (March 2013)
- Public Art Strategy (March 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

- Scottish Planning Policy
- National Planning Framework 3
- Designing Streets
- Creating Places

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) masterplan, design and layout
 - c) access and travel
 - d) flood risk, drainage and servicing
 - e) amenity
 - f) Impact on natural heritage, landscaping and trees
 - g) Construction impacts
 - h) Impact on infrastructure and services and proposed mitigation (developer contributions)
 - i) any other material considerations

Development plan / other planning policy

- 8.4 Both the Highland wide Local Development Plan (HwLDP) and Inner Moray Firth Local Development Plan (IMFLDP) support the principle of development of new homes in the settlement development area and the principle of residential development on this site may be established through the IMFLDP.
- 8.5 The principal policy framework relating to the development of the site is set out in the IMFLDP. Development of sites designated within the plan will be supported, subject to provision of the necessary infrastructure, services and facilities. Larger sites must be appropriately masterplanned. Each phase of development will need to show its relationship to this overall masterplan and demonstrate how the required infrastructure will be delivered. In this respect, the IMFLDP notes several issues affecting further development in Invergordon. These include the condition of the education estate in the area as well as the capacity of the Tomich Junction from the town onto the A9 trunk road. The applicant has submitted an indicative site layout and masterplan which creates a framework for the phased development of the wider site. Additionally, the applicant's supporting information and the consultation responses address the wider concerns within the settlement, as identified in the IMFLDP.

- 8.6 Subject to detailed consideration of the design and layout, through the associated application for detailed planning permission for the first phase of the development, currently being assessed under application 21/03684/FUL and future applications for detailed planning permission, or matters specified on conditions, it is accepted that residential development of the scale proposed, can be accommodated satisfactorily on the site. The planning assessment that follows sets out how the proposals address the subject specific considerations listed in the HwLDP policies.

Masterplan, design and layout

- 8.7 The applicant's indicative site layout shows 93 residential units, incorporating a mix of flats, cottage flats, semi-detached and detached houses and self-build house plots to be brought forward over three phases. The detailed layout of the first of these phases, is currently also pending consideration under application 21/03684/FUL, for 35 units of a variety of house and flat types, under social tenures. The indicative layout shows a development that makes considered use of the challenging shape of the application site. Development will proceed from Phase 1 in the northeast of the site, comprising application reference 21/03684/FUL, to Phase 2 in the south and Phase 3 in the southwest. Phases 1 and 2 are generally similar and consist of looping streets with various styles of housing radiating from flatted development either side of the main entrance road to the wider site. Phase 3 consists of semi-detached and terraced houses as well as the proposed self-build plots, surrounding the main green and play space. A condition is attached to secure further planning applications are submitted in respect of each of the phases, to assess the detailed design, scale, materials and finishes of the new dwellings and to ensure conformity in these matters across the wider site. The Phase 1 proposals currently under assessment through application 21/03684/FUL, define a precedent in this regard. A further condition is also attached to ensure a design code is produced to ensure the self-build plots proposed for Phase 3 conform to these principles.
- 8.8 The various phases are accessed by two principal looping streets, with a large green area and play space in the southwest. The proposals incorporate several key features, that prioritise a sense of place over movement, in line with the aims of the Designing Streets national policy statement. Different house types are used to create distinctive and identifiable zones within the wider layout, to be brought forward in each of the three planned phases. The use of repeated pitched roofs with regular openings echoes the traditional rhythm of housing established in the area, but provides the development with its own character
- 8.9 Beyond the main entrance, the streets will be developed as 'shared surfaces', with a minimum of the kinds of traditional traffic management features that have tended to allow vehicle drivers to assume priority and establishing a definitive hierarchy of streets, further encouraging driver awareness and vehicle speed reduction. Parking will be accommodated within the house plots and for the flatted aspects of the development, within dedicated courtyards, prioritising the street as a site of pedestrian movement and activity over vehicle traffic.

- 8.10 Based upon the indicative masterplan, the proposals relate well to the surroundings, with the new residential properties overlooking Castle Avenue and Gordon Terrace, encouraging an atmosphere of passive surveillance and security. Where possible, garden areas and green spaces, including the large play area, are also orientated to make best use of natural surveillance from the buildings. In the interests of sustainability and reducing emissions, the new properties have been arranged to make best use of passive solar gain.

Access and travel

- 8.11 Vehicle access to the site will be from a new junction with the public road at Castle Avenue. While the Community Council's concerns regarding parking on Castle Avenue are noted, WSP on behalf of the Transport Planning Team considered the proposed access arrangements acceptable. The proposal will require a further Roads Construction Consent (RCC) to be secured, during the assessment of which there will be further scrutiny of the access arrangements, street layout and materials specifications proposed. The applicant has submitted a Travel Plan that conducts a multi-modal assessment of access to and from the new development.
- 8.12 Wider road connections from the site are available via the Tomich Junction onto the A9 Trunk Road. The IMFLDP notes the capacity of the junction as a potential constraint to development. It is understood that Transport Scotland also has concerns regarding the operation of the junction. However, there is currently not a project or protocol to direct developer contributions toward improvement works. This matter is being considered further through the review of the Inner Moray Firth Local Development Plan. With that said, neither Transport Scotland or Transport Planning have set out that the junction does not have capacity to accommodate the development.
- 8.13 While the development is focussed on the delivery of the 'place over movement' principle in Designing Streets, car ownership and usage requires to be accommodated, including provision of suitable parking facilities. There is sufficient provision of parking spaces on the basis that a proportion of the parking within the site is not allocated to a particular property. The layout and location of the parking has been the subject of discussion with the Transport Planning Team, but it is felt that the proposed arrangements are now satisfactory in terms of planning although minor adjustments may be required through the Road Construction Consent process. Detailed cycle parking arrangements will be secured via condition. The Community Council raised concerns over use of Castle Avenue for access given this is used for parking during rugby matches and other events on the nearby playing fields. Traffic management during such events is for the event organiser and not a matter for this application.
- 8.14 The development is orientated towards reducing the dominance of vehicle access and promoting active travel where possible. The development provides a comprehensive range of active travel connections to the surrounding street network. Following the Access Officer's comments, the applicant has submitted amended drawings that incorporate 'bell mouth' junctions between the pavement and the linking paths to the Black Path core path. The layout takes advantage of

the Black Path and existing footways along Gordon Terrace and Castle Avenue to provide a choice of walking and cycling routes into Invergordon Town Centre and the railway station, from where further onward active and public transport connections are available.

- 8.15 As this is a development which will be built out over a long period, and in light of the climate emergency, it is considered appropriate to facilitate the transition toward the phasing out of diesel and petrol cars. The applicant has designated electric car charging provision within the development. The full details of the design, location and operation of these points can be secured by condition.
- 8.16 The 'Black Path' core route will be retained as proposed, with new paths connecting from the wider development. Following the Access Officer's comments, the applicant has submitted amended drawings that incorporate 'bell mouth' junctions between the pavement and the linking paths to the core path. Overall, the indicative access proposals are considered to accord with the road safety considerations of Highland wide Local Development Plan Policies 28, 29 and 34 and the considerations of the Designing Streets national policy statement and the public access considerations of Highland wide Local Development Plan Policy 77.

Flood Risk, drainage and servicing

- 8.17 While the application site is not designated as at risk of coastal or fluvial flooding, isolated areas of potential pluvial (surface water) flood risk are identified in the northeastern portion. Surface water runoff from the roofs and roads will first be collected in an attenuation cell structure, before being discharged to an existing Scottish Water surface water sewer to the south of the site along Cromlet Drive. Such an arrangement is considered acceptable for brownfield redevelopment proposals such as these and the principle of delayed discharge into the Scottish Water network has been agreed with the agency.
- 8.18 In relation to the applicant's surface water drainage proposals, the Flood Risk Management Team are satisfied, subject to a condition to secure that the final drainage design is submitted for their review and approval in advance of any development commencing. This review shall include confirmation of agreed surface water discharge rates from the site into the existing Scottish Water network. Some elements of the surface water drainage strategy will also be considered via the Roads Construction Consent process.
- 8.19 The new proposed homes will connect to the existing water supply and public sewer network. A condition is attached to ensure this across all phases of the development, with particular attention to the self-build plots incorporated in the third phase.
- 8.20 Suitable space is designated for the storage and uplift of refuse bins, in accordance with the Managing Waste in New Developments guidance. A condition to secure the detail of waste management provision can be attached to any permission granted.

Amenity

- 8.21 While the layout for this application for planning permission in principle must be considered as indicative at this stage, it is accepted that the proposed homes can be accommodated on site without detriment to the residential amenity of other existing nearby properties. Based upon the indicative layout, it is considered that the detailed design of the dwellings planned for Phases 2 and 3 can avoid overlooking issues with the surrounding properties. As a new housing development within a mainly residential area, it is considered that the long-term impacts on amenity, through increase in noise and additional activity in the area are acceptable. As detailed in the assessment of Phase 1, under application 21/03684/FUL, some overlooking of properties on Harbour View and their garden areas, adjacent this area of the site may result. Any overlooking, however, will mostly be onto the side gables of these properties. The ground-floor habitable room windows of the new dwellings will be screened by the rear boundary treatment, to be secured via condition. Any overlooking from the first floor of the new dwellings will also be from bedrooms rather than habitable rooms. Although within the normal 18m separation distance between windows, it is considered acceptable in this instance, given the nature of the potential occupancy of the rooms in question. A degree of overlooking is common to all established residential areas and it is considered for the reasons discussed above that on balance, there will be no significant long-term impact on the privacy of the adjacent houses.
- 8.22 The applicant has been in long term discussions with the Council's Contaminated Land Team, with respect to the former uses of the site. There have been several past site investigations that serve as an evidence base. The applicant can be required by condition, to provide a scheme to deal with potential contamination in advance of any development taking place.

Impact on natural heritage, landscaping and open space

- 8.23 The applicant has submitted an outline landscaping and planting plan for the site. Most of the mature trees along the site boundaries with Gordon Terrace and Castle Avenue will be retained as proposed, maintaining the important contribution of these trees to the streetscene and the visual amenity of the surrounding area, as well as to its biodiversity. Following consultation with the Forestry Officer, the overall site layout has been modified. Communal greenspace and a parking courtyard in the northwest corner of the site has been rearranged and the curtilage of one of the proposed house plots redrawn to maintain control over retained trees here and to create a buffer with the adjacent garden ground. Paths from the westernmost of the proposed self-build house plots have also been deleted in order to reduce the incursion into established woodland surrounding the Black Path. A condition is attached to secure full details of the methods of tree protection and on site compliance monitoring in advance of development commencing as well as details of a factoring agreement to ensure the established trees and new planting are correctly maintained.

- 8.24 As some trees are required to be removed to accommodate the development, compensatory tree planting is proposed within the new landscaped areas, the full details of which will be secured by condition. New planting will be of native species of trees, scrub and hedging. New areas of species rich long grass areas will be sown alongside retained areas of scrub / grasslands and native species woodland thicket planting will be undertaken. Following their establishment, the species rich, long grass areas proposed to be planted along the site boundaries and in the central greenspace, will be cut back annually into promote the wildflowers within the seed mix. Each of the new houses, cottage flats and ground floor flats will be provided with an area of garden ground, finished in either gravel, block paving or turf. A feature stone wall will be installed at the main entrance point to the development. Front gardens to the new houses will be defined with beech or laurel hedging. The rear garden areas will be demarcated with timber fencing.
- 8.25 While the representations related to los of greenspace are noted, considering the large area of new amenity space and landscaping proposed, which will be openly accessible following development, the new path links through the housing and the retention of existing key natural heritage features, it is considered that the proposals represent a net gain in terms of the quality of greenspace and the general amenity of the surrounding area.
- 8.26 The site is not located within any natural heritage designations or habitats for protected species. The impact on the Cromarty Firth SSSI, SPA and Ramsar sites in the wider area is considered minimal. The applicant has submitted an ecological assessment report in support of the proposals and pre commencement protected species surveys will be secured by condition, given their scale and significance within the local area.

Construction impacts

- 8.27 Given the scale of the project, several further assessments will require to be secured by condition in advance of a start on site. A Construction Noise Mitigation Scheme and Dust Mitigation Scheme to effectively manage the potential impacts during construction. Additionally, vibration arising from site works must not exceed a recommended value as secured by condition. A Construction Traffic Management Plan (CTMP) will also be required to manage vehicles routing and movements during this phase.

Developer contributions

- 8.28 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements.
- 8.29 The application site is located within the catchment area of Park Primary School and Invergordon Academy. Since a fire in 2020, Park Primary School has been accommodated in the Invergordon Academy Campus. As part of the Development Plans Team consultation response, the School Roll Forecast was re-run. Around half of the capacity of the site was already programmed into the Housing Land

Audit forecast associated with the Inner Moray Firth Local Development Plan (IMFLDP) The remaining 50 units were programmed into the years 6-8 of the forecast. However, this did not result in a requirement for developer contributions towards either the primary or secondary schools as the neither school would be over 90% capacity as a result of the new homes proposed.

- 8.30 Contributions will be required to support the enhancement of capacity of the Invergordon Leisure Centre, associated with the IMFLDP delivery programme
- 8.31 The applicant has noted that they intend to pay these contributions up front. This is of benefit to the Council as it ensures that a proportion of the finances are available at the outset to facilitate delivery. Consequently, no legal agreement will be required. As the development is being led by the Council, the affordable housing contribution requirements are met through on-site provision. A condition is attached to secure a 50% minimum level of affordable housing provision throughout the wider development. All of the provision of units in Phase 1 is affordable. A further condition is attached to ensure that 50% of the total of 93 homes proposed on the whole site is delivered in affordable tenures.

Other material considerations

- 8.32 The site is not within any wider designations of historic or cultural significance; however, it is considered to have archaeological potential due to the wider history. A programme of work for the survey and recording of any features of archaeological and historic interest in advance of development or site clearance will be secured via condition.

Non-material considerations

- 8.33 The representations raised the issue of the potential of the new development to influence the value of surrounding properties. This is not a material consideration within the planning system.

9. CONCLUSION

- 9.1 This application brings forward development on a locally significant housing land allocation within the local development plan. The applicant has taken forward a master planning approach that considers the phasing necessary to deliver a mix of tenure and types of new homes on the site.
- 9.2 While indicative at this planning permission in principle stage, the layout and design of the development is considered, for the most part, to accord with good practice and reflects the principles contained within Designing Streets and Creating Places, subject to matters of detail being addressed via further submissions and via planning conditions.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Payment of developer contribution Y

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

Phasing

- 1 Planning Permission in Principle is hereby granted for a residential development upon 4.2 hectares with a maximum of 93 residential units to be developed in accordance with the indicative Master Plan hereby approved in three sequential residential phases.

No development shall commence on each phase or sub phase until a phasing plan setting out the proposed number of units within each phase or subphase has been submitted to and approved in writing by the Planning Authority.

Thereafter the development shall be undertaken in accordance with the agreed Phasing Plan or in Sub-Phases as may be approved in writing by the Planning Authority.

A Sub-Phase means any part of any Phase of Development the subject of an Approval of Matters Specified in Conditions issued by the Council following an application in that behalf, or otherwise subject of any equivalent planning approval following an application in that behalf.

Reason: To ensure that the development proceeds in an appropriate manner and that the necessary elements of the development are provided at the appropriate stages.

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No development shall commence within each Phase, or sub-Phase, until an application, or applications, as they relate to or are relied upon by that Phase or sub-Phase has been submitted to and approved by the Planning Authority in respect of the following matters, insofar as they relate to the details of the proposed development taking full account of the approved Master Plan, Creating Places, Designing Streets and other relevant national and local policy and guidance related to the matters set out below:-

- a) the siting, design and external appearance of all buildings and other structures which shall be no more than 3 stories in height;
- b) details of sustainable design considerations inclusive of energy strategy;
- c) the means of access to the site including connections for all modes of transport;
- d) the layout of the site, in accordance with Designing streets principles;
- e) road layout including:
 - i. the road hierarchy;
 - ii. typical form of the routes forming the hierarchy including surface materials;
 - iii. junction layouts and design;
 - iv. junction and forward visibility requirements;
 - v. junction spacing both within the development and on the spine road;
 - vi. vehicle tracking at junctions and standard radii;
 - vii. details of provision for cyclists and pedestrians (including linkages to the wider network) with junctions and crossing designed to facilitate active travel;
 - viii. details of safer routes to school;
 - ix. details of the location and type of service strips within the intended adoptable road boundary;
- f) the provision of car parking inclusive of disabled parking including in-curtilage parking, communal parking areas, parking courts and on-street parking with no driveways being located in positions where they may conflict with traffic movements at junctions;
- g) the provision of covered cycle parking including resident cycle parking in houses and communal covered cycle parking at flats and external secure, covered visitor cycle parking at flats;
- h) the details of and timetable for delivery of the provision of public open space, including, in accordance with the Open Space in New Residential Developments: Supplementary Guidance, (or any superseding guidance prevailing at the time of submission);
- i) details of public art provision in accordance with the Highland Council's Public Art Strategy Supplementary Guidance (or any superseding guidance prevailing at the time of submission);
- j) the details of, and timetable for, the hard and soft landscaping of the site;

- k) details of management and maintenance arrangements of the areas identified in (h), (i), and (j) above;
- l) details of all boundary treatments within the development, as set out within the relevant approved Area Development Brief.
- m) the provision for service vehicles following occupation of the development;
- n) details of the provision of surface water drainage systems, including access for maintenance, across the phase or sub-phase, how it relates to the surface water drainage strategy for the site as a whole and management and maintenance arrangements of said infrastructure;
- o) details of the water and waste water connections, with connection to the public water and waste water networks;
- p) means of dealing with domestic waste in accordance with the Highland Council's 'Managing Waste in New Developments' Supplementary Guidance' including any details of the siting of a recycling facility (or any superseding guidance prevailing at the time of submission);
- q) details of existing trees, shrubs and hedgerows to be retained;
- r) details of existing and proposed site levels with fall arrows; and
- s) details of finished floor levels.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing within each phase or sub-phase.

3

No development shall commence on any of the self-build plots until a submission of a Design Code has been submitted to and approved by the planning authority in advance of the submission of any other application(s) for the approval of matters specified in conditions for that particular phase. The Design Code shall be produced using the principles set out in the Cromlet Master Plan and shall include the following:

- i. Conformity with principles and vision of the Cromlet Masterplan;
- ii. Place-making and public realm;
- iii. Transportation, access, active travel and connectivity;
- iv. Drainage, sustainable drainage and the water environment;
- v. Landscaping
- vi. Character and design including material palette;
- vii. Phasing, implementation and integration

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

Design and materials

- 4 Any details pursuant to condition 2 above shall show secure, covered cycle parking spaces provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: to ensure that the proposed cycle parking is safe and secure for use by the public.

- 5 Any details pursuant to condition 2 shall include the principles for the siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) within the development for approval approved in writing by the Planning Authority. Thereafter the delivery of above ground infrastructure shall be delivered in accordance with the approved principles.

Reason: To ensure that these matters can be considered in detail to ensure the character and identity of the phase or sub-phase is consistent with the overall masterplan for the site.

- 6 Any details pursuant to Condition 2 for each phase or sub-phase shall include details of a scheme of hard and soft landscaping works related to that phase or sub-phase. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any proposed walls, fences, gates, seating and other landscaping features, within each open space including 1:20 scale plans showing the detail of the feature. For the avoidance of doubt no close board timber fences above the height of 1.2m shall be erected on a boundary which faces a street, road or open space;
- iv. The location, type and design, including materials product name and specification, of any proposed play equipment and associated safety features (if required), including 1:20 scale plans, within each open space;
- v. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities, with no fruit bearing trees; and
- vi. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding

seasons following the commencement of that phase of development to which the scheme relates.

Any trees or plants which within a period of five years from the completion of the phase of development to which they relate, die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

Roads and access

- 7 No building within the application site shall be occupied unless the vehicular access into the site from the Castle Avenue has been laid out and constructed substantially in accordance with Drawing No. 103 REV C 'Road Layout', produced by Ramsay and Chalmers Ltd., or such other drawings as may subsequently be approved in writing by the planning authority.

Reason: In the interests of road safety and the effective management of the transport network.

- 8 Any details pursuant to condition 2 shall detail visibility at all junctions and driveways within the relevant phase or sub-phase of the development and forward visibility within the relevant phase or subphase of the development has been submitted to and approved in writing by the Planning Authority. Thereafter the visibility splays on the approved drawings shall be maintained free of obstruction.

Reason: In the interests of road safety for motorised and non-motorised users.

- 9 No development shall commence until a Travel Plan, which sets out proposals for reducing dependency on the private car, has been submitted to, and approved in writing by, the Planning Authority. The Travel Plan shall include:

- I. Measures for extending and/or increasing the frequency of the existing local bus services(s) and associated financial contributions;
- II. Details for the management, monitoring, review and reporting of these measures; and
- III. Details of the duration of the Travel Plan.

The approved Travel Plan shall thereafter be implemented from the date of first occupation of any part of the development

Reason: To facilitate the reduction in the use of private cars and increase use of sustainable and active travel.

10 No development shall commence each phase or sub- phase until a Construction Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. This shall ensure no Heavy Goods Vehicle traffic movements or deliveries to the site during school pick up or drop off times for Park Primary School, South Lodge Primary School and Invergordon Academy. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

11 Any details pursuant to condition 2 shall include and be informed by a detailed access management plan (including details of footpaths and cycle ways and lighting (existing, during construction and upon completion and information on temporary or permanent diversion or closure)) has been submitted to, and approved in writing by, the Planning Authority for each phase or sub-phase of the development. The plan shall show:-

- a) All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
- b) Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;
- c) All paths and tracks proposed to be constructed for use by walkers, riders, cyclists, all-abilities users etc and how these will integrate with existing or proposed networks. Details shall include but not be limited to;
 - I. Pedestrian access to any and all core paths;
 - II. Details of all paths to be delivered within and out of the site; and
 - III. Construction details of all paths, inclusive of material finishes and drainage details;
- d) Any diversion of paths, tracks or other routes, temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage); and
- e) Links to the Highland Council's core paths and green frameworks;

The approved Access Management Plan, and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

Reason: To ensure that the development is adequately connected with existing and proposed pedestrian and cycle routes and to accord with the Land Reform (Scotland) Act 2003.

- 12 No phase or sub-phase of development shall be occupied until all roads and pavements within the application site as they relate to each particular phase are formed to base course level. All roads intended to link with future phases of development or to other adjoining sites shall be taken to the edge of the application site or phase or sub-phase of the site with no impediments. Thereafter, the final wearing surface shall be applied concurrently with the construction of the last residential home within the phase in question, or upon the expiry of a period of three years from the date of first occupation within that phase, whichever is the sooner.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

- 13 Any details pursuant to condition 2 shall include a scheme detailing the provision electric vehicle charging points. The scheme shall include:

- I. identification of locations for communal electric vehicle charging points serving flatted developments in the associated phase or sub-phase and located in communal parking areas and these charging point locations are to be made available to The Highland Council or other public body for the installation of the charging point infrastructure;
- II. the provision of infrastructure, defined as the provision of cabling from the consumer unit within the property to an external point, to allow charging of electric vehicles within the curtilage of each house in each phase, where the house has in-curtilage car parking provision;
- III. a timescale for implementation for infrastructure within each phase; and
- IV. outline detail of a communication pack to be provided to each household on first occupation explaining how they can access electric vehicle charging infrastructure.

The approved scheme(s) shall be implemented in line with the approved timescales

Reason: To facilitate the move toward the reduction in reliance of petrol and diesel cars.

Flood risk, drainage, servicing and maintenance

- 14 Any details pursuant to Condition 2 above shall include full details of surface water drainage provision within the relevant Phase or sub-Phase and how that relates to the surface water drainage approach for the site as a whole (which should accord with the principles of Sustainable Urban

Drainage Systems (SUDS) and be designed to the standards outlined in the CIRIA Manual and Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time). These details shall include confirmation of agreed surface water discharge rates from the site into the existing Scottish Water network. Network simulations and flood routing plans shall be provided that demonstrate that storms up to and including the 1 in 200 year plus climate event will be managed within the site boundary without flooding to property or critical roads.

Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

- 15 The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water or another responsible authority shall remain the responsibility of the developer and maintained in line with the scheme to be approved.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

- 16 Any details pursuant to condition 2 above shall be informed by and include Waste Management Strategy. This shall detail an approach to sustainable waste management in the operation of all aspects of development; identify bin collection points and bin stores; identify routes for waste collection vehicles and any required infrastructure in each phase or sub-phase. Thereafter the strategy shall be implemented in line with the timescales contained therein.

Reason: In the interests of amenity, to manage waste and prevent pollution.

- 17 Before the first occupation of each Phase, a scheme for the maintenance in perpetuity of all on-site green spaces and/or woodland and/or sports facilities, features or parts of the development that are not the exclusive property of any identifiable individual house owner such as communal parking areas, landscaping within the adopted carriageway, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Highland Council or Scottish Water for that Phase, shall be submitted to and agreed in writing by the planning Authority. The agreed scheme, which

shall accord with the Highland Council's adopted standards contained within 'Open Space in Residential Development' and the provisions of the Property Factors (Scotland) Act 2011, shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that open space and recreational facilities are maintained in accordance with the Council's standards.

Contaminated land

18 No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

- a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice;
- b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
- c) measures to deal with contamination during construction works;
- d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
- e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

Construction phase

19 Prior to construction commencing the applicant shall submit, for the written approval of the planning authority, a construction noise mitigation scheme which demonstrates how the applicant/contractor will ensure the

best practicable measures are implemented in order to reduce the impact of construction noise. The assessment should include but is not limited to the following: -

- A description of the most significant noise sources in terms of equipment; processes or phases of construction.
- The proposed operating hours and the estimated duration of the works for each phase.
- A detailed plan showing the location of noise sources, noise sensitive premises and any survey measurement locations if required).
- A description of noise mitigation methods that will be put in place including the proposals for community liaison. The best practice found in BS5228 Code of practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.

Thereafter the development shall progress in accordance with the approved Noise Mitigation Scheme and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

20

Vibration arising from construction works associated with this development shall not exceed the following limits as measured or calculated at any noise sensitive in accordance with BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part2: Vibration

- Monday to Friday 8am to 6pm. The peak particle velocity shall not exceed $5 \text{ mm}\cdot\text{s}^{-1}$
- Saturdays 8am to 1pm. The peak particle velocity shall not exceed $5 \text{ mm}\cdot\text{s}^{-1}$
- Out-with the above times, the peak particle velocity shall not exceed $0.3 \text{ mm}\cdot\text{s}^{-1}$

The above limits apply to all construction activities other than blasting. For blasting, it is expected that the best practicable measures will be employed to minimise the impact of noise and vibration.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

- 21 Prior to the development commencing, the applicant shall submit, for the written approval of the planning authority, details of a dust mitigation scheme designed to protect neighbouring properties from dust arising from this development.

Thereafter the development shall progress in accordance with the approved dust suppression scheme and all approved mitigation measures shall be in place prior to the commencement of operations or as otherwise may be agreed in writing by the Planning Authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

Protected species

- 22 No development shall commence until a protected species pre-commencement survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and an area of 20 metres in all directions from the boundary of application site and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

Landscaping, Trees and Open Space

- 23 No trees within the application site shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

- 24 Any details pursuant to Condition 2 above shall include and be informed by:

- I. Arboricultural Impact Assessment
- II. Tree Protection Plan
- III. Arboricultural Method Statement

- IV. Details of Site Supervision and Compliance Monitoring
- V. Tree Management Plan in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction):

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

Affordable housing

25 No development shall commence on site until a scheme for the provision of, or contribution towards, on-site affordable housing (which meets the definition of affordable housing outlined in The Highland Council's Affordable Housing Supplementary Planning Guidance dated August 2008 (as amended, revoked or replaced; with or without modification)) as part of the development hereby approved has been submitted to, and approved in writing, by the Planning Authority. The scheme shall include:

- I. the numbers, type, tenure and location of the affordable housing provision to be made, which shall consist of not less than 50% of the total number of housing units proposed within the application site;
- II. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- III. the arrangements for the management of the affordable housing;
- IV. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- V. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Thereafter, the affordable housing shall be provided in accordance with the approved scheme.

Reason: To ensure that affordable housing is provided as part of the development, in order to reflect the need for the affordable housing within the area, alongside market housing, which has been established through the Council's Affordable Housing Supplementary Planning Guidance.

Archaeology

26 No development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been

submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), an application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following:

- i. The expiration of THREE YEARS from the date on this decision notice;
- ii. The expiration of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiration of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained)., whichever is the later. If development has not commenced within this period, then this planning permission in principle shall lapse.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permissions_for_working_on_public_roads/2

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities: You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Dafydd Jones
Designation: Acting Head of Development Management
Author: Michael Kordas
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Document Type_Document No._ Version No._Date Received

Document Type	Document No	Version No._	Date Received
Location Plan	DR-A-9001-D1		29 July 2021
Site Layout Plan	DR-A-9002-D1	REV 16	7 January 2022
Landscaping Plan	DR-A-9101-D1-5	REV 5	29 July 2021
Phase 1 Planting Plan	DR-A-9102-D1-2	REV 5	16 December 2021
Phase 2 Planting Plan	DR-A-9103-D1-2	REV 3	16 December 2021
Phase 1 Fencing Plan	DR-A-9104-D1-2	REV 2	29 July 2021
Phase 2 Fencing Plan	DR-A-9105-D1-2	REV 2	29 July 2021
Tree Constraints Plan	0000001		29 July 2021
Road Layout Plan	103	REV C	29 July 2021
Tree Protection Plan	1199-TPP	REV A	06 January 2022

Appendix 2

COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS	REQUIRED FOR LEGAL AGREEMENTS ONLY								
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
Primary – Build Costs	Not required	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Not required	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Not required	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Not required	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Expansion of Invergordon Leisure Centre, as detailed in the Inner Moray Firth Local Development Plan (2015) Delivery Programme	£1019	£1019	£94,767	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	N/A	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	No	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning	N/A	N/A

¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

² Indicate whether or not 1 bed houses/flats are exempt

³ Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

⁴ As above

⁵ Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

							Authority		
Transport									
Active Travel	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art	Not required	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

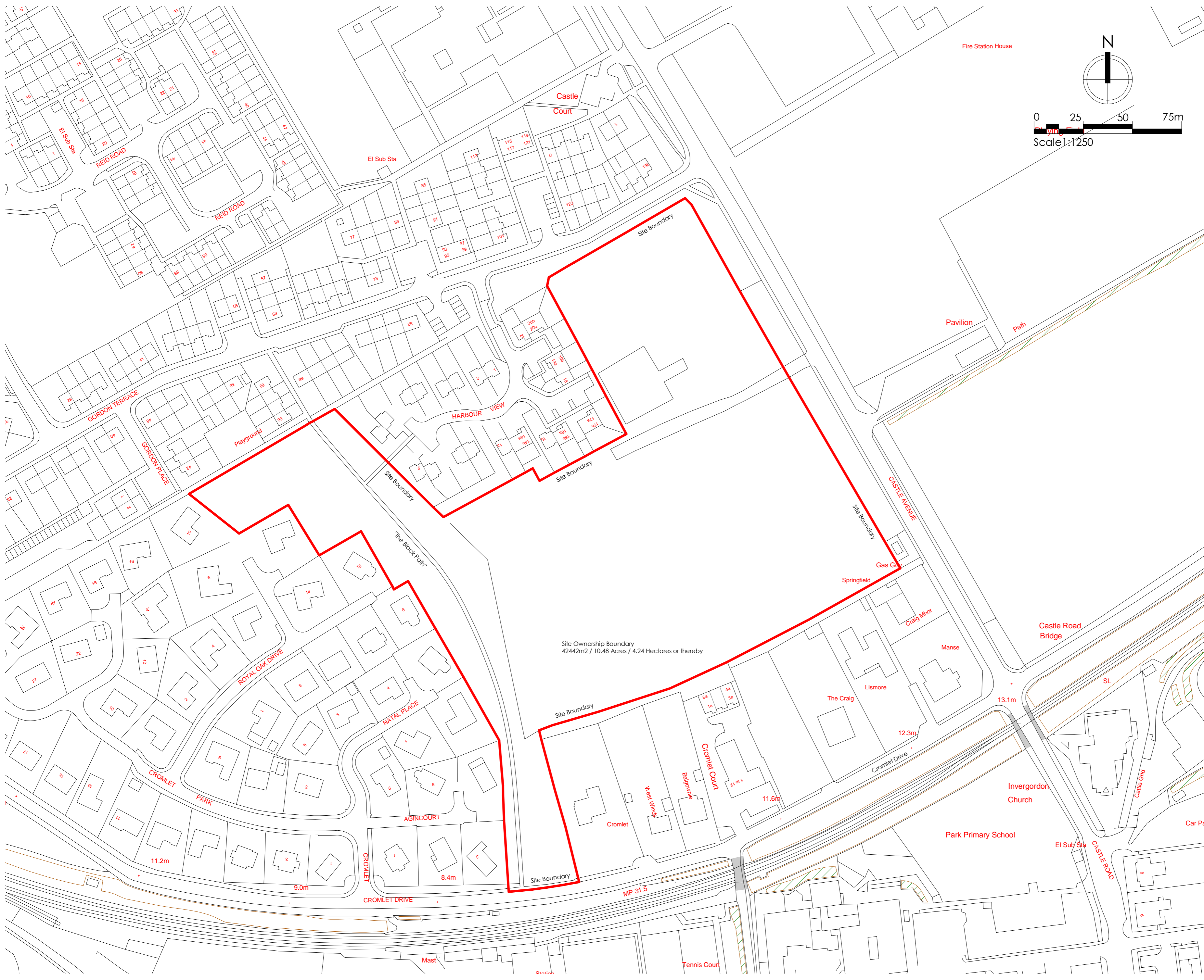
*1 Adjust total to take account of flat exemptions

*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*5 Clawback – 15 years for Major development; 20 years for Local development



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"

Rev	Description	Date
01	Revised extends of location plan	19.01.21



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Client
The Highland Council

Project
Housing Development
Cromlet Park
Invergordon

Project No. 2023

Drawing No. DIHD20036_C0017_ZZ_00_DR_A_9001_D1

Revision 01

Site Location Plan

Status	SKETCH
Date Created	Jan. '21
Scale	1 : 1250
Drawn by	DJC
Sheet	@ A2

From file : X:\Documents\2023 - Cromlet - Invergordon\02 - WORK IN PROGRESS\2.1 BIM Models\2023_SK_R1_K_SketchPlan - 2020.rvt
Printed on : 12/07/2021 10:58:22



PHASE 1 - PARKING STRATEGY

Houses - typically provided with 2no. spaces in curtilage
 Houses 4 bedrooms or more require 3no. spaces in curtilage

FLAT BLOCK "1"
 7no. flats: 1.2 spaces required per flat for occupants = 8.4 (8) spaces
 1no. flat: 2 spaces provided as in curtilage parking
 0.3 spaces required per flat for visitors = 2.4 spaces

FLAT BLOCK "2"
 13no. flats: 1.2 spaces required per flat for occupants = 15.6 (16) spaces
 0.3 spaces required per flat for visitors = 3.9 spaces

VISITOR PARKING BAYS
 0.3 spaces per house for visitors: 14 houses x 0.3 = 4.2 visitor spaces required
 From Flat Blocks "1" & "2" above 2.4 + 3.9 = 6.3 spaces required for visitors
 10.5 (10) visitor spaces required in total

Refuse Strategy

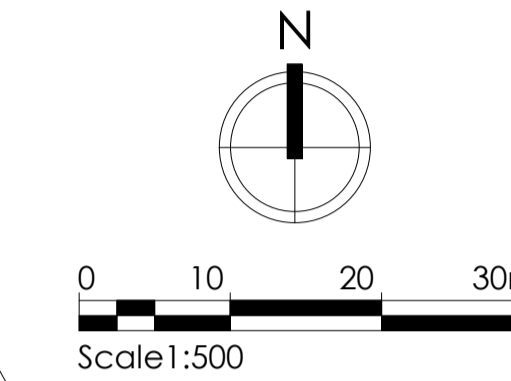
Each house/flat to have bin storage areas within assigned garden spaces.
 Bins taken to noted areas for uplifting on collection days

Cycle Parking Strategy

Each house/flat to have private arrangements for cycle storage areas within assigned garden spaces.
 Allow for 1 no. cycle stand of front of flats for visitors.

Electric Vehicle Charging

Each house with in-curtilage parking to have private arrangements for electric vehicle charging; external power outlets suitable for install of wall charging units.
 50% of communal parking area to have electric car charging provision - see plan.



Phase 2 parking strategy

Houses - typically provided with 2no. spaces as a driveway or courtyard
 Flats - 13 flats with 1.2 spaces per flat and visitor allowance of 0.3 spaces per flat totalling 20 spaces

KEY / NUMBER OF HOMES

PHASE 1 - SOCIAL HOUSING

Flats
 182P flats: 1 bedroom 2 person = 6
 182P/283P flats: 1 bedroom 2 person (capable of adaption to 2 bedroom 3 person) = 3

Cottage Flats
 283P GF flats: 2 bedroom 3 person on ground floor = 2
 284P FF flats: 2 bedroom 4 person first floor = 2

Cottage Flats
 284P flats: 2 bedroom 4 person = 8

487P House: 4 bedroom 7 person = 1

385P House: 3 bedroom 5 person = 10

385P House: 3 bedroom 5 person (Convertible to 487P House) = 1

284P House: 2 bedroom 4 person (Convertible to 386P House) = 1

386P House: 3 bedroom 6 person = 1

TOTAL PHASE 1 = 35

PHASE 2 - SOCIAL HOUSING

Flats
 182P flats: 1 bedroom 2 person = 6
 182P/283P flats: 1 bedroom 2 person (capable of adaption to 2 bedroom 3 person) = 3

Cottage Flats
 284P flats: 2 bedroom 4 person = 4

487P House: 4 bedroom 7 person = 1

588P House: 5 bedroom 8 person = 2

284P House: 2 bedroom 4 person = 4

182P House: 1 bedroom 2 person house = 8

283P House: 2 bedroom 3 person house = 6

385P House: 3 bedroom 5 person house = 6

182P Bungalow: 1 bedroom 2 person = 2

284P Bungalow Specialist: 2 bedroom 4 person = 1

385P Bungalow Specialist: 3 bedroom 5 person = 1

TOTAL PHASE 2 = 44

PHASE 3 - PRIVATE HOUSING

Self Build Plots / 4 Bedroom Homes with garages = 8

3 Bedroom 5 Person Semi-Detached Homes = 6

TOTAL PHASE 3 = 14

RATIO PRIVATE TO SOCIAL = 14/93 (15% or 85:15)

OVERALL TOTAL HOMES = 93

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'

Rev	Description	Date
17	Phase 1-added footpath, fire access & gen	12/01/22
16	Revised for Forestry comments	07/01/22
15	Revised for Forestry/transport comments	30/12/21
14	Revised for Forestry/transport comments	17/12/21
13	Revised for Access Office comments	04/12/21
12	H102 Id tag revised to H106 & joined two H106 to create semi	19/07/21
11	SE comments: swept paths etc	25/06/21
10	Ats to site plan	16/06/21
09	Ats to site plan	15/06/21
08	Revised for SE comments	14/06/21

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Client	The Highland Council
Project	Housing Development Cromlet Park Invergordon
Project No.	2023
Drawing No.	DHD20036_C0017_ZZ_00_DR_A_9002_D1
Revision	17
Site Layout Plan	
Status	Sketch
Date Created	Nov. 20
Scale	1 : 500
Drawn by	DJC
Sheet	@ A1

From file: X:\Documents\2023_Cromlet_Invergordon\02_Cromlet_Invergordon\02_WORK IN PROGRESS\02_BIM Models\2023_AK_P1_L_SiteLayoutPlan_2023.rvt
 Printed on: 13/01/2023 10:25:58



- KEY**
- EXISTING TREES AND WOODLAND AREAS**
- Existing trees retained and protected to BS5837:2012. For full tree details and Categories refer to PALS Tree services Tree Survey October 2020.
 - Category U trees recommended for felling (PALS Tree services Tree Survey October 2020).
 - Mixed species tree groups (Some pathside coppicing recommended by PALS Tree Survey October 2020).
 - Oak trees in central open space to be retained and protected. Path routes to be determined by tree positions (To be agreed with HC's Arborist).
 - Existing trees to be felled to accommodate the proposed housing and roads layout.
 - Existing grass / scrub areas surrounding existing retained trees along southern boundary and at the central open space area to be fenced off and vegetation protected. Additional native species shrub planting to be planted as per A9 Consulting's recommendations.
- PROPOSED NATIVE TREE AND SHRUB PLANTING TO OPEN SPACES**
- Proposed call grown transplants in mesh shelters with stakes and ties. Native species groups including Birch, Rowan, Alder, Bird Cherry, Willow and Aspen trees, Myrtle, Blackberry, Bramble, Heather, Gorse, Broom, Hazel and Holly species shrubs.
- PROPOSED TREE PLANTING TO FRONT GARDENS AND STREETS**
- Proposed 3.3.5m tall, selected standard tree planting - Hornbeam, Birch, Rowan and Gean and Bird Cherry trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed 2.5 - 3.0m tall, standard tree planting - Alder, Birch, Rowan and Bird Cherry trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed Beech hedging at front gardens maintained at 0.9m. (Hedging to be protected with post and wire fencing and spiral guards.)
 - Proposed Portuguese Laurel hedging at front gardens maintained at 0.9m (Hedging to be protected with post and wire fencing).
- PROPOSED FEATHERED TREE PLANTING TO SITE BOUNDARIES AND OPEN SPACES**
- Feathered 1.75m tall trees - Silver Birch species. Trees supplied with Arbortech strimmer guards for protection.
 - Feathered 1.75m tall trees - Downy Birch species. Trees supplied with Arbortech strimmer guards for protection.
 - Feathered 1.75m tall trees - Rowan species. Trees supplied with Arbortech strimmer guards for protection.
 - Feathered 1.75m tall trees - Oak species. Trees supplied with Arbortech strimmer guards for protection.
 - Proposed 1.1.25m high feathered conifer trees - Pine species. Trees supplied with Arbortech strimmer guards for protection.
- PROPOSED GRASS SEEDING / TURFING / GRASS + WILDFLOWER SEEDING**
- Proposed communal mown grass areas - areas to be topsoiled, cultivated, weed killed, stone picked and grass seeded.
 - Proposed front gardens: topsoiled, cultivated, stone picked and turfed.
 - Proposed rear gardens: topsoiled, cultivated and stone picked.
 - Proposed Sub's attenuation areas to be topsoiled, cultivated and grass / wildflower seeded. Areas to be cut back annually to promote the grass / wildflower species in the seed mix to flourish.
 - Proposed species rich long 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.
- PROPOSED SHRUB PLANTING TO OPEN SPACES**
- Proposed shrub planting to open space areas at parking spaces.



NOTES: Landscape proposals amended to incorporate the recommendations of A9 Consulting's Ecological Assessment Report (June 2021).

- REVISIONS**
- 08.07.21 Landscape proposals amended to new site layout (CAA 2023 SK 001 Rev K) and to include recommendations from A9 Consulting's Ecological Survey Report. (Areas of existing scrub / grassland to be retained and protected around existing trees at southern open spaces and revised native plant species to be included in planting masses.) KW
 - 13.07.21 Landscape proposals adjusted to plots (3.10.13), (38.45.48) and (90-93). Beech hedging added to garden boundaries. Stone dyke images added. KW
 - 13.07.21 Landscape proposals revised and detailed planting plan drawings for Phases 1 + 2 prepared for Planning Issue. KW
 - 14.07.21 Landscape proposals revised at northern electrical vehicle charging area and to include gardens for Plots 46 / 47 as requested. KW
 - 22.07.21 Landscape proposals updated to suit CAA dwg (9001 D1 Rev 12). House types revised, tree, shrub, hedge planting and grassed areas adjusted to suit. Drawing numbering revised. KW

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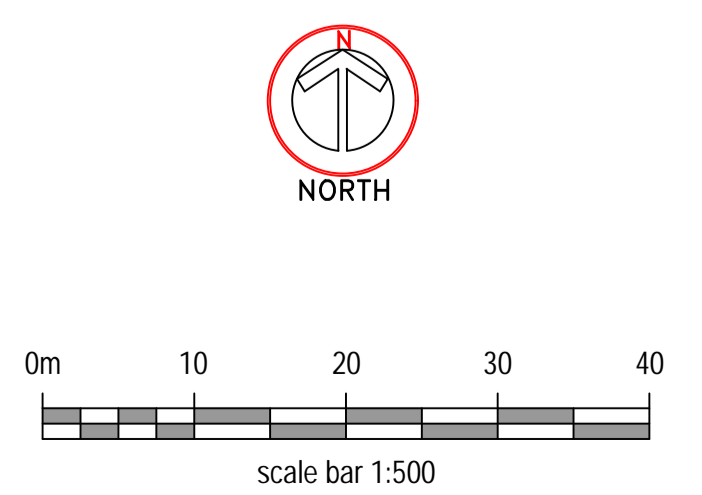
Project Title: HOUSING DEVELOPMENT, CROMLETT PARK, INVERGORDON, IV 18 0AH.

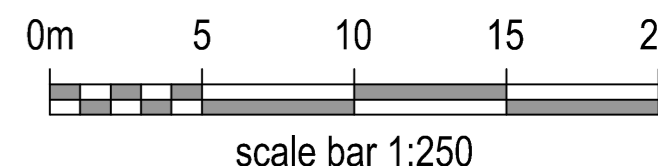
CLIENT: THE HIGHLAND COUNCIL

DRAWING TITLE: LANDSCAPE PROPOSALS- OVERALL PLAN.

PLANNING

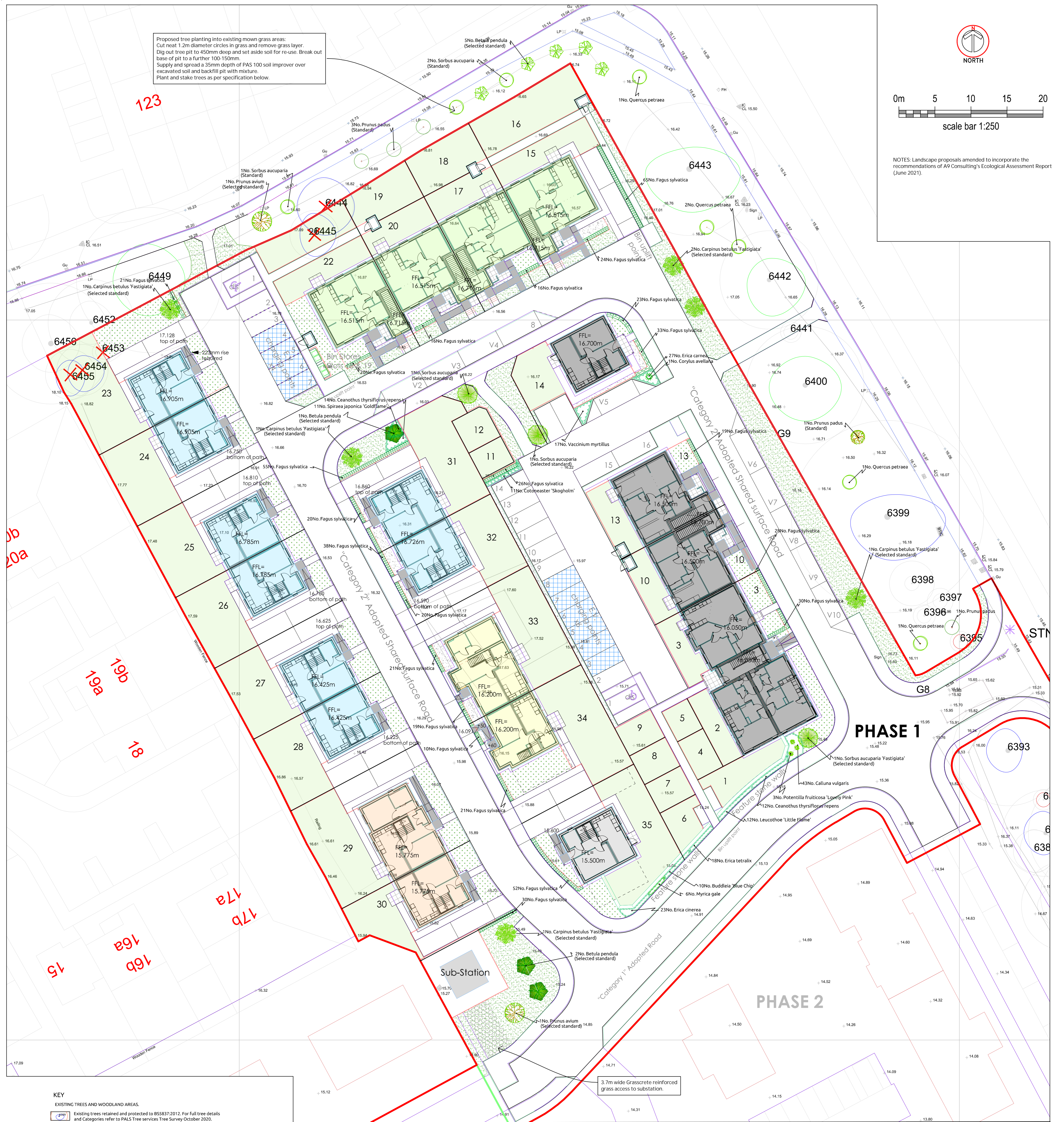
Scale	1:500@ A1	Date	13.05.21
Drawn	k wood	Rev	5
Dwg No	DHD20036_00017_ZZ-00_DR_A_9101_D1-5		





NOTES: Landscape proposals amended to incorporate the recommendations of A9 Consulting's Ecological Assessment Report (June 2021).

Proposed tree planting into existing mown grass areas: Cut neat 1.2m diameter circles in grass and remove grass layer. Dig out tree pit to a further 100-150mm. Supply and spread a 35mm depth of PAS 100 soil improver over excavated soil and backfill pit with mixture. Plant and stake trees as per specification below.



- KEY**
- EXISTING TREES AND WOODLAND AREAS.
 - Existing trees retained and protected to BS5837:2012. For full tree details and Categories refer to PALS Tree services Tree Survey October 2020.
 - Category U trees recommended for felling (PALS Tree services Tree Survey October 2020).
 - Mixed species tree groups (Some paths coppicing recommended by PALS Tree Survey October 2020).
 - Oak trees in central open space to be retained and protected. Path routes to be determined by tree positions (To be agreed with HC's Arborist).
 - Existing trees to be felled to accommodate the proposed housing and roads layout.
 - Existing grass / scrub areas surrounding existing retained trees along southern boundary and at the central open space area to be fenced off and vegetation protected. Additional native species shrub planting to be planted as per A9 Consulting's recommendations.
 - PROPOSED NATIVE TREE AND SHRUB PLANTING TO OPEN SPACES.
 - Proposed cell grown transplants in mesh shelters with stakes and ties. Native species groups including: Birch, Rowan, Alder, Bird Cherry, Willow and Aspen trees, Myrtle, Blueberry, Bramble, Heather, Gorse, Broom, Hazel and Holly species shrubs.
 - PROPOSED TREE PLANTING TO FRONT GARDENS AND STREETS.
 - Proposed 3-3.5m tall, selected standard tree planting - Hornbeam, Birch, Rowan and Cedar and Bird Cherry trees. Trees to be supplied with Arbotech strimmer guards for protection.
 - Proposed 2.5-3.0m tall, standard tree planting - Alder, Birch, Rowan and Bird Cherry trees. Trees to be supplied with Arbotech strimmer guards for protection.
 - Proposed Beech hedging at front gardens maintained at 0.9m. (Hedging to be protected with post and wire fencing and spiral guards).
 - Proposed Portuguese Laurel hedging at front gardens maintained at 0.9m. (Hedging to be protected with post and wire fencing).
 - PROPOSED FEATHERED TREE PLANTING TO SITE BOUNDARIES AND OPEN SPACES.
 - Feathered 1.75-2m tall trees - Silver Birch species. Trees supplied with Arbotech strimmer guards for protection.
 - Feathered 1.75-2m tall trees - Downy Birch species. Trees supplied with Arbotech strimmer guards for protection.
 - Feathered 1.75-2m tall trees - Rowan species. Trees supplied with Arbotech strimmer guards for protection.
 - Feathered 1.75-2m tall trees - Oak species. Trees supplied with Arbotech strimmer guards for protection.
 - PROPOSED GRASS SEEDING / TURFING / GRASS + WILDFLOWER SEEDING.
 - Proposed communal mown grass areas - areas to be topped, cultivated, weed-killed, stone picked and grass seeded.
 - Proposed front gardens: topped, cultivated, stone picked and turfed.
 - Proposed rear gardens: topped, cultivated and stone picked.
 - Proposed Sals attenuation area to be topped, cultivated and grass / wildflower seeded. Areas to be cut back annually to promote the grass / wildflower species in the seed mix to flourish.
 - Proposed species rich long 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.
 - PROPOSED SHRUB PLANTING TO OPEN SPACES.
 - Proposed shrub planting to open space areas at parking spaces.

K WOOD - HIGHLAND COUNCIL - CROMLET PARK, INVERGORDON - PHASE 1 HOUSING - PLANTING SCHEDULE REV 05.07.21

Species	Height	Girth	Pot Size	Specification	Density	Number
Fagus sylvatica	80-100cm		bare-root	1+2 Transplant 4 brks	5/m	607No.
Prunus padus	250-300cm	8-10cm	bare-root	Standard 3 brks 2x	Counted	5No.
Quercus petraea	150-175cm		bare-root	Feather 3 brks 2x	Counted	2No.
Carpinus betulus 'Fastigiata'	300-350cm	10-12cm	Rootballed	Selected Standard 4 brks 2x	Counted	6No.
Sorbus aucuparia	300-350cm	10-12cm	Rootballed	Selected Standard 4 brks 2x	Counted	2No.
Betula pendula	300-350cm	10-12cm	Rootballed	Selected Standard 4 brks 2x	Counted	3No.
Prunus avium	300-350cm	10-12cm	Rootballed	Selected Standard 4 brks 2x	Counted	2No.
Sorbus aucuparia 'Fastigiata'	300-350cm	10-12cm	Rootballed	Selected Standard 4 brks 2x	Counted	1No.
Sorbus aucuparia	250-300cm	8-10cm	bare-root	Standard 3 brks 2x	Counted	3No.
Betula pendula	250-300cm	8-10cm	bare-root	Standard 3 brks 2x	Counted	3No.

Species	Height	Pot Size	Specification	Density	Number
Erica cinerea	15-20cm	9cm	Full pot	6/m ²	23No.
Myrica gale	30-40cm	3L	Bushy 3 brks	3/m ²	6No.
Potentilla fruticosa 'Lovely Pink'	30-40cm	3L	Bushy 4 brks	Counted	3No.
Ceanothus thyriflorus repens	30-40cm	3L	Bushy 3 brks	3/m ²	24No.
Spiraea japonica 'Goldflame'	30-40cm	3L	Bushy 4 brks	3/m ²	11No.
Cotoneaster 'Skogholm'	40-60cm	3L	Bushy 4 brks	3/m ²	11No.
Corylus avellana	40-50cm	3L	Bushy 3 brks	Counted	1No.
Erica carnea	15-20cm	9cm	Full pot	6/m ²	127No.
Calluna vulgaris	15-20cm	9cm	Full pot	6/m ²	43No.
Leucothoe 'Little Flame'	30-40cm	3L	Bushy 4 brks	3/m ²	12No.
Erica tetralix	15-20cm	9cm	Full pot	6/m ²	18No.
Buddleia 'Blue Chip'	30-40cm	3L	Bushy 4 brks	3/m ²	10No.
Vaccinium myrtillus	15-20cm	2L	Bushy 3 brks	4/m ²	17No.

LANDSCAPE NOTES (CONTINUED)

Front and rear gardens areas to be formed with 150mm deep site salvaged topsoil laid on clean de-compacted subsoil layer. Areas to be cultivated, stone picked and raked to flowing levels to tie in with the adjoining paths and buildings. Supply and lay 'Scottlaw - Silver' premium grade turf.

Proposed open space areas to be formed with 150mm depth of topsoil, cultivated, stone picked and raked to flowing levels. Supply and spread a 6-9% pre-seeding fertiliser and sow R M Welsh T7 mix grass seed @ 50g/m².

Proposed wildflower / grass seeded areas to be topsoiled with site salvaged soil on a clean de-compacted subsoil layer. Weed kill areas and sow with Scotia seeds 'Mavisbank Meadow Mix meadow mix @ 3g/m².

Any failures in planting within the first 5 years after planting to be replaced with plants of similar species / size (in the next following planting season).

Refer to Landscape Maintenance schedule for details of proposed maintenance regime for the first five years after planting.

GREEN TREE PAS 100 soil improver as supplied by Green Tree 01423 332100 www.green-tech.co.uk

Cell grown transplants to be protected with GT GreenGuards (60cm x 100cm) with 90cm Bamboo securing pegs with Ecomatt Bio (biodegradable) 50 x 50 cm. Ecomatt to be secured with a minimum of 5no. 150mm long bamboo pegs.

LANDSCAPE NOTES

All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All subsoil areas to be thoroughly de-compacted to ensure that they are free draining. Landscape Consultant to inspect subsoil areas prior to placing of topsoil.

Hedging trenches to be excavated out to create 450 x 450mm deep trenches and bases of trenches loosened with excavator bucket to improve drainage. Trenches to be backfilled with site salvaged topsoil 300mm deep laid on clean de-compacted subsoil. Supply and spread GREEN TREE PAS 100 soil improver (composted green waste) 35mm deep across topsoiled areas and work into hedging trenches during planting. Beech hedging to be planted at 5 / linear metre. On completion of hedge planting areas to be bark mulched with 50mm deep layer of composted bark mulching.

Selected standard tree planting pits to be formed to 1200x1200x450 mm deep pits with base broken up for a further depth of 150mm and backfilled with premium quality topsoil, mixed with GREEN TREE PAS100 soil improver (50mm deep layer spread over tree pit and worked into backfill).

Where pits are found not to be free draining request confirmation from Client prior to installing land drainage pipework joining tree pits and leading to soakaway.

Selected standard trees to be double staked with 50mm diameter machine rounded stakes, 500mm high secured with Holdfast HW40 belting (nailed to stakes) with 2no. HSS40 spacer sleeves set 50mm below top of stake.

Selected standard and standard trees to be supplied with Mona Relief, 35mm diameter perforated pipes with Aria inlet (MR 4 Model) installed during the planting works.

Standard tree planting pits to be formed to 900x900x450 mm deep pits with base broken up for a further depth of 150mm and backfilled with premium quality topsoil, mixed with GREEN TREE PAS100 soil improver (50mm deep layer spread over tree pit and worked into backfill).

Where pits are found not to be free draining request confirmation from Client prior to installing land drainage pipework joining tree pits and leading to soakaway.

Standard trees to be staked with a single 50mm diameter machine rounded stake, 500mm high secured with Holdfast HB 2 rubber blocks and HP40 Heavy duty rubber belting. Block secured with galvanised nail to top of stake (Tree pits 600 x 600 x 450mm deep, with base broken up for a further 150mm and backfilled with premium quality topsoil, mixed with GREEN TREE PAS 100 soil improver (35mm deep layer spread over tree pit and worked into tree pit).

Trees in grass areas: form neat circular openings (1m diameter) in turfing / seeding and remove grass / arisings. Rake over soil and spread a 50mm depth of composted bark mulch over cleared circle. (Maintain cleared earth circles at tree bases weed free during maintenance visits).

NOTES

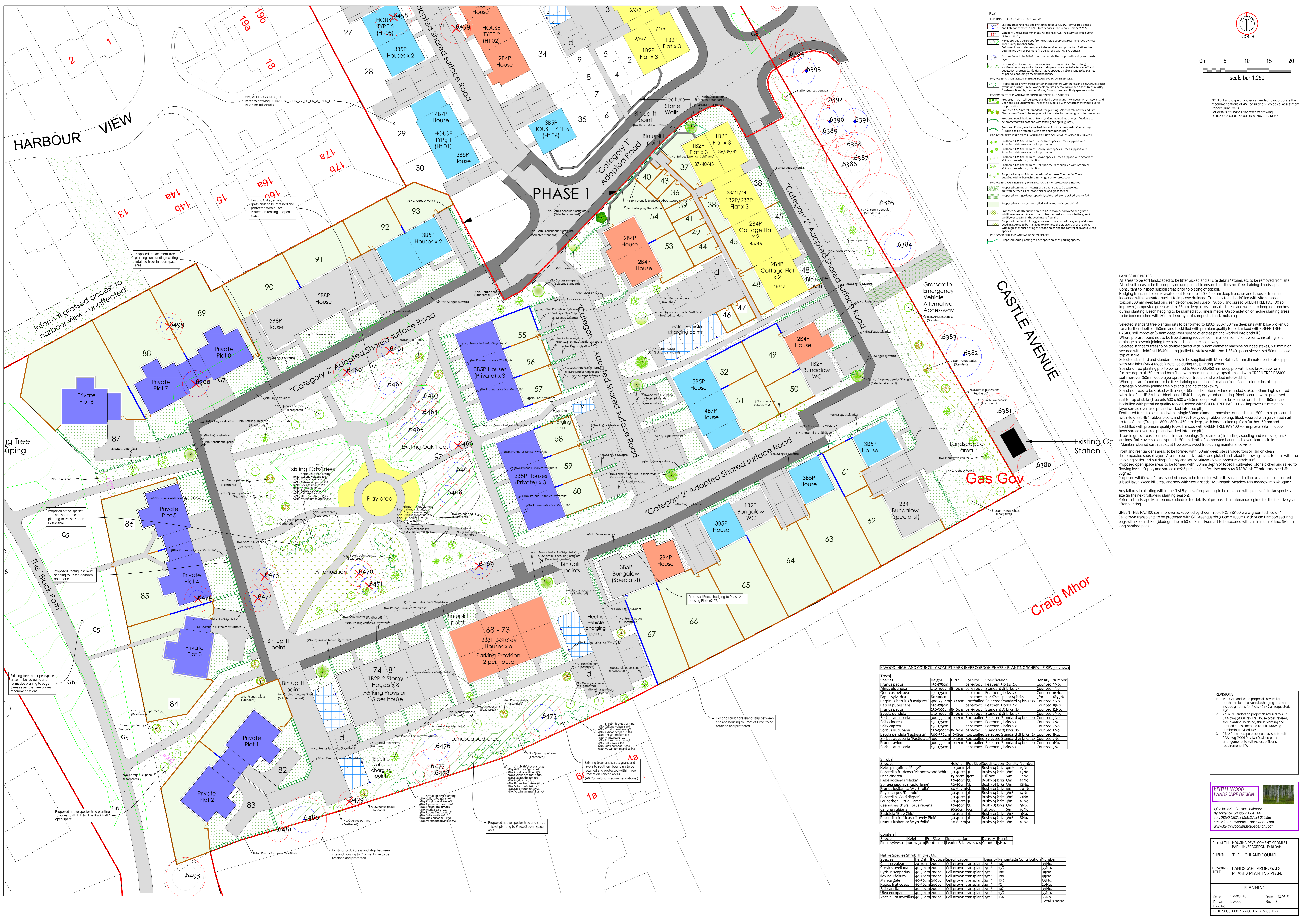
Phase 1 landscape proposals updated to suit the CAA site plan D1H20036_C0017_ZZ_00_DR_A_9003_D1 04 and Ramsay + Chalmers drainage layout XXX-RAC-ZZ-XX-DR-0101-E.

- REVISIONS**
- 14.07.21 Landscape proposals revised at northern electrical vehicle charging area and to include gardens for Plots 46 / 47 as requested. KW.
 - 22.07.21 Landscape proposals revised to suit CAA dwg (9001 Rev 12). House types revised, tree planting, hedging, shrub planting and grassed areas amended to suit. Drawing numbering revised KW.
 - 08.10.21 Landscape proposals updated to latest CAA Site plan (9003_D1 03) and R-C drainage plan (0101-E). Tree, shrub, hedging and grassed areas adjusted to suit the new layout. KW.
 - 12.10.21 Landscape proposals revised to show grasscrete access to substation and revised wall and hedging at plots (1-5) and 35 KW.
 - 07.12.21 Landscape proposals updated to suit revised site plan (CAA-9003_D1 04). Paths adjusted at open spaces to suit Access Officer's requirements. KW.

KEITH L WOOD LANDSCAPE DESIGN

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email: keith.l.wood@btopenworld.com
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Project Title:	HOUSING DEVELOPMENT, CROMLET PARK, INVERGORDON, IV 18 0AH.
CLIENT:	THE HIGHLAND COUNCIL
DRAWING TITLE:	LANDSCAPE PROPOSALS - PHASE 1 PLANTING PLAN.
PLANNING	
Scale	1:250@ A1
Drawn	k wood
Dwg No.	D1H20036_C0017_ZZ_00_DR_A_9102_D1-2
Date	13.05.21
Rev	5



- KEY**
- EXISTING TREES AND WOODLAND AREAS:**
 - Existing trees retained and protected to BS5822:2010. For full tree details and categories refer to PAS 1 Tree Survey October 2020.
 - Category 1 trees recommended for felling (PAS 1 Tree Services Tree Survey October 2020).
 - Mixed species tree groups (Some paths/coping recommended by PAS 1 Tree Survey October 2020).
 - Oak trees in several open spaces to be retained and protected. Path routes to be determined by tree positions (to be agreed with HCA/Arborist).
 - Existing trees to be felled to accommodate the proposed housing and roads layout.
 - Existing grass / scrub areas surrounding existing retained trees along southern boundary and the central open space area to be fenced off and sown as grassing recommendations.
 - PROPOSED NATIVE TREE AND SHRUB PLANTING TO OPEN SPACES:**
 - Proposed native species to be planted within the site and native species groups including: Birch, Hawthorn, Alder, Birch, Willow and Aspen trees, Myrtle, Hawthorn, Bramble, Heather, Cornus, Dogwood, Hazel and Holly species etc.
 - PROPOSED TREE PLANTING TO FRONT GARDENS AND STREETS:**
 - Proposed 3.0m tall, selected standard tree planting: Hornbeam, Birch, Rowan and Guernsey Elm trees. Trees to be supplied with ArborTech screening guards.
 - Proposed 2.0 - 3.0m tall, standard tree planting: Alder, Birch, Rowan and Birch Cherry trees. Trees to be supplied with ArborTech screening guards for protection.
 - Proposed Beech hedging at front gardens maintained at a minimum height to be protected with post and wire fencing and spiral guards.
 - Proposed Portuguese Laurel hedging at front gardens maintained at a minimum height to be protected with post and wire fencing and spiral guards.
 - PROPOSED FEATHERED TREE PLANTING TO SITE BOUNDARIES AND OPEN SPACES:**
 - Feathered 2.0m tall trees: Silver Birch species. Trees supplied with ArborTech screening guards for protection.
 - Feathered 2.0m tall trees: Downy Birch species. Trees supplied with ArborTech screening guards for protection.
 - Feathered 2.0m tall trees: Rowan species. Trees supplied with ArborTech screening guards for protection.
 - Feathered 2.0m tall trees: Oak species. Trees supplied with ArborTech screening guards for protection.
 - Proposed 1.5m high feathered conifer trees: Pine species. Trees supplied with ArborTech screening guards for protection.
 - Proposed grass seedings / turfing / grasses + mulch / cover seedings.
 - Proposed communal mown grass areas: areas to be topsoiled, cultivated, weed killed, stone picked and grass seeded.
 - Proposed front gardens: topsoiled, cultivated, stone picked and turf.
 - Proposed rear gardens: topsoiled, cultivated and stone picked.
 - Proposed back garden areas to be topsoiled, cultivated and grass / turf / cover seeded. Areas to be fenced off and back sown to promote the grass.
 - Proposed species rich lawns: areas to be sown with grass / wildflower with regular annual cutting of seeded areas and the control of invasive weed.
 - PROPOSED SHRUB PLANTING TO OPEN SPACES:**
 - Proposed shrub planting to open space area at parking spaces.

LANDSCAPE NOTES

All areas to be soft landscaped to be litter picked and all site debris / stones etc. to be removed from site. All subsoil areas to be thoroughly de-compacted to ensure that they are free draining. Landscape Consultant to inspect subsoil areas prior to placing of topsoil.

Hedging trenches to be excavated out to a depth of 450mm deep trenches and bases of trenches loosened with excavator bucket to improve drainage. Trenches to be backfilled with site salvaged topsoil 300mm deep laid on clean de-compacted subsoil. Supply and spread GREEN TREE PAS 100 soil improver (compost green waste). 50mm deep arched topsoil areas and work into hedging trenches during planting. Beech hedging to be planted at 5' linear metre. On completion of hedging planting areas to be bark mulched with 50mm deep layer of composted bark mulching.

Selected standard tree planting pits to be formed to 1000x1000x450mm deep pits with base broken up for a further depth of 150mm and backfilled with premium quality topsoil, mixed with GREEN TREE PAS100 soil improver (50mm deep layer spread over tree pit and worked into backfill).

Where pits are found not to be free draining request confirmation from Client prior to installing land drainage pipework joining tree pits and leading to soakaway.

Standard trees to be staked with 50mm diameter machine rounded stakes, 500mm high secured with Holdfast H1 rubber blocks and HP25 Heavy duty rubber belling. 500mm high secured with galvanised nail to top of stake (Trees pits 600 x 600 x 450mm deep, with base broken up for a further 150mm and backfilled with premium quality topsoil, mixed with GREEN TREE PAS 100 soil improver (55mm deep layer spread over tree pit and worked into tree pit).

Feathered trees to be staked with a single 50mm diameter machine rounded stake, 500mm high secured with Holdfast H1 rubber blocks and HP25 Heavy duty rubber belling. 500mm high secured with galvanised nail to top of stake (Trees pits 600 x 600 x 450mm deep, with base broken up for a further 150mm and backfilled with premium quality topsoil, mixed with GREEN TREE PAS 100 soil improver (55mm deep layer spread over tree pit and worked into tree pit).

Trees in grass areas form neat circular openings (1m diameter) in turf / seeding and remove grass / arisings. Rake over soil and spread a 50mm depth of composted bark mulch over cleared circles. (Maintain cleared earth circles at trees weed free during maintenance visits.)

Front and rear gardens areas to be formed with 150mm deep site salvaged topsoil laid on clean de-compacted subsoil. Areas to be cultivated, stone picked and raked to flowing levels to be in with the adjacent paths and buildings. Supply and sown with grass seed.

Proposed open space areas to be formed with 150mm depth of topsoil, cultivated, stone picked and raked to flowing levels. Supply and spread a 6/6 pre-seeding fertiliser and sown R M Wets T7 mix grass seed @ 50g/m².

Proposed mulch / grass seeded areas to be topsoiled with site salvaged topsoil on a clean de-compacted subsoil layer. Weed kill areas and sown with Scotts seeds / Mowbank Meadow Mix @ 9g/m².

Any failures in planting within the first 5 years after proposed to be replaced with plants of similar species / sizes (in the next following planting seasons).

Refer to Landscape Maintenance schedule for details of proposed maintenance regime for the first five years after planting.

GREEN TREE PAS 100 soil improver as supplied by Green Tree 01423 337000 www.green-tech.co.uk

Cell grown transplants to be protected with GI Geoguards (60cm x 60cm) with 90cm Bamboo securing pegs with Ecomat Bio (biodegradable) 50 x 50 cm. Ecomat to be secured with a minimum of 5no. 150mm long bamboo pegs.

K WOOD - HIGHLAND COUNCIL - CROMLETT PARK INVERGORDON PHASE 1 PLANTING SCHEDULE REV 3.02.12.20

Species	Height	Girth	Pot Size	Specification	Density	Number
Prunus padus	150-175cm	bare-root	Feather: 3 brks 2x	Counted	2No.	2No.
Alnus glutinosa	250-300cm x 10cm	bare-root	Standard 3 brks 2x	Counted	2No.	2No.
Quercus petraea	150-175cm	bare-root	Feather: 3 brks 2x	Counted	6No.	6No.
Fagus sylvatica	80-100cm	bare-root	1+2-Transplant 4 brks	Counted	51m	1839No.
Carpinus betulus 'Fastigiata'	100-150cm to 12cm	rootballed	Selected Standard 4 brks 2x	Counted	2No.	2No.
Betula pubescens	150-175cm	bare-root	Feather: 3 brks 2x	Counted	2No.	2No.
Prunus padus	250-300cm x 10cm	bare-root	Standard 3 brks 2x	Counted	2No.	2No.
Betula pendula	250-300cm x 10cm	bare-root	Standard 3 brks 2x	Counted	2No.	2No.
Sorbus aucuparia	300-350cm to 12cm	rootballed	Selected Standard 4 brks 2x	Counted	2No.	2No.
Salix cinerea	150-175cm	bare-root	Feather: 3 brks 2x	Counted	2No.	2No.
Salix caprea	150-175cm	bare-root	Feather: 3 brks 2x	Counted	2No.	2No.
Sorbus aucuparia	250-300cm x 10cm	bare-root	Standard 3 brks 2x	Counted	2No.	2No.
Betula pendula 'Fastigiata'	100-150cm to 12cm	rootballed	Selected Standard 4 brks 2x	Counted	2No.	2No.
Sorbus aucuparia 'Fastigiata'	100-150cm to 12cm	rootballed	Selected Standard 4 brks 2x	Counted	2No.	2No.
Prunus avium	100-150cm to 12cm	rootballed	Selected Standard 4 brks 2x	Counted	2No.	2No.
Sorbus aucuparia	150-175cm	bare-root	Feather: 3 brks 2x	Counted	2No.	2No.

Species	Height	Pot Size	Specification	Density	Number
Hebe pinguifolia 'Page'	20-30cm	2L	Bushy 4 brks 40cm	19No.	19No.
Potentilla fruticosa 'Abbottwood White'	30-40cm	2L	Bushy 4 brks 40cm	13No.	13No.
Erica cinerea	15-20cm	9cm	Full pot	60m	44No.
Hebe addenda 'Nikka'	30-40cm	2L	Bushy 4 brks 40cm	14No.	14No.
Spiraea japonica 'Goldflame'	40-50cm	2L	Bushy 4 brks 40cm	17No.	17No.
Prunus laurocerasus 'Myrtlefolia'	40-50cm	2L	Bushy 4 brks 40cm	202No.	202No.
Physocarpus 'Diabolo'	30-40cm	2L	Bushy 4 brks 40cm	14No.	14No.
Potentilla 'Gold digger'	30-40cm	2L	Bushy 4 brks 40cm	21No.	21No.
Geucocarpus 'Little Flame'	30-40cm	2L	Bushy 4 brks 40cm	10No.	10No.
Ceanothus 'Thymiflorus repens'	30-40cm	2L	Bushy 4 brks 40cm	10No.	10No.
Calluna vulgaris	15-20cm	9cm	Full pot	60m	44No.
Budleia 'Blue Chip'	30-40cm	2L	Bushy 4 brks 40cm	10No.	10No.
Potentilla fruticosa 'Lovely Pink'	30-40cm	2L	Bushy 4 brks 40cm	10No.	10No.
Prunus laurocerasus 'Myrtlefolia'	40-50cm	2L	Bushy 4 brks 40cm	10No.	10No.

Species	Height	Pot Size	Specification	Density	Number
Pinus sylvestris	100-115cm	Rootballed	Leader & laterals 2x	Counted	2No.

Native Species	Shrub	Thicket	Mix		
Calluna vulgaris	20-30cm	200cc	Cell grown transplant 2m	150	39No.
Coronilla avellana	40-50cm	200cc	Cell grown transplant 2m	150	39No.
Cytisus scoparius	40-50cm	200cc	Cell grown transplant 2m	100	29No.
Ulex europaeus	40-50cm	200cc	Cell grown transplant 2m	100	29No.
Myrica gale	40-50cm	200cc	Cell grown transplant 2m	100	29No.
Rubus fruticosus	40-50cm	200cc	Cell grown transplant 2m	100	29No.
Salix aurita	40-50cm	200cc	Cell grown transplant 2m	100	29No.
Ulex europaeus	40-50cm	200cc	Cell grown transplant 2m	150	55No.
Vaccinium myrtillus	40-50cm	200cc	Cell grown transplant 2m	150	55No.
					Local 280No.

- REVISIONS**
- 14/01/21 Landscape proposals revised at northern electrical vehicles charging area and to include gardens for Plots 44 & 47 as requested KW
 - 22/01/21 Landscape proposals revised to suit CAA (dwg 9001 Rev 12). House types revised, tree planting, hedging, shrub planting and grassed areas amended to suit. Drawing numbering revised KW
 - 01/02/21 Landscape proposals revised to suit CAA (dwg 9001 Rev 13). Revised path arrangements to suit Access officer's requirements KW

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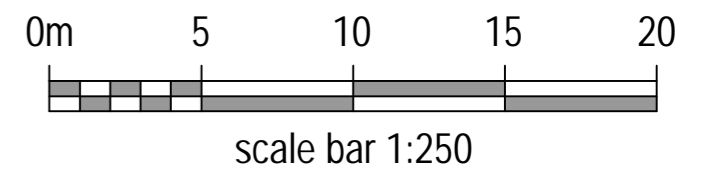
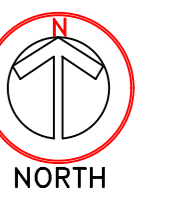
Project Title: HOUSING DEVELOPMENT - CROMLETT PARK, INVERGORDON, IV 10 8AH

CLIENT: THE HIGHLAND COUNCIL

DRAWING TITLE: LANDSCAPE PROPOSALS - PHASE 2 PLANNING PLAN

PLANNING

Scale: 1:250 @ A0 Date: 13.05.21
 Drawn: k.wood Rev: 3
 Dwg No. D:\DH020036_0001_22-00_DR_A_9103_01-2

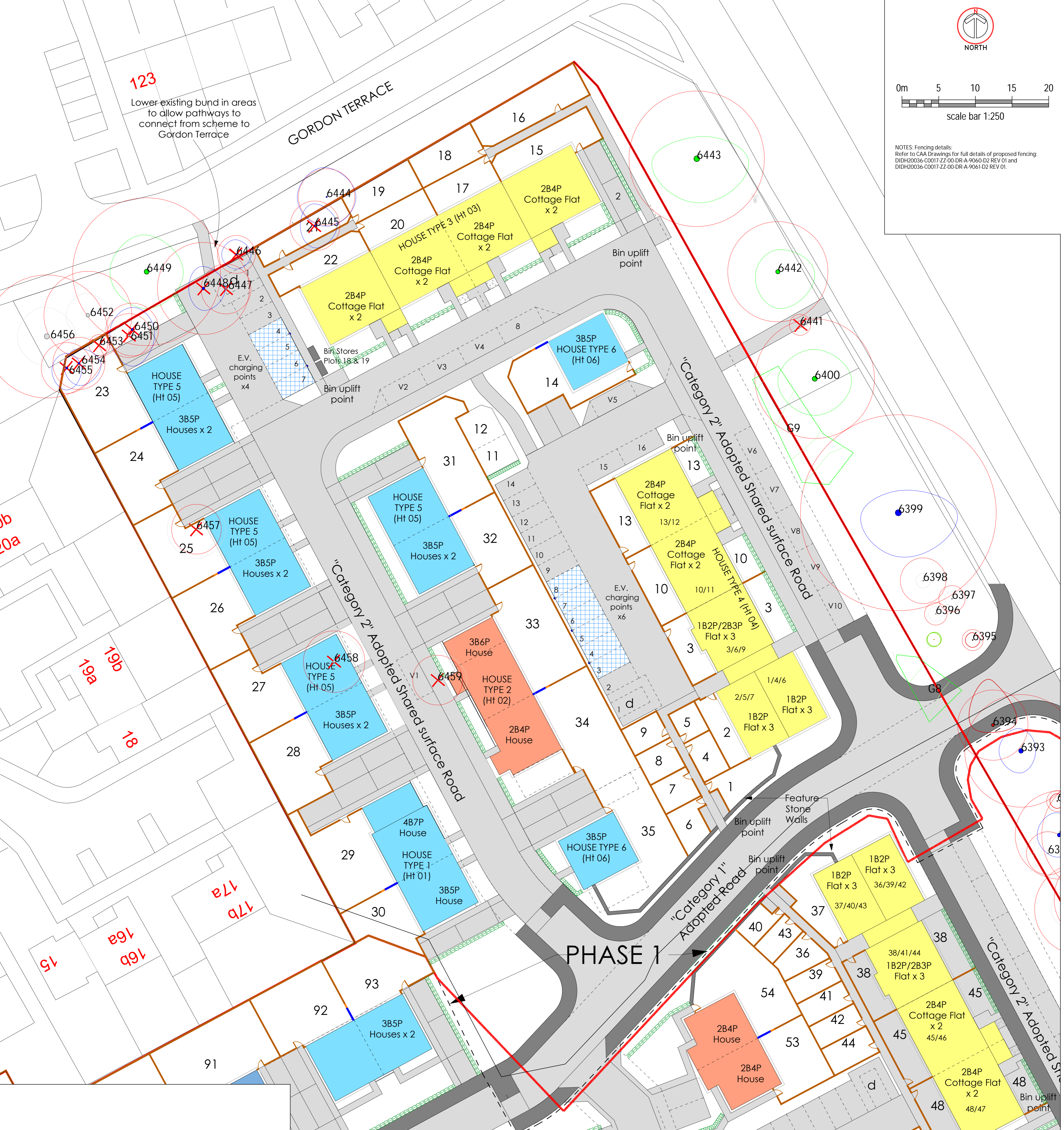


NOTES: Fencing details:
Refer to CAA Drawings for full details of proposed fencing:
DIDH20036-C0017-ZZ-00-DR-A-9060-D2 REV 01 and
DIDH20036-C0017-ZZ-00-DR-A-9061-D2 REV 01.

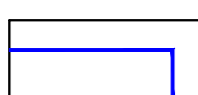
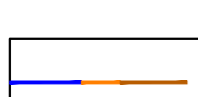
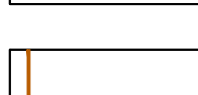
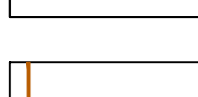

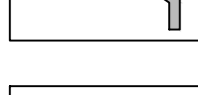
123

Lower existing bund in areas to allow pathways to connect from scheme to Gordon Terrace

GORDON TERRACE



PROPOSED FENCING AND BOUNDARY ENCLOSURES KEY

-  Proposed 1.8m high vertical timber slat fencing.
-  Proposed 1.8 - 1.4m high transition panel in vertical timber slat fencing.
-  Proposed 1.4m high vertical timber slat fencing.
-  Proposed 0.9m wide timber access gates.
-  Proposed 1m high feature stone dykes to site entrance.
-  Proposed 1m high timber post and 5 gripple wire fence with gripple tensioners at Beech / Laurel hedging.

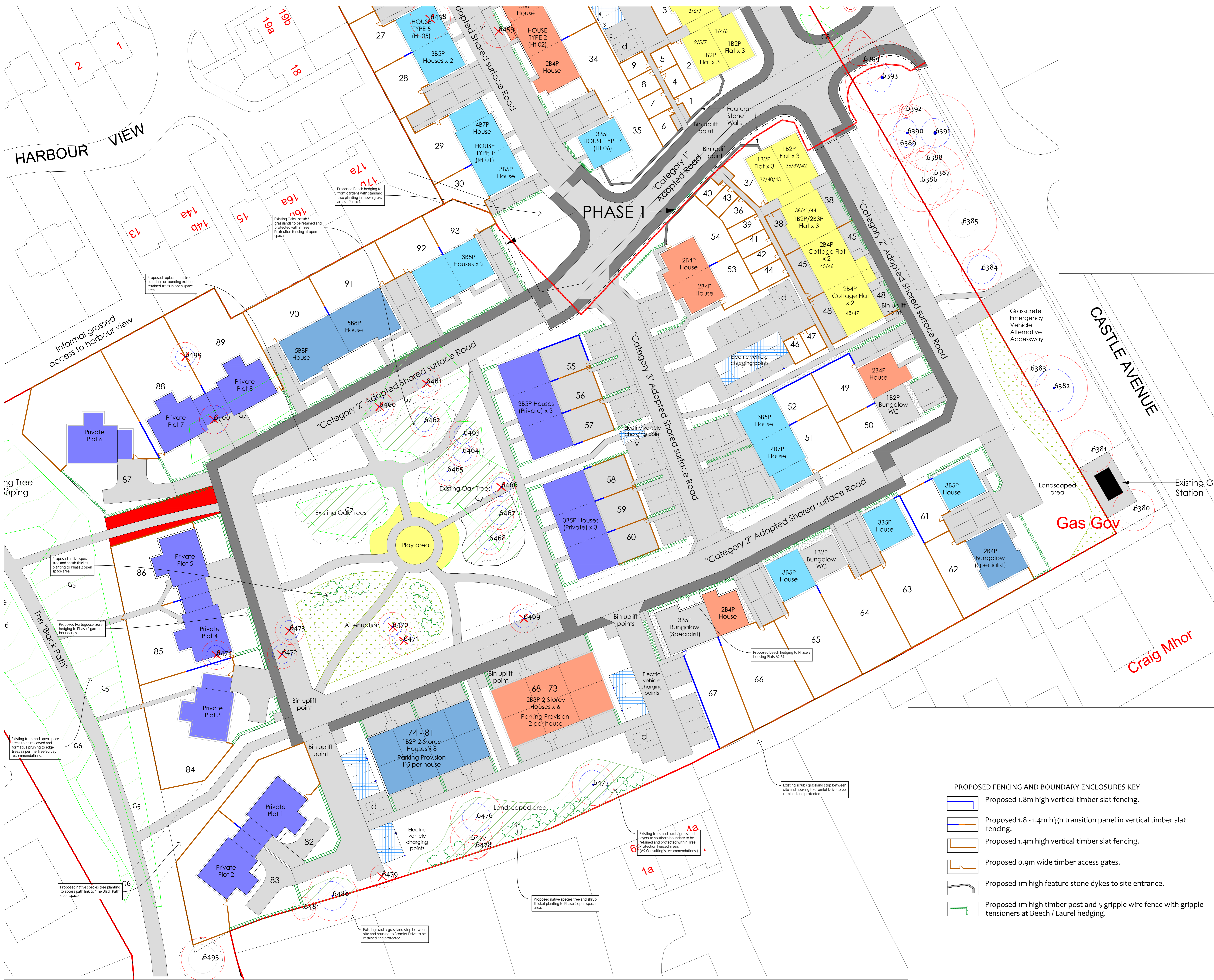
- REVISIONS
- 1: 14.07.21 Landscape proposals revised at northern electrical vehicle charging area and to include gardens for Plots 46 / 47 as requested. KW
 - 2: 22.07.21 Landscape proposals revised to suit CAA dwg (9001 Rev 12). House types revised, tree planting, hedging, shrub planting and grassed areas amended to suit. Drawing numbering revised. KW

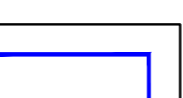
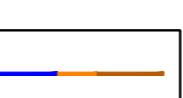


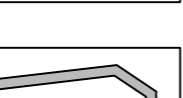

KEITH L. WOOD
LANDSCAPE DESIGN



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email: keith.l.wood@btopenworld.com
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Project Title:	HOUSING DEVELOPMENT, CROMLET PARK, INVERGORDON, IV 18 0AH.
CLIENT:	THE HIGHLAND COUNCIL
DRAWING TITLE:	LANDSCAPE PROPOSALS- PHASE 1 FENCING PLAN
PLANNING	
Scale:	1:250@ A1
Date:	13.05.21
Drawn:	k.wood
Rev:	2
Dwg No.:	
DIDH20036_C0017_ZZ-00_DR_A_9104_D1-2	



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 -  Proposed 1.4m high vertical timber slat fencing.
 -  Proposed 0.9m wide timber access gates.
 -  Proposed 1m high feature stone dykes to site entrance.
 -  Proposed 1m high timber post and 5 gripple wire fence with gripple tensioners at Beech / Laurel hedging.

REVISIONS

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KEITH L. WOOD LANDSCAPE DESIGN



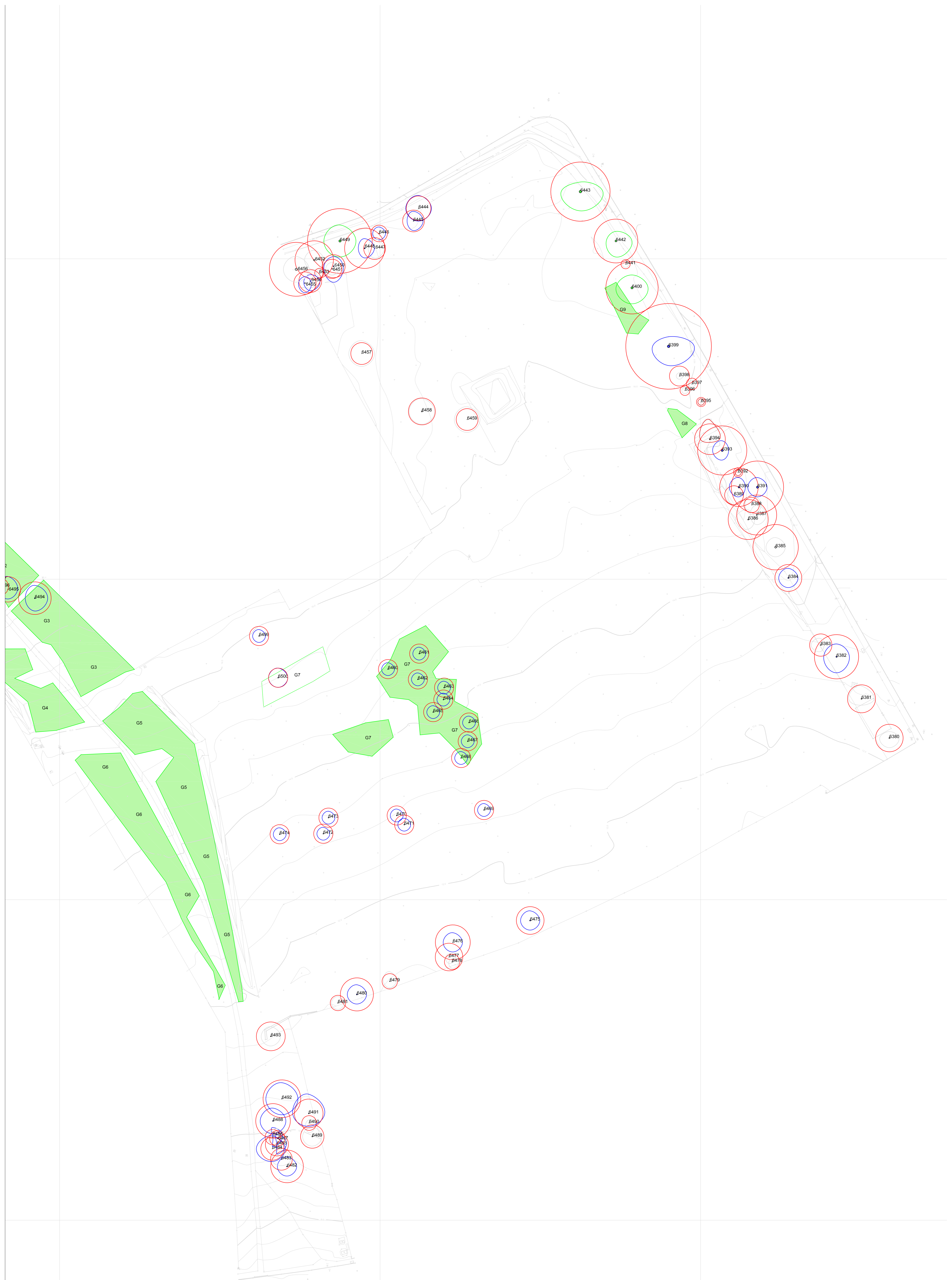
1 Old Branziel Cottage, Balmorie, By Torrance, Glasgow, G64 4AH.
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Project Title: HOUSING DEVELOPMENT - CROMLET PARK, INVERGORDON, IV 81 6AA.

CLIENT: THE HIGHLAND COUNCIL

DRAWING TITLE: LANDSCAPE PROPOSALS - PHASE 2 FENCING PLAN.

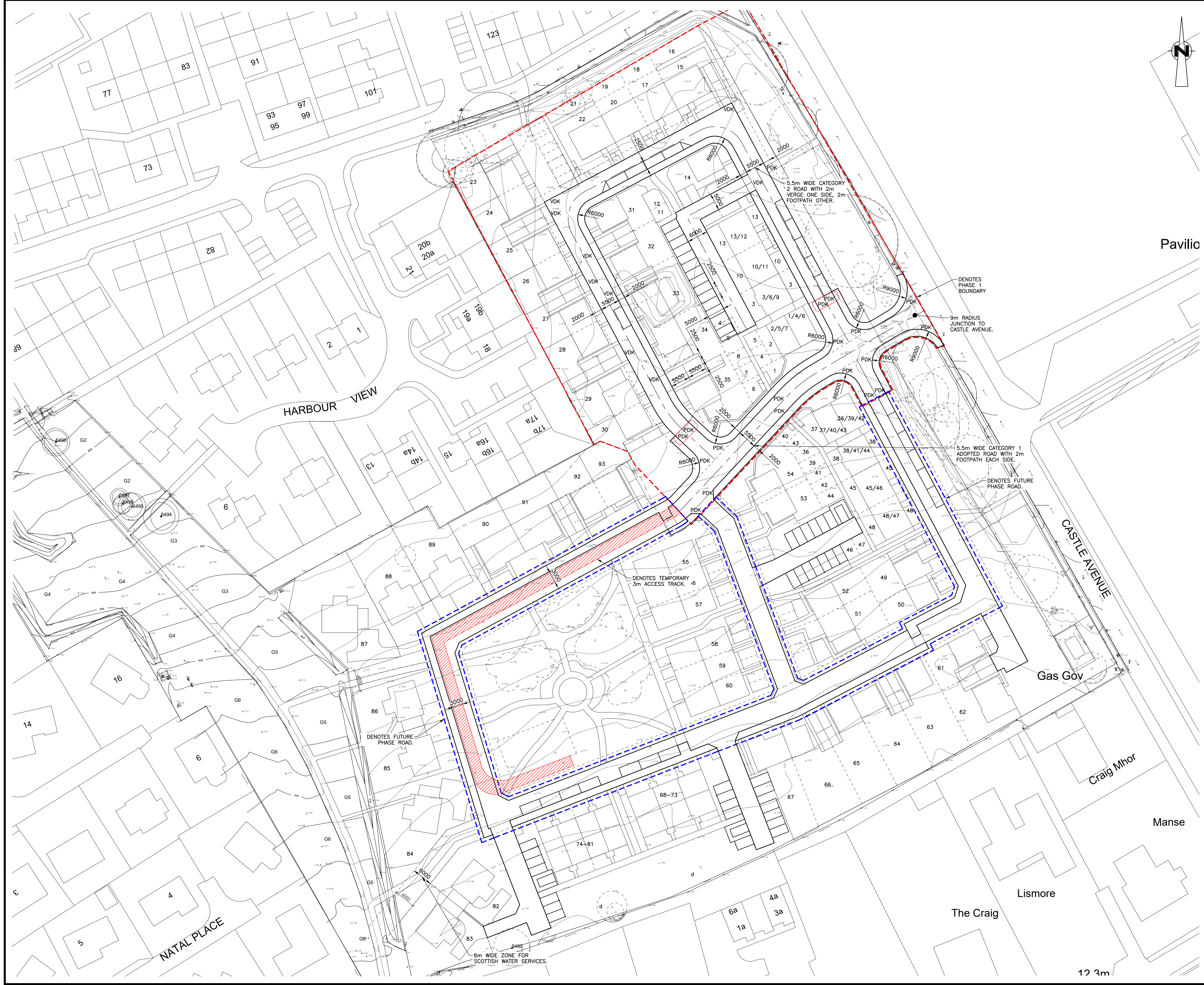
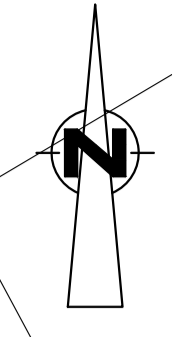
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Drawn: k.wood	Rev: 2
Dwg No:	
D18H00036_C0017_ZZ-00_DR_A_9061_02	



Scale 1:500 @ A1P

NOTE.
 TOPOGRAPHICAL SURVEY BASED ON PROPERTY AND LAND SURVEYS LTD PROJECT 'CROMLET INVERGORDON'. DATE RECEIVED 10.11.2020.

NOTE.
 RESIDENTIAL HOUSING LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS 'SK-001 - SITE LAYOUT PLAN - REV K' RECEIVED ON 28/06/2021.



Pavilio

Gas Gov

Craig Mhor

Manse

Lismore

The Craig

12 3m

NOT FOR CONSTRUCTION

GENERAL NOTES:-
 THE CONTRACTOR MUST CONSULT THE CIVIL/STRUCTURAL DESIGN ENGINEER IMMEDIATELY IF:
 a) GROUND CONDITIONS VARY ON SITE.
 b) EXISTING BUILDINGS VARY ON SITE.
 c) DIMENSIONS OR LEVELS SHOWN ARE CHANGED BY ANYONE ON SITE.
 d) COMPLETE OR PARTIALLY COMPLETE STRUCTURES ARE TO BE SUBJECT TO CONSTRUCTION LOADING OR AFFECTED BY TEMPORARY WORKS.
 DO NOT SCALE - IF IN DOUBT, ASK.
 LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.
 ALL MATERIALS ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INVOLVED IN CHANGES OR MODIFICATIONS REQUESTED AND APPROVED, TO SUIT HIS PREFERRED WORK METHOD. ALL NECESSARY METHOD STATEMENTS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.
 THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE ISSUE STATUS IS "FOR CONSTRUCTION".
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
 ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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Rev.	By	App.	Description	Date
C	JCB	EFS	DROP KERB TEXT ADDED.	14.07.2021
B	JCB	EFS	REVISED TO LATEST LAYOUT. ISSUED FOR TENDER.	09.07.2021
A	JCB	EFS	INITIAL ISSUE.	20.05.2021

CROMLET PARK, INVERGORDON.

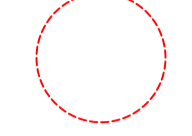
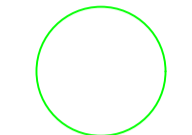
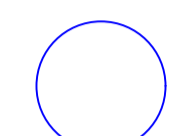
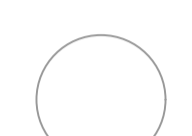

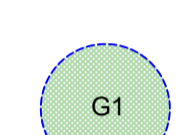



Drawing Title
ROAD LAYOUT.

Architect
COLIN ARMSTRONG ARCHITECTS.
 Job No. **C4933** Drawing No. **103** Revision **C** Scale **1:500-A1** Issue Status **FOR TENDER**
 1:1000-A3

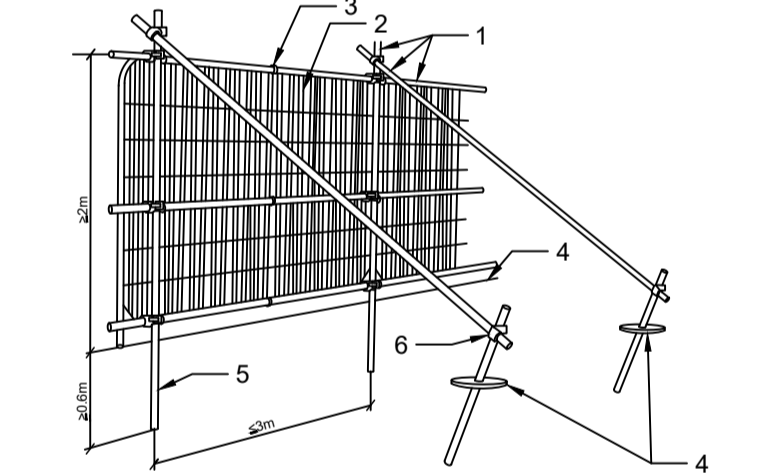
Ramsay & Chalmers
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 ABERDEEN AB10 6RD
 Email: info@ramsaychalmers.co.uk
 Website: www.ramsaychalmers.co.uk

Tree Protection Plan showing tree categories and root protection zones.

BS5837:2012 Tree Categories

-  BS 5837:2012 Root Protection Area RPA, or Construction Exclusion Zone
-  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
-  **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  **Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
-  **Category U**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  **Group**
Showing canopy extents and category colour which will also represent RPA unless detailed separately
-  **Tree for Removal**
-  **Tree Protection Fencing**
-  **Root Trimming**

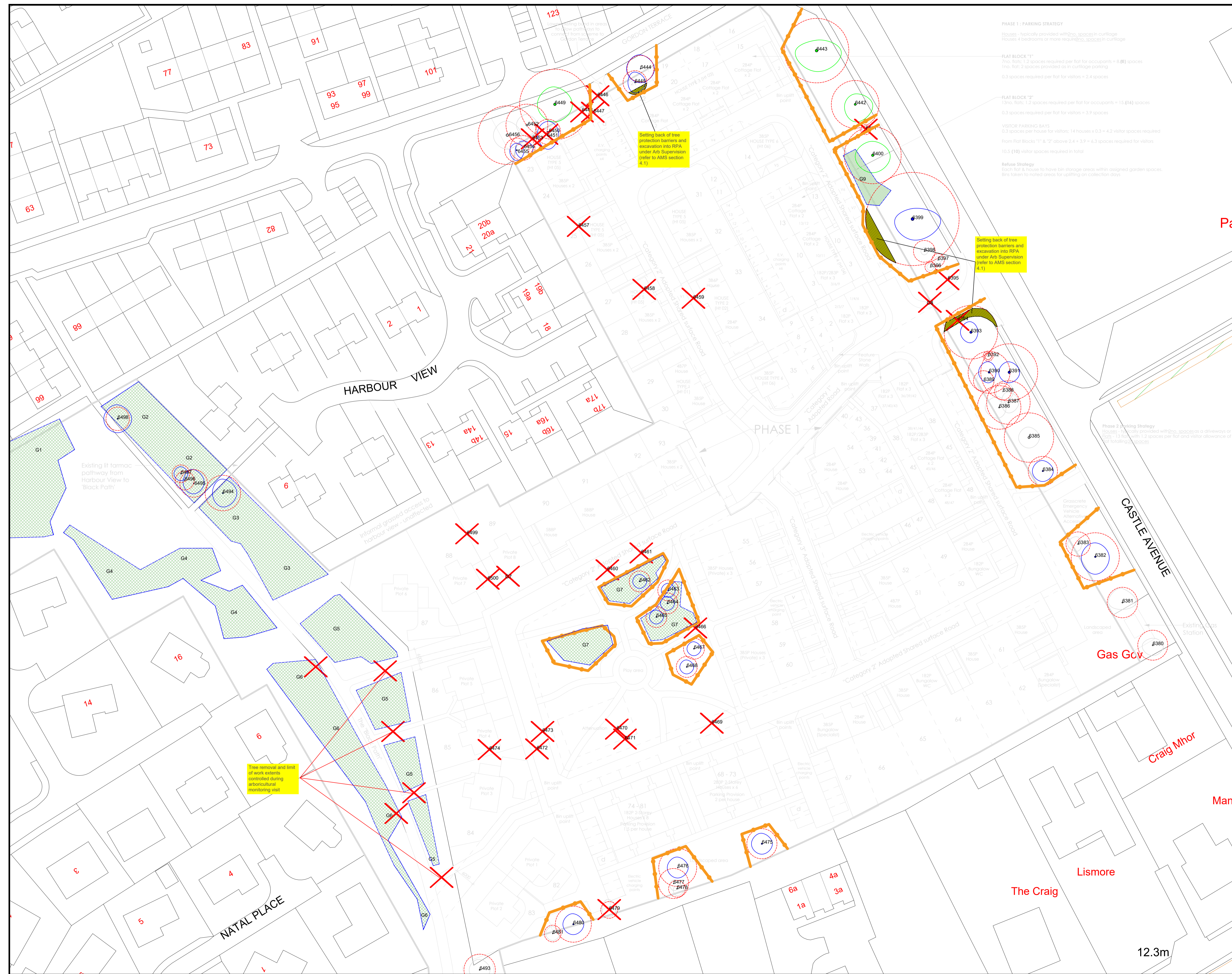
DEFAULT TREE PROTECTION FENCING AS RECOMMENDED BY BS 5837:2012 SEE PLAN FOR POSITIONING



1. Standard scaffold poles
2. Heavy gauge 2m tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and crossed with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6m)
6. Standard scaffold clamps

**Development Site
Cromlet
Invergordon
Tree Protection Plan**

Client: Colin Armstrong Associates Lyle House Pavillion 1, Fairways Business Park, INVERNESS, IV2 6AA	Drawing No: 1199-TPP(RevA)
Scale: 1:500	Surveyed by: RW / EH
Date: 6th January 2022	Checked by: EH
ACAD File No: 1199-TPP(RevA).DWG	Sheet: 1 of 1
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)



PHASE 1 - PARKING STRATEGY
 Houses - typically provided with 2 spaces in curtilage
 Houses 4 bedrooms or more require 3 spaces in curtilage
FLAT BLOCK "1"
 Two flats: 1.2 spaces required per flat for occupants = 8.00 spaces
 Two flats: 2 spaces provided as in curtilage parking
 0.3 spaces required per flat for visitors = 2.4 spaces
FLAT BLOCK "2"
 Three flats: 1.2 spaces required per flat for occupants = 13.614 spaces
 0.3 spaces required per flat for visitors = 3.9 spaces
VISITOR PARKING BAYS
 0.3 spaces per house for visitors; 14 houses x 0.3 = 4.2 visitor spaces required
 From Flat Blocks "1" & "2" above 2.4 + 3.9 = 6.3 spaces required for visitors
 10.5 (10) visitor spaces required in total
Refuse Strategy
 Each flat & house to have bin storage areas within assigned garden spaces.
 Bins taken to noted areas for lifting on collection days.

PHASE 2 - PARKING STRATEGY
 Houses - typically provided with 2 spaces in driveways or on plots - 13 flats with 1.2 spaces per flat and visitor allowance of 0.3 for total of 16.5 spaces
Setting back of tree protection barriers and excavation into RPA under Arb Supervision (refer to AMS section 4.1)
Setting back of tree protection barriers and excavation into RPA under Arb Supervision (refer to AMS section 4.1)
Tree removal and limit of work extents controlled during arboricultural monitoring visit

Pav

HARBOUR VIEW

PHASE 1

CASTLE AVENUE

Gas Gcv

Craig Mhor

Mans

Lismore

The Craig

NATAL PLACE

12.3m