

The Highland Council

**North Planning Applications Committee –
15 September 2015**

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| Agenda Item | 6.4 |
| Report No | PLN/055/15 |

15/02894/FUL : Kinburn (123) LLP, Scotia House, Dudgeon Park Road, Brora

Report by Area Planning Manager

Summary

Description : Erection of steel framed whisky storage warehouses (8 845 sqm) and associated landscaping

Recommendation - GRANT

Ward : 05 - East Sutherland And Edderton

Development category : Local Development

Pre-determination hearing : Not required

Reason referred to Committee: Objection from Community Council and 5 objections.

1. Proposed Development

- 1.1 This application is for the erection of nine new steel framed whisky bonded storage warehouses, 8,845sqm in total. Four of the warehouses are 985sqm, three are 978sqm, one is 980sqm and another one is 990sqm. Four of the warehouses are extensions to existing rows of warehouses. Five of the proposed warehouses form a new row of warehouses between existing warehouses and existing bunding and woodland in the south of the site. It is proposed to relocate the existing water tank and welfare cabins to the north of the new row of warehouses, between the new warehouses and the A9. It is also proposed to demolish the existing offices on site and to replace with a warehouse.
- 1.2 The design, proportions and heights proposed tie in with the existing warehouses which are also used as whisky bonds. It is proposed to finish the buildings to match the existing warehouses - profile steel cladding with plastisol finish for walls and insulated profile steel roof panels. The warehouses are light grey in colour.
- 1.3 The proposal is essentially an extension to the existing bonded warehouse complex on site to meet demand for whisky storage from Glenmorangie. Supporting information provided by the applicant states that if the required space cannot be provided in the local area then storage is likely to be transferred to the central belt. Supporting information also states that it is unlikely that full time jobs will be created as part of the development. However, the provision of centralised

storage will allow the distiller to maintain production and thereby secure current employment levels. Construction of the development will provide short term employment opportunities. The supporting statement considers that the proposal will complement and enhance the existing distillery operations within Highland. The applicant considers that the development is highly sustainable as it makes maximum use of the existing complex and is in close proximity to the distillery, minimising transport.

1.4 A landscape scheme has been submitted as part of the application. It is proposed to remove the groups of trees/landscaping and earth bunding which are presently located on the southern edge of the site as a row of proposed warehouses encroaches upon this. This bund/landscaping currently provides screening of the site and existing warehouses, particularly when viewed from the A9(T). It is proposed to form new bunding/landscaped area on land within a field to the south of the existing bund/landscaping. The applicant has a private legal agreement in place with the owner of the land to permit this. The existing woodland landscaping is in poor condition due to lack of maintenance and is likely to continue to deteriorate, reducing its screening and amenity value. The proposed replacement landscaping has been discussed with the Council's Forestry Officer and incorporates:

- Bunding using free draining fill from the existing bunds with woodland tree planting mix in the southern most part of the site. The planting mix includes groups of specimen trees, Sessile Oak, Scots Pine, Rowan, Birch, Alder and White Willow transplants. There is a track within this linking to a track to allow access to the fields. Beyond the track and to the north a strip of larger specimen tree planting is proposed with amenity grassland to help break up the front of the warehouses whilst the woodland planting area becomes established.
- Woodland planting on the eastern edge of the site, between warehouses and the A9(T) including groups of specimen trees, Rowan, Birch, Holly and Hawthorn
- Maintenance of existing trees and grassland in the remainder the site.

A management plan is proposed in order to ensure that the replacement landscaping is properly established.

Submission of a final detailed landscape and maintenance plan and timetable is conditioned.

1.5 Access will be taken via the existing access. The developer has advised that it is not envisaged that the additional warehouse space will not result in any increase in HGVs accessing the site in any one day.

1.6 It is proposed to incorporate the new warehouses into the existing Sustainable Urban Drainage System on site.

1.7 The application is a Local Development in terms of the Development Hierarchy. The gross floor area is less than 10,000sqm and the site area of development is less than 2ha. Landscaping maintenance is not development but is included within the red line application site boundary so that it can be covered by condition to ensure that it is undertaken.

- 1.8 **Variations:** The landscape scheme has been amended during processing of the application, improvements have been secured.

2. **Site Description**

- 2.1 The total site including existing and proposed extends to just under 8ha. The site is located to the east of the A9(T) on the southern edge of the village of Brora. This site marks the entrance to the village when travelling north on the A9(T). The site is flat and the existing warehouses on the site are visible from the A9(T) and surrounding area. The existing bund/landscaping provides some screening of the warehouses when travelling north on the A9(T). The railway line bounds the southern boundary of the site. There is housing, playing field and school located beyond the boundary of the site to the east. In addition to the existing warehouses on site, there is an office pavilion finished in facing brick, and a substantial area of hardstanding/parking and areas of grass.

3. **Planning History**

07/00381/FULSU - Sub-division of building for industrial, workshop, storage and office uses Application Permitted 16.10.2007

08/00065/FULSU - Relocation of existing and formation of additional door and window openings - Application Permitted 28.04.2008

09/00053/HSCSU - Storage of up to 20,000 tonnes of ethanol (alcohol) - Application Permitted 16.09.2009

09/00258/FULSU - Alterations to bonded warehouse - Application Permitted 06.07.2009

09/00500/FULSU - Formation of attenuation pond to accommodate emergency water from sprinkler system 17.12.2009

10/01220/FUL - Proposed new portable cabin at bonded warehouse - - Application Permitted 07.04.2010

10/03633/PIP - Proposed extension to bonded warehouse - Application Permitted 27.09.2010

13/00478/MSC - Erection of Bonded Warehouses - Application Permitted 25.03.2013

13/01514/HSC - Hazardous Substances Consent - Application Permitted 29.07.2013

14/00259/PREAPP - Relocation of existing building

14/01631/FUL - Erection of steel frame industrial unit building and reposition existing portable buildings Application Permitted 10.09.2014

15/00238/PREAPP - Proposal for master plan/series of extension/alterations

15/01347/FUL - Erection of new steel framed whisky storage warehouses, Application Withdrawn 24 July 2015

4. **Public Participation**

- 4.1 Advertised : Unknown neighbour
Representation deadline : 21 August 2015

Timeous representations : 3

Late representations : 2

4.2 Material considerations raised are summarised as follows:

- This development will impact on tourism. Tourism is vital to the economic well being of Brora and East Sutherland
- The proposed development is out of proportion to the size of the village and will not enhance the village
- Proposed trees will provide no screening
- There will be no economic benefits to the village
- Potential for escape of fumes from the building
- Existing buildings are an eyesore
- Should be community benefit

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. Access to computers can be made available via Planning and Development Service offices.

5. Consultations

5.1 **Forestry Officer:** No objection subject to conditions. Initially lodged holding objection pending receipt of further information. The Forestry Officer has engaged in direct discussions with the applicant regarding the proposed landscaping scheme and has secured improvements to the scheme.

5.2 **Environmental Health :** No objections

5.3 **Network Rail :** No objections subject to conditions to maintain the safety of the railway line

5.4 **Transport Scotland :** No objections or comments

5.5 **Brora Community Council:** Objection

Existing storage units are reasonably well screened by a bund topped with woodland which has taken many years to become effective.

The proposal brings the development closer to the A9, greatly increasing visibility.

Planting trees on the neighbouring field with a track through the middle for farm access will not screen the industrial site.

The water tank and welfare units are to be repositioned to a front area with no screening.

The over cramming of units into this space will inevitably double the production of black fungus on storage units and the potential for spread onto the neighbouring housing estate, which could impact on human health.

Development is in close proximity to playing fields, sports facilities and primary school.

6. Development Plan Policy

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

| | |
|-----------|--------------------------------------|
| Policy 28 | Sustainable Design |
| Policy 29 | Design Quality and Place Making |
| Policy 34 | Settlement Development Areas |
| Policy 41 | Business and Industrial Land |
| Policy 51 | Trees and Development |
| Policy 56 | Travel |
| Policy 57 | Natural, Built and Cultural Heritage |
| Policy 61 | Landscape |
| Policy 66 | Surface Water Drainage |

6.2 Sutherland Local Plan 2010 (as continued in force)

| | |
|-----|-----------------------|
| MU2 | Mixed use development |
|-----|-----------------------|

7. Other Material Considerations

7.1 Highland Council Supplementary Planning Policy Guidance

Sustainable Design Guide

7.2 Scottish Government Planning Policy and Guidance

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.

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.

8.3 Development Plan Policy Assessment

The site is located in an area identified as Mixed Use by the Adopted Sutherland Local Plan 2010 (as continued in force). The Local Plan highlights the potential for further development of business uses within the site, to be concentrated to the rear. Policy 41 of the adopted Highland wide Local Development Plan supports

business/industrial development within identified sites, including Brora. The principle of expansion of the existing warehouse development in this site is supported by the development plan.

- 8.4 The detail of the proposal requires to be assessed in terms of policies 28, 29 34, 51, 56, 57, 61, 66 of the adopted Highland wide Local Development Plan. Principal considerations are: compatibility with existing land uses and pattern of development; siting and design; potential for impact on amenity (visual and residential); potential for impact on heritage interests and landscape; and suitability of access and infrastructure.
- 8.5 The existing access, parking and infrastructure are suitable for the proposal. Transport Scotland has no comment on the application. The site is ideal for business use given its location adjacent to the A9(T). Submission of how the surface water drainage will tie into the existing system can be conditioned.
- 8.6 There are three distinct elements to the application. The first is the alterations and extension to the existing warehouses, the second the construction of the new warehouses and finally the creation and establishment of the new landscaping to the south
- 8.7 The proposed warehouses are compatible with the immediate surrounding land use and general character of the site. There is housing development to the east of the site; this is separated from the site by hardstanding and landscaping. It is not proposed to develop warehouses any closer to the housing development than the existing row of warehouses. The existing gap between the warehouses and housing will be retained. The use of the warehouse as whisky bonds is not a use that will result in significant adverse impacts on residential amenity in terms of noise, disturbance or odour. It is noted that black fungus is sometimes associated with distillery/warehouses. Environmental Health has been consulted and has no objections. It is not considered that the expansion of existing warehouse provision within the site will result in a substantial increase of this
- 8.8 The site has recent permission for additional warehouse development, which has been partially implemented. Refer to drawing no. PL -003 of 13/00478/MS
- Three new warehouses in the south of the site, between the existing bund and exiting warehouses, 2964sqm
 - Extension to existing warehouses to provide an additional two warehouses, 1976sqm
 - One new warehouse, 597m2

The two additional warehouse development is complete.

The applicant has advised that additional storage space is required over and above what was previously granted planning permission by 13/00478/MS. In addition, the separation distance between the three warehouses consented under 13/00478/MS in the south of the site and the existing warehouses requires to be increased for insurance/health and safety reasons. Repositioning the three consented warehouses further from the existing warehouses would reduce separation from the existing bund/landscaping. This was discussed with the Forestry Officer and as the development would encroach upon the

bund/landscaping. This would require replacement of the bund/landscaping, as with the current application. The possibility of reducing the size of the three units was discussed with the applicant in order to meet separation distance requirements from existing buildings and the landscaping, however, this does not meet their space requirements. This has resulted in a revised proposal which forms the current planning application under consideration.

- 8.9 It is proposed to remove existing woodland landscaping from the site. As noted earlier, this woodland is in poor condition due to lack of maintenance. The trees are also fairly small. It is considered unlikely that this woodland supports habitats for European Protected Species (EPS) and no evidence of EPS is visible on site. There are no known cultural heritage features within the site.
- 8.10 The design of the extensions to the existing warehouses is considered acceptable as it replicates design, form and finish of the existing warehouses, which provides uniformity across the site.
- 8.11 The proposed siting of the five warehouses in the south of the site, forming a new row of warehouses, has a more significant impact than extension of the existing rows of warehouses. The new row of warehouses necessitates the removal of the existing bund/woodland landscaping and the formation of a replacement landscaped area, as well as re-siting of the existing water tanks and welfare cabins. The removal of the existing bund/woodland landscaping will result in visual impacts in that the site and warehouses will be completely exposed when viewed from the A9(T) travelling north and surrounding area. New landscape planting will take years (5-10) to mature to the point of providing screening at the level currently provided.
- 8.12 It is acknowledged that the proposal will have visual impacts in the short-medium term until new landscaping is established. This is unfortunate however, in the long term this landscaping is likely to be more effective and attractive than the existing landscaping which contains dead and suppressed trees. The landscaping proposals also include improvement and maintenance of landscaping within the site. It is not considered that the proposal will result in visual impacts so significant as to impact on tourism in the area as views into the site from the A9(T) will be for a limited time whilst passing the site to enter the village.
- 8.13 The proposal provides the expansion of warehouses on an allocated site which will sustain local business. On balance the proposal is considered acceptable and is in accordance with the development plan and relevant material considerations.
- 8.14 **Material Considerations**
- 8.15 Material considerations raised by third parties have been considered in the assessment above.
- 8.16 **Other Considerations – not material**

The matter of Community Benefit was raised by a third party. Community Benefit is separate from assessment of a planning application.

8.17 Matters to be secured by Section 75 Agreement

None

9. Conclusion

9.1 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.

The principle of additional warehouse development within this site is acceptable in terms of the development plan. The proposal will result in visual impacts by way of an increase in the number of warehouses on the site, and the removal of the existing bund/landscaping which currently provides screening of the site from the A9(T) and surrounding area. In the long term, the replacement bund/landscaping will provide screening and a setting for the site which should be more attractive than the existing poorly maintained landscaping. Meanwhile the site will continue to sustain the local distillery industry.

10. Recommendation

Action required before decision issued N

Subject to the above, it is recommended the application be **granted** subject to the following conditions and reasons and notes to applicant

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

2. No development shall commence on any of the warehouses numbered 1-5 (inclusive) on approved drawing PL_01C until detailed final hard and soft landscaping and maintenance plans for the area annotated on approved drawing PL_01C as "proposed new landscaping areas", prepared by a suitably qualified arboricultural consultant has been submitted to and approved in writing by the Planning Authority, in consultation with the Forestry Officer and Network Rail. Thereafter a suitably qualified arboricultural consultant (appointed by the developer at their expense) shall supervise implementation in accordance with the approved details and agreed timetable submitted with the final landscaping and maintenance plans. Certificates of compliance shall be submitted by the developer to the Planning Authority following each site attendance by the arboricultural consultant and at the end of agreed phases. Maintenance thereafter being carried out in accordance with the approved maintenance plan.

For the avoidance of doubt, the final hard and soft landscaping and maintenance plan shall include:

- i. All earthworks including bunding and existing and finished ground levels in relation to an identified fixed datum point;
- ii. Exact details and timing of removal of the existing bund and woodland strip located in the south of the site
- iii. Details of the form and finish of the track within the landscaped area to the south of the site.
- iv. A plan showing existing landscaping features and vegetation to be retained;
- v. The location and design, including materials, of any existing or proposed walls, fences and gates;
- vi. 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;
- vii. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works; and;
- viii. Stages of supervision of the works by the arboricultural consultant;

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

For avoidance of doubt, the existing bund and landscaping/woodland located in the south of the site shall not be removed or altered in any way without the prior written approval of the Planning Authority. The landscape plan, including replacement bunding and planting shall commence in the first planting season following removal of existing bunding and woodland, unless agreed otherwise in writing by the Planning Authority.

Reason: In order to ensure that a satisfactory scheme of landscaping and planting is agreed and implemented on site in order to provide adequate long-term screening of the development, and to ensure that the planting scheme does not impact on the safe operation of the railway network.

3. No development shall commence on any of the warehouses 6-9 (inclusive) until detailed hard and soft landscaping and maintenance plans for the site as shown on approved drawing BR0-001 Rev B (with the exception of the "proposed new landscape areas" referred to by condition 2 above), prepared by a suitably qualified arboricultural consultant has been submitted to and approved in writing by the Planning Authority, in consultation with the Forestry Officer and Network Rail. Thereafter this shall be implemented in accordance with the approved details and agreed timetable submitted with the final landscaping and maintenance plans.

For the avoidance of doubt, the final hard and soft landscaping and maintenance plan shall include:

- i. A plan showing existing landscaping features and vegetation to be retained;
- ii. 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;

- iii. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works

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

- 4.. No development shall commence until the developer has notified Network Rail of details of all changes in ground levels, laying of foundations and operation of mechanical plant in proximity to the rail line.

Reason: As requested by Network Rail to ensure safe operation of the railway line.

5. No development shall commence until a programme for maintenance/cleaning of the exterior of the warehouses has been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: To ensure the buildings are adequately maintained in the interests of visual amenity given the visual prominence of the site.

6. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. 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.

Reason For Decision

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

Time Limits

Limit for the Implementation of this Planning Permission

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Footnote to Applicant

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.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

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 (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Mud and Debris on Road

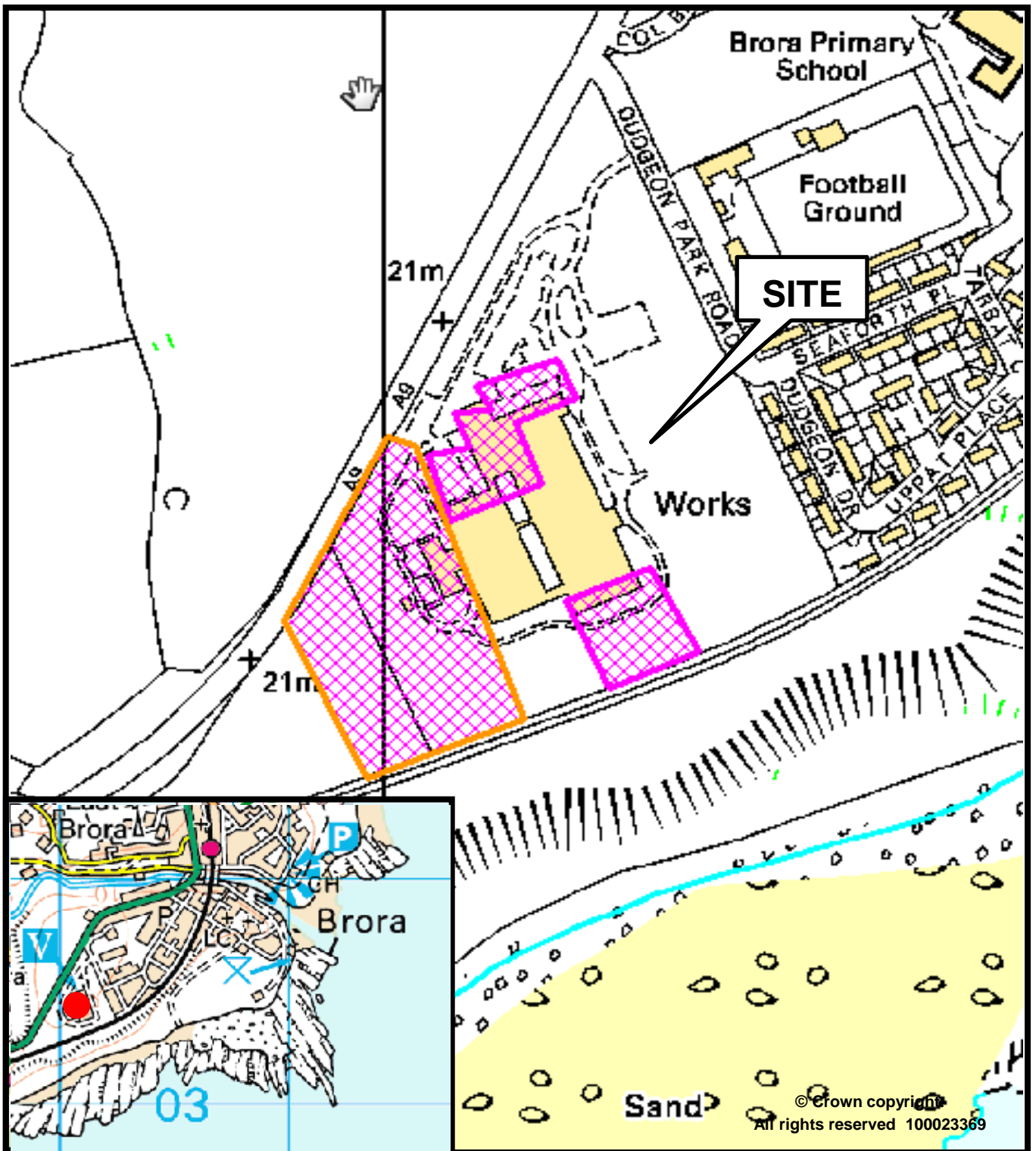
Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on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

Network Rail

The developer is advised to discuss the finalised landscaping scheme with Network Rail prior to formal submission to the Planning Authority due to the proximity of planting to the railway line.

Asset Protection Engineers: Network Rail Asset Protection Engineer, 151 St. Vincent Street, GLASGOW, G2 5NW , Tel: 0141 555 4087
E-mail - AssetProtectionScotland@networkrail.co.uk

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Emma Forbes
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Bro 001Rev C Landscaping
Plan 2 – PL 01 C – Site layout/block
Plan 3 – PL 02 Rev A – Floor Plan
Plan 4 – PL03 Rev A – Floor Plan
Plan 5 – PL04 Rev A – Elevations
Plan 6 – PL06 Rev A – Floor Plan
Plan 7 – PL07 Rev A –Elevations
Plan 8 – PL09 Rev A – Floor Plan
Plan 9 – PL10 Rev A - Elevations
Plan 10 – PL11 Rev A – Floor Plan
Plan 11 – PL12 Rev A – Elevations
Plan 12 – PL009 – Approved site layout for 13/00478/MS



Planning & Development
Service

Plan 1
15/02894/FUL
Scotia House, Dudgeon Park Road, Brora
September 2015



LANDSCAPE WORKS OUTLINE SPECIFICATION

POST AND WIRE FENCING TO WOODLAND AREAS:-

Strained wire fence to BS 1722 Part 3. Finished fence height 1200 mm with 5 lines galvanised 8 gauge high tensile mild steel wire. Wire fixed to straining posts via 150mm strainers and to intermediate posts by 150mm strainers. Straining posts to be 2.1 metre long 150mm diameter tanalised larch rounds driven 900 mm into ground and fitted with 100x100 mm struts. Intermediate posts to be 1800 mm long 75 mm x 75 mm tanalised larch square posts driven 600 mm into ground. Straining posts to be at 100 metre centres and at changes in direction. Intermediate posts to be at 2 metre centres.

WOODLAND STRUCTURE PLANTING MAIN MIX AREAS

After site has been stripped of existing topsoil, site for new woodland to be cross ripped to ensure free drainage of substrate and then backfilled with free draining fill from duntakings of existing earth bunds, this is to be graded to even falls to create new bunds and topped with 600mm of clean topsoil from duntakings, lightly consolidated in 150mm layers, then prior to planting top surface to be loosened. Transplants to be pit planted 300x300x300mm deep with base of pit broken up with a fork to open up drainage, backfilled with topsoil and after planting and 50gms granular slow release fertiliser to be spread around base of plant.

Supply and plant the following transplants at 1.5 metre centres:-

- 20% *Quercus patrea* (Sessile Oak) 2+1 transplants, 45/60cm, thick collar.
- 20% *Pinus Sylvestris* (Scots Pine) 2+1 transplants, 20cm, well bushed.
- 20% *Sorbus aucuparia* (Rowan), 2+1, transplants, 60/75cm, well feathered
- 15% *Betula pendula* (Birch), 2+1, transplants, 60/75cm, well feathered.
- 15% *Alnus glutinosa* (Alder), 2+1, transplants, 60/75cm, well feathered.
- 10% *Salix alba* (White Willow), 2+1, transplants, 60/75cm, well feathered.

Each tree to be protected with 1No 600mm high Olive Green Colour Tubex Shelterguard Tree Shelter, secured with one pre fitted tie to 1No tanalised timber stake driven 400mm below ground level and cut flush to the top of the tree guard each tree also fitted with a 1m2 mulch mat with edges dug into the ground rather than pegged.

Specimen Trees in Woodland Main Mix Areas

In order to create some initial height throughout the woodland bed following whips and feathered trees are to be planted at five metre centres in single species groups of between three and seven trees. These trees are to be pit planted in 600mm deep pits backfilled with selected topsoil and 80 litres of planting compost. Each tree to be single staked with a 1.8m long treated pine and have 150 gms of slow release fertiliser spread around the base of the tree at the time of planting.

- 40% *Quercus patrea* (Sessile Oak) 1+2, whip, 125/150cm, 3 breaks.
- 40% *Tilia Cordata* (Small Leaved Lime) 2x, Feathered, 175/200cm, 3 breaks.
- 20% *Sorbus aria* (Whitebeam) 2x, Feathered, Feathered, 200/250cm, 5 breaks.

WOODLAND EDGE PLANTING MIX AREAS

Existing turf to be removed. Ground to be cross ripped 600mm deep at 600mm cts. Stonepick stones above 50mm. Rotavate to 300mm deep and rake off to running levels. Trees to be transplants as specified below to be pit planted 300x300x300mm deep with base of pit broken up with a fork to open up drainage, backfilled with topsoil and after planting and 50gms granular slow release fertiliser to be spread around base of plant on a 1.5 metre grid. All plants treated with alginate root dip and 70grams Enmag at planting. Trees to be planted in single species blocks of 9No trees, blocks proportionately mixed.

Supply and plant the following transplants at 1.5 metre centres:-

- 25% *Sorbus aucuparia* (Rowan), 2+1, transplants, 60/75cm, well feathered
- 25% *Betula pendula* (Birch), 2+1, transplant, 60/75cm, well feathered.
- 15% *Ilex aquifolium* (Holly), 2LPG, 30/40cm, 3 breaks.
- 20% *Crathagus monogyna* (Hawthorn) 2+1, transplant, 60/75cm, well feathered.
- 15% *Rosa Canina* 60/90 3-5 breaks

Each tree to be protected with 1No 600mm high Olive Green Colour Tubex Shelterguard Tree Shelter, secured with one pre fitted tie to 1No tanalised timber stake driven 400mm below ground level and cut flush to the top of the tree guard each tree also fitted with a 1m2 mulch mat with edges dug into the ground rather than pegged.

Specimen Trees in Woodland Edge Areas

In order to create some initial height throughout the edge planting the following light standard trees are to be planted at four metre centres over 50% of the beds, in single species groups of between three and seven trees. These trees are to be pit planted in 600mm deep pits backfilled with selected topsoil and 80 litres of planting compost. Each tree to be single staked with a 1.8m long treated pine and have 150 gms of slow release fertiliser spread around the base of the tree at the time of planting.

- 50% *Sorbus aucuparia* (Rowan), 2x, 6-8cm, light standard, 250/300cm, 3 breaks.
- 30% *Betula pendula* (Birch), 2x, 6-8cm, light standard, 250/300cm, 3 breaks.
- 20% *Crathagus monogyna* (Hawthorn), 2x, 6-8cm, light standard, 250/300cm, 3 breaks.

TREE PLANTING

Pit Preparation for all Trees - Excavate tree pits 1.8 x 1.8 x 1.0 metres deep. Rip sides and bottom of pit to ensure free drainage.

Planting Standard Trees - Supply and Plant Standard 8-10cm staked with 1 No. 2.4m long 75 mm dia smooth turned tanalised pine stake finished with two coats dark brown Solignum stain. Tree secured with 2 No Thom ties with pads, each tie fixed to stake with 2 No. galvanised clout nails. Backfill with selected excavated topsoil incorporating 80 litres of planting compost and 1800 gm Enmag. Water to field capacity as required. All trees in grassed areas to have 1m diameter circle of turf neatly removed with an edging iron and 50mm thick composted ground bark added

● **Tilia cordata 'Greenspire'** (Small Leaved Lime)
Supplied as 8/10cm, Bare Root, Standard.

● **Sorbus aria** (Whitebeam).
Supplied as 8/10cm, Bare Root, Standard.

● **Sorbus aucuparia** (Mountain Ash).
Supplied as 8/10cm Bare Root, Standard (Total 5No)

● **Existing Trees**

EXISTING WOODLANDS
To be read in conjunction with Scotia House Landscape Maintenance Specification Revision B. This includes additional notes on thinning and formative pruning operations.

Existing woodlands to be maintained with a yearly maintenance contract taken out with a landscape or woodland/forestry contractor. In the first year existing woodlands are to be thinned by 25% and to have formative pruning undertaken to improve the condition of the tree stock generally. After thinning the following specimen trees are to be planted at 3 metre centres, to fill spaces left by thinned trees situated along the outer edges of the existing woodland blocks. Each tree to be protected with 1No 600mm high Olive Green Colour Tubex Shelterguard Tree Shelter, secured with one pre fitted tie to 1No tanalised timber stake driven 400mm below ground level and cut flush to the top of the tree guard, each tree also fitted with a 1m2 mulch mat with edges dug into the ground rather than pegged.

Supply and plant the following transplants at 3 metre centres:-

- Quercus patrea** (Sessile Oak) 2+1 transplants, 45/60cm, thick collar.
- Sorbus aucuparia** (Rowan), 2+1, transplants, 60/75cm, well feathered
- Prunus avium** (Gean), 2+1, transplants, 60/75cm, 3 breaks.
- Prunus Padus** (Bird Cherry), 2+1, transplants, 60/75cm, 3 breaks.
- Crathagus monogyna** (Hawthorn) 2+1, transplant, 60/75cm, well feathered.
- Betula pubescens** (Hairy Birch), 2+1, transplants, 60/75cm, well feathered.

Within the existing woodlands the new trees are to be maintained and managed in line with the maintenance visits outlined for the new woodlands. For the new trees outlined above this will include eight maintenance visits, to check tree shelters, stakes and mulch mats, allow for minor formative pruning for the new trees to establish a strong leader, remove any dead or dying branches. Also the existing woodlands are to be kept free of all litter and debris and all existing trees are to be inspected and kept free from from pests and disease by treating with pesticides as required, and any deadwood and damaged or broken branches is to be removed remove by careful pruning.

MAINTENANCE SCHEDULE

Visits per annum to be read in conjunction with Landscape Maintenance Report.

GRASS MAINTENANCE

Amenity Grass Areas:-

- Mowing: 16 Visits
- Edging: 1 Visit
- Fertiliser Spring: 1 Visit
- Fertiliser Autumn: 1 Visit

Conservation Grass Areas:-

- Mowing: 8 Visits
- Edging: 1 Visit
- Fertiliser Spring: 1 Visit
- Fertiliser Autumn: 1 Visit

WOODLAND MAINTENANCE TO NEW AND EXISTING WOODLANDS

- General Maintenance: 8 Visits
- Residual Herbicide: 1 Visit
- Weedkill Fenclines (New Only): 1 Visit
- Fertiliser: 1 Visit

NEW LANDSCAPE AND EXISTING LANDSCAPE MAINTENANCE AREA

APPLICATION BOUNDARY

This drawing to be read in conjunction with:- Scotia House Dudgeon Park Road Brora Landscape Maintenance Specification - Revision B and associated maintenance schedule.



PROPOSED SITE PLAN

SCALE - 1:1000

SCALE BAR - METRES



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Amendments

A Drawing revised in line with planning department comments as follows:- Rabbit netting removed from southern fencing and replaced by tubex tree guards, stakes and mulch mats. Fencing and rabbit netting removed from woodland edge mix area and replaced by including tubex tree guards, stakes and mulch mats. Additional feathered trees, whips and light standard trees added to both Southern woodland and woodland edge mix areas. Plowing specification removed and replaced with alternate topsoiling and cross ripping/rotavating specifications. Shrub planting removed from south side of new buildings and replaced by tree planting. Maintenance requirements to cover maintenance of existing woodlands to same standard as new woodlands. **24th August 2015.**

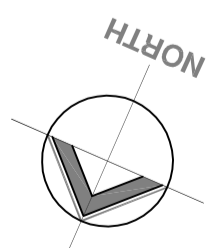
B Drawing revised in line with planning department comments as follows:- Additional planting, specification and maintenance notes of existing woodlands added to existing woodlands section. Additional note cross referencing with maintenance specification and schedule added. **27th August 2015.**

C Additional information added- Application boundary and Landscape maintenance area in line with ALGO Drg PL 01 Rev C **4th September 2015.**

John Richards
Landscape Architects

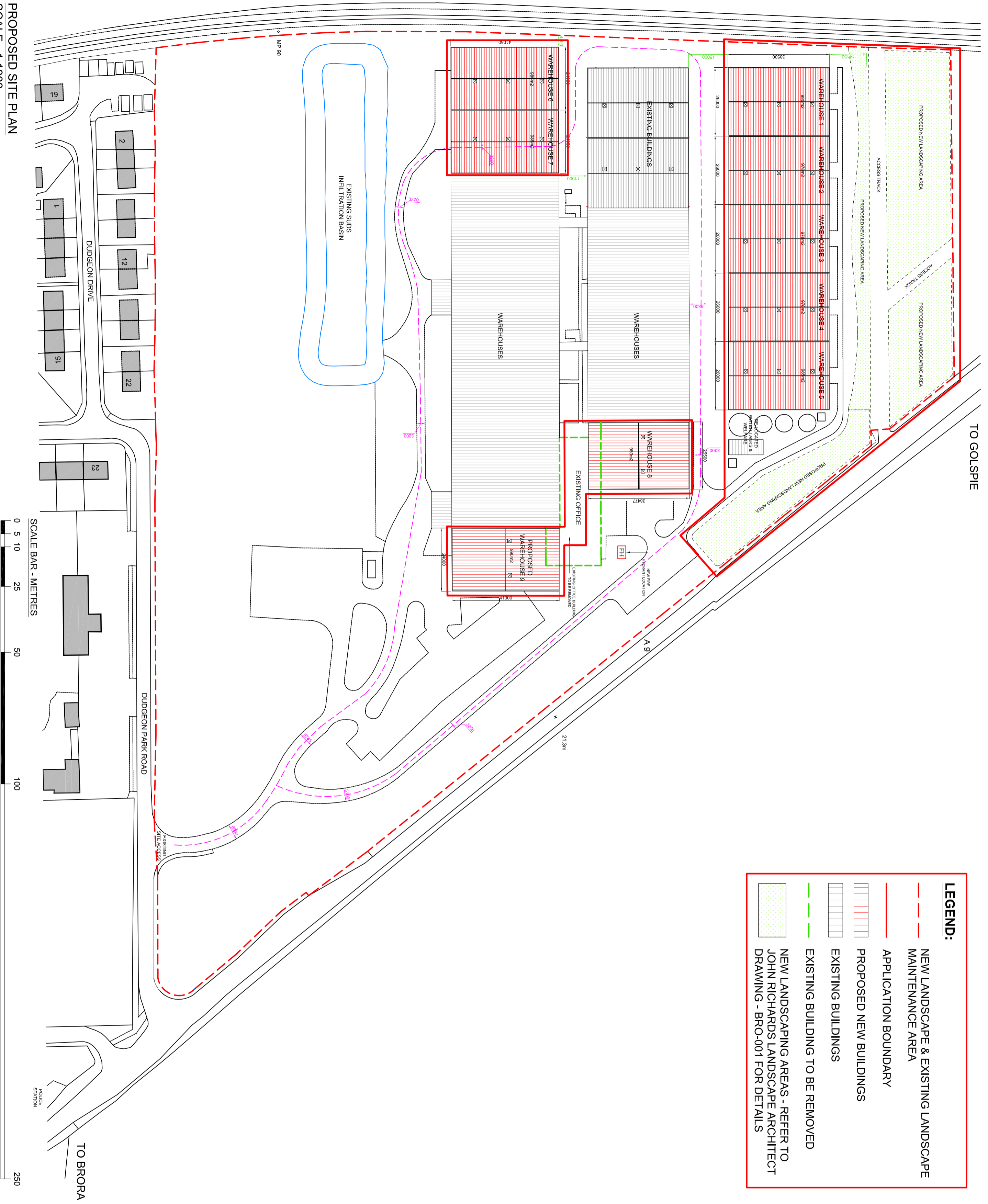
JOB NAME • Scotia House
DRG TITLE • Planning Stage Landscape Plan
SCALE • 1.100@A1
DATE • July 2015
DRG NO. • BRO-001 Rev C

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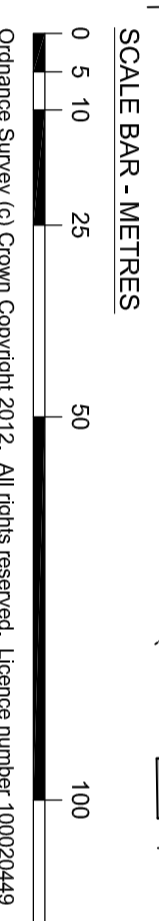


LEGEND:

- NEW LANDSCAPE & EXISTING LANDSCAPE MAINTENANCE AREA
- APPLICATION BOUNDARY
- PROPOSED NEW BUILDINGS
- EXISTING BUILDINGS
- EXISTING BUILDING TO BE REMOVED
- NEW LANDSCAPING AREAS - REFER TO JOHN RICHARDS LANDSCAPE ARCHITECT DRAWING - BRO-001 FOR DETAILS



PROPOSED SITE PLAN
SCALE - 1:1000



| Rev. | Date | Description | App'd |
|------|------------|---|-------|
| A | 24.07.2015 | REVISED PLANNING APPLICATION | |
| B | 02.08.2015 | IMPLEMENT PLANNING REVISED | |
| C | 03.08.2015 | DEVELOPER'S BOUNDARIES & LEGEND UPDATED | |
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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR

PLANNING
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| Drawing Sheet Size | Scale |
| A2 | AS SHOWN |
| | Date |
| | 24.07.2015 |

Project Title
PROPOSED WAREHOUSES AT SCOTIA HOUSE, DUDGEON PARK ROAD, BRORA, SUTHERLAND, KW9 6NA FOR KINBURN (123) LLP

Drawing Title
PROPOSED SITE BLOCK PLAN

| | |
|----------------|---------|
| Project Number | P15-429 |
| Drawing Number | PL_01 |
| Revision | C |

| Rev. | Date | Description | App'd |
|------|------------|---------------------------------|-------|
| A | 24.07.2015 | ISSUED FOR PLANNING APPLICATION | |
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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR

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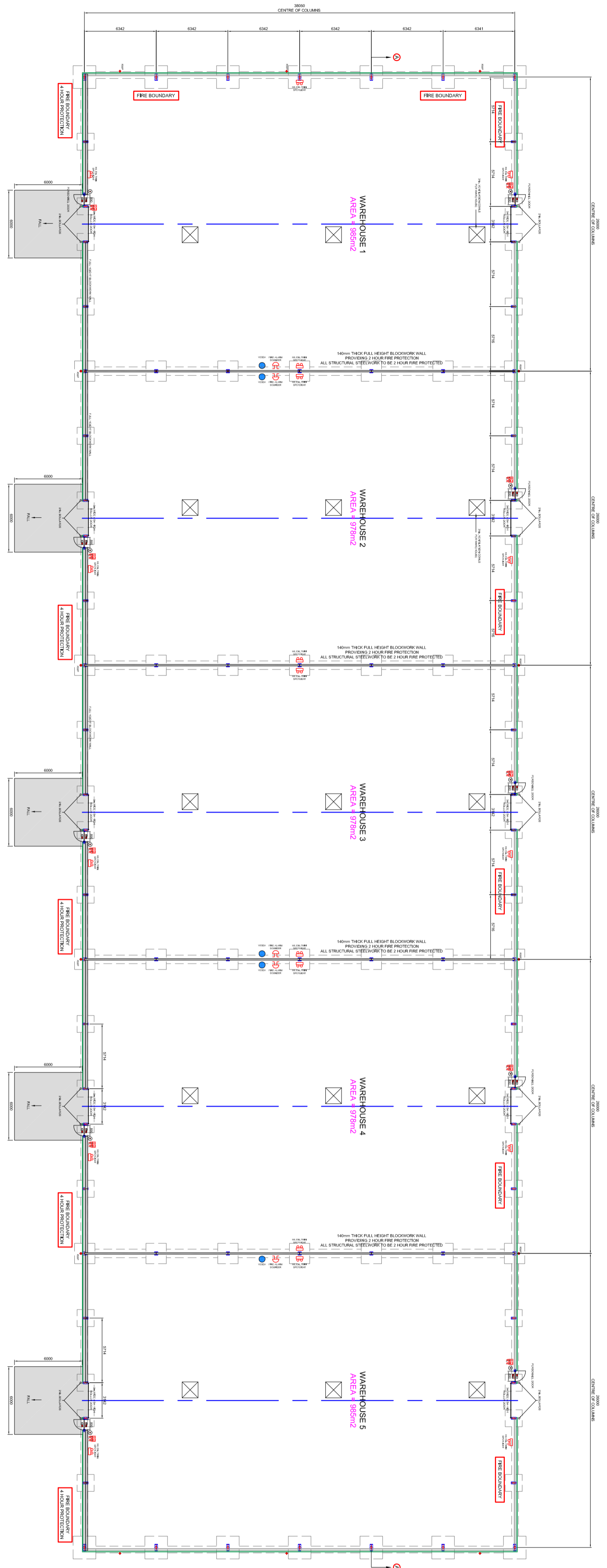
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| Drawn By | BL | Checked By | MA |
| Drawing Sheet Size | A1 | Scale | AS SHOWN |
| | | Date | 24.07.2015 |

Project Title
PROPOSED WAREHOUSES AT SCOTIA HOUSE, DUDGEON PARK ROAD, BRORA, SUTHERLAND, KW9 6NA FOR KINBURN (129) LLP

Drawing Title
WAREHOUSES 1 - 5
FULL FLOOR PLAN

| | | | |
|-----------------------|---------|-----------------|---|
| Project Number | P15-029 | Revision | A |
| Drawing Number | PL_02 | | |



WAREHOUSES 1-5 - FLOOR PLAN
SCALE - 1:250

