

Agenda Item	6.8
Report No	PLN/010/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 January 2022

Report Title: 21/03684/FUL: The Highland Council Housing
Land 370M NE of Cromlet House
Cromlet Drive, Invergordon

Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Residential development comprising 35 units, access, roads, landscaping and ancillary infrastructure (Phase 1 of Cromlet masterplan)

Ward: 06 - Cromarty Firth

Development category: Housing Local

Reason referred to Committee: Manager's Discretion

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 for a residential development of 35 new homes for social rent or other affordable tenures. The proposals represent the first phase in a wider development of 93 properties also currently under consideration for planning permission in principle, as assessed under application 21/03683/PIP. For this first phase of development, the range of house types comprise:

- 1 no. 4 bedroom house;
- 12 no. 3 bedroom houses;
- 1 no. 2 bedroom house;
- 15 no. 2 bedroom flats;
- 6 no. 1 bedroom flats.

This first phase of development will be delivered a mix of affordable housing tenures including the provision of homes for low-cost home ownership and social rent.

1.2 The application site borders on Castle Avenue, with vehicle 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, altering parking and common areas to meet Forestry Officer's comments

2. SITE DESCRIPTION

- 2.1 The application site is roughly rectangular shaped area of land, based around the corner of Gordon Terrace to the north and Castle Avenue to the east. 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 characterised mainly by 2 storey semi-detached houses and cottage flats, although 'Harbour View', directly to the west 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.
- 2.2 The site currently has an informal rough vehicle access in place off Castle Avenue which connects to Invergordon Town Centre to the south and, via Academy Road, 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. 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. 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.
- 2.4 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 central area of the application site.

3. PLANNING HISTORY

- | | | | |
|-----|------------------|---|-----------------------|
| 3.1 | - | 21/03683/PIP: Erection of 93 residential units, access roads, landscaping and ancillary infrastructure | Pending Consideration |
| 3.2 | 14 June 2021 | 21/01819/PAN: Proposal of Application Notice for development of up to 93 residential units and associated infrastructure | Case Closed |
| 3.3 | 27 May 2011 | 05/00325/OUTRC: Formation of 5 Serviced Building Plots (Outline) | 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 | Application Withdrawn |

Public House, Church/Recreational Facility
(Including Retail Impact Assessment) (Outline -
Resubmission)

- | | | | | |
|-----|---------------|---------|---|--------------------------|
| 3.6 | 30
2002 | January | 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: 3 from 3 households

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 and the potential for protected species to be present on the site.
- c) Concerns over the appropriateness of the design against that established in housing in the area

- 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 they 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 provided The Access Officer commented on the He has comments 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. The degree 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 The Team's records indicate 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 effect 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. The applicant has worked with the officer to address concerns relating to tree protection in the northwest corner of the site. The Forestry Officer was satisfied with the applicant's Tree Protection Plan, Arboricultural Impact Assessment and Method Statement for this phase of the development. They recommended a condition to secure further information on the overall site landscaping in advance of development commencing.

- 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 **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.
- 5.11 **Scottish Environment Protection Agency (SEPA):** do not object to the application and raised no further comments.
- 5.12 **Transport Scotland:** does 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

6.2 **Inner Moray Firth Local Development Plan (IMFLDP) (2015):**

Policy 2 – Delivering Development

Within the Invergordon Settlement Development Area (SDA)

Site IG3 – Cromlet: considered suitable for higher density housing.

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 (as amended December 2020)

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.
- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) design, streetscape and residential amenity
 - c) access and travel
 - d) flood risk, drainage and servicing
 - e) impact on natural heritage, landscaping and open space
 - f) impact on infrastructure and services and proposed mitigation (developer contributions)
 - g) 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 considered as 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 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 detailed house design and layout for the first phase presented here, addresses the subject specific considerations listed in the HwLDP policies.

Design, streetscape and residential amenity

- 8.7 The 35 proposed housing units will consist of 2 two-storey detached houses, 12 two-storey semi-detached houses, a terraced row of 8 cottage flats and a further three storey corner block of 9 flats steeping down to a block of four cottage flats. The designs are unique to the development and overall, the breakdown of accommodation consists of 8 one-bedroom properties, with the balance having two bedrooms or above. All properties will be finished in facing brickwork on the external walls, with elements of timber effect cladding and aluminium clad timber windows. Roofs will be finished in smooth concrete roof tiles, with an exact schedule of finishing materials to be secured via condition, in advance of development commencing. The proposed homes are arranged around a looping road, to be taken off the access for the wider site, off a new junction on Castle Avenue.
- 8.8 The different house types are used to create identifiable zones within the layout. 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 street 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, 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. Some on street parking is also proposed, providing a further incentive to driver caution.
- 8.10 The proposals also relate well to the surroundings, maintaining an active frontage, 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.
- 8.11 It is acknowledged that the proposal will introduce a flatted block into the immediate surroundings, which is a relatively rare building type for the area. Nevertheless, the block will be a maximum of three stories, only on the southern corner element, where it will be well screened by the surrounding properties and will act as an entrance feature to the wider development. The use of facing brick and timber effect cladding through the development will also help integrate it with the surrounding properties, where these finishes are common.
- 8.12 The design and layout of the development is considered to accord with the principles established through the Cromlet Masterplan which is recommended for approval under reference 21/03683/PIP.

Access and Travel

- 8.13 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 matter of capacity of the Tomich junction has been considered through the application for planning permission in principle, where neither Transport Scotland nor Transport Planning objected to the application. 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.
- 8.14 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. A proportion of the parking requirements are fulfilled on street, serving as a passive traffic calming measure. Minor adjustments to the street and parking layout may be required through the Road Construction Consent process, but this is not anticipated to affect the layout of the development. Detailed cycle parking arrangements will be secured via condition.
- 8.15 The 'Black Path' core route will be retained, 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.
- 8.16 Considering the climate emergency, it is considered appropriate to facilitate the transition toward the phasing out of diesel and petrol cars. The applicant has designated ten electric car charging provision within the development. The full details of the design and operation of these can be secured by condition.

Flood risk, drainage and servicing

- 8.17 While the wider 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 Phase 1 area. 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 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 with the proposals, 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. Suitable space is designated for the storage and uplift of refuse bins, in accordance with the Council's Managing Waste in New Developments guidance.

Amenity

- 8.20 Due to the orientation of the new homes north – south, most overshadowing will fall within the application site boundaries. The proposals do not raise direct window to window loss of privacy issues with respect to the established housing in the surroundings. The representation concerns are acknowledged in that some overlooking of properties on Harbour View and their garden areas, adjacent the site to the west, 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.
- 8.21 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 is 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

- 8.22 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 Phase 1 site layout has been modified to safeguard existing trees adjacent to the site. 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. A condition is attached to secure details of a factoring agreement to ensure the established trees and new planting are correctly maintained.

- 8.23 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.
- 8.24 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.

Developer Contributions

- 8.25 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. 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.
- 8.26 Contributions will be required to support the expansion of the Invergordon Leisure Centre, associated with the IMFLDP delivery programme. A total contribution for the whole development of £94,767 will be paid prior to the release of the planning permission in principle.

- 8.27 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.

Other material considerations

- 8.28 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.
- 8.29 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.

Non-material considerations

- 8.30 The representation comments raised the issue of the impact of the new development on the value of surrounding properties. This is not a material consideration within the planning system.

9. CONCLUSION

- 9.1 This application brings forward the first phase of development on a 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 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 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: Electric vehicle charging facilities will be provided and active travel connections have been considered from the outset to help promote the use of non-car based transport.

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

Design and materials

- 1 No development shall commence until the materials to be used in external finishes (including but not limited to finishes of walls, roofs, rainwater goods, windows and doors) of any and all built structures (inclusive of houses, flats, cycle stores and bin stores), have been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that these matters can be considered in detail.

- 2 No development shall commence until a scheme detailing secure, covered cycle parking spaces for the flatted blocks has been submitted and approved in writing by the Planning Authority. For the avoidance of doubt the scheme shall include cycle stores provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the elements of the development to which they relate, thereafter being maintained for this use in perpetuity.

Reason: To ensure that these matters can be considered in detail.

- 3 No development shall commence until the material finish of all roads within the development have been submitted to and approved in writing by the Planning Authority

Reason: To ensure that these matters can be considered in detail to ensure the character and identity of the site is maintained in the interests of place making.

- 4 No development shall commence until the exact siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) has been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that these matters can be considered in detail in the interests of place making.

- 5 No development shall commence until a scheme detailing the proposed 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: To ensure that these matters can be considered in detail.

Roads and access

- 6 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.

- 7 No development shall commence until the details of cycle parking provision and storage have been provided in line with the standards set out in The Highland Council's Roads and Transportation Guidelines. Thereafter the approved details shall be implemented.

Reason: To ensure an appropriate level of cycle parking is provided within the development.

- 8 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: To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

- 9 No part 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, or upon the expiry of a period of three years from the date of first occupation, 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.

10 No development shall commence on until a scheme has been submitted detailing the provision electric vehicle charging points. The scheme shall include:

- I. identification of locations for communal electric vehicle charging points serving flatted developments 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.

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

12 Before the first occupation, 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

13 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

14 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.

15 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 mm·s⁻¹
- Saturdays 8am to 1pm. The peak particle velocity shall not exceed 5 mm·s⁻¹
- Out-with the above times, the peak particle velocity shall not exceed 0.3 mm·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.

- 16 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

- 17 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

- 18 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.

- 19 No development or work (including site clearance) shall commence until the following information has been submitted and subsequently approved in writing by the planning authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction):

- I. Details of Site Supervision and Compliance Monitoring
- II. Tree Protection Plan
- III. Tree Management Plan

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

Archaeology

- 20 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.

Other

- 21 For the avoidance of doubt, no pipework for heating and ventilation shall be installed on the exterior of the flatted blocks on any elevation which faces the public road

Reason: In the interests of visual amenity.

- 22 For the avoidance of doubt all properties within the application site shall be of an affordable housing tenure as defined by the Developer Contributions Supplementary Guidance (Adopted 2018), or any other guidance that updates, supersedes or replaces the aforementioned guidance.

Reason: To ensure the development is delivered as affordable housing as per the provisions of the Permission in Principle for the application site and to clarify the development which has been applied for.

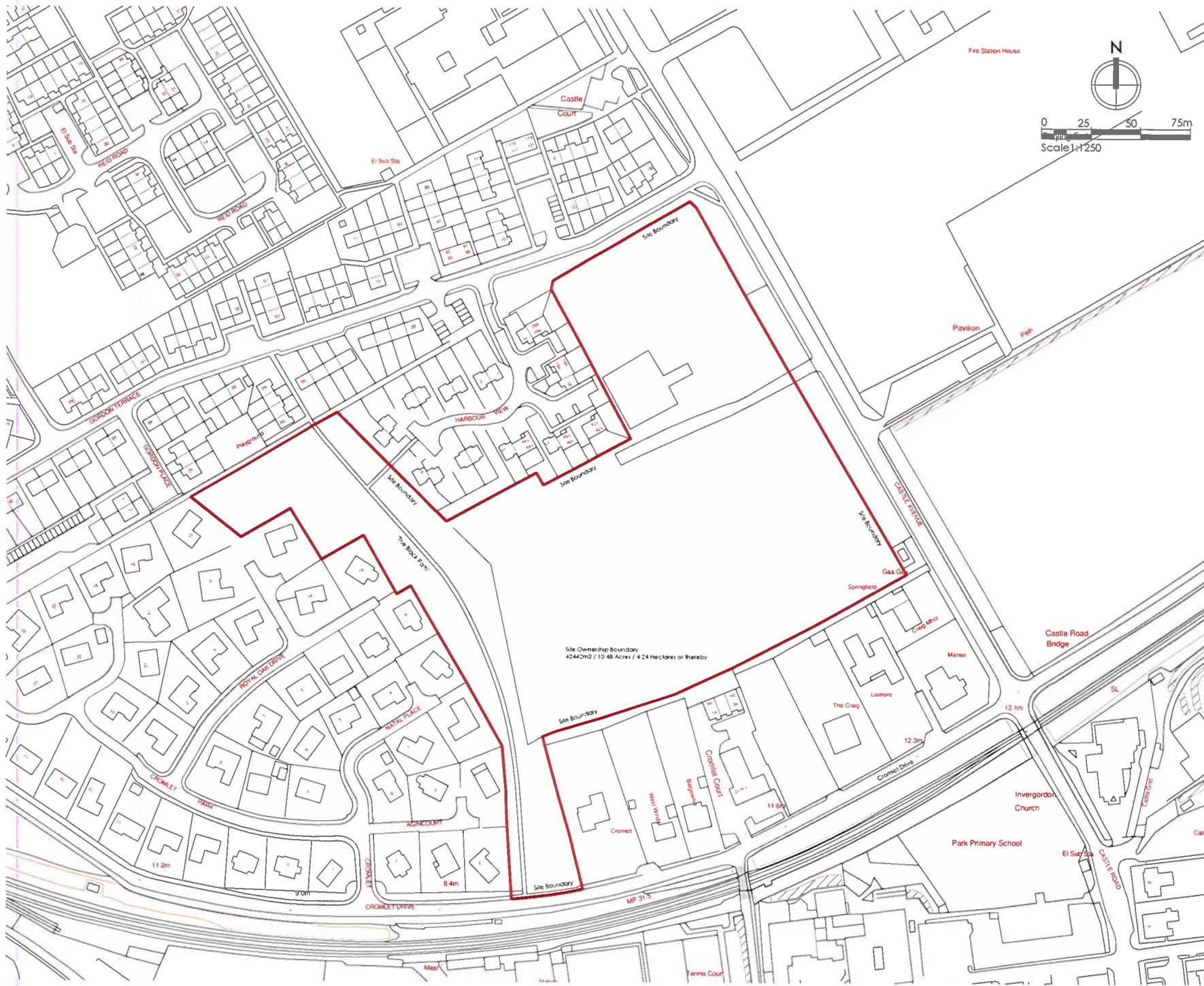
Designation: Area Planning Manager North

Author: Michael Kordas

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Document Type	Document No.	Version No.	Date Received
Location Plan	C0017-ZZ-00-DR-A-9001-D1		29 July 2021
Site Layout Plan	C0017-ZZ-00-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 2	29 July 2021
Phase 2 Planting Plan	DR-A-9103-D1-2	REV 2	29 July 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
House Type 04 Floor Plan	C0017-04-ZZ-DR-A-0101-D3		29 July 2021
House Type 04 Elevations	C0017-04-ZZ-DR-A-0102-D3		29 July 2021
House Type 01 General Plan	C0017-01-ZZ-DR-A-0101-D3		29 July 2021
House Type 02 General Plan	C0017-02-ZZ-DR-A-0101-D3		29 July 2021
House Type 03 General Plan	C0017-03-ZZ-DR-A-0101-D3		29 July 2021
House Type 05 General Plan	C0017-05-ZZ-DR-A-0101-D3		29 July 2021
House Type 06 General Plan	C0017-06-ZZ-DR-A-0101-D3		29 July 2021
Phase 1 Site Layout Plan	C0017_ZZ_00_DR_A_9003_D 1	REV 6	29 July 2021
Drainage Layout Plan	101	REV D	29 July 2021
Drainage Details	102	REV B	29 July 2021
Road Layout Plan	103	REV C	29 July 2021
Kerbing Layout Plan	104	REV C	29 July 2021
Surfaces Layout Plan	105	REV C	29 July 2021
General Road Details Plan	106	REV B	29 July 2021
Visibility Splay Plan	107	REV A	29 July 2021
Refuse Lorry Swept Paths	108	REV C	29 July 2021
Fire Appliance Swept Paths	109	REV C	29 July 2021
Water Main Layout	110	REV B	29 July 2021
Tree Protection Plan	1199-TPP	REV A	6 January 2022



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 & in SQUARE METRES.

CDM Hazard Identification & 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	Forward exarbitration of boundaries plan	19/01/21

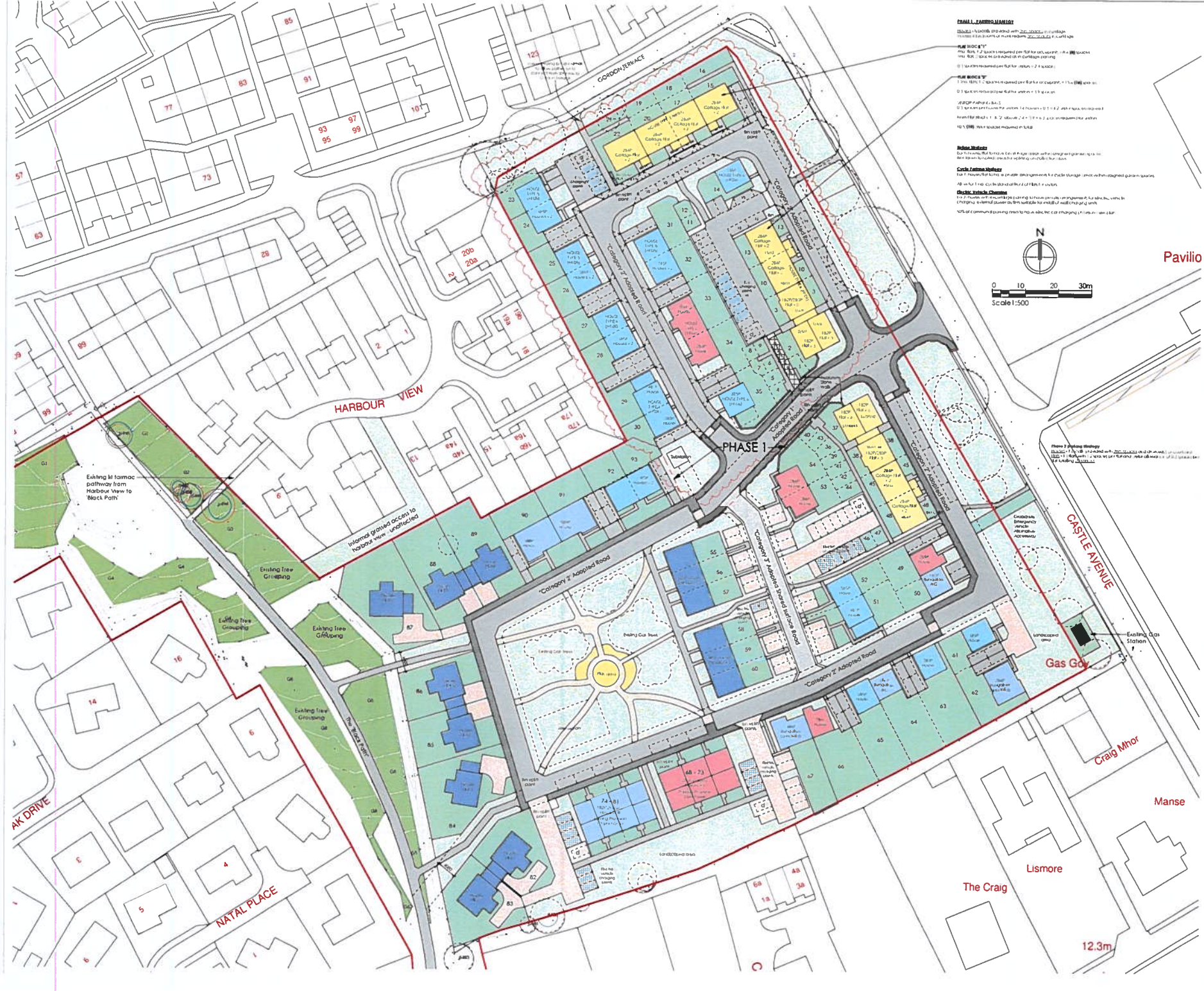
COLIN ARMSTRONG ARCHITECTS

Lyra House, Fairway Business Park,
Invergowrie, Dundee

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Client	The Highland Council
Project	Housing Development Cromlet Park Invergowrie
Project No.	2023
Drawing No.	DHD20036_C0017_72_00_DR_A_0001_DI
Revision	01
Site Location Plan	
Status	SKETCH
Date Created	Jan. '21
Drawn by	DJC
Scale	1 : 1250
Sheet	A2

Project No: 2023
 Drawing No: DHD20036_C0017_72_00_DR_A_0001_DI
 Date: 19/01/2021 12:29:22



SMALL CARPORTS

1. Small carports are shown in grey with a dashed outline. They are located adjacent to the main building footprints. The carports are designed to provide secure parking for residents.

SMALL BUNGLES

1. Small bungalows are shown in yellow. They are located in the central and eastern parts of the site. The bungalows are designed to provide a range of housing options for residents.

SMALL HOUSES

1. Small houses are shown in blue. They are located in the western and southern parts of the site. The houses are designed to provide a range of housing options for residents.

SMALL COLLAGES

1. Small collages are shown in red. They are located in the central and eastern parts of the site. The collages are designed to provide a range of housing options for residents.

SMALL TERRACE HOUSES

1. Small terrace houses are shown in green. They are located in the central and eastern parts of the site. The terrace houses are designed to provide a range of housing options for residents.

SMALL VEHICULAR CHANGERS

1. Small vehicular changers are shown in grey. They are located adjacent to the main building footprints. The changers are designed to provide secure parking for residents.

KEY / NUMBER OF HOMES

PHASE 1 - SOCIAL HOUSING

Flats		
182P Flat 1 bedroom 2 person	=	6
182P/283P flats 1 bedroom 2 person (capable of adaptation to 2 bedroom 3 person)	=	3
Collage Flats		
283P GF Flats 2 bedroom 3 person on ground floor	=	2
284P Flats 2 bedroom 4 person last floor	=	2
Collage Flats		
284P Flats 2 bedroom 4 person	=	8
487P House 4 bedroom 7 person	=	1
587P House 5 bedroom 8 person	=	10
385P House 3 bedroom 5 person (convertible to 487P House)	=	1
284P House 2 bedroom 4 person (convertible to 384P House)	=	1
384P House 3 bedroom 4 person	=	1
TOTAL PHASE 1	=	35

PHASE 2 - SOCIAL HOUSING

Flats		
182P Flat 1 bedroom 2 person	=	6
182P/283P flats 1 bedroom 2 person (capable of adaptation to 2 bedroom 3 person)	=	3
Collage Flats		
284P Flats 2 bedroom 4 person	=	4
487P House 4 bedroom 7 person	=	1
587P House 5 bedroom 8 person	=	2
284P House 2 bedroom 4 person	=	2
182P House 1 bedroom 2 person house	=	8
283P House 2 bedroom 3 person house	=	4
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

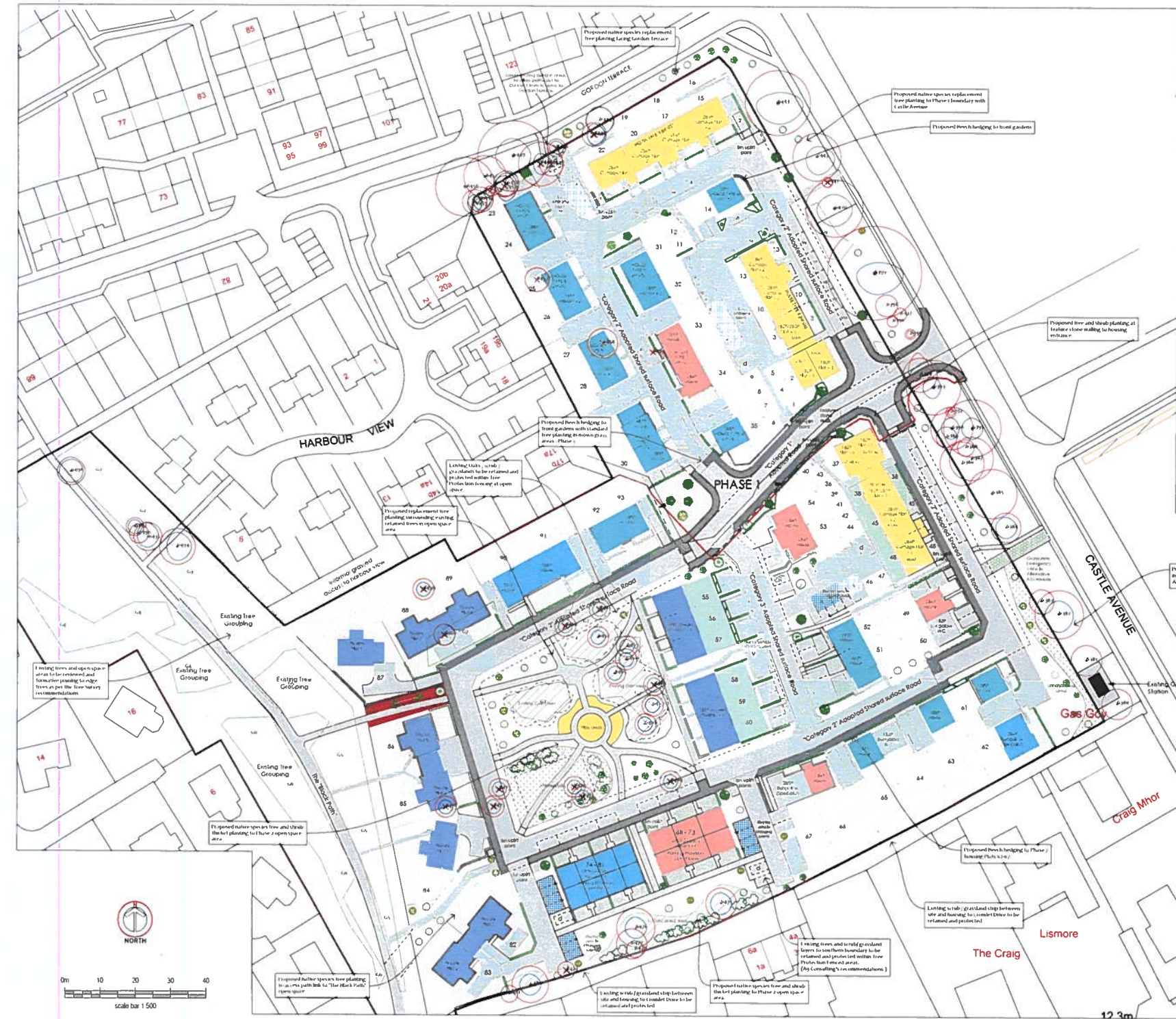
PHASE 3 - PRIVATE HOUSING

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% of 85.15)		

OVERALL TOTAL HOMES = 93

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Project No.	2023
Drawing No.	DHD2003a_C0017_U1_05_DR_A_1002_D1
Revision	17
Site Layout Plan	
Scale	1:500
Date	Nov '20
Drawn by	DJC
Checked by	
Scale	1:500
Sheet	4 of 1



- KEY**
- 1. Existing trees to be retained and protected in situ (to be retained and protected in situ)
 - 2. Existing trees to be removed (to be removed)
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NOTES: Labels for proposals aimed to be replaced by the recommendations of a consulting ecologist's ecological assessment report (June 2021).

- REVISIONS**
1. 18/07/21 Landscape proposals amended to new site layout (CA, AP, and shared drive) and to include recommendations from a consulting ecologist's ecological assessment report (June 2021).
 2. 18/07/21 Landscape proposals amended to include recommendations from a consulting ecologist's ecological assessment report (June 2021).
 3. 18/07/21 Landscape proposals amended to include recommendations from a consulting ecologist's ecological assessment report (June 2021).
 4. 18/07/21 Landscape proposals amended to include recommendations from a consulting ecologist's ecological assessment report (June 2021).
 5. 18/07/21 Landscape proposals amended to include recommendations from a consulting ecologist's ecological assessment report (June 2021).

KEITH L WOOD LANDSCAPE DESIGN

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 email: keith.l.wood@brunton.co.uk
 www.keithwoodlandscapedesign.co.uk

Project Title: HOUSING DEVELOPMENT, CROAMLET PARK, INVERGORDON, N 18 04H.

CLIENT: THE HIGHLAND COUNCIL

DRAWING TITLE: LANDSCAPE PROPOSALS OVERALL PLAN

PLANNING

Scale: 1:500 @ A1 Date: 18.05.21
 Drawn: K Wood Rev: 5
 Drawn by: DMD20038_2021_22-00_DR_A_0101_015



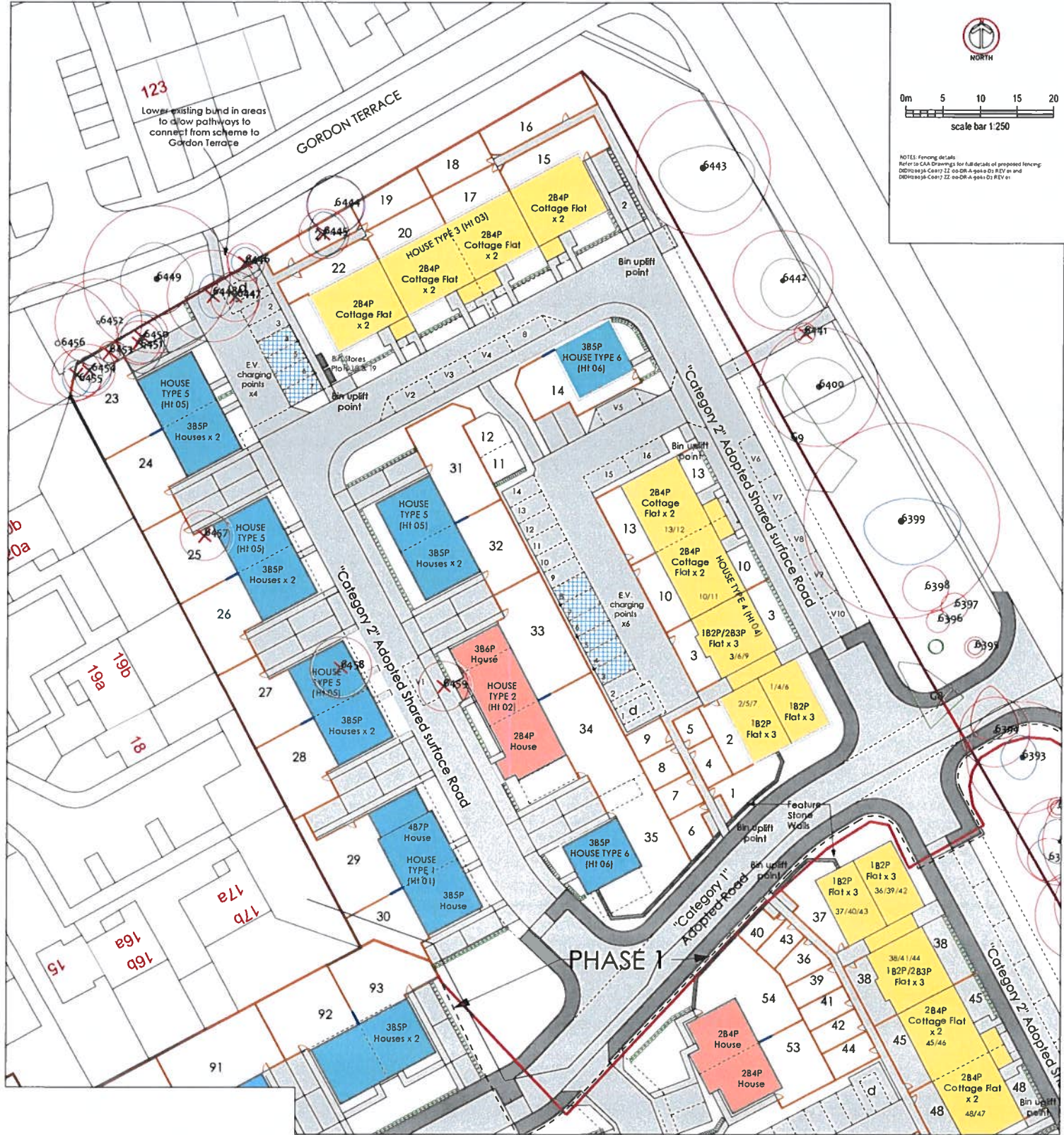


NOTES: Fencing details
Refer to CAD Drawings for all details of proposed fencing.
DCH/18/23/01/22 - 00-DR-A-001-01 REV 01 and
DCH/18/23/01/22 - 00-DR-A-001-02 REV 01







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. AW
 - 2: 23.07.21 Landscape proposals revised to suit CAD drawing (see item 12) house type revised, tree planting, hedging, shrub planting and grassed areas amended to suit. Drawing numbering revised AW

HEATH L. WOOD
LANDSCAPE DESIGN

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Tel: 01780 623334 Mob: 07184 854588
Email: h.l.wood@hlpdesign.co.uk
www.heathwoodlandscape.co.uk

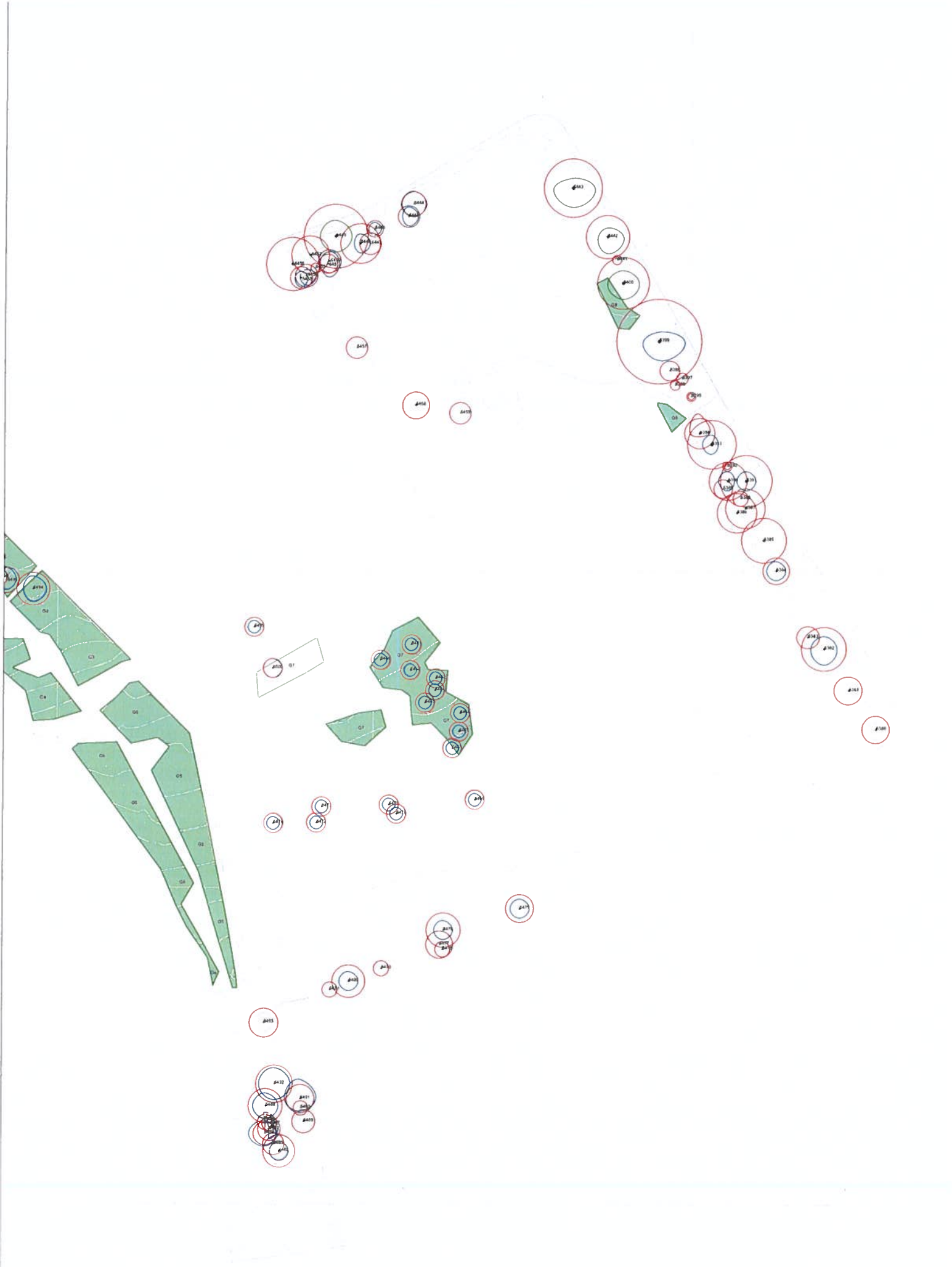
Project: Trade HOUSING DEVELOPMENT, GRAMMLET PARK, DYERGORDON, V18 0AA

CLIENT: THE HIGHLAND COUNCIL

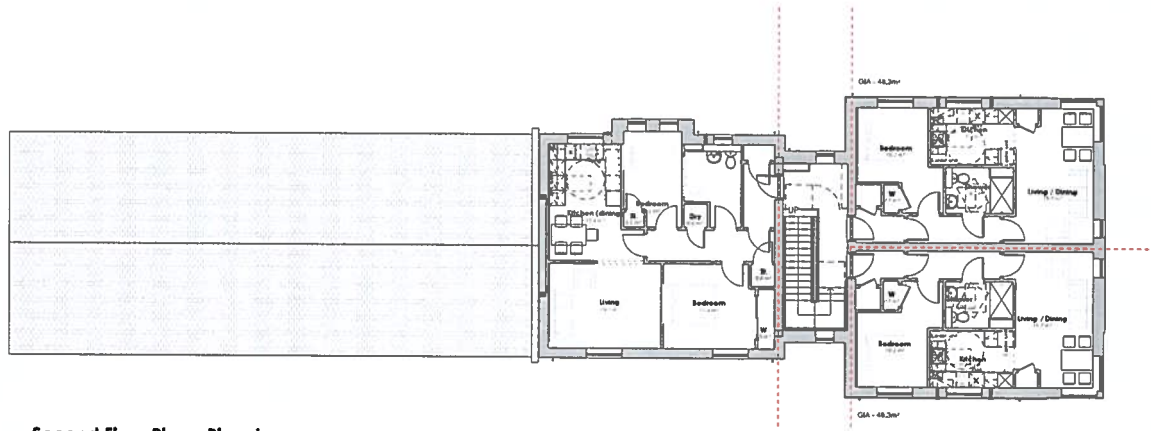
DRAWING TITLE: LANDSCAPE PROPOSALS - PHASE 1 FENCING PLAN

PLANNING

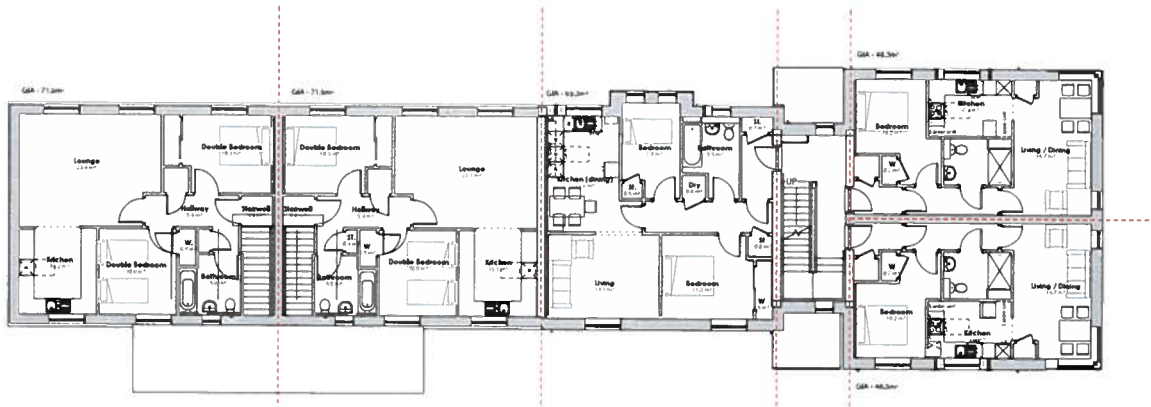
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Drawn	K. Wood	Rev	1
Drawn No.			
Client Ref	08/18/23/01/22 - 00-DR-A-001-01		



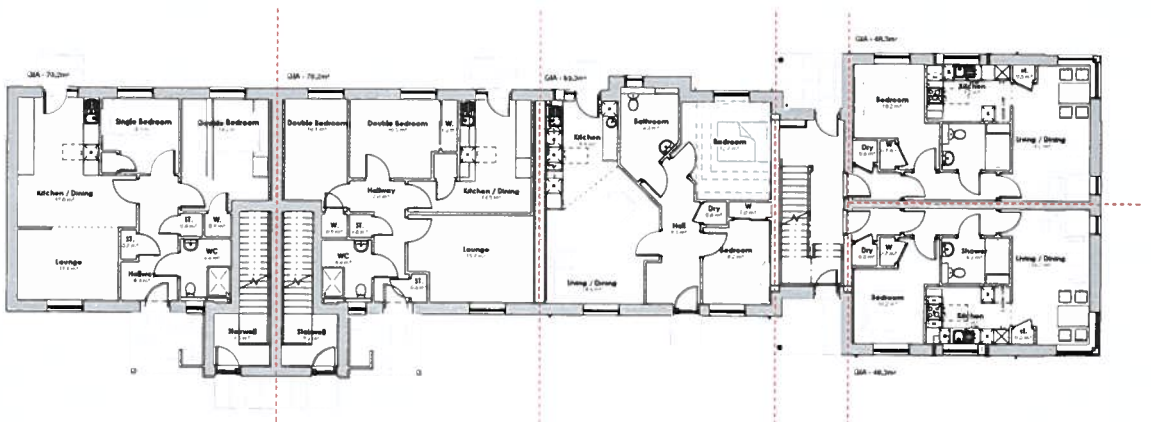
Planning permission is not to be taken for planning purposes.
 The Council is not responsible for the design of the building.
 The Council is not responsible for the design of the building.
 The Council is not responsible for the design of the building.



Second Floor Plan - Planning
 Scale - 1 : 100



First Floor Plan - Planning
 Scale - 1 : 100



Ground Floor Plan - Planning
 Scale - 1 : 100



Prepared by: Colin Armstrong



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 ARCHITECTS

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Client: The Highland Council

Project: Housing Development
 Cromet Park
 Invergorland

Project No: 2023

Drawing No: DDH20034_C0017_04_JL_DP_A_0101_D3

Revision: 01

HOUSE TYPE 04
 PLANNING
 Proposed Floor Plans

DATE	PLANNING
10th October	MM
Jan '21	MM
Scale:	1 : 100
Sheet:	04 A1

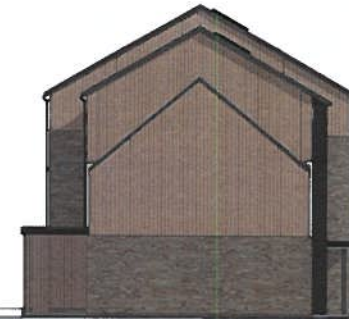
DDH20034_C0017_04_JL_DP_A_0101_D3



Elevation A
Scale - 1:100

REVISIONS

01: 01/04/2023: Initial design
02: 01/04/2023: Initial design
03: 01/04/2023: Initial design
04: 01/04/2023: Initial design
05: 01/04/2023: Initial design



Elevation B
Scale - 1:100



Elevation C
Scale - 1:100



Elevation D
Scale - 1:100



Project: 22/08/21
Drawing No: 22/08/21
Revision: 01

Project: 22/08/21
Drawing No: 22/08/21
Revision: 01

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Drawing No: 22/08/21
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Project: 22/08/21
Drawing No: 22/08/21
Revision: 01

01	01/04/2023	Initial design
02	01/04/2023	Initial design
03	01/04/2023	Initial design
04	01/04/2023	Initial design
05	01/04/2023	Initial design

COLIN ARMSTRONG ARCHITECTS

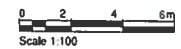
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www.colinarmstrong.co.uk

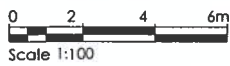
The Highland Council

Project No: 2023
Drawing No: 22/08/21
Revision: 01

HOUSE TYPE 04
PLANNING
Proposed Elevations

Scale: 1:100





SUGGESTED EXTERNAL MATERIALS

- Dark grey concrete roof tile
- Wood effect composite wall cladding (vertical/horizontal)
- Facing brickwork to external walls
- Dark grey colour Alu-clad timber windows/doors/doors
- Dark grey uPVC fascias/sills/rainwater goods

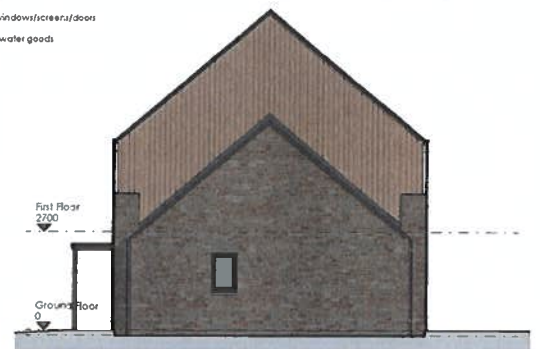
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

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'.



Elevation A - Planning

Scale - 1 : 100



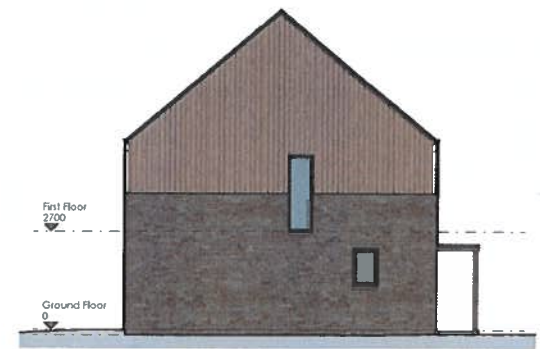
Elevation B - Planning

Scale - 1 : 100



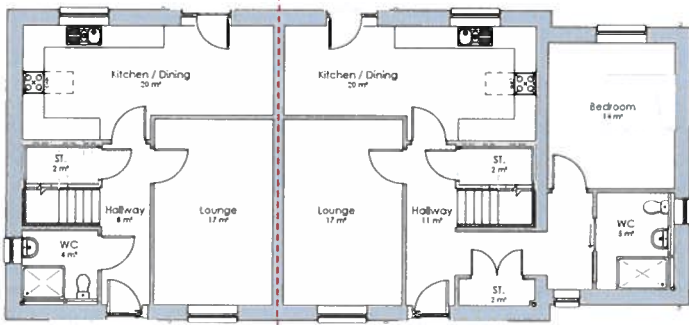
Elevation C - Planning

Scale - 1 : 100



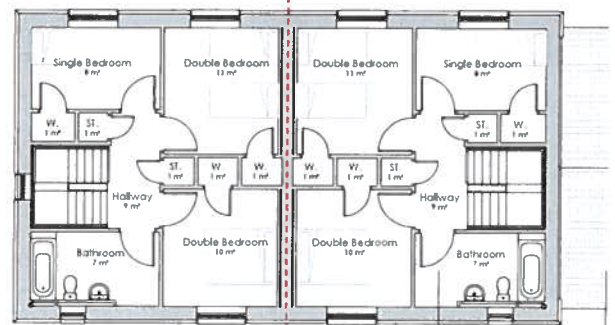
Elevation D - Planning

Scale - 1 : 100



Ground Floor Plan - Planning

Scale - 1 : 100



First Floor - Planning

Scale - 1 : 100

Rev	Description	Date
01	Original - First Issue	



COLIN ARMSTRONG ARCHITECTS

Life House, Farnays Business Park, Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client: **The Highland Council**

Project: **Housing Development
Cromlet Park
Invergordon**

Project No: **2023**

Drawing No: **DBHD20036_C0017_01_ZZ_DR_A_0101_03**

Revision: **01**

HOUSE TYPE 01
**PLANNING
Proposed Plans & Elevations**

Status: **PLANNING**

Date Created: **13/07/21**

Scale: **1 : 100**

Sheet: **@ A2**

Project No: 2023
 Drawing No: DBHD20036_C0017_01_ZZ_DR_A_0101_03
 Date Created: 13/07/21
 Scale: 1:100
 Sheet: @ A2





Scale 1:100



Elevation A - Planning

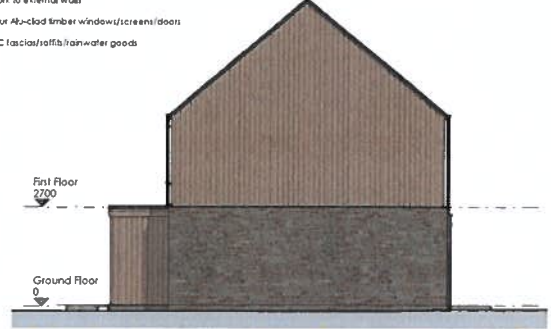
Scale - 1 : 100

SUGGESTED EXTERNAL MATERIALS

- Dark grey concrete roof tiles
- Wood effect composite wall cladding (vertical/horizontal)
- Facing brickwork to external walls
- Dark grey colour Abu-clad timber window/external doors
- Dark grey uPVC fascias/soffits/rainwater goods

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 Evaluation & 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'.



Elevation B - Planning

Scale - 1 : 100



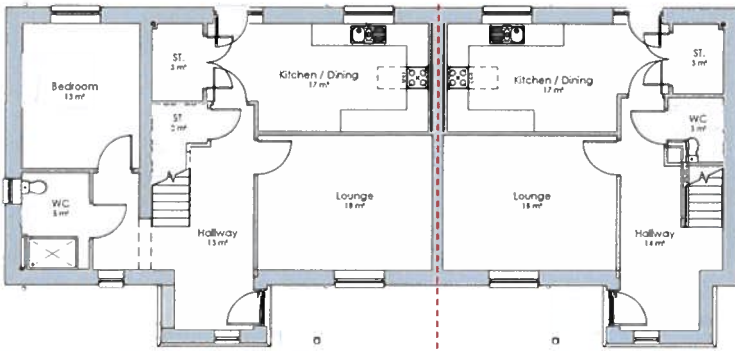
Elevation C - Planning

Scale - 1 : 100



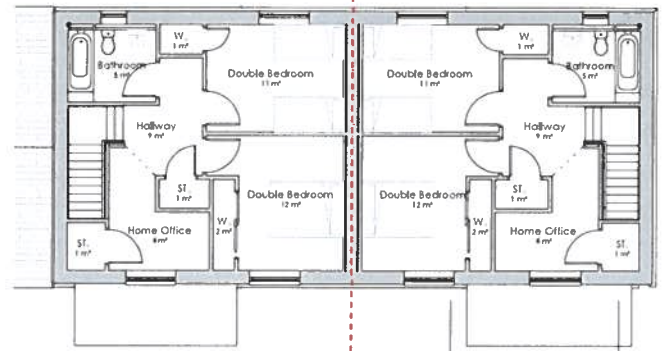
Elevation D - Planning

Scale - 1 : 100



Ground Floor Plan - Planning

Scale - 1 : 100



First Floor - Planning

Scale - 1 : 100



Rev Description Date



COLIN ARMSTRONG ARCHITECTS

Life House, Fairways Business Park
Inverness IV2 6EA
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Client	The Highland Council
Project	Housing Development Cromlet Park Invergordon
Project No.	2023
Drawing No.	DIHD20036_C0017_02_ZZ_DR_A_0101_D3
Revision	01
HOUSE TYPE 02 PLANNING Proposed Floor Plans & Elevations	
Status	PLANNING
Date Created	13/07/21
Drawn by	WM
Scale	1 : 100
Sheet	@ A2

C:\Users\colin\Documents\2023\1 - Cromlet Park\2 - Levels & Foundations\02 - DIHD20036_C0017_02_ZZ_DR_A_0101_D3.dwg
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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
 # BY D (09) 1 A1

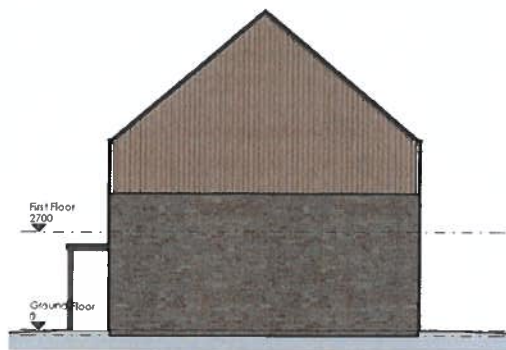
CDM
 Hazard Evaluation & Risk Reduction has been undertaken and recorded where appropriate. In accordance with the requirements of The Construction (Design and Management) Regulations 2015 and the associated 'Industry Guidance for Designers'

SUGGESTED EXTERNAL MATERIALS

- Dark grey concrete roof tiles
- Wood effect composite wall cladding (vertical/horizontal)
- Facing brickwork to external walls
- Dark grey color UPVC cladded timber windows/screens/doors
- Dark grey UPVC fascia/soffits/rainwater goods



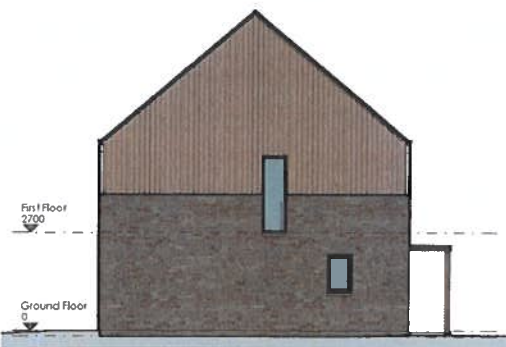
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 Scale - 1 : 100



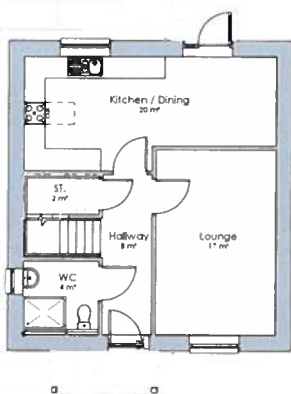
Elevation B - Planning
 Scale - 1 : 100



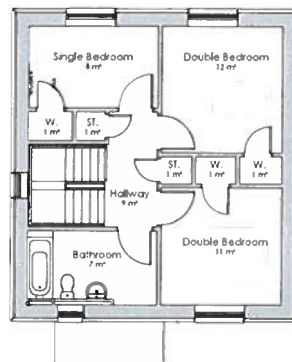
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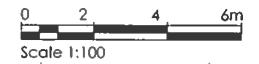
Elevation D - Planning
 Scale - 1 : 100



Ground Floor Plan - Planning
 Scale - 1 : 100



First Floor - Planning
 Scale - 1 : 100



Rev	Description	Date
01	Original - 13.03.2023	



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Client
The Highland Council

Project
**Housing Development
 Cromlet Park
 Invergordon**

Project No. **2023**

Drawing No.
DHD20036_C0017_06_ZZ_DP_A_0101_D3

Revision **01**

HOUSE TYPE 06
**PLANNING
 Proposed Plans & Elevations**

Status
PLANNING

Date Created **13/07/21** Drawn by **WM**

Scale **As indicated** Sheet **@ A2**



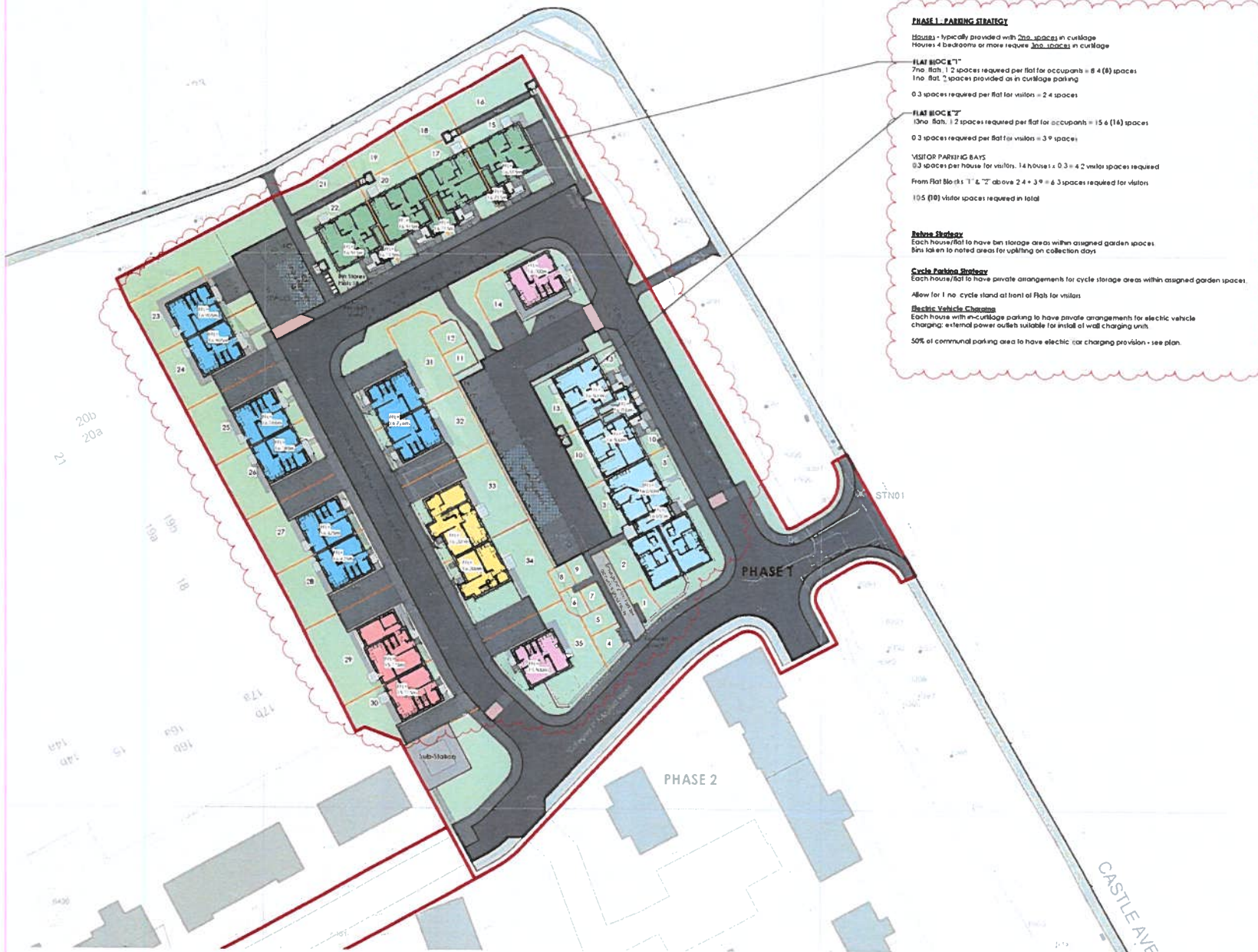
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 13/07/2021 09:11:27

115
117 121

6

135

STN02



PHASE 1 - PARKING STRATEGY

Houses - typically provided with 200 spaces in curtilage.
Houses 4 bedrooms or more require 300 spaces in curtilage

FLAT BLOCK 'T'
7th Flt: 12 spaces required per flat for occupants = 8 x (8) spaces
1st flt: 2 spaces provided as in curtilage parking
0.3 spaces required per flat for visitors = 2.4 spaces

FLAT BLOCK 'Z'
3rd Flt: 12 spaces required per flat for occupants = 15 x (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 'T' & 'Z' above 2 x 3 = 6.3 spaces required for visitors
105 (10) visitor spaces required in total

Bicycle Storage
Each house/flat to have bin storage areas within assigned garden spaces
Bins taken to noted areas for up-lifting 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 at front of Flats for visitors

Electric Vehicle Charging
Each house with encurtilage parking to have private arrangements for electric vehicle charging; external power outlets suitable for install of wall charging unit
50% of communal parking area to have electric car charging provision - see plan.

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 Designer'

KEY TO HOUSE TYPES

- House Type 01 (3B5P + 4B7P Semi)
- House Type 02 (3B6P + 2B4P Semi)
- House Type 03 (R + 2B4P Flt)
- House Type 04 (4 x 2B4P + 1 x 2B3P + 8 x 1B2P Flt)
- House Type 05 (7 x 3B5P)
- House Type 06 (1 x 3B5P)

NUMBER OF HOMES - SOCIAL HOUSING

Flat	1 bedroom 2 person	= 4
1B2P/2B3P Flt: 1 bedroom 2 person (capable of adoption to 2 bedroom 3 person)	= 3	
Cottage Flt: 2B3P GF flt: 2 bedroom 3 person on ground floor	= 2	
2B4P FF flt: 2 bedroom 4 person first floor	= 2	
Cottage Flt: 2B4P flt: 2 bedroom 4 person	= 8	
4B7P House: 4 bedroom 7 person	= 1	
3B5P House: 3 bedroom 5 person (Convertible to 4B7P House)	= 10	
3B5P House: 3 bedroom 5 person (Convertible to 4B7P House)	= 1	
2B4P House: 2 bedroom 4 person (Convertible to 3B5P House)	= 1	
3B6P House: 3 bedroom 6 person	= 1	
TOTAL PHASE 1	= 35	

Rev	Description	Date
01	Valuations submitted, proposed S1E & bus stop layout	1/10/22
02	Reviewed for Energy/Emissions/CO2 comments	30/11/22
03	Reviewed for Healthy Homes comments	1/12/22
04	Reviewed for Access/Officer comments	04/12/22
05	Staircase sheets updated	20/01/23
07	Finalisation of plan	03/02/23
08	Minor - final issue	03/02/23



COLIN ARMSTRONG ARCHITECTS

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Client
The Highland Council

Project
Housing Development
Cromlet Park
Invergardon

Project No. 2023

Drawing No.
DIHD20036_C0017_Z7_00_DR_A_9003_D1

Revision 07

EXTERNAL WORKS
Site Plan - Phase 01

Issue
BUILDING WARRANT
Date Created 20/07/21
Drawn by WM

Scale As indicated
Sheet @ A2

Project No: DIHD20036_C0017_Z7_00_DR_A_9003_D1
 Issue: 07
 Date: 20/07/21
 Drawn by: WM
 Scale: As indicated
 Sheet: @ A2

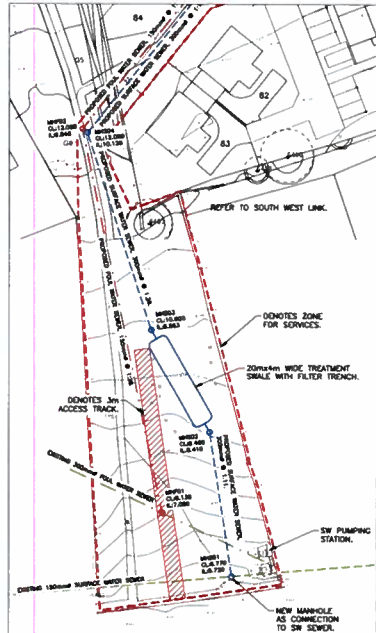


NOTE.
TOPOGRAPHICAL SURVEY BASED ON PROPERTY AND LAND SURVEYS TO PRODUCE 'CROMLET HYDROGORDON'. DATE RECEIVED 10.11.2020.

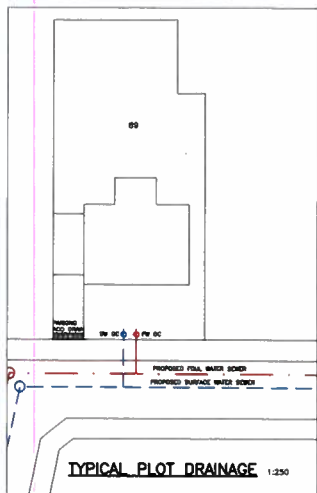
NOTE.
RESIDENTIAL HOUSING LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS 'SK-001 - SITE LAYOUT PLAN - REV 'C' RECEIVED ON 28/06/2021.

DRAINAGE LEGEND:-

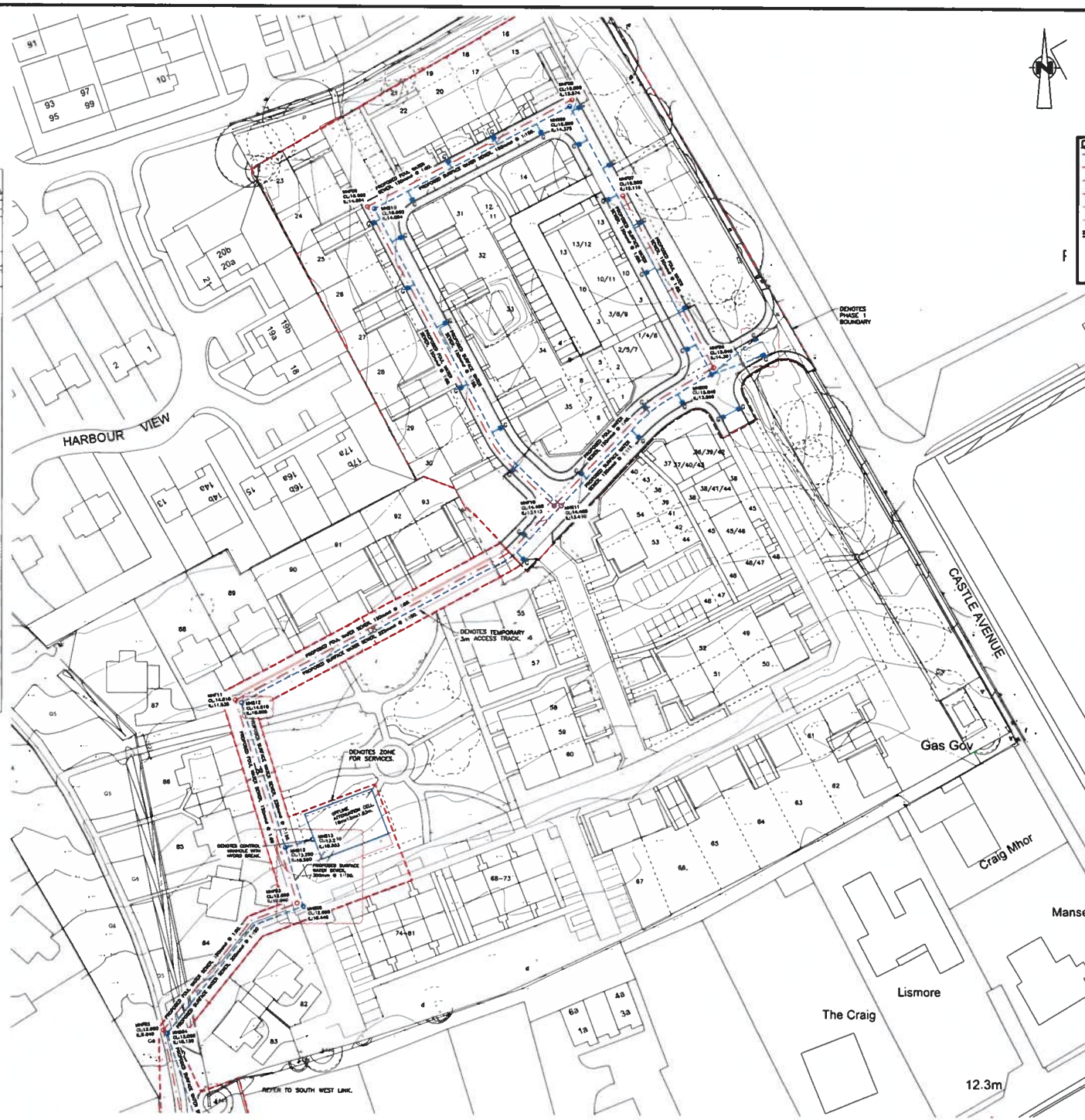
(Blue line 7.125)	Denotes SURFACE WATER SEWER.
(Blue line 1.125)	Denotes FOUL WATER DRAIN.
(Blue circle)	Denotes SURFACE WATER MANHOLE.
(Red circle)	Denotes FOUL WATER MANHOLE.
(Blue line 4.125)	Denotes EXISTING SURFACE WATER SEWER.
(Blue line 6.125)	Denotes EXISTING FOUL WATER SEWER.
(Blue line with dashes)	Denotes ACC-CHANNEL.
(Blue circle with 'S')	Denotes SURFACE WATER DISCONNECTION MANHOLE.
(Red circle with 'F')	Denotes FOUL WATER DISCONNECTION MANHOLE.
(Blue line with 'G')	Denotes GULLY AND TAIL.



SOUTH WEST LINK 1:500



TYPICAL PLOT DRAINAGE 1:250



NOT FOR CONSTRUCTION

GENERAL NOTES:-

- THE CONTRACTOR SHALL VERIFY THE CIVIL/STRUCTURAL DESIGN ENGINEER'S RESPONSIBILITY.
- EXISTING CONDITIONS SHOWN ON SITE.
- CHANGES OF LEVELS SHOWN ARE CHANGED BY IMPACT OF SITE.
- CONFLICTS OR PARTIAL CONFLICTS STRUCTURES ARE TO BE SUBJECT TO CONSTRUCTION LOGGING OR AFFECTED BY TEMPORARY WORKS.
- DO NOT SCALE. 20m OR 100m TO.
- LARGE SCALE DETAILS HAVE PRECEDENCE OVER SMALL SCALE DETAILS.
- ALL MATERIALS ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INVOLVED IN CHANGES OR MODIFICATIONS REQUESTED AND APPROVED, TO SUIT HIS PROPOSED WORK METHOD.
- ALL NECESSARY NOTICES AND PERMITS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.
- THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE WORK BEGINS IN YOUR CONSTRUCTION.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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Rev	By	Description	Date
1	ETB	ISSUED FOR CONSTRUCTION	13/07/2021
2	ETB	ISSUED TO LAYOUT LAYOUT FOR TENDER	01/07/2021
3	ETB	ISSUED FOR CONSTRUCTION	01/07/2021
4	ETB	ISSUED FOR CONSTRUCTION	01/07/2021

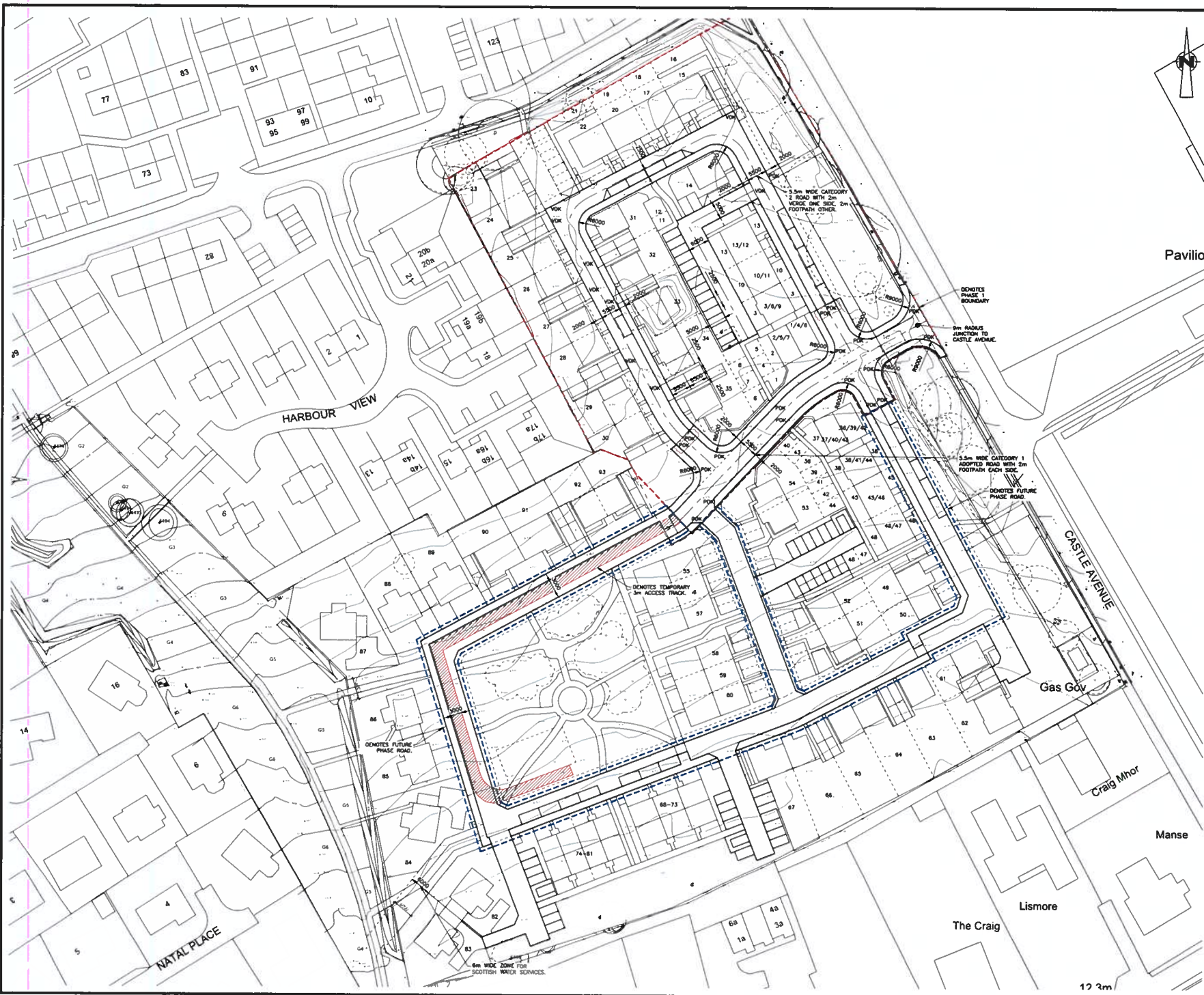
CROMLET PARK, INVERGORDON.

Drawing Title
DRAINAGE LAYOUT.

Architect
COLIN ARMSTRONG ARCHITECTS.

Job No **C4933** Drawing No **101** Revision **D** Scale **1:500-1:1** Issue Status **FOR TENDER**

Ramsay & Chalmers
Consulting Structural & Civil Engineers
Chalmers House Offices
18 Chalmers Place
ABERDEEN AB11 6SD
Tel: (01224) 560 700
Fax: (01224) 560 701
Email: info@ramsaychalmers.co.uk
Website: www.ramsaychalmers.co.uk



NOTE.
 TOPOGRAPHICAL SURVEY BASED ON PROPERTY AND LAND SURVEYS LTD PROJECT 'CROMLET INVERGORDON', DATE RECEIVED 16.11.2020.

NOTE.
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NOT FOR CONSTRUCTION

GENERAL NOTES:-

- 1) THE CONTRACTOR SHALL CONSULT THE CIVIL/STRUCTURAL DESIGN ENGINEER IMMEDIATELY IF:
 - a) GROUND CONDITIONS VARY ON SITE.
 - b) EXISTING BOUNDARIES 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.
- 2) NO 'HOT SPOTS' - 'H' IN DESIGN. AKA
- 3) ALL MATERIALS ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INVOLVED IN CHANGES OF MODIFICATIONS REQUESTED AND APPROVED TO SUIT HIS PREVIOUS WORK METHOD.
- 5) ALL NECESSARY METHOD STATEMENTS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.
- 6) SIGN DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE WORK BEGINS IN 'YOUR CONSTRUCTION'.
- 7) ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- 8) ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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Project: **CROMLET PARK, INVERGORDON.**

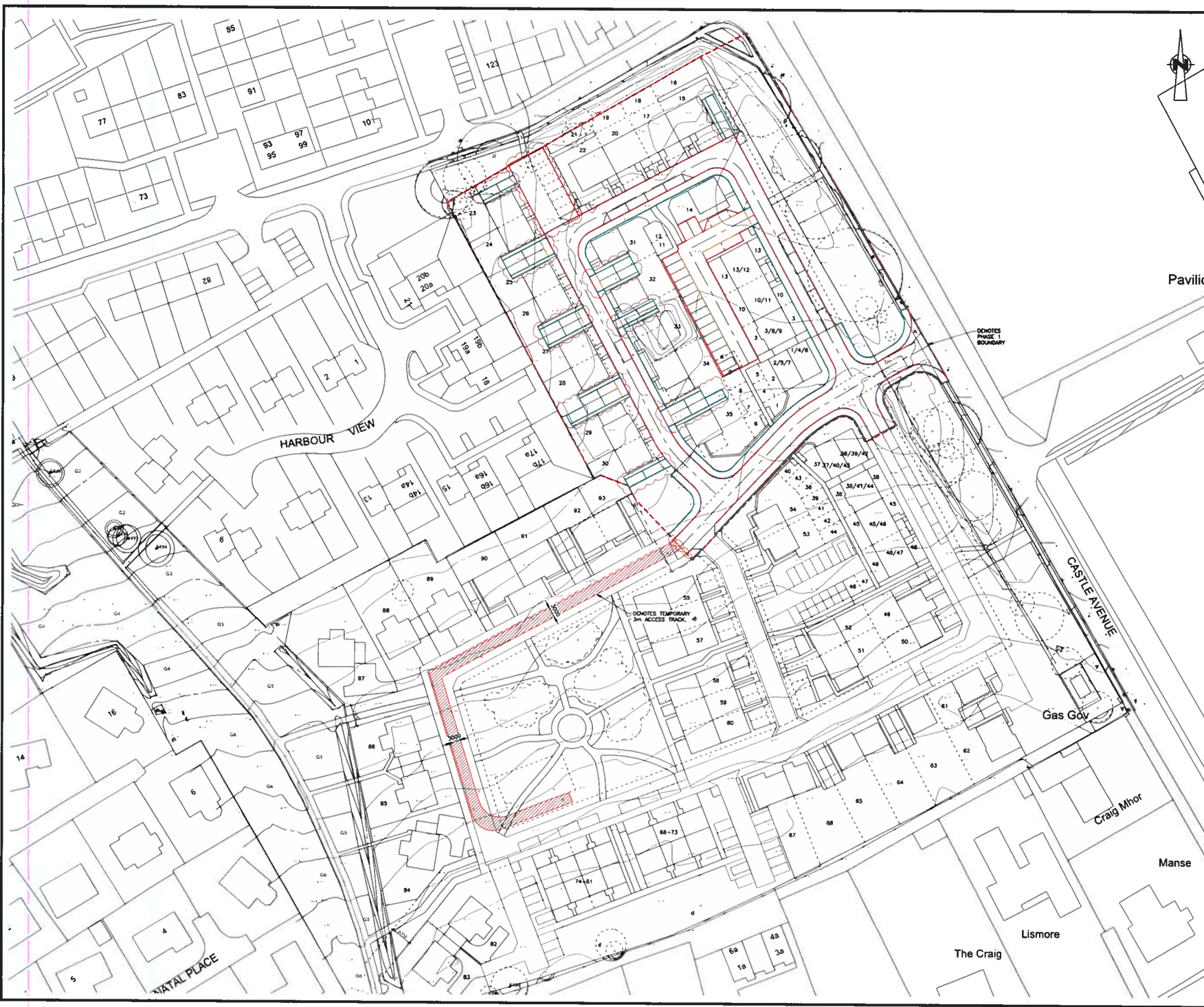
Drawing Title: **ROAD LAYOUT.**

Architect: **COLIN ARMSTRONG ARCHITECTS.**

Job No: **C4933** | Drawing No: **103** | Revision: **C** | Scale: **1:1000-A3** | Issue Status: **7/09/2021**

Ramsay & Chalmers
 Consulting Structural & Civil Engineers
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 18 Chalmers Place
 ABERDEEN AB10 6BD
 Tel: (01224) 560 700
 Fax: (01224) 560 701
 Email: info@ramsaychalmers.co.uk
 Website: www.ramsaychalmers.co.uk

12 3m



KERBING LEGEND:-

- DENOTES EXTENT OF PROPOSED DROP KERB.
- DENOTES EXTENT OF PROPOSED HALF BATTERED KERB.
- DENOTES EXTENT OF PROPOSED 50mm FLAT TOP KERB.
- DENOTES EXTENT OF PROPOSED DROPPER KERB.
- DENOTES EXTENT OF FLUSH KERB.

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

NOTE.
 RESIDENTIAL HOUSING LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS 'SK-001 - SITE LAYOUT PLAN - REV 4' RECEIVED ON 28/06/2021

NOT FOR CONSTRUCTION

GENERAL NOTES:-

- 1) THE CONTRACTOR SHALL OBTAIN THE CIVIL/STRUCTURAL DESIGN ENGINEER'S APPROVAL OF ALL LAYOUTS CONCERNING DRIVE OR SITE.
- 2) EXISTING BUILDINGS MARK ON SITE.
- 3) DIMENSIONS OF LEVELS SHOWN ARE CHANGED BY JERKING ON SITE.
- 4) CONSTRUCTION OF PARTIALLY COMPLETE STRUCTURES ARE TO BE SUBJECT TO CONSTRUCTION LOGGING ON AFFECTED BY TEMPORARY WORKS.

BE NOT SCALE - IF IN DOUBT ASK

LANDSCAPE 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 OF MODIFICATIONS REQUESTED AND APPROVED. TO START HIS PRACTICE WORK METHOD ALL NECESSARY METHOD STATEMENTS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.

ANY DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE 'AS BUILT' STATUS IS 'FOR CONSTRUCTION'.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.

ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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NO	DATE	REVISION	BY
1	2021	ISSUE FOR TENDER	RAMSAY
2	2021	REVISED TO REFLECT LATEST SUBS FOR TENDER	RAMSAY
3	2021	FINAL ISSUE	RAMSAY

Drawn by: **RAMSAY** Checked by: **RAMSAY**

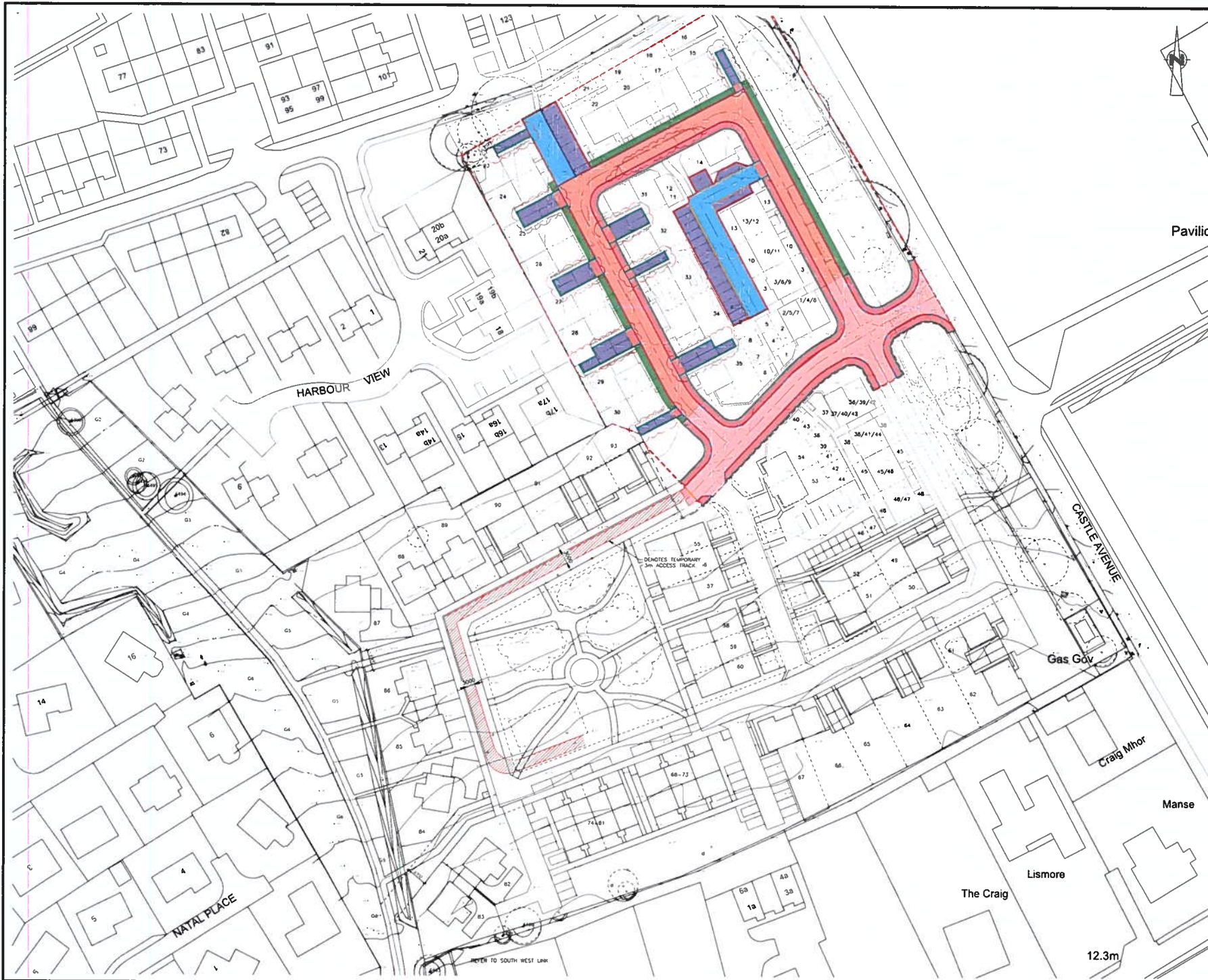
CROMLET PARK, INVERGORDON.

Drawing Title
KERBING LAYOUT.

Architect
COLIN ARMSTRONG ARCHITECTS.

DATE	DRAWING NO	REVISION	SCALE	ISSUE STATUS
11/06/2021	C4933	104	C	1:1000-A1
				1:1000-A3
				TENDER

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 Chalmers House Office
 16 Chalmers Place
 ABERDEEN AB10 6RD
 Email: info@ramsaychalmers.co.uk
 Website: www.ramsaychalmers.co.uk



NOTE
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NOTE
 RESIDENTIAL HOUSING LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS '54-001 - SITE LAYOUT PLAN - RDV' & RECEIVED ON 28/06/2021

LEGEND:-

- DENOTES EXTENT OF CATEGORY 1 ADAPTABLE ROADS.
- DENOTES EXTENT OF CATEGORY 2 ROADS.
- DENOTES EXTENT OF CATEGORY 3 SHARED SURFACE ROADS.
- DENOTES EXTENT OF ADAPTABLE FOOTPATHS.
- DENOTES EXTENT OF ADAPTABLE VERGE.
- DENOTES EXTENT OF PRIVATE PARKING ROADS.
- DENOTES EXTENT OF PRIVATE PARKING.
- DENOTES EXTENT OF 3m ACCESS TRACK.

Pavilion

NOT FOR CONSTRUCTION

GENERAL NOTES:-

- 1) THE CONTRACTOR MUST CONSULT THE CIVIL/STRUCTURAL DESIGN ENGINEER AND ARCHITECT.
- 2) ANY CHANGES MUST BE APPROVED BY THE ARCHITECT AND ENGINEER.
- 3) DIMENSIONS OF LEVELS SHOWN ARE CHANGED BY MARKING ON SITE.
- 4) ALL DIMENSIONS ON THIS DRAWING MUST BE CHECKED AGAINST THE SURVEY DATA AND CONSTRUCTION DRAWINGS ON WHICH IT IS BASED.
- 5) ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
- 6) ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL NECESSARY UTILITY SERVICES MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL NECESSARY UTILITY SERVICES MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.
- 9) ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL NECESSARY UTILITY SERVICES MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.

NO	REV	DESCRIPTION	DATE
1	01	SURFACE LAYOUT REVISED	11.11.2021
2	02	REVISION TO CIVIL/STRUCTURAL DESIGN AND TRACKS	11.11.2021
3	03	REVISION TO CIVIL/STRUCTURAL DESIGN AND TRACKS	11.11.2021
4	04	REVISION TO CIVIL/STRUCTURAL DESIGN AND TRACKS	11.11.2021
5	05	REVISION TO CIVIL/STRUCTURAL DESIGN AND TRACKS	11.11.2021

CROMLET PARK, INVERGORDON.

Drawing Title
SURFACES LAYOUT.

Architect
COLIN ARMSTRONG ARCHITECTS.
 Job No: **C4933** Drawing No: **105** Revision: **C** Scale: 1:500-A1, 1:1000-A3 Issue Status: FOR TENDER
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CASTLE AVENUE

Gas Gov

Craig Mhor

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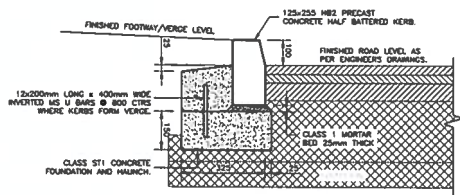
The Craig

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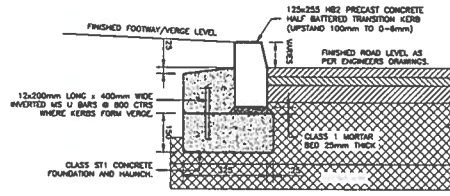
HARBOUR VIEW

NATAL PLACE

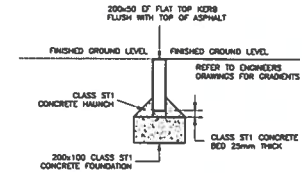
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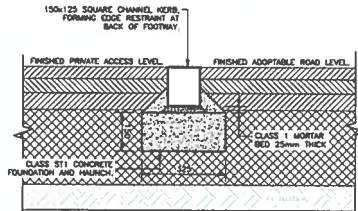
TYPICAL HALF BATTERED KERB (HB2) DETAIL (1:10)



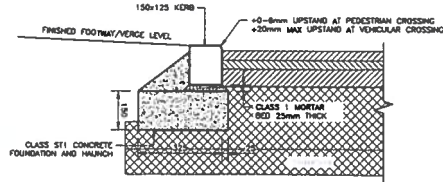
TYPICAL HALF BATTERED DROPPER KERB (DL1 & DR1) DETAIL (1:10)



TYPICAL FLAT TOP EDGE KERB (FF) DETAIL (1:10)



SQUARE CHANNEL KERB DETAIL (1:10)



TYPICAL DROP KERB DETAIL (1:10)

NOT FOR CONSTRUCTION

GENERAL NOTES:-

- THE CONTRACTOR SHALL VERIFY THE CIVIL/STRUCTURAL DESIGN ENGINEER'S SIGNATURES.
- ALL DIMENSIONS UNLESS OTHERWISE STATED ARE IN METERS.
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INVOLVED IN CHANGES OR MODIFICATIONS REQUESTED AND APPROVED. TO THE HIGHER WORK METHOD.

ALL NECESSARY NOTICES MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.

THE CONTRACTOR SHALL ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE ISSUE BEARS IN THE CONTRACT.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.

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<p>MINOR RESIDENTIAL:</p> <p>FOR CATEGORY 1, CATEGORY 2, ADAPTABLE ROADS AND PRIVATE PARKING ROADS</p> <p>SURFACE COURSE: 45mm HBA TO CLAUSE 910 OR 911.</p> <p>BINDER COURSE: 55mm BINDER COURSE TO CLAUSE 906 OR 929.</p> <p>BASE COURSE: 80mm DCHSE BASE TO CLAUSE 906 OR 929.</p> <p>SUB-BASE: 300mm TYPE 1 TO CLAUSE 803.</p>	<p>FOOTWAY/FOOTPATH/TRAFFIC ISLAND CONSTRUCTION</p> <p>FOR CATEGORY 1, CATEGORY 2, ADAPTABLE ROADS AND PRIVATE PARKING ROADS</p> <p>SURFACE COURSE: 30mm HBA TO CLAUSE 910</p> <p>BINDER COURSE: 40mm (50mm AT VEHICLE FOOTWAY CROSSINGS) BINDER COURSE TO CLAUSE 906 OR 929.</p> <p>SUB-BASE: 100mm (200mm AT VEHICLE FOOTWAY CROSSINGS) OR ANULAR SUB-BASE TYPE 1 TO CLAUSE 803.</p>	<p>FOOTWAY CONSTRUCTION</p> <p>TACTILE PAVING AT CROSSING:</p> <p>EDGE: 50mm THICK BLUFF COLOURED BLISTER TACTILE PAVING</p> <p>BED: 25mm DRY CEMENT/SAND (1:8 RATIO)</p> <p>SUB-BASE: 100mm TYPE 1</p>	<p>NON-POURIOUS BLOCK PAVING CONSTRUCTION</p> <p>RECTANGULAR BLOCK PAVING CONSTRUCTION FOR PARKING:</p> <p>BLOCK PAVING: 80mm THICK 200mmx100mm</p> <p>SETTING LAYERS: 40mm 8mm LOW FINES</p> <p>BASE COURSE: 80mm AC 32 DENSE BASE 70/100 30mm HOLES Ø 1.0m CENTRES THROUGH 0.8m SURFACE INTO SUB-BASE. HOLES COVERED WITH PERMEABLE GEOTEXTILE EXTENDING AT LEAST 150mm EACH SIDE OF HOLES.</p> <p>SUB-BASE: 250mm TYPE 1 SUB-BASE. SEE TABLE 1.</p>	<p>UNBOUND ACCESS TRACK</p> <p>FOR SCOTTISH WATER ACCESS</p> <p>SURFACE COURSE: NORMAL 5mm TO DUST GRANITE</p> <p>SUB-BASE: 150mm TYPE 1</p> <p>SUBGRADE IMPROVEMENT: 300mm BF2 ON TENSAR TX160.</p>
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ALL SPECIFICATIONS/DETAILS TO BE AGREED WITH THE HIGHLAND COUNCIL - CBR TESTING TO BE CARRIED OUT AT 25m CENTRES AT FORMATION LEVEL TO CONFIRM SUB-BASE/CAPPING MAKE-UP RESULTS TO BE FORWARDED TO THE HIGHLAND COUNCIL FOR APPROVAL AT TENDER STAGE ALLOW 600mm BF2 CAPPING ON TENSAR TX160 GEGRID. FOR ALL ROADS, FOOTPATHS AND PARKING ACCESS NOT ACCESS TRACK.

TABLE 1 - BLOCK PAVING

CBR	SUB-BASE	CAPPING LAYER
2.5% AND LESS	150mm	80mm
2.5% - 5%	150mm	100mm
2.5% - 8%	200mm	-
8% - 15%	200mm	-
15% AND MORE	250mm	-

1:25	1:10	1:5	1:1
1:25	1:10	1:5	1:1
1:25	1:10	1:5	1:1
1:25	1:10	1:5	1:1

CROMLET PARK, INVERGORDON.

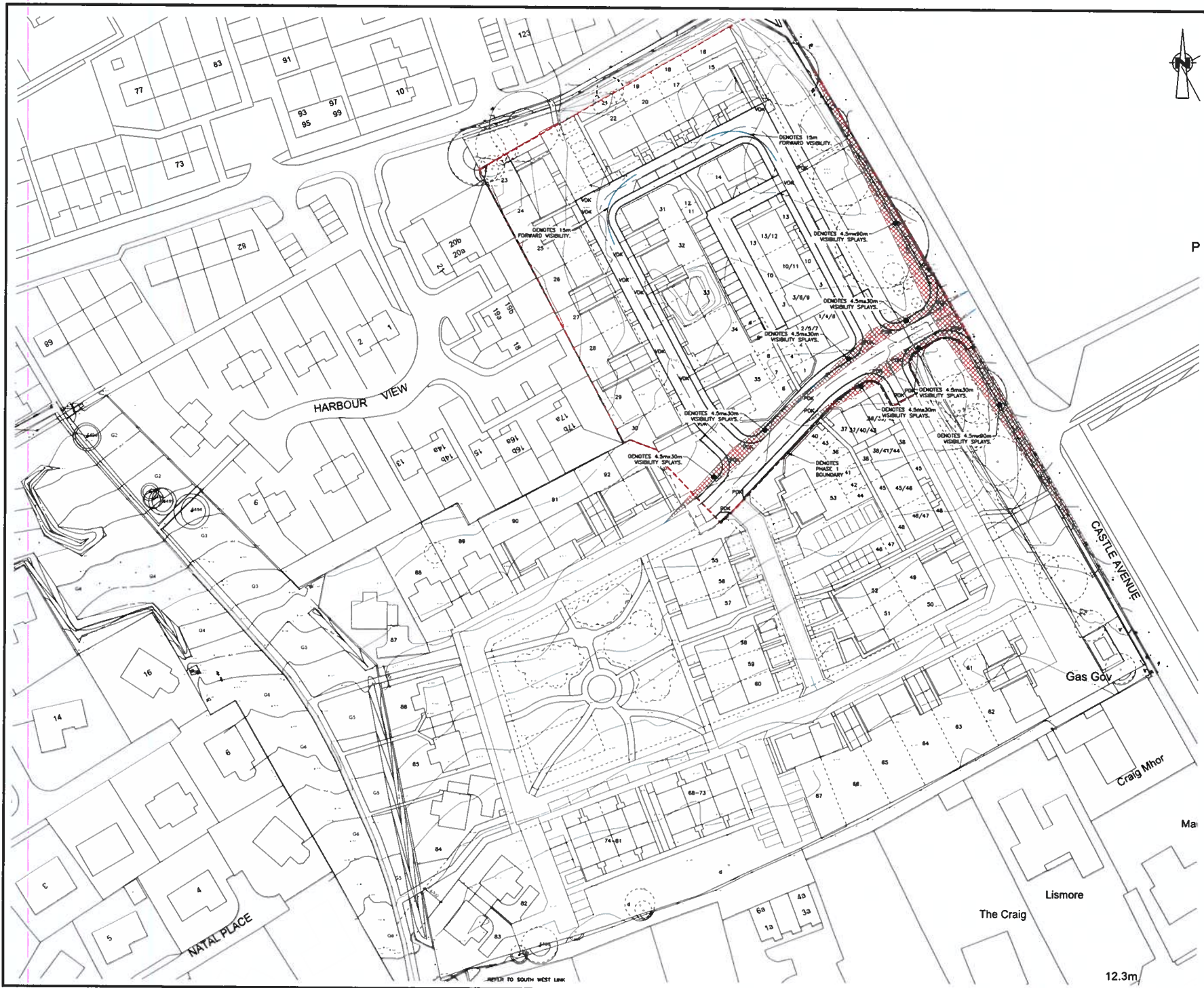
ROAD DETAILS.

Architect
COLIN ARMSTRONG ARCHITECTS.

Job No: **C4933** Drawing No: **106** Revision: **B** Scale: **AS STATED-A** Issue Status: **FOR TENDER**

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NOTE.
 TOPOGRAPHICAL SURVEY BASED ON PROPERTY AND LAND SURVEYS LTD PROJECT 'CROMLET INVERGORON'. DATE RECEIVED 18.11.2020.

NOTE.
 RESIDENTIAL HOUSING LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS '20-001 - SITE LAYOUT PLAN - REV K' RECEIVED ON 28/04/2021

NOTE:
VISIBILITY SPLAYS
 ENSURE THAT ANY VEGETATION OR TREES ARE CUT BACK SUCH THAT THE FOLLOWING VISIBILITY SPLAYS CAN BE ACHIEVED:
 1. 4.5m x 90m AT THE JUNCTION WITH CASTLE AVENUE.
 2. 4.5m x 30m AT EACH HOUSING ROAD JUNCTION WITHIN THE PROPOSED DEVELOPMENT

NOT FOR CONSTRUCTION

GENERAL NOTES:
 THE CONSTRUCTION SHALL COMPLY WITH THE CIVIL/STRUCTURAL DESIGN ENGINEER'S RESPONSIBILITY OF:
 (1) DESIGNING CONDITIONS SHOWN ON SITE.
 (2) DESIGNING FOUNDATIONS SHOWN ON SITE.
 (3) DIMENSIONS OR LEVELS SHOWN ARE CHANGED BY JAVING ON SITE.
 (4) EXISTING OR PARTIAL COMPLETE STRUCTURES ARE TO BE SUBJECT TO CONSTRUCTION LOADING OR AFFECTED BY TURBULENCE WINDS.
 DO NOT SCALE - IF IN DOUBT ASK.
 LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.
 ALL DIMENSIONS ARE TO BE CHECKED CAREFULLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CIVILS INVOLVED IN CONTACT OR ADJACENTLY RELATED AND APPROVED TO THE PROPOSED WORK METHOD.
 ALL NECESSARY PERMITS/STATUTORY MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED WORK OPERATIONS.
 THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY AND NOT BE USED AS A 'FIN' CONSTRUCTION'.
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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4	100	1000	10000	100000
1:1	1:10	1:100	1:1000	1:10000
1:10000	1:100000	1:1000000	1:10000000	1:100000000

CROMLET PARK, INVERGORON.

Drawing Title
VISIBILITY SPLAYS.

Architect
COLIN ARMSTRONG ARCHITECTS.
 Job No Drawing No Revision Scale Issue Status
C4933 107 A 1:500-A1 1:1000-A3 FOR TENDER

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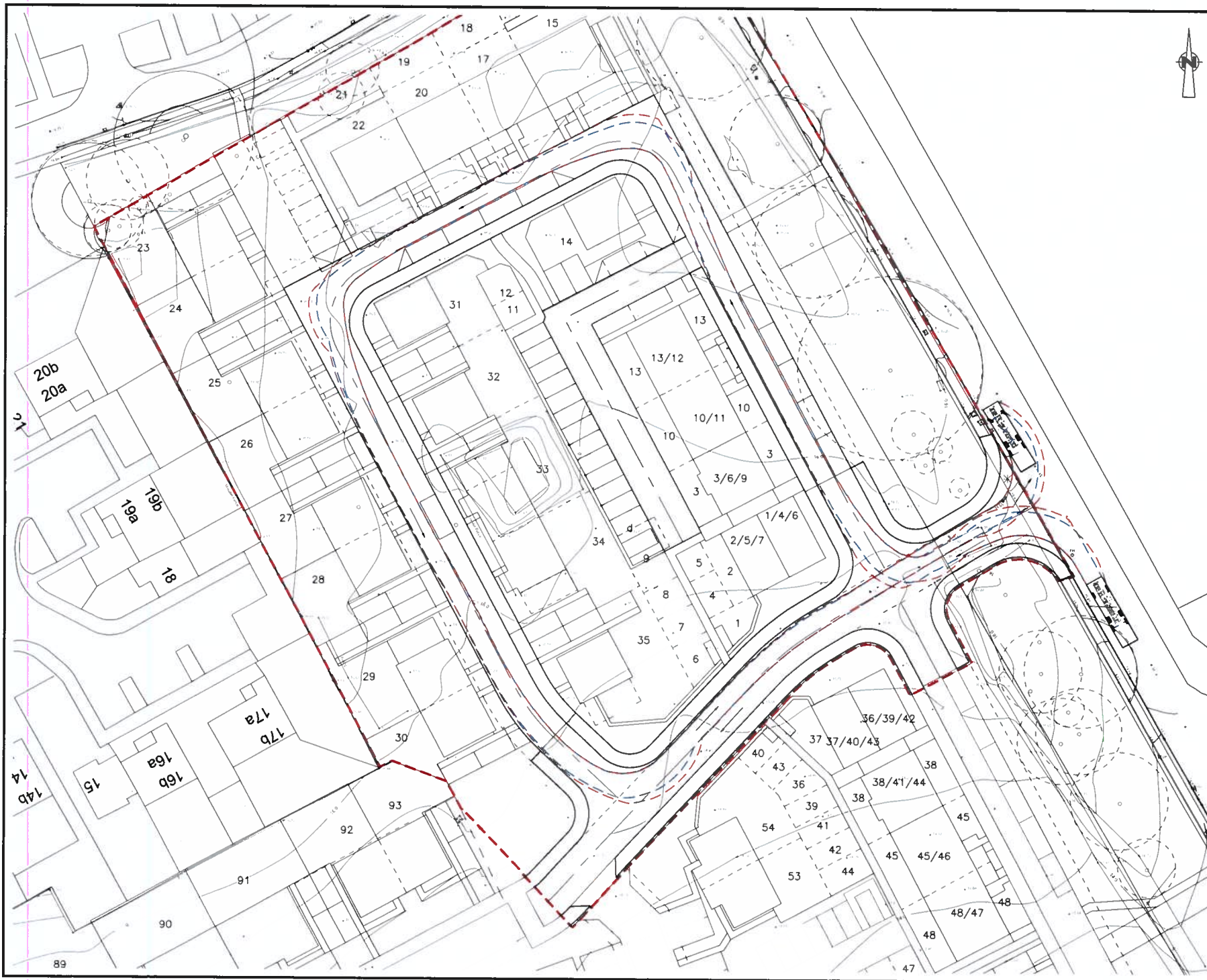
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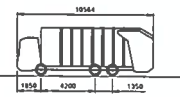
Lismore

12.3m

REFER TO SOUTH WEST LINE



MERCEDES ECONIC 2629LL



OVERALL LENGTH	10.564 m
OVERALL WIDTH	2.524 m
OVERALL BODY HEIGHT	3.749 m
MINIMUM BODY GROUND CLEARANCE	0.382 m
TRACK WIDTH	2.490 m
LOCK TO LOCK TIME	4.00 SEC
WALL TO WALL TURNING RADIUS	9.500 m
AUTOTRACK LOCATION	

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.

NOT FOR CONSTRUCTION

GENERAL NOTES:

- THE CONTRACTOR SHALL CONSULT THE CIVIL/STRUCTURAL DESIGN ENGINEER IMMEDIATELY IF:
 - CHANGING CONDITIONS ARISE ON SITE.
 - EXISTING DIMENSIONS VARY ON SITE.
 - DIMENSIONS OR LEVELS SHOWN ARE CHANGED BY APPROX ON SITE.
 - COMPLETE OR PARTIAL COMPLETE STRUCTURES ARE TO BE SUBJECT TO CONSTRUCTION LOADING OR AFFECTED BY TOPOGRAPHY WORKS.
- BE NOT SCALE - IF IN DOUBT, ASK.
- LARGE SCALE DETAILS HAVE 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 CHECKS OF INDICATIONS REQUESTED AND APPROVED, TO BEAT HIS PROTECTED WORK METHOD.
- ALL NECESSARY METHOD STATEMENTS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF RESPECTED SITE OPERATIONS.
- THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE ISSUE STATUS IS "FOR CONSTRUCTION".
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
- ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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DATE	18/06/2021
BY	AS
CHECKED BY	AS
DATE	18/06/2021
PROJECT	CROMLET PARK, INVERGORDON.

CROMLET PARK, INVERGORDON.

Drawing Title
REFUSE SWEEP PATHS.

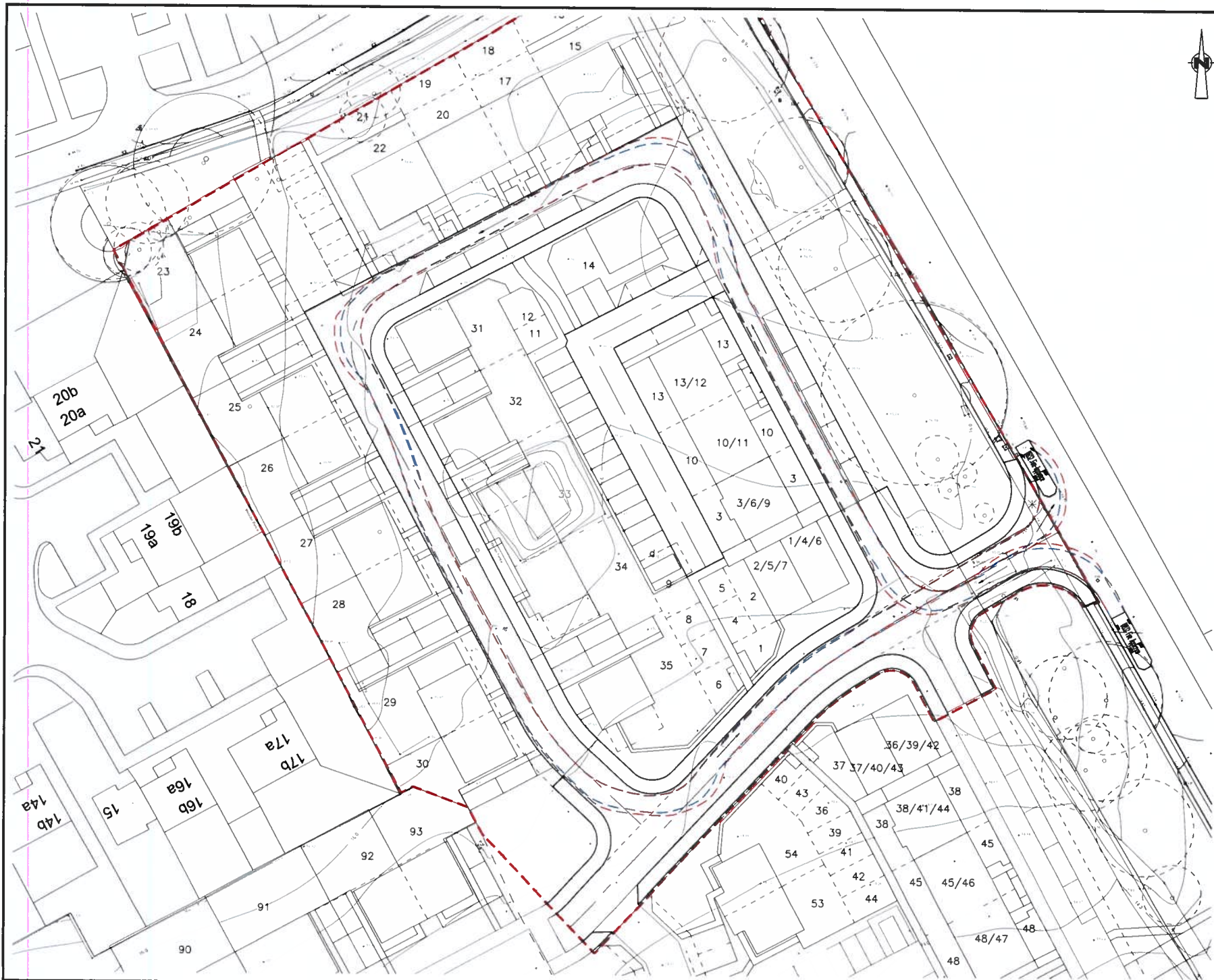
Architect
COLIN ARMSTRONG ARCHITECTS.

Job No	Drawing No	Revision	Scale	Issue Status
C4933	108	C	1:200-A1	FOR TENDER

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DB32 FIRE APPLIANCE

OVERALL LENGTH	8.680m
OVERALL WIDTH	2.180m
OVERALL BODY HEIGHT	3.432m
MINIMUM BODY GROUND CLEARANCE	0.337m
TRACK WIDTH	2.121m
LOCK TO LOCK TIME	6.02 SEC
WALL TO WALL TURNING RADIUS	7.810m
AUTOTRACK LOCATION	BRITISH DESIGN VEHICLES/DB32

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 '06-001 - SITE LAYOUT PLAN - REV 'K' RECEIVED ON 28/06/2021.

NOT FOR CONSTRUCTION

GENERAL NOTES:-

- THE CONSTRUCTION SHALL COMPLY WITH THE CIVIL/STRUCTURAL DESIGN ENGINEER'S RESPONSIBILITY OF:
- (1) EXISTING DIMENSIONS SHOWN ON SITE.
- (2) DIMENSIONS OF LEVELS SHOWN ARE CHANGED BY APPROVAL ON SITE.
- (3) 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 MANUFACTURER'S INSTRUCTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INVOLVED IN OBTAINING OF MODIFICATIONS REQUESTED AND APPROVED, TO SATISFY PROTECTED FROM BREACH.

ALL NECESSARY METHOD STATEMENTS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ANY WORK.

THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE ISSUE STATUS IS 'FOR CONSTRUCTION'.

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ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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2	2021/07/19	ISSUED FOR LATEST LAYOUT		13/08/2021
3	2021/07/19	ISSUED FOR LATEST LAYOUT		23/09/2021
Rev	By	Date	Description	Date

CROMLET PARK, INVERGORDON.

Drawing Title
FIRE SWEEP PATHS.

Architect
COLIN ARMSTRONG ARCHITECTS.

Job No	Drawing No	Revision	Scale	Issue Status
C4933	109	C	1:200-A1 1:200-A2	FOR TENDER

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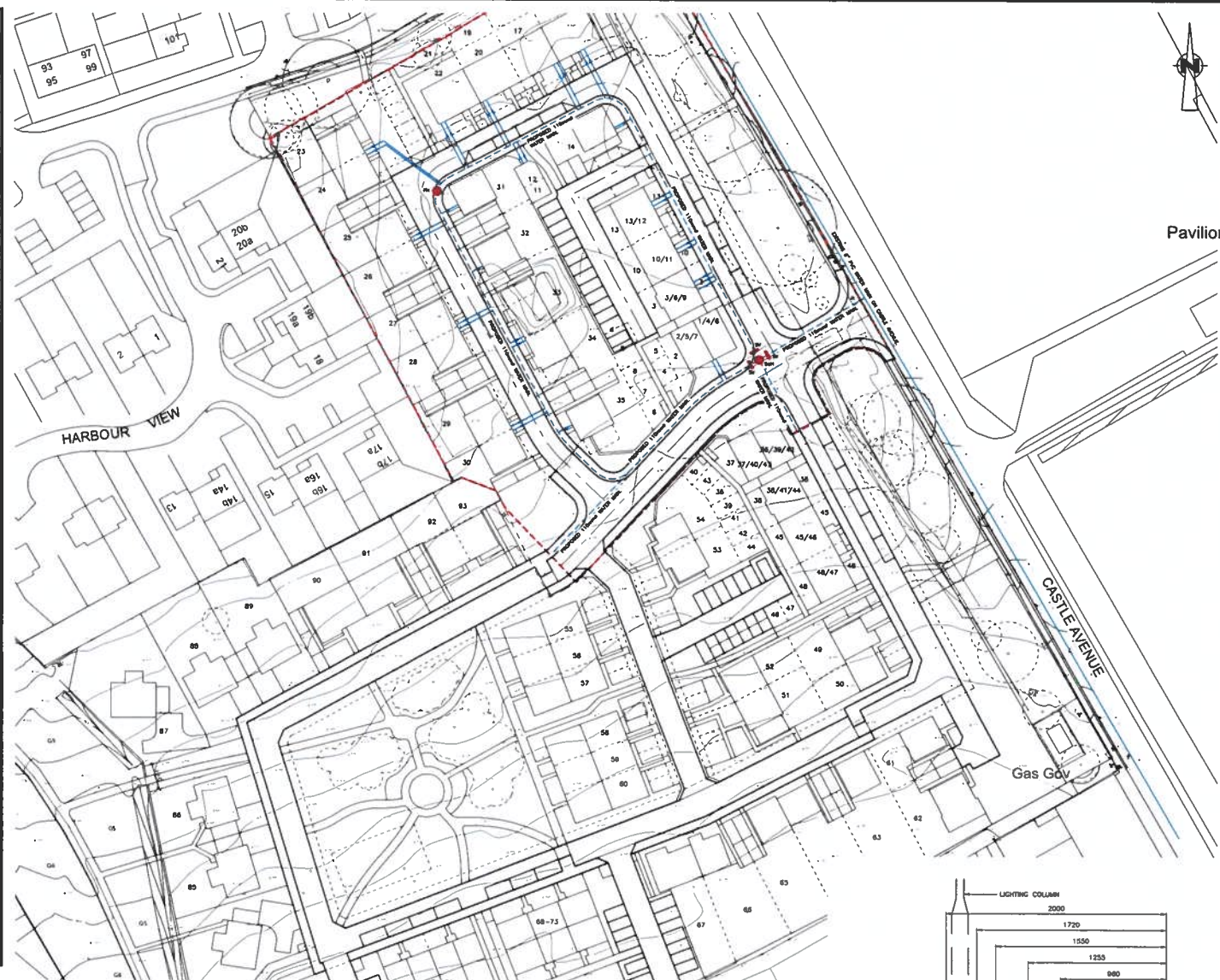
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WATERMANS:-

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF WATER FOR SCOTLAND PUBLISHED BY WRc PLC.
- ALL SERVICE PIPES TO HAVE 750mm MINIMUM COVER AND MAXIMUM 1350mm COVER TO GROUND LEVEL.
- ALL WATER MAINS TO HAVE 900mm MINIMUM COVER TO THE CROWN OF THE PIPE AND NOT MORE THAN 1350mm COVER TO GROUND LEVEL, UNLESS OTHERWISE AGREED WITH SCOTTISH WATER.
- ALL BEDDING AND BACK-FILLING MUST BE DONE WITH CERTIFIED WERT MATERIAL FROM OFF SITE.
- ALL BARRIER PIPE JOINTS ARE TO BE PROPERLY MECHANICAL (FLUID) COMPRESSION JOINT FITTINGS AS APPROVED BY SCOTTISH WATER.
- ALL HPPE JOINTS ARE TO BE BUTT FUSED.
- PRESSURE TESTING OF THE PROPOSED WATER MAINS TO BE UNDERTAKEN AS PER THE PIPE MANUFACTURER'S TESTING PROCEDURES.
- THE DEVELOPER WILL REQUIRE TO CHLORINATE THE NEW MAIN IN ACCORDANCE WITH THE WATER BYELAWS. A SAMPLE SHOULD BE TAKEN AND ANALYSED BY AN ACCREDITED LABORATORY, WITH THE RESULTS CERTIFICATE BEING PASSED TO SCOTTISH WATER.
- ALL WORKS CARRIED OUT BY THE DEVELOPER WILL NEED TO BE INSPECTED BY SCOTTISH WATER TO ENSURE COMPLIANCE WITH THE WATER BYELAWS (TRACK AND BYELAWS INSPECTIONS)
- ALL BURIED MAINS ARE TO BE INSTALLED WITH PE100 (HPPE) PIPE MATERIAL.
- MAINS TO BE POSITIONED RELATIVE TO OTHER UTILITIES IN ACCORDANCE WITH APPENDIX G OF WATER FOR SCOTLAND UNLESS OTHERWISE NOTED.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH APPENDIX H OF WATER FOR SCOTLAND UNLESS OTHERWISE NOTED.
- MAIN LAYING NEAR TO TREES AND TREE PLANTING ADJACENT TO MAINS TO BE INSTALLED IN ACCORDANCE WITH SECTION 2.3.10 OF WATER FOR SCOTLAND.
- ALL SLUICE VALVES TO CLOSE IN ACCORDANCE WITH SCOTTISH WATER'S LOCAL POLICY AGREEMENT.
- ALL LEVELS RELATED TO ORDNANCE DATUM.
- ALL PLOTS TO BE PROVIDED WITH A SINGLE 25mm Ø CONNECTION UNLESS OTHERWISE NOTED. WORK TO BE CARRIED OUT BY THE SLD, UNITS WITH 5 Mm OR MORE REDUNDANCY TO BE PROVIDED WITH A SINGLE 32mm Ø CONNECTION.
- THE MINIMUM DISTANCE BETWEEN SERVICE CONNECTIONS ON THE WATER MAIN SHALL BE 450mm AND BE INSTALLED FROM THE WATER MAIN AT 90 DEGREES.
- ALL SERVICE PIPES INSTALLED UNDER DRIVEWAYS TO BE OF BARRIER PIPE MATERIAL.
- ALL WATER MAIN PIPINGWORK TO BE 10 BAR SDR17 PRESSURE RATING.
- EXCEPT WHERE SELF ANCHORING JOINTS ARE USED, THRUSTS FROM BENDS AND BRANCHES SHALL BE RESISTED BY CONCRETE THRUST BLOCKS IN CONTACT WITH UNDISTURBED GROUND.
- ANCHORAGE IS REQUIRED AT BRANCHES, BENDS, DEAD ENDS, END FIRE HYDRANTS OR WASH OUT POINTS, EVEN IF TEMPORARY.
- ALL BARRIER PIPE TO BE IN ACCORDANCE WITH APPENDIX H OF WATER FOR SCOTLAND UNLESS NOTED OTHERWISE.
- ALL MAINS TO BE DESIGNED AND LAD TO BE IN ACCORDANCE WITH APPENDIX H OF WATER FOR SCOTLAND UNLESS NOTED OTHERWISE.
- ALL BACKFILL AND BEDDING AS PER STANDARD DETAILS AND TO BE IN ACCORDANCE WITH APPENDIX G OF WATER FOR SCOTLAND UNLESS NOTED OTHERWISE.
- FOR FLATS AND MULTIPLE OCCUPANCY PREMISES, MANIFOLD CONNECTIONS ARE PERMITTED WITH A MAXIMUM OF 3 CONNECTIONS FROM A 32mm CONNECTION.
- ALL JOINTING OF PIPES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF SW'S SPECIFICATION 424 AND AS FOR THE JOINTING PROCEDURE IN APPENDIX F FOR ELECTROFUSION AND THE JOINTING METHODS AS DESCRIBED IN PART 3 OF THIS SPECIFICATION AND THE MANUFACTURER'S RECOMMENDATIONS. SCOTTISH WATER MAY ISSUE A PREPARED LIST OF MATERIALS AND SIZES. THIS SHALL ENSURE COMPATIBILITY WITH MATERIALS CURRENTLY USED AND ALLOW SCOTTISH WATER TO MINIMISE STOCKS HELD FOR MAINTENANCE PURPOSES.
- ALL PIPE WORK GREATER THAN 32mm TO BE DESIGNED BY AND CONSTRUCTED BY WR'S ACCREDITED COMPANIES.
- ALL FIRE MAINS MUST BE INSTALLED WITH RED FIRE MARKER TAPE WRAPPED AROUND THE PIPE ALONG THE ENTIRE LENGTH OF THE LAD MAIN AS PER APPENDIX G OF WATER FOR SCOTLAND UNLESS NOTED OTHERWISE.
- CONTRACTORS SHOULD BEFORE COMMENCING ON THE CONSTRUCTION OF THE WORKS, WRITTEN AGREEMENT TO THE PROPOSED DESIGN WILL BE REQUIRED FROM SCOTTISH WATER AND A PRESTART MEETING ARRANGED TO CONFIRM SPECIFICATION COMPLIANCE AND BEFORE ANY PHASING/TIMESCALE OF THE CONSTRUCTION AS DETAILED IN APPENDIX G.
- BOUNDARY BENCH SHALL BE INSTALLED IN THE FOOTWAY OR SERVICE STRIP WITHIN 750mm FROM THE PROPERTY BOUNDARY AND, WHERE POSSIBLE, SITED TO AVOID VEHICLE CROSSING POINTS.
- BOUNDARY BOX TUBES AND COVERS TO BE INSTALLED AS PER BS854.
- FOR THE PURPOSES OF METERED CONNECTIONS, SCOTTISH WATER SHALL STATE THEIR PREFERRED METERING OPTIONS INCLUDING METER TYPE AND SIZE.
- PRESSURE TESTING OF ALL MAINS IS TO ENSURE THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED ASSET, AND MINIMISE ANY FUTURE LEAKAGE. PRESSURE TESTING IS COMPLETED TO PROVIDE SW WITH THE ASSURANCE THAT THE VESTED ASSET WILL HAVE THE REQUIRED LIFE SPAN BEFORE ANY REVISION IS REQUIRED. PRESSURE TESTING SHALL BE COMPLETED AND THE ASSOCIATED REPORTING SHALL BE IN ACCORDANCE WITH SECTION 3.5 AND IN ACCORDANCE WITH APPENDIX A OF WATER FOR SCOTLAND UNLESS OTHERWISE NOTED.

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 364-051 - SITE LAYOUT PLAN - REV 'K' RECEIVED ON 28/04/2021.



LEGEND:-

(Symbol)	EXISTING WATER MAIN
(Symbol)	EXISTING HYDRANT
(Symbol)	EXISTING CONTROL VALVE
(Symbol)	EXISTING CAPPED END
(Symbol)	INDICATES PROPOSED WATER MAIN
(Symbol)	INDICATES FIRE HYDRANT
(Symbol)	INDICATES SCOUR HYDRANT
(Symbol)	INDICATES CONTROL VALVE
(Symbol)	INDICATES DOUBLE CHECK VALVE
(Symbol)	INDICATES PROPOSED STOPCOCK
(Symbol)	INDICATES WATER METER
(Symbol)	INDICATES DUCTING

WATER MAIN MATERIAL LIST

ITEM	LENGTH	No.
110mm BARBED WATER MAIN	308m	N/A
25mm SERVICE CONNECTIONS	287m	N/A
SCOUR HYDRANT (SH)	N/A	1
SLUICE VALVES (SV)	N/A	3
FIRE HYDRANT (FH)	N/A	1
STOPCOCKS	N/A	33

NOTE:-
PLEASE NOTE THIS DRAWING IS SUBJECT TO SCOTTISH WATER TECHNICAL APPROVAL.

NOTE:-
PRESSURE TESTING TO BE CARRIED OUT PRIOR TO ON-SITE CONSTRUCTION IN ACCORDANCE WITH THE WATER BYELAWS.

NOTE:-
90 DEGREE BENDS TO BE AVOIDED ON THE WATER MAIN, WHERE POSSIBLE, 45 DEGREE BENDS TO BE USED INSTEAD.

NOT FOR CONSTRUCTION

GENERAL NOTES:-

THE CONTRACTOR SHALL CONTACT THE CIVIL/STRUCTURAL DESIGN ENGINEER IMMEDIATELY IF:

- ANY CONFLICTS EXIST ON SITE.
- EXISTING BUILDINGS ADJACENT TO SITE.
- EXISTING OR LEVELS SHALL BE CHANGED OR DELETED ON SITE.
- COMPLETE OR PARTIALLY COMPLETE STRUCTURES ARE TO BE SUBJECT TO CONSTRUCTION LOADS OR IMPACTED BY TEMPORARY WORKS.

80 NOT SCALE - IF IN ROMAN NUM.

ALL SCALE DETAILS ARE PRECEDENCE OVER SMALL SCALE DETAILS.

ALL DIMENSIONS ARE TO BE GIVEN STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INFORMATION.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INVOLVED IN CHECKS OR INVESTIGATIONS REQUIRED AND APPROVED, TO SURVEY PROPOSED WORK WITHIN ALL NECESSARY METHOD STATEMENTS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ANY/OTHER SITE OPERATIONS.

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ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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3	200	1170	295	295	270	280	430
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CROMLET PARK, INVERGORDON.

Drawing Title
WATER MAIN LAYOUT.

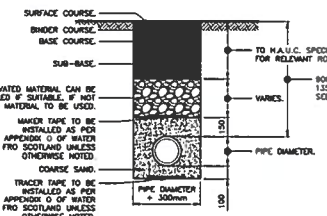
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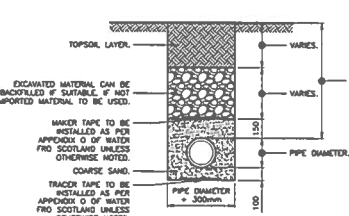
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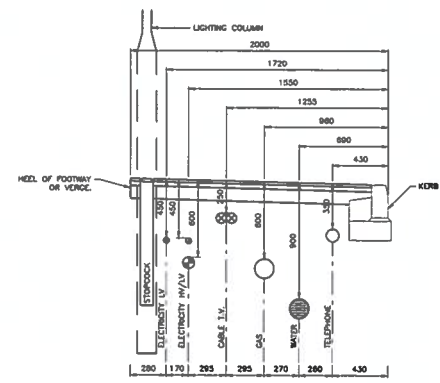
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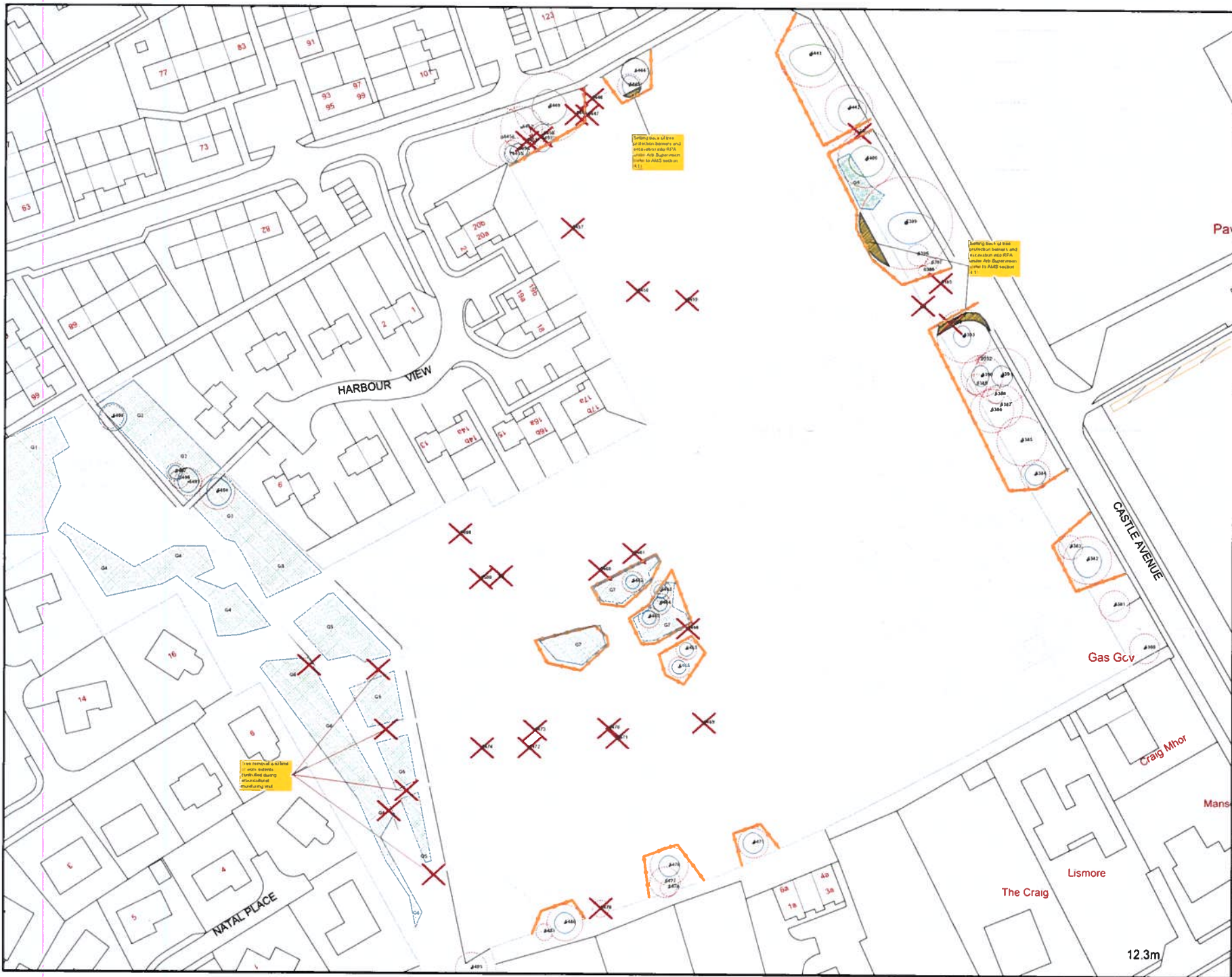
STANDARD DETAIL FOR BACKFILL AND BEDDING WITHIN ROAD CORRIDOR.(1:20)



STANDARD DETAIL FOR BACKFILL AND BEDDING WITHIN OPEN GROUND.(1:20)












TYPICAL LOCATION OF SERVICES IN FOOTWAY.(1:20)

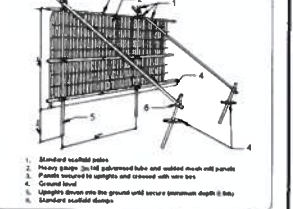


Tree Protection Plan showing tree categories and root protection zones.

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

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



**Development Site
Cromlet
Invergordon
Tree Protection Plan**

Client Coburn Armstrong Associates 1, Mc Neevie Ferryburn 1, Ferryburn Business Park INVERNESS IV2 5AA	1199-TPP(RevA)
Scale 1:500	Drawn by RWJ/EM
Date 08th January 2022	Checked by EM
Client File No. 1199-TPP(RevA) DWG	Sheet 1 of 1
Use Local Based on OS	Level Datum Ordnance (GPD)

