

Agenda Item	7.1
Report No	PLN/030/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 19 April 2023
Report Title: 22/05454/FUL: Mr Calum Davies, Whyte and Mackay
Land 300M West of Unit 3-7, Cromarty Firth Industrial Park
Invergordon
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Erection of whisky maturation warehouses, gatehouse, office/welfare and associated infrastructure

Ward: 06 - Cromarty Firth

Development category: Major

Reason referred to Committee: Major development

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 whisky maturation and storage facility. The development comprises 42 warehouses, with a mix of two and three cell designs. The warehouses will be of a gable roofed design, with a roof ridge height of some 14m, a depth of 32m and a maximum width, for the three-cell design of some 103m. Each will be finished in profiled metal wall and roof cladding, in a grey and grey / green colour, RAL 7009 on the external walls and RAL 7003 on the roof sheeting.
- 1.2 The warehouse development will be demarcated by security fencing with a new security gatehouse as well as a small office / welfare building and firefighting plant in the southern part of the site. The development also includes satellite personnel facilities and forklift sheds in addition to a new drainage system incorporating five new Sustainable Urban Drainage System (SUDS) basins.
- 1.3 The site is currently served with a junction onto the access road to the Cromarty Firth Industrial Park to the east, connecting onto the U4242 distributor road to the south.
- 1.4 Pre-Application Consultation: while no official pre application consultation has taken place with the planning authority, the planning submission has been informed through dialogue with Council officers during the Environmental Impact Assessment Screening process.
- 1.5 The applicant undertook public consultation in the form of a webpage that was open to public comments from 3 - 23 October 2022. Live consultation events were held via the website, as well an in-person consultation event on 3 October at Invergordon Distillery.
- 1.6 Supporting Information: Arboricultural Method Statement, Design and Access Statement, Drainage Impact Assessment, Environmental Impact Assessment Report (EIAR) and addenda, Landscape Specification, Planning Statement Pre-Application Consultation (PAC) Report, Statement on National Planning Framework (NPF) 4 Outcomes, Transport Statement
- 1.7 Variations:
 - Additional access information – 5 January 2023
 - Further Site Investigation information – 20 January 2023
 - Amended drainage details – 23, 27 January 2023
 - EIAR addendum – Non-Methane Volatile Organic Compounds -23 January 2023
 - Tree Protection Plan – 27 January 2023
 - Public art proposals – 1 January 2023
 - EIAR addendum on ecology and biodiversity – 20 February 2023

- Statement on NPF 4 – 24 February 2023

SITE DESCRIPTION

2.

- 2.1 The application site extends to some 48 Ha of mainly agricultural land, although some of the eastern portions are part of the Cromarty Firth Industrial Park, formerly the Invergordon Smelter site. The site is approximately square shaped and is bounded to the north by an earthwork bund surrounding a watercourse, known as the ‘big ditch’, to the east by the Cromarty Firth Industrial Park built on the former Invergordon Aluminium Smelter site, to the west by the Academy Road public road, connecting to the A9 trunk road and to the south by the U4242 Invergordon – Saltburn Industrial Estate Distributor Road.
- 2.2 The site is generally of an open aspect, although sections of the original field boundaries and shelter belts remain. An overhead transmission line on timber poles runs through the western portion of the site. A further watercourse, ‘Johnstone’s Ditch’ runs across the centre of the site approximately east to west.
- 2.3 There are no statutory natural heritage designations within the site boundary. The nearest are the Cromarty Firth Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). The SPA is noted for its use by internationally important breeding populations of osprey and common tern and wintering populations of whooper swan, bar-tailed godwits and greylag geese. The SSSI is noted for its intertidal sand and mud flats, saltmarsh habitats and for its nationally important populations of wintering whooper swan, bartailed godwit, wigeon, redshank and red-breasted merganser
- 2.4 Otherwise, there are no national or local landscape designations within the application site boundary. There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the site

3. PLANNING HISTORY

- | | | | |
|-----|-------------------|---|------------------------|
| 3.1 | 5 October 2022 | 22/03887/SCRE, Whisky maturation warehousing site, offices, associated roads and infrastructure | EIA required |
| 3.2 | 27 September 2022 | 22/03450/PAN, Whisky maturation warehousing site and associated roads and infrastructure. | Presented to Committee |

4. PUBLIC PARTICIPATION

- 4.1 Advertised:

Ross-shire Journal - Environmental Statement 30 Days
Edinburgh Gazette - Environmental Statement 30 Days
Ross-shire Journal - Schedule 3 development (14 days)
Date Advertised: 16 December 2022
Representation deadline: 15 January 2023

Timeous representations: 1 from 1 household

Late representations: 1 from 1 household

4.2 Material considerations raised are summarised as follows:

- a) Concerns over the principle of the development on greenfield land.
- b) Concerns regarding atmospheric emissions of Volatile Organic Compounds (VOC's) from the proposed site.

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:** objected to the proposals, raising concerns over the potential for emissions of Volatile Organic Compounds (VOC's) from the proposed facility, having sought technical guidance.

5.2 **Access Officer:** does not object to the application. No further comment was required as there are no access demands or opportunities on the application site.

5.3 **Contaminated Land Team:** do not object to the application The applicant must provide a scheme to deal with potential contamination, secured by condition.

5.4 **Development Plans Team:** provided comments on the status of the proposals with regard to the existing and adopted LDP and in the context of Draft National Planning Framework (NPF) 4. The proposal is primarily warehouses and whilst the immediate land uses are of an industrial nature, the site lies on the northern edge of Invergordon and appropriate screening will be required.

5.5 **Environmental Health:** do not object to the application. A construction Noise Mitigation Scheme, Odour Screening Assessment and Air Quality Screening are suggested to be enforced via condition.

5.6 **Flood Risk Management Team:** do not object to the application. The Team provided comments for the applicant on the surface water drainage design and recommended conditions securing the final design details as well as in relation to watercourse separation buffers.

- 5.7 **Forestry Officer:** did not object to the application, being satisfied that the arboricultural information submitted demonstrated suitable details to ensure the protection of retained trees during construction. A condition is attached to ensure qualified oversight of the tree works proposed.
- 5.8 **Health and Safety Executive:** had no comments to make on the planning application. Hazardous Substance Consent will be required before any storage of alcohol commences on site.
- 5.9 **Historic Environment Team (Archaeology):** do not object to the application. 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.
- 5.10 **Transport Planning Team:** do not object to the application, subject to a condition to secure a Construction Traffic Management Plan in advance of development commencing.
- 5.11 **Historic Environment Scotland:** do not object to the application. The proposals are considered unlikely to have any impact on heritage assets within their remit.
- 5.12 **Nature Scot:** did not object to the application. While there are natural heritage interests close to the site, NatureScot advises that these will not be adversely affected by the proposal overall. The Council was advised to carry out an appropriate assessment in terms of the impact of the proposals on Greylag Goose and Whooper Swan.
- 5.13 **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.
- 5.14 **SEPA** did not object to the application, following the receipt of further details from the applicant on flood risk, drainage design and habitat enhancement and naturalisation of the watercourses as part of the development. SEPA also provide separate comments on the issues regarding Volatile organic Compounds (VOC's) raised by the Invergordon Community Council. Further information was provided on elements of the proposals that would fall under other elements of SEPA's licencing and regulatory regime.
- 5.15 **Transport Scotland:** do not object to the application, subject to a condition being attached to secure a Construction Traffic Management Plan in advance of development commencing.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

National Planning Framework 4 Policies

- 6.1
 - 1. Tackling the climate and nature crises
 - 2. Climate mitigation and adaptation
 - 3. Biodiversity
 - 4. Natural places
 - 5. Soils
 - 9. Brownfield, vacant and derelict land and empty buildings
 - 13. Sustainable transport liveable places
 - 22. Flood risk and water management
 - 23. Health and safety
 - 26. Business and industry

6.2 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 41 – Business and Industrial Land
- 42 – Previously Used Land
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 – Pollution
- 77 - Public Access

6.3 Inner Moray Firth Local Development Plan (IMFLDP) (2015)

The site is located partly within the defined settlement development area (SDA) for Invergordon. Part of the land is allocated (site reference IG8) in the IMFLDP for mixed residential, retail and business uses, with an indicative capacity of 225 homes

6.4 Inner Moray Firth Proposed Local Development Plan (IMFLDP2) (2022)

Site IG8 is not continued in the draft plan.

Policy 7 – Industrial land

6.4 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (Aug 2010)

Developer Contributions (Nov 2018)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (Mar 2013)

Managing Waste in New Developments (Mar 2013)

Physical Constraints (Mar 2013)

Public Art Strategy (Mar 2013)

Roads and Transport Guidelines for New Developments (May 2013)

Standards for Archaeological Work (Mar 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Scottish Government Guidance**

Designing Streets

Creating Places

8. **PLANNING APPRAISAL**

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) siting, design and amenity
- c) access and servicing
- d) flood risk and surface water drainage
- e) natural heritage
- 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 National Planning Framework 4, Highland wide Local Development Plan (HwLDP) and Inner Moray Firth Local Development Plan (IMFLDP) support the principle of sustainable economic growth and the prospect of new business and industrial developments where these are in sustainable locations. Development proposals that bring previously used land back into a beneficial use are also supported. Development should be directed to allocated sites in the first instance.
- 8.5 All development requires to be assessed against Policy 1 of NPF4 'Tackling the climate and nature crises' which states that when considering development proposals significant weight will be given to global and climate nature crises with the intent of the policy being to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. The intended policy impacts include promoting local living and compact urban growth. Under NPF 4 Policy 2, development proposals should be sited and designed to minimise lifecycle greenhouse gas emissions as much as possible.
- 8.6 Policy 3 – Biodiversity applies to all development proposals. This seeks to protect biodiversity. Reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. For local developments such as this one (albeit on a wider development site) Policy 3c states that proposals for local development will include measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.
- 8.7 Policy 4 – Natural Places of NPF 4 seeks to protect, restore and enhance the natural assets of designated sites. There are no statutory natural heritage designations within the site boundary. The nearest are the Cromarty Firth Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). The SPA is noted for its use by internationally important breeding populations of osprey and common tern and wintering populations of whooper swan, bar-tailed godwits and greylag geese. The SSSI is noted for its for its intertidal sand and mud flats, saltmarsh habitats and for its nationally important populations of wintering whooper swan, bartailed godwit, wigeon, redshank and red-breasted merganser. Policy 5 aims to protect carbon rich soils and prime agricultural land, of which portions exist within the application site, as defined through the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute).
- 8.8 Policy 9 – Supports development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised, should be

taken into account.

- 8.9 Policy 13 – Sustainable Transport requires development to encourage, promote and facilitate walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. These requirements are also reflected in Policy 56 – Travel of the HwLDP.
- 8.10 Consideration has to be given to NPF 4 Policy 22 – Flood risk and water management with particular reference to policy 22c) which requires rain and surface water to be dealt with via sustainable urban drainage systems with a presumption against any connections into the combined sewer. 21d) states that development proposals will be supported if they can be connected to the public water mains, this aligns with policies 65 – Waste Water Treatment, 66 – Surface Water Drainage of the HwLDP.
- 8.11 Policy 23 – Health and Safety seeks to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.
- 8.12 Policy 26. Business and Industry of NPF 4 supports development proposals for business and industry uses on sites allocated for those uses in the LDP. This Policy is broadly aligned with HwLPD Policy 41 and IMFLPD2 Policy 7
- 8.13 The Inner Moray Firth Local Development Plan is under review and was published as a Proposed Plan in March 2022. It is a material consideration in making planning decisions but not, as yet, part of the approved development plan in terms of the Town and Country Planning (Scotland) Act 1997 (as amended) section 25 overall conformity test. The application site is “de-zoned” from the emerging Plan because there are more sustainably located alternative development sites. The overall reduction in Plan area housing land requirements and the previous lack of active developer interest in the allocation were other factors. Receipt of the Scottish Government Reporters’ Report on the new Plan following its Examination is not expected until the end of 2023 at the earliest. This would be when the Plan can be afforded greater weight in decision making.
- 8.14 While the intended direction of the Development Plan is noted, it is considered that it would be challenging to accommodate this scale of development in one of the established business and industrial locations within the plan area. The applicant specifically notes in their EIAR, the benefits of this site, being close to their existing production facilities. While the proposal will directly create relatively few new jobs relative to their scale, they would help safeguard employment in the local area, were the applicant’s other distilling and maturation facilities represent a major business concern. There are also environmental benefits in that long distance vehicle movements between the applicant’s production facilities and the new maturation complex, would be limited. It is therefore, accepted that the proposals offer the opportunity to support a key local

employer and satisfactorily remediate a significant, partially derelict site. On balance and considering the specific locational needs of the proposal, the loss of the pockets of prime agricultural land within the site is considered acceptable.

Layout, design and visual impact / amenity

- 8.15 The development will comprise 42 warehouses, 5 of a two-cell and 37 of a three-cell design, with a total of 121 cells. As proposed, these will be arranged in three columns and eleven rows of warehouses running southeast to northwest across the site, and a further column extending from southwest to northeast. While the scale of the development is acknowledged, the proposed development, if approved, will be built out in a series of five phases, with an anticipated end date of the whole project, of 2077.
- 8.16 The applicant has submitted a comprehensive scheme of landscaping, including woodland and scrub as well as meadow planting, to be undertaken upfront within the development programme. A programme for the management and maintenance of this planting has also been provided. As such, the planting will provide increased screening of the development as it matures, with the maximum amount of screening achieved towards completion of the final phases. The dark recessive colour scheme proposed will also help somewhat, to integrate the warehouses with the surrounding landscape.
- 8.17 The applicant's Environmental Impact Assessment Report (EIAR) presents a visual impact assessment of the proposals, taken from four nearby viewpoints. Given that the application site borders on existing industrial facilities of a similar scale to both the east and south, the main visual impacts will be felt from the west and north, mainly from receptors travelling east to west on the A9 trunk road as well as users of Academy Road and the Polish War Memorial Core Path RC23.02.
- 8.18 While the scale of the development will be immediately apparent to these receptors, it is considered that for trunk and local road users, views of the proposals will be fleeting and broken up by both the proposed landscaping and planting, as well as the existing belts of retained mature trees that border the site to the northeast and west. The proposals will extend the built area of Invergordon visibly further to the north, but this will be seen against the existing backdrop of industrial development in the north of the Town, as well as elements of the Port of Cromarty Firth, lying to the south. Viewed from the west, for core path users, the proposals will again extend the built-up area of the town closer to the viewer, however, the developed area will again be mostly backdropped by the existing Cromarty Firth Industrial Park and screened by the existing mature tree belts along Academy Road. The applicant's proposed screening planting will also provide further cover as it takes hold. As such, it is considered that development of the scale proposed can be accommodated without unacceptable impact on the surrounding visual amenity.

- 8.19 In addition to the warehousing, the applicant also proposes a supporting gatehouse and office / staff welfare block in the southeastern corner of the site alongside a switch room and a pump house and tanks for firefighting purposes. There will also be several forklift sheds and satellite toilet locations placed throughout the development. Due to the comparative scale of these elements against that of the warehouses, they raise no further issues in terms of visual amenity.

Access and servicing

- 8.20 The proposals will connect to the Cromarty Firth Industrial Park access road, which itself connects to the U4242 distributor road. The existing access junction will be upgraded with new white lining and guardrails as well as a 2m wide footpath. The applicant has submitted a swept path analysis into the complex for an articulated truck and trailer.
- 8.21 The Transport Statement states that most vehicle movements to the new maturation complex will be from the applicant's existing Whyte & Mackay warehousing site in Academy Road. The proposed return HGV vehicle movements will be an average of 10 daily or 1 per hour. Staff movements are expected to be on average 5 cars daily and cycle parking is also provided on site. 21 car parking spaces will be provided at the new facility which will include 2 disabled bays, 5 EV charging bays and 14 standard spaces. The Transport Planning Team and Transport Scotland were consulted on the proposals and raised no objection to these arrangements.
- 8.22 The ancillary personnel buildings on site will connect to the existing public water supply network and to a private foul sewer that serves the adjacent Cromarty Firth Industrial Park.
- 8.23 The Access Officer has confirmed no objections to the proposal as the proposal will not be accessible to the public and offers no opportunities for enhancing existing access routes.

Flood risk and surface water drainage

- 8.24 The application site is designated on the SEPA maps as at risk of 1 in 200 and 1 in 1000-year fluvial (river) flood events and there are also areas at medium risk of pluvial (surface water) flooding located throughout, with a concentration in the northwest corner. The proposals incorporate a Sustainable Urban Drainage (SUDS) system of surface water treatment and detention measures with bio swales located along the main internal road routes, connected to five larger SUDS ponds in the centre of the site. The Flood Risk Management team were consulted on the proposals and raised no objections to these arrangements, subject to conditions regarding setback distances from watercourses and finished floor levels.

Natural heritage and protected species

- 8.25 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.26 The applicant has submitted a detailed landscaping and planting plan for the site. Most of the mature trees along the northern site boundary and western site boundary with Academy Road will be retained. Following the submission of a Tree Protection Plan the Forestry Officer has raised no objection to the proposals, subject to a condition to implement the measures within.
- 8.27 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 the scale of the development and its significance within the local area.
- 8.28 Pre application surveys found evidence of roosting bats in the southern of the two buildings on the site to be demolished. A condition is attached requiring further surveys to be undertaken in advance of any demolition taking place.

Developer contributions

- 8.29 As this application is for an industrial development, contributions towards affordable housing, education and community facilities are not required in this instance. As a commercial development, the only other contributions potentially required relate to transport, green infrastructure, water/waste and public art. In this instance, the applicant proposes to deliver the necessary waste and water infrastructure and has proposed suitable greenspace and landscaping treatments within the development. The proposed complex can be accessed directly from the public road and no further transport improvements are required to offset the development, as confirmed with the Transport Planning Team and Transport Scotland.
- 8.30 The applicant has indicated parts of the warehouses adjacent the proposed site entrance gatehouse and fronting onto the U4242 distributor road as locations for murals, similar to those installed on their existing maturation warehouses along Academy Road to the south within the town.

Other material considerations:

Climate and nature crises outcomes

- 8.31 The applicant has submitted an additional statement in respect of NPF 4 Policies 1-3. The proposed warehouses are used for storage only, do not require to be heated and thus, have low energy requirements for their scale. The staff facilities will be electrically heated and cooled, to minimise direct carbon emissions. They incorporate prefabricated panels with a high content of recycled material, minimising waste during the construction phase. The proposed landscaping strategy is also focussed on sustainability and the aim is to improve biodiversity via the introduction of a diverse native planting mix, with a particular focus on pollinator species. Following discussions with SEPA, a Biodiversity Enhancement Plan (BEP) will be secured via condition with respect to enhancing existing habitats and establishing native species on site.

Non-Methane Volatile Organic Compounds (NMVOC's)

- 8.32 The local community council raised concerns over the potential for emissions of Volatile Organic Compounds (VOC's) from the proposed facility. The evaporation of alcohol in spirit maturation facilities is more commonly known as the 'Angels Share'. According to SEPA, in atmospheric pollution chemistry, it is recognised that VOCs can react with polluting nitrogen oxides in air, via photolysis (sunlight), to create tropospheric (ground-level) ozone, or O₃. Ozone is implicated in poor air quality, being harmful in high concentrations, and is also a greenhouse gas
- 8.33 The applicant has provided an addendum to their Environmental Impact Assessment Report (EIAR) in this respect. This document states that the closest residential receptor to the proposed development is located approximately 400 m from the proposed development boundary. Over this distance any VOC emissions, point source or fugitive, would be considered to have dispersed significantly in the atmosphere, reducing concentrations to likely to be below recordable levels. On this basis, the need for assessment of VOC emissions was not considered necessary and therefore not included in the EIAR. The response also spoke to the concerns raised by the Community Council over the potential for creation of tropospheric (ground-level) ozone, typically created by the reaction of VOCs with oxides of nitrogen (NO_x – typically produced by combustion processes). Through reference to Chapter 9 of the EIAR, it was considered that ambient NO_x concentrations are very low, which, when combined with the relatively low sunlight (UV) experienced will inhibit ground level ozone formation. The potential for significant secondary formation of ozone is thus, considered to be minimal.
- 8.34 SEPA have also issued a response to this issue. SEPA does not object to the proposals and is aware of three consequences associated with evaporative losses of ethanol during the storage of distilled spirit in whisky warehousing. These losses are undesirable from the viewpoint of production efficiency and are also a safety concern, particularly if they

build up within the warehousing in concentration. These issues, as they relate to specific warehousing sites, are subject to regulation by SEPA under the Pollution Prevention and Control (Scotland) Regulations 2012 ('PPC'), and the Control of Major Accident Hazards Regulations 2015 ('COMAH').

- 8.35 SEPA also provided comments on the issue of releases of gaseous ethanol from warehouse air to the external atmosphere, which are a focus of the Community Council's concerns. Release rates are very low on a daily basis, and escaped ethanol undergoes fairly steady oxidation in air. External receptors near to whisky warehousing were considered to be at a distance where rapid dilution and dispersion would occur beforehand, meaning initial ethanol concentrations would drop away very quickly. With respect to the wider air environment, gaseous ethanol is regarded as a 'Non Methane Volatile Organic Compound' or NMVOC. SEPA considered that the contribution of NMVOC to air quality would be more significant in urban environments, where more reaction chemistry would take place with other vehicle and industrial air pollutants.
- 8.36 SEPA's current policy position is based on a 2006 Health Protection Board Scotland report, which found no detectable ethanol concentrations beyond the whisky site boundary. At present, SEPA does not regulate the impacts of gaseous emissions from whiskey maturation facilities outside of the site boundary. However, they have confirmed that in the case of this project, considering the representations received, the possible conversion of VOC emissions to tropospheric (ground level) ozone are a material consideration in terms of both the potential for greenhouse gas formation and in so much as they affect local air quality. Inside the site boundary, the Pollution Prevention and Control (Scotland) Regulations 2012 ('PPC'), and The Control of Major Accident Hazards Regulations 2015 ('COMAH') apply. The Scottish Government have commissioned consultants to carry out a study to quantify the emissions of NMVOCs from whisky maturation. Depending on the report's findings and recommendations, SEPA will review the regulatory implications for NMVOC emissions (including gaseous ethanol) under PPC, COMAH and any other relevant regulations.
- 8.37 Within the scope of the Planning System, the issues of NMVOC emissions are weighed against the development plan, especially NPF 4 Policies, 1 and 2, in terms of the impacts on greenhouse gas emissions and climate change and the direct impacts on local health and air quality, through Policy 23. In terms of Policy 23, Environmental Health have recommended conditions to secure an odour impact assessment and screening against the possibility of impacts of the proposed development on local air quality. With respect to Policies 1 and 2, the applicant has concluded in the EIAR addendum that the potential for significant secondary formation of tropospheric (ground level) ozone is considered to be minimal, although no further qualifying information has been submitted to support these findings. However, SEPA consider that the air quality screening document conditioned through consultation with Environmental

Health, provides a suitable tool for helping to address the evaporative loss question. As such, the applicant will be required to provide further quantitative data to allow the potential VOC emissions to be accurately modelled. SEPA would prefer to await the publication of the Whisky Sector NMVOC Report to the Scottish Government, before commenting in any more detail on ethanol releases, and their potential influence. At present, it is not clear as to whether the NMVOC report's terms of reference will terminate at VOC production or include its potential for transformation to tropospheric (ground level) ozone or any subsequent impact on climate change.

Other

- 8.38 A counterpart permission for Hazardous Substances Consent will be required, with further discussion with the Health and Safety Executive (HSE) to assess the principle of storage of alcohol within the development.
- 8.39 It is understood that parts of the application site are subject to a Section 50 agreement as part of the previous planning permission for the Cromarty Firth Industrial Park, RC/1992/52, related to the demolition of elements of the former smelter complex, in addition to landscaping and restoration. There is some evidence that clauses of the original agreement have been addressed. Any further discussions regarding responsibilities for the ongoing maintenance of these areas, or related to a case to discharge the Section 50 agreement, would ultimately, be a legal matter for the owners involved.

Non-material considerations

- 8.40 The representation comments asked that the applicant should assist with relocation of a local organisations who occupy one of the buildings to be demolished. While these concerns are acknowledged, they are fundamentally, a private matter between the relevant landowners and the organisations concerned, rather than a material consideration within the scope of the planning system.

9. CONCLUSION

- 9.1 The proposal has the potential to help safeguard a major employer's presence in the local area and offer the opportunity to satisfactorily remediate a significant and partially derelict site. However, as with all applications, the benefits of the proposal must be weighed against potential drawbacks and then considered in the round, taking account of the relevant policies of the Development Plan.
- 9.2 It is important to acknowledge the separate and complementary role of both SEPA under the PPC regulations and HSE to cover related issues under the hazardous substances consent process. The Planning Authority recognises and acknowledges the potential significant impacts of the proposals on the environment. No objections have been made in this regard from the relevant

statutory consultees, including Environmental Health, SEPA and Nature Scot. Overall therefore, the Council is satisfied that environmental effects of this development insofar as they relate to planning can be addressed by way of mitigation, as secured through conditions 2 and 3 attached to this permission.

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

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous N
permission

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

Time limits

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Mitigation

2

There shall be no Commencement of Development unless the Planning Authority has approved in writing the terms of appointment by the Company of an independent Ecological Clerk of Works (ECoW) in consultation with NatureScot and SEPA. The terms of appointment shall;

- a. Impose a duty to monitor compliance with the ecological and hydrological commitments provided in the environmental statement and other information lodged in support of the application, the Construction and Environmental Management Plan, and any other plans approved (“the ECoW works”);
- b. Require the ECoW to report to the Company’s nominated construction project manager any incidences of non-compliance with the ECoW works at the earliest practical opportunity;
- c. Require the ECoW to submit a monthly report to the Planning Authority summarising works undertaken on site;
- d. Have power to stop to the job / activities being undertaken within the development site when ecological interests dictate and/or when a breach or potential breach of environmental legislation occurs to allow for a briefing of the concern to the Company’s nominated construction project manager; and
- e. Require the ECoW to report to the Planning Authority any incidences of non-compliance with the ECoW Works at the earliest practical opportunity.

The ECoW shall be appointed on the approved terms throughout the period from Commencement of Development, throughout any period of construction activity and during any period of post construction restoration works approved. No later than 3 months after operations cease for 18 consecutive months, the Company shall submit details of the terms of appointment by the Company of an independent ECoW throughout the decommissioning, restoration and aftercare phases of the Development to the Planning Authority for approval in consultation with NatureScot and SEPA. The ECoW shall be appointed on the approved terms throughout the decommissioning, restoration and aftercare phases of the Development.

Reason: To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the Development.

3. No development shall commence until a finalised Construction Environmental Management Document is submitted to and agreed in writing by the Planning Authority in consultation with SEPA and other appropriate consultees as appropriate. The document shall include provision for:
 - i. An updated Schedule of Mitigation (SM);
 - ii. Processes to control / action changes from the agreed Schedule of Mitigation; and
 - iii. The following specific Construction and Environmental Management Plans (CEMPs):
 - I. Details of the construction works, construction methods and surface treatment for all hard surfaces and tracks;
 - II. Details of watercourse crossings designed to 1 in 200 year flood risk event plus 20% for climate change;
 - III. Details of the temporary site compounds, for the storage of materials and machinery, including the areas designated for offices, welfare facilities; fuel storage and car parking;
 - IV. Details of all soil stripping, excavation, storage and reuse of material. This should also highlight how any contaminated soil will be stored or disposed of (including radioactive contaminants);
 - V. Water Quality Management Plan - highlighting drainage provisions including monitoring / maintenance regimes, water crossings, surface water drainage management (SUDs) and development and storage of material buffers (50m minimum) from water features, unless otherwise agreed in writing by SEPA and The Highland Council's Flood Risk Management Team;
 - VI. Public and Private Water Supply Protection Measures Plan;
 - VII. Watercourse Management;
 - VIII. Dust Management;
 - IX. Noise and Vibration Mitigation;
 - X. Pollution Prevention Plan;

- XI. Emergency Response Plan;
- XII. Site Waste Management Plan;
- XIII. Construction Noise Mitigation Plan;
- XIV. Habitat Protection Plan;
- XV. Species Protection Plans: - including badger, bat, water vole and otter; and
- XVI. Other relevant environmental management as may be relevant to the development.

The pre construction survey for legally protected species is carried out at an appropriate time of year for the species, at a maximum of 8 months preceding commencement of construction, and that a watching brief is then implemented by the Ecological Clerk of Works (ECOW) during construction. The species that should be surveyed for include, but are not limited to, breeding birds, badger and bats for example. Provision of a communication plan to ensure all contractors are aware of the possible presence of protected species frequenting the site and the laws relating to their protection; The notification and a stop the job commitment requirements set out below: Should a badger set be found during construction, all works within 250m of the set shall stop immediately and the NatureScot Dingwall office be notified and asked for advice. Unless otherwise agreed in writing by the Planning Authority the development shall then proceed in accordance with the approved CEMD.

Reason: To secure the final detailed information on the delivery of all on-site mitigation projects and to protect the environment from the construction and operation of the development.

Landscaping

- 4. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

Access, drainage and servicing

5. No building within the application site shall come into use unless the vehicular access into the site has been laid out and constructed substantially in accordance with drawing 'EC22808:00:106 REV A' 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.

6. Prior to commencement of the development, a Construction Traffic Management Plan (CTMP) shall be submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland. The CTMP shall identify the proposed HGV routes to and from the site from the north and south via the A9(T). Thereafter, all construction traffic associated with the development shall conform to the requirements of the agreed Plan.

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.

7. 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.

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

8. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place within 6 metres of any watercourse, or within the area shaded blue in Figure 3-4 of the approved Flood Risk Assessment Report dated September 2022.

Reason: To ensure that development does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood risk.

9. The minimum Finished Floor Levels (FFL) should be at or above the 1 in 200 year plus climate change flood level plus 600mm freeboard, 7.31mAOD.

Reason: To ensure that the development is free from flood risk and does not exacerbate flood risk elsewhere.

Construction phase

10. 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

11. 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.

- 12 .
- 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.

Amenity

- 13 .
- Prior to the development commencing the applicant shall submit, for the written approval of the planning authority, an Odour Impact Assessment carried out by a suitably qualified and competent person in accordance with the Institute of Air Quality Management's document Guidance on the Assessment of Odour for Planning.

The assessment should evaluate the likely impact of odour emanating from the development on neighbouring property and should include but is not limited to the following: -

- A description of existing baseline odour conditions (including complaints history) where relevant.
- A description of receptors and their relative sensitivities to odour effects.
- Details of potential odour sources (whether existing or proposed), including the activities and materials involved

- A plan showing the location of sources and receptors.
- The residual odour impacts and their effects and a conclusion on the significance of the residual effect
- A description of any odour mitigation measures which are required in order to allow the proposal to proceed without causing significant loss of amenity.
- Where odour modelling has been used the reports should contain full details of the input data and modelling options used to allow a third party to reproduce the results.
- An Odour Management Plan OMP which formalises and describes how odour issues will be managed on site. As well as covering normal operations, it should anticipate and plan for abnormal events and foreseeable accidents and incidents.

Thereafter the development shall progress in accordance with the approved Odour Impact Assessment and Odour Management Plan. All approved mitigation measures shall be in place prior to the operational phase 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.

- 14 .
- Prior to the development commencing the applicant shall submit, for the written approval of the planning authority, in consultation with the environmental health authority and SEPA, a screening document against the possibility of impacts on air quality relevant to the Local Air Quality Management provisions of the Environment Act 1995. Technical guidance on screening is available in Technical Guidance note LAQM.TG16. For the avoidance of doubt, the screening document shall include a site-specific estimate of product loss rate from stock-take data, expressed as a long-term annual average.

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

Contaminated Land

- 15 .
- 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:

- i. 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;

- ii. 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;
- iii. measures to deal with contamination during construction works;
- iv. in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
- v. 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.

Thereafter, 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.

Protected species, habitat and ecology

16

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.

17 . No demolition works shall commence until the existing buildings within the application site have been surveyed internally for roosting bats, as specified in the Highland Ecology and Development Bat Activity Survey Reports, dated September 2022, and a Bat Species Protection Plan (SPP) has been submitted to, and approved in writing by, the Planning Authority. The approved SPP shall be implemented in full unless otherwise agreed in writing.

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.

18 . No development shall commence until a Biodiversity Enhancement Plan (BEP) has been produced and approved in writing by the Planning Authority, in consultation with SEPA and NatureScot. The BEP will detail all biodiversity enhancements to be incorporated into the Proposed Development. The plan will include details on the capital works required to provide enhancements, along with the short- and long-term management prescriptions for each habitat feature, along with a programme of monitoring and review. The stream and ditch on site will be enhanced through provision of a wide margin between the water course and development of a minimum 10m in width. This will be seeded with an appropriate species mix and allowed to establish; this area will be maintained as part of the wildlife corridor and will be allowed to establish into a long sward grassland. Locally native marginal aquatic plants will also be plug planted along the stream, particularly in the western section, in order to improve structure and species diversity of the margins. Areas along the watercourses will be de-shaded, as required.

Reason: To ensure that the development does not have an adverse impact on protected species or habitat.

Landscaping and forestry

19 . A suitably qualified arboricultural consultant must be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the required standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary

supervision unhindered for the duration of the project.

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 evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

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

REASON FOR DECISION

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

REASONED CONCLUSION

The Council is in agreement with the findings of the Environmental Impact Assessment Report that the proposed whisky maturation facility is unlikely to give rise to any new or other significant adverse impact on the environment. The Council is satisfied that all environmental effects of this development can be addressed by way of mitigation. The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of operational compliance has been secured through Conditions Insert condition number that secure environmental mitigation and monitoring of this permission.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

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

Scottish Water

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

Local Roads Authority Consent

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

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

and the Roads (Scotland) Act 1984.

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

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

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

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

Mud & Debris on Road

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

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

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

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

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the

breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Designation: Area Planning Manager North

Author: Michael Kordas

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

Relevant Plans:

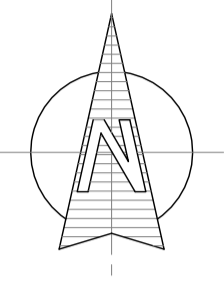
Document Type	Document No.	Version No.	Date Received
Location Plan	EC22808:00:101		16 November 2022
Proposed Site Layout Plan	EC22808:00:102	REV B	27 January 2023
Proposed Site Layout Plan	EC22808:00:103	REV B	27 January 2023
Visibility Splay Plan	EC22808:00:106	REV A	5 January 2023
Visibility Splay Plan	EC22808:00:121		5 January 2023
SUDS Layout	EC22808:00:105	REV A	23 January 2023
Proposed Drainage Layout	EC22808:00:104	REV B	27 January 2023
Storage Tank Layout	EC22808:00:113		16 November 2022
Warehouse Layout	EC22808:00:107		16 November 2022
Roof Plans	EC22808:00:109		16 November 2022
Tree Protection Plan	1333-TPP		27 January 2023
Tree Protection Plan	1333.2-TPP		27 January 2023
Tree Protection Plan	1333.3-TPP		27 January 2023
Tree Protection Plan	1333.4-TPP		27 January 2023
Tree Protection Plan	1333.5-TPP		27 January 2023
Tree Protection Plan	1333.6-TPP		27 January 2023
Warehouse Elevations	EC22808:00:108	REV A	16 November 2022
Gatehouse Elevations	EC22808:00:117	REV A	16 November 2022
Welfare Office Elevations	EC22808:00:118	REV A	16 November 2022
Pumphouse Elevations	EC22808:00:112		16 November 2022
Switchroom Elevations	EC22808:00:116		16 November 2022
Construction Details	EC22808:00:119		16 November 2022
Construction Details	EC22808:00:120		16 November 2022
Sections and Earthworks	EC22808:00:110		16 November 2022
Sections and Earthworks	EC22808:00:111		16 November 2022
Public Art Proposals	102		1 February 2023
Landscape Plan	101	REV 01	16 November 2022
Forklift Shed Elevations	EC22808:00:115	REV A	16 November 2022

0 5 10 20 30 40 50 60 70 80 90 100 millimetres



LEGEND

- PLANNING BOUNDARY (48.690 Ha)
- OWNERSHIP BOUNDARY



Revisions	Date	Dm.

**PLANNING
DRAWING**

WHYTE & MACKAY Ltd

INVERGORDON
MATURATION WAREHOUSING

SITE LOCATION PLAN

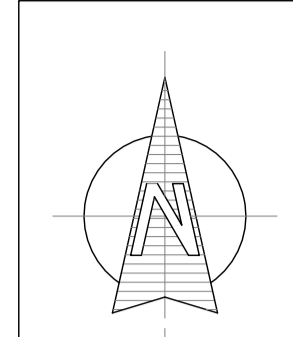
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Date: Nov '22	Date: Nov '22	DO NOT SCALE

BLYTH&BLYTH
 Cornerstone, 60 South Gyle Crescent
 Edinburgh EH12 9EB
 Email: edinburgh@blythandblyth.co.uk
 www.blythandblyth.co.uk Telephone: 0131 474 2700

Drawing No.	Revision
EC22808:00:101	-

SITE LOCATION PLAN
SCALE 1:2500

0 50 100 200m **1:2500@A1**



PROPOSED SITE PLAN

SCALE 1:2500



Notes		WOODLAND TREE PLANTING		SATELLITE TOILETS	
	PROPOSED BUILDING		WOODLAND TREE PLANTING		SATELLITE TOILETS
	PROPOSED ROADS/YARDS		PROPOSED PEDESTRIAN FOOTPATH		PROPOSED VEHICLE PROTECTION BARRIER
	PROPOSED SUDS POND		PROPOSED DITCH DIVERSION		DIVERSION OF OVERHEAD LINES
	PROPOSED SWALE		PROPOSED PALADIN SECURITY FENCE		DIVERSION OF SCOTTISH WATER PIPE
	PROPOSED SERVICE DIVERSION CORRIDOR		NORTHERN HAY MEADOW MIX		PLANNING BOUNDARY (48.690 Ha)
	UNBOUND SURFACE FIRE ROADS		SPECIES RICH LAWN LANDSCAPING		
	EXISTING TREE CANOPY		SCRUB PLANTING		
	EXISTING TREES		PROPOSED NATIVE HEDGEROW		

Revisions	Date	Dm.

Revisions	Date	Dm.
- Issued for 'PLANNING'	15.11.22	EMP
A Pedestrian footpath added and secondary junction updated. Issued for 'PLANNING'	06.01.23	EMP
B Ditch diversion added. Sewer diversion and Tank, Switchroom and Pumphouse locations altered. Issued for 'PLANNING'	27.01.23	EMP

WHYTE & MACKAY

PLANNING DRAWING

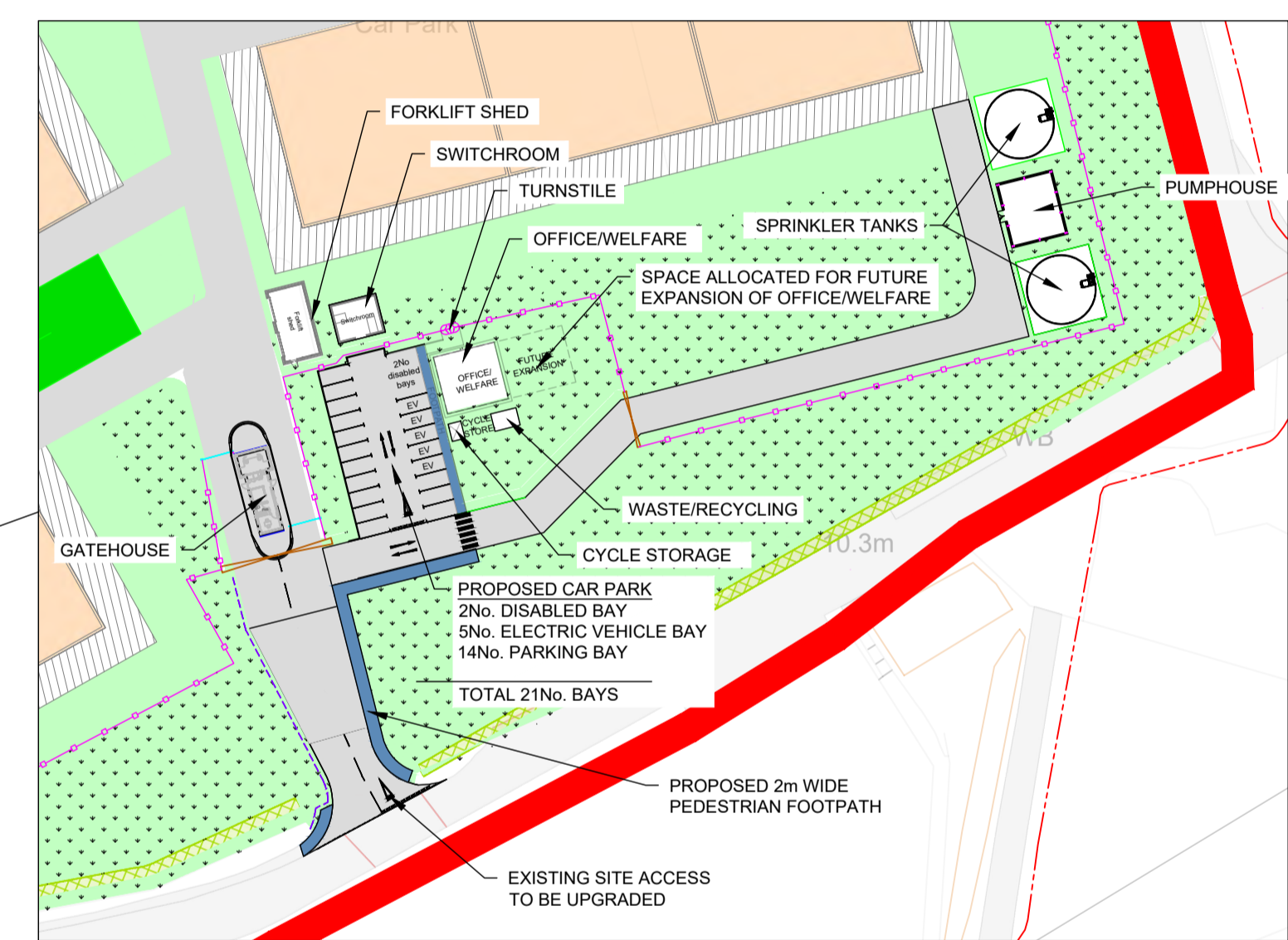
BLYTH&BLYTH

Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB

Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700
www.blythandblyth.co.uk

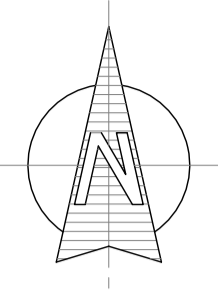
INVERGORDON MATURATION WAREHOUSING

PROPOSED SITE PLAN			
Drawn: EMP	Ck'd: AA	Scale: AS SHOWN @ A1	
Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:102	Revision B		



DETAIL PLAN

SCALE 1:1000



PROPOSED SITE PLAN
SCALE 1:2000

Notes
x 10.300m PROPOSED BUILDING LEVEL

Revisions	Date	Dm.

Revisions	Date	Dm.
- Issued for 'PLANNING'	15.11.22	EMP
A Warehouse labels updated. Issued for 'PLANNING'	16.11.22	EMP
B Ditch diversion added. Sewer diversion and Tank, Switchroom and Pumphouse locations altered. Issued for 'PLANNING'	27.01.23	EMP

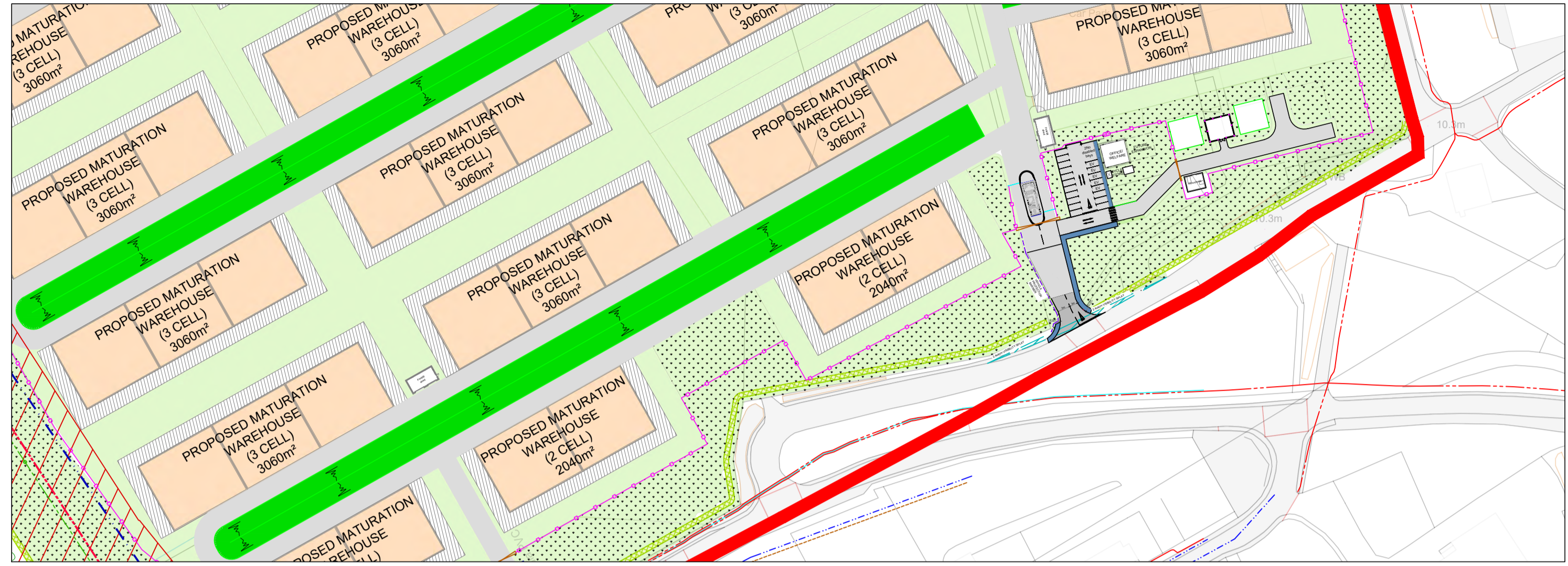
WHYTE AND MACKAY

**PLANNING
DRAWING**

BLYTH&BLYTH
Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB
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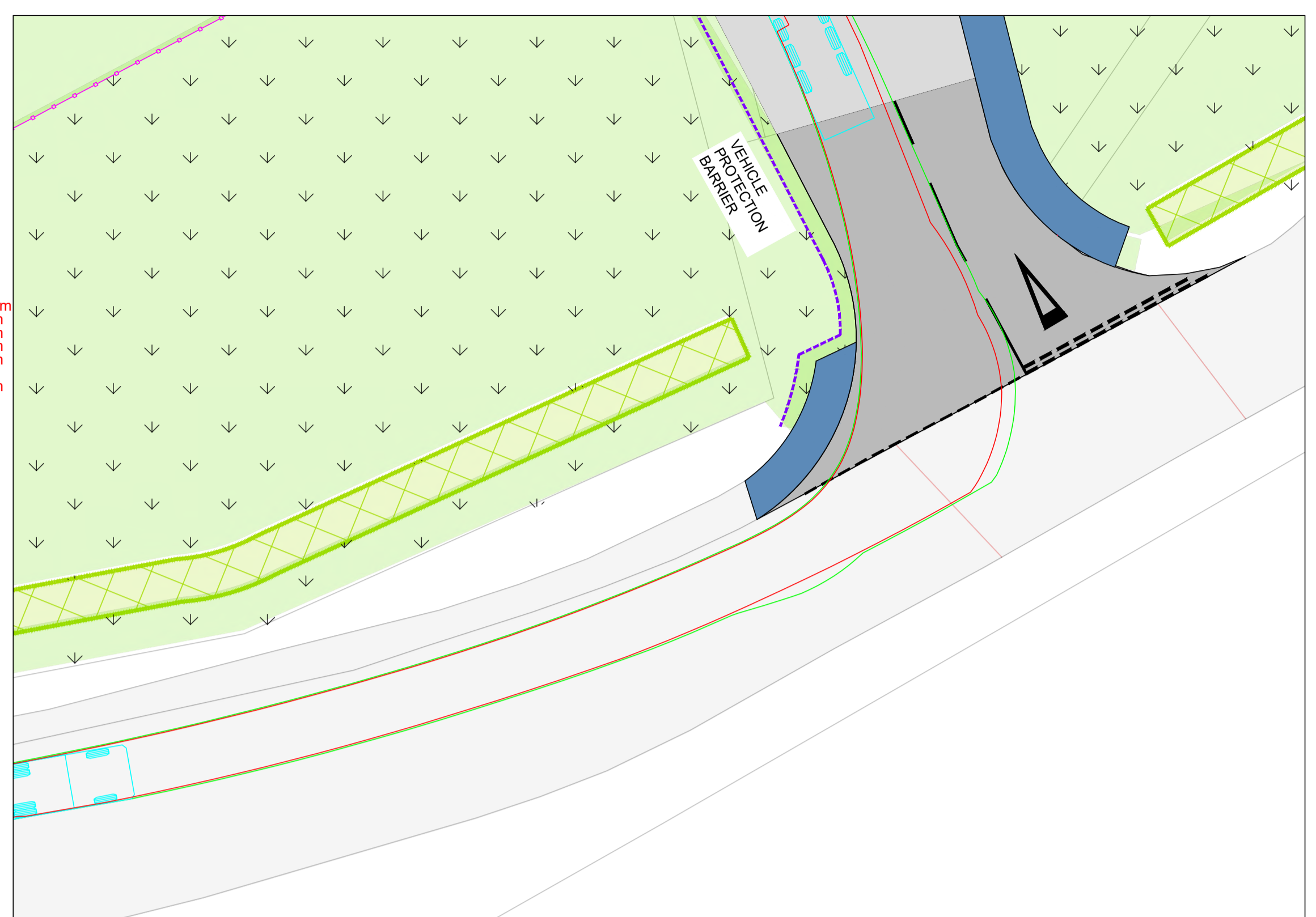
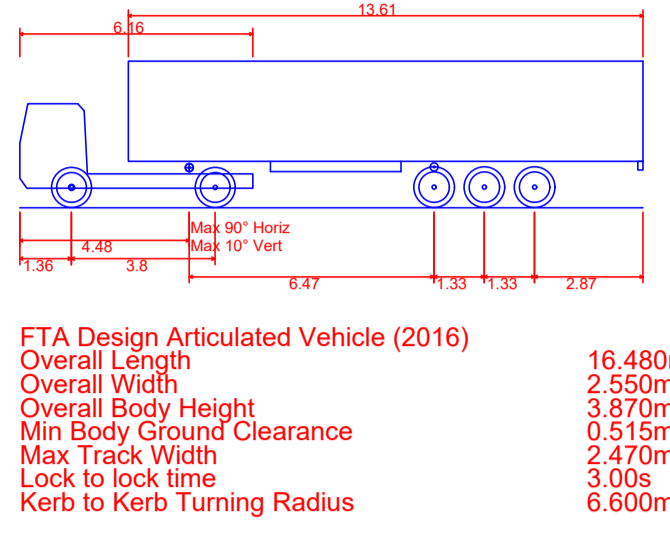
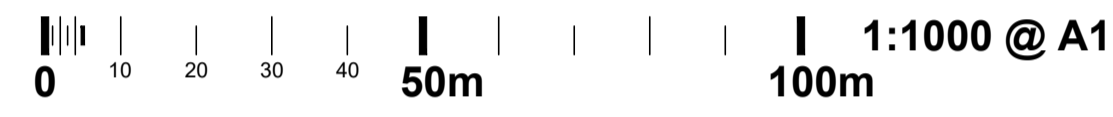
**INVERGORDON
MATURATION WAREHOUSING**

PROPOSED SITE LEVELS			
Drawn: EMP	Ck'd: AA	Scale: 1:2000 @ A1	
Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:103	Revision B		



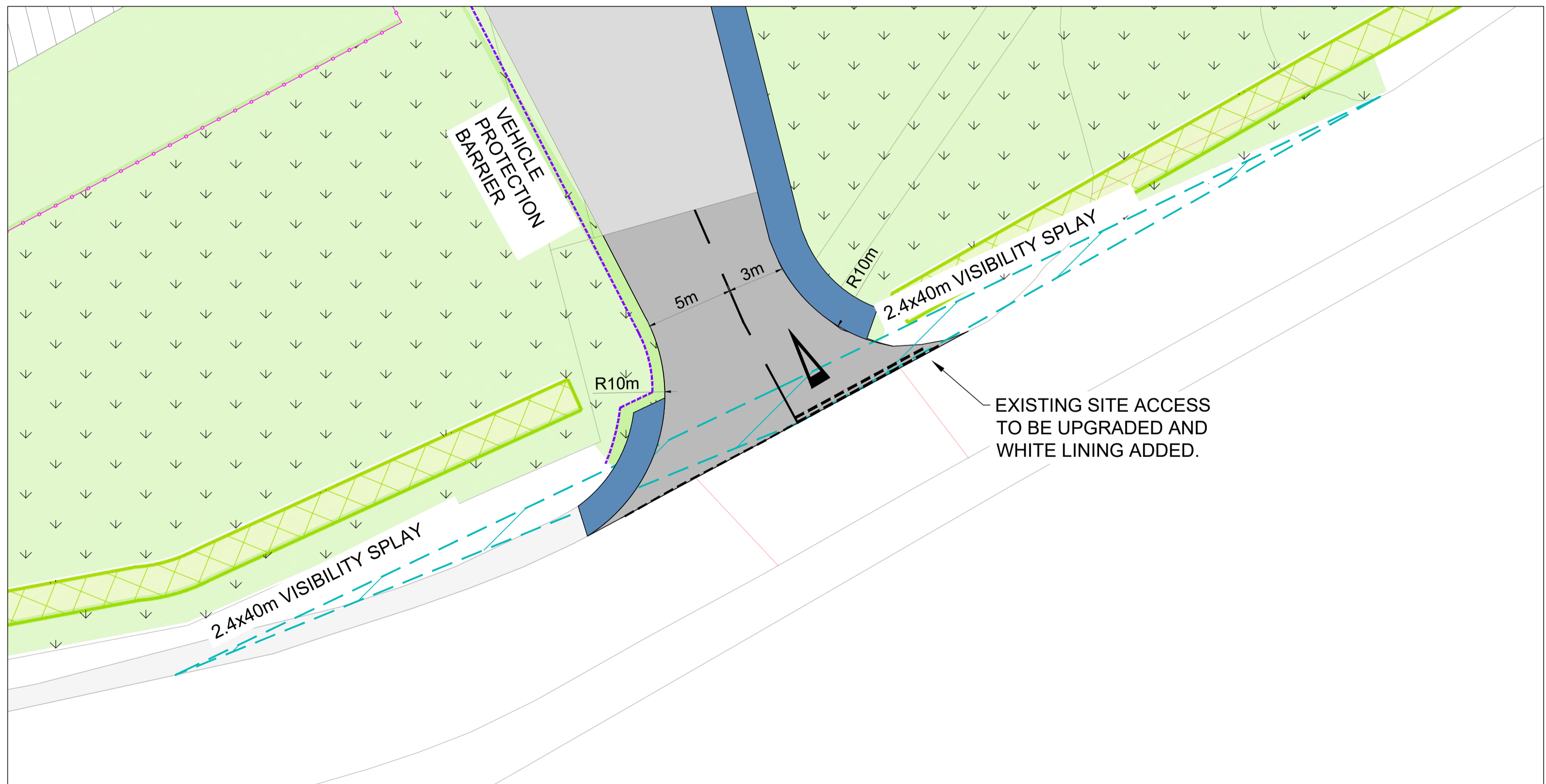
SITE ACCESS LOCATION PLAN

SCALE 1:1000



VEHICLE ENTERING SITE

SCALE 1:200

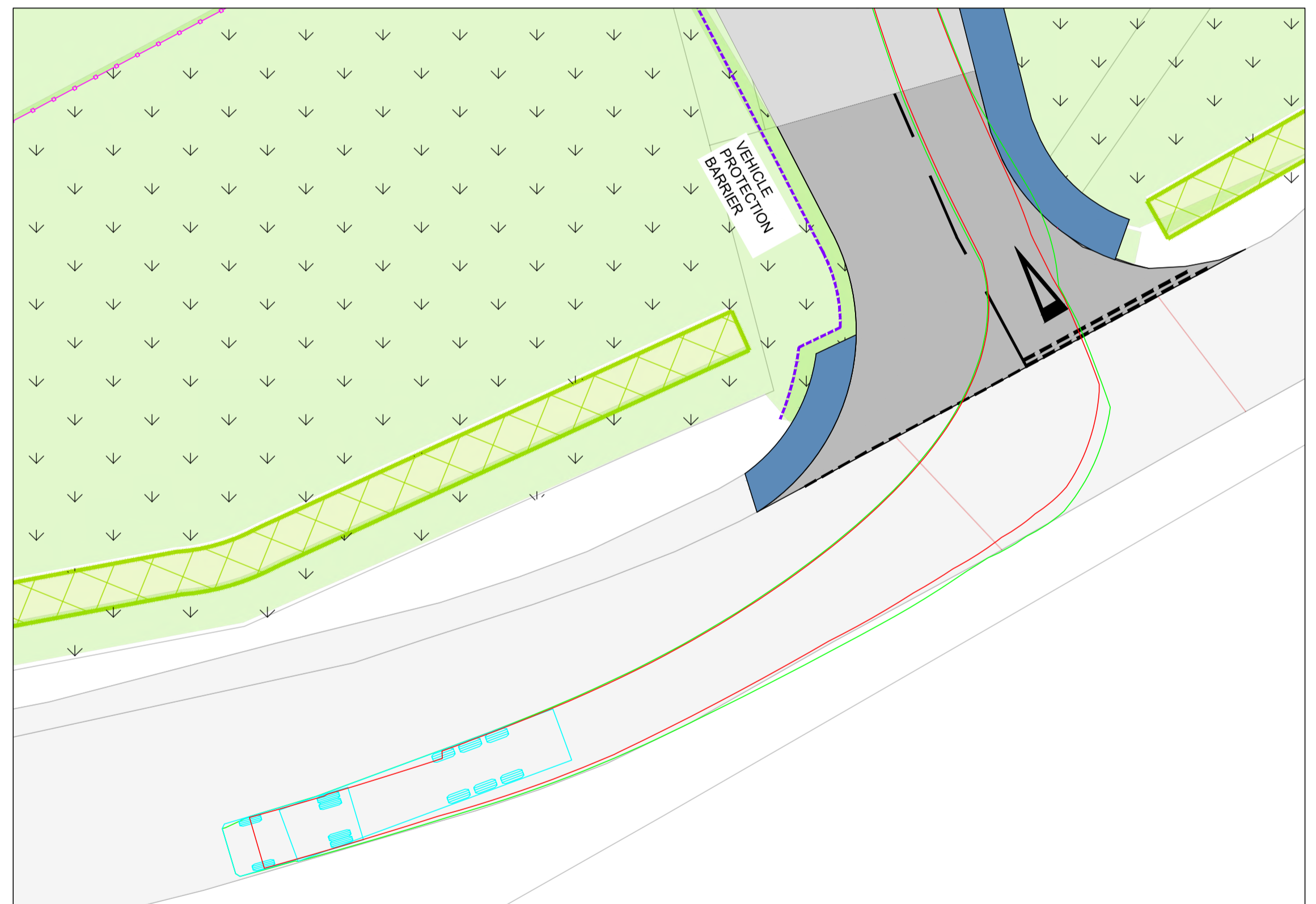


VISIBILITY SPLAY PLAN

SCALE 1:200



Note:
 • Visibility splay is 2.4m x 40m for a 30mph road.
 • Junction to be resurfaced



VEHICLE EXITING SITE

SCALE 1:200

	PROPOSED ROADS/YARDS		PROPOSED PEDESTRIAN FOOTPATH
	PLANNING BOUNDARY (48.690 Ha)		
	PROPOSED PALADIN SECURITY FENCE		
	PROPOSED VEHICLE PROTECTION BARRIER		

Revisions	Date	Dm.

Revisions	Date	Dm.
- Issued for 'PLANNING'	15.11.22	EMP
A Pedestrian footpath added. Issued for 'PLANNING'	06.01.23	EMP

WHYTE & MACKAY

PLANNING DRAWING

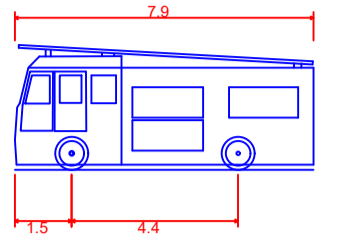
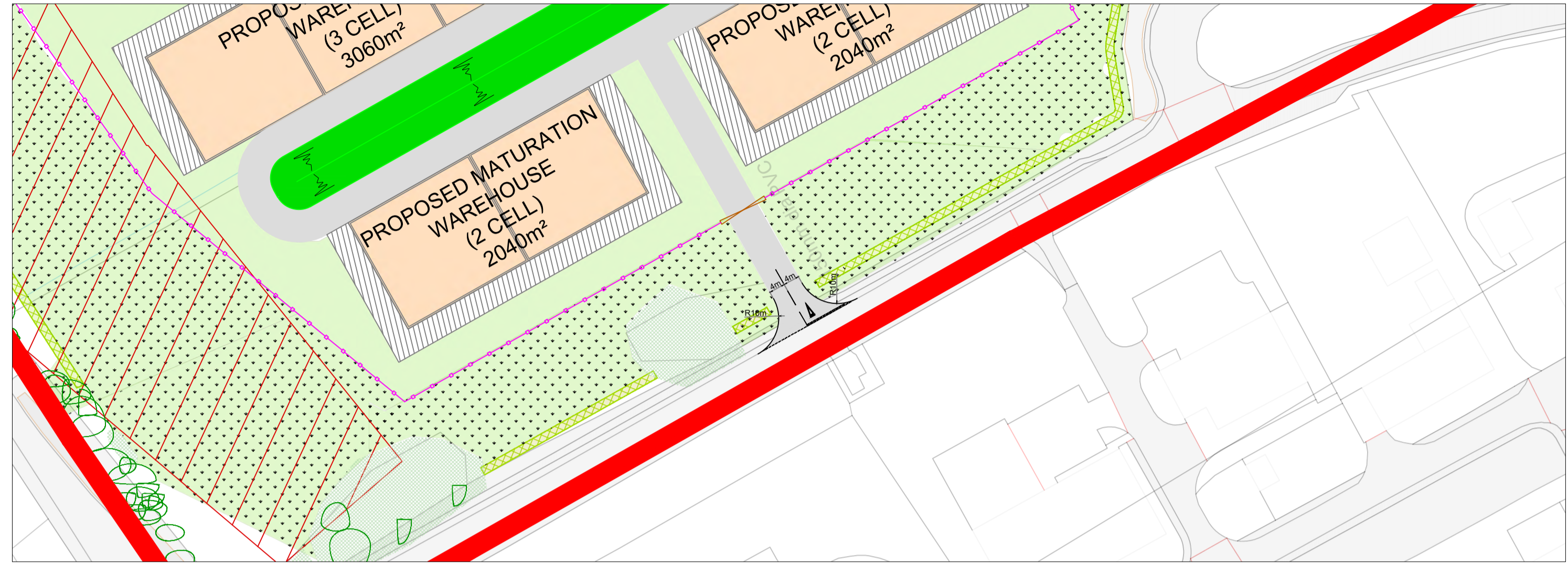
BLYTH&BLYTH

Cornerstone, 60 South Gyle Crescent
 Edinburgh EH12 9EB

Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700
 www.blythandblyth.co.uk

INVERGORDON MATURATION WAREHOUSING

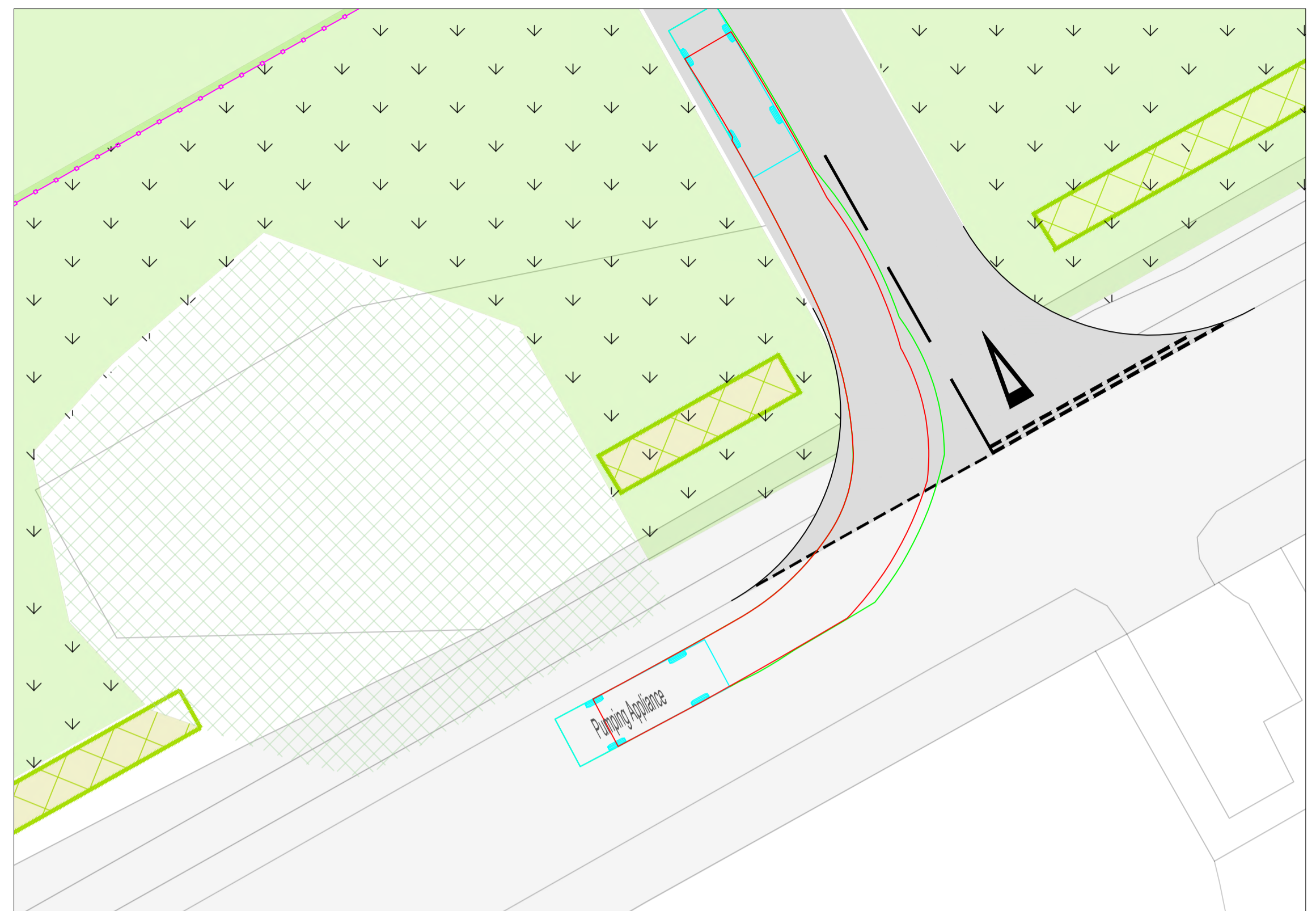
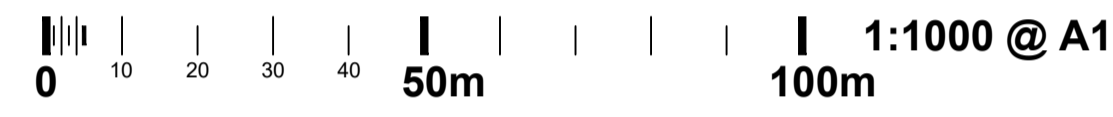
SITE ACCESS AND VISIBILITY SPLAY MAIN SITE ACCESS			
Drawn: STH	Ck'd: AA	Scale: 1:2500 @ A1	
Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:106	Revision A		



Pumping Appliance
 Overall Length 7.900m
 Overall Width 2.500m
 Overall Body Height 3.300m
 Min Body Ground Clearance 0.140m
 Track Width 2.500m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 7.750m

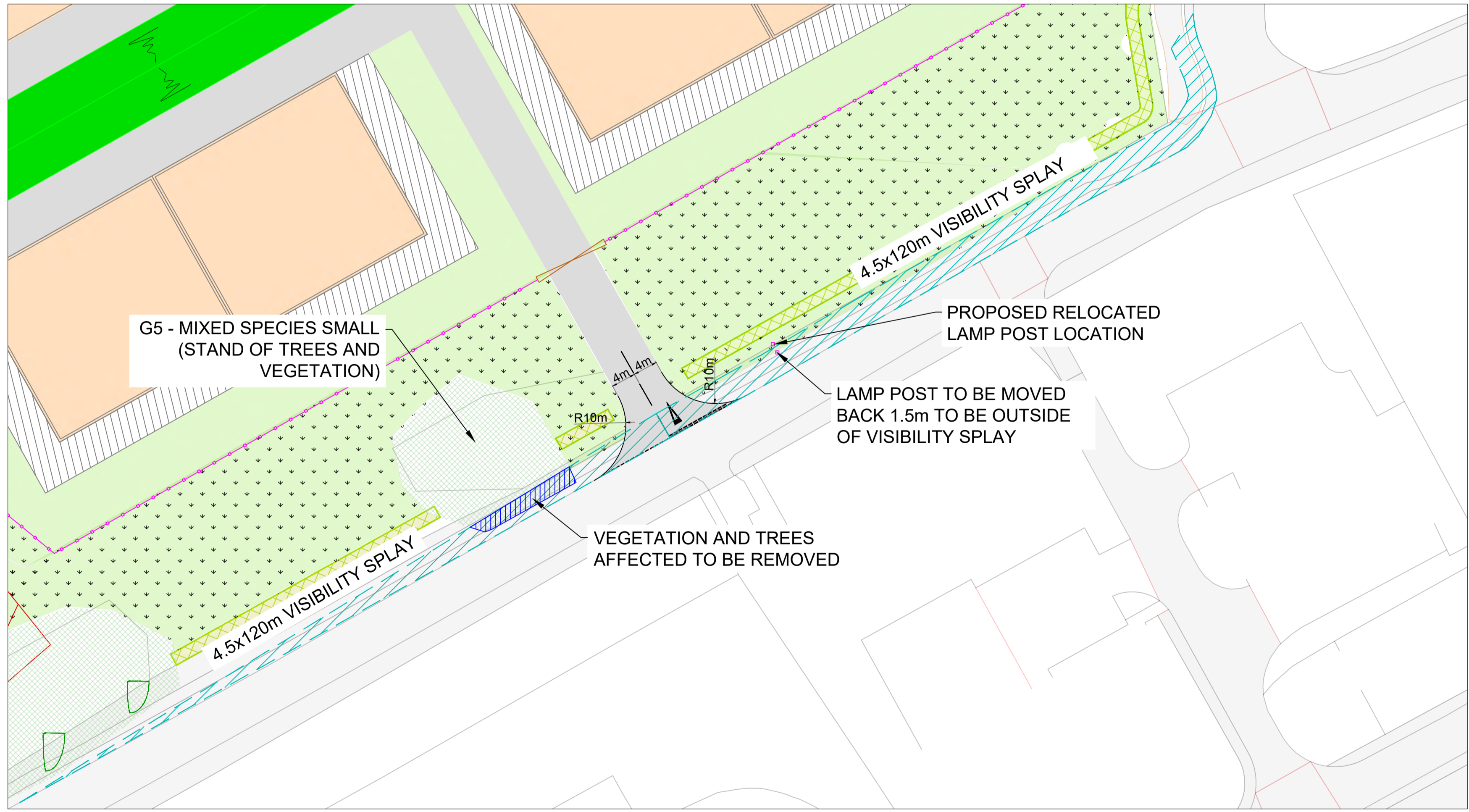
SITE ACCESS LOCATION PLAN

SCALE 1:1000



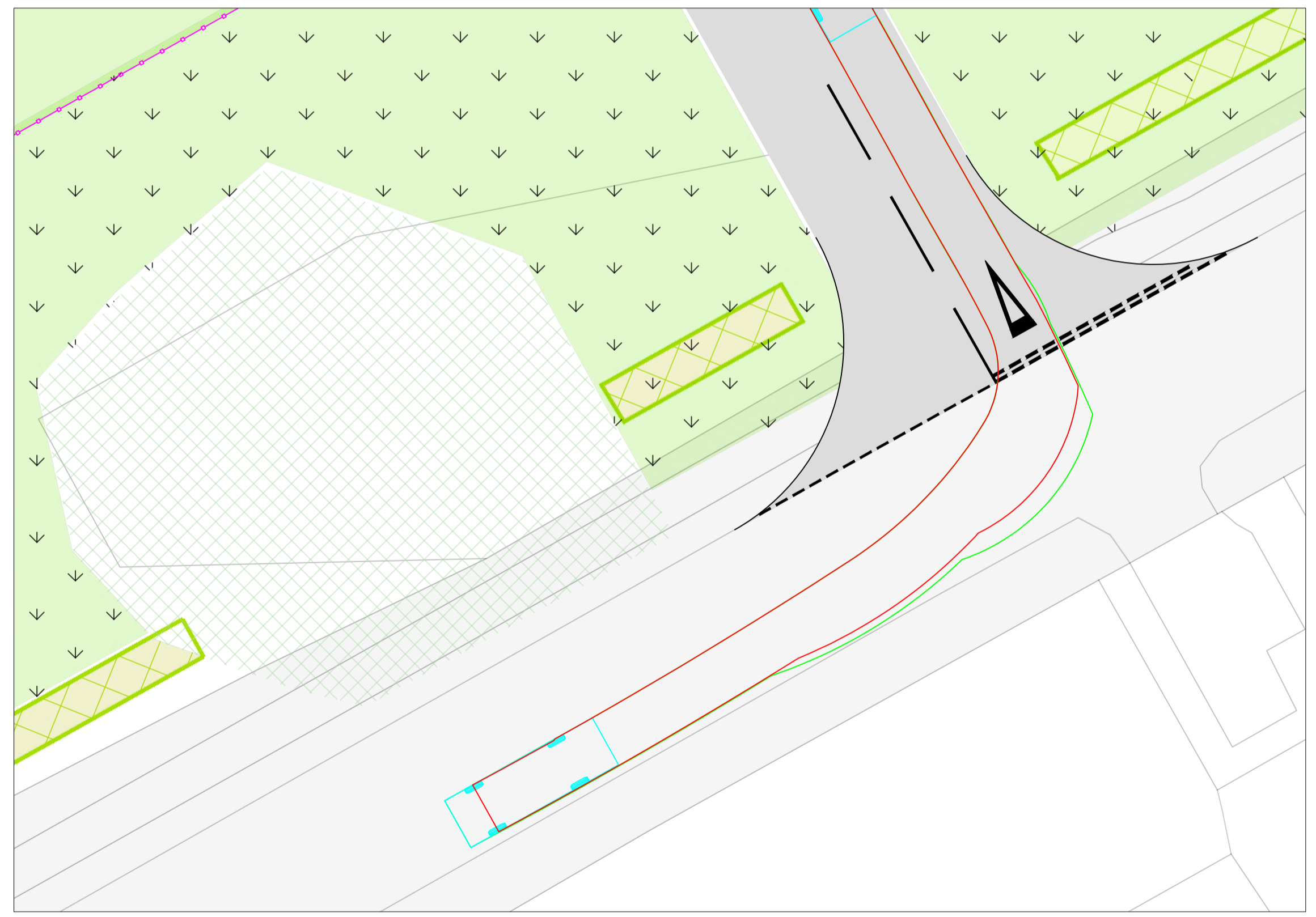
VEHICLE ENTERING SITE

SCALE 1:200



VISIBILITY SPLAY PLAN

Note:
 • Visibility splay is 4.5m x 120m for a 40mph road.



VEHICLE EXITING SITE

SCALE 1:200

- Notes
- PROPOSED ROADS/YARDS
 - PLANNING BOUNDARY (48.690 Ha)
 - PROPOSED PALADIN SECURITY FENCE
 - VEGETATION TO BE REMOVED

Revisions	Date	Dm.	Revisions	Date	Dm.

WHYTE & MACKAY

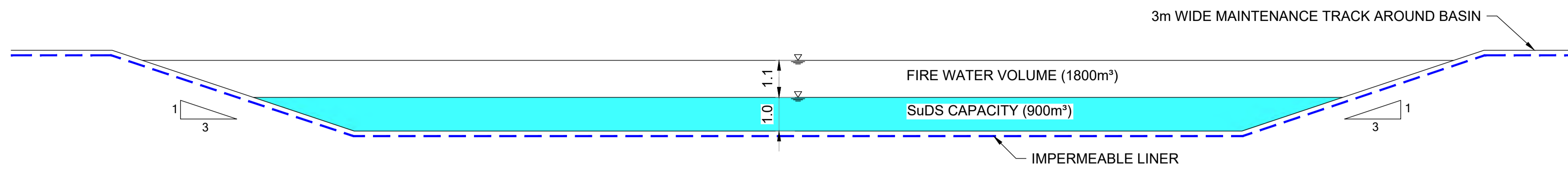
PLANNING DRAWING

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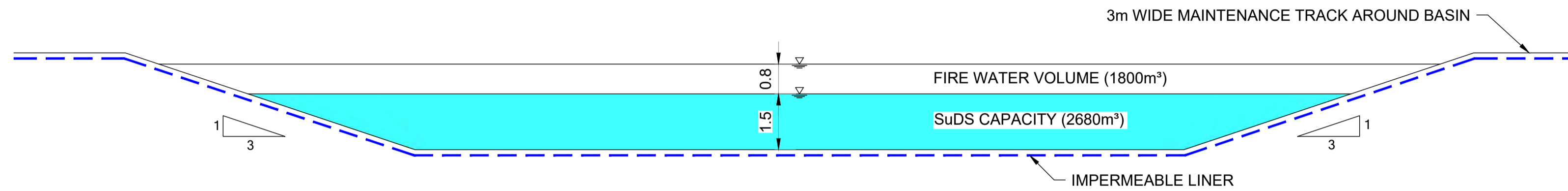
INVERGORDON
 MATURATION WAREHOUSING

EMERGENCY VEHICLE ACCESS AND VISIBILITY SPLAY

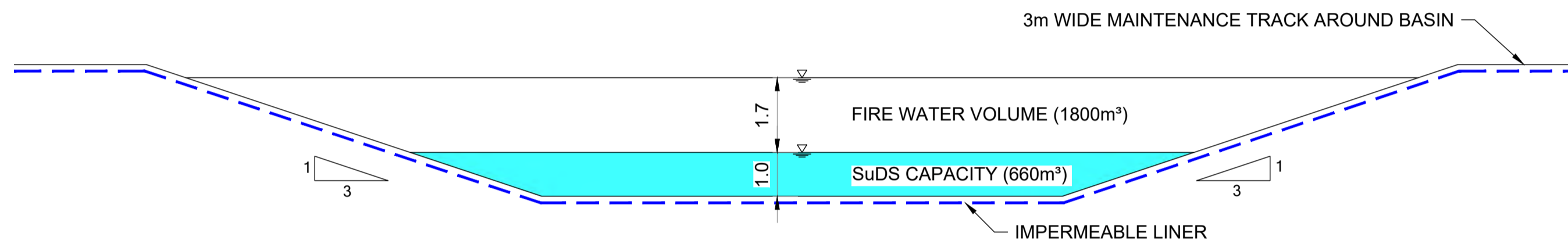
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Date: Jan '23	Date: Jan '23	DO NOT SCALE
Drawing No. EC22808:00:121	Revision	-



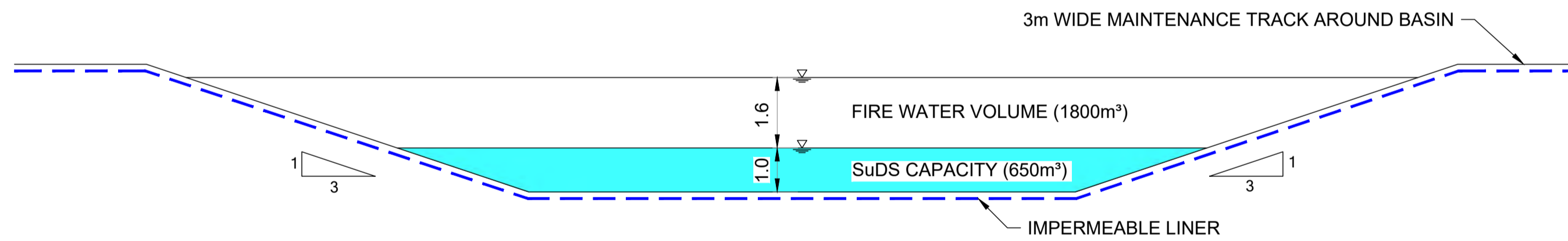
BASIN 1 CROSS SECTION
SCALE 1:100



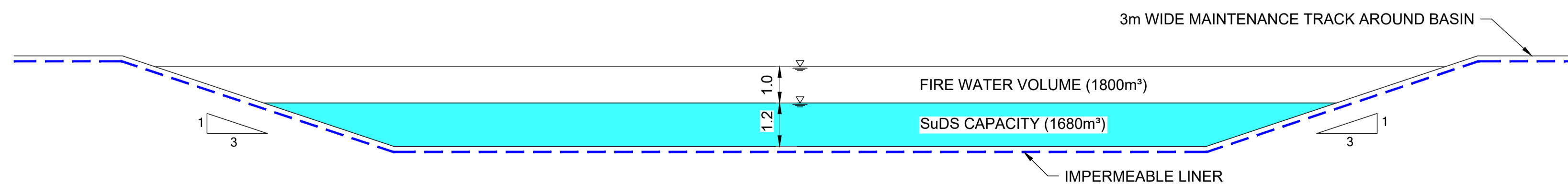
BASIN 2 CROSS SECTION
SCALE 1:100



BASIN 3 CROSS SECTION
SCALE 1:100



BASIN 4 CROSS SECTION
SCALE 1:100



BASIN 5 CROSS SECTION
SCALE 1:100

Notes

Revisions	Date	Dm.

Revisions	Date	Dm.
- Issued for 'PLANNING'.	15.11.22	EMP
A Basin SuDS capacities updated. Issued for 'PLANNING'	23.01.23	EMP

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PLANNING DRAWING

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INVERGORDON MATURATION WAREHOUSING

PROPOSED SUDS POND CROSS SECTIONS			
Drawn: EMP	Ck'd: AA	Scale: 1:100 @ A1	
Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:105	Revision A		



DRAINAGE NETWORK 1

US/MH Name	US/CL (m)	US/IL (m)	Pipe DIA (mm)	US/MH Diam/Len (mm)
1	11.500	10.000	225	1200
2	11.500	9.789	300	1200
3	10.700	9.500	450	1350
4	10.700	9.044	450	1350
swale	10.600	9.800	swale	
5	10.600	8.852	450	1500
6	10.500	9.200	450	1350
7	10.500	8.660	450	1350
8	10.000	8.700	450	1350
9	10.000	8.094	600	1500
swale	9.900	9.000	swale	
10	9.900	7.910	600	1500
11	9.800	8.500	450	1350
12	9.800	7.718	600	1500
13	9.000	7.700	450	1350
14	9.000	7.094	600	1500
swale	9.000	8.200	swale	
15	9.000	6.760	750	1500
16	9.000	7.700	450	1350
17	9.000	7.300	450	1350
swale	9.000	8.200	swale	
18	9.000	7.128	450	1350
Basin 1	9.000	6.544	750	1800
Hydrobrake 1	9.000	6.436	750	1800

DRAINAGE NETWORK 2

US/MH Name	US/CL (m)	US/IL (m)	Pipe DIA (mm)	US/MH Diam/Len (mm)
50	10.300	9.000	450	1350
51	10.300	8.656	450	1350
52	10.300	8.312	450	1350
swale	10.150	9.300	750	
53	10.150	8.132	750	1350
54	10.000	8.700	450	1350
55	10.000	8.220	450	1350
56	10.000	7.740	450	1350
swale	10.150	7.556	750	
57	10.500	9.200	300	1200
58	10.500	8.896	300	1200
swale	10.150	7.156	750	1200
59	10.150	7.059	750	1200
60	10.000	8.700	450	1350
61	10.000	8.871	450	1800
62	8.800	7.500	375	1350
swale	8.800	6.779	750	1800
63	8.750	7.900	750	1500
64	9.000	7.800	450	1350
65	9.000	7.320	450	1350
66	9.000	6.840	600	1500
67	8.500	7.500	600	1500
68	8.500	7.100	600	1500
swale	8.500	6.700	600	1500
69	8.300	6.800	600	1500
70	8.300	6.360	750	1500
71	8.300	6.117	1200	1350
72	8.500	6.034	1200	2100
Basin 2	8.500	5.924	1200	2100
Hydrobrake 2	8.500	5.757	1200	2100

DRAINAGE NETWORK 3

US/MH Name	US/CL (m)	US/IL (m)	Pipe DIA (mm)	US/MH Diam/Len (mm)
100	7.350	6.300	600	1500
101	7.350	5.820	600	1500
102	7.716	6.500	600	1500
103	7.160	6.020	600	1500
swale	7.160	6.400	swale	
swale	7.160	5.730	swale	
104	7.350	6.500	375	1350
105	7.350	6.280	375	1350
106	7.160	5.466	900	1200
107	7.160	6.000	600	1500
108	7.160	5.780	600	1500
109	7.160	5.396	900	1800
Basin 3	7.160	5.320	900	1800
Hydrobrake 3	7.160	5.220	900	1800

DRAINAGE NETWORK 4

US/MH Name	US/CL (m)	US/IL (m)	Pipe DIA (mm)	US/MH Diam/Len (mm)
120	7.160	6.300	600	1500
121	7.160	5.820	600	1500
122	7.350	6.500	600	1500
123	7.350	6.020	600	1500
swale	7.160	6.400	swale	
swale	7.160	5.730	swale	
124	7.350	6.300	450	1350
125	7.350	6.080	450	1350
126	7.160	5.466	900	1200
127	7.160	6.000	600	1500
128	7.160	5.376	900	1800
Basin 4	7.160	5.344	750	1800
Hydrobrake 4	7.160	5.244	750	1800

DRAINAGE NETWORK 5

US/MH Name	US/CL (m)	US/IL (m)	Pipe DIA (mm)	US/MH Diam/Len (mm)
150	7.160	6.300	600	1500
151	7.160	5.820	600	1500
152	7.160	6.300	600	1500
153	7.160	5.820	600	1500
swale	7.160	6.400	swale	
154	7.160	5.730	750	1500
155	7.160	5.680	750	1500
156	7.160	5.416	1200	1500
157	7.160	6.000	600	1500
158	7.160	5.780	600	1500
swale	7.160	6.400	swale	
159	7.160	6.300	600	1500
160	7.160	5.820	600	1500
swale	7.160	5.730	swale	
161	7.160	5.326	1200	1500
162	8.350	7.500	450	1350
163	8.350	7.000	450	1350
swale	8.200	7.400	swale	
164	8.200	6.904	450	1500
165	8.150	7.000	450	1350
166	8.150	6.860	450	1350
swale	8.150	7.300	swale	
167	8.150	6.790	450	1350
168	7.850	6.720	450	1350
169	7.850	6.510	600	1500
Basin 5	7.160	5.294	900	1800
Hydrobrake 5	7.160	5.194	900	1800

PROPOSED DRAINAGE PLAN

SCALE 1:2000

- Notes**
- STORM WATER DRAINAGE
 - POND DISCHARGE DRAINAGE
 - FOUL WATER DRAINAGE
 - PRIVATE FOUL WATER DRAINAGE
 - PROPOSED SWALE
 - INLET / OUTLET
 - PROPOSED SUDS BASINS
 - PROPOSED DITCH DIVERSION
 - STORM WATER MANHOLE
 - HYDROBRAKE / SHUT OFF VALVE
 - FOUL WATER MANHOLE
 - PRIVATE FOUL WATER MANHOLE
 - DIVERSION OF SCOTTISH WATER PIPE

Revisions	Date	Dm.	Revisions	Date	Dm.
-	15.11.22	EMP	-	15.11.22	EMP
A	23.01.23	EMP	A	23.01.23	EMP
B	27.01.23	EMP	B	27.01.23	EMP

WHYTE AND MACKAY

PLANNING DRAWING

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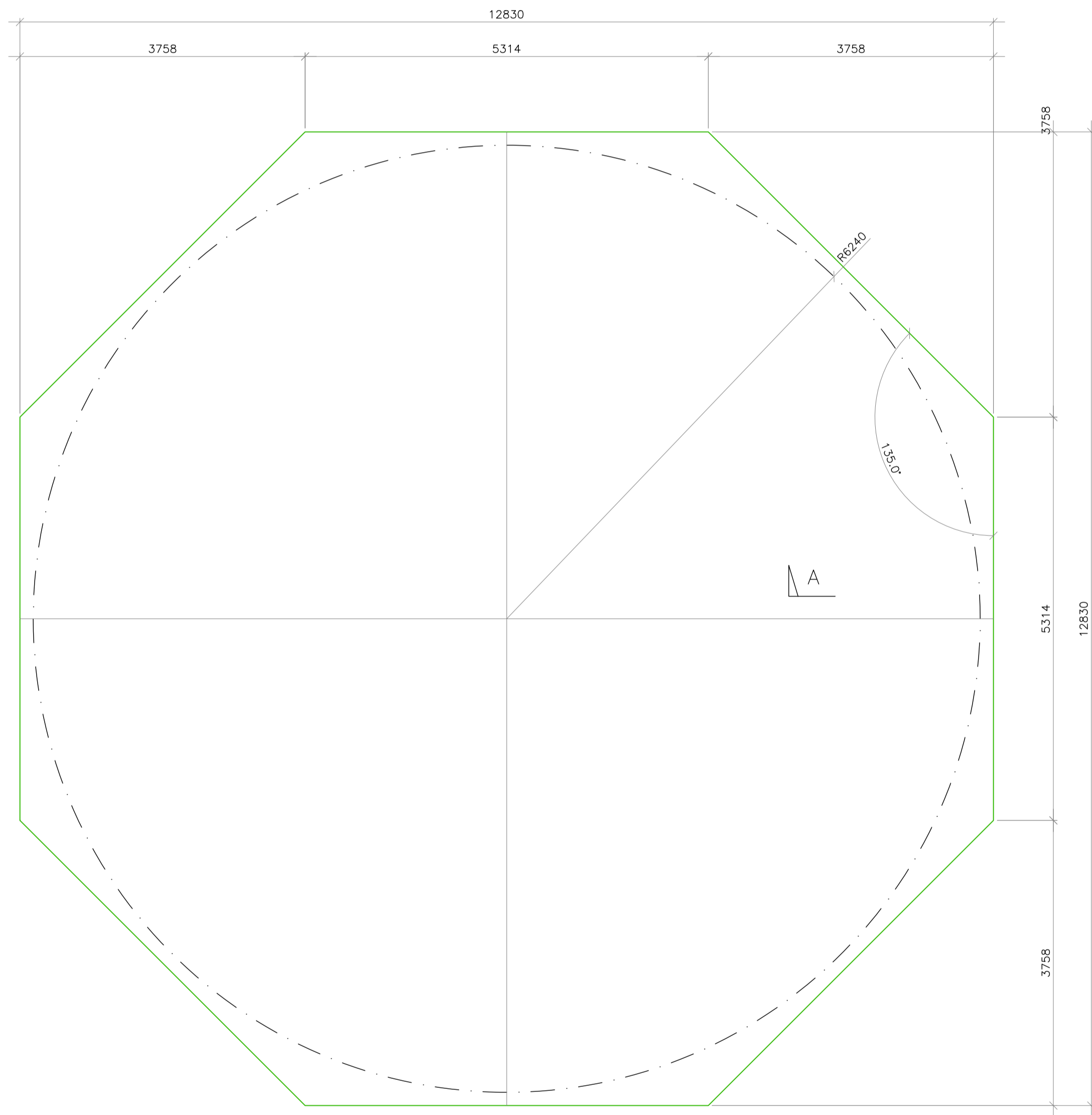
INVERGORDON
MATURATION WAREHOUSING

PROPOSED DRAINAGE PLAN

Drawn: EMP CK'd: AA Scale: 1:2000 @ A1

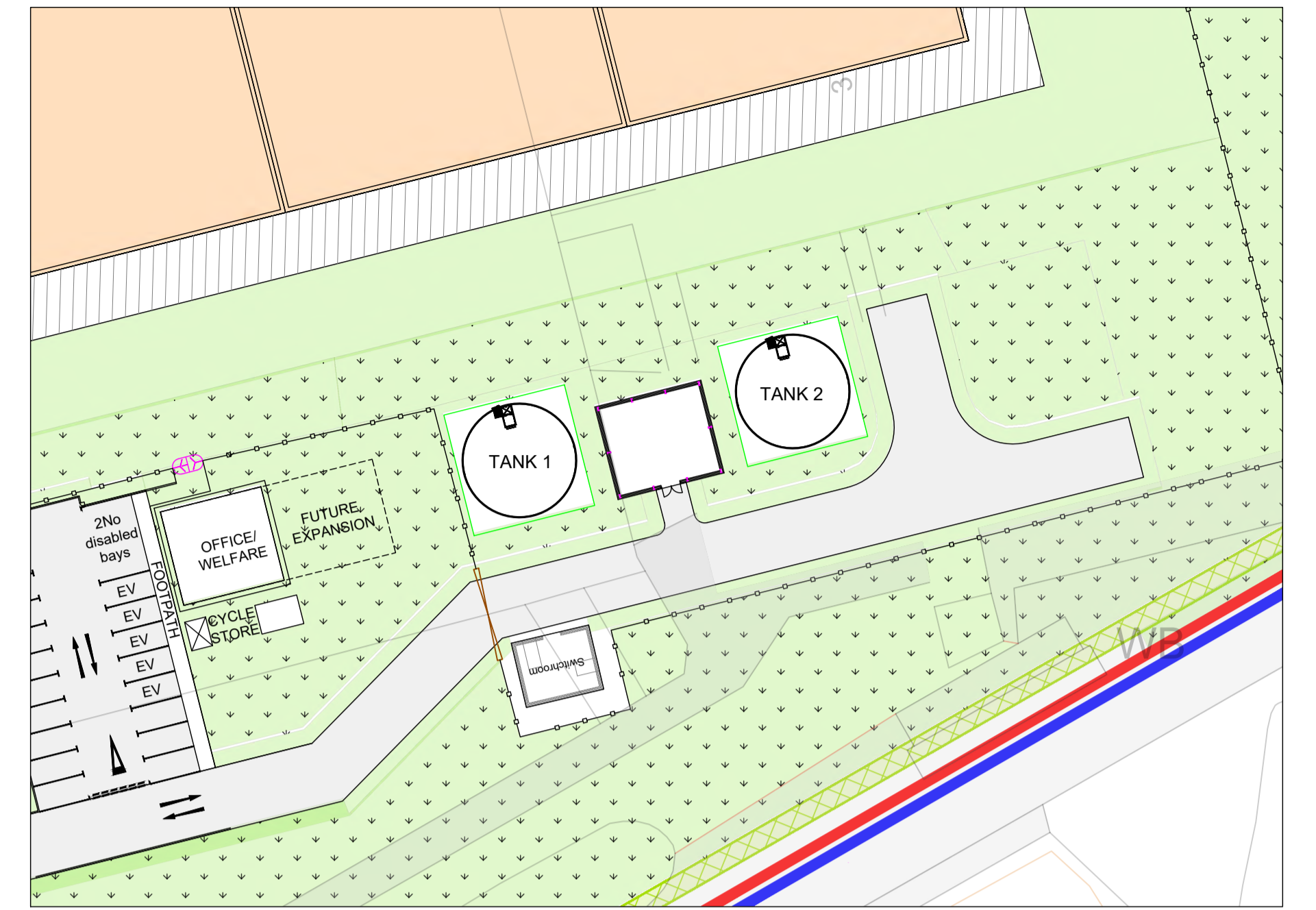
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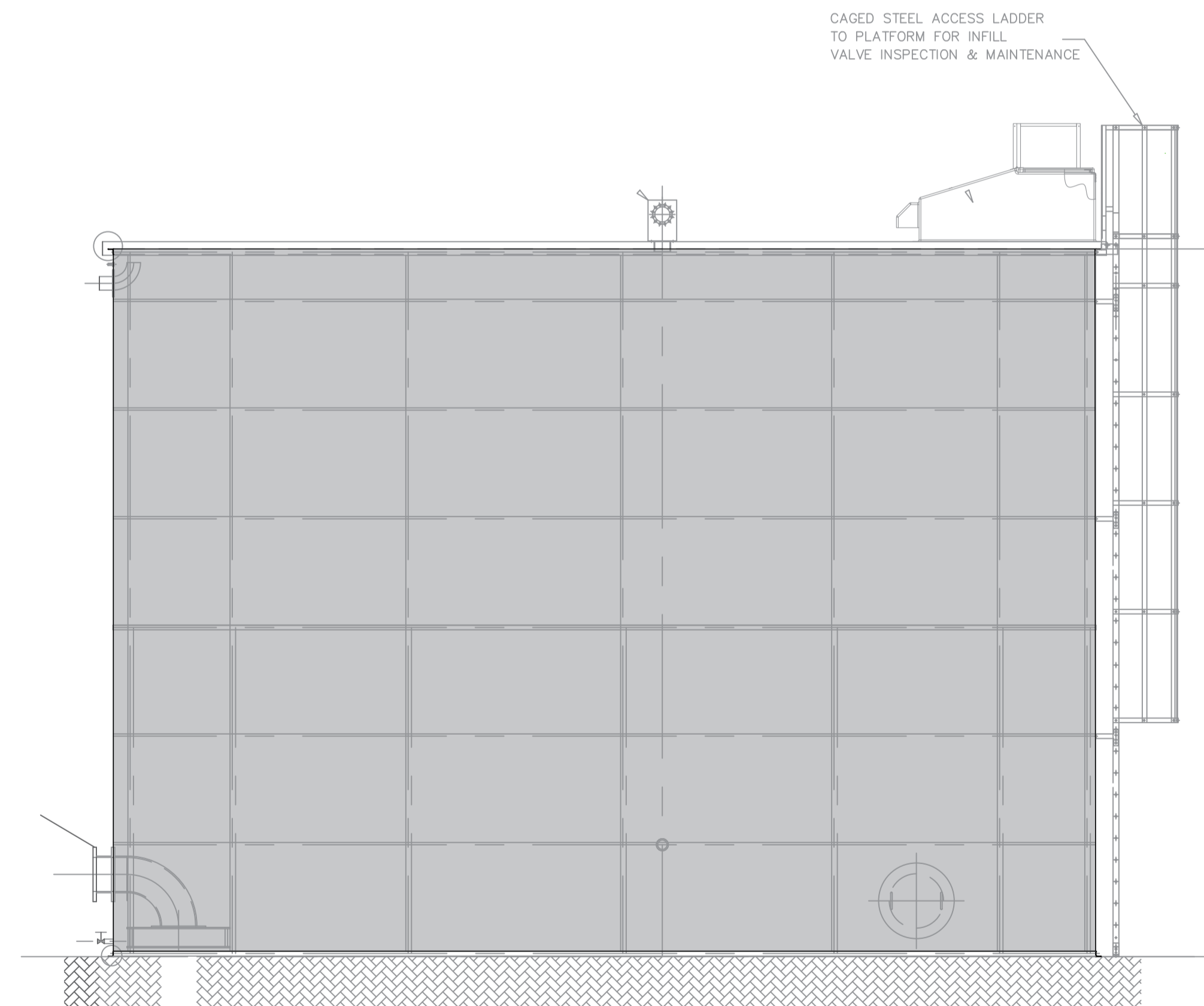


Tank bases - 2 No required (either side of pumphouse)

Scale 1:50



Site Plan
Scale 1:500



Stainless Steel Tank Elevation

Scale 1:50

Notes

1. Allow 25mm chamfer to all exposed concrete edges.
2. Concrete to be Grade C35

Revisions	Date	Dm.	Revisions	Date	Dm.

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PLANNING DRAWING

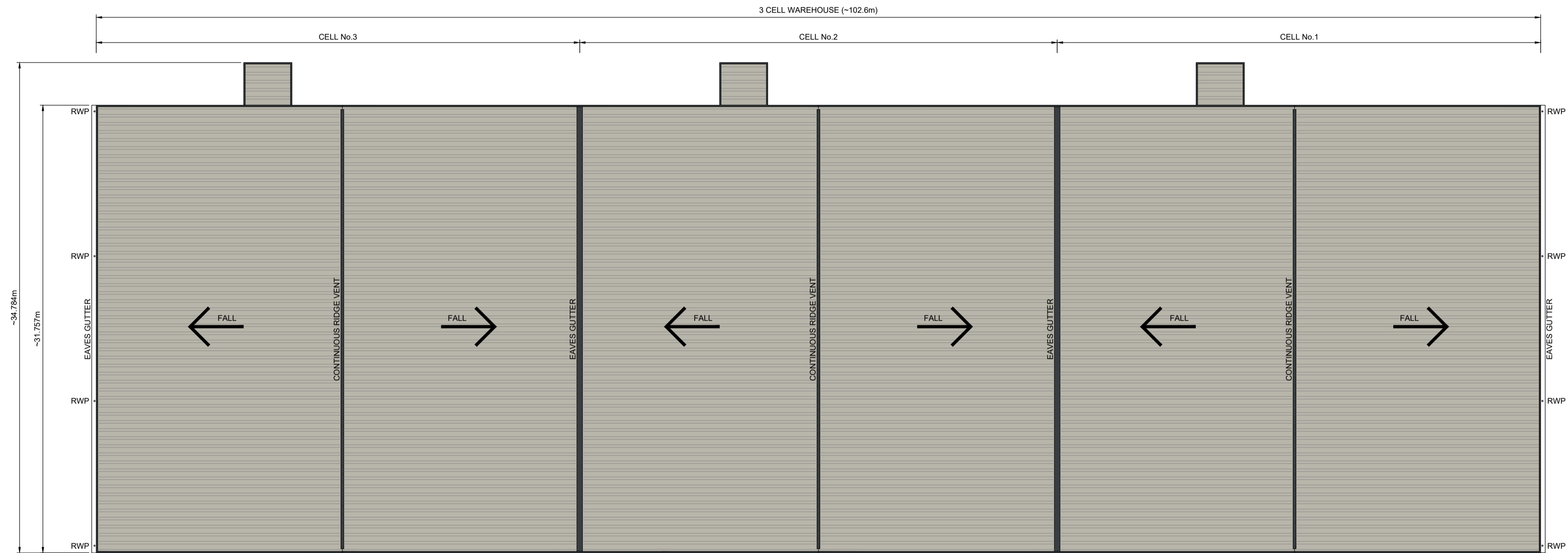
BLyth&BLyth

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Edinburgh EH12 9EB

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INVERGORDON
MATURATION WAREHOUSING

STORAGE TANK LAYOUT AND DETAIL			
Drawn: EMP	CK'd: AA	Scale: AS SHOWN @ A1	
Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:113	Revision: -		



TYPICAL MATURATION WAREHOUSE - ROOF PLAN
SCALE 1:200

Revisions	Date	Drm.

Revisions	Date	Drm.

Revisions	Date	Drm.

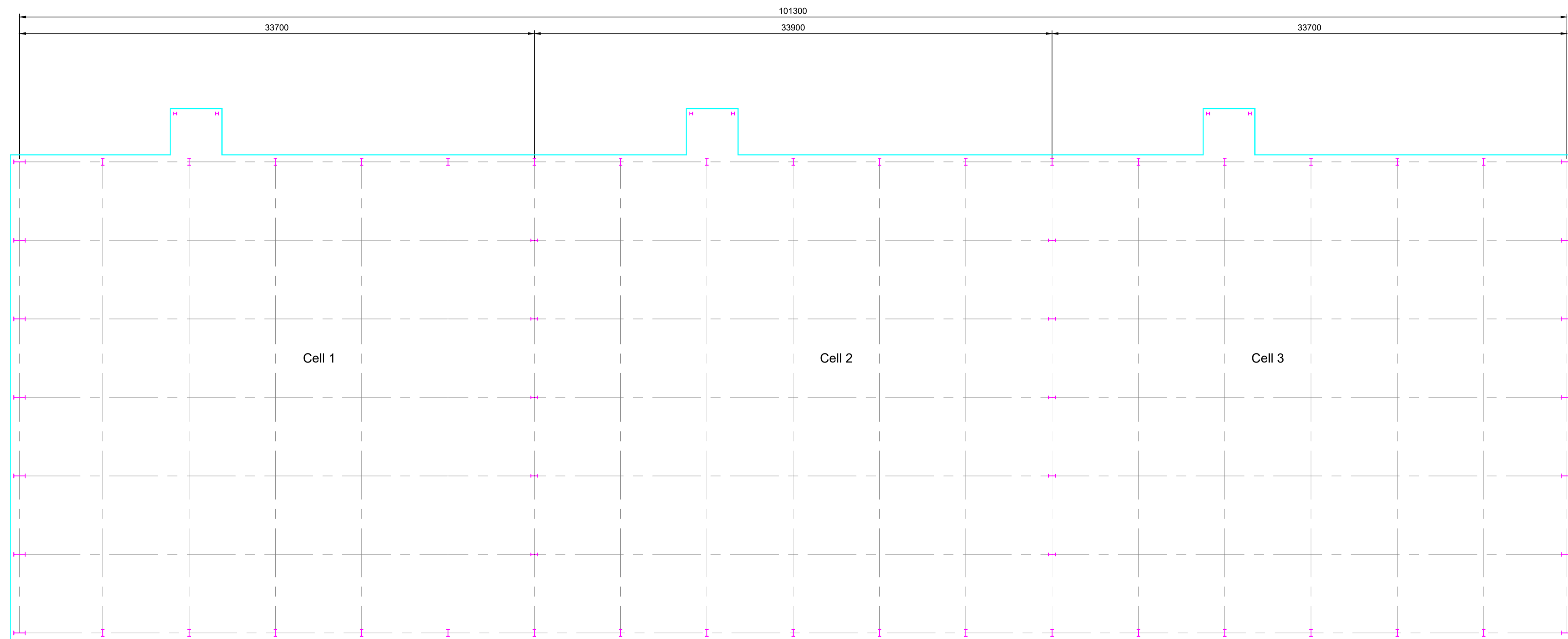
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DRAWING**

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Cornerstone, 60 South Gyle Crescent
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**INVERGORDON
MATURATION WAREHOUSING**

TYPICAL WAREHOUSE ROOF LAYOUT		
Drawn: EMP	Ck'd: AA	Scale: 1:200 @ A1
Date: Nov '22	Date: Nov '22	DO NOT SCALE
Drawing No. EC22808:00:109	Revision -	



Notes

Revisions	Date	Drm.

Revisions	Date	Drm.

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**INVERGORDON
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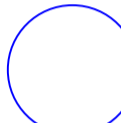


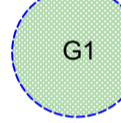


TYPICAL WAREHOUSE
 GENERAL ARRANGEMENT

Drawn: EMP	CK'd: AA	Scale: 1:200 @ A1
Date: Nov '22	Date:	DO NOT SCALE

Drawing No. EC22808:00:107	Revision -
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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

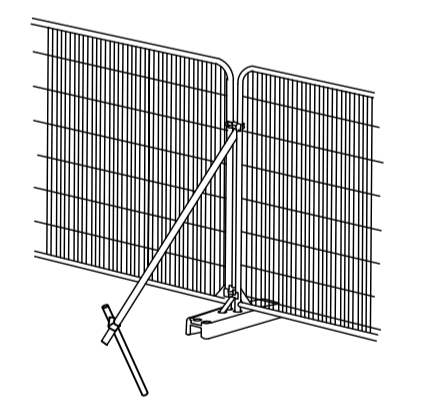
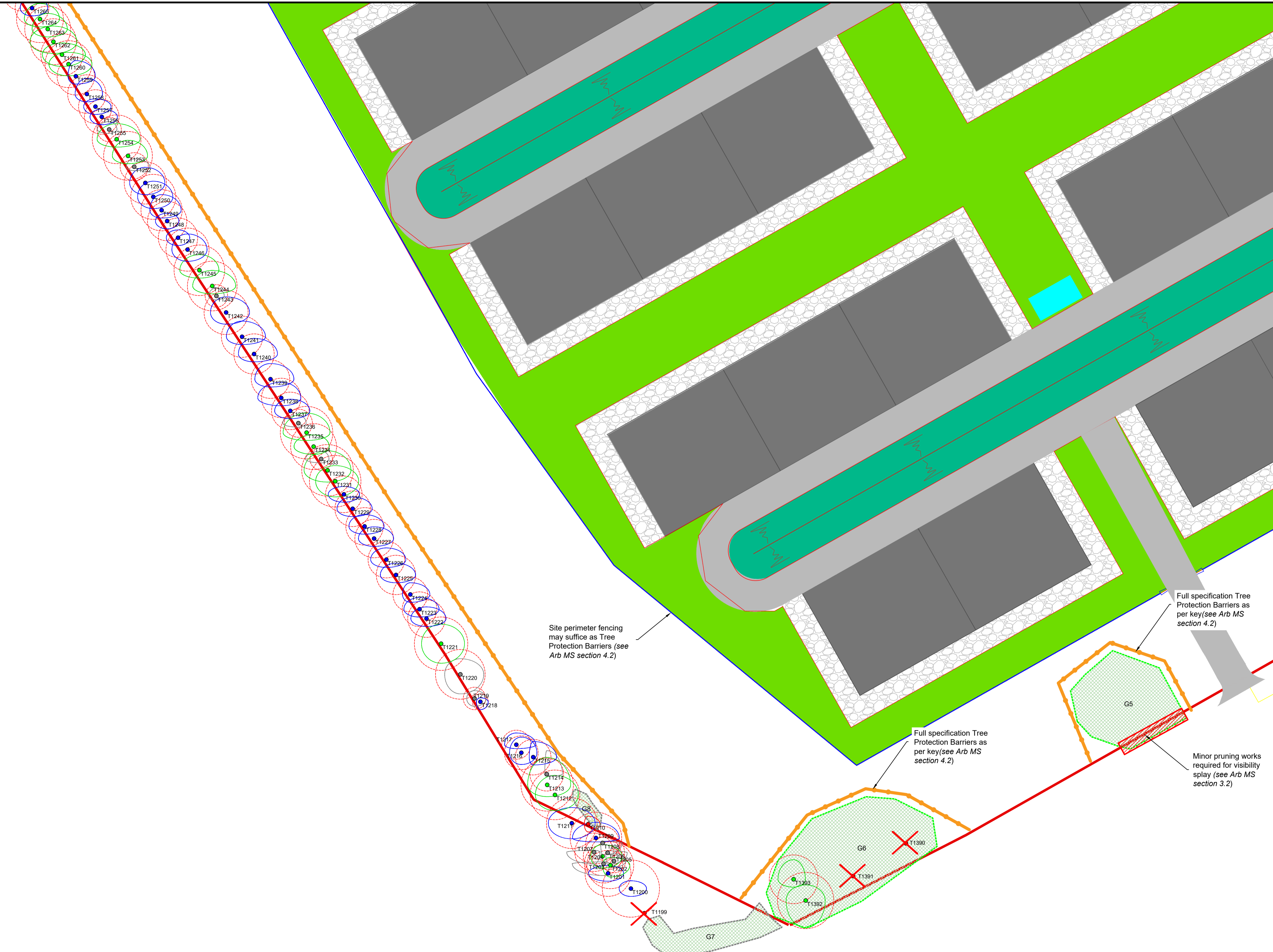
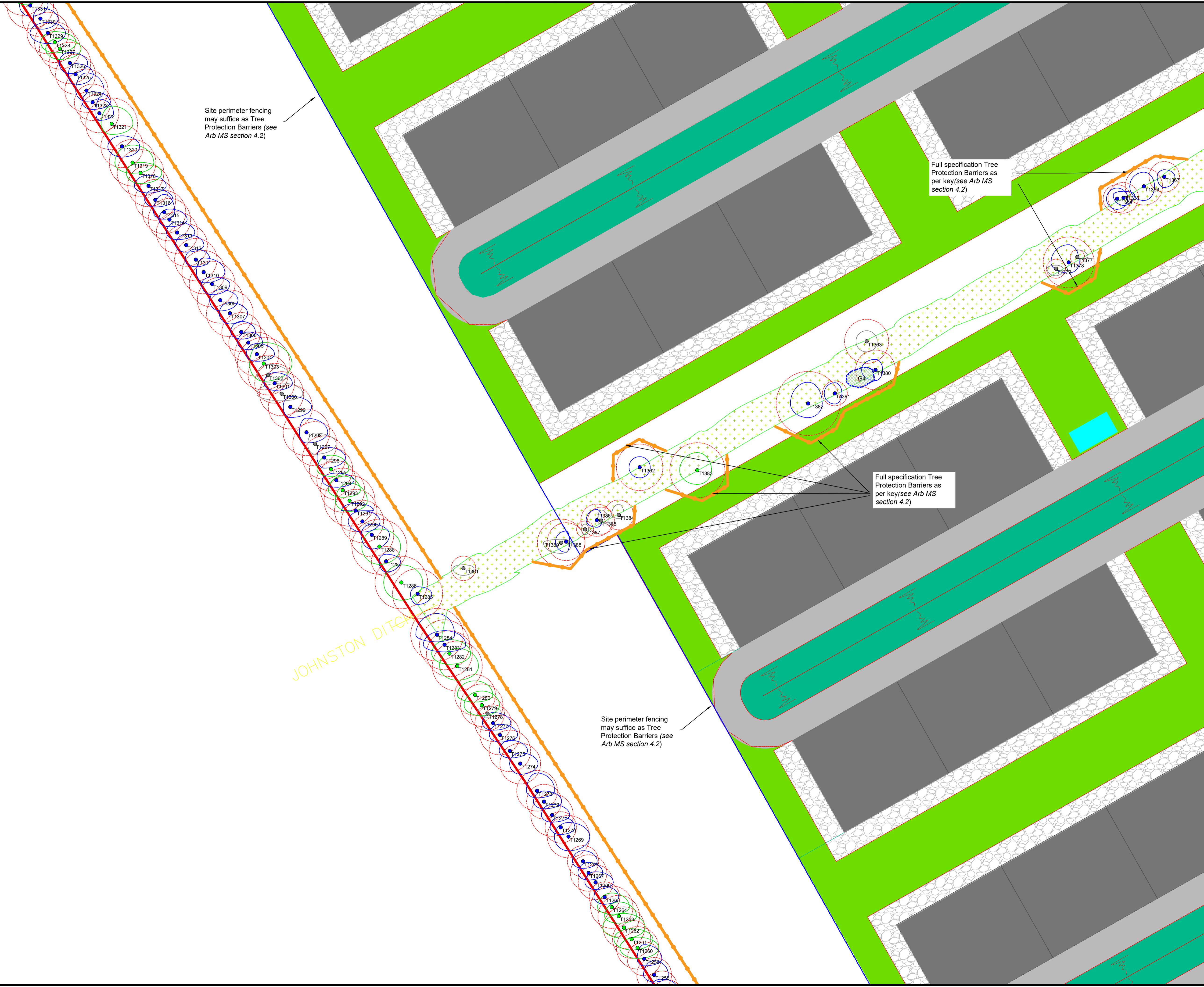


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012. SEE PLAN FOR POSITIONING






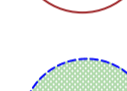
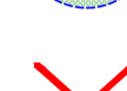

Proposed Development
Invergordon
Tree Constraints Plan

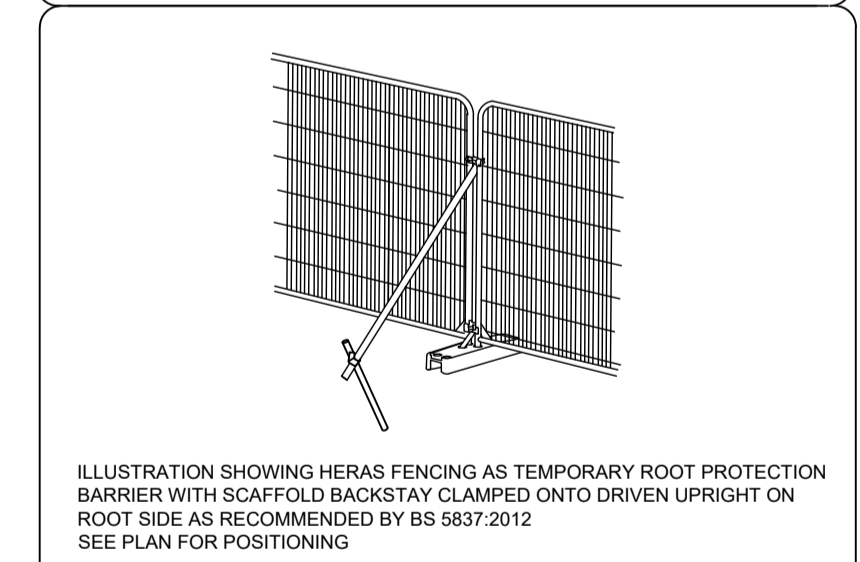
Client: Blyth & Blyth 2 Commerce Street Elgin IV30 1BS	Drawing No: 1333 - TPP
Scale: 1:500	Surveyed by: LCM
Date: 24th January 2023	Checked by: RW
ACAD File No: 1333-TPP.DWG	Sheet: 1 of 6
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)





Tree Protection Plan showing tree categories and root protection zones.

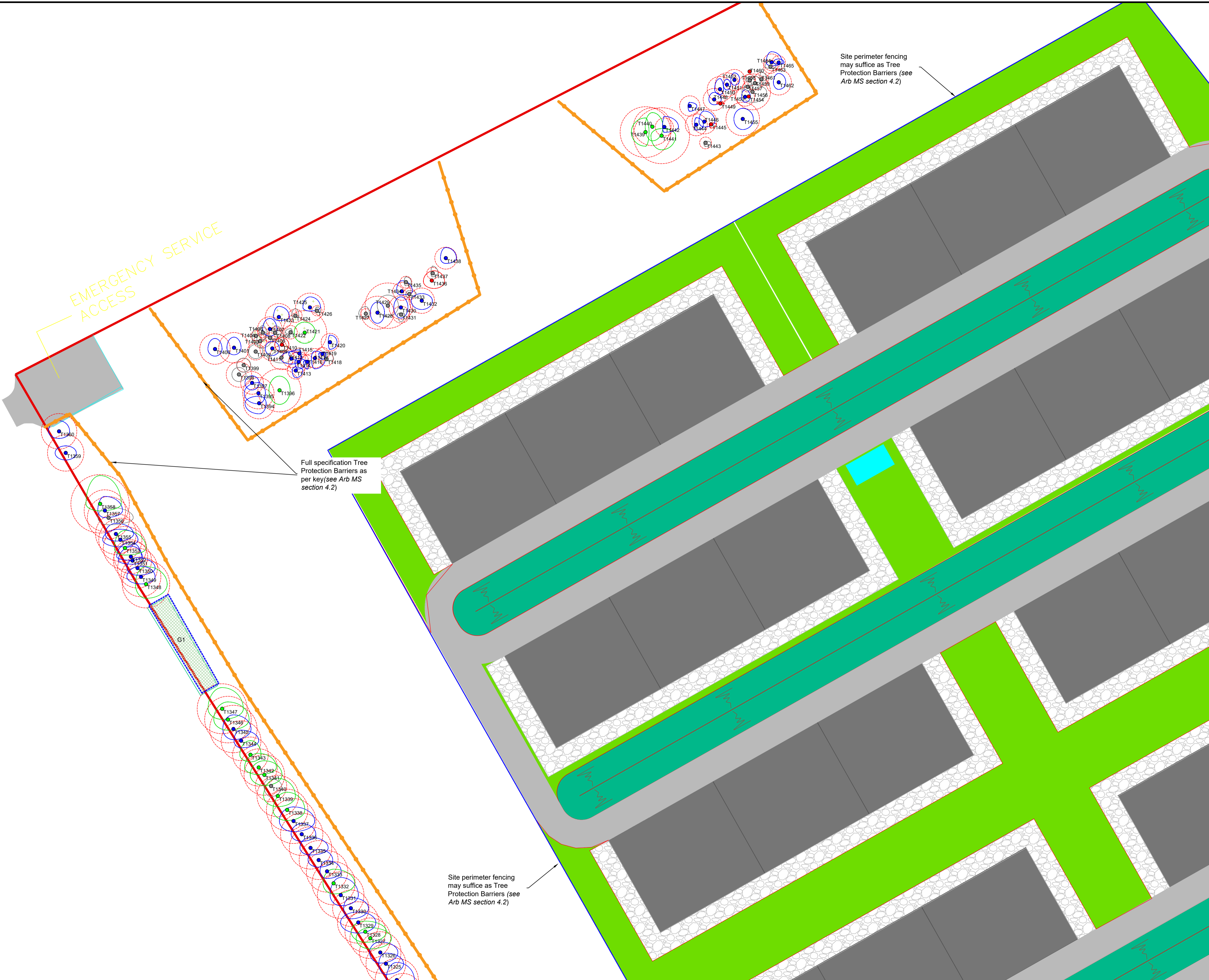
- BS5837:2012 Tree Categories**
-  BS 5837:2012 Root Protection Area RPA, or Construction Exclusion Zone
 -  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
 -  **Category B**
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 -  **Category C**
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



**Proposed Development
Invergordon
Tree Constraints Plan**



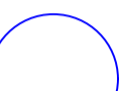


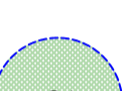


Client: Blyth & Blyth 2 Commerce Street Elgin IV30 1BS	Drawing No: 1333.2 - TPP
Scale: 1:500	Surveyed by: LCM
Date: 24th January 2022	Checked by: RW
ACAD File No: 1333-TPP.DWG	Sheet: 2 of 6
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)





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**
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-  **Group**
Showing canopy extents and category colour which will also represent RPA unless detailed separately
-  **Tree for Removal**
-  **Tree protection Fencing**

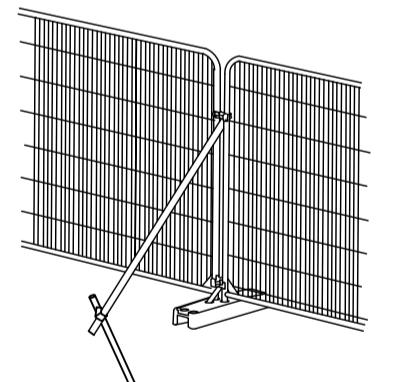


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012 SEE PLAN FOR POSITIONING


Proposed Development
Invergordon
Tree Constraints Plan


Client: Blyth & Blyth 2 Commerce Street Elgin IV30 1BS	Drawing No: 1333.3 - TPP
Scale: 1:500	Surveyed by: LCM
Date: 24th January 2023	Checked by: RW
ACAD File No: 1333-TTP.DWG	Sheet: 3 of 6
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)

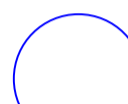



Tree Protection Plan showing tree categories and root protection zones.


BS5837:2012 Tree Categories

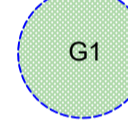
 BS 5837:2012 Root Protection Area RPA, or Construction Exclusion Zone

 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

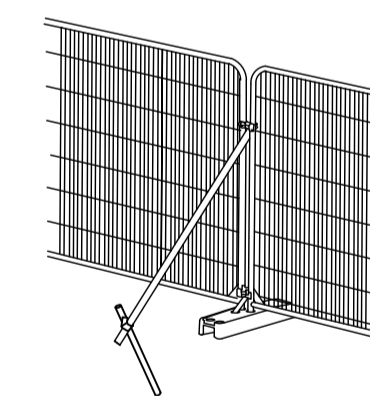


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012 SEE PLAN FOR POSITIONING

Title **Proposed Development Invergordon**
Tree Constraints Plan

Client: Blyth & Blyth 2 Commerce Street Elgin IV30 1BS	Drawing No: 1333.4 - TPP
Scale: 1:500	Surveyed by: LCM
Date: 24th January 2023	Checked by: RW
ACAD File No: 1333-TPP.DWG	Sheet: 4 of 6
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)

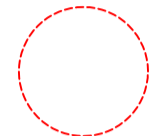
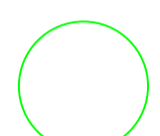
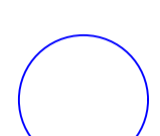


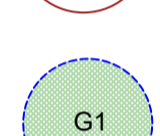
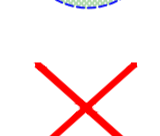



Suite 5 - The Green House - Speckwood Business Park North
Inverness - IV2 3BL
01463 718 933



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

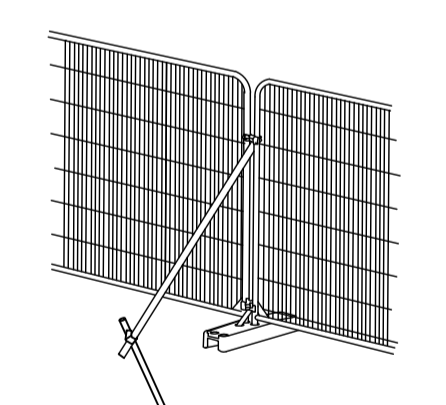
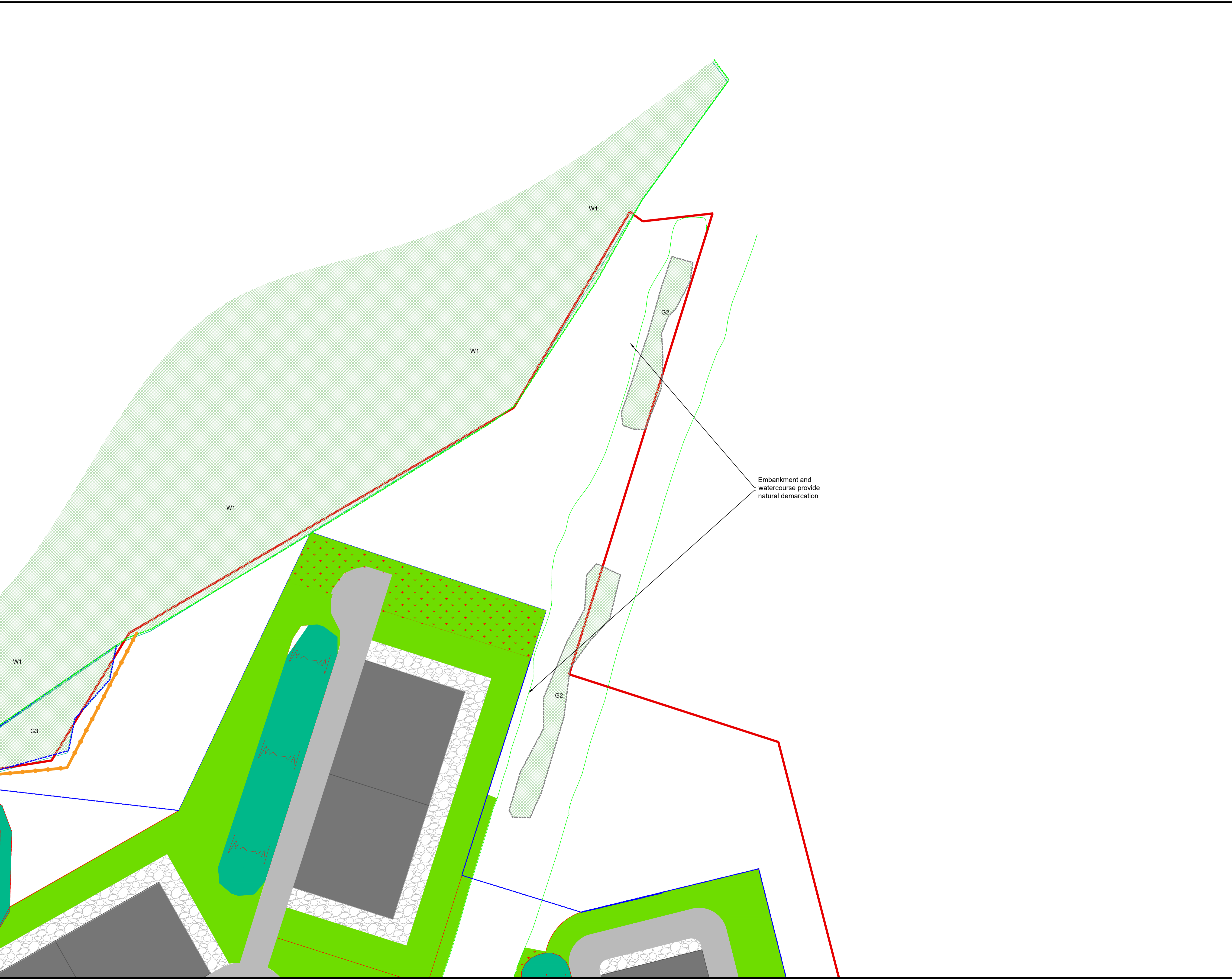


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012 SEE PLAN FOR POSITIONING



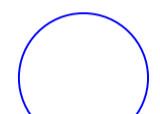


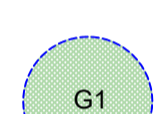


**Proposed Development
Invergordon
Tree Constraints Plan**

Client: Blyth & Blyth 2 Commerce Street Elgin IV30 1BS	Drawing No: 1333.5 - TPP
Scale: 1:500	Surveyed by: LCM
Date: 24th January 2023	Checked by: RW
ACAD File No: 1333-TTP.DWG	Sheet: 5 of 6
Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)



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.
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-  **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

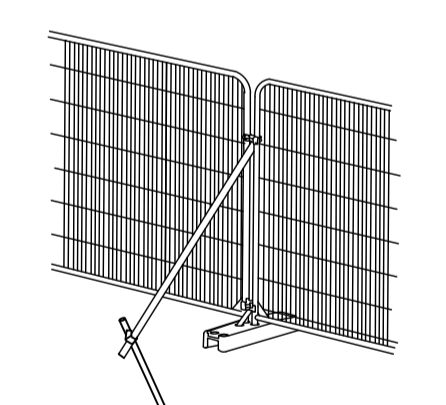
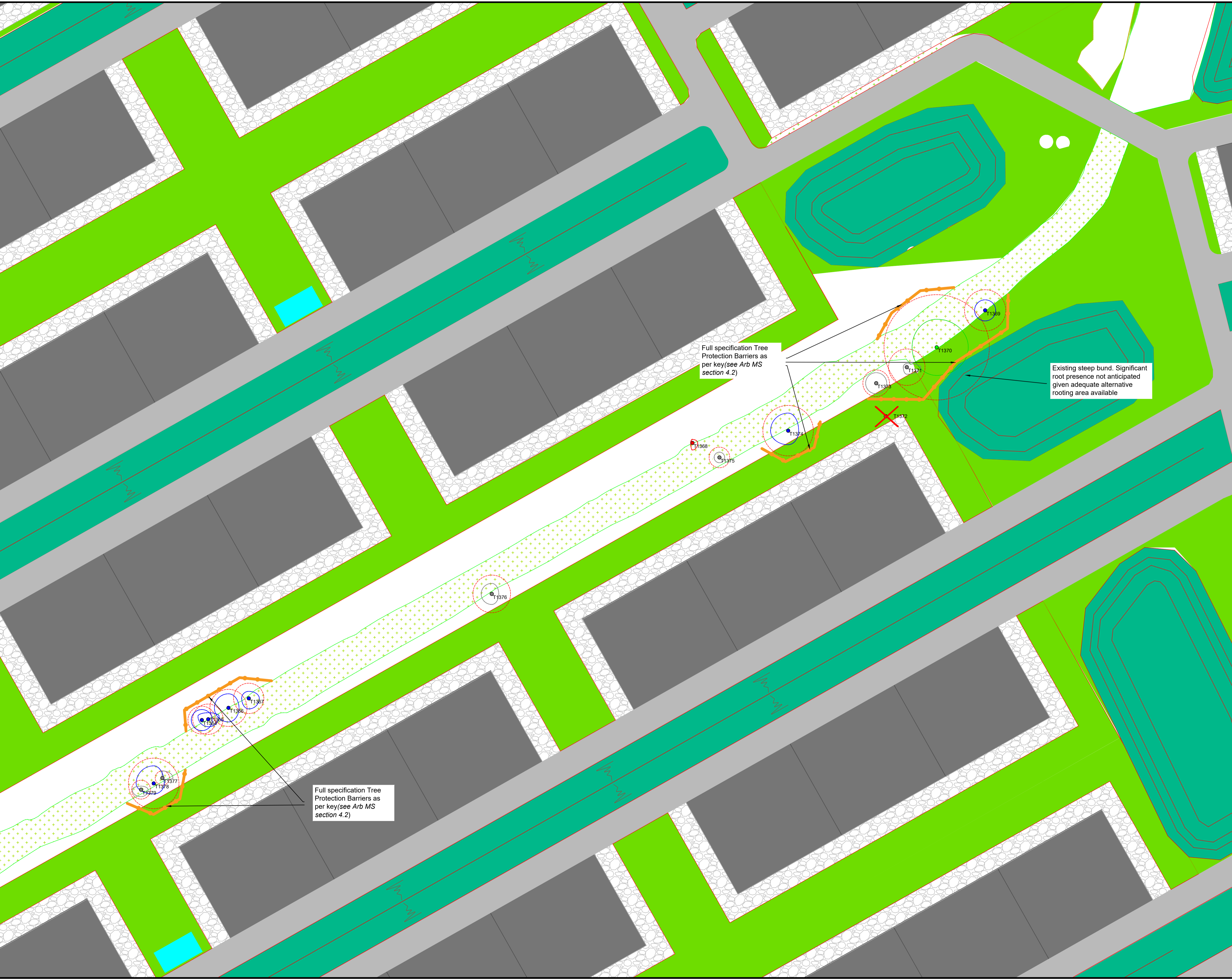
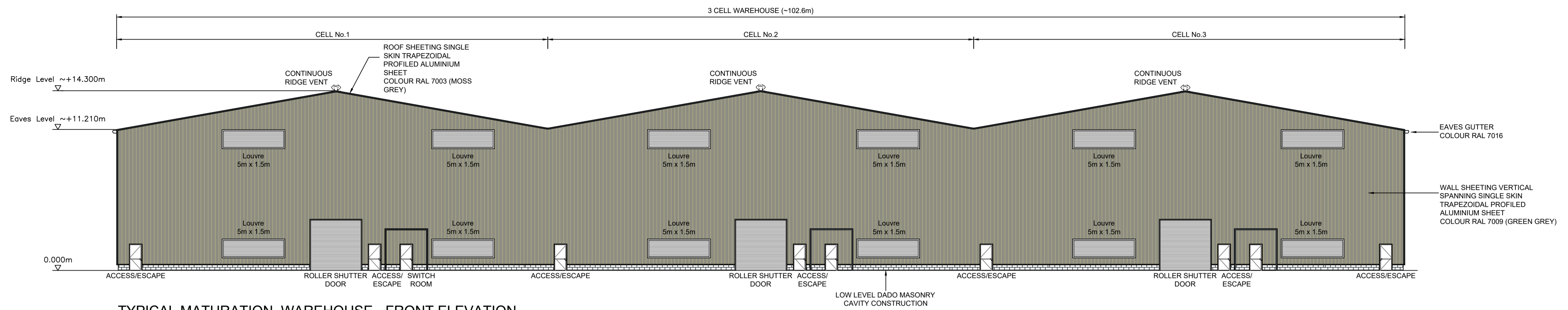


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012 SEE PLAN FOR POSITIONING

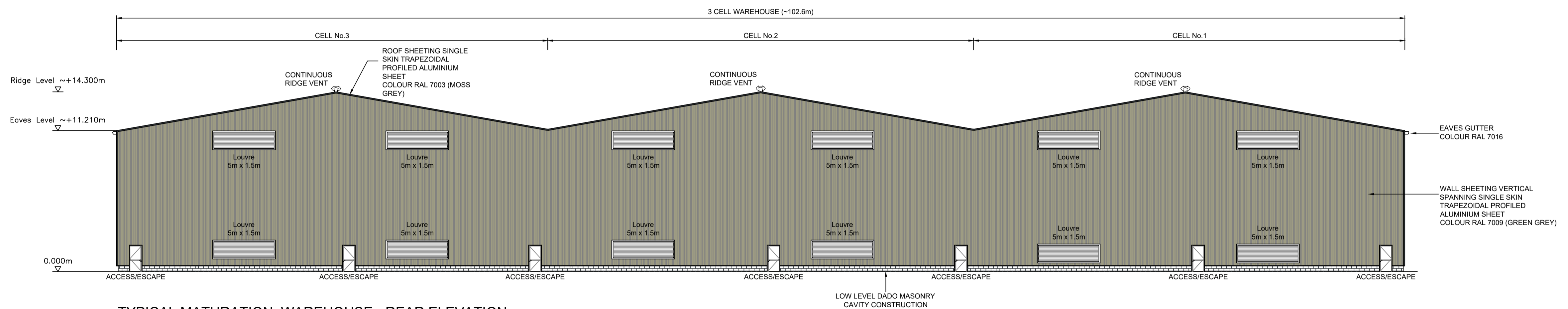
Proposed Development
Invergordon
Tree Constraints Plan

Client: Blyth & Blyth 2 Commerce Street Elgin IV30 1BS	Drawing No: 1333.6 - TPP
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Grid Used: Local Based on OS	Level Datum Used: Ordnance (GPS)

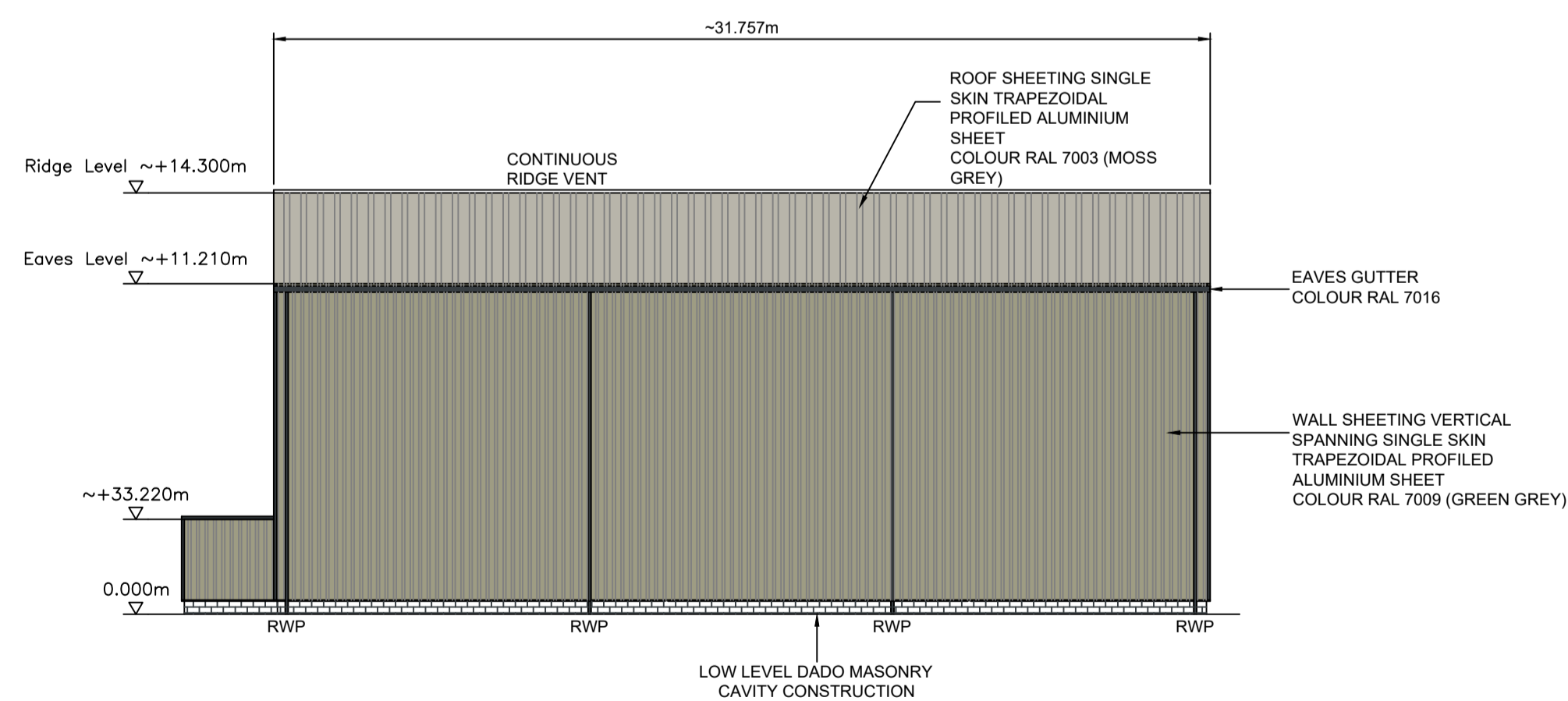




TYPICAL MATURATION WAREHOUSE - FRONT ELEVATION
SCALE 1:200



TYPICAL MATURATION WAREHOUSE - REAR ELEVATION
SCALE 1:200



TYPICAL MATURATION WAREHOUSE - GABLE ELEVATION
SCALE 1:200

Notes

Revisions	Date	Dm.

Revisions	Date	Dm.
A RAL Colour amended.	16.11.22	AA

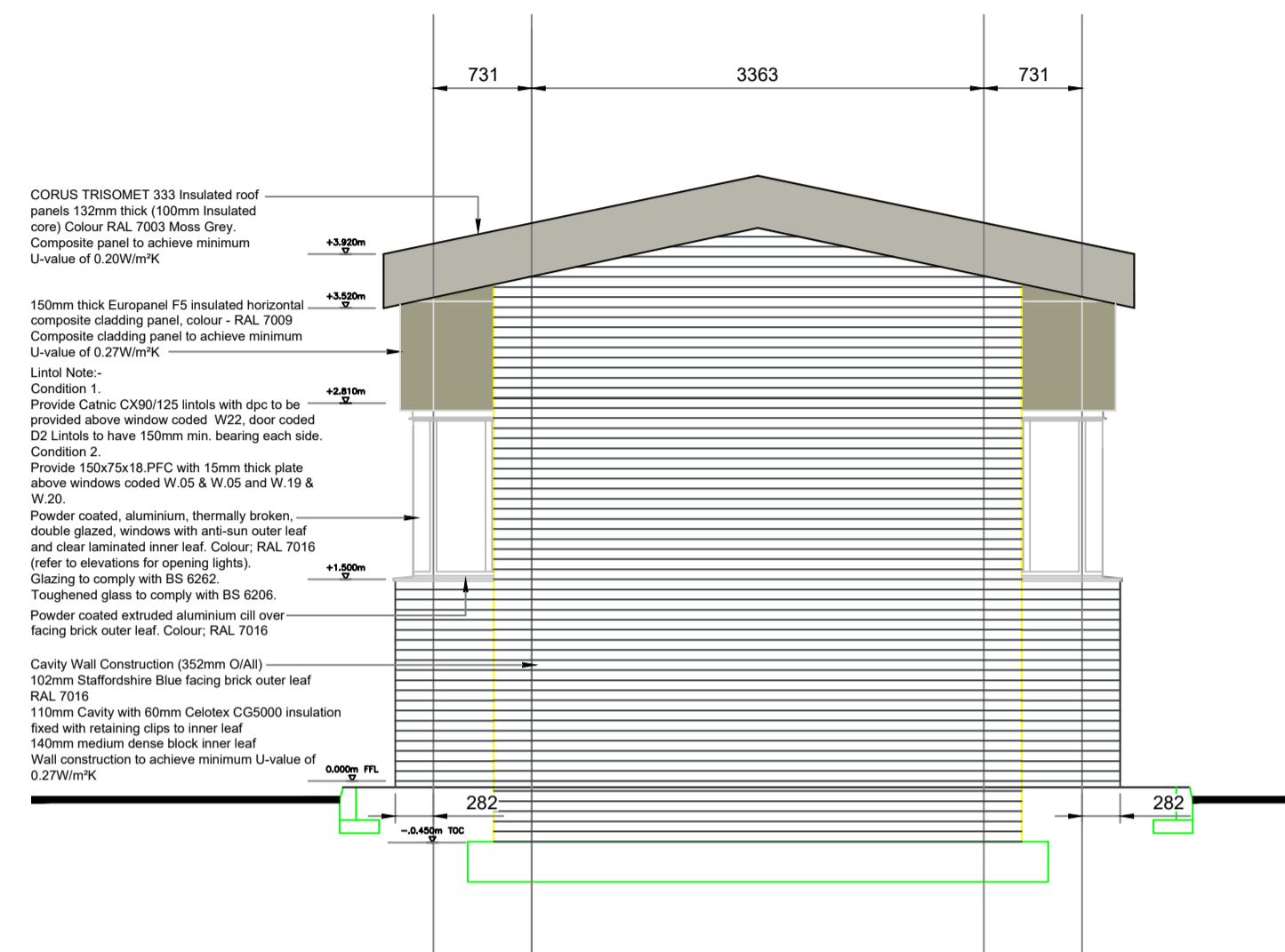
WHYTE AND MACKAY

PLANNING DRAWING

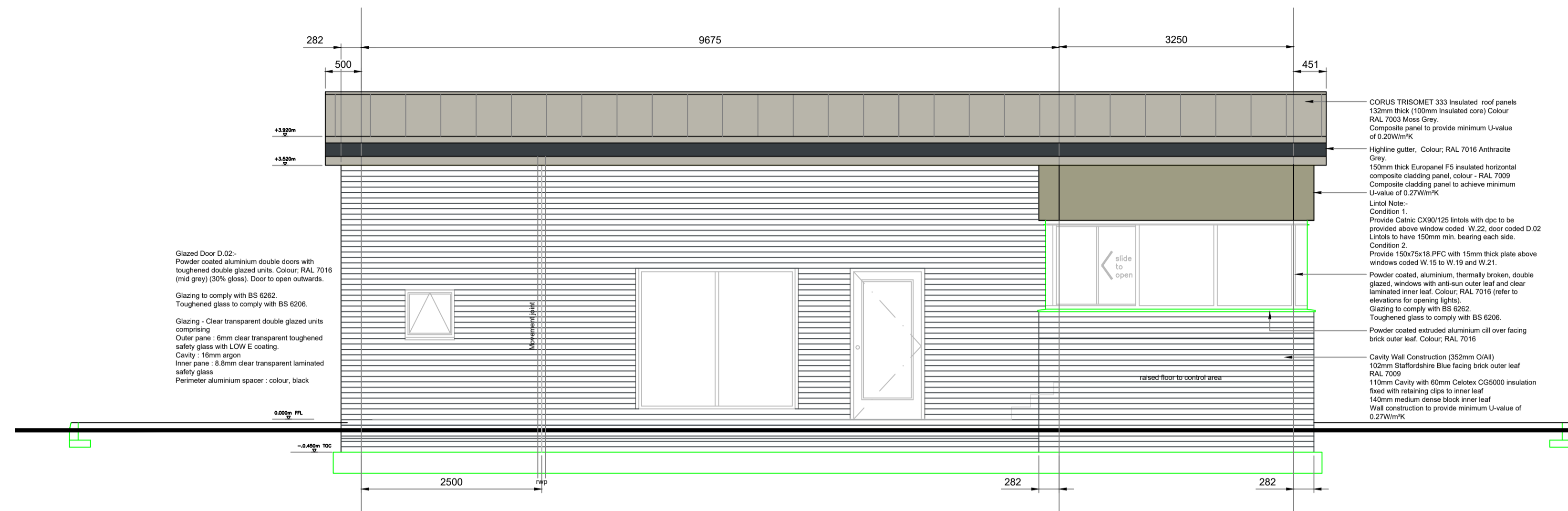
BLYTH&BLYTH
Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB
Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700
www.blythandblyth.co.uk

INVERGORDON
MATURATION WAREHOUSING

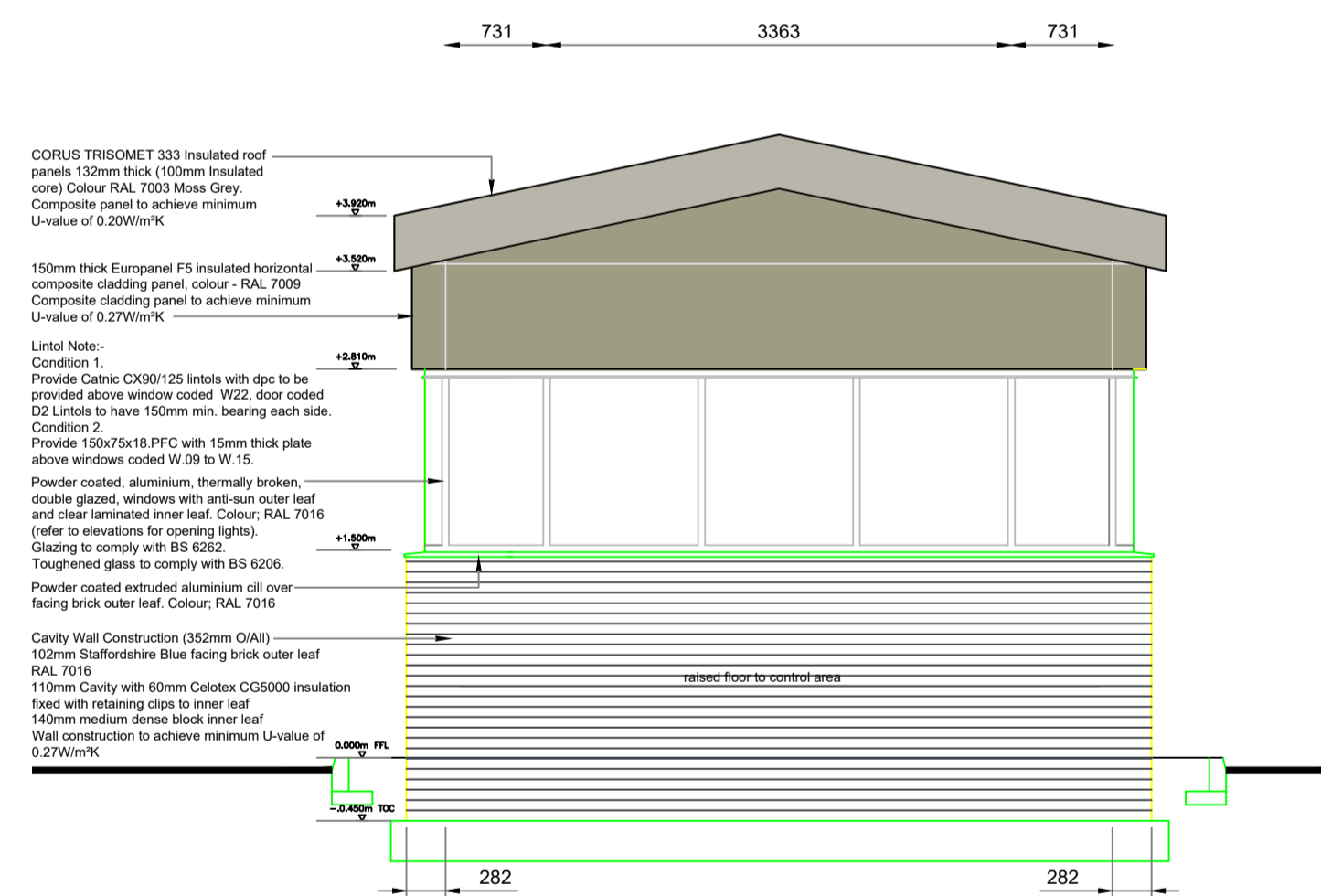
TYPICAL WAREHOUSE ELEVATIONS			
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Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:108	Revision A		



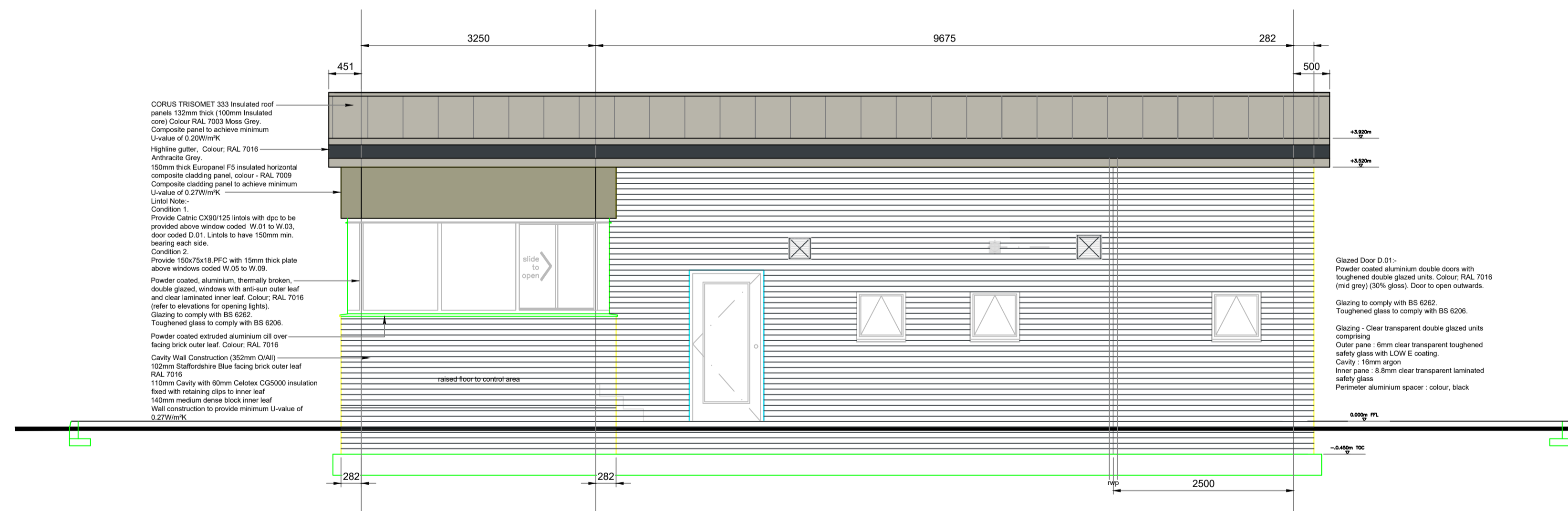
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Revisions	Date	Dr.
A	16.11.22	AA

Revisions	Date	Dr.
A	16.11.22	AA

WHYTE AND MACKAY

PLANNING DRAWING

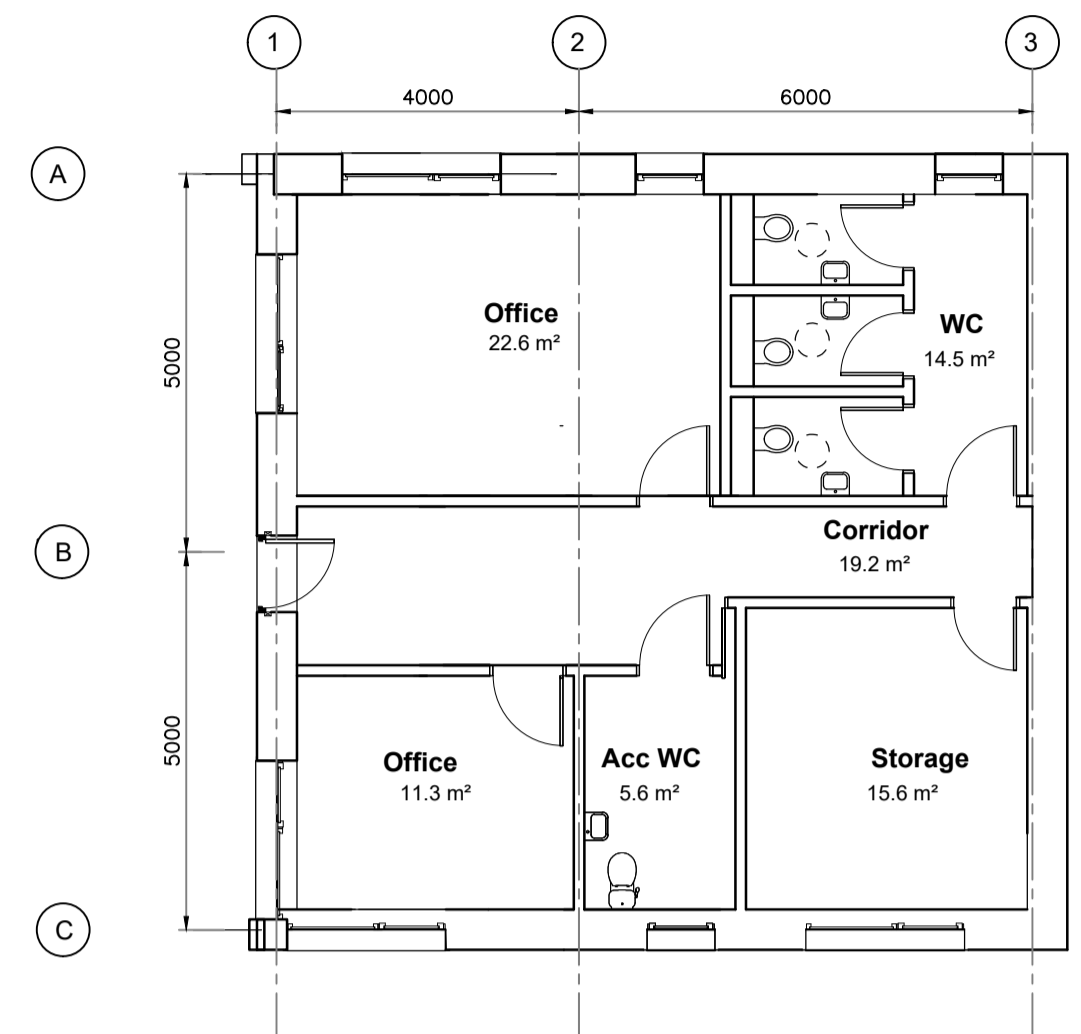
BLYTH & BLYTH

Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB

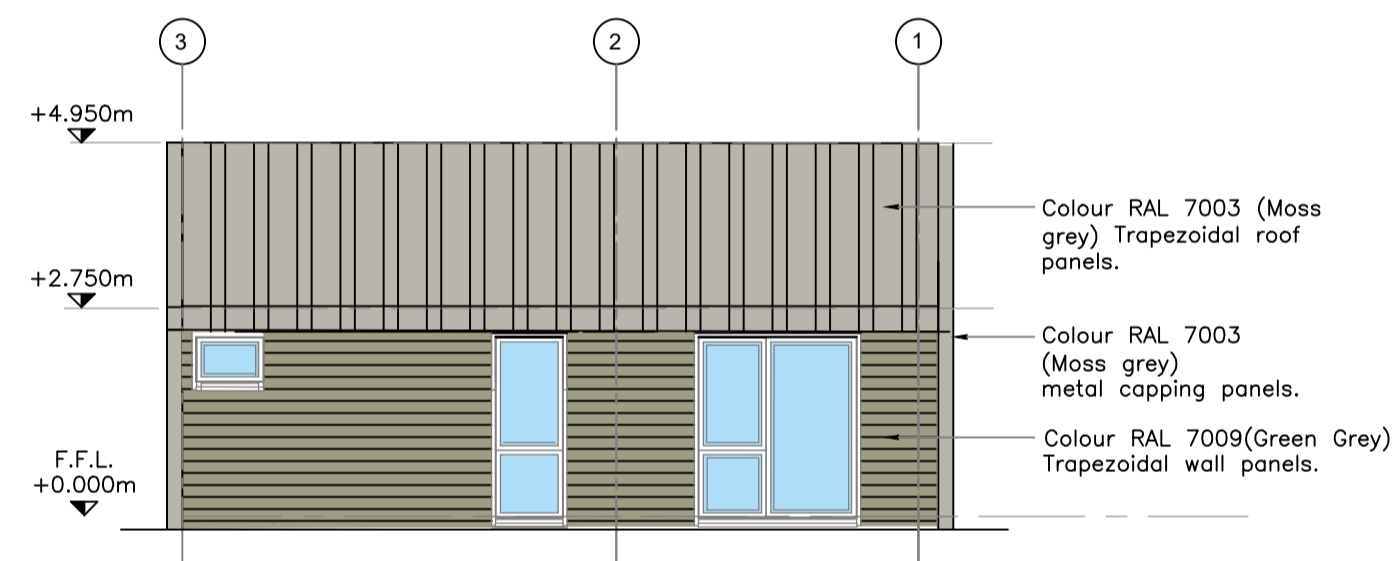
Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700
www.blythandblyth.co.uk

INVERGORDON
MATURATION WAREHOUSING

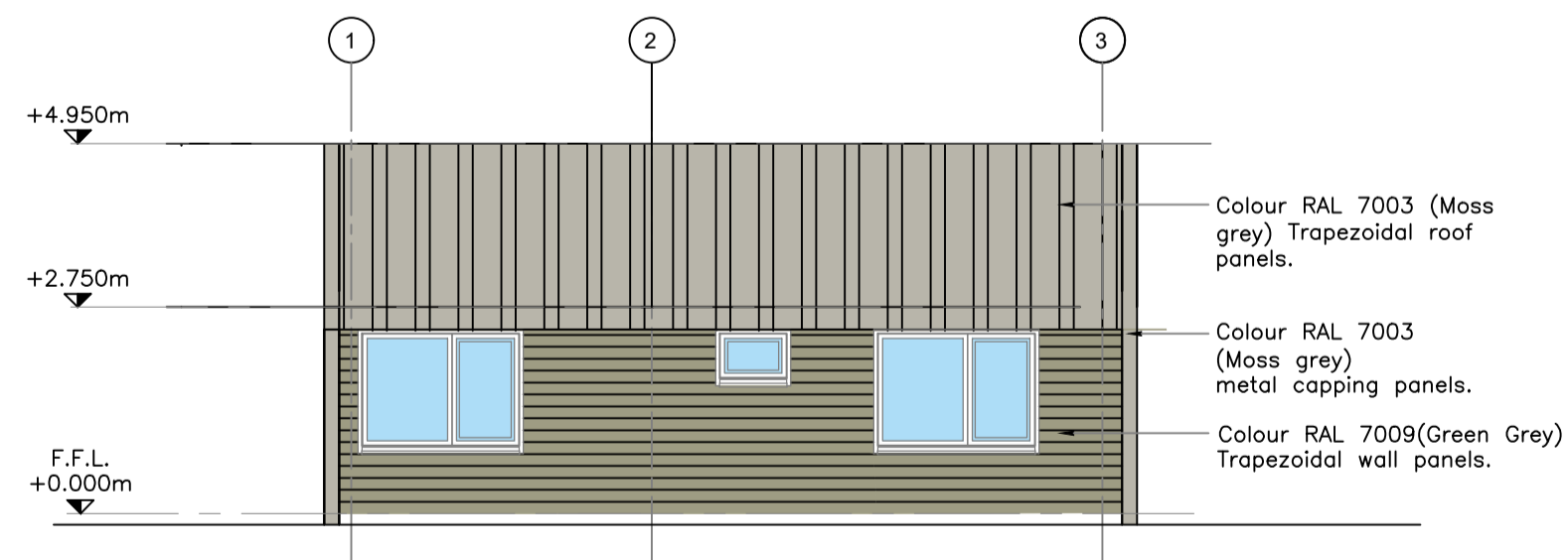
GATEHOUSE ELEVATIONS			
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Drawing No. EC22808:00:117	Revision: A		



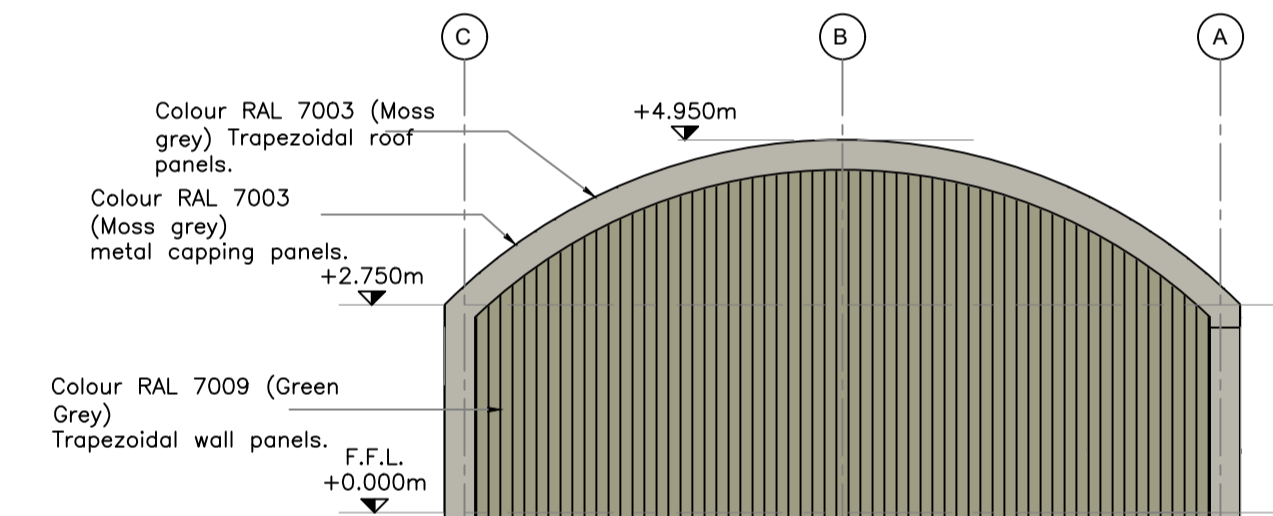
OFFICE / WELFARE FLOOR PLAN
SCALE 1:100



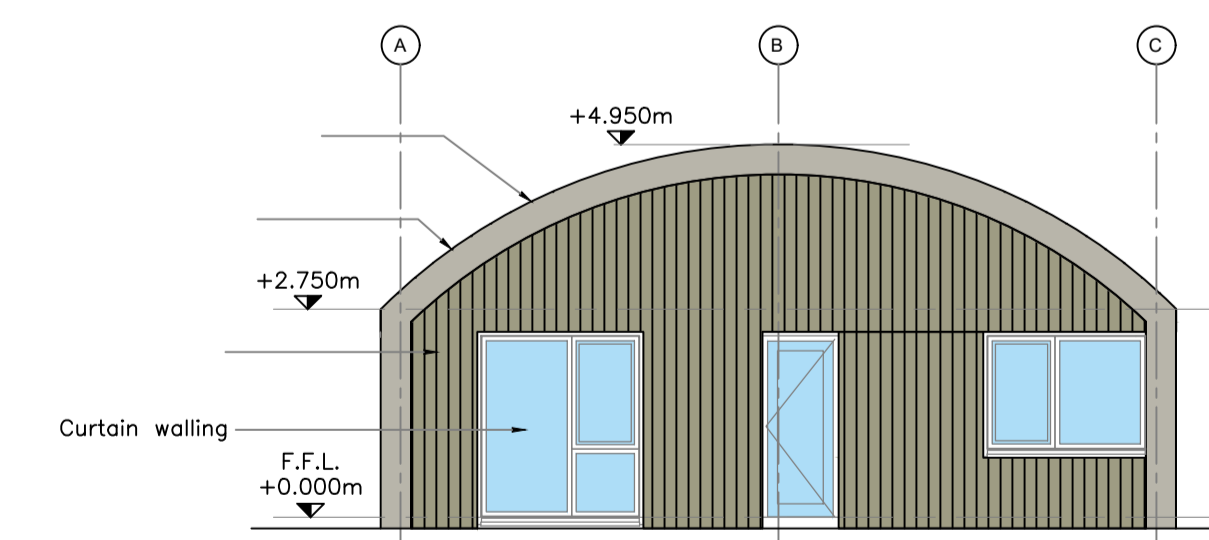
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

Revisions	Date	Dm.
A RAL Colour amended.	16.11.22	AA

PLANNING
DRAWING

WHYTE AND MACKAY

INVERGORDON
MATURATION WAREHOUSING

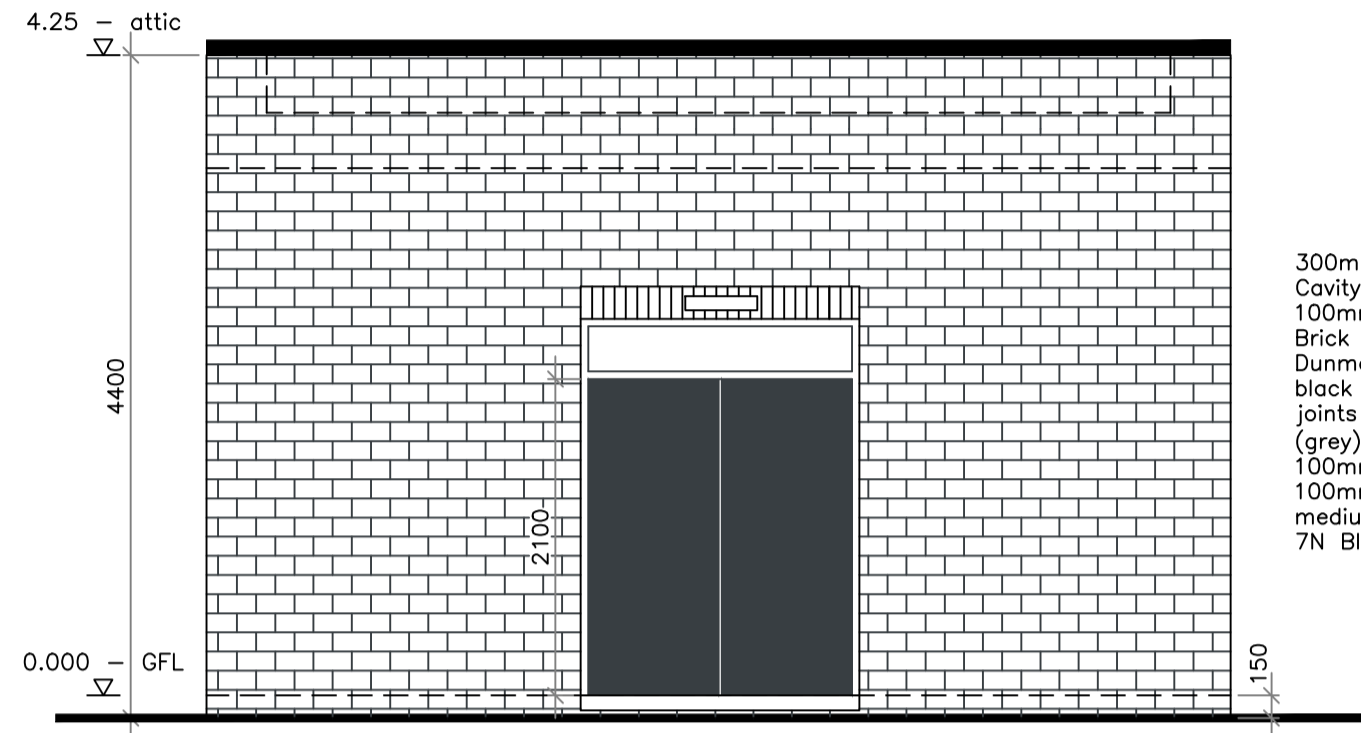
OFFICE AND WELFARE
GA & ELEVATIONS

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Date: Nov '22	Date: Nov '22	

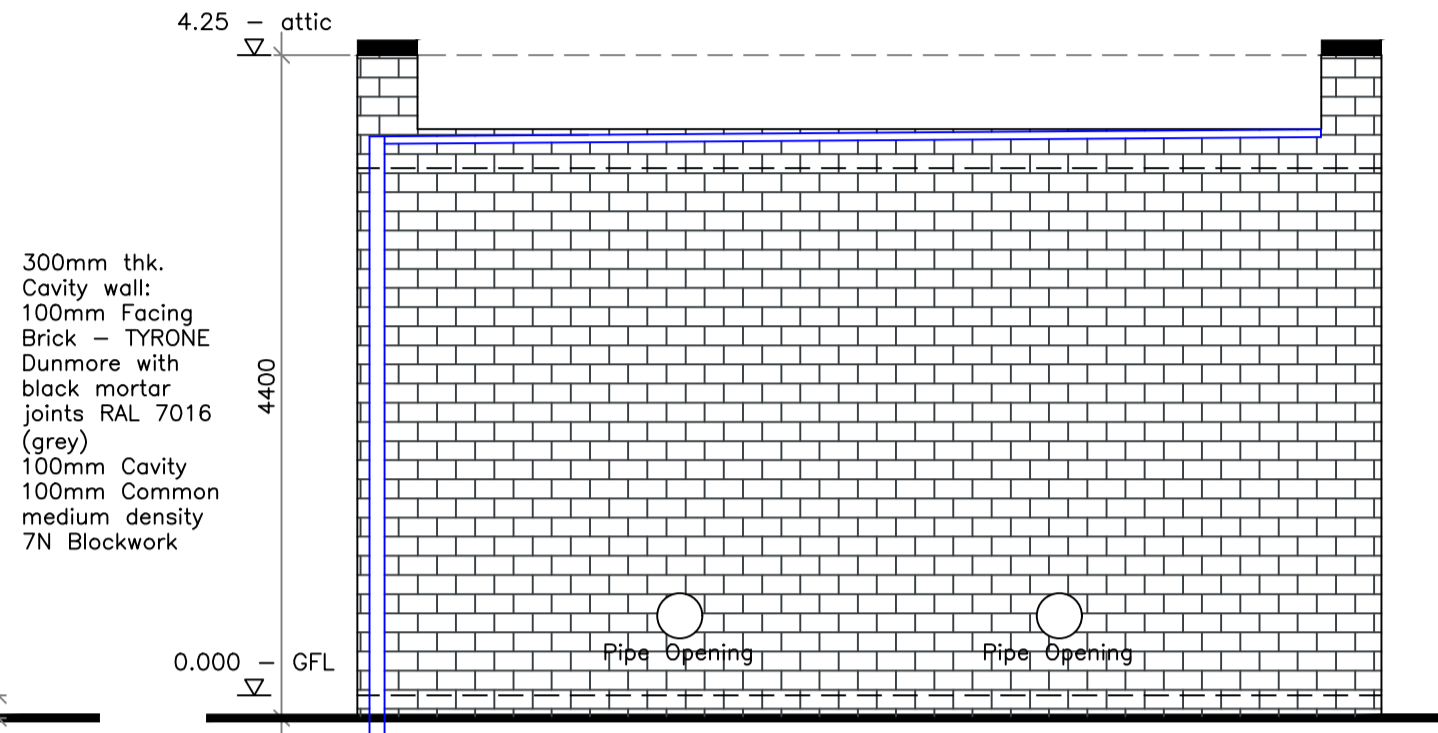
BLYTH BLYTH
Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB
Email: edinburgh@blythandblyth.co.uk
www.blythandblyth.co.uk Telephone: 0131 474 2700

Drawing No. EC22808:00:118	Revision A
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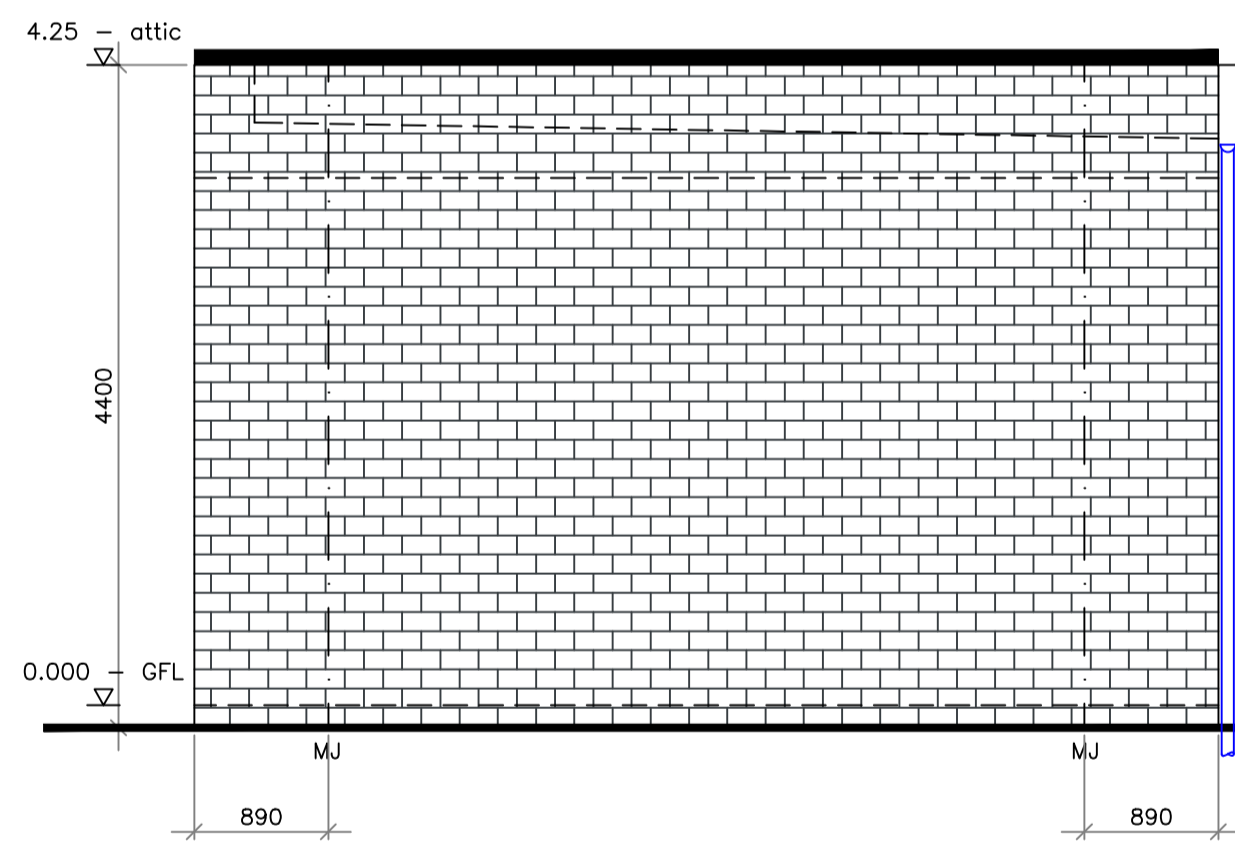
- Doors Specification**
- External security metal door to be Martin Roberts or similar.
 - Finish to be polyester powder coated to BS 6496. Colour to be RAL 7016 (grey).
 - Door size to fit structural opening.
 - Handles: (based on Guardian Omnidor-select, of NT separal - LOWLAND ENSOR LTD.) "STEDEN" 198 round bar 57, in Aluminium with compatible accessories.
 - Lock: type LK01; (based on Allgood hardware) Cat. No. 7279; Vertical Euro profile cylinder mortice lock. Case size to suit door make-up. Finish in satin stainless steel (SS) use Modric 755 rose, with 9501 distance piece.
 - Glass above: Fixed 4mm th. clear glass to form fan-light. Glass set in bed of putty and secured with tapered timber beads.



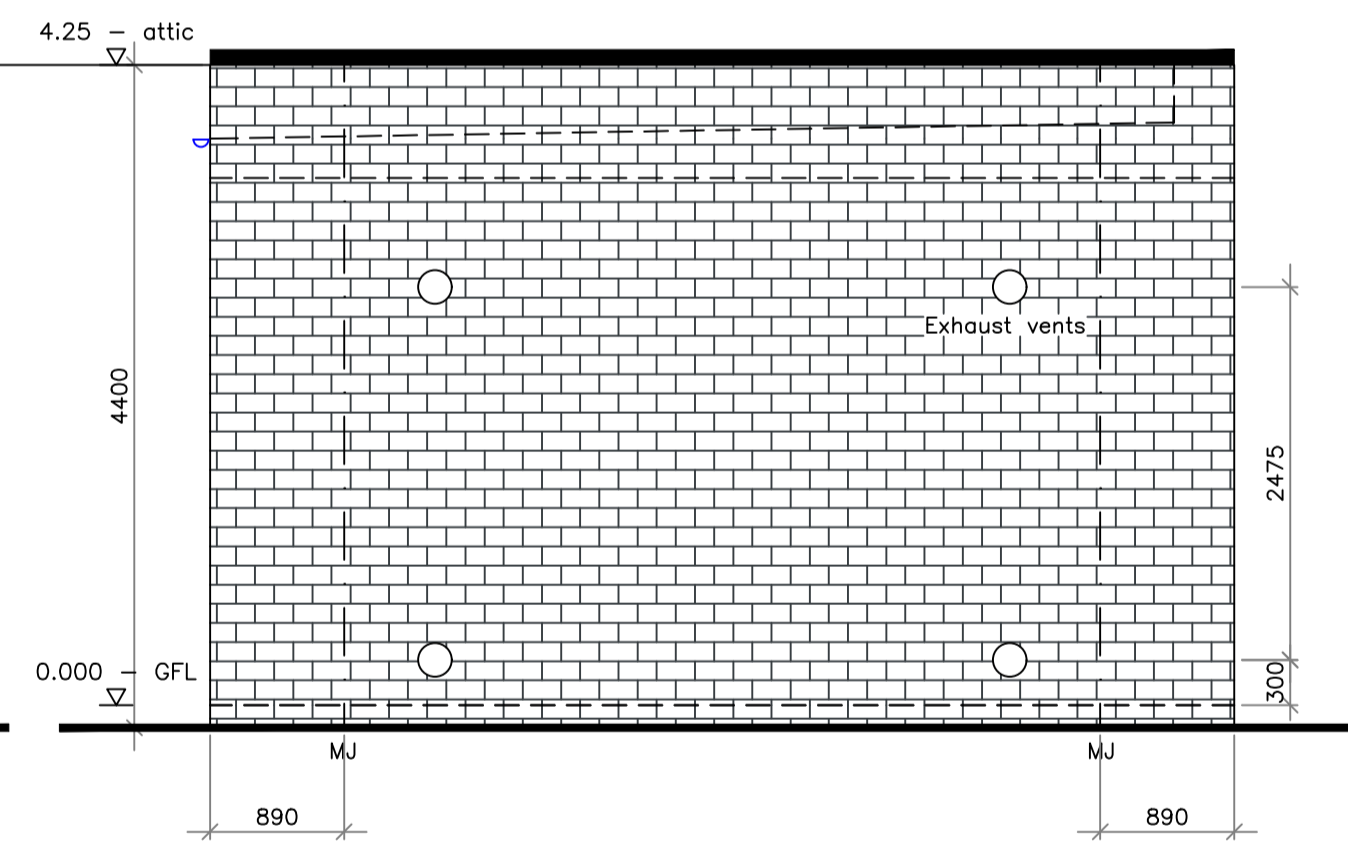
**Electrical Sprinkler Pumphouse
Front Elevation**
Scale 1:50



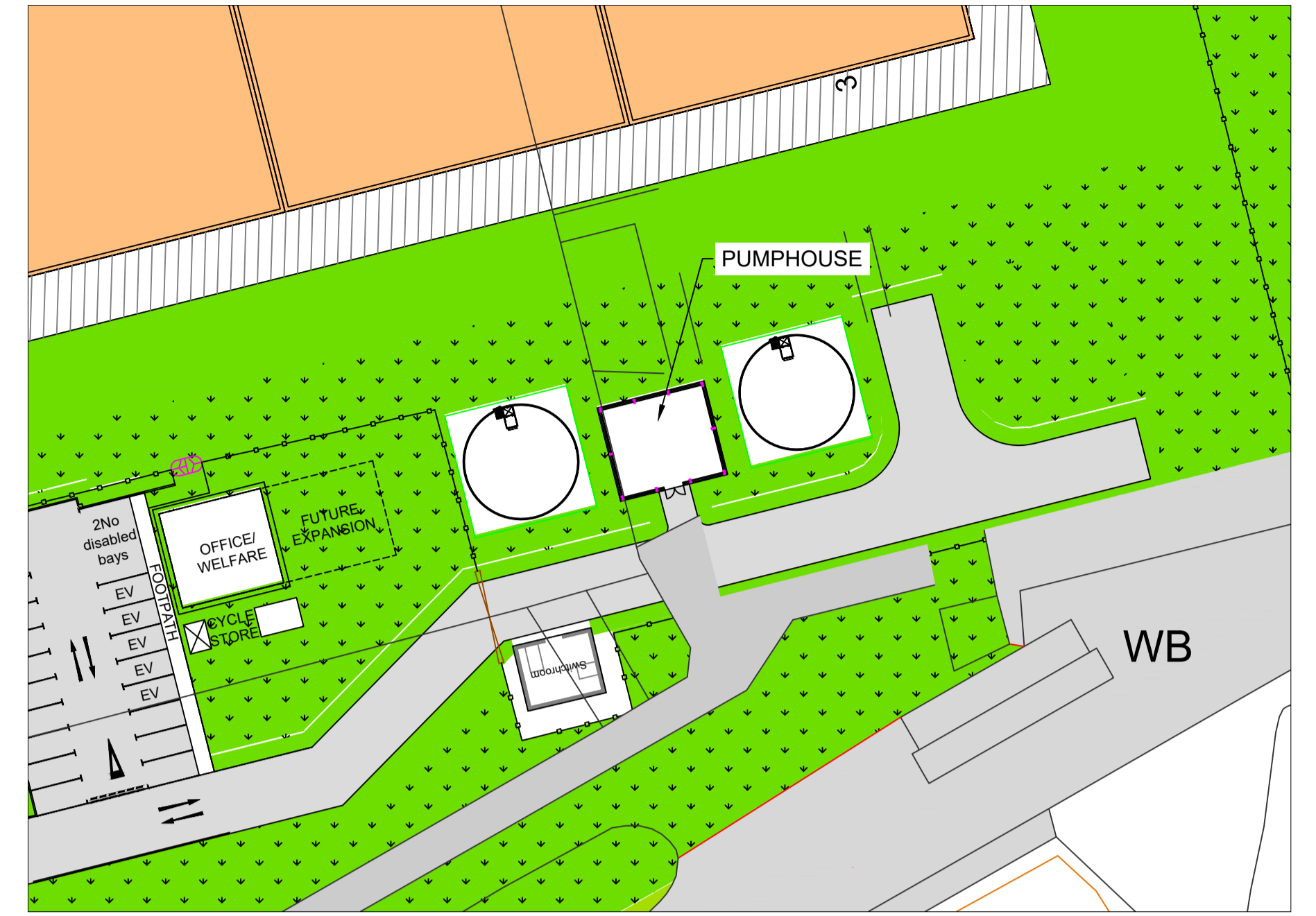
**Electrical Sprinkler Pumphouse
Back Elevation**
Scale 1:50



**Electrical Sprinkler Pumphouse
Side Elevation**
Scale 1:50



**Electrical Sprinkler Pumphouse
Side Elevation**
Scale 1:50



Site Plan
Scale 1:500

Notes

Revisions	Date	Drn.

Revisions	Date	Drn.

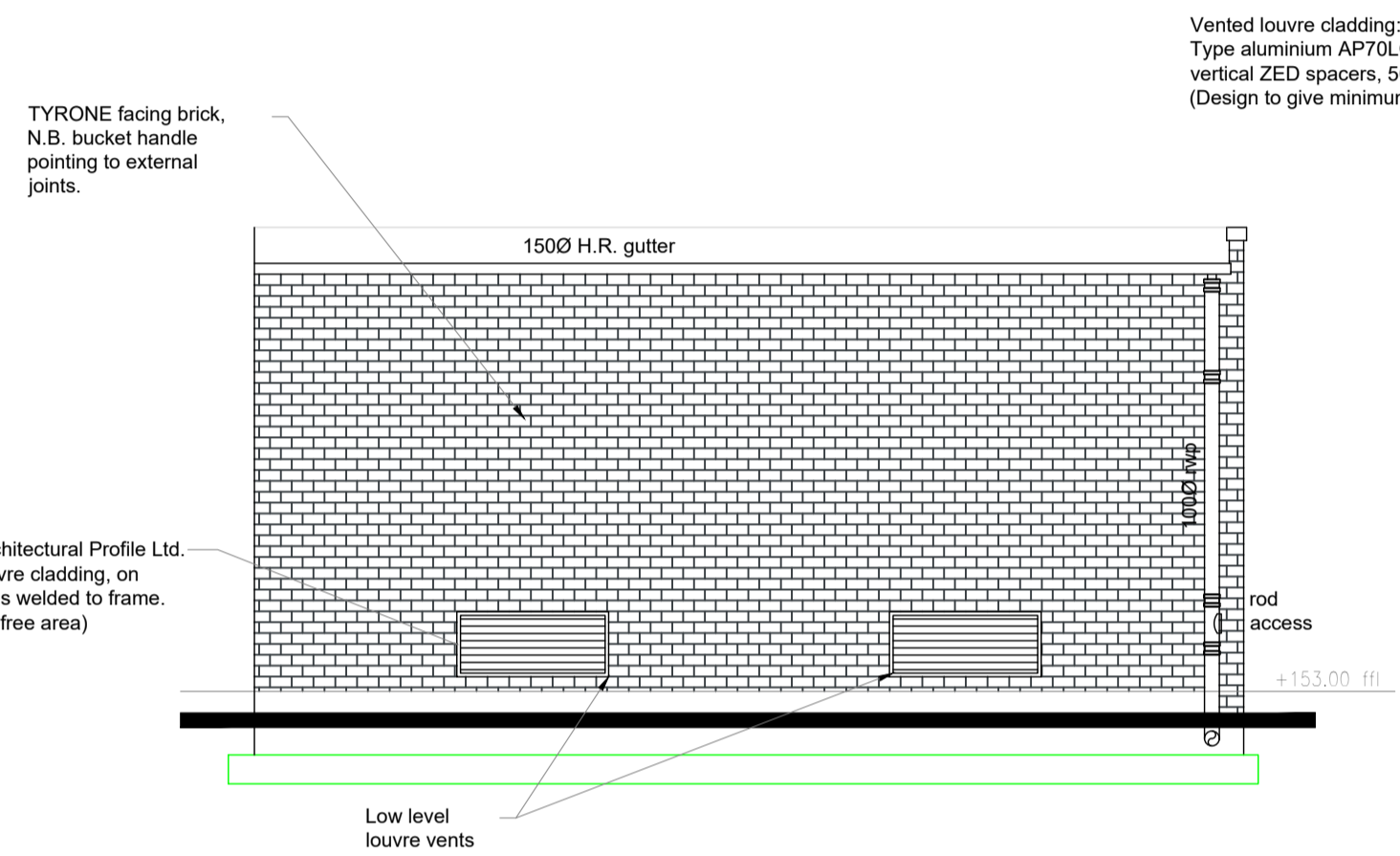
WHYTE AND MACKAY

**PLANNING
DRAWING**

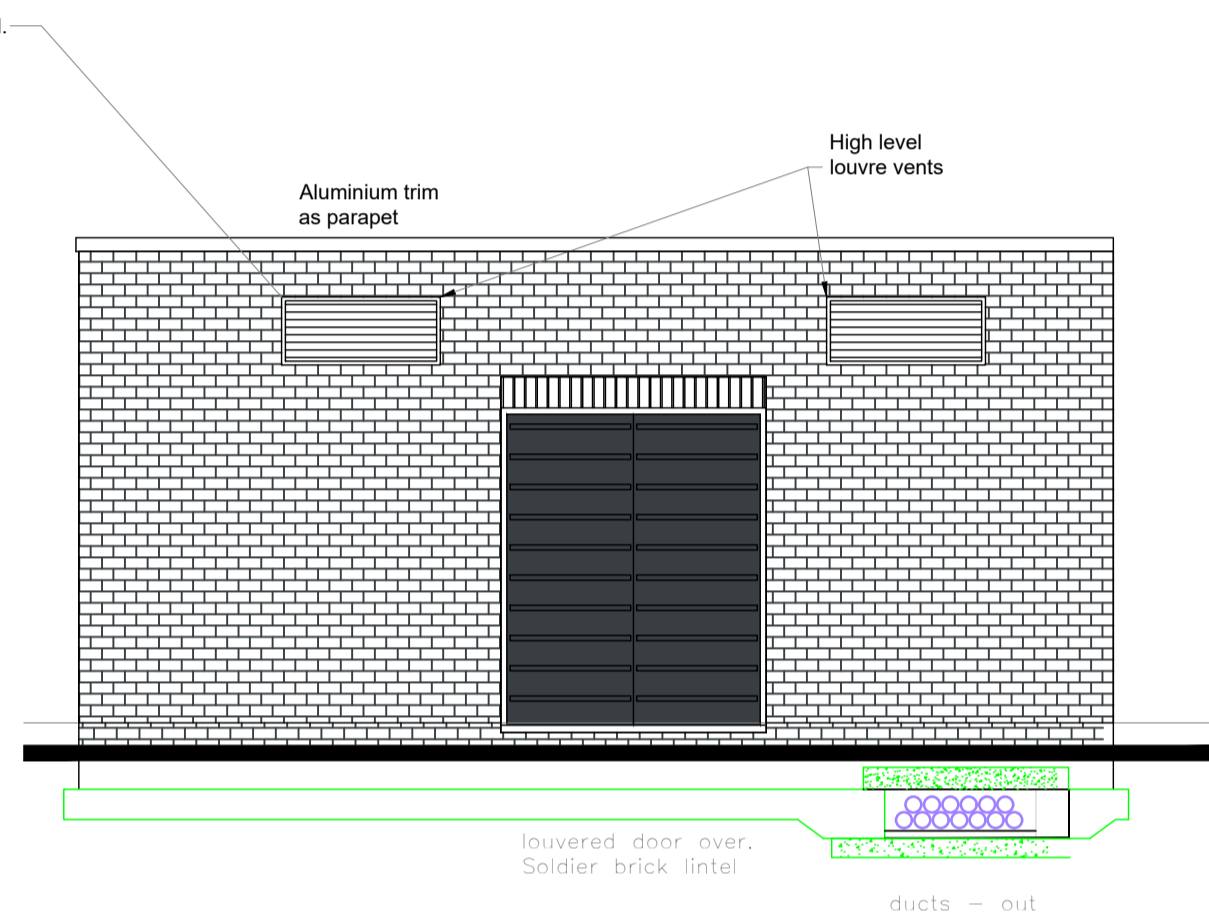
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Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB
Email: edinburgh@blythandblyth.co.uk
www.blythandblyth.co.uk Telephone: 0131 474 2700

**INVERGORDON
MATURATION WAREHOUSING**

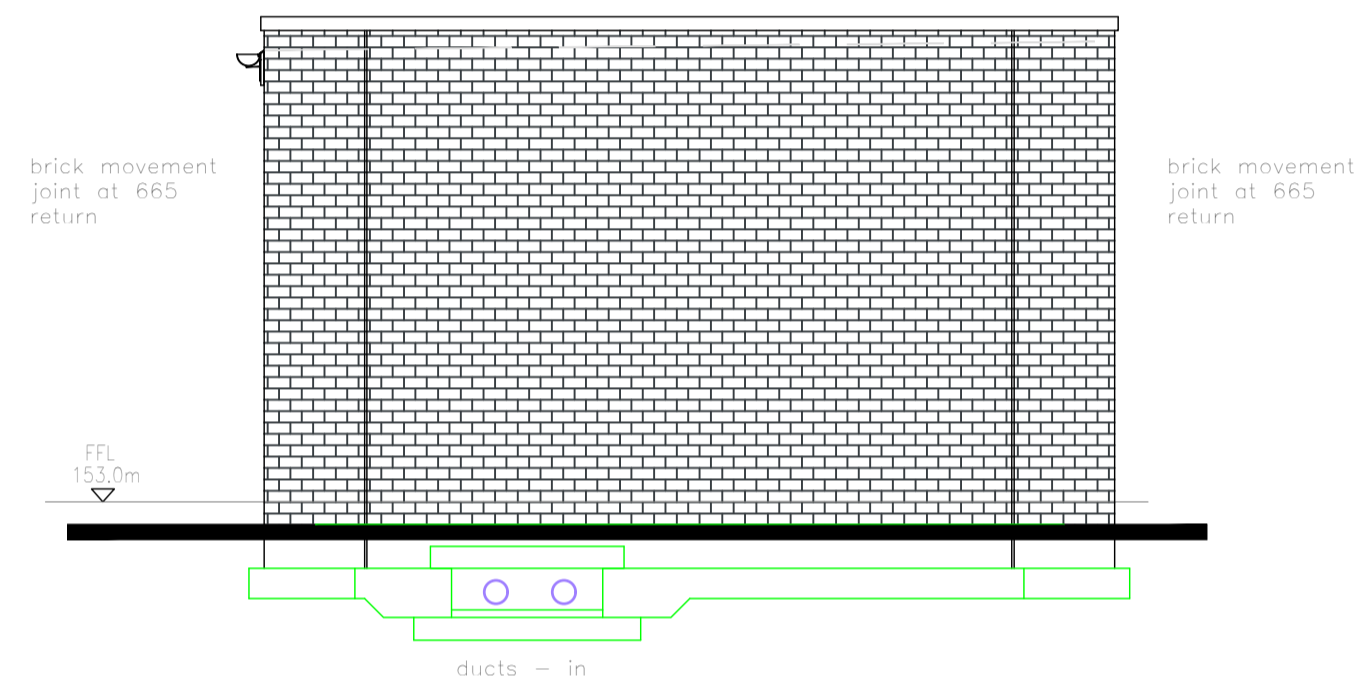
PUMPHOUSE ELEVATIONS			
Drawn: EMP	CK'd: AA	Scale: AS SHOWN @ A1	
Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:112	Revision	-	



REAR ELEVATION ON SWITCHROOM
Scale 1:50



FRONT ELEVATION ON SWITCHROOM
Scale 1:50



SIDE ELEVATION
Scale 1:50

Revisions	Date	Drn.

**PLANNING
DRAWING**

WHYTE AND MACKAY

**INVERGORDON
MATURATION WAREHOUSING**

SWITCHROOM ELEVATIONS

Drawn: EMP	Ck'd: AA	Scale: 1:50 @ A1
Date: Nov '22	Date:	DO NOT SCALE

BLYTH & BLYTH

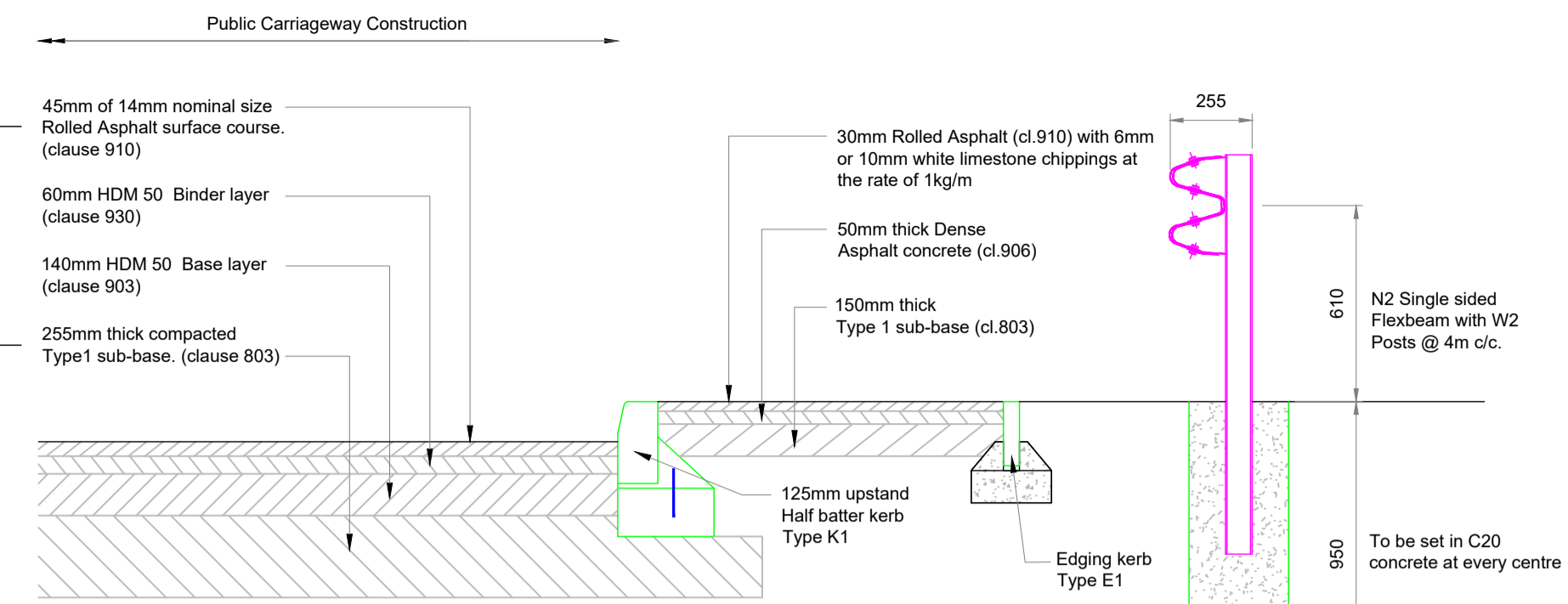
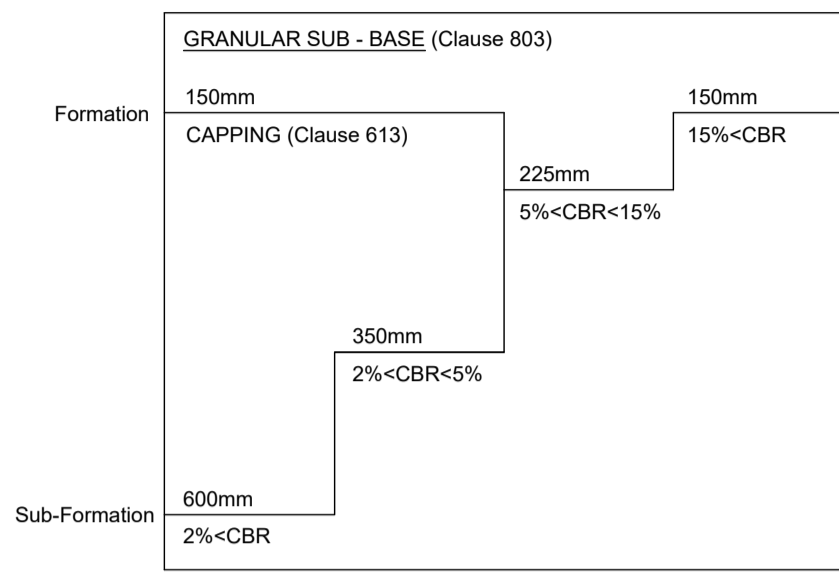
Comerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB

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Drawing No.	Revision
EC22808:00:116	-

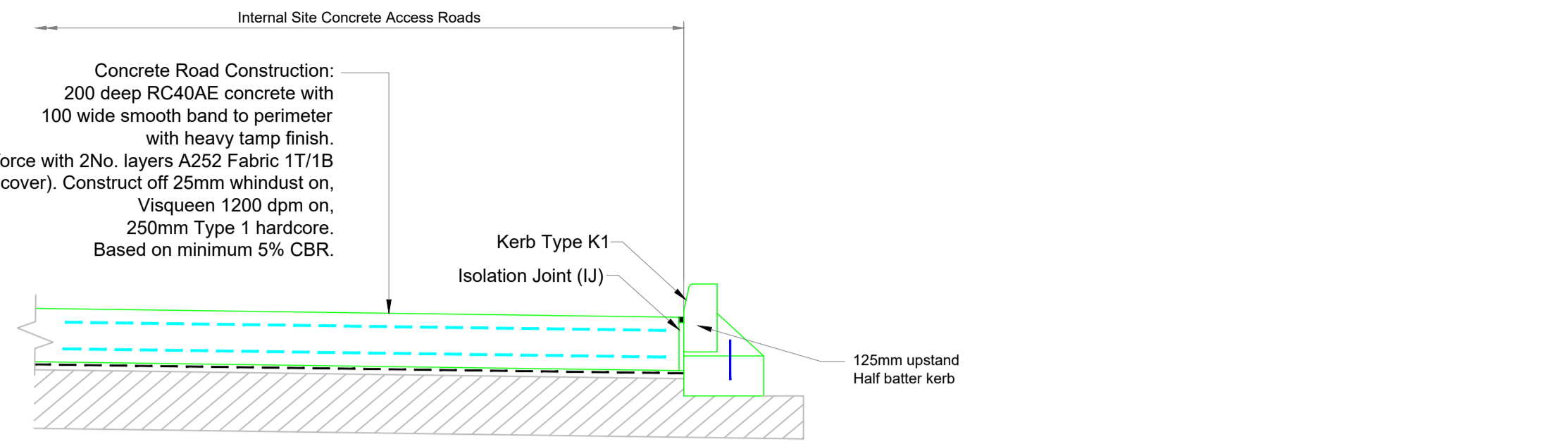
CARRIAGEWAY CONSTRUCTION MAKE-UP TO BE AGREED AND CONFIRMED WITH HIGHLAND COUNCIL

- Road Construction design for upto 3.5 MSA (Million standard Axles).
- For CBR values and Capping Layer requirements, refer to table below.

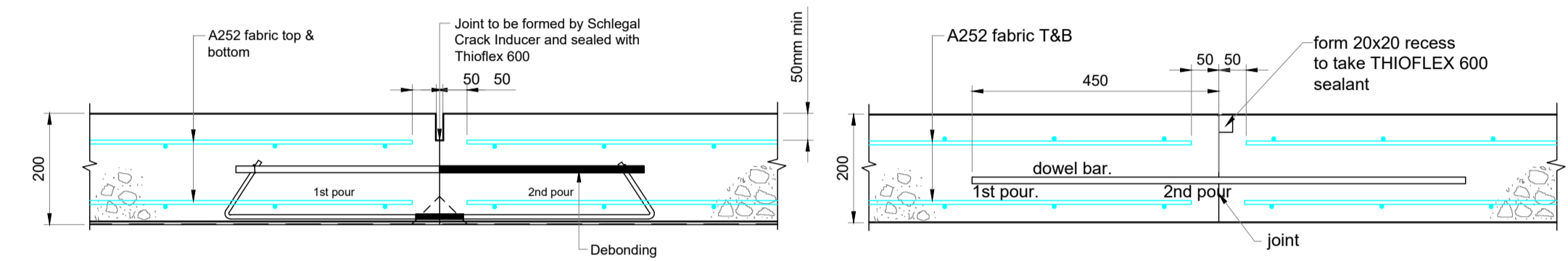


Typical section through new public asphalt carriageway and footway
Scale 1:20

Armco Barrier Detail
Scale 1:20



Typical section through new internal access roads concrete carriageway
Scale 1:20



NOTES:

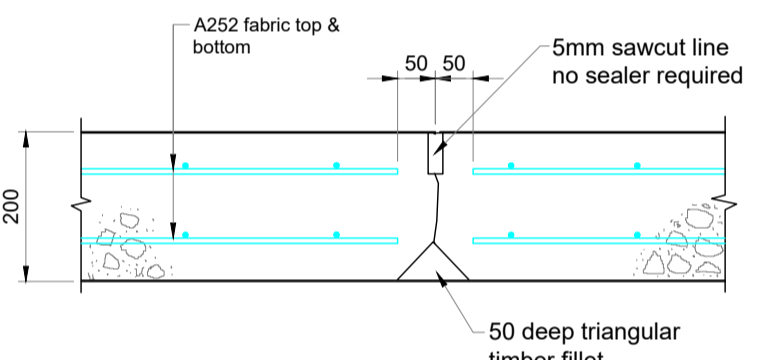
- Dowel bars to be R12 x 800 long at 300 c/c supported on cradles formed from R10 bars. R8 lacer bars, cradle bars to be split on line of joint and held together with a push fit plastic sleeve.
- Bottom crack inducer, if specified, to be on the centre line of the joint.
- External slab joints to be sealed with Thioflex 600.

NOTES:

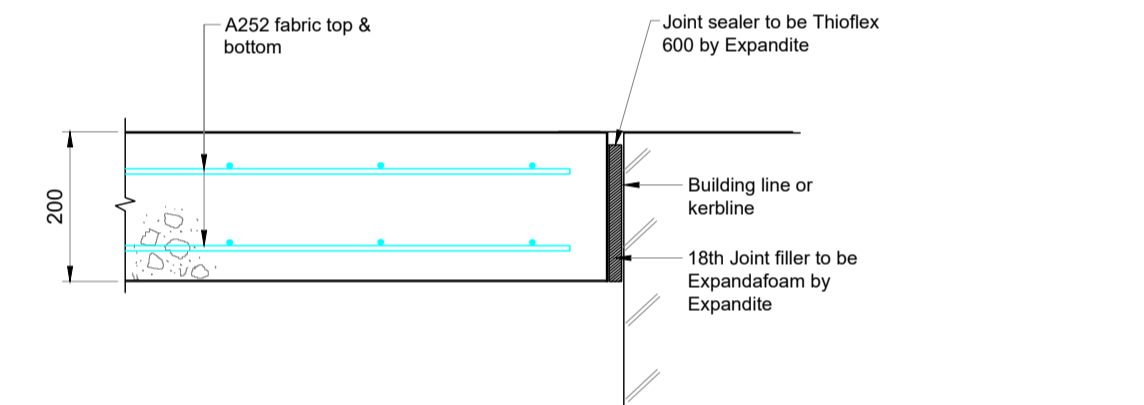
- dowel bars are to be R12 bars x 900 long at 600 c/c. bars may be bent to "L" shape to the side form and straightened after stripping, alternatively the side form may be drilled to take the dowel bars. dowel bars are to be placed mid height (approx) in the slab.
- top of sealant to be 3 to 6mm below slab level

Free Transverse Floor Joint
Scale 1:10

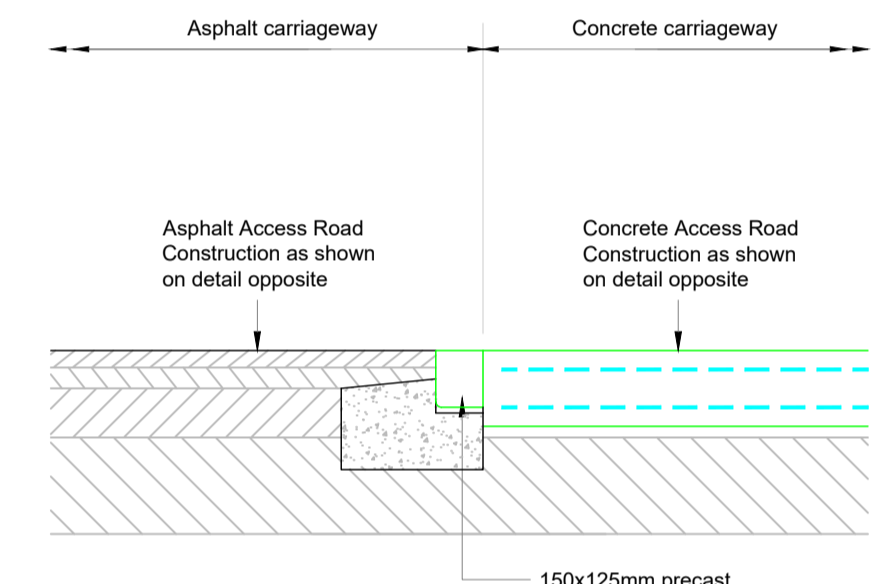
Tied Longitudinal Joint
Scale 1:10



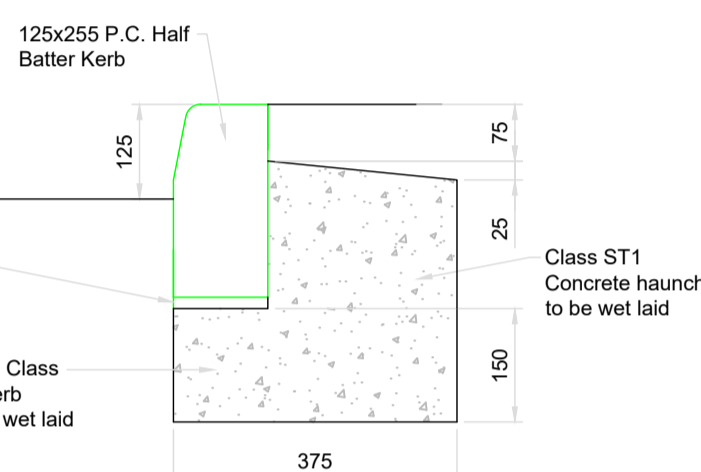
Crack Induced Joint
Scale 1:10



Isolation Joint
Scale 1:10



Typical section showing transition from asphalt to concrete road construction
Scale 1:20



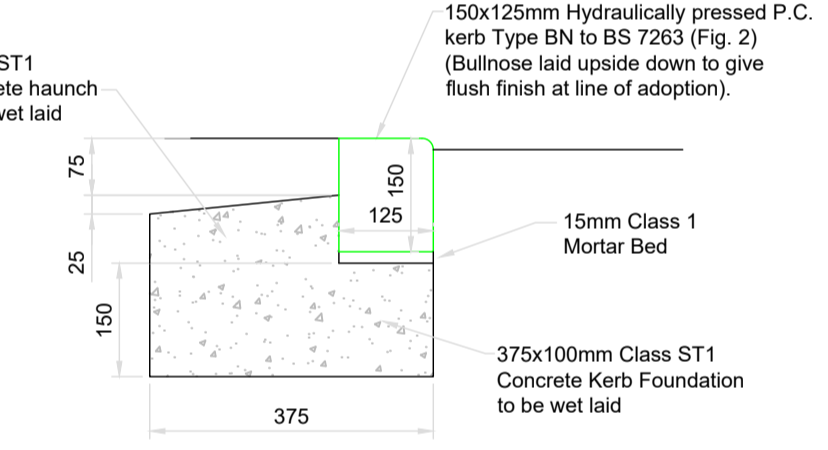
Half Batter Kerb (Type K1)
Scale 1:10

Edging Kerb (Type E1)
Scale 1:10

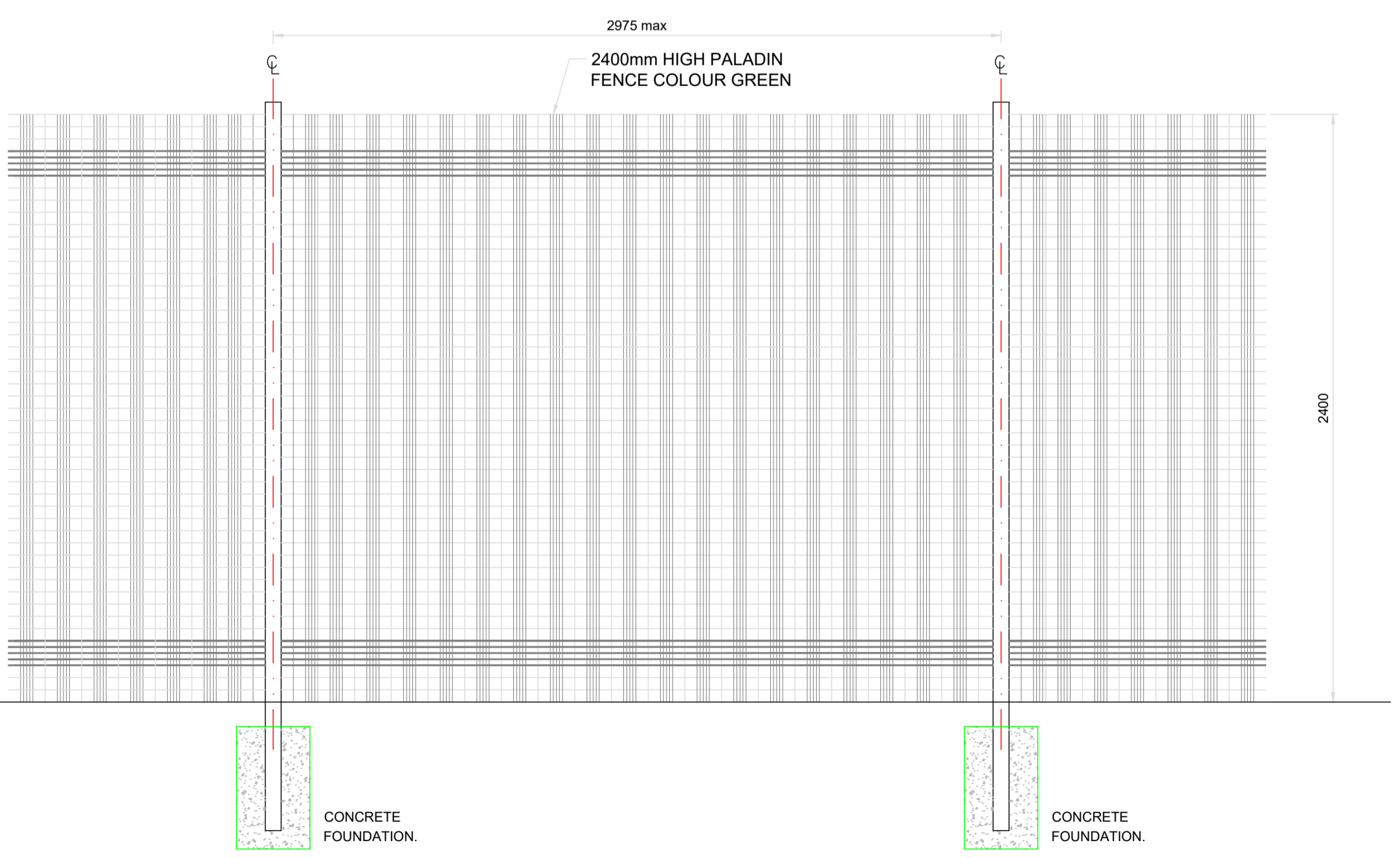
KERBING LAID ON FULL DEPTH CONSTRUCTION

NOTES:

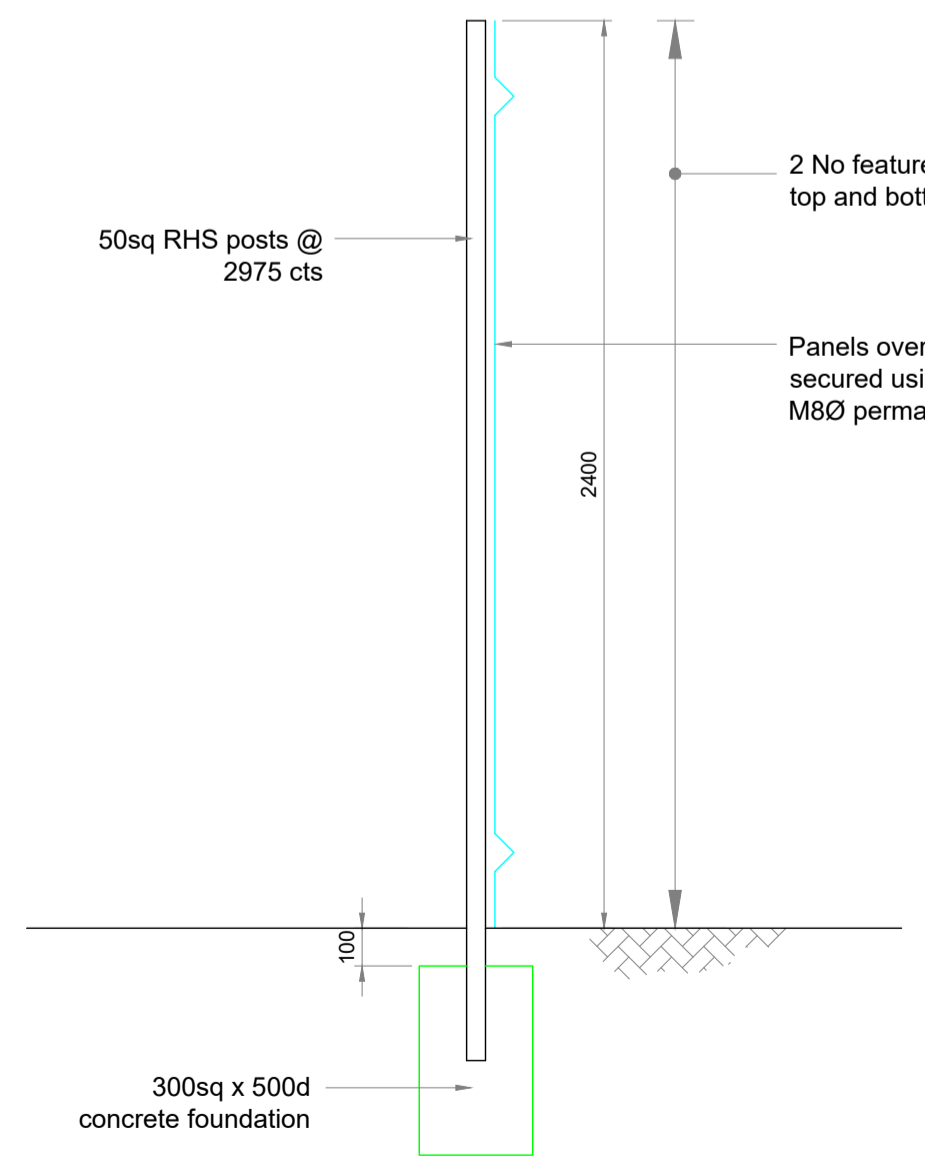
- Concrete bed to be mechanically vibrated and the surface roughened to provide a key for backing.
- Mortar bed may be omitted if method of laying kerbs direct onto wet concrete is approved by the Engineer. The backing concrete must be placed within one hour of laying the concrete bed. All concrete to be Mix ST1.
- Kerb face to be 100mm.
- Kerbs laid to smooth horizontal and vertical alignment.
- All dimensions are in millimetres.
- All kerbs to BS BS EN 1340.
- Dropper kerbs Type K4 to be kerb type DL2 or DR2 to BS EN 1340 single or double dropper as required.



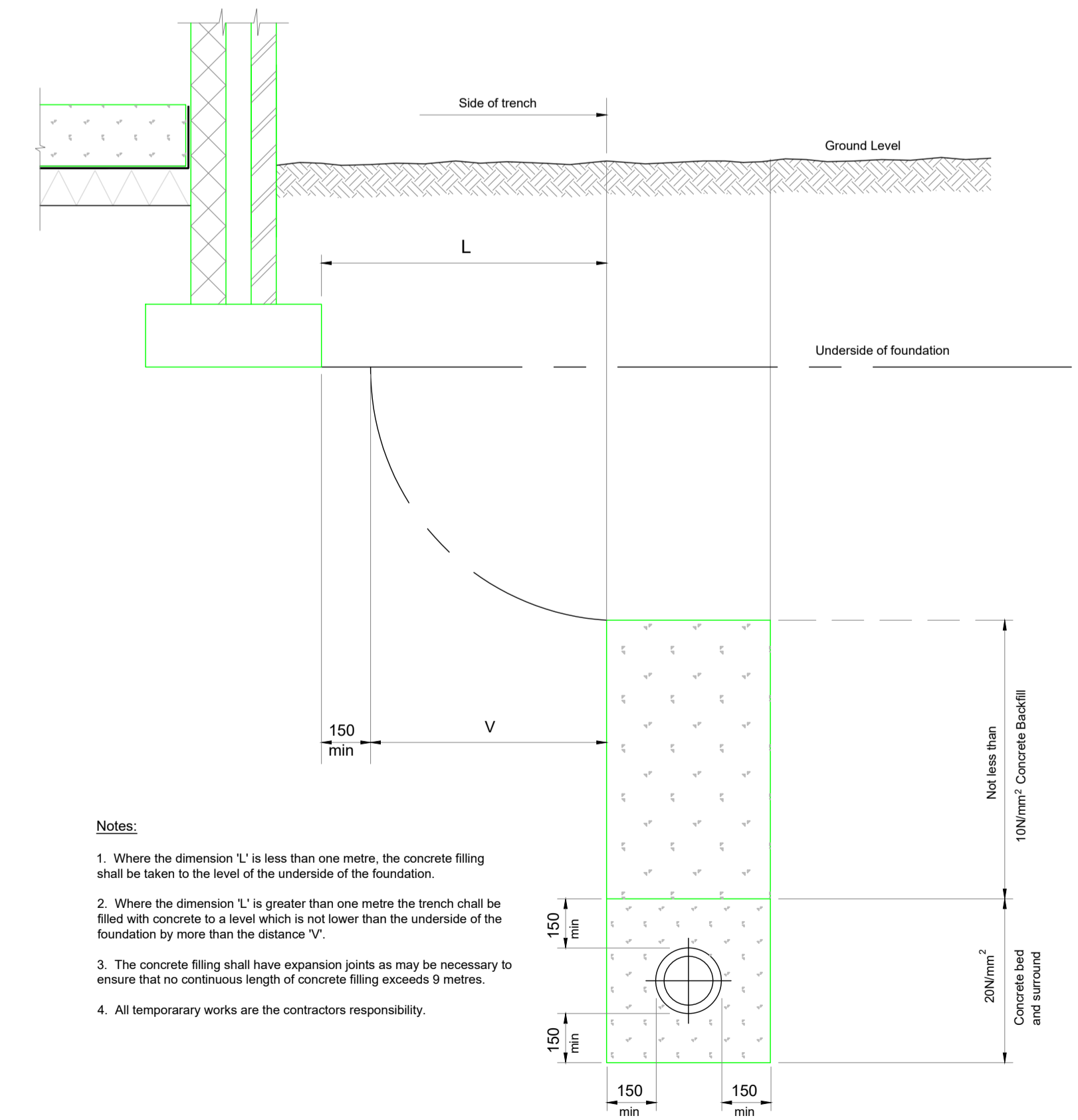
Bullnose Kerb (Type K3)
Scale 1:10



TYPICAL PALADIN FENCING ELEVATION
Scale 1:20



TYPICAL PALADIN FENCING SECTION
Scale 1:20



Notes:

- Where the dimension 'L' is less than one metre, the concrete filling shall be taken to the level of the underside of the foundation.
- Where the dimension 'L' is greater than one metre the trench shall be filled with concrete to a level which is not lower than the underside of the foundation by more than the distance 'V'.
- The concrete filling shall have expansion joints as may be necessary to ensure that no continuous length of concrete filling exceeds 9 metres.
- All temporary works are the contractors responsibility.

Revisions	Date	Drn.

PLANNING DRAWING

WHYTE & MACKAY

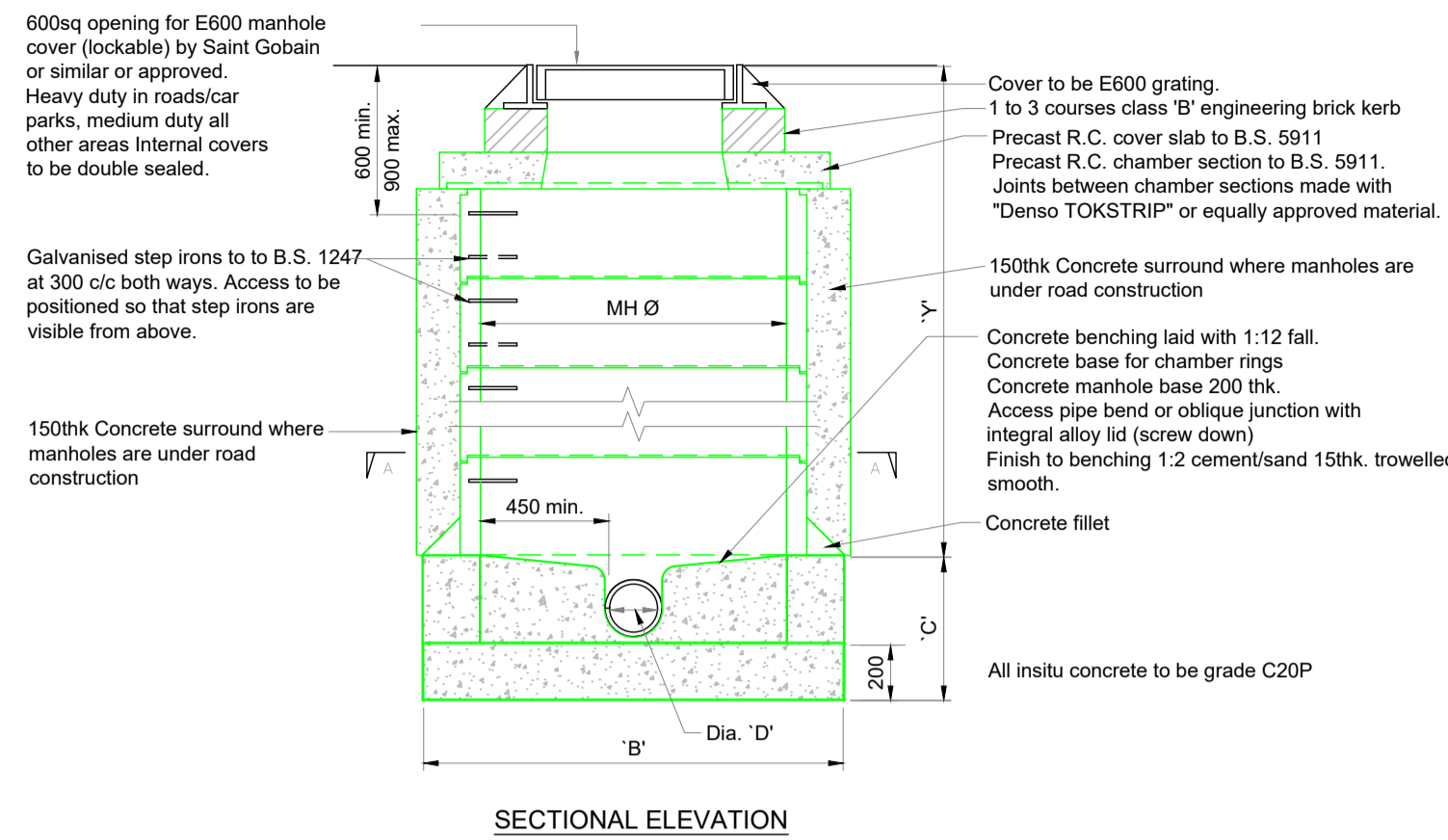
INVERGORDON MATURATION WAREHOUSING

TYPICAL CONSTRUCTION DETAILS SHEET 1 of 2

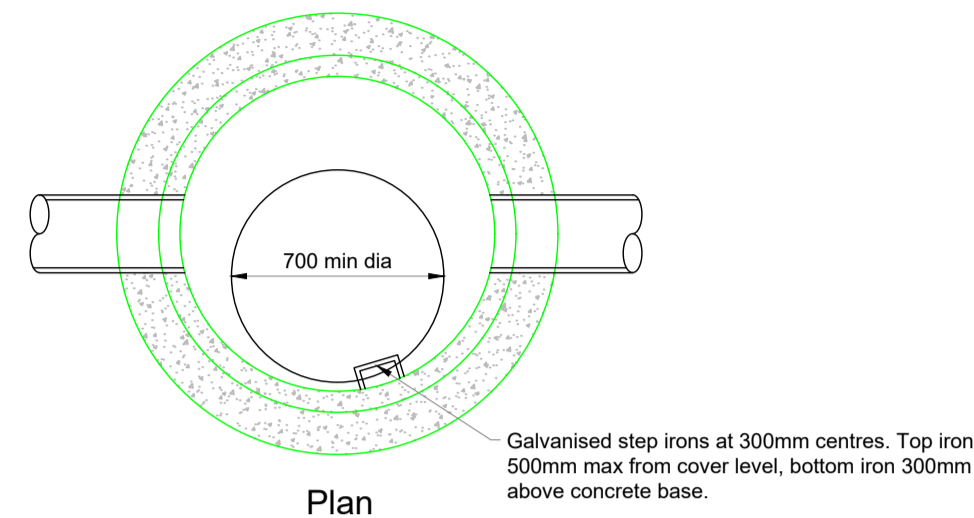
Drawn: STH	Ck'd: AA	Scale: AS SHOWN @ A1
Date: Nov '22	Date: Nov '22	DO NOT SCALE

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Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB
Email: edinburgh@blythandblyth.co.uk
www.blythandblyth.co.uk Telephone: 0131 474 2700

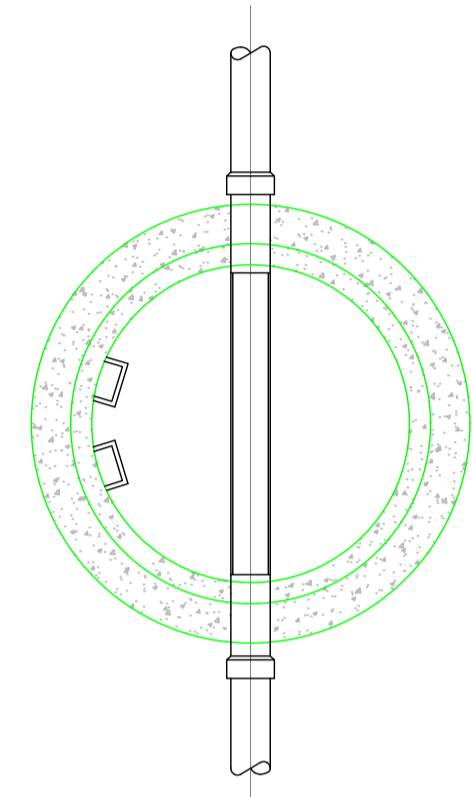
Drawing No. EC22808:00:119	Revision -
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SECTIONAL ELEVATION

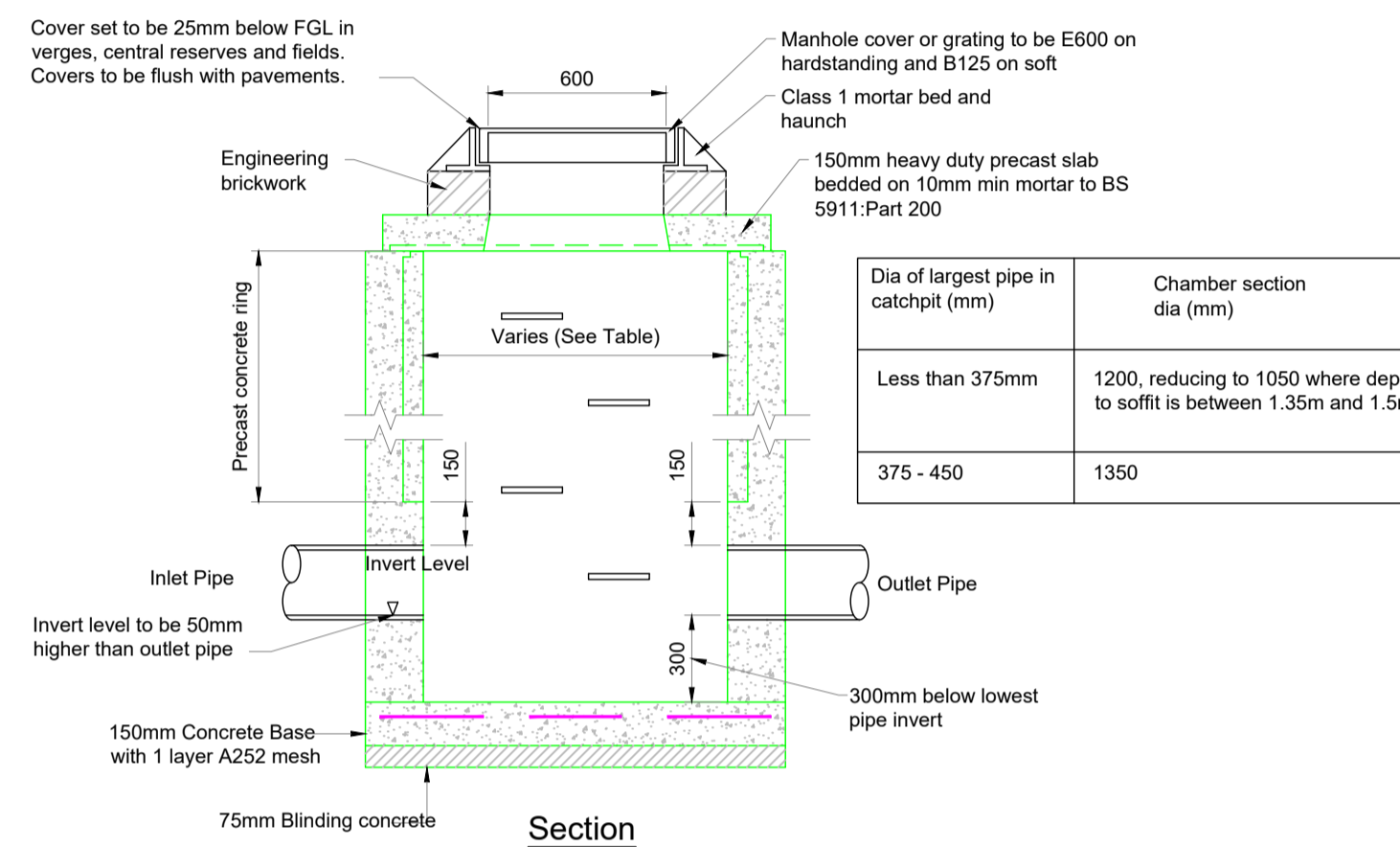


Plan



SECTION A-A

Details of Concrete Manhole up to 4500 deep
Scale 1:25



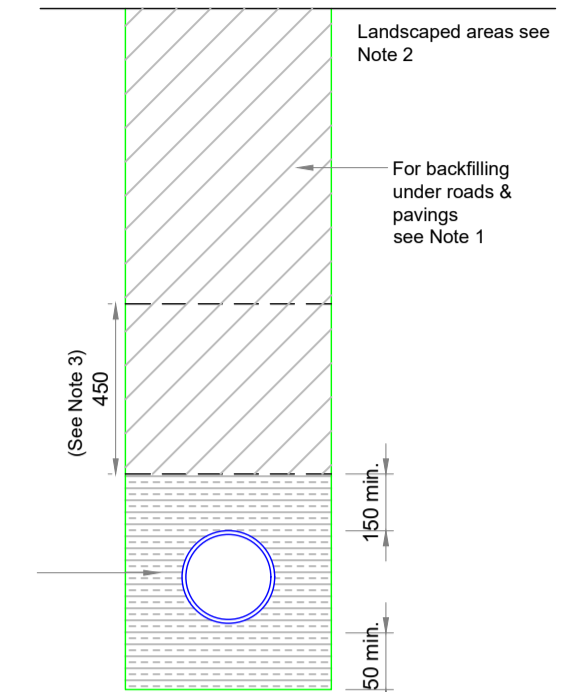
Section

Typical Silt Trap Detail
Scale 1:25

Notes

- Backfilling under roads and pavings: Backfill from top of granular bedding up to formation level with Granular Sub-base Material Type 1 to Highways Agency specification for Highways Works 1998 Clause 803, laid and compacted in 150mm layers.
- Backfilling under landscaped areas: Backfill from top of granular bedding up to underside of top soil with selected Class 1B(II) whether selected from locally excavated material or imported, shall consist of uniform readily compactable material, free from vegetable matter, building rubbish and frozen material, or materials susceptible to spontaneous combustion, and excluding clay or liquid limit greater than 30 and/or plastic limit greater than 55 and materials of excessively high moisture content. Clay lumps and stones retained on 75mm and 37.5mm sieves respectively shall be excluded from the fill material. Laid and compacted in layers not exceeding 300mm.
- Do not use heavy compactors before there is 600mm of material over pipe.

Granular bedding and surround carefully compacted. (See table for permissible gradings.)



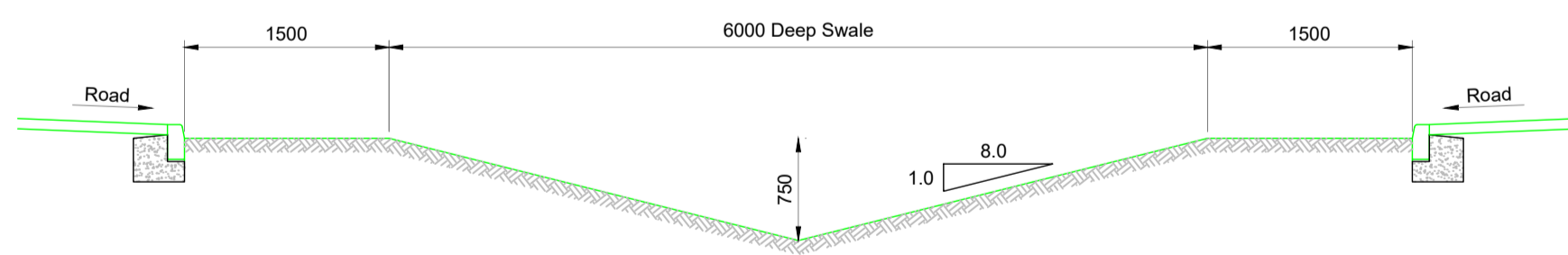
Class S Bedding Detail

Scale 1:20

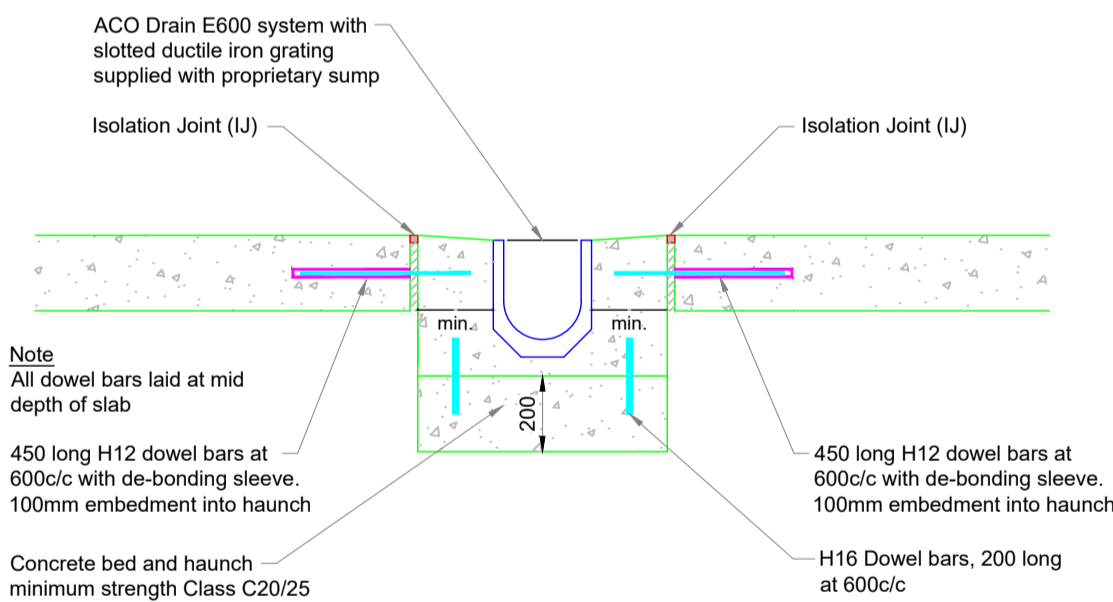
Pipe Nominal Bore (DN)	Maximum Particle Size (mm)	Class of Bedding	Suitable Materials	
			Imported granular materials (Note a)	Maximum CF value for as-dug granular material (Note b)
100	10	S		0.15
		B	10mm nominal single size.	0.30 (Note c)
		F		0.15
		N	Course medium or fine sand	
Over 150 to 500	20	S		0.15
		B	14 to 5mm graded or 20mm to 5mm graded.	0.30 (Note c)
		F		0.15
		N	All in aggregate or course medium or fine sand.	
Over 500 (Note d)	40	S		0.15
		B	14 to 5mm graded or 20mm to 5mm graded or 40mm to 5mm graded.	0.30 (Note c)
		F		0.15
		N	Course medium or fine sand	

Notes

- Imported granular materials to include aggregates to BS 882 air cooled blast furnace slag to BS EN 12620 and sintered pulverized fuel ash to BS EN 13055.
- Compaction fraction value, see Appendix A.
- The higher the CF value for as dug bedding and sidefill materials the greater the required effort for adequate compaction.
- Angular materials should be chosen to ensure sufficient support is provided to these heavier pipes. Crushed rock aggregates to BS 882 are recommended. Air cooled blast furnace slag to BS 3797 or other granular materials may be used if they show a similar degree of angularity.

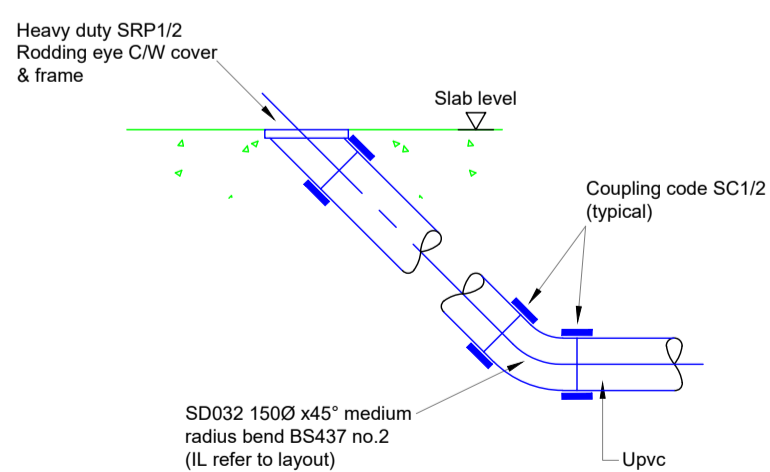


Typical Section thro' Deep Swale
Scale 1:50



ACO DRAIN DETAIL - S-200

Scale 1:20



Rodding Eye

Scale 1:25

Revisions	Date	Drn.

PLANNING
DRAWING

WHYTE & MACKAY

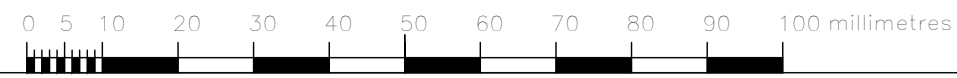
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MATURATION WAREHOUSING

TYPICAL CONSTRUCTION DETAILS
SHEET 2 of 2

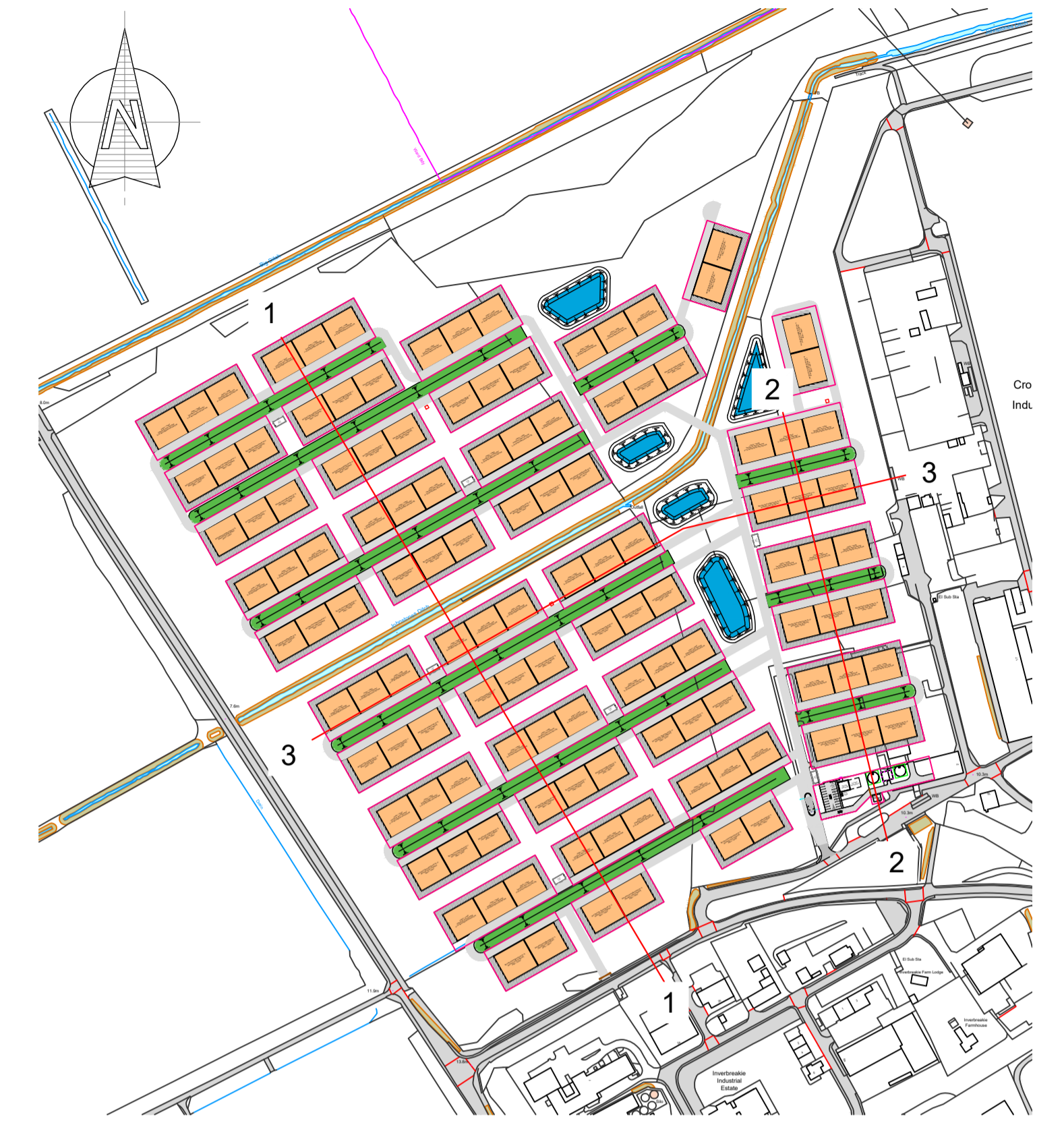
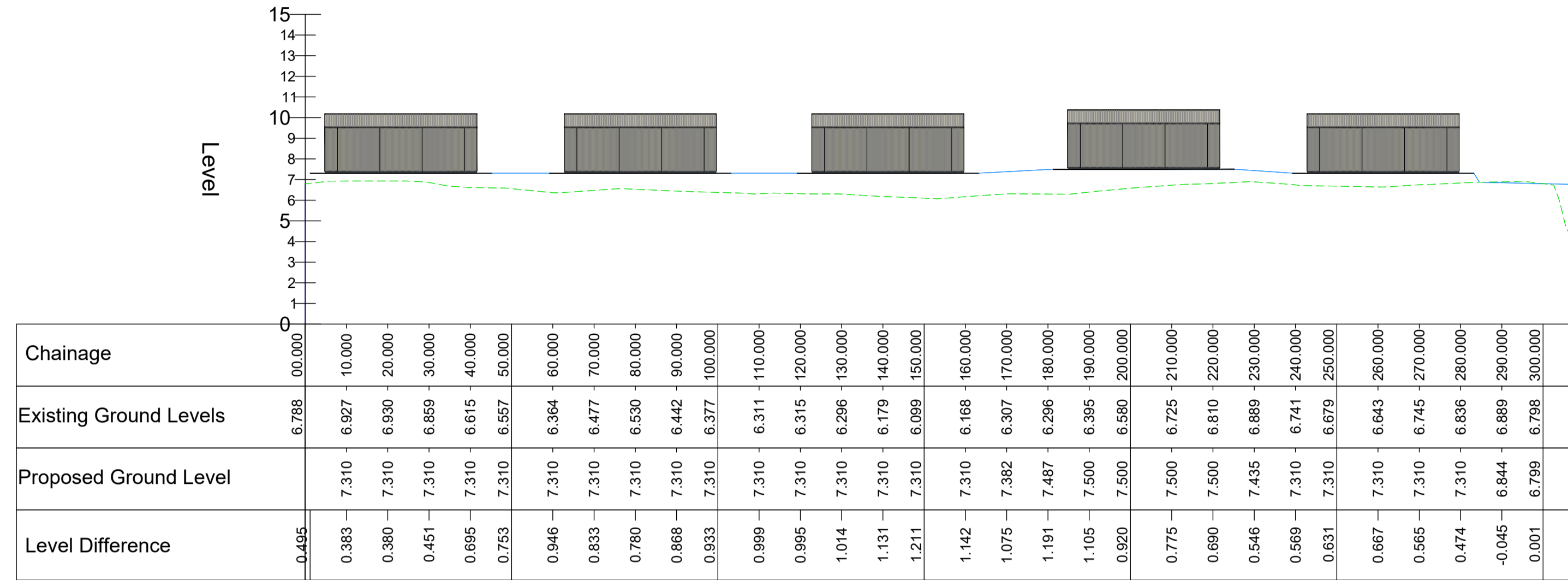
Drawn: STH	Ck'd: AA	Scale: AS SHOWN @ A1
Date: Nov '22	Date: Nov '22	DO NOT SCALE

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Drawing No.	Revision
EC22808:00:120	-

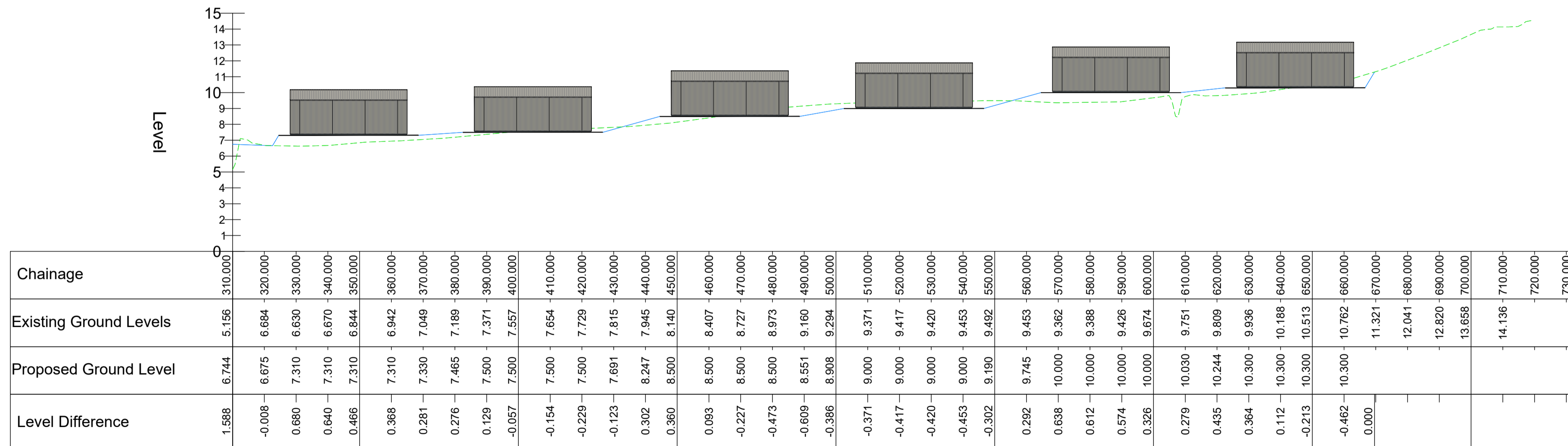


SECTION - (1) - LONGSECTION
 SCALE: H 1:1000,V 1:200. DATUM: 0.000
 Ch 0.000 to Ch 310.000



SITE PLAN
 SCALE 1:5000

SECTION - (1) - LONGSECTION CONTINUED
 SCALE: H 1:1000,V 1:200. DATUM: 0.000



Notes

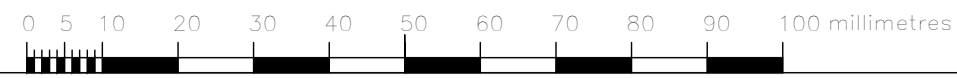
Revisions	Date	Dm.	Revisions	Date	Dm.

WHYTE AND MACKAY
PLANNING DRAWING

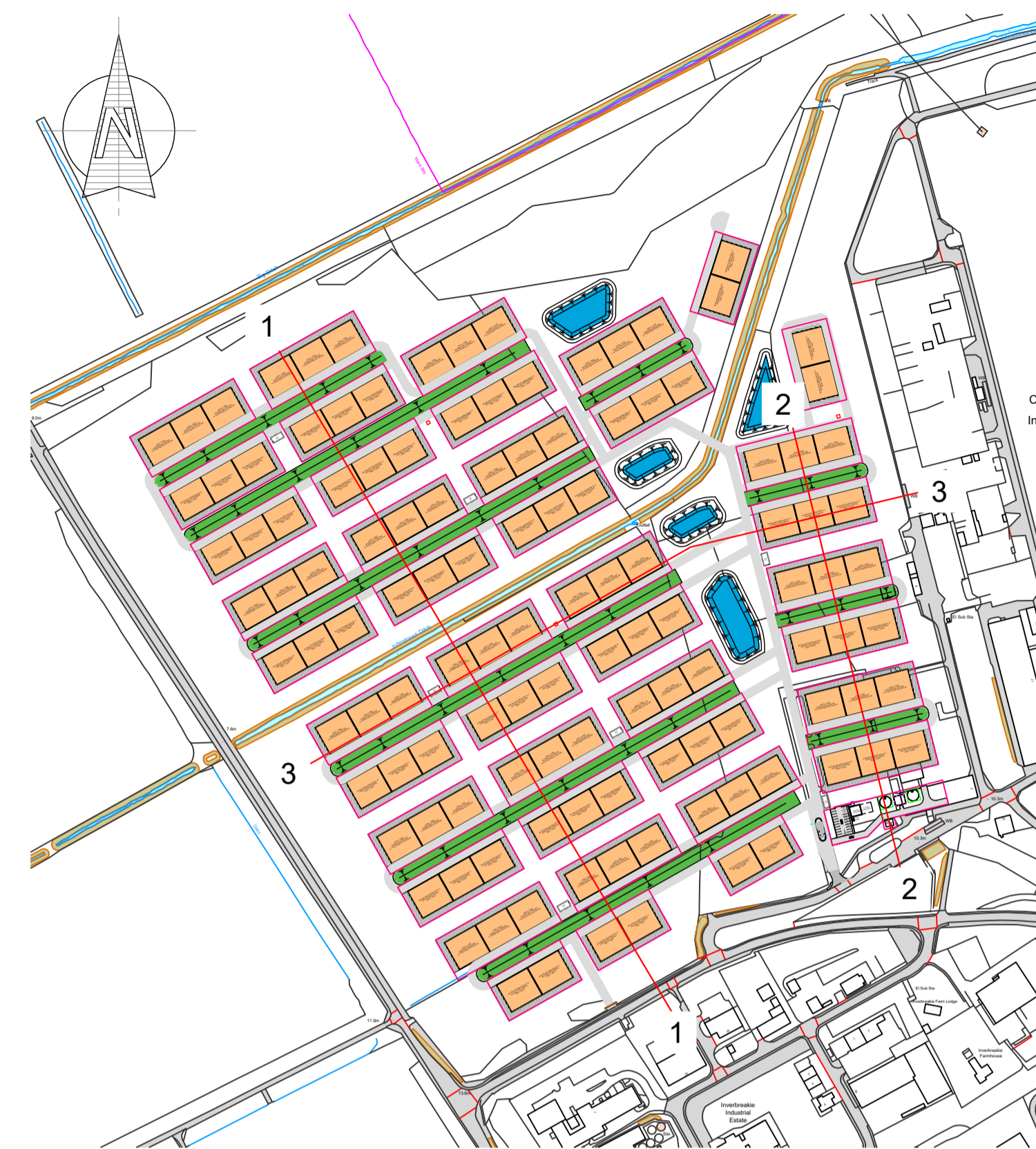
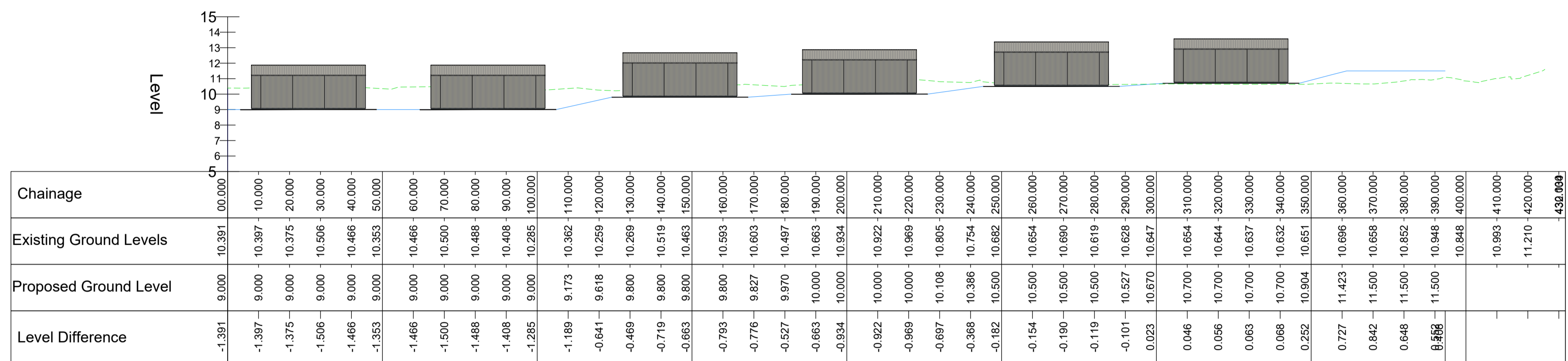
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PROPOSED EARTHWORKS SECTIONS Sht 1 of 2			
Drawn: EMP	Ck'd: AA	Scale: AS SHOWN @ A1	
Date: Nov '22	Date: Nov '22	DO NOT SCALE	
Drawing No. EC22808:00:110	Revision		

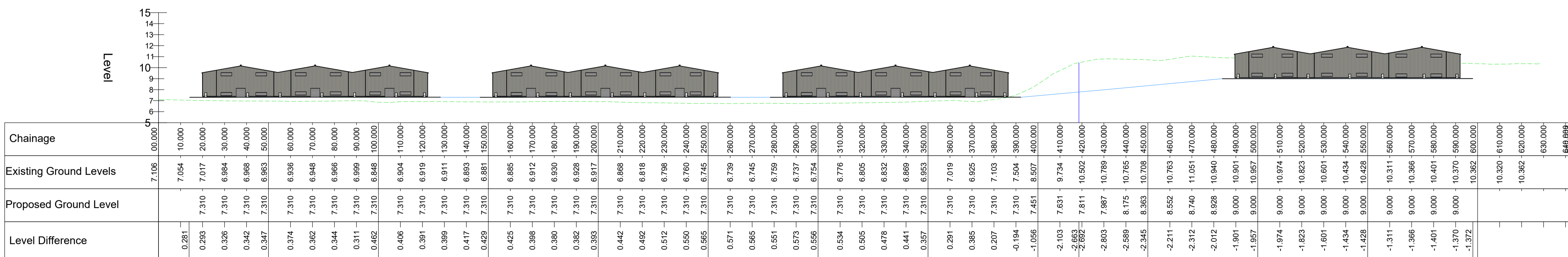


SECTION - (2) - LONGSECTION
SCALE: H 1:1000,V 1:200. DATUM: 5.000



SITE PLAN
SCALE 1:5000

SECTION - (3) - LONGSECTION
SCALE: H 1:1000,V 1:200. DATUM: 5.000



Notes

Revisions	Date	Dm.

Revisions	Date	Dm.

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PLANNING DRAWING

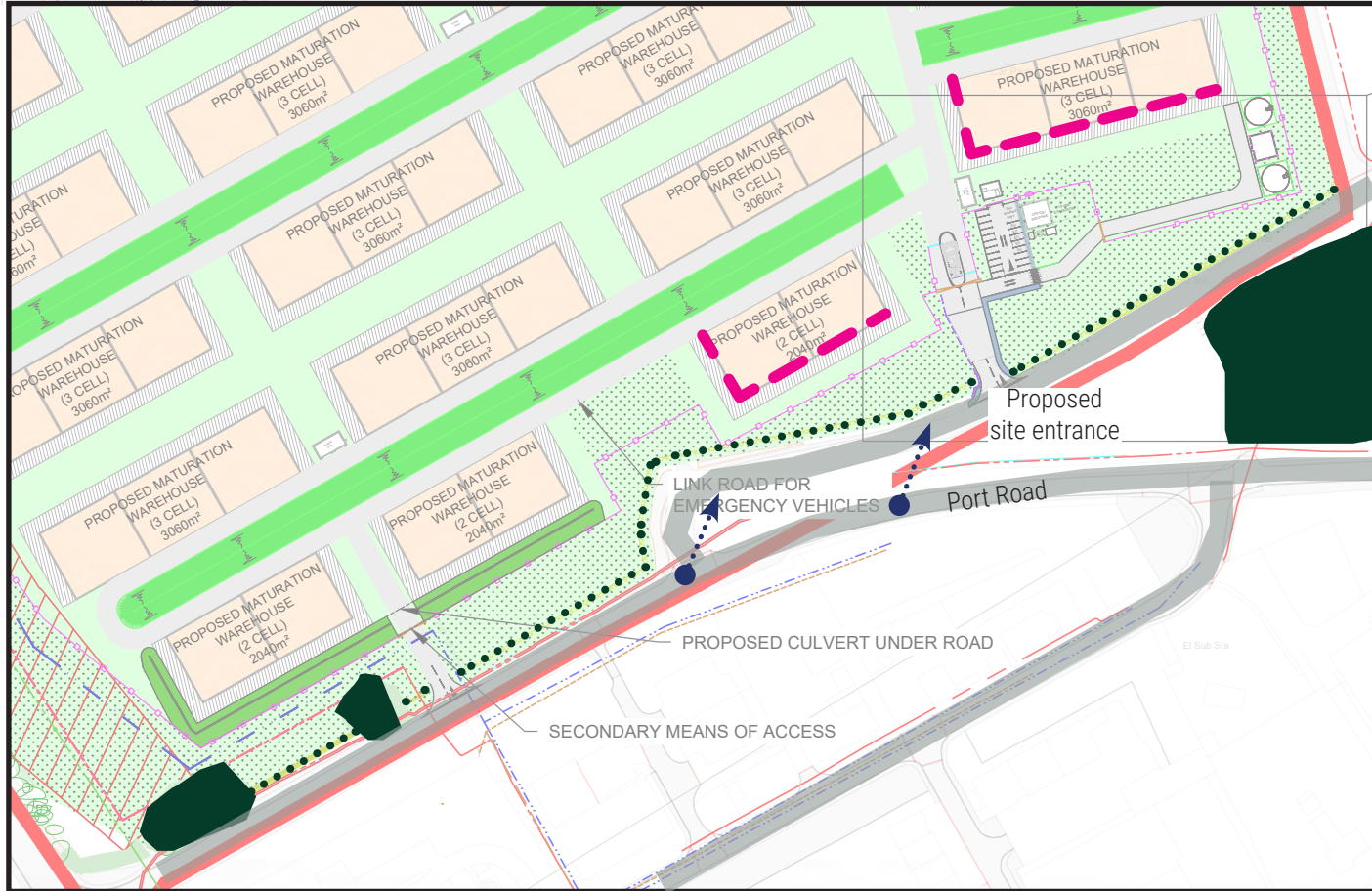
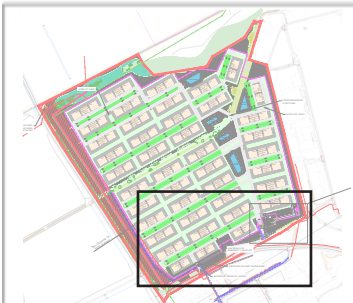
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PROPOSED EARTHWORKS
SECTIONS Sht 2 of 2

Drawn: EMP	Ck'd: AA	Scale: AS SHOWN @ A1
Date: Nov '22	Date: Nov '22	DO NOT SCALE

Drawing No. EC22808:00:111
Revision -



Key

-  Facades subject to public art treatment (mural)
-  Hedgerow management to facilitate views
-  Existing stands of vegetation
-  Views from Port Road

In response to feedback obtained through the public consultation process, it is proposed to incorporate public art on the facades of warehouses at the site entrance. Given the popularity of Port Road as part of a loop walk around Invergordon, and the proximity of the warehouses to publicly accessible elevated viewing locations, these facades are considered to provide a suitable opportunity to incorporate murals that will complement the wider collection of mural artworks within the town.

The visual appearance and thematic content is subject to further creative development, but the design will consider a colour palette that complements the proposed warehouse scheme, and the agricultural backdrop to the views here.

the paul hogarth company

LANDSCAPE ARCHITECTURE / URBAN DESIGN / PLANNING

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title: All drawings from drawings for tender documentation. All drawings are to be issued on site by contractor prior to commencement of all work. (Notwithstanding to the extent of any contract conditions, drawings are to be issued on site by contractor prior to commencement of all work. (Notwithstanding to the extent of any contract conditions. This drawing is to be used for information only and must not be reproduced or used without permission. Guidance information base information shown is reproduced from Ordnance Survey material © Crown copyright 2018 Licence Number 100034035

no	description	date	author

created:	01/02/2023	drawn:	NH	checked:	MS	approved by:	NTS
project number:	1519	drawing number:	102	revision:	1		
client:	Whyte and Mackay						
project:	Cromarty Maturation Warehousing						
drawing:	Public Art Proposals						
status:	PLANNING						



- KEY**
- SITE BOUNDARY
 - PLANTING / SOFTWORKS
 - EXISTING WOODLAND
 - EXISTING TREES RETAINED (refer to tree survey for further information)
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
 - WOODLAND TREE PLANTING
 - PROPOSED NATIVE HEDGEROW
 - SCRUB PLANTING
 - SPECIES RICH LAWN TO WAREHOUSE SURROUNDS
 - NORTHERN HAY MEADOW MIX (Refer to schedule for mix)
 - WETLAND GRASS MIX TO SWALE & SUDS/ FIRE POND- Refer to schedule for mix
 - VEGETATION / GROUNDCOVER RETAINED TO UNDISTURBED LAND
 - COMPACTED ANGULAR GRAVEL TO WAREHOUSE SURROUNDS
 - ASPHALT SURFACING (refer to engineers drawings and details)
 - PROPOSED SECURITY FENCE- REFER TO ENGINEERS SPECIFICATION
- WOODLAND PLANTING SPECIFICATION**
- WOODLAND TREE PLANTING MIX - Dry ground only**
 Mix of bare root or cell grown trees (depending on availability)
 All trees to be planted to be fitted with 1500mm tree shelters. Trees planted at 2m centres
 *trees to be positioned to front 3m edge of planting
 Layout - All planting blocks to have feathered edge with random groups of no less than 3 or more than 7 of the same species, ensuring that no three plants are aligned in any one direction. Tree blocks to be seeded with Northern Hay Meadow mix.
- | | | | |
|-----|--------------------|----------------------|----------|
| 15% | Alnus glutinosa | 1 + 2 Transplant, BR | 40-60 ht |
| 25% | Betula pubescens | 1 + 2 Transplant, BR | 60-80 ht |
| 10% | Crataegus monogyna | 1 + 2 Transplant, BR | 40-60 ht |
| 5% | Prunus spinosa* | 1 + 2 Transplant, BR | 40-60 ht |
| 15% | Acer campestre | 1 + 2 Transplant, BR | 60-80 ht |
| 15% | Pinus sylvestris | 1 + 1 Transplant, BR | 60-80 ht |
| 5% | Populus tremula | 1 + 1 Transplant, BR | 60-80 ht |
| 5% | Corylus avellana* | 1 + 2 Transplant, BR | 40-60 ht |
| 5% | Viburnum opulus* | 1 + 2 Transplant, BR | 40-60 ht |
- WOODLAND TREE PLANTING ALTERNATIVE MIX - wet ground only**
- | | | | |
|-----|-----------------|----------------------|----------|
| 50% | Alnus glutinosa | 1 + 1 Transplant, BR | 60-80 ht |
| 20% | Salix aurita | 1 + 1 Transplant, BR | 40-60 ht |
| 30% | Salix cinerea | 1 + 1 Transplant, BR | 40-60 ht |
- PROPOSED HEDGEROW PLANTING**
 Hedgerow protection: 900mm-1200mm high Tubex hedging guard secured with single timber stake.
 Species mix 2 (2m width triple row)
- | | | | | |
|-----|---------------------|------------------|----|-----------------|
| 15% | Acer campestre | 90/120cm ht, 1+1 | BR | 13 / ImHedgerow |
| 15% | Betula pendula | 60/90cm ht, 1+1 | BR | 13 / ImHedgerow |
| 10% | Corylus avellana | 90/120cm ht, 1+1 | BR | 13 / ImHedgerow |
| 25% | Crataegus monogyna | 60/90cm ht, 1+1 | BR | 13 / ImHedgerow |
| 10% | Euonymus europaeus | 60/90cm ht, 1+1 | BR | 13 / ImHedgerow |
| 5% | Prunus spinosa | 60/90cm ht, 1+1 | BR | 13 / ImHedgerow |
| 5% | Rosa rugosa 'Alba' | 40/60cm ht, 0+1 | BR | 13 / ImHedgerow |
| 5% | Rosa rugosa 'Rubra' | 40/60cm ht, 0+1 | BR | 13 / ImHedgerow |
| 10% | Viburnum opulus | 60/90cm ht, 1+1 | BR | 13 / ImHedgerow |
- INDIVIDUAL TREE PLANTING (STANDARDS)**
 All trees to be planted to be fitted with 1200mm spiral guards with single supporting stake. Individual trees as shown.
- | | | | |
|-----|------------------|---------------------|----|
| 40% | Alnus glutinosa | 50% 4-6cm 50% 6-8cm | BR |
| 40% | Acer Campestre | 50% 4-6cm 50% 6-8cm | BR |
| 20% | Betula pubescens | 50% 4-6cm 50% 6-8cm | BR |
- SCRUB PLANTING MIX**
 Mix of bare root or cell grown material (depending on availability)
 All trees to be planted to be fitted with 1500mm tree shelters. Shrubs to be planted with 600mm shrub shelters.
 *Larger trees to be center of planting block
- | | | | |
|-----|---------------------|----------------------|-----------|
| 5% | Alnus glutinosa* | 1 + 2 Transplant, BR | 40-60 ht |
| 5% | Betula pubescens* | 1 + 2 Transplant, BR | 60-80 ht |
| 5% | Crataegus monogyna* | 1 + 2 Transplant, BR | 40-60 ht |
| 20% | Prunus spinosa | 1 + 2 Transplant, BR | 40-60 ht |
| 5% | Acer campestre* | 1 + 2 Transplant, BR | 60-80 ht |
| 20% | Corylus avellana | 1 + 2 Transplant, BR | 40-60 ht |
| 20% | Viburnum opulus | 1 + 2 Transplant, BR | 40-60 ht |
| 20% | Ilex aquifolium | 1+1 Transplant, BR | 40-60 ht, |
- GRASS SEED MIXES**
- Seed Mix to Damp Ground / Swale Base
 - Wet Meadow Mix by Scotia Seeds to SUDS floor and wetland areas. Area seeded at 3-5g per m2
 - Northern Hay Meadow (Northern Hay Meadow mix by Scotia Seeds- additional species (*Rhinanthus minor*) to be added in coordination with project Ecologist).
 - Species Rich Lawn Area to Warehouse surrounds
 - Germinal WFG20 Eco species Rich lawn 15g/m2

The Contractor shall ensure that all plant material brought on site is maintained in good condition and protected from theft, frost or damage of any sort.

Trees, shrubs, whips and transplants shall be lifted from nursery lines from the end October to end March and at no time between lifting and planting shall the plant material be subjected to adverse conditions. The plant material shall be lifted and handled in such a manner as to avoid damage to the roots or aerial parts of the plants. Packaging shall be adequate for the protection of the plants to avoid heating or drying out, and shall conform to the following:
 All whips shrubs and transplants shall be packed in hessian bags. The top of each bag shall be securely tied and labelled with species and quantity. All transplants shall be full enclosed within each hessian bag.

During planting operations, all plant material shall be adequately protected while awaiting planting, to protect roots from drying and cold winds, and to prevent physical damage.
 All bare rooted plant material arriving at site or Contractor's nursery shall be unpacked within 24 hours unless they are to be planted within 48 hours. Plant material shall be supplied with protection to roots and stems and packed to avoid drying out in transit. After delivery, if planting is not to be carried out with 48 hours, bare root plant material shall be heeled in by placing the roots in a prepared trench and covering them with soil, which should be watered to avoid air pockets around the roots, in a location to be agreed with the Landscape Architect.

The Contractor shall be responsible for setting out all areas to the satisfaction of the Landscape Architect. Plant material shall be planted in the numbers indicated on the drawing and plant schedule or as directed on site by the Landscape Architect. The Contractor will be expected to achieve the distribution of plant material as shown on the drawing. Planting throughout shall be in accordance with BS 4428 1:1999 and good horticultural practice. Attention must be paid to correct depth of planting and that the soil is firmed in around the roots. On completion of planting, all areas shall be left clean and tidy and all adjacent established grass and paved areas etc. reinstated as required.

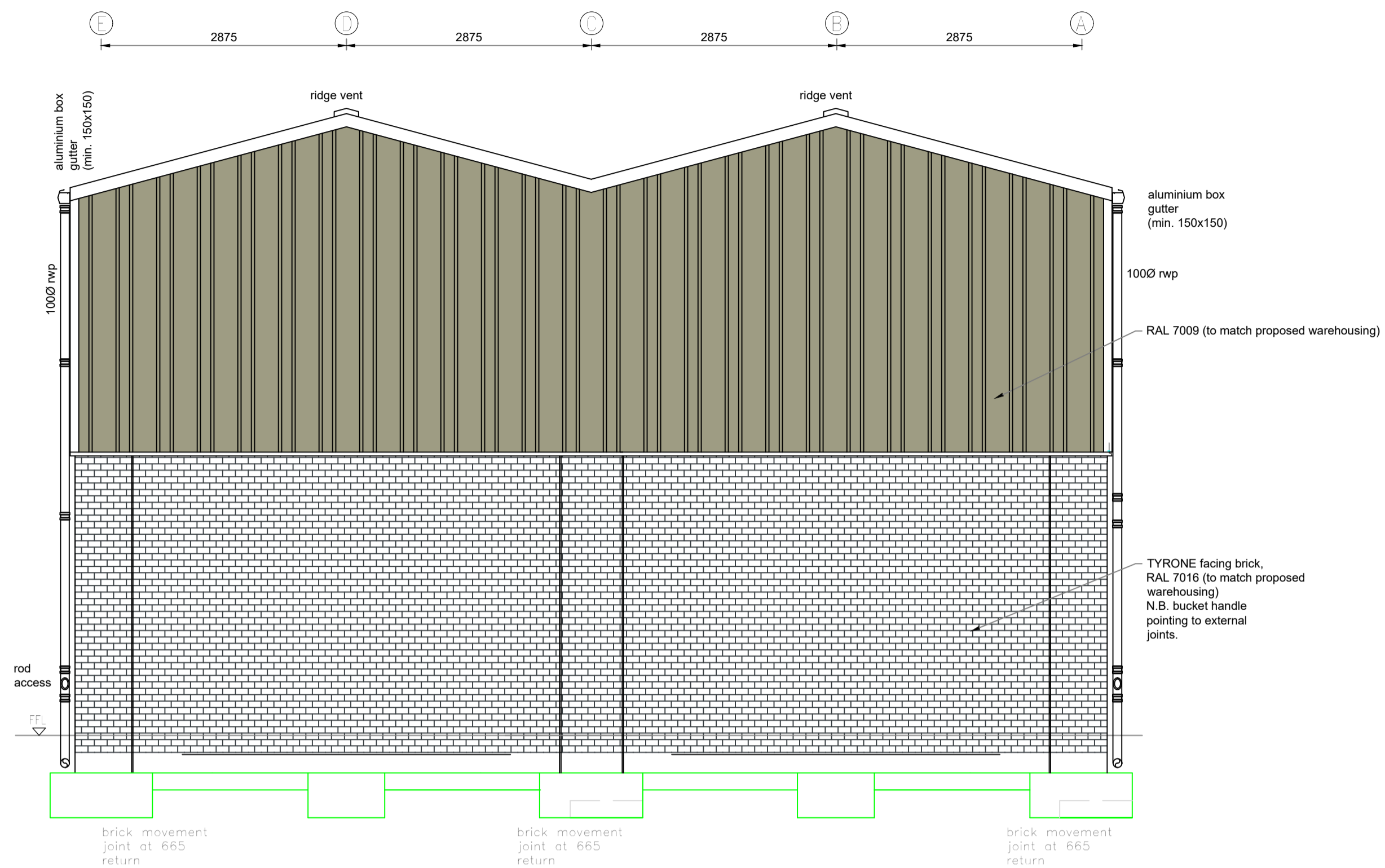
Fertiliser. Fertiliser shall be ICI Enmag slow release as supplied by ICI Agrochemicals, Professional products, Fernhurst, Haslemere, Surrey GU27 3JE or equal and approved slow release fertiliser.
 Root dip. Root dip solution shall be a seaweed/clay based alginate solution prepared in accordance with the Manufacturer's written instructions.

Prior to planting, all bare root plants shall be completely immersed in a container of root dip solution and pot grown plants shall be sprayed with the solution.

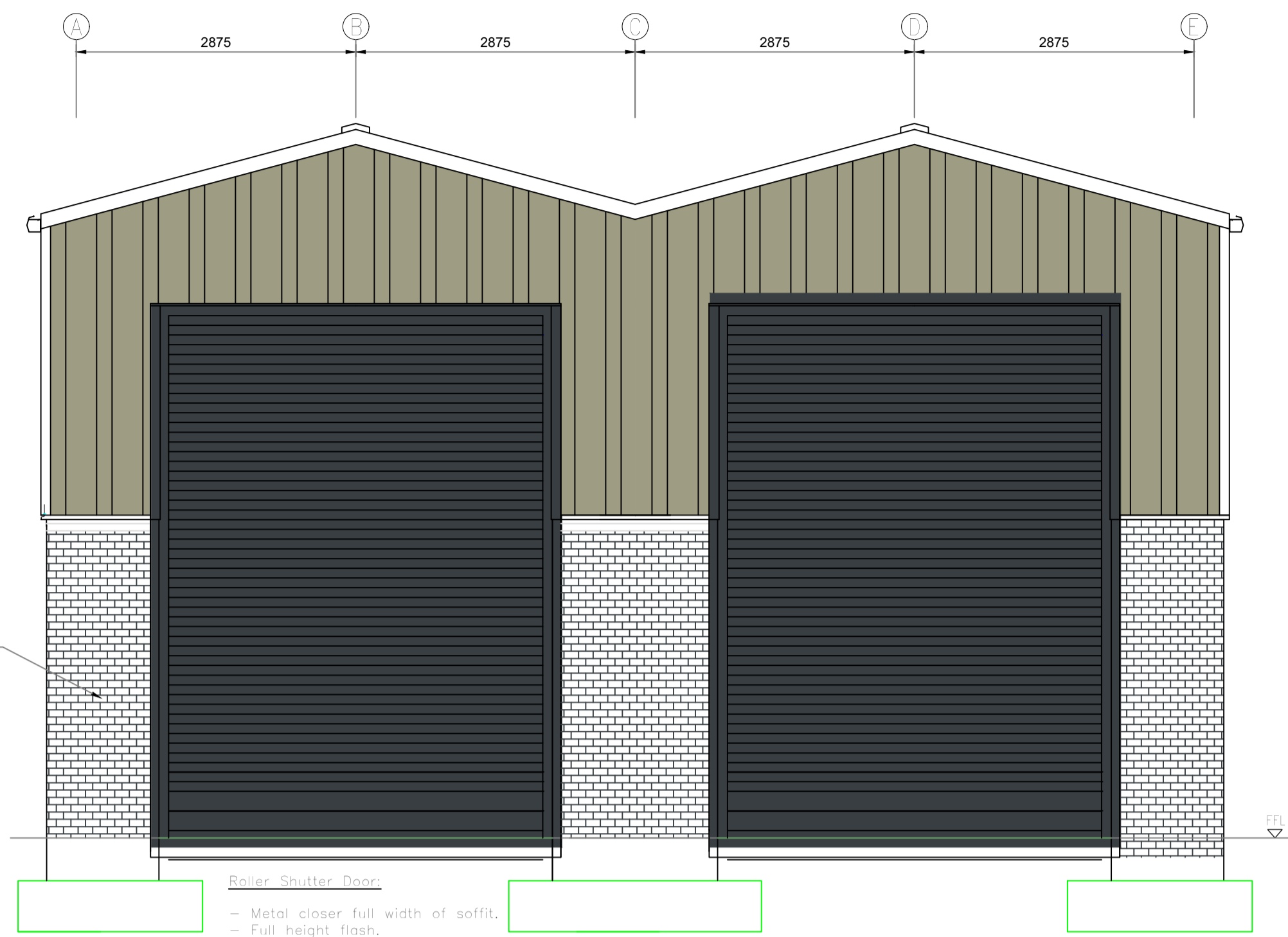
Do not scale from drawing, use figured dimensions only.
 All dimensions are to be checked on site by contractor prior to commencement of all work.
 Discrepancies should be reported immediately.
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revision	description	date	author
P01	Minor Layout Revision	11/11/22	NH

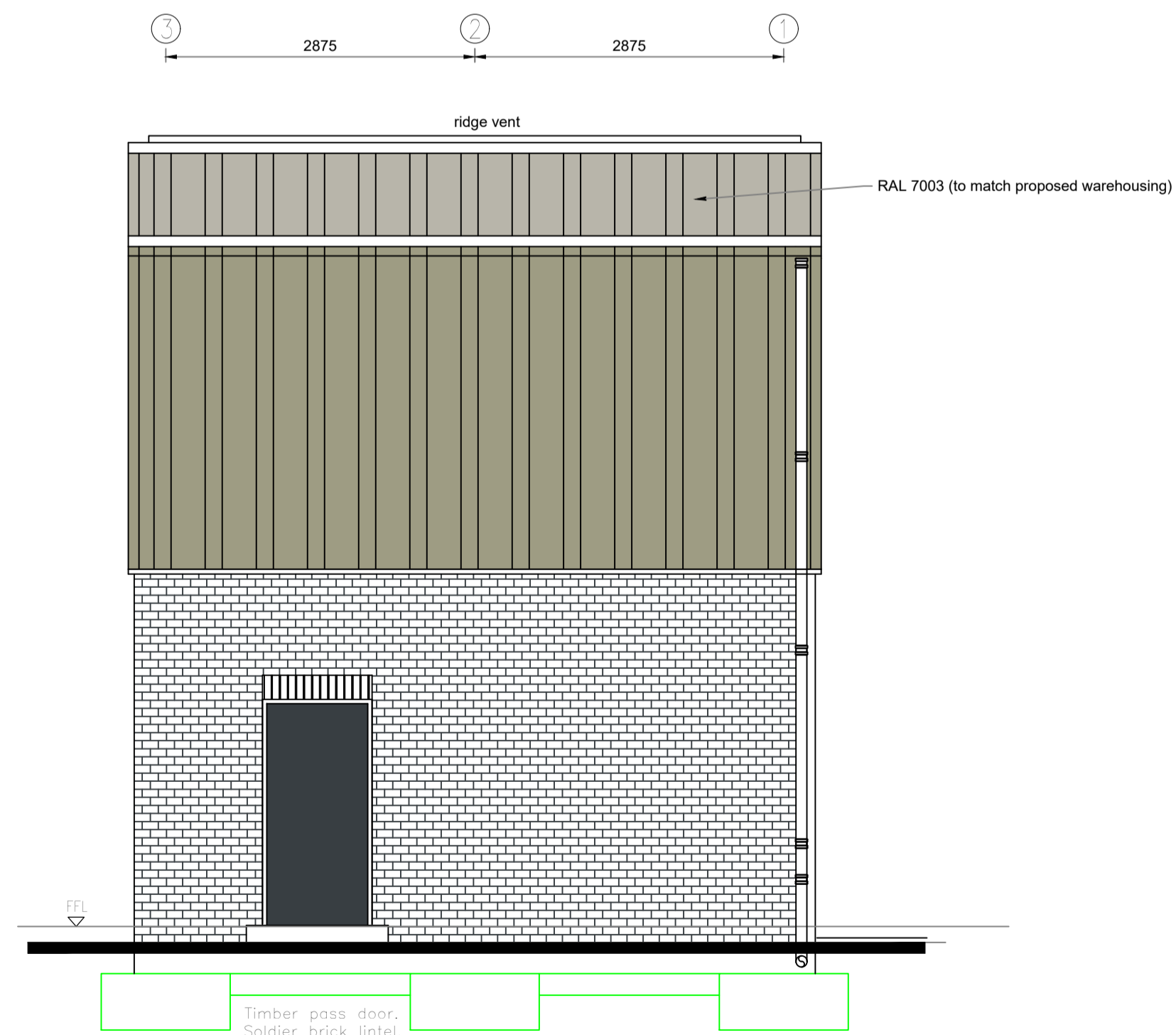
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 4, Ashurst Road, Haslemere, Surrey GU27 3JE
 Tel: +44 (0)131 331 4811 | Fax: +44 (0)131 331 4812
 Email: info@paulhogarth.com | Website: www.paulhogarth.com
 Project: 1519/12022 | Drawing: 101 | Revision: 01
 Client: Whyte and Mackay
 Project: Cromarty Maturation Warehousing
 Drawing: Landscape Layout Plan
 Status: PLANNING



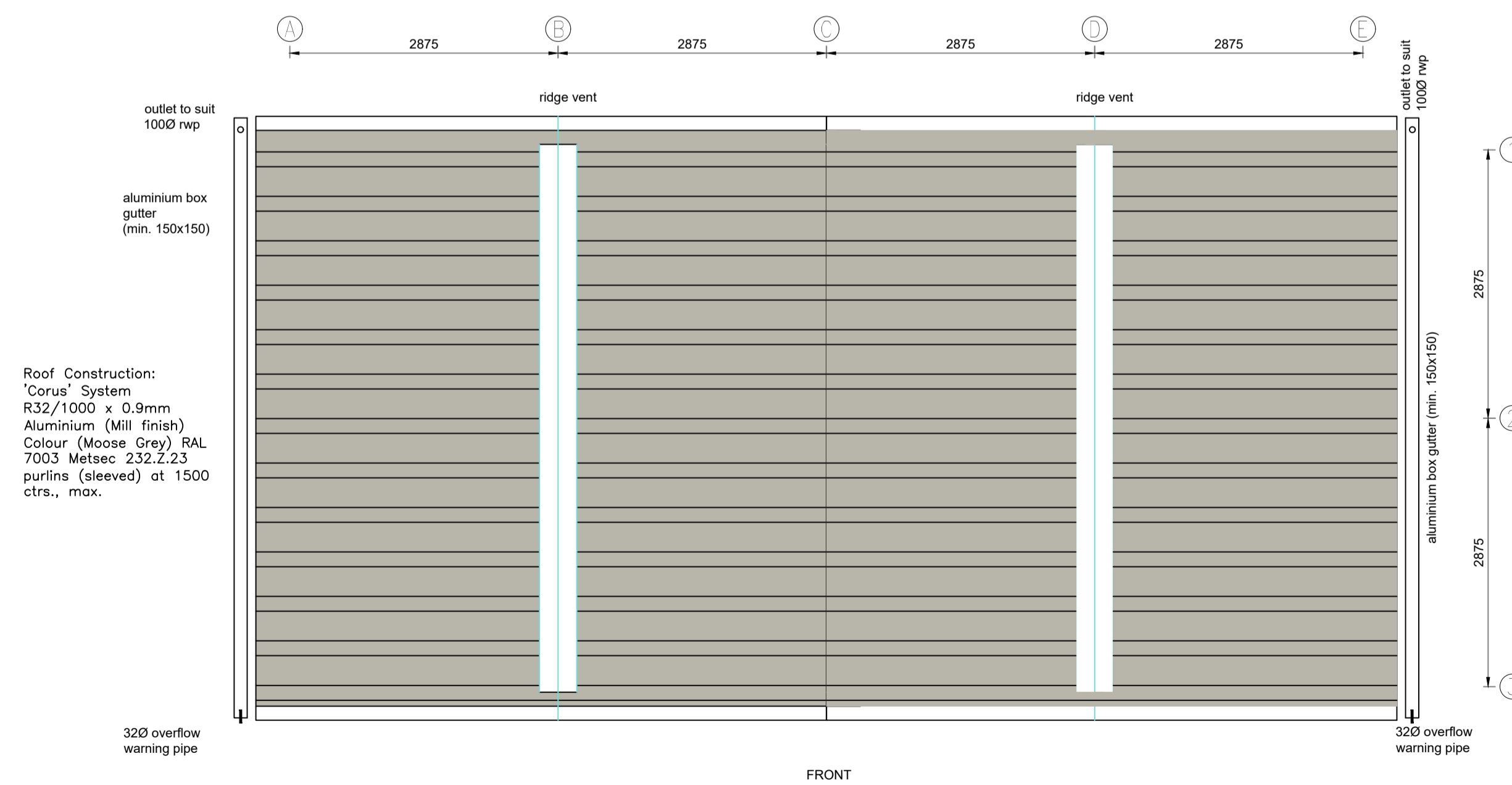
REAR ELEVATION - FORKLIFT SHED
Scale 1:50



FRONT ELEVATION - FORKLIFT SHED
Scale 1:50



SIDE ELEVATION (FORKLIFT SHED)
Scale 1:50



ROOF PLAN - FORKLIFT SHED
Scale 1:50

Roof Construction:
"Corus" System
R32/1000 x 0.9mm
Aluminium (Mill finish)
Colour (Moose Grey) RAL
7003 Metsec 232.Z.23
purlins (sleeved) at 1500
ctrs., max.

Revisions	Date	Drn.
A	16.11.22	AA
RAL Colour amended.		

PLANNING
DRAWING

WHYTE AND MACKAY

INVERGORDON
MATURATION WAREHOUSING

FORKLIFT SHED ELEVATIONS

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Drawing No.	Revision
EC22808:00:115	A