Agenda Item	**6.6**
Report No	**PLS/21/25**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 02 April 2025

Report Title: 24/04228/FUL: Culduthel Woods Group

Land 75M NE Of Culduthel Avenue, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Entrance and path improvement works, pond habitat enhancement, stone walling, drainage works

Ward: 15 – Inverness Ness-Side

Development category: Local

Reason referred to Committee: More than 5 objections

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 the improvement of the Culduthel Wood path network, pond habitat enhancement, signs, stone walling and drainage works.

1.2 The proposed upgrades follow design concepts outlined in the Paths for All's Outdoor Accessibility Guidance.

1.3 Pre-Application Consultation: N/A

1.4 Supporting Information:

- Community Consultation summary report
- Design and Access statement
- Tree Survey and Arboricultural impact assessment

1.5 Variations: N/A

2. SITE DESCRIPTION

2.1 The application site is bound along the south side by Culduthel Avenue, the east by Culduthel Road (the B861) and by the residential properties of Culduthel Park and Drumdevan Road to the north. A burn passes along the west and north boundaries.

2.2 The Culduthel Wood covers an area of approximately 6.04 hectares and the Culduthel Hospital Tree Preservation Order (TPO) spreads across the whole wood. It is a well-used woodland area manged and owned by the Culduthel Woods Groups on behalf of the local community. Within the wood there are existing formal and informal paths alongside a SUDs Pond located to the northern part of the site.

2.3 The existing formal path within the woodland is classed as a Core Path (IN19.35) which runs from the primary entrance on Culduthel Avenue northeast to the houses at Culduthel Park and is made up of asphalt.

3. PLANNING HISTORY

3.1 None

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour – Neighbour Notification

Date Advertised: 15.11.2024 – 29.11.2024

Representation deadline: 26.12.2024

Timeous representations: 17

Late representations: 1

4.2 Material considerations raised are summarised as follows:

a) Well-used woodland
b) Impact on protected species/ wildlife

c) Increase of flooding
d) Change of character
e) Impact on amenity, security and privacy
f) Impact on infrastructure and services

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 **Access Officer:** "The Culduthel Woods Paths are Core Paths (IN19.35) which we have a duty to protect. These proposals will improve some lengths of those Core Paths. We are confident that public access will be managed responsibly if and when construction starts. However, if the applicants and their agents are in any doubt about what their obligations are for managing public access during the construction phase they should contact the Access Officer as soon as possible."

5.2 **Foresty Officer:** "Following the receipt of further information via a Tree Survey Report and Tree Protection Plan the proposed development is considered acceptable subject to conditions.

The Proposed Path Layout drawing shows an indicative deposition area for spoil from the pond which causes us some concern over impact of multiple machine movements to transport material and impact of build-up of material within RPAs, as the trees in this area were not surveyed. The applicant has confirmed the nature of the material to be excavated from the pond; the location for the deposition of different material and that the existing path and protective matting is to be used for machinery movements. This could be accepted, and we could require more detail on the exact position of the deposition of material as a condition of permission.

Concerned over the impact on roots of trees adjacent to the pond during excavations and it has been confirmed that protective matting is to be used for machinery movements, which could be accepted.

Information sought regarding the Detailed Layout 2 drawing and the finished ground level around Section 2. It has been confirmed that the existing ground level at the path is 36.830 and the proposed path finish level 37.130 with no-dig construction. This uplift of ~30cm could be accepted. It has been confirmed that the pipe culverts on Detailed Layout 2 drawing are to be installed by hand digging, this is welcomed. The Arboricultural Impact Assessment sections 4.1.2 and 4.5.1 have been updated to note that there would only be limited changes in ground level, this is welcomed."

5.3 **Ecology Officer:** Informal discussion has indicated that the ecology officer has no objection and considered the impact on wildlife to be low.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 6 - Forestry, Woodland and Trees
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 20 - Blue and Green Infrastructure
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management
Policy 23 - Health and Safety

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
42 - Previously Used Land
50 - Aquaculture
51 - Trees and Development
52 - Principle of Development in Woodland
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
62 - Geodiversity
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks
75 - Open Space
77 - Public Access

6.3 **Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

Placemaking Priorities 19 - South Inverness

6.4 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (as amended December 2020)

National Planning Framework 4

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) Impact on TPO
c) Impact on protected species/ wildlife
d) Increase of flooding
e) Change of character
f) Impact on amenity, security and privacy
g) Impact on infrastructure and services
h) Any other material considerations

Development plan/other planning policy

8.4 National Planning Framework 4 Policy 13 (Sustainable Transport) states that proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. The proposed upgrades to the path network can be considered to improve active travel infrastructure.

8.5 Policy 14 (Design, quality and place) of National Planning Framework 4 states development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

8.6 Policy 22 (Flood risk and water management) of National Planning Framework 4 states proposals at risk of flooding or in a flood risk area will only be supported if they are water compatible uses and/or redevelopment of an existing site for an equal vulnerable use.

8.7 Policy 51 (Trees and Development) of the Highland wide Local Development Plan states that The Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites.

8.8 The Placemaking Priorities 19 as set out by Inner Moray Firth Local Development Plan 2 at South Inverness encourages more sustainable, walkable communities.

8.9 The proposal is for upgrading and improvement works to the path network within the woodland. It is therefore considered to be acceptable in principle and can be

supported subject to it being acceptable in terms of its design and impact on trees, flooding, protected species/wildlife, flooding, the character of the area, amenity, security and privacy, and infrastructure and services, and compliance with all other relevant development plan policies.

Impact on Tree Preservation Order

8.10 The application site is within an area which is covered by the Culduthel Hospital Tree Preservation Order (TPO). The submitted Design and Access Statement notes that the paths are designed to follow existing informal paths with no felling of trees required. The no-dig construction path is designed to not disturb tree roots, spreading the load of the path so as to avoid damaging compression/compaction of the soil beneath, and also allow air and rainwater to continue to enter the soil so as to support healthy roots and trees.

8.11 Temporary 2m high welded mesh 'Heras' type panel protective fencing is proposed alongside the path corridor to prevent impact with adjacent trees during construction works. These works will be undertaken in accordance with the approved Tree Protection Plan and Arboricultural Method Statement. Conditions to control the impact on trees are proposed. It is considered that the proposal will have no significant or detrimental impact on the trees within the Culduthel Hospital TPO.

Impact on protected species / wildlife

8.12 The proposal has routed the proposed paths to follow the existing informal path network within the woodland.

8.13 The proposed no-dig construction paths used to formalise the majority of the informal paths are considered to have limited impacts on the wildlife in the area, as they are proposed in the same locations as the current informal paths that are already frequented by human activity.

8.14 The agent has indicated that in some cases, small, localised pruning/removal of understorey shrubs will be required for the paths. Such work will only be undertaken outside the bird-nesting season (avoiding the period March to August). In addition, the developer has advised that during periods when bats are active on the wing, the operation of plant with lights within the woodland will not be permitted earlier than one hour before sunrise and one hour after sunset, to avoid disturbance.

8.15 The site is not covered by any statutory natural heritage designations. However, in order to reduce the impact on any protected species or nesting/breeding sites that may be located within the development area, it is considered appropriate to attach a condition relating to the timing and nature of the works.

Increase of flooding

8.16 Representations have been received in relation to potential flood risk on the site. The SEPA flood mapping identifies both fluvial and pluvial flood risk at the north point around the pond.

8.17 NPF4 Policy 22 identities that development proposals at risk of flooding or in a flood risk area will only be supported if they are for water compatible uses, and are for the

redevelopment of a site for an equal or less vulnerable use. The proposal is assessed as both water compatible and an equal vulnerability use.

8.18 The proposal is for the upgrading of existing paths, pond enhancement and drainage work. The new paths will be permeable as such are not considered to increase flooding in the area. The only proposed development using hardstanding materials will be the upgrading to the start of the current asphalt path. This is outwith the area identified at flood risk.

8.19 Informal discussion with the Council's Flood Team indicates that the maintenance of the existing SUDs pond is outwith the control of the Council and if any maintenance to it is required or any damage occurs to it during the construction process then it would be a private legal matter between the parties involved to address and resolve.

Change of character

8.20 The character of the wood is established by native deciduous woodland mainly Beech, Birch, Lime, Scots Pine and Willow, with water features such as the burn to the west and SUDs pond to the north. It is a urban woodland enclosed by development. The woodland is used for informal recreation and active travel with existing path links to the surrounding community.

8.21 Representations suggests that the character of the site would change. However, the proposal is to encourage and consolidate active travel use of the site by the upgrading of well-used informal paths. This is not considered to have a significant or detrimental impact on the established recreational character of the site.

8.22 Representations highlight potential noise disturbance due to increased accessibility. However, any noise and disruption from the site would be a matter for Environmental Health to assess as a potential statutory noise nuisance.

Impact on amenity, security and privacy

8.23 Representations refer to potential negative impacts on amenity, security and privacy in relation to the properties to the north of the development as the existing informal path passes behind these houses. The upgrades proposed to the path are not considered to significantly increase negative impacts on amenity, security and privacy. There is already an existing informal path; the application is only formalising it.

Impact on infrastructure and services

8.24 Representations suggest a lack of sufficient parking. The proposal is for the path improvement works only, and no parking provision is proposed. The proposal is to encourage and consolidate active travel use of the site.

8.25 Representations also refer to road safety. The proposal is for the upgrading of the existing path network, all the access points to the network are pre-existing and it is not considered that the proposed works will have an impact on road safety.

8.26 Members will note that any parking of vehicles that would cause obstruction to the free flow of traffic would be a matter for Police Scotland to address.

8.27 Works to integrate the proposed paths to adopted roads such as dropped kerbs and any associated drainage would be dealt with through a separate Consent from the Road Authority.

Other material considerations

8.28 The application states that excavated silt and organic material from the pond will be used to form path verges and any surplus deposited in an area of clear ground at the southern end of the upgraded pond path (ref Drawing - 2283 - 102 REV D Proposed Site Layout Plan – Path Layout). The Design and Access Statement indicates that this will consist largely of leaves and so will breakdown into leaf mould. Condition 2 requires an updated Tree Protection Plan showing the exact location for the spoil deposition area and protection measures for adjacent trees to be provided. This is to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

Non-material considerations

8.29 Representations refer to increased anti-social behaviour. This would be a matter for Police Scotland. In addition, the level of littering of the area has been highlighted, and this would be a matter for the developer, and the Council's Environmental Health and Waste teams to consider. Furthermore, the potential unsafe use of the path network (dangerous cyclists) has been raised, and this would be for Police Scotland. Finally, maintenance of the paths has been identified, and this would be for the developer/their factors to address.

8.30 The proposed signs are acceptable and can be erected under Class 2 of The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 Schedule 4 (The Specified Classes of Advertisement Displayed with Deemed Consent).

Matters to be secured by Legal Agreement / Upfront Payment

8.31 None

9. CONCLUSION

9.1 Planning permission is sought for entrance and path improvement works, with associated works to the existing pond, stone walling and drainage, all within the existing Culduthel community woodland, and with the aim of consolidating the existing informal path network and providing wider access and active travel opportunities for the community.

9.2 The woodland is protected by the Culduthel Hospital TPO, and the proposed works are assessed as being compatible with the woodland and do not change the overall character of the woodland.

9.3 The proposal is considered to complement the South Inverness Placemaking Priorities set out in the Inner Moray Firth Local Development Plan for encouraging

more sustainable, walkable communities by improving the pre-existing paths to allow for walking, wheeling and cycling.

9.4 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

11.1 **Action required before decision issued** N

11.2 Notification to Scottish Ministers N

11.3 Conclusion of Section 75 Obligation N

11.4 Revocation of previous permission N

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

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).

2. No development, site excavation or groundwork shall commence until an updated Tree Protection Plan showing the exact location for the spoil deposition area and protection measures for adjacent trees has been submitted to and subsequently approved in writing by the Planning Authority. The development shall thereafter be undertaken in accordance with the agreed details.

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

3. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage as per the Tree Protection Plan and Arboricultural Method Statement, and in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time. The barriers and ground protection measures shall remain in place throughout the construction period and shall not be moved or removed without the prior written approval of the Planning Authority.

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

4. Any localised pruning/removal of understorey shrubs required for the paths shall only be undertaken outside the bird-nesting season (avoiding the period March to August). For the avoidance of doubt, during periods when bats are active on the wing, no operation of plant with lights within the woodland shall be undertaken earlier than one hour before sunrise and one hour after sunset.

   Reason: In order to reduce the disturbance to any birds or bats.

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

INFORMATIVES

Initiation and Completion Notices

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

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

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

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application

site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

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

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

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 and Debris on Road

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

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place

outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

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

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

Protected Species – Halting of Work

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

Signature:	David Mudie
Designation:	Area Planning Manager – South
Author:	Ross Cubey
Background Papers:	Documents referred to in report and in case file.

Relevant Plans:
Plan 1 - 000001 - PROPOSED SITE LAYOUT PLAN - PATH LAYOUT
Plan 2 - 2283 - 100 REV B LOCATION PLAN
Plan 3 - 2283 - 103 REV D GENERAL PLAN - DETAILED PROPOSALS LAYOUT
Plan 4 - 2283 - 104 REV E GENERAL PLAN - DETAILED PROPOSALS LAYOUT
Plan 5 - 2283 - 105 REV D GENERAL PLAN - DETAILED PROPOSALS LAYOUT
Plan 6 - 2283 - D01 SECTION PLAN
Plan 7 - Tree Protection Plan and Arboricultural Method Statement

Pond path
2283-104-Detailed Layout 2

Schoool Link path
2283-105-Detailed Layout 3

Pond Path Entry Point
2283-103-Detailed Layout 1

DRUMASHIE DR

DRUMDEVAN RD

CULDUTHEL AVENUE

CULDUTHEL PARK

Pond

FBs

2m width pond link path with raised permeable no-dig construction

Connection to existing block paving with drop kerb; relay section where path interfaces to create smooth transition between surfaces (nom. 1m2)

One way fingerpost at entrance

Land privately owned – no path works proposed. Access is available under provisions of Land Reform (Scotland) Act 2003

One way fingerpost at entrance

Section of path ramped to meet existing footway, 1:20 gradient

2m width school link path with raised permeable no-dig construction

Existing informal path retained

Existing Sign

Deposition areas for excavation pond silt. Spread smooth

Rebuild stone wall at a height of 450

Re-Grade to meet wall

Bank slope re-graded to achieve 1:12 gradient for path

2m wide, Resurfaced tarmac at entry

37.3m

One way fingerpost at entrance

Dropped kerb with tactiles across from path entry point

Entance path at 1:13 gradient

Fence line adjusted, new strainer posts

Drop kerb on footway

Two way finger post

KEY

- Ownership boundary
- Red Line boundary
- Existing informal path route
- Type 1 with granite dust path No-dig Construction
- Type 1 with granite dust path
- New Asphalt
- Existing asphalt path
- Category U Trees
- Surveyed Trees with RPA
- Dry Meadow
- Mown Grass
- Extent of Culduthel Woods
- Pond
- Proposed (Existing) Spot heights
- Fencing
- Signs
- Benches
- Finger Post
- Piped culverts
- Re-built stone wall
- Pond dredging
- Native marginal planting
- Re-profiled pond margin with native marginal planting
- Pond edge meadow mix
- Soil Regrading
- Deposition area for pond silt

Accessibility

The path has been designed to the Outdoor Accessibility Guidance, produced by Paths for All and The Sensory Trust.

The route has no barriers keeps to gradients that are generally slacker than 1:20 and a maximum of 1:12 over short distances'

Zone A	**Formal, intensively managed landscapes** (eg visitor centres, urban landscapes, recreational hubs)	Applies the highest access standards and provides access for the most people.
Zone B	**Informal, moderately managed landscapes** (eg walking and cycle trails, country parks, urban fringe)	Access standards are lower but Least Restrictive Access approach maximises opportunities.
Zone C	**Open, wilder, lightly managed landscape** without major barriers (eg open countryside, nature reserve, woodland)	Access standards are lower but Least Restrictive Access approach maximises opportunities.
Some areas of wild, open countryside and forest will be outside the zoning system, but if improvements are planned, they should aim to meet at least Zone C standards.		

C
No stiles, steps or physical barriers restricting access. No gates narrower than 1100mm (1500mm in Scotland).
Path not firm in all weathers, loose materials, occasional tree roots, potholes and stretches of rutting.
At least 1000mm with passing places at least every 150m.
Narrower sections are limited to 850mm wide.
Not formalised. Resting points make the most of existing features.
Maximum 1:10 (10%) over very short distances (600mm).
1:35
Maximum 12mm gap measured across the line of the path.
Does not meet recommended heights in sSction A.3 but there are no solid structures limiting headroom.
Route is lengthy with no shorter loops or easy return options.
Route may be undefined, but it is still clear enough to follow.

Table A.2a Path and route management zone standards; Extract from Outdoor Accessibility Guidance

0 50 100 m

Ræburn Farquhar Bowen

Proposed Path Layout

Culduthel Woods Path Project
Culduthel Woods Group

PLANNING

2283 | RFB | XX | XX | DR | L | 102 | -- | D

Revision Note: (01/10/2024)

D Amentments to annonations and locations of drop kerbs

Internal Drawing Reference: 2283 - 102 - D

1:500 @ A1

Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations. Four categories are used (A, B, C, U) with categories A, B & C being assigned one of three separate sub categories (1, 2 or 3):
A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.
B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

Tree No.	Species	Age Group	Diameter (mm)	Height (m)	Crown Height (m)	North (m)	East (m)	South (m)	West (m)	Condition	Life Expectancy	Comments	RPR	Category
1	Fraxinus excelsior (Ash)	SM	140	15	2	2	5	3	2	Good	20+	Multiple stems at ground level. Crown distorted due to group pressure.	3.76	B1
2	Fraxinus excelsior (Ash)	SM	120	9	6	2	2	3	1.5	Good	20+	Crown distorted due to group pressure.	1.44	B1
3	Fraxinus excelsior (Ash)	EM	180	14	4	2	2	2	1.5	Good	10+	Ivy on tree. Multiple stems at ground level. Low bud/leaf density. Dieback present.	3.06	C1
4	Fraxinus excelsior (Ash)	M	330	18	4	3	6	4	4	Good	20+		3.96	B1
5	Acer pseudoplatanus (Sycamore)	Y	70	6	1	2	2	1	2	Good	20+		0.84	B1
6	Fraxinus excelsior (Ash)	EM	150	11	8	1	1	1	1	Poor	<10		1.8	C1
7	Fraxinus excelsior (Ash)	EM	180	16	2	2	4	3	3	Good	20+		2.16	B1
8	Ilex aquifolium (Holly)	EM	100	7	1	2	2	2	1	Good	20+	Ivy on tree. Crown distorted due to group pressure.	1.69	B1
9	Tilia tomentosa (Silver Lime)	M	300	13	2	4	4	2	4	Good	20+	Multiple stems below 1.5m. Historic surgery work.	5.09	B1
10	Tilia tomentosa (Silver Lime)	M	300	13	2	4	4	2	4	Good	20+	Multiple stems from large stump. Historic surgery work.	3.6	C1
11	Picea abies (Norway Spruce)	SM	110	6	1	2	2	2	2	Good	20+		1.32	B1
12	Betula pendula (Silver Birch)	M	460	8	3	2	2	2	2	Good	20+	Poor shape & form. Historic tree work present.	5.52	C1
13	Salix fragilis (Crack Willow)	M	230	11	1.5	4.5	4	5	4	Good	20+	Stem divides below 1.5m. Growing from the water bank.	5.52	B1
14	Salix fragilis (Crack Willow)	SM	120	11	2.5	2	2	2	2.5	Good	20+	Growing from the water bank.	2.88	B1
15	Salix fragilis (Crack Willow)	SM	140	12	2.5	3	2	1	2.5	Good	20+	Growing from the water bank.	1.68	B1
16	Salix fragilis (Crack Willow)	EM	140	13	2.5	3	4	2	2	Good	20+	Stem divides below 1.5m. Growing from the water bank.	2.38	B1
17	Betula pendula (Silver Birch)	M	330	17	5	4	4	4	4	Good	20+	Historic tree work present.	3.96	B1
18	Betula pendula (Silver Birch)	M	270	17	5	2	1	2	2	Good	20+		3.24	B1
19	Betula pendula (Silver Birch)	M	260	18	6	1	1.5	3	2	Good	20+		3.12	B1
20	Tilia tomentosa (Silver Lime)	M	300	13	2	4	4	2	4	Good	20+	Multiple stems from large stump. Historic surgery work.	6.24	C1
21	Tilia tomentosa (Silver Lime)	M	300	13	2	2	4	4	4	Good				
22	Acer pseudoplatanus (Sycamore)	M	440	14	3	3	5	3	3	Good	20+	Stem divides above 1.5m. Included bark present in fork.	5.28	B1
23	Salix fragilis (Crack Willow)	SM	150	10	6	1.5	1.5	1.5	0	Good	10+	Growing out of water bank.	1.8	C1
24	Fagus sylvatica (Beech)	SM	120	10	3	3	4	0	3	Good	20+	Crown distorted due to group pressure.	1.44	B1
25	Fagus sylvatica (Beech)	M	230	18	3	6	6	3	4	Good	20+	Crown distorted due to group pressure.	2.76	B1
26	Betula pendula (Silver Birch)	M	380	18	4	4	4	3.5	3	Good	20+		4.56	B1
27	Fagus sylvatica (Beech)	SM	170	12	1	3	4	3	2	Good	20+	Multiple stems below 1.5m. Crown distorted due to group pressure.	2.88	B1
28	Salix fragilis (Crack Willow)	SM	150	10	6	1.5	1.5	1.5	0	Good	10+	Leaning East. Growing out of water bank.	1.8	C1
29	Salix fragilis (Crack Willow)	SM	150	10	6	1.5	1.5	2	0	Good	10+	Leaning East. Growing out of water bank.	1.8	C1
30	Betula pendula (Silver Birch)	M	310	18	5	4	2	1	3	Good	20+	Leaning North-West.	3.72	B1
31	Ilex aquifolium (Holly)	EM	200	8	1	2	2	2	2	Good	20+	Multiple stems at ground level.	3.4	B1
32	Sorbus aucuparia (Rowan)	SM	80	7	2	1	1	1	1	Good	10+		0.96	C1
33	Fagus sylvatica (Beech)	Y	80	4	1	2	0.5	1	2	Good	10+		1.36	C1
34	Tilia tomentosa (Silver Lime)	M	290	14	3	3	2	2	4	Good	20+		3.48	C1
35	Tilia tomentosa (Silver Lime)	M	250	14	3	4	4	4	4	Good	20+	Multiple stems at ground level.	6	C1
36	Tilia tomentosa (Silver Lime)	M	300	14	3	4	4.5	5	3	Good	20+	Multiple stems at ground level.	7.2	C1
37	Salix fragilis (Crack Willow)	M	520	13	2	2	8	6	2	Good	10+	Unbalanced crown shape. Crown distorted due to group pressure.	6.24	B1
38	Salix fragilis (Crack Willow)	M	280	12	4	2	2	4	4	Good	10+	Unbalanced crown shape. Crown distorted due to group pressure.	4.75	B1
39	Ilex aquifolium (Holly)	EM	180	10	1	2	2	2	0	Good	20+	Multiple stems at ground level.	3.06	B1
40	Ilex aquifolium (Holly)	EM	260	10	1	2	2	3	0	Good	20+		3.12	B1
41	Fagus sylvatica (Beech)	M	280	12	2.5	3	1	3	3	Good	20+		3.36	B1
42	Prunus avium (Wild Cherry)	EM	250	6	4	1	0	2	3	Dead	<10		3	U
43	Pseudotsuga menziesii (Douglas Fir)	EM	430	17	4	2.5	3	2	1	Good	20+		5.16	B1
44	Fagus sylvatica (Beech)	SM	170	8	3	0.5	6	2	0	Fair	10+	Leaning East. Unbalanced crown shape. Crown distorted due to group pressure.	2.04	C1
45	Fagus sylvatica (Beech), Fraxinus excelsior (Ash), Ilex aquifolium (Holly)	EM	180	10	2	2	2	2	2	Good	20+		2.16	B1
46	Fraxinus excelsior (Ash)	EM	220	14	5	2	1	1	3	Poor	<10	Ash dieback present.	2.64	U
47	Fraxinus excelsior (Ash)	SM	160	14	5	2	2	1	2	Poor	<10		1.92	C1
48	Fraxinus excelsior (Ash)	Y	100	10	6	2	2	0	0	Poor	<10	Poor shape & form. Leaning North-East. Unbalanced crown shape. Crown distorted due to group pressure.	1.2	C1
49	Fraxinus excelsior (Ash)	SM	160	12	6	2	2	0	0	Poor	<10	Poor shape & form. Leaning North-East. Unbalanced crown shape. Crown distorted due to group pressure.	1.92	C1
50	Acer pseudoplatanus (Sycamore)	EM	200	16	4	4	2	1.5	3	Good	20+		3.4	B1
51	Fagus sylvatica (Beech)	M	520	18	2	5	6	5	5	Good	20+		6.24	B1
52	Fagus sylvatica (Beech)	M	330	18	4	4	6	3	2	Good	20+	Stem divides above 1.5m. Crown distorted due to group pressure.	3.96	B1
53	Fraxinus excelsior (Ash)	SM	170	11	3	1	3	1	1	Poor	<10	Low vitality. Declining. Crown distorted due to group pressure. Ash dieback present.	2.88	C1
54	Fraxinus excelsior (Ash)	M	330	15	5	3	4	3	1	Poor	<10	Low vitality. Declining. Ash dieback present.	3.96	C1
55	Fraxinus excelsior (Ash)	SM	180	12	5	0.5	1	2	1	Poor	<10	Low vitality. Declining. Ash dieback present.	2.16	C1
56	Fagus sylvatica (Beech)	M	380	17	3	5	4	5	5	Good	20+		4.56	B1
57	Ilex aquifolium (Holly)	SM	150	7	1	2	2	2	3	Good	20+		4.02	B1
58	Acer pseudoplatanus (Sycamore)	M	350	12	3	4.5	2	4.5	5	Fair	10+	Low vitality. Multiple stems at ground level.	8.4	C1
59	Fagus sylvatica (Beech)	SM	200	12	3	4	7	2	2	Good	20+	Leaning East. Multiple stems below 1.5m.	4.15	B1
60	Fraxinus excelsior (Ash)	Y	130	12	7	1	1.5	1	1	Poor	<10	Poor shape & form. Low vitality. Declining. Ash dieback present.	1.56	C1
61	Fraxinus excelsior (Ash)	Y	110	10	8	1	0.5	1	2	Poor	<10	Poor shape & form. Low vitality. Declining. Ash dieback present.	1.32	U
62	Fagus sylvatica (Beech)	EM	260	13	4	3	5	3	3	Good	20+		3.12	B1
63	Betula pendula (Silver Birch)	M	340	18	7	4	3	4	3	Good	20+		4.08	B1
64	Betula pendula (Silver Birch)	M	360	18	7	3	6	3	0	Good	20+	Leaning East.	4.32	B1
65	Fagus sylvatica (Beech)	SM	270	14	2	4	9	3	2	Good	20+		3.24	B1
66	Fagus sylvatica (Beech)	SM	200	14	3	3	6	3	2	Good	20+		2.4	B1
67	Fagus sylvatica (Beech)	SM	150	14	3	2	4	3	2	Good	20+	Crown distorted due to group pressure.	1.8	B1
68	Fagus sylvatica (Beech)	SM	120	10	2	2	4	2	2	Good	20+	Crown distorted due to group pressure.	1.44	B1
69	Fraxinus excelsior (Ash)	SM	210	12	9	2	2	2	2	Good	20+		2.52	C1
70	Fraxinus excelsior (Ash)	SM	200	12	9	3	3	2	2	Good	20+	Low vitality. Declining. Ash dieback present.	3.4	C1
71	Fagus sylvatica (Beech)	M	860	21	3	8	5	8	5	Good	20+	Multiple stems above 1.5m.	10.32	B1
72	Fagus sylvatica (Beech)	M	1340	23	4	10	8	11	6	Good	10+	Multiple stems above 1.5m. Fungal brackets at the base of the stem.	15	C1
73	Fagus sylvatica (Beech)	SM	1340	12	4	10	8	11	6	Good	20+	Multiple stems above 1.5m.	15	B1
74	Ulmus procera (English Elm)	M	470	17	7	4	4	2	5	Dead	<10		5.64	U
75	Ilex aquifolium (Holly)	Y	90	5	1	2	1	2	2	Good	20+	Multiple stems at ground level.	2.16	B1
76	Fagus sylvatica (Beech)	M	670	12	4	4	3	5	3	Good	10+	Stem divides above 1.5m. Included bark present in fork.	8.04	C1
77	Fagus sylvatica (Beech)	M	790	22	10	9	8	6	7	Good	20+		9.48	B1
78	Fagus sylvatica (Beech)	SM	250	16	3	3	8	2	1.5	Good	20+	Crown distorted due to group pressure.	3	B1
79	Fraxinus excelsior (Ash)	EM	300	18	11	0	7	0	0	Poor	<10	Poor shape & form. Leaning East. Tree is tall for diameter and at risk of major failure.	3.6	C1
80	Fagus sylvatica (Beech)	M	500	19	8	2	8	5	2	Good	20+	Crown distorted due to group pressure.	6	B1
81	Ulmus procera (English Elm)	SM	180	7	0	0	0	0	0	Dead	<10		2.16	U
82	Fraxinus excelsior (Ash)	M	440	21	9	2	8	9	1	Fair	<10	Low vitality. Tree shows signs of Ash dieback.	5.28	C1
83	Fagus sylvatica (Beech)	M	410	14	4	0.5	9	3	1	Good	20+	Leaning East. Crown distorted due to group pressure.	4.92	B1
84	Fagus sylvatica (Beech)	M	520	22	10	7	6	3	2	Good	20+	Leaning East. Crown distorted due to group pressure.	6.24	B1
85	Fagus sylvatica (Beech)	Y	100	8	1	1	1	1	1	Good	20+		1.2	B1
86	Fagus sylvatica (Beech)	M	710	23	6	5	7	7	4	Good	20+	Stem divides above 1.5m. Included bark present in fork.	8.52	B1
87	Fagus sylvatica (Beech), Betula pendula (Silver Birch)	Y	110	12	2	2	2	2	2	Good	20+		1.32	B1

T14-B 1

Showing Canopy extents, category colour and tag number (with category).

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
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

0 25 50 75 100 m

Ræburn Farquhar Bowen

Tree survey

Culduthel Woods Path Project
Culduthel Woods Group

PLANNING

2283 | RFB | XX | XX | DR | L | 106 | – | A

Revision Note: (17/09/2024)
A Addition of tree survey report and sheet changed to A0

Internal Drawing Reference: 2283 - 106 - A

1:500 @ A0

Pond path
2283-104-Detailed Layout 2

School Link path
2283-105-Detailed Layout 3

Pond Path Entry Point
2283-103-Detailed Layout 1

DRUMASHIE DR

DRUMDEVAN RD

CULDUTHEL AVENUE

CULDUTHEL PARK

Pond

FBs

2m width pond link path with raised permeable no-dig construction

Connection to existing block paving with drop kerb; relay section where path interfaces to create smooth transition between surfaces (nom. 1m2)

One way fingerpost at entrance

Land privately owned – no path works proposed. Access is available under provisions of Land Reform (Scotland) Act 2003

One way fingerpost at entrance

Section of path ramped to meet existing footway, 1:20 gradient

2m width school link path with raised permeable no-dig construction

Existing informal path retained

Existing Sign

Deposition areas for excavation pond silt. Spread smooth

Rebuild stone wall at a height of 450

Re-Grade to meet wall

Entance path at 1:13 gradient

Fence line adjusted, new strainer posts

Drop kerb on footway

Two way finger post

2m wide, Resurfaced tarmac at entry

37.3m

One way fingerpost at entrance

Dropped kerb with tactiles across from path entry point

KEY

- Ownership boundary
- Red Line boundary
- Existing informal path route
- Type 1 with granite dust path No-dig Construction
- Type 1 with granite dust path
- New Asphalt
- Existing asphalt path
- Category U Trees
- Surveyed Trees with RPA
- Dry Meadow
- Mown Grass
- Extent of Culduthel Woods
- Pond
- Proposed (Existing) Spot heights
- Fencing
- Signs
- Benches
- Finger Post
- Piped culverts
- Re-built stone wall
- Pond dredging
- Planted Core Roll
- Pond edge meadow mix
- Soil Regrading
- Deposition area for pond silt

Accessibility

The path has been designed to the Outdoor Accessibility Guidance, produced by Paths for All and The Sensory Trust.

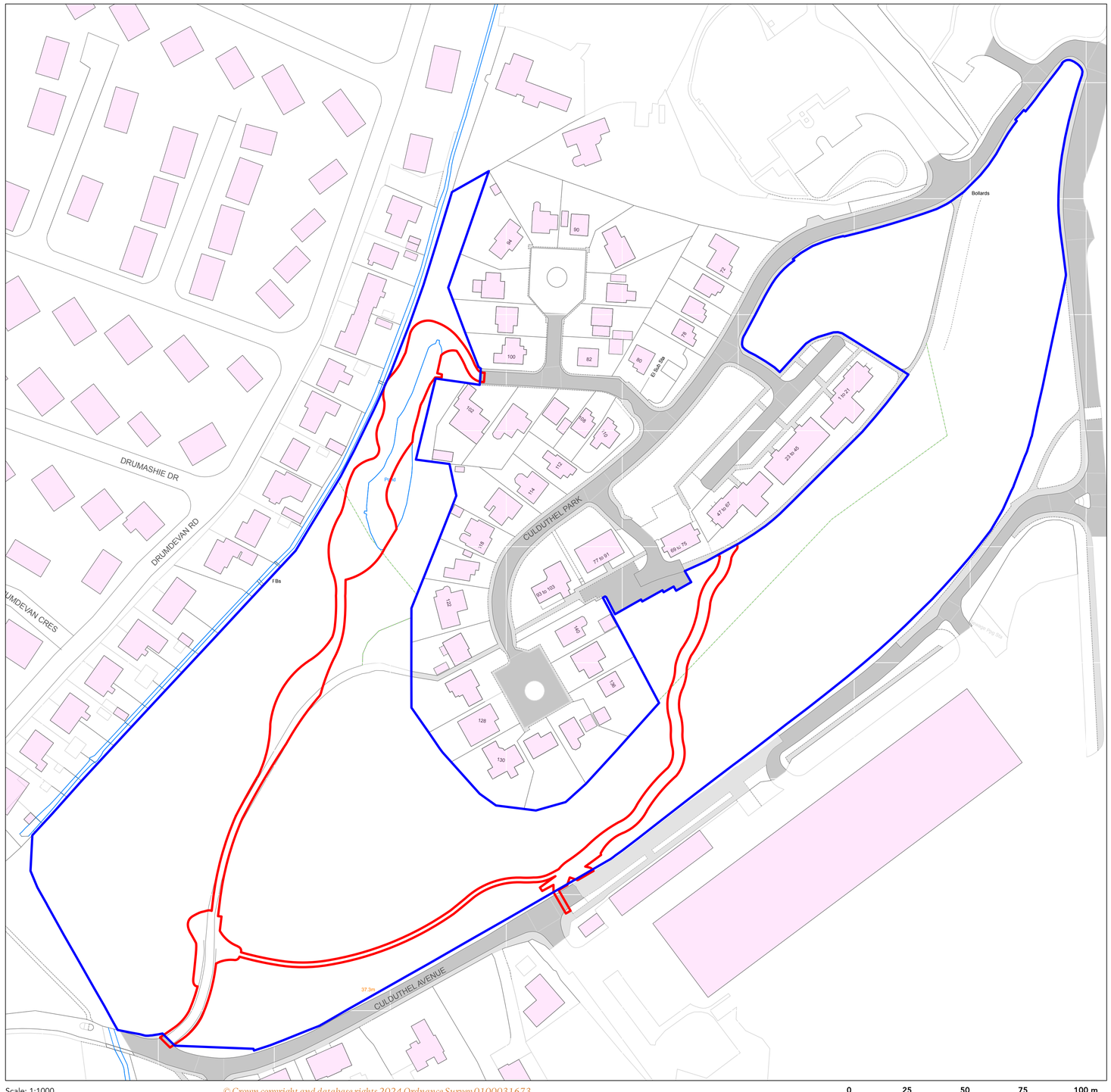
The route has no barriers keeps to gradients that are generally slacker than 1:20 and a maximum of 1:12 over short distances'

Zone A	**Formal, intensively managed landscapes** (eg visitor centres, urban landscapes, recreational hubs)	Applies the highest access standards and provides access for the most people.
Zone B	**Informal, moderately managed landscapes** (eg walking and cycle trails, country parks, urban fringe)	Access standards are lower but Least Restrictive Access approach maximises opportunities.
Zone C	**Open, wilder, lightly managed landscape** without major barriers (eg open countryside, nature reserve, woodland)	Access standards are lower but Least Restrictive Access approach maximises opportunities.
Some areas of wild, open countryside and forest will be outside the zoning system, but if improvements are planned, they should aim to meet at least Zone C standards.		

C
No stiles, steps or physical barriers restricting access. No gates narrower than 1100mm (1500mm in Scotland).
Path not firm in all weathers, loose materials, occasional tree roots, potholes and stretches of rutting.
At least 1000mm with passing places at least every 150m.
Narrower sections are limited to 850mm wide.
Not formalised. Resting points make the most of existing features.
Maximum 1:10 (10%) over very short distances (600mm).
1:35
Maximum 12mm gap measured across the line of the path.
Does not meet recommended heights in sSction A.3 but there are no solid structures limiting headroom.
Route is lengthy with no shorter loops or easy return options.
Route may be undefined, but it is still clear enough to follow.

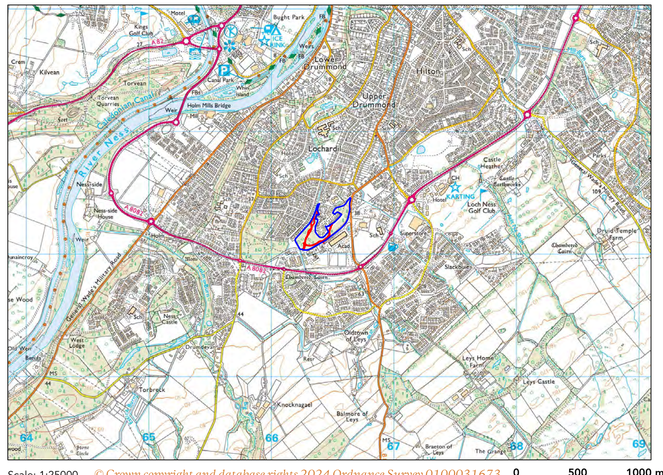
Table A.2a Path and route management zone standards; Extract from Outdoor Accessibility Guidance

0 50 100 m



Scale: 1:1000

0 25 50 75 100 m



Scale: 1:25000

0 500 1000 m

Ræburn Farquhar Bowen

Location Plan

Culduthel Woods Path Project
Culduthel Woods Group

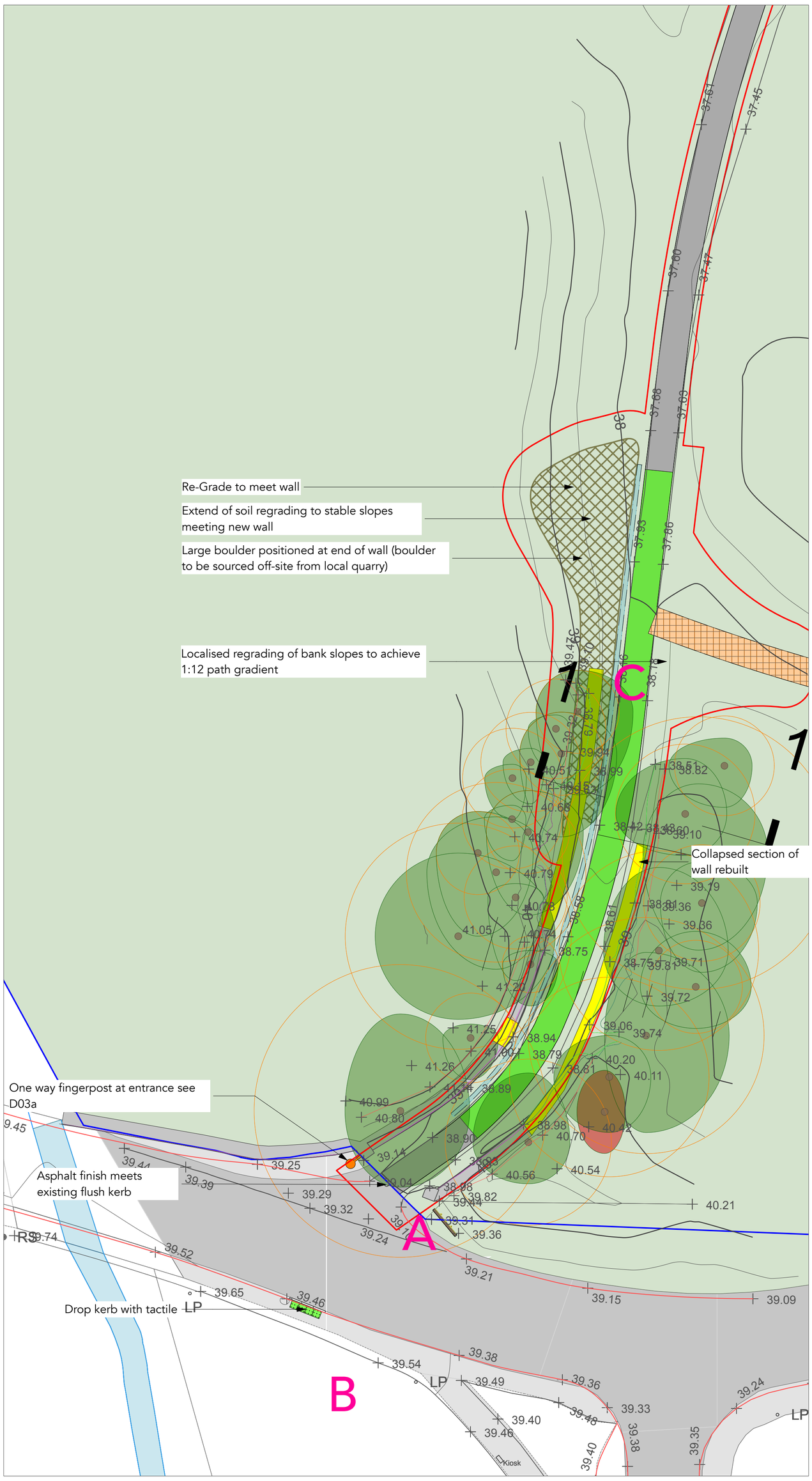
PLANNING

2283 | RFB | XX | XX | DR | L | 100 | – | B

Revision Note: (21/10/2024)
B Updated Red Line Boundary

Internal Drawing Reference: 2283 - 100 - B

AS NOTED @ A3



POND PATH ENTRY POINT

Scale: 1:200

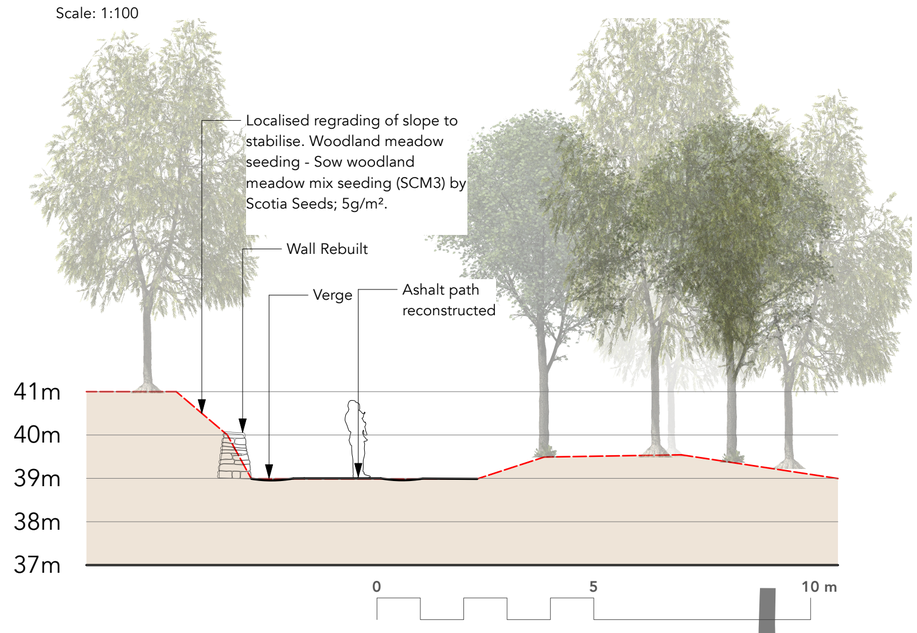
0 5 10 15 20 25 m

KEY

- Ownership boundary
- Red Line boundary
- Existing informal path route
- Type 1 with granite dust path No-dig Construction
- Type 1 with granite dust path
- New Asphalt
- Existing asphalt path
- Category U Trees
- Surveyed Trees with RPA
- Extent of Culduthel Woods
- Pond
- Soil Regrading
- Fencing
- Signs
- Finger Post
- Re-built stone wal

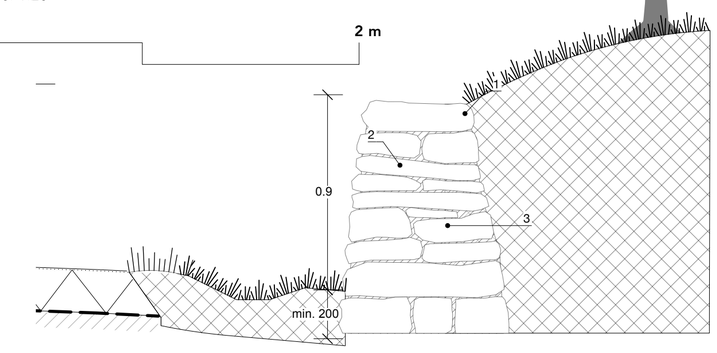
Section 1

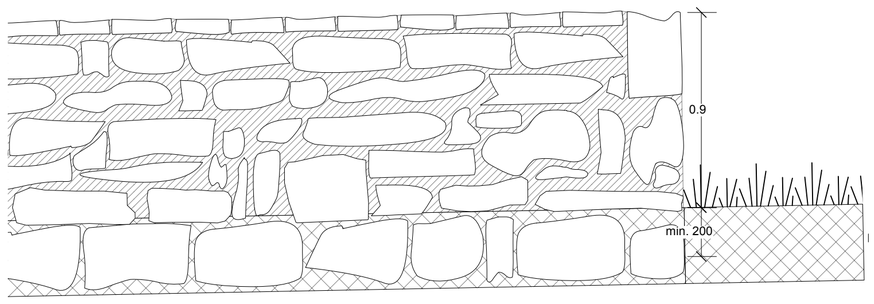
Scale: 1:100



D07 Re-Built Stone Wall

Scale: 1:20





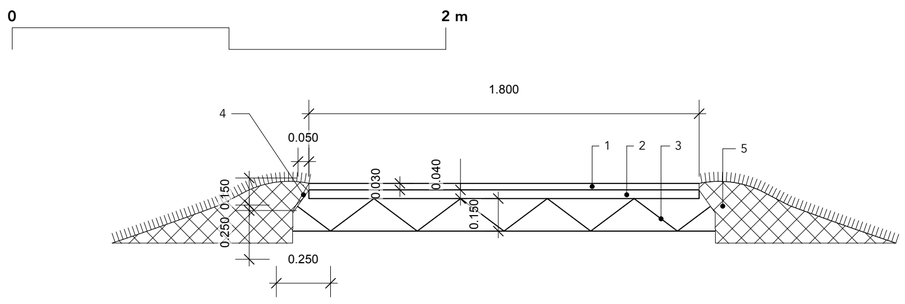
Stone retaining wall constructed with single face using locally sourced stone (utilise stone from collapsed stone wall, supplemented with matching imported stone). Mortared construction with flush joints, to match character of the existing wall.

1. Selected cope stones 400mm width (to full width of wall) set on edge with bedding and jointing of mortar
2. Wall face formed to batter 4:1; random rubble.
3. Wall hearting and rear face built with voids packed with mortar.

Mortar to be a traditional natural lime mortar with brush-tamped joint finish.

D04 Asphalt Path

Scale: 1:20



Existing asphalt path repaired to tie-in with adjacent undamaged areas.

1. Existing broken asphalt surface broken out and removed to expose sub-base.
2. Regulate sub-base surface, using new Type 1 material if necessary to achieve a smooth surface.
3. New dense asphalt concrete binder course 50mm thick to Clause 906.
4. New asphalt surface course 30mm thick to Clause 910.
5. Edges of asphalt to be iron finished. Bring verge soil up to orm a sloping verge to shed water.

Existing entrance with new signage

New Dropped Kerb at entrance

Re-Build Stone Wall

Ræburn Farquhar Bowen

Detailed Layout 1

Culduthel Woods Path Project
Culduthel Woods Group

PLANNING

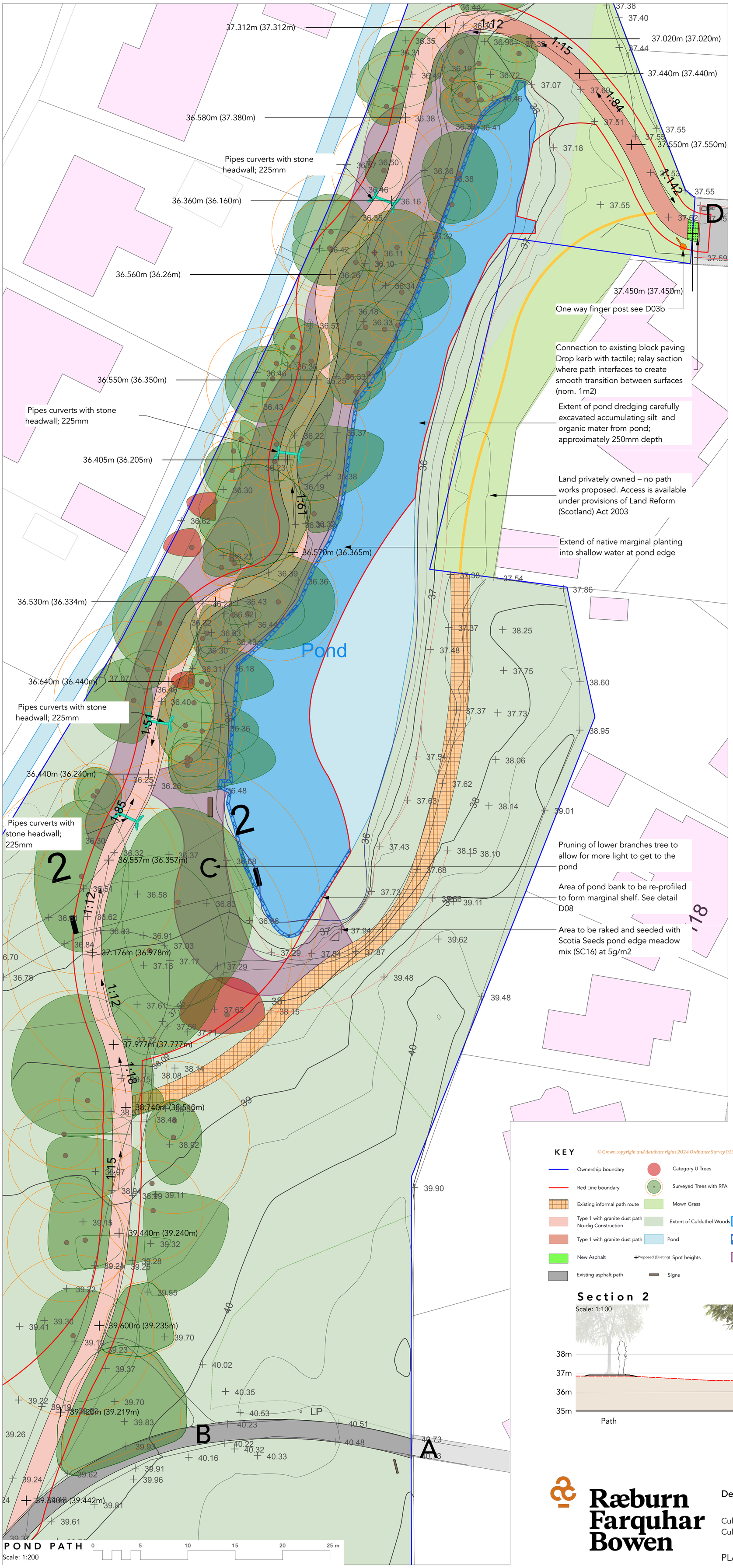
| 2283 | RFB | XX | XX | DR | L | 103 | -- | D |

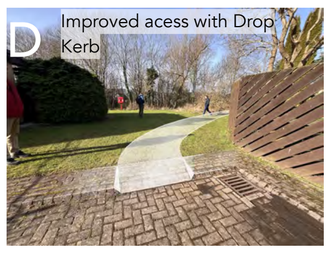
Revision Note: (16/10/2024)

D Updated Red line Boundary and wall re-build change

Internal Drawing Reference: 2283 - 103 - D

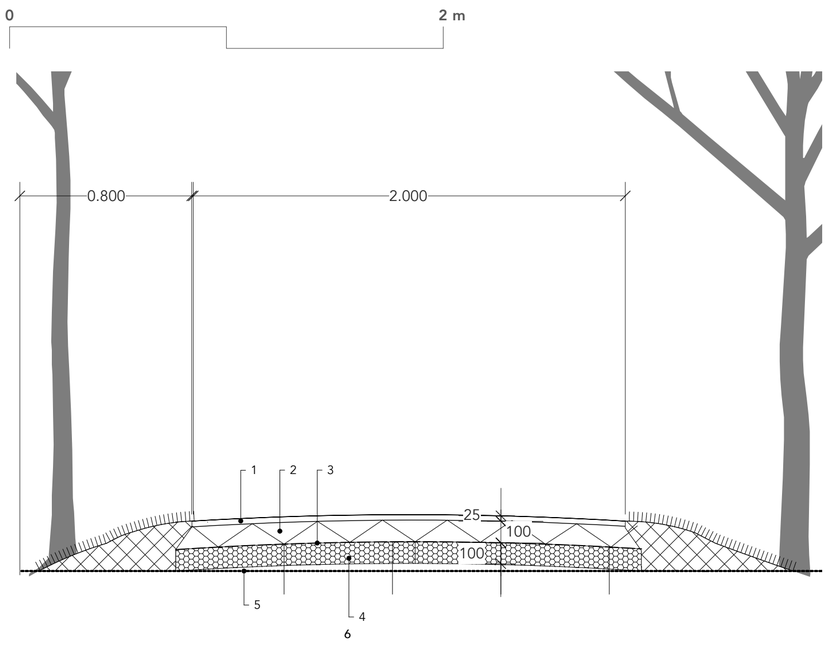
AS NOTED @ A1





D01 Granite dust footpath with no-dig construction

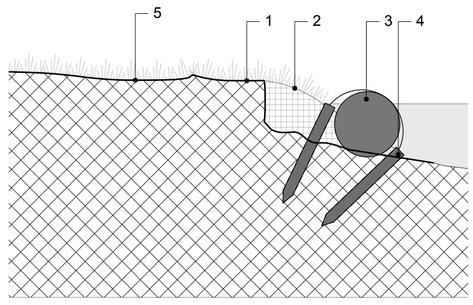
Scale: 1:20



1. Granite fines/dust (6mm down)
2. Type 1 sub-base
3. Porous geotextile separtion membrane
4. GeoWeb cellular retention system filled with 4/20mm angular stone
5. 300g/m2 non-woven geotextiles separtion membrane
6 .Existing ground level undistrurbed. removed organic debris and vegetation

D08 Pond edge treatment

Scale: 1:20



1.Existing profile line of pond

2.Backfill of dreged material

3. 300mm diameter planted Greenfix Coir Rolls, placed to the base of pond bank. Native wetland plug planting at 7 plants per m2 in single species groups of 10-50 plants in intimate drifts.

25%	225 No.	Reed Canary-grass	175cc plug
30%	270 No.	Yellow flag iris	175cc plug
15%	135 No.	Purple loosestrife	175cc plug
15%	135 No.	Meadowsweet	175cc plug
10%	90 No.	Marsh marigold	175cc plug
5%	45 No.	Watermint	175cc plug

4. Coir rolls fixed in place with timber pegs.

Ground preparation: Excavate marginal shelf. Place excavated soil locally

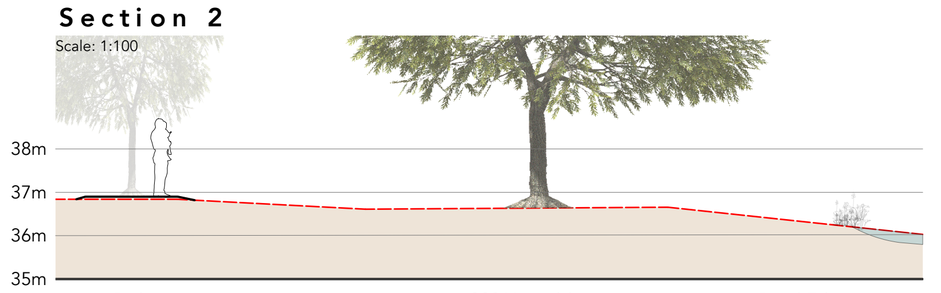
5.Scotia Seeds 'Pond Edge Mix (SC16)' sown at 5g per m2.

KEY

- Ownership boundary
- Red Line boundary
- Existing informal path route
- Type 1 with granite dust path No-dig Construction
- Type 1 with granite dust path
- New Asphalt
- Existing asphalt path
- Category U Trees
- Surveyed Trees with RPA
- Mown Grass
- Extent of Culduthel Woods
- Pond
- Proposed (Existing) Spot heights
- Signs
- Benches
- Finger Post
- Piped culverts
- Pond dredging
- Planted Coir Roll (see detail D08)
- Pond edge meadow mix

Section 2

Scale: 1:100



Ræburn Farquhar Bowen

Detailed Layout 2

Culduthel Woods Path Project
Culduthel Woods Group

PLANNING

2283 | RFB | XX | XX | DR | L | 104 | -- | E

Revision Note: (16/10/2024)

E Updated Red line Boundary, pond edge treatment and rotated one way finger post at pond path

Internal Drawing Reference: 2283 - 104 - E

AS NOTED @ A1

B

One way finger post see D03c

Section of path ramped to meet existing footway, nom. 1m rise over 20m using free-draining Type 1 fill

69 to 75

to 103

140

136

41.020m (41.020m)

40.560m (40.56m)

40.598m (40.598m)

40.815m (40.598)

40.925m (40.700m)

Desire line

40.960m (40.75m)

41.180m (40.955m)

41.215m (40.990m)

40.720m (40.400m)

40.230m (39.740m)

39.750m (39.150m)

39.585m (39.360m)

39.535m (39.310m)

39.205m (38.980m)

39.520m (39.230m)

39.335m (39.130m)

38.825m (38.600m)

38.320m (38.095)

Fence line adjusted, new strainer posts

Drop kerb with tactile

Two way finger post see D03d

Drop kerb with tactile

Dropped kerb with tactiles across from path entry point

A

LP

1:20

1:44

1:200

1:31

1:32

1:61

1:19

1:19.8

1:12

SCHOOL LINK PATH
Scale: 1:200

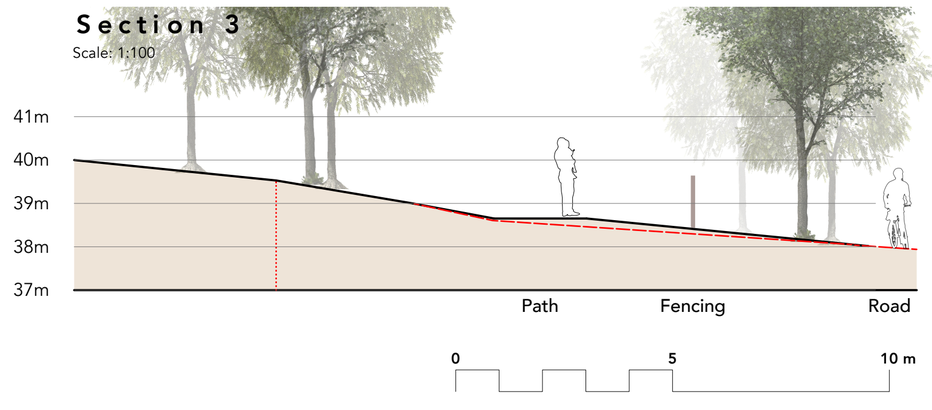
0 5 10 15 20 25 m

KEY

- Ownership boundary
- Red Line boundary
- Existing informal path route
- Type 1 with granite dust path No-dig Construction
- Type 1 with granite dust path
- New Asphalt
- Existing asphalt path
- Category U Trees
- Surveyed Trees with RPA
- Dry Meadow
- Extent of Culduthel Woods
- Pond
- Proposed (Existing) Spot heights
- Fencing
- Signs
- Finger Post

Section 3

Scale: 1:100



Ræburn Farquhar Bowen

Detailed Layout 3

Culduthel Woods Path Project
Culduthel Woods Group

PLANNING

2283 | RFB | XX | XX | DR | L | 105 | -- | D

Revision Note: (16/10/2024)

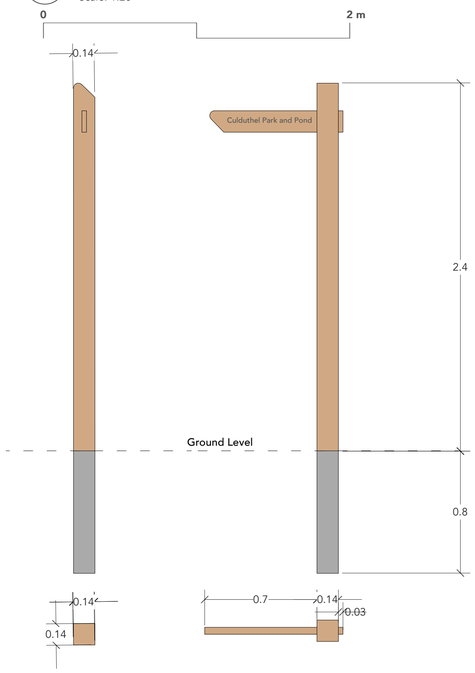
D Updated Red line Boundary

Internal Drawing Reference: 2283 - 105 - D

AS NOTED @ A1

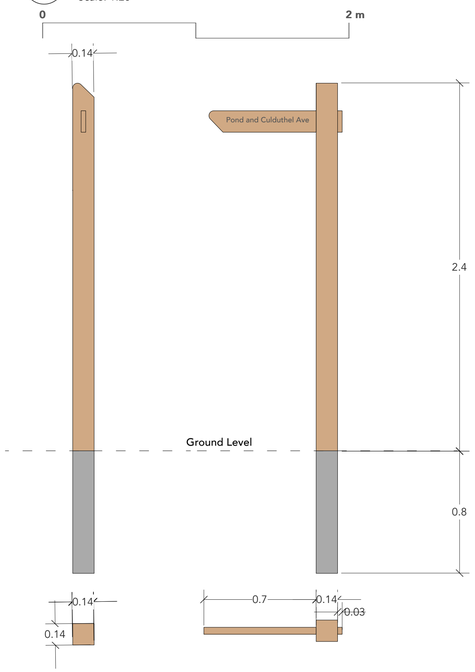
D03a One-way Fingerpost

Scale: 1:20



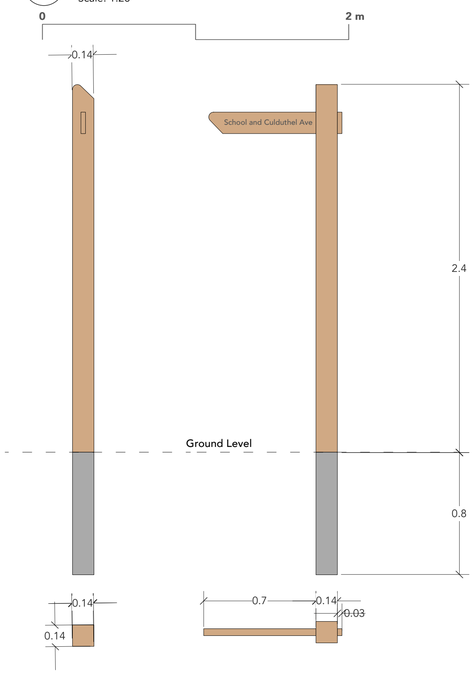
D03b One-way Fingerpost

Scale: 1:20



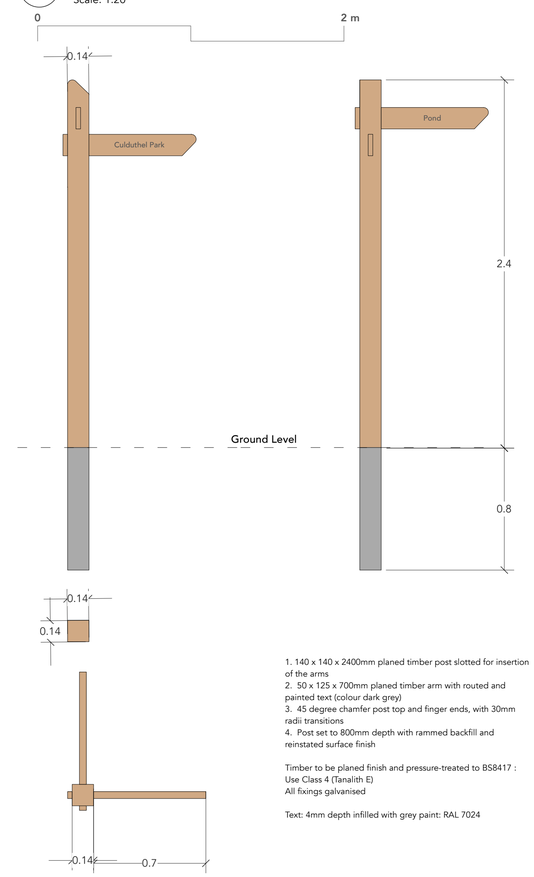
D03c One-way Fingerpost

Scale: 1:20



D03d Two-way Fingerpost

Scale: 1:20



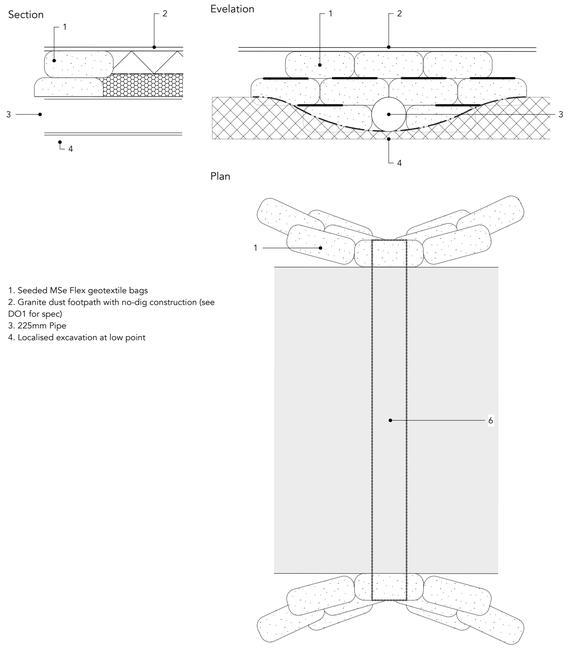
1. 140 x 140 x 2400mm planed timber post slotted for insertion of the arms
2. 50 x 125 x 700mm planed timber arm with routed and painted text (colour dark grey)
3. 45 degree chamfer post top and finger ends, with 30mm radii transitions
4. Post set to 800mm depth with rammed backfill and reinstated surface finish

Timber to be planed finish and pressure-treated to BS8417 : Use Class 4 (Tanalith E)
All fixings galvanised

Text: 4mm depth infilled with grey paint: RAL 7024

D09 Pipe Culvert

Scale: 1:20

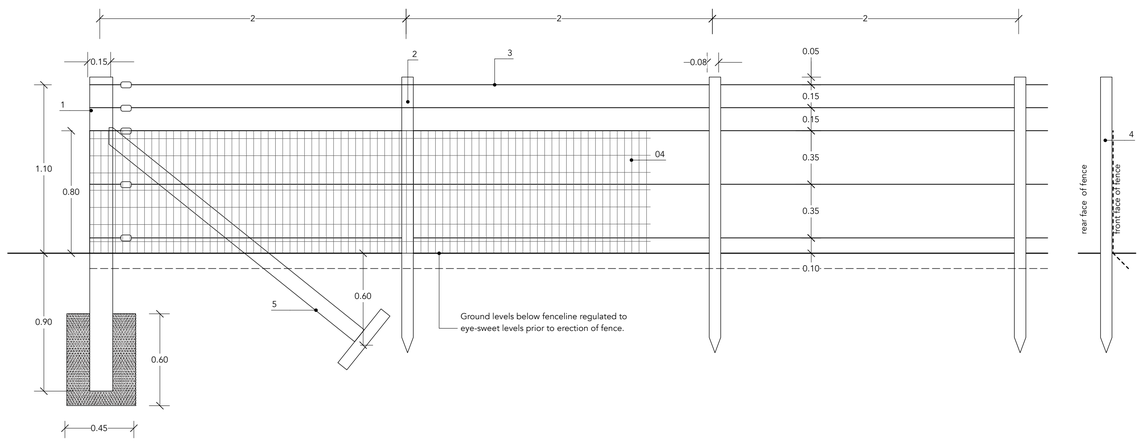


1. Seeded MSe Flex geotextile bags
2. Granite dust footpath with no-dig construction (see DO1 for spec)
3. 225mm Pipe
4. Localised excavation at low point

adjustment

D10 Timber post and wire fence

Scale: 1:20



1. 150mm dia. straining post, at all corners and changes in level, and maximum 40m centres. Set to 900mm depth with C20 foundation.

2. 75mm diameter intermediate posts driven to 600mm depth at 2m centres. All post tops regulated for level.

3. 5no. Galvanised steel High Tension line wires, 3.15mm dia HT, with radiceurs at straining posts. Fixed to posts using galvanised wire staples.

4. 800mm height C8/80/15 galvanised stock mesh clipped to line wires and stapled at posts.

5. 100mm diameter sawn timber strut checked into straining post. Brace end of strut with min. 450mm length timber nailed to strut and ram backfilled (or use C20 concrete of 400 x 400 x 600mm dimension).

NOTES
- All timber FSC certified
- Timber to be pressure treated BS8417 Use Class 4 machine rounded with no bark.
- All metalwork to be galvanised.
- Line wires to be fully tensioned at handover.

Ræburn Farquhar Bowen

Detail Sheet 1

Culduthel Woods Path Project
Culduthel Woods Group

DRAFT

| 2283 | RFB | XX | XX | DR | L | D01 | -- |

Revision Note: ( )

Internal Drawing Reference: 2283 - D01 -

1:500 @ A1

Tree canopy extents

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
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

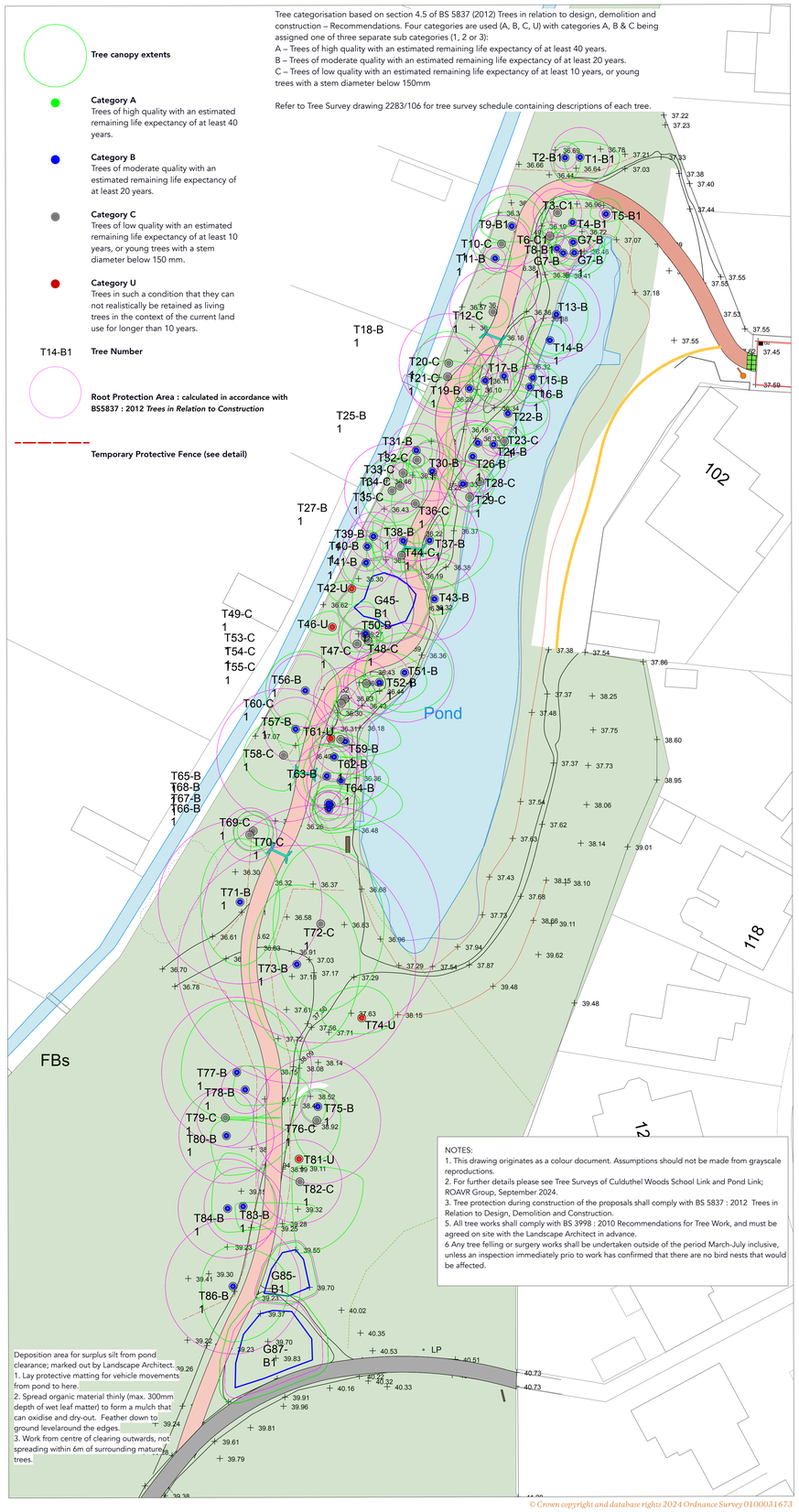
T14-B1 **Tree Number**

Root Protection Area : calculated in accordance with BS5837 : 2012 ***Trees in Relation to Construction***

Temporary Protective Fence (see detail)

Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations. Four categories are used (A, B, C, U) with categories A, B & C being assigned one of three separate sub categories (1, 2 or 3):
A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.
B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

Refer to Tree Survey drawing 2283/106 for tree survey schedule containing descriptions of each tree.


Pond
FBs
102
118
12
T18-B 1
T25-B 1
T27-B 1
T49-C 1
T53-C 1
T54-C 1
T55-C 1
T60-C 1
T65-B 1
T68-B 1
T67-B 1
T66-B 1
T77-B 1
T78-B 1
T79-C 1
T80-B 1
T84-B 1
T86-B 1
T71-B 1
T69-C 1
T70-C 1
T74-U
T73-B 1
T72-C 1
T75-B
T76-C 1
T81-U
T82-C 1
T83-B 1
G85-B1
G87-B1
T1-B1
T2-B1
T3-C1
T4-B1
T5-B1
T6-C1
T7-B1
T8-B1
T9-B1
T10-C
T11-B 1
T12-C 1
T13-B
T14-B 1
T15-B
T16-B
T17-B 1
T19-B 1
T20-C 1
T21-C 1
T22-B
T23-C
T24-B
T26-B 1
T28-C
T29-C 1
T30-B 1
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G45-B1
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T56-B 1
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