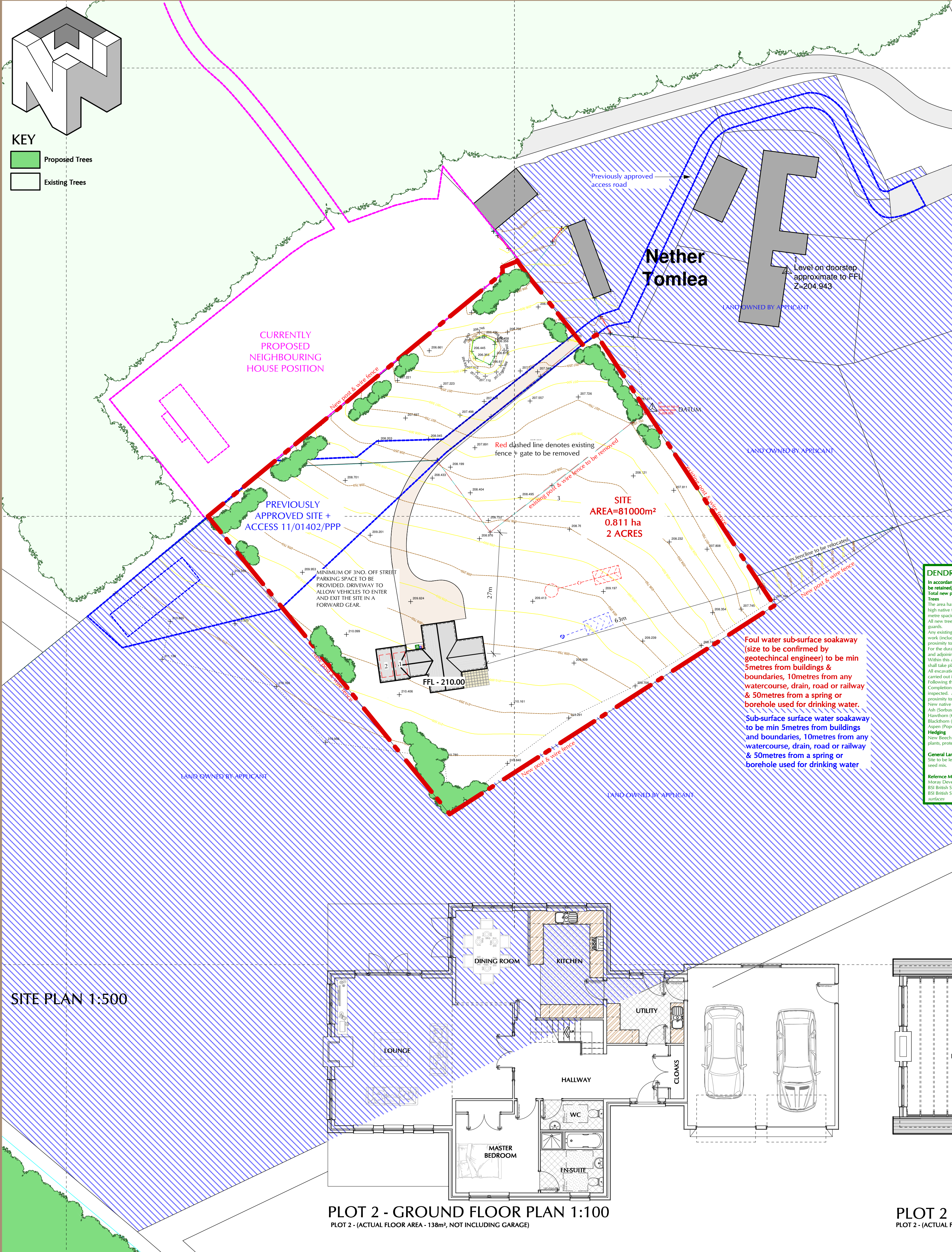
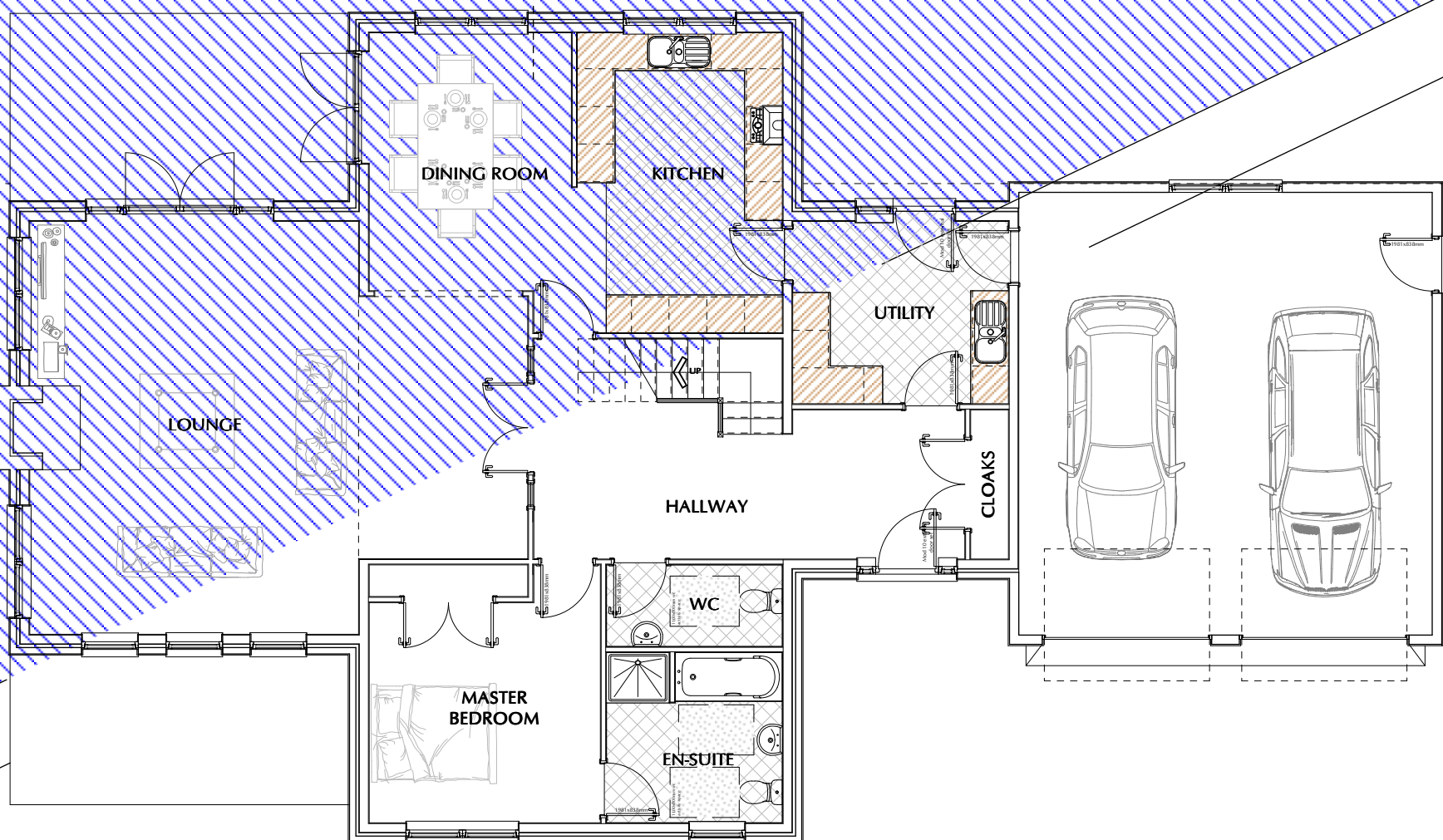


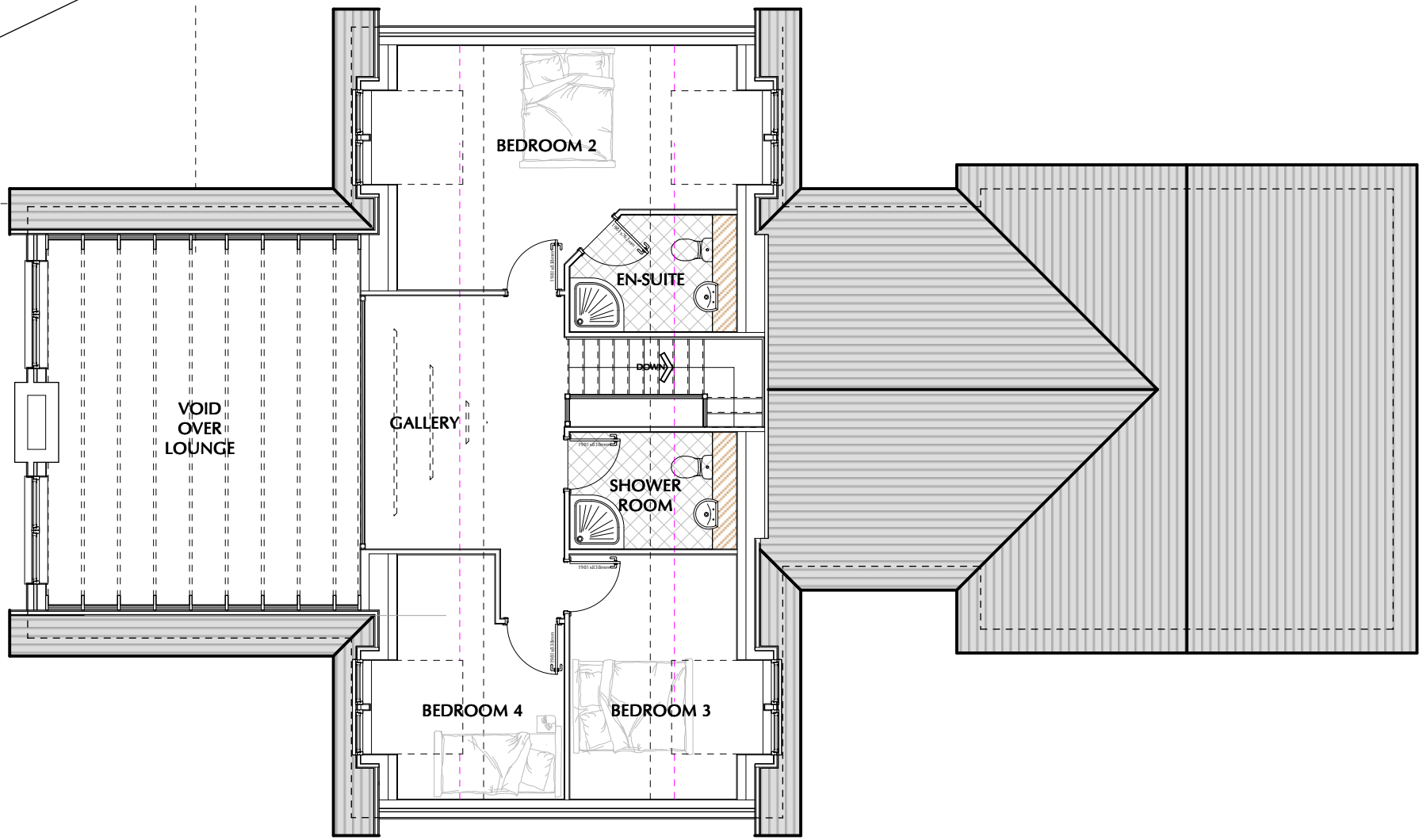
KEY
Proposed Trees
Existing Trees



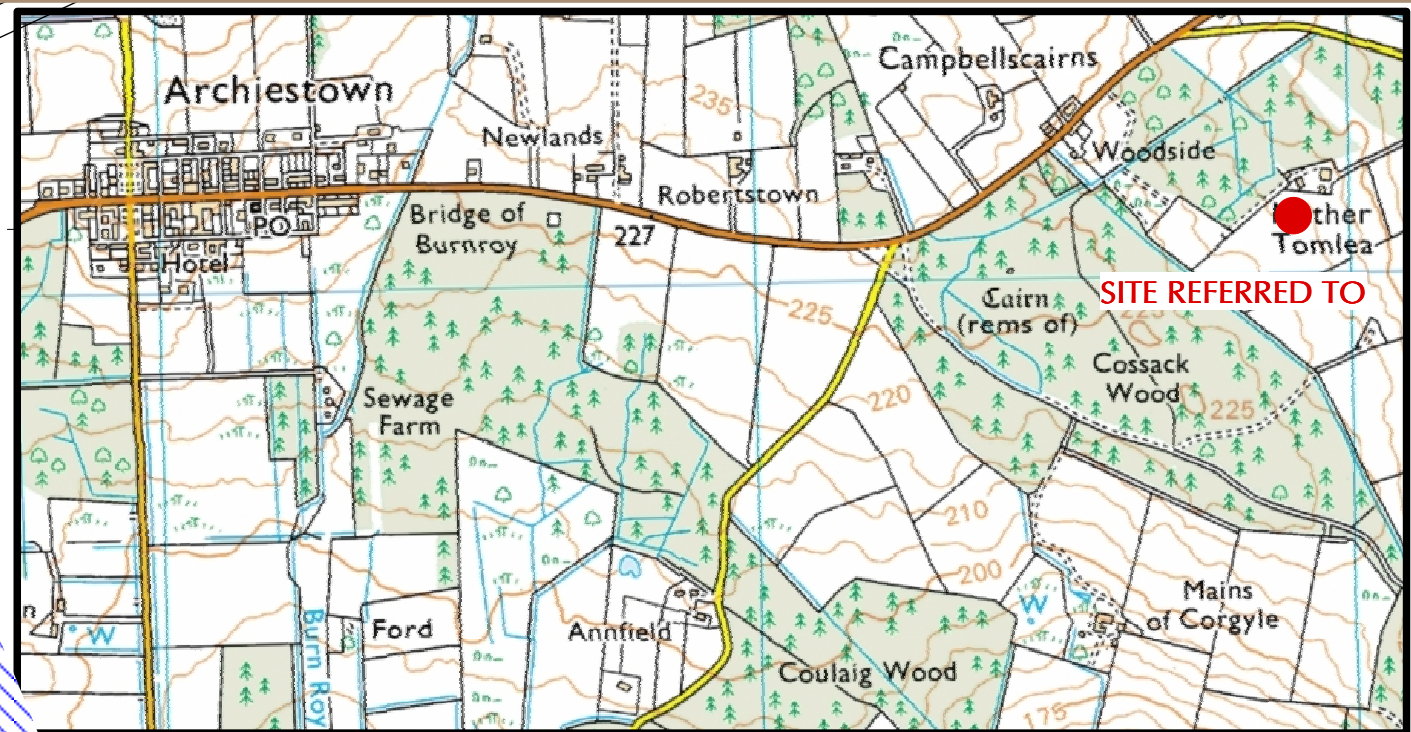
SITE PLAN 1:500



PLOT 2 - GROUND FLOOR PLAN 1:100
PLOT 2 - (ACTUAL FLOOR AREA - 138m², NOT INCLUDING GARAGE)



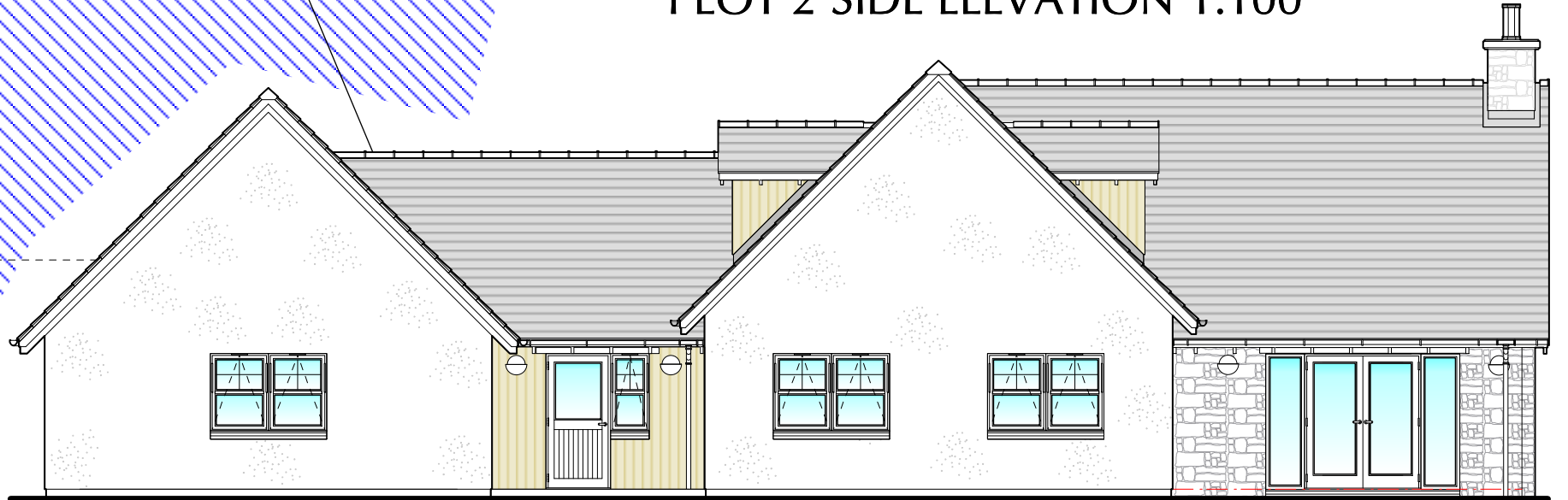
PLOT 2 - FIRST FLOOR PLAN 1:100
PLOT 2 - (ACTUAL FLOOR AREA - 76m²)



LOCATION PLAN N.T.S



PLOT 2 SIDE ELEVATION 1:100



PLOT 2 REAR ELEVATION 1:100



PLOT 2 FRONT ELEVATION 1:100

DENDROLOGY & BOTANY PROPOSALS
In accordance with Policy H10 of the Moray Local Plan 2008, a minimum of 25% of the site area is to be retained/planted with native trees, shrubs and/or hedges.
Total new planting is intended to 120m² (Plot 1 & 320m² Plot 2) or 25% of total site area.
Trees
The area hatched green (332m² Plot 1 & 320m² Plot 2) is to be planted out with a mixture of 1800mm high native trees, which are to be planted in groups of species in a random pattern at approximately 3 metre spacing. All new transplanted trees to be a mixture of Standard, Half-Standard and Whips. All new trees to be staked, tied and protected with growing shelters, rabbit, vole and/or trimmer guards.
Any existing trees removed, severely damaged, dying or which become diseased during construction work (including site clearance works) shall be replaced with trees of similar species and in close proximity to the original location.
For the duration of the development, including the clearance works, all the trees to be retained within and adjoining the development site, shall be protected by fencing or suitable means of enclosure. Within this area all contractors will be advised that no activities associated with buildings operations shall take place.
All excavations and works above ground level in the crown spread of any tree to be retained, shall be carried out in a manner to ensure that all roots that are uncovered are retained and protected.
Following the completion of the development (taken from the date of the issue of Building Warrant Completion Certificate), on a yearly basis for a five year period all trees and hedges are to be inspected. Any tree/hedging found dying or diseased will be replaced with similar species in close proximity to the original location.
New native tree planting to consist of an even mixture of: Common Alder (Alnus Glutinosus), Mountain Ash (Sorbus Aucuparia), Silver Birch (Betula Pendula), Wild Cherry (Prunus Avium), Common Hawthorn (Crataegus Monogyna), Common Hazel (Corylus Avellana), Holly (Ilex Aquifolium), Blackthorn (Prunus Spinosus), Scots Pine (Pinus Sylvestris), Common Ash (Fraxinus Excelsior), Common Aspen (Populus tremuloides) (Viburnum (ash Capax)).
Hedging
New Beech hedging along the site boundaries to be formed by a double row of 450x600mm plants, protected by rabbit proof fencing and mulch mat weed protection.
General Landscaping
Site to be levelled, weeded, cultivated and prepared for grass seeding and sown with a suitable grass seed mix.
Reference Material
Moray Development Plan - Trees & Development: Supplementary Planning Guidance
BS1 British Standards - BS5837: 2015 Trees in relation to construction recommendations
BS1 British Standards - BS4223: 1989 Code of practice for general landscape operations excluding hard surfacing

CONTRACTOR/CLIENT TO ENSURE THAT ONLY THE APPROVED BUILDING WARRANT DRAWINGS ARE USED FOR CONSTRUCTION
DO NOT SCALE OFF DRAWINGS. ALL SIZES ARE TO BE CHECKED CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED
CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED DRAWINGS



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Client: **MR DORAN & MS STEWART**

Project: **NEW HOUSE ON SITE AT NETHER TOMLEA, ARCHIESTOWN, AB38 9JS**

Drawing: **PLANNING PROPOSALS
PLANS & ELEVATIONS**

Date: Revisions: Rev. No:

Drawn By: EJames Date: 23.04.2015 Checked By: Mr Craig Mackay Date: 23.04.2015

Drawing No: **150035.DORAN.01PP**

All plans are based upon the Ordnance Survey Map with the sanction of the Controller H.M. Stationary Office, Licence Number: 100020549