agricultural land not
in same ownership

ex. post & wire fence with
new beech
hedge to garden side

garage
142.000

dwelling
142.450

plot 2

plot 1

new. 1m high
vertical boarded
timber fence

block pavior
porous finish

turning/parking
areas provided

pstp

suds

partial
soakaway

ex. p & w
fence

bin uplift
area

shared access
with hardcore finish

bitmac finish

drop kerb

ex. tree retained
(trimmed as reqd to
ensure visibility splay)

ex. small tree
removed

new post & wire fence with
beech hedge to garden side

ex. low level drystane
dyke retained

line of visibility splay

agricultural land not
in same ownership

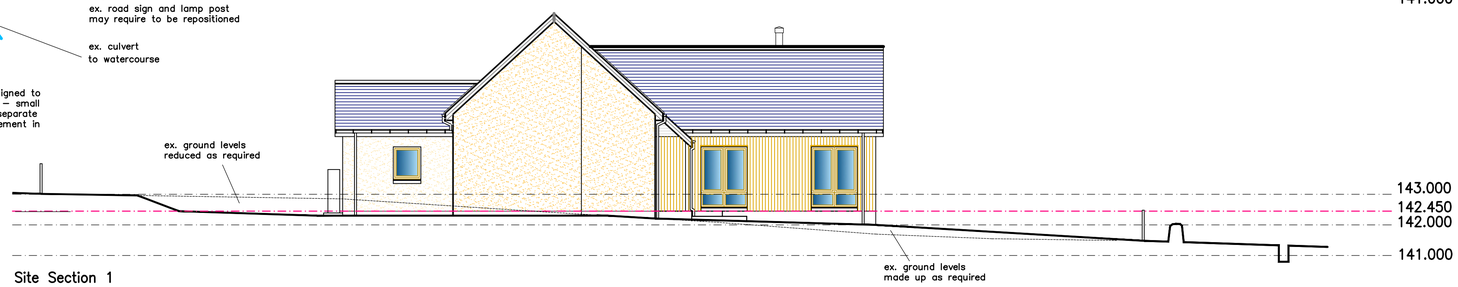
ex. field access upgraded with new access lay-by 8 x 2.5m with 45° splays with min. first 5m of driveway from back of the footway finished in bitmac at max. gradient of 1:20. The access shall be internally drained to prevent any flow of surface water either onto or from the public road. visibility splays to East & West measuring 2.4 x 120m to be provided and permanently retained

ex. ditch to be piped, ex.
street lighting extended, road
signage repositioned and new
2m wide pavement formed in
acc. with Roads Dept.
requirements

ex. road sign and lamp post
may require to be repositioned

ex. culvert
to watercourse

ex. garden wall realigned to
allow for pavement – small
area of ground in separate
ownership but agreement in
place



Site Section 1

Specification For New Planting

The area to be planted should be ripped/sub-soiled to a depth of 50cm, top-soiled to a minimum depth of 20cm, levelled and sown with a low growing grass mixture.

Trees should be planted at an average 2.5m spacing, irregularly distributed so that larger growing species are in the centre with smaller growing species and shrubs towards the perimeter. No planting within 5m of edge of public roadway or within 1m of boundary fences..

Trees should be 90–120cm whips as a minimum, supported by a 900 x 25 x 25mm treated stake and tie, mostly of native species. Native trees should be of local provenance. Any sub-division of seed zone 20 is acceptable but seed zone 203 is preferred.

They should be planted into a pit 30 x 30 x 30cm deep with the bottom broken up for a further 15cm. A 60cm spiral guard should be used to protect against rabbit damage. Compost or fertiliser are not required.

Management for the first five years after planting

For a minimum of three years, maintain a circle 1m in diameter weedfree around each tree, using an approved herbicide, such as Glyphosate, manual cultivation or mulching materials. If staked, loosen the tie each year. Remove the stake and tie after three years unless still required for support or protection from pets and young children.

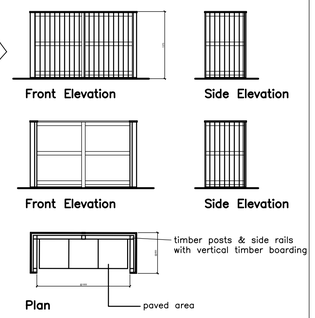
Replace any trees that die during the first five years after planting.

Mow between the trees annually to prevent the establishment and seeding of noxious weeds such as thistles, willowherb, docks or ragwort.
Prune any dead wood.

Species List

Rowan	--	medium tree	90–120cm
Silver Birch	--	medium tree	90–120cm
Gean	--	medium tree	90–120cm

Hedging
Beech (Fagus Sylvatica) Hedge formed with 2no staggered rows of plants at 450–600mm ccs at 40–60cm high bare root.



Bin Upfift Area Details 1:50

Rev	Revision Description	By	Date	Chkd	Date
A	Annotation added for Planning Submission	MJS	07.01.21	CJS	07.01.21

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Project
Proposed Erection of Garage
Plot 2
Land to East of Wrangham Villa
Bridge of Alford
Alford
Aberdeenshire

Client
Mrs Helen Farquhar

Drawing Title
Proposed Site Plan with levels

Drawn MJS	Date JANUARY–2021
Checked CJS	Date JANUARY–2021
Scale 1:250/1:100–A1	
Job No 2020009	Drawing No 04 / Rev B

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