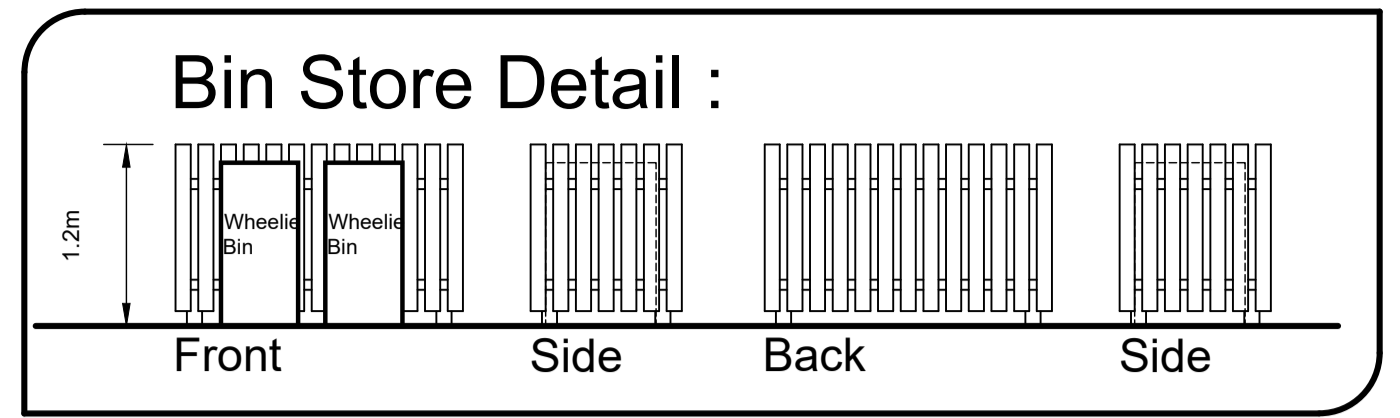
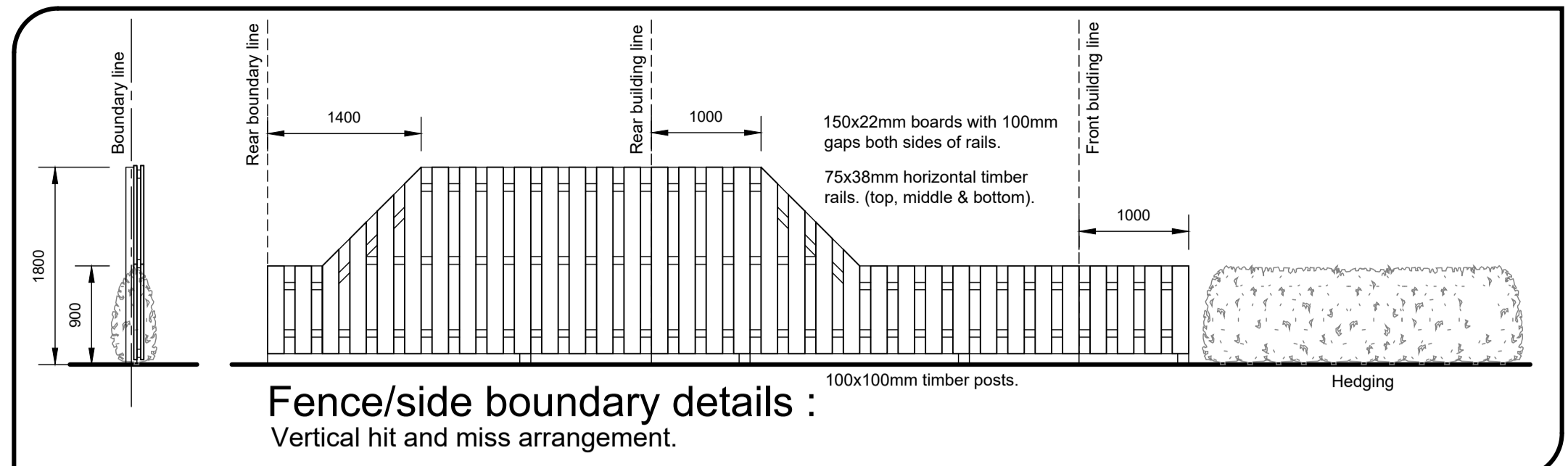
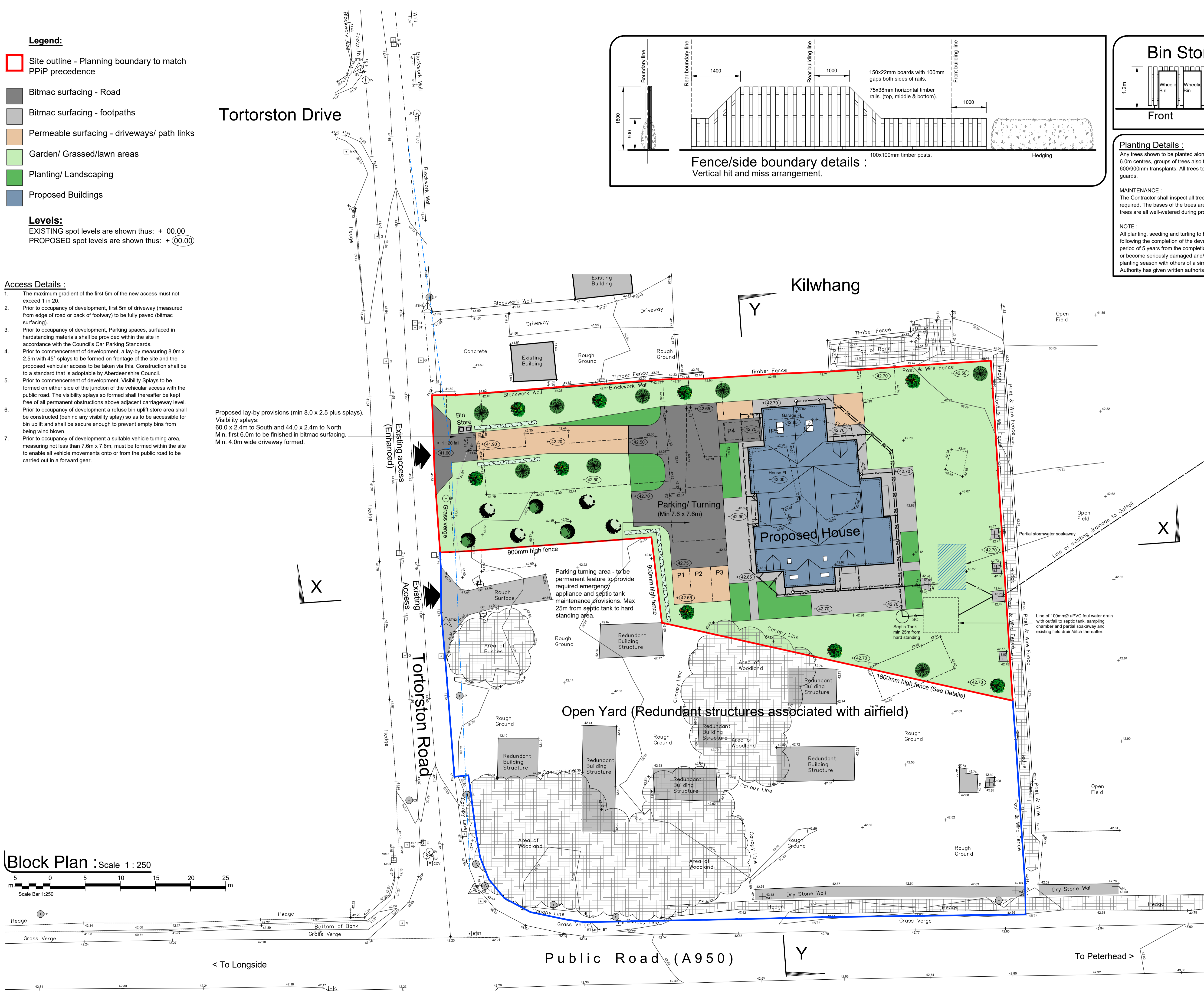
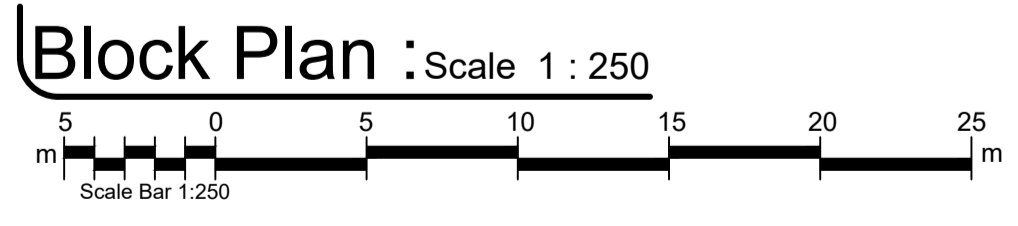


- Legend:**
- Site outline - Planning boundary to match PPIP precedence
 - Bitmac surfacing - Road
 - Bitmac surfacing - footpaths
 - Permeable surfacing - driveways/ path links
 - Garden/ Grassed/lawn areas
 - Planting/ Landscaping
 - Proposed Buildings

Levels:
 EXISTING spot levels are shown thus: + 00.00
 PROPOSED spot levels are shown thus: + (00.00)

- Access Details :**
1. The maximum gradient of the first 5m of the new access must not exceed 1 in 20.
 2. Prior to occupancy of development, first 5m of driveway (measured from edge of road or back of footway) to be fully paved (bitmac surfacing).
 3. Prior to occupancy of development, Parking spaces, surfaced in hardstanding materials shall be provided within the site in accordance with the Council's Car Parking Standards.
 4. Prior to commencement of development, a lay-by measuring 8.0m x 2.5m with 45° splays to be formed on frontage of the site and the proposed vehicular access to be taken via this. Construction shall be to a standard that is adoptable by Aberdeenshire Council.
 5. Prior to commencement of development, Visibility Splays to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
 6. Prior to occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift and shall be secure enough to prevent empty bins from being wind blown.
 7. Prior to occupancy of development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.



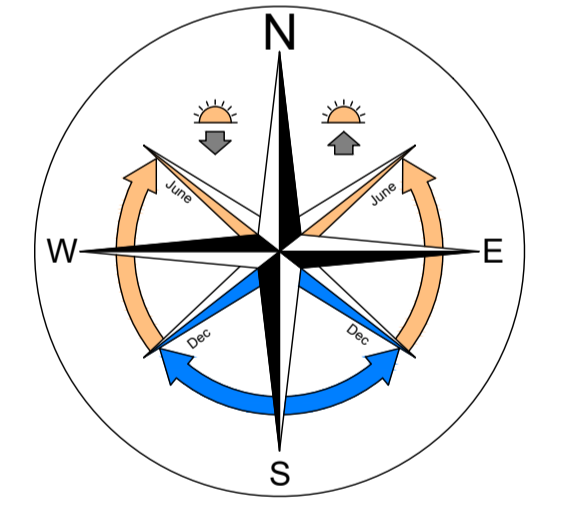
Planting Details :
 Any trees shown to be planted along perimeter fencing are to be planted at 6.0m centres, groups of trees also to be at min. 6.0m centres. Trees will be 600/900mm transplants. All trees to be staked and fitted with protective guards.

Maintenance :
 The Contractor shall inspect all trees and refirm any loose stakes as required. The bases of the trees are to be kept free from weeds. Ensure trees are all well-watered during prolonged dry periods.

NOTE :
 All planting, seeding and turfing to be carried out in the first planting season following the completion of the development. Any planting which within a period of 5 years from the completion of the development, die or become seriously damaged and/or diseased, shall be replaced in the next planting season with others of a similar size and shape unless the Planning Authority has given written authorisation to any variations.

Boundary Hedge planting to consist of any of the following species:
 Blackthorn : 'Prunus Spinosa'
 Elder 'Sambucus nigra'
 Hawthorn 'Crataegus monogyna'

Mixed Tree Planting to consist of any of the following species:
 Alder : 'Alnus Glutinosa'
 Blackthorn : 'Prunus Spinosa'
 Bird Cherry : 'Prunus Padus'
 Rowan/Mountain Ash : 'Sorbus Aucuparia'
 Silver Birch : 'Betula Pendula'
 Goat Willow : 'Salix Caprea'



| | | | |
|--|----------|-----------------------------|-------------|
| Decca Cottages, Tortorston Road, Blackhills, Peterhead | | Proposed new dwelling house | |
| Planning - Block Plan | | | |
| Date | Job No | Sheet | Drawn By |
| 30/03/23 | 22086-P4 | A1 | Craig Fyvie |
| No | Date | Description | |
| | | | |
| 1 The Square, Mintlaw, Peterhead, Aberdeenshire AB42 5EH Tel : 01771 622296 | | | |