



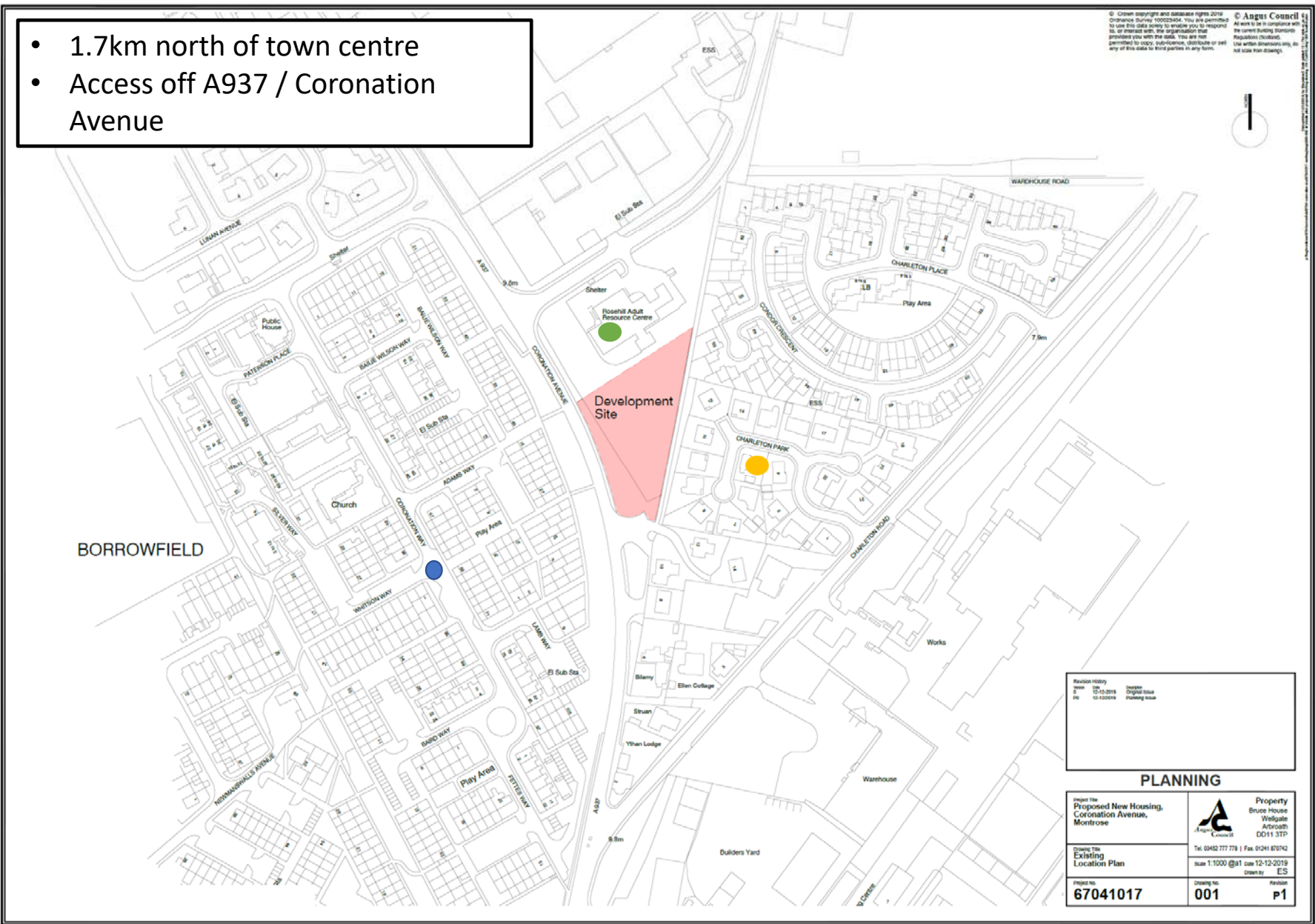
Item 6

Appendix 5

Planning application: 19/00943/FULL

Land South of Rosehill Resource Centre, Forties  
Road, Forties Industrial Estate, Montrose

- 1.7km north of town centre
- Access off A937 / Coronation Avenue



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Revision History	Issue	Issue
1	15-12-2018	Original Issue
2	12-12-2019	Planning Issue

**PLANNING**

Project Title  
**Proposed New Housing,  
 Coronation Avenue,  
 Montrose**



Property  
 Bruce House  
 Wellgate  
 Arbroath  
 DD11 3TP

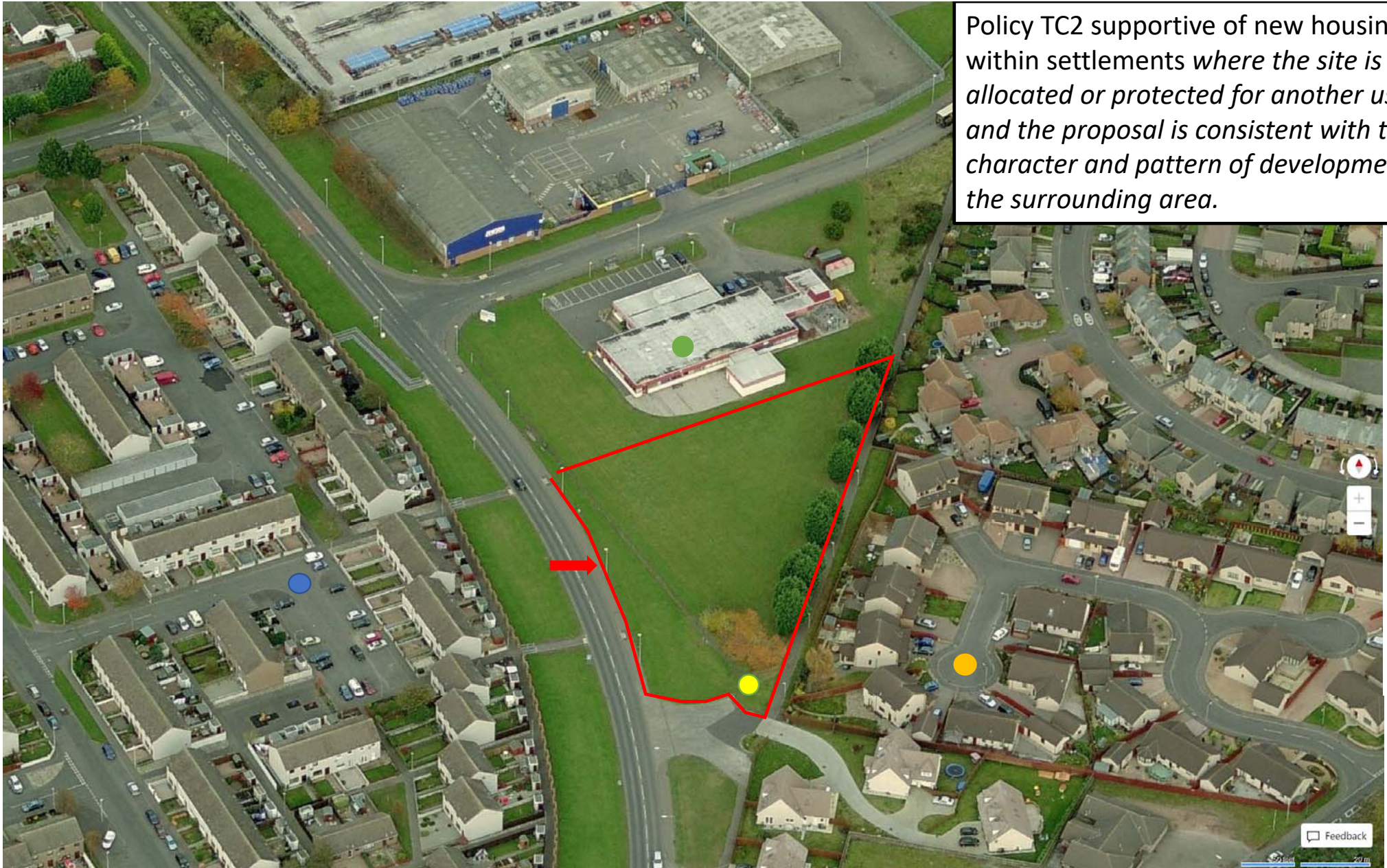
Drawing Title  
**Existing  
 Locations Plan**

Tel: 01462 777 778 | Fax: 01461 870142  
 Email: [enquiries@angus.gov.uk](mailto:enquiries@angus.gov.uk) | www: 12-12-2019  
 Drawn by: ES

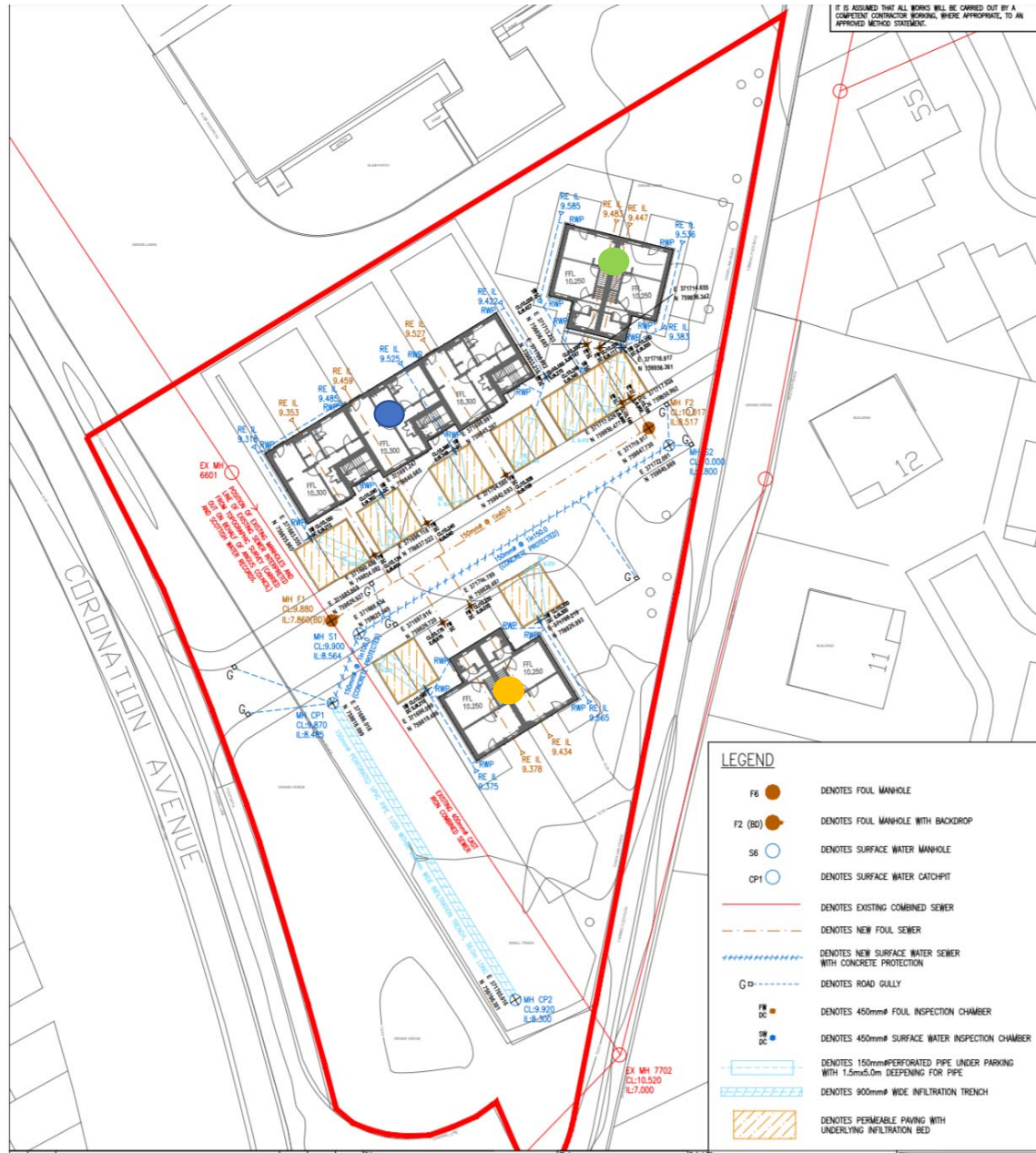
Project No.  
**67041017**

Drawing No.  
**001**

Revision  
**P1**



Policy TC2 supportive of new housing within settlements *where the site is not allocated or protected for another use and the proposal is consistent with the character and pattern of development in the surrounding area.*



- 6 x 1 bedroom flats
- 2 x 2 bedroom houses
- 2 x 3 bedroom houses
- Access from Coronation Avenue
- Connections to existing footpath to east
- 16 car parking spaces
- New planting to integrate development into site



Notes:  
 This drawing intended for Landscape related information only. It must be read in conjunction with the Architectural, Civil, Structural drawings and the Specifications.  
 Do not scale, use given dimensions only.

KEY:

	PROPOSED TREE		PROPOSED HEDGE		SEAT
	SPECIMEN SHRUBS		TURF		ROOT PROTECTIVE BARRIER
	PROPOSED SHRUBS		WILDFLOWER MEADOW		FENCING

All timber products used to be certified by FSC certification to be provided.

NOTES

1. **TOPSOIL FOR TURF, SHRUBS, TREES:**  
 Topsoil for turf, shrubs & trees to be supplied & prepared by the Main Contractor. The Contractor is responsible for removing all weeds, rubble & stones over 20mm from topsoil & removing such weeds & stones from the site. Topsoil to be spread to a depth of 450mm for trees/shrub planting & 150mm for turf areas. Main Contractor is responsible for supplying topsoil samples 2 weeks before topsoil spreading for Contract Administrator's approval.

All imported & existing topsoil must comply with BS 3882:2007 Specification for topsoil & requirements for use.

All ground to be prepared as per specification BS 4428:1989 Code of practice for general landscape operations.

2. **SUBSOIL FOR WILDFLOWERS:**  
 Wildflowers to be seeded on 150mm general subsoil as agreed with Contract Administrator.

The Contractor is responsible for removing all weeds, rubble & stones over 20mm from subsoil & removing such weeds & stones from the site. Main Contractor is responsible for supplying subsoil samples for Contract Administrator's approval.

3. **PLANTING:**  
 Remove existing vegetation.

All planting to be carried out as per planting plans & as per specification BS 4428:1989 Code of practice for general landscape operations.

4. **ROOT PROTECTION BARRIER:**  
 Root protection barrier to be installed in locations as shown on plan. Root protection barrier to be Re Root 2000 by Greenleaf or equivalent approved & installed as per manufacturer instructions. Root protection barrier to be min 2.5m from tree trunk.

## Landscaping plan

- Wildflowers along Coronation Avenue
- Tree planting to north and south west
- Hedging to the rear of house fences

7. **FENCING:**  
 Supply and erect rabbit proof fencing with timber post as per photo. Timber posts to be set in concrete foundations.

Revision history	
Rev	Description
01	Issue 1
02	Issue 2
03	Issue 3



ANGUS COUNCIL  
 COMMUNITIES - PARKS & BURIAL GROUNDS  
 FOREAR DD8 JWT  
 HEAD: S.Ball  
 TEL: 01307 473213

PROJECT:  
 Proposed New Affordable Housing Coronation Street, Montrose  
 Soft Landscape Plan

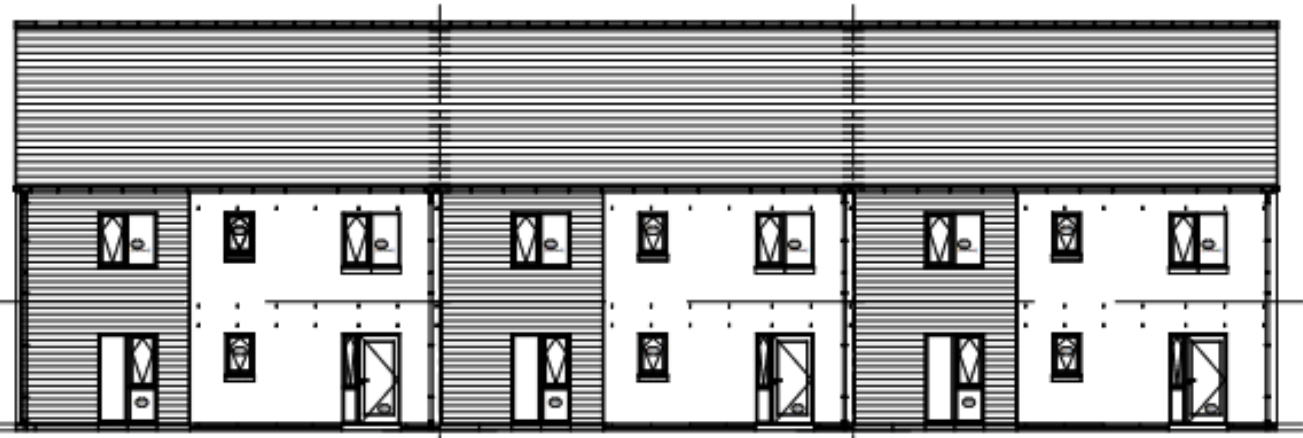
Revision No.	ISSUE
01	CONSTRUCTION

Project No.	Dwg. No.	SCALE
670410107	961	1:200 @ A1

DATE	DRAWN	APPROVED
24/09/20	AH	JD

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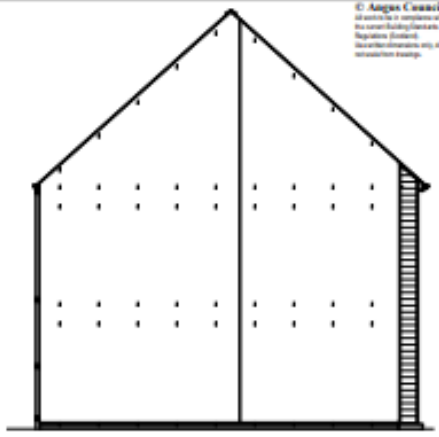
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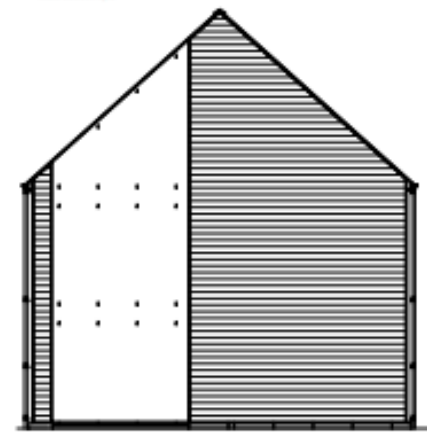
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



**PLANNING**

Project No:  
 Proposed New Housing  
 Cornton Avenue  
 Mallow

Property No:  
 1 Bed Flat type G  
 Terrace  
 Terrace Elevations site road

67041017

Property  
 Angus House  
 Churchyard  
 Pallas  
 COB 140K

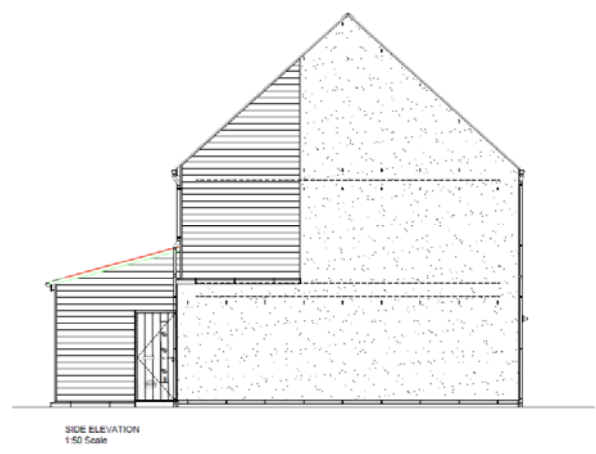
0202 777 776 | www.angus.co.uk

Drawn: T. SO [JAT] Date: 16/11/2019  
 Checked: [Signature] Date: [Signature]

G251 p0

**1 bedroom flats  
 (6 no.)**

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**2 bedroom  
houses (2 no.)**

Revision History	
Rev. No.	Description
01	Original Issue

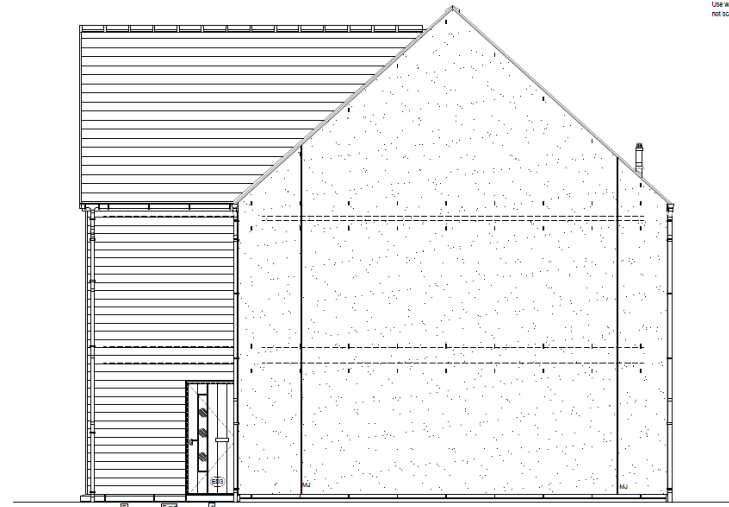
**PLANNING**

Project Title <b>Proposed New Housing,          Coronation Avenue,          Montrose</b>	 Property Bruce House Wellgate Auchincloth DD11 3TP
Drawing Title <b>House Type C          2 Bed Semi-Detached          Elevations slate roof</b>	Tel: 02452 777 778   Fax: 01241 870742 Scale 1:50 @ A1 Date 01/10/2019 Drawn by JD
Project No. <b>67041017</b>	Drawing No. <b>C250</b> Revision <b>P0</b>

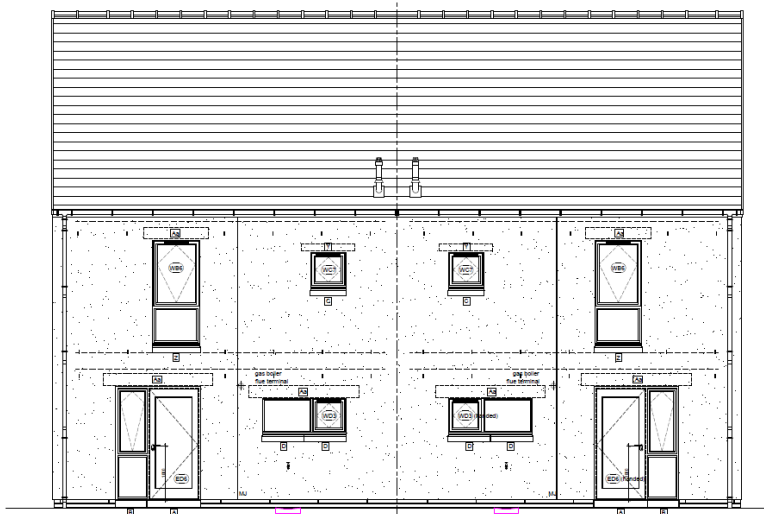
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FRONT ELEVATION




SIDE ELEVATION



REAR ELEVATION

Revision History	
Drawn	Date
P0	20/11/2019
	Reason
	Planning Issue

**PLANNING**

Project Title <b>Proposed New Housing,          Coronation Avenue,          Montrose</b>	 Property Angus House Orchardbank Forfar DD8 1AN
Drawing Title <b>House Type D          3 Bed Semi - Detached          Elevations Slate roof</b>	03452 777 778   <a href="mailto:property@angus.gov.uk">property@angus.gov.uk</a> Scale 1:40 @ A1 Date 01/10/2019 Drawn by JD
Project No. <b>67041017</b>	Drawing No. <b>D250</b>
	Revision <b>P0</b>

**3 bedroom  
 house type (2  
 no.)**



- **Policies:** TC2, TC8, DS4
- 1 objection – impact of privacy and amenity of Charleton Park & concerns about seating proposed.
- Proposal would provide new affordable housing on surplus land.
- Recommendation: **Conditional Approval**
- Conditions – noise barrier, external materials, landscaping, open space maintenance

