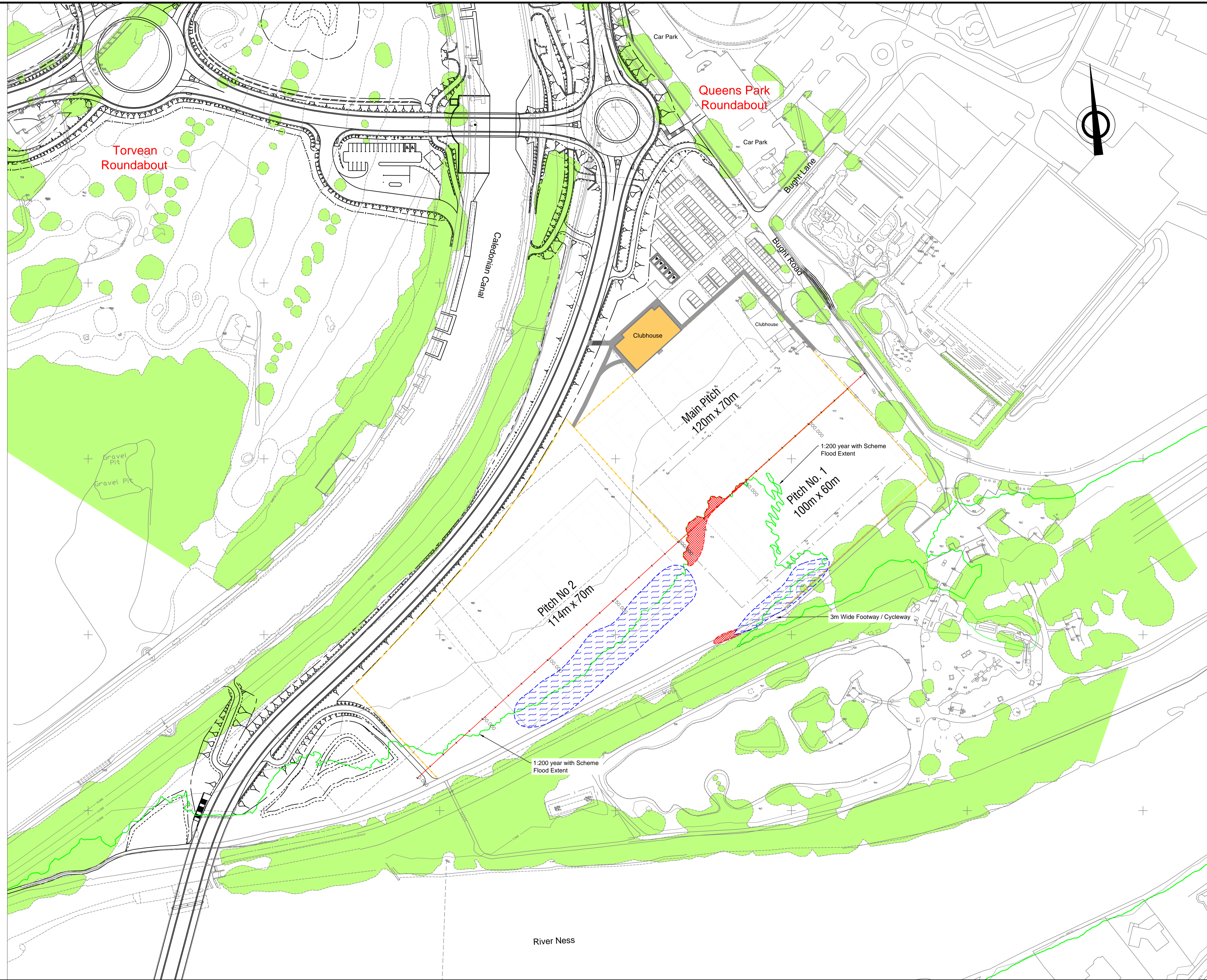


M:\Highland_Rugby_Club\ACAD\HRS7141_Flooding-Effects-FE01.dwg 28/11/2014 ISO A1 (landscape)



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Additional areas of flood storage resulting from pitch regrading = 347.8m²

Areas of flood storage lost as a result of pitch regrading = 18.0m²

1. The areas of lost and gained flood storage, due to regrading of the existing pitches, have been calculated on the basis of a 1:200 year flood extent including the effect of the proposed road scheme.

Revision Details			
Drawn By	Checked By	Check Date	Check Suffix



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Project
**The Inverness
 West Link -
 Canal Parks
 Rugby Project**

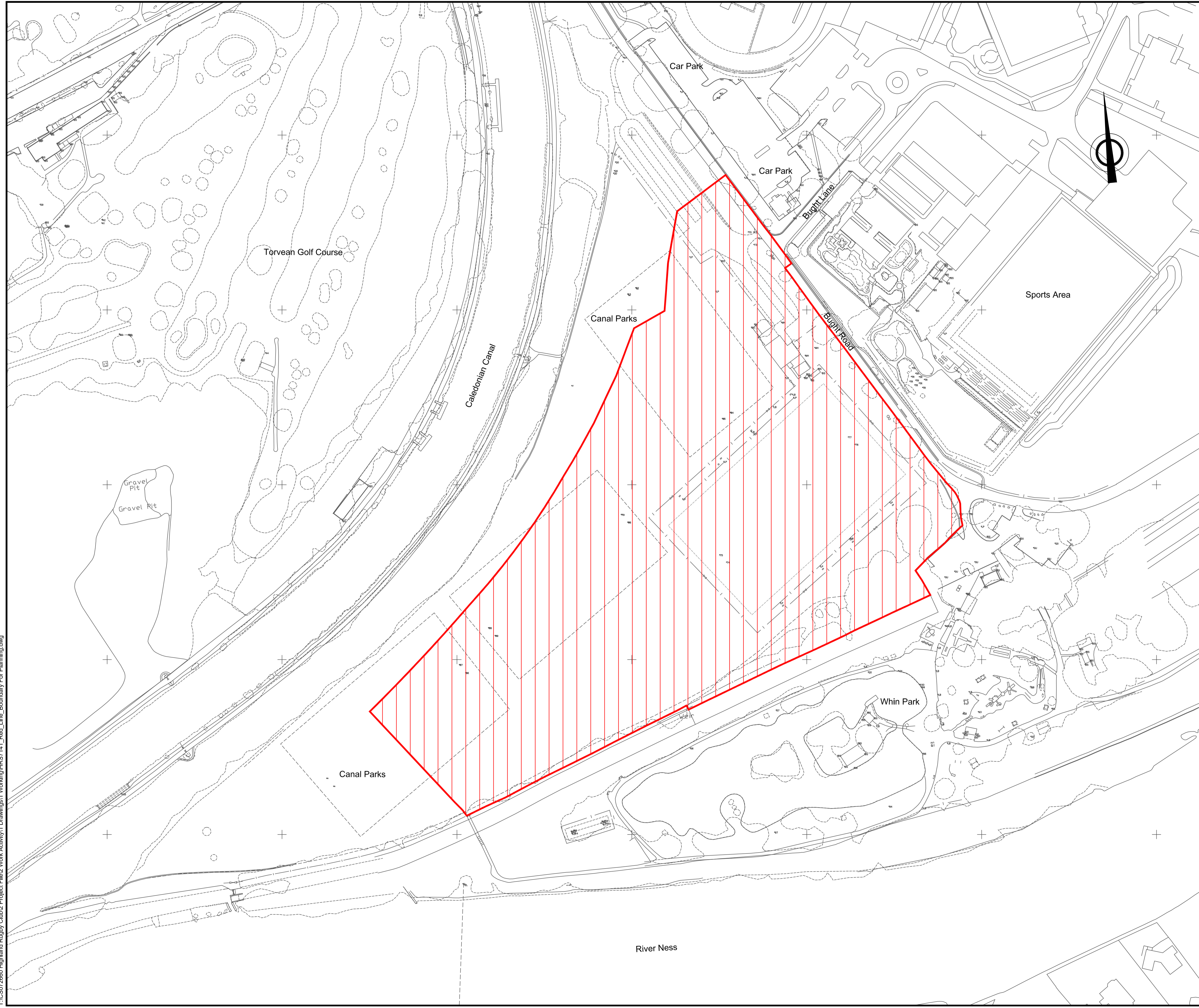
Title
**1:200 Year with Scheme
 Flood Effects**

Scale (at A1)
1:1000

Drawn	AJN	Date	27/11/2014
Checked	JAS	Date	27/11/2014

Project No:
HRS7141

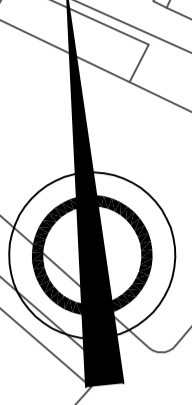
Drawing No:
FE01 Rev:
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KEY:
 Extents of Planning Boundary
 Area of Red Line Boundary = 54,868m²



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Project
RECONFIGURATION OF CANAL PARKS

Title
PLANNING APPLICATION (RED LINE BOUNDARY)

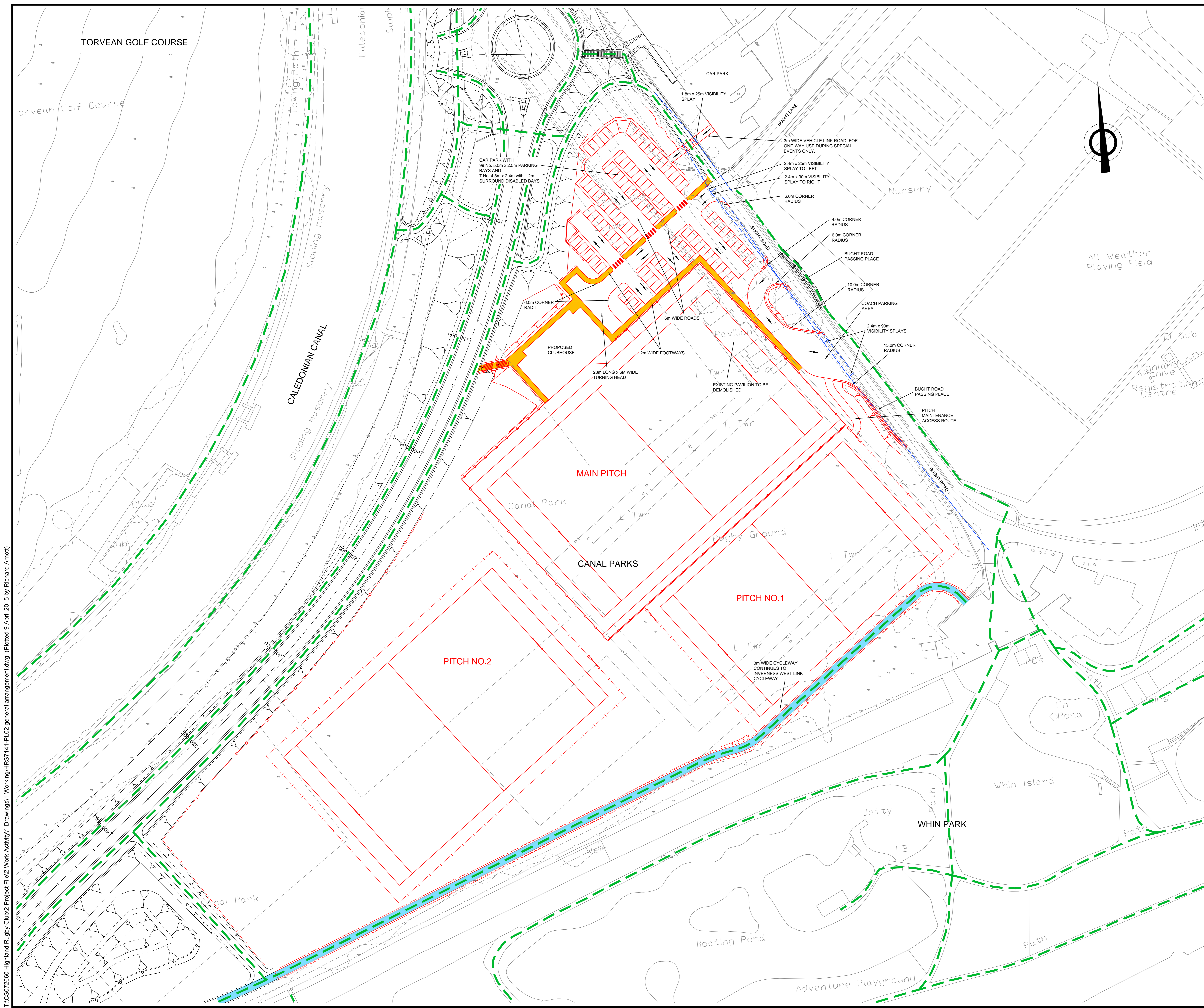
Scale (at A1) **1:1000**

Drawn	TC	Date	09/03/2015
Checked	JR	Date	09/03/2015

Project No: HRS7141 Status:

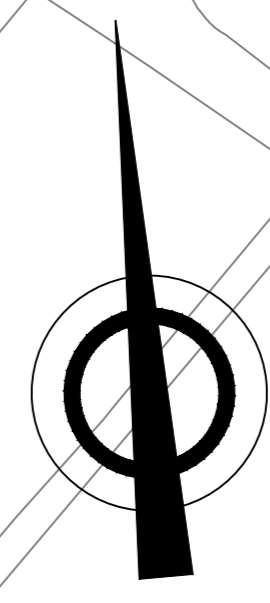
Drawing No: PL01 Rev:

T:\CS072660 Highland Rugby Club\2 Project File\2 Work Activity\1 Drawings\1 Working\HRS7141_Red_Line_Boundary_For_Planning.dwg



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Revision Details				
Drawn By	Check By	Check Date	Rev	Suffix
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Project
RECONFIGURATION OF CANAL PARKS

Title
PLANNING APPLICATION (GENERAL ARRANGEMENT)

Scale (at A1)
1:500 @ A0

Drawn	JJA	Date	11/03/2015
Checked	PB	Date	11/03/2015

Project No:
HRS7141





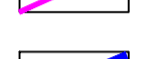

Drawing No:
PL02 Rev: -

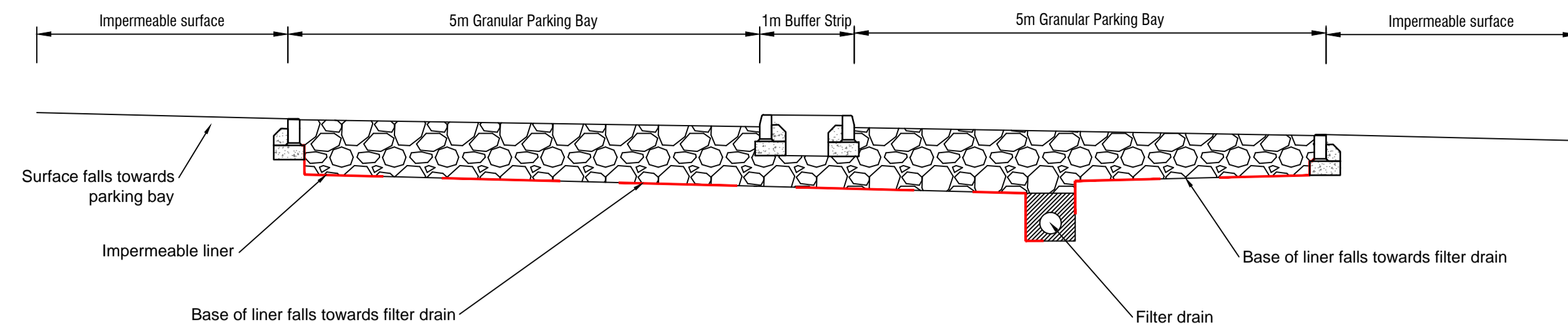
T:\CS072660 Highland Rugby Club2 Project File2 Work Activity1 Drawings\1 Working\HRS7141-PL02 general arrangement.dwg: (Plotted 9 April 2015 by Richard Amott)

Notes

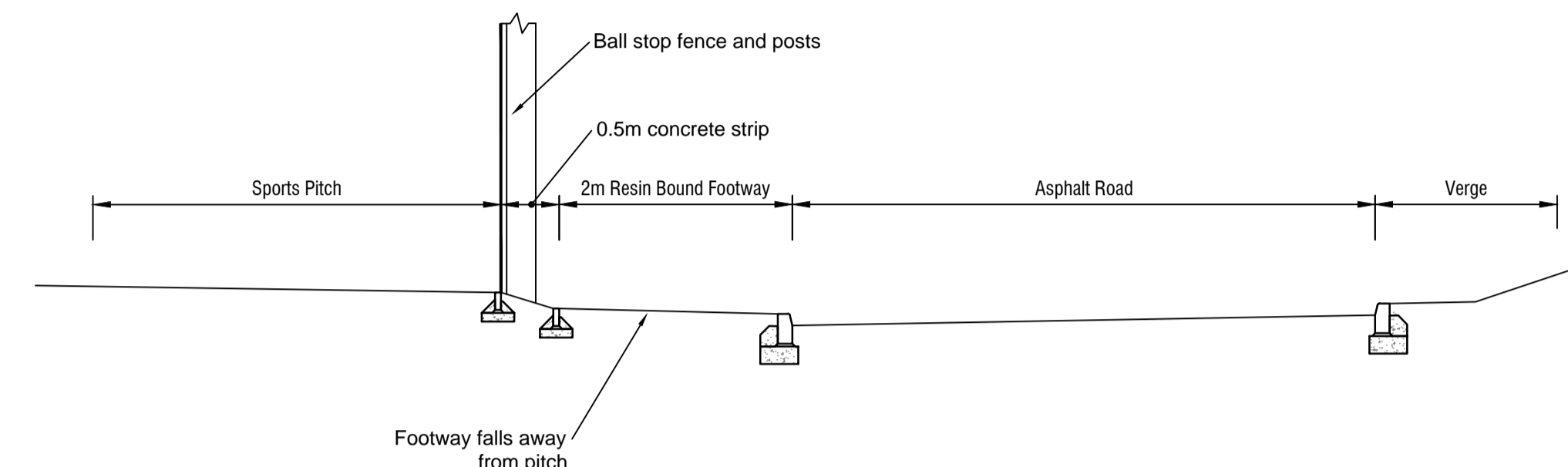
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KEY

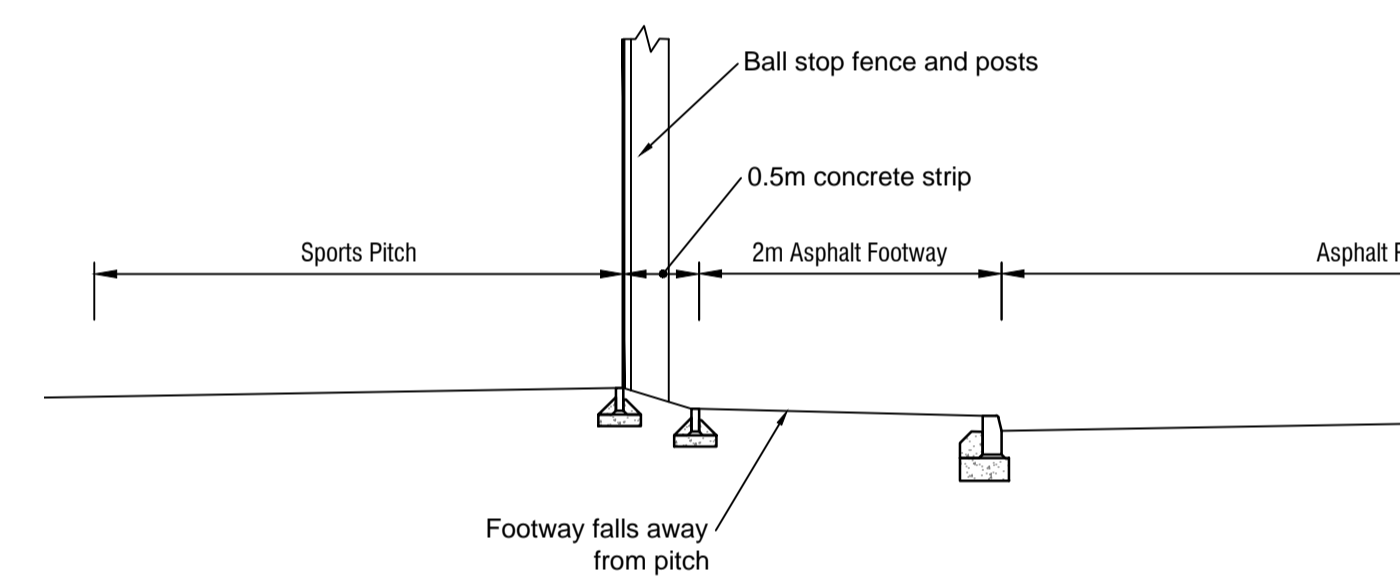
-  Gravel parking bay
-  Asphalt Road / Footway
-  Grassed surface
-  Proposed kerbline
-  Retaining wall
-  Lighting Column (positions indicative only)



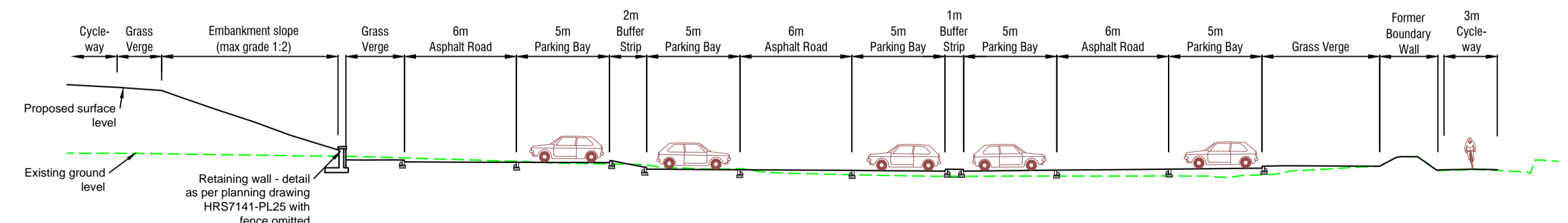
ILLUSTRATIVE SECTION THROUGH PARKING BAYS AND FILTER DRAIN (X-X)
 (Scale 1:50)



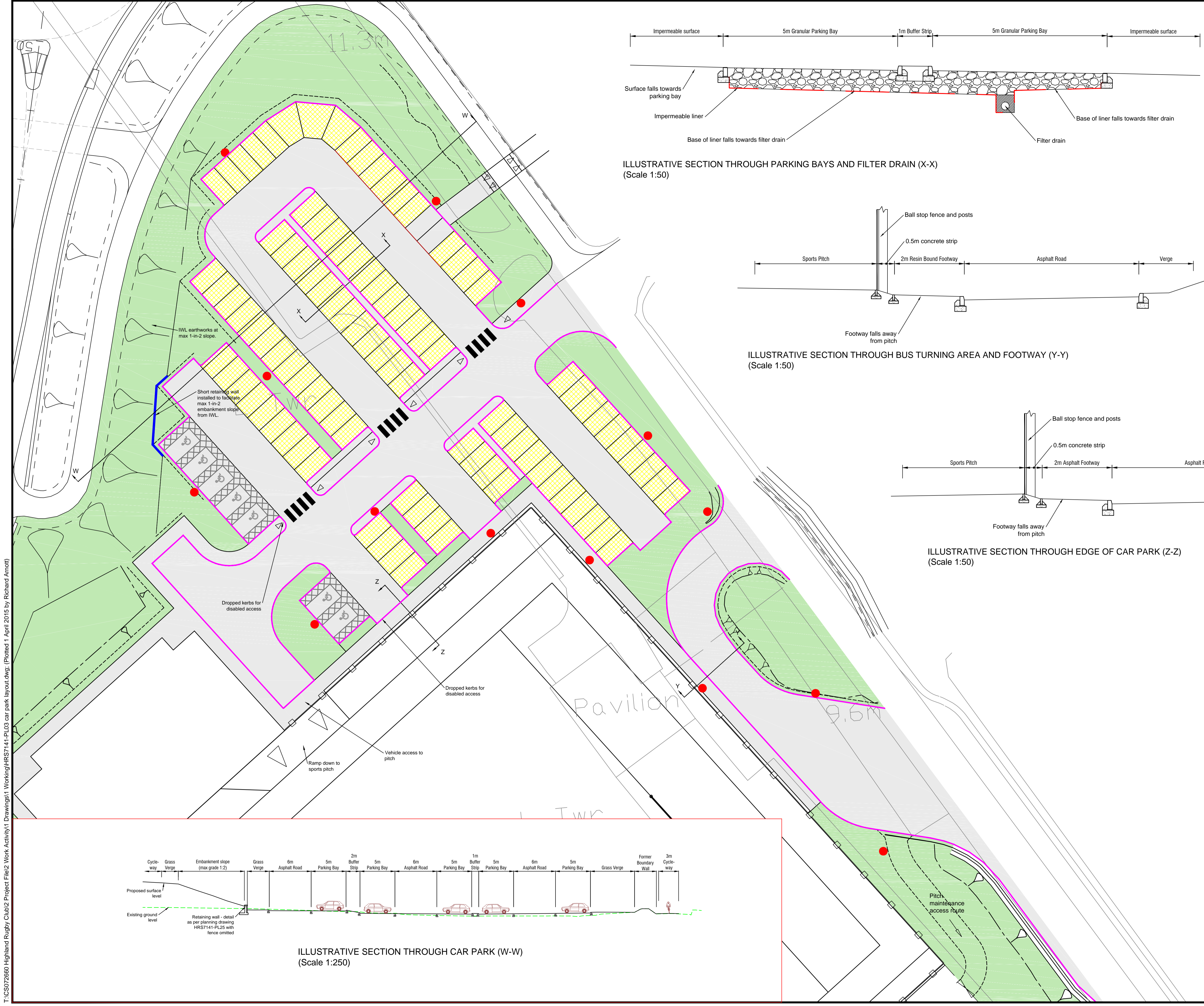
ILLUSTRATIVE SECTION THROUGH BUS TURNING AREA AND FOOTWAY (Y-Y)
 (Scale 1:50)



ILLUSTRATIVE SECTION THROUGH EDGE OF CAR PARK (Z-Z)
 (Scale 1:50)



ILLUSTRATIVE SECTION THROUGH CAR PARK (W-W)
 (Scale 1:250)

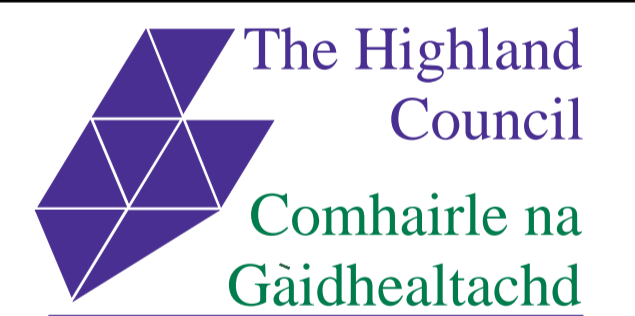


Revision Details	Drawn By	Check By	Check Date	Su/fx

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Project
RECONFIGURATION OF CANAL PARKS

Title
PLANNING APPLICATION (CAR PARK GENERAL ARRANGEMENT)

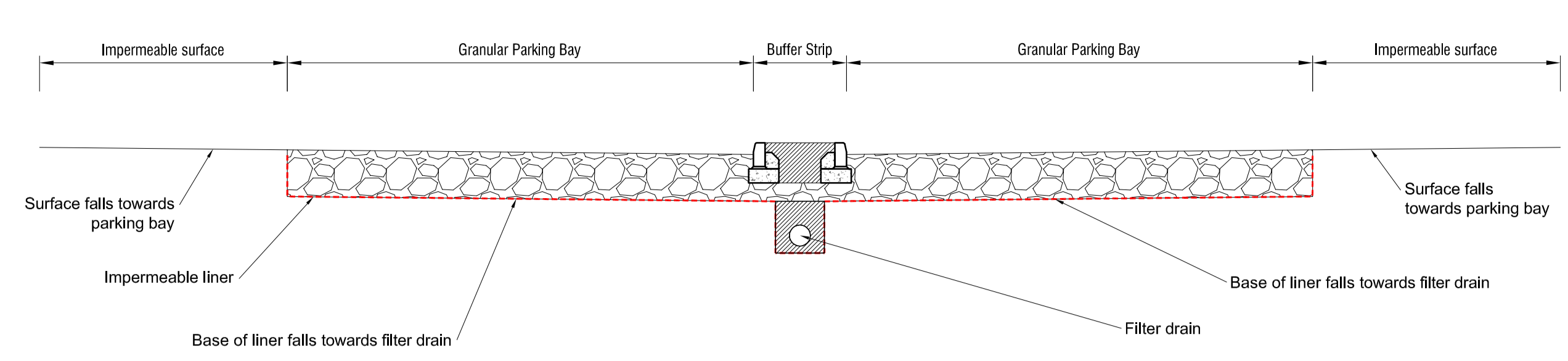
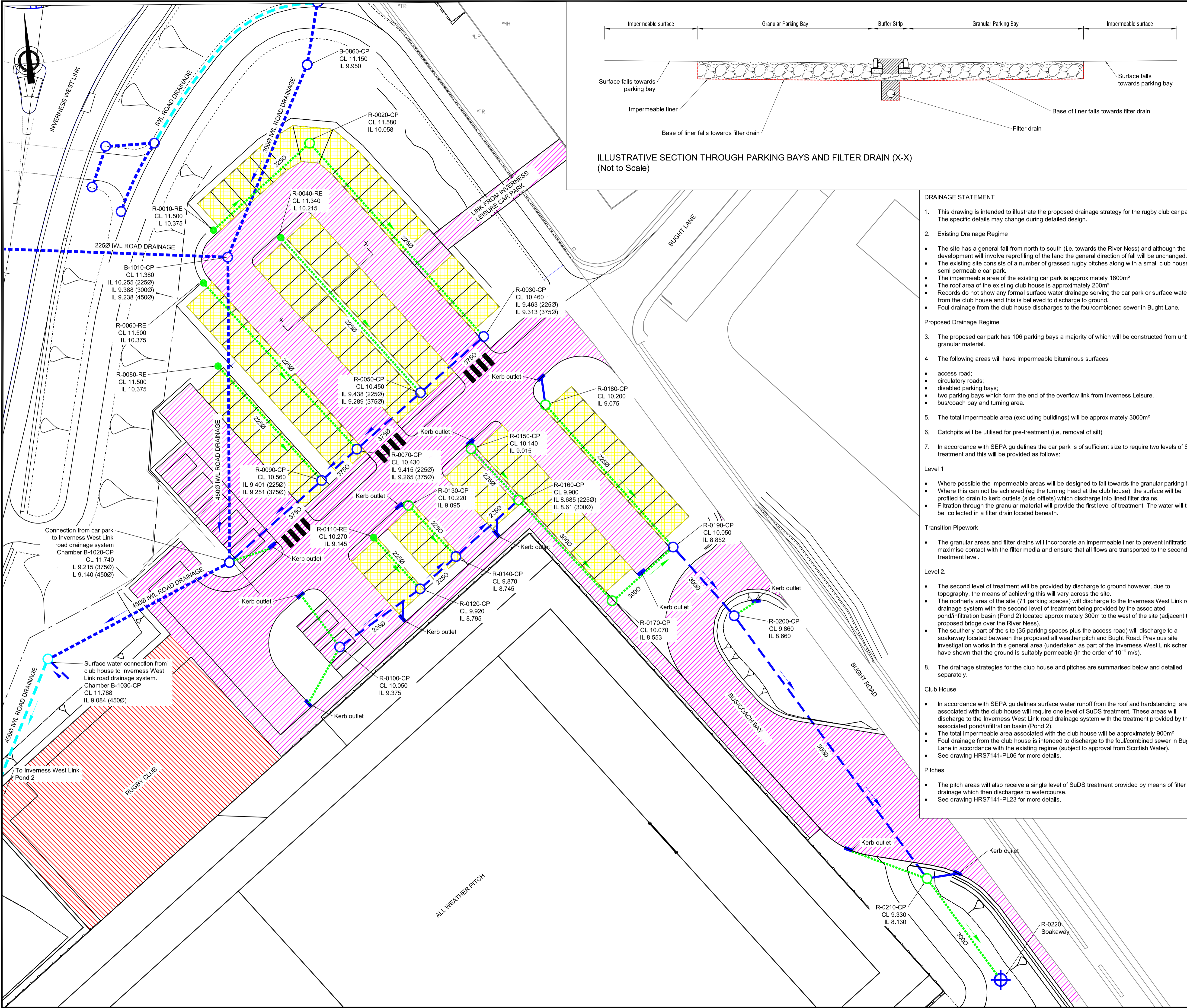
Scale (at A1) **1:250**

Drawn	JA/RA	Date	11/03/2015
Checked	PB	Date	11/03/2015

Project No: **HRS7141**

Drawing No: **PL03** Rev: -

T:\CS072660 Highland Rugby Club\2 Project File\2 Work Activity\1 Drawings\1 Working\HRS7141-PL-04 Car Park Drainage Plan.dwg - (Plotted 8 April 2015 by Will Sutherland)



ILLUSTRATIVE SECTION THROUGH PARKING BAYS AND FILTER DRAIN (X-X)
(Not to Scale)

DRAINAGE STATEMENT

- This drawing is intended to illustrate the proposed drainage strategy for the rugby club car park. The specific details may change during detailed design.
- Existing Drainage Regime
 - The site has a general fall from north to south (i.e. towards the River Ness) and although the development will involve reprofiling of the land the general direction of fall will be unchanged.
 - The existing site consists of a number of grassed rugby pitches along with a small club house and semi permeable car park.
 - The impermeable area of the existing car park is approximately 1600m²
 - The roof area of the existing club house is approximately 200m²
 - Records do not show any formal surface water drainage serving the car park or surface water from the club house and this is believed to discharge to ground.
 - Foul drainage from the club house discharges to the foul/combined sewer in Bught Lane.

Proposed Drainage Regime

- The proposed car park has 106 parking bays a majority of which will be constructed from unbound granular material.
- The following areas will have impermeable bituminous surfaces:
 - access road;
 - circulatory roads;
 - disabled parking bays;
 - two parking bays which form the end of the overflow link from Inverness Leisure;
 - bus/coach bay and turning area.
- The total impermeable area (excluding buildings) will be approximately 3000m²
- Catchpits will be utilised for pre-treatment (i.e. removal of silt)
- In accordance with SEPA guidelines the car park is of sufficient size to require two levels of SuDS treatment and this will be provided as follows:

Level 1

- Where possible the impermeable areas will be designed to fall towards the granular parking bays.
- Where this can not be achieved (eg the turning head at the club house) the surface will be profiled to drain to kerb outlets (side offlets) which discharge into lined filter drains.
- Filtration through the granular material will provide the first level of treatment. The water will then be collected in a filter drain located beneath.

Transition Pipework

- The granular areas and filter drains will incorporate an impermeable liner to prevent infiltration, maximise contact with the filter media and ensure that all flows are transported to the second treatment level.

Level 2.

- The second level of treatment will be provided by discharge to ground however, due to topography, the means of achieving this will vary across the site.
- The northerly area of the site (71 parking spaces) will discharge to the Inverness West Link road drainage system with the second level of treatment being provided by the associated pond/infiltration basin (Pond 2) located approximately 300m to the west of the site (adjacent to the proposed bridge over the River Ness).
- The southerly part of the site (35 parking spaces plus the access road) will discharge to a soakaway located between the proposed all weather pitch and Bught Road. Previous site investigation works in this general area (undertaken as part of the Inverness West Link scheme) have shown that the ground is suitably permeable (in the order of 10⁻⁴ m/s).

Club House

- In accordance with SEPA guidelines surface water runoff from the roof and handstanding areas associated with the club house will require one level of SuDS treatment. These areas will discharge to the Inverness West Link road drainage system with the treatment provided by the associated pond/infiltration basin (Pond 2).
- The total impermeable area associated with the club house will be approximately 900m²
- Foul drainage from the club house is intended to discharge to the foul/combined sewer in Bught Lane in accordance with the existing regime (subject to approval from Scottish Water).
- See drawing HRS7141-PL06 for more details.

Pitches

- The pitch areas will also receive a single level of SuDS treatment provided by means of filter drainage which then discharges to watercourse.
- See drawing HRS7141-PL23 for more details.

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- KEY**
- IWL Road drain (Carrier)
 - IWL Road drain (filter/carrier)
 - Filter drain (lined)
 - Carrier drain
 - Drain access (catchpit)
 - Drain access (rodding eye)
 - Kerb outlet (side offlet)
 - Soakaway
 - Gravel parking bay
 - Impermeable paved areas
 - Impermeable areas associated with club house (roof, paths etc)

Drawn	WS	Check	PB	Date	08/04/15	Sur	**
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Revision Details

Drawn	WS	Check	PB	Date	08/04/15	Sur	**
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RECONFIGURATION OF CANAL PARKS

**PLANNING APPLICATION
CAR PARK
DRAINAGE PLAN
(WITH DRAINAGE STATEMENT)**

Scale (at A1)	1:250		
Drawn	WS	Date	30/03/2015
Checked	PB	Date	30/03/2015
Project No:	HRS7141		Status: -
Drawing No:	HRS7141 - PL04		