

Agenda Item	10
Report No	CIA/33/17

HIGHLAND COUNCIL

Committee: City Of Inverness Area Committee

Date: 14 September 2017

Report Title: U4035 Henderson Road, Inverness –
Partial Deletion

Report By: Director of Community Services

1. Purpose/Executive Summary

- 1.1 This report is to request Members to approve the proposed deletion of one of two spur road sections of the U4035 Henderson Road from the List of Adopted Roads.

2. Recommendations

- 2.1 Members are asked to:-

Approve the proposed partial deletion of the U4035 Henderson Road, Inverness.

3. Background:

- 3.1 The U4035 Henderson Road commences at its junction with Longman Road (A82T) at a point 34metres northeast of the latter roads junction with Seafield Road (U4316), a double lane road extending in a northwesterly and southwesterly direction to its junction with Lotland Street (U4112) a distance of 450m.

In addition the U4035 Henderson Road also has two spur roads:-

- i) At a point 237metres along the road a double lane spur road extends in a southwesterly direction to its termination a distance of 174m;
- ii) At a point 362metres along the road a double lane spur road extends in a southwesterly direction to its termination in an extended hammerhead a distance of 178metres.

This gives an overall length for Henderson Road (U4035) of 802metres or thereby.
(See attached plan – **Appendix 1**).

4. Information

- 4.1 In 2017 we were approached by MacGregor Properties, advising us that they were now the sole owners of all the commercial premises taking access from one of the spur road sections of Henderson Road (U4035), and they were requesting that this spur road section be removed from the List of Adopted Roads and reverted back to them as a private section of road.

The reason for this request was to allow them to create an enclosed commercial yard which could be secured by means of a gated access and additional security fencing, outwith normal working hours, in order to prevent ongoing fly tipping at the end of the road.

(See attached plans - **Appendices 1 and 2**).

- 4.2 The proposal was submitted to the Ward 16 members at the Ward Business Meeting on 13 June 2017 for their comments.

The members are supportive of the proposal.

- 4.3 MacGregor Properties are the sole owners of the commercial units which front onto this spur road section, however there are a number of adjacent commercial units, located in Lotland Industrial Estate, whose fire escape routes exit out into this area.

The owner of the Lotland Industrial Estate units, numbers 23/1 to 23/6, has confirmed that he is acceptable to MacGregor Properties proposal, subject to acceptable arrangements being made to provide a suitable escape route to the front of his premises.

MacGregor Properties applied for Building Warrant for the proposed security fence and revised escape route in July 2017, and the warrant was granted on 18 August 2017.

- 4.3 Although the spur road is currently adopted, the land on which the road is constructed is owned by MacGregor Properties as shown on their title deeds.

5. Response

5.1 We are supportive of this request.

6. Implications

6.1 Resource - There is no resource implication in view of the partial deletion of this road. There will be a slight reduction in the area road maintenance revenue budget, but this will be matched by the reduction in the maintenance responsibility

6.2 Legal - On approval of the partial deletion, the deletion will be carried out in accordance with the requirement of the Roads Scotland Act 1984.

6.3 Community (Equality, Poverty and Rural) - No implications.

6.4 Climate Change / Carbon Clever - No implications.

6.5 Risk - No implications.

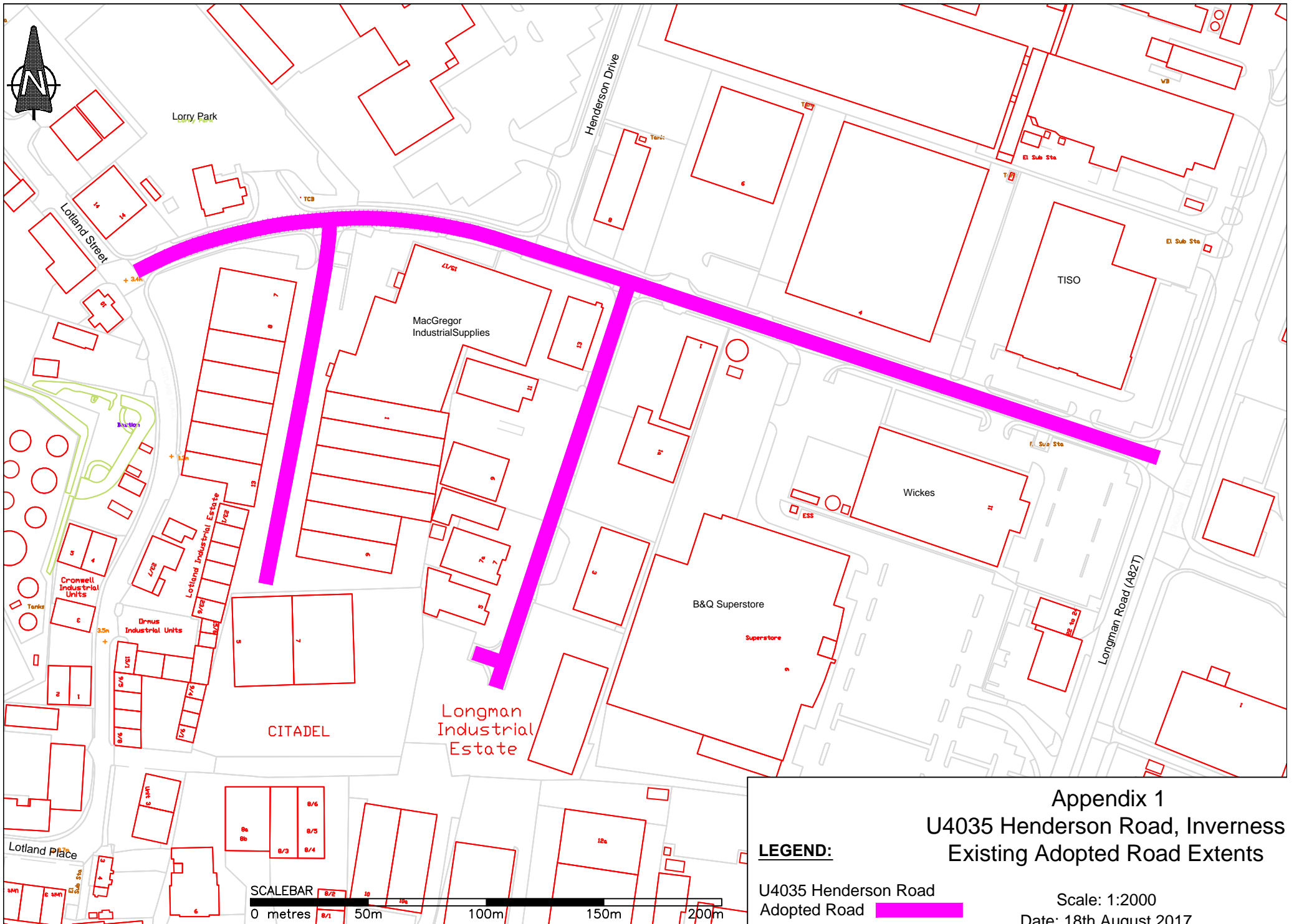
6.6 Gaelic - No implications.

Designation: Director of Community Services

Date: 18 August 2017

Author: Alastair Nairne, Senior Engineer

Background Papers: Appendices 1 and 2

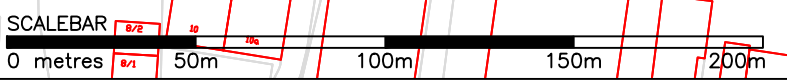


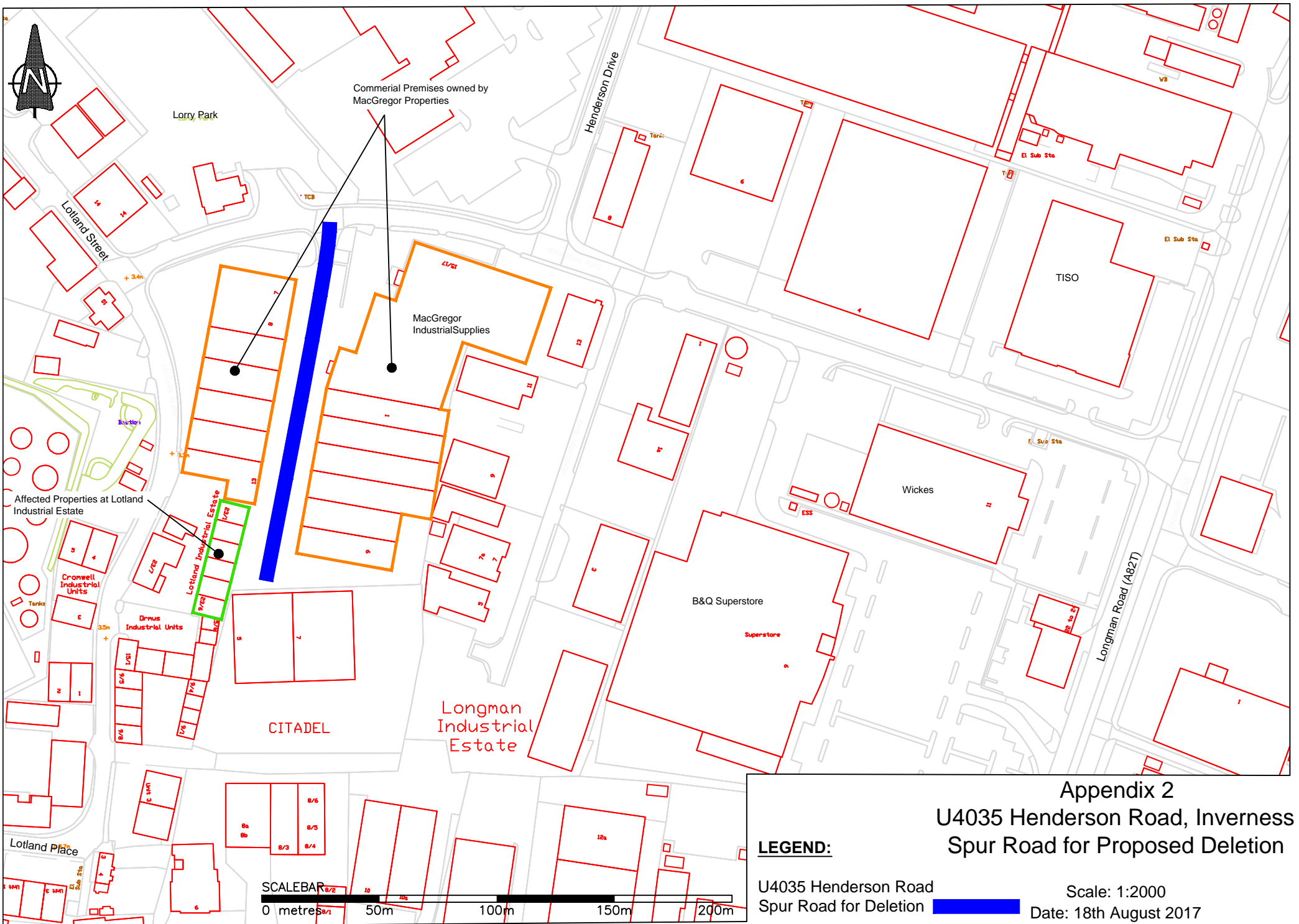
Appendix 1
U4035 Henderson Road, Inverness
Existing Adopted Road Extents

LEGEND:

U4035 Henderson Road
 Adopted Road

Scale: 1:2000
 Date: 18th August 2017





Appendix 2 U4035 Henderson Road, Inverness Spur Road for Proposed Deletion

LEGEND:

U4035 Henderson Road
Spur Road for Deletion

Scale: 1:2000
Date: 18th August 2017

