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| Agenda Item | 6.6        |
| Report No   | PLS 045/18 |

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 12 June 2018

**Report Title:** 18/00857/FUL: The Highland Council  
Merkinch Primary School, Telford Road, Inverness

**Report By:** Area Planning Manager – South/Major Developments

### **Purpose/Executive Summary**

**Description:** Refurbishment of primary & nursery school, demolish later additions, erection of extension, relocate family centre, change sports pitch to all weather pitch.

**Ward:** 14 – Inverness Central

**Development category:** Major

**Reason referred to Committee:** Major application

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **Recommendation**

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the refurbishment of the existing primary and nursery school and the extent of development includes the demolition of previous extensions added to the building, the erection of a new extension and the incorporation of a large area of adjoining open space into the school campus and its replacement with a state-of-the-art all weather pitch and multi-use games area (MUGA) that will be also be available for community use outwith school hours. The development will replace the existing Merkinch Primary and relocate Merkinch Family Centre into one integrated campus.
- 1.2 The proposed extension comprises a two storey teaching block that will function as the new primary school and nursery, and an adjoining single storey double height sports block. It is essentially a stand-alone building on a predominately 'L' shaped footprint that is set back from, and runs parallel to, the southwest elevation of the existing school building before turning and running adjacent to the northwest elevation. The existing off-shoot to the rear of the school building will be demolished in its entirety, with some other minor alterations to the school building also proposed.
- 1.3 The extension is of contemporary design and features a twin pitched roof. The palette of materials includes light coloured textured masonry finish for the walls and dark grey coloured zinc standing seem roofing.
- 1.4 A comprehensive soft and hard landscaping plan has been submitted with the application. It includes the provision of various garden areas, habitat area, play areas, and informal/social courtyard areas.
- 1.5 The school is a listed Category 'B' listed building dating from 1876 and features a long symmetrical main front with 6 central bays and constructed of pink rubble with yellow ashlar dressing. The building will be refurbished to provide accommodation for both the family centre and the school dining and community sports studios.
- 1.6 Existing pedestrian and vehicle access to the site from Telford Road will remain. However two new accesses from Carse Road will be formed. One will provide access to four disabled parking bays whist the other, located towards the western end of the site, will lead to the new car park.
- 1.7 Surface water drainage will be disposed of through a variety of SUDS including permeable surfaces and attenuation/infiltration underground tanks, with the main drainage network connecting to the existing Scottish Water sewer.
- 1.8 Pre Application Consultation: PAC was carried out by the applicant in December 2017 and included two public drop-in sessions, one at the Primary School on 07 December and the other at the Family Centre on 12 December.
- 1.9 Supporting Information: The following information has been submitted in support of the application:
  - Supporting Statement;

- Pre-application Consultation Report;
- Design and Access Statement;
- Transport Assessment;
- Noise Impact Assessment;
- Flood Risk Assessment and Drainage Impact Assessment;
- Geo-environmental Risk Assessment;
- Structural Survey; and
- Tree Survey.

1.10 Variations: Minor variations to layout plans and updated/revised supporting information.

## 2. SITE DESCRIPTION

2.1 The site is relatively flat and rectangular in shape. The site is currently divided in to two parts by a public path linking Benula Road to the north with Carse Road to the south. The smaller area of the site lies to the west of the path and is used as recreational ground. To the right of the path is the primary school building occupying the northern half of the area, with the existing school playing field located immediately to the south.

## 3. PLANNING HISTORY

|     |                   |  |   |
|-----|-------------------|--|---|
| 3.1 | 05 May 2006       | 06/00037/NIDIN & 06/00047/LBCIN: Extension to form new nursery classroom provision.              | Planning Permission & Listed Building Consent Granted |
| 3.2 | 30 September 2008 | 08/00716/LBCIN: Install antenna.   | Listed Building Consent Granted                       |
| 3.3 | 04 July 2014      | 14/02102/FUL: Erection of 3 pre-fabricated metal containers for changing and storage facilities. | Permission Granted                                    |
| 3.4 | 18 September 2014 | Temporary classroom building installed in school playground                                      | Permission Granted                                    |
| 3.5 | 01 July 2015      | 15/01980/FUL: Erection of temporary classroom.   | Permission Granted                                    |
| 3.6 | 03 July 2015      | 15/01870/LBC: Alterations.   | Listed Building Consent Granted                       |
| 3.7 | 20 April 2018     | 18/00855/LBC: Stonework repair &   | Listed Building                                       |

|     |               |   |                                   |
|-----|---------------|---|-----------------------------------|
|     |               | replacement windows (to match originals).<br>Remove lowered ceilings & repair the ceilings.<br>Form opening in gym hall & raise the floor in<br>the adjacent room | Consent<br>Granted                |
| 3.8 | 20 April 2018 | 18/00867/LBC: Installation of 6 temporary units<br>to accommodate pupils during construction of<br>new school   | Planning<br>Permission<br>Granted |

#### 4. PUBLIC PARTICIPATION

##### 4.1 Advertised: Unknown Neighbour/Affecting Setting of Listed Building

Date Advertised: 09 March 2018

Representation deadline: 30 March 2018

Timeous representations: 1

Late representations: None.

##### 4.2 Material considerations raised are summarised as follows:

- a) Scale and massing of proposed extension will dwarf existing school;
- b) Reduction in daylight to nearby residential properties;
- c) Development will exacerbate existing parking problems.

##### 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

#### 5. CONSULTATIONS

5.1 **Flood Risk Management:** No objection.

5.2 **Historic Environment Team:** No comment to date.

5.3 **Transport Planning:** No objection subject to conditions requiring off-site improvements to pedestrian access in the local area.

5.4 **Access Officer:** Recommends against the grant of planning permission due to adverse affect on public right of way and loss of open space.

5.5 **SEPA:** Initial objection due to lack of information of flooding now withdrawn.

5.6 **Sports Scotland:** No objection subject to a condition relating to standard of synthetic pitch construction and availability for use.

#### 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

##### 6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

- 34 - Settlement Development Areas
- 51 - Trees and Development
- 57 - Natural, Built & Cultural Heritage
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 75 - Open Space
- 76 - Playing Fields and Sports Pitches
- 77 - Public Access

## 6.2 **Inner Moray Firth Local Development Plan 2015**

2 – Delivering Development

## 7. **OTHER MATERIAL CONSIDERATIONS**

### 7.1 **Highland Council Supplementary Planning Policy Guidance**

- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

### 7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

## 8. **PLANNING APPRAISAL**

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, "In considering whether to grant listed building consent for any works, the planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

### Determining Issues

- 8.3 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### Planning Considerations

- 8.4 The key considerations in this case are:
  - a) compliance with the development plan and other planning policy
  - b) site layout and design;
  - c) loss of open space;

- d) impact on existing public right of way;
- e) any other material considerations.

#### Development plan/other planning policy

- 8.5 The site is part of a larger area of land identified in the Inner Moray Firth Local Development Plan for the safeguarding and improvement of existing sporting and recreational facilities connected to the school and wider community.
- 8.6 The existing recreation ground to the rear of the school is widely used by the local community with unrestricted access. As part of this development this land would become part of the operational school grounds. It will however remain available for community use outwith school hours, managed by Highlife Highland.
- 8.7 The development plan seeks to safeguard areas of accessible open space unless it can be demonstrated that the open space is not fit for purpose, or that substitute provision will be provided. Playing fields should not be redeveloped unless the resultant development delivers a clear net benefit.
- 8.8 The development will necessitate the diversion of an existing right of way that runs through the site and the development plan stipulates that any alternative access provision must be no less attractive, safe and convenient for public use.
- 8.9 The development plan is supportive of proposals where they demonstrate sensitive siting and high quality design in keeping with local character and the historic environment. Developments should conserve and enhance the character of the area and demonstrate that it will not adversely affect the setting of the listed building. The Council has a general duty in considering whether to grant planning permission which affects a listed building to have special regard to the desirability of preserving its setting.
- 8.10 Subject to the development being able to demonstrate that it will have no significant impact in terms of siting and design, loss of greenspace or adverse affect on the existing public right of way, the proposal would accord with the development plan.

#### Site layout and design

- 8.11 The proposed development is intended to address deficiencies with the operation of the existing primary school site where the shortage of space has been temporarily alleviated with the provision of portable buildings in use as classrooms within the playground, poor space standards associated with the current buildings and the generally inadequate quality of the teaching environment. In addition, the proposal will result in the removal of inappropriate previous extensions to the school that has resulted in internal routes becoming complicated with views to the outside being limited. The development will also enable the portable teaching classrooms to be removed.
- 8.12 The new L-shaped building is arranged to form a central courtyard between the buildings which will create a shared outdoor space as well as acting to define the extent of main campus buildings. It has been sited to ensure that it is respectful to the existing listed building which will remain the dominant feature facing on to

Telford Road and therefore preserve its setting. The new building will have its principal elevation facing on to Carse Road with the main school entrance accessed across a new public plaza. The detailing and materials are contemporary with extensive areas of glazing allowing natural daylight to penetrate the building.

- 8.13 The cluster of buildings is set out to ensure each of the three main uses (primary school, nursery and family centre) clearly relate to each other but with a distinct identity and with the shared community use facilities located to the rear of the campus, including the sports hall, multi-purpose rooms and changing areas, which sit adjacent to the outdoor sports facilities and playing field.
- 8.14 The land to the front of the new primary school and nursery building is divided between a car parking and drop off area and large landscaped and equipped playground.
- 8.15 The new car park will service the primary school and nursery whilst the family centre will make use of the vehicular access and parking area off Telford Road.
- 8.16 Overall, the siting and design of the campus creates a clear identity and sense of place, making best use of the available land to benefit future site users.

#### Loss of open space

- 8.17 The existing recreational ground, known as the Carse playing field, is used by the Merkinch Partnership, a body set up in 2006 to help focus on supporting and building local projects dealing with the environment, culture and the arts, the local economy and community health. The Partnership organise after school football training with pupils from the school and has Sports Scotland funded containers on site that are used as changing rooms and equipment stores. The playing field is also used informally by the community for casual football and by dog walkers.
- 8.18 This open accessible area will become part of the new school campus and as such will be secured for use by the school during normal school hours. It will consist of a 60m x 40m 3G synthetic pitch and a separate 20m x 37m polymeric surfaced multi-use games area (MUGA).
- 8.19 In their consultation response Sports Scotland noted that whilst there would be a reduction in existing area of playing field, the playing capacity will be increased due to the addition of the synthetic pitches. Sports Scotland advised that they have no objection to the application on the proviso that consultation has taken place with existing pitch users and providing the Council imposes a condition on any subsequent grant of planning permission controlling the quality of the new pitches to ensure they are fit for purpose and delivered timeously.
- 8.20 The supporting design and access statement advises that the Partnership has been instrumental in informing the decision to specify a 3G pitch, confirming their involvement in the project. The applicant has also stated a clear intention that the Partnership will have full access to the pitch, including the indoor changing facilities once they are operational and that interim arrangements will be put in place during the construction period to ensure they can continue to provide footballing

opportunities.

- 8.21 Whilst the concerns of the Council's Access Officer on the loss of open space are noted, it is considered that those concerns are substantially outweighed by the clear public benefit that will be provided by the development, including the enhanced playing capacity to be provided.

#### Impact on existing public right of way

- 8.22 In order for the applicant to be able to provide the campus development with enhanced outdoor facilities, it has been necessary to propose the rerouting of the existing 3m wide path that runs through the site. This is to be diverted around the northwest and southwest boundary of the site.
- 8.23 The Council's Access Officer has recommended against the grant of planning permission as it will result in the alternative path route being less attractive and less convenient for the public to use.
- 8.24 It is acknowledged that rerouting the path will increase its length by 65%. However the path will retain the existing path's 3m width and will feature a one metre wide grass verge on either side. The standard of path will therefore not be diminished. A further concern that part of the new path route will be between two high fences, creating an unpleasant walk for users, can be addressed by requiring a large section of the existing fence adjacent to Carse Court, which is under the control of the applicant, to be reduced in height or replaced with a similar fence no more than 1m in height. In addition, the boundary treatments for the new pitches will afford visibility for the entire length of the rerouted path and provide for natural surveillance of the route. These matters can be controlled by condition.

#### Other material considerations

- 8.25 The Muirtown and South Kessock Development Brief prepared in 2016 acknowledged that due to an increasing school roll, Merkinch Primary School would need to be expanded or potentially a new primary school campus delivered. Extending the existing school was preferable to providing a new build school. This proposal complies with the general requirements set out in the brief.
- 8.26 SEPA initially objected to the application on the grounds of lack of information on flood risk. Following further discussions between relevant parties, including the Council's Flood team, the objection has been withdrawn.
- 8.27 In addition to raising matters of design which has been addressed earlier in this report, one letter of objection has stated that the height of the two storey building will reduce sunlight to their property. In response, the objector's property is sufficiently far enough away from the development that there will be no demonstrable reduction in daylight or sunlight provision to their property which sits approximately 34m away at its closest point.

#### Non-material considerations

- 8.28 None.



## Matters to be secured by Section 75 Agreement

8.29 None.

### **9. CONCLUSION**

9.1 The proposed campus development will result in the provision of a major community facility in the heart of Merkinch, drawing together the provision of a primary school, nursery and family centre that will benefit the transition of children as they progress through their early education and will facilitate the sharing of facilities.

9.2 The replacement of the existing playing field with new fit-for-purpose synthetic outdoor pitches will not only benefit the site users, but also the wider community who will have access to the facilities outwith normal school operating times.

9.3 The proposed layout of the site maximises the opportunity to provide an integrated safe learning environment for the campus and will result in the construction of a high quality sustainable building that will preserve the setting of the existing listed building as well as safeguarding its future.

9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **10. IMPLICATIONS**

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

### **11. RECOMMENDATION**

**Action required before decision issued** N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

**Subject to the above**, it is recommended that planning permission be **GRANTED**, subject to the following:

## Conditions and Reasons:

1. No development shall commence until a site specific Construction and Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the planning authority. The CEMP should demonstrate how the developer/contractor will ensure the best practicable measures are taken to reduce the impact of noise. It should cover the choices of equipment, the methods of working, the working hours and the mitigation measures required to minimise the likelihood of complaints.

The recommended working hours for works which are audible at the curtilage of any noise sensitive property are Mon-Fri 8am to 7pm and Sat 8am to 1pm. Particular attention should be given to ground compaction work and the use of tonal reversing alarms both of which are common causes of construction noise complaint.

The CEMP should also include the procedures to be followed in the event of complaints. It is strongly recommended that contact is made with the neighbouring residents at an early stage and that they are kept updated. A contact number be provided so that anyone can speak directly to the contractor.

The CEMP should also include proposals for dust suppression during construction.

Following approval, development and work shall progress in accordance with the CEMP.

**Reason:** To ensure that the development is carried out in such a manner as to minimise disturbance to nearby residents, in the interests of the amenity of the area.

2. No works comprised in the Development shall be commenced until a detailed Access Management Statement is submitted to and approved in writing by the Planning Authority. The purpose of the Access Management Statement shall be to site, schedule and specify the provision of an alternative path to maintain public access before, during and after construction. The Access Management Statement shall be implemented as approved.

**Reason:** In order to safeguard public access through the site.

3. No development shall commence until full details of the rerouted path around the northwest and southwest perimeter of the site have been submitted to, and approved in writing by, the planning authority. The details shall include a specification for the path construction and the path shall be a minimum width of 3m with a grass verge of at least 1m on each side. Thereafter development and works shall progress in accordance with those details.

**Reason:** To ensure that the rerouted path is of a standard in the interests of amenity and public safety.

4. Prior to the path referred to in Condition 2 above being available for use, the existing section of metal fencing on the northwest boundary of the playing field and adjacent to Carse Court shall be reduced in height to no more than 1 metre, or alternatively removed and replaced with a similar fence of no more than 1 metre in height. The extent of fencing to be reduced in height or replaced is the section of fencing where it adjoins Carse Road and up to the point where it turns towards 12 Carse Court.

**Reason:** To ensure that the rerouted path is no less attractive, safe and convenient for public use by avoiding this section of the path being enclosed by high fencing on each side.

5. Within 6 months following the commencement of development, a scheme to improve pedestrian connectivity and safety on routes to the campus site shall be submitted to the Planning Authority for approval in writing. The scheme shall include the following improvements:
  - i) Provision of a raised crossing to reinforce pedestrian priority at the Ben Wyvis Place/Thornbush Road Junction;
  - ii) Provision of dropped kerbs and tactile paving at the existing build outs on Telford Road, widening of the existing footway on the west side of the road, removal of and alterations to the existing pedestrian barriers and 'School Keep Clear' road markings, and improvements to the existing crossing points at the junction of Telford Road/Carse Road;
  - iii) Measures to reduce the speed of traffic on Carse Road and the provision of gateway features to highlight the main pedestrian entrance to the school.

Following approval, the scheme shall be implemented in full prior to first occupation of the primary and nursery school building.

**Reason:** To ensure that the development is complimented by safer access to the school for all users.

6. No development associated with the construction of the sports pitches shall commence until full details of a public viewing area have been submitted to, and approved in writing by, the planning authority. Thereafter, development and work shall progress in accordance with those approved details.

**Reason:** To ensure that adequate facilities are available for spectator viewing when the pitches are in community use.

7. The two new sports pitches will be surfaced with a synthetic pitch surface(s) that will be designed and constructed by a recognised (e.g. SAPCA registered) specialist pitch contractor(s) and pitch specification shall be submitted for the written approval of the planning authority prior to the commencement of development. The 3G pitch shall have dimensions of

60m x 40m with 3m run-offs and shall have floodlighting installed. The synthetic pitches will be fully operational and available for use not later than one year after the opening of the new school.

**Reason:** To ensure that the replacement pitches are of a quality that compensates for the loss of the existing playing field area, and that these are delivered in a reasonable timescale.

8. No development shall commence on the construction of the new school until full details of all means of enclosure for the site, including the two new sports pitches, have been submitted to, and approved in writing by, the planning Authority. Thereafter, development and works shall progress in accordance with those details.

**Reason:** To ensure that the means of enclosure are of an acceptable standard and will not adversely affect the amenity of the area.

9. The use of the sports pitches shall be limited to between 9.00am and 5.30pm Monday to Friday and between 9.00am and 1.00pm on Saturdays until such times as the applicant submits for the approval in writing by the planning authority a noise mitigation scheme. The noise mitigation scheme shall also include revisions to the restrictions on the times when the pitches can be used. Following approval, the scheme shall be implemented in full.

**Reason:** No mitigation measures have been submitted with the application and there is the potential, that without mitigation, use of the pitches could have a significant adverse affect on residential amenity.

10. All roads, pavements and off-street parking areas shall be completed and available for use prior to first occupation of the primary and nursery school building.

**Reason:** To ensure that the roads, pavements and off-street parking areas are provided timeously.

11. All landscaping works, including hard landscaping, shall be carried out in accordance with the scheme and plans approved as part of this permission. All hard landscaping, planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first available planting and seeding seasons following the first occupation of the primary and nursery school building. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next available planting season with others of the same size and species.

**Reason:** In order to ensure that the approved landscaping works are properly undertaken on site.

## **REASON FOR DECISION**

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

### **FOOTNOTE TO APPLICANT**

#### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

#### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

#### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation

to flood risk.

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud & Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

**Construction Hours and Noise-Generating Activities:** You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

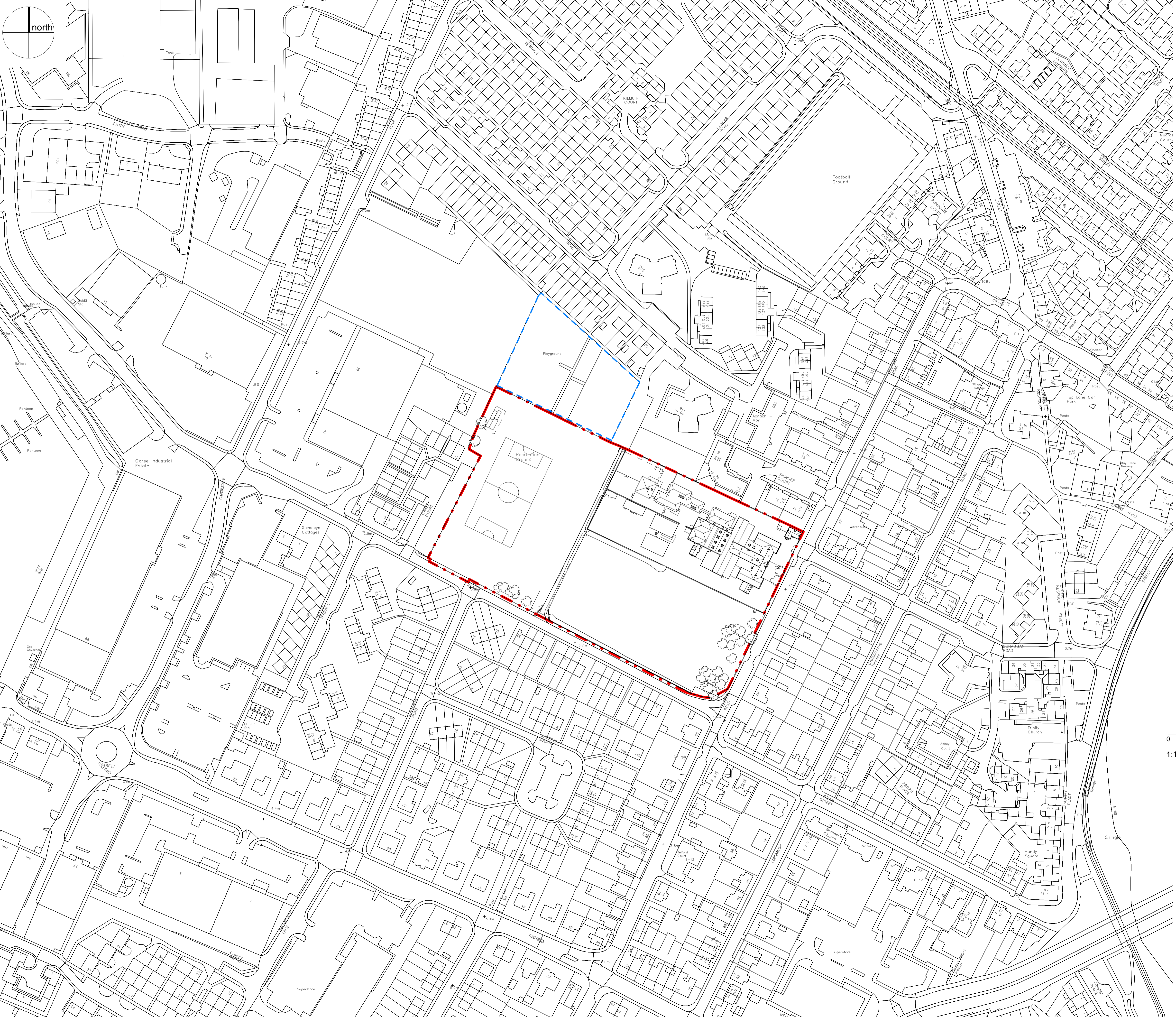
If you wish formal consent to work at specific times or on specific days, you may

apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

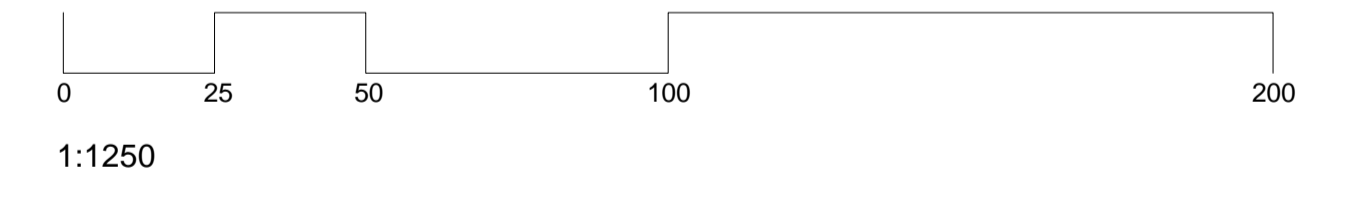
### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Signature: Nicola Drummond  
Designation: Area Planning Manager – South/Major Developments  
Author: John Kelly  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location Plan  
Plan 2 - Overall Site Layout Plan (Rev P08)  
Plan 3 - Part Site Layout Plan 1 of 2 (Rev P08)  
Plan 4 - Part Site Layout Plan 2 of 2 (Rev P08)  
Plan 5 - Landscaping Plan  
Plan 6 - Proposed Ground Floor Plan  
Plan 7 - Proposed First Floor Plan  
Plan 8 - Elevation Plan (3410)  
Plan 9 - Elevation Plan (3411)  
Plan 10 - Elevation Plan  
Plan 11 - Visual Information (8403)



Note: Red dashed line indicates the extent of Site Boundary.  
 Note: Blue dashed line indicates the extent of Client Ownership.



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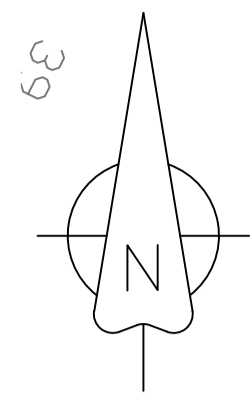


DEVELOPMENT AND  
 INFRASTRUCTURE SERVICE

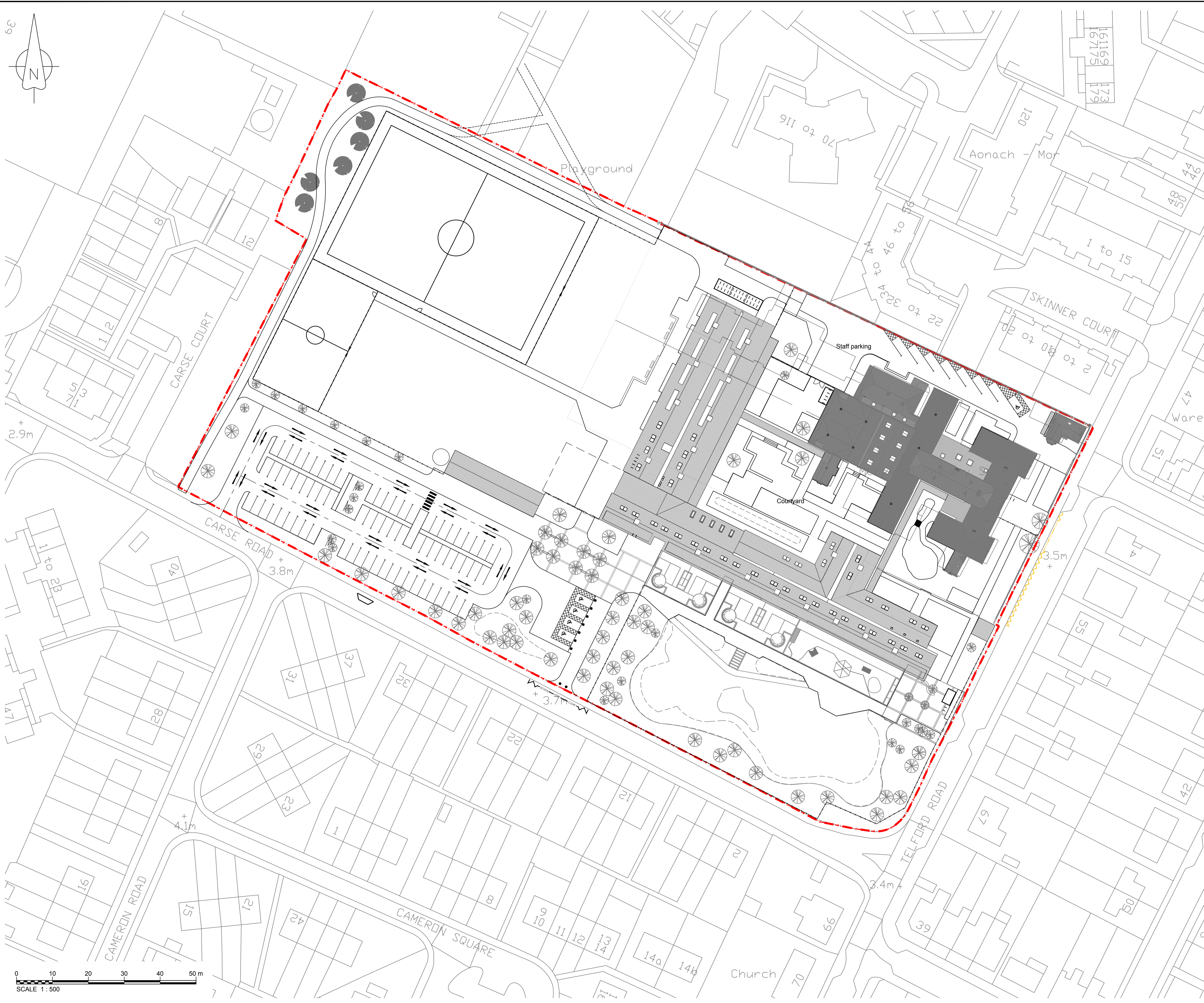
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|--------------------------------|-------------------|
| CLIENT<br>Care and Learning    | SCALE<br>1 : 1250 |
| PROJECT<br>Merkinch Primary    | DATE<br>11/12/17  |
| CONTACT<br>Clare Kemsley       | DRAWN BY<br>DG    |
| DRAWING TITLE<br>Location Plan | CHECKED BY<br>CK  |
| PURPOSE OF ISSUE<br>Planning   | PAPER SIZE<br>A1  |

| PROJECT NUMBER | ORIGINATOR | VOLUME OR SYSTEM | LEVELS AND LOCATIONS | TYPE | ROLE | CLASSIFICATION | NUMBER | REV |
|----------------|------------|------------------|----------------------|------|------|----------------|--------|-----|
| ECSCF0547      | THC        | ZZ               | XX                   | DR   | A    |                | 0101   |     |





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**NOTES:**

1. All dimensions in metres (m) unless noted otherwise.
2. All levels in metres above Ordnance Datum (mAOD).
3. This drawing shall be read in conjunction with the Works Specification.
4. The Contractor is responsible for undertaking their own search with regard to services and is responsible for co-ordinating and liaising with the relevant authorities for the protection of existing services.

**REFERENCE DRAWINGS:**

- ECSCF0547-JAC-ZZ-XX-DR-C-1201 - Site Layout Sheet 1 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1202 - Site Layout Sheet 2 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1203 - Site Finishes Sheet 1 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1204 - Site Finishes Sheet 2 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1205 - Road Layout
- ECSCF0547-JAC-ZZ-XX-DR-C-1501 - Overall Drainage Layout
- ECSCF0547-JAC-ZZ-XX-DR-C-1502 - Site Drainage Sheet 1 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1503 - Site Drainage Sheet 2 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1504 - Drainage Standard Details Sheet 1 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1505 - Drainage Standard Details Sheet 2 of 2
- ECSCF0547-JAC-ZZ-XX-DR-C-1506 - Manhole Schedule

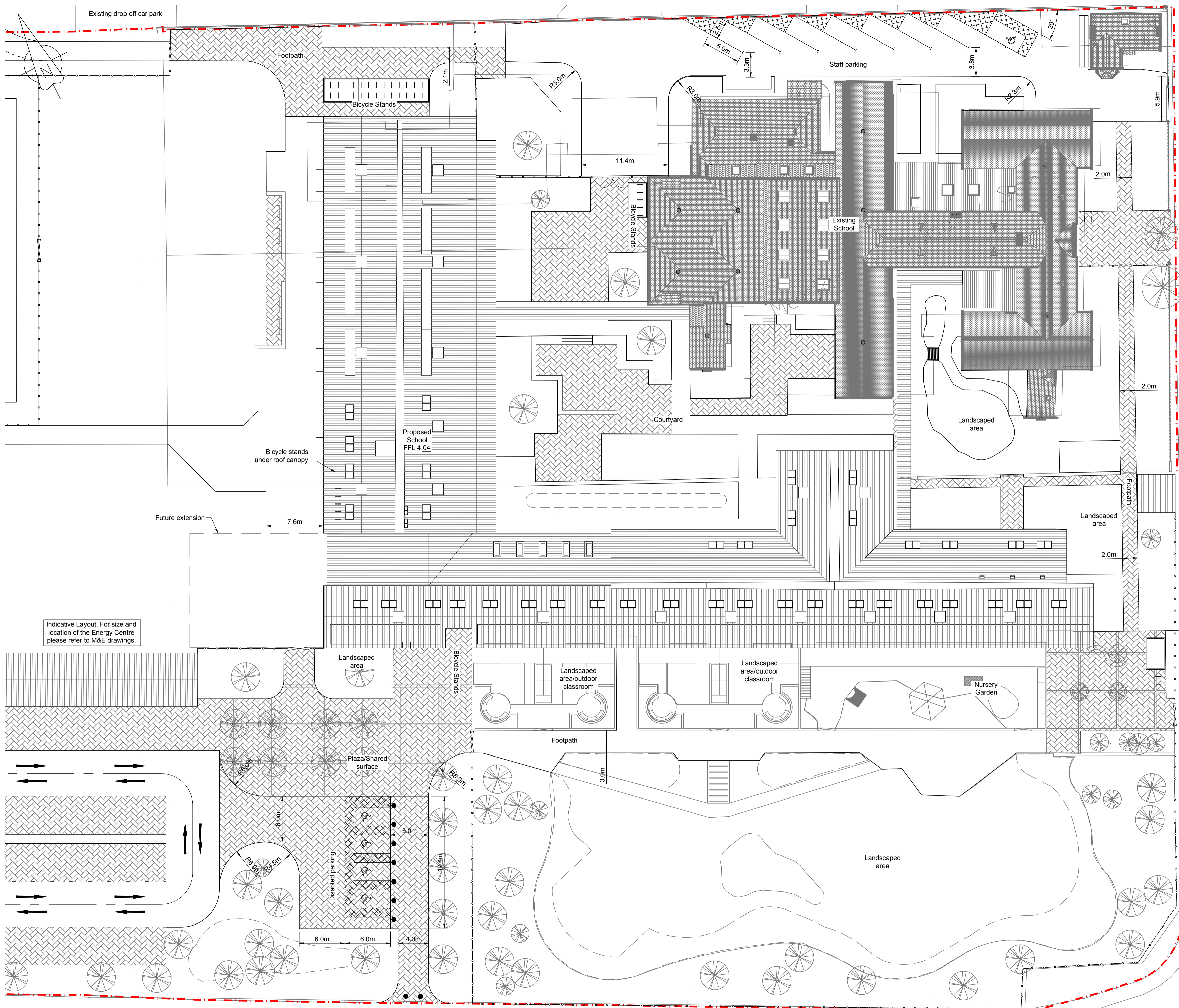
| Rev | Rev. Date | Purpose of revision   | Drawn | Checked | Rev'd | Appr'd |
|-----|-----------|---|-------|---------|-------|--------|
| P08 | MAY. 2018 | S2 - FOR STAGE 3 REVIEW. SITE LAYOUT UPDATED                            | BT    | RL      | AB    | AB     |
| P07 | MAY. 2018 | S2 - FOR STAGE 3 REVIEW. SITE LAYOUT UPDATED                            | BT    | SGY     | AB    | AB     |
| P06 | APR. 2018 | S2 - FOR STAGE 3 REVIEW. GATE REMOVED AND DISABLED PARKING BAYS UPDATED | EM    | CL      | AB    | AB     |
| P05 | MAR. 2018 | S2 - FOR STAGE 3 REVIEW   | EM    | LM      | AB    | AB     |
| P04 | FEB. 2018 | S2 - FOR INFORMATION CAR PARK LAYOUT AMENDED                            | BT    | LM      | AB    | AB     |
| P03 | JAN. 2018 | CAR PARK LAYOUT AMENDED   | BT    | RL      | AB    | AB     |
| P02 | JAN. 2018 | CAR PARK LAYOUT AMENDED   | BT    | RI      | AB    | AB     |
| P01 | NOV. 2017 | S0 - PRELIMINARY  | BT    | RI      | AB    | AB     |



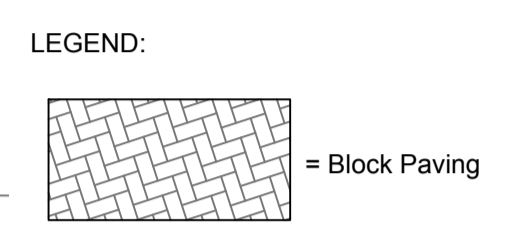
Kindall House, Beechwood Park, Inverness, IV2 3BW  
Tel: +44 (0)1463 228300 Fax: +44 (0)1463 228333  
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|                |                               |              |     |
|----------------|-------------------------------|--------------|-----|
| Client         | THE HIGHLAND COUNCIL          |              |     |
| Project        | MERKINCH PRIMARY SCHOOL       |              |     |
| Drawing title  | OVERALL SITE LAYOUT           |              |     |
| Drawing status | S2 - FOR STAGE 3 REVIEW       |              |     |
| Scale          | 1:500 @ A1                    | DO NOT SCALE |     |
| Jacobs No.     | B2319300                      | Rev          | P08 |
| Drawing number | ECSCF0547-JAC-ZZ-XX-DR-C-1200 |              |     |

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Removal of Diagram 1027.1 Road markings to The Traffic Signs Regulations and General Directions 2002 (TSRGD)

- REFERENCE DRAWINGS:**
- ECSCF0547-JAC-ZZ-XX-DR-C-1200 - Overall Site Layout
  - ECSCF0547-JAC-ZZ-XX-DR-C-1201 - Site Layout Sheet 1 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1203 - Site Finishes Sheet 1 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1204 - Site Finishes Sheet 2 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1205 - Road Layout
  - ECSCF0547-JAC-ZZ-XX-DR-C-1501 - Overall Drainage Layout
  - ECSCF0547-JAC-ZZ-XX-DR-C-1502 - Site Drainage Sheet 1 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1503 - Site Drainage Sheet 2 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1504 - Drainage Standard Details Sheet 1 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1505 - Drainage Standard Details Sheet 2 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1506 - Manhole Schedule

| Rev | Rev. Date | Purpose of revision  | Drawn | Checked | Rev'd | Appr'd |
|-----|-----------|--|-------|---------|-------|--------|
| P08 | MAY. 2018 | S2 - FOR STAGE 3 REVIEW. SITE LAYOUT UPDATED                                   | BT    | RL      | AB    | AB     |
| P07 | MAY. 2018 | S2 - FOR STAGE 3 REVIEW. SITE LAYOUT UPDATED                                   | BT    | SGY     | AB    | AB     |
| P06 | APR. 2018 | S2 - FOR STAGE 3 REVIEW. ROAD MARKINGS ADDED, CYCLE STANDS ADDED & NOTES ADDED | EM    | SK      | AB    | AB     |
| P05 | APR. 2018 | S2 - FOR STAGE 3 REVIEW. GATE REMOVED AND DISABLED PARKING BAYS UPDATED        | EM    | CL      | AB    | AB     |
| P04 | MAR. 2018 | S2 - FOR STAGE 3 REVIEW  | EM    | CL      | AB    | AB     |
| P03 | FEB. 2018 | S2 - FOR INFORMATION CAR PARK LAYOUT AMENDED                                   | BT    | LM      | AB    | AB     |
| P02 | JAN. 2018 | CAR PARK LAYOUT AMENDED  | BT    | RI      | AB    | AB     |
| P01 | NOV. 2017 | S0 - PRELIMINARY   | BT    | RI      | AB    | AB     |

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 www.jacobs.com

Client: **THE HIGHLAND COUNCIL**

Project: **MERKINCH PRIMARY SCHOOL**

Drawing title: **SITE LAYOUT SHEET 2 OF 2**

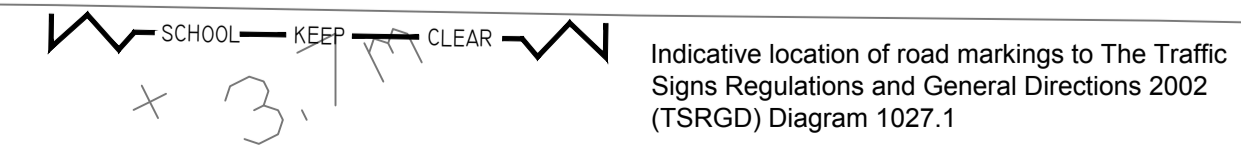
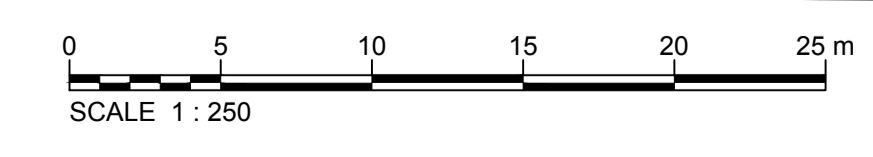
Drawing status: **S2 - FOR STAGE 3 REVIEW**

Scale: 1:250 @ A1 **DO NOT SCALE**

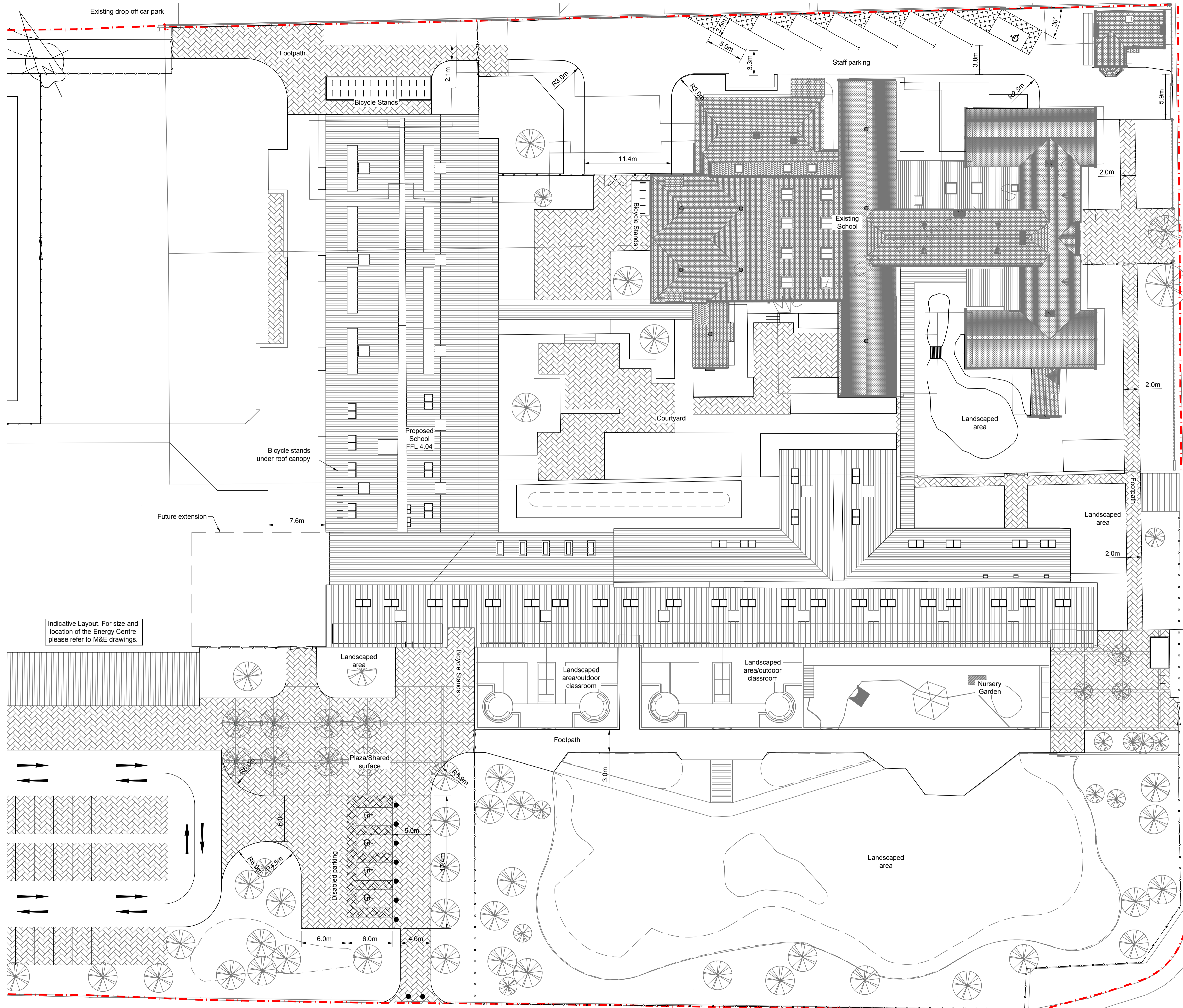
Jacobs No. B2319300 Rev **P08**

Client no. **P08**

Drawing number: **ECSCF0547-JAC-ZZ-XX-DR-C-1202**



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- NOTES:
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  - All levels in metres above Ordnance Datum (mAOD).
  - This drawing shall be read in conjunction with the Works Specification.
  - The Contractor is responsible for undertaking their own search with regard to services and is responsible for co-ordinating and liaising with the relevant authorities for the protection of existing services.

LEGEND:

[Pattern] = Block Paving

Removal of Diagram 1027.1 Road markings to The Traffic Signs Regulations and General Directions 2002 (TSRGD)

- REFERENCE DRAWINGS:
- ECSCF0547-JAC-ZZ-XX-DR-C-1200 - Overall Site Layout
  - ECSCF0547-JAC-ZZ-XX-DR-C-1201 - Site Layout Sheet 1 of 2
  - ECSCF0547-JAC-ZZ-XX-DR-C-1203 - Site Finishes Sheet 1 of 2
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  - ECSCF0547-JAC-ZZ-XX-DR-C-1205 - Road Layout
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  - ECSCF0547-JAC-ZZ-XX-DR-C-1506 - Manhole Schedule

| Rev | Rev. Date | Purpose of revision  | Drawn | Checked | Rev'd | Appr'd |
|-----|-----------|--|-------|---------|-------|--------|
| P08 | MAY. 2018 | S2 - FOR STAGE 3 REVIEW. SITE LAYOUT UPDATED                                   | BT    | RL      | AB    | AB     |
| P07 | MAY. 2018 | S2 - FOR STAGE 3 REVIEW. SITE LAYOUT UPDATED                                   | BT    | SGY     | AB    | AB     |
| P06 | APR. 2018 | S2 - FOR STAGE 3 REVIEW. ROAD MARKINGS ADDED, CYCLE STANDS ADDED & NOTES ADDED | EM    | SK      | AB    | AB     |
| P05 | APR. 2018 | S2 - FOR STAGE 3 REVIEW. GATE REMOVED AND DISABLED PARKING BAYS UPDATED        | EM    | CL      | AB    | AB     |
| P04 | MAR. 2018 | S2 - FOR STAGE 3 REVIEW  | EM    | CL      | AB    | AB     |
| P03 | FEB. 2018 | S2 - FOR INFORMATION CAR PARK LAYOUT AMENDED                                   | BT    | LM      | AB    | AB     |
| P02 | JAN. 2018 | CAR PARK LAYOUT AMENDED  | BT    | RI      | AB    | AB     |
| P01 | NOV. 2017 | S0 - PRELIMINARY   | BT    | RI      | AB    | AB     |

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Client: THE HIGHLAND COUNCIL

Project: MERKINCH PRIMARY SCHOOL

Drawing title: SITE LAYOUT SHEET 2 OF 2

Drawing status: S2 - FOR STAGE 3 REVIEW

Scale: 1:250 @ A1 DO NOT SCALE

Jacobs No. B2319300 Rev P08

Drawing number: ECSCF0547-JAC-ZZ-XX-DR-C-1202

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- LEGEND**
- Ground cover planting
  - Amenity Grass
  - Permeable Granite Aggregate Block Paving
  - Permeable Block Paving (Tegula Priora)
  - Resin Bound Surfacing
  - Habitat area
  - Hedge
  - Polymeric surfacing
  - Bitmac surfacing
  - Reinforced grid gravel (Bodpave)
  - Decking
  - Meadow Grass
  - Rain Garden
  - Security Fence
  - Brick Walls
  - Existing stone wall rebuilt
  - Small Tree - Half Standard
  - Medium Tree - Standard
  - Existing Trees
  - Existing Trees to be removed
  - Canopy
  - Mini Bridge
  - Horseshoe Bench seats
  - Log steps
  - Boulders
  - Cycle stands
  - Litter Bin
  - Channel landform with balancing beams
  - Bench
  - Flagstone Paving
  - Permeable block paving - parking bays

**General Notes:**  
 The landscape proposals for Merkinch Primary School comprise of six distinct outdoor spaces.

The entrance plazas and staff car parking to the south western elevation of the extension building, and the eastern elevation of the original listed building, comprise amenity planting with low maintenance ground cover with hedging and standard ornamental trees. These form the public approaches to the buildings.

The outdoor classroom areas to the south west elevation of the extension building contain raised beds and planting that will reflect seasonal changes. Seating is provided for group activities and decking creates a level access from the classroom. These classroom gardens are enclosed with brick boundary walls and directly link to the children's play area.

The grassed playground area encourages natural play through the use of landform, wildflower meadows and native woodland planting. The school allotment is also allocated in this area and includes raised beds, an equipment storage shed and a greenhouse.

The Nursery playground provision is located with immediate access from the four nursery classrooms and has flexible shared access with the family centre courtyard.

The central courtyard area is dedicated to informal/social use. Low seating walls and steps create informal break out spaces for groups as well as quiet areas for reading. Seating areas are orientated towards the lunchtime sun. The planting will reflect seasonal changes such as spring flowering trees, fruit trees and shrubs with colourful winter stems.

A rainwater garden with a bridge is also provided for both SUDS benefit and as an educational tool.

The area to the north west elevation is dedicated to PE provision and is laid to amenity grass and hard standing for informal ball games. These spaces are softened with wildflower grass, native trees and hedging to the boundaries. This area forms part of the secure playground, and as such is bounded by a 2m high security fence. The MUGA's are fenced with 3m high ball stop fencing and 5m high fencing at the goal ends on the 3G pitch.

Existing trees will be retained in the south western corner of the site and will form part of the habitat/woodland boundary where natural play is encouraged. Proposed native broadleaved trees will consist of Birch, Rowan, Wild Cherry and Willow.

Native shrub planting will be predominantly Hazel, Holly and Hawthorn. Habitat Scrub planting will consist of Dog Rose, Elderberry, Snowberry and Dogwood.

Proposed amenity planting to the courtyard and building frontages will comprise Flowering Cherries, Whitebeam, Rowan and low maintenance ground cover.

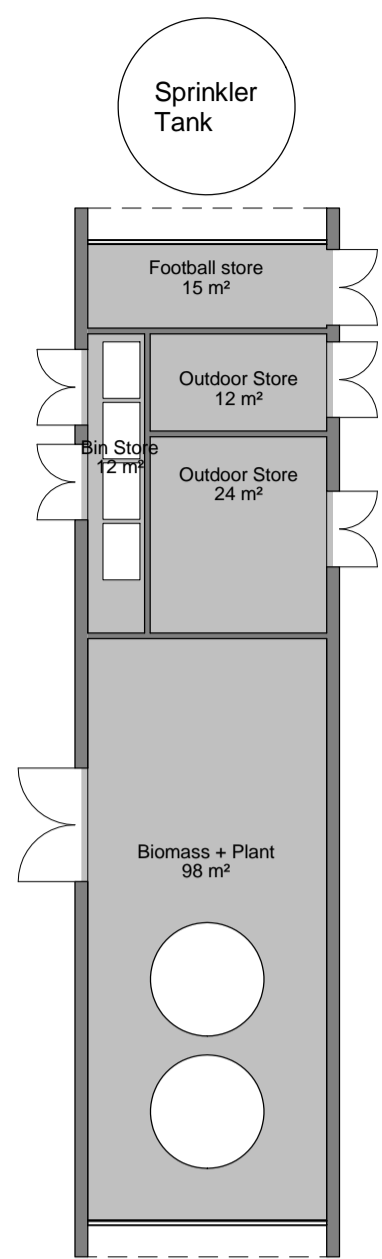
Provision has been made for 61 cycle stands.

The Contractor will be responsible for year 1 of the maintenance regime during the 12 months defect period.

There will be a five year maintenance programme to NBS specification Q35 to ensure establishment. Post contract maintenance will consist of bi-annual operations to:

- Inspect tree and shrub shelters and replace if required.
- Remove any litter.
- Adjust, re-fix or replace tree ties allowing for growth and to prevent chaffing.
- Remove and replace dead and diseased plants and provide replacement planting.
- Routine weed control as instructed.
- At year 5, an inspection will be carried out to establish if any thinning is required.

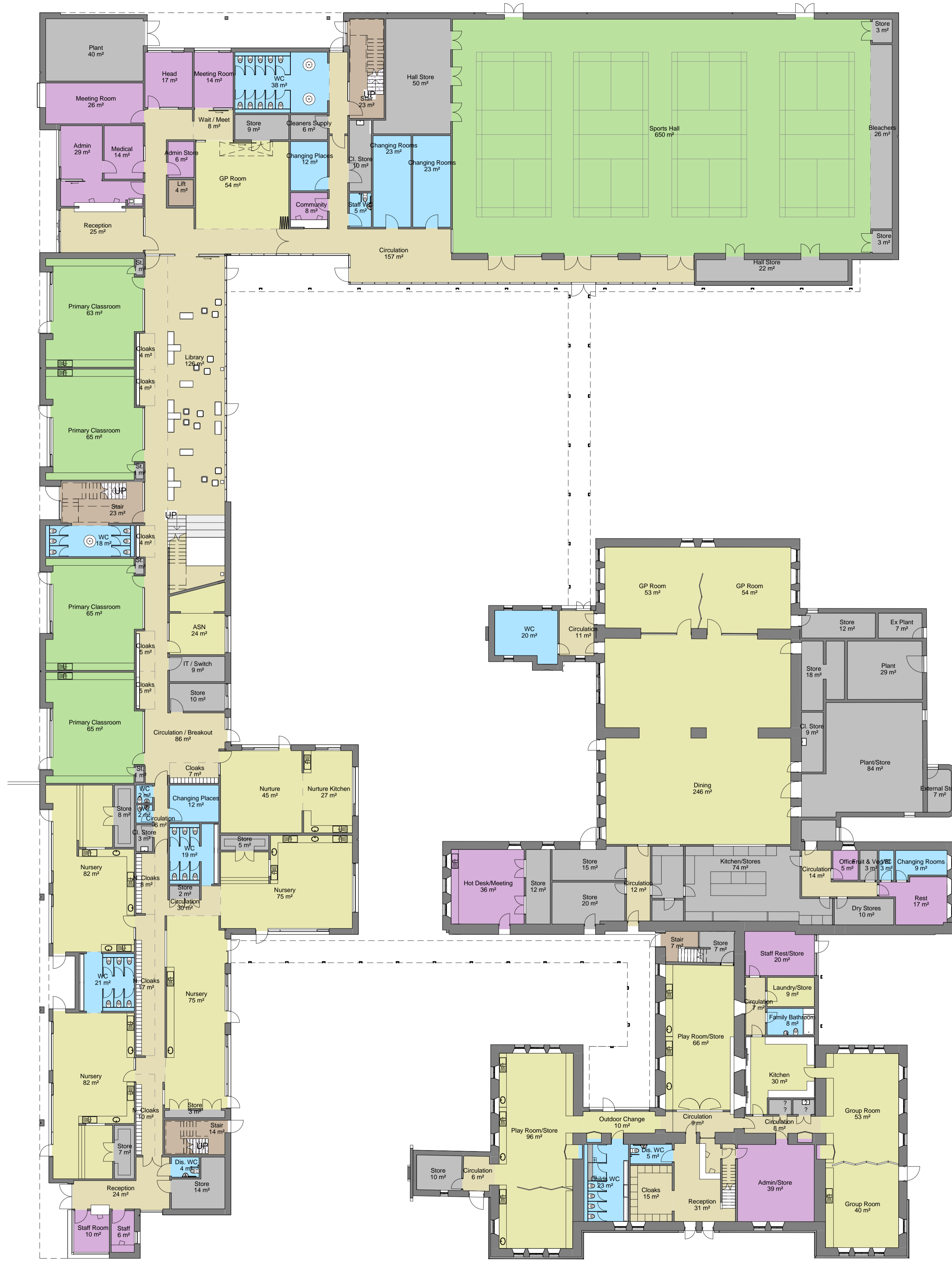
| Rev  | Description      | By  | Date                       |
|--|------------------|---|----------------------------|
| <p><b>DEVELOPMENT AND INFRASTRUCTURE SERVICE</b><br/>           Director of Development and Infrastructure<br/>           J Stuart Black. MA (Hons), PhD</p> |                  |   |                            |
| Town House<br>Inverness IV1 1JJ  |                  | Tel. (01463) 724246<br>Fax (01463) 715086 |                            |
| CLIENT<br><b>Care &amp; Learning</b>   |                  |   |                            |
| CONTACT<br><b>Clare Kemsley</b>  |                  |   |                            |
| PROJECT<br><b>Merkinch Primary</b>   |                  |   |                            |
| DRAWING TITLE<br><b>Landscape Plan</b>   |                  |   |                            |
| PURPOSE OF ISSUE<br><b>Planning</b>  |                  |   |                            |
| SCALE<br>1 : 500   | DATE<br>23/02/18 | DRAWN BY<br>SW                            | ORIGINA L PAPER SIZE<br>A1 |
|  | CHECKED BY<br>CK | SERIES                                    | UNIQUE NO.                 |
| DRAWING NUMBER<br><b>ECSCF0547A</b>  |                  | AGENT<br><b>A(90)001</b>                  |                            |



Refer to proposed site plan for positioning

## Energy Centre Floor Plan

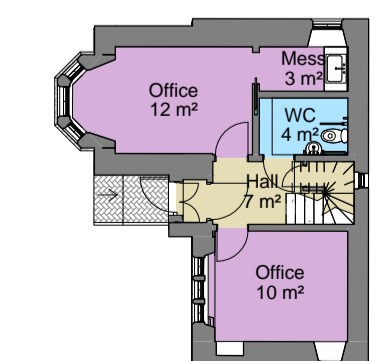
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### Ground Floor

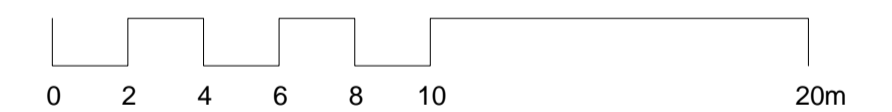
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Refer to proposed site plan for positioning



### Janitors House - Ground Floor

1 : 200



1:200

| Rev. | Description | By | Date |
|------|-------------|----|------|
|      |             |    |      |

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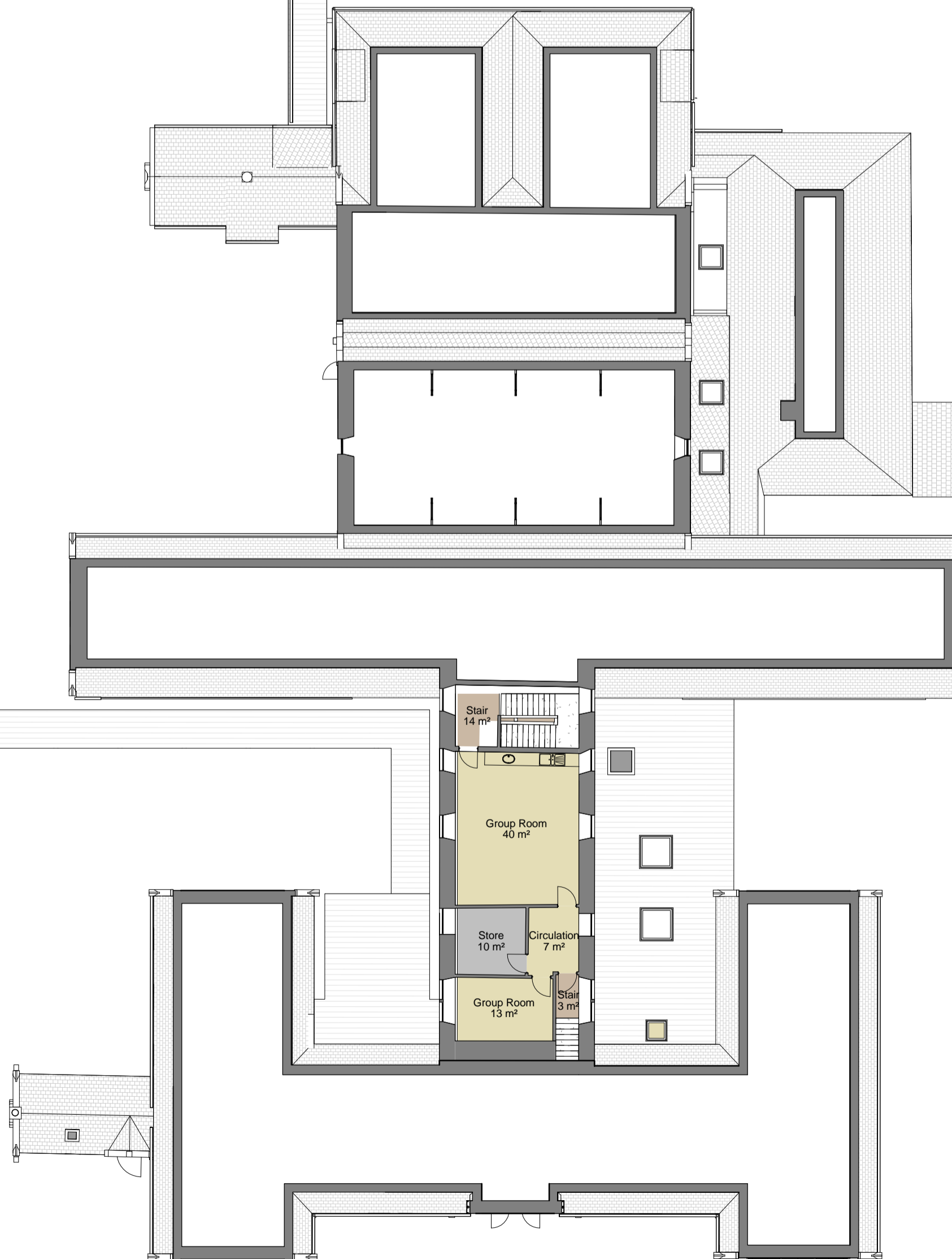
DEVELOPMENT AND INFRASTRUCTURE SERVICE

|   |                         |
|---|-------------------------|
| CLIENT<br><b>Care and Learning</b>            | SCALE<br><b>1 : 200</b> |
| PROJECT<br><b>Merkinch Primary</b>            | DATE<br><b>11/12/17</b> |
| CONTACT<br><b>Clare Kemsley</b>               | DRAWN BY<br><b>AM</b>   |
| DRAWING TITLE<br><b>Proposed Ground Floor</b> | CHECKED BY<br><b>CK</b> |
| PURPOSE OF ISSUE<br><b>Planning</b>           | PAPER SIZE<br><b>A1</b> |

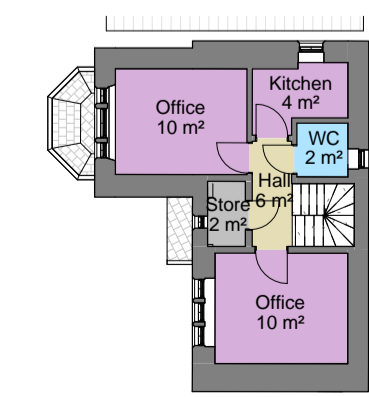
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| ECSCF0547-     | THC        | -                | ZZ                   | -    | XX   | -              | DR - A | -   |



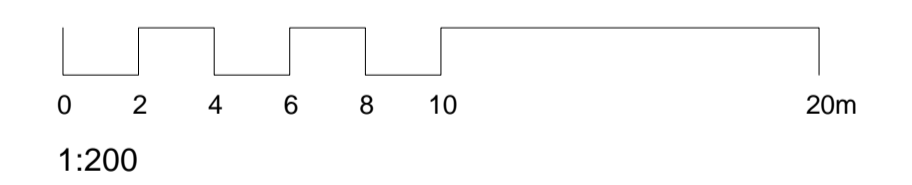
**First Floor**  
1 : 200



Refer to proposed site plan for positioning



**Janitors House - First Floor**  
1 : 200



| Rev. | Description | By | Date |
|------|-------------|----|------|
|      |             |    |      |

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|  |                         |
|--|-------------------------|
| CLIENT<br><b>Care and Learning</b>           | SCALE<br><b>1 : 200</b> |
| PROJECT<br><b>Merkinch Primary</b>           | DATE<br><b>11/12/17</b> |
| CONTACT<br><b>Clare Kemsley</b>              | DRAWN BY<br><b>AM</b>   |
| DRAWING TITLE<br><b>Proposed First Floor</b> | CHECKED BY<br><b>CK</b> |
| PURPOSE OF ISSUE<br><b>Planning</b>          | PAPER SIZE<br><b>A1</b> |

| PROJECT NUMBER | ORIGINATOR | VOLUME OR SYSTEM | LEVELS AND LOCATIONS | TYPE | ROLE | CLASSIFICATION | NUMBER | REV |
|----------------|------------|------------------|----------------------|------|------|----------------|--------|-----|
| ECSCF0547-     | THC        | - ZZ             | - XX                 | - DR | - A  | - 00-00-00     | - 2402 | - A |



**CONTEXTUAL ELEVATION FROM CARSE ROAD**  
1 : 300



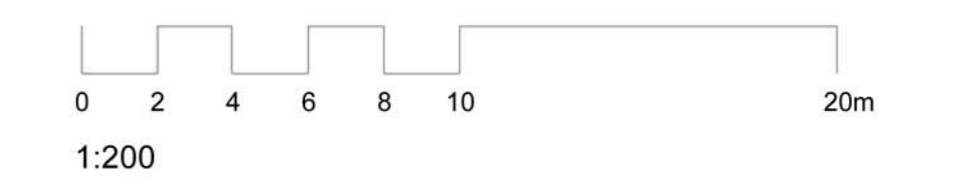
**SOUTH WEST ELEVATION**  
1 : 200



**NORTH WEST ELEVATION**  
1 : 200

**Elevation Key**

1. Light coloured textured masonry finish.
2. Zinc standing seam roofing, colour to be Dark Grey
3. Metal rainscreen panels, colour to match roof.
4. Natural stack ventilation chimney, colour to match roof.
5. Rooflight
6. Curtain Walling with dark grey mullions
7. Fixed Louvre to Front of Opening Window (To act as a barrier) Powder coated to match roof.
8. Glazed Spandrel Panel
9. Photovoltaic Panels
10. Existing stone boundary wall
11. 2m high security fencing behind existing wall



Rev. Description By Date

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**The Highland Council**  
Comhairle na Gaidhealtachd

CLIENT: Care and Learning  
PROJECT: Merkinch Primary  
DESIGNER: Clare Kemsley  
DRAWING TITLE: Elevations  
PURPOSE OF ISSUE: Planning

SCALE: As Indicated  
DATE: 11/12/17  
DRAWN BY: AM  
CHECKED BY: CK  
PAPER SIZE: A0

| PROJECT NUMBER | ORIGINATOR | VOLUME OR SYSTEM | LEVELS AND LOCATIONS | TYPE | ROLE | CLASSIFICATION | NUMBER | REV |
|----------------|------------|------------------|----------------------|------|------|----------------|--------|-----|
| ECSCF0547      | THC        | ZZ               | XX                   | DR   | A    | 00-00-00       | 3410   | -   |



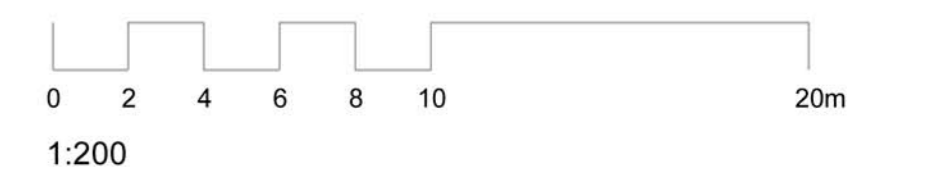
**NORTH EAST ELEVATION**  
1 : 200



**SOUTH EAST ELEVATION**  
1 : 200

**Elevation Key**

1. Light coloured textured masonry finish.
2. Zinc standing seam roofing, colour to be Dark Grey
3. Metal rainscreen panels, colour to match roof.
4. Natural stack ventilation chimney, colour to match roof.
5. Rooflight
6. Curtain Walling with dark grey mullions
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8. Glazed Splayed Panel
9. Photovoltaic Panels
10. Existing stone boundary wall
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DEVELOPMENT AND  
INFRASTRUCTURE SERVICE

|                  |                   |            |          |
|------------------|-------------------|------------|----------|
| CLIENT           | Care and Learning | SCALE      | 1 : 200  |
| PROJECT          | Merkinch Primary  | DATE       | 11/12/17 |
| DESIGNER         | Clare Kemsley     | DRAWN BY   | AM       |
| DRAWING TITLE    | Elevations        | CHECKED BY | CK       |
| PURPOSE OF ISSUE | Planning          | PAPER SIZE | A0       |

| PROJECT NUMBER | ORIGINATOR | VOLUME OR SYSTEM | LEVEL AND LOCATION | TYPE | ROLE | CLASSIFICATION | NUMBER | REV |
|----------------|------------|------------------|--------------------|------|------|----------------|--------|-----|
| ECSCF0547-     | THC        | - ZZ -           | XX -               | DR - | A -  | 00-00-00 -     | 3411 - |     |





**Detailed Elevation**  
1 : 50



**Recessed Rainwater Goods**

**Elevation Key**

1. Light coloured textured masonry finish.
2. Zinc standing seam roofing, colour to be Dark Grey
3. Metal rainscreen panels, colour to match roof.
4. Natural stack ventilation chimney, colour to match roof.
5. Curtain Walling with dark grey mullions
6. Fixed Louvre to Front of Opening Window (To act as a barrier) Powder coated to match roof.
7. Photovoltaic Panels
8. RWP recessed in masonry wall

| Rev | Description | By | Date |
|-----|-------------|----|------|
|     |             |    |      |

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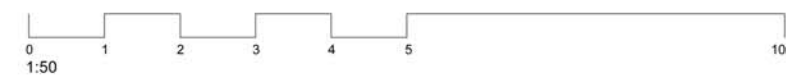
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|                  |                    |            |              |
|------------------|--------------------|------------|--------------|
| CLIENT           | Care and Learning  | SCALE      | As indicated |
| PROJECT          | Merkinch Primary   | DATE       | 11/12/17     |
| CONTACT          | Clare Kemsley      | DRAWN BY   | AM           |
| DRAWING TITLE    | Detailed Elevation | CHECKED BY | CK           |
| PURPOSE OF ISSUE | Planning           | PAPER SIZE | A1           |



| PROJECT NUMBER | ORIGINATOR | VOLUME OR SYSTEM | LEVELS AND LOCATIONS | TYPE | ROLE | CLASSIFICATION | NUMBER | REV |
|----------------|------------|------------------|----------------------|------|------|----------------|--------|-----|
| ECSCF0547      | THC        | ZZ               | XX                   | DR   | A    | 00-00-00       | 6404   | -   |

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CONTACT

PROJECT  
 Merkinch Primary

DRAWING TITLE  
 Aerial Perspective View

PURPOSE OF ISSUE  
 Planning

| Rev | Description | By | Date | SCALE | DATE     | DRAWN BY   | AM | PAPER | DRAWING NUMBER | PROJECT NUMBER | AGENT | SERIES | UNIQUE NO. | REV |
|-----|-------------|----|------|-------|----------|------------|----|-------|----------------|----------------|-------|--------|------------|-----|
| .   |             |    |      | NTS   | 11/12/17 | CHECKED BY | CK | A3    | ECSCF0547A     | 8403           |       |        |            |     |