

Agenda Item	7.4
Report No	PLN/029/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 26 April 2022

Report Title: 21/05639/FUL: The Highland Council per Alan Garland
Craighill School, Craighill Terrace, Tain IV19 1EU

Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Erection of community campus including nursery, school, playgrounds, sport pitches and associated infrastructure

Ward: 7 – Tain and Easter Ross

Development category: Major

Reason referred to Committee: Major Development

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** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks full planning permission for the erection of a community campus which will include nursery provision, consolidation of the existing school provision in Tain as well as associated sports pitches and infrastructure. The community element will include access to a range of facilities including a library and the sports provision. Specifically, the proposal includes:
- Nursery for circa 88 pupils;
 - Primary School for circa 380 pupils (consolidation of the existing provision which includes Knockbreck, Craighill and Gaelic schools);
 - Secondary school for circa 540 pupils (to replace the existing Tain Royal Academy). This also includes an area for Gaelic pupils;
 - Specialist school provision (ASN) for circa 24 pupils (to replace the existing St Duthus School);
 - 1 grass pitch measuring 100m x 68m, including provision of flood lighting;
 - 2no. 3G pitches (Astro-turf), 1 measuring 100m x 60m with the 2nd measuring 60m x 40m;
 - 3no. enclosed Multi Use Games Arenas (MUGA);
 - Separate playground areas for nursery/primary/gaelic;
 - External plant buildings;
 - Formation of new access including a mini roundabout;
 - Car parking area to provide 134 staff parking spaces and 78 pick-up/drop-off spaces;
 - Sustainable Urban Drainage System (SUDS);
 - Landscaping works within the boundary of the site; and
 - Central external bin store area.
- 1.2 The site will be accessed from Craighill Terrace using the existing access serving a care home and health centre; this would be extended into the site. The built development would be sited towards this boundary, with car parking provision to the northwest where the site lies adjacent to the A9 and pitches largely to the northern boundary of the site. The proposed building itself would be laid largely over two storeys forming a rough H-shape footprint with a low pitched, asymmetrical roof containing plant and equipment. The proposed material palette is varied and comprises masonry panels with slatted woodgrain texture, horizontal plank cladding panels, feature entrance cladding to external walls with an aluminium standing seam roof finish. The proposed windows will be framed in grey aluminium. The Supporting Statement notes that the building has been designed to 'Passivhaus' standard with the materials selected in part to act as a Brise Soleil, a feature which is intended to deflect sunlight where required in order to prevent overheating, while maximising daylight.
- 1.3 The submitted Design Statement discusses the constraints with the existing provision including operational inefficiencies, underutilisation and below standard facilities. The development therefore seeks to co-locate the required provisions enabling facilities to be shared and used by the wider community.

- 1.4 It should be noted that Craighill Primary School will remain open until the new campus is complete. At this time, it is anticipated that the primary school would be demolished and the site may provide an opportunity for further vehicle access and parking if required in the future.
- 1.5 The site is served by an existing access which is currently utilised by the Health Centre and Care Homes which lies to the southwest of the site.
- 1.6 The applicant sought guidance through the Council's Pre-Application Advice Service for Major Developments with a response being issued in April 2021. This indicated that there was broad policy support for the proposed development and provided detailed advice around a range of technical issues that would require to be addressed as part of any submission. The key issues highlighted related to vehicle access, pedestrian access, the internal layout of the site (including soft and hard landscaping), noise impacts and flood light impacts. Active travel enhancements were to be provided as part of any application, including innovative solutions to address the existing active travel network and safer routes to school. The advice was clear that the constrained nature of the road network in the vicinity of the site would be challenging and needed to be fully assessed.
- 1.7 The application is supported by a range of documents including:
- Design and Access Statement
 - Environmental Assessment
 - Drainage Strategy Report & Flood Risk Assessment
 - Archaeological Evaluation
 - Arboricultural Impact Assessment
 - Landscape and Visual Impact Assessment
 - Transport Assessment
 - Pre-Application Consultation Report
 - Noise Impact Assessment
- 1.8 Variations: Amended landscaping and tree removal plans were submitted on 4th April 2022 along with associated amended location/site layout plans to show additional parking.

2. SITE DESCRIPTION

- 2.1 The site comprises approximately 9 hectares of undeveloped fields located to the north of Craighill Terrace. There are existing houses along the north and east boundaries with the existing Craighill Primary School lying to the south edge. The relatively recently completed care home and health centre are also located adjacent to the entry point of the site. The topography slopes downhill from south-west to north-east towards the town centre providing views across towards the Dornoch Firth. There is a substantial drop in levels from the highest point of the site at the south-west (adjacent to the A9) to the lowest point in the north-east; this drop creates a level change of some 20m. The site is surrounded by residential developments to the north, east and south (Craighill Terrace separates the latter). Residential development to the west is separated by the A9.

- 2.2 The site is relatively well connected to the town through a variety of pedestrian and vehicular routes. Although presently there are limited pedestrian routes from the south of the site but none from the north. There are bus stops across from the Health Centre close to the vehicular access to the site with pedestrian access routes which connect the site to the town centre and beyond. The train station is also within walking distance of the site. There are existing pedestrian routes to the site through the surrounding residential areas with Craighill Terrace forming the primary route into the town centre and the existing footpath that connects Craighill Terrace to Scotsburn Road and the east of the town. There is also an underpass that connects at St Vincent Road to the Jubilee estate and existing (and new) housing to the west of the A9.
- 2.3 The site is fairly open with a relatively small number of isolated individual trees or small groupings of trees. There is also a strip of fairly densely planted semi-mature trees just outside the western boundary adjacent to the A9 that covers a bund that provides screening and helps to lessen noise from the A9.
- 2.4 The proposed development site sits firmly within the Farmed and Forested Slopes – Ross and Cromarty Landscape Character Type (LCT). The LCT is characterised by open landscape, with low hills and gentle farmland to the sea. To the west of the site is the Rounded Hills and Moorland Slopes – Ross and Cromarty LCT that backdrops the western edge of Tain. The Forest Edge Farming LCT bounds the southwest of Tain.
- 2.5 There are no natural, built or cultural heritage designations covering the site.

3. PLANNING HISTORY

The site contains planning history pertaining to the existing proposal, previous development relating to Craighill Primary School and a proposed residential development of 170 which was granted in outline in 2008. Although subsequent applications including for Matters Specified in Conditions were made, this development ultimately never progressed. The planning history is noted in detail below:

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|-----|------------|--|-----------------------|
| 3.1 | 30.07.2021 | 21/03479/SCRE - Erection of a replacement Community Campus, incorporating Nursery, Primary and Secondary educational provision for Tain, and surrounding catchment. Including the formation of a new vehicular access, associated car parking, drop off, playgrounds, soft landscaping, fencing, MUGA pitches, Sports pitches, lighting, CCTV cameras, bin store, substation and associated footpaths, | EIA Not Required |
| 3.2 | 01.08.2014 | 13/00161/MSC - Approval of matters specified in conditions for development of 15 serviced housing plots, formation of access road and footpaths and installation of surface water drainage system, (partial purification of conditions 1 (plot layout, access, suds, landscaping, play equipment and | Application Permitted |

travel plan), 4 (affordable housing), 5 (archaeological programme), 6 (design statement), 7 (levels), 8 (travel plan), 9 (roads and footpaths), 10 (water and drainage) of planning approval Ref: 07/00797/OUTRC).

- | | | | |
|-----|------------|--|-----------------------|
| 3.3 | 23.01.2012 | 11/04479/FUL - Section 42 application to vary condition 1 attached to planning permission ref no 07/00797/OUTSU | Application Permitted |
| 3.4 | 12.03.2009 | 08/00408/FULSU - New access road from Craighill Terrace with bus turning and drop off area. Extension of car park for Craighill Primary School and new pitch with ball stop fence and lighting | Application Permitted |
| 3.5 | 20.06.2008 | 07/00796/FULRC - Formation of roundabout and access road on Craighill terrace and amendment to car park, drop off point and playing fields at Primary School and associated services | Application Permitted |
| 3.6 | 20.06.2008 | 07/00797/OUTRC - Erection of 170 houses and associated infrastructure (Outline) | Application Permitted |

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 17th December 2021

Representation deadline: 11th January 2022

In addition, a total of 49 Neighbour Notifications were issued to houses within 20m of the application site.

Timeous representations: 4 from 4 households (objections)

4.2 Material considerations raised are summarised as follows:

- a) Concerns regarding the traffic safety and management on Craighill Terrace – at certain times of the day the road cannot cope with the present volume of traffic. These effects will be exacerbated through the addition of buses.
- b) Impact of the development on those accessing the health centre through increased traffic / increased potential for parking on the road – concerns that adequate provision is not made for the combined traffic of the school, health centre and care home.

4.3 Reference is also made in representations to the lack of swimming pool provision and internal layout. The proposed development with respect to its facilities and how it is laid out internally has essentially been arrived at following extensive consultations with relevant stakeholders. It is noted that the submitted plans do make provision for a swimming pool to conceivably be provided in the future. In the meantime, it is understood that Highlife Highland will continue to operate the existing swimming pool at the Academy until a new facility is provided.

4.4 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.

5. CONSULTATIONS

5.1 **Community Councils** covering the site itself as well as the wider catchment area were consulted on 10th December 2021 (Tain, Edderton, Kilmuir and Logie Easter, Nigg and Shandwick, Ardgay and District, Balintore and Hilton, Fearn, Inver and Tarbet) however no responses have been received.

5.2 **THC Development Plans** have no objection to the proposal and provide advice on the policies applicable to the development as well as the developer contributions position to confirm the proposal is exempt due to its proposed community use.

5.3 **THC Transport Planning** have no objection to the development subject to the suspensive conditions and informatives detailed within the main report.

Transport Planning have highlighted that the design information for the access and transportation layout and the associated mitigation required is not what would normally be expected of a major development with a significant impact on transportation. These matters can as set out below be resolved by conditions but may have a bearing on other aspects related to the project as it progresses. The permission requires extensive suspensive conditions and the satisfaction of these later in the project will require significant input from Planning and Transport Planning services.

Transport Planning and the Road Safety Team invested significant time in pre-application discussions with the design team. The design developed was altered and the advice given and previously accepted was not progressed and this revised submission was not subject to prior consultation or discussion. The additional information requested by condition has been set out previously in pre-application advice.

5.4 **THC Flood Risk Management Team** have no objection subject to condition. The FRM Team advise that they are contend with the Flood Risk Assessment (FRA) provided (Tain Community Campus, FRA. Goodson Associates. 21/07/21) and are that flood risk to the site is low. In terms of the Drainage Impact Assessment (DIA) provided (Tain Community Campus, Drainage Strategy Report. Goodson Associates. 29/07/21) it notes the following comments:

- It is proposed that surface water drainage from the site will be discharged to an adjacent, existing Scottish Water surface water sewer. It is our understanding that the outfall of this drainage network is to the coastal waters and so the only restriction on the discharge rate would be the capacity of the existing network. The applicant has indicated that Scottish Water have confirmed that they will accepted surface water discharge into the network at a rate equivalent to the 1:30 year return period greenfield runoff rate.
- The DIA confirms that drainage will be designed to manage a 1 in 200 year plus climate change storm event within the site and that discharge will not exceed to the 30 year rate greenfield rate.

- A planning condition should be attached to any consent requiring the final detailed surface water drainage design to be submitted for review and approval. Calculations and network simulations shall be provided confirming that a 1 in 200 year plus climate change storm event will be managed within the site. Discharge shall be to the Scottish Water network at a rate agreed with them. Written confirmation that Scottish Water will accept discharge into their network at an agreed rate should be provided.
- It is noted that an existing drainage ditch running southwest to northeast has been identified on mapping and confirmed on site. No flowing water was apparent at the time of the visit, the upstream catchment has not been investigated. Some of the drains on the opposite side of the A9 may feed into it and it may carry some of the A9 drainage. This will need to be investigated as part of the detailed drainage design and measures put in place to ensure that its current function is retained. If the drain is found to serve only the current site, then its function would be incorporated into proposed drainage network.

5.5 **THC Environmental Health** initially objected to the proposed development and requested the submission of Noise Impact Assessment (NIA). This was duly submitted, and Environmental Health have responded to advice there are still some areas of assessment for which further assessment and clarification is sought including details of operating hours for the sports facilities, impacts on the care home and so forth. Taking into account the above comments, the EHO has requested that a revised Noise Impact Assessment is submitted. This will be secured through an appropriate planning condition.

5.6 **THC Access Officer** has no objection and notes that the application proposes a number of access points to the development which will provide good non-motorised access to the development from most areas of Tain. The following points are provided for consideration:

- The existing accesses from Viewhill Crescent (number 3 on page 17 in the Design and Access Statement Statement) are not clearly shown on the proposed site plan. The Manse Gardens to Viewhill Crescent link may not be required to access the new development but it should be retained as a link in its own right;
- Access though the site, from Craighill Terrace to Stagcroft Park, should be accessible to the general public at all times during school hours and outside. The fencing plans suggests this is proposed but the plan should be clearer on where specific school fencing and gates, which will be locked/controlled, are to be installed;
- No reference is made to the existing user controlled crossing on Craighill Terrace, it is assumed this will be moved as it does not relate to the either of the new school accesses or the main path through from Scotburn Road/Mansefield Estate;
- Car parking opposite the Innis Mhor junction on Craighill currently causes some congestion at school drop off and pick up times. Increased use of the wider site will increase this congestion and on street parking controls should be considered at this point.

- 5.7 **THC Archaeology** have no objection to the development however request a condition to require the submission of an archaeological watching brief prior to development commencing.
- 5.8 **THC Contaminated Land** have no objection to this phase of development and do not consider that any further assessment of contamination is required. They request to be consulted on future applications when Craighill Primary School is to be demolished.
- 5.9 **Scottish Water** have no objection and confirm capacity within the water and sewer networks. It also requests that the applicant liaise directly with its Assets Team due to the presence of existing infrastructure within the site.
- 5.10 **SEPA** have no objection and are pleased to note the development will connect to the public sewer. Its response encourages above ground SUDS to be incorporated which can add positive amenity and biodiversity value.
- 5.11 **Transport Scotland** have no objection to the proposed development however request a series of conditions regarding:
- Submission of a Construction Traffic Management Plan prior to development commencing;
 - Provision of double yellow lines on Craighill Terrace;
 - Refurbishment of the underpass under the A9 leading to the site;
 - Provision of lighting details to be agreed; and
 - Provision of boundary treatment details to be agreed
- 5.12 **NatureScot** and **Historic Environment Scotland** both confirm no locus in this particular case.

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 and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 74 - Green Networks

- 75 - Open Space
- 76 - Playing Fields and Sports Pitches
- 77 - Public Access

6.2 Inner Moray Firth Local Development Plan 2015

The whole of the site sits within the Settlement Development Area of Tain. The proposal as shown in the red line boundary submitted is in allocation TN2 Land to Rear of Craighill Primary School. It does not include land at the existing Craighill Primary School as it needs to remain open while the campus is built.

TN2 is allocated for housing with an indicative capacity of 170 units. There are a series of developer requirements for the site including: access from Craighill Terrace; programme of archaeological work; minimised earthworks; travel plan; Flood Risk Assessment including no culverting of watercourse.

Of other direct relevance to the proposal are two statements supporting the identification of a site for the development of a 3-18 school campus:

“Delivery of a new 3-18 School Campus is being investigated and this will influence the scale and direction of growth in the town.

And

“The Council are currently exploring options for the development of a 3-18 campus to replace the ageing Tain Royal Academy and consolidate the primary school provision. The site search is at an early stage and when a decision is made this will have an influence over the scale and direction of growth in the town.”

6.3 The Inner Moray Firth LDP is currently under review with the new Plan now at Proposed Plan stage and forming a material consideration in the assessment. This allocated the site for mixed use development as part of allocation TN07 (Community and Housing) with the following developer requirements:

- Community use safeguarded for a Community Campus (3–18 School Campus), associated playing fields and infrastructure. Developer masterplan which should address: Flood Risk Assessment (no development in areas shown to be at risk of flooding); Drainage Impact Assessment; holdback distance of 20 metres generally required between trees or woodland and new development; no construction activity within Root Protection Area; protect and where possible enhance watercourses/features. Provide buffer of at least 6m from built development. Any crossings should be bottomless arched culverts or traditional style bridges. No culverting for land gain; boundary treatment and lighting to respect neighbouring residential amenity; assessment and improvement of safer routes to school from existing and proposed future housing areas.

6.4 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects
(August 2010)

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Roads and Transport Guidelines for New Developments (May 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)
National Planning Framework 3, NPF3
Historic Environment Policy for Scotland (HEPS, 2019)
Designing Streets (2010)
Creating Places (2013)
PAN 1/2011 – Planning and Noise (March, 2011)

Other Development Guidance

7.2 Inner Moray Firth Proposed Local Development Plan (published on 25 March 2022)

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.

Determining Issues

8.2 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

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy;
- b) design, layout and landscaping;
- c) access, parking and servicing;
- d) impact on the natural environment;
- e) impact on amenity;
- f) construction impacts;

g) any other material considerations.

Compliance with the Development plan/other planning policy

- 8.4 Development Plan Policy is set out in the Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan (IMLDP), and statutorily adopted supplementary guidance.
- 8.5 The site is located within the Tain Settlement Area as defined within the IMLDP. The site is presently identified for housing. However, at the time of adopting the IMLDP plan a site for a new school campus had not been identified. The IMLDP is clear that that once a site was identified for the school campus then it would influence the direction of growth for the town. As such the proposed site has been identified for the delivery of the new 3 – 18 year school campus for Tain within the proposed development plan. It is therefore considered that the principle of the proposed can be supported as it coincides with the direction the development plan is moving towards. It is noted that the proposed development is technically a minor departure from the Development Plan. However, it is considered to be partially in accordance with the approved plan as the site lies within the Settlement Development Area and the site is zoned for development albeit for a different use. Furthermore, the development plan referenced the desire and support for new education provision. Furthermore, the emerging Inner Moray Firth Proposed Local Plan is considered a material planning consideration and as such it identifies the proposed site for housing and community uses. It should be noted that it is anticipated the housing the was zoned for the proposed site will be provided at the existing Tain Royal Academy site, therefore there would be no net loss in allocation for housing.
- 8.6 The development plan contains a number of further policy tests that must be taken into account in determining this application; in particular matters relating to layout, design, place-making and infrastructure provision. If there are no significant impacts arising from these matters, then the application would comply with the Development Plan and could be supported.

Design, Layout and Landscaping

- 8.7 The design for the new school campus will combine a nursery, primary school, secondary school, Auxiliary Support Needs (ASN) provisions and a community element (outdoor sports facilities). In terms of the design process sustainability has been at the core of the design ethos and strategy. The applicant was tasked with designing a school that would meet passivhaus standards. Passivhaus buildings are required to use 75% less energy than a standard designed building. As such the proposed school is highly engineered to be energy efficient and stringently designed while using environmental factors to keep the energy as low as possible, including having the lowest ongoing environmental impact possible. The proposed campus has been designed and located to provide a social developmental and educational node in the heart of the Tain community and is likely to be the first project of this size to reach passivhaus standard in Scotland.
- 8.8 The building will utilise passive internal environmental strategies like maximising daylight, thermal mass heat capture and storage, reflecting excess solar gains, natural stack ventilation and crucially it includes a well-insulated building fabric to

minimise heat loss. The project will include detailing of key junctions during the installation of insulation to avoid significant thermal bridges and airtightness failures occurring through construction. This is important for a passivhaus building as were gaps or inconsistencies occur in the insulation layer it can account for as much as 30% of heat losses.

- 8.9 The orientation of the building is important in order to minimise excessive heat gains and prevent overheating whilst maximising the daylight potential of the building. In this case the main elevation is facing south – with glazing and cladding to the upper floor which will also provide appropriate shading and prevent overheating. A significant issue with the site is the topography with a 20m change in site levels, so to minimise site preparation works and subsequently reducing the carbon impact on the environment the design has also been informed by the topography and includes a split level building. Other design principles to ensure the building is as efficient as possible, includes the building being as compact as possible whilst still meeting the needs of the project this also ensures the reduction in energy consumption and reduces costs.
- 8.10 The proposed building itself would be laid largely over two storeys forming a rough H-shape footprint with a low pitched, asymmetrical roof containing plant and equipment. To account of the topography across the site from east to west the building will appear to be built within the slope thus reducing the visual impact. The western elevation will be single storey rising to two storey at the eastern elevation. From the public realm the building will appear as a similar height to the buildings to the west of the site. The proposed material palette is varied and comprises masonry panels with slatted woodgrain texture, horizontal plank cladding panels, feature entrance cladding to external walls with an aluminium standing seam roof finish. The proposed windows will be framed in grey aluminium.
- 8.11 The design of the campus building appears to be of high architectural standard, incorporating a modern, functional building that will minimise excessive heat gains whilst maximising the solar gain/daylight potential of the building. It is clear that this campus will provide an important building for the community, creating a distinct sense of place and identity, whilst optimising the learning environment.
- 8.12 The application is supported by a Landscape and Visual Impact Assessment (LVIA), that presents a number of submissions to illustrate the landscape and visual impact of the development. To this end, the LVIA includes a description of the development site, description of the proposed development, baseline description, assessment of effects, mitigation and an assessment against Landscape Character Areas (LCAs). A total of 4 viewpoints across the study area were assessed. These viewpoints are representative of a range of receptors including communities, recreational users of the outdoors and road users. The LVIA did not find any significant effects on either LCAs or receptors. This is not disputed as through the design and location of the proposed development views will be limited to the immediate area, with the main building nestled into the landscape.

- 8.13 The design of the campus is also focused on providing external social, play and sport learning areas. The primary and nursery learning spaces are adjacent to classrooms that allow spill-out learning spaces. Within the central courtyard space is provision for senior exterior dining with the provision of planted buffers to classroom windows. Additional senior space can be found to the lower terraces at the northeast of the site, including a range of senior outdoor learning spaces.
- 8.14 Bespoke landscaping is proposed, including an orchard. The proposed trees will create layers between the building and the public realm to ensure that it does not dominate views and reduces the visual impact while creating a sense of place. The landscape proposals will integrate the large building into its context and enhance biodiversity. The applicant has designed the landscape to provide high quality outdoor spaces to encourage outdoor learning, play, socialising, gathering and sport for all ages. Natural play areas have been incorporated into the landscaping, including a green gym trail, natural play, table tennis, woodland areas, productive garden areas and flexible performance and amphitheatre space. The nursery and ASN play facilities include grass mounds as play elements and terraced grass amphitheatres for performance and play. In the outdoor spaces are woodland tree planting, timber play equipment and willow dens/tunnels to allow for natural play. A bike track has also been incorporated, a nest swing and wheelchair round-about. All outdoor learning spaces include provision for outdoor seating and dining with timber benches and covered canopies. The table tennis and graphic marking (as informal running tracks) are provided to the senior and primary outdoor play spaces.
- 8.15 The concept of the proposed exterior play, learning and social spaces include:
- Hard landscape spill out space to classrooms: to allow for wet weather play and less muddy shoes. The surfaces will graduate to soft landscape and woodland play.
 - Productive growing learning spaces with: raised beds, sensory planting, orchard trees and outdoor storage. Outdoor taps will be provided to the ASN facility and nursery spaces.
 - Outdoor amphitheatres: to senior, and primary learning spaces using grass terraces to provide outdoor learning and performance opportunities.
 - Woodland natural play/trip trails: to provide informal active play
 - Outdoor dining/gathering: includes provision for covered and/or sheltered areas.
 - Cycle storage: provided to all school areas near main entrances or circulation points to encourage active travel.
- 8.16 In terms of addressing the site topography a series of embankments and level plateaus will be formed for the main grass and synthetic pitches to sit. The campus will offer a variety of sports pitch provision, providing the school and the community the opportunity to play a range of sports throughout the year. This will include three enclosed Multi Use Games Areas (MUGA) located adjacent to the secondary social space and the primary playground. The largest pitch is the Grass Rugby/Football Pitch that can be used by both the community and the school. The pitch will require

the provision of flood lighting to ensure it can be used throughout the year. It will also include 5m ball stop fences behind goals to provide security for the adjacent residential properties and the ASN play space. The proposal includes two smaller 3G Football Pitches, the larger of the two will be synthetic to allow its use in all weather conditions. Both pitches will have ball stop fences and delineation.

- 8.17 A range of boundary treatments are proposed to ensure secure exterior learning spaces and visual and acoustic screening. This includes 2.1m high closed board timber fence to the outdoor space at the ASN provision. This will be reinforced with woodland planting to provide visual and sensory screening. A 1.5m secure mesh fence will also be incorporated to ensure an enclosed boundary. The primary and nursery will be bounded by a 1.5m secure mesh fence with a planting to provide a buffer. Further 1.1m mesh fences will be utilised to provide delineation of play and learning areas whilst not creating a visual barrier. Hedging will be provided to the boundary of the soft landscape.
- 8.18 The dramatic topography of the wider site has been landscaped to create strong visual links between the campus and the sports pitches, tying the indoors and outdoor facilities together. The landscaping will provide visual screening in the form of woodland tree planting to minimise sensory and visual impacts of pitches and built form, particularly at sensitive areas of play, including the ASN provision. The landscape structure will be defined by tree planting, not only to provide vertical interest as key focal points, but also to provide visual screening and a buffer to noise.
- 8.19 The campus would be located at one of the key gateways into Tain and has been designed and laid out to reflect this important status. The proposed design, layout and landscaping has been well thought out not only to provide a variety of modern, functional and adaptable spaces for the future of education provisions from ages 3 – 18 years within Tain and the wider catchment area but also to provide a modern civic building that will enhance the sense of place for the people living within and moving through the area. It is considered that the proposed design, layout and landscaping will provide the required placemaking qualities that will lead to a successful, sustainable development.

Access, Parking and Servicing

- 8.20 The site is well connected to the town through a variety of pedestrian and vehicular routes, including a bus route connecting the town and the wider communities. Craighill Terrace is a primary route for pedestrians travelling to the site from the south and eastern directions. There is also the potential to enhance the active travel routes. As such the proposed development will provide active travel links through the school campus. It is proposed that the campus will provide safe and well-lit pedestrian paths and covered and secure cycle storage for staff and pupils. The Highland Council's Access Officer advised that the principal paths connecting the site with the town are available to the wider public at all times, this will be secured through a planning condition.
- 8.21 The proposed development does focus the design of the development on the primary user, children, within the internal layout and in doing so in a way has prioritised movement over place, including all abilities access across the site. The design has been let down as this has not been expanded across the wider area. Transport

Planning have highlighted that the design information for the access and transportation layout and the associated mitigation required is not what would normally be expected of a major development with a significant impact on transportation. These matters can as set out below be resolved by conditions but may have a bearing on other aspects related to the project as it progresses. The permission requires extensive suspensive conditions and the satisfaction of these later in the project will require significant input from Planning and Transport Planning services.

- 8.22 Transport Planning have highlighted concerns in relation to the increase in traffic movements. The site is presently allocated within the IMFLDP for 170 houses, this would accord with around 500 additional traffic movements. The proposed development will introduce a significant increase on traffic movement from what was previously planned for. It is anticipated that there will be an increase in over five times the vehicular traffic in the peak hour than there would be for a housing development of 170 houses. Further, the active travel generation will also be significant and substantial mitigation is required to alleviate these concerns, as set out in the pre-application advice pack.
- 8.23 It is proposed that the main access will via a private road from Craighill Terrace onto Innis Mhor Road that presently serves the Health Centre and Care Home. A Road Construction Consent (RCC) was granted in 2012 for Innis Mhor Road however the adoption process was not completed and the road therefore remains a private access road. The applicant has confirmed that the access will remain private and the RCC is not required, the maintenance of the private access will be secured through planning condition. As most vehicles will access the development via this route revisions to the layout will be required as the access was not designed to accommodate the traffic associated with a school campus. Transport Planning have advised that the traffic generation calculated and the assessment of vehicular impact on the wider road network within the TA is robust and conservative. Although the existing junction is not suitable for the increase in traffic, the TA notes that there is generally capacity within the network but there will be some significant localised changes in traffic volumes. As noted above the most significant pressure will be around the access junction. It is therefore proposed that a left-hand turn lane will be suitable mitigation and the model shows this will operate with acceptable capacity although there is likely to be some queuing and delay. Details have been provided showing the proposed upgrades for the access, however Transport Planning nevertheless have road safety concerns in relation to the widening of the junction and amendments are required but this will be subject to a Road Safety Audit review and will be conditioned.
- 8.24 The proposed parking is principally to the northwest corner of the site, to the rear of the of the campus (for ASN provision), and additional parking along the side of the internal road layout. The spaces along the internal road layout will also be utilised for pick-up and drop-off (PUDO). An amended site layout plan was submitted as the initial proposal did not provide an adequate level of parking provisions. The updated Transport Assessment confirms in sections 6.5, 6.6 and 6.7 that the amended parking layout will provide the following:
- 134 staff parking spaces (7 will be accessible);

- 43 PUDO spaces (33 within the main car park and 10 at the lay-by arrangement);
- 5 ASN PUDO spaces and 3 ASN mini-bus spaces;
- 20 electric vehicle charging points (within the main car park); and
- 6 bus and 2 minibus PUDO spaces (will be provided at the lay-by arrangement).

- 8.25 Transport Planning have confirmed that the proposed level of parking is acceptable and will alleviate any inconsiderate staff parking that would raise road safety issues. However, Transport Planning have raised concerns in relation to the proposed PUDO arrangements as they do not demonstrate the additional trips that will be generated adequately or mitigated to safeguard road safety. To reduce the risk to the developer and to the Roads Service detailed additional design information and a Road Safety Audit was requested prior to the submission of the application. As this has not been provided a full assessment of the impact and the adequacy of the mitigation proposed is not possible. However, Transport Planning are satisfied that the proposed outline design is appropriate and that the Council corporately has sufficient land in their control at the existing Craighill Primary School site to be able to provide any necessary additional mitigation. Furthermore, the Council has control over Craighill Terrace to enable further mitigation (if required) to be constructed within the public road boundary (subject to the appropriate statutory procedures being undertaken). Transport Planning note that the public access road and some of the car parking for the existing Mansefield Estate has previously been proposed as 'park and stride' for Craighill Primary school. Use of this area may also be a possibility for the new development but would require appropriate consultation with residents and those in control of the area. These suggested parking solutions will be subject to a planning condition to secure the detailed external layout, management and the mitigation required is designed to ensure no net detriment to Road Safety prior to the necessary joint Stage 1 and 2 Road Safety Audit being undertaken.
- 8.26 In terms of public transport, the nearest bus stop is on Craighill Terrace, 200m from the proposed access. However, six buses are required to meet the current school transport needs of the wider area. It is proposed that these buses will enter the site via the main entrance and turn at the proposed bus turning circle before pulling in at the bus pick/drop off laybys. A dimensioned plan will be required that includes the ASN provision (for buses) and swept paths confirming that the proposed school transport layout is accessible to the 15m buses, ensuring that there is sufficient provision to enable children to safely alight and disembark from the school transport. Details of the swept paths for emergency vehicles will also be required and secured through a planning condition.
- 8.27 A condition will be attached to ensure amended transport and access plans are submitted and approved by the Planning Authority. These are required to ensure there is no detriment to road safety. The amended details will be informed by the Road Safety Audits or any other statutory process undertaken by the Roads Authority necessary for implementation of traffic management proposals on the public road. The plans will include further details and management plans for the PUDO and school transport PUDO.

- 8.28 It is anticipated that further mitigation works will be required to Craighill Terrace and as such the applicant will be required to submit a detailed plan based on a topographical survey showing a scheme of co-ordinated traffic management measures on Craighill Terrace between the north-eastern access to the Mansefield estate south to the junction with the A9 trunk road. The scheme shall include a permanent 20 mph speed limit with associated traffic calming, suitable accessible pedestrian crossing locations of Craighill Terrace & Craig Avenue & St Vincent Road, waiting and loading restrictions, school keep clear markings, bus stop waiting restrictions, the relocation of the controlled pedestrian crossing and the proposed access routes by all modes into the site shall be accurately shown on the plan (active travel routes will be based on desire lines)
- 8.29 Further information is sought in relation to Active Travel, therefore an appropriate condition will be attached to ensure a plan of the active travel routes within the development site from the main routes are identified within the Transport Assessment (TA)(Figure 7.1) to the entry doors to the schools (including via the health centre), to the health centre and the care home and to the cycle parking areas is submitted. The plan should be based on the desire line routes allowing for safety considerations. The plans shall show the routes from the PUDO and parking areas to the school entrances. If there are any points of road safety concern they should be identified, and appropriate mitigation set out within the plan. Furthermore, the amalgamation of the schools at a single site will lead to increased pressure on the existing network of paths and footways. Section 7.0 of the TA quantifies the demand and identifies routes suitable for promotion as 'safer routes to school'. Mitigation will be required to cater for the increase in footfall and cycling on these routes. It is important noted to ensure that any mitigation proposed is delivered to address any potential pedestrian and road safety concerns. In light of the parking and safety implications at this site information detailing the proposals for delivery are essential and will required to be provided within 3 months of any planning consent. The mitigation required will be set out within a planning condition which has to be delivered in order for the proposed development to progress. Furthermore, Transport Scotland have requested that the underpass connecting the west side of the A9 to the east is refurbished (including lighting) and full details should be provided prior to the first occupation of the development.
- 8.30 The applicant estimates 80 persons accessing the campus by cycle (mostly primary school children). As such cycle parking is proposed and amended details will be sought and secured through a planning condition. The proposed cycle stores are of poor architectural standard and do not align with the vision for the campus. Furthermore, it appears that the cycles storage areas are too small for the anticipated number of cyclists. This aspect requires to be addressed by condition.
- 8.31 The Road Safety Audit will be secured via an appropriate planning condition. It will include a joint Stage 1 and 2 Road Safety Audit prior to the commencement of any foundation for the campus building or any reconstruction of the existing access road or proposed parking arrangements. The Audit shall cover the car parking areas, the PUDO areas, the school transport PUDO areas and the full length of the private

access route from the junction with Craighill Terrace to the ASN drop off and car park area. It shall include the length of Craighill Terrace from the A9 junction to the north-eastern access to the Mansfield Estate. A condition requiring a Stage 3 and 4 Safety Audit (on substantial completion then the monitoring use of the development) will also be required to ensure there are no road safety concerns.

- 8.32 Both the Road Safety and Transport Planning Teams have concerns in relation to the width of the footway around the radius of the access junction. It is likely that the Road Safety Audit will make an assessment on the proposed widening of the access and large radii which make the pedestrian route crossing the new access problematic. Also, there are concerns about the number of nursery parking spaces and the location of them, as young children may need to exit both sides of the vehicle with one side adjacent to the traffic lane on the approach to the junction. It is also unclear how this will be managed particularly if there is an overflow and if there will be traffic calming and/or speed restrictions. It is expected that the additional design information and the road safety audits conditioned will address all Transport Planning's road safety concerns.
- 8.33 Transport Planning are satisfied that subject to the additional detailed considerations and amendments required in the requested conditions the overall design is appropriate and will not be detrimental to road safety.
- 8.34 To ensure that the mitigation that is put in place is acceptable, a condition for submission and agreement in writing of a Travel Plan within two years of the opening of the school is requested. Proposals for monitoring and updating of the Travel Plan shall be included within the plan.
- 8.35 Any effects during construction should be reduced through mitigation proposals, these should also be included in a Construction Traffic Management Plan (CTMP) that will be secured through a planning condition. This shall include an estimate of the HGV and construction staff movements and confirmation of the earthworks balance on the site. HGVs shall access and exit the site from and to the west (at the junction of Craighill Terrace with the A9, rather than through Tain (a condition survey of the proposed construction HGV route on the local network will be required). Clarification of the site access, compound and parking areas will also be included within the CTMP. Consultation with the primary school and details of the measures to be adopted to minimise the impact on the schools, on the road network, on residents and on the adjacent health centre and nursing home will be required for the final plan. Details confirming how vehicular and pedestrian access to these sites will be provided at all times should also be set out.
- 8.36 In order to promote safe walking and cycling routes to the school from the wider catchment area, a plan for safer routes to school will be required. As noted above this will require the upgrading of the existing path network, including a street lighting strategy.
- 8.37 Provide the Road Safety Audit is carried out and all the mitigation is implemented both Transport Planning and Transport Scotland do not object to the proposed development. These mitigation measures will also address the third-party concerns that have been raised in relation to road safety.

- 8.38 Surface water from the site will be discharged to Scottish Water surface water sewer, at a maximum rate equivalent to the 1:30 year return period greenfield runoff rate. It is noted that no infiltration details have been specified. The Council's Flood Risk Management Team have advised that a condition should be applied to secure the final detailed surface water drainage design. Transport Planning note that the surface water drainage of the access and the main car park should be designed so that no discharge of surface water drains onto the public road.

Impact on the natural environment

- 8.39 Policy 51 (Trees and Development) of the HwLDP sets out that the Council will support applications which promote significant protection of trees on development sites. Further Policy 51 states that the acceptable developable area of the site will be influenced by impact on trees. Scottish Planning Policy (paragraph 216) considers that veteran trees should be protected from adverse impact as a result of development.
- 8.40 The application is accompanied with an Arboricultural Impact Assessment (AIA) that surveyed 38 individual trees, and one 'B' grade group. 15 of the individual trees were classified as 'C' grade and 23 as 'B' grade in accordance with BS5837:2021. In order to accommodate the proposed development (and embankment grading), it will be necessary to remove 10 trees (6 'B' grade, and 4 'C' grades). The AIA also recommends that a tree protection barrier is installed as per the Tree Protection Plan in order to prevent access to the exclusion zone by either personnel or machinery. The Tree Protection Plan should also include the mitigation set out within the AIA, this will be secured through a planning condition. It is considered that the loss of 10 trees (6 Birch, 2 Scots Pine, 1 Goat Willow and 1 Alder) is acceptable and the complementary planting (including an orchard) goes over and above any loss.
- 8.41 The proposed tree planting includes a range of native trees to enhance biodiversity value, provide habitat and food and to offer carbon uptake. There are five tree types proposed on the site, each have been located to enhance the design of the campus and provide different spatial experiences.
- 8.42 An ecology survey has been undertaken by the applicants and provided in support of the application. The survey assessed the development's likely impacts on designated sites, ornithology, protected species, and ecology. The development is not situated within or close to any sites designated for ecological interests. The species surveyed included badger, bats, otter, pine marten, red squirrel, wildcat and swallow (*Hirundo rustica*). Although the results did not find evidence of bats or bat roosts, it is possible the line of trees to the east of the site will be used for feeding. If bats are found to be present in trees to be felled a licence would be required from NatureScot. Also, a number of swallow (*Hirundo rustica*) nests were found in two alcoves on the north face of the existing school building and at least one was occupied. No evidence of any other species was found on site. It is recommended that care is exercised with the breeding swallows in the existing school buildings and the existing school building should only be demolished outwith the nesting season or measures should be adopted to prevent nesting.

8.43 In terms of habitat 6 were found in total within the study area. Of these, one is a UK BAP priority habitat, but all are common and widespread habitats in this part of Scotland. The dominant habitat is semi-improved neutral grassland, which covers 59.65% of the survey area. This is UK BAP priority habitat. The most ecologically valuable habitats are the neutral grassland, the amenity grassland and the scattered trees. The area proposed for the development of the sports pitches will result in a loss of natural habitat. However, as high quality landscaping is proposed some of the habitat will be restored and biodiversity gains will be made through the planting of trees to provide habitat for insects and consequently food sources for birds and bats. As there is the presence of tall ruderal habitat dominated by rosebay willowherb which is a source of concern as this species is highly invasive. It is therefore recommended that when development proceeds, the opportunity should be taken to manage the expansion of this species.

Impact on amenity

8.44 As the application was not initially accompanied by a Noise Assessment this was provided later. The noise assessment did not include a detailed construction noise assessment therefore, the inference is that the working hours will be 8am to 7pm Monday to Friday and 8am – 1pm on Saturdays. Works for which noise is inaudible at the curtilage of any noise sensitive property could be carried out out-with these times. It is expected that the developer/contractor will employ the best practicable means to reduce the impacts of noise from construction activities. The applicant will be required to submit a scheme demonstrating how this will be implemented. Particular attention should be given to the use of tonal reversing alarms and ground compaction plant which are often the most intrusive noise generating elements of a large construction project.

8.45 The school will include various plant and equipment and as such the applicant is required to submit a noise assessment demonstrating that the relevant noise standard can be met. Furthermore, noise may arise as a result of the use of the playing fields. The playing fields will have floodlighting and be available for community use. Noise from this type of development can result in complaints particularly where the activities regularly occur out-with normal school hours. The applicant will be required to submit a noise assessment that includes a scheme of mitigation in accordance with the guidance document Artificial Grass Pitch (AGP) Acoustics – Planning Implications published by Sport England. The operation of the community element of the MUGA will be managed by High Life Highland. A light spill analysis will also be required to ensure that the floodlighting does not spill into neighbouring properties. This will be secured through an appropriate planning condition.

8.46 Given the proximity of the development to residential properties, dust arising from the construction phase could be an issue. Environmental Health have therefore requested that the applicant is to submit a scheme for detailing the proposals for the suppression of dust during construction. Subject to appropriate conditions to address both noise and dust concerns, the Council's Environmental Health Team do not object to the proposed development. It should be noted that mitigation may be required to control noise limits.

Construction Impacts

- 8.47 Transport Planning has requested conditions to secure management of construction traffic, given the location and scale of the proposed development, it is agreed that this should be controlled by condition. This will be required to detail construction traffic routes and construction site operation times.
- 8.48 Furthermore, to protect the adjacent sites a Construction Environment Management Document approach should be undertaken on the site.
- 8.49 Should the development be granted permission, a Community Liaison Group should be set up to ensure that the community council and other stakeholders are kept up to date and consulted before and during the construction period.

Other material considerations

- 8.50 A Contaminated Land Assessment was undertaken, it concluded that the site is at low risk of contamination, however it notes that if any unusual odours or seepages are encountered on site during the construction stage, then further sampling and testing should be carried out. The Council's Contaminated Land Team confirmed that they had no objection to the proposed development and that no further assessment is required.
- 8.51 An archaeological evaluation has already been carried out for this area. The results indicated three areas where additional monitoring is recommended. An archaeological watching brief will be secured through a planning condition.

Minor Departure from the Development Plan

- 8.52 The land proposed for the new community campus is presently allocated (site reference TN2 Land to Rear of Craighill Primary School) in the IMFLDP for housing with an indicative capacity of 170 units. It is accepted that the proposed development's departure is restricted to that of a different use and arguably would have less impact visually than 170 houses. Furthermore, it is anticipated that when the existing Tain Royal Academy site becomes redundant this will be utilised for housing to ensure there is no net loss in terms of housing capacity. The emerging Inner Moray Firth Proposed Local Development Plan endorses both sites for housing and community uses. Consequentially, the principle of the proposed campus on this site is supported by the Development Plan. It is considered to be a minor departure from the IMFLDP, as it seeks to deliver a community campus for 3 – 18 years on land which is allocated for housing rather than being delivered on a formally allocated site (which had not been identified at the time the IMFLDP was adopted). Therefore, this minor departure is considered to be acceptable in this instance, as there are clear benefits for the area in delivering a much needed community asset to meet current need and demand. The benefits the proposed development will provide are recognised by the Council's Development Plans Team who have raised no objection to the scheme. However, it is recognised that these benefits must be balanced against the concerns which have been raised in representations and statutory consultees.

8.53 There are no other material considerations.

9. CONCLUSION

9.1 The application seeks to deliver the first school to meet passivhaus standards in the Highland Council area. In doing so it presents some challenges in relation to travel and the topography of the site. Through working with the applicant and the detailed mitigation that will be secured through planning conditions it is considered that the proposal will minimise the impacts and safeguard the environment around the site. In particular the low energy building and biodiversity gains are welcomed.

9.2 Overall, it is considered that the design and layout of the site strikes an appropriate balance between meeting the needs of the school estate, with the need to deliver a campus for 3 – 18 years with a community element while protecting and enhancing the environment.

9.3 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: The building will meet passivhaus standard, essentially meeting net zero, there will be provision for active travel links and through the submission of a travel plan this will encourage active travel to the school and discourage vehicle dependency. Furthermore, there are a number of biodiversity gains proposed

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued Y **Committee Decision**

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons:

1. Planning Permission is hereby granted for a non-residential institution comprising of a community campus for 3 – 18 years, play areas, sports pitches, MUGA and supporting infrastructure to be development in accordance with the plans hereby approved and any subsequent information that is approved in writing by the Planning Authority.

Reason: To clarify the terms of the permission.

2. No development shall commence until detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interest of amenity.

3. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and approved in writing by, the Planning Authority.

Thereafter, the watching brief shall be implemented as approved.

Reason: In order to protect the archaeological and historic interest of the site.

4. No foundation construction for the building or the commencement of construction of the permanent alterations to Innis Mhor Road or of the sub-base or surfacing of the any of the car parking areas or the school transport pick up and drop off areas for the school shall commence until the submission and agreement in writing of a joint Stage 1 and 2 Road Safety Audit has been submitted for review by the Planning Authority, in consultation with Transport Planning. For the avoidance of doubt this should be accompanied by the design team's response to the audit and updated layout drawings addressing the issues raised in the audit. The audit shall include the areas and the approved layout drawings for conditions 4, 5, 6 and 7 below.

Reason: In the interest of road safety.

5. No development shall commence until an access management plan (including details of footpaths and cycle ways and lighting (existing, during construction and upon completion and information on temporary or permanent diversion or closure)) shall be submitted for the written approval of the planning authority for the development. The plan shall show:-

- a. All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
- b. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;

- c. All paths and tracks proposed to be constructed for use by walkers, riders, cyclists, all-abilities users etc and how these will integrate with existing or proposed networks. Details shall include but not be limited to construction details of all paths, inclusive of material finishes and drainage details. All paths connecting outwith the site shall be shown with a minimum width of 3m;
- d. Any diversion of paths, temporary or permanent proposed for the purposes of the development;
- e. The Access Management Plan shall be implemented as approved and in accordance with the timetables outlined therein, unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the development is adequately connected with existing and proposed pedestrian and cycle routes and to accord with the Land Reform (Scotland) Act 2003.

- 6. No development shall commence until a Construction Environmental Management Document (CEMD) has been submitted to and approved in writing by the Planning Authority. The Document shall include:
 - a. An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by consultees and the Road Safety Audit) and set out in the relevant planning conditions
 - b. Processes to control / action / manage changes from the agreed Schedule of Mitigation
 - c. The following specific Construction and Environmental Management Plans (CEMP):
 - i. Habitat and Species Protection Plan
 - ii. Pollution prevention plan
 - iii. Dust management plan
 - iv. Construction Noise, Vibration and Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise
 - v. Site waste management plan;
 - vi. Measures to protect private water supplies; including an emergency response plan.
 - d. Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
 - e. Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
 - f. Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs.

The development shall proceed in accordance with the approved Construction Environmental Management Document.

Reason: To protect the environment and amenity from the construction and operation of the development.

7. No development shall commence until pre-commencement surveys to locate the presence or absence of protected species, including badger, bats, otter, pine marten, red squirrel, wildcat and swallow have been undertaken and copies submitted to both the Planning Authority. Should any of these species be found within or adjacent to an area likely to be affected by construction activities, appropriate mitigation measures shall be put in place by the developer prior to development commencing and be maintained for the duration of development, details of which shall first be submitted to, and approved in writing by, the Planning Authority.

Reason: To protect and enhance nature conservation from construction activities.

8. No development shall commence until full details of surface water drainage provision within the site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in the CIRIA Manual and Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to and approved in writing by the Planning Authority. This shall ensure that greenfield run-off rates are maintained.

Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the occupation of the relevant phase or sub-phase.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment and prevent pollution.

9. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water or another responsible authority shall remain the responsibility of the developer and maintained in line with the scheme to be approved.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

10. All plant, machinery and equipment associated with ventilation, air conditioning, heating and refrigeration or similar mechanical services, including fans, ducting and external openings shall be installed, maintained and operated such that any operating noise complies with Noise Rating Curve 20 and details and a noise assessment of each installation will require to be submitted for the written approval of the planning authority.

If the above standard cannot be met, the applicant must undertake an assessment of the noise in terms of BS 4142:2014 Methods for rating and assessing industrial and commercial sound which demonstrates that noise will not have an adverse impact on noise sensitive properties.

Reason: In the interests of amenity.

11. No development shall commence until a Construction Traffic Management Plan (including a routing plan for construction vehicles, estimate of the HGV and construction staff movements, confirmation of the earthwork balance; site operating times, measures to control the use of any direct access onto the A9 trunk road and taking into consideration Construction Traffic Management Plans for any other development) has been submitted to, and approved in writing by, the Planning Authority. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents and businesses.

12. No development shall commence on the car park until a detailed scheme for the car parking spaces and drop off area has been submitted to and approved in writing by the Planning Authority. The approved scheme shall be implemented prior to first occupation of the phase of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: To ensure adequate provision of car parking

13. No development shall commence until full details, including dimensioned proposals for the cycle parking areas and number of spaces have been submitted to, and approved in writing by the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt the cycle stores shall be sized and designed in accordance with Cycling by Design 2021 (particular reference to point 6.2.12 on electronic page 221) (or any guidance which may supersede this). The secure and covered cycle parking spaces shall be formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the phase of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: to ensure that the proposed cycle parking is safe and secure for use by the public.

14. The development shall not be occupied until a Servicing Management Strategy has been submitted to and approved in writing by the Planning Authority. This shall detail the approach to servicing of the all operational aspects of development. Thereafter the approved plan shall be implemented following first occupation of the school.

Reason: In the interests of amenity, to manage servicing and prevent pollution.

15. No development shall commence until a detailed scheme of hard and soft landscaping works related to each phase has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

All earthworks and existing and finished ground levels in relation to an identified fixed datum point;

- i. A plan showing existing landscaping features and vegetation to be retained;
- ii. The location and design, including materials, of any proposed walls, fences, gates, seating and other landscaping features, including 1:20 scale plans showing the detail of the feature;
- iii. The location, type and design, including materials product name and specification, of any proposed play and outdoor sports facilities equipment and associated safety features (if required), including 1:20 scale plans;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of that phase of development to which the scheme relates.

Any trees or plants which within a period of five years from the completion of the phase of development to which they relate, die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

16. No development shall commence until detailed and dimensioned plans showing the access and transportation layout within the site and accompanying design information have been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The information shall include:

- i. Detailed and dimensioned plans showing the internal junction layouts including the visibility splays;

- ii. A plan of the active travel routes within the development site from the main routes identified within the TA (figure 7.1) to the entry doors to the schools (including via the health centre), to the health centre and the care home and to the cycle parking areas. This shall be based on the desire line routes allowing for safety considerations and where reasonably practicable. The plans shall show the routes from the PUDO and parking areas to the school entrances. The designer shall identify identifying any points of road safety concern they have considered and the mitigation they propose on the plan; and
- iii. Details for maintenance and ownership of the private access known as Innis Mhor Road (including consulting the existing properties during construction and to maintain their access).

Thereafter the access and transportation layout shall be constructed in accordance with the agreed drawings (which may require to be updated following the Road Safety Audits) prior to the opening of the school and the access arrangements shall be provided in perpetuity for public use and safety.

Reason: To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

17. No development shall commence until an agreement in writing of a scheme of mitigation to provide or upgrade the remote paths providing traffic free active travel routes to the development including detailed and dimensioned drawings have been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The routes are identified on figure 7.1 in the Transport Assessment; the numbered items are identified in chapter 7 of the TA. The proposals shall be accompanied by a programme for delivery of the scheme including details of the delivery mechanism. The scheme shall include:

- i. Improvements to the existing remote link between Craighill Terrace and Scotsburn Road (item 6 in the TA);
- ii. Improvements to the existing remote link between Scotsburn Road and Hartfield Terrace (item 9 in the TA);
- iii. Provision of a surfaced and suitably lit link from Provost Ferguson Drive to Manse Avenue and linking up continuously to the main north-south public access route through the development (item 11 in the TA); and
- iv. Provision of a surfaced and suitably lit link from the public road at Stagcroft Park through the play ground and linking up continuously to the main north-south public access route through the development (item 12 in the TA).

Thereafter the scheme shall be constructed in accordance with the agreed programme and the agreed drawings.

Reason: In the interests of pedestrian safety.

18. No development shall commence until agreement in writing of a scheme of mitigation for the active travel routes within the boundary of the public road including detailed and dimensioned drawings have been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The routes are identified on figure 7.1 in the Transport Assessment; the numbered items are identified in chapter 7 of the TA. The proposals shall be accompanied by a programme for delivery of the scheme including details of the delivery mechanism. The scheme shall include:
- i. A raised table or other suitable traffic calming or feature to assist pedestrians crossing St Vincent Road (item 5 in the TA)
 - ii. A raised table or other suitable traffic calming or feature to assist pedestrians crossing Scotsburn Road (item 7 in the TA)
 - iii. Footway provision and / or widening on Hartfield Road (item 9 in the TA)
 - iv. An uncontrolled and accessible crossing of Hartfield Road including dropped kerbs and tactile paving (item 10 in the TA)

Thereafter the scheme shall be constructed in accordance with the agreed programme and the agreed drawings (which may require to be updated following the necessary statutory processes required for Traffic Calming features or other alterations to road signs and marking or the layout of the public road).

Reason: In the interests of pedestrian safety.

19. No development shall commence until detailed and dimensioned layout drawings showing the parking provision for the development of 134 staff parking spaces and 78 Pick-up and drop-off (PUDO) parking spaces provided for children at the nursery, primary and secondary schools have been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The plans shall show the access arrangements and the visibility splays of any junctions both internal and onto the public road. The drawings shall be accompanied by a written management plan explaining how the traffic using these areas will be managed and how the areas will be maintained and by a programme confirming when the areas will be provided for use.

Thereafter the parking provision shall be constructed in accordance with the agreed drawings (which may require to be updated following the Road Safety Audits) and programme and shall be operated in accordance with the agreed management and maintenance plans.

Reason: To ensure that access and parking infrastructure is designed appropriately, timeously delivered and meets the needs of non-motorised and motorised users.

20. No development shall commence until detailed and dimensioned layout drawings showing the school transport pick-up and drop-off layout for the primary and secondary schools and including swept paths demonstrating access by 15m coaches to the pick-up and drop-off facility have been

submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The plans shall show the access arrangements and the visibility splays of any junctions. The drawings shall be accompanied by a programme confirming when the areas will be provided for use. Thereafter the school transport pick-up and drop-off provision shall be constructed in accordance with the agreed drawings (which may require to be updated following the Road Safety Audits) and programme.

Reason: To ensure that access and parking infrastructure is designed appropriately and in the interests of road and pedestrian safety.

21. No development shall commence until detailed and dimensioned layout drawings (based on a topographical survey) showing a scheme of co-ordinated traffic management measures on Craighill Terrace between the north-eastern access to the Mansefield estate south to the junction with the A9 Trunk Road have been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The proposed access routes by all modes into the site shall be accurately shown on the plan. A swept path drawing for the emergency access route to the primary schools from Craighill Terrace shall be submitted. The drawings shall be accompanied by a programme for delivery of the scheme and including details of the delivery mechanism. The scheme shall include:

- i. a permanent 20 mph speed limit with associated traffic calming;
- ii. suitable measures to provide accessible uncontrolled crossings of Craighill Terrace & Craig Avenue & St Vincent Road to assist active travel;
- iii. waiting and loading restrictions, school keep clear markings and bus stop waiting restrictions and any other traffic management or road marking proposals necessary to mitigate the increased traffic by all modes;
- iv. the relocation of the controlled pedestrian crossing and the associated markings (This shall be provided at location 1 on figure 7.1 and SK004 unless this is not reasonably practicable, or it is demonstrated that it causes a detrimental road safety impact);
- v. widening of the footway fronting the existing primary school and the proposed development to a minimum width of 2.0m where this is achievable on land controlled by the developer.

Thereafter the scheme shall be constructed in accordance with the agreed programme and the agreed drawings (which may require to be updated following the necessary statutory processes required for the Traffic Orders, controlled crossing, Traffic Calming features or other alterations to road signs and marking or the layout of the public road).

Reason: In the interests of road safety.

22. No development shall commence until detailed and dimensioned plans showing the main access junction from the site onto the public road at Craighill Terrace to include the provision of visibility splays of 4.5m x 60m (suitable for a main junction onto a local distributor road with a 20mph speed

limit) from the centre line of the amended access junction in both directions along Craighill Terrace have been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. Thereafter the junction shall be constructed in accordance with the agreed drawings (which may require to be updated following the Road Safety Audits) prior to the opening of the school.

Reason: In the interests of road safety.

23. No development shall commence until a scheme for double yellow lines on Craighill Terrace, has been implemented to the satisfaction of the Planning Authority, in consultation with the Road Authorities.

Reason: To ensure that the safety and free flow of traffic on the trunk road is not diminished.

24. No development shall commence until details of the frontage landscaping treatment along the trunk road boundary has been submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland. All landscaping shall be located such that it can be installed and maintained from within the development without requiring access to the trunk road.

Reason: To ensure that there will be no distraction to drivers on the trunk road and that the safety of the traffic on the trunk road is not diminished.

25. No development shall commence until details of the fencing / barrier proposals along the trunk road boundary has been submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland. The fencing / barrier proposals shall be located such that they can be erected and maintained from within the development without required access to the trunk road.

Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.

26. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland council and affected local Community Council (Tain Community Council) unless otherwise agreed in writing by the Planning Authority. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport-related mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures throughout the construction period.

27. No development shall commence on the sports pitch until a detailed scheme of flood lighting has been submitted to and approved in writing by the Planning Authority. This shall include full specifications for the flood lights and measures to ensure that the lighting proposed does not illuminate areas beyond the sports pitch and multi-use games area. Thereafter the approved scheme shall be implemented prior to first use of the sports pitch and multi-use games area.

Reason: In the interests of amenity.

28. Prior to any site excavation or groundworks, a Tree Protection Plan and Arboricultural Method Statement is to be submitted to and subsequently approved in writing by the planning authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction). All retained trees are to be protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction). Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees throughout the construction period.

29. A suitably qualified Arboricultural consultant shall be employed by the applicant to ensure that the Approved Tree Protection Plans and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision are to be set out in the AMS for the written agreement of the planning authority and certificates of compliance for each stage are to be submitted for approval.

Reason: To ensure the protection of retained trees throughout the construction period.

30. A suitably qualified landscape consultant shall be employed at the applicant to ensure that the Landscape Plan is implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval.

Reason: In the interests of amenity.

31. The development shall not be occupied until a School Travel Plan has been submitted to and approved in writing by the Planning Authority. The plan shall detail the following measures:

- a. The name and contact details of an appointed Travel Plan Co-ordinator;

- b. The proposed objectives and targets for staff and pupils including targets to reduce access being taken to the school by staff, pupils and visitors in private cars, encourage access to the school by sustainable and active transport and for avoiding parking overspill onto the adjacent public roads at drop-off and pick up times;
- c. Details of measures to be taken to meet the proposed targets;
- d. Details of monitoring that will be undertaken to measure the success of the Travel Plan against the approved targets;
- e. Details of the reporting of the monitoring of the School Travel Plan, which shall be a minimum of bi-annually from the date of the first occupation of each phase of development. This report shall include details of any further mitigation measures required to ensure the targets in the School Travel Plan can be met.

Thereafter the School Travel Plan shall be implemented prior to first occupation of the school.

The School Travel Plan shall be reviewed and monitored by the developer prior to commencement of development or no longer than the 1 year anniversary of the first occupation of development until the review of the School Travel Plan has been completed and any further mitigation requirements identified have been approved in writing by the Planning Authority.

Reason: to reduce the reliance on private cars and encourage modal shift to sustainable and active transport.

32. The development shall not be occupied until a scheme of management for the school playing field, multi-use games area, and any other community facilities within the school has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be implemented within three months of the first occupation of the school.

Reason: to ensure appropriate access to the community based facilities in the interests of amenity.

33. The development shall not be occupied until the A9 pedestrian underpass between St. Vincent Road and Birch Place shall be upgraded and refurbished to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To ensure that facilities are provided for the pedestrians that are generated by the development and that they may access the existing footpath system without interfering with the safety and free flow of traffic on the trunk road.

34. The site shall not be occupied until details of the lighting within the site has been submitted for the approval of the Planning Authority in consultation with Transport Scotland.

Reason: To ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.

35. Noise arising from the use of playing pitches out with school hours shall not exceed 50dB(A) within the garden of any noise sensitive property as measured as a free field 1h hour Leq. If the above standard cannot be met, the applicant must undertake an assessment of the noise in terms of BS 4142:2014 Methods for Rating and Assessing Industrial and commercial sound which demonstrates that noise will not have an adverse impact on noise sensitive properties.

Reason: In the interests of amenity.

36. For the avoidance of doubt the site shall connect to the public water and waste water network.

Reason: To ensure the proposal accords with Policy 65 of the Highland-wide Local Development Plan.

37. There shall be no drainage connections to the trunk road drainage system.

Reason: To ensure that the efficiency of the existing trunk road drainage network is not affected.

38. Within one month of occupation a Stage 3, followed by a Stage 4 (after 12 months of operation and within 15 months of opening) Road Safety Audits to be accompanied by the design team's response to the audit and updated layout drawings and a programme to carry out any works or measures required to address the issues raised in the audit. Thereafter any works shall be constructed, and any measures undertaken in accordance with the agreed programme and drawings.

Reason: In the interest of road safety.

REASON FOR DECISION

The application seeks to deliver the first school to meet passivhaus standards in the Highland Council area. In doing so it presents some challenges in relation to travel and the topography of the site. Through working with the applicant and the detailed mitigation that will be secured through planning conditions it is considered that the proposal will minimise the impacts and safeguard the environment around the site. In particular the low energy building and biodiversity gains are welcomed.

Overall, it is considered that the design and layout of the site strikes an appropriate balance between meeting the needs of the school estate, with the need to deliver a campus for 3 – 18 years with a community element while protecting and enhancing the environment.

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.

INFORMATIVES

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.

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.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

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

Mud and 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 for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

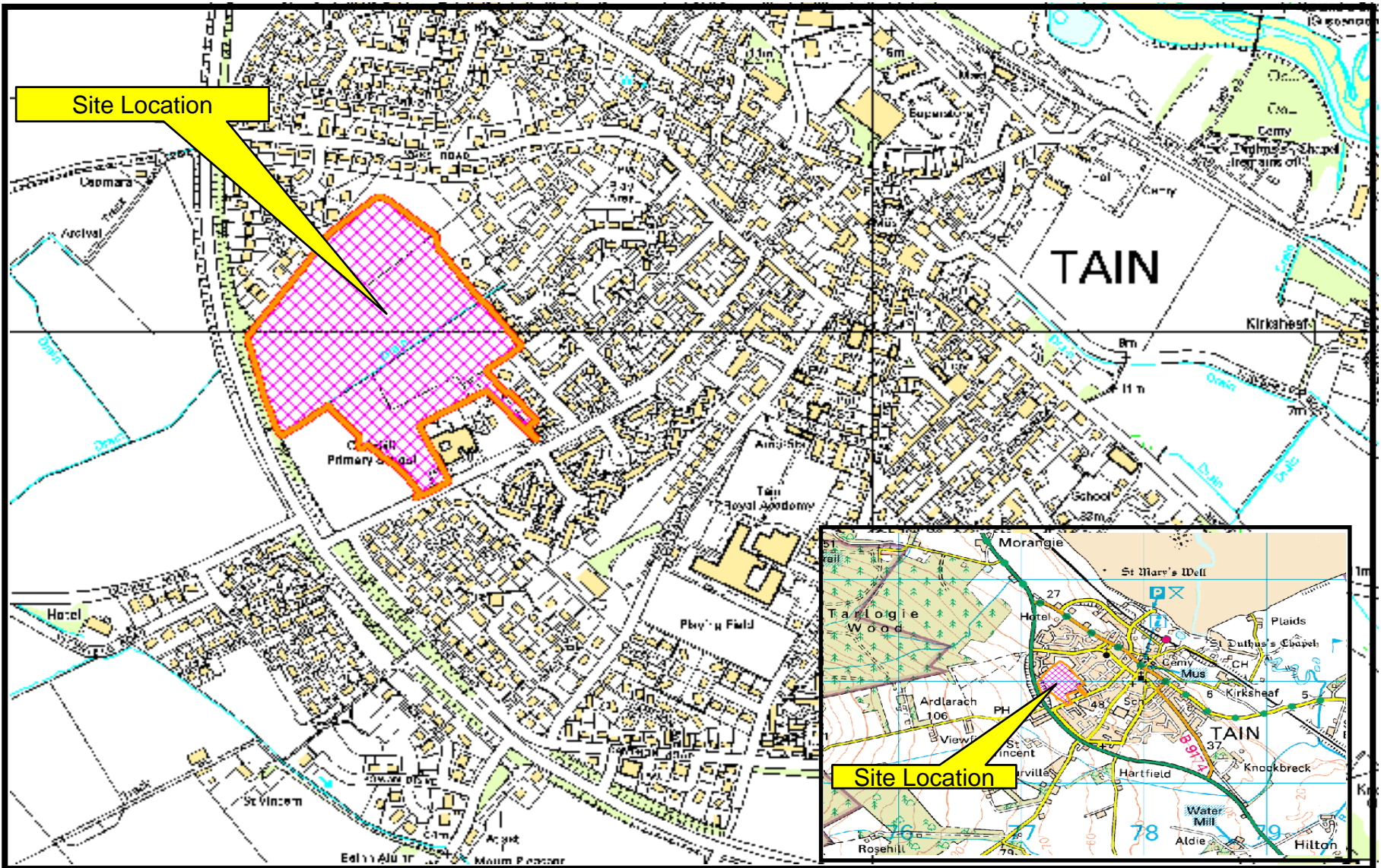
Designation: Area Planning Manager - North

Author: Claire Farmer

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Plan 1	- committee location plan
Plan 2	- 00_00_DR_A_0001 P08 Location Plan
Plan 3	- 00_00_DR_A_0002 P09 Site Layout Plan
Plan 4	- CAL20007-C0555-ZZ-ZZ-DR-L-0001 P07 Landscaping Plan
Plan 5	- CAL20007-C0555-ZZ-ZZ-DR-L-0002 P04 Landscaping Plan
Plan 6	- CAL20007-C0555-ZZ-ZZ-DR-L-0003 P04 Landscaping Plan
Plan 7	- CAL20007-C0514-00-00-DR-A-01100 P07 Ground Floor Plan
Plan 8	- CAL20007-C0514-00-01-DR-A-01101 First Floor Plan
Plan 9	- CAL20007-C0514-00-02-DR-A-01102 P07 Second Floor Plan
Plan 10	- CAL20007-C0514-00-ZZ-DR-A-00400 P010 Elevation Plan South
Plan 11	- CAL20007-C0514-00-ZZ-DR-A-00400 P010 Elevation Plan South
Plan 12	- CAL20007-C0514-00-ZZ-DR-A-00401 P010 Elevation Plan North
Plan 13	- CAL20007-C0514-00-ZZ-DR-A-00401 P010 Elevation Plan North
Plan 14	- CAL20007-C0514-00-ZZ-DR-A-00402 P010 Elevation E and W
Plan 15	- CAL20007-C0514-00-ZZ-DR-A-00402 P010 Elevation E and W
Plan 16	- CAL20007-C0514-00-ZZ-DR-A-00403 P09 Elevations
Plan 17	- CAL20007-C0514-00-ZZ-DR-A-00450 P07 Visual Information
Plan 18	- CAL20007-C0514-00-ZZ-DR-A-00451 P07 Visual Information
Plan 19	- CAL20007-C0514-00-ZZ-DR-A-00452 P07 Visual Information
Plan 20	- CAL20007-C0514-00-ZZ-DR-A-00453 P07 Visual Information
Plan 21	- CAL20007-C0514-DR-A-001103 P07 Roof Plan
Plan 22	- CAL20007-C0555-ZZ-ZZ-DR-L-0006 Site Layout Plan – Fencing
Plan 22	- CAL20007-C0555-ZZ-ZZ-DR-L-0004 Tree Removal



The Highland Council
Comhairle na Gàidhealtachd

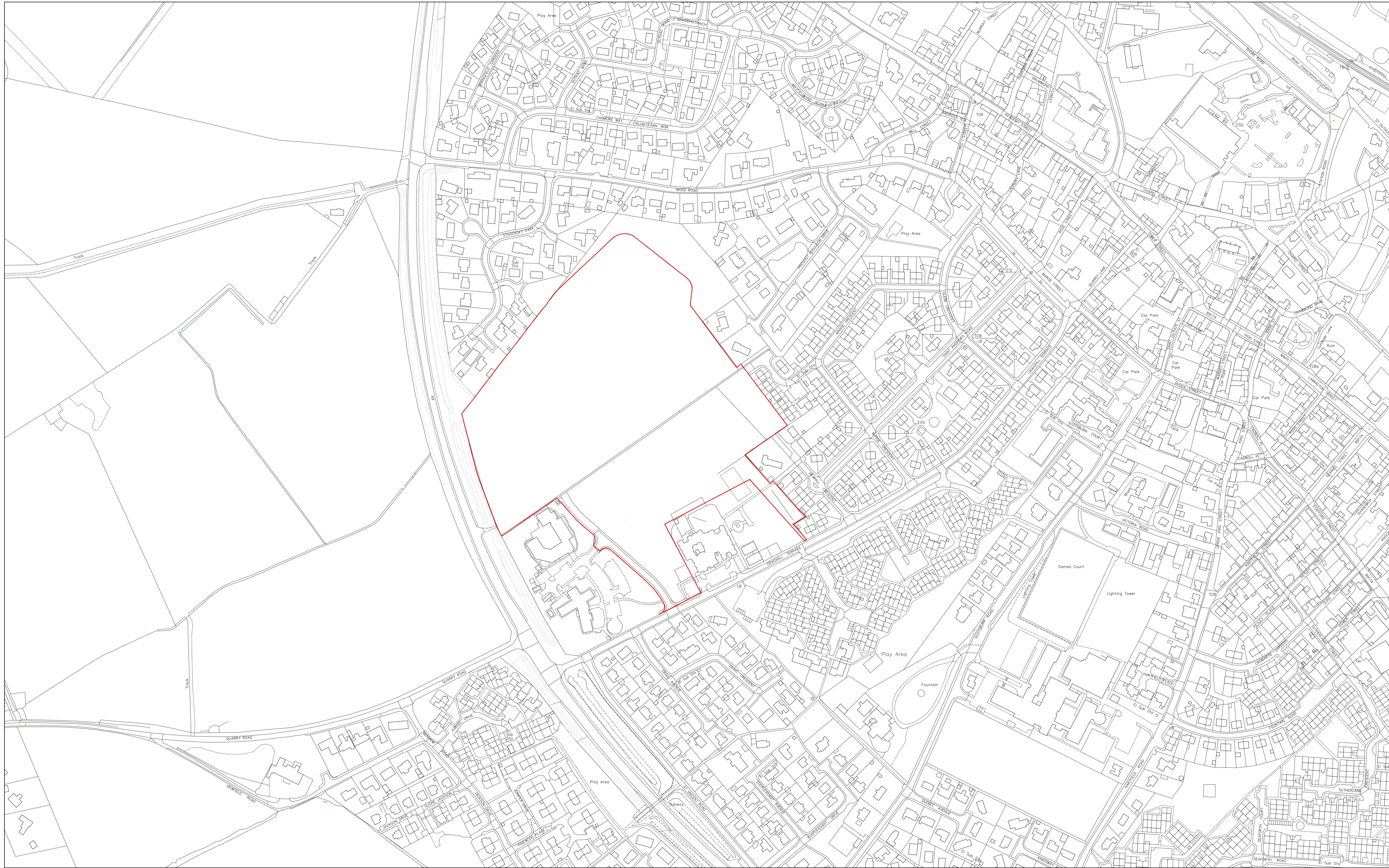
Development and Infrastructure Service

21/05639/FUL

Erection of community campus including nursery, school, playgrounds, sport pitches and associated infrastructure at Craighill School, Craighill Terrace, Tain.

April 2022





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NOTES
 xxxxxx
Site Boundary (89,860m² / 8.8ha)

CLIENT
THE HIGHLAND COUNCIL

REV	REASON FOR ISSUE	DATE
A	FIRST ISSUE	12.02.21
P07	PLANNING SUBMISSION	01.12.21
P08	ROADS PLANNING AMENDMENT	04.04.22

STATUS
PLANNING

PROJECT
TAIN COMMUNITY CAMPUS

TITLE
LOCATION PLAN

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:2000	FEB 21	JM	AG	SB

Stallan-Brand

80 Nicholson Street
 Glasgow
 G5 9ER

Phone: 0141 258 5015
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

PROJECT - ORIGINATOR	DRAWING NUMBER	REVISION
CAL20007_C0514_	00_00_DR_A_0001	P08



NOTES

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Application Boundary

Ownership Boundary

0m 10 20 50 100

CLIENT
THE HIGHLAND COUNCIL

REV	REASON FOR ISSUE	DATE
A	FIRST ISSUE	12.02.21
B	DESIGN DEVELOPMENT ISSUE	12.03.21
C	SITE UPDATE TO REFLECT INTERNAL CHANGES	15.03.21
P04	SITE UPDATE TO REFLECT FINAL STAGE 2 COMMENTS	02.07.21
P05	SITE UPDATE TO REFLECT ALTERNATIVE PITCH ARRANGEMENT	02.07.21
P06	DROP-OFF PARKING & BUS LAYBY SWITCHED. BUILDING POSITION UPDATED. LAYOUT UPDATED.	21.07.21
P07	STAGE 3 BLOCK 2 ISSUE	30.07.21
P08	PLANNING SUBMISSION	01.12.21
P09	ROADS PLANNING AMENDMENT	04.04.22

STATUS
PLANNING

PROJECT
TAIN COMMUNITY CAMPUS

TITLE
SITE PLAN

SCALE @ A1
 1:1000

DATE
 FEB 21

DRAWN
 JM

CHECKED
 AG

APPROVED
 SB

Stallan-Brand

80 Nicholson Street
 Glasgow
 G5 9ER

Phone: 0141 258 5015
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

PROJECT NUMBER
 CAL20007_C0514_

DRAWING NUMBER
 00_00_DR_A_0002

REVISION
 P09



- KEY**
- Red Line Boundary**
 - HARD LANDSCAPE**
Refer to CAL20007-C0555-ZZ-ZZ-DR-L-0002 for Hard Landscape Layout.
 - Vehicular Asphalt - Vehicular make-up**
To engineers specification.
 - Asphalt Footway - Pedestrian make-up**
Allow for occasional vehicle overrun for maintenance and access. Where adopted to engineers specification. Surface painted green.
 - Pre-cast Concrete Pavers - Entrance and Dining Areas**
Pre-cast concrete pavers, 300x300x50mm. Silver grey and mid grey. Allow for maintenance or emergency vehicular access.
 - Pre-cast Concrete Plank Paving - Main Entrances**
Pre-cast concrete planks, mixed length 164x300mm in silver grey mix. Allow for maintenance or emergency vehicular access.
 - Self Binding Gravel - Growing Spaces and Amphitheatre**
Laid to fall as per manufacturers specification.
 - Polymeric Type 3 Play Surface - Coloured sports surfaces**
Type 3 polymeric, in red tone for Muga. Depth, makeup and whitening to manufacturers and pitch specialist specification.
 - Coloured Softgrip**
Wet pour rubber safety surface, where mounted lay in a 1:2 gradient. Depth to manufacturers specification.
 - Gravel Surface - to EV charging units**
150mm depth loose aggregate less than 20mm size above geotextile membrane.
 - Play Pedestrian Asphalt - to play and gathering spaces.**
With white chippings. Allow for occasional vehicle overrun for maintenance and access.
 - Pre-cast Concrete Steps - Standard Steps**
Solid pre-cast white concrete steps 1500mm width, with integrated non-slip rubber nosing insert and acid etched finish. Powder coated handrails, root fixed to at 900mm above finished level of steps. Corduroy hazard paving to top and bottom of flights in accordance with Building Regs.

- TREE PLANTING**
All trees and used to be locally sourced where possible. Refer to CAL20007-C0555-ZZ-ZZ-DR-L-0003 Soft Landscape Layout
- Feature Tree**
Standard (Select)
refer to tree planting schedule and specification CAL20007-C0555-ZZ-ZZ-DR-L-0003
 - Proposed Avenue Trees**
Extra Heavy Standard
refer to tree planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003
 - Proposed 'Woodland' Trees**
Standard Feathered
refer to tree planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003
 - Woodland Whip Tree Planting**
Woodland whip planting
refer to tree planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003
 - Fruit Tree Planting**
refer to tree planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003
 - Existing Tree and RPA - To Be Retained.**
refer to tree retention and protection schedule on CAL20007-C0555-ZZ-ZZ-DR-L-0005

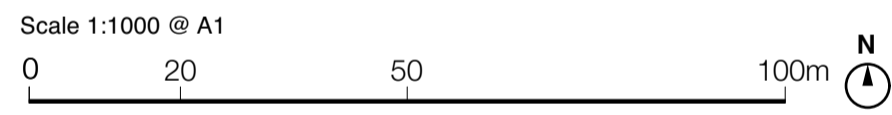
- SOFT LANDSCAPE**
For soft landscape layout refer to CAL20007-C0555-ZZ-ZZ-DR-L-0003
- Proposed Hedging**
Refer to hedge planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003.
 - Proposed Groundcover Planting**
Refer to groundcover planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003.
 - Proposed Ornamental Shrub Planting**
Refer to shrub planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003.
 - Proposed Sensory Shrub Planting**
Refer to shrub planting schedule and specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003.
 - Proposed Mown Grass**
Refer to specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003.
 - Proposed Long Woodland Meadow Grass**
Refer to specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003.
 - Proposed Turf Mounds and Slopes**
Refer to specification on CAL20007-C0555-ZZ-ZZ-DR-L-0003.

FENCING
Refer to drawing CAL20007-C0555-ZZ-ZZ-DR-L-0006 for Boundary Treatments
Note: Fencing and foundations to coordinate with supplier and engineers detail.

- FURNITURE**
Note foundations and fixings to be coordinated with supplier and engineers.
- Timber benches**
length varies x 500mm(w) x 500mm(h). Proprietary timber and powder coated steel. Ground fixed to suppliers specifications.
 - Timber picnic tables**
2300mm(l) x seat 500mm(w) / table 1000mm(w). Proprietary timber and powder coated steel. Ground fixed to suppliers specifications.
 - Timber circular benches**
2300mm(dia) x seat 500mm(w) Proprietary timber and powder coated steel. Ground fixed to suppliers specifications.
 - Timber bespoke bench**
3500mm(l) x seat 1500mm(w) Timber and powder coated steel, ground fixed.
 - Timber Raised Growing Beds**
Timber sleeper raised growing beds with stainless steel fixings.
 - Storage Facilities**
 - Natural Play Timber Play Equipment**
Ground fixed to manufacturers specification.
 - Story Telling Circle Timber Seating**
Ground fixed to suppliers specifications.
 - Willow Tunnels**
 - Outdoor Canopy or Shelters to Playgrounds.**
 - Bike Shelters**
Covered shelter, secured for high school and staff, covered but unsecured for primary (within 1.5m boundary fence line). Sheffield cycle stands, 800mm high stainless steel bike stands, ground fixed. NOTE: Location and size indicative only, to be confirm with supplier.
 - Exterior Table Tennis Tables**

Note:
Work to written dimensions only. All dimensions to be checked on site. Do not scale from drawing. Any drawing errors or inconsistencies should be brought to the attention of rankinfraser landscape architecture as soon as they become apparent.

Note:
Refer to Architects drawings for building information. Bridge edge protection to be specified by architects.
Refer to Engineers drawings for road white line information, drainage information, and road and embankment levels.
Refer to Services Engineers for site services & external lighting.
Pitch specification by pitch specialist. Including make-up, proposed gradients, floodlight, pitch markings.



P01	26.10.21	First Issue for Costing
P02	17.11.21	Second Issue for Costing
P03	22.11.21	Issue for Market Testing
P04	23.11.21	Revision of boundary key notes
P05	23.11.21	Issue for Planning
P06	03.12.21	Update to Market Testing
P07	01.04.21	Update to Planning Package: Update of parking and cycle parking provision; addition of indicative desire line footpath to care home site; indicative use of existing car park to craighill primary school for drop off; update to entrance feature; red line boundary increase to respond to increase in embankment size to lower terrace; update to St Duthus external landscape; revision of step and ramp access to ensure accessible.

rankinfraser
landscape architecture

project project nr 2125
Tain Campus

client
The Highland Council (THC)

drawing title
Site Plan

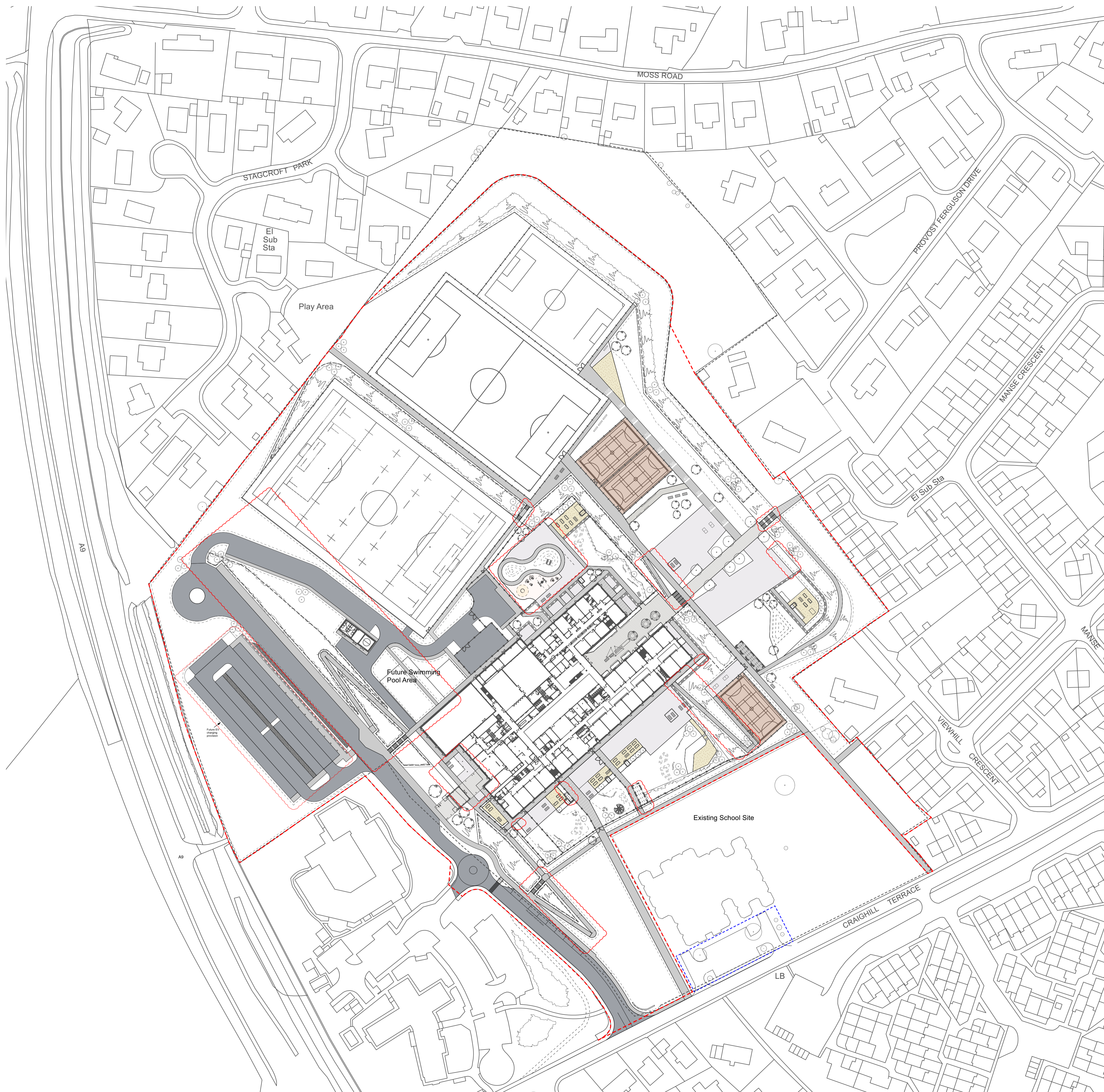
drawing nr
CAL20007-C0555-ZZ-ZZ-DR-L-0001

date	rev	scale
01/04/21	P07	1:1000 @ A1

issue
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billing
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PLANNING ISSUE

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0131 226 7071
mail@rankinfraser.com www.rankinfraser.com



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- KEY**
- Red Line Boundary**
 - HARD LANDSCAPE**
 - Vehicular Asphalt - Vehicular make-up**
Refer to CAL20007-C0555-ZZ-ZZ-DR-L-0001 for Site Plan.
To engineers specification.
 - Asphalt Footway - Pedestrian make-up**
Allow for occasional vehicle overrun for maintenance and access. Where adopted to engineers specification. Surface painted graphics TBC.
 - Pre-cast Concrete Pavers - Entrance and Dining Areas**
Pre-cast concrete pavers, 300x200x60mm. Silver grey and mid grey. Allow for maintenance or emergency vehicular access.
 - Pre-cast Concrete Plank Paving - Main Entrances**
Pre-cast concrete planks, mixed lengthx164x60mm in silver grey mix. Allow for maintenance or emergency vehicular access.
 - Self Binding Gravel - Growing Spaces and Amphitheatre**
Laid to falls as per manufacturers specification.
 - Polymeric Type 3 Play Surface - Coloured sports surfaces**
Type 3 polymeric, in red tone for Muga. Depth, makeup and whitening to manufacturers and pitch specialist specification.
 - Coloured Softpour**
Wet pour rubber safety surface, where rounded lay in a 1:2 gradient. Depth to manufacturers specification.
 - Gravel Surface - to EV charging units**
150mm depth loose aggregate less than 20mm size above geotextile membrane.
 - Play Pedestrian Asphalt - to play and gathering spaces.**
With white chippings. Allow for occasional vehicle overrun for maintenance and access.
 - Precast Concrete Steps - Standard Steps**
Solid pre-cast white concrete steps 1800mm width, with integrated non-slip rubber rising inset and acid etched finish. Powder coated handrails, not fixed to at 900mm above finished level of steps. Corundum hazard paving to top and bottom of flights in accordance with Building regs.

rev	date	revision notes
P01	22.11.21	Issue for Market Testing
P02	29.11.21	Planning Issue
P03	03.12.21	Update to Market Testing
P04	01.04.22	Issue for Planning - Spec of pedestrian asphalt updated to occasional vehicle overrun. Update to St Duthus external landscape and to parking and cycle provision. Revision of step and ramp access to ensure accessible.

rankinfraser
 landscape architecture

project project nr 2125
 Tain Campus

client
 The Highland Council (THC)

drawing title
 Hard landscape layout

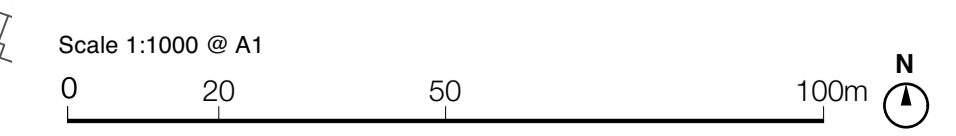
drawing nr
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date	rev	scale
01/04/21	P04	1:1000 @ A1

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 mail@rankinfraser.com www.rankinfraser.com





- KEY**
Red Line Boundary
- TREE PLANTING**
All trees and seed to be locally sourced where possible.
For individual species + sizes refer to tree planting schedule.
- Feature Tree - In Soft Landscape**
For individual species + sizes refer to tree planting schedule.
Tree pit filled with 300mm imported topsoil (to be 50:50 mix planting compost and imported multipurpose topsoil) above 600mm free draining subsoil. Tree pit drainage connected to local drainage trench. Allow for root barriers when planted adjacent to u/g services. Tree pit to contain aeration pipe.
Trees in soft to be root balled if season allows. If planted on level ground to be double staked, with cross bar located 500mm away from prevailing winds. If planted on slope to be single staked, with stake angled towards slopes.
Minimum combined depth of topsoil and subsoil to be 900mm
Top soil to be Multi Purpose in accordance with 'BS 3882:2015 Topsoil'. Sub soil to be Multipurpose topsoil in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Feature Tree - In Hard Landscape**
For individual species + sizes refer to tree planting schedule.
Hecom urban tree soil to min 600mm total depth. To be filled into the tree pit in 250:300mm layers and each layer compacted with a whisker plate.
200mm depth clean stone drainage below to incorporate filter drain to engineer's specification.
Base of pit to be broken up prior to backfilling with stone and tree soil to ensure free drainage.
Overall combined depth to be 600mm.
Tree pit drainage connected to local drainage trench. Allow for root barriers when planted adjacent to u/g services. Tree pit to contain aeration pipe.
Trees in hard landscape to be root balled to allow underground geying. Trees in hard surface to be finished with resin bound gravel.
- Proposed Avenue Trees - In Soft Landscape**
For individual species + sizes refer to tree planting schedule.
Tree pit filled with 300mm imported topsoil (to be 50:50 mix planting compost and imported multipurpose topsoil) above 600mm free draining subsoil. Tree pit drainage connected to local drainage trench. Allow for root barriers when planted adjacent to u/g services. Tree pit to contain aeration pipe.
Minimum combined depth of topsoil and subsoil to be 900mm
Top soil to be Multi Purpose in accordance with 'BS 3882:2015 Topsoil'. Sub soil to be Multipurpose topsoil in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Proposed 'Woodland' Trees**
For individual species + sizes refer to tree planting schedule. To be planted in location as shown in this drawing.
Tree pit filled with 300mm imported topsoil (to be 50:50 mix planting compost and imported multipurpose topsoil) above 600mm free draining subsoil. Tree pit drainage connected to local drainage trench. Allow for root barriers when planted adjacent to u/g services. Tree pit to contain aeration pipe.
Position trees as shown on drawing, stake with single angled stake.
Minimum combined depth of topsoil and subsoil to be 900mm
Top soil to be Multi Purpose in accordance with 'BS 3882:2015 Topsoil'. Sub soil to be Multipurpose topsoil in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Woodland Whip Tree Planting**
For species + sizes refer to tree planting schedule.
Planted in groups of 3/5/7 of the same species. Frequencies dependant on species and overall density numbers. Average planting density 1 per 3m², however aim of density of 1 per m² in dense central areas to 1 per 4m² to edges.
Transplants to be notch planted into topsoil. 150mm deep imported or site won low fertility topsoil and 300mm min. imported or site won subsoil.
Topsoil to be low fertility in accordance with BS3882:2015.
Subsoil in accordance with BS 8601:2013 Specification for subsoil and requirements for use.
All whips/plants to receive biodegradable mulch mats of 90cm diameter to suppress weed growth and competition. Treat with biodegradable peat. Protective temporary fencing to be used instead of plastic tubes.
- Fruit Tree Planting**
For individual species + sizes refer to tree planting schedule.
Tree pit filled with 300mm imported topsoil (to be 50:50 mix planting compost and imported multipurpose topsoil) above 600mm free draining subsoil. Tree pit drainage connected to local drainage trench. Allow for root barriers when planted adjacent to u/g services. Tree pit to contain aeration pipe.
Minimum combined depth of topsoil and subsoil to be 900mm
Top soil to be Multi Purpose in accordance with 'BS 3882:2015 Topsoil'. Sub soil to be Multipurpose topsoil in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Existing Tree and RPA - To Be Retained.**
refer to tree retention and protection schedule on CAL20007-C0555-ZZ-ZZ-DR-L-0005
- SOFT LANDSCAPE**
For individual species + sizes refer to tree planting schedule.
- Proposed Hedging**
For species + sizes refer to planting schedule.
Cultivate and add peat free compost, plant double staggered rows of 80-100cm high bare root hedging plants (low-lier planting season) at 6 per lin. m. 50mm depth composted bark mulch finish for full width of bed.
300mm depth approved imported topsoil over 300mm depth clean, ripped imported or site won subsoil.
Top soil to be Multipurpose Grade in accordance with 'BS 3882:2015 Topsoil'. Subsoil to be Multipurpose Grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Proposed Groundcover Planting**
For sizes, density + species refer to planting schedule.
Cultivate, adding peat free compost, and plant with 2 litre pot grown plants.
300mm depth approved imported topsoil over 300mm depth clean, ripped imported or site won subsoil.
Top soil to be Multipurpose Grade in accordance with 'BS 3882:2015 Topsoil'. Subsoil to be Multipurpose Grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Proposed Ornamental Shrub Planting**
For sizes, density + species refer to planting schedule.
Cultivate, adding peat free compost, and plant with 2 litre pot grown plants.
300mm depth approved imported topsoil over 300mm depth clean, ripped imported or site won subsoil.
Top soil to be Multipurpose Grade in accordance with 'BS 3882:2015 Topsoil'. Subsoil to be Multipurpose Grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Proposed Sensory Shrub Planting**
For sizes, density + species refer to planting schedule.
Cultivate, adding peat free compost, and plant with 2 litre pot grown plants. 50mm depth composted bark mulch finish.
300mm depth approved imported topsoil over 300mm depth clean, ripped imported or site won subsoil.
Top soil to be Multipurpose Grade in accordance with 'BS 3882:2015 Topsoil'. Subsoil to be Multipurpose Grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Proposed Mown Grass**
Cultivate and seed with Geminal A22 Low Maintenance or similar approved. Sow with approved seed mix at 50g/m², including preseed fertiliser. 3 cuts and weed free at completion.
150mm minimum depth approved multipurpose topsoil ameliorated with 25mm coarse/medium sand nominal 10mm depth horticultural sand worked into topsoil surface and raked off to running levels. Above 300mm depth clean, ripped imported or site won subsoil. Minimum combined depth of topsoil and subsoil to be 450mm.
Top soil to be Multipurpose Grade in accordance with 'BS 3882:2015 Topsoil'. Subsoil to be Multipurpose Grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Proposed Long Woodland Meadow Grass**
Scots Seeds Highland Grass Mix (GC4M). Sow with approved seed mix at 3g/m². Cut and weed as required to ensure vigorous establishment, do not use fertiliser. 150mm depth of imported or site won, approved low fertility topsoil to BS3882:2015. Above min. depth of 150mm imported or site won subsoil. Subsoil to be Multipurpose grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.
- Proposed Reinforced Turf Mounds and Slopes**
Stevens Turf Emerald Lawn Turf. Approved turf laid stretching lap, all joints close butted, dressed with sand soil mix and brushed. Slow release fertiliser applied at 70g/m². Turf to be weed free at completion.
Minimum 100mm depth of imported or site won topsoil, ameliorated with 25mm coarse/medium sand nominal 10mm depth horticultural sand worked into topsoil surface and raked off to running levels.
Top soil to be Multipurpose Grade in accordance with 'BS 3882:2015 Topsoil'. Subsoil to be Multipurpose Grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'.

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Tag	Latin Name	Common Name	Form	Girth	Age	Height	Clear Stem	Root	Total
Avenue Tree									
Qp	<i>Quercus palustris</i>	Pin Oak	Extra Heavy Standard	16-18cm	3x	450-500cm	200cm	Root Ball	8
Feature Campus Trees									
Ap	<i>Acer pseudoplatanus</i>	Sycamore	Standard (Select)	10-12cm	2x	300-350cm	200cm	Root Ball	5
Bp	<i>Betula pendula</i>	Silver Birch	Standard (Select)	10-12cm	2x	300-350cm	200cm	Root Ball	6
Fa	<i>Fagus sylvatica</i>	Beech	Standard (Select)	10-12cm	2x	300-350cm	200cm	Root Ball	6
Ps	<i>Pinus sylvestris</i>	Scots Pine	Leader with Laterals	16-18cm	4x	200-250cm	150-175m	Root Ball	1
Pc	<i>Pyrus calleryana 'Chanticleer'</i>	Callery pear 'Chanticleer'	Standard (Select)	10-12cm	2x	300-350cm	200cm	Root Ball	3
Qr	<i>Quercus robur</i>	English Oak	Standard (Select)	10-12cm	2x	300-350cm	200cm	Root Ball	5
Sa	<i>Sorbus Aucuparia</i>	Rowan	Standard (Select)	10-12cm	2x	300-350cm	200cm	Root Ball	6
Fruit Trees									
Md.R	<i>Malus domestica - Red Windsor</i>	Apple	Half Standard	-	2x	150-200cm	80cm	12 L Container Grown	11
*Note review OPM (Oak Processionary Moth in relation to Oak trees)									

Tag	Latin Name	Common Name	Form	Girth	Age	Height	Clear Stem	Root	Total
Ag.A	<i>Ahnus glutinosa</i>	Alder	Standard	8-10cm	2x	250-300cm	175-200cm	Root Ball	9
Bp.A	<i>Betula pendula</i>	Silver Birch	Feathered	-	2x	200-250cm	-	Root Ball	25
Ps.A	<i>Pinus sylvestris</i>	Scots Pine	Leader with Laterals	-	3x	150-175cm	-	Root Ball	10
PLA	<i>Populus tremula</i>	Aspen	Standard	8-10cm	2x	250-300cm	175-200cm	Root Ball	12
Qr.A	<i>Quercus robur</i>	Oak	Standard	8-10cm	2x	250-300cm	175-200cm	Root Ball	10
Sa.A	<i>Sorbus aucuparia</i>	Rowan	Standard	8-10cm	2x	250-300cm	175-200cm	Root Ball	11
Sa.B	<i>Sorbus aucuparia</i>	Rowan	Feathered	-	2x	200-250cm	-	Root Ball	9
*Note review OPM (Oak Processionary Moth in relation to Oak trees) guidelines prior to ordering.									

Latin Name	Common Name	Form	Age/Girth	Height	Root	Mix	Total
- Total area 5585 m ² . Average planting density 1 per 3m ² , ranging from 1 per 1m ² in dense centres to 1 per 4m ² to edges.							
<i>Ahhus glutinosa</i>	Alder	Transplant	2+2	60-80cm	Bare Root	5%	93
<i>Betula pubescens</i>	Downy Birch	Transplant	2+2	60-80cm	Bare Root	25%	465
<i>Betula pendula</i>	Silver Birch	Transplant	2+2	60-80cm	Bare Root	25%	465
<i>Carylus avellana</i>	Common Hazel	Transplant	2+2	60-80cm	Bare Root	15%	280
<i>Pinus sylvestris</i>	Scots Pine	Transplant	2+2	60-80cm	Bare Root	10%	186
<i>Salix caprea</i>	Goat Willow	Transplant	2+2	60-80cm	Bare Root	5%	93
<i>Sorbus aucuparia</i>	Rowan	Transplant	2+2	60-80cm	Bare Root	15%	280

Area	Latin Name	Common Name	Root	Height	Density	Mix %	Total
Single Species Hedging 242 1/m							
H1	<i>Fagus sylvatica</i>	Beech	Bare Root	80-100cm	8/m	100%	1936
Mixed Species Hedging 209 1/m							
H2	<i>Acer Campestre</i>	Field Maple	Bare Root	80-100cm	8/m	20%	334
	<i>Carpinus betulus</i>	Hornbeam	Bare Root	80-100cm	8/m	20%	334
	<i>Crataegus monogyna</i>	Hawthorn	Bare Root	80-100cm	8/m	30%	501
	<i>Eunonymus europaeus</i>	Spindle	Bare Root	80-100cm	8/m	30%	501

Area	Latin Name	Common Name	Pot	Density	Mix	Total
Ornamental Shrub Planting 597 sqm						
PO	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	2L	5/m ²	25%	746
	<i>Geranium 'Mavis Simpson'</i>	Crane's Bill 'Mavis Simpson'	2L	9/m ²	25%	1343
	<i>Hebe abdicans 'Red Edge'</i>	Hebe 'Red Edge'	2L	7/m ²	20%	836
	<i>Hedera helix</i>	English Ivy	2L	7/m ²	15%	626
	<i>Vinca minor 'Gertrude Jekyll'</i>	Periwinkle	2L	9/m ²	15%	805
Evergreen Ground Cover 877 sqm						
GC	<i>Blechnum spicant</i>	Hard Fern	2L	9/m ²	10%	789
	<i>Calluna vulgaris</i>	Heather	2L	7/m ²	40%	2455
	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	2L	7/m ²	20%	1227
	<i>Molinia caerulea</i>	Purple Moor Grass	2L	8/m ²	10%	701
	<i>Vaccinium myrtillus</i>	Blaeberry	2L	9/m ²	20%	1578
Sensory Shrub Planting 209 sqm						
SP	<i>Lavandula angustifolia</i>	Lavender	2L	7/m ²	25%	365
	<i>Nepeta cataria</i>	Catmint	2L	9/m ²	15%	282
	<i>Molinia caerulea</i>	Purple Moor Grass	2L	7/m ²	25%	365
	<i>Rosmarinus officinalis</i>	Rosemary	2L	8/m ²	20%	335
	<i>Salvia officinalis</i>	Sage	2L	9/m ²	15%	282

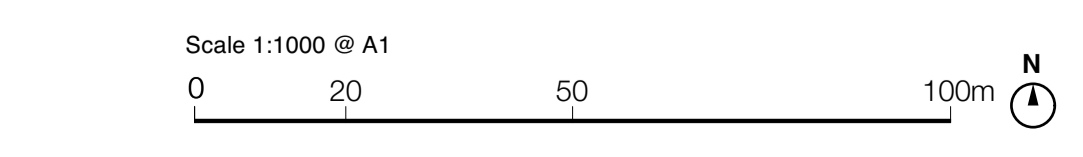
Note: All shrub planting to be planted in single species drifts of no fewer than 10 plants

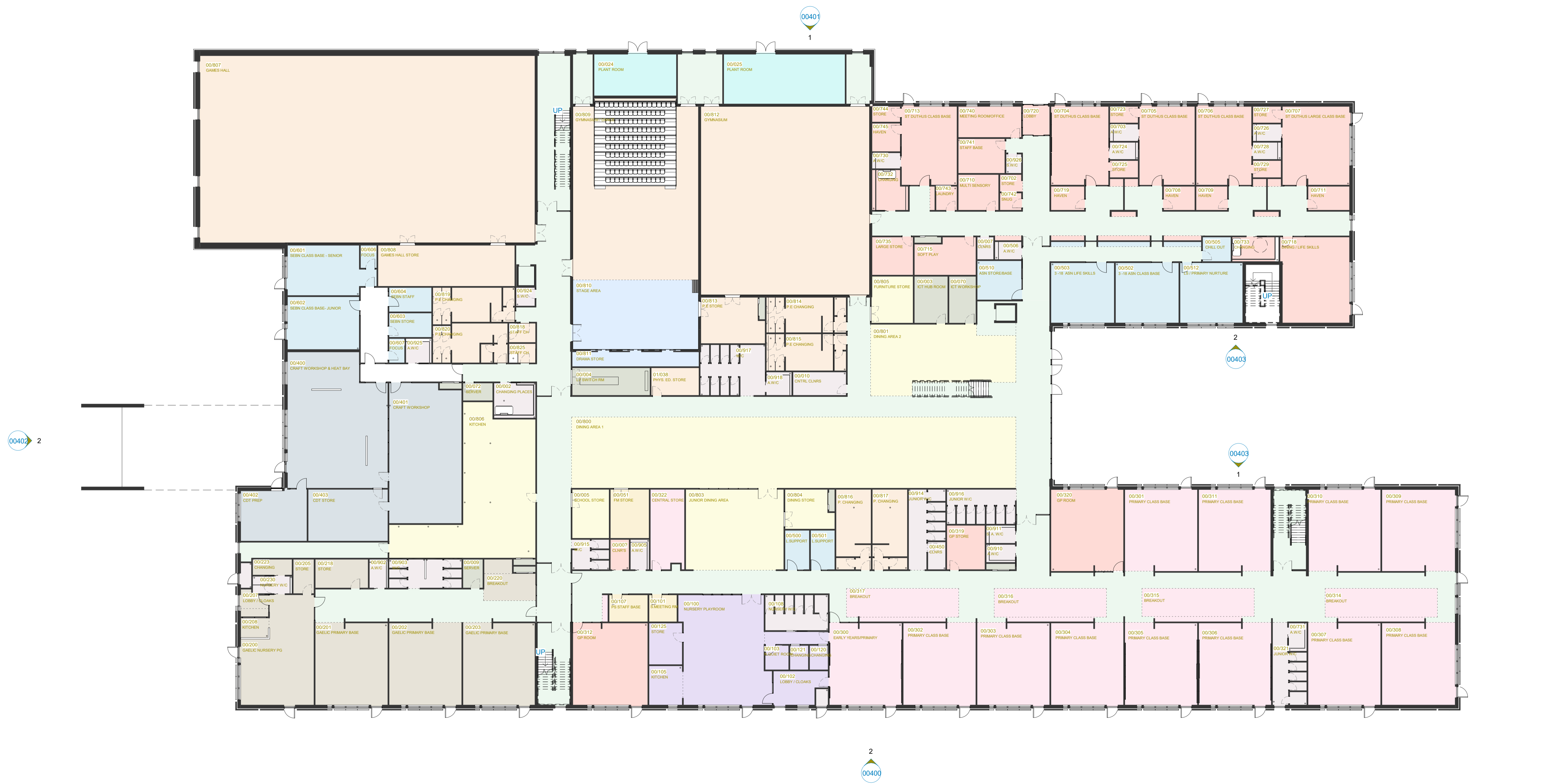
P01 22.11.21 Issue for Market Testing
P02 29.11.21 Planning Issue
P03 03.12.21 Update to Market Testing
P04 01.04.22 Planning Issue - Spec of reinforced turf mounds included. Spec of avenue tree in soft update to align with detail. Update to St Duthus external landscape layout. Update to carpark and cycle provision. Updated in planting number totals relating to design updates.

rev date revision notes
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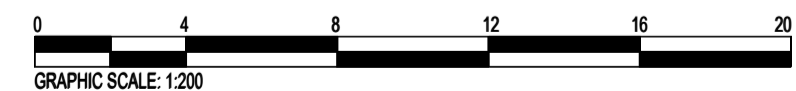
project project nr 2125
Tain Campus
client The Highland Council (THC)
drawing title Soft Landscape Layout
drawing nr CAL20007-C0555-ZZ-ZZ-DR-L-0003

date 01/04/22 rev P04 scale 1:1000 @ A1
issue information billing tender construction final construction
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0131 226 7071
mail@rankinfraser.com www.rankinfraser.com





- ASN
- AUXILIARY
- CDT
- CIRCULATION
- GAELIC
- KITCHEN & DINING
- LIBRARY, ICT & GP SPACE
- NURSERY
- P.E
- PLANT
- PRIMARY
- SANITARY
- ST DUTHUS
- STAFF & ADMIN
- STAGE

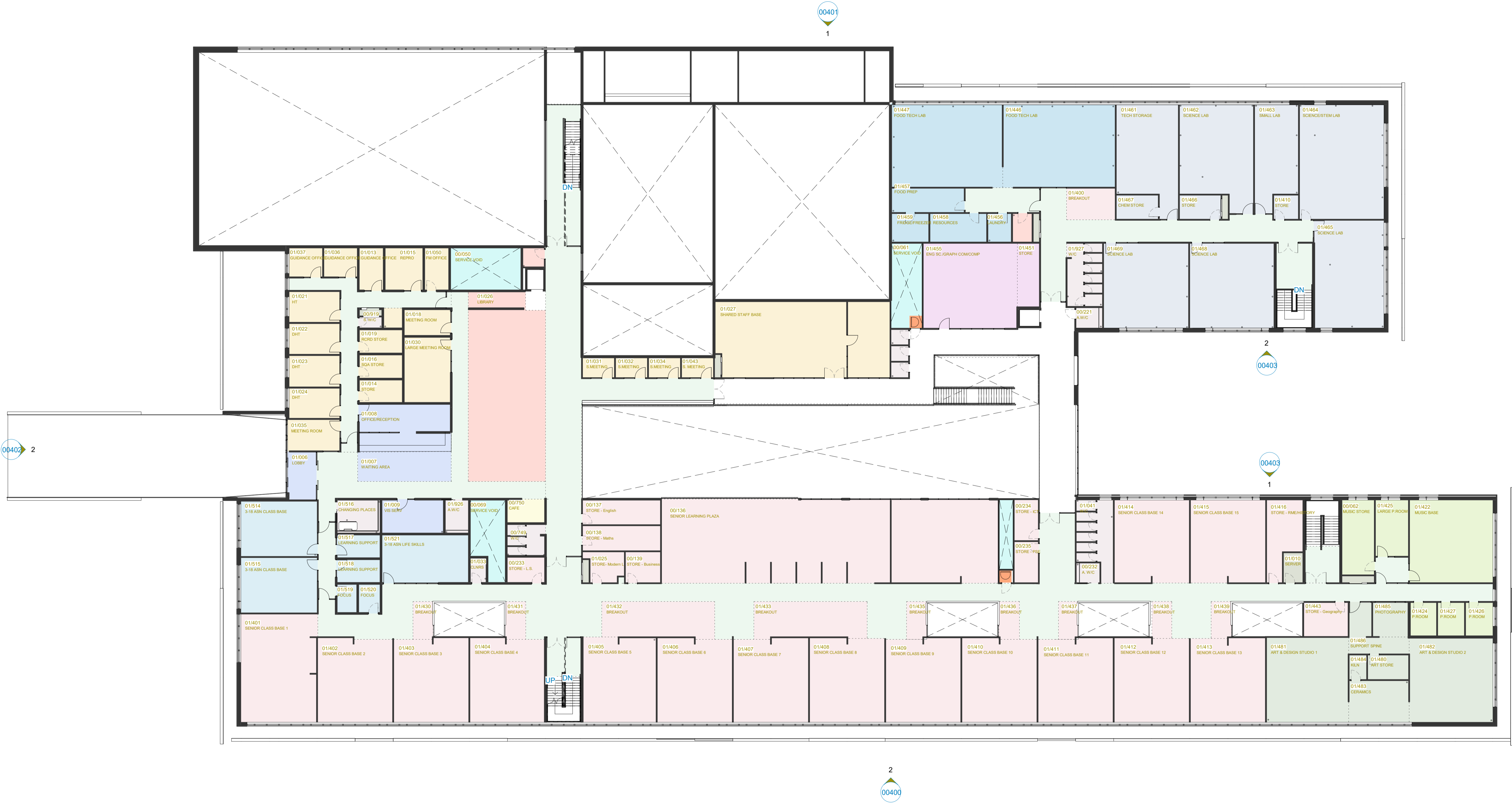


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 Secondary steel i.e. cladding rails and purlins not surveyed - positions are indicative only

Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status					
PLANNING					
Project Title					
Tain Community Campus					
Craighill Terrace, Tain, IV19 1EU					
Drawing Title					
GROUND FLOOR PLAN					
Scale @ A1	Date	Drawn	Checked	Approved	Drawing No.
1 : 200	11/30/21	A	I	SB	CAL20007-C0514- 00- 00- DR-A-01100

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- MUSIC
- PLANT
- RECEPTION
- SANITARY
- SCIENCE
- SENIOR
- ST DUTHUS
- STAFF & ADMIN



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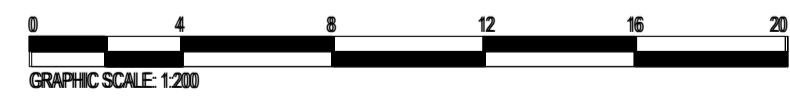
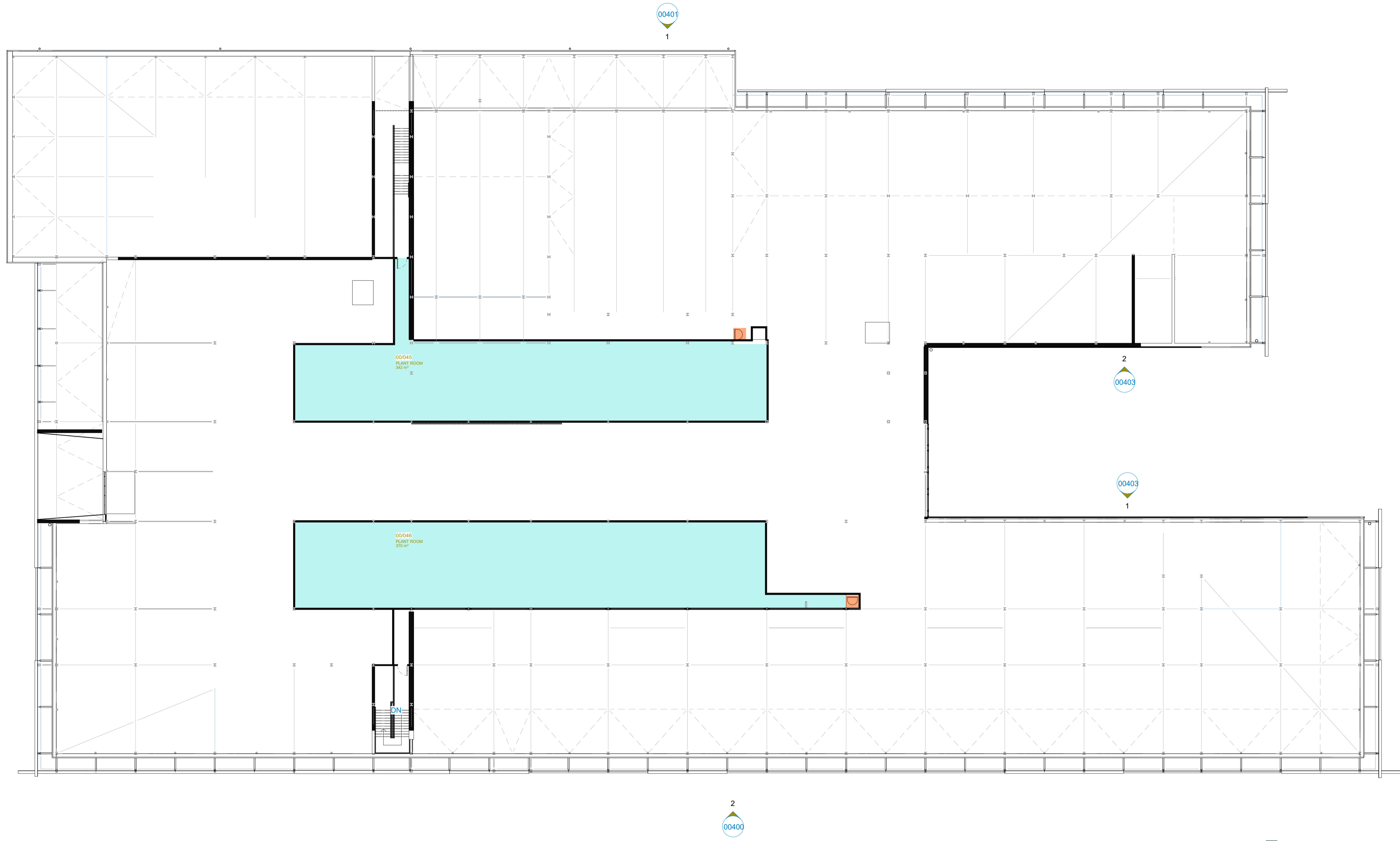
Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING					
Project Title Tain Community Campus					
Address Craighill Terrace, Tain, IV19 1EU					
Drawing Title FIRST FLOOR PLAN					
Scale @ A1	Date	Drawn	Checked	Approved	Drawing No.
1 : 200	11/30/21	Author	Checker	Approver	CAL20007-C0514- 00- 01- DR-A-01101

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Revision	P07
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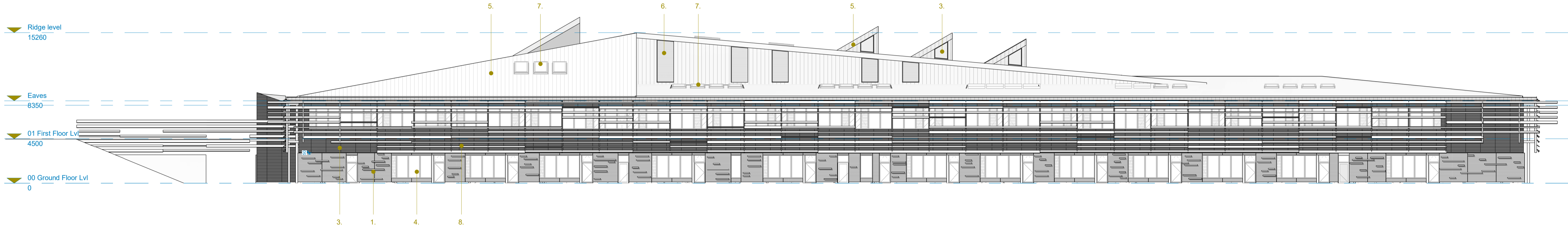


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Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus Craighill Terrace, Tain, IV19 1EU				
Drawing Title SECOND FLOOR PLAN				
Scale @ A1 1 : 200	Date 11/30/21	Drawn A	Checked I	Approved SB

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Drawing No. CAL20007-C0514- 00- 02- DR-A-01102	Revision P07



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 Secondary steel i.e. cladding rails and purlins not surveyed - positions are indicative only

- Material Key**
1. Pre-cast Large Format Masonry panels with slatted woodgrain texture
 2. 150mm x1800mm Horizontal plank cladding panels
Light, mid and dark grey panels in Gloss, Satin & Matt Finish
 3. 150mm x1800mm Horizontal plank cladding panels -
Dark grey panels in Gloss, Satin & Matt Finish
 4. Glazed Aluminium windows / Curtain walling_Dark grey frame
 5. PPC Aluminium Standing Seam Roof_Dark Grey / Black colour
 6. Aluminium Louvres_Colour to match Roof finish
 7. Inline Glazed rooflights_Colour to match Roof finish
 8. Horizontal Brise Soleil
Finish to be Stained Timber / Bronzed Aluminium Brise Soleil
 9. Large Format Feature Entrance Cladding

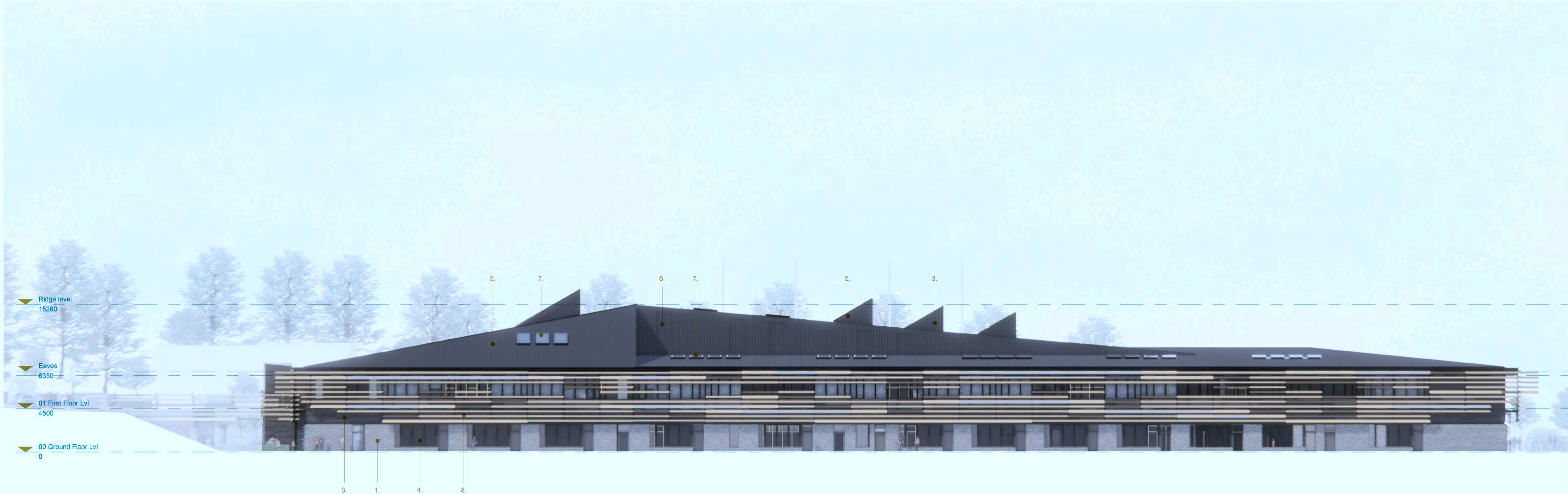
Rev.	Date	Description
P07	16.07.21	STAGE 3 INTERIM ISSUE
P08	29.07.21	STAGE 3_BLOCK2 ISSUE
P09	13.08.21	NURSERY UPDATE AND PLAN COORDINATION
P010	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus Craighill Terrace, Tain, IV19 1EU				
Drawing Title SOUTH ELEVATION				
Scale @ A1 1 : 200	Date 28/05/21	Drawn J	Checked A	Approved SB

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Drawing No. CAL20007-C0514- 00- ZZ- DR-A-00400	Revision P010
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6. Aluminium Louvres_Colour to match Roof finish
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Finish to be Stained Timber / Bronzed Aluminium Brise Soleil
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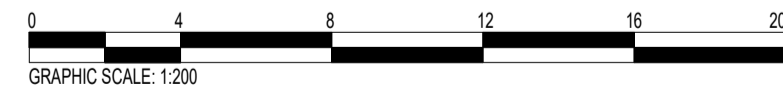
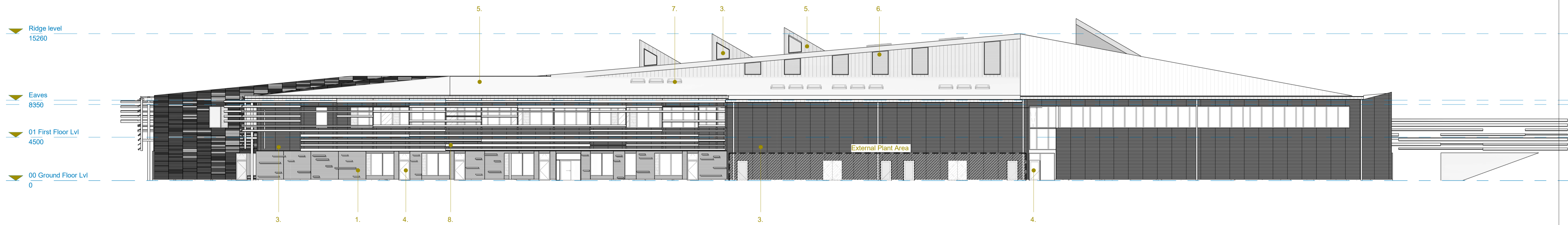
Rev.	Date	Description
P07	16.07.21	STAGE 3 INTERIM ISSUE
P08	29.07.21	STAGE 3_BLOCK2 ISSUE
P09	13.08.21	NURSERY UPDATE AND PLAN COORDINATION
P010	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus Craighill Terrace, Tain, IV19 1EU				
Drawing Title SOUTH ELEVATION				
Scale @ A1 1 : 200	Date 28/05/21	Drawn J	Checked A	Approved SB

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 Glasgow G5 9ER
 United Kingdom
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Drawing No. CAL20007-C0514- 00- ZZ- DR-A-00400	Revision P010
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Notes:
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 This drawing is to be read in conjunction with all relevant Architectural, Civil/Structural and Service Engineer's drawings & specifications.
 Secondary steel i.e. cladding rails and purlins not surveyed - positions are indicative only

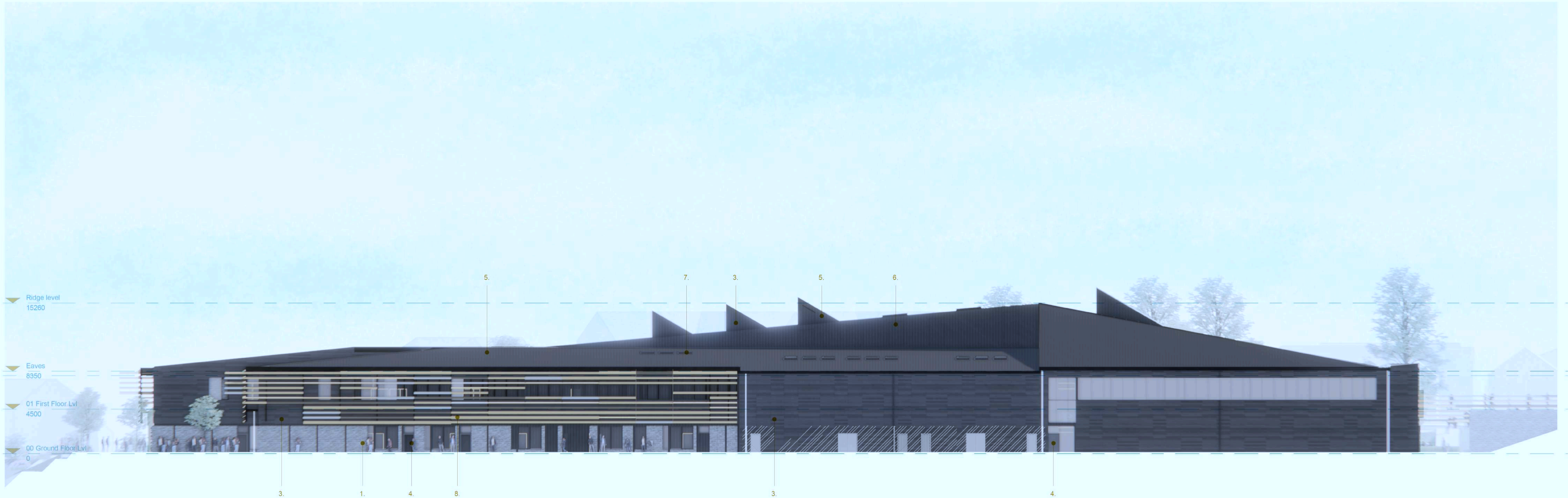
Material Key

1. Pre-cast Large Format Masonry panels with slatted woodgrain texture
2. 150mm x1800mm Horizontal plank cladding panels
3. Light, mid and dark grey panels in Gloss, Satin & Matt Finish
4. 150mm x1800mm Horizontal plank cladding panels - Dark grey panels in Gloss, Satin & Matt Finish
5. Glazed Aluminium windows / Curtain walling_Dark grey frame
6. PPC Aluminium Standing Seam Roof_Dark Grey / Black colour
7. Aluminium Louvres_Colour to match Roof finish
8. Inline Glazed rooflights _Colour to match Roof finish
9. Horizontal Brise Soleil

Rev.	Date	Description
P07	16.07.21	STAGE 3 INTERIM ISSUE
P08	29.07.21	STAGE 3_BLOCK2 ISSUE
P09	13.08.21	NURSERY UPDATE AND PLAN COORDINATION
P010	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus				
Craighill Terrace, Tain, IV19 1EU				
Drawing Title NORTH ELEVATION				
Scale @ A1 1 : 200	Date 28/05/21	Drawn J	Checked A	Approved SB

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Drawing No. CAL20007-C0514- 00- ZZ- DR-A-00401	Revision P010



Notes:
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9. Horizontal Brise Soleil
10. Finish to be Stained Timber / Bronzed Aluminium Brise Soleil
11. Large Format Feature Entrance Cladding

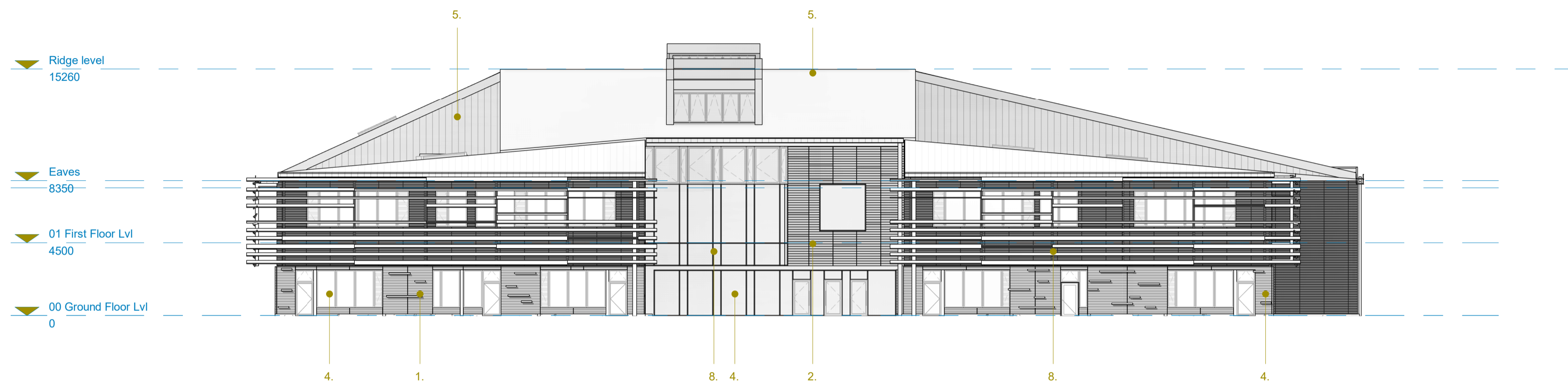
Rev.	Date	Description
P07	16.07.21	STAGE 3 INTERIM ISSUE
P08	29.07.21	STAGE 3_BLOCK2 ISSUE
P09	13.08.21	NURSERY UPDATE AND PLAN COORDINATION
P010	30.11.21	PLANNING SUBMISSION

Issue Status
PLANNING
 Project Title
Tain Community Campus
 Craighill Terrace, Tain, IV19 1EU
 Drawing Title
NORTH ELEVATION

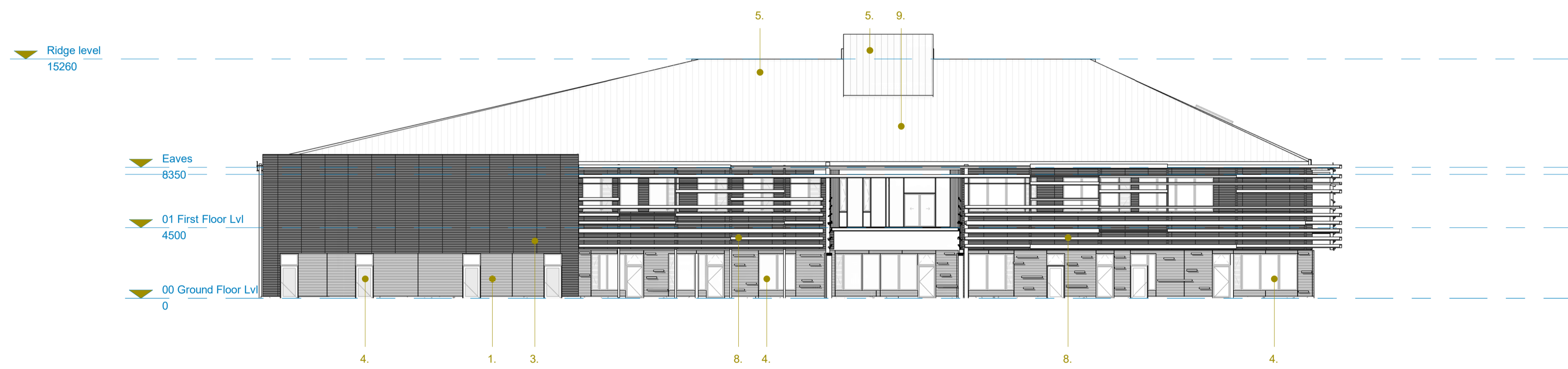
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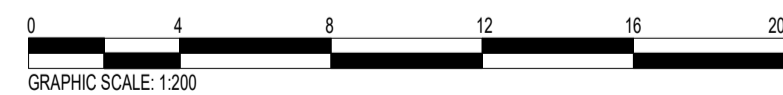
Scale @ A1	Date	Drawn	Checked	Approved	Drawing No.	Revision
1 : 200	28/05/21	J	A	SB	CAL20007-C0514- 00- ZZ- DR-A-00401	P010



1 East Elevation
1 : 200



2 West Elevation
1 : 200



Notes:
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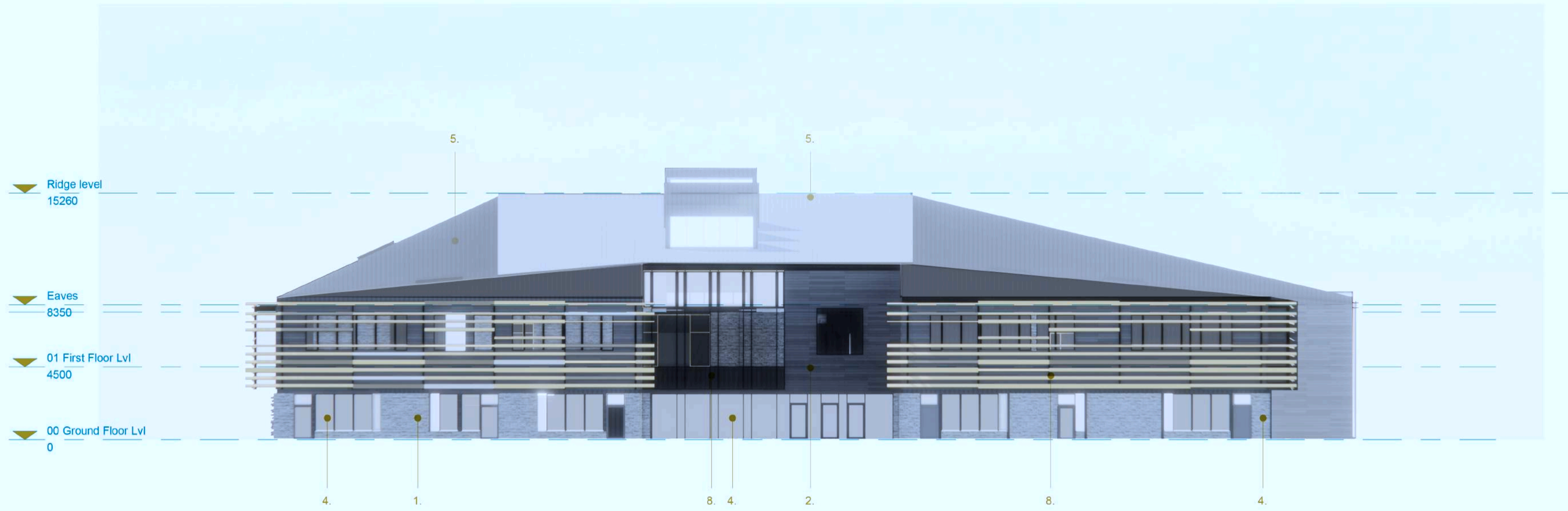
Rev.	Date	Description
P07	16.07.21	STAGE 3 INTERIM ISSUE
P08	29.07.21	STAGE 3_BLOCK2 ISSUE
P09	13.08.21	NURSERY UPDATE AND PLAN COORDINATION
P010	30.11.21	PLANNING SUBMISSION

Issue Status
PLANNING
Project Title
Tain Community Campus
Craighill Terrace, Tain, IV19 1EU
Drawing Title
EAST & WEST ELEVATION

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80 Nicholson Street
Glasgow G5 9ER
United Kingdom
E info@stallanbrand.com

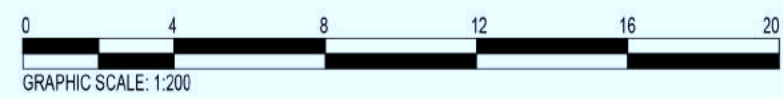
Scale @ A1	Date	Drawn	Checked	Approved	Drawing No.	Revision
1 : 200	28/05/21	J	A	SB	CAL20007-C0514- 00- ZZ- DR-A-00402	P010



1 East Elevation
1 : 200



2 West Elevation
1 : 200



Notes:
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Finish to be Stained Timber / Bronzed Aluminium Brise Soleil
9. Large Format Feature Entrance Cladding

Rev.	Date	Description
P07	16.07.21	STAGE 3 INTERIM ISSUE
P08	29.07.21	STAGE 3_BLOCK2 ISSUE
P09	13.08.21	NURSERY UPDATE AND PLAN COORDINATION
P010	30.11.21	PLANNING SUBMISSION

Issue Status
PLANNING
Project Title
Tain Community Campus
Craighill Terrace, Tain, IV19 1EU
Drawing Title
EAST & WEST ELEVATION

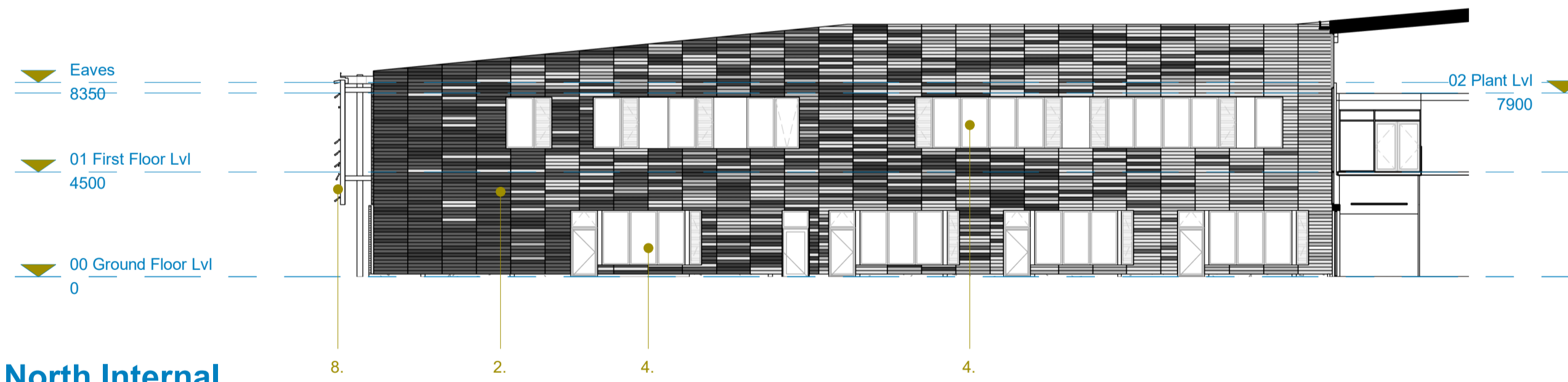
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United Kingdom
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Scale @ A1	Date	Drawn	Checked	Approved	Drawing No.	Revision
1 : 200	28/05/21	J	A	SB	CAL20007-C0514- 00- ZZ- DR-A-00402	P010



2 South Internal
1 : 200



1 North Internal
1 : 200



Notes:
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9. Large Format Feature Entrance Cladding

Rev.	Date	Description
P07	13.08.21	NURSERY UPDATE AND PLAN COORDINATION
P08	12.11.21	MARKET TESTING ISSUE
P09	30.11.21	PLANNING SUBMISSION

Issue Status
PLANNING
Project Title
Tain Community Campus
Craighill Terrace, Tain, IV19 1EU
Drawing Title
INTERNAL FACADE ELEVATIONS

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United Kingdom
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Scale @ A1	Date	Drawn	Checked	Approved	Drawing No.	Revision
1 : 200	08/05/21	J	A	SB	CAL20007-C0514- 00- ZZ- DR-A-00403	P09



V01 - View from South along new Access Road

Notes:
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 All dimensions are in mm unless otherwise stated
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 Secondary steel i.e. cladding rails and purllins not surveyed - positions are indicative only

Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus Craighill Terrace, Tain, IV19 1EU				
Drawing Title VISUALISATION 01				
Scale @ A1	Date 12/01/21	Drawn V	Checked A	Approved SB

Stallan-Brand	
80 Nicholson Street Glasgow G5 9ER United Kingdom E info@stallanbrand.com	
Drawing No. CAL20007-C0514- 00- ZZ- DR-A-00450	Revision P07



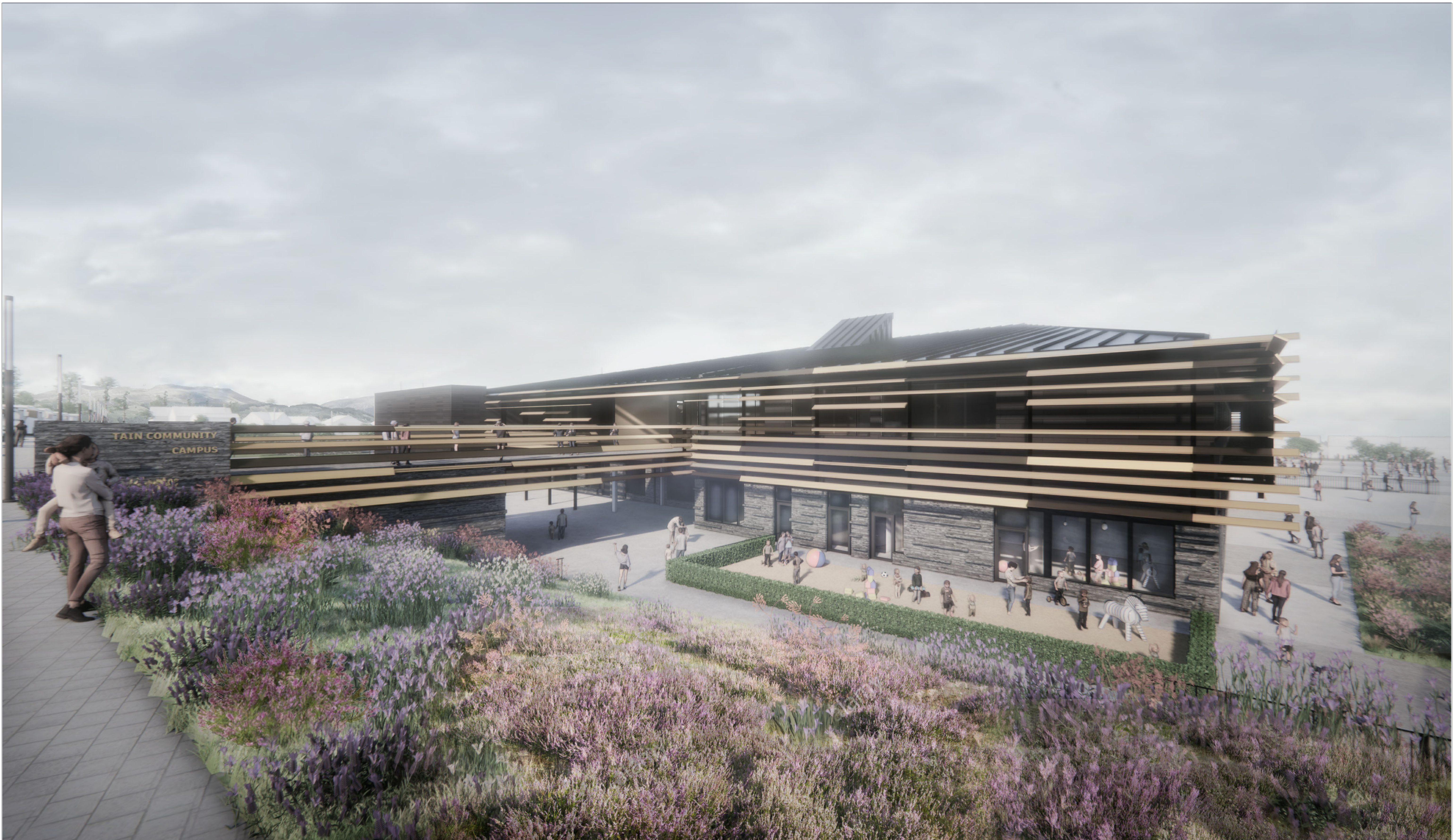
V02 - View from North sports pitches

Notes:
 Do not scale off this drawing
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 Secondary steel i.e. cladding rails and purlins not surveyed - positions are indicative only

Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus Craighill Terrace, Tain, IV19 1EU				
Drawing Title VISUALISATION 02				
Scale @ A1	Date 12/01/21	Drawn V	Checked A	Approved SB

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Drawing No. CAL20007-C0514- 00- ZZ- DR-A-00451	Revision P07



V03 - View toward the Main Entrance

Notes:
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Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus Craighill Terrace, Tain, IV19 1EU				
Drawing Title VISUALISATION 03				
Scale @ A1	Date 12/01/21	Drawn V	Checked A	Approved SB

Stallan-Brand	
80 Nicholson Street Glasgow G5 9ER United Kingdom E info@stallanbrand.com	
Drawing No. CAL20007-C0514- 00- ZZ- DR-A-00452	Revision P07



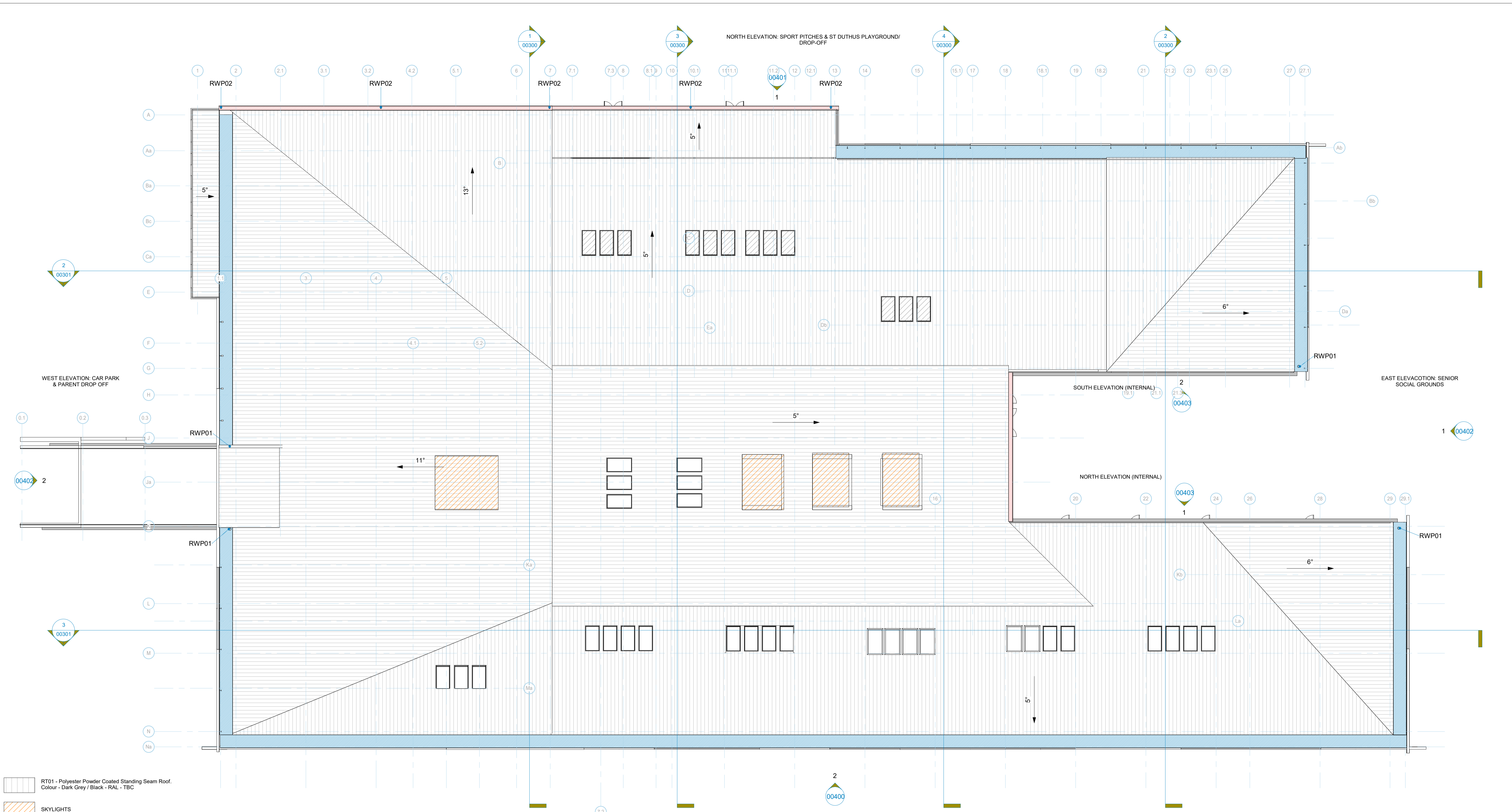
V04 - View from East Senior External Social Space

Notes:
 Do not scale off this drawing
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 Secondary steel i.e. cladding rails and purlins not surveyed - positions are indicative only

Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus Craighill Terrace, Tain, IV19 1EU				
Drawing Title VISUALISATION 04				
Scale @ A1	Date 12/01/21	Drawn V	Checked A	Approved SB

Stallan-Brand	
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Drawing No. CAL20007-C0514- 00- ZZ- DR-A-00453	Revision P07



- RT01 - Polyester Powder Coated Standing Seam Roof.
Colour - Dark Grey / Black - RAL - TBC
- SKYLIGHTS
- GUTTER TYPE 01 (GT01)
- GUTTER TYPE 02 (GT02)
- RWP01** RAINWATER DOWNPIPE TYPE 01
DIAMETER: 250mm
- RWP02** RAINWATER DOWNPIPE TYPE 02
DIAMETER: 150mm



Notes:
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Rev.	Date	Description
P07	30.11.21	PLANNING SUBMISSION

Issue Status PLANNING				
Project Title Tain Community Campus				
Craighill Terrace, Tain, IV19 1EU				
Drawing Title ROOF PLAN				
Scale @ A1	Date	Drawn	Checked	Approved
1 : 200	11/30/21	Author	Checker	Approver

Stallan-Brand

80 Nicholson Street
Glasgow G5 9ER
United Kingdom
E info@stallanbrand.com

Drawing No.	Revision
CAL20007-C0514- DR-A-01103	P07



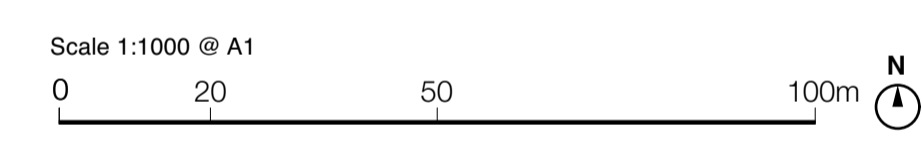
- KEY**
- Red Line Boundary**

 - FENCING**
Refer to site layout drawing CAL20007-C0555-ZZ-ZZ-DR-L-0001.

 - Fence Type 1 - Secure Boundary Fence**
1.5m high weld mesh powder coated fence to boundary of nursery and primary play spaces.
 - Fence Type 2 - Secure Boundary Fence to St Duthus**
2.1m high and slant closed board timber fence to boundary of St Duthus.
 - Fence Type 3 - Interior Boundaries**
1.1m high weld mesh powder coated fence to interior delineation of play spaces.
 - Fence Type 4 - Ball Stop Fence to Muga**
3m high weld mesh ball stop fence powder coated to Muga's.
 - Fence Type 5 - Fence to 3G Pitch**
3m high weld mesh fence powder coated.
 - Fence Type 6 - Ball Stop Fence to 3G Pitch**
4m high weld mesh ball stop fence, powder coated.
 - Fence Type 7 - Ball Stop Fence**
5m high weld mesh ball stop fence, powder coated.
 - Fence Type 9 - Woodland Planting Fence**
Temporary rabbit proof fence, allow for tree style per enclosure.
1.1m high post and wire fence, removed after 5 years of establishment.
 - Fence Type 10 - MEP Plant Fencing**
2.1m high hit and miss timber fence.
 - Fence Type 12 - St Duthus Boundary**
2.1m high weld mesh fence powder coated.

 - Proposed Gates**
 - Gates to Fence Type 1: 1.5m high weldmesh fence**
 - A1 - 4m wide fire tender access. Locking - To be confirmed with client.
 - A2 - 2.5m wide pedestrian and MEWP access. Locking - To be confirmed with client.
 - Gates to Fence Type 2: 2.1m high timber closed-board fence**
 - B1 - 2.5m wide pedestrian and MEWP access. Locking - To be confirmed with client. (Pupils/parent access gate to be a more welcoming detail than other general gates)
 - Gates to Fence Type 3: 1.1m high weldmesh fence**
 - C1 - 4m wide fire tender access. Locking - Locking - To be confirmed with client.
 - C2 - 2.5m wide pedestrian and MEWP access. Locking - To be confirmed with client.
 - Gates to Fence Type 4 - 7: Ball stop weldmesh fence**
 - D1 - 4m wide maintenance vehicle access. Locking - To be confirmed with client.
 - D2 - 2.5m wide pedestrian and maintenance access. Locking - To be confirmed with client.
 - Gates to Fence Type 10: 2.1m high timber hit and miss fence**
 - E1 - 4m wide maintenance vehicle access. Locking - To be confirmed with client.
- NOTE: Vehicle barriers not part of landscape architect specification.**

Note:
Work to written dimensions only.
All dimensions to be checked on site.
Do not scale from drawing.
Any drawing errors or inconsistencies should be brought to the attention of rankinfraser landscape architecture as soon as they become apparent.



P01	21.11.22	Issue for Market Testing
P02	21.11.29	Planning Issue 165899
rev	date	revision notes

rankinfraser
landscape architecture

project project nr 2125

Tain Campus

client

The Highland Council (THC)

drawing title

Boundary Treatments

drawing nr

CAL20007-C0555-ZZ-ZZ-DR-L-0006

date	rev	scale
29/11/21	P02	1:1000 @ A1

issue

information
billing
tender
construction
final construction

Planning Issue

8 Damaway Street Edinburgh EH3 6BG
0131 226 7071
mail@rankinfraser.com www.rankinfraser.com

Note:
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Tag no.	Species	Height	Category	Reason for felling
T1699	Silver Birch	6	C1	To facilitate proposed development and embankment grading
T1700	Silver Birch	7	C1	To facilitate proposed development and embankment grading
T1714	Silver Birch	6	C1	To facilitate proposed development
T1715	Silver Birch	5	C1	To facilitate proposed development
T1717	Scots Pine	9	B2	To facilitate proposed development
T1719	Scots Pine	9	B1	To facilitate proposed development
T1720	Goat Willow	10	B2	To facilitate proposed development
T1721	Silver Birch	10	B1	To facilitate proposed development
T1722	Silver Birch	10	B1	To facilitate proposed development
T1723	Alder	14	B1	To facilitate proposed development

KEY

Red Line Boundary
 - - - - -

TREE Removal
 refer to drawing CAL2007-C0555-ZZ-ZZ-DR-L-0005 Tree Retention and Protection

Existing Trees
 (Green circle symbol)

Existing Tree Groups
 (Green shaded area symbol)

Root Protection Area (RPA)
 Refer to CAL2007-C0555-DR-L-0005 Tree Protection & Retention

Existing Trees to be Removed
 (Red dashed circle symbol)

Area of Tree Survey
 - - - - -

For information on tree quality refer to Tree Survey document.

Tree Survey Categories

- A - Trees of high quality with an estimated remaining life expectancy of 40 years.
- B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- C - Trees of low quality with an estimated remaining life expectancy of at least 10 years.

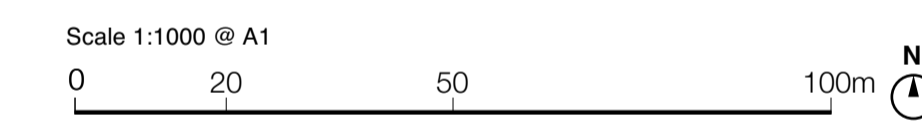
Proposed Tree Removal

All tree works on site to be in accordance with trees in relation to design, demolition and construction, BS 5837:2012.

Tree removal work should be carried out between September and March, out-with bird nesting season.

Trees to be removed, which are not close to, retained trees - stumps removed completely. Trees which are proposed to be removed which are in close proximity to existing retained trees - stumps ground down 500mm below ground level.

During felling works care should be taken not to damage any trees that are to be retained. No large machinery should work within existing tree Root Protection Area (RPA).



rev	date	revision notes
P01	21.11.22	Issue for Market Testing
P02	21.11.29	Planning Issue

rankinfraser
 landscape architecture

project project nr 2125
 Tain Campus

client
 The Highland Council (THC)

drawing title
 Tree Removal

drawing nr
 CAL2007-C0555-ZZ-ZZ-DR-L-0004

date	rev	scale
29/11/21	P02	1:1000 @ A1

issue
 information
 billing
 tender
 construction
 final construction

Planning Issue

8 Damaway Street Edinburgh EH3 6BG
 0131 226 7071
 mail@rankinfraser.com www.rankinfraser.com