

Agenda Item	7.4
Report No	PLS-39-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 27 June 2023
Report Title: 22/03816/FUL: The Highland Council
Land 40m NE of Links Kiosk, Marine Road, Nairn
Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Formation of tiered seating, footpaths

Ward: 18 – Nairn and Cawdor

Development category: Local

Reason referred to Committee: More than 5 objections from members of the public

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 site forms part of Nairn Links, a large area of land linking the town centre of Nairn to its central beach, from Nairn Leisure Centre in the west to Nairn Harbour in the east. The proposal is for the creation of tiered outdoor seating on the sloping banks of the leisure park/putting green area, utilising the topography of what was once a quarry to form a natural amphitheatre for community use.
- 1.2 In addition to the seating, a section of the footpath network which links the leisure park and Marine Road to the sea front promenade will be upgraded and extended. The works will require the removal of the existing crazy golf facility which is showing signs of age. It is noted that this may be reinstated as part of a future phase of development, however this does not form part of this planning application.
- 1.3 The site forms part of the wider Nairn Links area, which is an asset of the Nairn Common Good Fund (NCGF) and is managed by The Highland Council on behalf of the fund. The proposal accords with the Nairn Links Development Plan (February 2019) which seeks to create a decision-making framework for the future of Nairn Links and to provide a framework to support collaborative action for future enhancement of the Links by local organisations, and which was approved at Nairnshire Area Committee in June 2019.
- 1.4 Pre-Application Consultation: None
- 1.5 Supporting Information: None
- 1.6 Variations: None

2. SITE DESCRIPTION

- 2.1 The site sits towards the western edge of the wider Links area and is accessed off Marine Road. There is roadside public carparking for around 23 cars (including 2 disabled spaces) on Marine Road. This section of the links is known as the leisure park/putting green and currently includes a crazy golf facility, a putting green and an ice cream shop. An equipped children's play area sits to the west, just outside the application site. The grassland stretches out to the northwest towards the sea and is bounded to the northeast and southwest by mature trees and sloping banks. The ground also slopes steeply down from the Marine Road boundary, forming a natural hollow formed by the site's former use as a quarry. A network of formal paths lead down the eastern and western sides of the site and ongoing wear of a natural desire line along the southeast edge has joined these paths together with an informal 'path'. The closest residential properties are a large apartment block (Royal Marine Apartments) which sits immediately opposite the site on the south side of Marine Road, and a row of traditional terraced houses (Marine Cottages) which sit on the other side of the trees to the northeast.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 Development; Unknown Neighbour

Date Advertised: 11.10.2022

Representation deadline: 28.10.2022

Timeous representations: 11 (from 11 households)

Late representations: 1 (from 1 household)

4.2 Material considerations raised are summarised as follows:

- a) Parking around the links area is already congested during Spring/Summer and this development will add further congestion
- b) Development in close proximity to Royal Marine Apartments and would cause an intrusive noise disturbance
- c) Tiered seating and lighting will become a magnet for anti-social behaviour; potential for litter and graffiti
- d) Limited toilet facilities in the area
- e) How will events be managed? Will there be time limits? Will lighting be turned off at nights? Should be restrictions on use/speakers etc
- f) Visually the proposal for bright colours is out of context in such a natural area
- g) Appears to be no safety railings or disabled access
- h) Needless removal of crazy golf and putting greens which have been a feature of Nairn for decades
- i) Bandstand would be a better location for such a development
- j) Impact on the mature trees
- k) Welcome the vision to improve and enhance the area and to promote arts
- l) Mini golf has looked tired for some time; this will be an improvement, providing an area for gathering for use by the general public

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

5. CONSULTATIONS

5.1 **Nairn West and Suburban Community Council:** Support the application

5.2 **Forestry Officer:** There is mixed broadleaf woodland to the southwest and northeast of the proposed construction area. Initially objected due to a lack of tree information. However, further to the submission of a Site Clearance Plan showing the extent of woodland area to the north side of the development to be retained, this objection has been removed subject to a condition requiring the submission of a Tree Protection Plan.

5.3 **Access Officer:** The application site includes a length of Core Path (NA04.01) from Links Road down to the promenade. The general site clearance plan suggests the path is included in the area to be "cleared and reinstated post construction". Continued public access should be maintained wherever possible. A condition is recommended to require the submission of an access management statement

outlining dates/duration, location and signposting of any proposed diversion to the Core Path.

- 5.4 **Environmental Health Officer:** The intention of the development is to install new footpaths and combine this with tiered seating which would create community space which can be used for social gatherings, performing arts or education. No objection in principle to the proposed installation of footpaths or tiered seating. However, the creation of an amphitheatre for use of the area for performing arts, particularly for live music would have the potential to cause disturbance and loss of amenity to neighbouring residential properties. Given there is no information regarding the type or frequency of events, in order to protect the amenity of local residents, an overall strategy for the management and control of noise arising from the proposal is required and a condition should be included with any consent that may be granted.

6. DEVELOPMENT PLAN POLICY

- 6.1 National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers and published on 13 February 2023. It is now part of the statutory development plan, while also replacing NPF3 and Scottish Planning Policy.

- 6.2 The following Development Plan policies are relevant to the assessment of the application:

6.3 **National Planning Framework 4 (NPF4) (2023):**

- 1 - Tackling the climate and nature crises
- 3 - Biodiversity
- 6 - Forestry, woodland and trees
- 13 - Sustainable Transport
- 14 – Design, quality and place
- 20 - Blue and green infrastructure
- 21 - Play, recreation and sport
- 30 - Tourism
- 31 - Culture and creativity

6.4 **Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 34 - Settlement Development Areas
- 43 - Tourism
- 49 - Coastal Development
- 51 - Trees and Development
- 75 – Open Space
- 77 - Public Access

6.5 **Inner Moray Firth Local Development Plan 2015**

No site-specific policies

6.6 **Highland Council Supplementary Planning Policy Guidance**

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Not applicable

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) siting and design;
- c) impact on residential amenity; and
- d) any other material considerations

Development plan/other planning policy

8.4 The site is within the Settlement Development Area of Nairn therefore Policy 34 of the Highland wide Local Development Plan applies. This supports proposals for development which meet the requirements of Policy 28 (Sustainable Design) and all other relevant policies within the plan; conform with existing land approved land uses; are compatible with the existing pattern of development and character of the area; and do not impact negatively upon any natural, built and cultural heritage features. The principle of the proposal is therefore acceptable and can be supported subject to compliance with Policy 28 (Sustainable Design) and all other relevant policies.

8.5 Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community. Policy 51 (Trees and Development) supports development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. Policy 75 (Open Space) will protect existing areas of high quality, accessible open spaces from inappropriate development. Subject to the proposal having no significant detrimental impact on the character of the area, the existing woodland resource, open space or the amenity of neighbours, the proposal would comply with the Highland wide Local Development Plan.

- 8.6 The recently adopted National Planning Framework 4 (NPF4) now forms part of the development plan alongside HwLDP and IMFLDP. The key NPF4 policies in the assessment of this application are Policy 3 (Biodiversity) which supports development proposals which contribute to the enhancement of biodiversity; Policy 6 (Forestry, woodland and trees) which seeks to protect and enhance woodland and trees; Policy 14 (Design, quality and place) which encourages well designed development which improves the quality of an area; Policy 20 (Blue and green infrastructure) which seeks to safeguard access rights and core paths and encourage new and enhanced opportunities for access; Policy 21 (Play, recreation and sport) which encourages and promotes opportunities for play, recreation and sport; Policy 31 (Culture and creativity) which promotes development which reflects culture and creativity and supports culture and creative industries. Subject to the proposal conforming to these policies it would comply with the development plan.

Siting and Design

- 8.7 The Links area provides access to the beach and sea and incorporates a network of footpaths across the open green spaces, cafes, the recently constructed Splash Pad, children's play areas, leisure spaces, an historic bandstand, cricket ground, toilets and car parking. The application site sits to the western edge of the Links area in an area naturally enclosed by mature trees.
- 8.8 The proposal forms part of the works promoted by the Nairn Links Development Plan which seeks to enhance the Links for the benefit of the local community. The recently constructed Splash Pad, in collaboration with Team Hamish, was the first significant development undertaken since the adoption of the Development Plan and this proposal seeks to build on this and other developments in the area.
- 8.9 The proposal is for the installation of new footpaths and creation of tiered seating on the southern side of the slope, which, in combination with the natural amphitheatre formed by landform and trees, will provide a community space for the use of social gatherings, performing arts, performances or education.
- 8.10 In terms of land use the proposal for additional seating and the provision of an area for small scale performance and community use, is considered to be compatible with the existing leisure use of the area, and would therefore be acceptable in principle, subject to consideration of residential amenity. The seating area incorporates 5 tiers of non-slip pavements which are interspersed with grass and accessed by steps on both sides, leading down to a semi-circular 'stage' of sand coloured resin bound gravel, edged with a rainbow pattern. The seating/stage area measures 18m x 18m at its widest points. Existing benches will be retained and set on new resin bound gravel plats and 12 new benches will be located across the site, again set on resin bound gravel plats. The design of the benches has not been finalised and a condition will be included to ensure that details are approved prior to installation.
- 8.11 The associated removal of the crazy golf facility is unfortunate; however, it is acknowledged that it is well worn and would benefit from upgrading. It is understood that a future phase of the project may seek to reinstate an improved, crazy golf facility on the site further to the southwest, however this does not form

part of this application. The developer has indicated that a small number of holes in the putting green may be partially impacted during construction but will be reinstated fully upon completion.

- 8.12 The works to the footpath network involve the creation of a new section of footpath along the southeastern edge of the site, adjacent to Marine Road. The new section of path will join the existing paths to the east and west of the site, which already provide good linkages to the waterfront promenade, the beach and other facilities along the Links area. The 2m wide footpath will be formed from permeable bitmac surfacing with precast block paving edging. In addition, a section of the existing path network linking Marine Road with the path running along the northeast of the site shall be upgraded to the same standards. The applicant has demonstrated that the existing tree resource shall not be impacted, and a condition will ensure that appropriate tree protection is implemented before and during construction.

Impact on Residential Amenity

- 8.13 The site sits around 25m to the northwest of a large block of apartments (Royal Marine Apartments) and around 40m southwest of Marine Cottages. A number of residents have objected to the application, raising concerns about the potential for live performances to cause a noise nuisance and for the seating area to become a meeting point for anti-social behaviour. At this stage there is very limited information available on the type and level of performance/education/community use that is likely to take place at the facility, and it is likely that this will evolve gradually once constructed. Environmental Health was consulted on the application and agree that without such detail it is difficult to assess the likely impact of the development on the amenity of local residents. Environmental Health therefore recommend the inclusion of a condition for the submission of a Noise Management Plan to set out proposals to reduce the impact of noise emanating from the development, which must be submitted to and require the written approval of the planning authority. This should set out the types, frequencies and approximate timings of likely events; detail any controls and procedures which will be implemented to reduce/control noise; and detail the procedures and methods for recording and responding to noise complaints. Further conditions will be included to sets limits on the volume of amplified noise arising from the development between the hours of 0700 and 2300, and to ensure that there will be no noise from amplified sound audible within any noise sensitive properties between the hours of 2300 and 0700 hours. Lighting will also be controlled by condition.
- 8.14 Furthermore, the applicant has noted that prior to any event taking place at the Nairn Links, which is a Nairn Common Good Fund asset, short term let permission must be sought from The Highland Council and if appropriate a licensing application made subject to advice on a case-by-case basis from Licensing colleagues. This process is followed when any group, organisation or individual seeks to use any part of the Links for an event and will apply to this project area once complete. Taking the above mitigation into consideration it is considered that the proposal will not result in significant loss of amenity for local residents.

Other material considerations

- 8.15 A number of objections refer to the on-street parking in the area which is already limited and may be exacerbated by the proposed use. It is noted that the site is already a popular leisure facility, particularly due to the ice cream shop and children's play area, therefore nearby parking is likely to be in demand, especially during the summer months. However, there are good pedestrian linkages to nearby public car parks which are considered to have the capacity to meet such demand and that associated with the proposal.

Non-material considerations

- 8.16 The issue of anti-social behaviour is not a material planning consideration and would be a matter for Police Scotland. A number of letters of representations suggested that the bandstand would be a better location for such a facility. The Planning Authority must determine the application as submitted and cannot comment on the suitability of other sites without the submission of a formal planning application.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.17 None

9. CONCLUSION

- 9.1 This proposal seeks permission to bring forward a development for the creation of tiered seating and improvements to the footpath network in the western part of Nairn Links, as outlined in the approved Nairn Links Development Plan.
- 9.2 The sections of new and upgraded footpath will build upon the existing footpath network which provides excellent walking and wheeling opportunities across the area; and the seating/performance area provides a new high quality community facility in an area already well used for leisure purposes. Given the limited information available regarding the likely type, frequency and timings of future events, the concerns raised by local residents about potential for noise nuisance are noted and acknowledged. Environmental Health has recommended conditions to help to manage and minimise any associated noise nuisance and in this context the proposal is considered to be acceptable.
- 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: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

**Action required before N
decision issued**

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous N
permission

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

1. 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.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Prior to the commencement of the development hereby approved, the developer shall have submitted a noise management plan detailing measures to reduce the impact of noise arising from this development, all for the agreement in writing of the Planning Authority. The noise management plan shall include, but not is limited to:

- Description of types, frequency and times of events to be held
- Details of any controls and procedures to reduce/control noise, including those using the site
- Details of procedures and methods for recording and responding to any noise complaints

Thereafter the development shall progress in accordance with the approved noise management plan, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of residential amenity

3. Any noise from amplified sound arising from within the development hereby permitted, when measured as a LAeq, shall not exceed the background noise level (LA90) by more than 15dB(A) over a 15minute period between the hours

of 0700 hours and 23:00 hours (*for the purposes of this condition, amplified sound includes, music, singing, speech, etc*).

Reason: In the interests of residential amenity.

4. Any noise from amplified sound associated with this development shall be inaudible within any noise sensitive premises between the hours of 2300 hours and 07:00hours (*for the purposes of this condition, amplified sound includes, music, singing, speech, etc*).

Reason: In the interests of residential amenity.

5. Prior to the commencement of the development hereby approved, the developer shall have submitted a lighting management plan detailing measures to reduce the impact of light arising from this development, all for the agreement in writing of the Planning Authority. For the avoidance of doubt, the plan shall include details of the positioning, type, height and operational control of all permanent and temporary event lighting. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: In the interests of residential amenity.

6. The development includes a length of Core Path (NA04.01) from Links Road to the promenade. Prior to the commencement of development, a plan-based access management statement shall be submitted to and agreed in writing by the Planning Authority, including the proposed dates, duration, location and signposting of any proposed diversion to the Core Path. The development shall thereafter proceed in accordance with the approved details.

Reason: In order to uphold public access rights.

7. With effect of the date of this permission, no trees shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

8. Prior to any site excavation or groundworks, a Tree Protection Plan (in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction) shall be submitted to and approved in writing by the Planning Authority. Thereafter all retained trees shall be protected against construction damage using protective barriers located as per the approved details. Barriers shall remain in place throughout the construction period and shall not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

9. Prior to the commencement of the development hereby approved, the developer shall have submitted details in writing and on plan of benches, and a timetable for their installation. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: As no details have been provided.

10. The putting green shall be reinstated by the developer within 3 months of the completion of the development.

Reason: In the interests of amenity.

REASON FOR DECISION

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

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.

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.

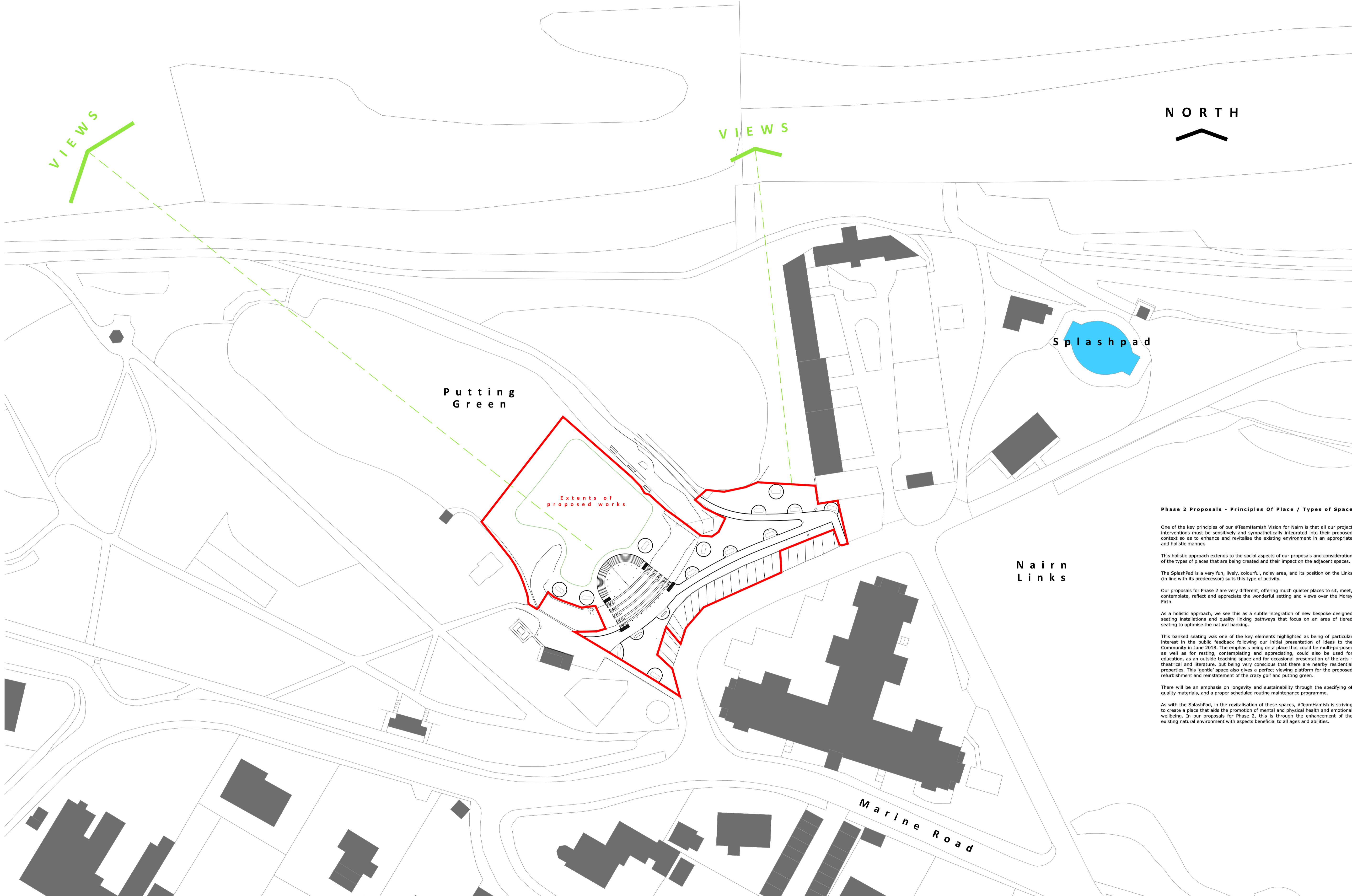
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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>

Signature: David Mudie
Designation: Area Planning Manager - South
Author: Christine Macleod
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - TMH-XX-XX-DR-A-601001 REV P02 - Location Plan
Plan 2 - TMH-XX-XX-DR-A-601003 REV P02 – Proposed Site Layout
Plan 3 - GEN-001 Rev B – Site Plan/Design Plan
Plan 4 - TMH-XX-XX-DR-A-708001 – Section Plan
Plan 5 - TMH-XX-XX-DR-A-708002 – Section Plan
Plan 6 - TMH-XX-XX-DR-A-706001 – Site Layout
Plan 7 - SCL-001 REV C – Site Clearance Plan



Phase 2 Proposals - Principles Of Place / Types of Space

One of the key principles of our #TeamHamish Vision for Nairn is that all our project interventions must be sensitively and sympathetically integrated into their proposed context so as to enhance and revitalise the existing environment in an appropriate and holistic manner.

This holistic approach extends to the social aspects of our proposals and consideration of the types of places that are being created and their impact on the adjacent spaces.

The SplashPad is a very fun, lively, colourful, noisy area, and its position on the Links (in line with its predecessor) suits this type of activity.

Our proposals for Phase 2 are very different, offering much quieter places to sit, meet, contemplate, reflect and appreciate the wonderful setting and views over the Moray Firth.

As a holistic approach, we see this as a subtle integration of new bespoke designed seating installations and quality linking pathways that focus on an area of tiered seating to optimise the natural banking.

This banked seating was one of the key elements highlighted as being of particular interest in the public feedback following our initial presentation of ideas to the Community in June 2018. The emphasis being on a place that could be multi-purpose: as well as for resting, contemplating and appreciating, could also be used for education, as an outside teaching space and for occasional presentation of the arts - theatrical and literature, but being very conscious that there are nearby residential properties. This 'gentle' space also gives a perfect viewing platform for the proposed refurbishment and reinstatement of the crazy golf and putting green.

There will be an emphasis on longevity and sustainability through the specifying of quality materials, and a proper scheduled routine maintenance programme.

As with the SplashPad, in the revitalisation of these spaces, #TeamHamish is striving to create a place that aids the promotion of mental and physical health and emotional wellbeing. In our proposals for Phase 2, this is through the enhancement of the existing natural environment with aspects beneficial to all ages and abilities.

Revision
P02 Red line boundary amended

Drawn: SH CHW: SH Date: 18.09.22

Revision
P01 Planning Application

Drawn: SH CHW: SH Date: 08.08.22



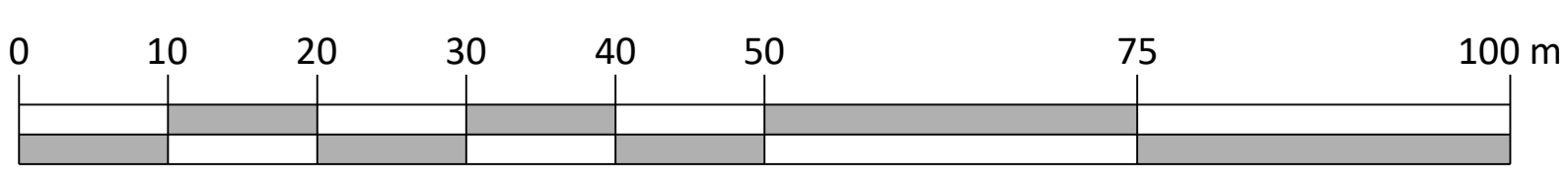
Project
 Nairn Links Development - Phase 2
 Social Gathering Space

Drawing
 Footpath, Tiered Seating & Benches
 Location Plan

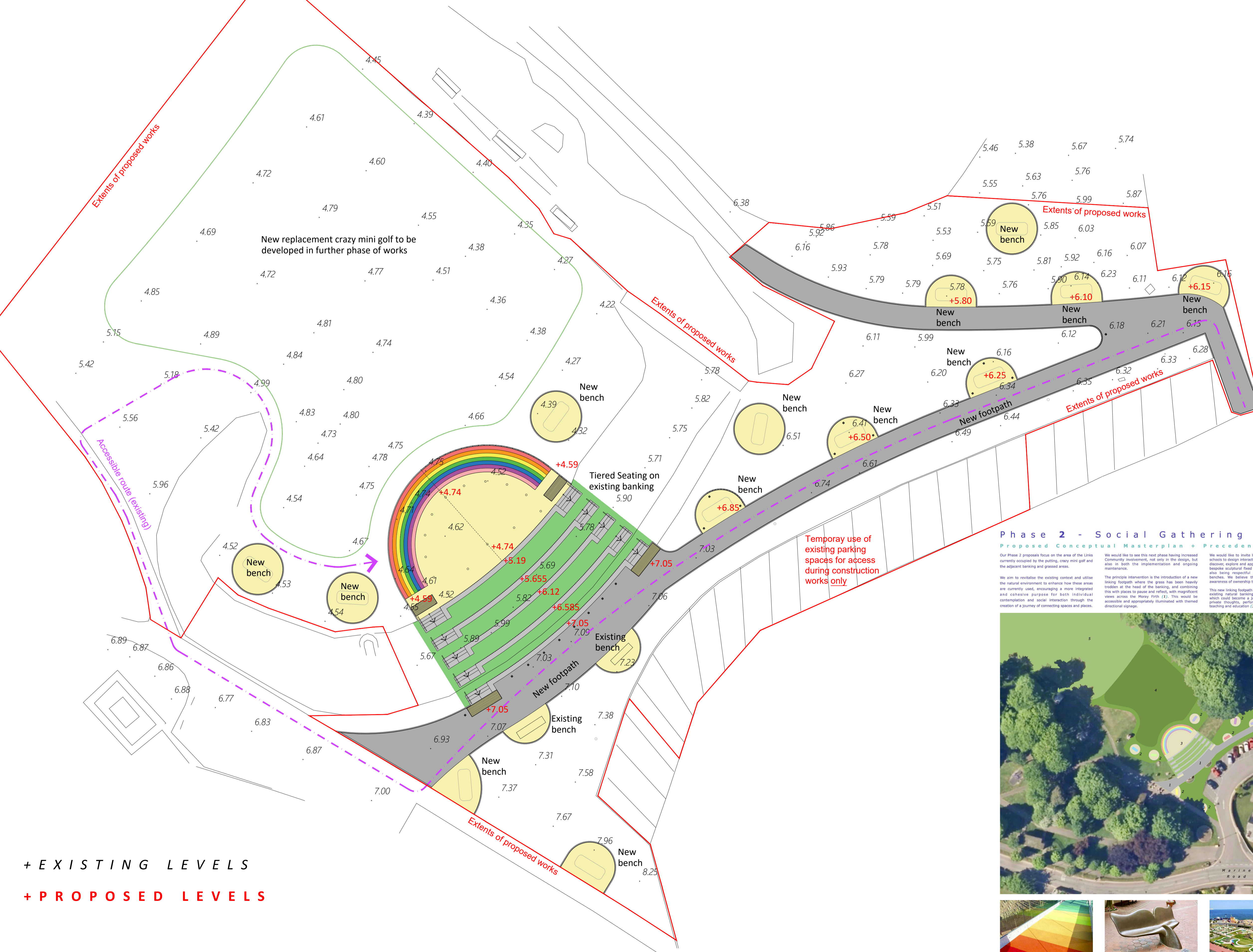
Drawing No.
 TMH-XX-XX-DR-A-601001

Status
 Planning

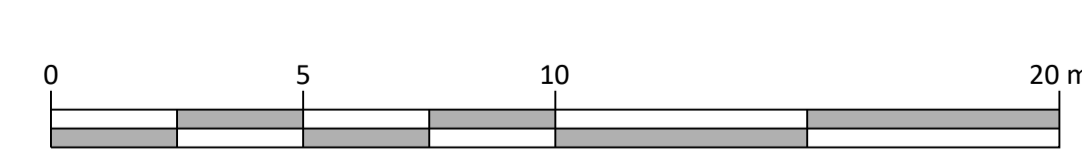
Created: SH Checked: SH
 Date: 16.07.22 Scale: 1:500 @ A1



LOCATION PLAN



+ EXISTING LEVELS
 + PROPOSED LEVELS



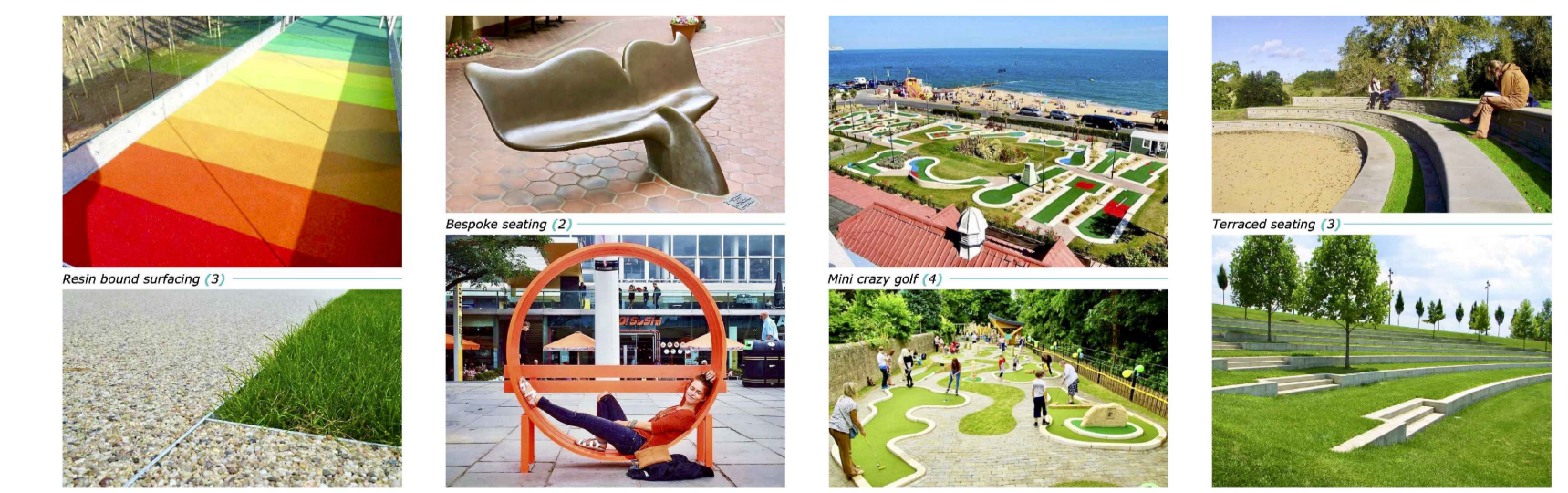
PROPOSED SITE PLAN

+

CONCEPT STATEMENT

Phase 2 - Social Gathering Space
 Proposed Conceptual Masterplan + Precedent Images

Our Phase 2 proposals focus on the area of the Links currently occupied by the putting, cross mini golf and the adjacent banking and grassed areas.
 We aim to revitalise the existing context and utilise the natural environment to enhance how these areas are currently used, encouraging a more integrated and cohesive purpose for both: individual contemplation and social interaction through the creation of a journey of connecting spaces and places.
 The principle intervention is the introduction of a new linking footpath where the grass has been heavily trodden at the head of the banking, and continuing this with places to pause and reflect, with magnificent views across the Moray Firth (1). This would be accessible and appropriately illuminated with treated directional signage.
 We would like to invite local Community groups and schools to design interactive installations as objects to discover, explore and appreciate along the new link - bespoke sculptural feed seating and tables (2), but also being respectful of the existing memorial benches. We believe that this would develop an awareness of ownership to the spaces.
 This new linking footpath would open out to utilise the existing natural banking, creating terraced seating which could become a juncture for social gathering, private thoughts, performance of the arts, or for teaching and education (3).



Revision	
P02	Red line boundary amended
Drawn: SH	CHK'd: SH Date: 18.09.22
Revision	
P01	Planning Application
Drawn: SH	CHK'd: SH Date: 08.08.22



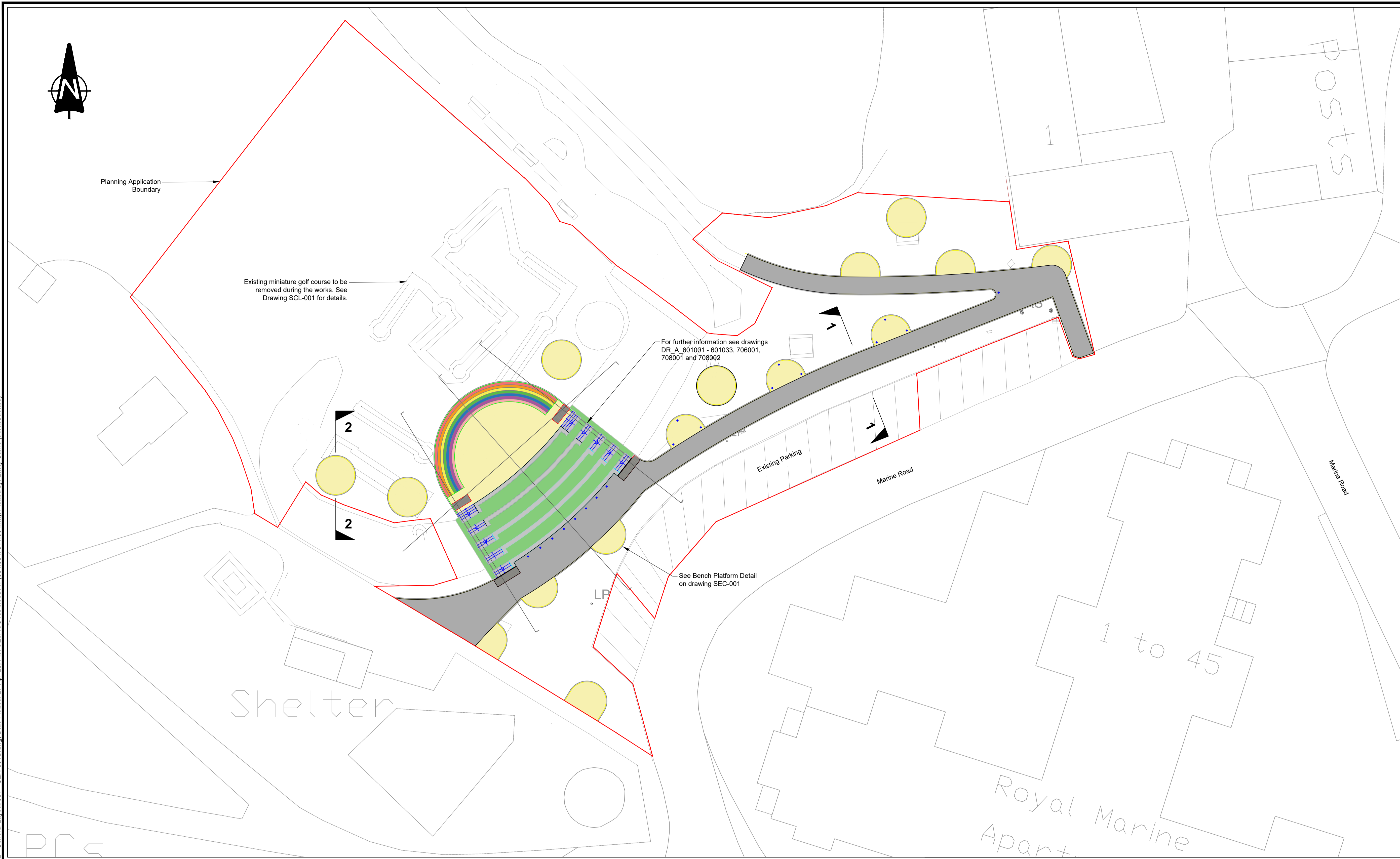
Project
 Nairn Links Development - Phase 2
 Social Gathering Space

Drawing
 Footpath, Tiered Seating & Benching
 Site Plan + Concept Statement

Drawing No.	Rev.
TMH-XX-XX-DR-A-601003	P02
Status	
Planning	
Created: SH	Checked: SH
Date: 16.07.22	Scale: 1:150 @ A1

Notes

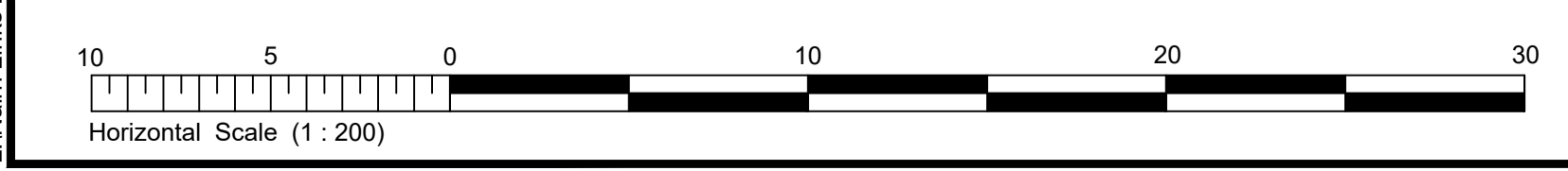
© Crown copyright and database rights 2023 OS 100023369. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which The Highland Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Proposed Design Plan
(Scale 1:200)

Key

	Ground Mounted Uplighters		Recycled Bound Coloured Glass Surfing
	Corduroy Paving		Resin Bound Gravel
	Existing Lighting		Grass
	Non-slip Paviours		Bitmac Surface



Alteration of works layout	EC	GK	25.04.23	B
Alteration of site boundary	EC	GK	22.09.22	A
Revision Details	Drawn By	Check By	Check Date	Surf

The Highland Council
Comhairle na Gàidhealtachd

INFRASTRUCTURE, ENVIRONMENT & ECONOMY
PROJECT DESIGN UNIT
Drummuie
Golspie
KW10 6TA

Phone : 01408 635313
E-mail : garry.smith@highland.gov.uk

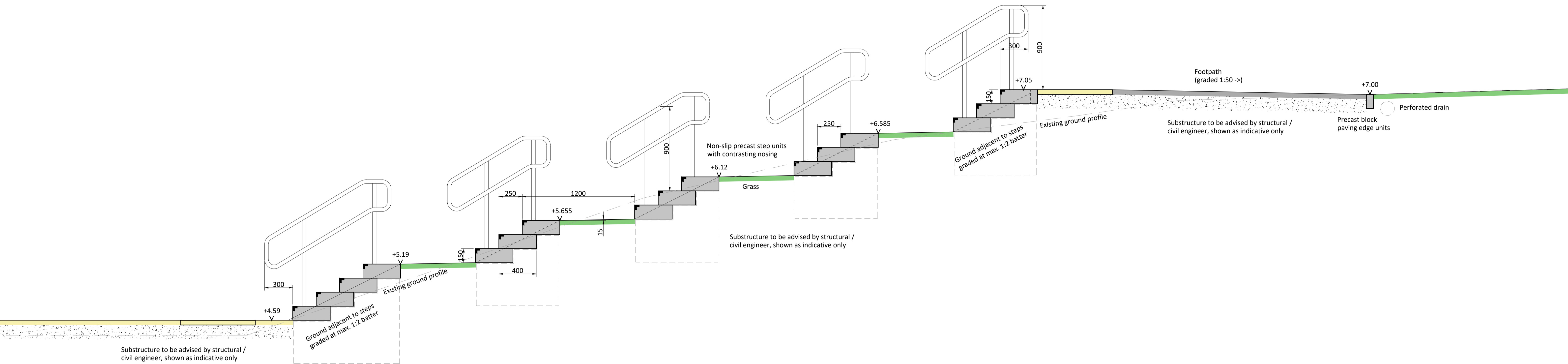
Project Title
Nairn Links Development Phase 2

Scale
As Shown (@ A1)

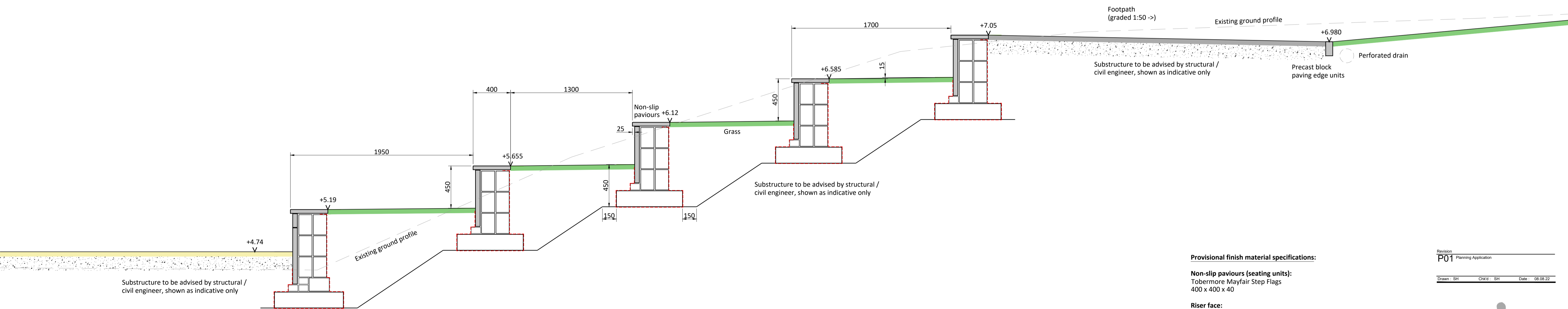
Drawn	EC	Date	24-08-2022
Checked	AS	Date	22-08-2022

Project No.
AR1248

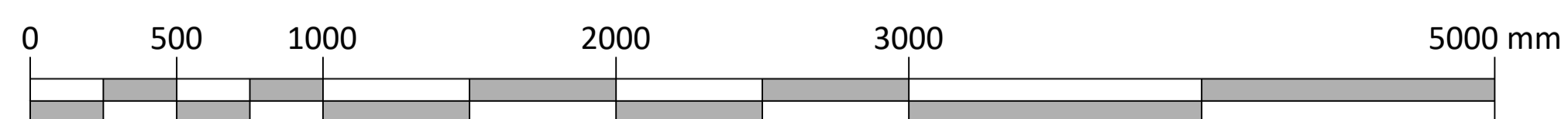
Drawing No. **GEN-001** Rev. **B**



Section A



Section B



SECTIONS

Provisional finish material specifications:

Non-slip pavours (seating units):
 Tobermore Mayfair Step Flags
 400 x 400 x 40

Riser face:
 Tobermore Mayfair Flags
 600 x 400 x 50

Non-slip step units:
 Tobermore Granite Step Unit with Contrasting Nosing
 150 x 400 x 1000

Precast block paving edge units to form curved profile of path:
 Tobermore Fusion, silver
 150 x 75 (x cut to length to form appropriate facets for curves of path)

Footpath
 Permeable bitmac surfacing

Plats for benches & focal area of tiered seating
 Resin bound gravel

Recycled bound coloured crushed glass surfacing to form rainbow:
 SureSet Spectrum

Handrail:
 (not required under Technical Standards, but installation preferred)
 Stainless steel, or galvanized mild steel

Revision	P01	Planning Application
Drawn: SH	CHK'd: SH	Date: 08.08.22

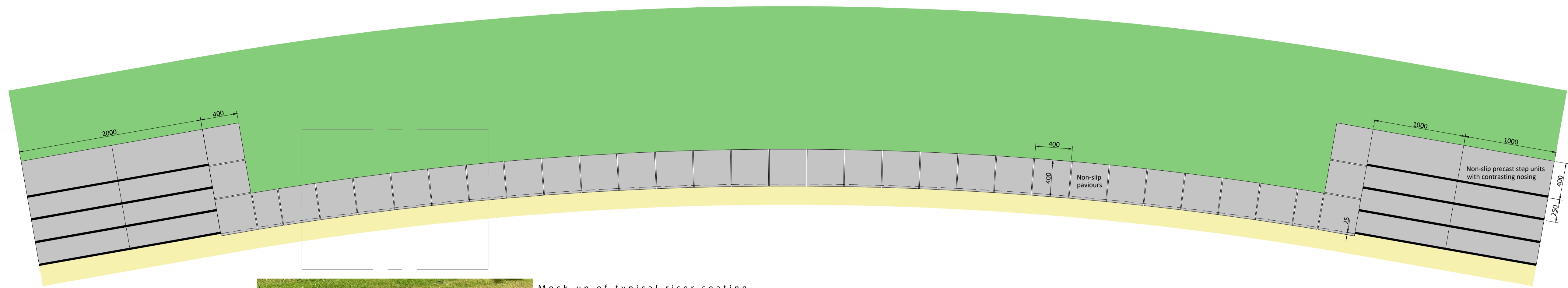


Project
 Naim Links Development - Phase 2
 Social Gathering Space

Drawing
 Footpath, Tiered Seating & Benching
 Sections Sheet 01 - A & B

Drawing No.	Rev.
TMH-XX-XX-DR-A-708001	P01
Status	
Planning	

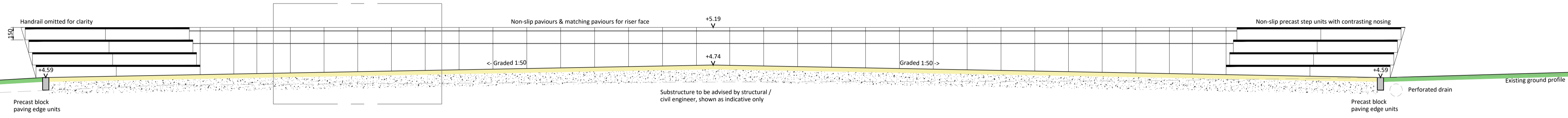
Created	SH	Checked	SH
Date	17.07.22	Scale	1:20 @ A1



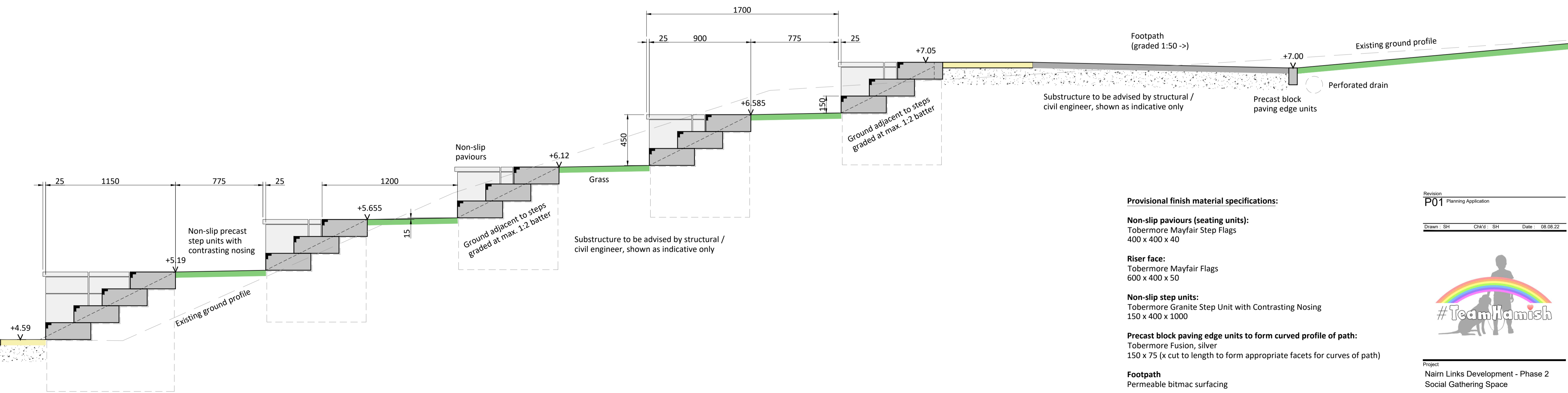
Plan on Section D 1:25



Mock-up of typical riser seating



Section D 1:25



Section C 1:20

SECTIONS

Provisional finish material specifications:

Non-slip paviours (seating units):
 Tobermore Mayfair Step Flags
 400 x 400 x 40

Riser face:
 Tobermore Mayfair Flags
 600 x 400 x 50

Non-slip step units:
 Tobermore Granite Step Unit with Contrasting Nosing
 150 x 400 x 1000

Precast block paving edge units to form curved profile of path:
 Tobermore Fusion, silver
 150 x 75 (x cut to length to form appropriate facets for curves of path)

Footpath
 Permeable bitmac surfacing

Plats for benches & focal area of tiered seating
 Resin bound gravel

Recycled bound coloured crushed glass surfacing to form rainbow:
 SureSet Spectrum

Handrail:
(not required under Technical Standards, but installation preferred)
 Stainless steel, or galvanized mild steel

Revision	Project
P01	Planning Application

Drawn: SH Chk'd: SH Date: 08.08.22



Project
 Naim Links Development - Phase 2
 Social Gathering Space

Drawing
 Footpath, Tiered Seating & Benching
 Sections Sheet 02 - C

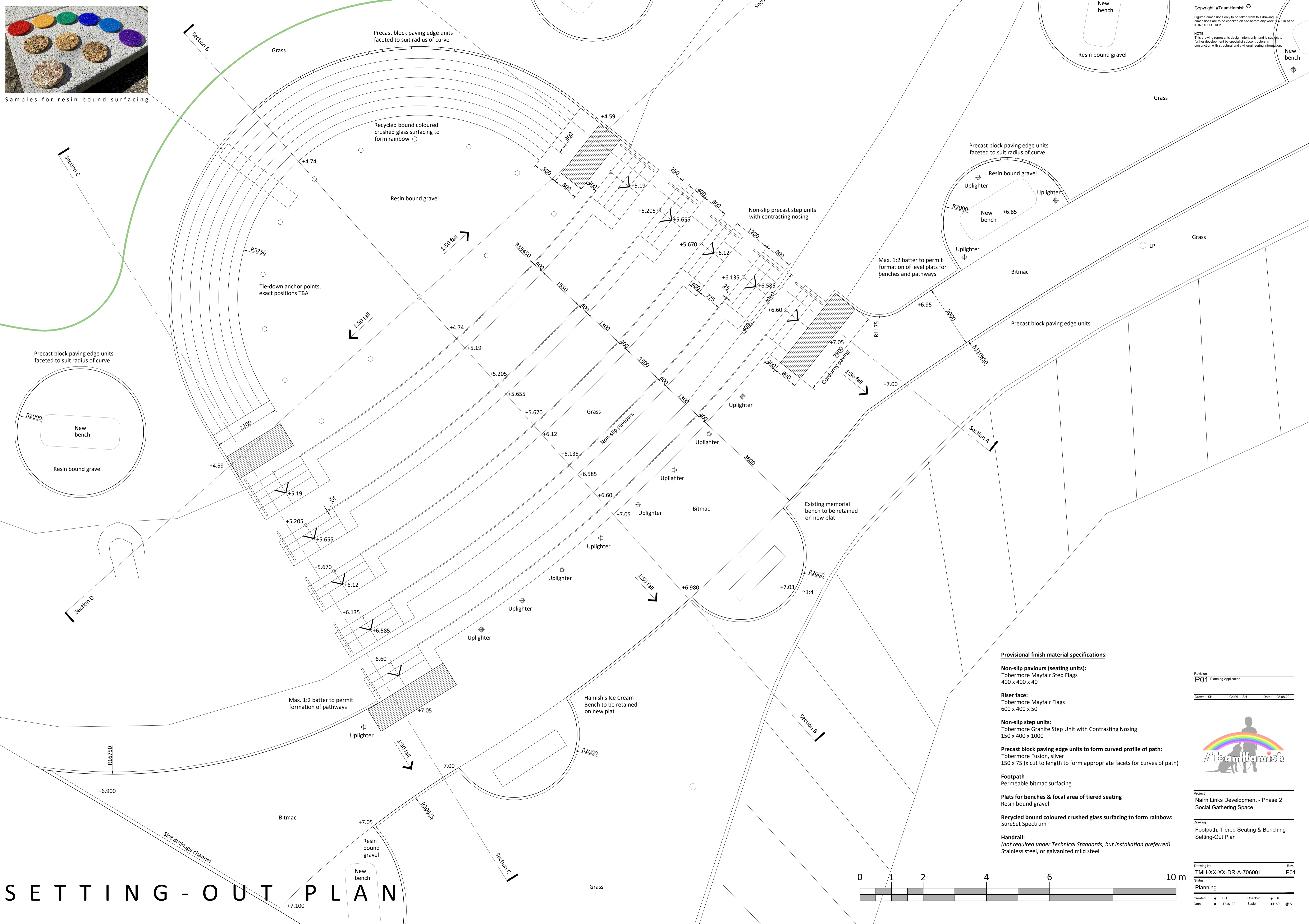
Drawing No.	Rev.
TMH-XX-XX-DR-A-708002	P01

Planning
Created: SH Checked: SH
Date: 17.07.22 Scale: 1:20/25 @ A1



Samples for resin bound surfacing

Copyright #TeamHamish
 Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before any work is in hand. IF IN DOUBT ASK.
 NOTE: This drawing represents design intent only, and is subject to further development by specialist subcontractors in conjunction with structural and civil engineering information.



SETTING-OUT PLAN

- Provisional finish material specifications:**
- Non-slip paviours (seating units):**
Tobermore Mayfair Step Flags
400 x 400 x 40
 - Riser face:**
Tobermore Mayfair Flags
600 x 400 x 50
 - Non-slip step units:**
Tobermore Granite Step Unit with Contrasting Nosing
150 x 400 x 1000
 - Precast block paving edge units to form curved profile of path:**
Tobermore Fusion, silver
150 x 75 (x cut to length to form appropriate facets for curves of path)
 - Footpath:**
Permeable bitmac surfacing
 - Plats for benches & focal area of tiered seating:**
Resin bound gravel
 - Recycled bound coloured crushed glass surfacing to form rainbow:**
SureSet Spectrum
 - Handrail:**
(not required under Technical Standards, but installation preferred)
Stainless steel, or galvanized mild steel

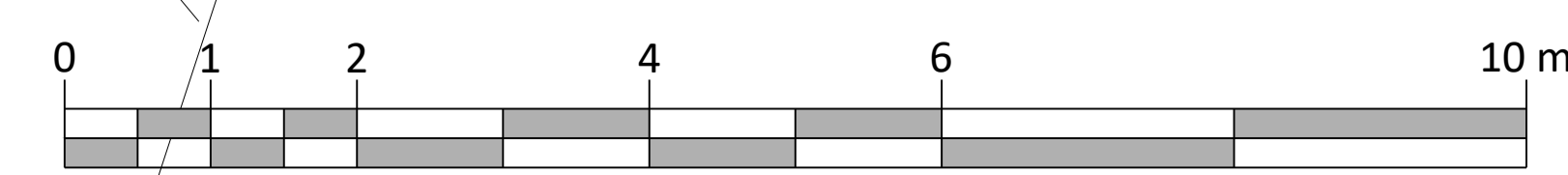
Revision	
P01	Planning Application
Drawn: SH	Chkd: SH
Date: 08.08.22	



Project
 Naim Links Development - Phase 2
 Social Gathering Space

Drawing
 Footpath, Tiered Seating & Benching
 Setting-Out Plan

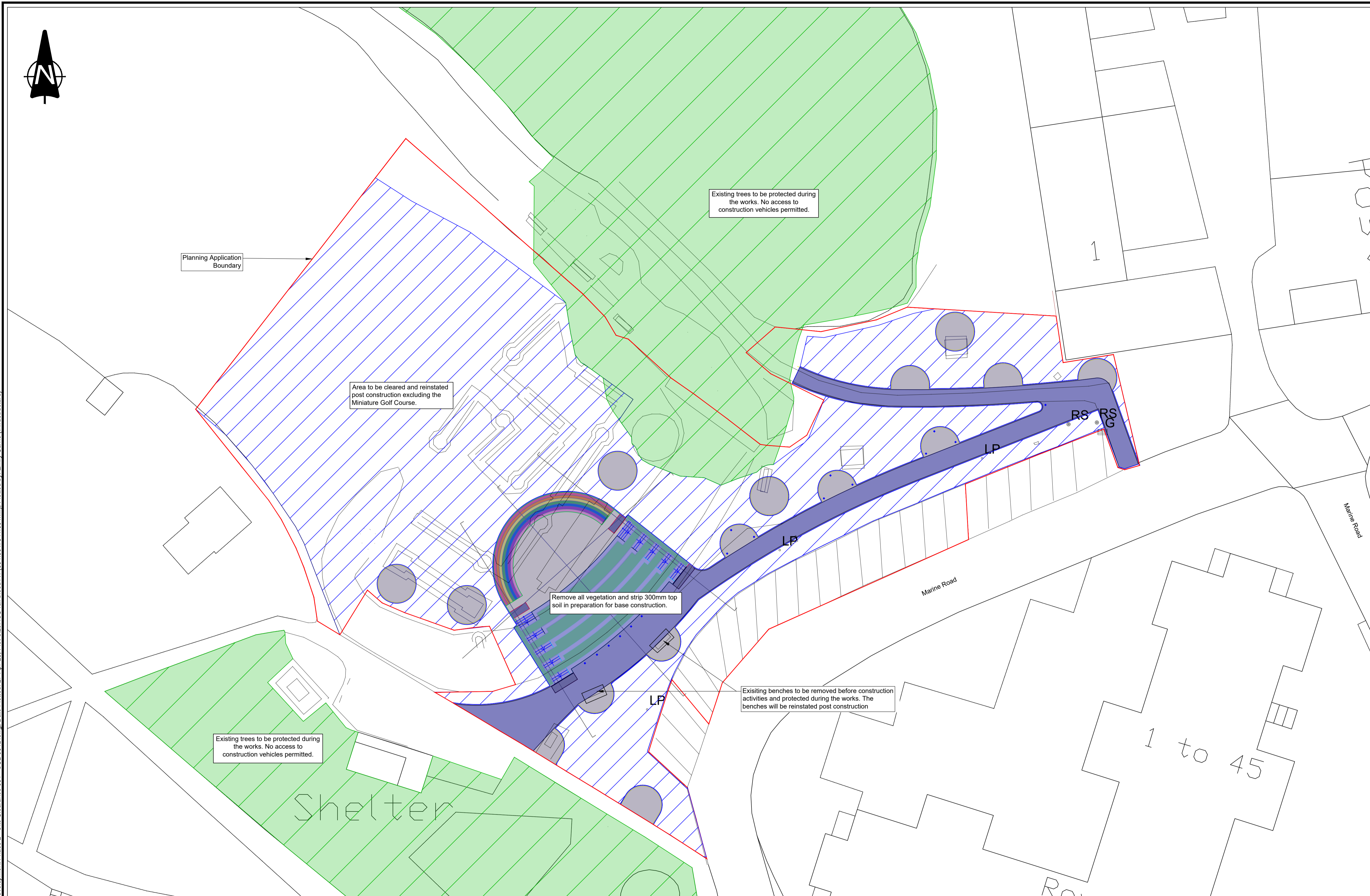
Drawing No.	Rev.
TMH-XX-XX-DR-A-706001	P01
Status	
Planning	
Created: SH	Checked: SH
Date: 17.07.22	Scale: 1:50 @ A1



Notes

© Crown copyright and database rights 2023 OS 100023369. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which The Highland Council makes it available. You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

- Note 1 - Area to be cleared includes:
- Miniature Golf Course and surround paved areas
 - Any existing tree stumps within the footprint of the works
 - Paved areas around existing benches



Alteration of works area	EC	GK	06.04.23	C
Alteration of works area	EC	GK	01.103.23	B
Alteration of site boundary	EC	GK	22.09.22	A
Revision Details	Drawn By	Check By	Check Date	Surfx



INFRASTRUCTURE, ENVIRONMENT & ECONOMY
PROJECT DESIGN UNIT
Drummuie
Golspie
KW10 6TA

Phone : 01408 635313
E-mail : garry.smith@highland.gov.uk

Project
Nairn Links Development Phase 2

Title
Site Clearance

Scale
As Shown (@ A1)

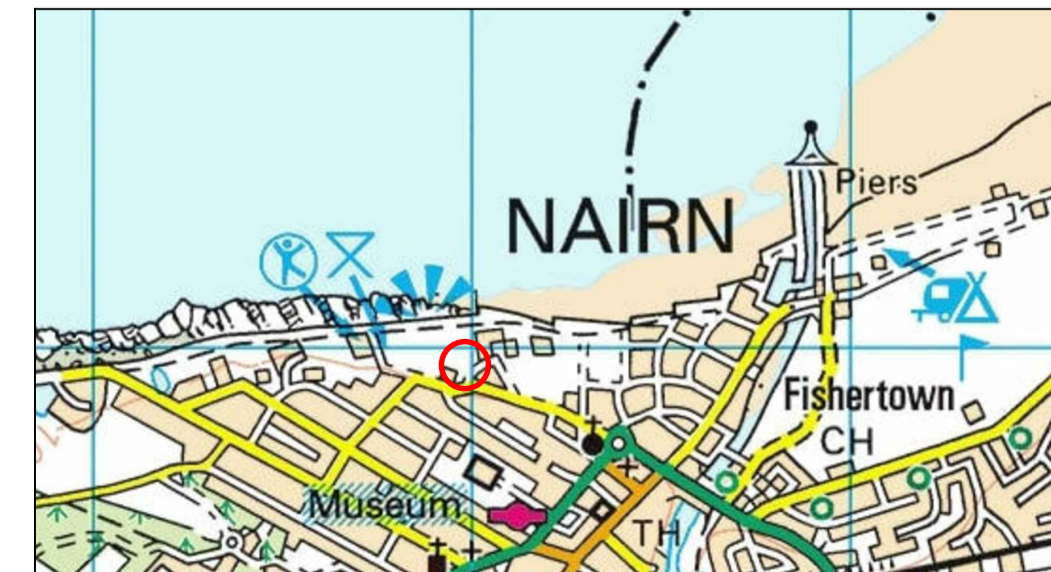
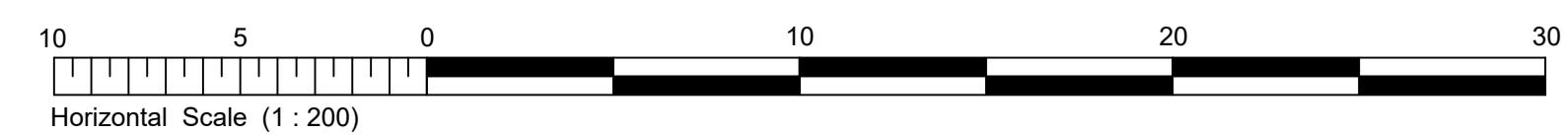
Drawn EC Date 24-08-2022
Checked AS Date 22-08-2022

Project No.
AR1248

Drawing No. **SCL-001** Rev. **C**

Site Clearance Plan
(Scale 1:200)

- Key**
- Existing Trees
 - Area of site clearance in preparation for base construction
 - Area to be cleared and reinstated post construction
 - Planning Application Boundary



Location Plan
(Scale 1:200)

L:\Nairn Links Development Phase 2\Drawings\Nairn Links Development Phase 2 - Site Clearance 001 - SCL-001B.dwg; Date Plotted: 27-Apr-23; Plot Size: ISO full bleed A1 (594.00 x 841.00 MM); Plotted by: Emily Currie (Infrastructure)