

Agenda Item	7.6
Report No	PLS-22-24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 April 2024

Report Title: 23/04018/FUL: The Highland Council
Land 100M NW Of Charleston Academy, General Booth Road,
Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of nursery, play space and landscaping

Ward: 13 – Inverness West

Development category: Local

Reason referred to Committee: Objection from Community Council

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 proposal involves the erection of a nursery and formation of external play areas immediately to the northwest of Charleston Academy and the Charleston Community Complex.
- 1.2 The design is a single storey building with a mono pitch roof with the walls clad in a mixture of facing brick/masonry. The entrance will be expressed in brick. The roof will be clad in zinc. Visual information has been submitted with the application to give an impression of the proposed building
- 1.3 This proposal is Phase 1 of the wider redevelopment of the Charleston Academy / Kinmylies Primary School / community / sports facilities, with associated car parking, external space and landscaping, and ultimately the relocation of Kinmylies Primary School to the main Charleston Academy campus. This is considered separately in the masterplan application (23/03655/PIP).
- 1.4 The existing nursery is located within Kinmylies Primary School and is reaching capacity and needs to be relocated to accommodate the increasing roll of nursery children as a result of the housing expansion within the Kinmylies Area. In addition, the proposal will allow extra accommodation for Kinmylies Primary School, as at present there is a 2-classroom modular unit within its grounds to address its school roll capacity.
- 1.5 There is limited space within the existing Kinmylies Primary School grounds to allow for further expansion without impacting on the open space / playground. Accordingly, and accordingly a new site for a nursery building has been identified.
- 1.6 Pre-Application Consultation: 21/01601/PREAPP
- 1.7 Supporting Information:
 - Design and Access Statement
 - Transport Statement
 - Drainage Statement
- 1.8 Variations: Revised Drawing for Bike and Buggy Store submitted on 15.11.2023

2. SITE DESCRIPTION

- 2.1 The site forms part of the Charleston Academy site and is an unused area of landscaping to the northwestern part of the campus. It is mostly laid to grass with some existing trees and shrubbery. To the south lies the existing parking associated with Charleston Academy, and to the east lies the community centre and its associated parking bays. There is a core path to the north, which links Kinmylies from the west towards the Canal to the east. The site slopes from General Booth Road on the west boundary to the east down towards the existing Charleston Community Complex.

3. PLANNING HISTORY

- | | | | | |
|-----|--------------|--|--|--|
| 3.1 | 13.12.2022 | 22/04748/PAN | Phased redevelopment of Charleston Academy comprising replacement of secondary school buildings, sports facilities and car parking, new Kinmylies Nursery and primary school accommodation | 2 public consultation events took place in November 2022 and June 2023 |
| 3.2 | 23/03655/PIP | Phased redevelopment of Charleston Academy site to replace existing secondary school buildings and form new campus with nursery, primary and secondary schools with associated car parking, external space and landscaping | Pending consideration | |

4 PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 and Unknown Neighbour

Date Advertised: 22.09.2023

Representation deadline: 06.10.2023

Timeous representations: 1

Late representations: 0

4.2 Charleston Community Complex Management Committee - Objects to the application. Material considerations raised are summarised as follows:

- Location - site is not appropriate due to the drop in ground levels from General Booth Road down to the new nursery building and could pose a danger for pedestrians passing this area
- Car Park - existing car park will not be able to accommodate any additional cars as it is used by the Academy teaching staff and the Community Complex
- Construction Traffic - no room for construction traffic to manoeuvre within the car park when in use
- Impact on Community Complex – used by the many groups. Disabled car parking in front of the Community Complex already often gets compromised by people trying to access Kinmylies Primary School. Siting of the nursery will exacerbate parking situation for the Community Complex. North part of the nursery site incorporates a grassed area used

for the annual Gala Fun Day

- 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 **Muirtown Community Council:** "location is not appropriate as it disjoins the nursery completely and will create a situation whereby the location is hazardous with such young children due to the steep drop on the edge of a major and very busy main artery road.

This land is heavily used green space used by the general public as well as secondary pupils congregating in large numbers around the shops, throughout the school day. It is also an area parents of primary school pupils use heavily as a pickup/drop off point.

There are concerns associated with construction works and traffic to access/exit, meaning the construction works themselves will prove hazardous given the high volume of children and young people from 3-18yrs attending school.

It also takes valuable green space currently used for community and community events and will severely impact parking at the community complex. It should be located nearer to the Blaze Pitch, nearer to the existing primary school and the MUGA should be relocated on greenspace at Charleston View."

- 5.2 **Transport Planning Team:** No objection.

"Traffic Impacts - A Transport Statement (TS) has been submitted for the wider Charleston Academy Campus proposals (23/03655/PIP). This document has been reviewed by WSP Consultants on behalf of the Transport Planning Team and clarified that the predicted trip generations and modal splits for the wider educational campus proposals are acceptable.

A meeting has taken place about the intended approach to managing traffic impacts during the construction of the proposed new nursery. It has been agreed in principle and the detail can be agreed through a Framework Construction Traffic Management Plan (CTMP) and, as a minimum, should clarify:

- the intended routing of construction traffic to and from the site
- demonstrate whether the route(s) will be capable of accommodating the proposed size and volume of construction traffic required
- identify where construction-related traffic will park and where loading and unloading of plant and materials will be undertaken
- where the site compound and materials store will be located
- what, if any, mitigation will be required to safely accommodate the proposed construction access needs set out above
- how the above construction access needs will be safely segregated from or operated with the ongoing access requirements of the existing schools, the community centre and local residents and businesses in the area

Vehicular Access - The submitted TS says that car parking for the new nursery

will be within existing car parking areas for the current primary and secondary schools, and that the nursery will be accessed from the existing car park via a new accessible pedestrian route. The submitted layouts suggest that this will be from the existing Academy car park, which suggests that the predominant location for nursery staff to park will be within the existing Academy car park.

Whilst we note and welcome the suggestion that primary and nursery pupils will continue to be encouraged to drop-off and pick-up pupils using the Charleston Court retail area car park off Assynt Road, the proposed nursery layout requires parents and nursery pupils to walk past the nursery complex and into the existing Academy car park to access the ramp up to the new nursery. This indirect arrangement is likely to encourage parents of nursery pupils arriving by car to access this new facility via the existing Academy car park off Charleston View. All this reinforces that the new nursery will increase vehicular demand to access the Charleston Academy campus via the U4605 Charleston View.

Charleston View can suffer from access restrictions during school drop-off and pick-up times, with parents parking along one side of the road that is also used by school bus services for the Academy. Section 2.4 of the submitted TS sets out the results of site observations undertaken for one evening pick-up period (Wednesday 19 April 2023) and one morning drop-off period (Thursday 20 April 2023). This identifies that no pupil drop-off was identified on Charleston View that morning, with parents doing that within the existing Academy car park or in the existing bus turning circle off Charleston View. During the evening pick-up, the site survey identified 6No. pupils being picked up from cars parked on Charleston View, with the majority of pupil pick-up happening within the existing Academy car park. This may change if more parking spaces within the Academy are taken up by staff from the new Nursery, as is proposed. Also, feedback received from other sources, including bus operators serving the Academy school, suggests that the scale of pupil pick-up happening on Charleston View is greater than that identified in the limited survey provided in support of the submitted TS.

Discussion has taken place with the applicant and agent, and it has been agreed that a solution will be found through a traffic management plan to deter unwanted on-street parking along Charleston View during school and the new nursery drop-off and pick-up times. This could comprise of a mixture of measures such as yellow lines on Charleston View and parking restrictions during the day or residents parking only.

Cycling, Walking and Public Transport Connectivity - Discussion has taken place with the applicant and agent to better support the walking and cycling connectivity of this new nursery development to the existing routes serving the local area. There are no proposals for the enhancement of the walking and cycling connectivity to the north and the core path and route through to the retail parking at Charleston Court. It is noted that it not intended to form a new walking route along the western edge of the existing Charleston Academy car park from a new connection through to the U4605 Charleston View. The existing footpath to the east of the car park will be used for access to new nursery for walking and cycling.

Parking and Servicing - The submitted TS clarifies that there are currently 12No. members of staff serving the existing nursery facilities for 50No. pupils, with up to 10No. members of staff in the nursery at any one time. The new nursery is

proposing to increase capacity to 96No. pupils, but there does not appear to be any clarification on what the proposed staffing levels will be for that. Given pupil capacity will be almost doubling, we assume there will be associated staffing increases.

The submitted TS also notes that travel surveys undertaken suggest that 83.3% of staff in the existing primary and nursery travel to work by car. Therefore, assuming the nursery staffing levels increase to 15-20 members and applying the 83% factor, it is possible that parking demands from the nursery in the existing Academy car park could be up to 13-17No. cars.

The surveys done at the Academy as set out in Section 2.4 of the TS highlight that there were on average 90No. vehicles parked within the Academy and sports centre car parks during the day that has 97No. spaces available.

We recommend that further information is sought on the intended arrangements for parking staff and visitors to the new nursery, including arrangements for parental drop-off and pick-up.

We do not have specific cycle parking standards for nurseries. The closest we have is for schools, which seek at least 1 space per 20 staff members plus 1 space per 10 pupils. Given that this facility will be for nursery age children, the likely level of pupil cycle parking demand will probably be lower than for schools. Therefore, the suggested 6No. hoops to accommodate 12No. bikes is likely to be sufficient for the new nursery. We also note and welcome the intention to provide a roof to the proposed bike and buggy store.

It is noted that the bin provision for the nursery will be located with the existing bin store for Charleston Academy located to the south of the nursery.”

5.3 **Flood Risk Management (FRM) Team:** No objection.

“We have no concerns regarding flood risk at this location.

We have reviewed the Drainage Impact Assessment (DIA) provided (Kinmylies Nursery, Drainage Statement. Fairhurst. August 2023). All surface water from new hardstanding on site will be directed to cellular storage prior to discharge, at pre-development rates, into the existing Scottish Water surface water sewer. The drainage is designed to manage a 1 in 30 year plus climate change storm without flooding. Exceedance routing has been provided to ensure that a 1 in 200 year plus climate change storm event is managed within the site without flooding to any of the buildings.

We are content with the surface water drainage proposals and have no objection to the application. The applicant should note permission to discharge into the surface water sewer will be required from Scottish Water who should be consulted at the earliest opportunity.”

5.4 **Development Plans Team:** “Given the site lies within the Inverness Settlement Development area in the adopted IMFLDP the principle of development is supported under Policy 34. The development of the site as a nursery as phase one of the wider redevelopment of the Charleston Campus is also supported by its allocated (INW12) in the IMFpLDP2. For the avoidance of doubt the site is not shown as protected open space/greenspace or as a green network in the adopted

IMFLDP or IMFpLDP2.”

- 5.5 **Forestry Team:** No objection. “On the site there are six trees on site one category U, two category B and three category A, and all are early-mature or semi-mature. Just outwith the site there are more trees to the south and east and these have been shown with crown spreads and root protection areas as they appear to have been picked up in the wider tree survey which covered the school and was submitted with application (23/03655/PIP). In the Design and Access Statement there is an extract from the tree survey showing tree locations, crown spreads and root protection areas.

The proposal is to remove all of the trees on site to accommodate the proposed new building. None of the trees just outside the site are proposed for removal.

There is a Preliminary Landscape Proposals drawing which shows proposals to plant 16 heavy standard trees (3.0 3.5m tall) around the proposed new development along with a further 7 multi stemmed trees (2.0 2.5m tall) and hazel shrubs (0.8 1.0m tall) at the northern end.

A tree protection plan for the trees to be retained during the construction phase should be provided.”

- 5.6 **Environmental Health:** No objection. “Due to the proximity of residential properties and the Charleston Academy school, there is the potential for disturbance from construction noise and dust.

Planning conditions are not used to control the impact of construction noise as similar powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. Generally, people are tolerant of construction noise during typical working hours which are taken to be 8am to 7pm Monday to Friday and 8am to 1pm on Saturdays. Works for which noise is inaudible at the curtilage of any noise sensitive property could still be carried out out-with these times.

A specific construction noise assessment is required which should include noise mitigation measures. Dust mitigation measures should also be provided.”

- 5.7 **Access Officer:** No objection. Recommend a condition relating to the nearby Core Path linking Kinmylies Way and the Caledonian Canal (IN19.11).

- 5.8 **Contaminated Land:** No objection.

- 5.9 **Sport Scotland:** No Objections. “The new nursery would be built on an area of greenspace so there would be no impact on the adjacent sports provision.”

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 National Planning Framework (NPF4) 2023

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 6 - Forestry, Woodland and Trees
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management

6.3 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality & Place-making
31 - Developer Contributions
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
75 - Open Space
77 - Public Access
78 - Long Distance Routes

6.4 Inner Moray Firth Local Development Plan 2015 (IMFLDP)

The site is located within the Inverness Settlement Development Area.

6.5 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Managing Waste in New Developments (March 2013)
Roads and Transport Guidelines for New Developments (May 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 Inner Moray Firth proposed Local Development Plan (IMFpLDP2)

The preparation of the IMFpLD2 has reached an advanced stage. The plan will be adopted by the Council incorporating any changes recommended in the Report of Examination. The IMFpLDP2 currently carries some weight as a material consideration in the determination of planning applications.

INW12 – Charleston Campus - Safeguarded only for education and sports related development. Masterplan of wider area which incorporates the current and emerging demands of Charleston Academy, adjacent Kinmylies Primary School, community facilities, enhanced sports facilities, including pitch provision, and planned new nursery. Protect and where possible enhance watercourse, provide buffer of at least 6m from built development, Flood Risk Assessment (no

development in areas shown to be at risk of flooding), Drainage.

7.2 **Scottish Government Planning Policy and Guidance**

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) construction impacts
- e) drainage and SUDs
- f) any other material considerations.

Development plan/other planning policy

8.4 Development Plan Policy is set out in National Planning Policy (NPF) 4, 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 Inverness Settlement Area as defined within the IMLDP and IMLDP2.

8.6 IMFLDP 2 allocates the site in terms of Policy INW12: Charleston Campus, which safeguards the site only for education and sports related development. It seeks a masterplan of the wider area which incorporates the current and emerging demands of Charleston Academy, adjacent Kinmylies Primary School, community facilities, enhanced sports facilities, including pitch provision, and planned new nursery.

8.7 NPF4 Policy 6 (Forestry, woodland and trees) seeks to protect and expand forests, woodland and trees.

8.8 NPF4 Policy 13 (Sustainable transport) – seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

Part (b) supports development proposals where it can be demonstrated that the

transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and several other detailed criteria, including (viii) adequate mitigation of any impact on local public access routes.

Part (c) requires that where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.

Part (f) requires a Travel Plan with supporting planning conditions/obligations to support development proposals for significant travel generating uses.

- 8.9 NPF4 Policy 14 (Design, quality and place) intends to encourage, promote and facilitate well designed developments that make successful places by taking a design-led approach and applying the Place Principle.

Part (a) supports development proposals that are designed to improve the quality of an area.

Part (b) supports development proposals where they are consistent with the six qualities of successful places.

- 8.10 NPF4 Policy 21 (Play, recreation and sport) seeks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

Part (d) supports development proposals likely to be occupied or used by children and young people where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.

Part (e) requires development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.

- 8.11 Highland-wide Local Development Plan 2012 (HwLDP) sets out a range of planning policies applicable for the whole Highland Council area. The following policies are particularly relevant:

- Policy 28 Sustainable Design – assesses proposals on the extent to which they are compatible with a range of factors, including impacts on individual and community residential amenity and demonstrating high quality siting and design. There is Supplementary Guidance related to this policy.
- Policy 29 Design Quality and Placemaking – requires new development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located. There is Supplementary Guidance related to this policy.
- Policy 34 Settlement Development Areas – supports development within settlement development areas subject to compatibility with the existing pattern of development and landscape character and conformity with existing and approved land uses.
- Policy 51 Trees and Development – supports development which promotes significant protection to existing hedges, trees and woodlands on and

around development sites.

- Policy 56 Travel - requires development proposals that involve travel generation to include sufficient information with the application to enable to Council to consider any likely on- and off- site transport implications of the development.

Other relevant HwLDP policies include:

- Policy 57 – Natural, Built and Cultural Heritage
- Policy 66 – Surface Water Drainage
- Policy 74 – Green Networks
- Policy 77 – Public Access
- Policy 78 – Long Distance Routes

- 8.12 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

- 8.13 The agent has indicated that the one of the main aims of the masterplan (23/03655/PIP) is to improve the frontage of the site, its address to General Booth Road, and the general nature and quality of the civic spaces and approaches to entrances. The nursery is located to address both the approach from the existing car park and the intended future civic piazza space that will be formed as part of the campus redevelopment.
- 8.14 The nursery design considers access and movement across the site in the short term with the current configuration of buildings but does not architecturally make any reference to the style or form of the existing school. The nursery will form the first phase of the redevelopment and will therefore set the agenda for the future identity of the campus.
- 8.15 The initial concept was that this project would be based on a repeat of the design for Milton of Leys Nursery. As the brief has developed, this has required a change in a layout which has allowed for the principles of the Milton of Leys design to be adapted to a more site-specific approach and a more distinctive identity for Kinmylies.
- 8.16 The modern building design will be single storey with a mono pitch roof sloping west from General Booth Road towards the existing Charleston Community Complex. The main entrance will be from south elevation with a covered bicycle/buggy shelter to the front. The internal space has 3 classrooms, circulation space, offices, toilets and servery.
- 8.17 External material finishes are proposed as:
- facing brick/masonry to the walls

- timber column detailing
- metal rainscreen cladding
- PV roof panels on a zinc sheet roof

- 8.18 The playground will be located on the northern side of the nursery building and enclosed by fencing. The final details of the external space and fencing, along with landscaping, can be controlled by condition.
- 8.19 The siting of the nursery has been led by the overall masterplan for the Charleston Campus. The location forms part of the design concept and will be sited to the west of the proposed primary school (masterplan phase 8) and the replacement secondary school (masterplan phases 2 and 3).
- 8.20 It has been suggested by the Community Council and Charleston Community Complex Management Committee that an alternative location should be found within grounds of Charleston Academy. The constraints of the site, the existing access points and the requirement to be located adjacent to the primary school (existing and future locations) have all been considered by the developer within the masterplan proposal. Various locations have been looked at within the grounds of Kinmylies Primary and Charleston Academy to establish the most appropriate site taking into account the requirement for a replacement building for Charleston Academy. The proposed site will be located adjacent to the community centre, retaining links between primary and secondary schools; and take account of the established pathways/core path.
- 8.21 In terms of alternative locations, land to the east of Charleston Academy is not suitable as there a technical constraint in terms of the underground services of the main sewer line and electrical services for Kinmylies Housing Estate, which would be very difficult to relocate. In addition, this land is low lying and close to the canal and would be within a potential flood risk area.
- 8.22 The relocation of the Multi Use Games Area (MUGA) to the east of Charleston Academy would result in the loss of open space and would result in the nursery being located further away from the primary school, secondary school and community centre. The feedback provided by respondents to the planning consultation exercise by the applicants for the overall Charleston Academy Masterplan expressed a desire to retain as much of the green space as possible.
- 8.23 There are existing trees within the site which will require to be felled as they are located on the site of the nursery building and a Landscaping Plan has been submitted. The Forestry Officer has no objections to their removal, subject to replacement planting being provided. This would help to compensate for the trees felled and help to enhance biodiversity on the site.

Access, parking and servicing

- 8.24 The land to the front (west) of Charleston Academy is the main car parking area and will remain as a parking area for the replacement building for Charleston Academy and the nursery.

- 8.25 The nursery will cater for children up to 3 years old so they will require to be dropped off and collected from the building by parents and this is the only practical option in terms of vehicular access.
- 8.26 Representations refer to potential safety issues due to changes in ground levels from General Booth Road to the site. The cross-sections demonstrate that there will be a gradual incline from General Booth Road and there will be a weldmesh fence on the top of the retaining wall. There will be a replacement post and wire fence at the top of the bank. There will be no pedestrian access to the nursery from this boundary and pedestrian access will be as existing from the north adjacent to the shops. Parking for parents will be as the existing situation in terms of parking at Charleston Court to the north located to the west of Kinmylies Primary School and will not rely on the existing parking to the west of Charleston Academy.
- 8.27 Representations also identify potential loss of greenspace between the retail units at Charleston Court and the existing north fenced boundary of Charleston Academy. This area is used for the annual Gala Fun Day and while this use is recognised, it has to be balanced with the identified need for this nursery, and potential alternative locations for this annual event within the other open space at the masterplanned campus.
- 8.28 The nursery requires a fenced-off/secure outdoor space for physical recreation for the children. Unfortunately, the existing primary school can no longer accommodate the nursery as it needs to make extra provision for children of primary school age due to increasing roll due to further residential development in the area.
- 8.29 Vehicular Access to the nursery would be via the existing vehicular access to Charleston Academy off the U4605 Charleston View. Transport Planning has pointed out that Charleston View can suffer from access restrictions during school drop-off and pick-up times, with parents parking along one side of Charleston View. This effectively turns the road into a single-track route disrupting its ability to safely allow vehicles along it. This includes disrupting the school buses when leaving the Academy. It is considered appropriate to require a Traffic Management Plan in order to restrict parking on Charleston View. This can be controlled by condition i
- 8.30 Parking for staff and drop-off of children by parents can take place within the campus car park, although parents have the alternative of the parking area at the Charleston retail units further to the north. An additional accessible parking bay will be provided within existing car park to serve the nursery. It is understood that the nature of the facility requires the parking of vehicles by parents or guardians to sign children in and out of the nursery compared to the primary school and Charleston Academy, where parking can be carried out at a greater distance from the school. This emphasises the need to site the nursery here rather than at a more remote location within the redeveloped campus.
- 8.31 Representations refer to the construction phase of any development and the use of the existing car park for access and egress from Charleston View, and the

potential hazard it poses to children and adults.

- 8.32 Any development works will have a period of disruption associated with it. This is likely to be greater where there is redevelopment of an existing site, such as at the campus, compared to a new, green field site.
- 8.33 Following discussions with Transport Planning, it is understood that the construction traffic will occupy approximately 75% of the existing car park and 25% will be retained for the public and visitors to the Community Complex and Charleston Academy. Staff parking will be relocated to the blaes pitch to the southeast of the existing bus turning area for Charleston Academy. It is intended that this will become a permanent arrangement so it will free up parking spaces for members of the public. Access to the Charleston Academy car park would have to be restricted to drop off and collection only, and no parking except for the disabled and servicing. This will be controlled through a condition requiring a Construction Traffic Management Plan.
- 8.34 Representations relating to the potential impact of a nursery on the community complex have been raised, suggesting that difficulties are encountered for disabled parking. It is noted that the existing disabled spaces in front of the complex will be retained and will not be affected by the nursery. The unauthorised use of marked disabled bays is ultimately a matter for traffic enforcement by the Council, or Police Scotland.
- 8.35 The maintenance and improvement of active travel provision by walking and cycling to, and through, the campus, will be addressed during the course of the wider masterplan development.
- 8.36 Currently, the existing footpath on the east side of the Charleston Academy car park is used for cycling and walking from Charleston Court south towards Charleston View.
- 8.37 It is proposed to form a new walking route along the western edge of the existing Charleston Academy car park from a new connection through to the U4605 Charleston View at a later phase of the campus development.
- 8.38 The existing refuse store is located adjacent to the nursery at the end of the carpark adjacent to the path that accesses the nursery and accordingly it is considered that refuse storage and collection arrangements will remain unchanged.

Construction Impacts

- 8.39 Environmental Health has identified that there is potential for noise, dust and disturbance during the course of any construction works. Accordingly, it is considered appropriate to attach a condition to control this.

Drainage and SUDs

- 8.40 Surface water drainage and run-off from roofs and hardstanding areas will be dealt with using a SUDs system including an underground filter trench and cellular storage structure, which will be located to the north of the nursery building. The

Flood Risk Management Team has no objections to this arrangement.

Other material considerations

8.41 None

Non-material considerations

8.42 None

Matters to be secured by Legal Agreement / Upfront Payment

8.43 No developer contributions are necessary for a nursery

9. CONCLUSION

9.1 The nursery forms the first phase of the development of the existing Charleston Campus. The nursery is required due to limited space within the existing Kinmylies Primary School grounds to allow for further expansion without impacting on the open space / playground.

9.2 Furthermore, the nursery proposal is brought forward at this stage in order to allow the other sequential phases in the masterplan to be programmed further.

9.3 Finally, housing development additional house building on this side of Inverness places further pressure on the current education provision in the area.

9.4 Alternative locations have been investigated as part of the masterplan for the Charleston Campus and these have been discounted on the grounds of technical constraints such as underground services, the development of open space and the potential for flooding. The location has been chosen due to the proximity to the future location of the new primary school (masterplan phase 8) to the east, and the replacement building for Charleston Academy (masterplan phases 2 and 3).

9.5 The proposed design is part of the design concept for the Charleston Campus. While there will be a loss of the present public open space to the north facing Charleston Court, this has to be balanced with the open space that would be lost if it the building were located elsewhere on the campus, which would involve existing fields adjacent to the canal.

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

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

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. The proposal is next to the Core Path linking Kinmylies Way and the Caledonian Canal (IN19.11). This Core Path shall remain open and free from obstruction or encroachment before, during and on completion of the development.

Reason: To uphold public access rights.

3. Prior to any site excavation or groundworks, the developer shall submit a Tree Protection Plan and Arboricultural Method Statement for the approval in writing of the Planning Authority, in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction). All retained trees shall be protected against construction damage using protective barriers located as per the Tree Protection Plan. 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. The development shall be undertaken in accordance with the agreed Tree Protection Plan and Arboricultural Method Statement.

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

4. A suitably qualified Arboricultural consultant shall be employed by the applicant to ensure that the approved Tree Protection Plans and

Arboricultural Method Statement (AMS) are implemented to the agreed standard. Stages requiring supervision shall to be set out in the AMS for the written agreement of the Planning Authority and certificates of compliance for each stage shall be submitted for approval.

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

5. No development shall commence until a detailed Landscaping Plan and maintenance programme along with details of the external space materials and fencing shall have been submitted to and approved in writing by the Planning Authority. The Landscaping Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority.

Reason: In the interests of amenity.

6. No works shall start on site until the developer shall have submitted a Framework Construction Traffic Management Plan for the approval in writing of the Planning Authority, in consultation with the Roads Authority, which shall include:

- the intended routing of construction traffic to and from the site
- demonstrate whether the route(s) will be capable of accommodating the proposed size and volume of construction traffic required
- identify where construction-related traffic will park and where loading and unloading of plant and materials will be undertaken
- where the site compound and materials store will be located
- mitigation to safely accommodate the proposed construction access needs set out above
- how the above construction access needs will be safely segregated from or operated with the ongoing access requirements of the existing schools, the community centre and local residents and businesses in the area

Reason: In the interests of pedestrian and road traffic safety.

7. All surface water drainage provision within the application site shall be implemented in accordance with the approved plans and the Drainage Statement of August 2023 prepared by Fairhurst and shall be completed prior to the first occupation of the development to the satisfaction of the Planning Authority in consultation with the Flood Risk Management Team.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

8. No development of the site shall commence until the developer shall have submitted a construction noise and vibration mitigation scheme for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority. For the avoidance of doubt, the mitigation scheme shall demonstrate how the applicant/contractor will ensure the best practicable measures are implemented in order to reduce the impact of construction noise and vibration. The assessment should include but is not limited to the following: -
- A description of the most significant noise sources in terms of equipment; processes or phases of construction.
 - The proposed operating hours and the estimated duration of the works for each phase.
 - A detailed plan showing the location of noise/vibration sources, noise sensitive premises and any survey measurement locations if required).
 - A description of noise mitigation methods that will be put in place including the proposals for community liaison. The best practice found in BS5228 Code of practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.

Thereafter the development shall progress in accordance with the approved Noise and Vibration Mitigation Scheme and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority.

Reason: In the interests of amenity

9. No development of the site shall commence until developer shall have submitted a dust mitigation scheme for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority. For the avoidance of doubt, the mitigation scheme shall set out measures to protect neighbouring properties from dust arising from this development. Thereafter the development shall progress in accordance with the approved Dust Mitigation Scheme, and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority..

Reason: In the interests of amenity

10. No development of the site shall commence until the developer shall have submitted a Noise Impact Assessment for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority. For the avoidance of doubt, the Noise Impact Assessment shall be carried out by a suitably qualified and competent person, and shall assesses the likely impact of noise emanating from the development on neighbouring properties and shall demonstrate compliance with the following standard:
- All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed,

maintained and operated such that any associated operating noise shall not exceed NR 20 when measured or calculated within any noise-sensitive property with windows open for ventilation purposes.

If the above standard cannot be met, the applicant shall undertake an assessment of the noise in terms of BS 4142:2014+A1:2029 Methods for rating and assessing industrial and commercial sound which demonstrates that noise will not have an adverse impact on noise sensitive properties. A report of the assessment shall be submitted for the written approval of the Planning Authority.

Thereafter the development shall progress in accordance with the approved Noise Impact Assessment and all approved mitigation measures shall be in place prior to the operational phase commencing or as otherwise may be agreed in writing by the Planning Authority.

Reason: In the interests of amenity

11. No development of the site shall commence until the developer shall have submitted a Traffic Management Plan for the approval in writing of the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt, the Traffic Management Plan shall provide detail on the intended arrangements for parking staff and visitors to the nursery, including arrangements for parental drop-off and pick-up. The approved Traffic Management Plan shall thereafter be implemented from the date of first occupation of any part of the development.

Reason: In the interests of road traffic safety.

12. The proposed bicycle storage/racking system and bike and buggy store shall be installed prior to the first occupation of the development to the satisfaction of the Planning Authority.

Reason: In the interests of pedestrian safety.

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.

Scottish Water

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

Local Roads Authority Consent

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

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

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

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

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud & Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

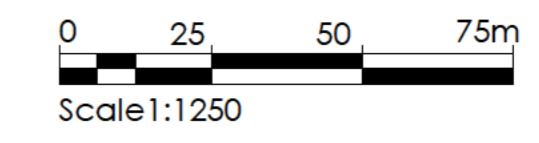
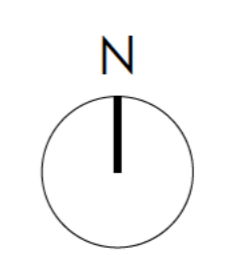
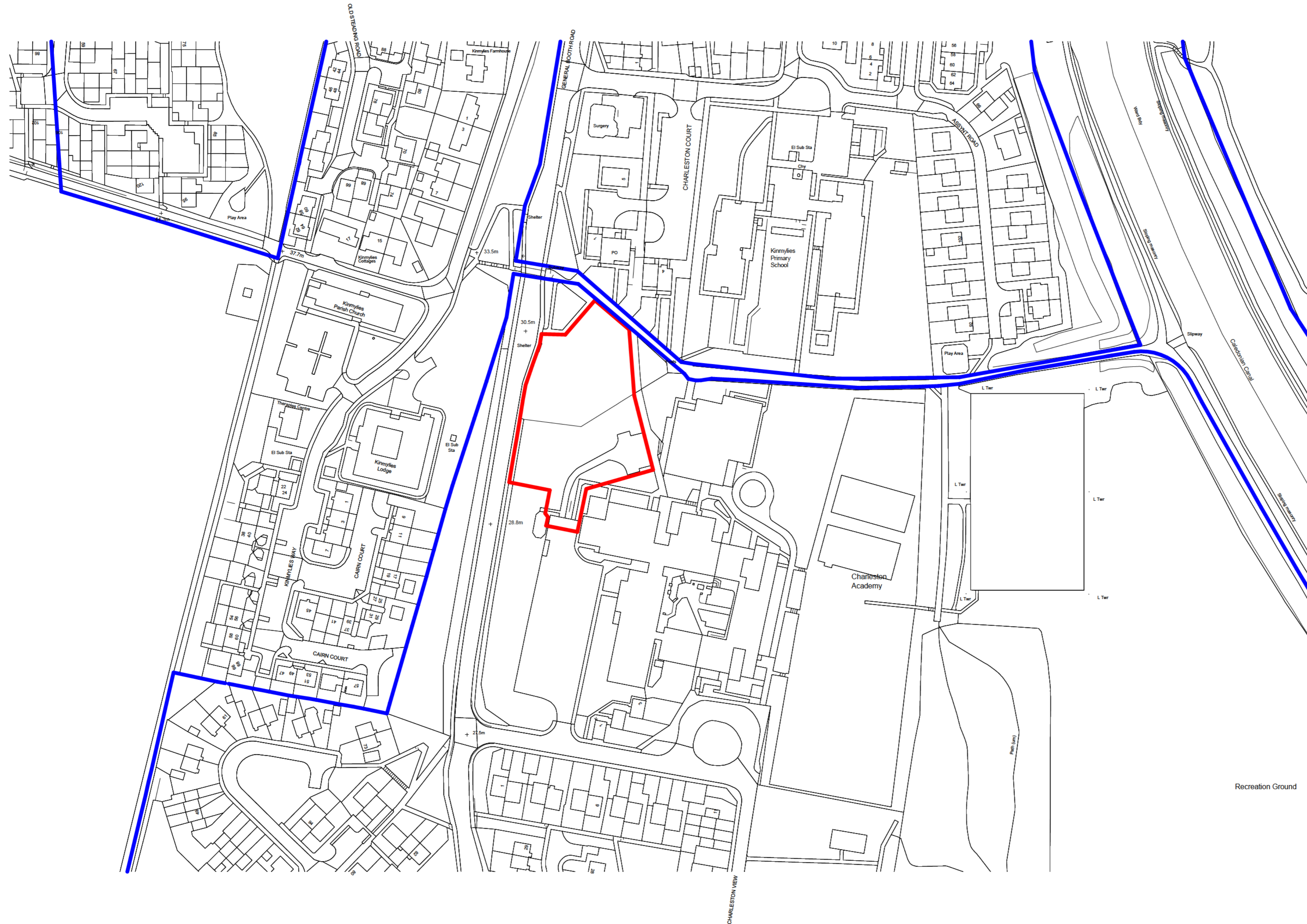
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk 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: Keith Gibson
Background Papers: Documents referred to in report and in case file.
Relevant Plans:

Plan 1 - Location Plan CAL19033-C0017-ZZ-XX-DR-A-000001 REV P05
Plan 2 - Proposed Site Layout Plan CAL19033-C0017-ZZ-XX-DR-A-000003 REV P08
Plan 3 - Elevation Plan CAL19033-C0017-ZZ-XX-DR-A-000303 REV P06
Plan 4 - Elevation Plan CAL19033-C0017-ZZ-XX-DR-A-000304 REV P06
Plan 5 - Ground Floor Plan CAL19033-C0017-ZZ-XX-DR-A-000005 REV P07
Plan 6 - Visual Information Plan CAL19033-C0017-ZZ-XX-DR-A-000007 REV P04
Plan 7 - Visual Information Plan CAL19033-C0017-ZZ-XX-DR-A-000008 REV P04
Plan 8 - Visual Information Plan CAL19033-C0017-ZZ-XX-DR-A-000009 REV P04
Plan 9 - Visual Information Plan CAL19033-C0017-ZZ-XX-DR-A-000013 REV P03
Plan 10 - Visual Information Plan CAL19033-C0017-ZZ-XX-DR-A-000014 REV P03
Plan 11 - Supporting Information View from General Booth Road
Plan 12 - Site Section Plan – 1 CAL19033-C0017-ZZ-XX-DR-A-000210 REV P03
Plan 13 - Site Section Plan – 2 CAL19033-C0017-ZZ-XX-DR-A-000211 REV P03
Plan 14 - Landscaping Plan CAL19033-C0571-ZZ-XX-DR-L-000001
Plan 15 - Proposed Masterplan CAL19009-C0017-ZZ-XX-DR-A-000040 REV P05 (taken from application 23/03655/PIP)



Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

Rev	Description	Date
P05	Planning submission revision	18/08/23
P04	Draft warrant issue	15/08/23
P03	Draft planning issue	18/07/23
P02	General update	31/05/23
P01	First issue	22/06/22



Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No.	2110
CAL19033-C0017-ZZ-XX-DR-A-000001	
Revision	P05

Location Plan

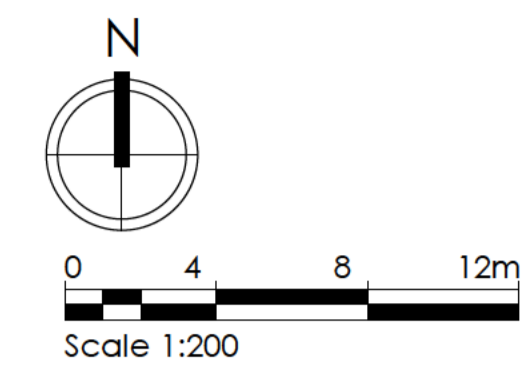
Status
S4 For Approval

Date Created	19/08/22	Drawn by	RG
Scale	1 : 1250	Sheet	@ A2

From file : X:\Documents\2110 - Alterations to Charleston Academy\02. WORK IN PROGRESS\2.1 BIM Models\CALI19033-C0017-ZZ-XX-MS-A-000002 - Nursery.rvt
Printed on : 18/08/2023 08:31:05

Figured dimensions are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Design'.



- NEW POST AND WIRE FENCE TO TOP OF BANK
- LOCKABLE GATE TO SECURE ACCESS TO SITE OF BUILDING
- WELDMESH FENCE TO TOP OF RETAINING WALL
- RETAINING WALL AND REGRADING OF GROUND BETWEEN BUILDING AND ROAD TO MANAGE CHANGE IN LEVEL - new soft landscaping/low maintenance planting as required
- 5NO. EXISTING TREES TO BE REMOVED
- EXTERNAL PLANT
- LOCKABLE GATE TO SECURE ACCESS TO SITE OF BUILDING
- COVERED BICYCLE/BUGGY SHELTER (10NO.) - PROPRIETARY SECURE COMPOUND
- SECURE FENCING TO PERIMETER TO EXTEND ROUND FRONTAGE OF BUILDING WITH LOCKABLE GATE FOR ACCESS

Orange line indicates extent of secure fine to perimeter. Spec and configuration of boundary treatment TBC - to include visual screening to playground area

External gate from play area - with key safe adjacent for trained staff to manage egress

Path to fire exit gate - to be hard surfaced and lit

EXTERNAL PROPRIETARY TOY STORE ASGARD METAL SHED OR EQUAL. Position may vary depending on requirement for sprinklers

INDICATIVE SPRINKLER TANK LOCATION (IF REQUIRED)

Area immediately adjacent to building included within fenced perimeter to limit access adjacent to classroom windows. Fenced at playground end to stop pupil access with gate for maintenance access only

Rev	Description	Date
P08	Revised site boundary	04/07/23
P07	Planning submission revision	15/05/23
P06	Added hazard identification references	14/05/23
P05	Minor updates to building roof plan. Revised level/extent of retaining wall as per civil engineer's drawings	17/07/23
P04	Building footprint revised as per ITC approved option for floor plans. Revised extent of perimeter fencing as per ITC instruction. Notet added on path/gates/fence spec etc all as per discussion with ITC.	31/05/23
P03	Revised building footprint as per amended brief. Accessible parking location revised to suit accessible route. Toy store relocated. Notes updated.	11/05/23
P02	Added indicative sprinkler tank location. Revised toy and bike store. Corrected graphics for landscaping meet to car park area. Updated notes and identified service pillar box locations	27/01/23
P01	Final issue	22/08/22



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com

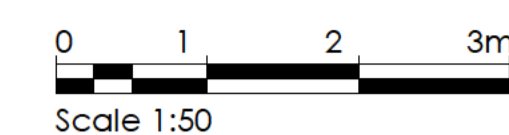


Client	The Highland Council
Project	Kinrnylies Nursery
Project No.	2110
Reference	CAL19033-C0017-ZZ-XX-DR-A-000003
Revision	P08
External Works	Site Plan
Status	S4 For Approval
Date Created	19/08/22
Drawn by	RG
Scale	1 : 200
Sheet	@ A1

From file: X:\Documents\2110 - Alterations to Charlestown Academy\3D WORK IN PROGRESS\3. BIM Models\CAL19033-C0017-ZZ-XX-DR-A-000003 - Kinrnylies.rvt
Printed on: 04/09/2023 09:25:04

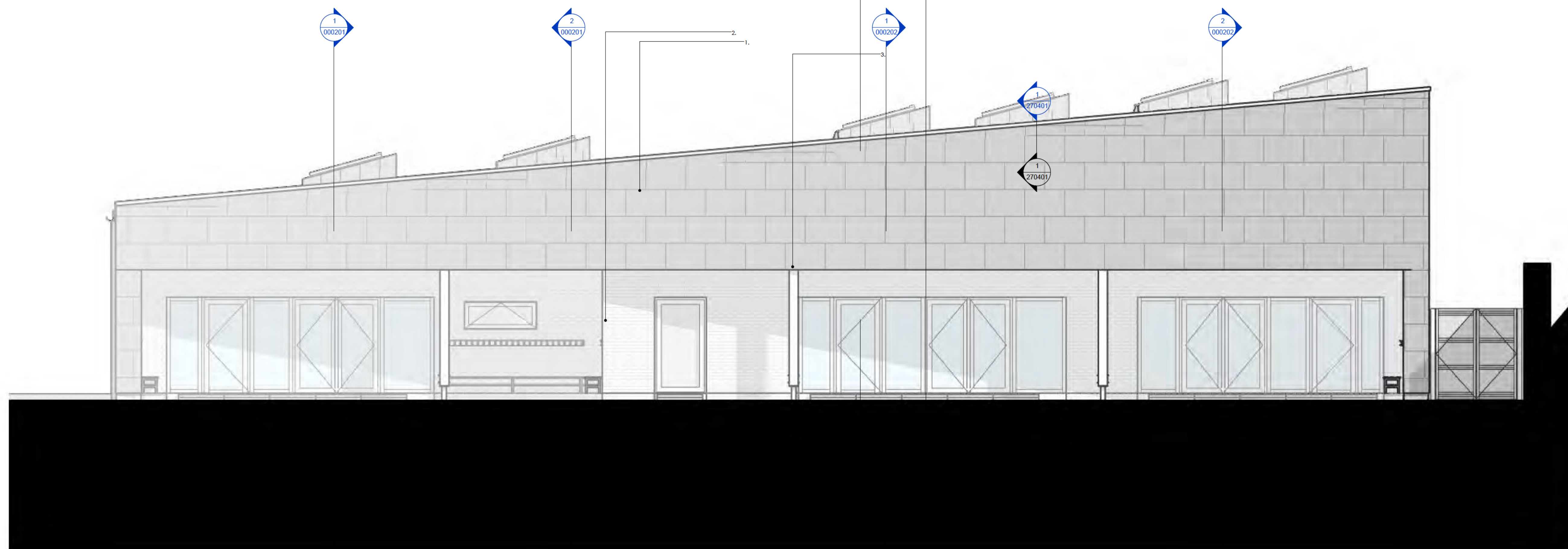
Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Design'

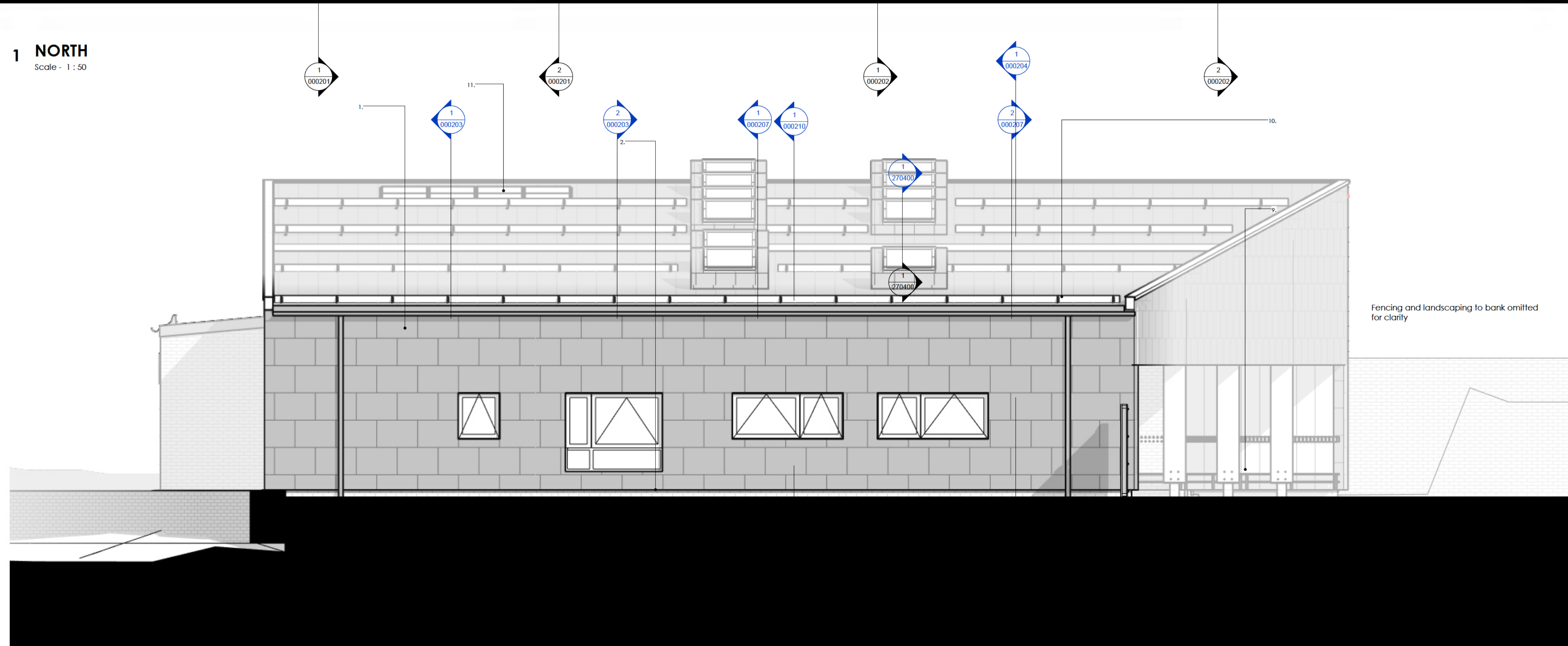


Materials Key

- 1. Metal rainscreen cladding
- 2. Facing brick/masonry
- 3. Timber columns
- 7. Louvre to plant room - partially removable to allow for replacement of plant
- 9. Feature coloured cladding to covered area
- 10. Snow guarding shown indicatively
- 11. Extent of PV panels (if required), shown indicatively



1 NORTH
Scale - 1 : 50



2 EAST
Scale - 1 : 50

Rev	Description	Date
P06	Planning submission revision	18/08/23
P05	Draft planning issue	16/07/23
P04	Updated as per IHC approved floor plan. Notes updated	21/05/23
P03	Revised as per amended brief - 3 classroom nursery - layout altered to provide additional classroom space in line with IHC comments	11/05/23
P02	Revised windows generally. Revised playground elevation to extend kitchen out	27/01/23
P01	First issue	08/12/22



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. **2110**

CAL19033-C0017-ZZ-XX-DR-A-000303

Revision **P06**

General Arrangement
General Arrangement Elevations
North & East

Status
S4 For Approval

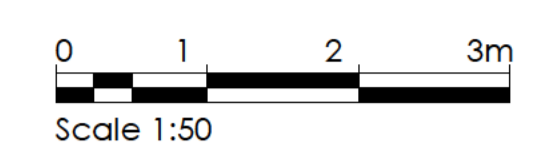
Date Created **17/11/22** Drawn by **RG**

Scale **1 : 50** Sheet **@ A1**

From file: X:\Documents\0110 - Alterations to Charlestown Academy\05 - WORK IN PROGRESS\03 - BIM Models\CAL19033-C0017-ZZ-XX-DR-A-000303 - Nursery.rvt
Printed on: 21/08/2023 10:45:53

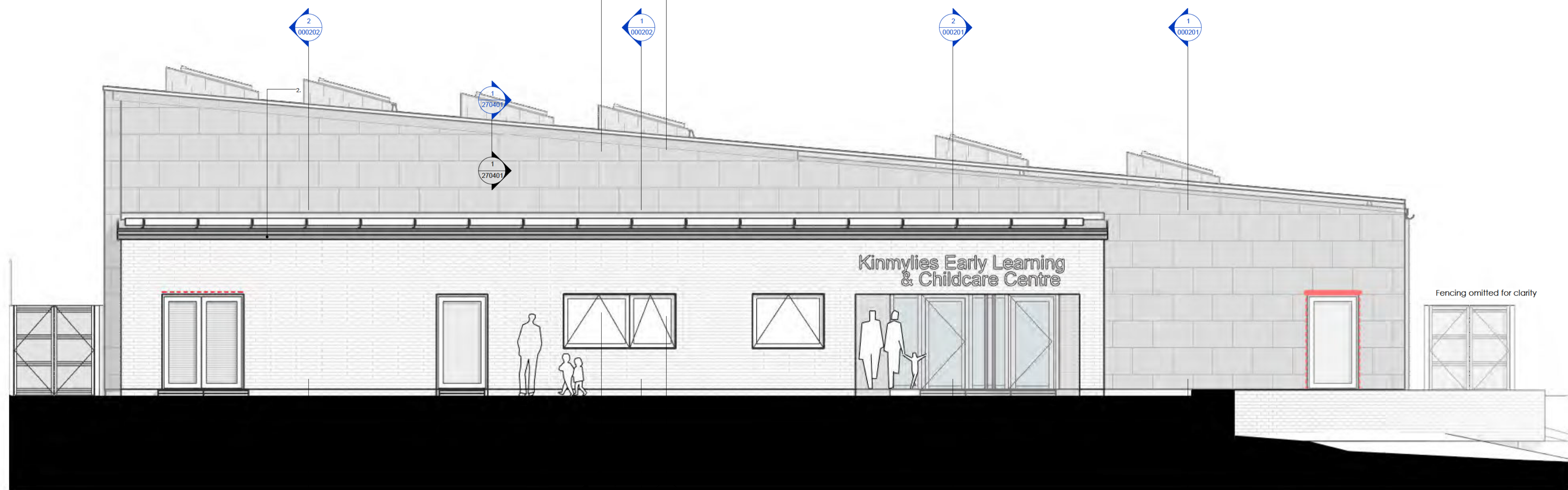
Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Design'.

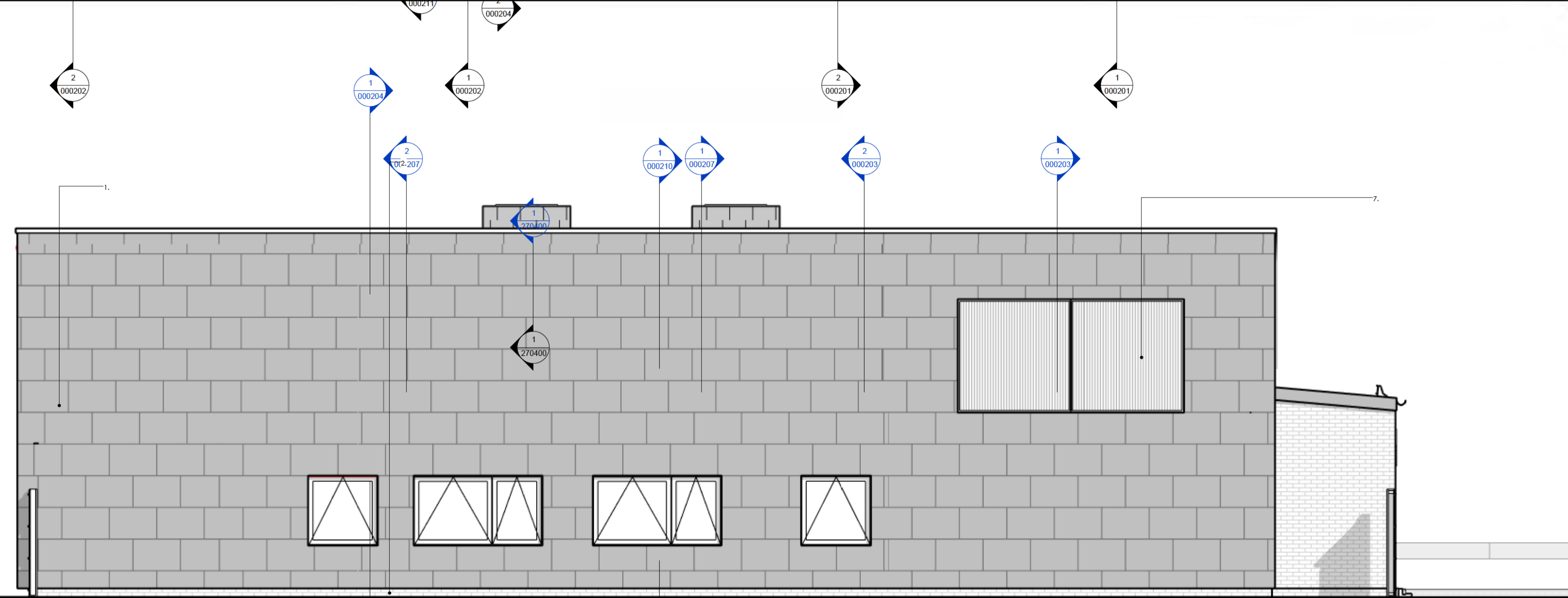


Materials Key

- 1. Metal rainscreen cladding
- 2. Facing brick/masonry
- 3. Timber columns
- 7. Louvre to plant room - partially removable to allow for replacement of plant
- 9. Feature coloured cladding to covered area
- 10. Snow guarding shown indicatively



1 SOUTH
Scale - 1 : 50



2 WEST
Scale - 1 : 50

Rev	Description	Date
P06	Planning submission revision	18/02/23
P05	Draft planning issue	16/07/23
P04	Updated as per THC approved floor plan. Notes updated	21/05/23
P03	Revised as per amended brief - 3 classroom nursery - layout altered to provide additional classroom space in line with THC comments	11/05/23
P02	Revised fenestration. Revised the escape from breakout space	27/01/23
P01	First issue	08/12/22



COLIN ARMSTRONG
ARCHITECTS
Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com

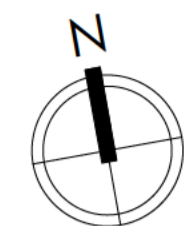


Client	The Highland Council
Project	Kinmylies Nursery
Project No.	2110
Revision	P06
General Arrangement Elevations	South & West
Status	S4 For Approval
Date Created	17/11/22
Scale	1 : 50
Drawn by	RG
Sheet	@ A1

From file: X:\Documents\0110 - Alterations to Charlestown Academy\05 - WORK IN PROGRESS\03 - BIM Models\CAD\19033-C0017-ZZ-XX-DR-A-000304-18062023-08-0722
 Printed on: 18/06/2023 08:47:22

Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

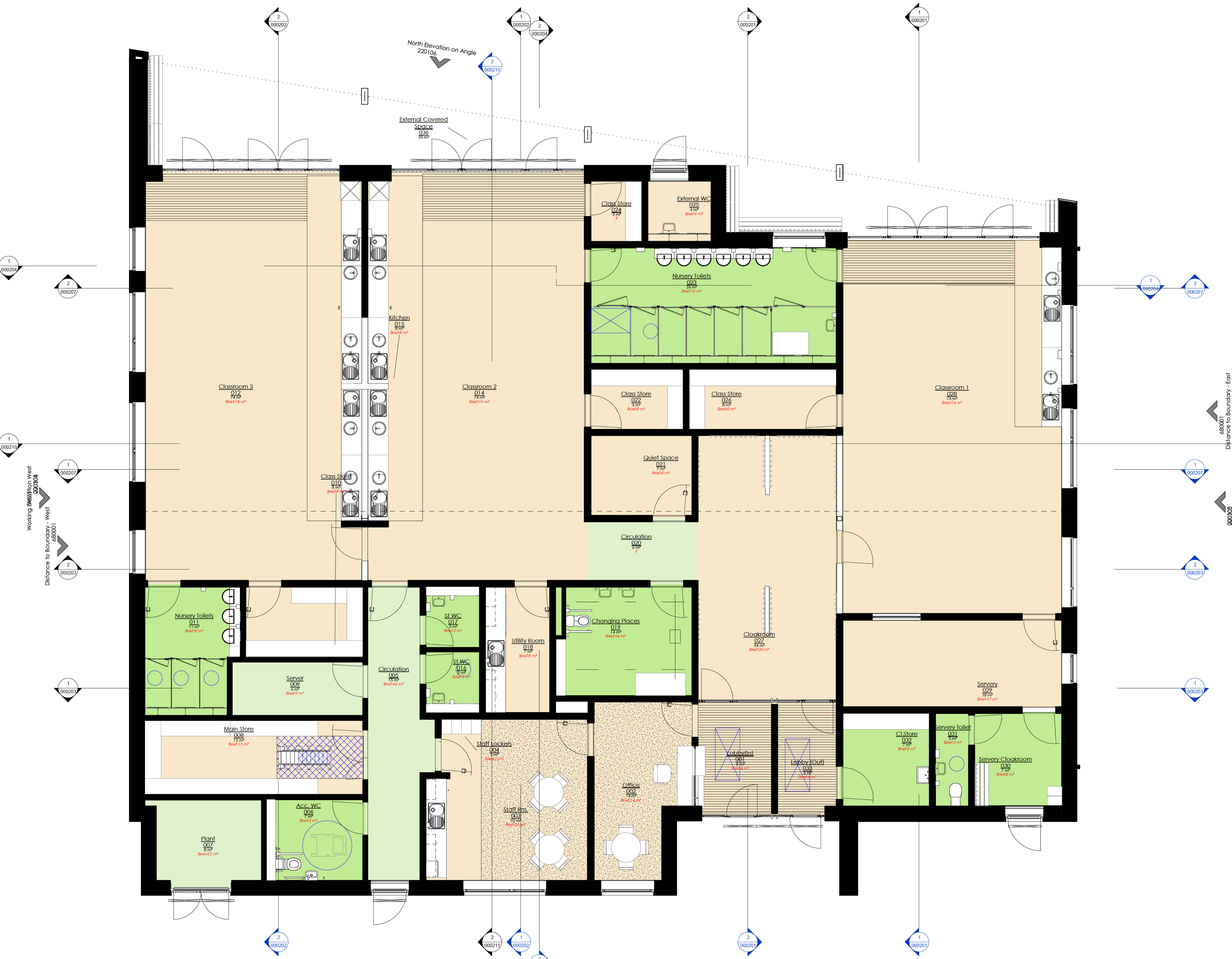
CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Design'



Scale 1:50

Department Legend

- Auxiliary Areas
- Classroom
- Services



Distance to Boundary - East

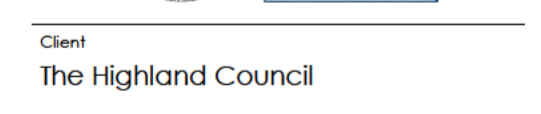
Working Easement East

Rev	Description	Date
P07	Planning submission revision	18/08/23
P06	General design development	17/07/23
P05	Added gate to classroom 1. Added note to WC in relation to THC discussion with Env. Health	31/05/23
P04	Revised as per THC comments. General replanning to reduce GFA. Reduction in circulation/omission of corridor of classes 2 & 3. Arrangement of kitchenettes revised	17/05/23
P03	Revised as per amended brief - 3 classroom nursery - layout altered to provide additional classroom space in line with THC comments	11/05/23



Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinnylies Nursery

Project No. 2110
CAL19033-C0017-ZZ-XX-DR-A-000005

Revision P07
General Arrangement
General Arrangement Plan

Status
S4 For Approval

Date Created 07/07/21
Scale 1:50

Drawn by RG
Sheet @ A1

From file: X:\Documents\0110 - Alterations to Charlestown Academy\05 - WORK IN PROGRESS\03 - BIM Models\CAL19033-C0017-ZZ-XX-DR-A-000005 - Nursery.rvt
Printed on: 18/08/2023 08:33:33



Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

Rev	Description	Date
P04	Planning submission revision	18/08/23
P03	Draft planning issue	18/07/23
P02	Revised as per THC approved floor plan option	31/05/23
P01	First issue	11/05/23



Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. 2110

Drawing No.
CAL19033-C0017-ZZ-XX-DR-A-000007

Revision P04

Indicative 3D View - From South

Status
S4 For Approval

Date Created 12/05/23
Drawn by SG

Scale @ A2
Sheet



Figured dimensions only are to be taken from this drawing.
 All dimensions are to be checked on site before any work is put in hand.
 IF IN DOUBT ASK.

CDM:
 Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

P04	Planning submission revision	18/08/23
P03	Draft planning issue	18/07/23
P02	Revised as per IHC approved floor plan option	31/05/23
P01	First issue	11/05/23

Rev	Description	Date
-----	-------------	------



Lyle House, Fairways Business Park,
 Inverness IV2 6AA

T : 01463 712 288
 W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. 2110

CAL19033-C0017-ZZ-XX-DR-A-000008

Revision P04

Indicative 3D View - From
 Playground

Status
S4 For Approval

Date Created	12/05/23	Drawn by	SG
--------------	----------	----------	----

Scale	@ A2
-------	------

From file : X:\Documents\2110 - Alterations to Charleston Academy\02. WORK IN PROGRESS\2.1 BIM Models\CAL19033-C0017-ZZ-XX-M3A-000002 - Nursery.rvt
 Printed on : 18/08/2023 08:34:05



Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

P04	Planning submission revision	18/08/23
P03	Draft planning issue	18/07/23
P02	Revised as per IHC approved floor plan option	31/05/23
P01	First issue	11/05/23

Rev	Description	Date
-----	-------------	------



Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. 2110

CAL19033-C0017-ZZ-XX-DR-A-000009

Revision P04

Indicative 3D View - Towards
Entrance

Status
S4 For Approval

Date Created 12/05/23 Drawn by SG

Scale Sheet @ A2



Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

P03	Planning submission revision	18/08/23
P02	Draft planning issue	18/07/23
P01	First issue	31/05/23

Rev	Description	Date
-----	-------------	------



Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. 2110

CAL19033- C0017- ZZ- XX- DR- A- 000013

Revision P03

Indicative 3d View - East To Entrance

Status
S4 For Approval

Date Created 05/31/23 Drawn by SG

Scale @ A3 Sheet

From file : X:\Documents\2110 - Alterations to Charleston Academy\02 - WORK IN PROGRESS\2.1 BIM Models\CAL19033-C0017-ZZ-XX-M3-A-000002 - Nursery.rvt
Printed on : 18/08/2023 08:34:19



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

P03	Planning submission revision	18/08/23
P02	Draft planning issue	18/07/23
P01	First issue	31/05/23

Rev	Description	Date
-----	-------------	------



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. **2110**

CAL19033- C0017- ZZ- XX- DR- A- 000014

Revision **P03**

Indicative 3D View - Aerial

Status
S4 For Approval

Date Created **05/31/23** Drawn by **SG**

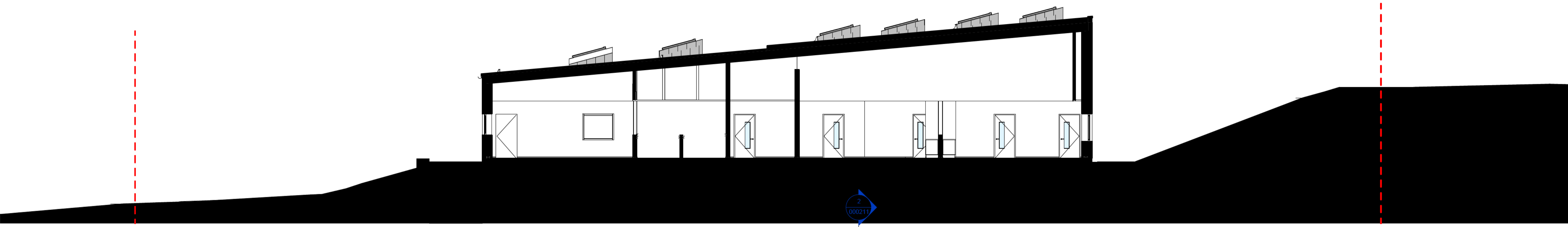
Scale **@ A3** Sheet

From file : X:\Documents\2110 - Alterations to Charleston Academy\02 - WORK IN PROGRESS\2.1 BIM Models\CAL19033-C0017-ZZ-XX-M3-A-000002 - Nursery.rvt
Printed on : 18/08/2023 08:34:25

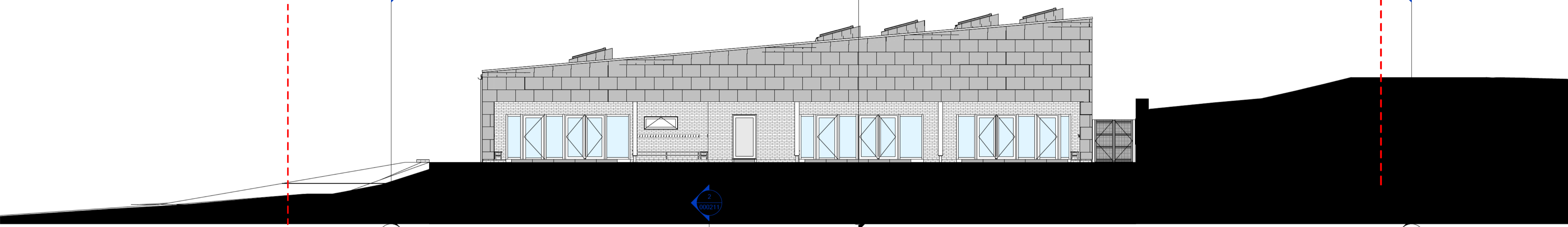
Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Design'

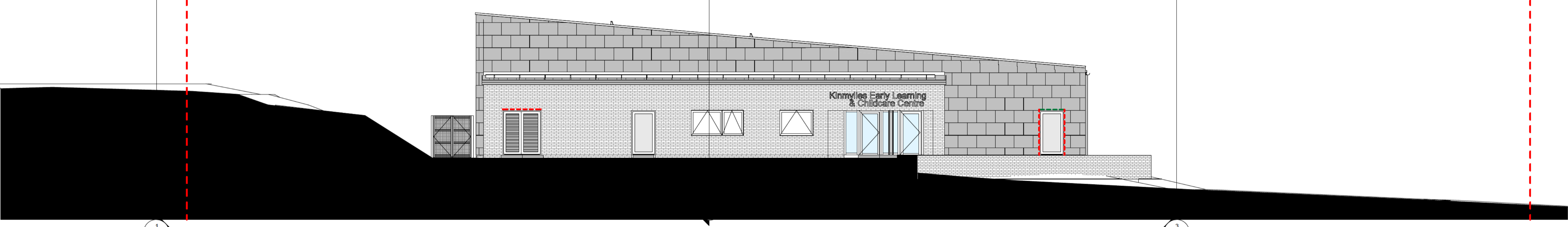
0 2 4 6m
Scale 1:100



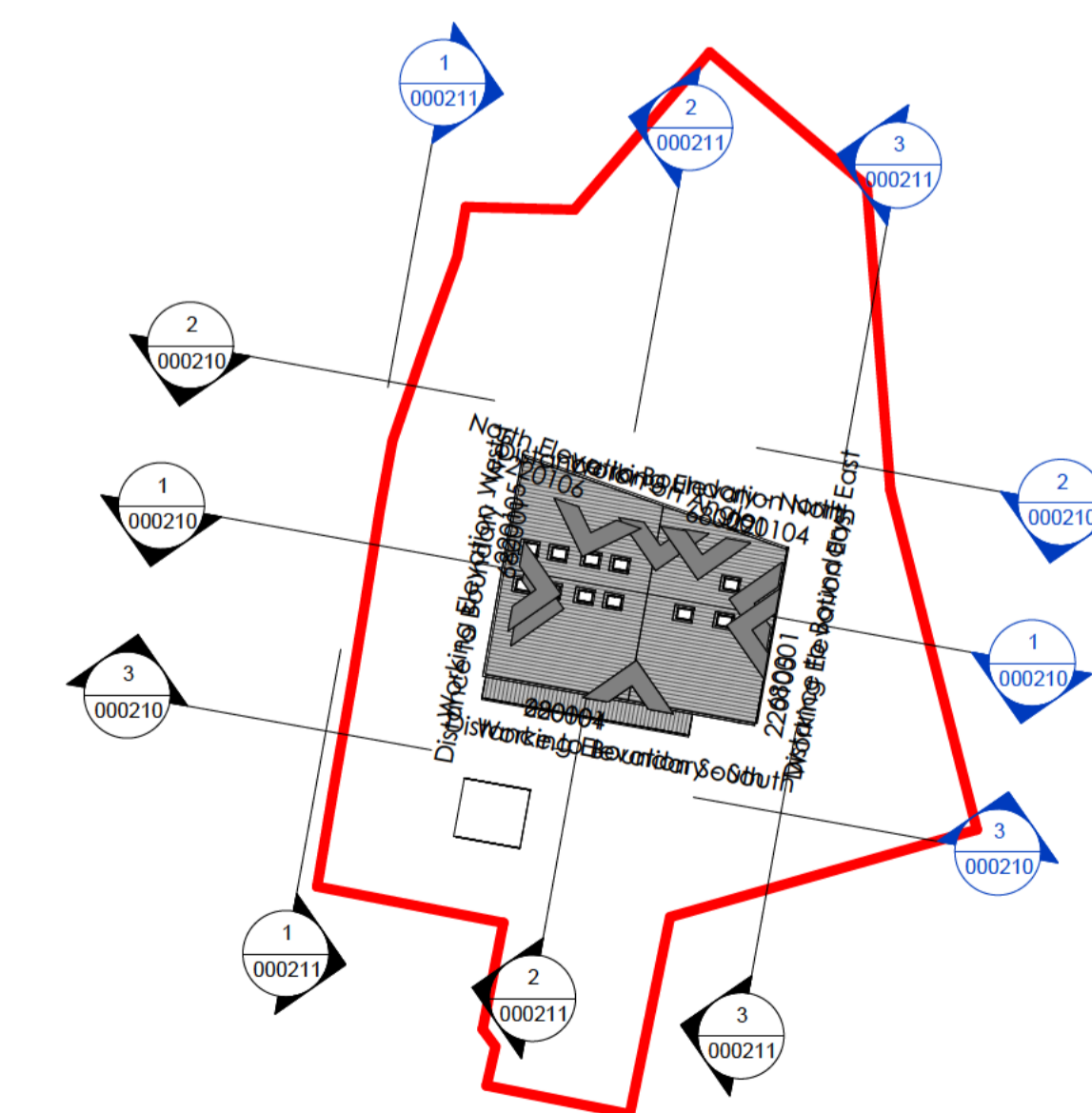
1 Site Section A
Scale - 1 : 100



2 Site Section B
Scale - 1 : 100



3 Site Section C
Scale - 1 : 100



4 Site Sections Key Plan
Scale - 1 : 750

Rev	Description	Date
P03	Planning submission revision	18/08/23
P02	Draft warrant issue	15/06/23
P01	Draft planning issue	15/07/23



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. 2110
CAL19033-C0017-ZZ-XX-DR-A-000210

Revision P03

Site Sections 1

Status
S4 For Approval

Date Created 08/06/23 Drawn by SG

Scale As indicated Sheet @ A1

From file: X:\Documents\0110 - Alterations to Charlestown Academy\05 WORK IN PROGRESS\03 BIM Models\CAL19033-C0017-ZZ-XX-AS-A-000210 - Nursery.rvt
Printed on: 18/08/2023 08:45:59

Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

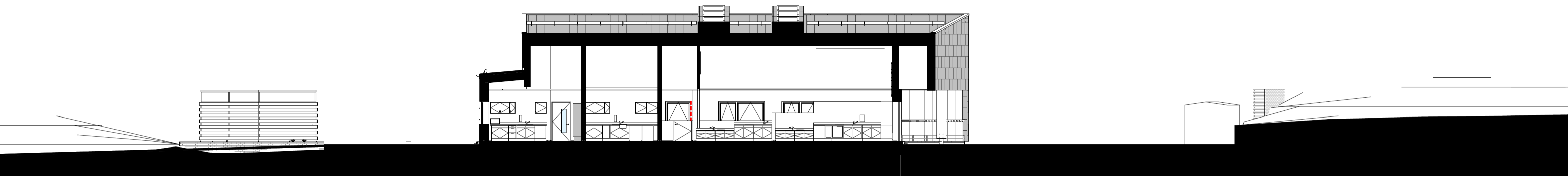
CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Design'.

0 2 4 6m

Scale 1:100

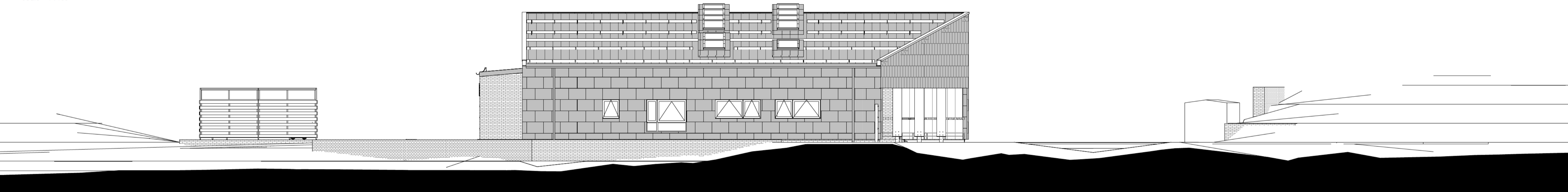
1 Site Section D

Scale - 1 : 100



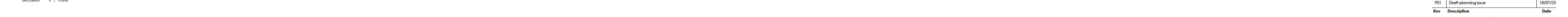
2 Site Section E

Scale - 1 : 100



3 Site Section F

Scale - 1 : 100



Rev	Description	Date
P03	Planning submission revision	18/08/23
P02	Draft warrant issue	15/06/23
P01	Draft planning issue	15/07/23



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01 463 712 288
W : www.colinarmstrong.com



Client
The Highland Council

Project
Kinmylies Nursery

Project No. **2110**

CAL19033-C0017-ZZ-XX-DR-A-000211

Revision **P03**

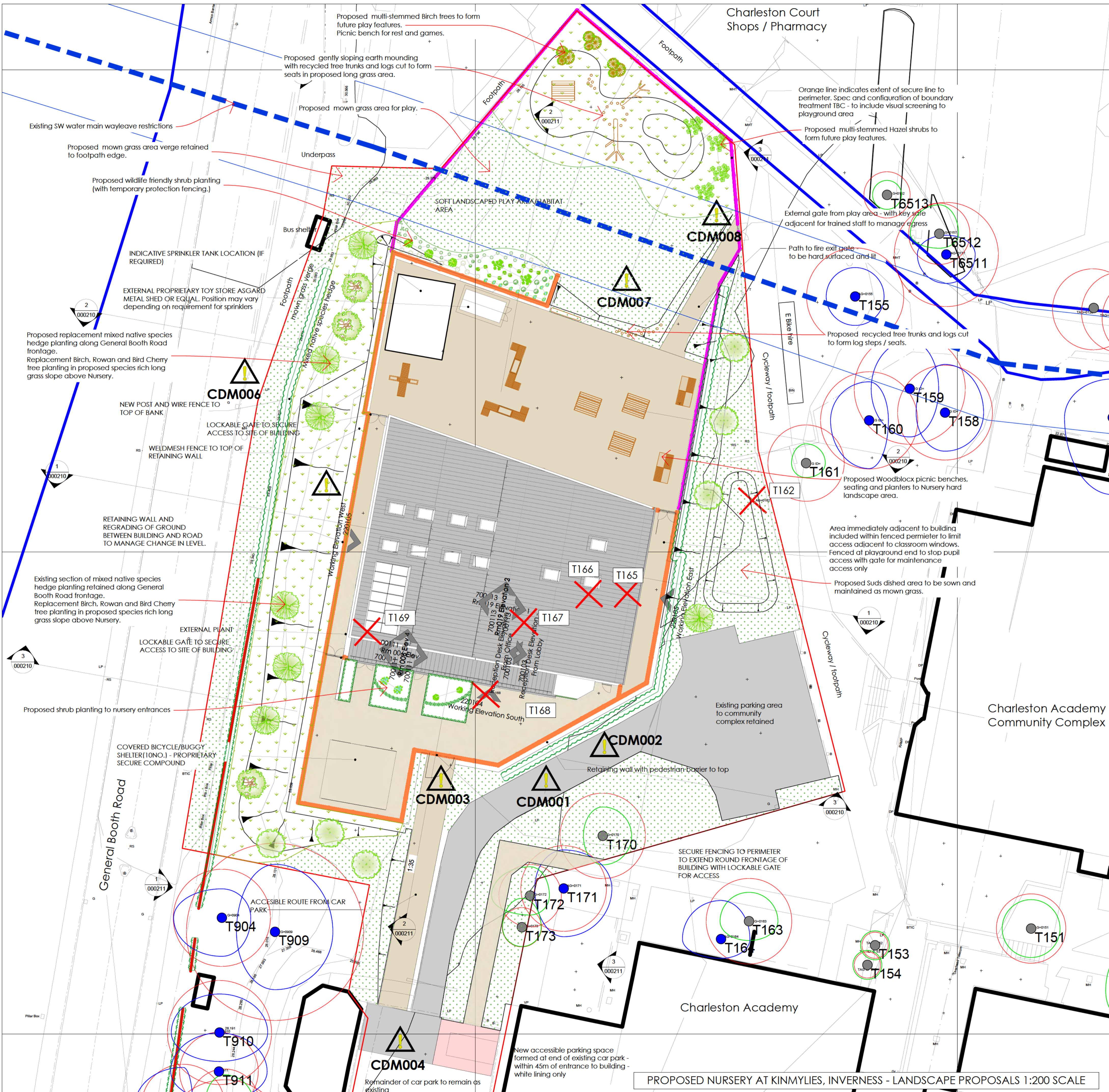
Site Sections 2

Status
S4 For Approval

Date Created **08/06/23** Drawn by **SG**

Scale **1 : 100** Sheet **@ A1**

From file: X:\Documents\0110 - Alterations to Charlestown Academy\02 - WORK IN PROGRESS\03 - BIM Models\CAL19033-C0017-ZZ-XX-AS-A-00002 - Nursery.rvt
 Printed on: 18/08/2023 08:46:23

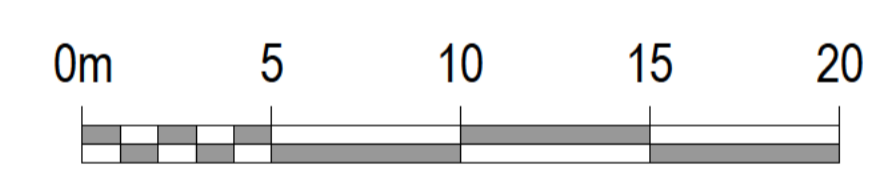


KEY

- EXISTING TREES.**
- Existing trees to be retained and protected in accordance with the PALS Tree Protection plans and Tree Survey Report (May 2021.)
 - Existing trees to be felled to accommodate the new Nursery building and drainage works.
- PROPOSED NATIVE SPECIES TREE PLANTING TO FRONT GARDENS, STREETS AND OPEN SPACES.**
- Proposed 3-3.5m tall, selected standard tree planting - Birch, Rowan and Bird Cherry trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed multi-stemmed trees and shrubs to natural play area. Triple stemmed Birch trees, 2-2.5m tall and Bushy Hazel shrubs (80-100cm). (Trees and shrubs to have temporary protection until established.)
- PROPOSED NATIVE SPECIES HEDGING MIXES TO GARDEN BOUNDARIES AND OPEN SPACE BOUNDARIES.**
- Existing mixed native species hedging (Hawthorn/ Dog Rose/ Sloe species) to General Booth Road and open space maintained at 1.2-1.5m high.
 - Proposed Hawthorn / Hornbeam / Sloe / Dog Rose / Honeysuckle mixed species hedging at Nursery boundary fence, maintained at 1.2m (Hedging to be protected with biodegradable spirals with bamboo canes.)
- PROPOSED SHRUB PLANTING TO OPEN SPACES**
- Proposed wildlife friendly shrub planting including native species and species from the RHS 'Plants for Pollinators' list, to open space areas. (Area to be protected with a temporary fence until established.)
- PROPOSED GRASS SEEDING - MOWN GRASS**
- Proposed communal mown grass areas - areas to be topsoiled, cultivated, weed-killed, stone picked and grass seeded.
- PROPOSED OPEN SPACE GRASS / WILDFLOWER SEEDING / BIODIVERSITY ENHANCEMENTS.**
- Proposed species rich long grass areas to be sown with a grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species. Scotia seeds 'MG5 Meadow mix' sown @ 3g/m2.

NOTES
 The landscape proposals have been prepared with reference to the following site plan information:
 CAA: CAL19033-C0017-ZZ-XX-DR-A-000002 P04
 FAIRHURST: CAL19033-C0006-ZZ-XX-DR-C-000200 P02
 PALS: Tree Survey Report, Tree Condition Assessment and Tree Protection Plans, May 2021.

Existing trees: The following trees will require to be felled to accommodate the proposed Nursery and drainage works:
 T 162 Whitebeam (Cat C1) - Drainage
 T 165 Rowan (Cat C1) - Building
 T 166 Rowan (Cat U) - Building
 T 167 Birch (Cat C1) - Building
 T 168 Birch (Cat B1) - Building
 T 169 Birch (Cat B1) - Building



scale bar 1:200

REVISIONS	

KEITH L WOOD LANDSCAPE DESIGN

1, Old Branziet Cottage, Balmore, By Torrance, Glasgow, G64 4AH.
 Tel: 01360 620358 Mob: 07584 054586
 email: keith.l.wood@btopenworld.com
 www.keithwoodlandscapedesign.scot

Project Title:	PROPOSED KINMYLIES NURSERY, INVERNESS, IV3 8ET.
CLIENT:	THE HIGHLAND COUNCIL / MORRISON CONSTRUCTION
DRAWING TITLE:	LANDSCAPE PROPOSALS
PRELIMINARY	
Scale:	1:200 @ A1
Drawn:	k.wood
Checked:	Rev.
Dwg No.:	CAL19033-C0571-ZZ-XX-DR-L-000001
Date:	19.10.23



Rev	Description	Date
P05	Update to graphics	13.06.23
P04	Revised parking arrangement and updated nursery footprint	05.06.23
P03	Revised service road and play park arrangement	02.05.23
P02	Revised building footprint and removed lower car park area.	25.04.23
P01	First Issue	22.08.22

COLIN ARMSTRONG ARCHITECTS

Lytle House, Fairways Business Park,
 Inverness IV2 6AA

T : 01463 712 288
 W : www.colinarmstrong.com

Client
The Highland Council

Project
Charleston Academy

Project No. 2110
 CAL19009-C0017-ZZ-XX-DR-A-000040

Revision P05

Proposed Masterplan

Status
S4 For Approval

Date Created 07/22/22
 Scale 1 : 1000

Drawn by RG
 Sheet @ A1

