

Agenda Item	<b>6.6</b>
Report No	<b>PLS/39/24</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 18 June 2024

**Report Title:** 23/05756/FUL: The Highland Council  
Nairn Academy, Duncan Drive, Nairn

**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Erection of replacement secondary school, car parking, sports pitches; demolition of existing school

**Ward:** 18 – Nairn and Cawdor

**Development category:** Major

**Reason referred to Committee:** Major development

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

### Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

## 1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of a replacement secondary school, provision of car parking, sports pitches and demolition of the existing school, on land adjacent to Nairn Academy, Duncan Drive, Nairn. The new school will cater for students aged 11 to 18 with capacity to accommodate 720 pupils. The proposals include provision of a separate energy centre building within the new school grounds.
- 1.2 The new school will be three storeys in height, on a rectilinear footprint with symmetrical extending wings on the southern elevation creating a courtyard feature. A mixed palette of external materials including aluminium framed windows with powder coated louvre panels; interlocking aluminium cladding panels for the external walls; vertical coloured aluminium shading fins on window reveals; and an aluminium profiled sheet roof.
- 1.3 The current school has a synthetic grass pitch and grass pitch, both of which will be retained. Additional recreational facilities will include a new 60m x 40m synthetic grass pitch and a multi-use games area, along with a 100m running track to increase the current level of provision for the school. Internally, the new school will also feature a games hall, gymnasium, and fitness suite.
- 1.4 Extensive landscaping will enhance the built environment within the new school boundary, with new hedgerows created, meadow planting, amenity grass areas, and trees.
- 1.5 Vehicular access to the site will be via the existing school access from Duncan Drive. Three new pedestrian and cycle access points will be created to provide direct safe links to the school and these will be located along the northern boundary, utilising the existing pedestrian and cycle route.
- 1.6 Surface water will be drained via a SUDS scheme with discharge to soakaways. Water supply and other drainage infrastructure will be provided via connections to the public network.
- 1.7 Pre Application Consultation: The applicant carried out the statutory pre-application consultation by hosting three public events. The first event was held on 15 June 2022 at Nairn Academy and the second event took place on 06 September 2022 at the same location. In addition, two virtual public events took place online on 09 September 2022. The third public consultation event took place on 06 September 2023 in response to a substantial redesign of the project. Further information is contained within the Pre-application Report that accompanies this application.
- 1.8 Supporting Information: The following information relevant to the determination of this application has been submitted:
  - Design and Access Statement;
  - Transport Assessment;
  - Pre-application Consultation Report;
  - Biodiversity Net Gain Assessment;
  - Archaeological Evaluation – Data Structure Report;

- Phase 1 Habitat and Protected Species Surveys;
- Arboricultural Impact Assessment/Method Statement;
- Landscape Management and Maintenance Schedule;
- Traffic Management Plan;
- Flood Risk and Drainage Impact Assessment;
- Site Investigation Report; and
- Environmental Noise Survey Report

1.9 Variations: Minor revisions to site layout and landscaping proposals.

## 2. **SITE DESCRIPTION**

2.1 The site is located on the western side of Nairn. It sits within an established area of housing that was built around the same time as the existing school (1970s – 1980s) which surround the north, east and west boundaries of the site. A core path (NA.04.19 – Nairn Academy safer route to school) runs along the northern boundary of the site. The southeastern boundary of the site runs parallel with the Aberdeen – Inverness railway line.

2.2 The site is split into two main uses. The northeastern part of the site is where the existing school is located. Immediately to the southwest is a 3G sports pitch. The remaining land is a large area of greenspace used as publicly accessible playing fields with a rugby pitch to the southwest.

## 3. **PLANNING HISTORY**

3.1	06.11.2019	19/04167/PREMAJ: Construction of new replacement secondary school within the site of existing secondary school. Subsequent demolition of the existing building and landscaping and external works to provide sports, external social and parking areas	Pre-application Advice Response Issued
3.2	28.06.2022	22/02707/PAN: Demolition of existing Nairn Academy and replacement with new secondary school, playing fields, access, landscaping and associated infrastructure	Proposal of Application Notice Submitted

## 4. **PUBLIC PARTICIPATION**

4.1 Advertised: Schedule 3/Unknown Neighbour

Date Advertised: 19.12.2023

Representation deadline: 02.01.2024

Timeous representations: 2 representations from 2 parties

Late representations: 2 representations from 2 parties

4.2 Material considerations raised are summarised as follows:

- a) Proposal does not comply with Development Plan;
- b) Impact on residential amenity; and
- c) Impact on core path

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

## 5. CONSULTATIONS

5.1 **Nairn West & Suburban Community Council** is concerned that information submitted in support of the application includes references to the public library being relocated to the new school. This should be removed and any decision on relocating the library service should be separate from the determination of the planning application.

5.2 **Transport Planning Team:** No objection. Transport Scotland should be consulted in relation to impacts on the Trunk Road Network. Signalisation of the A96(T) / Duncan Drive junction would provide benefits for vehicle movements out of Duncan Drive and active travel crossings of the A96(T). However, the likely costs in delivering this are expected to be significant when compared to the suggested limited increase in vehicles from the new school over what the existing school generates. There is therefore a question mark over the reasonableness of such substantial works.

A key benefit of signalising the existing junction would be incorporating active travel crossing facilities across the A96(T). An alternative way of delivering that could be to install a new signalised crossing of the A96(T) in that area, suitable to be used by both pedestrians and cyclists. This would need to be located on an existing pedestrian desire line and, if located appropriately with Duncan Drive, could assist with vehicles turning out of that side road when the crossing is activated. Subject to supportive feedback from Transport Scotland as the responsible body for the Trunk Road Network, Transport Planning recommend that such requirements are incorporated into a suitably worded condition on any permission issued.

In relation to the suggestion of providing pedestrian crossing facilities of the A96(T) with the existing signalisation at the Moss-side Road junction, Transport Planning does not see any benefit in that as there does not appear to be any active travel desire lines north of the junction with Moss-Side Road.

A number of additional conditions are recommended to be imposed on any grant of planning permission namely – the provision of road markings and signage on Duncan Drive to restrict waiting opposite the entrance to the school; provision of additional staff and visitor parking within the site; design details for the proposed parental drop-off and pick-up facility; development of a School Travel Plan; a restriction on construction start and finish times to avoid conflict with school start and finish times; and approval and implementation of a Construction Traffic Management Plan before works start on the construction of the new school..

5.3 **Historic Environment Team (Archaeology):** No objection subject to a condition requiring an archaeological Written Scheme of Investigation to be submitted for approval.

- 5.4 **Contaminated Land Team:** No objection subject to a condition requiring an Asbestos Demolition Survey to be submitted before the existing school is demolished.
- 5.5 **Environmental Health:** No objection subject to conditions relating to the reduction of the impact of construction noise at noise sensitive locations; dust suppression scheme; and a Noise Impact Assessment.
- 5.6 **Access Officer:** No objection. Recommend that a strategic vision for active travel is approved and adopted before the new school is completed. Active travel opportunities should be accommodated during construction. Confirmation should be sought on what land and facilities will be openly accessible to the public. This could be addressed in an access management plan.
- 5.7 **Historic Environment Team (Conservation):** No objection.
- 5.8 **Forestry:** Currently reviewing additional information recently submitted. Any matters arising will be addressed at Committee.
- 5.9 **Ecology:** No comments received.
- 5.10 **Flood Risk Management Team:** No objection on flood risk grounds. Recommend a condition is imposed requiring the final drainage design be submitted for review. This must include an updated Drainage Impact Assessment demonstrating that the final design is in accordance with the proposed drainage strategy. It is recommended that the SUDS system is fitted with a high-level overflow to manage excess volumes in the event of design exceedance or poor operation of the infiltration media. It is noted that the finished floor levels of the buildings are to be set 150mm above surrounding ground levels to protect against any residual risk of surface water flooding. This will need to be clearly shown on the final site layout drawings.
- 5.11 **Development Plans Team:** The proposal is in overall conformity with the development plan. Development Plans suggest it would be useful to have additional information on the future use of the existing school site; net impact on sports pitch provision; net change in the school's active travel connectivity; public use of school facilities; and net biodiversity enhancement, the latter of which has not been adequately demonstrated.
- 5.12 **Nairn Access Panel:** No objection. Nairn Access Panel has made a number of recommendations in connection with the proposal, some of which are included in the submitted plans. They have provided detailed comment on three key areas – approach to the development and entrance points; internal environment; and sanitary facilities.
- 5.13 **Sportscotland:** Points of clarification have been raised with the applicant and their response passed back to Sportscotland for consideration. The final consultation response is expected in time to be addressed at Committee.
- 5.14 **Network Rail:** No objection in principle. A number of matters have been highlighted for the applicant to consider and, where necessary, for advisory notes

to be added to any subsequent grant of planning permission covering landscaping, and health and safety considerations.

- 5.15 **Transport Scotland:** No objection. Recommended that conditions are imposed on any grant of planning permission requiring a signalised pedestrian crossing of the A96(T), with the location and design details to be agreed. Crossing to be in place prior to occupation of any part of the development. In addition, prior to commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted and approved by the Planning Authority after consultation with Transport Scotland.

## **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.

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

### **6.3 National Planning Framework 4**

- 1 – Tackling the climate and nature crises
- 2 – Climate mitigation and adaptation
- 3 – Biodiversity
- 12 – Zero waste
- 13 – Sustainable Transport
- 14 – Design quality and place
- 18 – Infrastructure first
- 19 – Heat and cooling
- 21 – Play, recreation and sport
- 22 – Flood risk and water management
- 23 – Health and safety

### **6.4 Highland Wide Local Development Plan 2012**

- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 34 – Settlement Development Areas
- 56 – Travel
- 57 – Natural, Built & Cultural Heritage
- 61 – Landscape
- 64 – Flood Risk
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage
- 76 – Playing Fields and Sports Pitches

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

No specific policies apply

### **6.6 Inner Moray Firth 2 Proposed Local Development Plan 2023**

- 1 – Low Carbon Development

- 2 – Nature Protection, Restoration and Enhancement
- 3 – Water and Waste Water Infrastructure Impacts in the Nairn and Inverness Areas
- 4 – Greenspace
- 8 – Place Making
- 9 – Delivering Development and Infrastructure
- 14 – Transport

## 6.7 Highland Council Supplementary Planning Policy Guidance

- 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)

## 7. OTHER MATERIAL POLICY CONSIDERATIONS

- 7.1
  - PAN 65 – Planning and Open Space (Scottish Government, May 2008)
  - The Highland Council: Biodiversity Planning Guidance (May 2024)

## 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, layout and design;
  - c) Biodiversity and cultural heritage impacts; and
  - d) Any other material considerations

### Development plan/other planning policy

- 8.4 The proposed development lies within the Settlement Development Area of Nairn and is identified as 'grey land' meaning it is not designated for, or protected from, development. However, the greenspace area adjacent to the existing school is afforded protection through both Policy 21 of NPF4 and Policy 76 of the HwLDP.
- 8.5 Development Plan policy is supportive of proposals to develop playing fields providing development only involves a minor part of the playing field which would not affect its use, or where the proposed development would result in additional

improvements. In this case, the proposal would deliver improvements including the provision of a new 3G sports pitch and a 100m running track within the new school grounds. Furthermore, demolition of the existing school will provide an opportunity for the provision of additional sports facilities. In principle, the development complies with the Development Plan.

- 8.6 Subject to the development having no adverse impact in terms of siting and design, including any demonstrable impact on residential amenity; and no adverse impacts in relation to biodiversity and cultural heritage interests, the proposal would comply with the Development Plan.

### **Siting, layout and design**

- 8.7 The new school will be located centrally within the new development boundary area, safeguarding the existing pitch adjoining the school grounds and enabling the playing field area on the north boundary to be upgraded to a 3G pitch as well as enabling provision of the 100m running track. This has been aided by developing the building over three floors, resulting in a significantly smaller footprint in comparison with the existing school.
- 8.8 It is acknowledged, with reference to the consultation response from Environmental Health, that community use of the sports facilities, in close proximity to residential properties, could impact on residential amenity. Whilst Environmental Health has not objected to the application, it has recommended a number of conditions be imposed on any grant of planning permission, one of which will require an assessment of this potential noise source.
- 8.9 The main entrance is on the east side of the building, linking with the main pedestrian and vehicular access from Duncan Drive. This location affords shelter from the prevailing southwest winds. The main service entrance is on the west elevation, with service vehicles directed away from the main entrance.
- 8.10 Drop off points are located on the eastern side of the development area, with the bus drop off to the north of the vehicular access road and the car drop off area to the south.
- 8.11 The courtyard for the school building faces towards the south to maximise natural daylight whilst also providing a degree of shelter. It provides an appropriate integration with external spaces, including landscaped areas.
- 8.12 In terms of the school building design, the supporting Design and Access Statement indicates that the design has been influenced by classical buildings with vertically regularly spaced vertical windows using classical proportions but utilising modern building materials. The result is a contemporary fit-for-purpose building that maximises the constraints the site presents in terms of available space.
- 8.13 On the east and west elevations coloured aluminium shading fins run up the south reveal of the windows, which, as well as protecting the building from glare and overheating, create the opportunity to provide elevations that alter in shade and tone as users move around the building. On the south wings, the shading fins are on three sides of the windows to offer better protection from overheating. The fins



are not required on the north elevation. The effect of this is that this secondary façade is more restrained than the primary façade.

- 8.14 Internally, the building features a central atrium where natural light can penetrate through the building via a long rooflight. The ground floor is designed to accommodate most of the publicly accessible spaces within the building. The main sporting facilities, dining and reception areas are accessible to the community on this level.

### **Biodiversity and cultural heritage impacts**

- 8.15 The applicant has provided a Biodiversity Net Gain Assessment based on the landscaping designs. Whilst overall, this indicates a net biodiversity loss, scenarios are presented that with revisions to the landscaping scheme can easily be accommodated within the development site to ensure a minimum 10% net biodiversity gain. Members will wish to note that this is a matter that can be secured by condition in the event that planning permission is granted.
- 8.16 In terms of cultural heritage, specifically archaeology, an evaluation carried out across part of the site in 2022 show that prehistoric and other features survive as buried deposits below the current surface. The potential for further similar remains to survive across the site is moderate to high. Consequently, a condition is recommended to require further archaeological works in the event that planning permission is granted.

### **Other material considerations**

- 8.17 There are no other material considerations considered relevant to the determination of this application.

### **Non-material considerations**

- 8.18 Members will wish to note that several objectors and the Nairn West & Suburban Community Council as a statutory consultee, have raised concerns about the prospect of Nairn Library, located on the High Street in Nairn, being relocated to the new school. Whilst this has been referenced in the supporting information accompanying the application, it is not a material planning consideration relevant to its determination. The provision of public library services within schools is not a use that falls under planning control.
- 8.19 Notwithstanding the above, Members will wish to note that in response, the applicant has stated that: "No decision has been made to move the public library at this time."

### **Matters to be secured by Section 75 Agreement**

- 8.20 None.

## **9. CONCLUSION**

- 9.1 Planning permission is sought for the erection of a replacement secondary school, provision of car parking, sports pitches; and demolition of the existing school, on

land adjacent to Nairn Academy, Duncan Drive, Nairn. The new school will cater for students aged 11 to 18 with capacity to accommodate 720 pupils. The proposals include provision of a separate energy centre building within the new school grounds.

- 9.2 The proposed development is considered to present a significant and welcome opportunity to replace the existing school with a modern, fit-for-purpose building as well as providing an opportunity to enhance existing sport and recreational facilities that will benefit school students as well as the wider community.
- 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 decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N  
Obligation

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. No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI) has been

submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied or brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

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

3. No development shall commence until the following details have been submitted to, and approved in writing by, the Planning Authority:

- (i) Details of how the best practicable measures will be implemented to reduce the impact of construction noise at noise sensitive locations. If the proposal is to work out-with the recommended hours of 8am to 7pm Monday to Friday and 8am to 1pm on Saturdays a detailed construction noise assessment will require to be undertaken. If not, it is assumed these working hours will be adopted;
- (ii) Details of the proposed scheme for the suppression of dust during construction;
- (iii) A Noise Impact Assessment carried out by a suitably qualified and competent person in accordance with BS 4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound. The assessment should demonstrate that noise arising from plant and building services does not exceed a rating level of 30dB(A) at any noise sensitive receptor. Monitoring locations must be agreed beforehand with the Council's Environmental health Officer;
- (iv) A Noise Impact Assessment carried out by a suitably qualified and competent person which assesses the likely impact of noise on neighbouring houses, arising from the community use of the sports pitches. In undertaking the assessment, the applicant's attention is drawn to the guidance published by Sport England entitled Artificial Grass Pitch (AGP) Acoustics – Planning Implications.

The assessment should include but is not limited to the following: -

A description of the proposed development in terms of noise sources and the proposed locations and operating times of the same;

A detailed plan showing the location of noise sources, noise sensitive premises and survey measurement locations.\*;

A description of any noise mitigation methods that will be employed. The effect of mitigation methods on the predicted levels should be reported where appropriate;

A survey of current ambient (LAeq) and background (LA90) noise levels at appropriate locations neighbouring the proposed site;

A prediction of noise levels resultant at neighbouring noise sensitive premises, for the operational phase of the proposed development. The raw data and equations used in the calculations should be made available on request; and

An assessment of the predicted noise levels in comparison with relevant standards.\*

\*Relevant standards and monitoring locations must be agreed beforehand with the Council's Environmental Health Officer.

Thereafter, the development shall progress in accordance with the approved submissions 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 order to safeguard the amenity of neighbouring properties and occupants.

4. No development shall commence until a revised Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority, in consultation with Transport Scotland.

Additionally, the CTMP shall specify measures to ensure that there are no construction access needs required during school drop-off and pick-up times, whilst also being cognisant of any events held at the existing school outside of normal school hours and avoiding conflicts with such events.

Thereafter, all construction traffic associated with the development shall conform to the requirements of the approved CTMP.

**Reason:** To mitigate the adverse impact of construction traffic on the safe and efficient operation of the trunk road network and Duncan Drive, and the safe operation of the existing school and related facilities.

5. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

**Reason:** In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter

6. No development associated with the construction of the surface water drainage infrastructure shall be carried out until final design details have been submitted to, and approved in writing by, the Planning Authority. This shall include submission of a revised Drainage Impact Assessment. The final design details shall include provision for a high-level overflow for the SUDS system to manage excess volumes in the event of design exceedance or poor operation of the infiltration media.

The finished floor levels of the development shall be set 150mm above surrounding ground levels to protect against any residual risk of surface water flooding and will require to be shown on the final design details.

**Reason:** to ensure that the final drainage design is in accordance with the drainage strategy set out in the revised Drainage Impact Assessment, in the interests of environmental protection.

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

**Reason:** In order to enable the Planning Authority to consider these matters in detail prior to the commencement of development; in the interests of amenity.

8. Within six months of the commencement of development a School Travel Plan shall be submitted to the Planning Authority for approval. The School Travel Plan shall set out as a minimum the following:

- (i) The hierarchy of responsibility and decision-making processes for the operation of the Travel Plan;
- (ii) The monitoring regimes that will be undertaken by the school to identify issues with transport to and from the school, including implications of such transport needs on the safe operation of roads in the area, particularly Duncan Drive;
- (iii) The measures and processes that the school will implement to deal with any transport-related issues identified;
- (iv) The tests and measures that the school will use to determine the effectiveness of measures implemented; and
- (v) The decision-making processes for determining what changes are required to the Travel Plan and how those changes will be implemented.

In addition, the School Travel Plan shall include details providing a strategic vision for active travel improvements to and from the new school and provide information on Public Access Management, stipulating what land and facilities will be openly accessible to the public.

Following approval, the School Travel Plan shall be implemented in accordance

with the approved details from first occupation of the new school.

**Reason:** To ensure that adequate measures are implemented to ensure safe travel to and from the school for all users.

9. Within six months of the commencement of development full details of vehicle waiting restrictions, with the required supporting signage and road markings to be implemented on Duncan Drive, shall be submitted to, and approved in writing by, the Planning Authority. Following approval, the required road markings and signage shall be carried out in accordance with the approved details and completed prior to first occupation of the new school.

**Reason:** In the interests of road safety to ensure that access to the new school is managed safely.

10. Within six months of the commencement of development a plan showing the level of car parking increased to at least 74 spaces for staff, plus an additional provision for visitors arriving by car, shall be submitted for the approval of the Planning Authority. Following approval, the car parking shall be constructed and available for use prior to first occupation of the new school.

**Reason:** The parking provision shown on the submitted plans is below the standard expected to serve this development and additional spaces are necessary to avoid parking overspill outwith the site.

11. Within six months of the commencement of development full design details of the proposed car drop-off and pick up area shall be submitted to the Planning Authority for approval. Following approval, the drop-off area shall be constructed in accordance with the approved details and available for use prior to first occupation of the new school.

**Reason:** The details submitted with the application suggest that reversing manoeuvres are likely to be required which are not always safe or possible in an area that will be busy during drop-off and pick-up times which would be detrimental to road and pedestrian safety.

12. Notwithstanding the details shown on the approved landscaping plans, within six months of the commencement of development, full details demonstrating that the development will provide a net biodiversity enhancement of at least 10% shall be submitted to, and approved in writing by, the Planning Authority. Following approval, the approved revised landscaping scheme shall be implemented and completed within the first planting season following completion of development of the new school.

**Reason:** The Biodiversity Net Gain Assessment Technical Report by Balfour Beatty dated 21 May 2024 identified a net biodiversity loss arising from the development but presented scenarios to address this. Full details require to be approved and delivered in order to comply with Policy 3 of National Planning Framework 4 and the Council's supplementary guidance.

13. Prior to occupation of any part of the proposed development hereby permitted, a signal-controlled pedestrian crossing of the A96(T) shall be constructed and become operational at a location to be agreed, and in accordance with a design to be agreed, with the Planning Authority, in conjunction with Transport Scotland. The pedestrian crossing will require to be suitable for use by pedestrians and cyclists.

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

14. Asbestos containing materials are present within the fabric of the building to be demolished. Prior to demolition, an Asbestos Demolition Survey shall be submitted for the written approval of the Planning Authority. No demolition works shall be carried out until the Asbestos Demolition Survey has been approved in writing by the Planning Authority.

**Reason:** To ensure that the presence of asbestos within the building is surveyed and appropriate mitigation measures put in place, in the interests of human health and environmental protection.

### **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.

#### **Network Rail**

The proximity and type of planting proposed are important when considering a landscaping scheme. Leaf fall in particular can greatly impact upon the reliability

of the railway in certain seasons. Network Rail can provide details of planting recommendations for neighbours.

Where trees/shrubs are to be planted adjacent to the railway boundary these should be positioned at a minimum distance from the boundary which is greater than their predicted mature height. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary.

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Asset Protection Engineer before development can commence.

All construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

- Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The developer must contact our Asset Protection Engineers regarding the above matters, see contact details below: Network Rail Asset Protection Engineer 151 St. Vincent Street, GLASGOW, G2 5NW

E-mail: [AssetProtectionScotland@networkrail.co.uk](mailto:AssetProtectionScotland@networkrail.co.uk)

Please use this link [Asset Protection and Optimisation - Network Rail](#) to access further information regarding working on or near the railway on Network Rail's website.

### **Transport Scotland**

The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland Roads Directorate. Where any works are required on the trunk road, contact details are provided on Transport Scotland's response to the planning authority which is available on the Council's planning portal.

Trunk Road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk Road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.



The road works which are required due to the above Conditions will require a Road Safety Audit as specified by the Design Manual for Roads and Bridges.

Any trunk road works will necessitate a Minute of Agreement with the Trunk Roads Authority prior to commencement.

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

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

### **Construction Hours and Noise-Generating Activities**

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

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

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

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

You are advised that work on site must stop immediately, and 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: John Kelly

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

Relevant Plans:

- Plan 1 – Location Plan
- Plan 2 – Proposed Site Layout Plan
- Plan 3 – Landscaping Plan 1
- Plan 4 – Landscaping Plan 2
- Plan 5 – Elevations – North & South
- Plan 6 – Elevations – East & West
- Plan 7 – Courtyard Elevations
- Plan 8 – Ground Floor Plan
- Plan 9 – First Floor Plan
- Plan 10 – Second Floor Plan
- Plan 11 – Third Floor Plan
- Plan 12 – Roof Plan
- Plan 13 – Section Plan 01
- Plan 14 – Section Plan 02 & 03
- Plan 15 – Section Plan 04
- Plan 16 – Section Plan – Bay Detail
- Plan 17 – Site Section 1 & 2
- Plan 18 – Elevations – Energy Centre
- Plan 19 – Site Boundaries Layout
- Plan 20 – Soft landscape Layout
- Plan 21 – Tree Planting Plan
- Plan 22 – Tree Works

**DRAWING INFORMATION**

**NOTE**

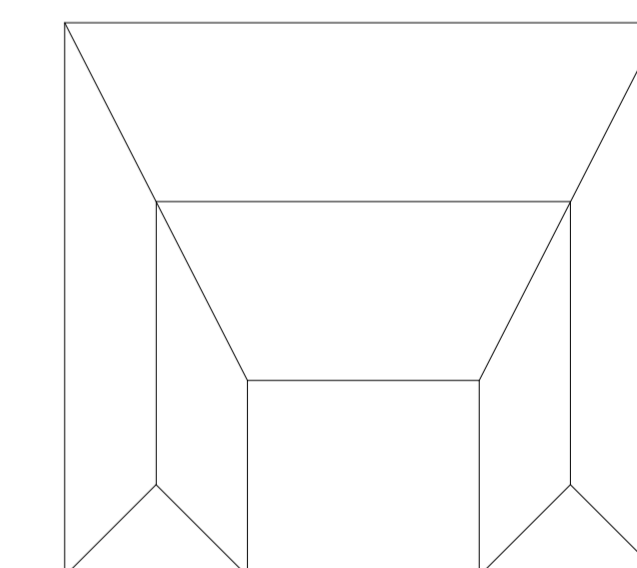
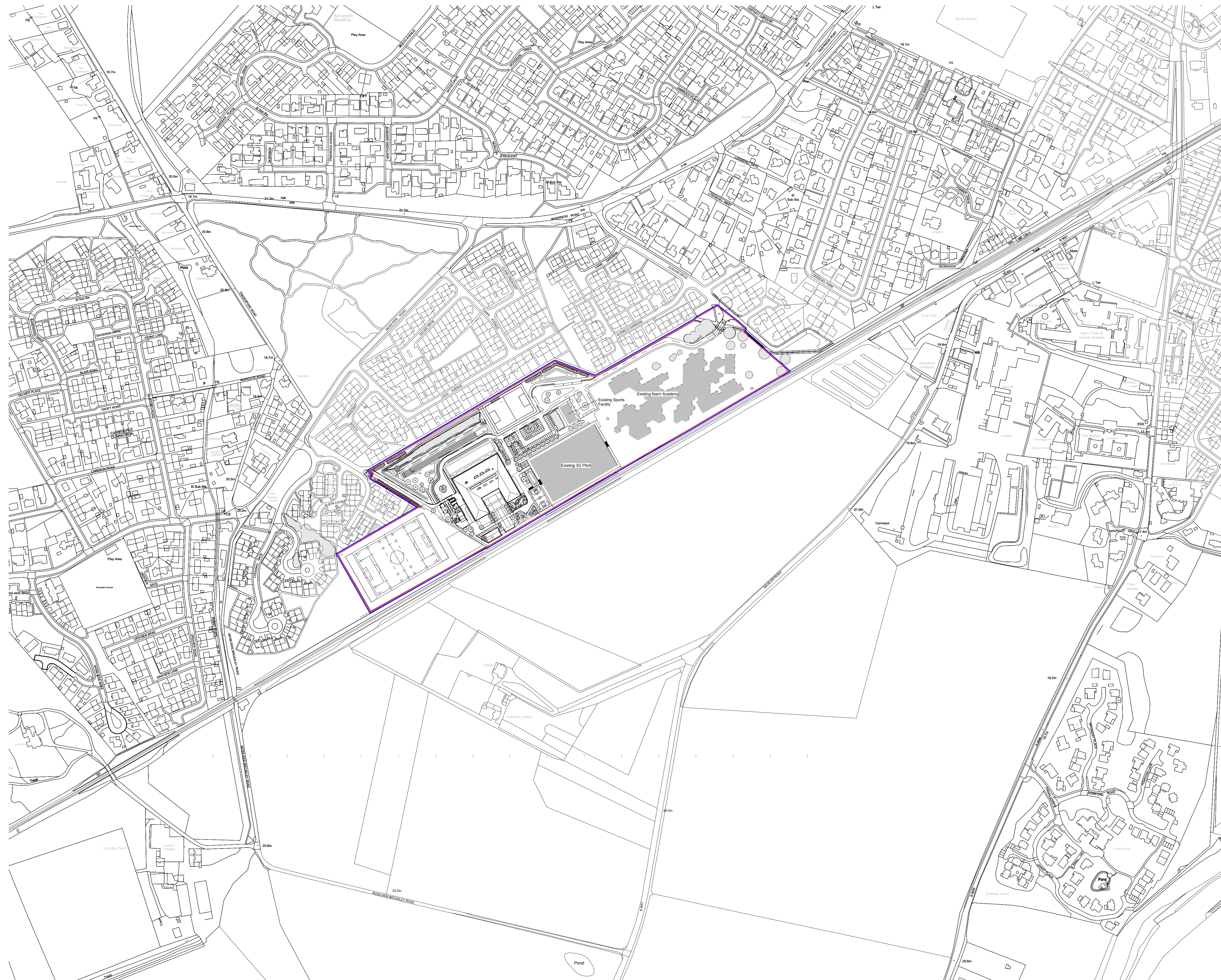
All dimensions should be checked on site.  
Do not scale off this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	General Updates - Following THC Comments	07/12/2023

— Site Boundary - 8.6 Hectares

— Land Owned by Applicant



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

**Naim Academy**

PLANNING

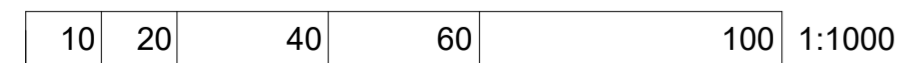
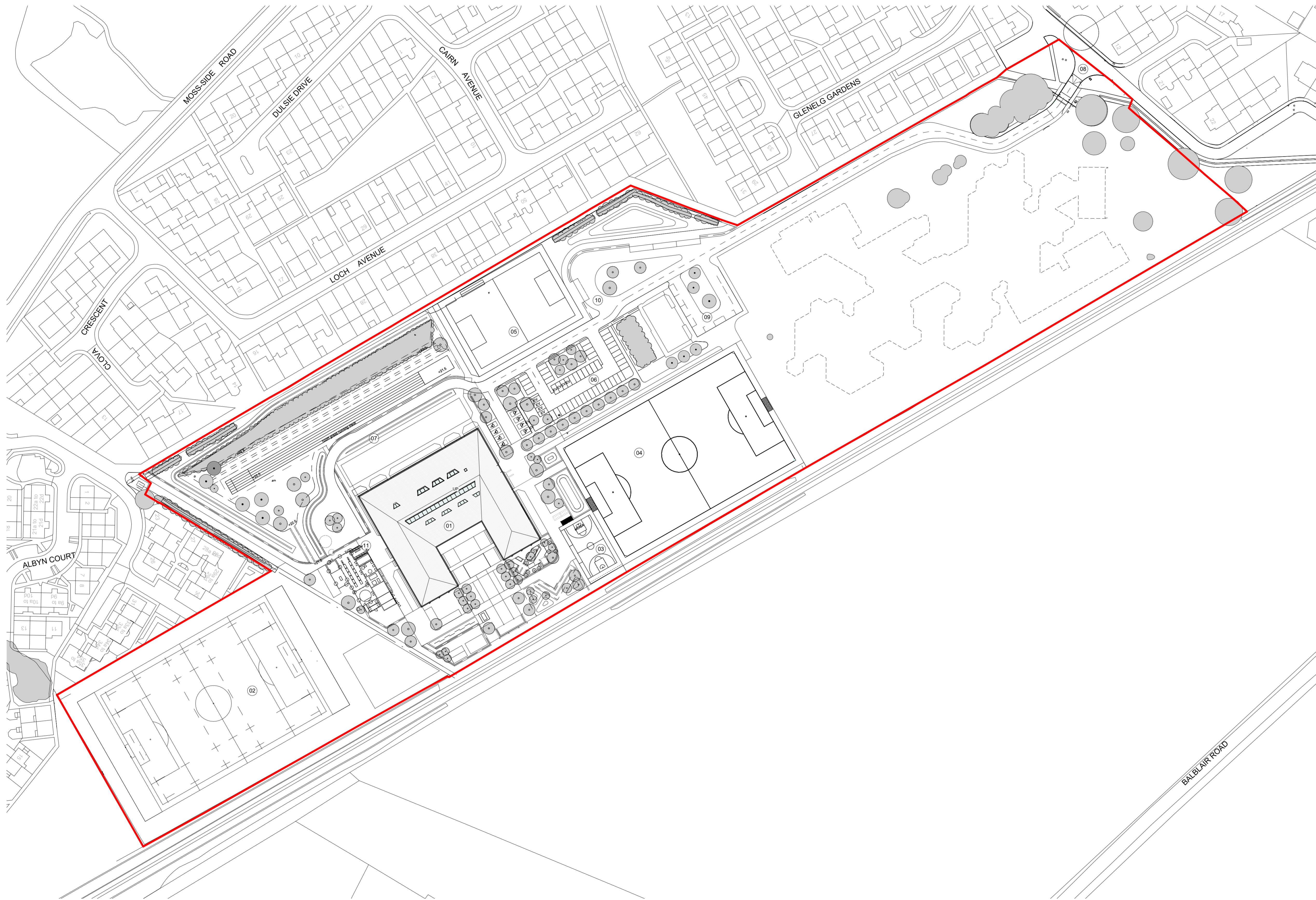
LOCATION PLAN - PROPOSAL

**CAL20019-C0563-ZE-XX-DR-A-080001**

Rev: **P03** Scale: 1 : 2500 Date: A1 30/10/2023 Job No: 4651

8 Darnaway Street  
Edinburgh EH3 6BG  
Tel : 0131 225 8444  
www.reiachandhall.co.uk

20 40 60 100 200 250 1:2500



## DRAWING INFORMATION

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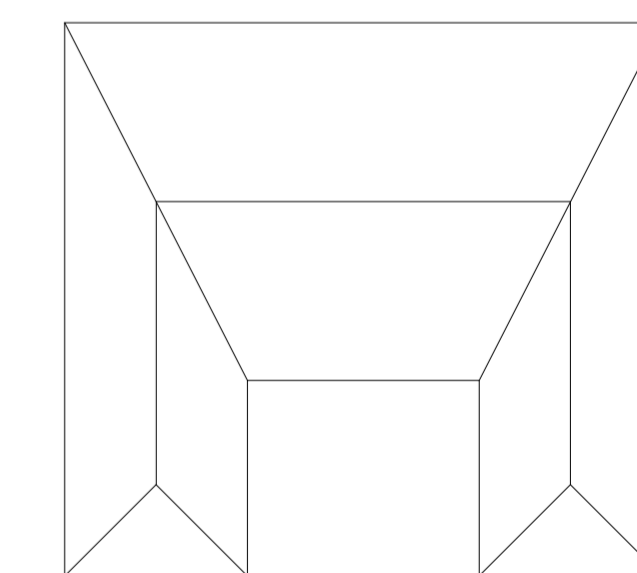
All dimensions should be checked on site.  
Do not scale off this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

### Revision

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Legend Amended	07/12/2023

- Site Boundary
- 01 Proposed New School Building
- 02 Existing Pitch
- 03 Proposed Muga
- 04 Existing 3G Pitch
- 05 Proposed 3G Pitch
- 06 Proposed Carpark (No. of Spaces = 61)
- 07 Proposed Seasonal 80m Sprint Track
- 08 Existing Site Entrance
- 09 Proposed Pupil Drop Off
- 10 Proposed Bus Drop Off
- 11 Bin Store

For landscape info (e.g. surface finishes) refer to Rankin Fraser drawings.



## S4 - STAGE APPROVAL

Reiach and Hall Architects

Nairn Academy

PLANNING

SITE PLAN - PROPOSAL

**CAL20019-C0563-ZE-XX-DR-A-080002**

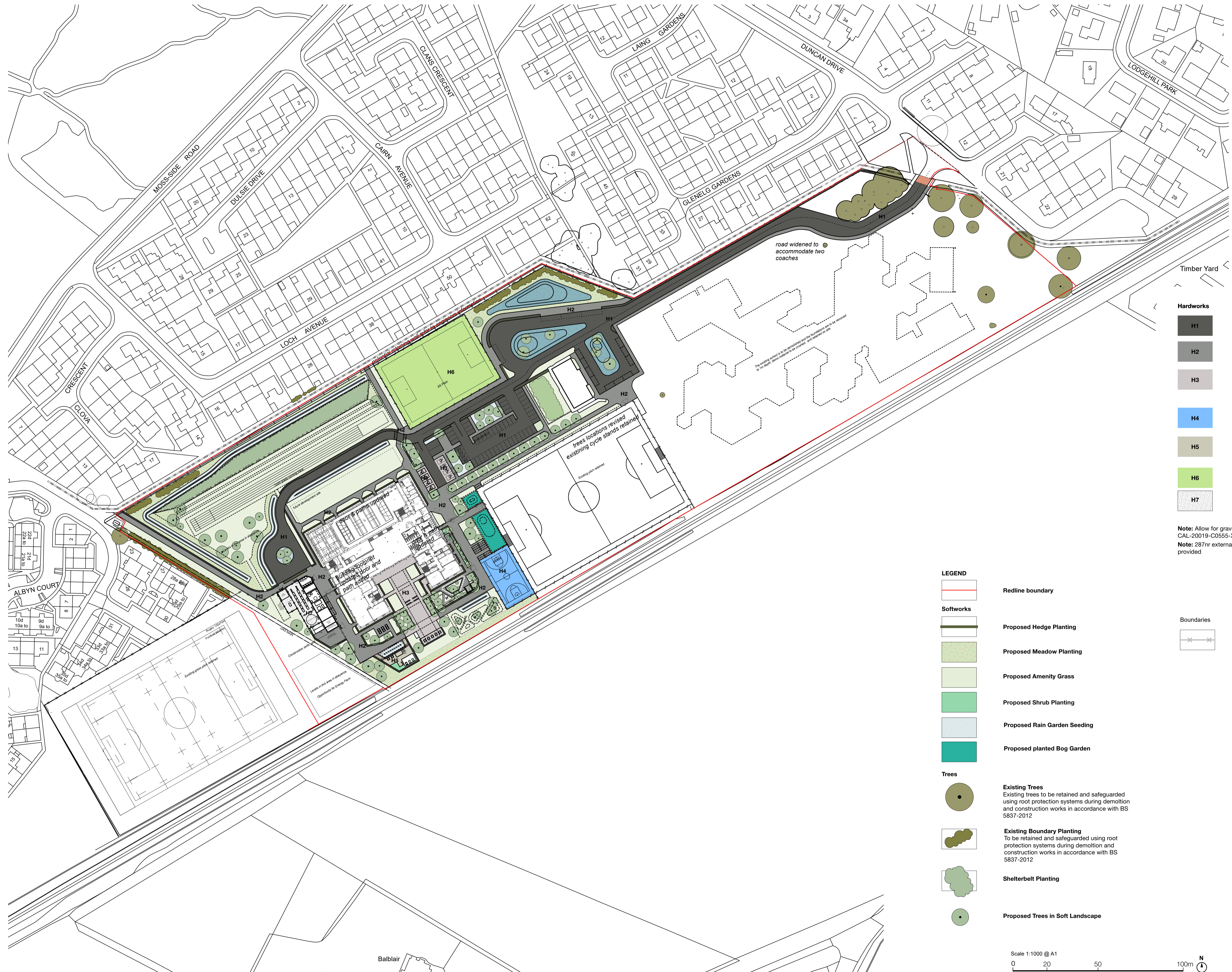
Rev:	Scale:	Date:	Job No:
<b>P03</b>	1 : 1000	A1 30/10/2023	4651

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Edinburgh EH3 6BG

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



- Hardworks**
- H1** **Asphalt Vehicular**  
Vehicular make-up to engineers' specification
  - H2** **Asphalt Pedestrian**  
SMA AC 6, pedestrian make-up to engineers' specification
  - H3** **Block Paving: Key Spaces**  
100 x 200 x 80mm keyblock (or equal), colour natural & charcoal, herringbone pattern. Laid on vehicular make-up to engineers' specification.
  - H4** **Games Surface**,  
colour mid blue (tbc), pedestrian make-up, to engineers' specification.
  - H5** **Self-binding gravel**  
Silver CED Stone or equal.  
Laid over pedestrian make-up
  - H6** **3G pitch**  
design by specialist
  - H7** **Loose Gravel in Energy Centre**  
20mm Silver grey granite chips, 100mm depth  
Laid over permeable heavy duty geotextile

**Note:** Allow for gravel band around building edge refer to, CAL-20019-C0555-XX-XX-DR-L-0403  
**Note:** 287nr external seating provided and 90nr covered external seating provided

**LEGEND**

- Redline boundary**
- Softworks**
- Proposed Hedge Planting**
- Proposed Meadow Planting**
- Proposed Amenity Grass**
- Proposed Shrub Planting**
- Proposed Rain Garden Seeding**
- Proposed planted Bog Garden**
- Trees**
- Existing Trees**  
Existing trees to be retained and safeguarded using root protection systems during demolition and construction works in accordance with BS 5837:2012
- Existing Boundary Planting**  
To be retained and safeguarded using root protection systems during demolition and construction works in accordance with BS 5837:2012
- Shelterbelt Planting**
- Proposed Trees in Soft Landscape**
- Boundaries**
- Proposed Boundary Fence**  
refer to CAL20019-C0555-XX-XX-DR-L-0102

P021 16/05/24 Drawing issued for planning  
 rev date revision notes

**rankinfraser**  
 landscape architecture

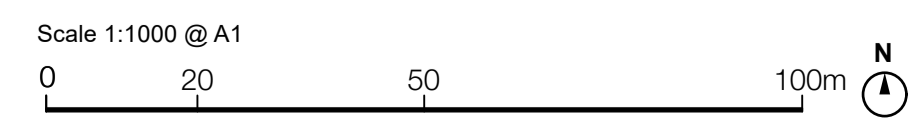
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**client** NAIRN ACADEMY  
**client** The Highland Council

**drawing title** Site Plan  
**drawing nr** CAL20019-C0555-XX-XX-DR-L-0100

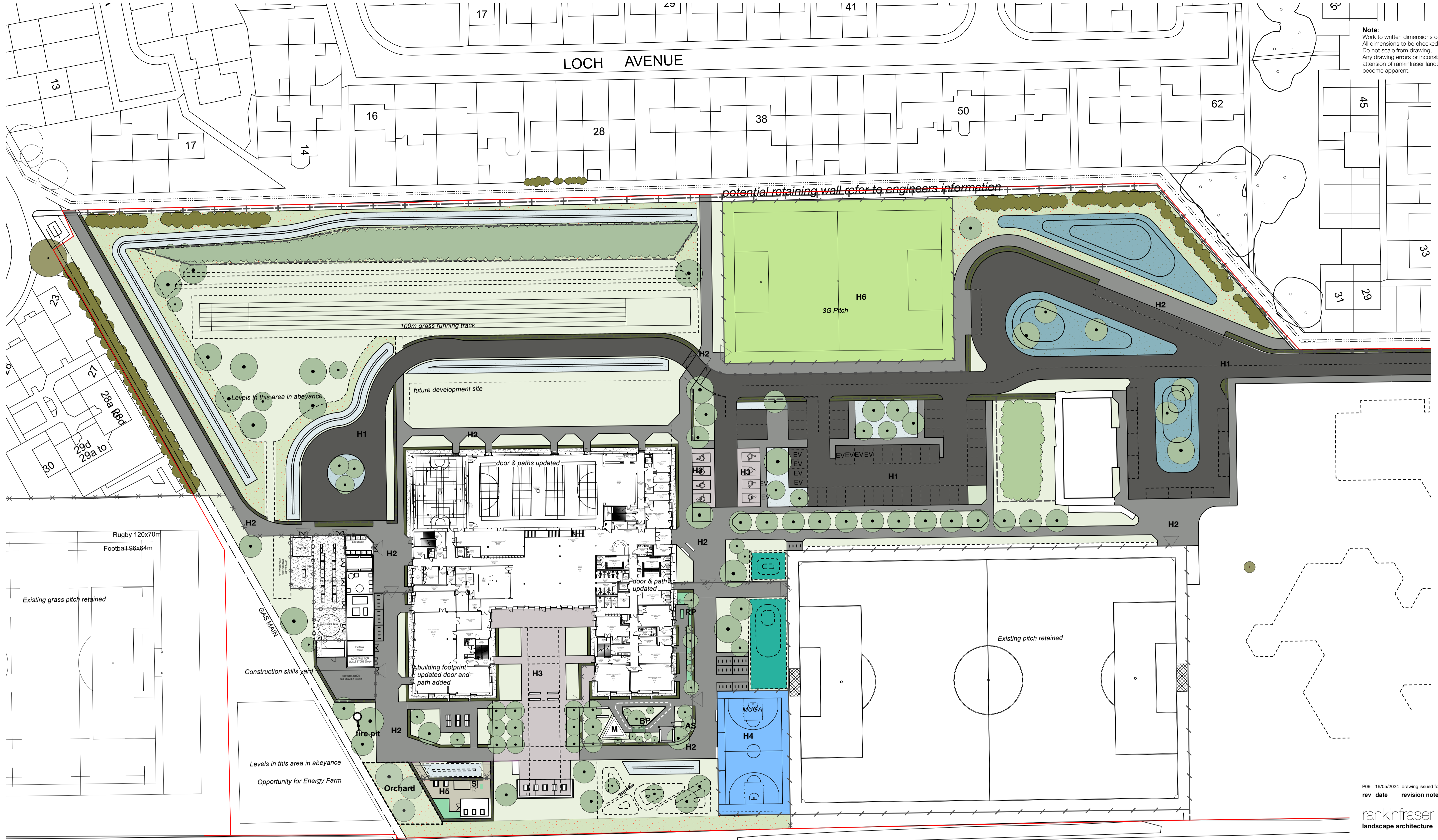
date	rev	scale	suitability code
16/05/24	P021	1:1000	S4

**issue**  
 information  
 billing  
 tender  
 construction  
 final construction

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



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



**LEGEND**

	Redline boundary
	Softworks
	Proposed Hedge Planting
	Proposed Meadow Planting
	Proposed Amenity Grass
	Proposed Shrub Planting
	Proposed Rain Garden Seeding
	Proposed planted Bog Garden

**Trees**

	<b>Existing Trees</b> Existing trees to be retained and safeguarded using root protection systems during demolition and construction works in accordance with BS 5837-2012
	<b>Existing Boundary Planting</b> To be retained and safeguarded using root protection systems during demolition and construction works in accordance with BS 5837-2012
	<b>Shelterbelt Planting</b>
	<b>Proposed Trees in Soft Landscape</b>
	<b>Proposed Boundary Fence</b> refer to CAL20019-C0555-XX-XX-DR-L-0102

**Hardworks**

	<b>H1</b> <b>Asphalt Vehicular</b> Vehicular make-up to engineers' specification
	<b>H2</b> <b>Asphalt Pedestrian</b> SMA AC 6, pedestrian make-up to engineers' specification
	<b>H3</b> <b>Block Paving: Key Spaces</b> 100 x 200 x 80mm keyblock (or equal), colour natural & charcoal, herringbone pattern. Laid on vehicular make-up to engineers' specification.
	<b>H4</b> <b>Games Surface,</b> colour mid blue (tbc), pedestrian make-up, to engineers' specification.
	<b>H5</b> <b>Self-binding gravel</b> Silver CED Stone or equal. Laid over pedestrian make-up
	<b>H6</b> <b>3G pitch</b> design by specialist
	<b>H7</b> <b>Loose Gravel in Energy Centre</b> 20mm Silver grey granite chips, 100mm depth Laid over permeable heavy duty geotextile

**Note:** Allow for gravel band around building edge refer to, CAL-20019-C0555-XX-XX-DR-L-0403  
**Note:** 287nr external seating provided and 90nr covered external seating provided

P09 16/05/2024 drawing issued for planning  
 rev date revision notes

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 landscape architecture

**project** NAIN ACADEMY  
**client** The Highland Council  
**drawing title** Site Plan 1:500  
**drawing nr** CAL20019-C0555-XX-XX-DR-L-0114  
**date** 16/05/2024  
**rev** P09  
**scale** 1:500  
**suitability code** S4  
**issue** Information  
 billing  
 tender  
 construction  
 final construction  
 8 Darnaway Street Edinburgh EH3 6BG  
 0131 226 7071  
 mail@rankinfraser.com www.rankinfraser.com

## DRAWING INFORMATION

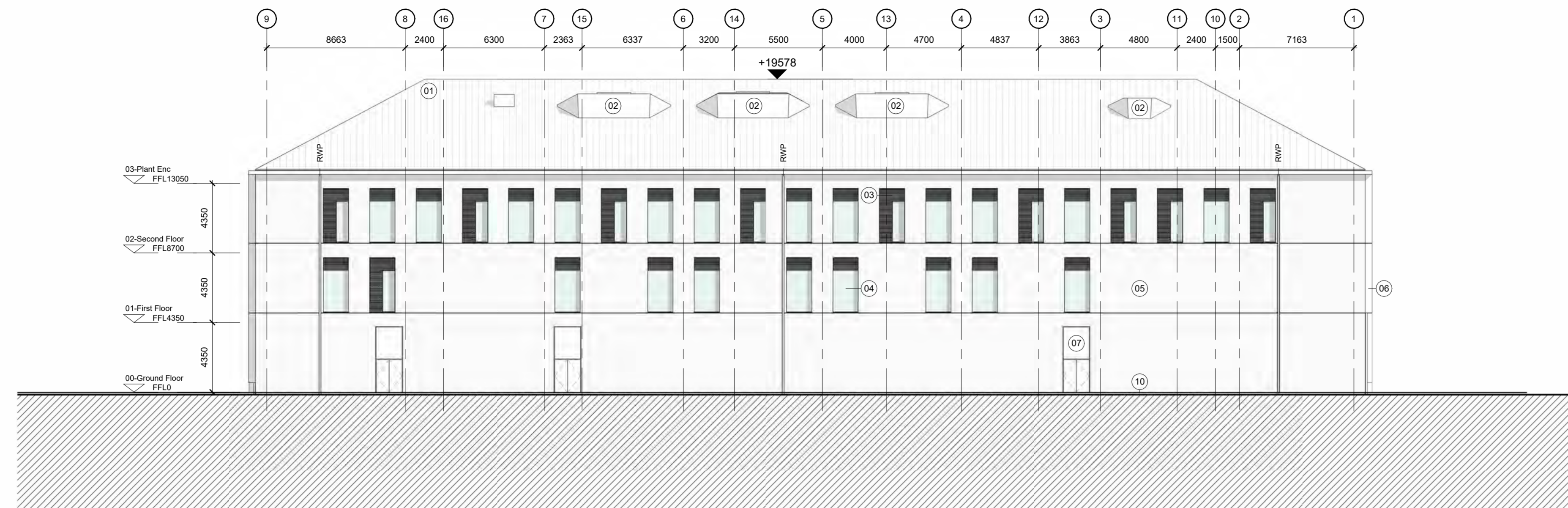
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All dimensions should be checked on site.  
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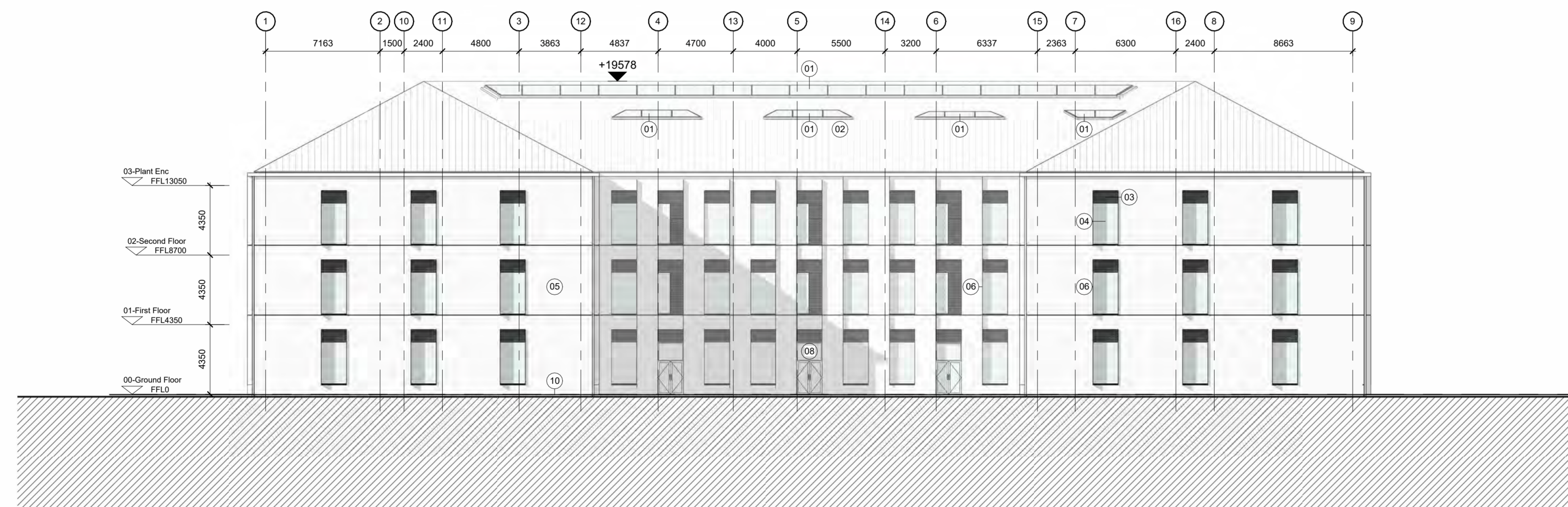
### Revision

Rev	Description	Date
P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	West Elevation swapped to South Elevation	28/11/2023
P04	Annotation Added	07/12/2023

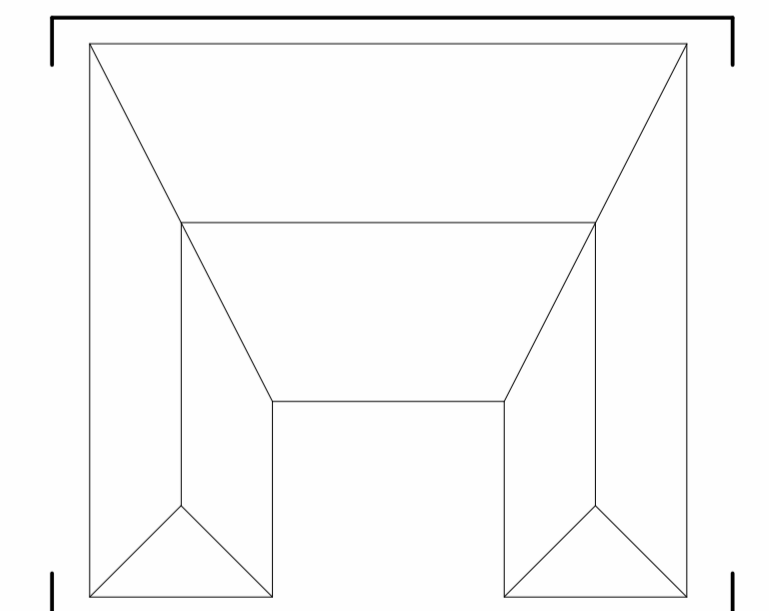
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- ② Aluminium Profiled Sheet Roof
- ③ Powder Coated Louvre Panels
- ④ Aluminium Framed Windows
- ⑤ Interlocking Aluminium Cladding Panels
- ⑥ Aluminium Fins With Colours To Each Side
- ⑦ Aluminium Framed Doors
- ⑧ Aluminium Framed Glazed Doors
- ⑨ Aluminium Framed Glazed Front Door
- ⑩ Masonry Upstand



① North Elevation  
1 : 200



② South Elevation  
1 : 200



## S4 - STAGE APPROVAL

Reiach and Hall Architects

Nairn Academy

PLANNING

NORTH AND SOUTH ELEVATIONS

**CAL20019-C0563-ZE-ZZ-DR-A-080300**

Rev: **P04** Scale: 1:200 Date: 30/10/2023 Job No: 4651

8 Darnaway Street  
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**DRAWING INFORMATION**

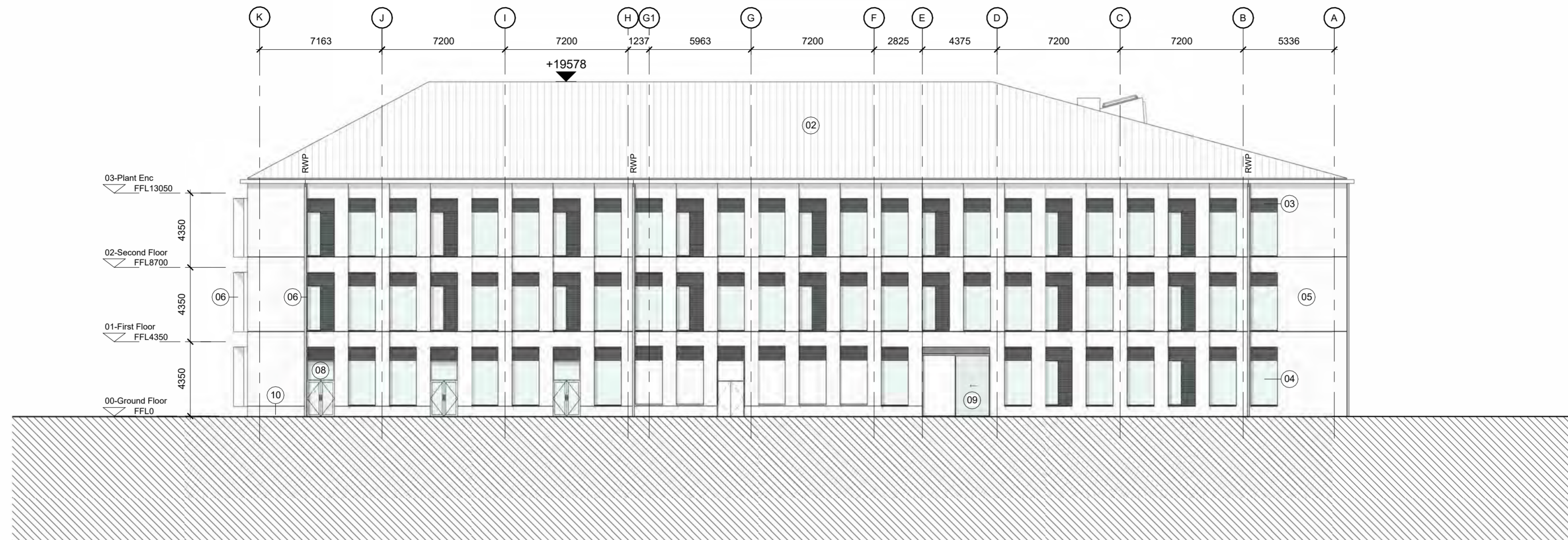
**NOTE**

All dimensions should be checked on site.  
Do not scale off this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

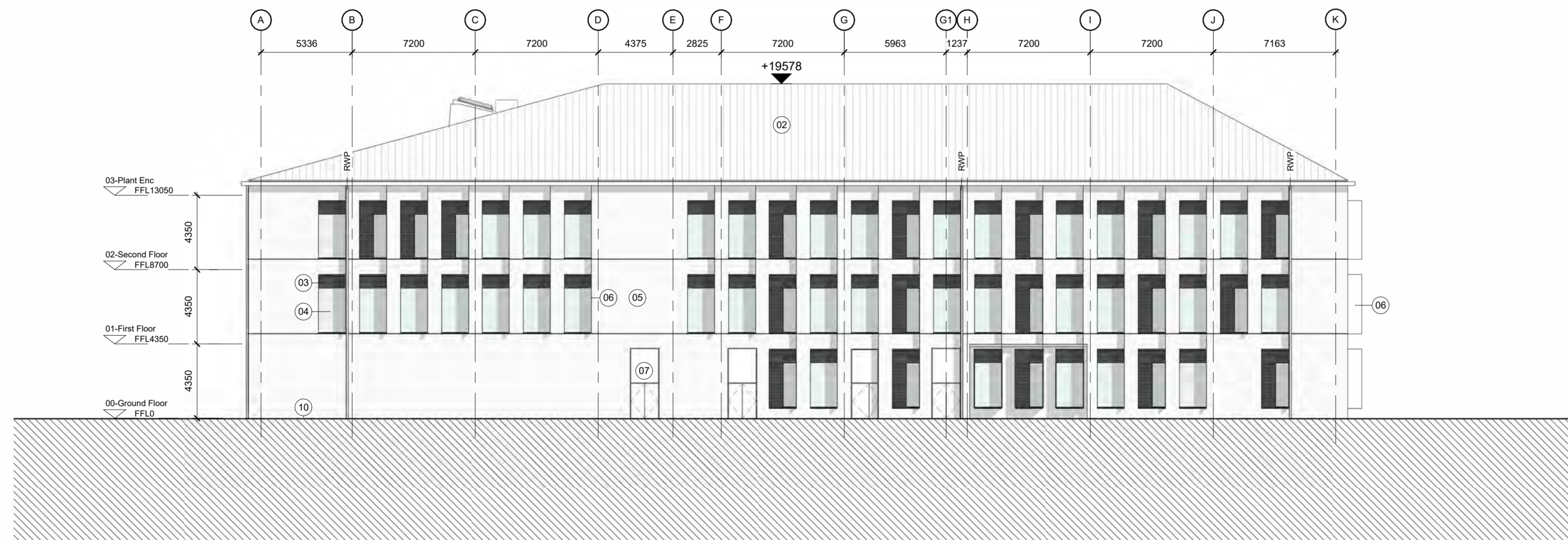
**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Annotation Added	07/12/2023

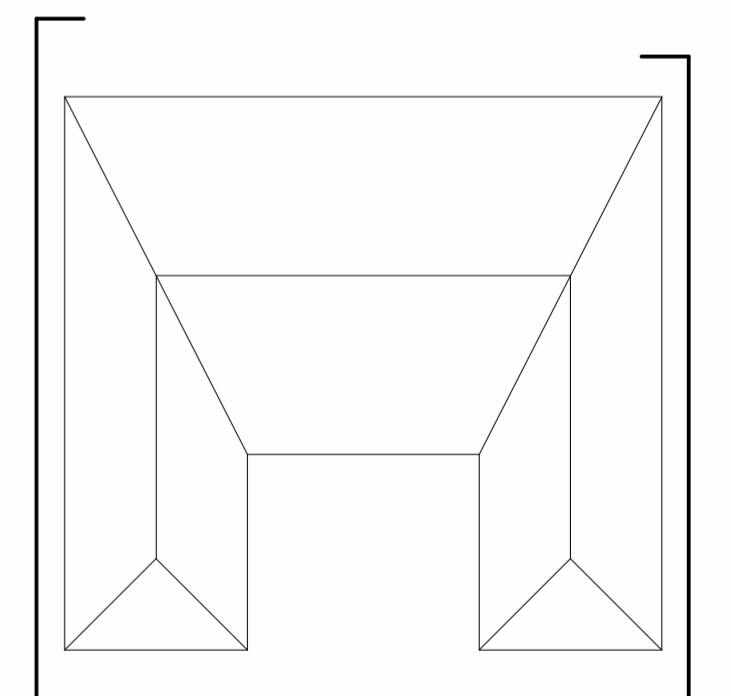
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- 02 Aluminium Profiled Sheet Roof
- 03 Powder Coated Louvre Panels
- 04 Aluminium Framed Windows
- 05 Interlocking Aluminium Cladding Panels
- 06 Aluminium Fins With Colours To Each Side
- 07 Aluminium Framed Doors
- 08 Aluminium Framed Glazed Doors
- 09 Aluminium Framed Glazed Front Door
- 10 Masonry Upstand



1 East Elevation  
1 : 200



2 West Elevation  
1 : 200



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

Nairn Academy

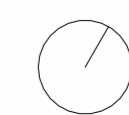
PLANNING

EAST AND WEST ELEVATIONS

**CAL20019-C0563-ZE-ZZ-DR-A-080301**

Rev: P03 Scale: 1 : 200 Date: 30/10/2023 Job No: 4651

8 Darnaway Street Edinburgh EH3 6BG Tel : 0131 225 8444 www.reiachandhall.co.uk





**DRAWING INFORMATION**

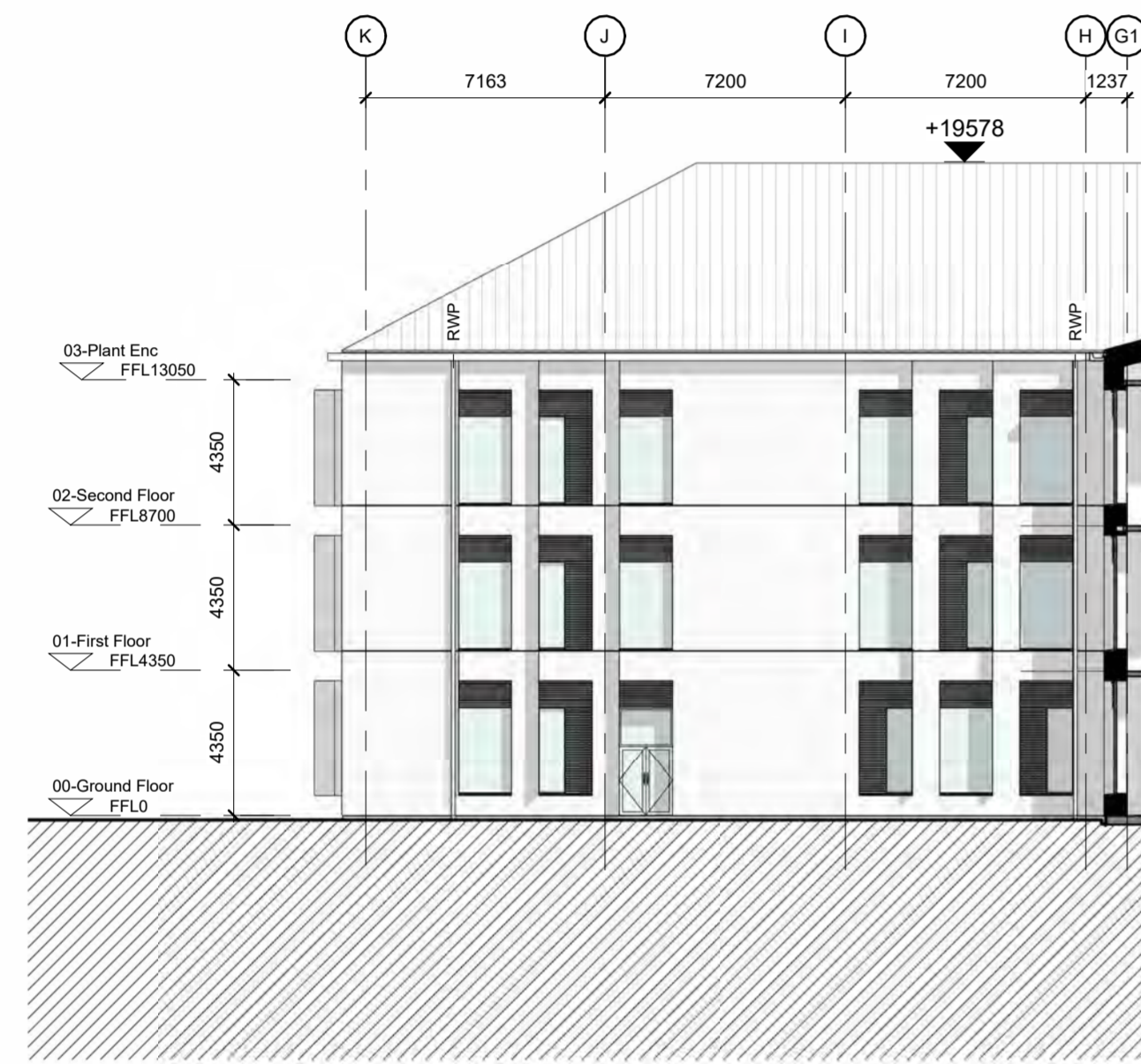
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All dimensions should be checked on site.  
Do not scale off this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

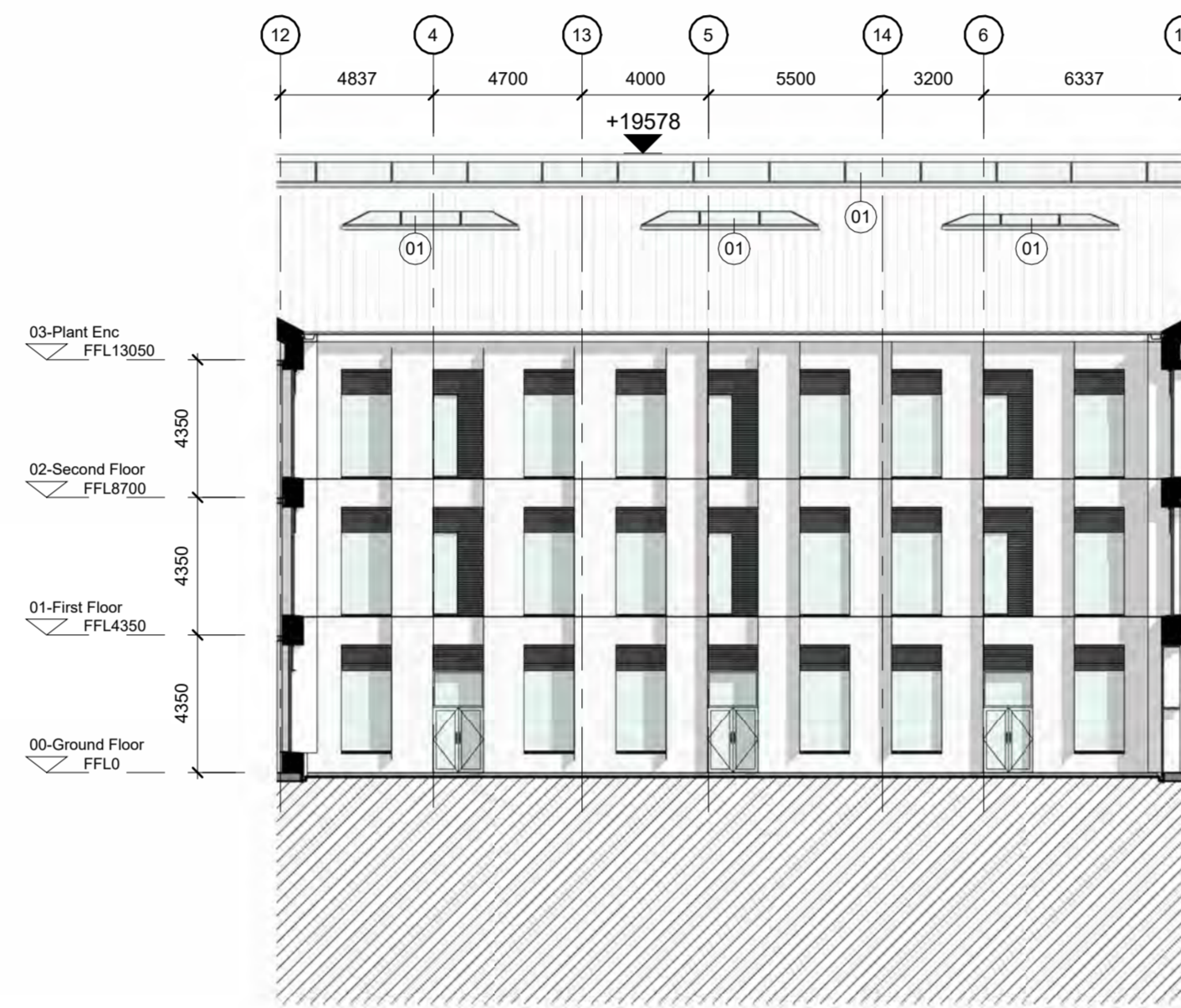
**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Annotation Added	07/12/2023

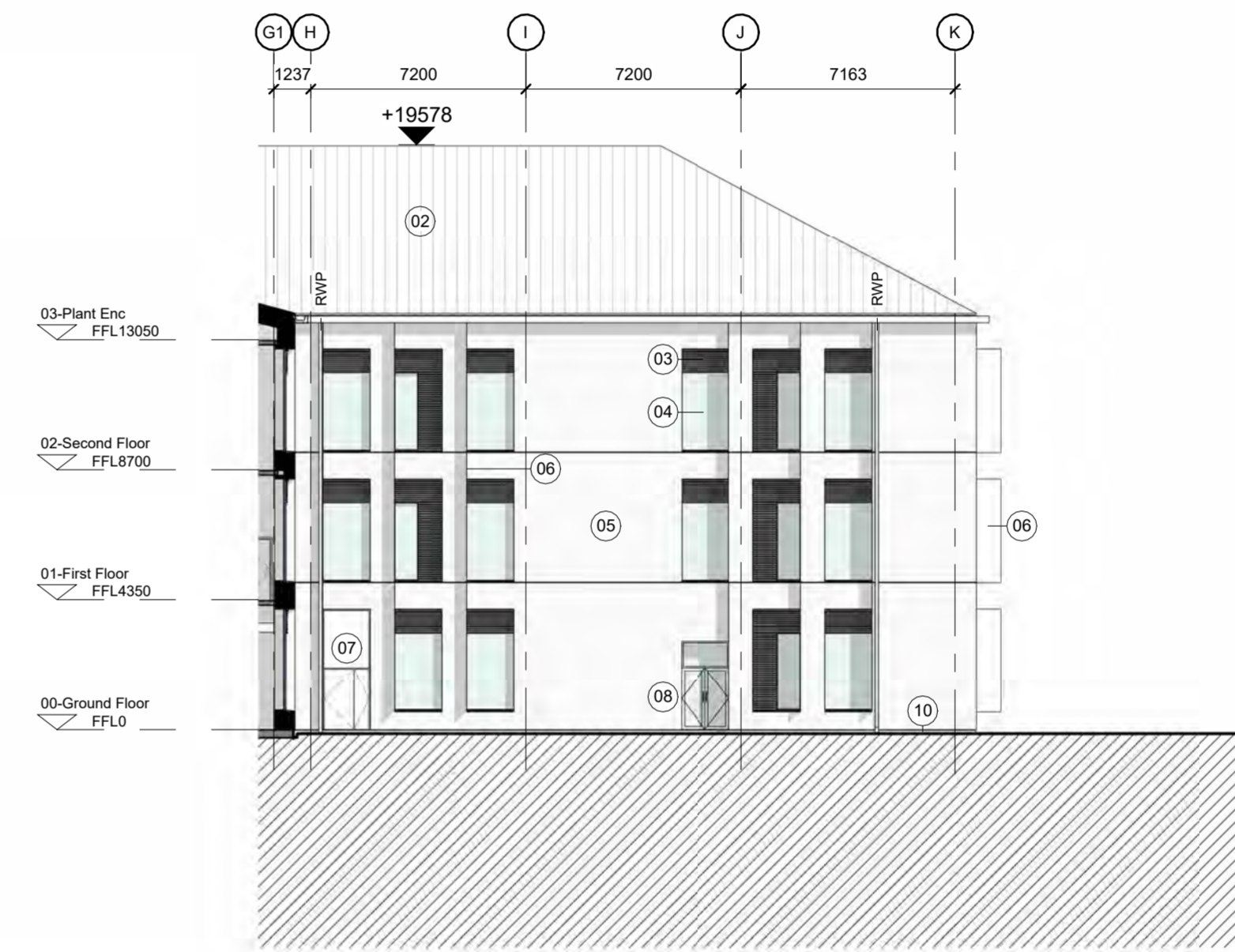
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- 02 Aluminium Profiled Sheet Roof
- 03 Powder Coated Louvre Panels
- 04 Aluminium Framed Windows
- 05 Interlocking Aluminium Cladding Panels
- 06 Aluminium Fins With Colours To Each Side
- 07 Aluminium Framed Doors
- 08 Aluminium Framed Glazed Doors
- 09 Aluminium Framed Glazed Front Door
- 10 Masonry Upstand



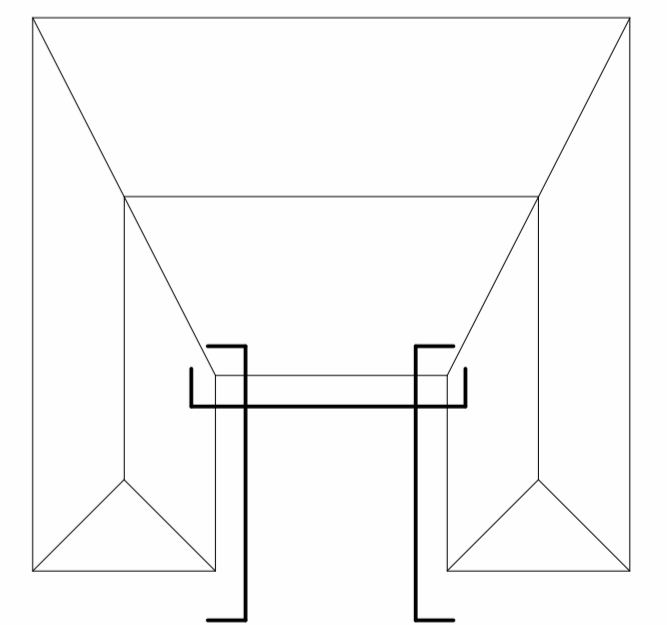
1 Courtyard Elevation East  
1 : 200



2 Courtyard Elevation South  
1 : 200



3 Courtyard Elevation West  
1 : 200



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

Nairn Academy

PLANNING

COURTYARD ELEVATIONS

**CAL20019-C0563-ZE-ZZ-DR-A-080302**

Rev: **P03** Scale: 1 : 200 Date: A1 30/10/2023 Job No: 4651

8 Darnaway Street Edinburgh EH3 6BG Tel : 0131 225 8444 www.reiachandhall.co.uk



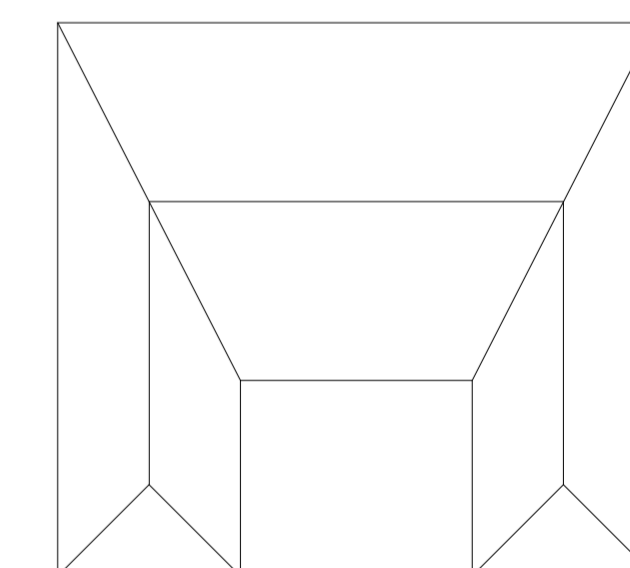
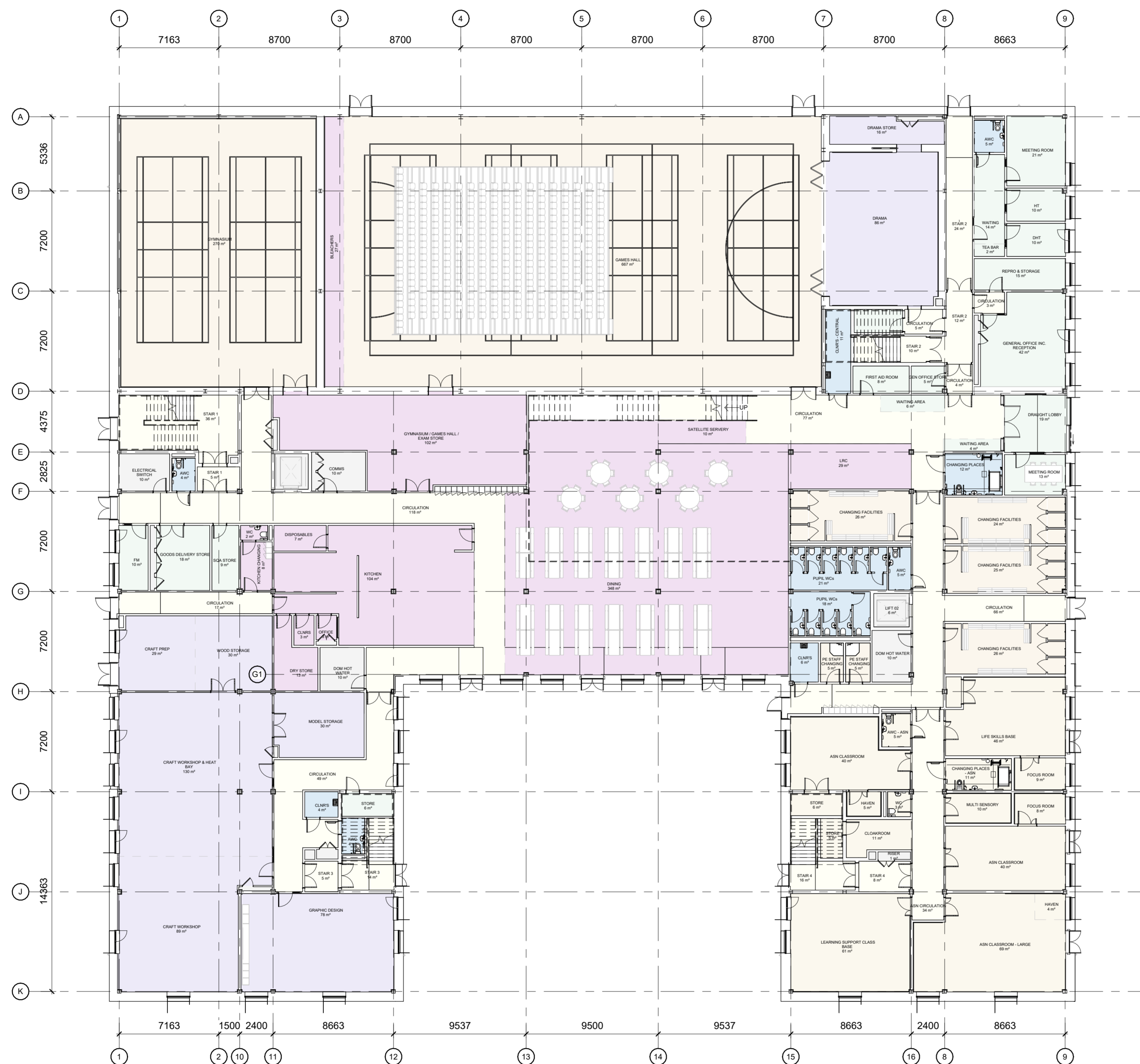
**DRAWING INFORMATION**

**NOTE**

All dimensions should be checked on site.  
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Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Drawing Corrections	07/12/2023



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

**Nairn Academy**

PLANNING

GROUND FLOOR PLAN

**CAL20019-C0563-ZE-00-DR-A-080100**

Rev: **P03** Scale: 1:200 Date: 30/10/2023 Job No: 4651

8 Darnaway Street Edinburgh EH3 6BG Tel: 0131 225 8444 www.reiachandhall.co.uk



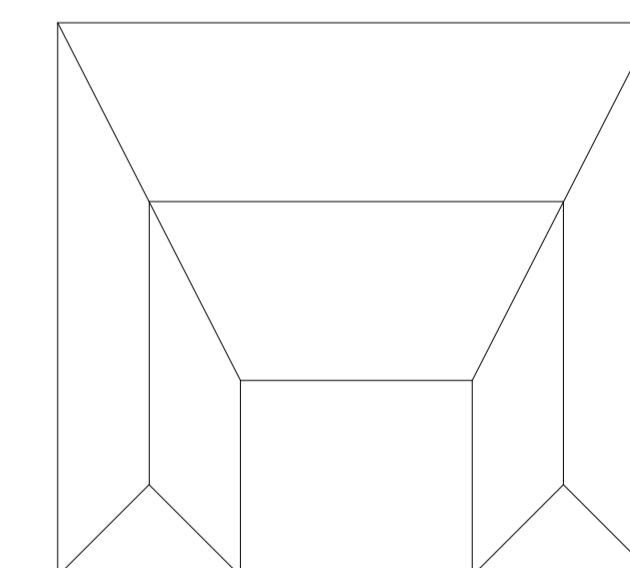
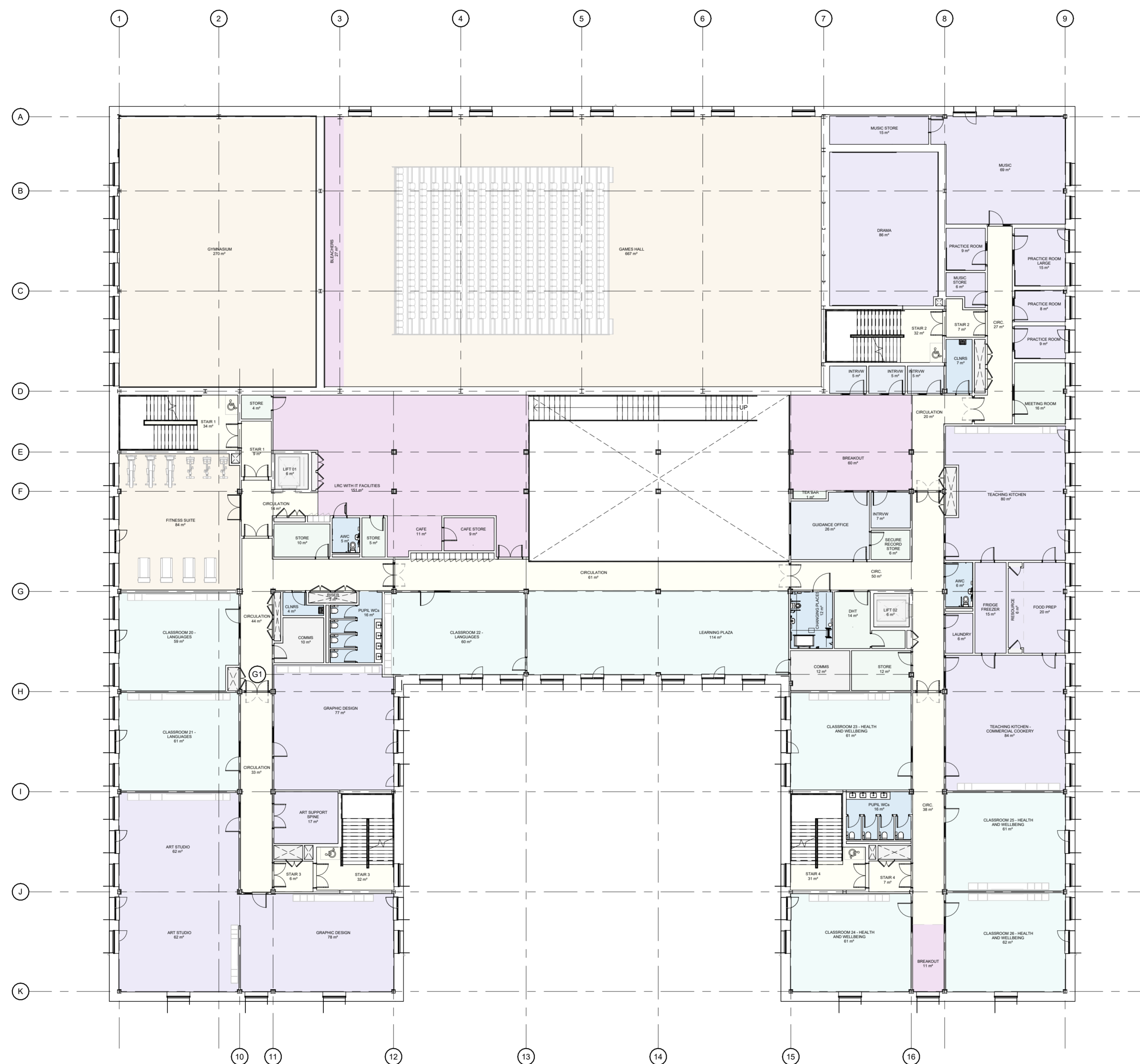
**DRAWING INFORMATION**

**NOTE**

All dimensions should be checked on site.  
Do not scale off this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

**Nairn Academy**

PLANNING

FIRST FLOOR PLAN

**CAL20019-C0563-ZE-01-DR-A-080100**

Rev:	Scale:	Date:	Job No:
<b>P02</b>	1:200	A1 30/10/2023	4651

8 Darnaway Street  
Edinburgh EH3 6BG

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www.reiachandhall.co.uk



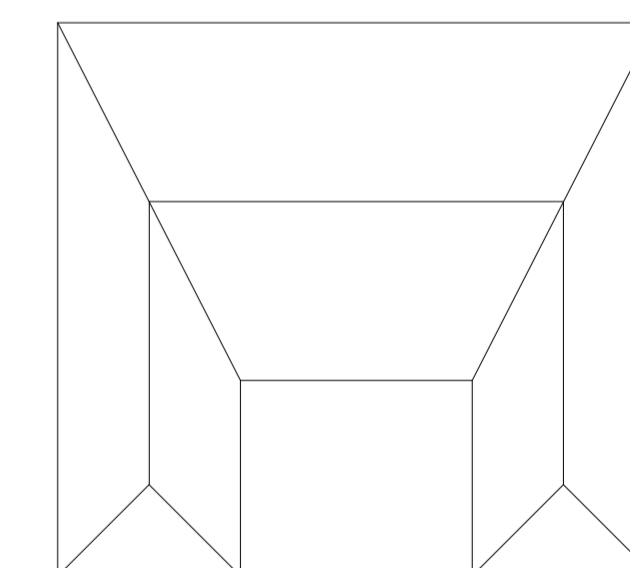
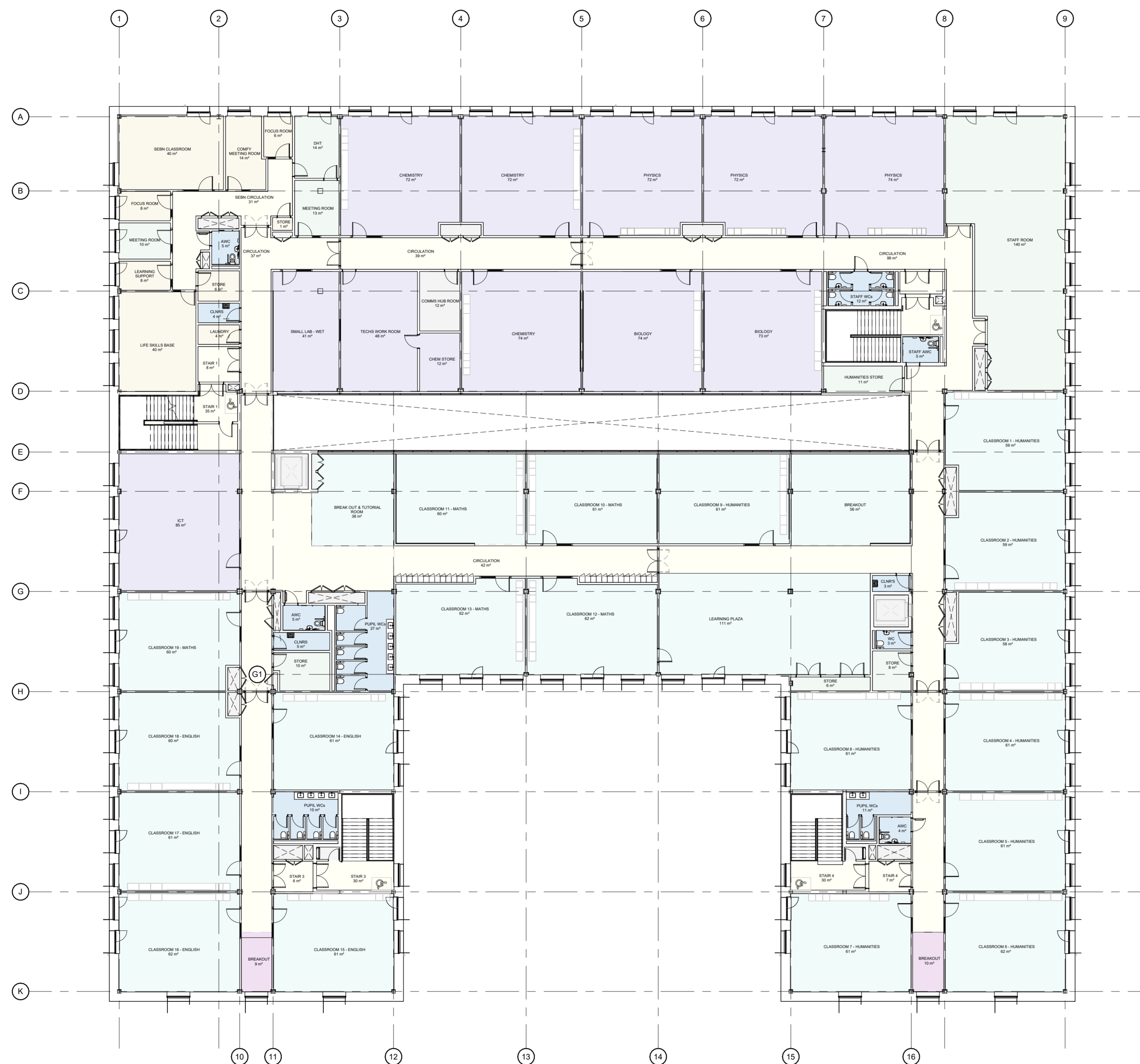
**DRAWING INFORMATION**

**NOTE**

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Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

Nairn Academy

PLANNING

SECOND FLOOR PLAN

**CAL20019-C0563-ZE-02-DR-A-080100**

Rev:	Scale:	Date:	Job No:
<b>P02</b>	1:200	A1 30/10/2023	4651

8 Darnaway Street  
Edinburgh EH3 6BG  
Tel: 0131 225 8444  
www.reiachandhall.co.uk



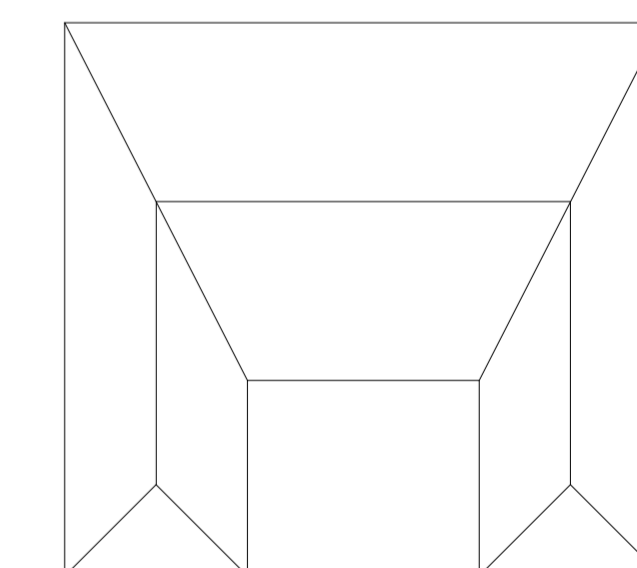
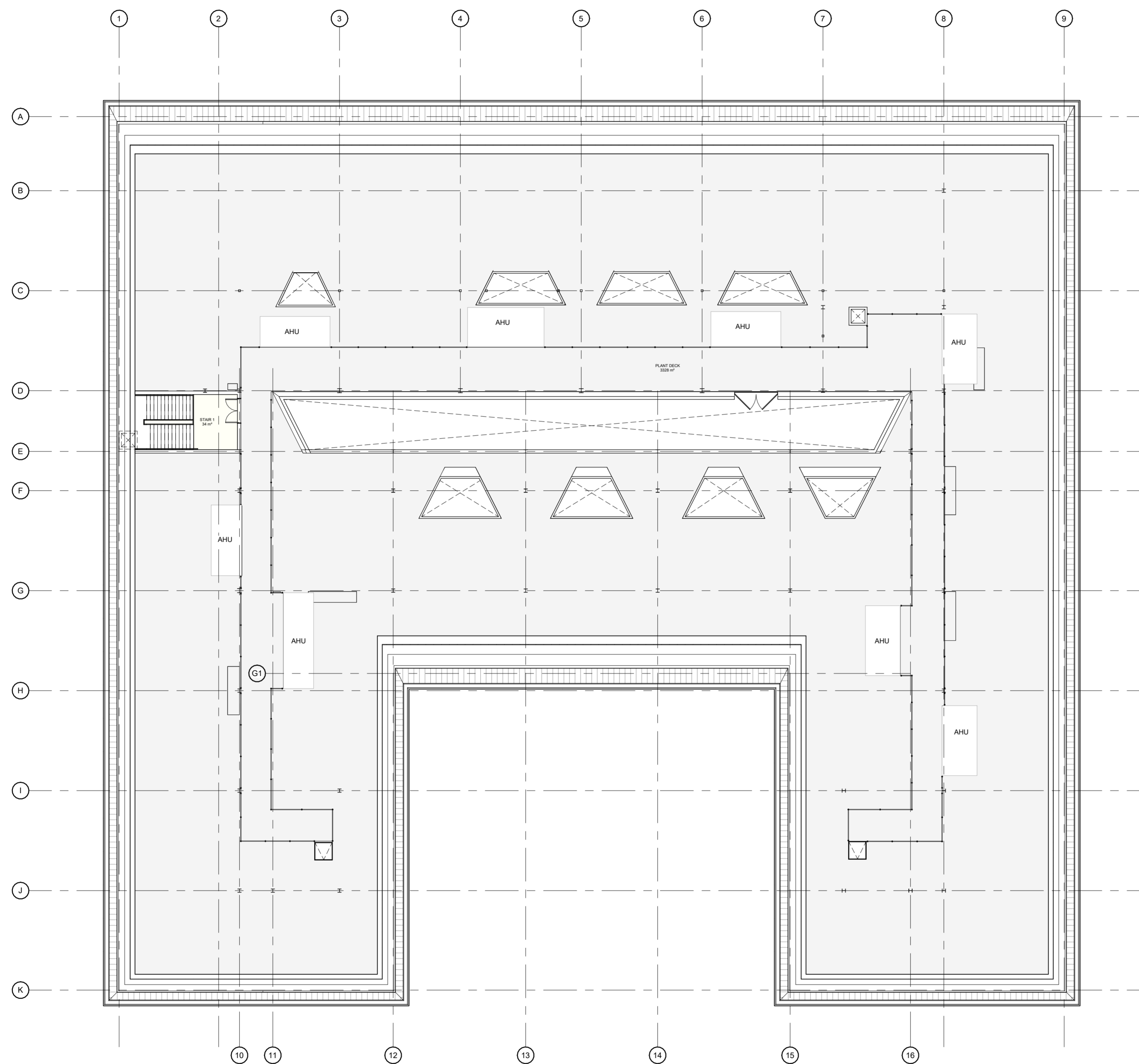
**DRAWING INFORMATION**

**NOTE**

All dimensions should be checked on site.  
Do not scale off this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	AOV Indicated above stair 01	07/12/2023



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

Nairn Academy

PLANNING

THIRD FLOOR (PLANT ENCLOSURE) PLAN

**CAL20019-C0563-ZE-03-DR-A-080100**

Rev: **P03** Scale: 1:200 Date: 30/10/2023 Job No: 4651

8 Darnaway Street Edinburgh EH3 6BG Tel: 0131 225 8444 www.reiachandhall.co.uk




**DRAWING INFORMATION**

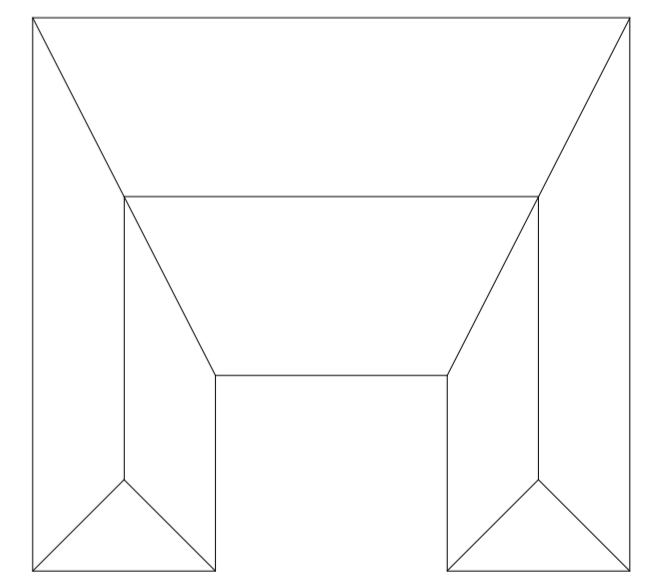
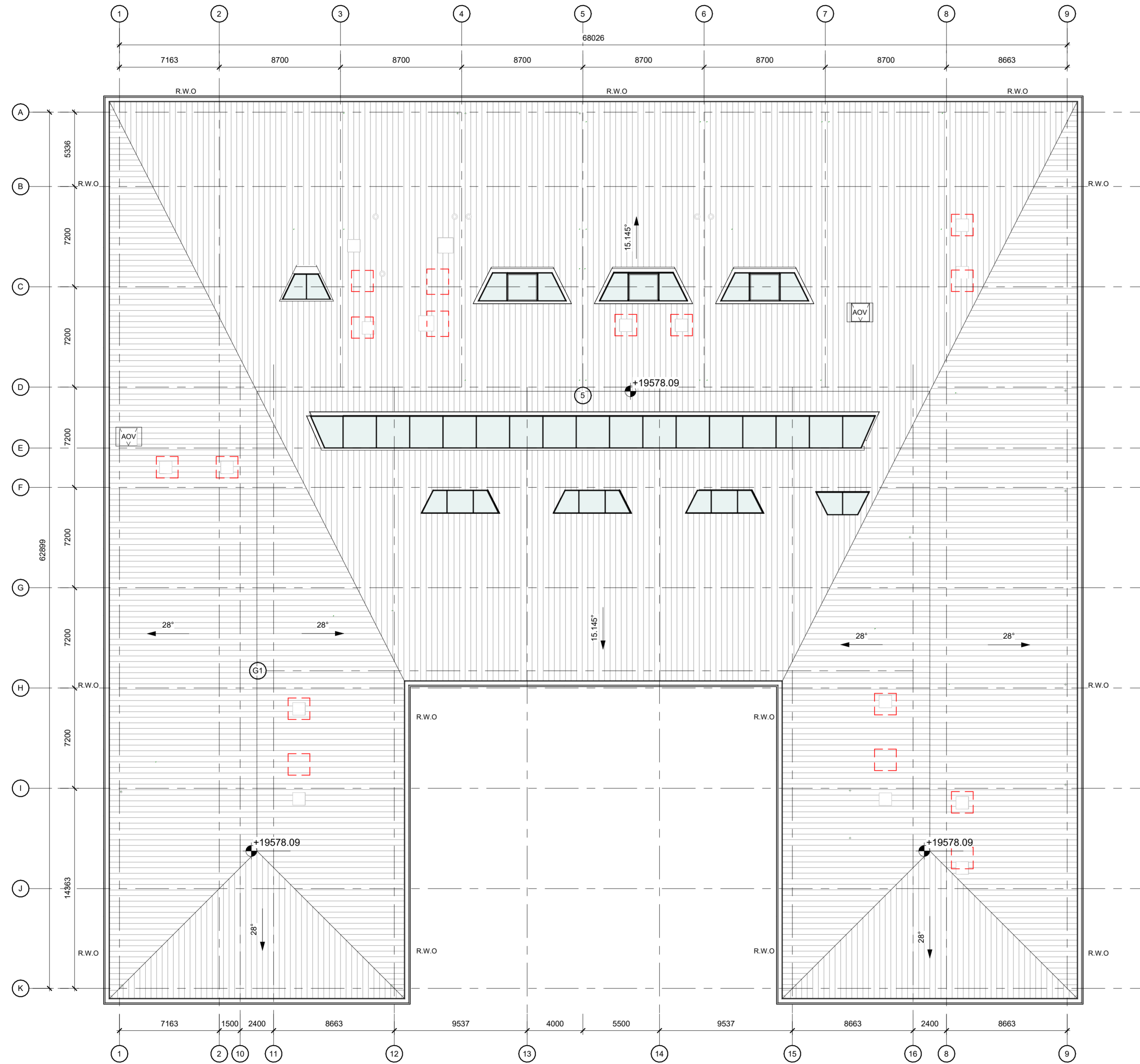
**NOTE**

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Do not scale off this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Main Rooflight added to Roofplan	30/11/2023

 Services Penetration - Further development and coordination required in Stage 4



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

**Nairn Academy**

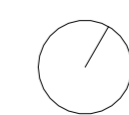
PLANNING

ROOF PLAN

**CAL20019-C0563-ZE-RF-DR-A-080100**

Rev: **P03** Scale: 1:200 Date: 30/10/2023 Job No: 4651

8 Darnaway Street Edinburgh EH3 6BG Tel: 0131 225 8444 www.reiachandhall.co.uk



# DRAWING INFORMATION

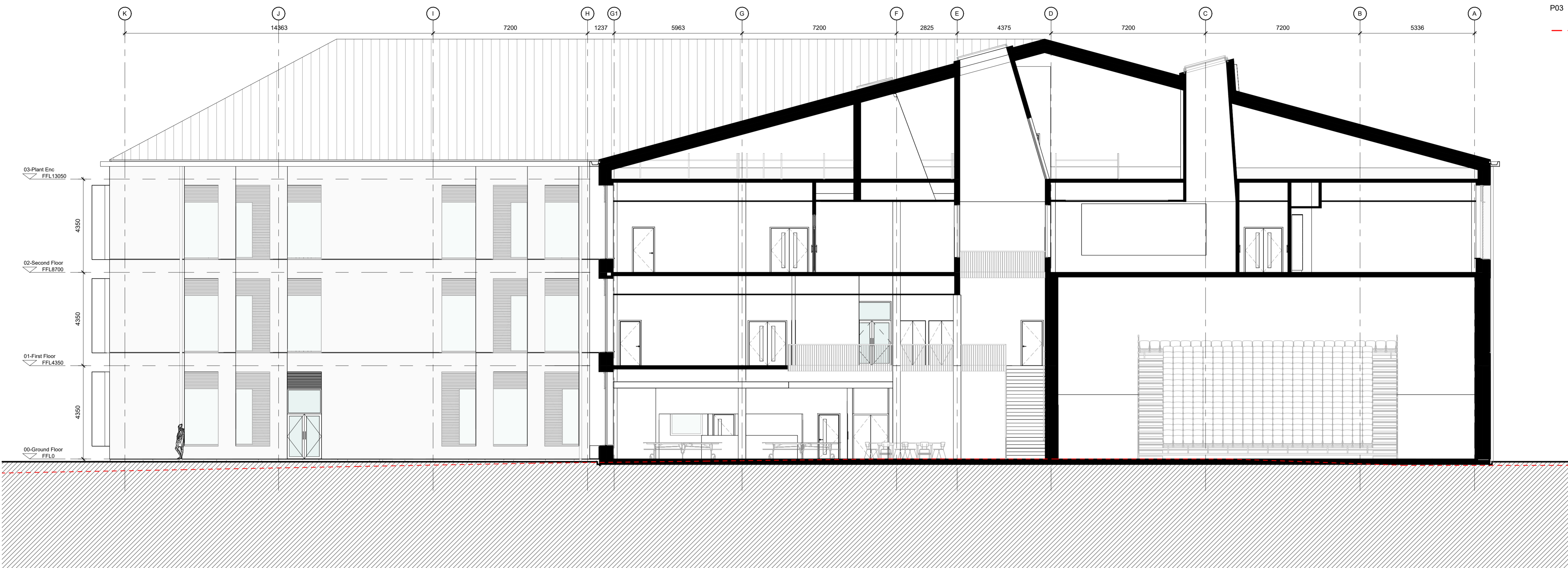
## NOTE

All dimensions should be checked on site.  
Do not scale off this drawing.  
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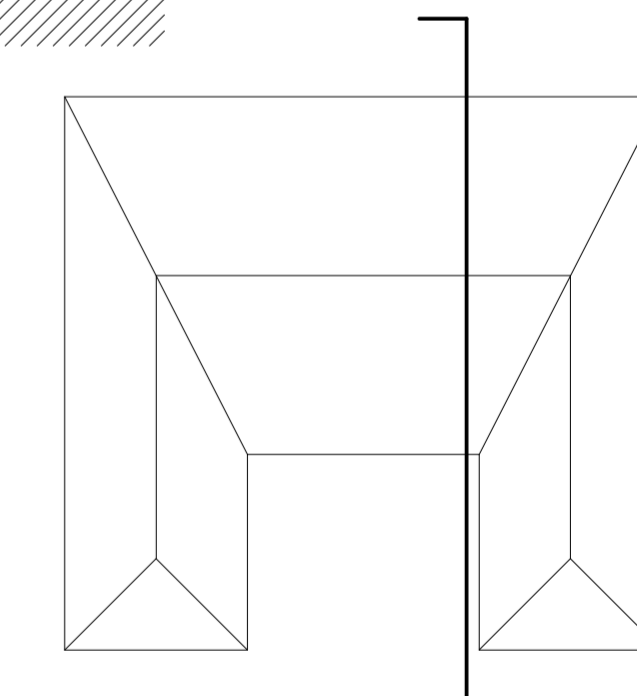
## Revision

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Addition of existing ground level	07/12/2023

--- Existing Ground Level



1 Section 01  
1 : 100



## S4 - STAGE APPROVAL

Reiach and Hall Architects

Nairn Academy

PLANNING

SECTION 01

CAL20019-C0563-ZE-ZZ-DR-A-080200

Rev: P03 Scale: As indicated A1 Date: 30/10/2023 Job No: 4651

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**DRAWING INFORMATION**

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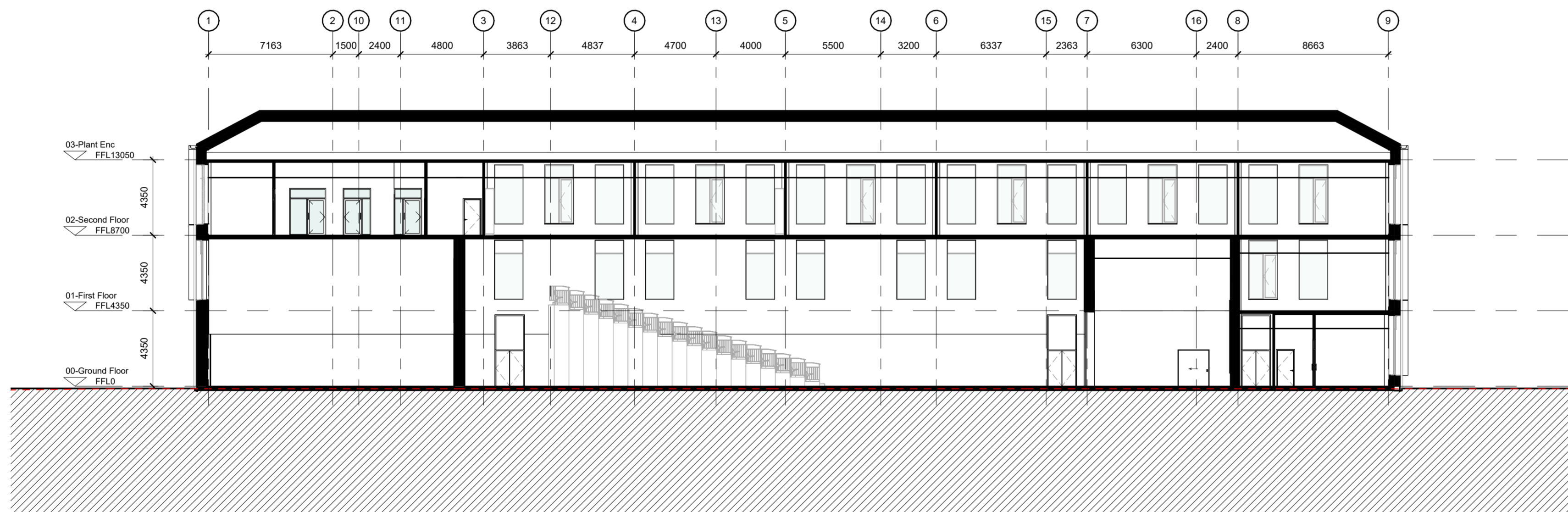
**Revision**

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Addition of existing ground level	07/12/2023

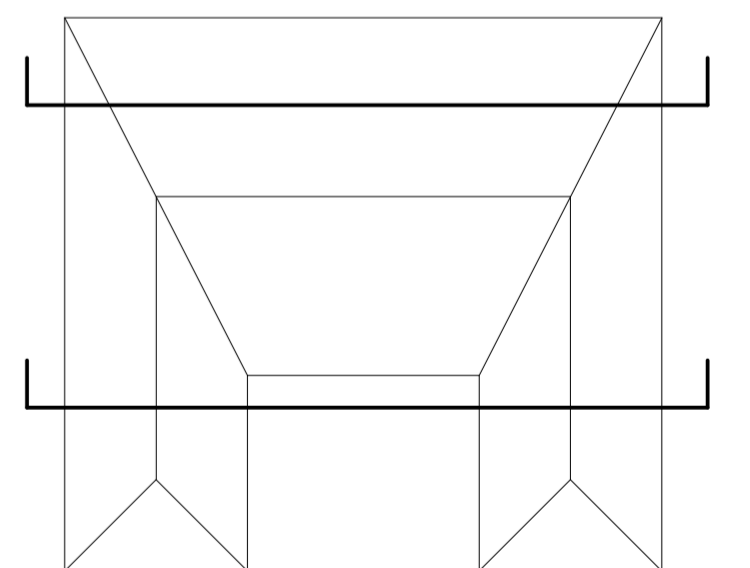
--- Existing Ground Level



1 Section 02  
1 : 200



2 Section 03  
1 : 200



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

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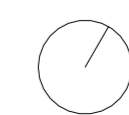
PLANNING

SECTION 02 AND 03

**CAL20019-C0563-ZE-ZZ-DR-A-080201**

Rev: **P03** Scale: As indicated A1 Date: 30/10/2023 Job No: 4651

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## DRAWING INFORMATION

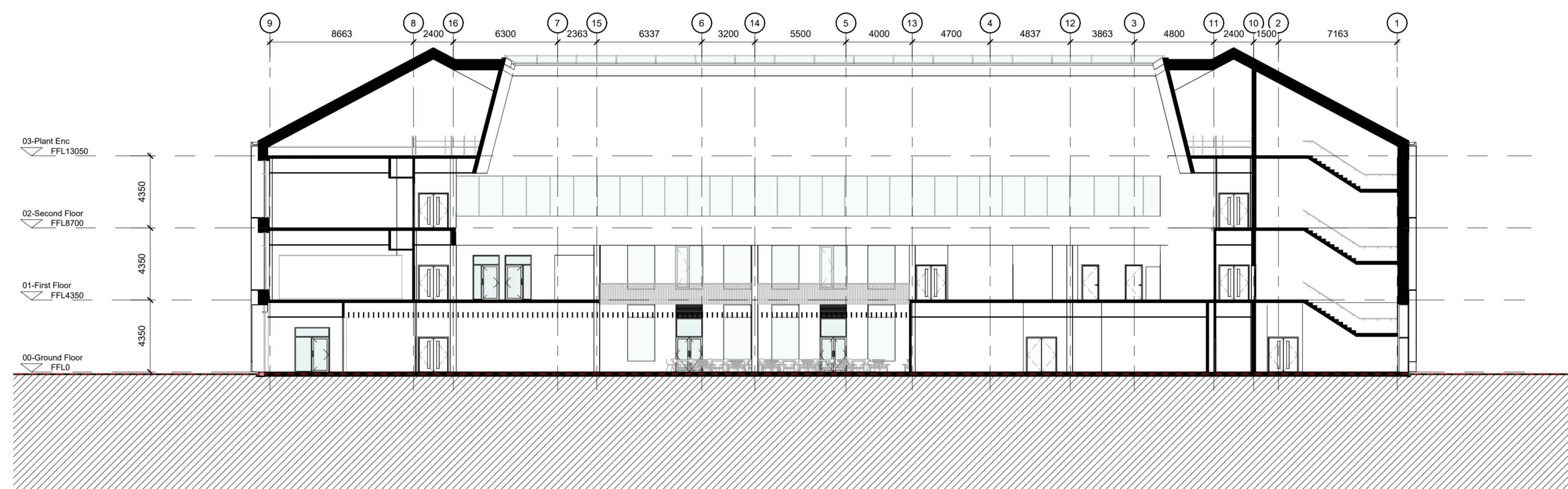
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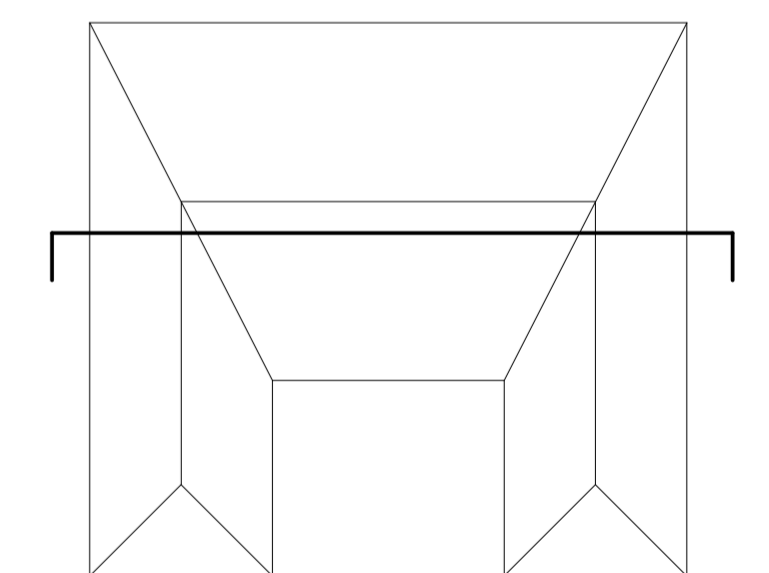
### Revision

P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023
P03	Addition of existing ground level	07/12/2023

--- Existing Ground Level



① Section 04  
1 : 200



## S4 - STAGE APPROVAL

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PLANNING

SECTION 04

**CAL20019-C0563-ZE-ZZ-DR-A-080202**

Rev: **P03** Scale: As indicated A1 Date: 30/10/2023 Job No: 4651

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**DRAWING INFORMATION**

**NOTE**

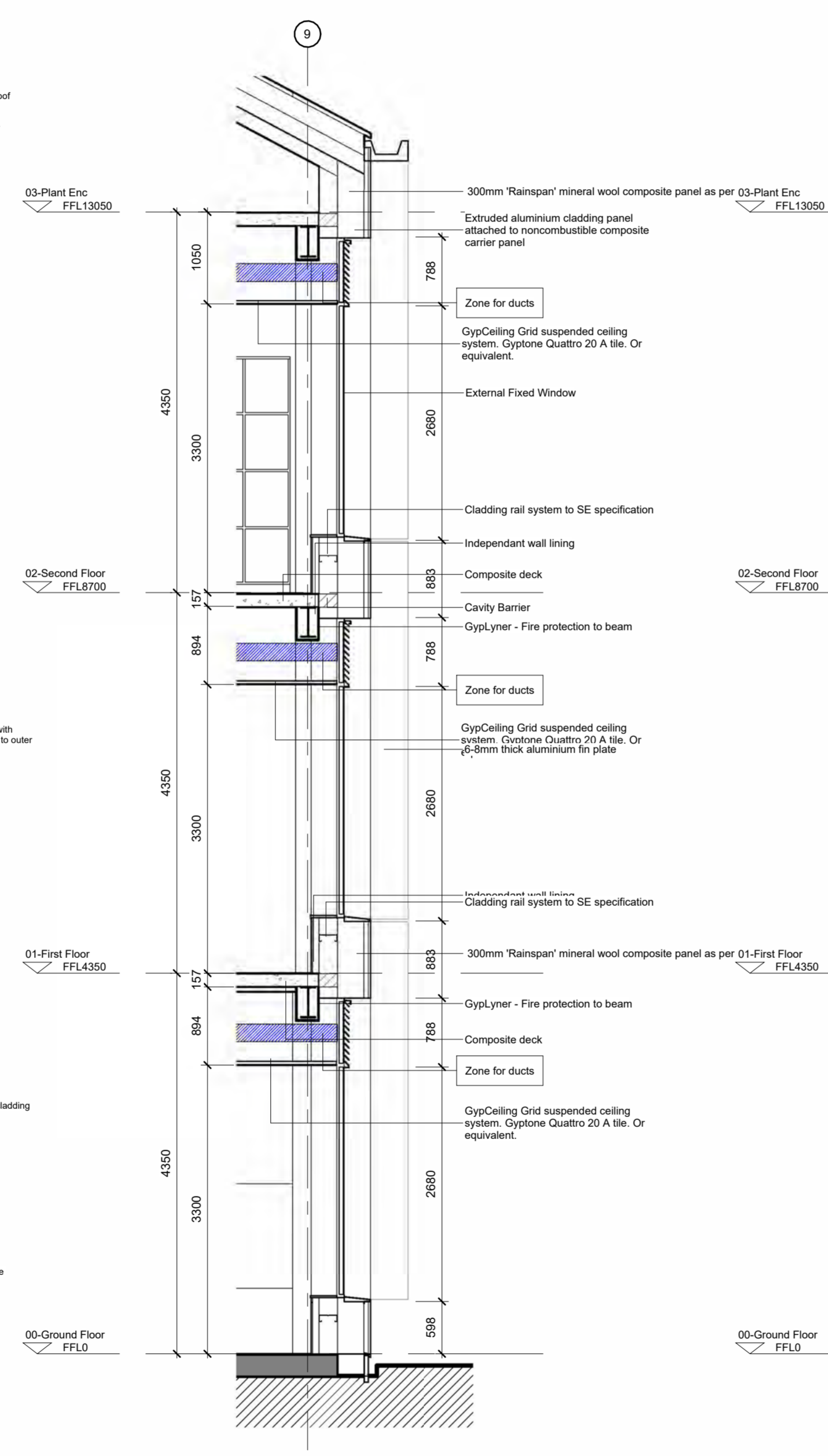
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**Revision**

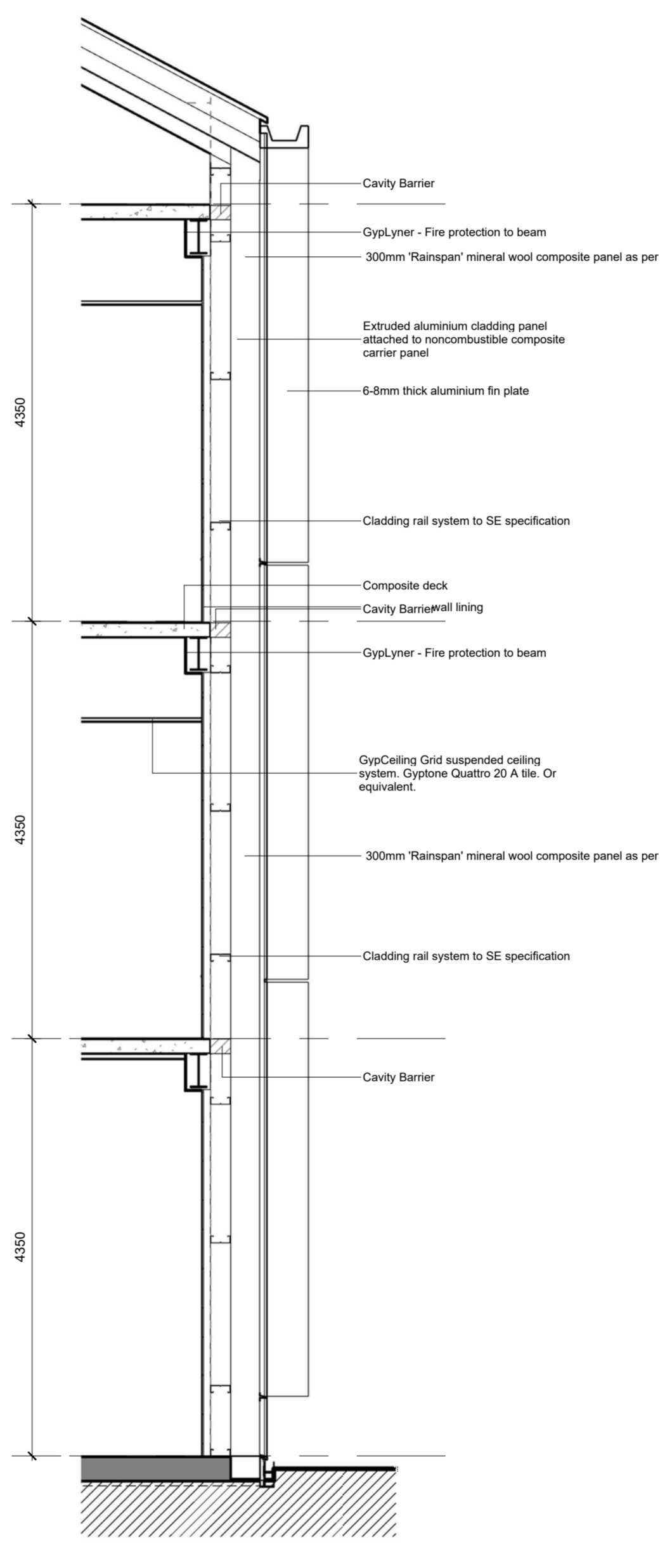
P01	First Issue	30/10/2023
P02	Drawing updated to reflect client comments	27/11/2023



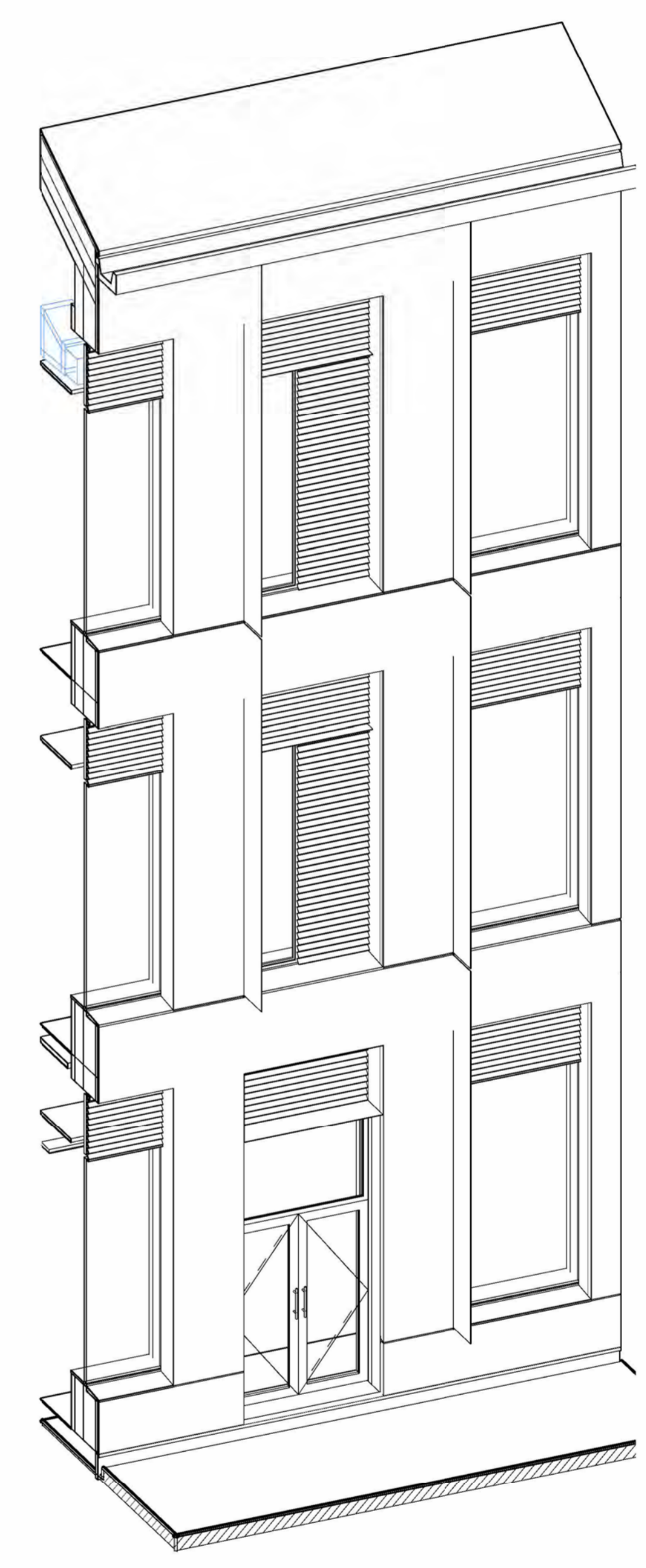
1 21-ZZ-East Elevation Typical Bay  
1 : 50



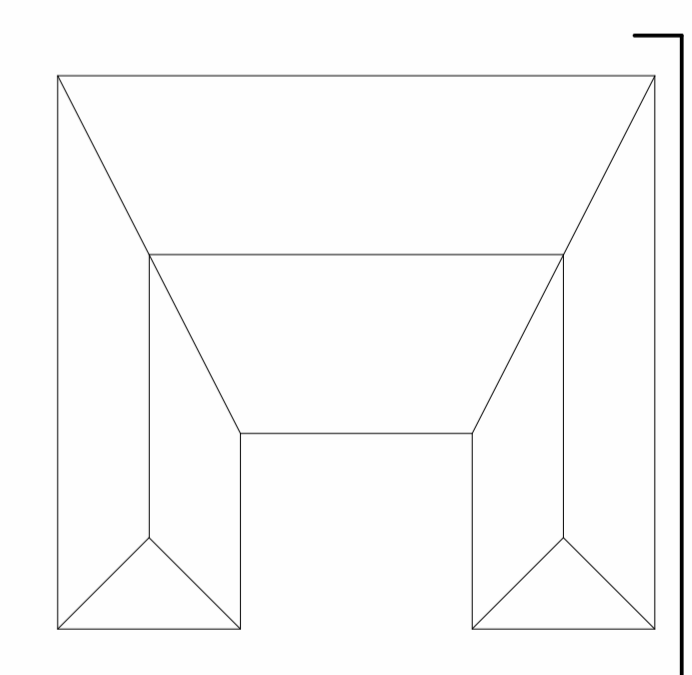
2 21-ZZ-Section East Curtain Walling  
1 : 50



3 PL-ZZ-Section East Solid Panel  
1 : 50



4 21-ZZ-East Elevation Bay



**S4 - STAGE APPROVAL**

Reiach and Hall Architects

Nairn Academy

PLANNING

TYPICAL ENVELOPE BAY EAST FACADE

**CAL20019-C0563-ZE-ZZ-DR-A-080501**

Rev:	Scale:	Date:	Job No:
<b>P02</b>	1 : 50	A1 30/10/2023	4651

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**DRAWING INFORMATION**

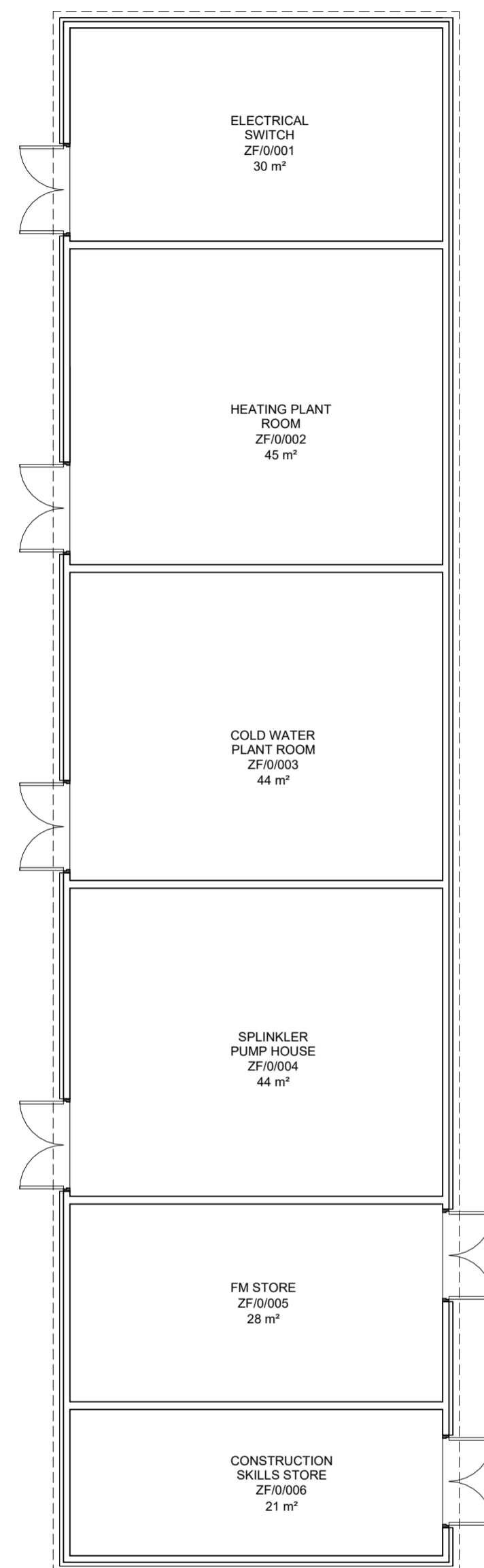
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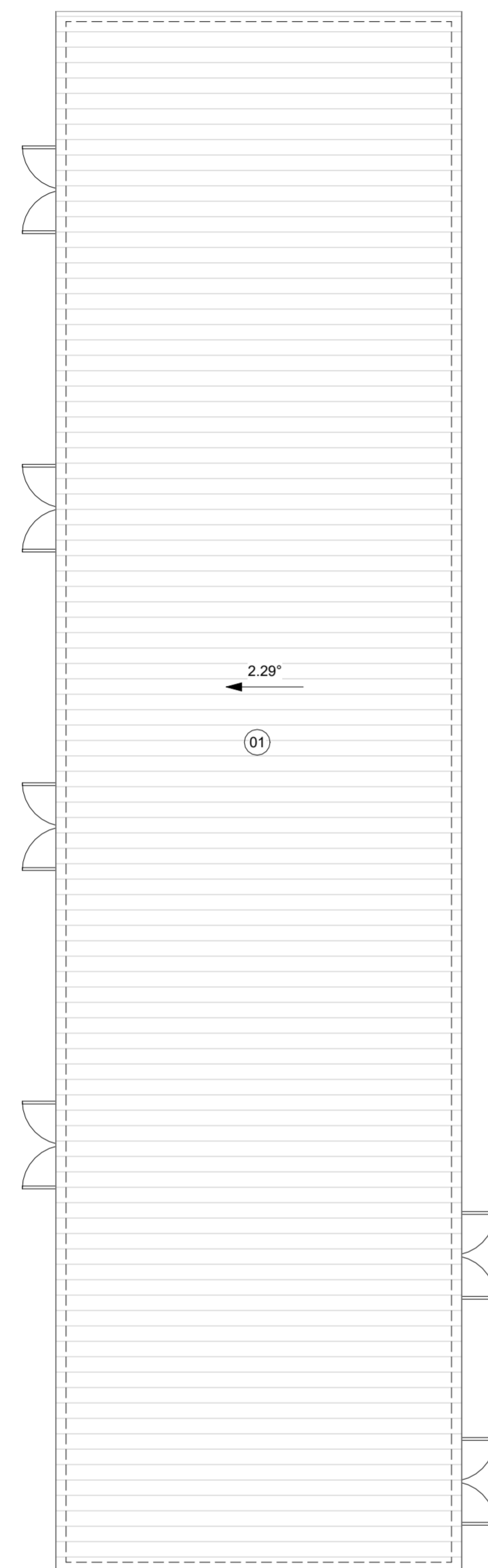
**Revision**

P01	First Issue	27/11/2023
P02	Annotation Added	07/12/2023

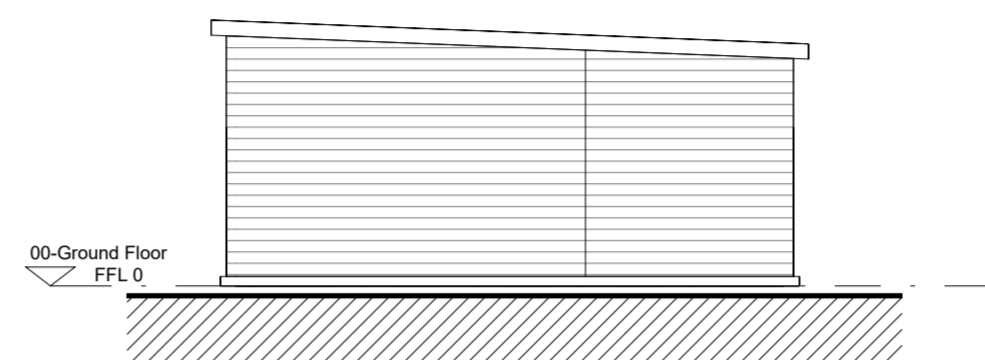
- 01 Aluminium Profiled Sheet Roof
- 02 Aluminium Framed Doors
- 03 Interlocking Aluminium Cladding Panels
- 04 Masonry Upstand



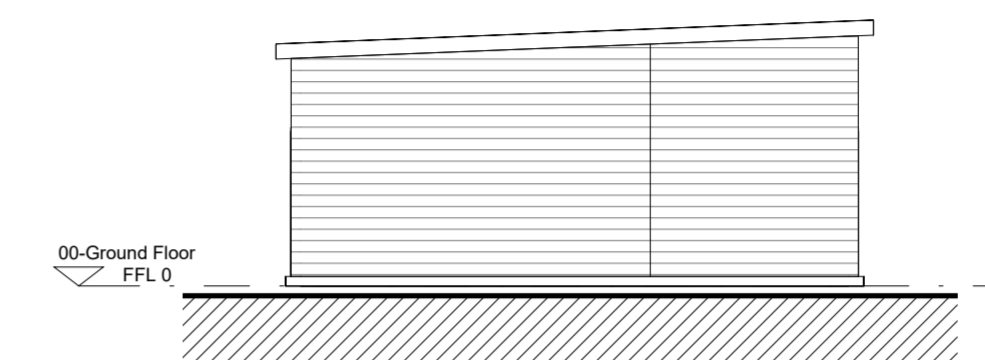
1 Ground Level Plant Building  
1 : 100



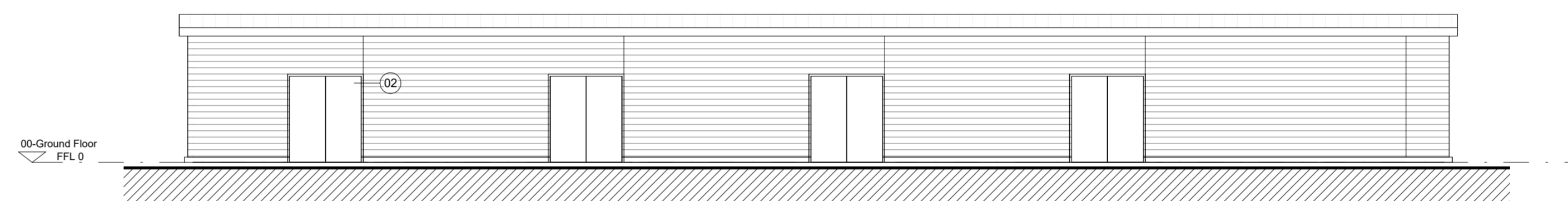
2 Roof Plan Plant Building  
1 : 100



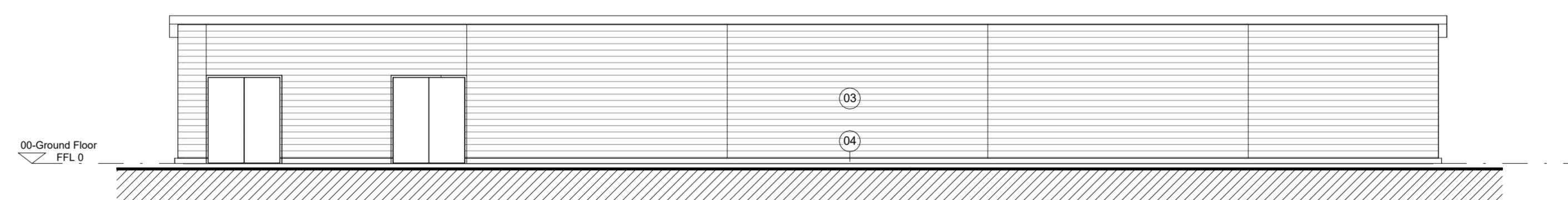
3 North Elevation Plant Building  
1 : 100



4 South Elevation Plant Building  
1 : 100



5 East Elevation Plant Building  
1 : 100



6 West Elevation Plant Building  
1 : 100



**S4 - STAGE APPROVAL**

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Planning

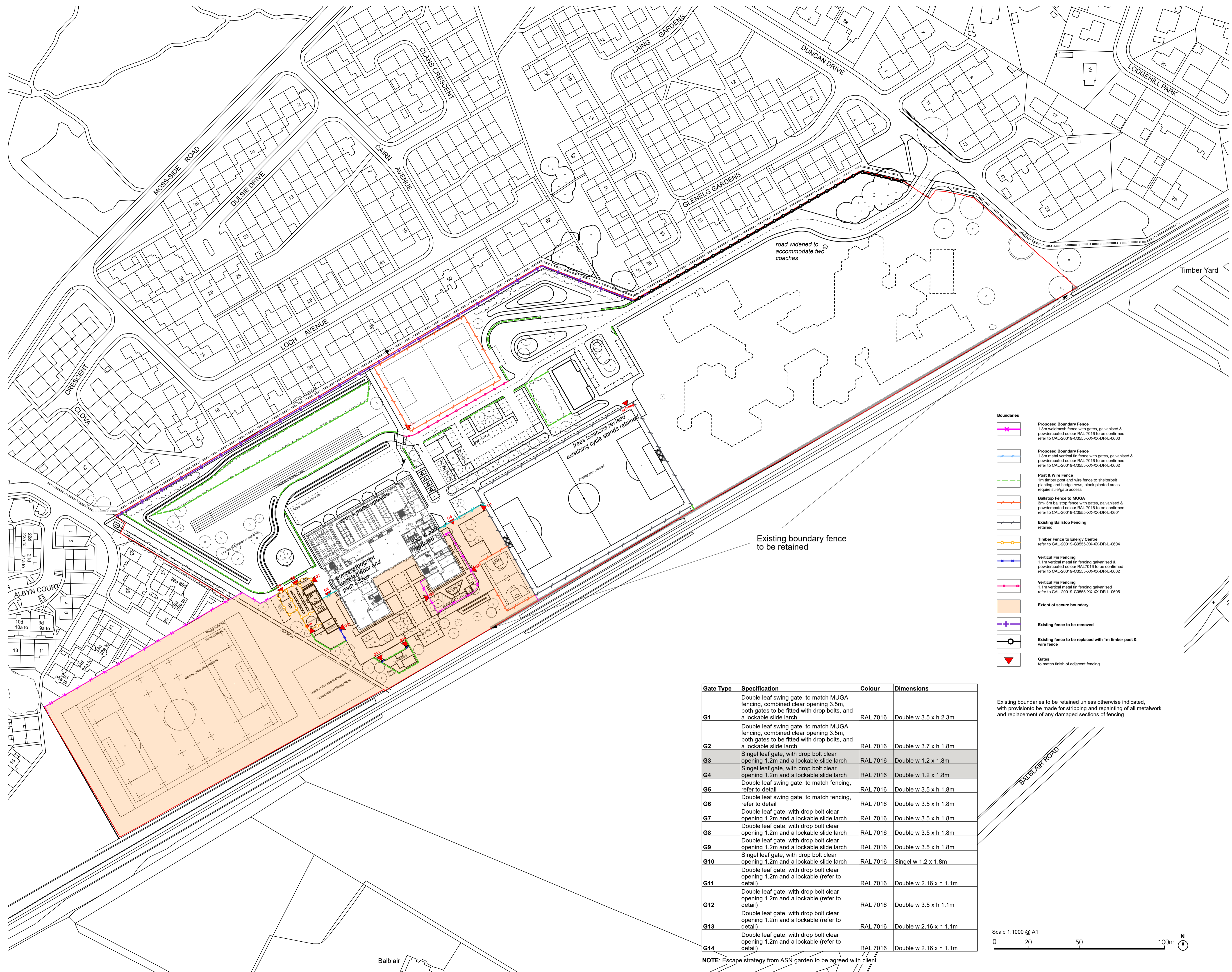
Energy Centre

**CAL20019-C0563-ZF-ZZ-DR-A-080100**

Rev:	Scale:	Date:	Job No:
<b>P02</b>	1 : 100	A1 27/11/2023	4651

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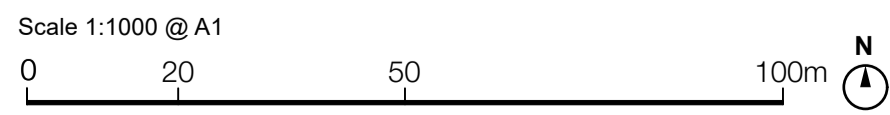
**Note:**  
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- Boundaries**
- Proposed Boundary Fence**  
1.8m weldmesh fence with gates, galvanised & powdercoated colour RAL 7016 to be confirmed refer to CAL-20019-C0555-XX-XX-DR-L-0600
  - Proposed Boundary Fence**  
1.8m metal vertical fin fence with gates, galvanised & powdercoated colour RAL 7016 to be confirmed refer to CAL-20019-C0555-XX-XX-DR-L-0602
  - Post & Wire Fence**  
1m timber post and wire fence to shelterbelt planting and hedge rows, black planted areas require stile/gate access
  - Ballstop Fence to MUGA**  
3m-5m ballstop fence with gates, galvanised & powdercoated colour RAL 7016 to be confirmed refer to CAL-20019-C0555-XX-XX-DR-L-0601
  - Existing Ballstop Fencing**  
retained
  - Timber Fence to Energy Centre**  
refer to CAL-20019-C0555-XX-XX-DR-L-0604
  - Vertical Fin Fencing**  
1.1m vertical metal fin fencing galvanised & powdercoated colour RAL 7016 to be confirmed refer to CAL-20019-C0555-XX-XX-DR-L-0602
  - Vertical Fin Fencing**  
1.1m vertical metal fin fencing galvanised refer to CAL-20019-C0555-XX-XX-DR-L-0605
  - Extent of secure boundary**
  - Existing fence to be removed**
  - Existing fence to be replaced with 1m timber post & wire fence**
  - Gates**  
to match finish of adjacent fencing

Gate Type	Specification	Colour	Dimensions
G1	Double leaf swing gate, to match MUGA fencing, combined clear opening 3.5m, both gates to be fitted with drop bolts, and a lockable slide larch	RAL 7016	Double w 3.5 x h 2.3m
G2	Double leaf swing gate, to match MUGA fencing, combined clear opening 3.5m, both gates to be fitted with drop bolts, and a lockable slide larch	RAL 7016	Double w 3.7 x h 1.8m
G3	Singel leaf gate, with drop bolt clear opening 1.2m and a lockable slide larch	RAL 7016	Double w 1.2 x 1.8m
G4	Singel leaf gate, with drop bolt clear opening 1.2m and a lockable slide larch	RAL 7016	Double w 1.2 x 1.8m
G5	Double leaf swing gate, to match fencing, refer to detail	RAL 7016	Double w 3.5 x h 1.8m
G6	Double leaf swing gate, to match fencing, refer to detail	RAL 7016	Double w 3.5 x h 1.8m
G7	Double leaf gate, with drop bolt clear opening 1.2m and a lockable slide larch	RAL 7016	Double w 3.5 x h 1.8m
G8	Double leaf gate, with drop bolt clear opening 1.2m and a lockable slide larch	RAL 7016	Double w 3.5 x h 1.8m
G9	Double leaf gate, with drop bolt clear opening 1.2m and a lockable slide larch	RAL 7016	Double w 3.5 x h 1.8m
G10	Singel leaf gate, with drop bolt clear opening 1.2m and a lockable slide larch	RAL 7016	Singel w 1.2 x 1.8m
G11	Double leaf gate, with drop bolt clear opening 1.2m and a lockable (refer to detail)	RAL 7016	Double w 2.16 x h 1.1m
G12	Double leaf gate, with drop bolt clear opening 1.2m and a lockable (refer to detail)	RAL 7016	Double w 3.5 x h 1.1m
G13	Double leaf gate, with drop bolt clear opening 1.2m and a lockable (refer to detail)	RAL 7016	Double w 2.16 x h 1.1m
G14	Double leaf gate, with drop bolt clear opening 1.2m and a lockable (refer to detail)	RAL 7016	Double w 2.16 x h 1.1m

Existing boundaries to be retained unless otherwise indicated, with provisions to be made for stripping and repainting of all metalwork and replacement of any damaged sections of fencing



**NOTE:** Escape strategy from ASN garden to be agreed with client

P13 16/05/2024 drawing issued for planning  
 rev date revision notes

rankinfraser  
 landscape architecture

project project nr 2139

NAIRN ACADEMY

client The Highland Council

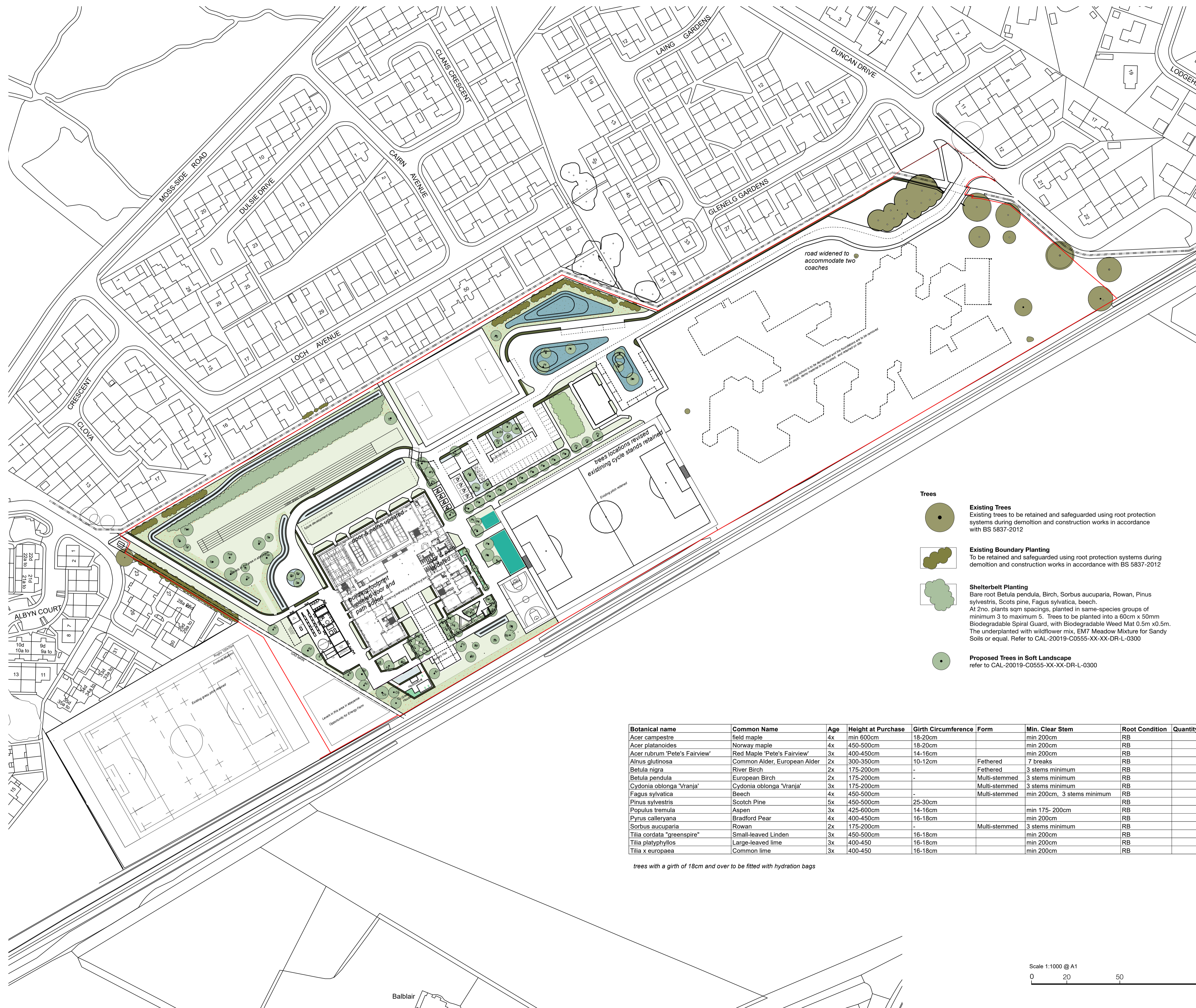
drawing title Site Boundaries Layout

drawing nr CAL20019-C0555-XX-XX-DR-L-0102

date 16/05/2024 rev P13 scale 1:1000 suitability code S4

issue information  
 billing  
 tender  
 construction  
 final construction

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**LEGEND**

- Redline boundary**
- Softworks**
- Proposed Hedge Planting**  
 Cultivate, adding compost, and plant in double staggered rows of *Carpinus betulus* 80-100cm height 1+2 bare root feathered transplants at 8/linear m. Depth of composted bark mulch finish for full width of planting bed. Maintained height of hedge 1.1m. refer to CAL-20019-C0555-XX-XX-DR-L-0303
- Proposed Meadow Planting** refer to NBS  
 Sown at 10g/m<sup>2</sup>, on-site won, screened topsoil, ripped to 150mm depth. Ripped soil is to be left for 3-4 weeks to allow unwanted weed seeds to germinate, before applying herbicide. Rotovating as per specification, do not add fertilizer. Seeds should either be broadcast by hand or using a seeder suitable for meadow seeds. After sowing, the site should be rolled or given a light harrowing to improve seed contact with the soil. refer to CAL-20019-C0555-XX-XX-DR-L-0306
- Proposed Amenity Grass** refer to NBS.  
 150mm minimum depth approved site won screened topsoil over clean, ripped subsoil (300mm depth). Cultivate and seed with approved grass seed mix at 35g/m<sup>2</sup>, including pre-seed fertilizer, 3 cuts and weed-free at completion. refer to CAL-20019-C0555-XX-XX-DR-L-0306
- Proposed Shrub Planting**  
 10 litre pot *Corylus avellana* 'Contorta' at 1/m<sup>2</sup>, with *Juniperus communis* 'Green Carpet' & *Calluna vulgaris* 2L, at 6/m<sup>2</sup>. 50mm depth composted bark mulch finish. Planting to be in accordance with BS 3936 Part 1:1992, refer to CAL-20019-C0555-XX-XX-DR-L-0301
- Detention Basins - Seeded**  
 Wet Meadow Mix (SCM2), Scotia Seeds 150mm minimum depth approved site won screened topsoil over clean, ripped subsoil (300mm depth). Cultivate and seed with approved seed mix at 4g/m<sup>2</sup>, kept weed-free at completion. The minimum combined depth of topsoil and subsoil is 450mm.
- Proposed Seeded Swale**  
 White Clover or equal approved. On-site won topsoil, ripped to 300mm depth. Ripped soil is to be left for 3-4 weeks to allow unwanted weed seeds to germinate, before applying herbicide. Rotovating to NBS, do not add fertilizer. refer to CAL-20019-C0555-XX-XX-DR-L-0301
- Proposed rain Garden - Planted**  
 300mm depth approved free draining topsoil over clean, ripped engineered soil. Cultivate and plant with 2 litre pot grown plants at 6/m<sup>2</sup>. *Dryopteris filix-mas* 'Linearis Polydactyla', *Glyceria maxima*, *Miscanthus sinensis*, *Cornus sanguinea*, *mahonia aquifolium*, *Myrica gale*, *Filipendula ulmaria*. 50mm depth bark mulch finish. Grasses to be in accordance with BS 3936 Part 1:1992, and shall be planted to BS 4043:1989. Top soil to be Multipurpose Grade in accordance with 'BS 3882-2015 Topsoil'. Engineered bio-remediation soil - 'Re-Medi8' or equal approved. Project engineer to confirm. Minimum combined depth of topsoil and engineered soil to be 600mm. Sitting above Visqueen sheet.

**Trees**

- Existing Trees**  
 Existing trees to be retained and safeguarded using root protection systems during demolition and construction works in accordance with BS 5837-2012
- Existing Boundary Planting**  
 To be retained and safeguarded using root protection systems during demolition and construction works in accordance with BS 5837-2012
- Shelterbelt Planting**  
 Bare root *Betula pendula*, *Birch*, *Sorbus aucuparia*, *Rowan*, *Pinus sylvestris*, *Scots pine*, *Fagus sylvatica*, *beech*.  
 At 2no. plants sqm spacings, planted in same-species groups of minimum 3 to maximum 5. Trees to be planted into a 60cm x 50mm Biodegradable Spiral Guard, with Biodegradable Weed Mat 0.5m x 0.5m. The underplanted with wildflower mix, EMT Meadow Mixture for Sandy Soils or equal. Refer to CAL-20019-C0555-XX-XX-DR-L-0300
- Proposed Trees in Soft Landscape**  
 refer to CAL-20019-C0555-XX-XX-DR-L-0300

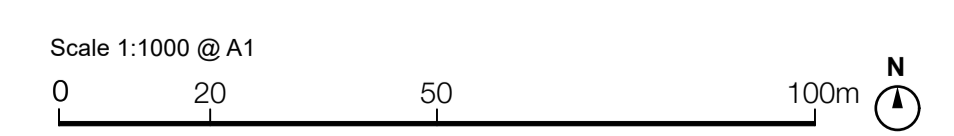
Botanical name	Common Name	Age	Height at Purchase	Girth Circumference	Form	Min. Clear Stem	Root Condition	Quantity
<i>Acer campestre</i>	field maple	4x	min 600cm	18-20cm		min 200cm	RB	14
<i>Acer platanoides</i>	Norway maple	4x	450-500cm	18-20cm		min 200cm	RB	4
<i>Acer rubrum</i> 'Pete's Fairview'	Red Maple 'Pete's Fairview'	3x	400-450cm	14-16cm		min 200cm	RB	3
<i>Alnus glutinosa</i>	Common Alder, European Alder	2x	300-350cm	10-12cm	Fethered	7 breaks	RB	7
<i>Betula nigra</i>	River Birch	2x	175-200cm	-	Fethered	3 stems minimum	RB	6
<i>Betula pendula</i>	European Birch	2x	175-200cm	-	Multi-stemmed	3 stems minimum	RB	8
<i>Cydonia oblonga</i> 'Vranja'	Cydonia oblonga 'Vranja'	3x	175-200cm	-	Multi-stemmed	3 stems minimum	RB	3
<i>Fagus sylvatica</i>	Beech	4x	450-500cm	-	Multi-stemmed	min 200cm, 3 stems minimum	RB	3
<i>Pinus sylvestris</i>	Scotch Pine	5x	450-500cm	25-30cm			RB	10
<i>Populus tremula</i>	Aspen	3x	425-600cm	14-16cm		min 175- 200cm	RB	3
<i>Pyrus calleryana</i>	Bradford Pear	4x	400-450cm	16-18cm		min 200cm	RB	13
<i>Sorbus aucuparia</i>	Rowan	2x	175-200cm	-	Multi-stemmed	3 stems minimum	RB	4
<i>Tilia cordata</i> 'greenspire'	Small-leaved Linden	3x	450-500cm	16-18cm		min 200cm	RB	5
<i>Tilia platyphyllos</i>	Large-leaved lime	3x	400-450	16-18cm		min 200cm	RB	4
<i>Tilia x europaea</i>	Common lime	3x	400-450	16-18cm		min 200cm	RB	3

trees with a girth of 18cm and over to be fitted with hydration bags

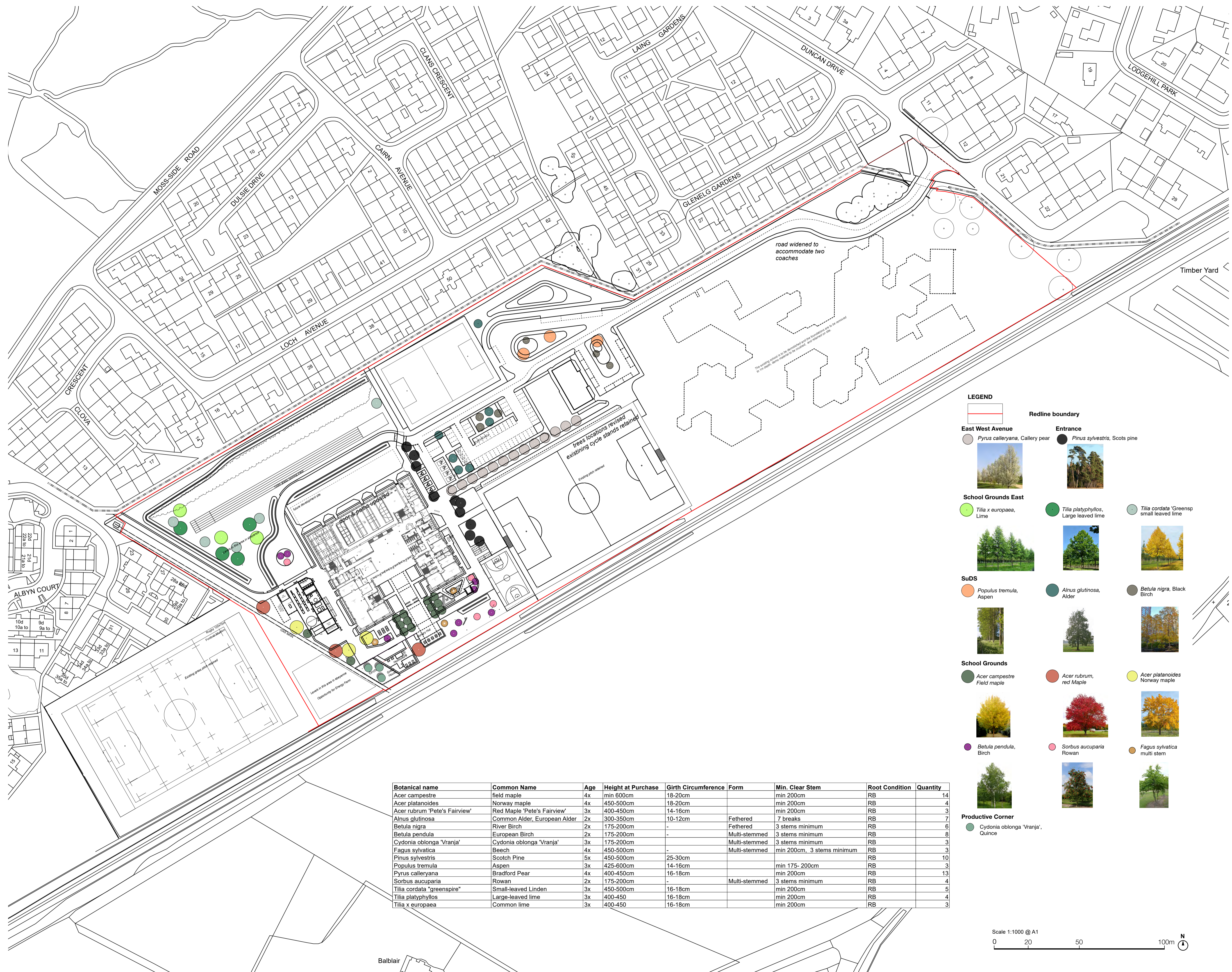
P13 16/05/2024 drawing issued for planning  
 rev date revision notes  
 rankinfraser  
 landscape architecture

project project nr 2139  
 NAIRN ACADEMY  
 client  
 The Highland Council  
 drawing title  
 Soft Landscape Layout  
 drawing nr  
 CAL20019-C0555-XX-XX-DR-L-0105

date rev scale suitability code  
 16/05/2024 P13 1:1000 S4  
 issue  
 information  
 billing  
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 construction  
 final construction  
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 mail@rankinfraser.com www.rankinfraser.com



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**LEGEND**

Redline boundary

East West Avenue

Entrance

School Grounds East

SuDS

School Grounds

Productive Corner

- Redline boundary
- East West Avenue
- Entrance
- School Grounds East
- SuDS
- School Grounds
- Productive Corner

*Pyrus calleryana*, Callery pear

*Pinus sylvestris*, Scots pine

*Tilia x europaea*, Lime

*Tilia platyphyllos*, Large leaved lime

*Tilia cordata* 'Greensp', small leaved lime

*Populus tremula*, Aspen

*Alnus glutinosa*, Alder

*Betula nigra*, Black Birch

*Acer campestre*, Field maple

*Acer rubrum*, red Maple

*Acer platanoides*, Norway maple

*Betula pendula*, Birch

*Sorbus aucuparia*, Rowan

*Fagus sylvatica*, multi stem

*Cydonia oblonga* 'Vranja', Quince

Botanical name	Common Name	Age	Height at Purchase	Girth Circumference	Form	Min. Clear Stem	Root Condition	Quantity
<i>Acer campestre</i>	field maple	4x	min 600cm	18-20cm		min 200cm	RB	14
<i>Acer platanoides</i>	Norway maple	4x	450-500cm	18-20cm		min 200cm	RB	4
<i>Acer rubrum</i> 'Pete's Fairview'	Red Maple 'Pete's Fairview'	3x	400-450cm	14-16cm		min 200cm	RB	3
<i>Alnus glutinosa</i>	Common Alder, European Alder	2x	300-350cm	10-12cm	Fethered	7 breaks	RB	7
<i>Betula nigra</i>	River Birch	2x	175-200cm	-	Fethered	3 stems minimum	RB	6
<i>Betula pendula</i>	European Birch	2x	175-200cm	-	Multi-stemmed	3 stems minimum	RB	8
<i>Cydonia oblonga</i> 'Vranja'	<i>Cydonia oblonga</i> 'Vranja'	3x	175-200cm	-	Multi-stemmed	3 stems minimum	RB	3
<i>Fagus sylvatica</i>	Beech	4x	450-500cm	-	Multi-stemmed	min 200cm, 3 stems minimum	RB	3
<i>Pinus sylvestris</i>	Scotch Pine	5x	450-500cm	25-30cm			RB	10
<i>Populus tremula</i>	Aspen	3x	425-600cm	14-16cm		min 175- 200cm	RB	3
<i>Pyrus calleryana</i>	Bradford Pear	4x	400-450cm	16-18cm		min 200cm	RB	13
<i>Sorbus aucuparia</i>	Rowan	2x	175-200cm	-	Multi-stemmed	3 stems minimum	RB	4
<i>Tilia cordata</i> 'greenspire'	Small-leaved Linden	3x	450-500cm	16-18cm		min 200cm	RB	5
<i>Tilia platyphyllos</i>	Large-leaved lime	3x	400-450	16-18cm		min 200cm	RB	4
<i>Tilia x europaea</i>	Common lime	3x	400-450	16-18cm		min 200cm	RB	3

P11 17/05/2024 drawing issued for planning  
 rev date revision notes

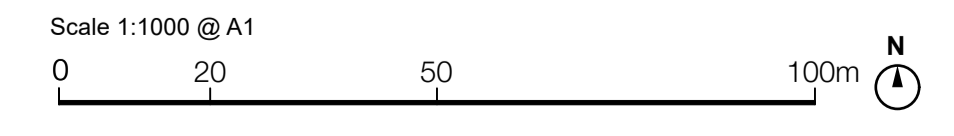
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project project nr 2139  
 NAIRN ACADEMY  
 client  
 The Highland Council  
 drawing title  
 Tree Planting Strategy  
 drawing nr  
 CAL20019-C0555-XX-XX-DR-L-0106

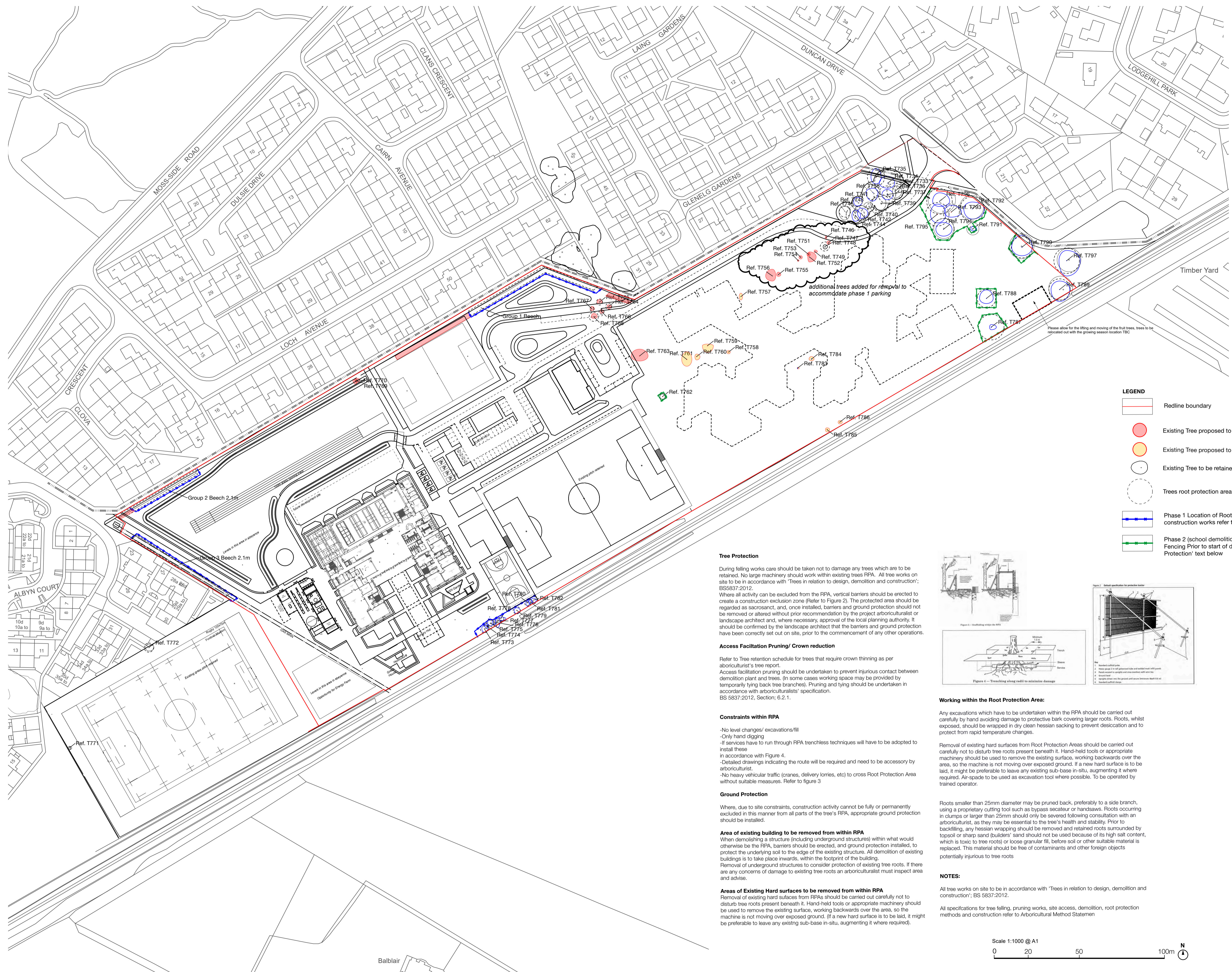
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 mail@rankinfraser.com www.rankinfraser.com



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



- LEGEND**
- Redline boundary
  - Existing Tree proposed to be removed as part of phase 1 works
  - Existing Tree proposed to be removed as part of phase 2 works (school demolition)
  - Existing Tree to be retained
  - Trees root protection area tbc by Arboriculturist
  - Phase 1 Location of Root Protection Fencing Prior to construction works refer to 'Tree Protection' text below
  - Phase 2 (school demolition) Location of Root Protection Fencing Prior to start of demolition works, refer to 'Tree Protection' text below

**Tree Protection**

During felling works care should be taken not to damage any trees which are to be retained. No large machinery should work within existing trees RPA. All tree works on site to be in accordance with 'Trees in relation to design, demolition and construction'; BS5837:2012.  
 Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone (Refer to Figure 2). The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist or landscape architect and, where necessary, approval of the local planning authority. It should be confirmed by the landscape architect that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

**Access Facilitation Pruning/ Crown reduction**

Refer to Tree retention schedule for trees that require crown thinning as per arboriculturist's tree report.  
 Access facilitation pruning should be undertaken to prevent injurious contact between demolition plant and trees. (In some cases working space may be provided by temporarily tying back tree branches). Pruning and tying should be undertaken in accordance with arboriculturist's specification.  
 BS 5837:2012, Section; 6.2.1.

**Constraints within RPA**

- No level changes/ excavations/dig
  - Only hand digging
  - If services have to run through RPA trenchless techniques will have to be adopted to install these
- In accordance with Figure 4.  
 -Detailed drawings indicating the route will be required and need to be accessory by arboriculturist.  
 -No heavy vehicular traffic (cranes, delivery lorries, etc) to cross Root Protection Area without suitable measures. Refer to figure 3

**Ground Protection**

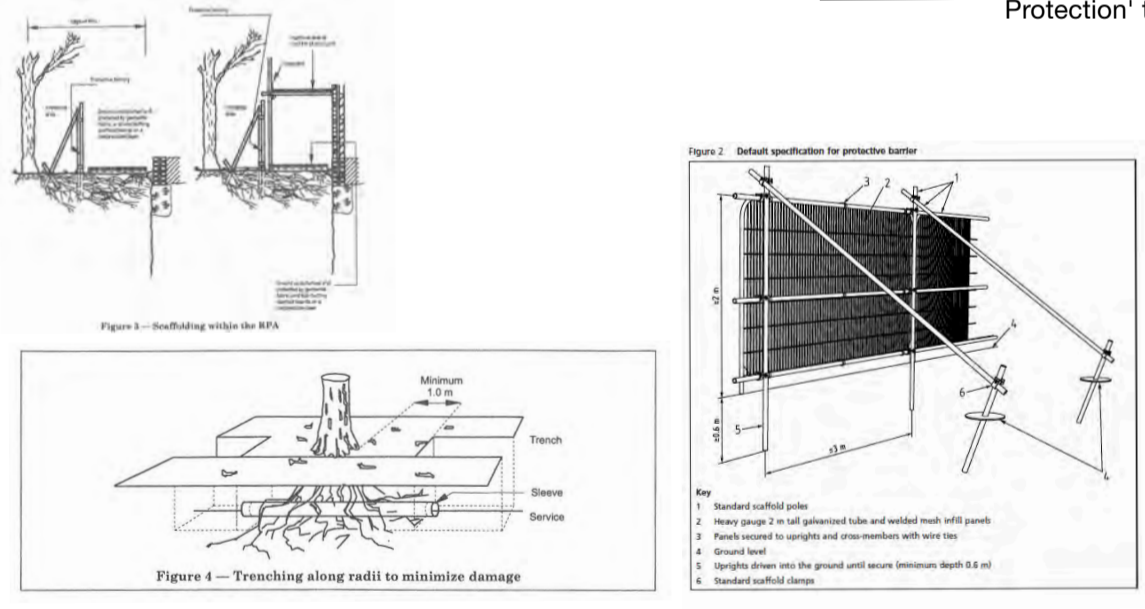
Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all parts of the tree's RPA, appropriate ground protection should be installed.

**Area of existing building to be removed from within RPA**

When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed, to protect the underlying soil to the edge of the existing structure. All demolition of existing buildings is to take place inwards, within the footprint of the building.  
 Removal of underground structures to consider protection of existing tree roots. If there are any concerns of damage to existing tree roots an arboriculturist must inspect area and advise.

**Areas of Existing Hard surfaces to be removed from within RPA**

Removal of existing hard surfaces from RPAs should be carried out carefully not to disturb tree roots present beneath it. Hand-held tools or appropriate machinery should be used to remove the existing surface, working backwards over the area, so the machine is not moving over exposed ground. (If a new hard surface is to be laid, it might be preferable to leave any existing sub-base in-situ, augmenting it where required).



**Working within the Root Protection Area:**

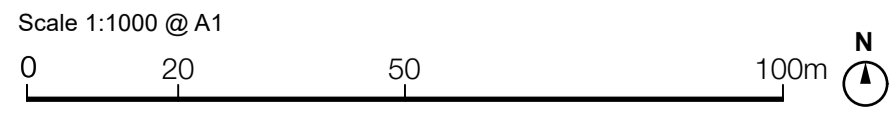
Any excavations which have to be undertaken within the RPA should be carried out carefully by hand avoiding damage to protective bark covering larger roots. Roots, whilst exposed, should be wrapped in dry clean hessian sacking to prevent desiccation and to protect from rapid temperature changes.  
 Removal of existing hard surfaces from Root Protection Areas should be carried out carefully not to disturb tree roots present beneath it. Hand-held tools or appropriate machinery should be used to remove the existing surface, working backwards over the area, so the machine is not moving over exposed ground. If a new hard surface is to be laid, it might be preferable to leave any existing sub-base in-situ, augmenting it where required. Air-spade to be used as excavation tool where possible. To be operated by trained operator.

Roots smaller than 25mm diameter may be pruned back, preferably to a side branch, using a proprietary cutting tool such as bypass secateur or hand saws. Roots occurring in clumps or larger than 25mm should only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability. Prior to backfilling, any hessian wrapping should be removed and retained roots surrounded by topsoil or sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots) or loose granular fill, before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots

**NOTES:**

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

All specifications for tree felling, pruning works, site access, demolition, root protection methods and construction refer to Arboricultural Method Statement



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