



Welcome to the Consultation Event



# Introduction

**This display provides information on the reconfiguration proposals for the Canal Parks Rugby Pitches.**

**You are invited to review the following draft information:-**

- **Pitch Layouts**
- **Clubhouse and Changing Facility Design**
- **Car and Coach Parking Proposals**

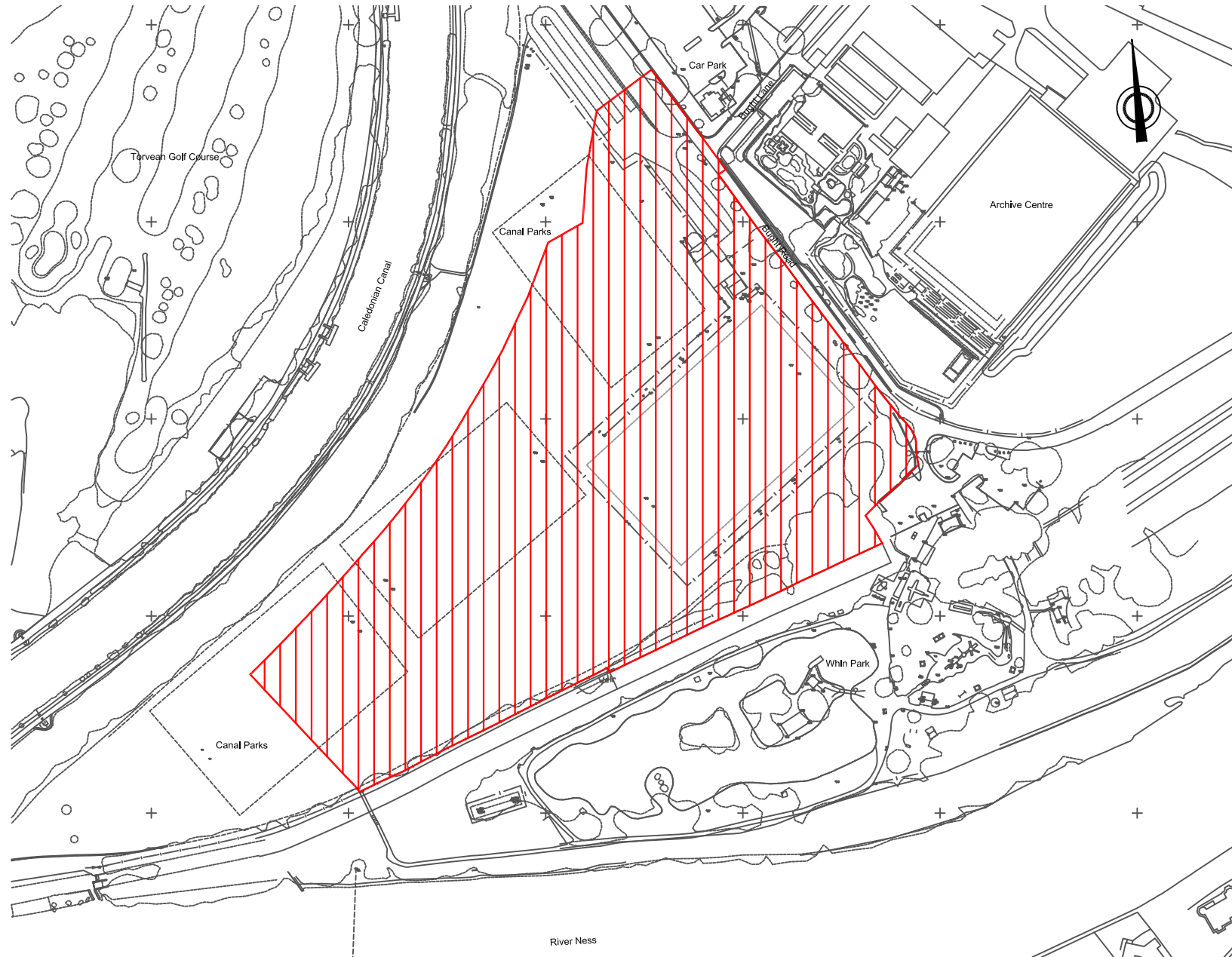
**There is the opportunity to allow for greater community use of the Canal Parks and it is proposed that the project will provide a community facility managed by Highlife Highland which will enable wider community access to the new facilities whilst also accommodating the needs of Highland Rugby Club.**

**The new synthetic pitch will provide an excellent facility for rugby but will also be available for community use for sports such as football, shinty, hockey and American football. The clubhouse provides changing rooms for community use.**

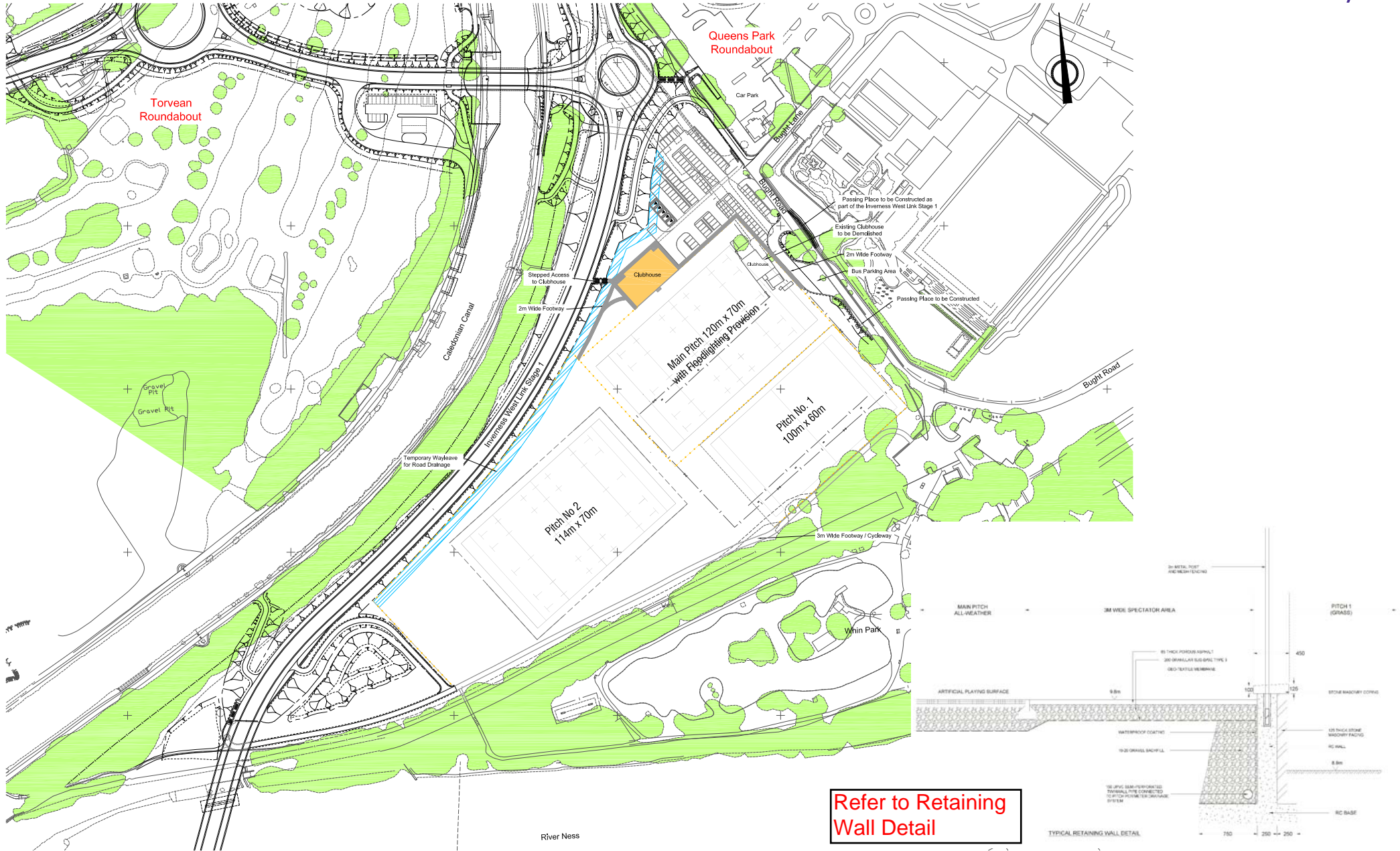
**If you have any concerns or would like further information please speak to one of the team. We are here to help.**

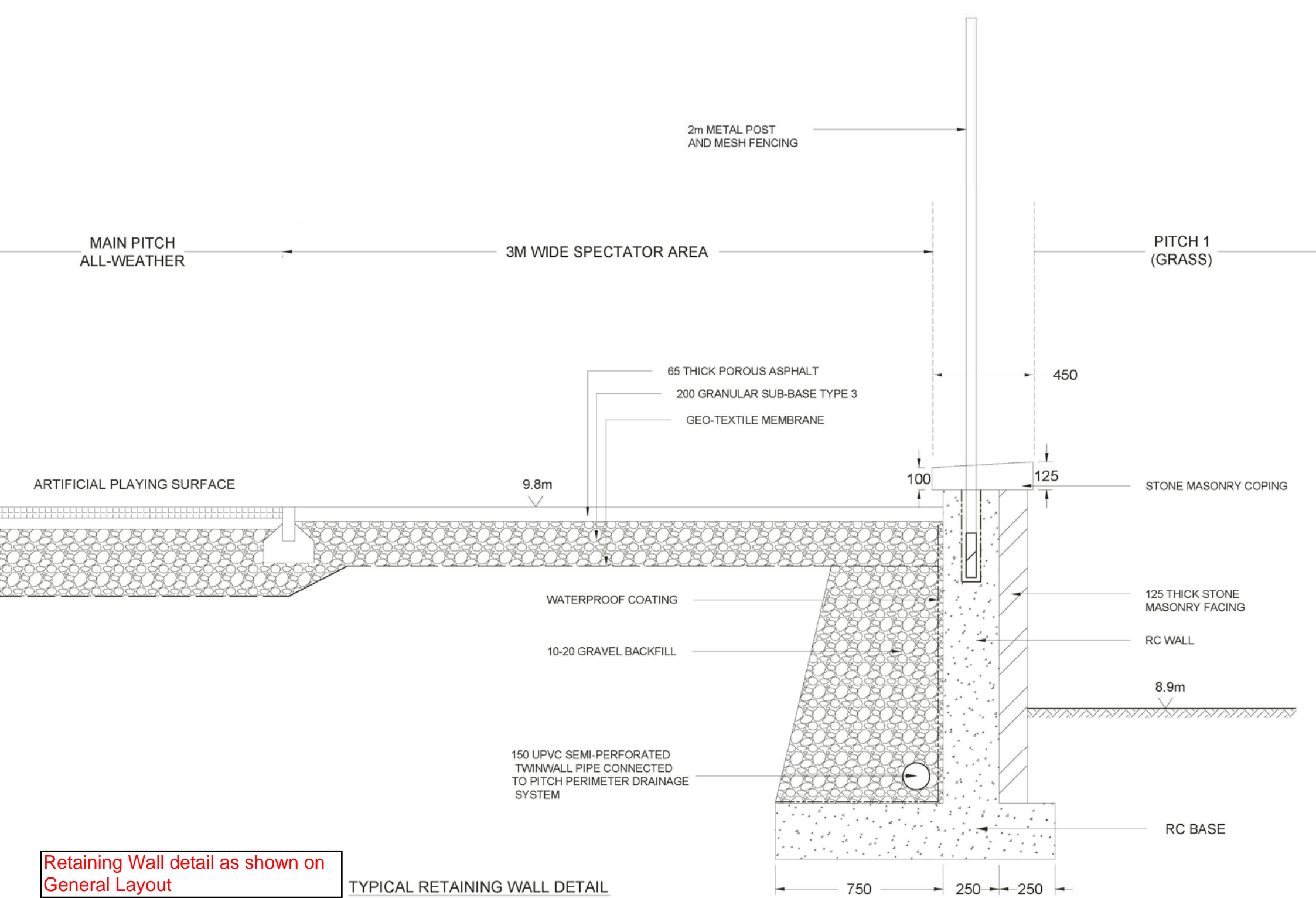


# The Inverness West Link - Canal Parks Rugby Project Red Line Boundary



# The Inverness West Link - Canal Parks Rugby Project General Layout



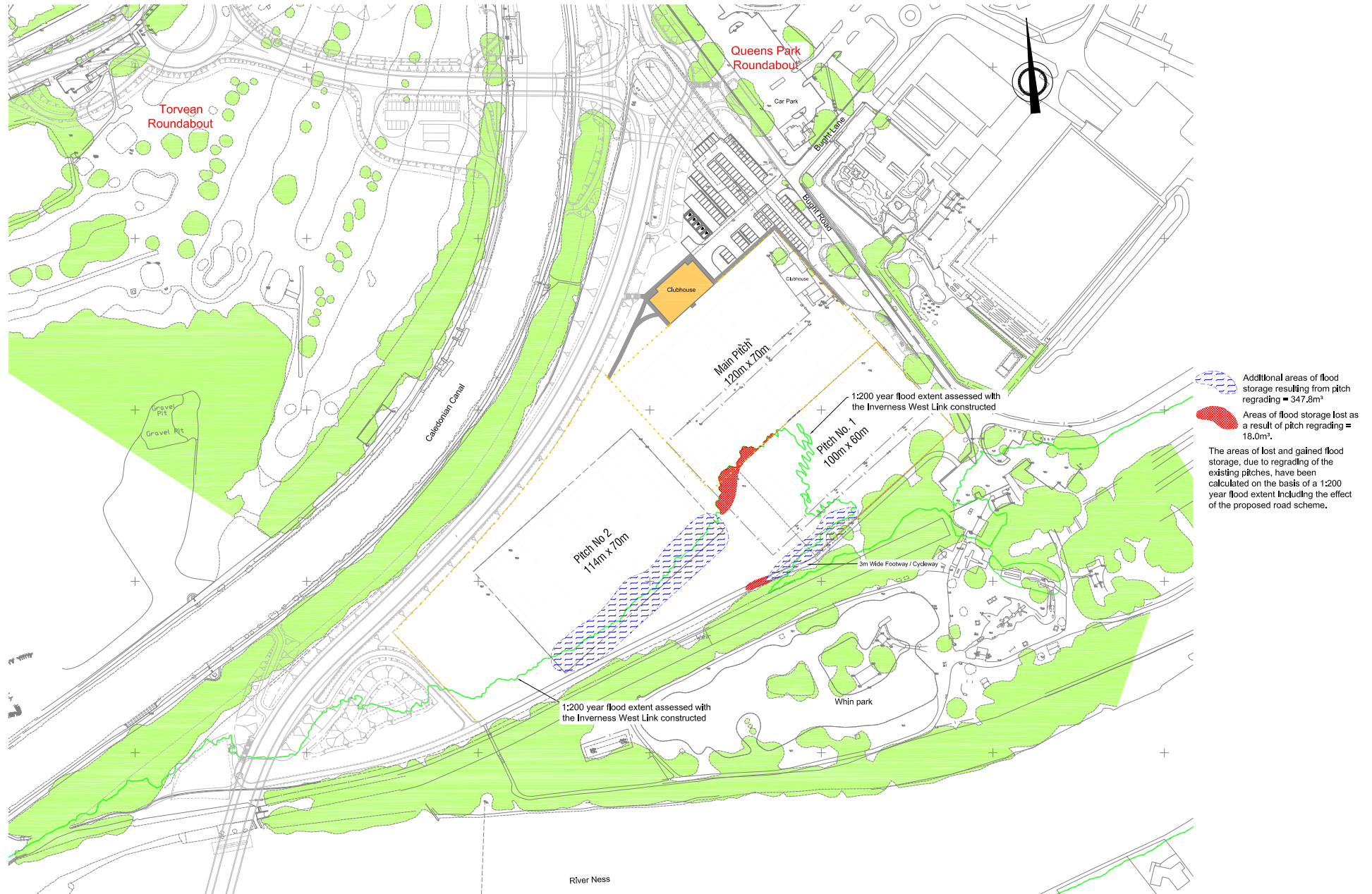


Retaining Wall detail as shown on General Layout

TYPICAL RETAINING WALL DETAIL

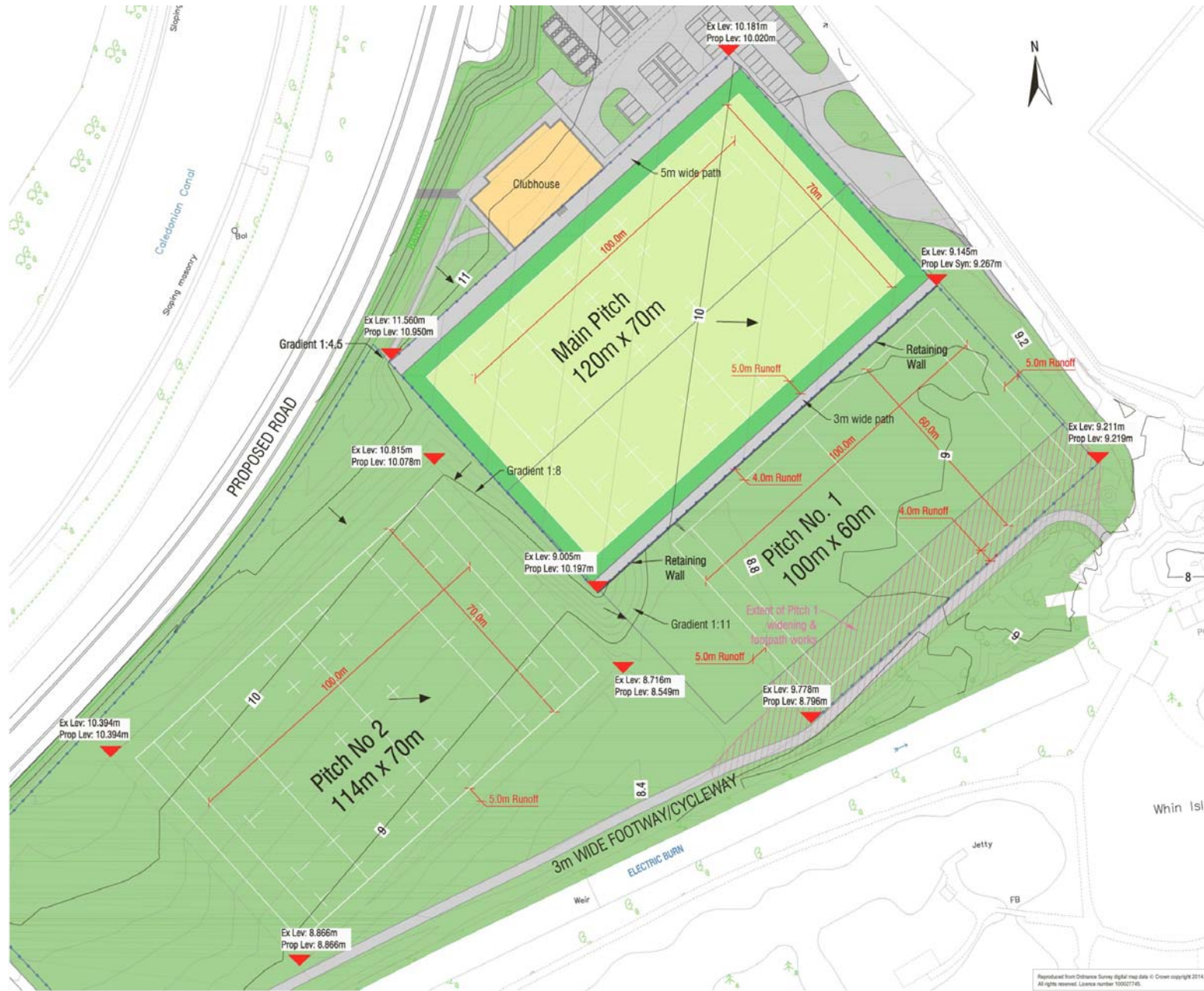


# The Inverness West Link - Canal Parks Rugby Project Flood Extents



# The Inverness West Link – Canal Parks Rugby Project

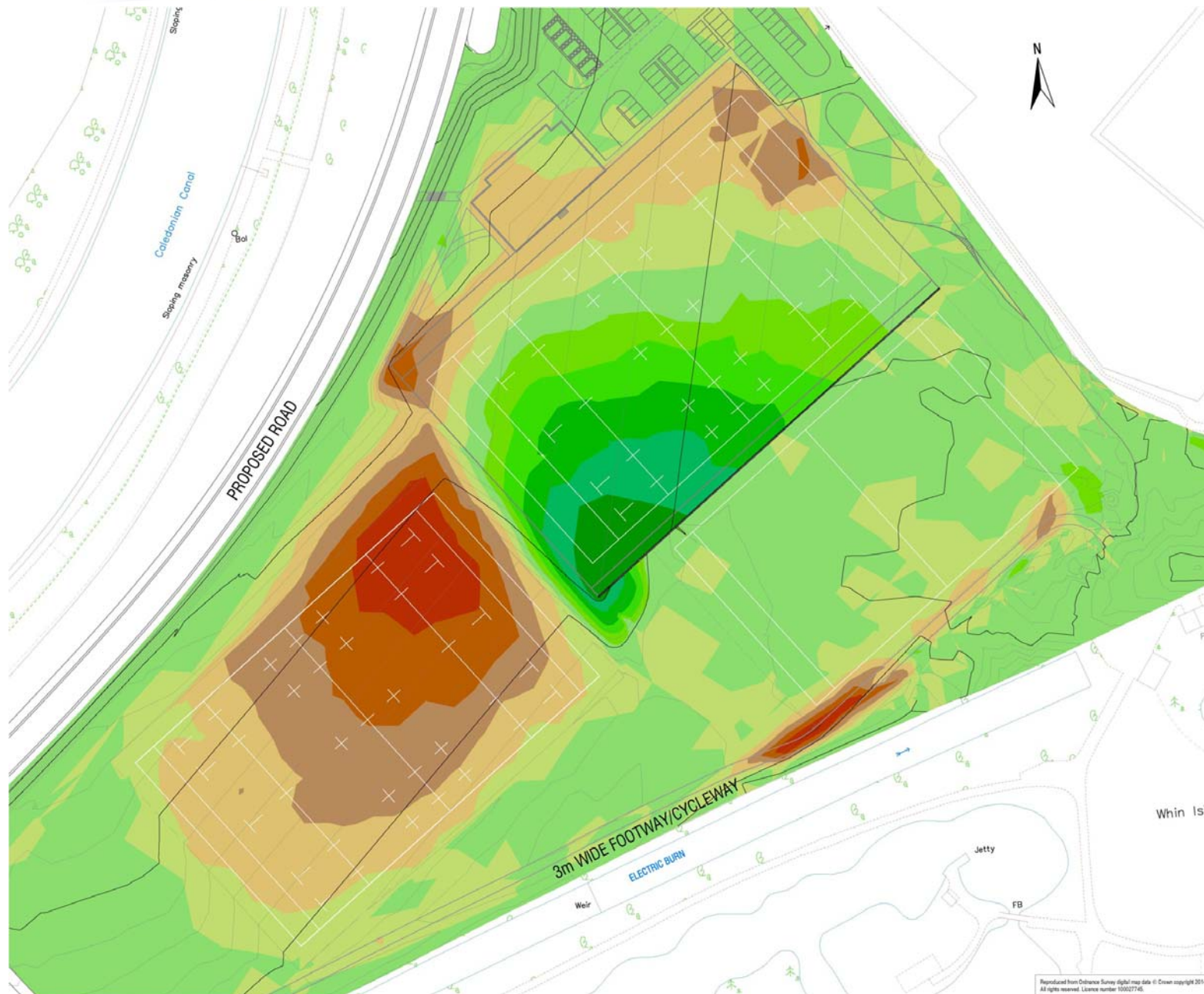
## Pitch Layout



The new artificial pitch will be constructed to all current industry standards: IRB, SRU, SportsScotland, The SAPCA Code of Practice for the Construction and Maintenance of Synthetic Turf Sports Pitches and will also meet highest FIFA Quality standards (the IRB 22 standard is equivalent to FIFA 2\*).

The pitch surface will be a “third generation” system and will comply with the latest requirements of International Rugby Board “Regulation 22 – Standard Relating to the Use of Artificial Playing Surfaces”.





**Legend:**

EARTHWORK CALCULATIONS					
NUMBER	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR	AREA	VOLUME
1	-1.20	-1.00	Dark Red	6.940m <sup>2</sup>	0.172m <sup>3</sup>
2	-1.00	-0.80	Red	1122.290m <sup>2</sup>	81.209m <sup>3</sup>
3	-0.80	-0.60	Dark Orange	2215.656m <sup>2</sup>	427.142m <sup>3</sup>
4	-0.60	-0.40	Orange	3821.019m <sup>2</sup>	1023.332m <sup>3</sup>
5	-0.40	-0.20	Light Orange	6897.760m <sup>2</sup>	2084.831m <sup>3</sup>
6	-0.20	0.00	Yellow-Orange	12558.063m <sup>2</sup>	3642.708m <sup>3</sup>
7	0.00	0.20	Yellow	28665.225m <sup>2</sup>	1528.998m <sup>3</sup>
8	0.20	0.40	Light Green	1807.146m <sup>2</sup>	978.500m <sup>3</sup>
9	0.40	0.60	Green	1320.284m <sup>2</sup>	687.818m <sup>3</sup>
10	0.60	0.80	Dark Green	1289.528m <sup>2</sup>	424.067m <sup>3</sup>
11	0.80	1.00	Very Dark Green	954.100m <sup>2</sup>	187.250m <sup>3</sup>
12	1.00	1.20	Dark Green	540.705m <sup>2</sup>	31.637m <sup>3</sup>

CUT: 7,259m<sup>3</sup>  
 FILL: 3,838m<sup>3</sup>  
 SURPLUS: 3,421m<sup>3</sup>





**Legend:**

- 225/150mm Ø MAIN DRAIN
- - - 80mm Ø LATERALS @ 8m & 12m CENTRES
- - - 150/225mm Ø CUT-OFF DRAIN
- SAND/GRAVEL SILTS @ 1m CENTRES

**NOTE:-**

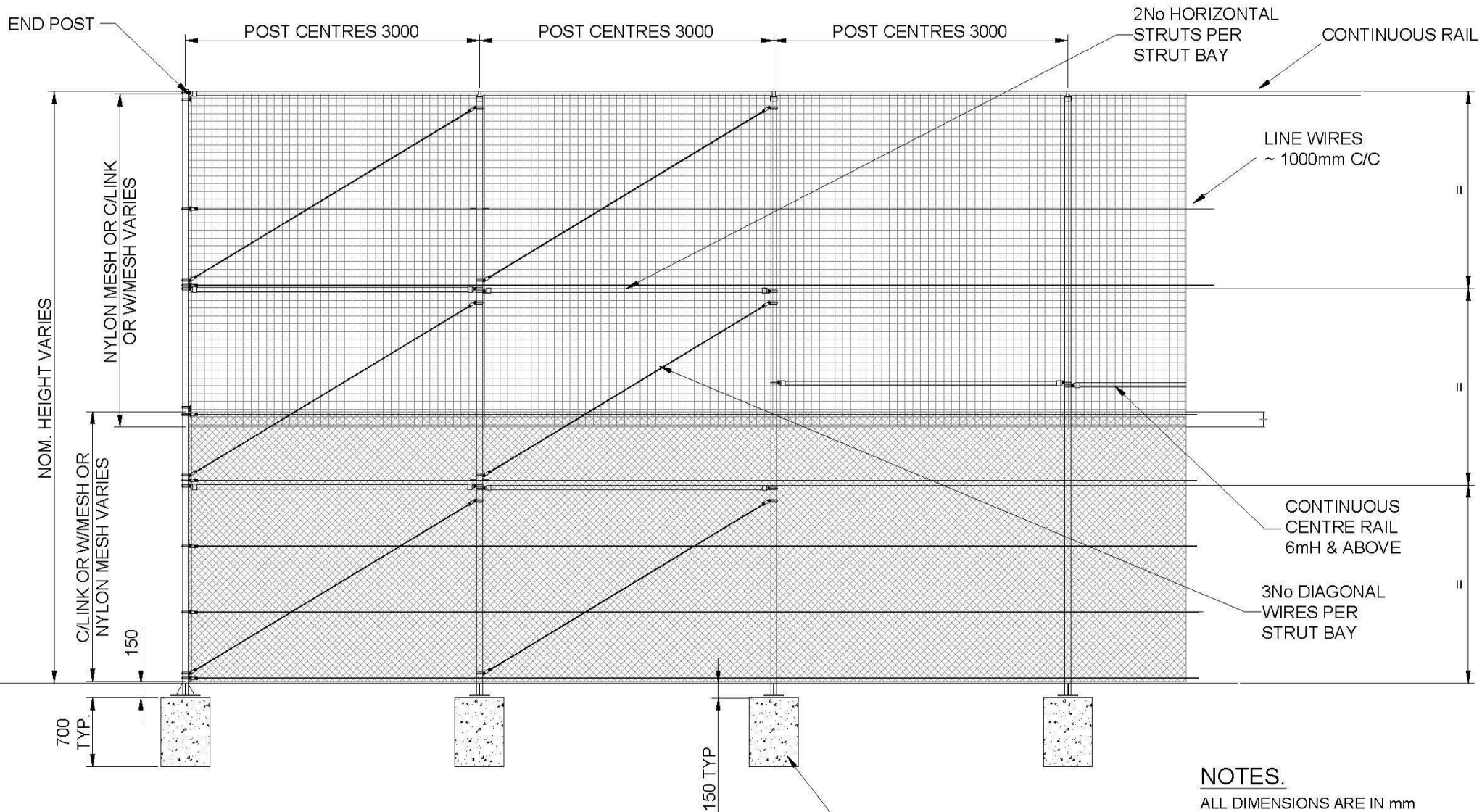
The pitch designer is currently assessing if the drainage shown is required in full having received ground investigation information.







ALL BASES TO BE CAST AT 3000mm CENTRES TYPICALLY



STANDARD BALLSTOP FENCING  
TYPICAL DETAILS

Fence Detail as shown on  
Fencing Layout

**NOTES.**

ALL DIMENSIONS ARE IN mm  
GAPS UNDERNEATH GATES & FENCING  
ARE NOMINAL DUE TO GROUND LEVELS.

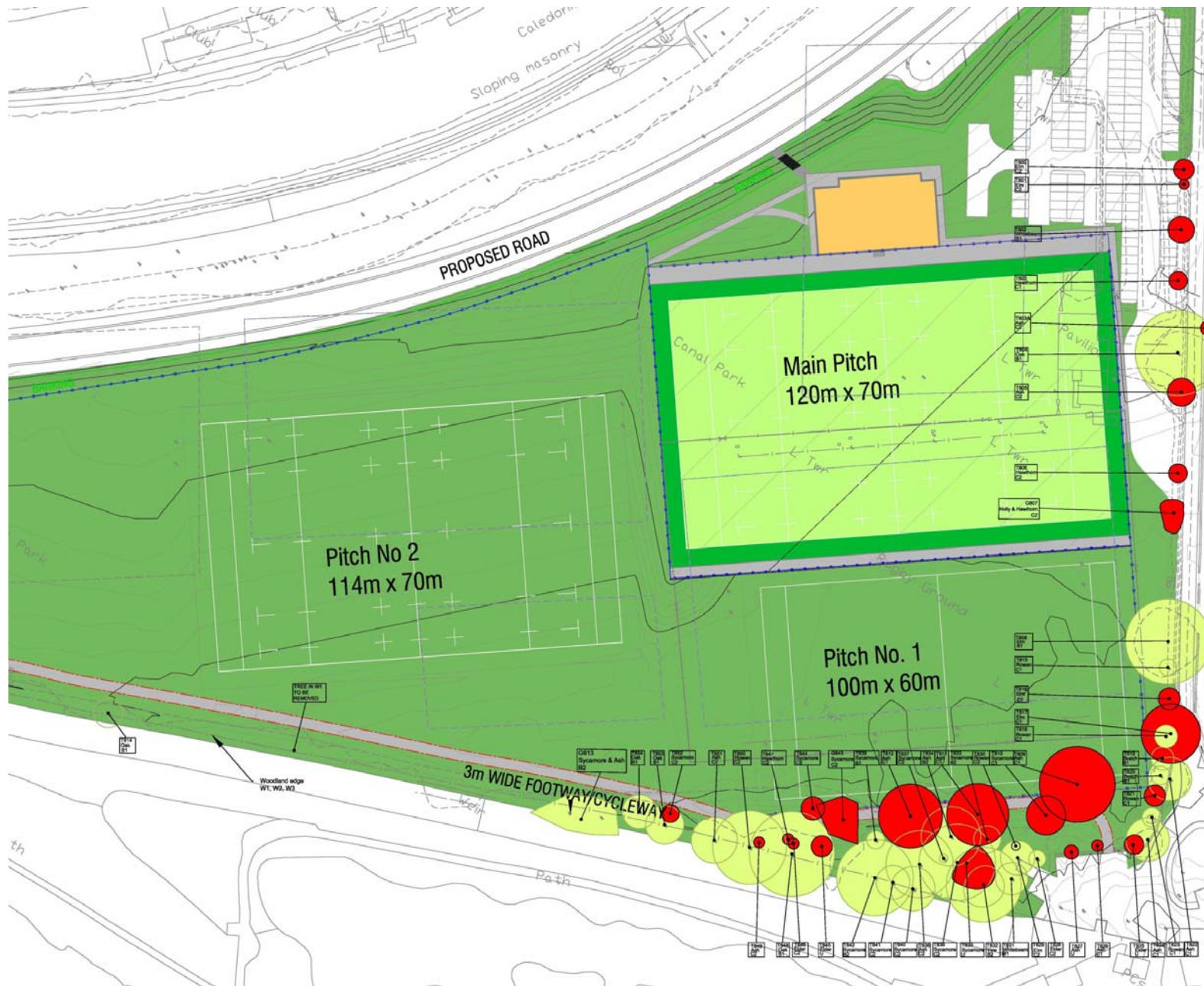
**Materials.**

POSTS - Ø60.3 x 3.2 CHS  
RAILS - Ø41.5 x 2 CHS  
TENSION WIRE - Ø3.15 HT WIRE

**Finish.**

GALVANISED TO BS EN ISO 1461:1999  
POWDER COATED:





**Key**

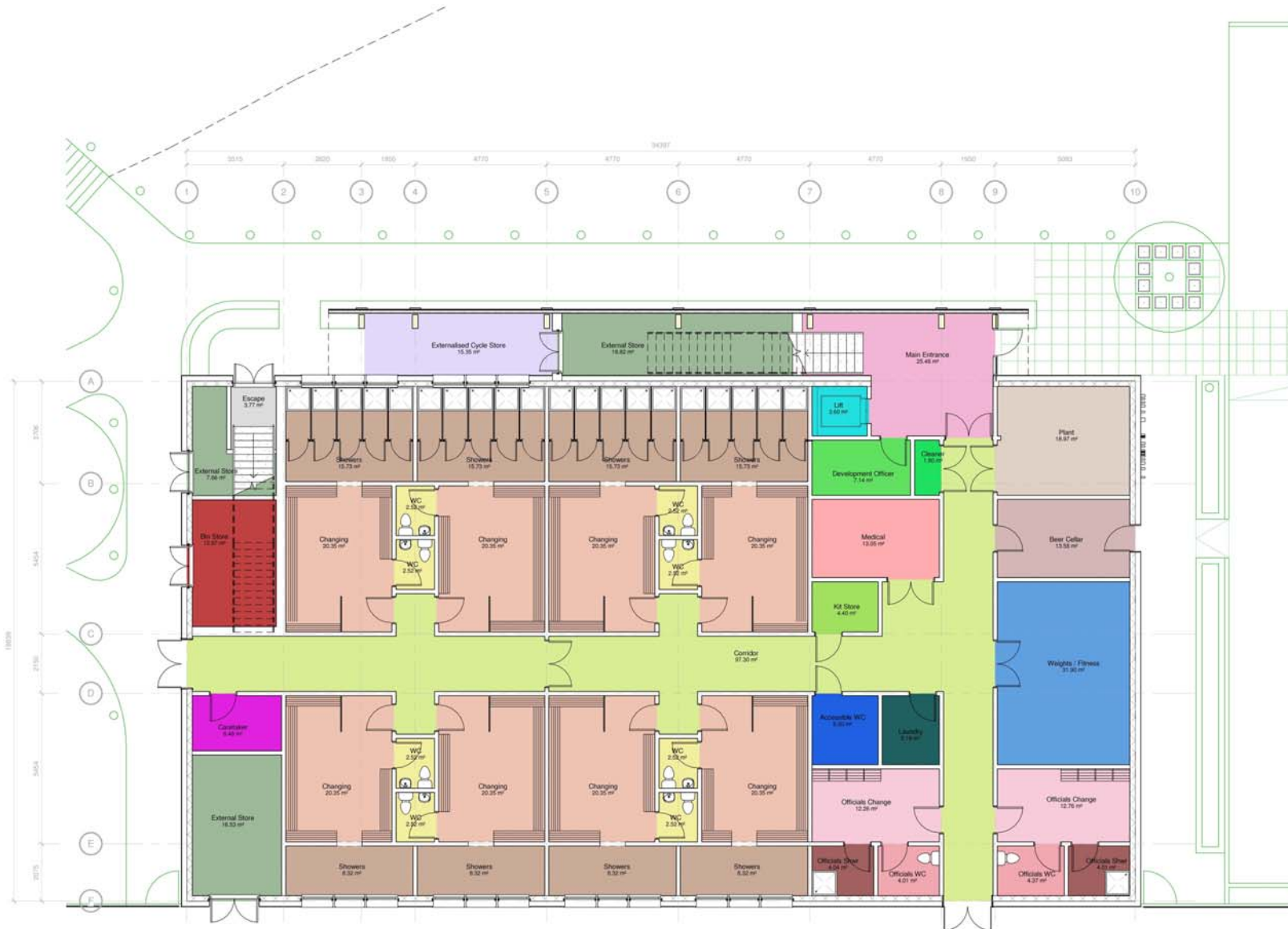
- PROPOSED REMOVAL
- PROPOSED RETENTION

Tree categories have been determined based on the criteria set out in BS5837 for tree quality assessments. A brief summary of the categories allocated is shown below:

- | Category | Description  |
|----------|--|
| U        | Trees in such a condition as not being realistic for retention relative to current land use for longer than 10 years.  |
| B1       | Trees of moderate quality with life expectancy of at least 20 years, but have impairments which downgrade them from category A life expectancy of 40 years.  |
| C1       | Trees of low quality and life expectancy of at least 10 years, or young trees with stem diameter below 150mm, which are unremarkable or impaired to an extent which excludes them from higher categories.  |
| C2       | Trees of low quality and life expectancy of at least 10 years, or young trees with stem diameter below 150mm, which are in groups or woodlands which do not offer significant greater landscape value, or trees offering temporary landscape benefit |

Trees for Removal		
No.	Type	Category
T800	Elm	C2
T801	Elm	C2
T802	Whitebeam	B1
T803	Hawthorn	C1
T803A	Ash	C2
T805	Ash	C2
T806	Hawthorn	C2
G807	Holly & Hawthorn	C2
T809	Ash	C1
T810	Sycamore	C1
T811	Ash	C1
T812	Ash	C1
T816	Elm	C1
T817	Elm	C1
T821	Rowan	C1
T825	Elder	U
T826	Ash	C1
T827	Ash	U
T835	Sycamore	U
G843	Sycamore	C2
T844	Sycamore	C2
T845	Elder	U
T846	Elder	C2
T847	Hawthorn	C2
T849	Ash	C2
T852	Sycamore	C2





**Ground Floor Plan**





**First Floor Plan**



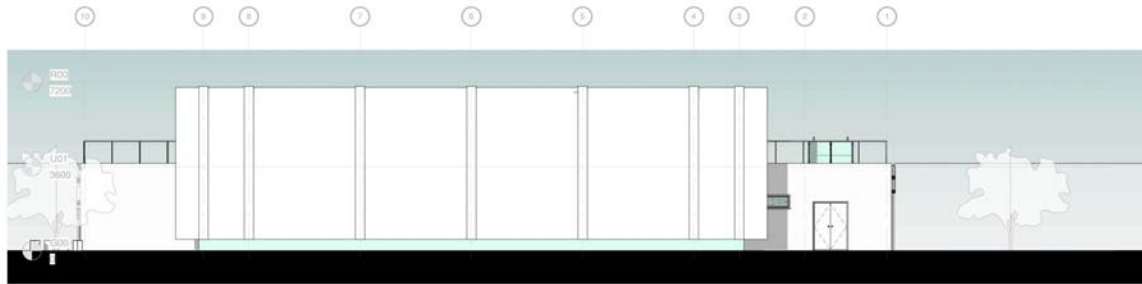
The Inverness West Link – Canal Parks Rugby Project  
 Clubhouse Elevations



North - East Elevation



South - West Elevation



North - West Elevation



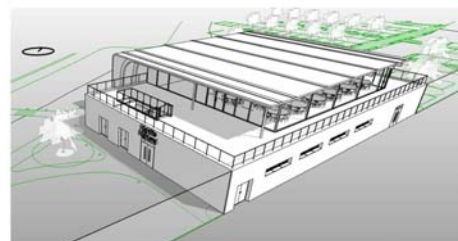
View from the West



South - East Elevation



Aerial view from the North



Aerial view from the South



View from the North



View on to the Roof Terrace

# The Inverness West Link – Canal Parks Rugby Project Car and Bus Parking Arrangements





## Thank you for attending the Canal Parks Rugby Project Public Consultation

The Design proposals are in draft form at present. This is to allow you to contribute to the Design process and the next step is to finalise the Design ready for the planning application.

Your comments on the Design on display would be welcomed and comments sheets are available for you to complete and hand in today or send in later.

Alternatively you may submit your comments online at the Highland Council website at [www.highland.gov.uk/cprp](http://www.highland.gov.uk/cprp)

All comments on the proposals should be submitted not later than  
28<sup>th</sup> February 2015







The Highland  
Council  
Comhairle na  
Gàidhealtachd

**CAPITA SYMONDS**

THE INVERNESS WEST LINK  
CANAL PARKS RUGBY PROJECT  
PRE-PLANNING APPLICATION  
PUBLIC CONSULTATION



**COMMENTS SHEET**

Title:-  
(Mr/Mrs etc)

Name:-

Address:-

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Town/City:-

Post Code:-

Email Address:-

Any comments on the pitch proposals as displayed:

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Any comments on the clubhouse proposals as displayed:

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Any comments on car/coach parking proposals as displayed:

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**Please turn over**

**Any further comments:**

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Please complete this sheet and hand it to the official at reception, or send this sheet to:-

Mr. J A Smith  
The Highland Council, Development & Infrastructure Service, Project Design Unit,  
Osprey House, Alness Point Business Park,  
Alness, IV17 0UP

or alternatively, submit your comments online at the Highland Council Website at  
[www.highland.gov.uk/cprp](http://www.highland.gov.uk/cprp)