

MUIRTOWN & SOUTH KESSOCK  
DEVELOPMENT BRIEF  
JANUARY 2016



Scottish  
Canals



# BRIEF BOUNDARY



# INTRODUCTION

This development brief for the Muirtown and South Kessock area of Inverness has been prepared to guide future development in the area and to assist the Council, partners and community organisations in making any bids for funding to help regenerate the wider brief area. It reflects the outcomes of the charrette workshops with the community and stakeholders that took place in February and April, 2014. Scottish Canals and The Highland Council sponsored the charrette jointly with support from the Scottish Government as part of its Charrette Mainstreaming Programme 2014.

The spatial focus of the brief is an area in the north of Inverness and includes the Muirtown Basin eastwards to the mouth of the River Ness. Scottish Canals have interest in developing the Muirtown Basin area with the Highland Council having an ongoing interest in the regeneration of the South Kessock area. A holistic approach was taken to the future development of the area considering how to strengthen connections within the area and more widely to other parts of the city and in particular the City centre.

Section 2 of this document sets out an analysis of the area and Section 4 setting out the regeneration strategy with a series of projects identified through the charrette process that were considered appropriate to carry this forward. These projects range from shorter term projects, some of which are already being delivered, alongside some larger scale and longer term aspirations and aims.

In preparing this Development Brief the Council has had significant input from members of the public through intensive and collaborative workshop events held over 4 days during the Spring of 2014. The outcome of these events informed the preparation of a draft brief and was the subject of consultation on its content in March 2015. The feedback from the consultation has been considered in the preparation of this document.

This Development Brief is a material planning consideration for development management and investment. The Brief is statutory Supplementary Guidance to the Development Plan.

This guidance will not be applied retrospectively to applications which have already received planning permission (unless a new application is brought forward for the site in whole, or part, in the future) or those which are currently approved subject to the conclusion of a legal agreement.

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# INTRODUCTION BACKGROUND

The Muirtown - South Kessock area has the ability to strengthen its role in the city and the Highlands and develop its role in the provision of recreational opportunities and activities (including water based), as well as providing new homes for people to live. The South Kessock area is a unique location being the only part of the City that has a close relationship with the coast. This provides significant opportunities to develop a stronger link with the Firth and the River Ness through the enhancement of existing infrastructure. In the Carse the main emphasis is in employment based activities, whilst the Muirtown Basin area is an important marine gateway with potential to develop as a tourism hub providing leisure and recreational space alongside providing commercial, community and housing opportunities.

Scottish Canals and Highland Council have established a joint venture relationship which aims to maximise the tourism, leisure and regeneration potential of the Caledonian Canal and to pull resources and land together to facilitate this. Scottish Canals has highlighted Muirtown Basin as a key tourism, leisure and development opportunity and Highland Council have also long recognised the need for regeneration of the South Kessock area. Funding was secured from the Scottish Government's Charrette Mainstreaming programme to facilitate the delivery of this Development Brief for the Muirtown and South Kessock area. The charrette resulted in a series of plans and proposals for the area which have now been pulled into this Development Brief.

PLAN OF BRIEF BOUNDARY



# INTRODUCTION POLICY CONTEXT

## Reinforcing Inverness' Regeneration Strategy

The City of Inverness has a major role to play in delivering the vision as set out in the Highland-wide Local Development Plan for the Inner Moray Firth area. While consolidation of the City continues through development around the southern edge of the City there is a need to look to the regeneration and renewal of specific areas of the City. The Highland-wide Local Development Plan sets out four regeneration priorities in the City. Muirtown and South Kessock is identified as one of these strategic regeneration areas. The boundary for the proposed project has been discussed with local members and amended following their comments. The final boundary of the Development Brief has been amended to take account of the outcomes of the charrette process.

## Policy Context

The area covered by this Development Brief has been identified as an area for change in the City for a number of years. The Highland-wide Local Development Plan which was adopted in April 2012 supports development of the area to meet the aspirations of the Inverness City Vision and to consolidate the City. For this brief area the Development Plan comprises the Highland-wide Local Development Plan and the Inner Moray Firth Local Development Plan.

The Highland-wide Local Development Plan 2012 allocates an area at Muirtown - South Kessock to have the delivery of development and regeneration opportunities identified and coordinated through a masterplan led approach.

## **POLICY 6 Muirtown and South Kessock**

*The Council will support masterplan led development proposals for the Muirtown/South Kessock area (as indicated on Map 3) in the short term which fit with the provisions of the existing Inverness Local Plan for the development of the area, whilst seeking to ensure that they deliver improvements to the transport network, including improvements at the Telford Street Retail Park roundabout, and do not result in adverse effects on the integrity of the Moray Firth SAC.*

*The Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for part or all of the area. This masterplan or brief will be guided by the following principles and objectives:*

- *net improvement of the local transport network including the junction at Telford Street Retail Park;*
- *maximum employment potential from commercial use of the waterfront frontage at the Muirtown Basin;*
- *safeguarding and if possible enhancement of navigation, water based recreation facilities, heritage features, and public pedestrian access, including the avoidance of any adverse effect on the integrity of the Moray Firth SAC; and*
- *greater diversification of housing tenure and renewal of housing stock within the area.*



# INTRODUCTION PLANNING

The Highland-wide Local Development Plan (HwLDP) contains the requirement for the Council to deliver masterplan led development proposals. The Inner Moray Firth Local Development Plan identifies for development, two infill housing sites in Merkinch and the potential for housing development at the former quarry site in Clachnaharry. These sites form an integral part of the setting for the wider development area and have as such been included in the core of the development brief.

The Inner Moray Firth Local Development Plan (IMFLDP) confirms the key built development sites within the area, at Muirtown Basin, Carse Industrial Estate, Carse Road and Glendoe Terrace.

The IMFLDP also includes the potential for the improvement of sporting and recreational facilities on land adjacent to Merkinch Primary School and the protection of the valuable amenity areas within the area. The approach taken by the IMFLDP does also allow for the potential for the delivery of infill development within the defined settlement development area where proposals are compatible with existing adjacent land uses.



## Housing

**Site: IN17 Carse Road**

**Area (ha): 0.4    Housing Capacity: 16**

**Requirements:** Local traffic management measures; Flood Risk Assessment (may affect developable area).

**Site: IN18 Glendoe Terrace**

**Area (ha): 1.1    Housing Capacity: 50**

**Requirements:** Local traffic management measures; Flood Risk Assessment (may affect developable area).

**Site: IN19 Clachnaharry Quarry**

**Area (ha): 0.3    Housing Capacity: 16**

**Requirements:** Adequate visibility for access onto A862; implementation of a suitable scheme to reduce vehicle speeds on the A862; consideration of underground services in the site's frontage; setback from the quarry face and its woodland cover for safety and shading reasons; improved footpath provision.

## Mixed Use

**Site: IN21 Muirtown Basin**

**Area (ha): 16.3    Uses:** Business, Community, Tourism, Leisure, 30 homes.

**Requirements:** Developer to prepare masterplan / development brief to be agreed with the Council who may adopt this as [Supplementary Guidance](#). This should address: no net detriment to the local transport network including the adjacent Telford Street Retail Park and King Brude Road A862 road junctions; maximum employment potential from commercial use of the waterfront at Muirtown Basin; safeguarding and if possible enhancement of navigation, recreation facilities, heritage features, existing woodland and public pedestrian access; avoidance of any adverse effect on the integrity of the Moray Firth SAC (any water borne access in accordance with the [Scottish Marine Wildlife Watching Code](#) and the [Dolphin Space Programme](#) as well as avoidance of any cumulative impact of boat traffic as assessed according to 'Dolphins and Development'); otter survey and any resultant mitigation.

## Community

**Site: IN27 West of Merkinch Primary School**

**Area (ha): 2.6    Uses:** Sporting/ recreational facilities connected to school and wider community.

**Requirements:** Safeguarding and improvement of existing uses.

## Industry

**Site: IN34 Carse Industrial Estate**

**Area (ha): 3.2    Uses:** Industrial.

**Requirements:** Development in accordance with planning permissions 12/04705/FUL, 13/00338/FUL and 13/01828/FUL. Flood Risk Assessment (may affect developable area).



# 2

AREA ANALYSIS  
DESTINATIONS  
OPPORTUNITIES  
PUBLIC USE & CONNECTIONS

# AREA ANALYSIS DESTINATIONS

This Development Brief covers the part of the City of Inverness. Development in this area needs to consider impacts on some very important natural and built heritage features including:

- Caledonian Canal Scheduled Monument
- Moray Firth Special Area of Conservation
- Clachnaharry Conservation Area

Of equal importance to the City are the recreation areas in the brief area which include the Local Nature Reserve and football pitches as well as extensive opportunities for walking and cycling..

The brief area is within the catchment area of Inverness High School (secondary school) and the primary school catchment area for Muirtown and Merkinch Primary Schools. The lack of capacity at Merkinch Primary is an existing issue with temporary accommodation being provided on site. The development of further housing in the catchment will place further pressure on the existing school accommodation. New development in the development brief area is likely to push the Merkinch Primary School over capacity. It is therefore important to consider the need for school expansion, options include provision of a new school with resultant sale of the existing primary or the extension of the existing school.

## Utilities and public transport

The bulk of development opportunities identified within the Brief area are identified on brownfield sites and capacity already exists to service most of the development opportunities identified. There will, however, be a need to upgrade some services to build in capacity to accommodate intensification of use. Developer obligations will be sought from developers towards the costs of improvements.

Public transport (bus) connections to the wider area are largely in place serving existing communities within the brief area, given the range of development uses identified extension of these services may be required.

## Constraints and Sensitivities

There are very few sites which come forward for development which are completely constraint or sensitivity free. Constraints and sensitivities do not always hinder development on a site, they just mean you have to work with them rather than against them to produce a high quality development.

The brief has identified several areas within the brief area where transport and active travel connections are viewed as a constraint to regeneration and growth, these are highlighted within the individual sections of the document with a consideration of actions required to address them. The Council will undertake a Transport Appraisal to identify measures required to address any transport, active travel or road safety issues. Developer contributions may be required towards identified improvements.

Flood Risk is an issue for extensive areas within the brief area. Proposals for built development will consider this issue in moving forward. A strategic Flood Risk Assessment has been prepared which demonstrates the areas of the South Kessock and Muirtown area that lie within areas of Low to Medium Risk and being suitable for most forms of development, excluding essential civil infrastructure (e.g. schools) where a higher level of protection is generally required. Detailed Flood Risk Assessments may be required for individual proposals within the area to confirm the level of protection and mitigation measures required. The study also confirms the level of protection to the area from flood risk provided from the Firth (coastal) by the existing Coastal Flood embankment. The completion of the River Ness flood alleviation works will provide protection from the River Ness (fluvial) flood risk.

All development must connect to the public water and waste water networks, which will require to have sufficient capacity to avoid impacts on the River Moriston SAC and Moray Firth SAC.

## Destinations

The project area covers a large swathe of Inverness including several destinations (see map opposite) which each have their own identity and character. The area includes:

Muirtown Basin is already recognised as an international gateway for European boating visitors. It presents a fantastic opportunity for both land and water based development which could lead to a new waterfront city quarter with a cultural and civic extension of Inverness City Centre. It is already used for berthing leisure craft and as a place of residence for boaters and it is a safe haven for many large commercial craft including the Floating Hotel - the Lord of the Glens.

At Clachnaharry, many proposals relate directly to the Muirtown Basin and providing further connections through pedestrian, canal

and road crossings to the west of the city.

The South Kessock residential area sits to the north of Merkinch, is also known as the Ferry since prior to the construction of the Kessock Bridge the Kessock Ferry sailed to North Kessock from the pier. This area is considered isolated from the Merkinch and City Centre areas due to the railway line passing through the area.

At Muirtown, the Telford Retail Park and the Carse Industrial Estate are nestled between South Kessock / Merkinch and Muirtown Basin. The area lies several metres below the level of Muirtown Basin which presents a challenge in terms of connectivity. In recent years, several retail outlet operations have ceased in the retail side of the estate. These sites represent key opportunities for change.

The Merkinch Local Nature Reserve (LNR) sits between South Kessock and the Beauty Firth. The area has a diverse set of wildlife habitats with a wide variety of plants and animals and as such was designated as a LNR in 2007. The LNR is the 50th local nature reserve in Scotland and is the only one in the Highlands.

The Merkinch area skirts the edge of the study area to the south. Recent regeneration efforts have seen vacant sites being promoted for affordable and social housing. It is essential that these regeneration efforts are reinforced by the development brief or the Muirtown / South Kessock area.

The key challenges and opportunities in the area are:

- Delivery of leisure, tourism and housing led regeneration around Muirtown Basin;
- The need to address complex movement patterns in the area on both land and water;
- The need to improve walking and cycling connections to, from, and within the area;
- The protection and enhancement of the natural, built and cultural heritage of the area;
- the regeneration of the South Kessock area and the opportunity to improve connections between Muirtown and South Kessock;
- the opportunity to create an internationally recognised water-side destination at Muirtown Basin





# AREA ANALYSIS OPPORTUNITIES

MUIRTOWN BASIN



MUIRTOWN



MERKINCH



The opportunities map highlights some of the key sites and opportunities across the brief area which were highlighted and discussed at the charrette. This recognises a range of uses or driving themes emerging which will dictate their future. This brief also recognises a series of opportunity sites including residential infill opportunities in South Kessock, employment opportunity sites in Carse Industrial Estate and a concentration of potential sites to the south of Muirtown Basin which could be brought forward for a range of uses including residential and a range of other uses such as tourism, leisure and culture.

This brief also presents the opportunity to reinforce the physical connections between these locations and their attractiveness which will help increase use. Some of these routes or sections of them are not pleasant for pedestrian and cycling at present and improvements need to be provided to enhance this aspect. The plan also identifies some key 'pinch points' which act as gateways into areas which need to be improved.

There are several traffic bottlenecks within the Muirtown / Merkinch / South Kessock that need further assessment for the wider Inverness North area. Traffic assessments may be required to assess current congestion and identify opportunities for improvements particularly at Clachnaharry Road, Telford Street / Muirtown Bridge Roundabout and the Academy Street / Blackbridge / Grant Street corridor. Any improvements would integrate the adjacent traffic and pedestrian corridors to provide high quality environmental and amenity benefits. Highland Council also have aspirations to carry out a traffic assessment of the study area and hence other improvements may be identified through a co-ordinated approach.

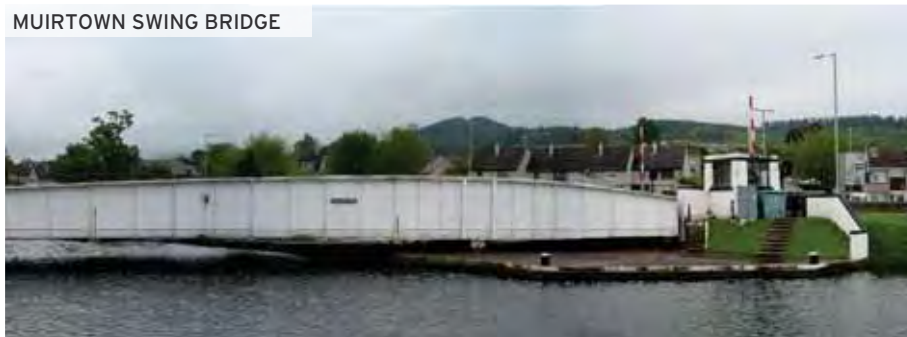


# AREA ANALYSIS PUBLIC USE & CONNECTIONS

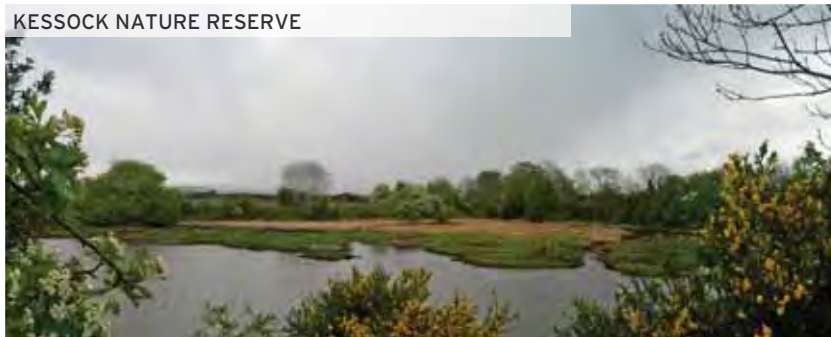
CLACHNAHARRY



MUIRTOWN SWING BRIDGE



KESOCK NATURE RESERVE



The public use & connections map shows an overview of the various areas of land within the study area where the public can access waterfront or parkland or where there are other public uses such as schools or leisure uses. This map highlights the existing provision of waterfront amenity within this area. Whilst there is already good coverage for people accessing open spaces and waterside areas, the framework highlights an opportunity to reinforce this further and create a joined up series of spaces along the waterfronts for local residents but also to appeal to the wider city residents and visitors. This appeal is enhanced by the fact that green routes connect the canal basin with the river with the local nature reserve and have the potential to connect into a wider, strategic network of walking and cycling routes. The map identifies a number of key routes which need to be enhanced for public enjoyment and particularly for pedestrian and cycle use which could further strengthen the city's position as a people friendly, healthy place.

One of the key issues which was discussed at the charrette was the disconnected nature of South Kessock which is largely cut off from the surrounding city by the River, Canal and the railway line. At present, the main access route that enters the South Kessock area under the railway line at Lower Kessock St / Wyvis Place. Whilst the charrette explored the idea of extending the route of Glendoe Terrace across the railway line to provide another access route, upon further investigation it was decided that this would be too expensive and unfeasible since it would need a lifting mechanism to get people over the railway line. In addition to the desire to maximise the routes between the different locations within the study area the map opposite also shows opportunities where these routes could be further enhanced.

PUBLIC USE & CONNECTIONS



# AREA ANALYSIS

## PHYSICAL BARRIERS AND OPPORTUNITIES





# 3

DEVELOPMENT BRIEF  
PROPOSALS  
LONG TERM VISION  
AND MASTERPLAN

# DEVELOPMENT BRIEF

## SUMMARY DEVELOPMENT BRIEF

The Vision map presents an overview of all the project ideas and design concepts that were discussed at the charrette which should now form the basis of an Action Plan for the Caledonian Canal Partnership (Scottish Canals and Highland Council) to focus upon with other stakeholders and delivery groups.

This plan sets out development opportunities, access improvements, enhanced greenspaces, tourism and leisure opportunities which were explored as part of the charrette process.

The following sections of the Development Brief set out the proposals and regeneration initiatives sought to be delivered in each part of the area:

- Clachnaharry
- South Kessock and Local Nature Reserve
- Merkinch
- Muirtown Basin
- Muirtown

This list includes projects identified at the charrette event, through the consultation periods and also in discussion with interested parties.

It is worth noting that these projects now extend beyond the original boundary of the charrette project such is the importance of connecting to closely related areas outwith the original defined boundary. The Vision map and the associated masterplan diagram have helped underpin a subsequent bid to enhance strategic access and greenspace improvements in the area.

The overall masterplan encapsulates the main themes for each of the individual areas within the wider area.

The Consultation events have highlighted the main priorities for development and regeneration of the area as well as the potential for enhancing and developing existing facilities and employment generating areas. The following sections provide more context as the history of each of the areas.

The emerging masterplan map illustrates the main themes for each

of the individual destinations within the brief area. The following sections highlight the various proposals identified at the workshop sessions in more detail along with a consideration of the next steps/ actions that need to be delivered to assist in the delivery of each proposal.

Each individual area within the brief sets out the Opportunities and Actions identified through the consultation process, along with identified development requirements and next steps. There is potential for development sites identified within this Brief to have an adverse effect on qualifying natural heritage interests alone or in combination, any proposals should avoid any adverse impact on the integrity of these sites.

Diagrams and illustrations have also been included within each section to highlight design ideas and potential solutions for each of the areas.







# CLACHNARRY

## Area Analysis

Clachnaharry village lies to the west of the Caledonian Canal at the mouth of the Muirtown Basin. The part of the village to the north of the Far North Rail line forms part of a designated conservation area which also includes the sea locks at the mouth of the Beaully Firth of the Caledonian Canal (Scheduled Monument).

There is an ongoing concern in Clachnaharry with high traffic speeds through this historic village which was also raised as a concern at the workshops.

The quarry site which has been vacant and derelict land for some time had previously been identified as a development opportunity for the village by Scottish Canals through the Local Development Plan process. Detailed proposals were developed and an appropriate access solution had previously been agreed (in principle) with Highland Council requirements. Due to the topography of parts of the site it is anticipated that there would also be a landscape buffer to the rear of the site.

## Opportunities & Actions

Opportunity exists to create a 'gateway or entrance' features either on or adjacent to the roadway at either end of the village as well as appropriate traffic management measures to help slow traffic down upon entering the village. Development of the former quarry site could be linked to the historic cluster of canal-side buildings at Clachnaharry. The functional and physical link between the two areas reinforced by traffic management measures on the main road and appropriate access solutions. Road treatments to slow-down general traffic and improve cycle and pedestrian movements between

the quarry site and the canal-side buildings will further reinforce the 'gateway' feature at this end of the village. This would help to reduce traffic speeds and in line with Scottish Planning Policy promotes a design and 'place' lead approach towards new development in what is an important and special, historic location.

This would utilise existing assets and vacant / derelict land in the area to enhance the visual and historic appeal of the village, much of which falls within a Conservation Area. Development here linked to the Canal will also increase economic and tourism opportunities in the village and allow it to benefit from proposed canalside improvements, facilities and amenity.

Scope is identified for additional parking (for the Clachnaharry canal-side buildings) to be provided on the quarry site as part of a complementary development.

The improvement of footpath connections to wider development brief area, Muirtown and Merkinch Local Nature Reserve as well as footpath linkage to Craig Phadrig are identified as key areas of improvement.

# CLACHNAHARRY - OPPORTUNITIES AND ACTIONS

PROPOSALS		DEVELOPMENT GUIDELINES / REQUIREMENTS	NEXT STEPS/STATUS
1	Development Opportunity; Clachnaharry Quarry site, tourist and residential opportunity.	Set-back of development from quarry face and woodland.  Need for proposals to consider improved local pedestrian connectivity and traffic management in the village. Direct delivery or developer contributions to deliver improvements to any deficiencies in services in infrastructure.	Scottish Canals funded Feasibility Study to consider an integrated urban design approach to development at the canal and the village.  Consider funding opportunities to improve the approaches to Inverness  Council to investigate opportunities to make small scale improvements through the Approaching Inverness project.
2	Improved parking at Clachnaharry within the Quarry site.		
3	Development Opportunity; old sawmill site potential for restaurant, leisure heritage and wildlife.		
4	Traffic calming at Clachnaharry; potential signalised crossing		
5	Delivery of a new heritage centre; utilise existing Scottish Canals buildings on Clachnaharry side of basin.		
6	Inclusion of road network / access improvements.		
7	Improve paths /wider linkages.	Improvements required to existing access networks through work on the ground for signage improvements	The Council is hopeful of securing funding from the European Regional Development Funding, to facilitate improvements to existing access networks through work on the ground for signage and foot/cycleway improvements.
8	Highlight and improve access route from Clachnaharry to Craig Phadraig footpath.	Provision of better access to all routes including providing access to view a wide variety of wildlife. Consideration to be given to delivering improved access from A862/ Clachnaharry Road given constraints to road width and limited potential for improvement.	As part of Green Infrastructure Fund bid and/or developer contributions seek delivery of signage improvements and path works. To provide better access to route providing access to view a wide variety of wildlife.

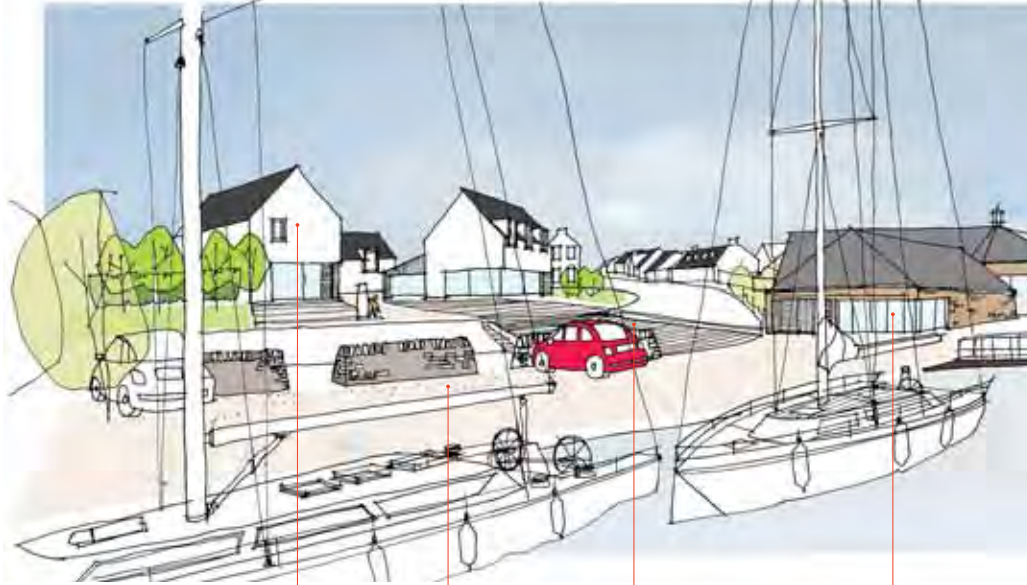
# CLACHNAHARRY

## OPPORTUNITY - DEVELOPMENT CONCEPT MASTERPLAN



# CLACHNAHARRY - CONCEPT DIAGRAMS

## 1, 2 & 4: QUARRY SITE - KEY CONNECTION TO CANAL SIDE



MIXED USE DEVELOPMENT

NEW HARD LANDSCAPING AND PARKING

TRAFFIC CALMING AND  
OPENING TO CANAL SIDE

HERITAGE  
DEVELOPMENT

## 3: SPORTING & LEISURE FACILITIES - TOURISM DESTINATION



NEW CANAL SIDE RESTAURANT

CLUB AND BOAT HOUSE

# CLACHNAHARRY - CONCEPT DIAGRAMS

## 4: VIEW FROM CLACHNAHARRY ROAD

### BEFORE



- Improvement of pedestrian / cycle pathway with re-aligned kerb.
- Road surface treated with applied resin bonded aggregate to encourage awareness of approach to village.

### AFTER





# SOUTH KESSOCK AND LOCAL NATURE RESERVE

## Area Analysis

The area of South Kessock form the northern part of the wider Merkinch area, separated by the Far North Rail Line. The area was developed largely in the period between 1930 and 1940 when 490 dwellings were built in the South Kessock area. The Kessock Ferry had, until the opening of the Kessock Bridge in 1982, provided a direct connection from Inverness to the Black Isle sailing across the Beaully/Moray Firth from the pier at South Kessock. The area contains a mix of predominately housing, retail and business uses.

## Opportunities & Actions

To make the area more accessible, welcoming and attractive to locals and visitors a range of measures are proposed. Improvements to road and footpaths included general surface improvements and improved directional signage will make access to the area easier and also inform visitors of the attractions of the area as part of a wider recreational area encompassing footpaths along the River Ness. The proposed improvements will highlight the availability of views across the Beaully Firth and to waymark the footpath links to the Merkinch Local Nature Reserve and the opportunity to view a variety of wildlife species and habitats, both landward and seaward while following the paths and trails within the nature reserve.

Proposals also support the delivery of further housing opportunities promoting a greater tenure mix in the area and opportunities for people to access housing in the area.

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# SOUTH KESSOCK - OPPORTUNITIES AND ACTIONS

PROPOSALS		DEVELOPMENT GUIDELINES / REQUIREMENTS	NEXT STEPS/STATUS
1	Road /pedestrian/cycle improvements to Kessock Road.	Provision of interpretative and directional signage providing context and user understanding.	Bid by Highland Council/Scottish Canals to Scottish Government Green Infrastructure Fund to provide improvements to standard of footways including surface improvements to standard to permit use by cyclists and pedestrians. Provision of interpretative and directional signage providing context and user understanding.
2	Tourist led development opportunity; South Kessock Ferry terminus. Opportunities for tourism /leisure related uses. Increase and improve parking. Potential for delivery of coastal path and view areas to Beaully Firth and delivery of coastal path.	Any vessel movement utilising the South Kessock slipway must not have an adverse effect on the integrity of Moray Firth Special Area of Conservation through disturbance to bottlenose dolphin (alone or in combination with other plans or projects). Development proposals that would increase boat hours spent in the Moray Firth SAC will require to be subject to Habitats Appraisal.	
3	Redevelopment opportunities at existing business units retaining traditional stone buildings around junction of Kessock Road/Thornbush Road/Anderson Street, including strategic and public realm linkage improvements.	Further investigation required of potential relocation of existing business/light industrial uses and redevelopment for community/retail/office/residential. Improvements to pedestrian footpath. Flood Risk Assessment, Residential uses would require Affordable Housing contribution.	Further investigation required of potential for relocation of existing business/light industrial uses and redevelopment for community/retail/office/residential. Footpath improvements to Anderson Street forms part of bid by Highland Council/Scottish Canals to Scottish Government Green Infrastructure Fund
4	Improve retail opportunity.		
5	Development opportunity at Gael Force Marine site for residential led and mixed use development.	Requirements for delivery of development relate to provision of open/play space, education capacity, affordable housing provision, and public art. Flood Risk and Transport Assessments required. Given the previous use as a shipyard there is potential for contamination issues to be present on site. Consideration should be given to the reinstatement and integration of the Category B Listed Sheer Lags Crane. Development proposals must provide surface water drainage and an appropriate SUDS solution and also connect to the public water and waste water networks, to avoid impacts on the River Moriston SAC and Moray Firth SAC	Planning application for 38 flats pending completion of River Ness Flood Alleviation scheme and confirmation of the Flood Risk Assessment.
6	Potential development; Housing fronting on to the nature reserve. Understand potential impact.	Need to carefully consider wider amenity of area in particular existing housing, footpath connections and impact on the Merkinch Local Nature reserve.	Site considered as having longer term potential,
7	Potential Development; Infill Carnac Crescent and Craigton Avenue. Consider potential impact.	Consider compatibility of development with loss of greenspace and potential mitigation through delivery of adequate open space including space for community uses. Flood Risk Assessment to support development of specific proposals and mitigation measures. Transport Assessment may be required.	Pending planning application for 24 unit housing development and community facility, with enhanced play and recreation area. Intended to deliver a range of housing tenure options

# LOCAL NATURE RESERVE - OPPORTUNITIES AND ACTIONS

## Area Analysis

The Merkinch Local Nature Reserve (MLNR) was declared as such in November 2007 under the National Parks & Access to the Countryside Act 1949. The area extends to over 54 ha of land across the Carse and South Kessock and includes a variety of habitat areas including grassland, mudflat, saltmarsh, brackish pools, wet heath, scrub and woodland. The creation of the Local Nature Reserve was to conserve and restore natural habitats and maximising biodiversity of these areas. The provision of access to the site to encourage opportunity for community involvement in the management of the area and provide learning opportunities was central to the aims of the reserve. It was also considered that the value of the reserve to the wider area and tourist should be highlighted through its development.

## Opportunities & Actions

The potential exists for the development of a Green Network clearly promoting the MLNR as a destination within the town and linking the area closely with other areas of attraction (e.g. Muirtown Basin and Clachnaharry) as being of interest to both locals and tourists alike and also forming part of a wider walking network around the Inverness area. Physical improvements to the surface and signage of footpath links to the area as well as improvements to the MLNR facilities in the general area and that of the Nature reserve would improve the quality and perception of the route to the area.

	PROPOSALS	DEVELOPMENT GUIDELINES / REQUIREMENTS	NEXT STEPS/STATUS
1	Improve connectivity between South Kessock and Carse. Improve the pedestrian crossing over the railway.	Consideration of new path link to the South Kessock Pier. Further community consultation required on the delivery of proposals	Further investigations required on improvements the level-crossing within the reserve, considering delivery of improved fencing providing better sightlines along the rail line. Also potential for new surface treatment at crossing point.
2	Improve pedestrian linkages from South Kessock to Clachnaharry along the coastal path. Potential for viewing platforms and recreation etc.		The updating of the Reserve Management Plan to review and refresh the aims and objectives of the reserve, this will include consideration of potential for improvements to existing recreational and leisure aspects.  The Highland Council/ Scottish Canals to Scottish Government bid for European Regional Development Fund seeks funding for a project towards improving walking and cycling in the wider area. This may also provide improvements to seawall walkway, provision of a central viewing platform, interpretation boards and additional sheltered seating.
3	Consider proposals for the LNR in terms of better recreational value.		Management Plan review to also consider potential positive/ negative impacts of proposed development site proposed adjacent to the nature reserve
4	Investigate the incorporation of picnic areas, zones for benches /sitting,		
5	Consider potential for the LNR area in the future to extend to Carnarc Point.		Review of Reserve Management Plan to consider potential of expansion of LNR in consultation with the Port of Inverness.

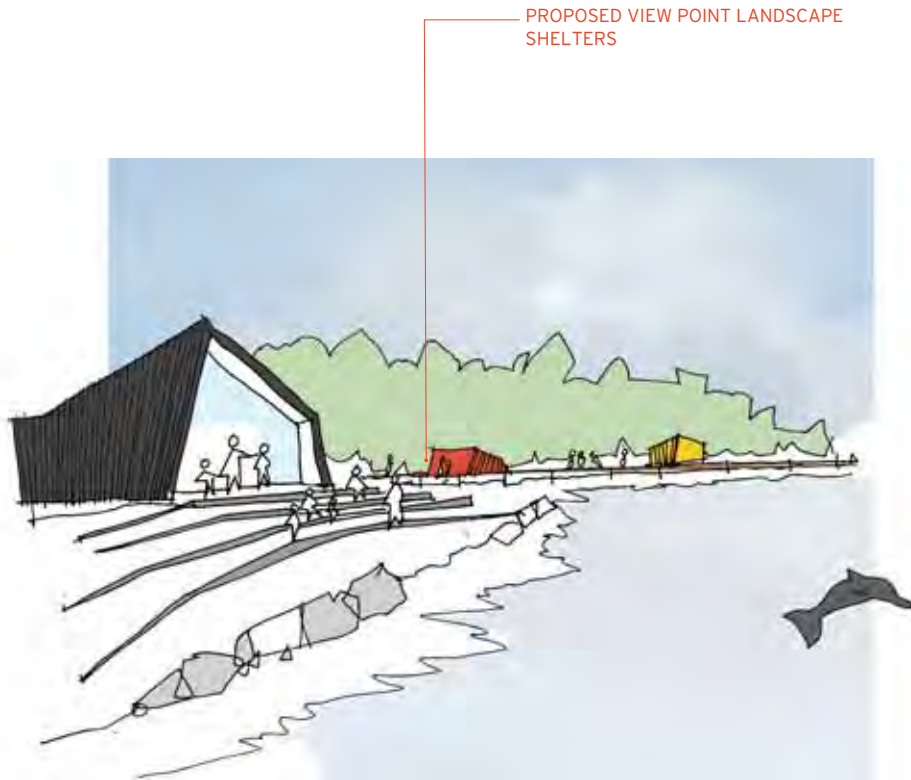
# SOUTH KESSOCK AND LOCAL NATURE RESERVE

## OPPORTUNITY - DEVELOPMENT CONCEPT MASTERPLAN

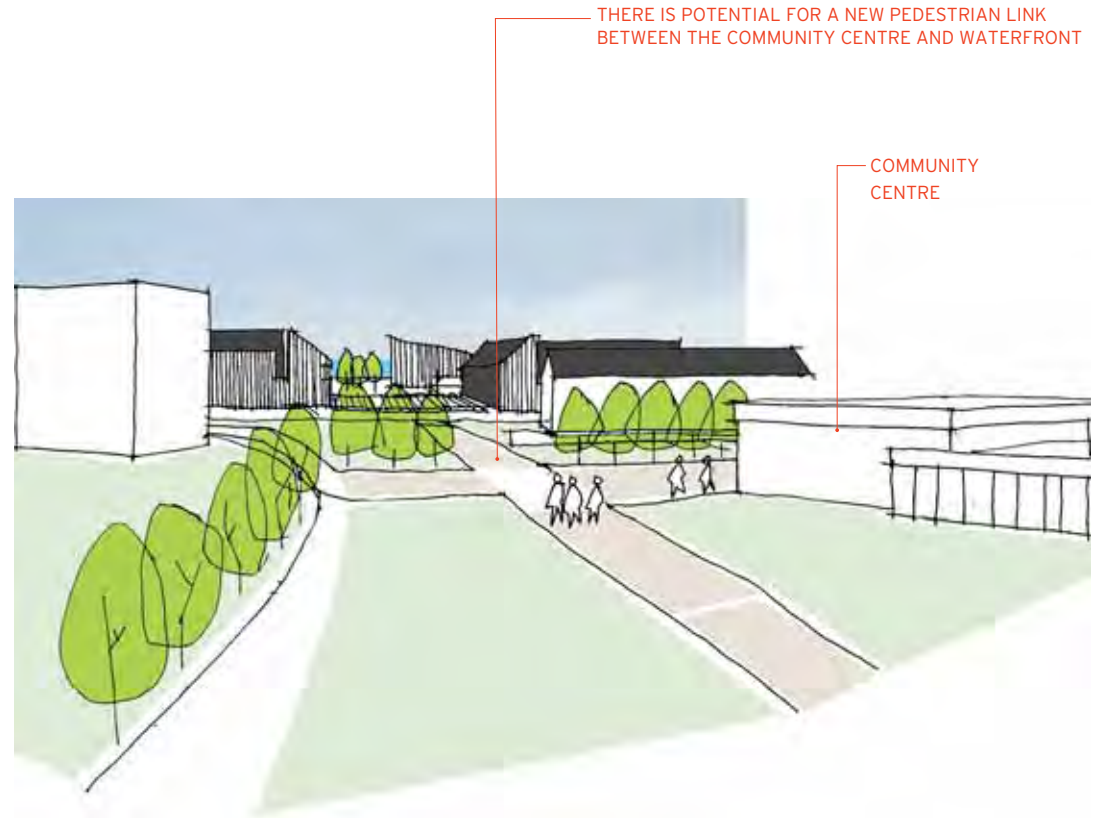


# CONCEPT DIAGRAMS

## 4: WATERS EDGE SHELTERS/SEA CABINS



## 1: IMPROVED LINKS TO COMMUNITY CENTRE



# CONCEPT DIAGRAMS

## SOUTH KESOCK LANDSCAPE PLAN



1. Proposed viewpoints and landscape shelters
2. Picnic areas set into landscape edge
3. Improve connections from residential areas to waterfront
4. Recreational zones
5. Improvements to linear footpath along waterfront
6. Improve visibility at rail crossing.



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# M E R K I N C H

## Area Analysis

Merkinch forms one of the Inverness's oldest areas located in the north-west of the city, flanked by the Caledonian Canal to the west and the River Ness to the east.

The Grant Street area provides the focal point for service provision for the area providing a range of retail, service and community and training facilities to serve the local community. Employment is focussed on business and light industrial activities in the Carse Industrial Estate and retailing at the Telford Retail Park.

There a number of vacant units on Grant Street, the most long standing vacant buildings includes the Welfare Hall, which has lain empty for over 20 years and whose condition has declined as a consequence. Proposals are forming to restore and convert the building into an employment support centre, office space and amateur boxing club. The reuse and renovation of one the major landmark buildings in the area would help invigorate the wider area.

Primary School provision is met at Merkinch Primary School, an increasing school roll will require consideration of the expansion of the Category B listed building or potentially the delivery of a new primary school campus.

Access to the area to and from Inverness City centre is across the Black Bridge to Grant Street provides one the primary access points to the wider Merkinch and South Kessock area. Existing pedestrian access onto and along the Black Bridge is significantly constrained particularly due to the narrow width of existing footpath on the bridge and on footway approaches to the bridge.

## Opportunities and Actions

Proposals aim to improve pedestrian linkage from the local footpath network onto the bridge. Pedestrian access along the bridge could be improved by switching footpath provision to a single pedestrian friendly access rather than 2 non-pedestrian friendly footpaths. This proposal includes the possibility of installing a separate attached footbridge to the existing Black Bridge for dedicated pedestrian use to be either bolted on to the existing bridge structure or stand alone structure. This option however has an estimated construction cost of £1M +. The potential for improving pedestrian access on the Black Bridge needs to be confirmed by an appropriate connectivity study.

There is an identified need for improvements to provide a safer pedestrian environment at the Lower Kessock Street/Thornbush Road junction with the rail bridge.

Redevelopment of vacant buildings in the area should be encouraged to be reused, in particular the Welfare Hall is seen as a key candidate for reuse in Grant Street. The project seeks inclusion of accommodation for community learning and development as well as space for recreational / leisure uses.

# MERKINCH - OPPORTUNITIES AND ACTIONS

	PROPOSALS	DEVELOPMENT GUIDELINES / REQUIREMENTS	NEXT STEPS/STATUS
1	Road /pedestrian improvements to Grant Street; public realm improvements	Developer contributions may be sought from new developments to fund pedestrian/cycle improvements.	Highland Council to undertake transport study across wider brief area to identify strategic and local objectives and defining potential design solutions and costs..
2	Road / pedestrian Improvements at the rail bridge junction of; Wyvis Place/Kilmuir Road / Thornbush Road / India Street/Lower Kessock Street		Application has been made by Merkinch Enterprise for Regeneration and Heritage Lottery Funding to refurbish the Welfare Hall and delivering capacity for community learning and development and also leisure uses. This will bring a general uplift the the fabric of the area.
3	Improvements to Black Bridge; improve public realm, pedestrian/ cycle access	Further work required to consider feasibility and potential funding. Connectivity Study required to inform potential solution.  Water quality of River Ness to be protected during any construction works likely to impact on the water environment by production and approval of a Construction Method Statement to avoid pollution and sediment run-off and avoidance of any construction that would impact on seasonal migration of Salmon. The passage of salmon along the River Ness to and from the River Moriston Special Area of Conservation must be safeguarded to avoid significant effects on the qualifying interests of the River Moriston SAC.	Initial consultant work has considered broadly potential improvements to pedestrian footways on the Black Bridge. Options include surface improvements and traffic calming; loss of one pedestrian walkway and increase of width of remaining or; pedestrian attachment to side of existing bridge.
4	Requirement for extension to Merkinch Primary School, preferable to newly built school	Consideration will be required of the schools status as a Category B Listed Building.	Council review of Inverness school estate to establish clearer picture of overall estate requirement. THC Care and Learning Service to consider the potential for redevelopment of site as the preferred option to accommodate additional class space.
5	Incorporate traffic free route from Merkinch Primary to Glendoe Terrace	Delivery of safer routes to school scheme. Flood Risk Assessment will be required to support any emerging proposals.	

# MERKINCH

## OPPORTUNITIES AND ACTIONS



# MERKINCH - CONCEPT DIAGRAMS

## 3: VIEW OF JUNCTION FROM THE BLACK BRIDGE

BEFORE



- Pedestrian movement promoted with new surface treatment.
- Threshold between Grant St, Gilbert St and Anderson Street emphasised.

AFTER



## 3: VIEW ALONG THE BLACK BRIDGE

BEFORE



- Footpath and road proportions adjusted to promote pedestrian movement and encourage slowing of traffic.
- Bridge aesthetic improved by painting of the structure.
- Bridge structure and lighting features emphasised by surface details.

AFTER



# MERKINCH - CONCEPT DIAGRAMS

## 2: VIEW OF LOWER KESSOCK STREET RAIL BRIDGE

BEFORE



- Bridge improved with new paintwork and lighting.
- Pedestrian movement emphasised with surface treatment.

AFTER



## 2: VIEW OF RAIL BRIDGE FROM INDIA STREET

BEFORE



- Strengthening of edge between India Street and Lower Kessock Street.
- Replacement of galvanised fencing with hedging.
- Resurfaced pathways connecting Wyvis Place Lower Kessock Street and India Street.

AFTER



# MUIRTOWN BASIN

## Analysis

Muirtown Basin is a key arrival and destination point on the Caledonian Canal. It already hosts a number of large craft, visiting vessels and is home to a growing number of people living on the water. The area is dominated between the interface to the Canal and Basin and is considered as an underutilised asset for the wider City.

The canal was historically built to provide safe passage for ships from the North Sea to the Atlantic and was completed in 1822. Today the Basin is used primarily for leisure sailing vessels who experience the Great Glen from the canal and associated lochs.

The basin is home to the Sea Cadets /Scouts and Inverness Canoe Club both of which seek high quality, modern facilities at an appropriate site on or around the basin edge

The paths around the basin are in need of further investment to bring them up to a standard.

## Opportunities and Actions

The potential development opportunities within the Muirtown Basin area relate to the enhancement of the basin to accommodate a wide range of activities and uses.

The redevelopment of the Basin area will underpin existing activities and stimulate investment in the surrounding area.

The Basin is expansive and can host further activities to promote uses on and around the water's edge and increase the number of people living and even working on the basin.

Key development proposals to incorporate gateway features at the entrance to the sea lock and also at the current site of the Sea Cadets.Canoe Club will increase the attractiveness and interest to the wider public and visitors alike.

Providing better access to the basin through the provision of pedestrian and cycle access from other areas of the City will be delivered alongside the delivery of proposals identified elsewhere in the Brief, putting the basin at the heart of a much higher quality network for walking and cycling routes for the benefit of neighbouring communities and visitors.

The provision of further car parking will also assist in accommodating visitors from further afield.

Areas of development proposed for the basin would have a synergy with proposals considered in the Muirtown section of the Brief.

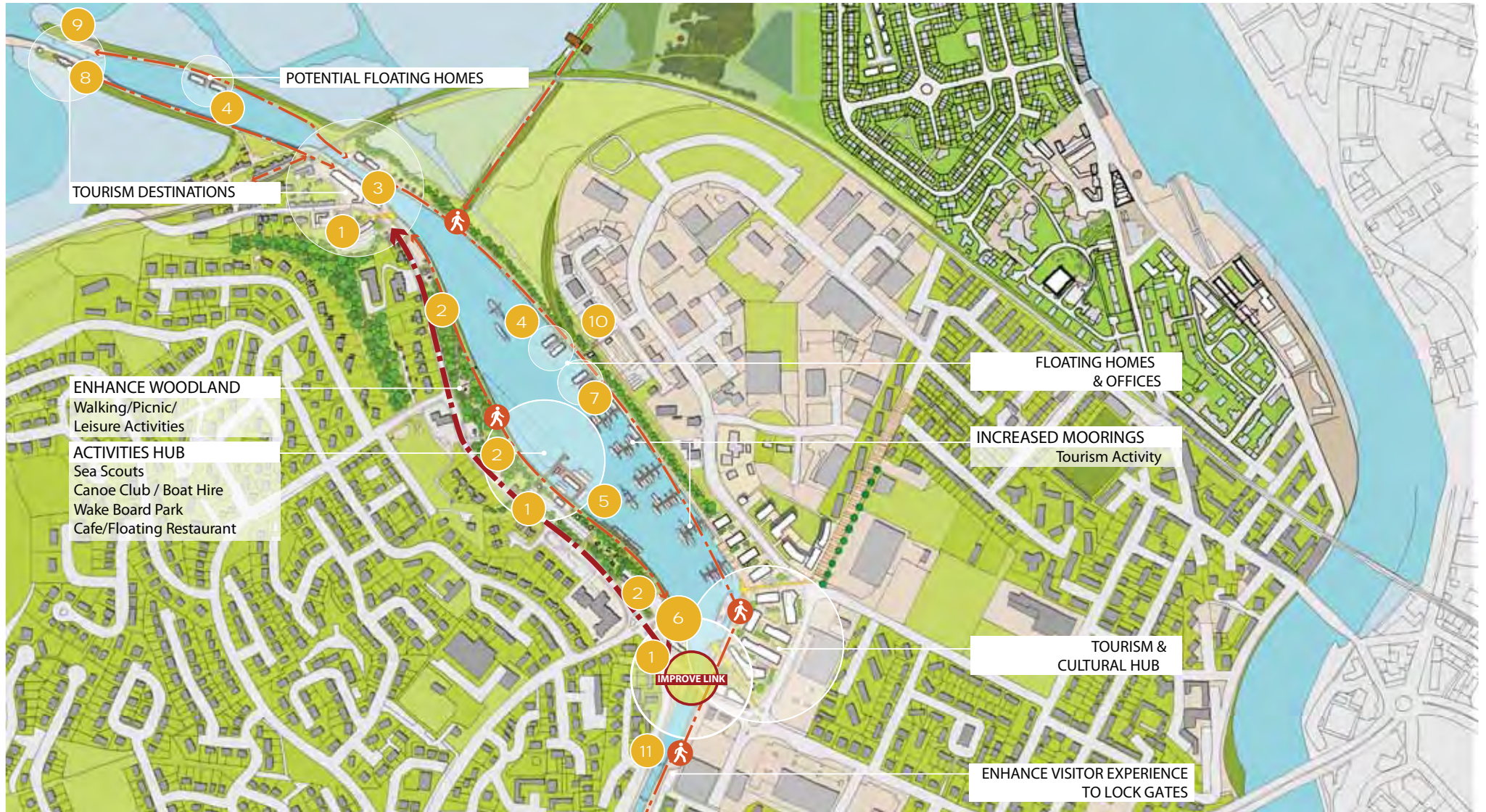


# MUIRTOWN BASIN - OPPORTUNITIES AND ACTIONS

PROPOSALS		DEVELOPMENT GUIDELINES / REQUIREMENTS	NEXT STEPS/STATUS
1	Road improvement scheme along High St / Clachnaharry Rd / Telford St.	Provision of greater safety / pedestrian and cycling measures	The Highland Council (THC) roads to begin this study in partnership with Scottish Canals and local community.
2	Landscape / parking around Muirtown Basin	Delivery of additional visitor parking facilities and enhanced landscaping to be provided around basin.	Scottish Canals to investigate in partnership with THC
3	Potential basin entrance feature - Mackenzie Joinery site	Access and parking improvements . Consider impact of any development on the Muirtown Basin Scheduled Monument.	Scottish Canals to investigate potential development or this area for further leisure uses.
4	Development Opportunity: Floating offices and holiday homes (Muirtown Basin, Workshops area and canal 'spit' to sea lock.		Scottish Canals to undertake feasibility study and future planning applications for these opportunities on and off the water.
5	Water-based leisure activities: Sea Scouts, cable wakeboard park, small boat hire, swimming		Scottish Canals to undertake feasibility study of most suitable locations for these activities in partnership with Sea Scouts, Canoe Clubs and others e.g. community.
6	Development Opportunity: Residential-led or tourism related development on Gateway Site, possibly including adjacent cottage.		Relocation of Sea Scouts to new site. Access and parking improvements.
7	Proposal for additional moorings in Marina, with potential impact on Scheduled Ancient Monument	Subject to no adverse effect on the integrity of Moray Firth SAC (bottlenose dolphin interest) through increased recreational boat movements (alone or in combination with other plans or projects). Development proposals that would increase boat hours spent in the Moray Firth SAC will require to be subject to Habitats Appraisal.	Scottish Canals to take forward further moorings on basin in consultation with Historic Scotland.
8	Development Opportunity - Potential Restaurant	Access and parking improvements. Seek retention of existing native woodland resource as far as practical. Maintain pedestrian linkage with Clachnaharry Road. Consider impact on Scheduled Monument.	Scottish Canals to investigate feasibility of conversion of Sea Lock buildings to restaurant.
9	Gateway Structure		Scottish Canals /THC to scope out mini-brief for design ideas / concepts to be brought forward
10	Car park adjacent to Carse Rd		Scottish Canals / THC to jointly bring forward development opportunities along this edge which maximise links to and frontage of basin or serve basin's future operational needs.
11	Improvement of links to Muirtown locks and wider footpath/cycleways. Enhance visitor attraction and interpretation at lock gates.		Scottish Canals to investigate potential development or this area for further leisure uses.

# MUIRTOWN BASIN - CONCEPT DIAGRAMS

## OPPORTUNITY - DEVELOPMENT CONCEPT MASTERPLAN



# MUIRTOWN BASIN - CONCEPT DIAGRAMS

## 2: VIEW LOOKING NORTH WEST OF BASIN FROM FOOTPATH

BEFORE



- Improvement to linear footpath along west side of Muirtown Basin.
- Seating spaces created at key points.

AFTER



## 9: GATEWAY TO THE CALEDONIAN CANAL

BEFORE



- Gateway feature.

AFTER



# MUIRTOWN BASIN - CONCEPT DIAGRAMS

## 4: FLOATING HOMES & OFFICES

### FLOATING STRUCTURES



### WHARFS/JETTYS



### OFFICE/COMMERCIAL



### INCREASED MOORINGS



## 5: RECREATIONAL FACILITIES

### SPORTING ACTIVITIES



### WOODLAND WALKS



### ACTIVE HARBOUR AREA



### POTENTIAL WAKEBOARD PARK



### COMMUNITY ACTIVITIES



# MUIRTOWN

# MUIRTOWN - OPPORTUNITIES AND ACTIONS

## Area Analysis

The Muirtown area accommodates land immediately adjacent to the Muirtown Basin on the Telford Retail Park extending into the Carse Industrial Estate.

The area was previously occupied by the Glen Albyn Whisky Distillery, as recently as the mid-80's and now occupied by large retail warehouses is identified as being key to providing development that would support and enhance proposals for the adjoining Muirtown Basin.

Constraints to development relate to land ownership and to concerns relating to increased traffic movements and impacts in the general area, in particular of the roundabout junction of Telford Street / Carsegate Road and also potential need to manage traffic speed on the Muirtown swing bridge.

The basin holds the potential to augment it's attraction to visitors and locals alike through the provision of a range of services, activities and employment opportunities.

## Opportunities and Actions

Future development of the area should deliver a mix of uses incorporating civic, retail residential and leisure uses. Proposals should ensure significantly enhanced connectivity to the Muirtown Basin from Telford St /Carse Rd with dual frontage development to both the Basin and Carse Road, with a focus on creating an attractive location that would link closely to the adjoining assets of the canal and basin.

Development opportunities considered a tourism and cultural hub could be developed linked strongly to the adjacent assets offering recreation and leisure activities. The area is well placed to provide a wider mix of uses incorporating residential, retail, restaurants and cafés providing a variety of sympathetic uses that will enable delivery of a vibrant development that fulfills a variety of attractions and services for local and visitors alike

The main opportunity sites identified including the former B&Q and Texstyle World sites

The B&Q site is no longer available for redevelopment in the short term having being re-occupied for retail purposes and there is retail interest in the reuse of the Texstyle World site. As a key site for the regeneration of the area the opportunity to redevelop on this site is maintained in the Brief and the future availability of the site.

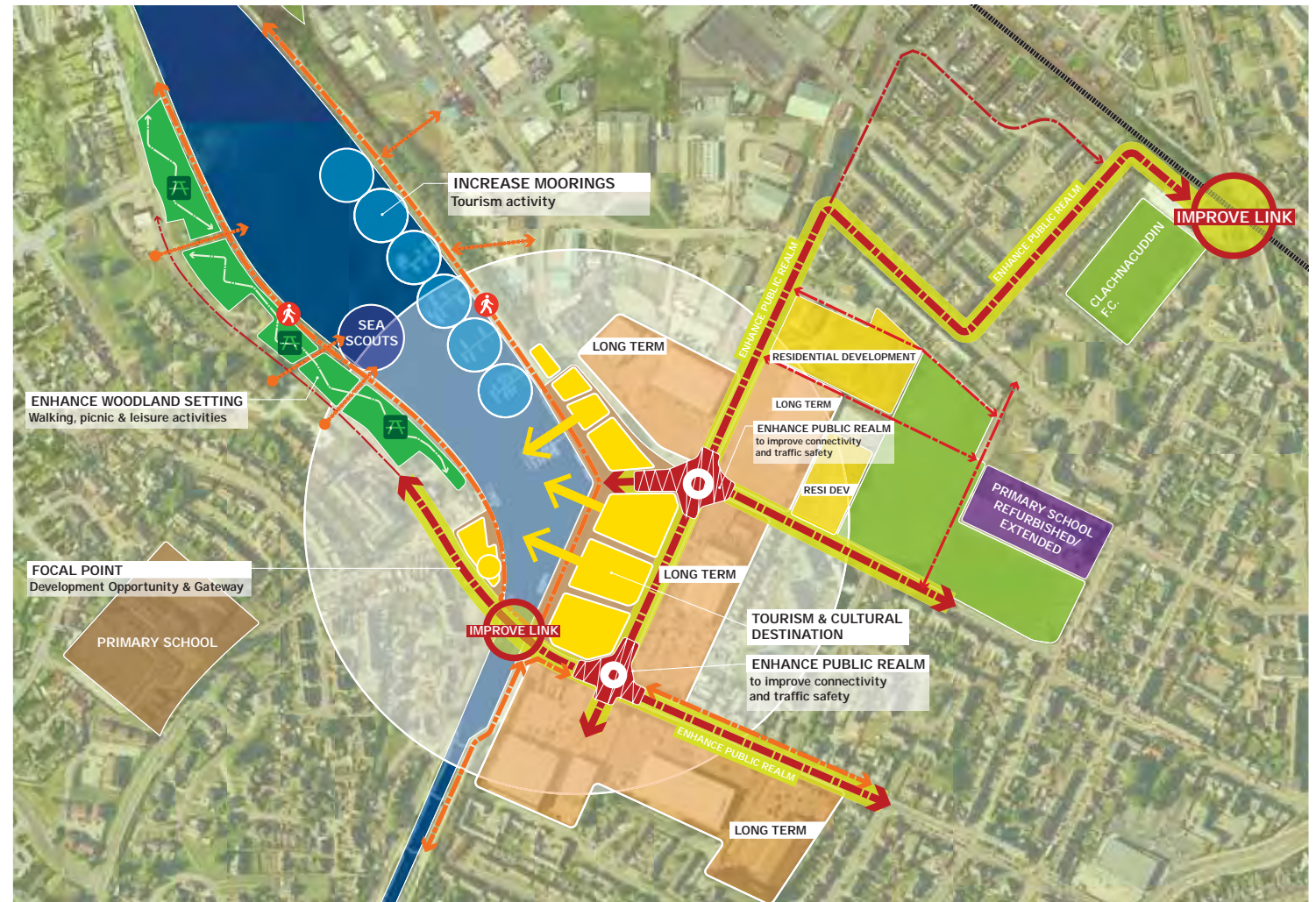
Development proposals in the Muirtown area would need to be supported by a Transport Assessment and identification of improvement and mitigation measures required.

# MUIRTOWN - OPPORTUNITIES AND ACTIONS

PROPOSALS		DEVELOPMENT GUIDELINES / REQUIREMENTS	NEXT STEPS/STATUS
1	Road improved scheme along High street/ Clachnaharry Road/ Telford Street. Alternative / Preferred option to replace Telford Street / Carsegate Road roundabout with signalised junction.	Transport appraisal to identify strategic and local objectives and defining potential design solutions and costs	Transport study required across the wider brief area to identify strategic and local objectives and defining potential design solutions and costs use of developer contributions in growth areas. Scottish Canals advise that whilst it would be possible to change the surface of the Muirtown swing bridge to help reduce traffic speed, further evidence is required that this is a major problem. If surface treatments on the bridge are to be introduced this would need to take into account a technical appraisal of the bridge, particularly its capability of taking further weight.
2	Links between Telford Street / Balnacraig Road/ Fairfield Road could be better		
3	Road/ pedestrian improvements; Carse Road / Benula Road / Kilmuir Road		
4	Muirtown swing bridge; Road / Pedestrian improvements.		
5	Development Opportunity; B&Q site strategic development site, mixed use cultural / residential development.	Business, Community, Tourism, Leisure and residential uses (30 homes). No net detriment to local transport network. Consider impact of any development on the Muirtown Basin Scheduled Monument. Safeguarding and if possible enhancement of navigation, recreation facilities, heritage features, existing woodland and public pedestrian access; avoidance of any adverse effect on the integrity of the Moray Firth SAC	The Highland Council and Scottish Canals to maintain watching brief on availability of sites and continue to negotiate with landlords/owners to secure control of sites and delivery for development.
6	Development Opportunity; Textile World site, potential for mixed use cultural / residential development.		
7	Caresgate; Development of car park and ancillary storage for residential moorings at Muirtown.	Provision of footpath and access improvements	Scottish Canals have secured the landownership required to progress development of car park and ancillary storage to support development in the Muirtown Basin.
8	Strategic links to be incorporate though B&Q and Textile World site to connect the basin with Carse		Bid by Highland Council/Scottish Canals to European Regional Development Fund to provide improvement to existing footpaths and cycleway networks Delivery of a number of small scale improvements alongside the improved steps and ramps at Muirtown Basin alongside the path improvements on Carse Road.
9	Increase parking around the basin; Gateway site, Titanic site/ Sea Scouts, Clachnaharry, B&Q/Textile World sites, Carsegate.	Proposals will need to consider impact on habitats on sites adjacent the basin and potential transport impacts of intensification of access points.	Provision of further parking around the basin will facilitate wider use of the area. Scottish Canals have secured the landownership at Carsegate Road required to progress development of car park and ancillary storage to support development in the Muirtown Basin.
10	Woodland strip West side of Muirtown Basin; Enhance the woodland experience between the Swing bridge and Clachnaharry. Picnic area, integrating car parking. Increased access from the adjacent residential development to the basin.	Seek retention of existing native woodland resource as far as practical. Maintain pedestrian linkage with Clachnaharry Road.	
11	Development Opportunity - Long term Mixed Use	Delivery of mixed use development to complement redevelopment opportunities at former B&Q/Textile World site.	Longer term development proposal to be considered subsequent to progression with B&Q(3) and Textile World (4).

# MUIRTOWN - CONCEPT DIAGRAMS

The longer term development of the Muirtown Basin requires related development at the Telford Street Retail Park and the strengthening of the linkages between the 2 areas as can be seen from the adjacent diagram. Currently development at the Telford Street Retail Park turns its back on the Muirtown Basin and the potential exists for development to re-orientate and provide double fronted development opportunities.





# MUIRTOWN

## OPPORTUNITIES AND ACTIONS



# MUIRTOWN - CONCEPT DIAGRAMS

## 5: OPPORTUNITY - FORMER B&Q SITE



# MUIRTOWN - CONCEPT DIAGRAMS

## 8: OPPORTUNITY - ENHANCED PUBLIC REALM



OPENS UP KEY VIEWS THROUGH  
TO THE QUAYSIDE

## 9: OPPORTUNITY - GATEWAY SITE



# MUIRTOWN - CONCEPT DIAGRAMS

## 1: TELFORD STREET LOOKING TOWARDS THE MUIRTOWN SWING BRIDGE

BEFORE



- Enhancements for pedestrian / cycle movements.
- Thresholds marked with surface treatment.

AFTER



## 1: VIEW LOOKING AT MUIRTOWN SWING BRIDGE

BEFORE



- Improvement of movement at bridge with a new single surface for pedestrians and carriageway.
- Bridge aesthetics improvement with a black & white painting theme.

AFTER



# MUIRTOWN - CONCEPT DIAGRAMS

## 3: VIEW FROM GLENDOE TERRACE LOOKING NORTH EAST

BEFORE



- Improvement of public realm along Glendoe Terrace with surface treatments and additional tree and hedge planting.

AFTER



## 5: CIVIC & CULTURAL PRECEDENT

CULTURAL BUILDINGS



CULTURAL CENTRE



LANDMARK BUILDINGS



SOCIAL BUILDINGS



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# 4

PROJECT ACTION  
PLAN

# PROJECT ACTION PLAN

## STRATEGIC PROJECTS

CLACHNAHARRY; STRATEGIC PROJECTS		LOCAL NATURE RESERVE; STRATEGIC PROJECTS		MERKINCH; STRATEGIC PROJECTS	
1	Development Opportunity; Clachnaharry Quarry site, tourist and residential opportunity.	1	Improve connectivity between South Kessock and Carse. Improve the pedestrian crossing over the railway.	1	Road /pedestrian improvements to Grant Street; public realm improvements
2	Improved parking at Clachnaharry within the Quarry site.	2	Improve pedestrian linkages from South Kessock to Clachnaharry along the coastal path. Potential for viewing platforms and recreation etc.	2	Road / pedestrian Improvements at the rail bridge junction of; Wyvis Place/Kilmuir Road / Thornbush Road / India Street/ Lower Kessock Street
3	Development Opportunity; old sawmill site potential for restaurant, leisure heritage and wildlife.	3	Consider proposals for the LNR in terms of better recreational value.	3	Improvements to Black Bridge; improve public realm, pedestrian/ cycle access
4	Traffic calming at Clachnaharry; potential signalised crossing	4	Investigate the incorporation of picnic areas, zones for benches /sitting,	4	Requirement for extension to Merkinch Primary School, preferable to newly built school
5	Delivery of a new heritage centre; utilise existing Scottish Canals buildings on Clachnaharry side of basin.	5	Consider potential for the LNR area in the future to extend to Carnac Point.	5	Incorporate traffic free route from Merkinch Primary to Glendoe Terrace
6	Inclusion of road network / access improvements.	<b>MUIRTOWN; STRATEGIC PROJECTS</b>		<b>MUIRTOWN BASIN; STRATEGIC PROJECTS</b>	
7	Improve paths /wider linkages.	1	Road improved scheme along High street/ Clachnaharry Road/ Telford Street. Alternative / Preferred option to replace Telford Street / Carsegate Road roundabout with signalised junction.	1	Road improvement scheme along High St / Clachnaharry Rd / Telford St.
8	Highlight and improve access route from Clachnaharry to Craig Phadraig footpath.	2	Links between Telford Street / Balnacraig Road/ Fairfield Road could be better	2	Landscape / parking around Muirtown Basin
<b>SOUTH KESSOCK; STRATEGIC PROJECTS</b>		3	Road/ pedestrian improvements; Carse Road / Benula Road / Kilmuir Road	3	Potential basin entrance feature - Mackenzie Joinery site
1	Road /pedestrian/cycle improvements to Kessock Road.	4	Muirtown swing bridge; Road / Pedestrian improvements.	4	Development Opportunity: Floating offices and holiday homes (Muirtown Basin, Workshops area and canal 'spit' to sea lock.
2	Tourist led development opportunity; South Kessock Ferry terminus. Opportunities for tourism /leisure related uses. Increase and improve parking. Potential for delivery of coastal path and view areas to Beaully Firth and delivery of coastal path.	5	Development Opportunity; B&Q site strategic development site, mixed use cultural / residential development.	5	Water-based leisure activities: Sea Scouts, cable wakeboard park, small boat hire, swimming
3	Redevelopment opportunities at existing business units retaining traditional stone buildings around junction of Kessock Road/Thornbush Road/Anderson Street, including strategic and public realm linkage improvements.	6	Development Opportunity; Textile World site, potential for mixed use cultural / residential development.	6	Development Opportunity: Residential-led development on Gateway Site, possibly including adjacent cottage.
4	Improve retail opportunity.	7	Caresgate; Development of car park and ancillary storage for residential moorings at Muirtown.	7	Proposal for additional moorings in Marina, with potential impact on Scheduled Ancient Monument
5	Development opportunity at Gael Force Marine site for residential led and mixed use development.	8	Strategic links to be incorporate though B&Q and Textile World site to connect the basin with Carse	8	Development Opportunity - Potential Restaurant
6	Potential development; Housing fronting on to the nature reserve. Understand potential impact.	9	Increase parking around the basin; Gateway site, Titanic site/ Sea Scouts, Clachnaharry, B&Q/Textile World sites, Carsegate.	9	Gateway Structure
7	Potential Development; Infill Carnac Crescent and Craigton Avenue. Consider potential impact.	10	Woodland strip West side of Muirtown Basin; Enhance the woodland experience between the Swing bridge and Clachnaharry. Picnic area, integrating car parking. Increased access from the adjacent residential development to the basin.	10	Car park adjacent to Carse Rd
		11	Development Opportunity - Long term Mixed Use	11	Improvement of links to Muirtown locks and wider footpath/ cycleways. Enhance visitor attraction and interpretation at lock gates.





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APPENDIX

CHARENTE PROCESS AND  
CONSULTATION SUMMARY

# CHARENTE PROCESS SUMMARY

## MUIRTOWN AND SOUTH KESSOCK DRAFT DEVELOPMENT BRIEF

This Appendix sets out the steps undertaken in preparing the Development Brief and the various stages of consultation undertaken to engage with local communities, businesses, wider public and other interested parties.

## EARLIER STAGES OF THE DEVELOPMENT BRIEF

Parts of Muirtown and South Kessock are identified as having potential for future development in the Highland-wide Local Development Plan, Inverness Local Plan and the emerging Inner Moray Firth Local Development Plan.

- The area to be included within the Brief is the part of the city shown on the map above as originally defined in the Highland-wide Local Development Plan.

## REASONS FOR PREPARING THE DEVELOPMENT BRIEF

- To identify and support the delivery of improvements to the area
- To include the net improvement of the local transport network
- The delivery of a greater diversification of housing tenure and renewal of housing stock in the area
- The opportunities for development at and around the Muirtown Basin and improvements to water and land based recreation opportunities and pedestrian access to the area

### Draft Development Brief February 2015

The draft Development Brief was prepared for the Muirtown and South Kessock area of Inverness after analysing the comments a series of consultation events that took place in February and April of 2014.

The content of the Brief set out the opportunities and challenges identified during the consultation for each of the locations within the wider brief area. The geographical area covered by the brief had been enlarged reflecting the discussions at the workshops and the identification of the key linkages and relationships across the area. As a consequence the Development Brief encompassed a larger geographical area to now include Clachnaharry and a wider area of Merkinch.

Public consultation on the draft Development Brief took place in the period from 27 February to 2 April 2015 to gather views on the content of the draft document. The consultation included 2 drop-in exhibition and discussion sessions where the public could discuss the draft brief contents with staff in attendance. Comments on the draft brief were invited to be submitted on the Council website either online or by filling in the feedback form made available at the exhibitions.

Over 1000 letters of notification were sent out to residential and business properties across the Brief area in February 2015 to highlight the consultation on the draft Brief. Additionally the consultation was publicised in the local press through issuing a press release and the placing of an advert in the Inverness Courier on 27th February to highlight the time and venue of the consultation events.

Consultation events took place in Muirtown Primary School on Wednesday 11 March and Merkinch Community Centre (Corbett Room) on Thursday 12 March. The events took the form of drop-in exhibitions in the afternoon followed by evening presentation and workshops sessions in the evening.

The consultation invited comments on the content of the draft Brief. After considering comments made and making any appropriate changes based on the comments received on the public consultation a final version would be presented to committee to be adopted as Supplementary Guidance to the Development Plan.

Comments on the draft brief were invited to be submitted on the Council website either online or by filling in the feedback form made available at the exhibitions.

## CHARRETTE EVENTS 2014

The Muirtown Basin and South Kessock event was split between stage one on 26-27 February, with a stage two follow-up event on 1-2 April.

### STAGE 1: 26-27 FEBRUARY 2014

Stage one, which took place over two days, was built around a public working-session on day one, followed by technical sessions and drawing time on day two. In the evening of day one the public working-session was repeated in a compressed format to accommodate members of the community unavailable during working hours. At the end of the two days the design team had produced design approaches for the area and detailed studies on key sites that were displayed for a public event at which attendees had the opportunity to give feedback.

The following is a summary of the responses from attendees on the work completed by the end of stage 1:

- Muirtown Basin should be a high-quality destination for visitors, boaters and residents with support facilities
- Clachnaharry traffic calming needs a solution - design led to affect driver behaviour
- Improved connection to the Basin - including visual - is desirable
- B+Q site is a key opportunity for improving the area and reconnecting with the water
- Environmental improvements around the canal basin - tree management, lighting and de-clutter
- Connections that make South Kessock less isolated are important for this community
- Make the most of proximity to city centre - this area is the connection between city and sea

## STAGE 2: 1-2 APRIL 2014

The second stage presented material that had been developed in the interim period and provided an opportunity for the community and stakeholders to discuss the proposals and provide comments. The format was of 3 repeating sessions, Tuesday evening, Wednesday afternoon and Wednesday evening.

The sessions provided attendees with an opportunity to view the work that had been prepared for stage 2, followed by a presentation that summarised stage 1 and gave an explanation of the work that was being presented. Group discussions based on the work gave an opportunity for the public and agencies to respond to what had been presented and to make further suggestions. An evening session was held at Muirtown Primary School, followed by an afternoon and evening session at the Merkinch Community Centre. The following is a summary from the feedback and suggestions gathered across the three sessions.

### Muirtown Basin

- Strike a balance between the uses both on and off the water while retaining 'destination' factor.
- Water uses need to have a level of compatibility - for example, how would swimming work alongside the movement of large yachts?
- Work may need to be done on the impact increased boat traffic would have on dolphins and other wildlife in the Beaully Firth.
- Sea Scouts HQ would be an important aspect of improvements - provide options for their relocation.

### Circular Pedestrian and Cycle Route and other paths

- The proposed circular route was popular, especially the thought that it could connect distinct hubs with different attractions.
- Lighting on the towpaths should be improved to make them safer and more useable for longer periods.
- Improved signage and even coloured paving to guide people to the different attractions along the proposed circular route were suggested.
- Wheelchair access would be very important. Improved pedestrian 'pinch points'
- Key points to improve are Muirtown Swing Bridge, Black Bridge and Kessock Railway Bridge.
- A pinch point that can be exasperated by the operation of the bridge.
- Improved pedestrian environment and public art welcomed.
- Provide live information on operation for journey planning at the swing bridge

### Clachnaharry

- Improve perception of the place as a 'village'
- Enhance the connections for pedestrians and cyclists.
- Sensitive development in the quarry would be ok - it could be used to fund further improvements.
- Development of a destination by the canal would be good, provided the restaurant was not too 'posh'.

### Local Nature Reserve (LNR)

- A very important amenity for the local community.
- The wetlands are part of a soft flooding strategy, and if it were to dry out (due to a changed flood defence strategy) it would have a negative impact.
- Carnac Point is a very popular area and calls for the extension of the LNR to include this were made.
- South Kessock needs renewed play that is accessible for all ages and all abilities - this could be complementary to the Local Nature Reserve and the aspiration to increase user participation.
- Balance between light pollution on the LNR and improved lighting for safety needs to be found.

### B+Q site

- Proposals were considered attractive, particularly the visual and physical connections created to the canal.
- Preference for mixed use - residential plus cultural and tourism development.
- A negotiation with the owners is an early priority.
- Any development on this gateway site would need to be commercially viable.

# CHARETTE PROCESS SUMMARY

The Muirtown Basin and South Kessock event was split between stage one on 26-27 February, with a stage two follow-up event on 1-2 April.

## STAGE 1: 26-27 FEBRUARY 2014

Stage one, which took place over two days, was built around a public working-session on day one, followed by technical sessions and drawing time on day two. In the evening of day one the public working-session was repeated in a compressed format to accommodate members of the community unavailable during working hours. At the end of the two days the design team had produced design approaches for the area and detailed studies on key sites that were displayed for a public event at which attendees had the opportunity to give feedback.

The following is a summary of the responses from attendees on the work completed by the end of stage 1:

- Muirtown Basin should be a high-quality destination for visitors, boaters and residents with support facilities
- Clachnaharry traffic calming needs a solution - design led to affect driver behaviour
- Improved connection to the Basin - including visual - is desirable
- B+Q site is a key opportunity for improving the area and reconnecting with the water
- Environmental improvements around the canal basin - tree management, lighting and de-clutter
- Connections that make South Kessock less isolated are important for this community
- Make the most of proximity to city centre - this area is the connection between city and sea

## STAGE ONE CHARETTE



STAGE ONE CHARETTE - EVENT



# CHARETTE PROCES SUMMARY

## STAGE 2: 1-2 APRIL 2014

The second stage presented material that had been developed in the interim period and provided an opportunity for the community and stakeholders to discuss the proposals and provide comments. The format was of 3 repeating sessions, Tuesday evening, Wednesday afternoon and Wednesday evening.

The sessions provided attendees with an opportunity to view the work that had been prepared for stage 2, followed by a presentation that summarised stage 1 and gave an explanation of the work that was being presented. Group discussions based on the work gave an opportunity for the public and agencies to respond to what had been presented and to make further suggestions. An evening session was held at Muirtown Primary School, followed by an afternoon and evening session at the Merkinch Community Centre. The following is a summary from the feedback and suggestions gathered across the three sessions.

### Muirtown Basin

- Strike a balance between the uses both on and off the water while retaining 'destination' factor.
- Water uses need to have a level of compatibility - for example, how would swimming work alongside the movement of large yachts?
- Work may need to be done on the impact increased boat traffic would have on dolphins and other wildlife in the Beaully Firth.
- Sea Scouts HQ would be an important aspect of improvements - provide options for their relocation.

### Circular Pedestrian and Cycle Route and other paths

- The proposed circular route was popular, especially the thought that it could connect distinct hubs with different attractions.
- Lighting on the towpaths should be improved to make them safer and more useable for longer periods.
- Improved signage and even coloured paving to guide people to the different attractions along the proposed circular route were suggested.
- Wheelchair access would be very important.

### Improved pedestrian 'pinch points'

- Key points to improve are Muirtown Swing Bridge, Black Bridge and Kessock Railway Bridge.
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