

The Highland Council

Agenda Item	11
Report No	SR/7/25

Committee: Isle of Skye and Raasay

Date: 17 February 2025

Report Title: Portree Link Road – Design/Tender Programme Update

Report By: Assistant Chief Executive - Place

1 Purpose/Executive Summary

1.1 The purpose of this report is to provide an update of progress for the design and construction programme for Portree Link Road project.

1.2 **Portree Link Road** – Following on from the report provided in November last year SR/20/24, the project remains on target for the completion of the design and tender documentation by the end of February 2025. The contract will be procured through Public Contracts Scotland using the restricted procedure for projects under £2m. A select list of interested contractors is in preparation and the electronic tender documents will be posted onto PSC following internal review and verification of the completed tender package. Tender return is programmed for late-April for an anticipated contract award in May. Please refer to **Appendix 2** for the draft tender drawings. Please note that these drawings are under review are included for information only as they are subject to revision prior to issue for tender.

2 Recommendations

2.1 Members are asked to **note** the updated position in respect of the Portree Link Road

3 Implications

3.1 **Resource** - The Infrastructure Loan Fund will provide the upfront funding with the loan being recouped through associated developer contributions. The estimated construction costs for the scheme is £1.6m.

3.2 **Legal** - All outline land access/purchase agreements are now drafted and agreed in principle for the development to proceed in 2025/26. There remain some de-crofting issues which are not expected to delay construction.

3.3 **Risk** - The planning conditions imposed by the decision notice for the application must be purified through the detailed design and construction phase plan developed as part of the implementation plan. These include the development of a construction traffic management plan, bus stop provision, review of footpath provision, sustainable drainage design, archaeology and ecology.

3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - Construction risks will be managed as part of the Construction, Design and Management regulations. Risks for the use of the new infrastructure will be addressed through road safety audits during and following construction.

3.5 **Gaelic** - New signage will comply with the current council policy.

4 Impacts

4.1 Integrated Impact Assessment - Summary

4.2 An Integrated Impact Assessment screening has been undertaken on 30 October 2024. The conclusions have been subject to the relevant Manager Review and Approval.

4.3 The Screening process has concluded that due to the size and scale of the project there are minor positive impacts with respect to improved access infrastructure but no other major impacts. Members are asked to consider the summary in **Appendix 1** to support the decision-making process.

4.3.1 Impact Assessment Area	Conclusion of Screening
Equality	<ul style="list-style-type: none">• Children and Young People – <i>no impact</i>• disability – <i>minor Positive</i>
Socio-economic	<i>Positive</i>
Human Rights	<i>no impact</i>
Children’s Rights and Well-being	<i>no impact</i>
Island and Mainland Rural	<i>Positive</i>
Climate Change	<i>no impact</i>
Data Rights	<i>no impact</i>

5 Background

5.1 The creation of a Link Road forms an integral part of the long term and strategic expansion of Portree at Home Farm. It has been identified in successive development plans including the West Highland and Islands Local Development Plan (WestPlan) which was adopted in 2019. The Link Road serves both the development at Home Farm and connects the A87 Dunvegan Road with the A855 Staffin Road. The Home Farm expansion is nearly complete, and the vast majority of the road link has been constructed in line with development. The final, undeveloped section will provide the much-needed connection to the A855 Staffin Road.

5.2 Completion of the Link Road will unlock the last phase of Home Farm (allocated site ‘PT02: North of Storr Road’ in WestPlan) and open up land at Kiltaraglen (‘PT03: Kiltaraglen South’ and ‘PT04: Kiltaraglen North’) which forms the future strategic expansion of North Portree. These allocations are dependent on the completion of the Link Road and as set out in WestPlan. These, along with other allocations along the Link Road, are required to make developer contributions towards its delivery. The Council will work with the developers of these allocated sites to ensure suitable access and infrastructure provision is factored into the plans for the completion of the Link Road.

5.3 The Portree Link Road is also a key component of the Skye and Raasay Investment Plan which is currently being prepared by The Highland Council, in conjunction with Highlands and Islands Enterprise. The Investment Plan will highlight that the completion of the Link Road will contribute greatly towards the emerging outcomes and be a trigger for other projects to help the recovery and regeneration in Portree and the wider region. Completion of the route between the A87 and A855 will allow for better distribution of traffic in the area, avoiding the need to travel through the town centre. This will help reduce congestion in the town centre and at the junction to the harbour. The completed Link Road will also provide greater scope for the organisations involved in the public sector co-location project to relocate.

Designation: Assistant Chief Executive - Place

Date: 31 January 2025

Author: Garry Smith, Service Lead - Infrastructure

Background Papers: SR/14/21 dated 30 August 2021

Appendices: Appendix 1 - Integrated Impact Assessment
Appendix 2 – Draft Tender Drawings

Integrated Impact Screening Summary

The screening highlighted overall positive impacts for the community

Equality, Poverty and Human Rights

The screening notes that there are no negative impacts on any protected characteristics, the proposal will provide more accessible pavements and crossings and will benefit those with disabilities.

The proposal will enable the construction of affordable housing provision by providing new access roads and infrastructure. This will provide employment opportunities and will aid community resilience.

The screening noted that there are no negative human rights issues raised by the proposal.

Children's rights and wellbeing

Improved transport links will provide improved opportunities to access school and recreational activities.

Data Protection

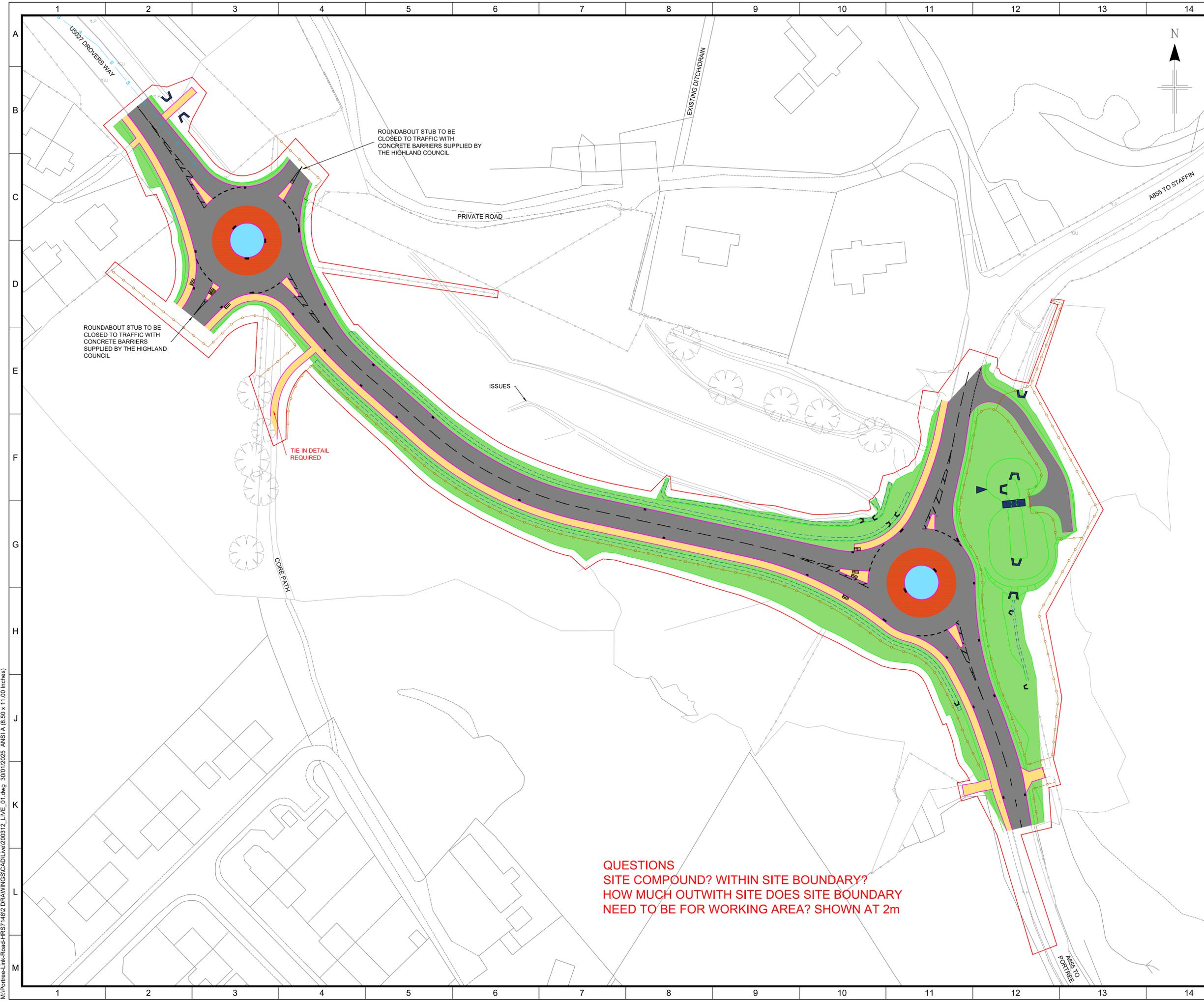
The screening notes that there are no negative impacts on data protection.

Island and mainland Rural communities

The screening notes that there are no negative impacts on island and mainland rural communities.

Climate Change

The screening notes that the proposal will mitigate any environmental and ecological impacts during construction and given the size and scale of the proposal will have no impact on climate change.



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NOTES
 1.

KEY

	SITE BOUNDARY
	CARRIAGEWAY
	FOOTWAY
	EARTHWORK
	GULLY
	DITCH
	HEADWALL
	STREETLIGHT

DRAFT ISSUE

01	INITIAL DRAFT ISSUE	Dmc	BS	28/10/24
REV	REVISION DETAILS	DRAWN BY	CHECK BY	DATE

The Highland Council
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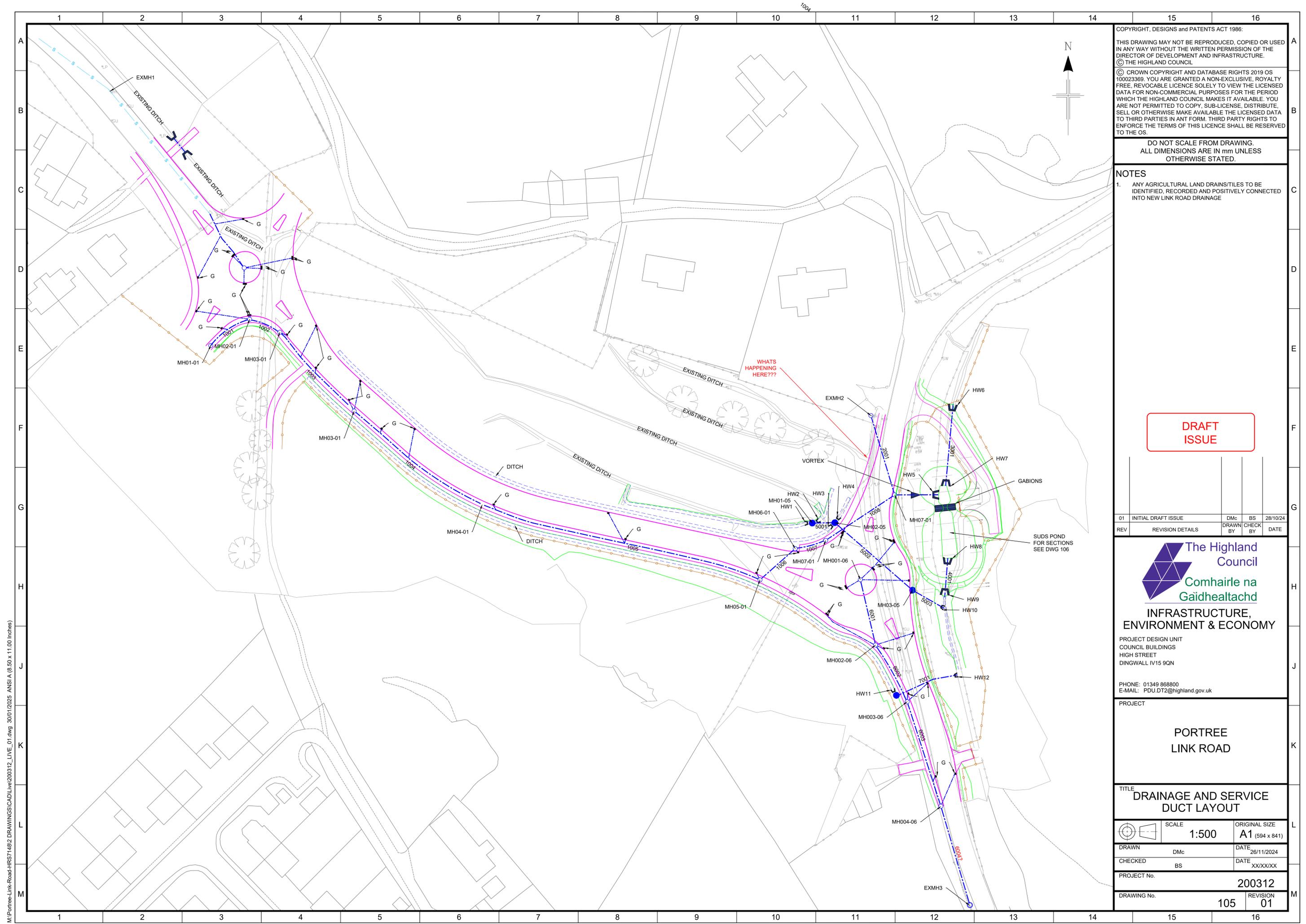
PROJECT
PORTREE LINK ROAD

TITLE
GENERAL LAYOUT

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DRAWN Dmc	DATE 24/11/2024	
CHECKED BMac	DATE XXXXXX	
PROJECT No. 200312		
DRAWING No. 101	REVISION 01	

**QUESTIONS
 SITE COMPOUND? WITHIN SITE BOUNDARY?
 HOW MUCH OUTWITH SITE DOES SITE BOUNDARY
 NEED TO BE FOR WORKING AREA? SHOWN AT 2m**

M:\Portree_Link_Road\HRS\7482 DRAWINGS\CAD\Level\200312_LIVE_01.dwg 30/01/2025 ANSI A (8.50 x 11.00 Inches)



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NOTES
 1. ANY AGRICULTURAL LAND DRAINS/TILES TO BE IDENTIFIED, RECORDED AND POSITIVELY CONNECTED INTO NEW LINK ROAD DRAINAGE

DRAFT
ISSUE

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PROJECT

**PORTREE
 LINK ROAD**

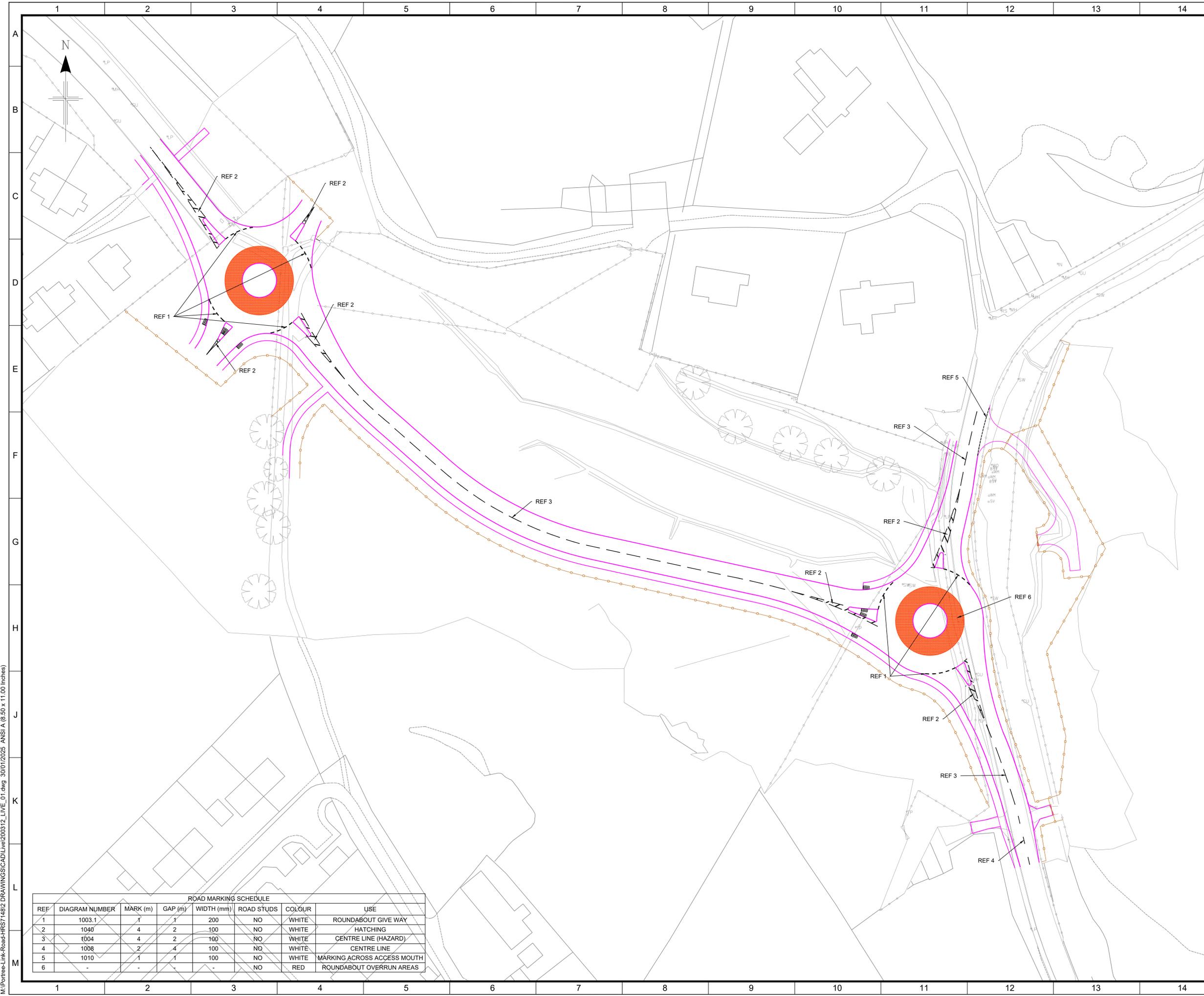
TITLE
**DRAINAGE AND SERVICE
 DUCT LAYOUT**

SCALE	1:500	ORIGINAL SIZE	A1 (594 x 841)
DRAWN	DMc	DATE	26/11/2024
CHECKED	BS	DATE	XX/XX/XX

PROJECT No. **200312**

DRAWING No.	105	REVISION	01
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NOTES
 1. REFER TO ROADMARKING SCHEDULE APPENDIX *****

**DRAFT
ISSUE**

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PROJECT
**PORTREE
 LINK ROAD**

TITLE
**ROAD
 MARKINGS**

	SCALE	ORIGINAL SIZE
	1:500	A1 (594 x 841)

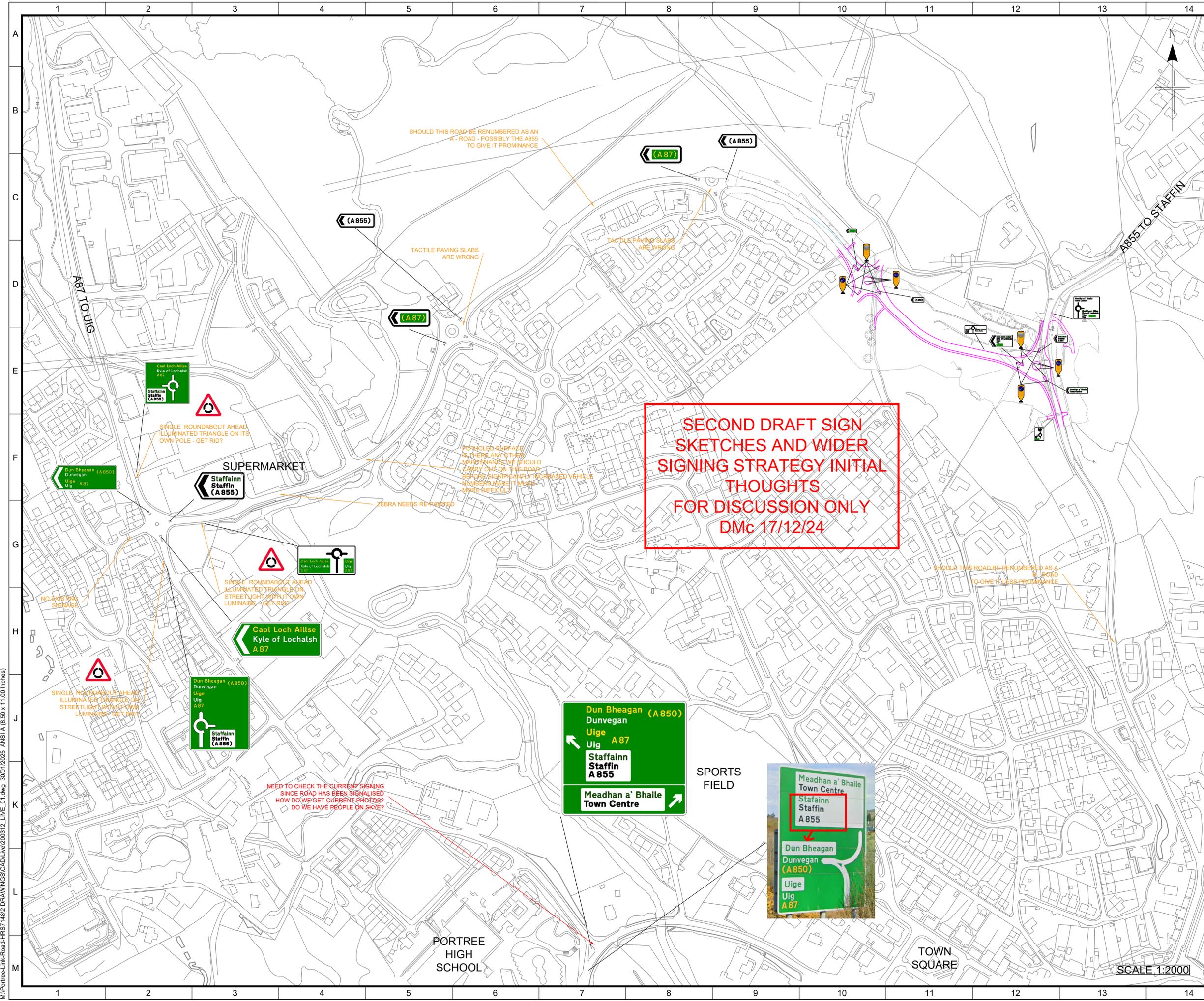
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PROJECT No. **200312**

DRAWING No.	110	REVISION	01
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ROAD MARKING SCHEDULE							
REF	DIAGRAM NUMBER	MARK (m)	GAP (m)	WIDTH (mm)	ROAD STUDS	COLOUR	USÉ
1	1003.1	1	1	200	NO	WHITE	ROUNDAABOUT GIVE WAY
2	1040	4	2	100	NO	WHITE	HATCHING
3	1004	4	2	100	NO	WHITE	CENTRE LINE (HAZARD)
4	1008	2	4	100	NQ	WHITE	CENTRE LINE
5	1010	1	1	100	NO	WHITE	MARKING ACROSS ACCESS MOUTH
6	-	-	-	-	NO	RED	ROUNDAABOUT OVERRUN AREAS

M:\Portree_Link_Road\HRS71402 DRAWINGS\CAD\Live\200312_LIVE_01.dwg 30/01/2025 ANSI A (8.50 x 11.00 Inches)



**SECOND DRAFT SIGN
 SKETCHES AND WIDER
 SIGNING STRATEGY INITIAL
 THOUGHTS
 FOR DISCUSSION ONLY
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PROJECT
PORTREE LINK ROAD

TITLE
**SIGNAGE
 2 OF 2**

	SCALE 1:2000	ORIGINAL SIZE A1 (594 x 841)
DRAWN DMc	DATE 25/11/2024	
CHECKED BMac	DATE XX/XX/XX	
PROJECT No. 200312		
DRAWING No. 112	REVISION 01	

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