

Agenda Item	11
Report No	SR/22/25

The Highland Council

Committee: Isle of Skye & Raasay

Date: 1st September 2025

Report Title: Portree Link Road 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 Portree Link Road project. The link road 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 connects the A87 Dunvegan Road with the A855 Staffin Road. It will also provide access for developments at Home Farm and Kiltaraglen. The Scottish Government Infrastructure Loan Fund will provide the initial funding to deliver the link road. Developer contributions will then accrue to fund the project loan costs over time.
- 1.2 Planning consent was granted on the 6th of February 2023 (App no. 22/02739/FUL) and the land access agreements and purchase have now been completed. The detailed design and specification for the project are virtually complete with only final arrangements with Scottish Water to be concluded prior to tendering for construction. It is anticipated that tenders will be issued late August which would put the earliest anticipated start date for construction as November 2025. The construction is expected to take 26 weeks with the programme to be developed by the principal contractor for the works.

2 Recommendations

- 2.1 Members are asked to:
 - i. **Note** the funding position in respect of the Portree Link Road.
 - ii. **Note** the proposed delivery programme.

3 Implications

- 3.1 **Resource** - The Infrastructure Loan Fund will provide the upfront funding with the loan being recouped through associated developer contributions.
- 3.2 **Legal** - All land access agreements are now in place for the development to proceed.

- 3.3 **Risk** - An archaeological watching brief will be carried out during the topsoil strip. If extensive and/or significant archaeology is encountered further investigation may be required before works can proceed.
- 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 and addressed through the construction phase plan developed by the principal contractor. Risks for the use of the new infrastructure will be partially assessed through the stage 1 and 2 road safety audits, and this will be followed up as part of the stage 3 audit, after road 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 30th October 2024 as reported to Committee on 25th November 2024.
- 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.

4.4	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 (West Plan) 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 vast majority of the road link has been constructed in line with development. The partially constructed section along the frontage of the last phase of development will be completed during these works (See **Appendix 1** – General Layout 1 of 2) The final, new section will provide the much-needed connection to the A855 Staffin Road. (See **Appendix 1** – General Layout 2 of 2).
- 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. A new roundabout has been included in the scheme to provide access to these allocated sites.
- 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.

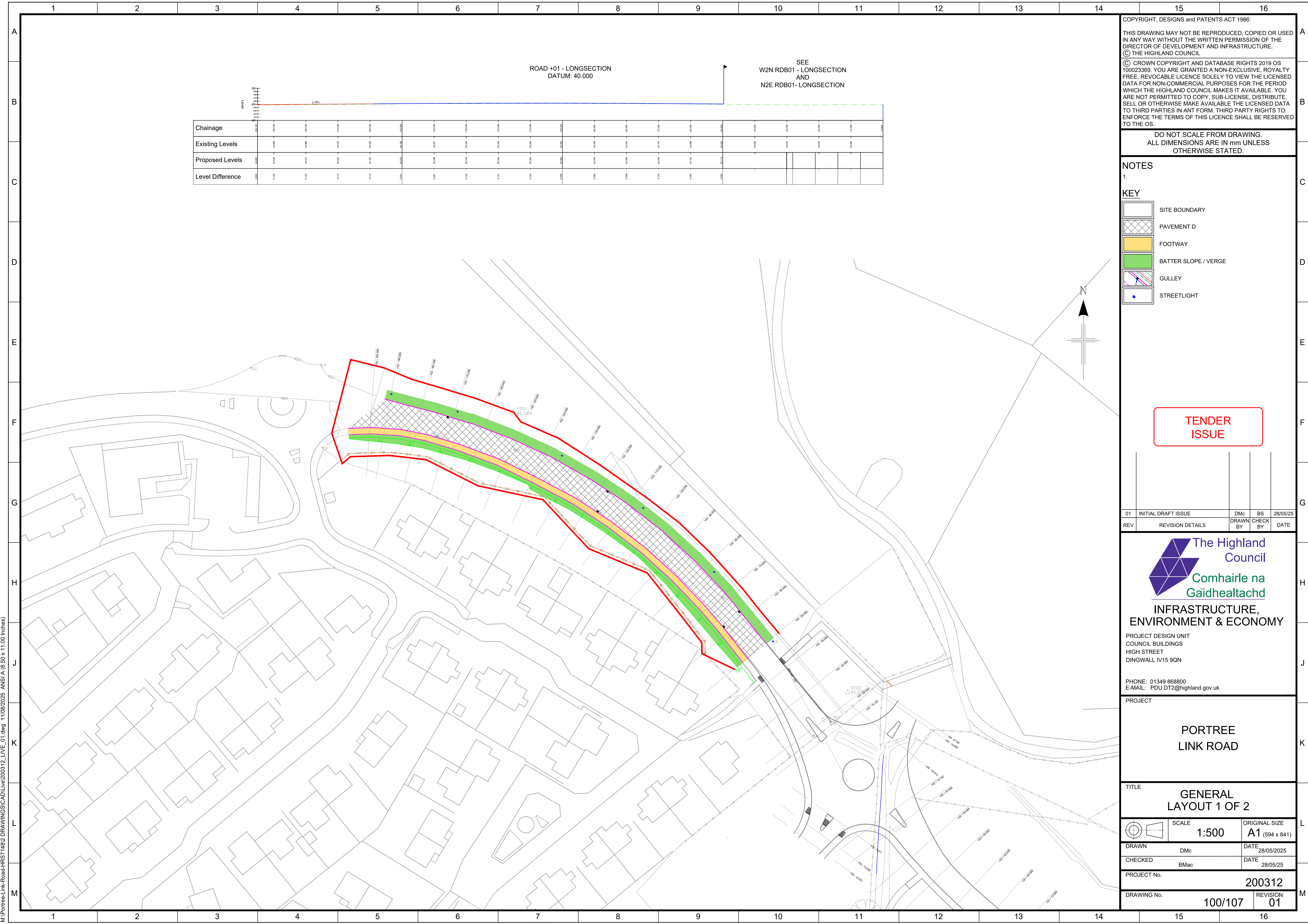
Designation: Assistant Chief Executive - Place

Date: 11 August 2025

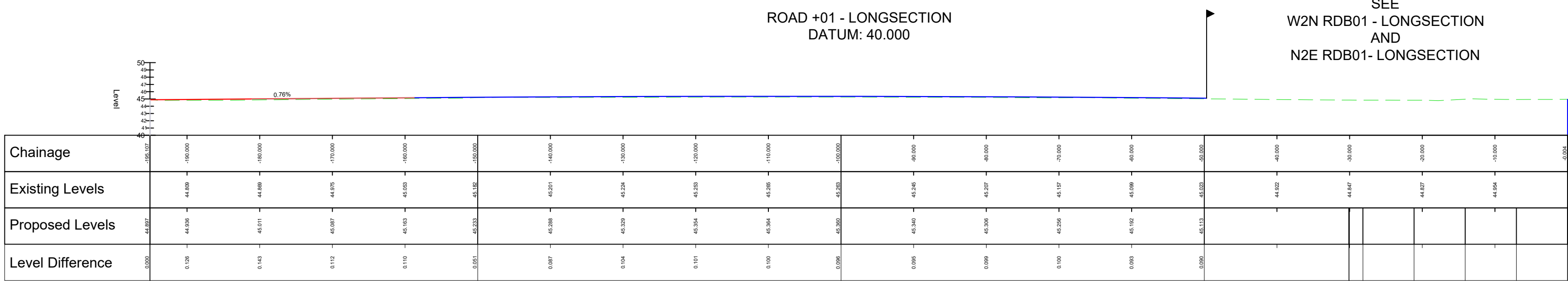
Author: Garry Smith - Place - Service Lead Infrastructure

Background Papers: SR/14/21 dated 30/8/21

Appendices: Appendix 1 - Scheme layout drawings



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NOTES

1.

KEY

- SITE BOUNDARY
- PAVEMENT D
- FOOTWAY
- BATTER SLOPE / VERGE
- GULLY
- STREETLIGHT

TENDER
ISSUE

01	INITIAL DRAFT ISSUE	DMc	BS	28/05/25
REV	REVISION DETAILS	DRAWN BY	CHECK BY	DATE

 **The Highland Council**
Comhairle na Gàidhealtachd

**INFRASTRUCTURE,
ENVIRONMENT & ECONOMY**

PROJECT DESIGN UNIT
COUNCIL BUILDINGS
HIGH STREET
DINGWALL IV15 9QN

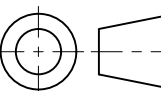
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PROJECT

**PORTREE
LINK ROAD**

TITLE

**GENERAL
LAYOUT 1 OF 2**

	SCALE 1:500	ORIGINAL SIZE A1 (594 x 841)
DRAWN DMc	DATE 28/05/2025	
CHECKED BMac	DATE 28/05/25	

PROJECT No.	200312
DRAWING No.	100/107
REVISION	01



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NOTES
1.

KEY

	SITE AREA BOUNDARY
	PAVEMENT B
	PAVEMENT C
	PAVEMENT D
	PAVEMENT E
	FOOTWAY
	BATTER SLOPE/VERGE
	GULLY
	DITCH
	HEADWALL

TENDER ISSUE

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PROJECT	
PORTREE LINK ROAD	

TITLE	
GENERAL LAYOUT 2 OF 2	

	SCALE 1:500	ORIGINAL SIZE A1 (594 x 841)
DRAWN	DMc	DATE 24/11/2024
CHECKED	BMac	DATE 24/11/24

PROJECT No.	
200312	

DRAWING No.	100/108	REVISION 01
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