

Agenda Item	7.2
Report No	PLS/62/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 8 October 2025

Report Title: 24/04986/FUL: Nairn Bowling Club
Land 55M NW of Giverny, Lodgehill Road, Nairn

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Erection of bowling clubhouse, 2No. greens, car park

Ward: 18 – Nairn and Cawdor

Development category: N10B – Other Developments Local

Reason referred to Committee: 5 or more objectors; Community Council objection

All relevant matters have been taken into account when appraising this application. It is considered that the proposal is an acceptable departure from the Development Plan

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of a Bowling Club, 2no. outdoor greens and car parking, at Land 55M NW Of Giverny, Lodgehill Road, Nairn. This facility will enable the expansion and relocation of the existing Nairn Bowling Club from its current location at Albert Street, Nairn.
- 1.2 The proposal consists of the erection of a two-storey building with a footprint of approximately 407sqm, two outdoor bowling greens (one grass, one artificial grass) each measuring approximately 35m x 35m and 57 parking spaces. The proposed building comprises of the following uses:
- Ground floor internal carpet bowls area
 - Function room
 - Creche
 - Meeting rooms
 - Kitchen
 - Changing facilities
- 1.3 The design of the clubhouse building takes a functional rectangular plan. The hipped roof is asymmetrical and slopes away from Lodgehill Road, reducing the mass. The principal elevation addresses the bowling greens and provides the civic frontage to the building.
- 1.4 The proposal is to be accessed from Lodgehill Road, a single carriageway, with street lighting, subject to a 20mph speed limit.
- 1.5 Pre-Application Consultation: None. No statutory pre-application consultation required.
- 1.6 Supporting Information: The following information has been submitted in support of the application:
- Visual information
 - Drainage information
 - Design Statement
 - Shadow Study
 - Supporting Statement
 - Transport Statement.
- 1.7 Variations: Removal of windows on northeastern and southeastern elevations, increase in distance from boundary with Waverley Road properties, reduction in building height by 698mm.

2. SITE DESCRIPTION

- 2.1 The proposed site is located on the east side of the Farmers Showfield in Nairn. It is within the Settlement Development Area of Nairn. Lodgehill Road forms the eastern boundary, properties along Waverley Road sit along the northern boundary, properties at Tulloch Drive are located at the southern boundary and the remainder

of the Farmers Showfield sits to the west. The proposal extends to an area of approximately 0.77ha.

- 2.2 The site falls within the Inner Moray Firth Local Development Plan 2 (IMFLDP2) allocation NA02 Former Showfield East, which is allocated for housing, with an indicative capacity of 20 houses.
- 2.3 The site is currently open grassland with a generally flat topography, with some hardstanding providing informal car parking. Historically the wider field was used for agricultural shows. Currently the wider field is used for informal recreation, pedestrian routes and (outwith the red line site boundary of this proposal) as a football pitch.
- 2.4 The site benefits from good connectivity, with vehicular and pedestrian access available from Lodgehill Road, and it is within walking distance of the town centre and local amenities. There are no natural, built or cultural heritage designations on the site.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour and Schedule 3 Development

Date Advertised: 28 January 2025

Representation deadline: 21 June 2025

Timeous representations 61 objecting, 22 supporting, 1 neutral
(*):

Late representations (*): 15 objecting, 0 supporting, 0 neutral

- 4.2 The application has been subject to a significant number of representations which are identified at Appendix 1. In accordance with the Council's Scheme of Delegation, multiple representations from the same address are counted as one representation. This includes a petition in support of the proposal, with around 200 signatories which counts as a single representation.

(*): Numbers of representations processed by epc as of 22 September 2025 at 1400. Members will be advised at SPAC of any subsequent representations.

- 4.3 Material considerations raised against the proposal are summarised as follows:

a) Road safety and traffic issues

- Insufficient pavements on Waverley Road and Lodgehill Road
- Traffic survey is flawed
- Congestion and road capacity
- Inconsiderate on street parking and potential obstructions for emergency vehicles
- Roads already serve two primary schools and Nairn Academy

- b) Site access and parking
 - Proposed pedestrian access is unsuitable
 - Insufficient on-site parking provision
 - Existing site access already includes two site entrances
- c) Design and character
 - Two-storey height, massing and scale not in keeping with local character
 - Location on open field detracts from the area's visual and environmental qualities
- d) Amenity impacts
 - Noise and disruption concerns, particularly if the premises is licensed
 - Construction noise
 - Light pollution from external floodlighting
 - Loss of privacy and sunlight for adjacent properties
- e) Planning history
 - Site is allocated for housing
 - Site is shown in Nairnshire Local Place Plan however does not have full community support
- f) Environmental and community impact
 - Loss of well-used greenspace, one of the last areas of greenspace in Nairn
 - Surface water flooding is already an issue on local roads
 - Sewage and drainage systems cannot cope with additional development
 - Biodiversity loss including impact on bats which fly over the area
 - No economic benefit for the wider community
- g) Procedural
 - Neighbour notification was insufficient, not enough properties were informed
 - Publicity of application was inadequate
 - No Proposal of Application Notice (PAN) issued
 - Listed Building Consent is required for any work done to the boundary wall along Lodgehill Road

4.4 Material considerations raised supporting the proposal are summarised as follows:

- a) Economic benefit for Nairn
- b) Health and wellbeing benefits as well as year-round usability
- c) Inclusive design, allowing those with disabilities to take part in bowling
- d) Improved car parking reducing pressure on existing on street parking
- e) Lower traffic impact compared to a residential development on the site
- f) Central location encouraging sustainable travel options

4.5 One representation was made neither objecting nor supporting the proposal. Concern was expressed about potential traffic congestion on football match days. Also highlighted the possibility of increased noise and late-night activity if the clubhouse is hired out. Requests that the Roads Department and Licensing Committee consider these impacts before supporting the proposal or issuing licences.

4.6 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

- 5.1 **Nairn West & Suburban Community Council:** Objection. Supports the idea of enhancing Nairn's bowling facilities and recognises the social and health benefits and understand the rationale for locating the clubhouse at the east end of the site to maximise the natural light conditions. However, key concerns remain: impact on Waverley Road residents in terms of overlooking, noise and loss of light due to the proposed two storey building; design and scale is considered out of character with the surrounding residential area; potential for the proposed function room to be hired out to the public, creating noise disturbance in the local area; question the need for another function room in the local area. Considers that there is no unmet need for such a large function space in this location. In a further response the Community Council is maintaining its objection due to the following concerns: business model and community benefit; impact on existing facilities; scale and suitability; traffic and parking.
- 5.2 **Nairn River Community Council:** Objection. Key concerns: Contrary to Inner Moray Firth Local Development Plan 2 which allocates the land for housing; loss of biodiversity and fragmentation of green infrastructure, with no biodiversity enhancement; loss of publicly accessible greenspace; insufficient separation between the football field and bowling greens, leading to for conflict between users, such as footballs entering the bowling greens; increased traffic on narrow residential streets; risks to schoolchildren and emergency vehicle access; conflict with Active Travel Plan; no job creation as the clubhouse will be run by volunteers; inclusion of a function room may have a possible negative impact on the viability of other similar venues in Nairn; inclusion of a function room could create noise and traffic disturbance in the local area; impact on houses on Waverley Road in terms of overlooking, privacy, overshadowing and devaluing houses; design, scale and materials are out of character with surrounding area.
- 5.3 **Planning comment in relation to Community Councils** – the site is located within the Nairn West and Suburban Community Council area, with the Nairn River Community Council area bordering the application site to the southeast.
- 5.4 **Transport Planning:** No objection following submission of revised drawings and supporting information. Recommend two conditions be included, one requiring submission and approval of the final drainage design, and one requiring submission and approval of a Construction Traffic Management Plan.

Access and visibility splays: The updated drawings show visibility splays of 2.4m x 25m, which meet the minimum standard set out in the Roads and Transport Guidelines for New Developments (RTGND). The removal of the stone wall within the splay is noted and welcomed. Details of the access tie-in with the public road have also been provided and are considered acceptable.

Swept path analysis: provided for both a Mercedes Sprinter van (standard ambulance size) and a DB32 fire appliance. While the fire appliance tracking shows some overrun onto grassed areas, these are under the applicant's control and do not interfere with parking bays. This arrangement is acceptable given the nature of the site and the infrequent use by such vehicles.

Cycle Parking: Specifications for the Coventry Gullwing Cycle Shelter have been submitted. The shelter is covered, secure, and BREEAM-compliant, with a segregated access path for cyclists. The proposed provision of 24 spaces exceeds the minimum requirement set out in the RTGND (1 space per 8 car spaces), which is welcomed. No condition is required.

Pedestrian access and crossing: The applicant has indicated a commitment to installing a pedestrian crossing on Lodgehill Road, in the vicinity of the site access. It is recommended that the final design be agreed as part of the Road Opening Permit process. This approach allows for coordination with the permit required for the access tie-in and ensures that the crossing design meets local standards. A planning condition is not considered necessary for this item. The proposed pedestrian access from Lodgehill Road will be formed with a gradient of less than 1:50 (approximately 2%), which is considered compliant with accessibility standards. The ramp will be finished in coloured tar and will include drainage as necessary. This arrangement is acceptable.

Parking and staffing: The applicant has clarified that the clubhouse will operate as a members-only facility, similar to a golf club model, and will not function as a public bar. Events such as prize giving and competitions will be organised by members, with catering also provided internally. No staff will be employed to run the facility on a regular basis, although a greenkeeper may be present outside of bowling hours, and club officials will use the office space for administrative purposes. The proposed development includes 57 off-street parking spaces. Based on the applicant's estimates, the maximum number of individuals on-site during a competition would be 48 players and up to 36 spectators, totalling 84 people. Using comparative ratios from RTGND Table 6.3 (Golf Clubs), this would equate to a requirement of approximately 42 spaces, meaning the proposal provides a surplus of 15 spaces during peak sporting use. For evening functions, the function room floor area is 177 sqm. Under RTGND Table 6.4, this would require 18 spaces (1 per 10 sqm) plus staff parking. Even under this scenario, the proposed provision remains sufficient, with a surplus of 39 spaces. While the applicant has stated that no staff will be employed, previous assessments assumed a conservative staffing level of 8–10 individuals across various roles (e.g. bar/kitchen, events, creche, office, maintenance). This would generate a need for 4–5 dedicated staff parking spaces. Given the overall provision and the club's operational model, this can be accommodated within the proposed layout. However, it is recommended that staff parking be managed to avoid displacement of visitor or accessible bays, and that signage or internal allocation measures be considered if staffing levels change in future. The parking provision is considered acceptable for both typical and peak use scenarios, and no further action is required at this stage.

Drainage: The applicant has included a linear drainage channel at the site access, discharging into a soakaway beneath the car park. This arrangement is acceptable and addresses concerns regarding surface water run-off onto the public road. However, the drainage arrangements for the southern car parking area remain unclear. While we are satisfied with the access drainage, a final submission of the full drainage system will be required. Support the inclusion of a condition as recommended by the Flood Risk Management Team.

Waste collection: The proposed location of the wheelie bins would require refuse vehicles to stop on Lodgehill Road, which could temporarily block the carriageway.

The applicant has confirmed that kerbside refuse collection is currently in place on Lodgehill Road, and this arrangement is consistent with existing practice in the area. Therefore, the proposed bin location is considered acceptable.

Construction Traffic Management Plan: To protect the integrity of the public road and minimise disruption to surrounding residents and businesses, any permission granted should include a condition requiring submission and approval of a Construction Traffic Management Plan (CTMP). As a minimum, the CTMP should address the following: Clarification of the potential for abnormal loads; Predicted volume and type of construction traffic; Proposals for traffic management, if required; Proposals for consultation with anyone affected by construction traffic; Construction traffic hours of operation; Length of construction period; Measures to protect the public road from mud and debris; Measures to ensure the safety of the public.

- 5.5 **Flood Risk Management Team**: No objection to the application on the grounds of flood risk. No objection to the drainage proposals, subject to a condition being included regarding final surface water drainage design. The Drainage Impact Assessment states that surface water runoff from the site will be managed through a privately owned soakaway system. Calculations have been provided to demonstrate that a 1 in 200 year plus climate change storm event will be managed on site. Content with this strategy and no objection to the drainage proposals. The Drainage Layout Plan includes a high-level overflow to the foul drainage system, which will then discharge to Scottish Waters combined sewer. The applicant should note that this is unlikely to be acceptable to Scottish Water and will need to be removed from the final design unless it can be agreed with them.
- 5.6 **Contaminated Land Unit**: No objection. There are no known contaminated land issues at the proposed development site.
- 5.7 **Development Plans**: No objection. In the Inner Moray Firth Local Development Plan 2, the site is located within the Settlement Development Area for Nairn and is shown as allocation NA02 Former Showfield East, allocated for housing with an indicative capacity of 20 houses. The developer requirements for the site are: Drainage Impact Assessment; overall net enhancement of retained greenspace including provision of reconfigured sports pitch of at least equivalent size and quality with sufficient surrounding land for spectators and enhanced parking and access provision; site history and possible Land Contamination Site Investigation; landscaping scheme which provides high quality boundary treatment that complements surrounding area including remaining area of greenspace; pedestrian crossing for all-abilities at Lodgehill Road and ensure permeable layout with enhanced active travel links through the site. Whilst the proposal is not strictly in conformity with the allocation in the development plan, material considerations allow the principle of the development to be supported in the location proposed.
- 5.8 **Corporate Address Gazetteer**: Each property should have its own unique property reference number (UPRN). The applicant should notify CAGRequests@highland.gov.uk when the building is erected.
- 5.9 **Scottish Water**: No objection. The applicant should be aware that this does not confirm that the proposed development can currently be serviced. There is currently sufficient capacity in the Inverness Water Treatment Works. There is currently

sufficient capacity for a foul only connection in the Nairn Waste Water Treatment works.

- 5.10 **SEPA:** The proposed development falls below the thresholds for which SEPA provides specific site advice.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application:

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 20 - Blue and Green Infrastructure

Policy 21 - Play, Recreation and Sport

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

34 - Settlement Development Areas

56 - Travel

57 - Natural, Built and Cultural Heritage

65 - Waste Water Treatment

66 - Surface Water Drainage

75 - Open Space

76 - Playing Fields and Sports Pitches

77 - Public Access

6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

Policy 1 – Low and Zero Carbon Development

Policy 2 – Nature Protection, Restoration and Enhancement

Policy 8 – Placemaking

Policy 14 – Transport

Allocation NA02: Former Showfield East (Housing)

Nairn – Settlement Development Area (SDA)

6.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Creating Places

- 7.2 Nairnshire Local Place Plan - Site 4 - The South of the Former Showfield Site is referenced in the IMFLDP 2 as site NA02. Support the redevelopment of part of the site for the currently proposed relocation of the Albert Street Bowling Club providing amenities including parking and changing facilities. Any redevelopment must take GSL67 and SF5 into consideration.

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting and design
 - c) residential and community amenity
 - d) impact on infrastructure and services
 - e) car parking and access
 - f) environment and biodiversity
 - g) planning procedure
 - h) any other material considerations

Development plan/other planning policy

- 8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP) and the Inner Moray Firth Local Development Plan 2 (IMPLDP2)
- 8.5 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.6 Although the relevant policies of the HwLDP remain as an extant part of the Development Plan, as the newer Plan, the application is required, in the first instance, to be considered against those of NPF4.

- 8.7 The site is within the Settlement Development Area of Nairn, therefore Policy 34 (Settlement Development Areas) of the HwLDP applies. This supports proposals for development which meet the requirements of Policy 28 (Sustainable Design) which assesses proposals against a number of criteria, including their compatibility with public service provision, transport, impact on individual and community residential amenity, demonstration of sensitive siting and high-quality design in keeping with local character and the contribution to the economic and social development of the community.
- 8.8 IMFLDP2 was adopted in June 2024. For local developments, IMFLDP2 Policy 2 (Nature Protection, Restoration and Enhancement) indicates that proposals will only be supported if they include appropriate measures to integrate nature-based solutions and enhance biodiversity, in proportion to the nature and scale of the proposed development. Policy 8 (Placemaking) indicates that proposals must follow a site design-led approach. Policy 14 (Transport) highlights that proposals should demonstrate how they can maximise walking, wheeling, cycling and public transport as alternative travel options (to use of the private car).
- 8.9 The proposal is within the Nairn Settlement Development Area as defined by IMFLDP2 and is identified by allocation NA02: Former Showfield East for housing, with an indicative capacity of 20 units. Whilst the proposal for a bowling club is not in conformity with the allocation in IMFLDP2, material considerations allow the principle of the development to be supported in the location proposed.
- 8.10 Representations refer that the land is allocated for housing and not a bowling club. With the development of land for housing at Delnies on the western edge of the town moving at a pace [300 houses making up the first phase of this development (23/05237/MSC)], and the nearby allocation in IMFLDP2 at NA04: Sandown of a large 36.3ha site for housing, it is considered that the development of this land for a bowling club, rather than the 20 houses indicatively allocated in the IMFLDP2, is acceptable. In addition, the use of the land for a bowling club can be justified as a valuable contribution to placemaking and community well-being, aligning with the strategic aims of IMFLDP2 within this wider context. The IMFLDP2 emphasises the importance of creating sustainable, inclusive communities and supports development that delivers wider social and environmental benefits and therefore the proposed development is an acceptable alternative to housing on this site.
- 8.11 Subject to ensuring that the development can adequately address any potential impact on biodiversity, the recreational use of the park, access and car parking, siting and design and impact on individual and community residential amenity, then the proposal would be considered to comply with all other policy and technical requirements of the Development Plan.

Siting and design

- 8.12 NPF4 Policy 14 (Design, Quality and Place) supports development proposals which are consistent with the 6 qualities of successful places – healthy, pleasant, connected, sustainable and adaptable, and does not support development proposals which are poorly designed or detrimental to the amenity of the surrounding area. This is already reflected within the Highland-wide Local Development Plan, notably Policy

28 (Sustainable Design) which assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high quality design in keeping with local character; and contribution to the economic and social development of the community.

- 8.13 The proposal is situated within the settlement of Nairn, in the eastern section of the Farmers Showfield. The Showfield is currently used as a recreational and community space. The proposed clubhouse is positioned adjacent to Lodgehill Road. Two outdoor bowling greens are proposed within the central part of the site.
- 8.14 The proposal introduces built development in the eastern section of the site with the clubhouse. The remainder of the built development introduced by the proposal is a mixture of bowling greens and car parking. The bowling greens are centrally located within the site, which will retain the open public views through the length of the wider Showfield. It is likely that if the site were to be developed for housing as identified by IMFLDP2 NA02, the wider public views from Lodgehill Road, and the use of that space through the site would be lost. With this proposal, for the most part, the public view of the Showfield from Lodgehill Road will be retained, and a wider public use of the space, albeit through a private, but community focussed bowling club, would be retained.
- 8.15 The design of the clubhouse takes a functional rectangular plan form of approximately 25.5m x 16.7m. The building adopts a contemporary design approach with a principal elevation addressing the bowling greens to enhance visual and physical connectivity between indoor and outdoor spaces. A hipped roof form has been incorporated to reduce the visual massing of the building when viewed from Lodgehill Road, helping it to integrate more sensitively into the surrounding streetscape. The maximum height of the roof is approximately 8.1m. The external materials consist of white K Rend and Millboard Shadowline cladding (smoked oak) on the walls, VM Zinc Quartz metal sheeting on the roof, and windows and doors to match the Zinc on the roof.
- 8.16 The modern design and materials are considered to be appropriate and acceptable within this setting and accords with NPF4 Policy 14 (Design Quality and Place), and HwLDP Policy 28 (Sustainable Design).

Residential and Community Amenity

- 8.17 Residential and community amenity is a key consideration to this proposal. Representations have raised concerns over privacy, overlooking and loss of sunlight to adjacent properties, particularly those on Waverley Road which have back gardens backing onto the boundary of the proposed site.
- 8.18 In response to representations, the applicant has made several amendments to the proposed building and site layout, to reduce potential overlooking, overshadowing and visual impact:
- Windows have been removed from the (northeastern) elevation facing Waverley Road and the (southeastern) elevation facing Lodgehill Road, to address issues of overlooking

- Repositioned building, moving it 2m further away from the Waverley Road boundary, increasing the distance from it to the existing boundaries of residential properties on Waverley Road to approximately 5.45m.
- Reduction of building height by 698mm to a maximum height of approximately 8.1m.

- 8.19 A shadow study was submitted to accompany the revised design. It was undertaken to assess the impact of the proposed development on surrounding properties. The study compares existing conditions, the original submission (January 2025), and an updated proposal (June 2025), across various times of day from January to December. The updated (June 2025) proposal demonstrates a clear reduction in shadowing effects on neighbouring residential properties compared to the original submission. During the early and late parts of the year, when the sun is lower in the sky, some shadowing is created. However, it is considered that during winter months in urban residential areas, shadowing can be expected, due to building heights and street layouts. The development, as revised, is considered to have acceptable impacts on neighbouring amenity in terms of overshadowing.
- 8.20 The study shows that from 9am on 1st May to midday on 1st October, which spans the period from meteorological spring to autumn, there is little to no additional shading to the rear gardens of 1, 3, 5, 7 and 9 Waverley Road. The study shows that in the winter months (January – February, and November -December) shadows are the longest due to low sun angles. The updated proposal reduces shadow lengths, improving sunlight to adjacent properties on Waverley Road. In spring and autumn months (March-April and September-October) the updated proposal showing improved conditions over the original, with afternoon and evening hours are most affected.
- 8.21 The removal of upper floor windows from the northeastern and southeastern elevations will remove any potential privacy or overlooking issues for properties on Waverley Road and Lodgehill Road. The proposed bowling clubhouse would be approximately 25m from the closest residential properties on Waverley Road. This distance is considered sufficient in an urban setting.
- 8.22 Representations have also raised concerns about construction noise, noise and disruption concerns if the premises is licensed, and light pollution from external floodlighting.
- 8.23 The applicant has confirmed that the clubhouse will have a bar but that it will not operate as a public bar. It will be the responsibility of the Bowling Club to acquire any necessary Licence(s) for the use of the bar. The issuing of licences is not a material planning consideration.
- 8.24 A standard informative is included with all planning permissions which outlines the expected normal hours of construction work on site. Notwithstanding this, if the proposal did result in noise complaints, either from the construction or operational phase, then this would be assessed as a potential statutory noise nuisance by Environmental Health.
- 8.25 Given the outdoor use of the site all year round, it is anticipated that some level of external lighting, including floodlighting, will be required. As this proposal is located

adjacent to residential properties, it will be important to ensure that all lighting is appropriate to this location and does not cause any additional amenity disturbance. A lighting plan for the external bowling greens was submitted with the application. The final design of external lighting can be secured by condition.

Impact on infrastructure and services

- 8.26 HwLDP Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; and transport. Subject to the proposal having no significant detrimental impact on infrastructure and servicing, the proposal would comply with the Development Plan.
- 8.27 The proposed development site is served by a network of residential streets including Lodgehill Road, Waverley Road, Westbury Road and Chattan Drive, all of which are subject to a 20mph speed limit and have varying levels of footpath provision. The site is accessed from Lodgehill Road which is a residential street, approximately 6m wide with a 20mph speed limit. Lodgehill Road has a footpath on the southeast side only, however the applicant has indicated a commitment to installing a pedestrian crossing on Lodgehill Road. Waverley Road and Chattan Drive have footpaths on both sides; Westbury Road has a footpath on the west side only. There are dropped kerbs at crossing points. The footpaths are generally narrow but are considered typical of older urban areas.
- 8.28 A Transport Assessment has been submitted in support of the application. Concerns have been raised in representations about the content, and when traffic surveys were undertaken. The traffic survey methodology follows standard guidance and was undertaken by a reputable company, and the Council's Transport Planning Team have raised no concerns about it. The traffic survey concluded that road capacity is sufficient to accommodate additional traffic from the development. Peak traffic from the bowling club is expected outwith school and commuter peaks, reducing conflict between road users. Anecdotal evidence suggests that there is potential for congestion and inconsiderate on street parking during football matches at the Showfield. The proposed development includes formalising existing informal car parking at the southern end of the site. The applicant has indicated that they are willing to help manage on street parking by ensuring where possible that events at the bowling club do not overlap with football matches.
- 8.29 The existing infrastructure is therefore considered sufficient to support safe pedestrian movements. It is not considered that that the proposal is unacceptable in terms of road safety, and it is also considered unlikely to have significant adverse impact on parking in the area. Any matters relating to parking and road safety would be considered and assessed by Police Scotland.
- 8.30 Representations suggest that the sewage and drainage systems cannot cope with existing development and that surface water flooding is already an issue on local roads. Scottish Water has confirmed that there is sufficient capacity in both water treatment works and foul sewage, but a formal application by the developer will need to be submitted to Scottish Water in due course. A Drainage Impact Assessment was submitted in support of the application, which confirms that surface water runoff will be managed via a privately owned soakaway system. The Council's Flood Risk Management Team has confirmed that they have no objection to the drainage

proposals, subject to the inclusion of a condition requiring submission and approval of the final surface water drainage design. The Councils' Transport Planning Team have also confirmed that discharge into a surface water soakaway beneath the car park is acceptable and addresses concerns regarding surface water run off onto the public road.

Car Parking and Access

- 8.31 Representations raised concerns about unsuitable site access for pedestrians and insufficient on-site parking.
- 8.32 Vehicular access to the site is proposed via an existing access at the southern end of the site, which will be widened to provide the necessary visibility splays. The development includes the formalisation of an existing car park at the southern end of the site, providing 29 public parking spaces, with an additional 28 spaces adjacent to the bowling club, resulting in a total of 57 parking spaces. The provision of this parking therefore provides a local public benefit. The car park is to be linked by a path to the established Nairn St. Ninians facilities.
- 8.33 There are two other existing access points into the site. The existing access that is opposite Chatten Drive is to be blocked up with the wall infilled. The most northerly existing access is currently a stepped pedestrian access. This access is being retained but is being upgraded to provide a dedicated ramped pedestrian entrance along Lodgehill Road to ensure inclusive access for all users. The existing steps will be removed. A new pedestrian link from this access point will provide an accessible path to the clubhouse which results in improved access to the wider site providing a local public benefit.
- 8.34 The proposal includes the installation of a pedestrian crossing on Lodgehill Road, in the vicinity of the new accessible pedestrian site access. The final design will be agreed as part of the Road Opening Permit process. This proposed pedestrian access from Lodgehill Road will be formed with a gradient of less than 1:50 (approximately 2%), which is considered compliant with accessibility standards.
- 8.35 These interventions support the principles of the 20-minute neighbourhood by improving access to community facilities and encouraging walking as a primary mode of travel. The development also aligns with the requirements of the IMFLDP 2 allocation (NA02), which calls for enhanced active travel links and a permeable site layout.
- 8.36 Specifications for a Cycle Shelter have been submitted with the application. The shelter is covered, secure, and BREEAM-compliant, with a segregated access path for cyclists. The proposed provision of 24 spaces exceeds the minimum requirement set out in the RTGND (1 space per 8 car spaces).
- 8.37 The proposed development includes 57 off-street car parking spaces. The applicant has clarified that the clubhouse would operate as a members-only facility, similar to a golf club model and will not function as a public bar. No staff will be employed to run the facility on a regular basis apart from a greenkeeper who may be present outwith bowling hours, and club officials who will use the office space. Based on the applicant's estimates, the maximum number of individuals on-site during a

competition would be 48 players and up to 36 spectators, totalling 84 people. Using comparative ratios from RTGND Table 6.3 (Golf Clubs), this would equate to a requirement of approximately 42 spaces, meaning the proposal provides a surplus of 15 spaces during peak sporting use. For evening functions, the function room floor area is 177 sqm. Under RTGND Table 6.4, this would require 18 spaces (1 per 10 sqm) plus staff parking. Even under this scenario, the proposed provision remains sufficient, with a surplus of 39 spaces. While the applicant has stated that no staff will be employed, previous assessments assumed a conservative staffing level of 8–10 individuals across various roles (e.g. bar/kitchen, events, creche, office, maintenance). This would generate a requirement for 4–5 dedicated staff parking spaces. Given the overall provision and the club's operational model, the Council's Transport Planning Team have indicated that this can be accommodated within the proposed layout, and that the proposed 57 car parking spaces is acceptable.

- 8.38 The site benefits from proximity to key local destinations including the town centre, residential areas and public transport nodes and is also in proximity to car parking areas. There are also established informal pedestrian routes across the wider Showfield which are used for recreation and walking.
- 8.39 Subject to planning conditions relating to the submission and approval of a final drainage design, and approval of a Construction Traffic Management Plan, the Council's Transport Planning Team has no objection to the proposal.

Environment and Biodiversity

- 8.40 Representations refer to the potential loss of well-used greenspace and impacts on biodiversity, including the presence of bats in the vicinity.
- 8.41 The proposal generally accords with NPF4 Policies 1-3. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.42 NPF4 Policy 20 (Blue and Green Infrastructure) states that blue and green infrastructure should be protected and enhanced. While the site is currently greenspace, it is not formally designated as such within IMFLDP2, although the remainder of the Showfield is. The proposal occupies approximately 22% of the overall Showfield, leaving the majority of the area as greenspace. To ensure biodiversity enhancement, a planning condition requiring planting around the site is considered appropriate.
- 8.43 NPF4 Policy 21 (Play, recreation and sport) supports the protection, enhancement, and provision of spaces that support physical activity and community wellbeing. It recognises that outdoor sports facilities are vital components of liveable places. Although the section of the Showfield proposed for development has no formal recreational provision, the proposal for a bowling club with improved public access can be viewed as a positive contribution to placemaking and community use.

- 8.44 The site is allocated for housing development within IMFLDP2. However, the proposed use as a bowling club introduces a recreational and community element that aligns with placemaking objectives and mitigates some concerns about greenspace loss. Linkages to the remainder of the Showfield are important to maintain connectivity and ensure the site integrates well with the surrounding greenspace.
- 8.45 Regarding bats, while they are a European Protected Species, the legal protection applies to the bats themselves and their roosts, not the areas in which they fly.

Planning Procedure

- 8.46 The statutory requirement for the Council to undertake neighbour notification on planning applications is set out in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, with guidance in the Circular 3/2013. Neighbour Notification was undertaken as per the Regulations, and the application was advertised in the local press.
- 8.47 A Proposal of Application Notice (PAN) is not required for this scale of development.
- 8.48 A concern was raised regarding the demolition of a section of the boundary wall along Lodgehill Road, on the basis that it may form part of the original curtilage of the Category B-Listed Newton Hotel and Fountain. It was suggested that Listed Building Consent might therefore be required. However, it is concluded that the proposed site does not fall within the curtilage of the Newton Hotel. The A96 trunk road now physically separates the site from the hotel, severing any formal land association that may have historically existed between the Farmers Showfield and the Newton Hotel. Additionally, the presence of residential development at Newton Gate further disrupts any continuity of curtilage. Consequently, Listed Building Consent is not required for the demolition of the wall.

Other material considerations

- 8.49 The Nairnshire Local Place Plan was registered on 20 August 2025. Registered Local Place Plans are not part of the Local Development Plan but when determining planning applications, can be a material planning consideration. The Nairnshire Local Place Plan identifies the application site as 'Site 4', supporting its redevelopment for the relocation of the Nairn Bowling Club from Albert Street. The applicant has indicated that the proposal aligns with the aspirations of the Nairnshire Local Place Plan.
- 8.50 A joint letter of objection was received from Nairn Improvement Community Enterprise (NICE), Nairn River Community Council, and Nairn West and Suburban Community Council regarding the proposed bowling club development. The letter raises concerns that the proposal does not align with the principles of the Local Place Plan (LPP). It highlights that not all proposals within the LPP are immediately deliverable and require further development and meaningful community-led input. The objectors note that the Showfield site was subject to extensive discussion during the LPP process, and express concern that the bowling club proposal emerged late in that process, without adequate community engagement.

Non-material considerations

- 8.51 Representations refer to: lack of demonstrated need for a new facility; unclear business viability and long-term sustainability; competition with other similar community venues; lack of details on how a proposed creche would be operated; loss of views; potential devaluation of nearby properties; conflicts with football club use; historical deed may restrict development; football pitch on Showfield is designated helicopter landing area; no clarity on future use or status of the current bowling club site; opening hours and public access arrangements are unconfirmed; uncertainty over whether non-members can use the proposed clubhouse; question whether the proposed venue will meet essential standards for hosting national and international competitions.
- 8.52 The applicant has submitted a response to public representation stating that the proposed relocation and expansion of Nairn Bowling Club offers a range of community benefits that extend beyond the sport itself. They state that the proposed new clubhouse is designed as a multi-use facility, incorporating spaces such as a function room, meeting rooms, and a crèche, which will be accessible to the wider public, support a variety of community activities and allowing bowls to be played year-round.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.53 None

9. CONCLUSION

- 9.1 The proposed development for the erection of a bowling clubhouse, 2 no. outdoor greens and associated car parking at the Farmers Showfield in Nairn, has generated significant public interest and a range of representations both in support and objection.
- 9.2 The application has been assessed against the relevant provisions of the Development Plan, including National Planning Framework 4, the Highland-wide Local Development Plan, and the Inner Moray Firth Local Development Plan 2.
- 9.3 While the site is allocated for housing in IMFLDP2 (as allocation NA02, with an indicative capacity of 20 units), the Showfield has had a long-term use as a recreational and community space. Accordingly, the proposed use as a bowling facility is considered to be compatible with, and contribute positively to this long-term land use, as well as to placemaking, health and wellbeing. Amendments to the design and layout have addressed key concerns relating to residential amenity, overshadowing, and overlooking. Technical matters including drainage, access, parking, and biodiversity have been reviewed and are considered acceptable, subject to conditions.
- 9.4 It is not considered that the proposed development will result in any significantly adverse impact on the character of the area, or on either individual or wider community residential amenity.

9.5 All relevant matters have been taken into account when appraising this application. It is considered that the proposal is an acceptable departure from the Development Plan.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Recommended to **GRANT** the application subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i) All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii) A plan showing existing landscaping features and vegetation to be retained;
 - iii) The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv) All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and

- v) A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

- 3. No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In order to ensure that any lighting installed within the application sites does not spill beyond the intended target area and does not impact adversely upon the amenity of adjacent properties.

- 4. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

- 5. No development shall commence on site until a finalised Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. The CTMP shall be implemented as approved and shall include:

- a) Clarification of the potential for abnormal loads
- b) Details of the volume and type of construction traffic
- c) Traffic management measures on the routes to site for construction traffic, if required

- d) Proposals for consultation with local residents and businesses
- e) Construction traffic hours of operation
- f) Length of construction period
- g) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development
- h) Identification of a nominated person to whom any road safety issues can be referred and measures for keeping the Community Council informed and dealing with queries and any complaints regarding construction traffic.

Reason: To ensure that construction works are undertaken in accordance with applicable standards in the interests of environmental protection, amenity, and safety.

REASON FOR DECISION

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

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning

permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under

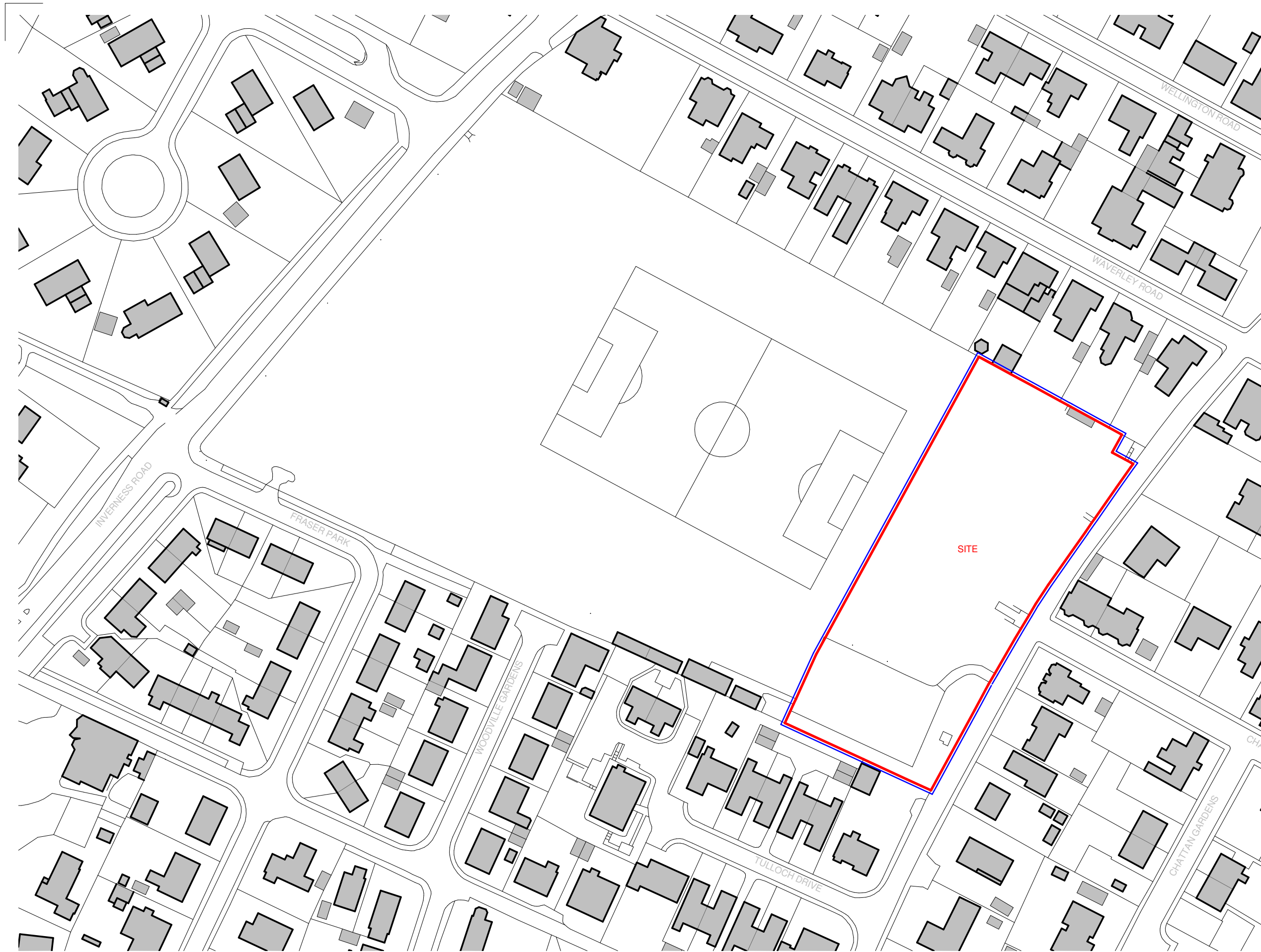
Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

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

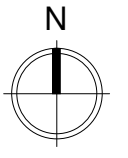
Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Bob Robertson
Designation: (Acting) Planning Manager - South
Author: Julie-Ann Bain
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 102-0204 - L(00)001 Location Plan
Plan 2 - 102-0204 - L(90)001 REV B Proposed site layout
Plan 3 - 102-0204 - L(04)001 REV A General Plan - Elevations and Section
Plan 4 - 102-0204 - L(20)001 Ground Floor Plan
Plan 5 - 102-0204 – L(20)002 REV A First Floor Plan
Plan 6 - LS4066771 Site Layout Plan - Horizontal Illuminance Levels
Plan 7 - 23007-ETV-52-XX-D-C-001 REV P00 Drainage Layout Plan
Plan 8 - 102-0204 - L(90)014 General Plan - Site Section and Heights
Plan 9 - 23007- ETV-95-XX-D-C-050 REV P00 Swept Path Analysis Plan
Plan 10 - 23007- ETV-95-XX-D-C-051 REV P00 Visibility Splay
Plan 11 - 23007- ETV-95-XX-D-C-052 REV P00 Section Plan - Road Details



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Beechwood Business Park
Inverness IV2 3BL



also in Glasgow

Tel: 01463 718200

web: www.crgp.co.uk

CLIENT

Nairn Bowling Club

PROJECT

New Bowling Club
Farmers Showfield, Nairn

DRG. TITLE

Location Plan

STATUS

Planning

DRAWN

PMacD

SCALE

1 : 1250

CHECKED

BMcF

ORIGINAL

A3

JOB NO.

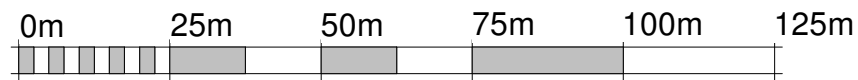
102-0204

DATE

26.11.24

DRG. NO. -REV.

102-0204-L(00)001



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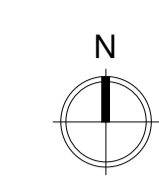
Location Plan
1 : 1250

0m 5m 10m 15m 20m 25m

VISUAL SCALE 1:250 @ A1



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B	08.07.25	Updated parking layouts	PMacD
A	27.05.25	Updated with feedback from planning	PMacD
Rev	Date	Description	By

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CRGP ARCHITECTS

CLIENT
Nairn Bowling Club

PROJECT
**New Bowling Club
Farmers Showfield, Nairn**

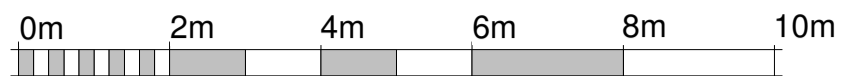
DRG. TITLE
Proposed Site Plan

STATUS	Planning		
DRAWN	PMacD	SCALE	1 : 250
CHECKED	BMcF	ORIGINAL	A1
JOB NO.	102-0204	DATE	26.11.24
DRG. NO. -REV.	102-0204 - L(90)001-B		

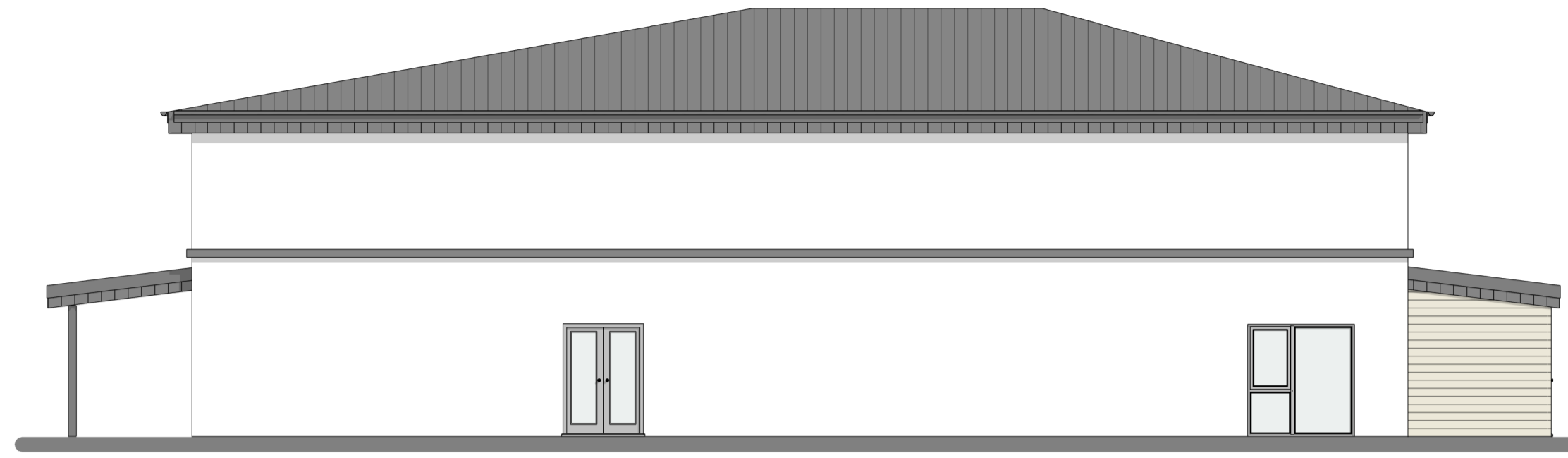
Proposed Site Plan
1 : 250



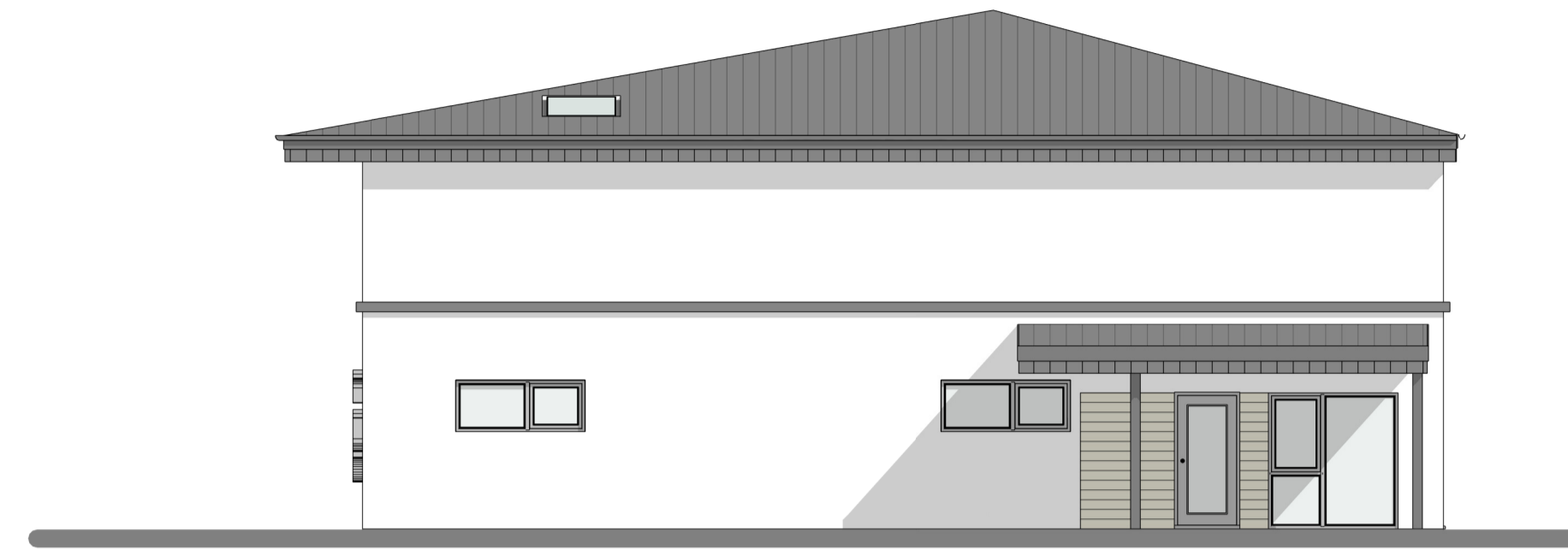
VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1



Elevation A
1 : 100



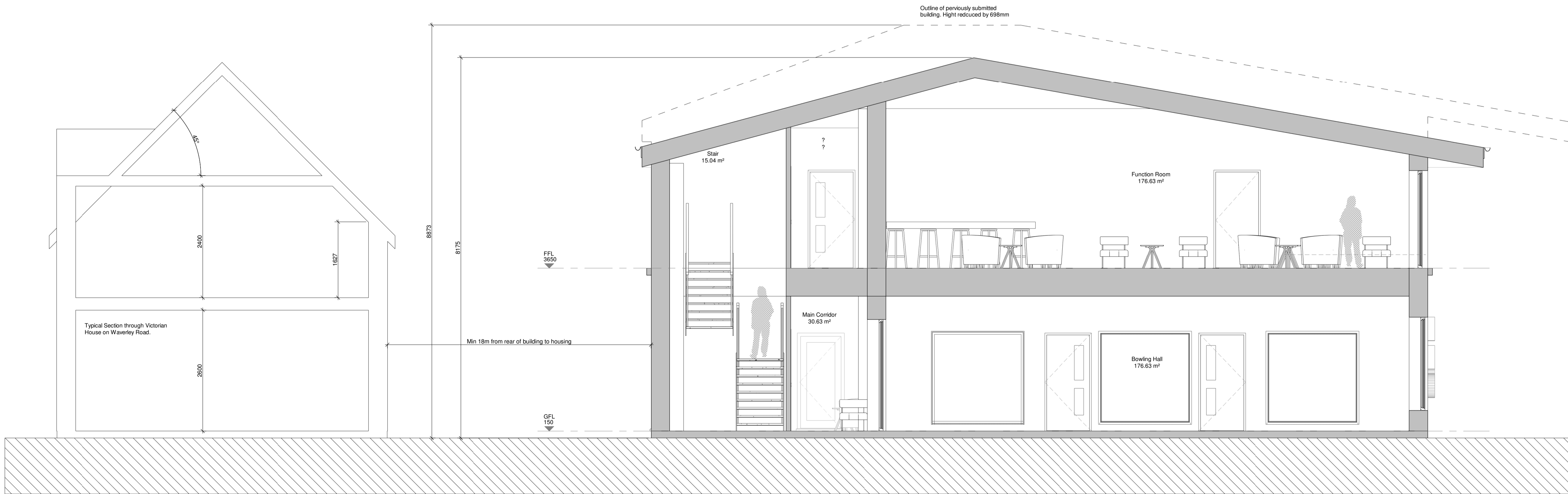
Elevation B
1 : 100



Elevation C
1 : 100



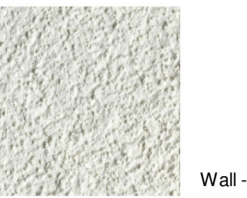
Elevation D
1 : 100



Section A
1 : 50

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Materials Key



Wall - White K Rend



Wall - Millboard Shadow Line- Smoked Oak



Roof - VMZinc Quartz

Windows and doors to match Zinc

Rev	Date	Description	By
A	27.05.25	Updated following planning feedback	PMacD

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Beechwood Business Park
Inverness IV2 3BL



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web: www.crgp.co.uk

CLIENT
Nairn Bowling Club

PROJECT
**Nairn Bowling Club
Farmers Showfield, Nairn**

DRG. TITLE
Proposed Elevations and Section

STATUS
Planning

DRAWN PMacD SCALE As indicated

CHECKED BMcF ORIGINAL A1

JOB NO. 102-0204 DATE 26.11.24

DRG. NO. -REV.

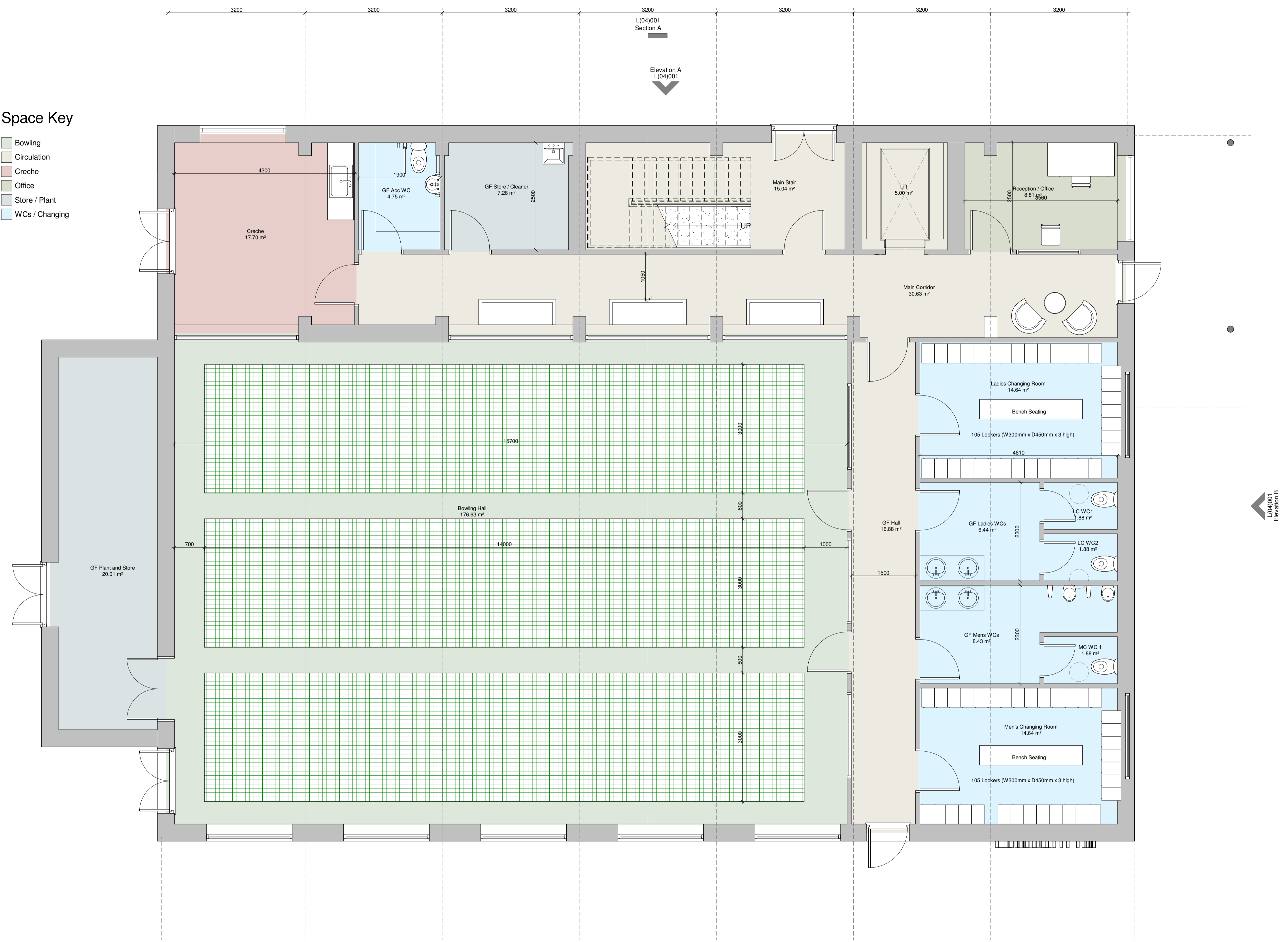
102-0204 - L(04)001-A

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Room Schedule		
NUMBER	NAME	AREA
1	Main Corridor	30.63 m ²
2	Reception / Office	8.81 m ²
3	Lift	5.00 m ²
4	Main Stair	15.04 m ²
5	GF Store / Cleaner	7.28 m ²
6	GF Acc WC	4.75 m ²
7	Creche	17.70 m ²
8	Bowling Hall	176.63 m ²
9	Ladies Changing Room	14.64 m ²
10	LC WC1	1.88 m ²
11	LC WC2	1.88 m ²
12	GF Mens WCs	8.43 m ²
13	MC WC 1	1.88 m ²
14	Men's Changing Room	14.64 m ²
15	Stair	15.04 m ²
16	Upper Hall	19.19 m ²
17	First Floor Store / Cleaner / Plant	9.44 m ²
18	Kitchen	23.84 m ²
19	First Floor Store	14.98 m ²
20	WC Corridor	7.32 m ²
21	First Floor Mens WC	12.91 m ²
22	FF MWC 1	1.80 m ²
23	First Floor Ladies WCs	9.25 m ²
24	FF LWC 1	1.80 m ²
25	FF LWC 2	1.80 m ²
26	FF LWC 3	1.92 m ²
27	First Floor Acc WC	3.48 m ²
28	Function Room	176.63 m ²
29	Meeting Room	26.70 m ²
30	GF Hall	16.88 m ²
31	GF Ladies WCs	6.44 m ²
32	Lift	5.00 m ²
33	GF Plant and Store	20.01 m ²
		663.59 m ²

Space Key

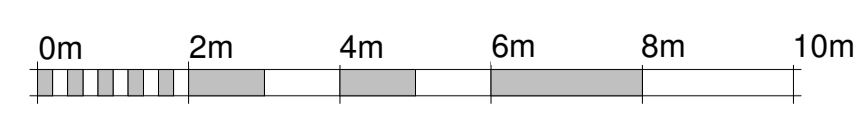
- Bowling
- Circulation
- Creche
- Office
- Store / Plant
- WCs / Changing



Ground Floor Plan
1:50



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1

L(04)001
Elevation C

Section A
L(04)001

Rev	Date	Description	By

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Beechwood Business Park
Inverness IV2 3BL

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CLIENT
Nairn Bowling Club

PROJECT
**Nairn Bowling Club
Farmers Showfield, Nairn**

DRG. TITLE
Proposed Ground Floor

STATUS **Planning**

DRAWN PMacD SCALE 1:50

CHECKED BMcF ORIGINAL A1

JOB NO. 102-0204 DATE 26.11.24

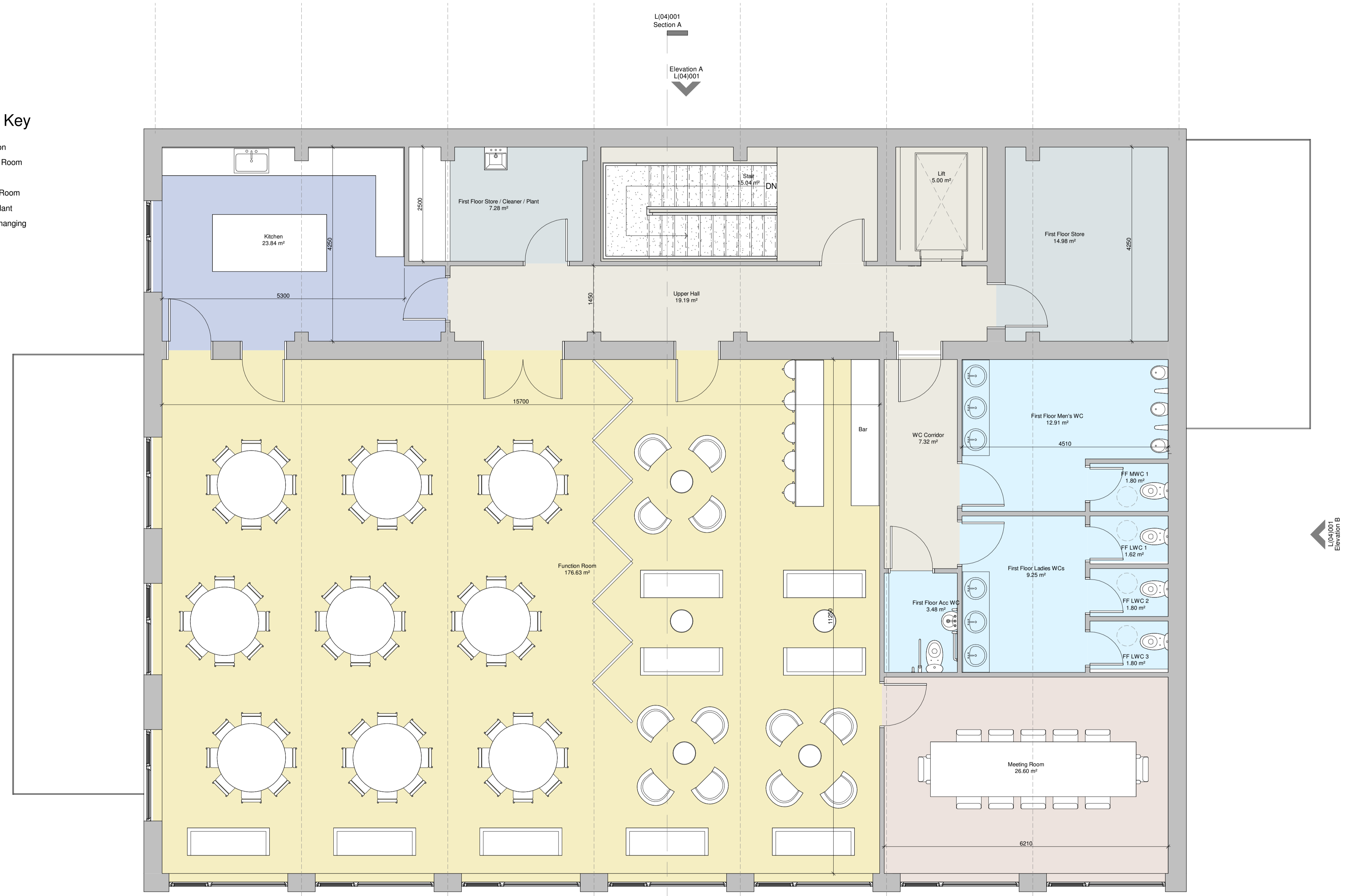
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102-0204 - L(20)001

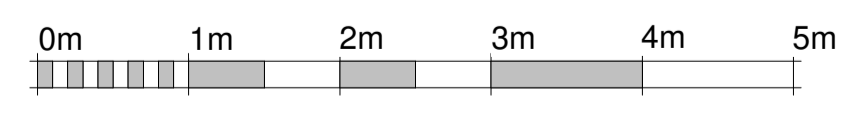
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Space Key

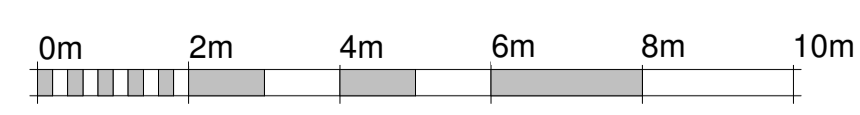
- Circulation
- Function Room
- Kitchen
- Meeting Room
- Store / Plant
- WCs / Changing



First Floor Plan
1 : 50



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1

Rev	Date	Description	By
A	27.05.25	Updated following planning feedback	PMacD

CRGP Limited
Unit 9 The Green House
Beechwood Business Park
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CRGP ARCHITECTS

also in Glasgow

Tel: 01463 718200 web: www.crgp.co.uk

CLIENT

Nairn Bowling Club

PROJECT

**Nairn Bowling Club
Farmers Showfield, Nairn**

DRG. TITLE

Proposed First Floor

STATUS **Planning**

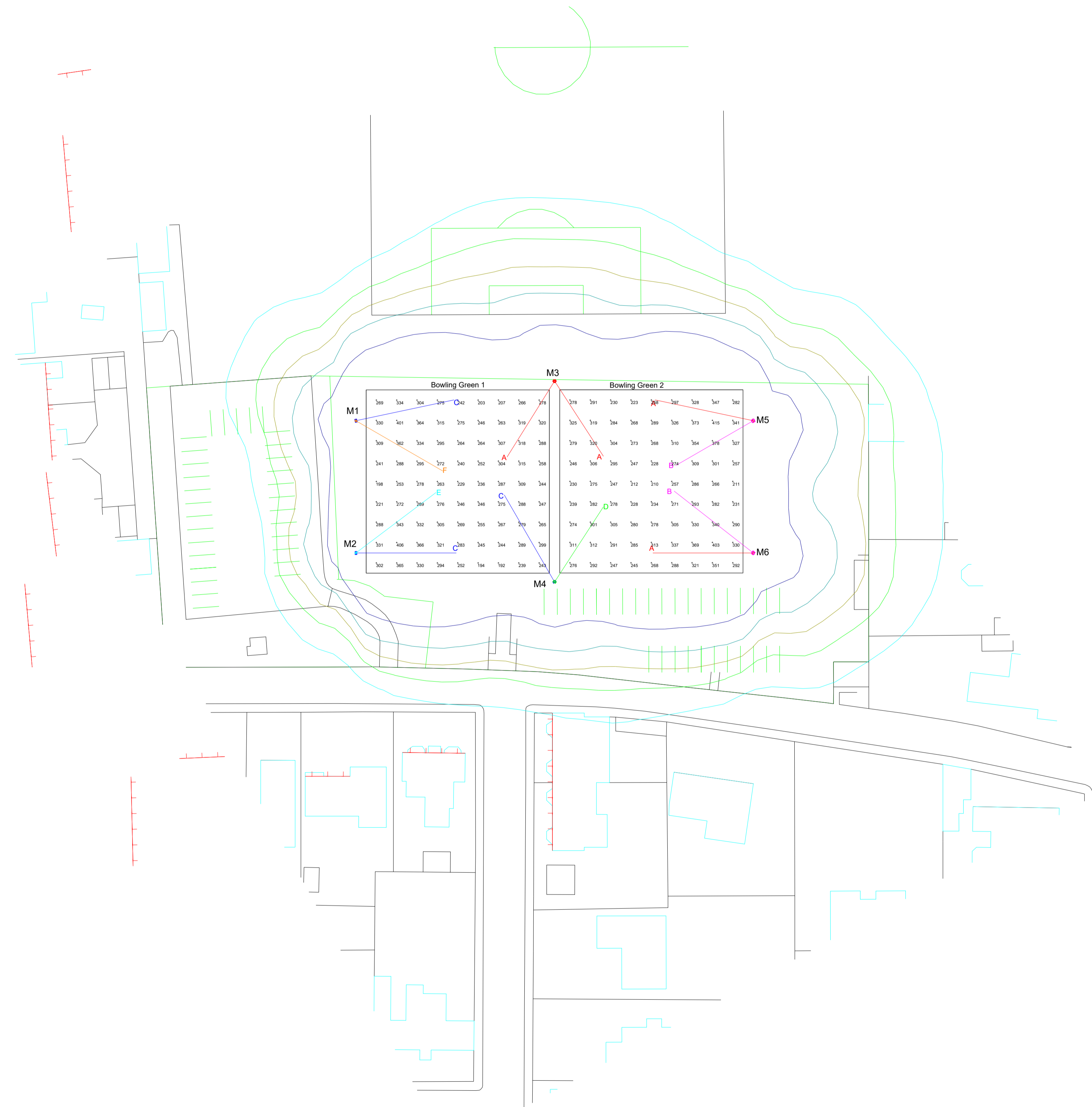
DRAWN PMacD SCALE 1 : 50

CHECKED BM&F ORIGINAL A1

JOB NO. 102-0204 DATE 26.11.24

DRG. NO. -REV.

102-0204 - L(20)002-A



Lighting Schedule Project Total (for mast arrangements see table below)

Symbol	Tag	Qty	Description	Mounting Height (m)	Luminaire Watts	Luminaire Lumens
□	A	4	AL6202_10752 + FS2 Challenger 1 LED	12	1014.3	114203
□	B	2	AL6302_05725 Challenger 1 LED	12	477.9	63780
□	C	3	AL6202_10752 + FS2 + RS2 Challenger 1 LED	12	1003	108072
□	D	1	AL6202_10752 + RS2 Challenger 1 LED	12	1001	127682
□	E	1	AL6302_05725 + RS2 Challenger 1 LED	12	477.9	59353
□	F	1	AL6302_05725 + FS2 Challenger 1 LED	12	480.6	56126

Mast Arrangement M1

Symbol	Tag	Qty	Description	Mounting Height (m)	Luminaire Watts	Luminaire Lumens
□	C	1	AL6202_10752 + FS2 + RS2 Challenger 1 LED	12	1003	108072
□	F	1	AL6302_05725 + FS2 Challenger 1 LED	12	480.6	56126

Mast Arrangement M2

Symbol	Tag	Qty	Description	Mounting Height (m)	Luminaire Watts	Luminaire Lumens
□	C	1	AL6202_10752 + FS2 + RS2 Challenger 1 LED	12	1003	108072
□	E	1	AL6302_05725 + RS2 Challenger 1 LED	12	477.9	59353

Mast Arrangement M3

Symbol	Tag	Qty	Description	Mounting Height (m)	Luminaire Watts	Luminaire Lumens
□	A	2	AL6202_10752 + FS2 Challenger 1 LED	12	1014.3	114203

Mast Arrangement M4

Symbol	Tag	Qty	Description	Mounting Height (m)	Luminaire Watts	Luminaire Lumens
□	C	1	AL6202_10752 + FS2 + RS2 Challenger 1 LED	12	1003	108072
□	D	1	AL6202_10752 + RS2 Challenger 1 LED	12	1001	127682

Mast Arrangement M5

Symbol	Tag	Qty	Description	Mounting Height (m)	Luminaire Watts	Luminaire Lumens
□	A	1	AL6202_10752 + FS2 Challenger 1 LED	12	1014.3	114203
□	B	1	AL6302_05725 Challenger 1 LED	12	477.9	63780

Mast Arrangement M6

Symbol	Tag	Qty	Description	Mounting Height (m)	Luminaire Watts	Luminaire Lumens
□	A	1	AL6202_10752 + FS2 Challenger 1 LED	12	1014.3	114203
□	B	1	AL6302_05725 Challenger 1 LED	12	477.9	63780

Horizontal Illuminance Levels

Label	CalcType	Units	Avg	Min	Max
Bowling Green	Illuminance	Lux	200	0.60	

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	MinAvg	MinMax
Bowling Green 1	Illuminance	Lux	282	406	192	0.68	0.47
Bowling Green 2	Illuminance	Lux	290	415	210	0.72	0.51

Maintained Calculations - Separately Switched

Label	CalcType	Units	Avg	Max	Min	MinAvg	MinMax
Bowling Green 1	Illuminance	Lux	254	354	173	0.68	0.47
Bowling Green 2	Illuminance	Lux	261	374	189	0.72	0.51

Area Summary

Label	Total Watts
Bowling Green	9,981.5

Glare Summary

Label	GRStar
Bowling Green	40

Calculation Grid Intervals

Label	Grid
Bowling Green	10 x 10

Area Dimensions

Area	L (m)	W (m)
Bowling Green 1 & 2	35	35

Isolines Legend

Illuminance (Lux)	Value
2	5
5	10
10	20
20	50

Maintenance Factor 0.9

Label	Value
Maintenance Factor	0.9

Notes

This scheme has been designed based upon a flat and open area. Shadowing from obstructions have not been taken into account.

Objective Light - Compliance Report

Label	Calculation Label	Test Results
CIE 150:2017, E3-Medium District Brightness, Pre-Cut-Off Fixture, L5006771, Nairn Bowling Club, 21/11/2024 09:58:48	Chatten Dr_1_Cd_Seg1	PASS
	Loggell Rd_1_Cd_Seg1	PASS
	Loggell Rd_2_Cd_Seg1	PASS
	Tulloch Dr_1_Cd_Seg1	PASS
	Loggell Rd_3_Cd_Seg1	PASS
	Loggell Rd_4_Cd_Seg1	PASS
	Tulloch Dr_2_Cd_Seg1	PASS
	Tulloch Dr_3_Cd_Seg1	PASS
	Tulloch Dr_4_Cd_Seg1	PASS
	Tulloch Dr_5_Cd_Seg1	PASS
	Tulloch Dr_6_Cd_Seg1	PASS

Area Dimensions

Label	Grid
Bowling Green	10 x 10

Area Dimensions

Area	L (m)	W (m)
Bowling Green 1 & 2	35	35

Isolines Legend

Illuminance (Lux)	Value
2	5
5	10
10	20
20	50

Maintenance Factor 0.9

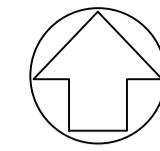
Label	Value
Maintenance Factor	0.9








Notes

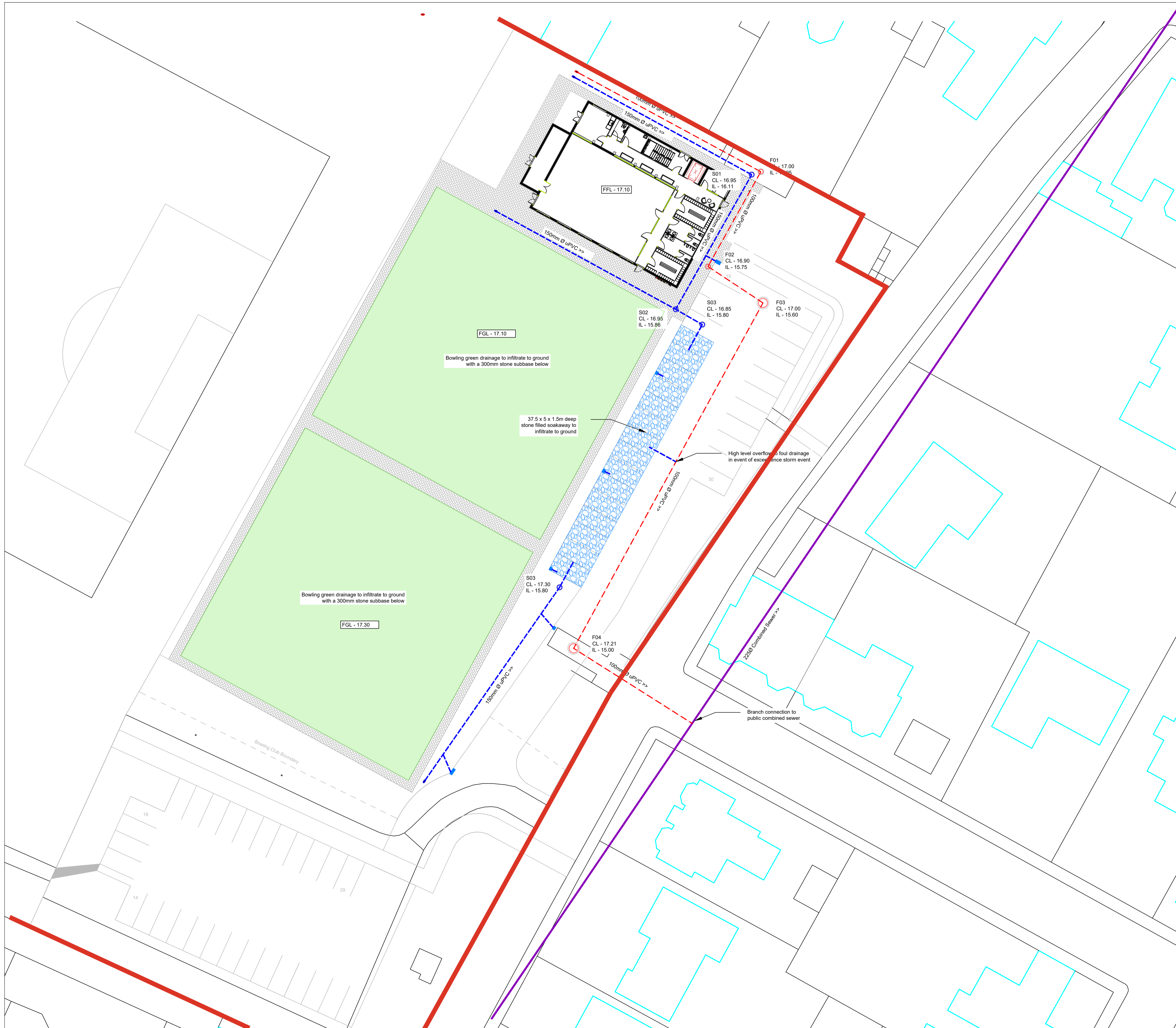
This scheme has been designed based upon a flat and open area. Shadowing from obstructions have not been taken into account.

Objective Light - Compliance Report

Label	Calculation Label	Test Results
CIE 150:2017, E3-Medium District Brightness, Pre-Cut-Off Fixture, L5006771, Nairn Bowling Club, 21/11/2024 09:58:48	Chatten Dr_1_Cd_Seg1	PASS
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	Loggell Rd_3_Cd_Seg1	PASS
	Loggell Rd_4_Cd_Seg1	PASS
	Tulloch Dr_2_Cd_Seg1	PASS
	Tulloch Dr_3_Cd_Seg1	PASS
	Tulloch Dr_4_Cd_Seg1	PASS
	Tulloch Dr_5_Cd_Seg1	PASS
	Tulloch Dr_6_Cd_Seg1	PASS



- DRAINAGE LEGEND**
-  Indicates proposed surface water pipe
 -  Indicates proposed foul water pipe
 -  Indicates existing combined water sewer (Public)
 -  Indicates proposed soakaway
 -  Indicates proposed road gully
 -  Indicates proposed surface water rodding eye
 -  Indicates proposed foul water rodding eye



PLANNING

Rev	Description	Date	By	Checked

Client
Nair Bowling Club

Project
**New Bowling Club
Farmers Showfield, Nairn**

Title
Drainage Layout

Scale	Date	Drawn	Checked
1:250	Oct 2024	CS	AJM

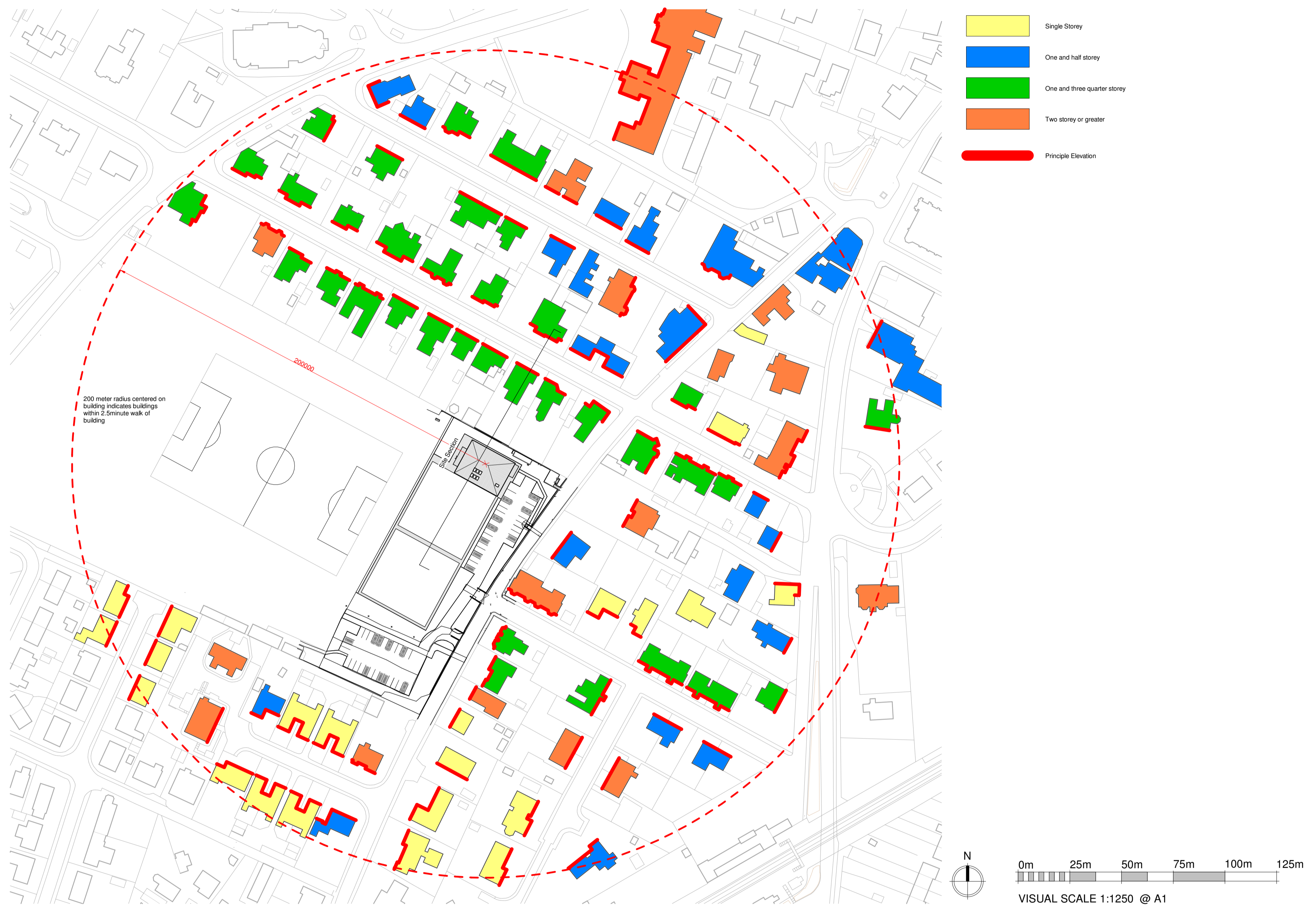
ETIVE
CONSULTING ENGINEERS

Elvie Consulting Engineers Ltd T 0131 229 6746
22 Rutland Street W elvieconsulting.co.uk
Edinburgh E info@elvieconsulting.co.uk
EH1 2AN

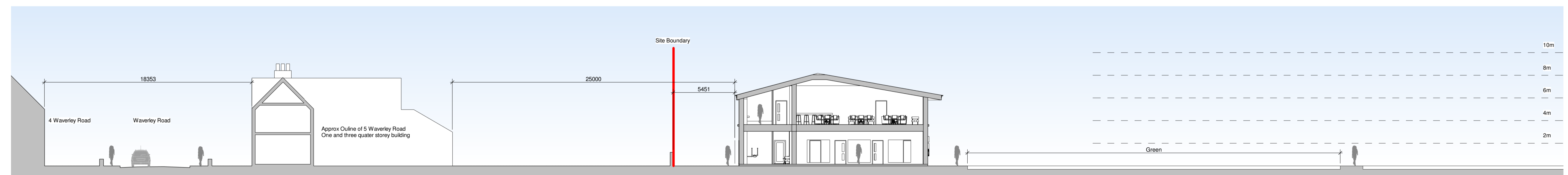
Internal Project Reference Number | **23007**

Drawing Number | **23007-ETV-52-XX-D-C-001** | Revision | **P00**

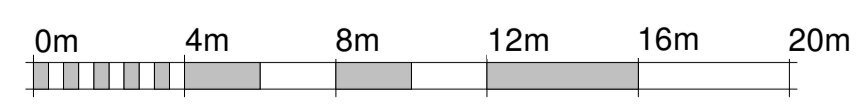
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USE FIGURED DIMENSIONS ONLY.
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Building Heights
1: 1250



Site Section
1: 200



VISUAL SCALE 1:200 @ A1

Rev	Date	Description	By

CRGP Limited
Unit 9 The Green House
Beechwood Business Park
Inverness IV2 3BL

CRGP ARCHITECTS

also in Glasgow

Tel: 01463 718200 web: www.crgp.co.uk

CLIENT

Nairn Bowling Club

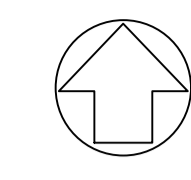
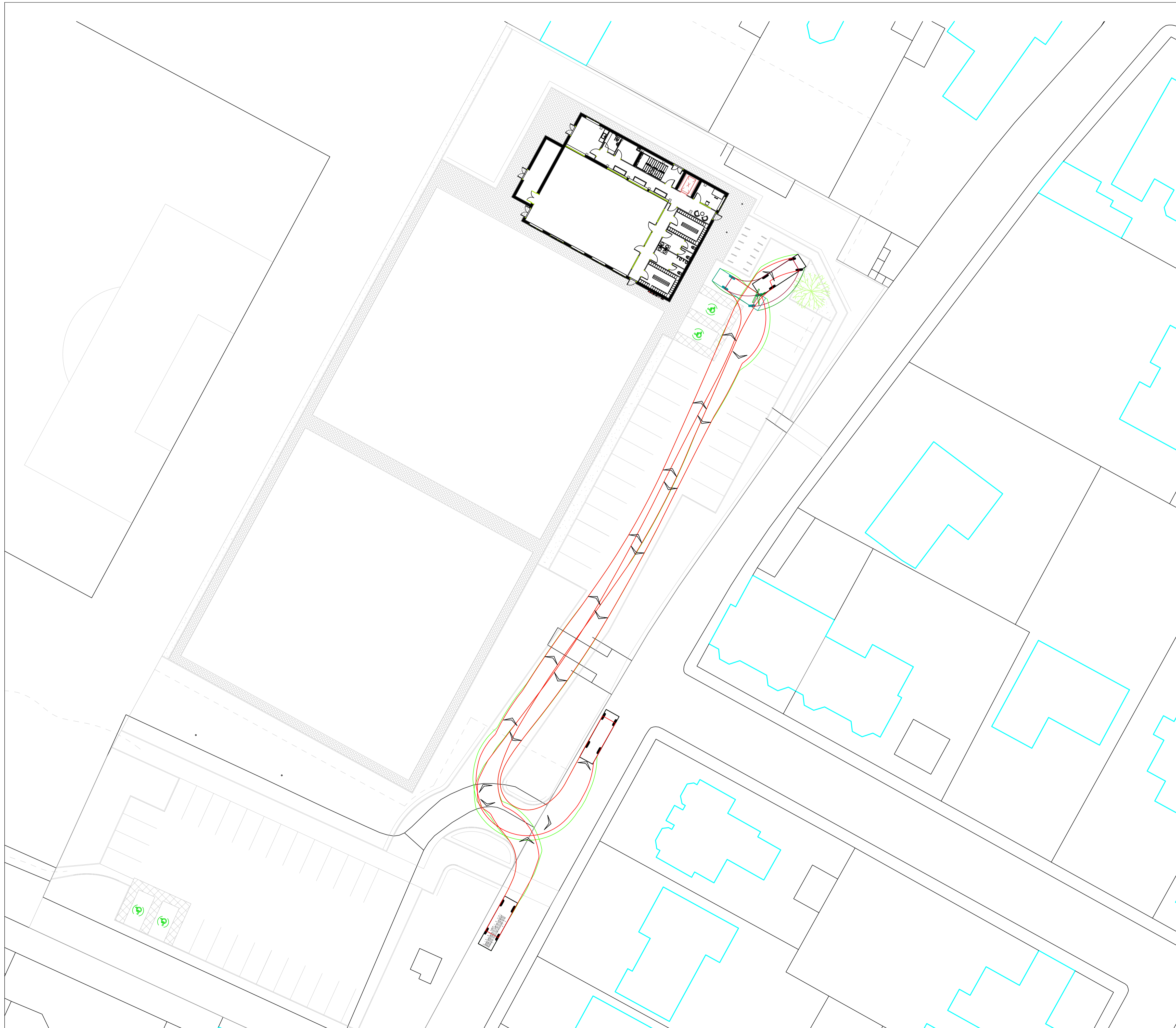
PROJECT

**New Bowling Club
Farmers Showfield, Nairn**

DRG. TITLE

Site Section and Heights

STATUS	Planning		
DRAWN	PMacD	SCALE	As indicated
CHECKED	BM&F	ORIGINAL	A1
JOB NO.	102-0204	DATE	10.06.25
DRG. NO. -REV.	102-0204 - L(90)014		

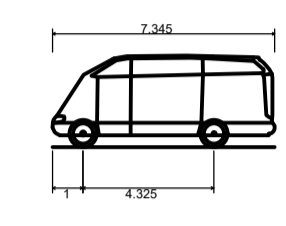


VEHICLE SWEEP PATH LEGEND

	Forward	Reverse
Vehicle Body Outline	—	—
Vehicle Chassis Outline	—	—

SWEEP PATH ANALYSIS NOTES:

1. The assessment illustrated here is based on the vehicles presented.
2. The routes shown are generated using AutoDesk Vehicle Tracking software and are subject to the limitations of the software and in-built vehicle parameters. As such the routing shown should be considered indicative only.
3. Actual routes will vary depending on manufacturer and the specific performance of the vehicle and driver.



Mercedes Sprinter Panel Van 518CDI Extra Long Super High Roof
 Overall Length 7.345m
 Overall Width 2.325m
 Overall Body Height 3.030m
 Min Body Ground Clearance 0.440m
 Track Width 1.993m
 Lock to lock time 5.00s
 Wall to Wall Turning Radius 7.800m



PLANNING

Rev	Description	Date	By	Checked
-	-	-	-	-

Client
Nairn Bowling Club

Project
**New Bowling Club
 Farmers Showfield, Nairn**

Title
Swept Path Analysis

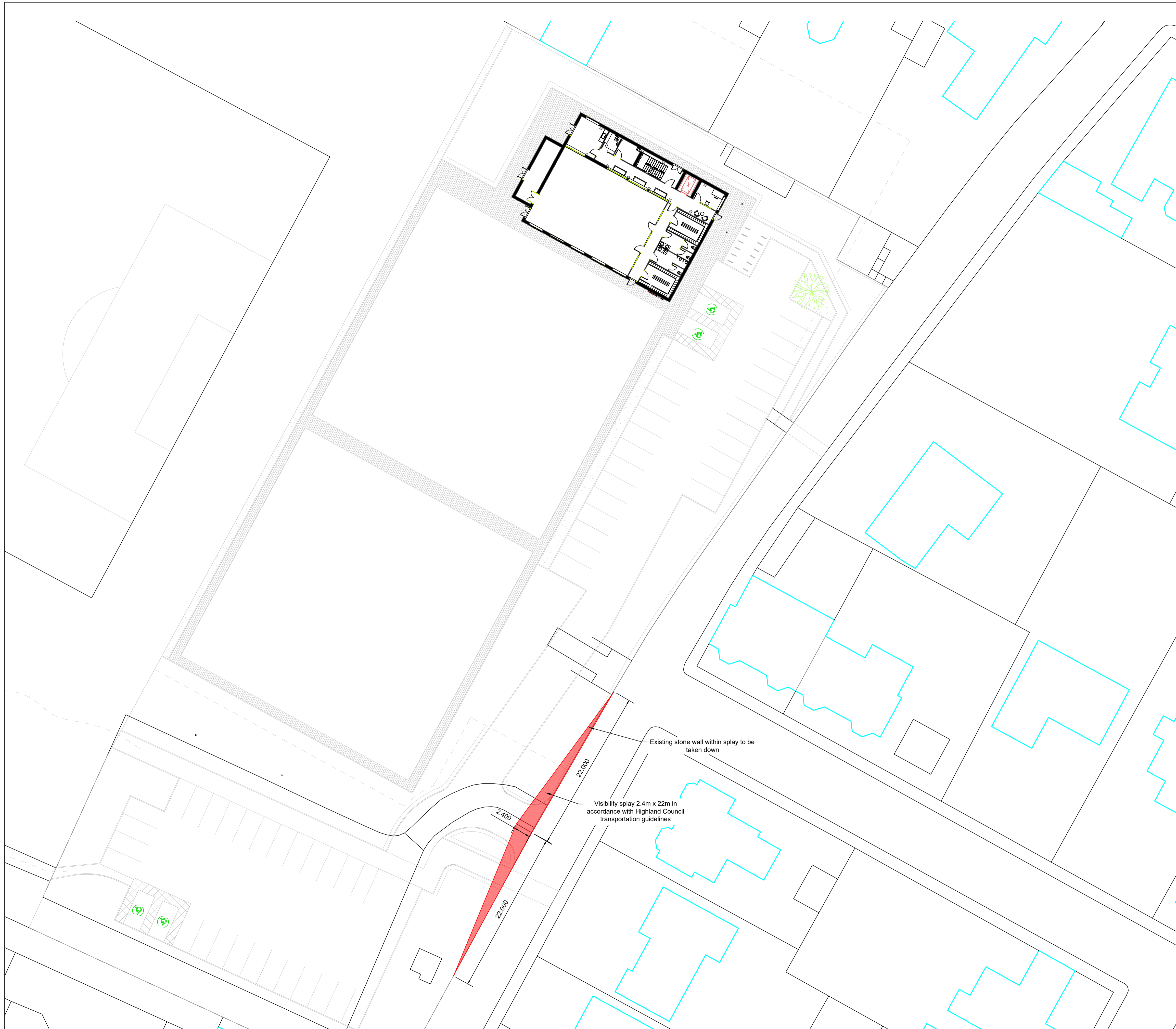
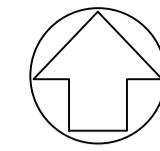
Scale	Date	Drawn	Checked
1:250	Oct 2024	CS	AJM

ETIVE
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Internal Project Reference Number **23007**

Drawing Number **23007-ETV-95-XX-D-C-050** Revision **P00**



Existing stone wall within splay to be taken down

Visibility splay 2.4m x 22m in accordance with Highland Council transportation guidelines

2,400

22,000

22,000

PLANNING

Rev	Description	Date	By	Checked

Client
Nair Bowling Club

Project
**New Bowling Club
Farmers Showfield, Nairn**

Title
Visibility Splay

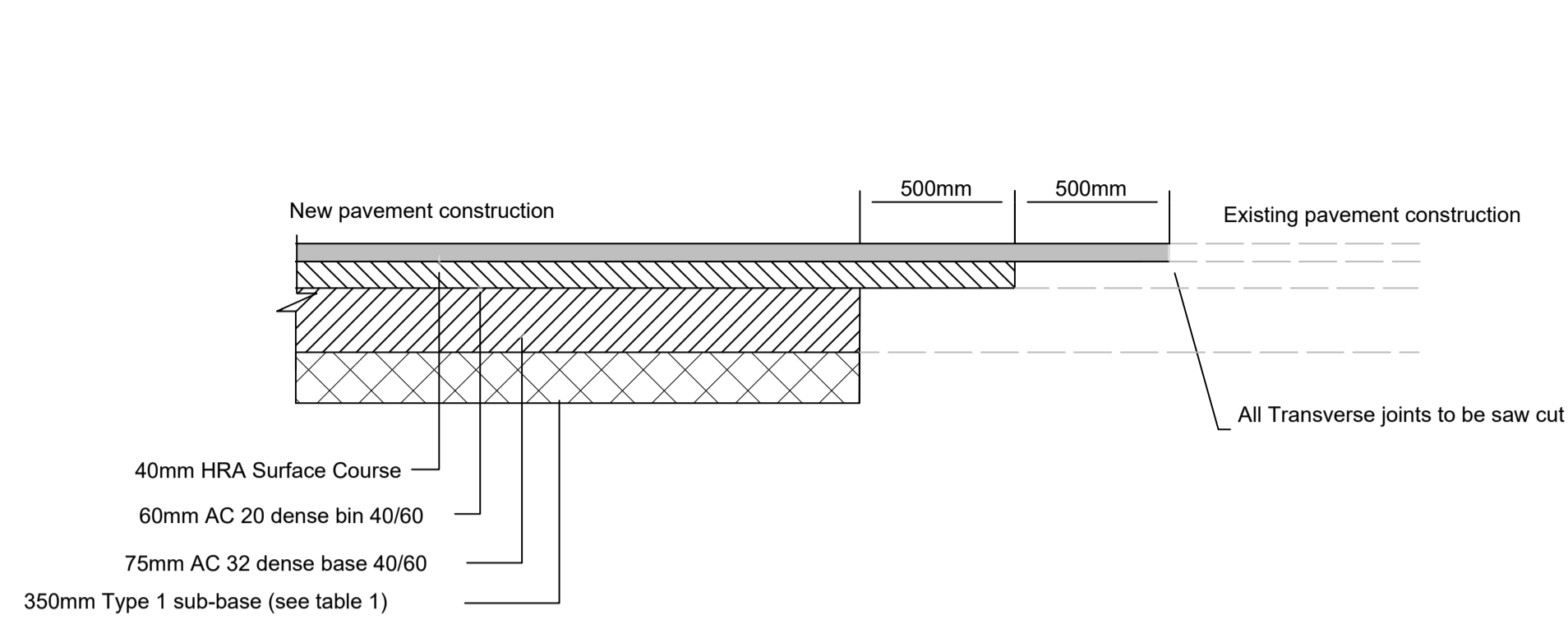
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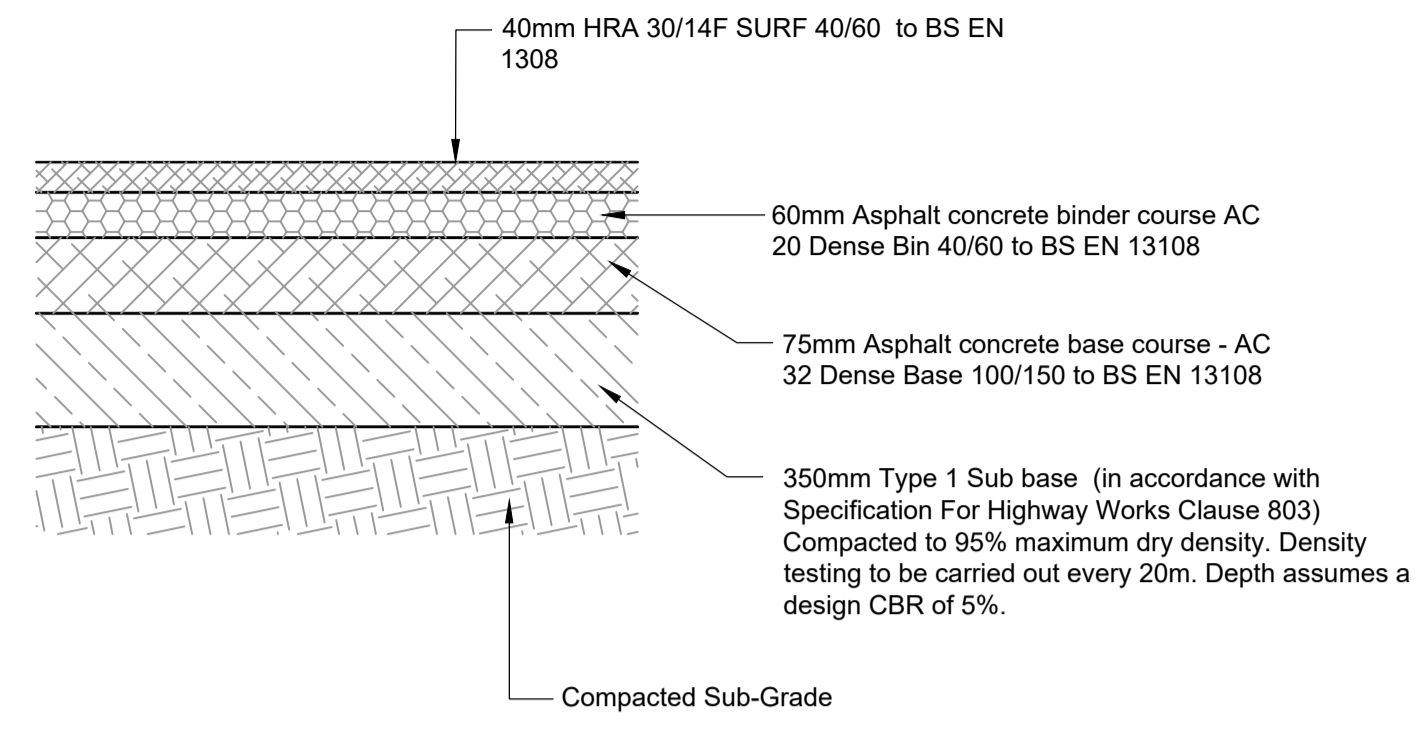
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Internal Project Reference Number | **23007**

Drawing Number | **23007-ETV-95-XX-D-C-051** | Revision | **P00**



TRANSVERSE JOINT DETAIL



ASPHALT VEHICULAR - ACCESS ROADS



PLANNING

Rev	Description	Date	By	Checked
-	-	-	-	-

Client
Nairn Bowling Club

Project
**New Bowling Club
Farmers Showfield, Nairn**

Title
Road Details

Scale	Date	Drawn	Checked
1:250	August 2025	CS	AJM



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Drawing Number | **23007-ETV-95-XX-D-C-052** Revision | **P00**