

Highland Investment Plan
Tornagrain Community POD

Stakeholder Meeting

Tornagrain Community Room

26th October 2026 at 7pm

The Highland Council
Comhairle na Gàidhealtachd

hub North Scotland

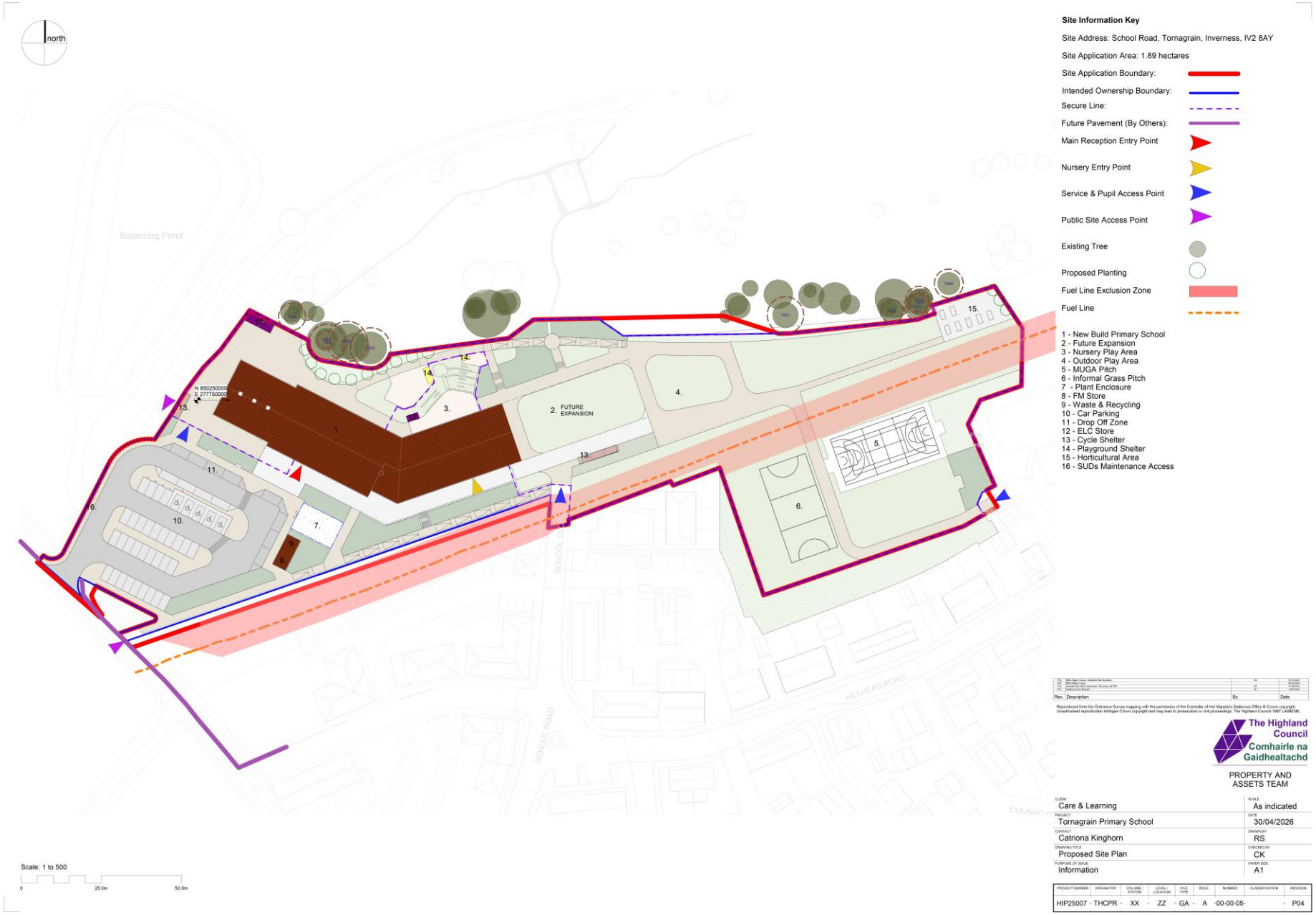
Agenda

1. Appoint a chair
2. Introductions
3. Terms of Reference and Membership
4. Project Update
5. Education Update
6. Date of Next Meeting
7. AOCB

4. Project Update - Introduction

- Tornagrain Community Point of Delivery (POD)
  - First school to be built in the new town of Tornagrain
  - Nursery – 72 pupils
  - Primary – 225 pupils
  - Community POD with staff base and meeting room
  - 2-court sports hall available for community use out of hours
  - External play area including Multi Use Games Area (MUGA)
  - Space for phase 2 expansion to increase primary capacity by 217 pupils

4. Project Update – Design



Site Information Key

Site Address: School Road, Tornagrain, Inverness, IV2 8AY

Site Application Area: 1.89 hectares

Site Application Boundary:

Intended Ownership Boundary:

Secure Line:

Future Pavement (By Others):

Main Reception Entry Point

Nursery Entry Point

Service & Pupil Access Point

Public Site Access Point

Existing Tree

Proposed Planting

Fuel Line Exclusion Zone

Fuel Line

1 - New Build Primary School
2 - Future Expansion
3 - Nursery Play Area
4 - Outdoor Play Area
5 - MUGA Pitch
6 - Informal Grass Pitch
7 - Plant Enclosure
8 - FM Store
9 - Waste & Recycling
10 - Car Parking
11 - Drop Off Zone
12 - ELC Store
13 - Cycle Shelter
14 - Playground Shelter
15 - Horticultural Area
16 - SUDs Maintenance Access

Rev.	Description	By	Date

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. The Highland Council 1997 LA09036.

The Highland Council
Comhairle na Gaidhealtachd

PROPERTY AND ASSETS TEAM

CLIENT: Care & Learning	SCALE: As indicated
PROJECT: Tornagrain Primary School	DATE: 30/04/2026
CONTACT: Catriona Kinghorn	DRAWN BY: RS
DRAWING TITLE: Proposed Site Plan	CHECKED BY: CK
PURPOSE OF ISSUE: Information	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	FILE TYPE	ROLE	NUMBER	CLASSIFICATION	REVISION
HIP25007	THCPR	XX	ZZ	GA	A	00-00-05		P04

4. Project Update – Design



Proposed-North Elevation
1 : 200



Proposed-East Elevation
1 : 200



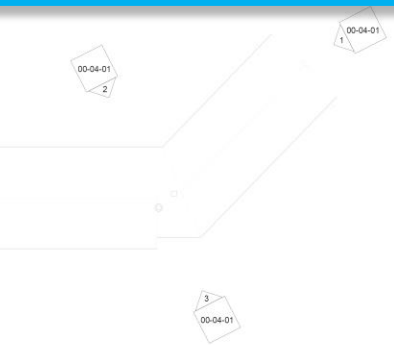
Proposed-West Elevation
1 : 200



Proposed-South Elevation
1 : 200

Scale: 1 to 200

0 10.0m 20.0m



Rev.	Description	By	Date

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. The Highland Council 19997, LA09036L

The Highland Council
Comhairle na Gàidhealtachd

PROPERTY AND ASSETS TEAM

CLIENT: Care & Learning	SCALE: As indicated
PROJECT: Tornagrain Primary School	DATE: 08/18/23
CONTACT: Catriona Kinghorn	DRAWN BY: LR
DRAWING TITLE: Proposed Contextual Elevations	CHECKED BY: CK
PURPOSE OF ISSUE: Information	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	FILE TYPE	ROLE	NUMBER	CLASSIFICATION	REVISION
HIP25007	THCPR	XX	ZZ	EL	A	00-04-01		P05

4. Project Update – Design





Colour used as node points throughout Tornagrain



Precedent - The Larick Centre - Tayport





Precedent - The Egg Shed, Ardrishaig



Precedent - Smeden Have, Hörning, Denmark

4. Project Update – Design



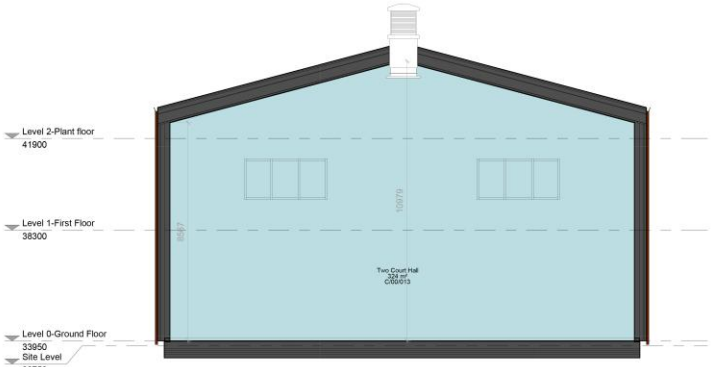
Proposed First Floor
1 : 200



Proposed Ground Floor
1 : 200



Section C-C
1 : 100



Section A-A
1 : 100



Section F-F
1 : 200

4. Project Update – Design





4. Project Update – Design





4. Project Update – Design



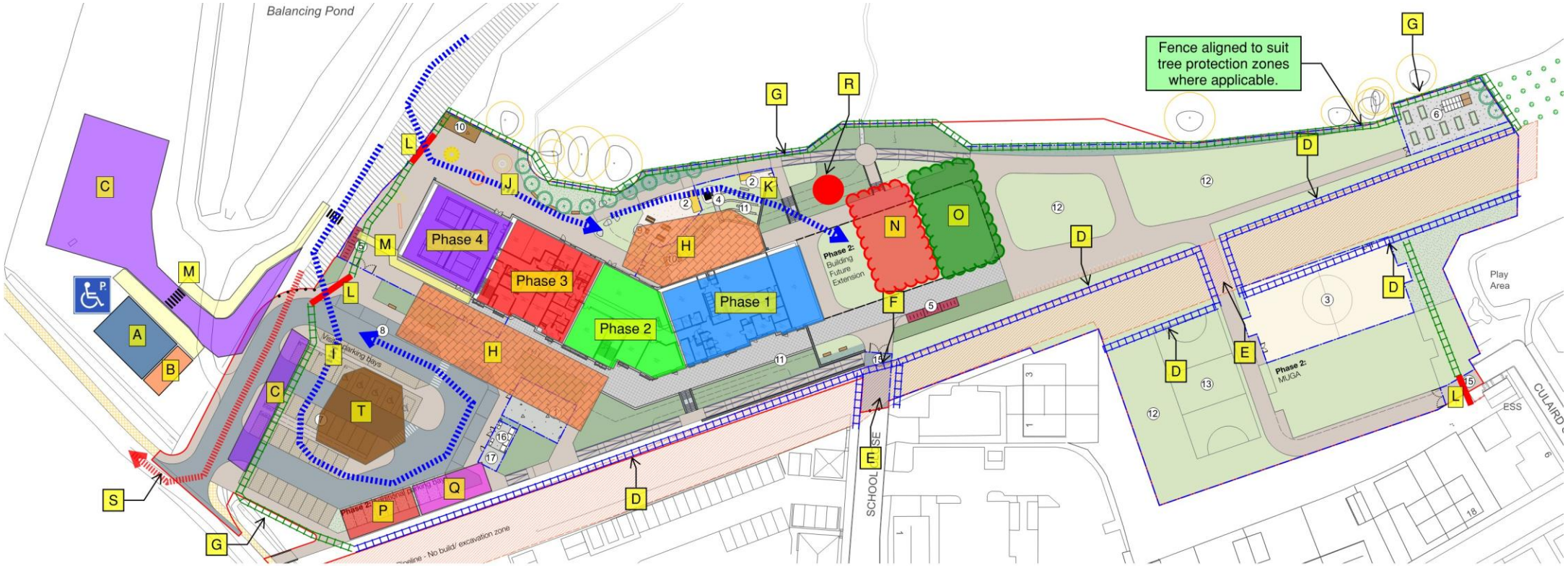
4. Project Update – Design



4. Project Update – Design



4. Project Update – Design



Key: A - Site Offices & Welfare B - Welfare break-out area C - Staff & Operative Parking D - Fuel Line Exclusion Fencing E - Fuel Line Permit in Operation F - Gate for Permit Area	G - Heras type Fencing H - Crane Platform & Lay-down Areas I - Main Vehicular Access Route J - Alternative Vehicle Access K - Plant route to Level 1 L - Vehicle Gates M - Fenced pedestrian route to site. N - Excavated granular material	O - Retained Topsoil P - Waste & Recycling Centre Q - Storage Containers. R - CCTV Mast S - Communal Access for Contractors T - General Material Storage

4. Project Update – Timeline (2026)



We are here

Q1 2026 – Detailed design commenced

Hub North Scotland design team appointed

Q1 2026 –Preferred tier 1 contractor identified

Hub North confirm Robertson Construction Group as preferred tier 1 contractor to manage design and build

Q3 2026 – pre-planning public consultation event

Community review and comment on the emerging design in advance of a formal planning application

Q3 2026 – detailed design

Refinement of design and response to public consultation feedback

26th October 2026 – stakeholder meeting

Update on project progress and design

Q4 2026 – submit planning application

Further opportunity for the public to review and formally comment on the design proposals

Q4 2026 - Hub stage 1 submission and approval

Major project approval gateway

4. Project Update – Timeline (2027 onwards)



Q1 & 2 2027 – Market testing

Robertson Construction tender work packages prior to contract close

Q2 2027 – Target Planning approval

Subject to confirmation of planning committee dates

Q2 2027 - Hub stage 2 approval and contract close

Final approval gateway and execution of contract to allow site works to commence

Q3 2027 - Site mobilisation

Contractor establishes site and prepares for works

Q3 2027 - Construction starts

Major construction work underway

Q1 2029 - Target construction completion

Building and site handed back to the Highland Council

Q3 2029 - Building operational

Building fully occupied and ready for use