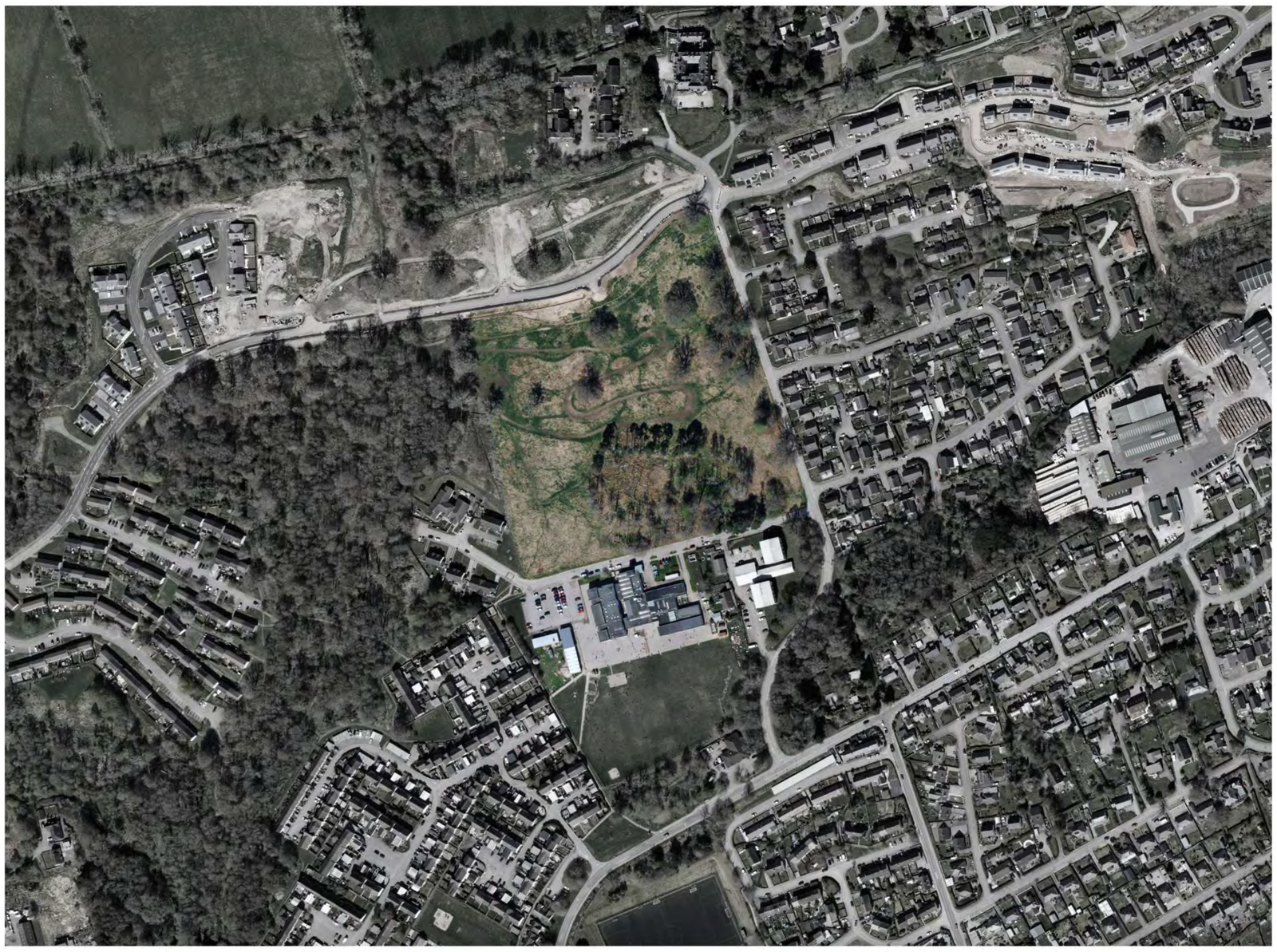
DINGWALL POD

The Highland Council

Dingwall Primary School
Early Learning Centre
St Clements ASN School

The new Dingwall POD will comprise of a replacement Dingwall Primary School, including Gaelic provision, St. Clements School, and English and Gaelic Medium Nurseries. There will also be new sports pitches created, which will be available for community let. Upon completion of the new school, the existing Dingwall Primary school will be demolished with new parking and football pitch being built on this site. The target opening date for the school is August 2030, with the overall development being complete in September 2031. The Primary School will have a capacity of 456 pupils and 88 early years. St. Clements will have a capacity of 76 pupils. The new building and its surrounding external area will meet the requirements and aspirations of THC for energy targets, sustainability, operational needs, long-term maintenance, and should provide the opportunity to be a focal point in the community.



Existing Aerial Photo


01


02


03


04


05

1. View from St. Andrews Road towards site
2. View from Ross Ave looking towards mixed development at Ross Place
3. View of newly formed entry junction and services at St. Andrews Road
4. View looking towards Dingwall primary in the distance, taken from the North-West of the site.
5. View looking towards the town centre taken from the mid-point of the site, foreground shows deposited soil that has been placed within the boundary area, likely from housing development to the North of St. Andrews Road.
6. View from Ross Avenue illustrating the areas of clear site and extent of mature trees deposited across the land
7. View from the eastern edge of Ross Ave, indicating site levels rising not just on the vertical but also on the horizontal edges.
8. View from St. Andrews Road, taken at the new junction into the site, showing the ground deposited on the site and the mature trees in the background, with the fall in level clear.


06


07


08

Existing Site Photos

For any comments or feedback please contact CLeslales@highland.gov.uk

DINGWALL POD

The Highland Council

Dingwall Primary School
Early Learning Centre
St Clements ASN School



External Areas

Proposed Site Plan

KEY

Softworks
refer to softworks plan for more information
HIP25008-S3209-XX-XX-DR-L-900105

- Amenity grass - Turf
- Wildflower Meadow - Seed
- Shrub/herbaeceous planting - Mix of species TBC
- SuDs/shrub planting - Mix of species TBC
- Woodland blocks: Bareroot woodland planting For Biodiversity net Gain
- Native Hedgerows - for Biodiversity net Gain
- Existing Tree Retained
- Proposed Tree
- Swale/basin - refer to Goodson's information

NOTE:
Areas under existing trees in white to have existing vegetation retained and protected. Access paths, roads, carparks, service yard and nursery gardens to be lit, refer to Lighting Strategy HIP25008-S3209-XX-XX-DR-L-900105 for more information. Details TBC

Hardworks
refer to hardworks plan for more information
HIP25008-S3209-XX-XX-DR-L-900104

- Roads and parking: Asphalt surface, vehicular build up
- Parking bays: Permeable precast concrete setts
- Entrance spaces: Precast concrete pavers
- Playgrounds and paths: Asphalt surface
- Woodland paths and spaces: Gravel surface, spec tbc. No dig build ups within RPAs
- Steps: Pre-cast concrete units with tactile paving and handrails
- Pitch: 3G Artificial grass surfacing
- MUGA: Type 3 Polymeric surfacing
- Thermoplastic markings for playground Exact graphic and colour TBC

Boundaries
refer to boundaries plan for more information
HIP25008-S3209-XX-XX-DR-L-900102

- Insitu concrete retaining wall: Tall 2.0-4.5m high
- Insitu concrete retaining wall: Low 0.5-2.0m high
- Fences
  1.8m tall weldmesh fencing to perimeter boundaries
  Ball stop fencing to pitch and MUGA
  Boundaries internal to site to be 1.2m tall
  Service screening to be 2.4m tall
  Gates to match

Furniture
refer to furniture plan for more information
HIP25008-S3209-XX-XX-DR-L-900106

- Outdoor teaching spaces/ shelters
- Cycle Shelters
- Outdoor stores
- Raised growing beds
- Picnic benches
- Benches at entrances
- Cycle stands
- Climbing logs
  Suitable hardwood from felled existing trees to be retained and recycled.

1. St Clements Cycle track
2. Kitchen garden - raised beds and shed/glasshouse
3. After school club location
4. Fire fighting tank below ground
5. Zone for below ground attenuation
6. Service yard & binstore
7. Sprinkler tank & pump house compound at grade
8. Outdoor teaching space
9. Substation
10. On grade PV compound
11. Indicative location of new footway and crossing point to Tulloch Castle Dr, exact detail TBC
12. Existing light controlled crossing point
13. Phase 2 indicative footprint. Accessed along improved existing road to east of pitch.
14. Indicative culvert location
15. Indicative combined sewer location
16. Upper storey ASHP compound
17. FM Store

Proposed parking numbers

St Clements
23no. bays (including 5no.wide bays)
5no. accessible bays
Plus drop off laybys for mini bus and taxis

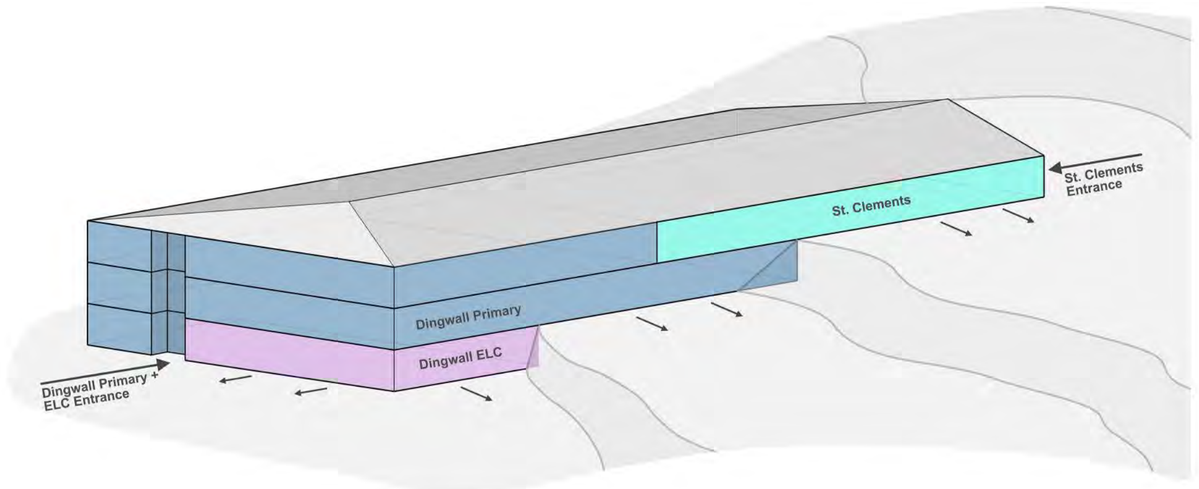
Dingwall PS and Early Years
86no. bays
5no. accessible bays
1no. coach space
Plus drop off laybys for mini bus and taxis

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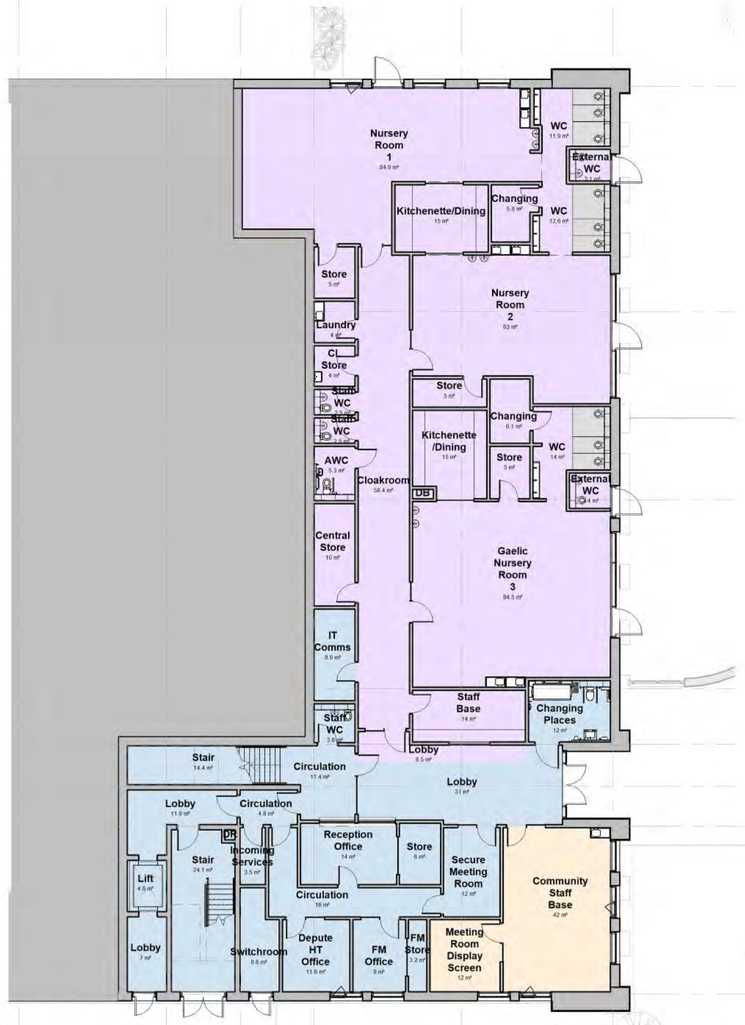
DINGWALL POD

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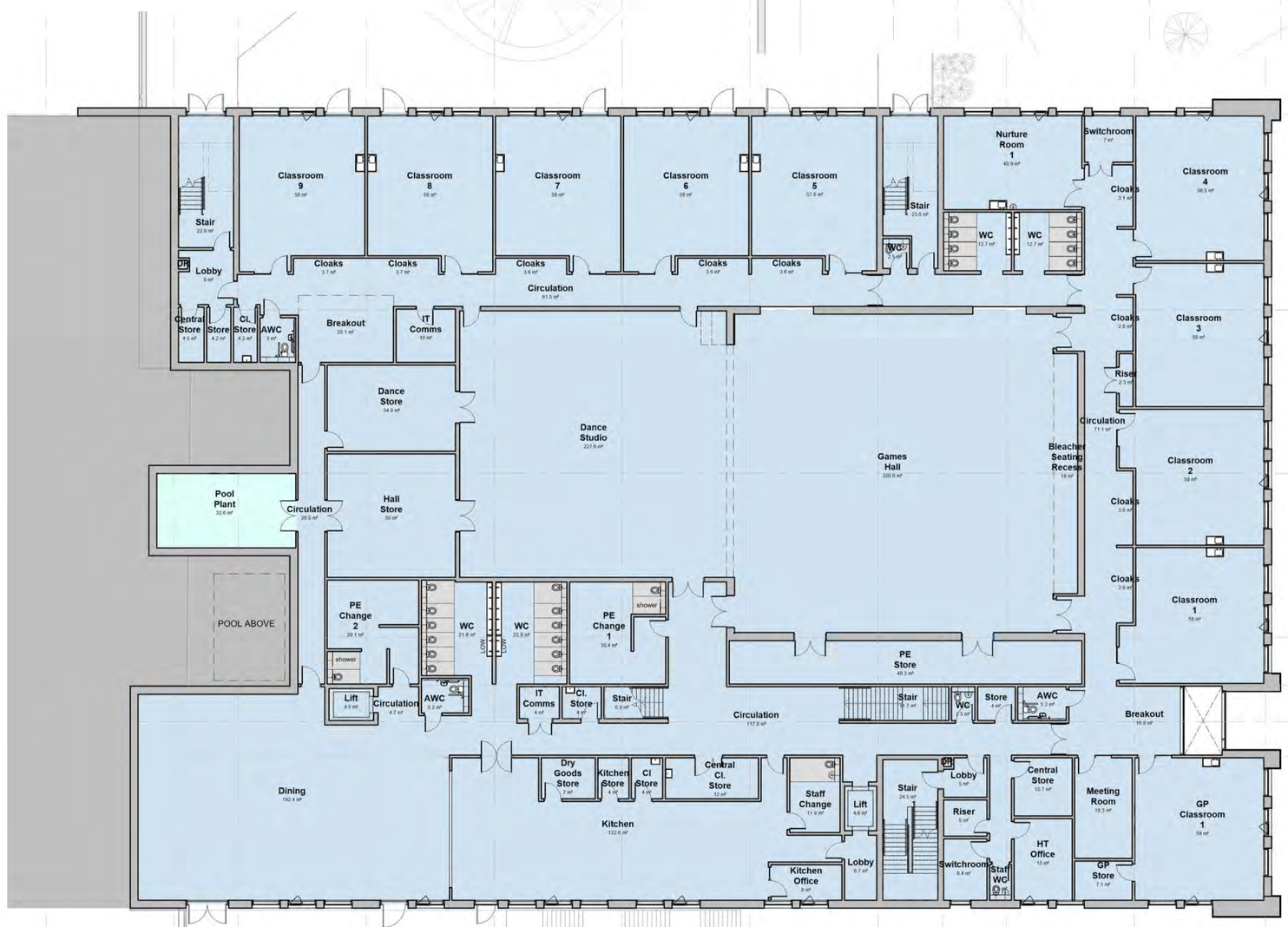
Dingwall Primary School
Early Learning Centre
St Clements ASN School



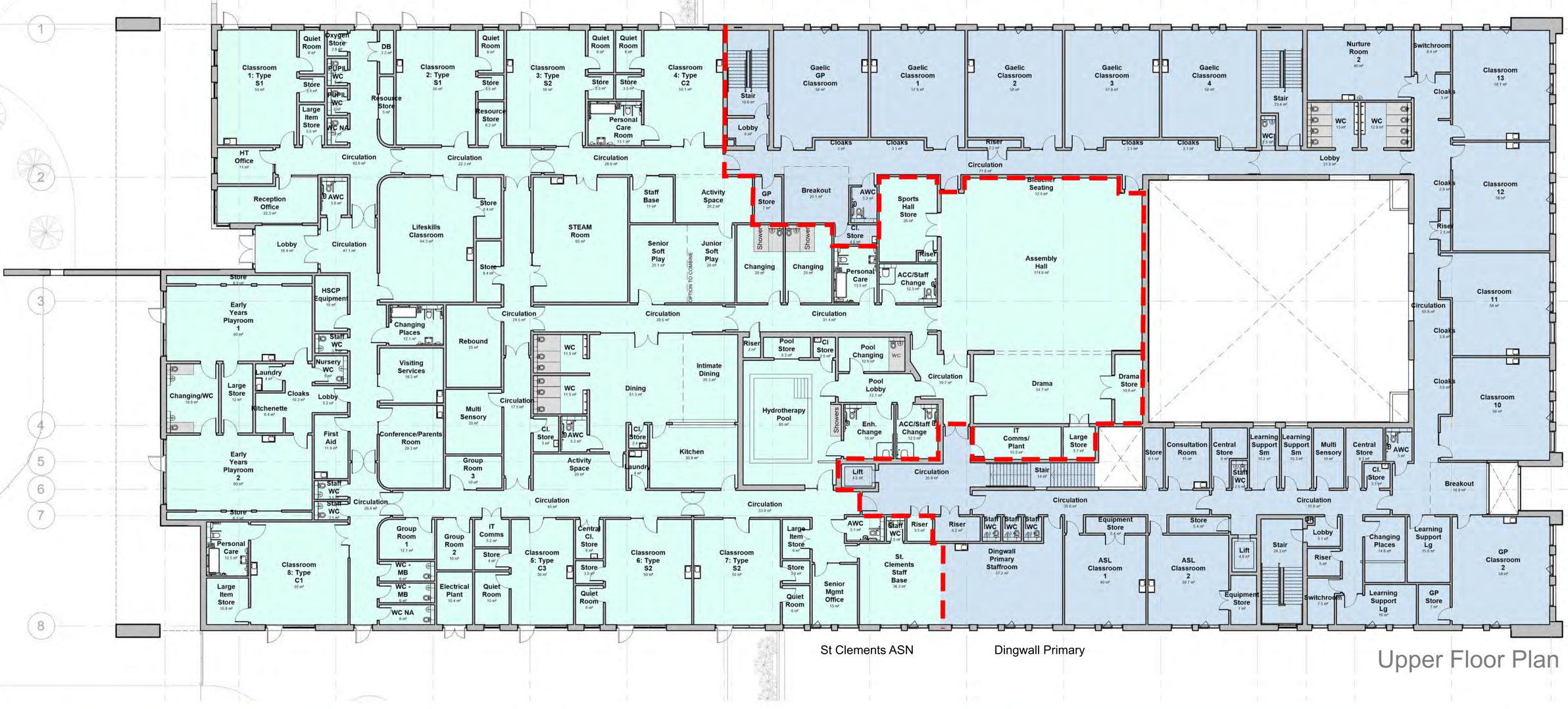
ASN
PRIMARY SCHOOL
NURSERY
COMMUNITY



Lower Ground Floor Plan



Ground Floor Plan



St Clements ASN Dingwall Primary

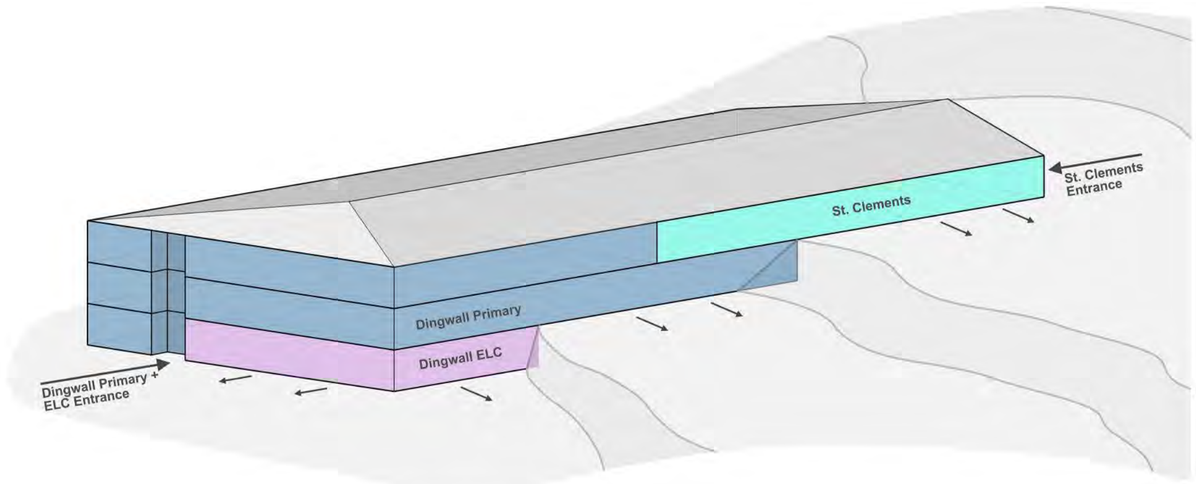
Upper Floor Plan

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DINGWALL POD

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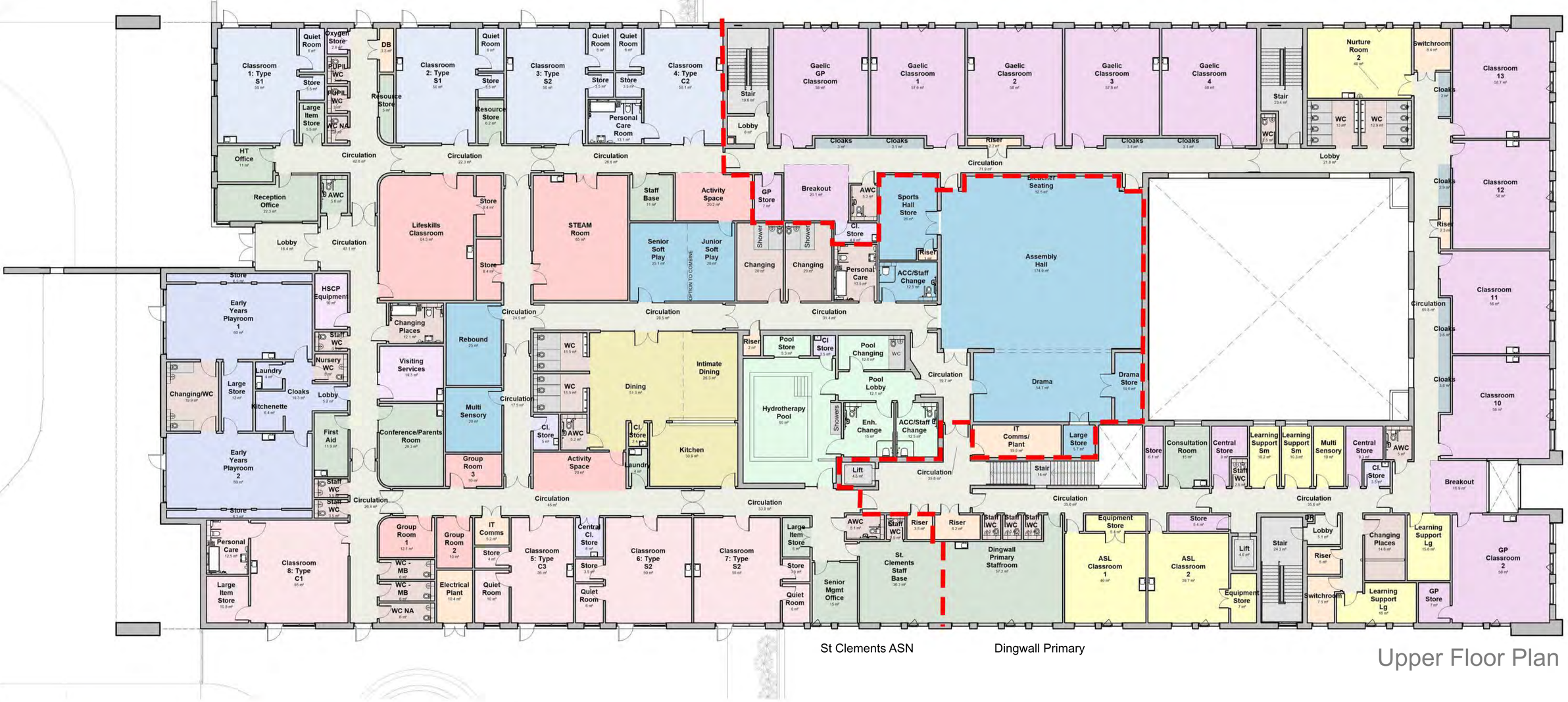
- ADMIN
- ASL
- ASN ELC
- ASN PRIMARY
- ASN SECONDARY
- ASN SHARED
- CATERING
- CIRCULATION
- CL STORE
- CLOAKS
- COMMUNITY
- DINING
- HALL
- HSCP
- HYDROTHERAPY
- ICT
- KITCHEN
- NURSERY
- PLANT
- SANITARY
- STORE
- TEACHING
- VERTICAL CIRCULATION



Lower Ground Floor Plan



Ground Floor Plan



St Clements ASN Dingwall Primary

Upper Floor Plan

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DINGWALL POD

The Highland Council

Dingwall Primary School
Early Learning Centre
St Clements ASN School



East Elevation



West Elevation



South Elevation



North Elevation









DINGWALL POD

The Highland Council

Dingwall Primary School
Early Learning Centre
St Clements ASN School



St Clements External Teaching



St Clements Playground to West



Dingwall Primary Playground



Dingwall Primary External Dining

DINGWALL POD

The Highland Council

Dingwall Primary School
Early Learning Centre
St Clements ASN School

Key Milestone Dates

Timeline	Milestone	*Relevance*
October 2026	**Proposed Final Building Design and Site Layout**	*Incorporating stakeholder feedback and outcomes of HIP programme review*
Oct & Dec 2026	**Planning Public Events**	*W/C 26 Oct '26 first Public Consultation*
Nov/Dec 2026	**hub Stage 1 Submission / Approval**	*Major project approval gateway reached*
Q1 2027	**Planning Application Submitted**	*Formal planning application submitted*
Q2 2027	**Target Planning Approval (subject to committee approval)**	*Outcome of statutory planning process and close out of suspensive conditions*
Q1 2028	**Contract Close**	*Contracts executed allowing mobilization and works to commence*
Q1 2028	**Site Mobilization**	*Contractor establishes site and prepares for works*
Q1 2028	**Main Construction Starts**	*Main construction works underway*
Q1 2030	**Targeted Construction Complete (Phase 1)**	*Facility completed by Contractor*
Q3 2030	**Community POD Opening**	*Facility operational*
Q2 2031	**Targeted Construction Complete (Phase 2)**	*External Works and Pitches*