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**PROJECT NO** : **0722018**  
**PROJECT** : **ERECTION OF 38 No DWELLINGS ON**  
**LOCATION** : **SITE OF UPPER ACHINTORE PRIMARY SCHOOL**  
**CLIENT** : **THE HIGHLAND SCHOOL**

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## **ROSS PLACE FOOTBALL PITCH UPGRADE – DESIGN DEVELOPMENT SUMMARY**

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**PLANNING REFERENCE** - 18/05402/FUL – Erection of Affordable Housing (38 units) at Site of Former Primary School, Zeltand Avenue, Upper Achintore, Fort William, PH33 6LL

The existing informal grass football area to the rear of Ross Place is approximately 26m long by 23.5m at its widest. The space is, however, not regular (rectangular) in shape with the hillside encroaching on the South East corner and the car park encroaching on the North West corner.

The fence along the hillside is non-existent and the trees and bushes are overgrowing the flat ground by several meters.

An initial rectangular pitch of 40m long by 25m wide was proposed but this required building onto the roundel carpark serving the flat at Ross Place. This was the size of pitch indicated in our original Planning Submission (0722018/A800) This pitch at 40x25m was never intended to be a Sports Scotland Regulation 7-a-side pitch, which should measure 60x40m. This was unpopular after consultation with the local Community Group.

We then located the 40m long by 25m wide pitch further into the hillside (to avoid building on the car park). With the useable width varying from 18m to 24m wide, a full-sized 40x30m 5-a-side pitch would necessitate excavating into the hillside by upwards of 15-20m.

This amount of excavation work would require the removal of a significant number of trees and bushes and would also require the removal of tons of peat from the hillside. The area of ground at the rear of Ross Place was used to deposit the peat that was removed for the construction of the Lochaber Road housing development in the 1970s. Cutting into the peat deposits could destabilize the hillside without significant engineering works.

After further consultation with the Community Group, it was decided that the upgrade of the existing informal pitch should be restricted to the largest, regular-sized pitch available within the flat land available. This has resulted in the current proposals of a fenced-in pitch area of 28.5m long by 17.5m wide. This size is marginally smaller than the Sports Scotland recommended pitch size for 4-a-side football.