Ryder

Mull 2-18 Campus
Site Selection
Options Appraisal

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Mull Campus
Site Option Overview

This document sets out sites which Ryder Architecture in partnership with Argyll and Bute Council (ABC) have identified as potential sites for the new Mull 2-18 Campus.

The potential sites cover a range from Craignure to Tobermory.

Existing Site
Tobermory

Site Size

The site area is 2.3 ha. While the site has capacity to construct a new campus within the boundary of the existing school site, construction logistics will be challenging both in accessing the site from the surrounding road network and within the site, with the likely loss of use of the all weather pitch during the construction phase.

Topography

The existing school boundary area is elevated above land to the south, west and east, with land rising to the north. Within the school site, the ground slopes from north to south, with significant level changes which impact on the suitability of the existing buildings on site. Developable land is restricted to the grass area south of the all weather pitch, which could potentially be included. The eastern edge of the site drops down significantly to the children's play park.

Flood Risk/Hydrology

No watercourses carry over the site, with flood risk appearing to be minimal.

Access

Access to the site is challenging with many external steps to get from Back Brae to the school main entrance. Accessing the school from the car park is also challenging given level changes across the site. The surrounding road network is also extremely tight, making existing bus and parent drop off and servicing arrangements a challenge. This will also present a challenge during construction.

Ground Conditions

Site is currently occupied by the school, parking areas and playing fields, so risk of peat and other abnormals is extremely limited.

Additional Constraints

Logistics of construction and ensuring capacity of school to continue to operate will be challenging. The area of land south of the all weather pitch and children's playground is also designated King George V land, which presumes retention for outdoor recreational use.

Existing Site
Tobermory

SHORTLISTED

The existing school site sits central in Tobermory and a new built campus would replace the existing school on its site.

Pros

- Access to the site already exists and can remain as is
- There is no flood risk on site

Cons

- The site has a challenging topography
- The existing building on site means the phasing approach will be challenging
- To make this site viable it requires use of the community land

MEP Commentary

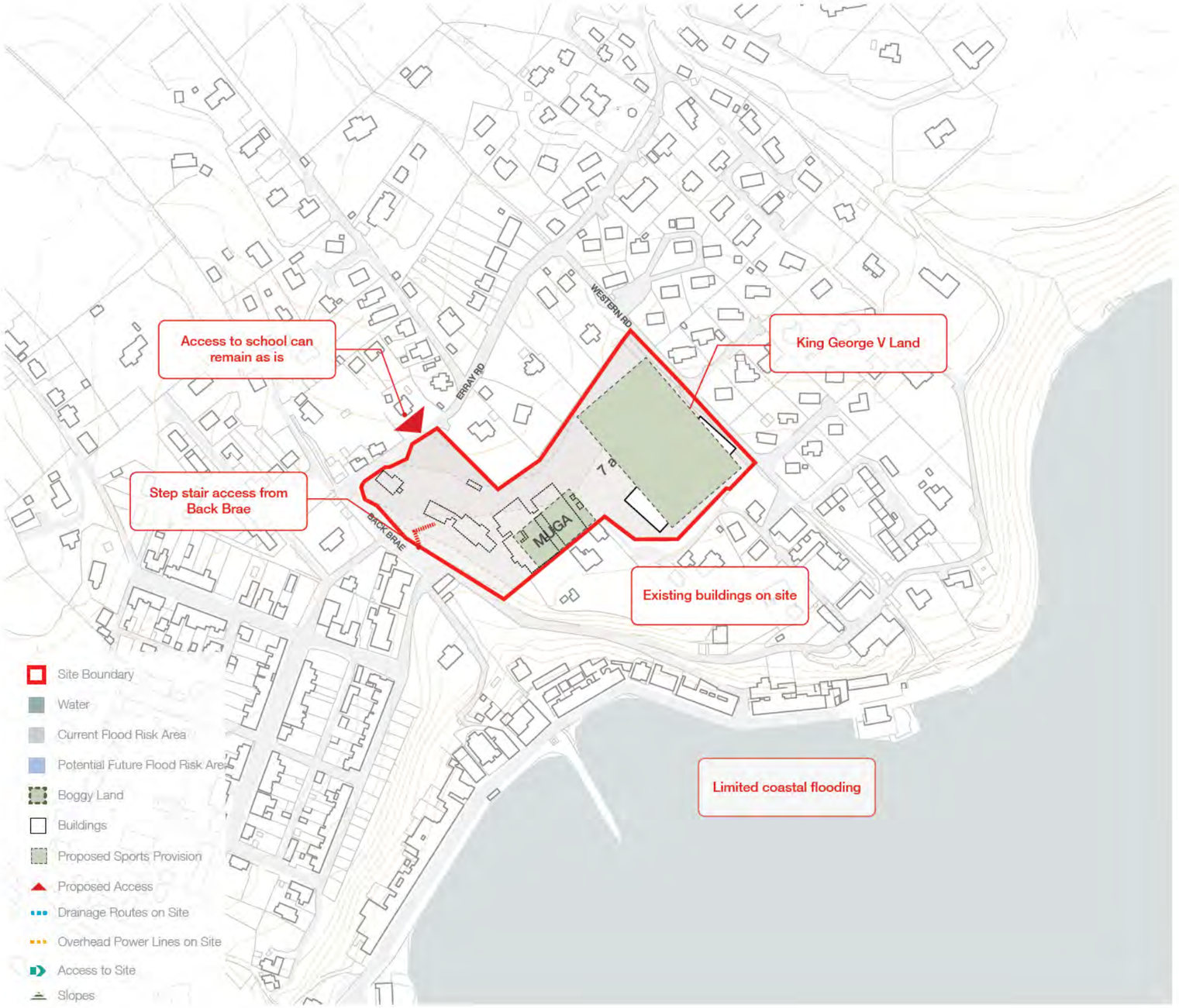
- Corrosive coastal environment
- Existing Utilities connections whereby capacities can be used to offset new capacity requirements.
- Potential orientation/ massing options presents no concerns in achieving LEIP Energy and environmental quality performance
- Any future plans for developing heat network likely to feature Tobermory as the most densely populated part of Mull.

Civils/Structural Commentary

- Superficial deposits likely to be limited and shallow bedrock probably present representing hard dig.
- Existing site potential for made ground and contamination.
- Combined Sewer currently manages discharge of Surface Water and Foul Water from site.

Transport Commentary

- Has mostly known transport conditions, with the exception of secondary school pupils from the south of the island (Iona, Fionnphort and Bunessan)
- The site is constrained for buses and large vehicles (e.g. during construction)
- Highly walkable from adjoining residential catchments



Site 001
Craignure

Site Size

At 3.27ha with a potential expansion to 5 ha, the identified site has sufficient capacity to accommodate the new campus building at two storeys, a full size all weather pitch, external learning areas and associated car parking and drop off. There is the potential for additional land if required to the north west, but it is understood there are peat deposits in this area.

Topography

The site has a gradual but significant fall from southeast to northwest, and is bound at the northern corner by a steep level change which rises up to higher ground at the north. The nature of the fall across the site would not present a significant issue in developing the new campus.

Flood Risk/Hydrology

The main site of 3.27 ha has no surface or coastal flooding, with FRA carried out recently in support of the housing development.

Access

A new access route would need to be formed to service the campus site. This would either come in from the east as part of the new access route being developed for the residential scheme, or from the southwest corner to serve the campus directly. This approach would require careful consideration of levels where the junction meets the A849 as the road is elevated above the site.

Ground Conditions

Shallow areas of peat have been identified in the SI. Otherwise, side is well drained.

Additional Constraints

The site is in close proximity to the Mull and Iona Community Hospital helipad. While not anticipated as a major issue given the playing fields at the existing Tobermory High School are used for emergency landings, it will require consideration as part of any design development.

Site 001
Craignure

SHORTLISTED

Site 001 is located in Craignure adjacent to a future housing development. New safety measures suggest a 50m-65m downwash zone around a helipad which is marked on the site plan.

Pros

- The site is large enough to easily accommodate the campus and a full sized sports pitch and MUGA
- There is no flood risk on site
- The site is relatively flat
- The site is near the community swimming pool which could be used by the school

Cons

- There is currently limited access to the site, this will need to be developed

MEP Commentary

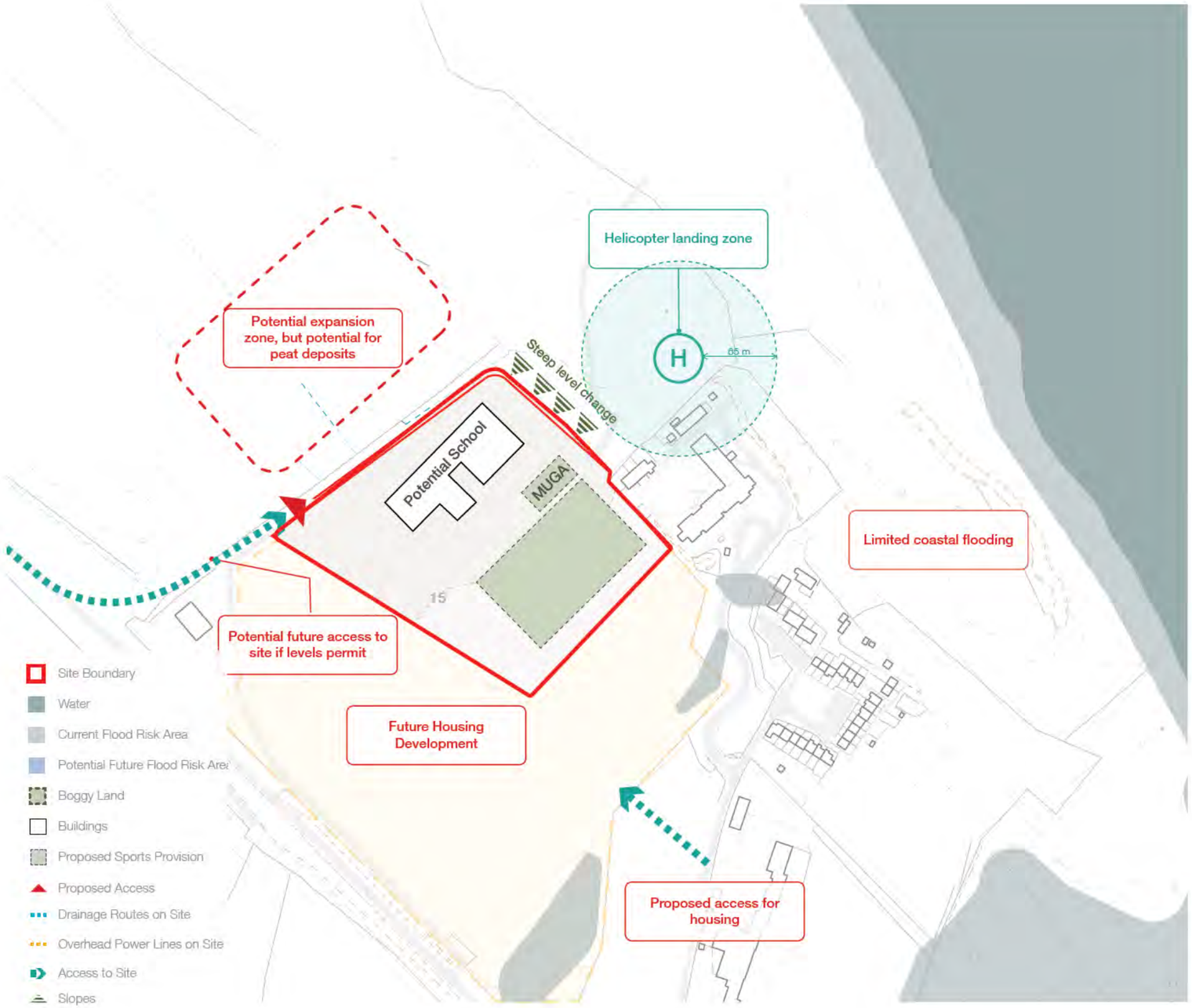
- Corrosive coastal environment
- Risk of utilities capacity availability but opportunity to find solution along with proposed future housing development.
- Potential orientation/ massing options presents no concerns in achieving LEIP Energy and environmental quality performance
- Public Services (healthcare/leisure) in close proximity providing localised opportunity to develop net zero carbon energy solutions.

Civils/Structural Commentary

- Superficial deposits of sand, gravel and cobbles to approx. 3m over bedrock.
- Combined sewer serves local area but Surface Water likely to need to connect to CSO into coastal waters.

Transport Commentary

- Adjacent to the primary road and established bus routes
- Walkable from future housing allocation
- Convenient access for Craignure ferry
- Near the midpoint between Calgary and Fionnphort
- Limited footways / crossings on the adjoining network



Site 003
Eas Brae

Site Size

While the site size is listed as 2.37ha, the actual developable land is significantly smaller due to constraints imposed by flooding and topography, to the extent that locating a new campus here is not practical.

Topography

The site has a major level change of more than 15m from the ridge at the south end to the level of the river at the north. Given the tightness of the site, this makes developing the campus and associated pitch highly challenging, with a combination of rock extraction and significant fill being required.

Flood Risk/Hydrology

The site is impacted by the flood plain of the river to the northern site edge, further reducing the developable area.

Access

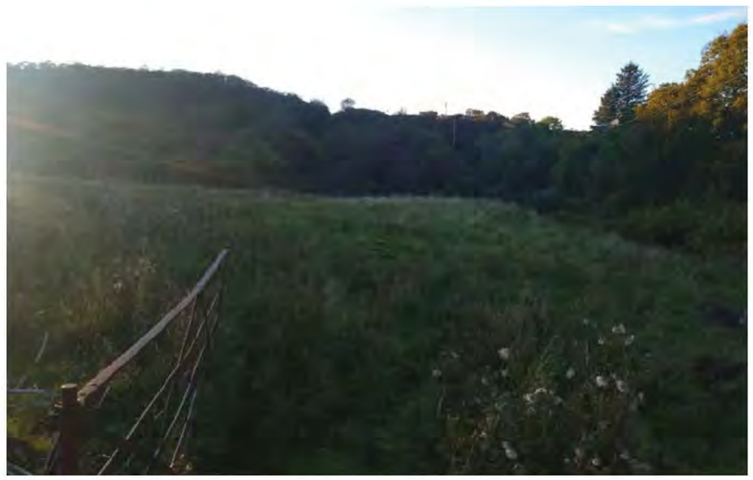
Access into the site is likely to be problematic due to the close proximity of the roundabout on the A848. While consent with an access into the site was granted for small scale residential development, the amount of traffic and types of vehicles associated with a campus, particularly at pickup and drop off times is significantly higher.

Ground Conditions

There are areas of soft ground around the watercourse at the north end of the site, further information on ground conditions should be available from the current residential planning consent.

Additional Constraints

An overhead power line cuts across the centre of the site, which would need relocated. There are also many substantial mature trees along the river, which may impact on development space should any be subject to Tree Protection Orders.



Site 003
Eas Brae

NOT SHORTLISTED

Site 003 is located in Tobermory, next to Tobermory River.

Pros

- Access to the site can easily be faciliated off the A848

Cons

- There is significant flood risk on site.
- The site is too small to accommodate a full size sports pitch
- The site has a significant level change

MEP Commentary

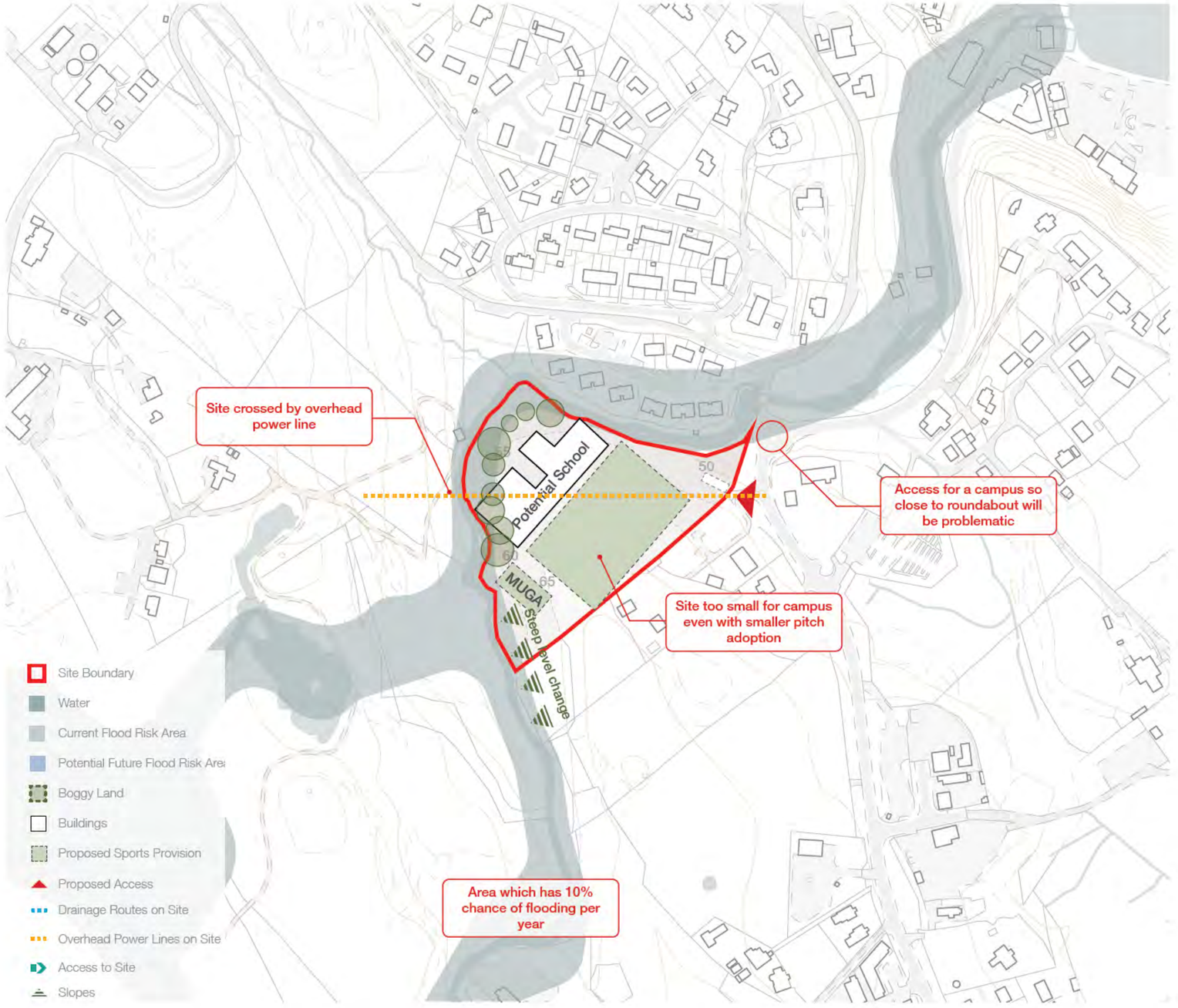
- Corrosive coastal environment
- Utilities diversion necessary
- Potential natural solar shading from trees on western boundary

Civils/Structural Commentary

- Sloping site expect to find pockets of peat and stability of these peat deposits need considered.
- Likely to find shallow bedrock and hard dig expected.
- Surface Water to discharge into Tobermory River, no Foul assets nearby.
- Water main and Foul Rising Main dissects site, diversions required.

Transport Commentary

- The site is walkable from adjoining residential catchments, although to a lesser extent than the existing site
- Appears to be the smallest of the sites – potential issue for car parking / bus stances
- Footways into town and some adjacent residential catchments



Site 004
Garmony

Site Size

Site 004 at 2.98 ha appears large enough to accommodate the campus from a plan view until site constraints are understood which significantly reduces the developable area of this plot.

Topography

The site is impacted by topography, with an undulating spine of higher ground running from southeast to northwest, with lower land to the southwest and northeast. While the level change is not prohibitive, it will add complexity to any construction on this site.

Flood Risk/Hydrology

The site is significantly impacted by the flood plains identified on current SEPA flooding maps. Given NPF4 requires a more onerous level of flood risk to be assessed than shown on the maps, this renders site 004 effectively undevelopable for the campus project.

Access

Both Garmony sites would require the existing access from the A848 to be significantly upgraded, but this is viable. Once off the A848, site 004 has more challenging access requirements, as it would require a longer access road which would need to address an existing humpback stone bridge, and any new routes brought off the A848 would be within the existing flood plain. Pedestrian access to the sites along the A848 is extremely restricted, with no footpaths available meaning all users will require transportation to the site.

Ground Conditions

The site has firm ground along the central ridge, with the lower land either side boggy, with risk of peat deposits.

Additional Constraints

Site 004 has overhead power lines running north south across it, which would need relocated prior to any development. Very limited adjacent facilities

Site 005
Garmony

Site Size

Site 005 at 9ha is significantly larger than site 004, and not all the land currently identified would be required for the campus.

Topography

The site is expansive and generally level. There is a knoll of higher ground to the north west corner, but as this sits in the flood plain, this would not be an area of land identified for development. Land rises significantly to the west of the site boundary, but topography is not a major constraint on this site.

Flood Risk/Hydrology

The site is heavily impacted by the flood plain of the river to the north boundary. However, the site is large enough that sufficient space remains for development that it is worthy of more detailed consideration.

Access

Both Garmony sites would require the existing access from the A848 to be significantly upgraded, but this is viable. Once off the A848, site 004 has more challenging access requirements, as it would require a longer access road which would need to address an existing humpback stone bridge, and any new routes brought off the A848 would be within the existing flood plain. Pedestrian access to the sites along the A848 is extremely restricted, with no footpaths available meaning all users will require transportation to the site.

Ground Conditions

The site has two distinct areas - the land at the eastern portion of the site is boggy, and has a likelihood of peat deposits. However, the large grassed area to the south part of the site has firm ground conditions, and presents a more viable proposition for development.

Additional Constraints

There are very limited adjacent facilities.

Sites 004 + 005
Garmony

Site 004 and 005 sit in Garmony under the same ownership.

Pros

- Site 005 has flood risk from the river, however it is large enough that the campus and playing fields can be located away from the flood line
- Both sites are relatively flat
- Both sites are large enough to accommodate a full sized playing field

Cons

- Site 004 has a significant flood risk
- Access to both sites is limited at the moment and will have to be developed
- The location of the site means that there are limited adjacent facilities

MEP Commentary

- Corrosive coastal environment on both sites
- **Site 004** Utilities diversion necessary
- **Site 004** Availability of Utilities Capacities at greater risk (remote location and distance from A849)
- **Site 004** Limited orientation/ massing options to deliver optimal performance.
- **Site 005** Restrictions may apply in constructing new access road under overhead electric cables.
- **Site 005** Availability of Utilities Capacities at greater risk (remote location)
- **Site 005** Potential orientation/ massing options presents no concerns in achieving LEIP Energy and environmental quality performance

Civils/Structural Commentary

- Superficial deposits mapped as sand, gravel and silt over bedrock, depths unknown on both sites
- No Scottish Water assets noted nearby on both sites
- **Site 005** Surface Water to discharge into nearby watercourse.
- **Site 005** Foul Water would need to be treated locally and discharge into watercourse subject to SEPA approval.

Transport Commentary

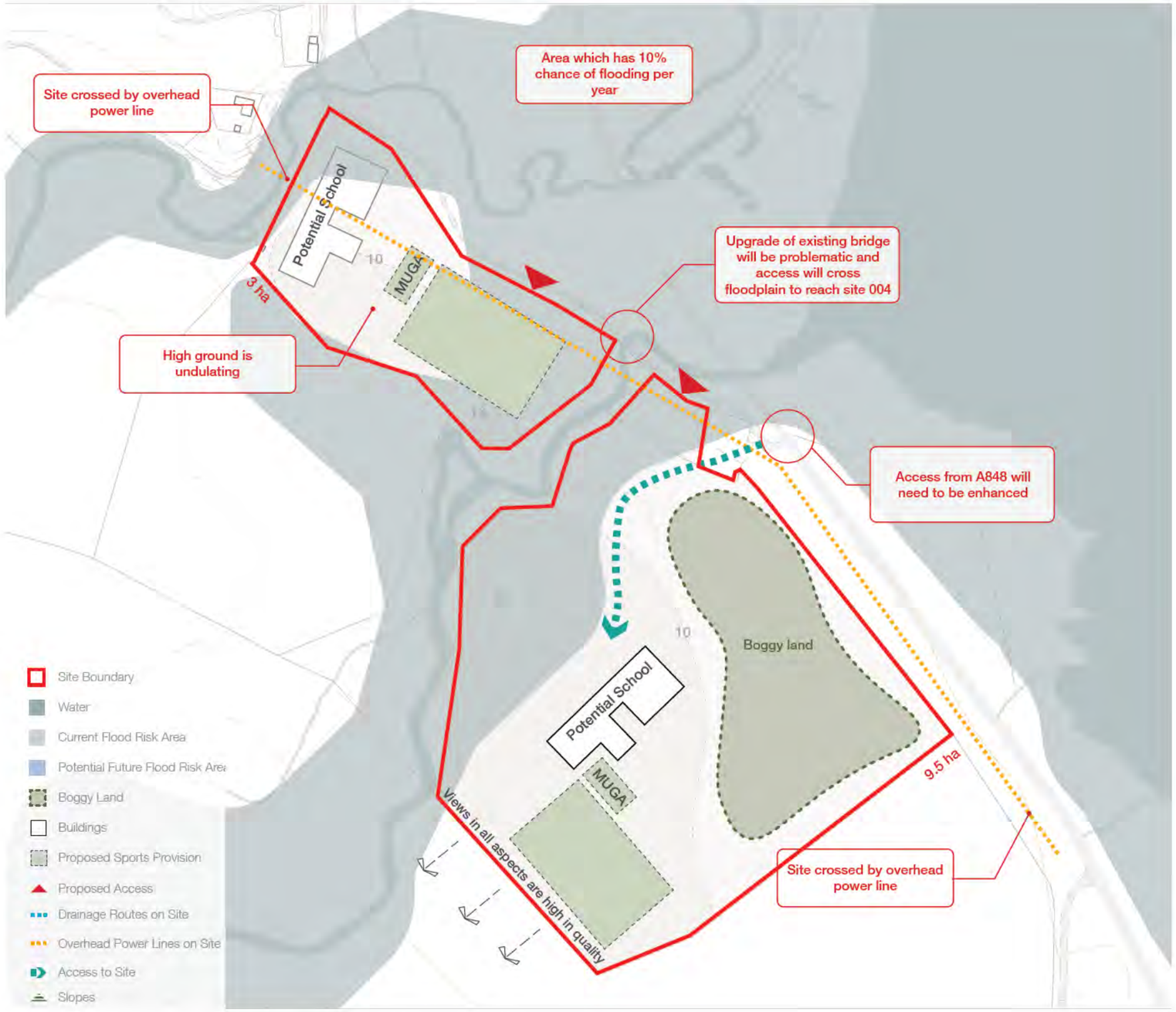
- Most remote of the sites with very limited walking / cycling opportunities
- Located centrally between Craignure and Fishnish ferry terminals
- Reasonably central on the island
- Site 004 is small - potential issue for car parking / bus stances

Site 004

NOT SHORTLISTED

Site 005

SHORTLISTED



Site 007
Tobermory South

Site Size

At 7ha the site is large enough to accommodate the campus, but site constraints impact significantly on the developable area available. The northeastern quarter of the site in particular is undevelopable due to topography and the extreme western part of the site is of limited use given the tight boundary conditions around it.

Topography

The site is a plateau above the coast, with the northeastern edge of the site occupied by steep wooded slopes falling down towards the water - no development is practical in this part of the site. The western part of the site is the highest area, which falls down towards the east in a series of natural terraces. In the centre of the site, there is a depression which runs to the northeast, meeting the wooded slope. The central southern part of the site is the most level area, and ground conditions notwithstanding would be the most appropriate area for the new campus.

Flood Risk/Hydrology

The site is not at risk of coastal flooding, but there are a series of drainage ditches running in the central area of the site, and the more level land in the central southern area is extremely marshy.

Access

Access from the west is extremely tight, and upgrading will be challenging as the routes in run past existing properties hard to the road. There is the potential option of accessing the more developable central south part of the site from the eastern edge, but this would require an extension of routes through the newly developed housing.

Ground Conditions

From a visual inspection, the lower more level areas of the site are extremely marshy and peaty, and the extent of this on the more developable land represents a major project risk.

Additional Constraints

Power lines run across the site from southeast to northwest and would likely need rerouted. The site is also likely to have significant habitat and ecological value.

Site 007
Tobermory South

NOT SHORTLISTED

Site 007 is located in the Southern part of Tobermory.

Pros

- There is no flood risk on site
- The site is large enough to accommodate a full sized playing field

Cons

- Access to the site is challenging and would have to be developed via a sloping and narrow road
- The topography of the site is very challenging
- Large areas of the site are extremely marshy and peaty which makes development on these areas difficult

MEP Commentary

- Corrosive coastal environment
- Utilities diversion necessary
- Potential orientation/ massing options presents no concerns in achieving LEIP Energy and environmental quality performance

Civils/Structural Commentary

- No superficial deposits mapped, therefore likely to be less than 1m deep.
- Likely shallow bedrock / hard digging.
- Foul Water sewer located between site and graveyard for potential connection.
- Surface Water connection challenging and would likely need connected to outfall near Harbour.

Transport Commentary

- The site is walkable from adjoining residential catchments, although to a lesser extent than the existing site
- As previously outlined, access into the site is challenging
- NW access in its present condition would be unsuitable for large vehicles e.g. buses so the SW access would be necessary

Site 008
Salen

Site Size

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Site 008
Salen

Site 008 is located along the B8035 in Salen.

[redacted]

NOT SHORTLISTED

[redacted]

Site 011
Tobermory South

Site size

At 1.24 hectares the site is too small to accommodate a new campus and associated spaces. Even when combined with the area of land to the east, the site remains extremely tight.

Topography

The site is elevated above the southern part of Tobermory. The southwestern edge of the site is at a significantly higher level than the A848 which will impact on formation of any access point. From the high point of the site, the site falls to the north before an abrupt drop in level at the northern edge. The area of land to the east is set lower and is more level, apart from a depression at the eastern edge.

Flood Risk/Hydrology

The western part of the site is dry underfoot, apart from the eastern edge where a watercourse acts as the boundary between the site and the potential additional land to the east. This additional land is crossed with drainage ditches which appear to flood given the general softness of the ground in this area. A drainage ditch also runs along the edge of the site parallel to the A848.

Access

Located at the very southern edge of Tobermory, pedestrian access is limited with no footpaths. Taking an access in to the site from the A848 is problematic due to level change. If the area of land to the east was included, then the existing access could be upgraded into the combined site.

Ground Conditions

The main site is generally firm apart from the east boundary, while the area of land to the east is boggier, with a risk of peat.

Additional Constraints

The site significantly overlooks housing directly adjacent, which could be a planning challenge.

Site 011
Tobermory South

NOT SHORTLISTED

Site 011 is located at the Southern edge of Tobermory.

Pros

- With the adjacent land the site is big enough for a full sized playing field
- Access can easily be facilitated off the A848
- There is no particular flood risk on site
- The site is relatively flat

Cons

- A stream separates the original site from the adjacent land
- If the adjacent land is not available, the site will be too small to accommodate any sports facilities

MEP Commentary

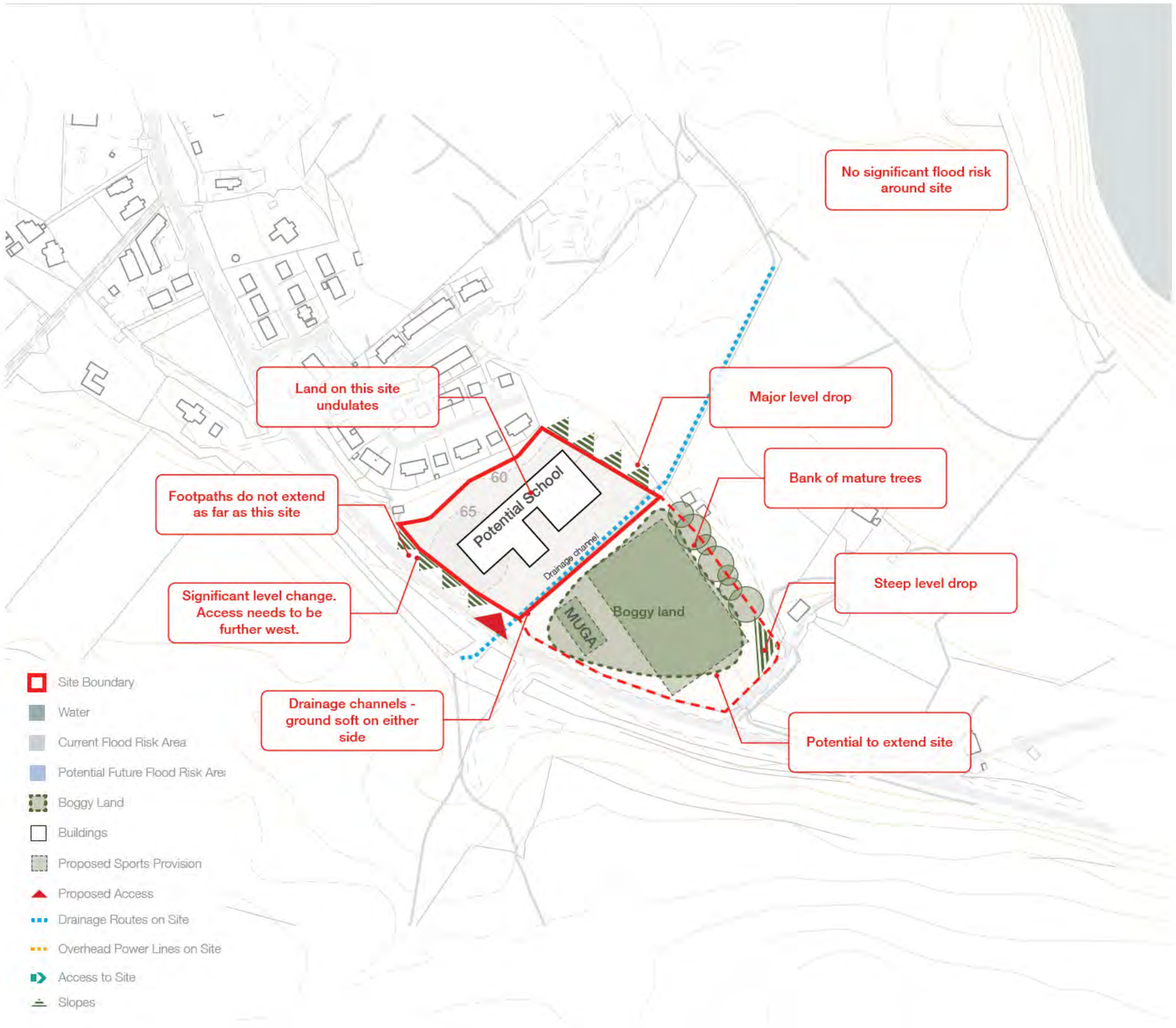
- Corrosive coastal environment
- Limited orientation/ massing options to deliver optimal performance.

Civils/Structural Commentary

- No superficial deposits mapped, therefore likely to be less than 1m deep.
- Likely shallow bedrock / hard digging. Rock visible in photos just below surface.
- Foul and surface water assets located within Morven Drive / Struar Crescent north of site.

Transport Commentary

- Accessible by foot from some residential catchments – footpaths do extend to the site although they are at grade with the road and appear to be generally of poor quality
- Without the additionally land the site is very constrained – potential issue for car parking / bus stances



Site 012
Tobermory

Site size

Even with the two adjacent sites, site 012 is too small to accommodate the new campus and a full sized sports pitch. There is a potential to expand the site to the north east, but this is limited by the topography.

Topography

The Southern part of the site slopes down towards the south, and has a rocky ridge that makes building on it challenging. The Northern part of the site is relatively flat, however the landscape slopes up to the northeast which will make expanding the site that way challenging.

Flood Risk/Hydrology

There are no major flood risks on or near the site, however a drainage ditch runs from east to west across the site on the Northern part.

Access

Located on the edge of Tobermory, pedestrian access to the site will be limited as the current footpath network doesn't extend to the site. The B882 and B8073 meet the site northeastern and southwestern sides of the site respectively and the B882 separates the site into the Northen and Southern part. Access on either side is challenging due to the condition of these roads.

Ground Conditions

The ground on site is generally firm however the rocky ridge could become a challenge.

Additional Constraints

A overhead power line runs across the Southern part of the site from North to South and would likely need to be rerouted.

Site 012
Tobermory

NOT SHORTLISTED

Site 012 sits on the Southwestern edge of Tobermory. The site is split into a Northern and Southern part to create a viable site with a road separating the two.

Pros

- There is no particular flood risk on site

Cons

- The combined site is too small to accommodate the new campus.
- The B882 separates the two parts of the site.
- Access to the site is difficult.
- There is a significant level change across the southern part of the site.

MEP Commentary

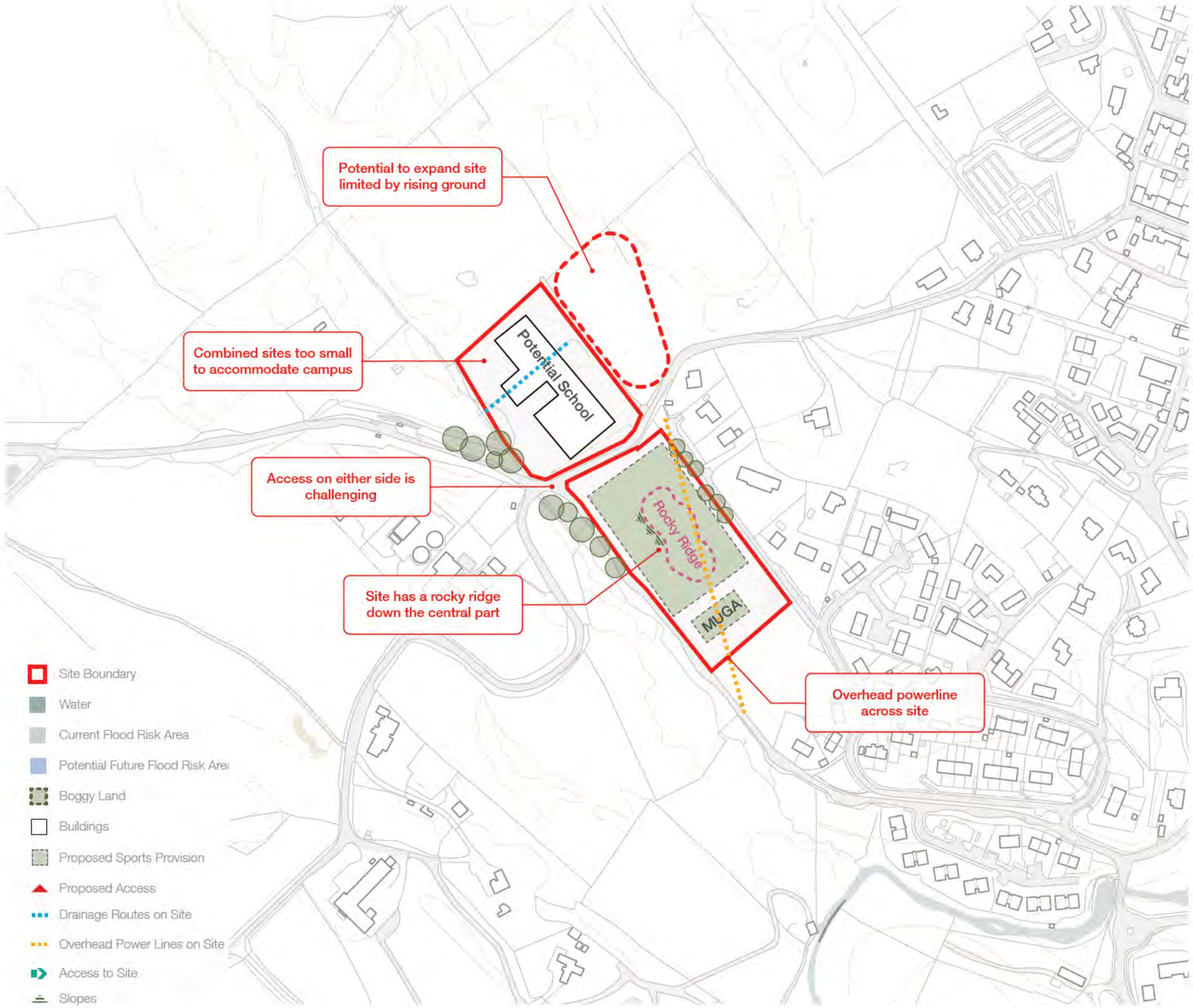
- Corrosive coastal environment
- Utilities diversion necessary
- Limited orientation/ massing options to deliver optimal performance.

Civils/Structural Commentary

- No superficial deposits mapped, therefore likely to be less than 1m deep.
- Likely shallow bedrock / hard digging.
- Combined sewer located on Rockfield Road, on eastern boundary of site.
- Surface water would need to discharge to watercourse just west off B8073 on western site boundary.

Transport Commentary

- Although located closer to housing the adjoining roads are single track and currently unsuitable for pupils walking to school
- Without the additionally land the site is very constrained – potential issue for car parking / bus stances



Site 013
Tobermory

Site size

At 1.6ha, the site is too small to accommodate the new campus with a full sports pitch. The site would need to be expanded at the north eastern part towards the A848 to make it viable. Even if expanded however, this site cannot accommodate a full size 60m x 40m all weather pitch.

Topography

From the West the site generally slopes down significantly towards the east, with a step just outside the site boundary and another rocky step down towards the A848. On the Western edge of the site the land falls steeply towards the West.

Flood Risk/Hydrology

The nearby river poses a flood risk, however this doesn't currently extend to the site. There are currently no flood risks on site.

Access

Access can be facilitate from off the A848 without much anticipated difficulty. Additionally, the footpath network extends to the site which makes facilitating pedestrian access easy.

Ground Conditions

Upon a visual inspection, the ground seems relatively firm, however there is stone exposed by the big steps at the Eastern edge of the site.

Additional Constraints

A power line runs onto the site from the Southern boundary, but terminates in the centre of the site. This is therefore not anticipated to cause any difficulty.

Site 013
Tobermory

SHORTLISTED

Site 013 sits on the Southern edge of Tobermory along the A848.

Pros

- There is no particular flood risk on site
- Access can easily facilitated off the A848

Cons

- The site is too small to accommodate a full sized sports pitch
- The way the site boundary currently sits, there is no presence of the campus towards the road, the site would need to be extended to be viable
- There is a significant level change across the southern part of the site

MEP Commentary

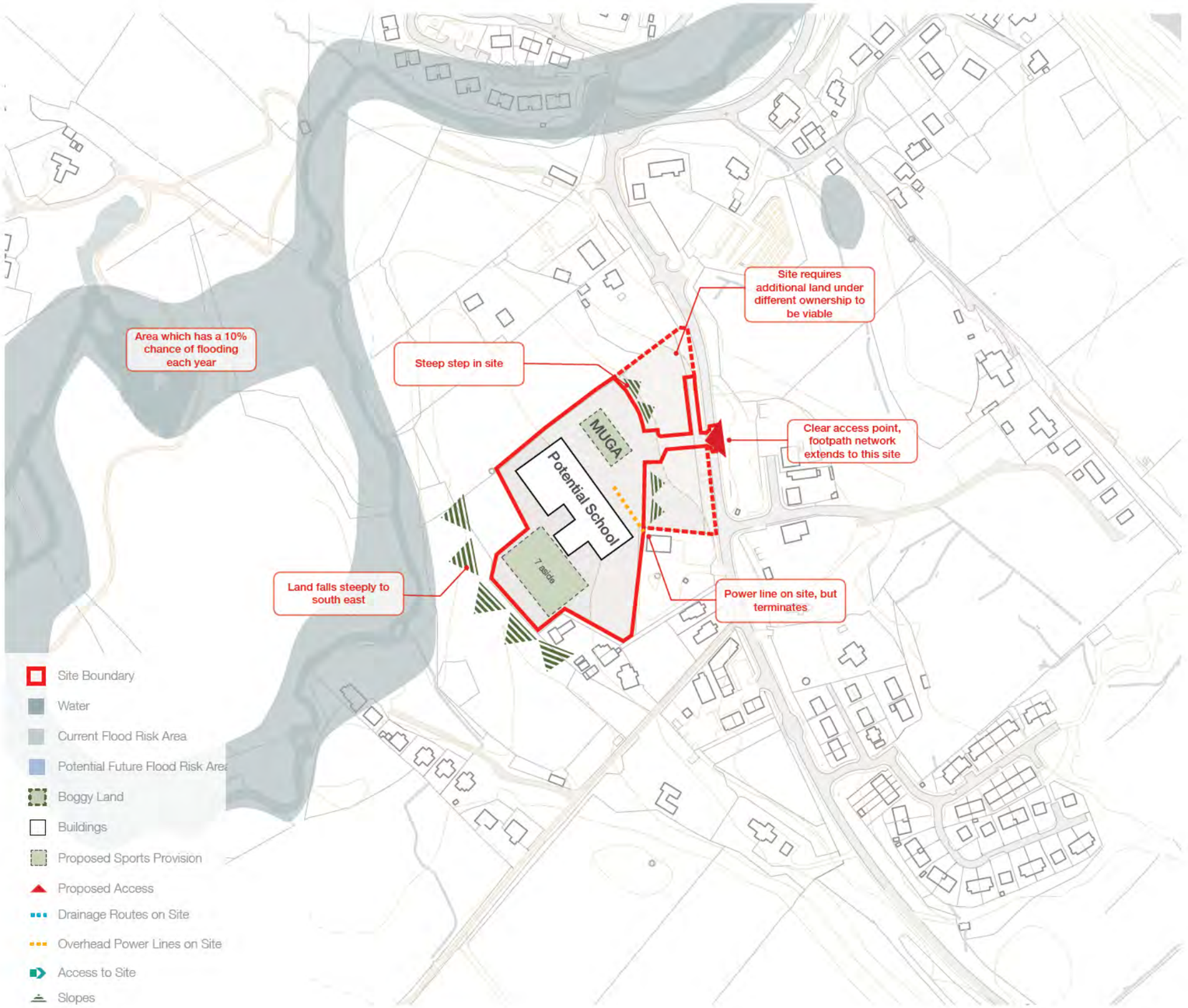
- Corrosive coastal environment
- Utilities diversion necessary
- Limited orientation/ massing options to deliver optimal performance.

Civils/Structural Commentary

- No superficial deposits mapped, therefore likely to be less than 1m deep.
- Likely shallow bedrock / hard digging.
- Foul Water and Surface Water assets located south of site near Hebridean Lodge on A848 and levels suggest connection possible.

Transport Commentary

- The site is walkable from adjoining residential catchments, although to a lesser extent than the existing site
- Appears to be the smallest of the sites – potential issue for car parking / bus stances



Site 014
Tobermory

Site size

The site is big enough to accommodate the new campus with a full sized sports pitch, However the nature of the site facing the A848 means that large parts of the site are not appropriate for development. This also limits the visibility of the new campus from the road.

Topography

There is a significant level change slopping down from the West to the East. Along the boundary facing the A848, the site slopes down very significantly which will limited the development on this part of the site.

Flood Risk/Hydrology

A drainage route runs across the site from the Northwest to the southeast and meets a drainage route running perpendicular along the Southeastern site boundary. There is a minor flood risk in the centre of the site, where the drain runs. Other than this, there are no significant flood risks in or around the site.

Access

Access to the site is made challenging by the steep slope towards the A848 and the general topography of the site, but could be facilitated from the Southeastern point of the site.

Ground Conditions

The Northeastern half of the site, north of the drainage route is boggy, and has a likelihood of peat deposits. However the Southern half of the site seems to have firm ground. This sits further away from the road, which is not ideal for development.

Additional Comments

Due to the sloping topography of the site, the views North and East are very good.

Site 014
Tobermory

NOT SHORTLISTED

Site 014 sits south of Tobermory along the A848. The red line boundary for this site is not yet confirmed.

Pros

- The site is big enough to accommodate a full sized sports pitch.

Cons

- There is a steep slope up to the site from the road which makes access difficult
- The boggy land to the road side of the site means development would have to happen further back
- Drainage routes run across the site
- There is a significant level change across the southern part of the site

MEP Commentary

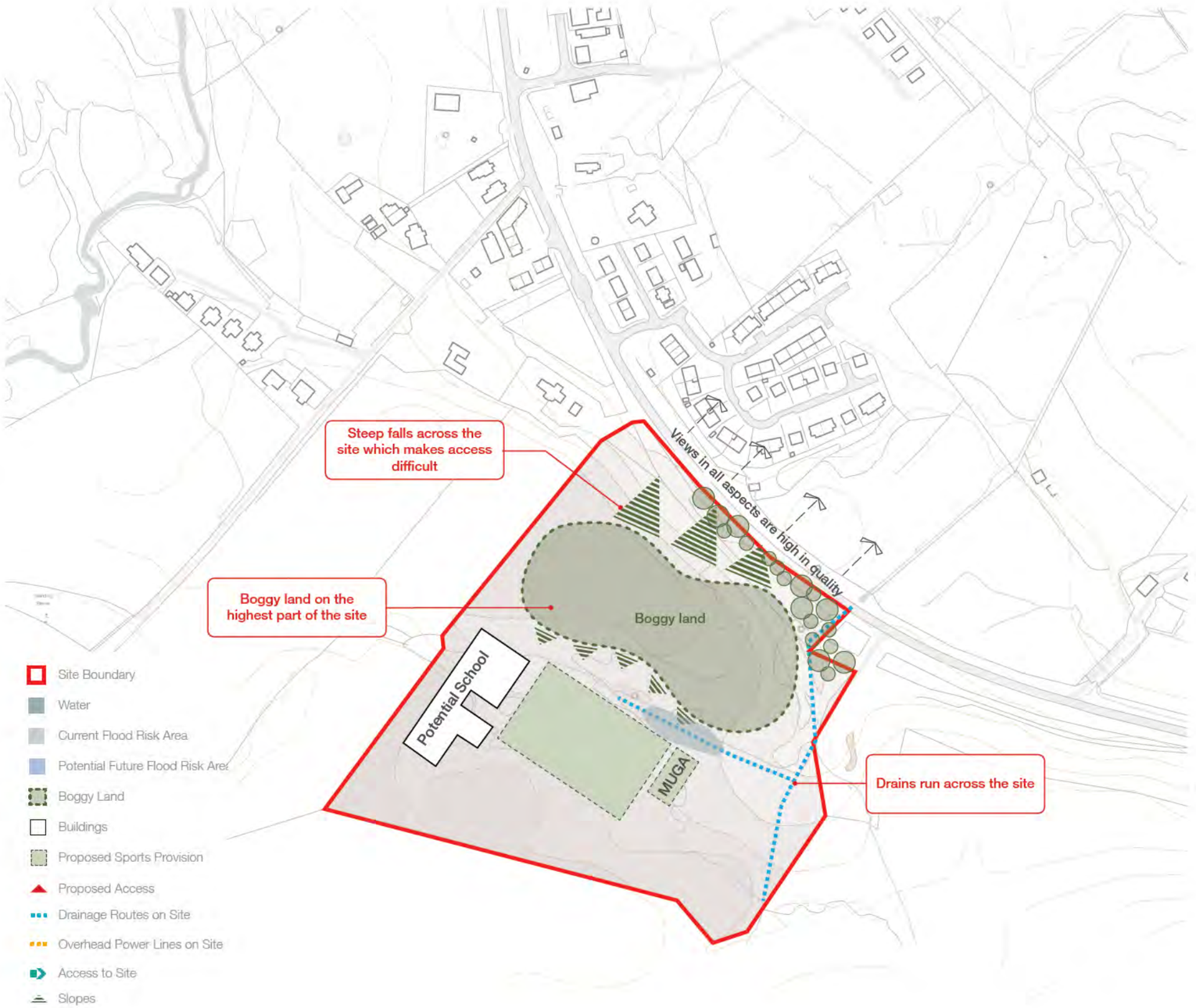
- Corrosive coastal environment
- Potential orientation/ massing options presents no concerns in achieving LEIP Energy and environmental quality performance

Civils/Structural Commentary

- No superficial deposits mapped, therefore likely to be less than 1m deep.
- Likely shallow bedrock / hard digging. Rock visible in photos just below surface.
- Foul water would need pumped to nearby asset on A848.
- Surface water connection possible to watercourse near eastern boundary of site.

Transport Commentary

- Accessible by foot from some residential catchments – footpaths do extend to the site although they are at grade with the road and appear to be generally of poor quality
- Steep access into the site – potential issue for buses

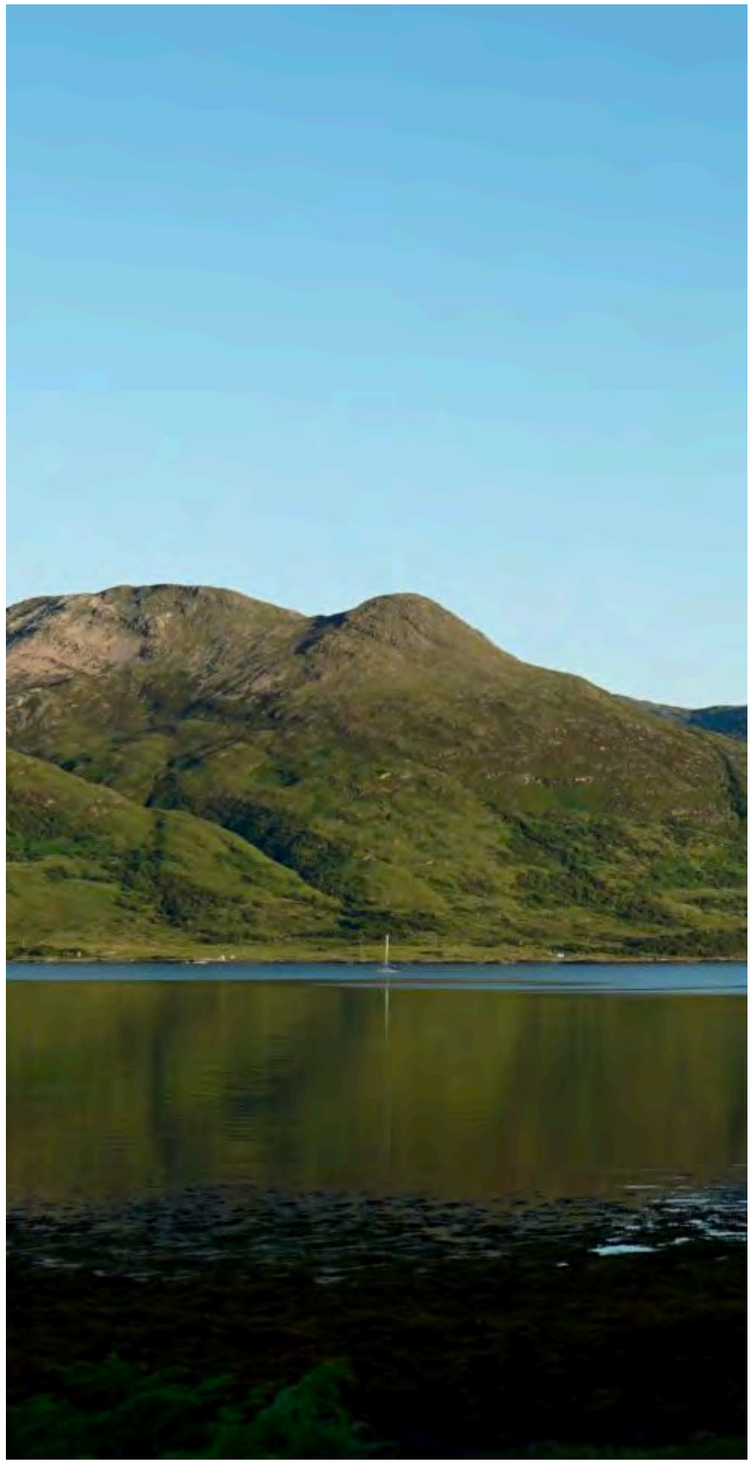


Shortlist

Following the initial review of the proposed sites outlined in this document, the recommendation is to shortlist the following sites:

- The existing school site
- Site 001
- Site 005
- Site 013

These will be reviewed in more detail to narrow down the choice.



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