

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
21 January 2014

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|-------------|------------|
| Agenda Item | 5.4 |
| Report No | PLS/005/14 |

13/03235/FUL: Carlton Rock Ltd.
Former Swimming Pool Site, Glebe Street, Inverness

Report by Area Planning Manager – South

SUMMARY

Description: Proposed 7 storey hotel development with restaurant, bar facilities and associated car parking and access (as amended).

Recommendation: GRANT

Ward: 15 - Inverness Central

Development category: Major

Pre-determination hearing: not required

Reason referred to Committee: Manager's discretion.

1. PROPOSAL

- 1.1 The application site comprises the former swimming pool site at Glebe Street and is located on the east side of the River Ness, bounded to the north by Friars Bridge. To the south east, the site is adjacent to the residential properties on Glebe Street whilst the category B listed terrace of properties on Douglas Row abuts the south boundary of the site.
- 1.2 Planning Permission is sought for the erection of a 7 storey hotel (at its highest) development with associated access and car parking. The proposed hotel incorporates 165 bedrooms, restaurant and lounge bar facilities for residents and the public, gymnasium facilities, conference/ function rooms, kitchen and back of house accommodation to cater for the above facilities. A total of 76 car parking spaces including 9 bays for disabled are provided in addition to service vehicle facilities and bus layby.
- 1.3 The footprint of the proposed building adopts an L shaped plan form and occupies the area fronting the river on the west boundary, extending northwards along the Friars Bridge boundary. Parking, areas of landscaping and vehicular and pedestrian access occupy the remainder of the site.

- 1.4 The development proposes a series of blocks increasing in height towards the north boundary. The design of the hotel has been the subject of discussion since submission and amendments to the external layout have been secured. The application was, as a result, the subject of further re-notification and press advertisement.

A four storey block occupies the section of site adjacent to Douglas Row which steps up to five storeys within the mid section and increasing to seven storeys adjacent to Friars Bridge. The north western corner incorporates a feature 'spire'. The building is of contemporary design, incorporating a flat roof with balconies on the west elevation overlooking the river. The ground floor of the main building will be reserved at the river front elevation for restaurant and bar facilities and will have direct access onto the existing river walkway, via the raised ground of the proposed flood alleviation development. The restaurant and bar area is in part accommodated within a single storey glazed flat roofed area which extends beyond the footprint of the upper floors. The remaining ground floor area will accommodate service facilities. The proposed hotel rooms are located on the upper floors and comprise a mix of suites and bedroom accommodation. The main entrance to the hotel is located to the rear of the property on the east elevation.

- 1.5 A total of 76 off street parking spaces are provided with the majority located to the rear of the building. Vehicular access to the site will be formed from Glebe Street and it is proposed to establish an entry and exit point with parking for disabled located close to the hotel entrance. Secure cycle storage facilities are also proposed. Limited areas of landscaping are to be provided although the area immediately adjacent to the river walkway is included within the on going Flood Alleviation Scheme which limits opportunities for further landscaping. A ramped footpath will provide access to the hotel from the existing riverside walkway. The area immediately adjacent to Douglas Row will be landscaped and feature boundary enclosures are to be provided as part of the development on the Glebe Street frontage.
- 1.6 Materials include a 'high quality metal rain screen cladding system' for the walls in white, silver and charcoal grey with stone blockwork to the ground floor. All balconies are glazed and the ground floor west elevation is also predominantly glazed.
- 1.7 The application includes the following supporting information - Transport Statement, Drainage Impact Assessment, Flood Risk Assessment and Design/ Access Statement.

2. SITE DESCRIPTION

- 2.1 The site extends to approximately 1.4 ha and occupies a prominent position on the east side of the River Ness frontage. Previously a former swimming pool site, it has lain vacant for a considerable time. The site is bounded to the north by Friars Bridge and to the south by the listed category B properties on Douglas Row. The west boundary of the site is defined by the on going Flood Alleviation Scheme and public walkway abutting the river bank. Part of the site is located within the Inverness (Riverside) Conservation Area.

3. PLANNING HISTORY

- 3.1 The site, following demolition of the former swimming pool, has been vacant for a considerable period and had previously been used as a temporary storage area and yard while the city centre streetscape improvements were underway. An earlier application lodged in 2005 involving flatted accommodation was subsequently withdrawn prior to determination.

08/00353/FULIN - Hotel development – permission granted subject to conditions and legal agreement relating to developer contributions for parking and streetscape improvements.

13/01726/PAN - Erection of a multi storey hotel with associated services including restaurant, lounge bar, conference, meeting space, recreation and function facilities, car park on Former Swimming Pool Site, Glebe Street, Inverness.

4. PUBLIC PARTICIPATION

- 4.1 As a major category of development, pre application consultation is required. Notice was published under regulation 7(2) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The public consultation event was held on the 15th of May 2013.

- 4.2 The formal submission was advertised under Schedule 3 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Advertised: 6 September 2013 with subsequent advertisement on 13 December 2013.

Representation deadline: 20 September 2013 and 6 January 2014

Timeous representations: 1

Late representations: 0

- 4.3 Material considerations raised are summarised as follows:

- Issues raised regarding the impact of the development on the adjacent property which trades as a furniture store. Following clarification, concerns now addressed.

- 4.4 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. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **Scottish and Southern Energy:** No concerns but notes the presence of underground cables which must be addressed before development commences. This can be dealt with by appropriate condition.

- 5.2 **A+DS:** Consulted and have indicated that the issues and comments raised in connection with the previous scheme remain valid. Members may be aware that A+DS were involved in discussions on the form and layout of the previous proposal to which general support was given.

- 5.3 **SEPA:** No objections to the proposal on flood risk grounds as the findings of the submitted Flood Risk Assessment are addressed in the design of the development with the minimum finished floor level set at 4.35 metres AOD. It is also noted that due account has been had in the design in respect of the adjacent flood alleviation works. A condition is required to ensure that SuDS are provided in accordance with SEPA's requirements.
- 5.4 **Transport Scotland:** No concerns. A condition is required to ensure submission of a Travel Plan to identify appropriate modes of transport to and from the proposed development.
- 5.5 **TECS (Flood Team):** The proposal has been the subject of detailed discussion given its close proximity to the River Ness and the adjoining Flood Alleviation Scheme. There are no objections and it is noted that the finished floor level is at an acceptable height. In addition, the proposed drainage design allows for suitable storage to accommodate the 1 in 200 year event required during high water levels in the River Ness. Conditions are required relating to the finished floor level, updated Flood Risk Assessment to take account of recent policy changes and the configuration of the flood alleviation works and the provision of a 2.5 metre wide buffer strip, the latter of which has now been incorporated into the final site layout.
- 5.6 **TECS (Area Roads and Community Works Manager):** No objections. It is noted that the development is underprovided for in terms of parking facilities but that the city centre location will result in a number of customers arriving by means other than car borne. The proximity of Rose Street car park is also noted. A developer contribution will be required to address the shortfall. Management of the car park will be required through the implementation of a Travel Plan to be submitted prior to occupation of the hotel. In addition off site works will be required for lane marking at Chapel St/Glebe St junction, for a scheme for carriageway resurfacing on Glebe St and provision of a continuous 2 metre wide footway adjacent to the hotel site including improvements for pedestrian crossing adjacent to the junction with Chapel Street. Access to the existing furniture shop must also be maintained.
- 5.7 **TECS (Contaminated Land):** The previous use of the site as a smithy, coal yard and council depot are noted and these may have resulted in contamination. A scheme to deal with the potential contamination on site is required.
- Members are advised that a report has been submitted together with details of the mitigation required.
- 5.8 **Archaeology** – Archaeological assessment will be required prior to and during development on site. It is noted that gravestones dating to possibly the 17th century are located within the existing boundary wall and these should be preserved.
- Members are advised that a report has been submitted for the site together with details of the mitigation required.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland-wide Local Development Plan 2012

| | |
|----|--------------------------------------|
| 29 | Design Quality and Place-Making |
| 34 | Settlement Development Areas |
| 41 | Business and Industrial Land |
| 42 | Previously Used Land |
| 43 | Tourism |
| 44 | Tourist Accommodation |
| 51 | Trees and Development |
| 57 | Natural, Built and Cultural Heritage |
| 58 | Protected Species |
| 64 | Flood Risk |
| 65 | Waste Water Treatment |
| 66 | Surface Water Drainage |

6.2 **Inverness Local Plan (March 2006) (as continued in force)**

Policy 1 Uses

Policy 2 Design

6.3 **Inner Moray Firth Proposed Local Development Plan (November 2013)**

IN10 Site at Glebe Street.

Uses Hotel, Business, Tourism, 50 homes

Requirements: Development in accordance with Inverness City Centre Development Brief. Also subject to completion of flood alleviation scheme or Flood Risk Assessment.

7. OTHER MATERIAL CONSIDERATIONS

7.1 The Highland Council Supplementary Planning Policy Guidance

Sustainable Design Guide (June 2011)

Flood Risk and Drainage Impact Assessment Supplementary Guidance

Highland Historic Environment Strategy

Inverness City Centre Development Brief

Inverness City Vision: Building a Better Inverness

Sustainable Design Guide Supplementary Guidance

Managing Waste in New Developments Supplementary Guidance

Public Art Strategy – Supplementary Guidance

7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, February 2010)

Managing Change in the Historic Environment

Scottish Historic Environment Policy

PAN 71 Conservation Area Management

Designing Streets

Designing Places, A Policy Statement for Scotland

Scotland's Six Cities: A Shared Vision for Scotland's Success

Scotland's Cities: Delivering for Scotland

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.

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.

8.3 Development Plan Policy Assessment

The site is an established brownfield site within a key location within the city centre and provides a development opportunity encompassing a range of potential uses. It occupies a visually prominent site on the east side of the River Ness and is in close juxtaposition to both existing commercial and, significantly, residential properties. The evaluation and assessment of the proposal must therefore take into account the impact of the development in terms of its setting and the existing adjacent uses in particular but also the extent to which the principle of the development as proposed is an acceptable and appropriate use of the site in both the context of relevant planning policy and the scope for development afforded by its brownfield status. Not least, due regard must be had for the conservation area status of the area and the proximity of listed buildings at Douglas Row.

In terms of relevant policy, SPP gives encouragement for development which contributes to sustainable economic growth that enables the development of growth enhancing activities across Scotland within the context of protecting and enhancing the quality of the natural and built environment. Similarly, strong encouragement is given towards promoting the regeneration and re-use of previously developed land particularly where the development will provide new employment opportunities.

In addition, the importance of securing development which integrates successfully and creates effective links with the surrounding urban fabric is stressed, particularly within conservation areas where the impact on the appearance, character or setting of that area is protected. This endorses the advice set out in PAN 71 which identifies that all new development should ensure that it 'respects, enhances and has a positive impact on the area'.

Council policy is set out in the adopted Highland-wide Local Development Plan, Inverness Local Plan and the more recent Inner Moray Firth Proposed Local Development Plan. This is in addition to the relevant supplementary guidance noted in section 7.1 above. Policy is supportive of the redevelopment of vacant sites particularly where it will also result in improvements to streetscape and enhance the heritage of the city. The Inner Moray Firth Proposed Local Development Plan identifies the site at IN10 and recommends use for hotel, business, tourism or 50 homes. The Inverness City Centre Development Brief also makes specific reference to the site and acknowledges that it offers 'ideal redevelopment opportunities'.

In policy terms therefore the proposal is entirely consistent with the development opportunities offered by the brownfield site and will serve to enhance the viability and vitality of this important riverside site.

8.4 Siting, Design and Landscape

The proposed development involves the erection of a 165 bedroom hotel which will involve a building of stepped configuration rising from 4 storeys to 7 storeys adjacent to Friars Bridge. The proximity of the bridge to the site presents difficulties not least because of the potential for noise nuisance and limited opportunity for amenity. The proposed layout takes these matters into consideration with the internal layout utilising the ground floor for service and storage facilities. The upper floors on this north elevation take advantage of the views northwards and incorporate balconies to the bedrooms. The stepped configuration, with the lower level block located at the south boundary of the site ensures that the visual impact in the context of the existing two storey buildings which comprise the Douglas Row properties are not adversely affected by the development. This part of the site is also located within the designated Inverness (Riverside) conservation area and the design of the development is considered appropriate in that context.

Members may recall that planning permission was previously granted for a similar development on this site which involved a comparable layout. In design terms, as with the previous proposal, the introduction of a stepped development, rising in height towards Friars Bridge and incorporating a feature spire to reflect the character of the river side vista on both the east and west side of the river, whilst meeting the objectives of the developer in securing a 165 bedroom 4 star hotel, allows for a scale of development, which at the juncture of existing residential properties, is considered appropriate. The design and architectural features are of contemporary design, whilst the introduction of significant areas of glazing at ground floor level together with the proposed balconies on the upper floors, particularly on the front west elevation, take advantage of the riverside location and provide interest within the scale of development proposed.

The proposal includes landscaping within the site and will incorporate boundary treatment to Glebe Street. In addition, the applicant has indicated that developer contributions will be provided towards securing appropriate public art in accordance with the terms and requirements of the Development Brief and Public Art Strategy Supplementary Guidance. The area immediately to the front of the site adjacent to the river walkway includes the proposed River Flood Alleviation scheme and as a result, the proposed walls associated with this will be incorporated into the design to provide ramped access to the main restaurant located at the front of the hotel. The remainder of the site is laid out to parking with limited opportunities for soft landscaping. However, the use of a variety of materials and the introduction of well designed boundary treatment will ensure that the site is sensitive to the conservation area status of the area and enhances the opportunity for pedestrian use of Glebe Street linking through to Chapel Street.

8.5 Other Considerations – not material

None.

8.6 Matters to be secured by Section 75 Agreement

The developer contributions relating to the provision of public art and parking facilities will be secured by an appropriate legal agreement.

9. CONCLUSION

9.1 The proposal to redevelop the vacant former swimming pool site at Glebe Street with a hotel is welcomed and is considered an acceptable and appropriate use of the site. It accords with both SPP and Council Policy and Supplementary Guidance. It will serve to regenerate an important riverside site and enhance the visual amenity of this section of the river. The revised and amended scheme better respects the intrinsic characteristics of the site and provides an acceptable juxtaposition of traditional and contemporary design within the conservation area.

The mix of uses and architectural features within the immediate vicinity provides an opportunity to introduce a development of contemporary design and scale which will add interest to the river frontage and provide benefits to the city by developing this brownfield site. The development endorses the policy objectives by contributing towards the continued viability and vitality of the wider area.

Accordingly, the proposal is recommended for the grant of planning permission subject to the following conditions.

10. RECOMMENDATION

| | |
|---|----------|
| Action required before decision issued | Y |
| Notification to Scottish Ministers | N |
| Notification to Historic Scotland | N |
| Conclusion of Section 75 Agreement | Y |

Revocation of previous permission N

Reason: legal agreement to secure developer contributions for off site parking and public art.

Subject to the above, it is recommended the application be **GRANTED** subject to the following conditions and reasons and notes to applicant

1. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SuDS) and be designed to the standards outlined in Sewers for Scotland Second 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: In order to ensure that water and sewerage infrastructure is carefully managed and provided timeously, in the interests of public health and environmental protection.

2. No development shall commence on site until the mitigation measures identified in the Phase 11 site investigation document (Enviro Centre) to deal with the contamination on site have been undertaken and no development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are put in place, all to the satisfaction of the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature.

3. The finished floor level of the hotel shall be at a minimum of 4.35 metres AOD and in accordance with drawing PL(20)102 Rev B (or as otherwise approved) all to the satisfaction of the Planning Authority in consultation with SEPA. In addition, a minimum strip of 2.5m shall remain free from development between the hotel boundary and the new flood defences to allow future maintenance access.

Reason: In the interests of flood prevention.

4. No development shall commence until details of the proposed bin storage have been submitted to and approved in writing by the Planning Authority and thereafter provided prior to first occupation of any of the development.

Reason: In the interest of amenity.

5. Construction work shall not begin until a scheme for protecting neighbouring premises from dust which arises from operations carried out in connection with this planning application has been submitted to and agreed in writing by the Planning Authority and thereafter implemented for the duration of the construction period.

Reason: In the interests of residential amenity.

6. No development shall commence until an updated Flood Risk Assessment has been submitted to, and approved in writing by the Planning Authority. For the avoidance of doubt this shall include details of the proposed Flood Alleviation Scheme and recent changes in policy.

Reason: In the interests of flood prevention.

7. No development shall commence on site until samples of all finishing materials have been submitted to and agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity.

8. No development shall commence until full details of a covered and secure communal bicycle storage/racking system for 10 bicycles have been submitted to, and agreed in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.

Reason: In order to facilitate the use of a variety of modes of transport.

9. No development shall commence until a dimensioned layout showing all roads, footways and parking bays in accordance with Council standards has been submitted to, and approved in writing by, the Planning Authority. This layout shall show not less than 76 car parking spaces including 9 no. disabled spaces and 4 motorcycle spaces. Thereafter, the development shall be provided in accordance with these approved details, prior to the first use of the development, and thereafter maintained in perpetuity.

Reason: In order to ensure that the level of off-street parking is adequate.

10. No development shall commence until details of servicing arrangements, have been submitted to, and approved in writing by, the Planning Authority. This shall include:

i. Measures to ensure surface water run off from the development site shall not discharge onto the public road;

ii. Measures to demonstrate how the servicing arrangements and access will be maintained for the home furnishing retail unit located adjacent to the development site;

iii. 'No right turn' signage shall be provided at the site egress to prevent hotel traffic from using Douglas Row which is for access and cyclists only.

The approved details shall thereafter be implemented from the date of first occupation of any part of the development.

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

11. No development shall commence on site until details of a scheme for lane marking at the Chapel Street/Glebe Street junction have been submitted to and approved in writing by the Planning Authority and thereafter the approved scheme shall be implemented prior to first occupation.

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

12. No development shall commence until details of a scheme for road improvements on Glebe Street have been submitted to and approved by the Planning Authority and thereafter the scheme shall be implemented prior to first occupation of the development. The scheme of improvements shall include:

- Glebe Street carriageway and drainage reconstruction. The works shall extend from Douglas Row, along the length of Glebe Street, to Chapel Street.
- Reinstate / provide a continuous 2 metre wide footway on Glebe Street. The footway shall extend along the frontage of the proposed hotel development boundary.
- Provision of drop kerb pedestrian crossing opportunities on Glebe Street to facilitate the movement of pedestrians from the hotel walking towards the City Centre.

Reason: To enable pedestrians to keep outwith the public road and the path of oncoming traffic; in the interests of road safety.

13. No later than 6 months from the first occupation of the development, a Travel Plan, which sets out proposals for reducing dependency on the private car, shall be submitted to and agreed in writing by the Planning Authority in consultation with Transport Scotland . The Travel Plan shall include:

- i. measures for extending and/or increasing the frequency of the existing local bus services(s) and associated financial contributions;
- ii. details for the management, monitoring, review and reporting of these measures; and
- iii. details of the duration of the Travel Plan.

The approved Travel Plan shall thereafter be implemented from the date of approval.

Reason: In order to facilitate the use of a variety of modes of transport.

14. 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. the location and design, including materials, of any existing or proposed walls, fences and gates;
 - iii. 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
 - iv. a programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

All 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 the approved landscaping works are properly undertaken on site.

15. No development shall commence on site until details of boundary enclosures have been submitted to and approved in writing by the Planning Authority and thereafter provided before first occupation of the development.

Reason: In the interests of visual amenity.

16. For the avoidance of doubt there shall be no roof plant, bird netting or ventilation equipment located on any part of the roof without the written approval of the Planning Authority.

Reason: In the interests of visual amenity.

17. No development shall commence until a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, has been submitted to and received the approval in writing of the Planning Authority. All arrangements thereby approved shall be implemented by the developer at his expense in accordance with the approved timetable for investigation.

Reason: In order to preserve the archaeological and historical interest of the site.

18. No development shall commence until a construction method statement has been submitted to and received the written approval of the Planning Authority. This shall include the proposed location of the works compound, the means of screening the site, how the site will be developed and mitigation measures in terms of dust and noise for adjacent premises. The development shall thereafter proceed in accordance with the approved construction method statement.

Reason: In the interests of residential amenity.

19. Where any of the processes carried out in the proposed buildings are capable of producing odours, such emissions shall be controlled to prevent odours being detectable in neighbouring premises. The proposed control measures shall be submitted for approval by the Planning Authority and thereafter implemented in accordance with the approved scheme.

Reason: In the interest of amenity.

INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

FOOTNOTE TO APPLICANT

Statutory Requirements: The following are statutory requirements of the Town and Country Planning (Scotland) Act 1997 (as amended). Failure to meet their respective terms represents a breach of planning law and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development (NID) in accordance with Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority prior to work commencing on site. Furthermore, work must not commence until the notice has been acknowledged in writing by the Planning Authority.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority.

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

Conditions: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

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 (of emanating from) the application site. As per Scottish Planning Policy, planning permission does not remove the liability position of developers or owners in relation to flood risk.

Road Openings Permit / Road Construction Consent: you may require consent from the Roads Authority prior to the commencement of this development. You are therefore advised to contact them direct to discuss the matter. For the avoidance of doubt, under Section 56 of the Road (Scotland) Act 1984, the developer shall make a formal application to carry out the works listed above and obtain approval from the Inverness TECS Area office.

SEPA: The SuDS treatment train should be followed which uses a logical sequence of SuDS facilities in series allowing run-off to pass through several different SuDS before reaching the receiving water body. Further guidance on the design of SuDS systems and appropriate levels of treatment can be found in CIRIA's C697 manual entitled The SuDS Manual. Advice can also be found in the SEPA Guidance Note Planning advice on sustainable drainage systems (SuDS). Please refer to the SuDS section of our website for details of regulatory requirements for surface water and SuDS.

Details of regulatory requirements and good practice advice for the applicant can be found on our website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at: Graesser House, Fodderty Way, Dingwall Business Park, Dingwall, IV15 9XB, Tel: 01349 862 021.

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.

Section 75 Legal Agreement: You are advised that this planning permission has been granted subject to a Section 75 Legal Agreement. The terms of the agreement must be read in conjunction with the planning permission hereby approved. The terms of the Agreement may affect further development rights or land ownership and you are therefore advised to consult with the Planning Authority if considering any further development.

SSE: There are high and low voltage underground cables under this site. The applicant must contact us prior to carrying out any site preparation as these cables may require deviation to allow the building works to proceed.

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).

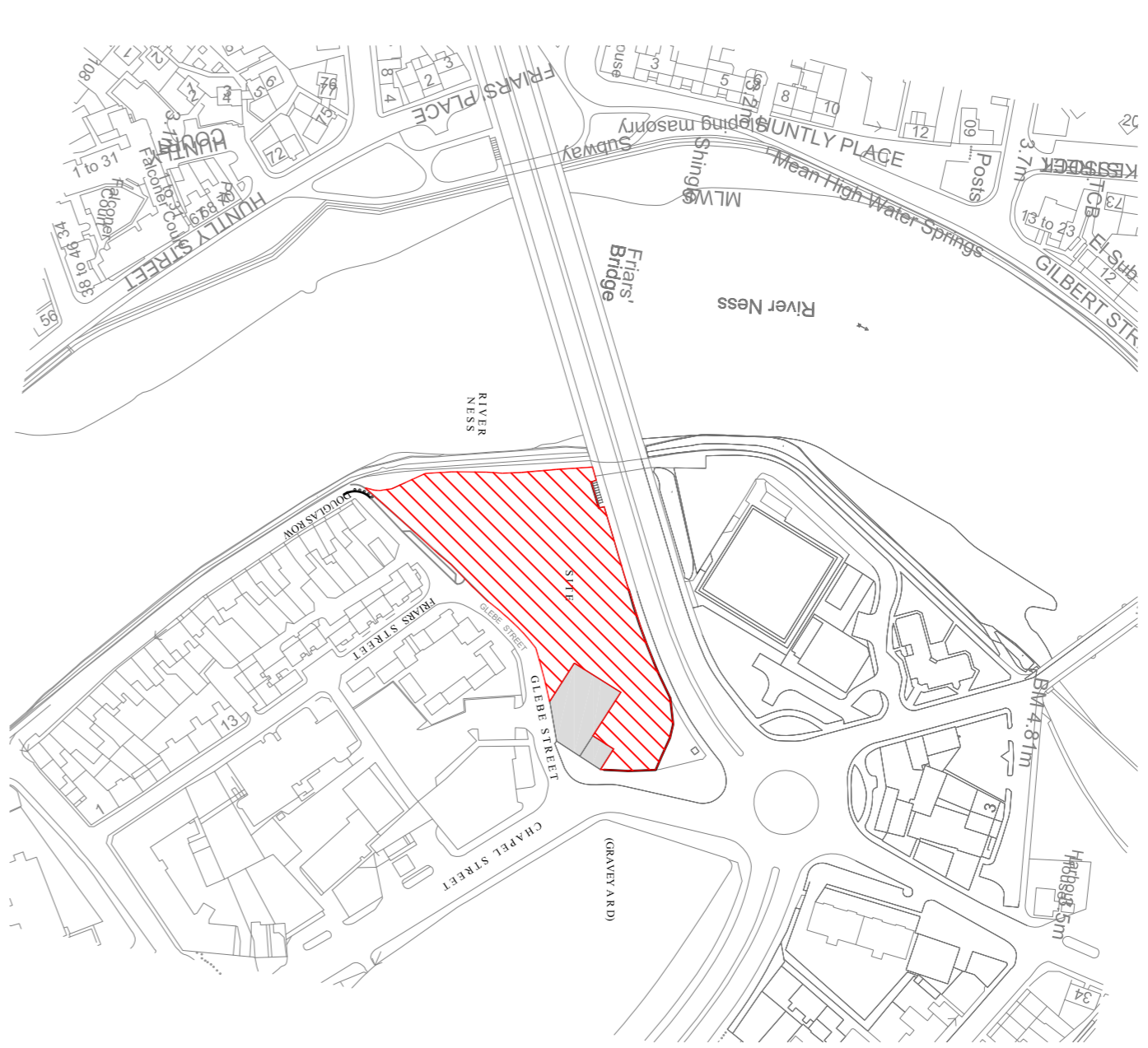
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to 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.

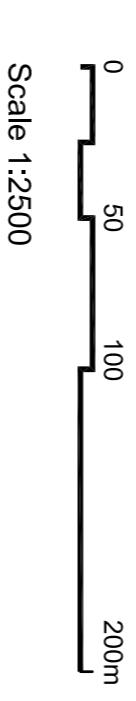
Signature: Allan J Todd
Designation: Area Planning Manager – South
Case Officer: Nicola Drummond
Background Papers: as referred to in this report.
Relevant Plans: Plan 1-4: Floor Plans – PL(20)001 Rev B; PL(20)002 Rev B; PL(20)003 Rev B ; PL(20)004 Rev B
Plan 5: Elevations PL(20)101 Rev b
Plan 6: Elevations PL(20) 102 Rev B
Plan 7: Site Plan PL(90)001 Rev B
Plan 8 : Existing Site Plan – PL(90)010 Rev A

Appendix – Letters of Representation

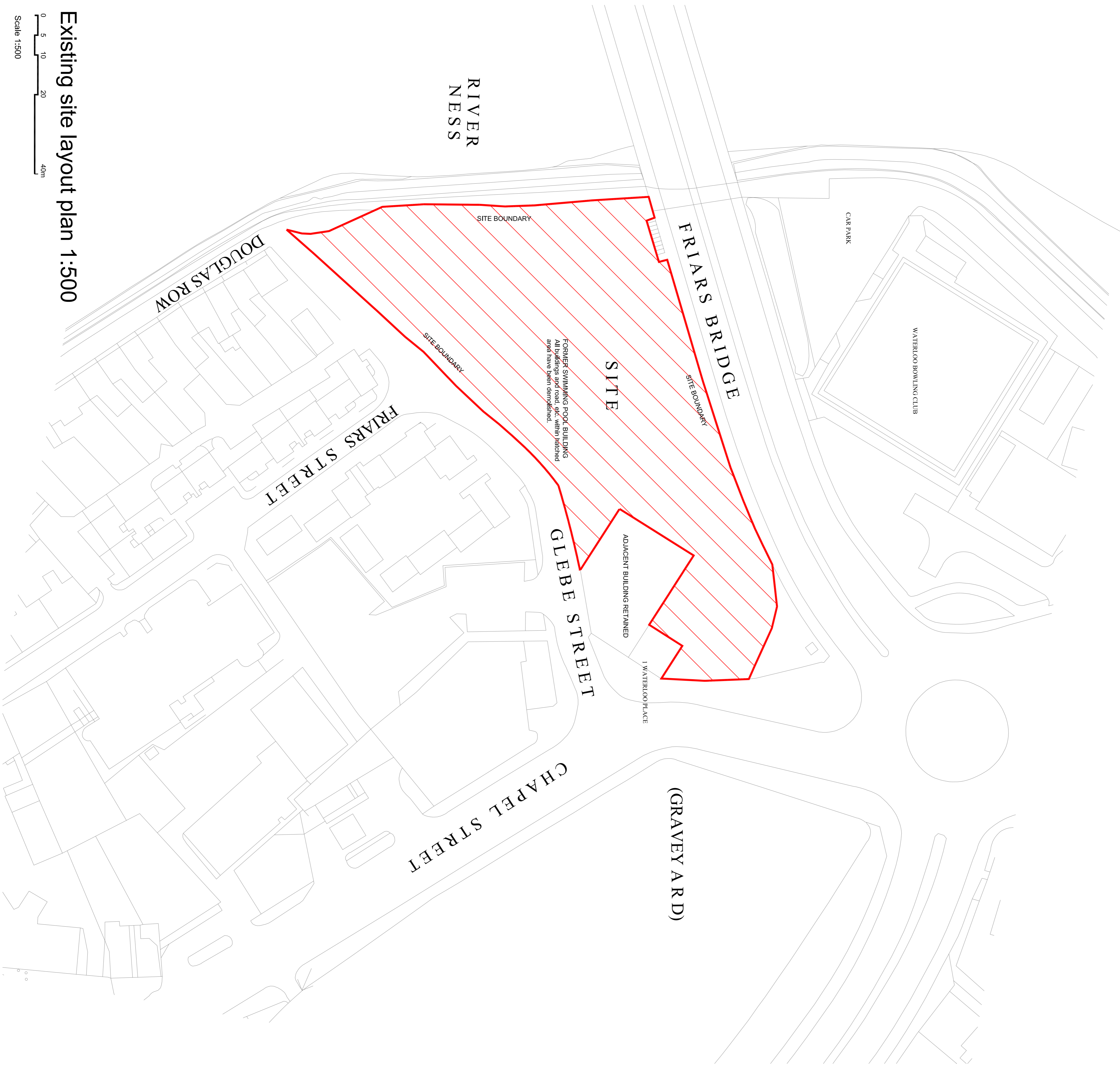
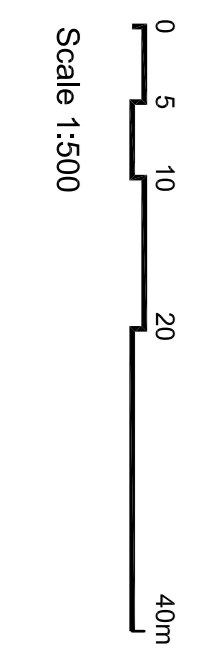
| Name | Address | Date Received | For/Against |
|-------------|--|----------------------|--------------------|
| Mr S W Jack | Farm and Household Stores, Millburn Rd, Inverness | 12 September 2013 | Neutral |



Location plan 1:2500



Existing site layout plan 1:500



FRIARS BRIDGE



Revision

Revision: CH01: 04/11/2011
 CH02: 04/11/2011
 CH03: 04/11/2011

Revision: CH01: 04/11/2011
 CH02: 04/11/2011
 CH03: 04/11/2011

Revision: CH01: 04/11/2011
 CH02: 04/11/2011
 CH03: 04/11/2011

Revision: CH01: 04/11/2011
 CH02: 04/11/2011
 CH03: 04/11/2011

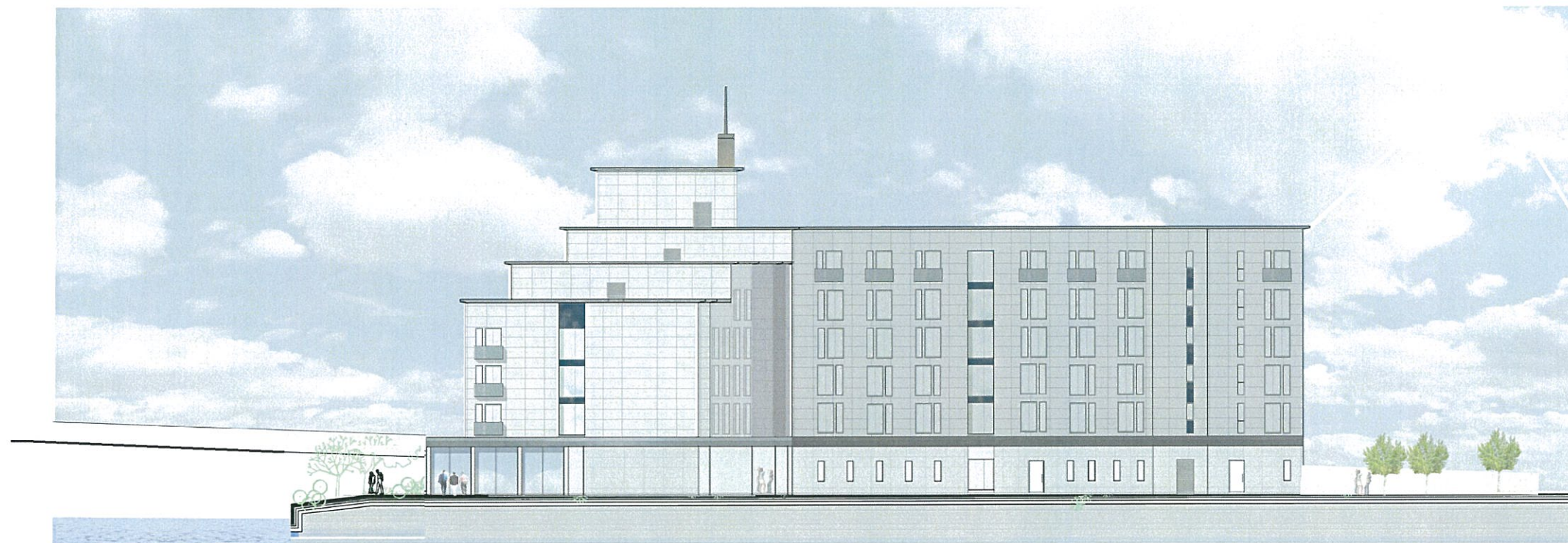
Revision: CH01: 04/11/2011
 CH02: 04/11/2011
 CH03: 04/11/2011

PERTH
 100 King Street
 Perth WA 6000
 Tel: 08 9438 8111
 www.keppie.com.au

Client: Carlton Rock
 Project: Glebe St, Inverness

Drawings: Site Plan

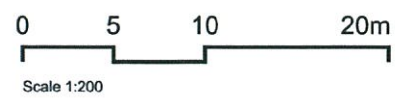
Project No: 2131313
 Drawing No: PL(00)001
 Status: B
 For Planning
 Date: 05/04/13
 Scale: 1:150 @ A1



South Elevation



East Elevation



| Revision | Drawn | Chk'd | Date |
|----------|-------|-------|------|
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Client
 Carlton Rock

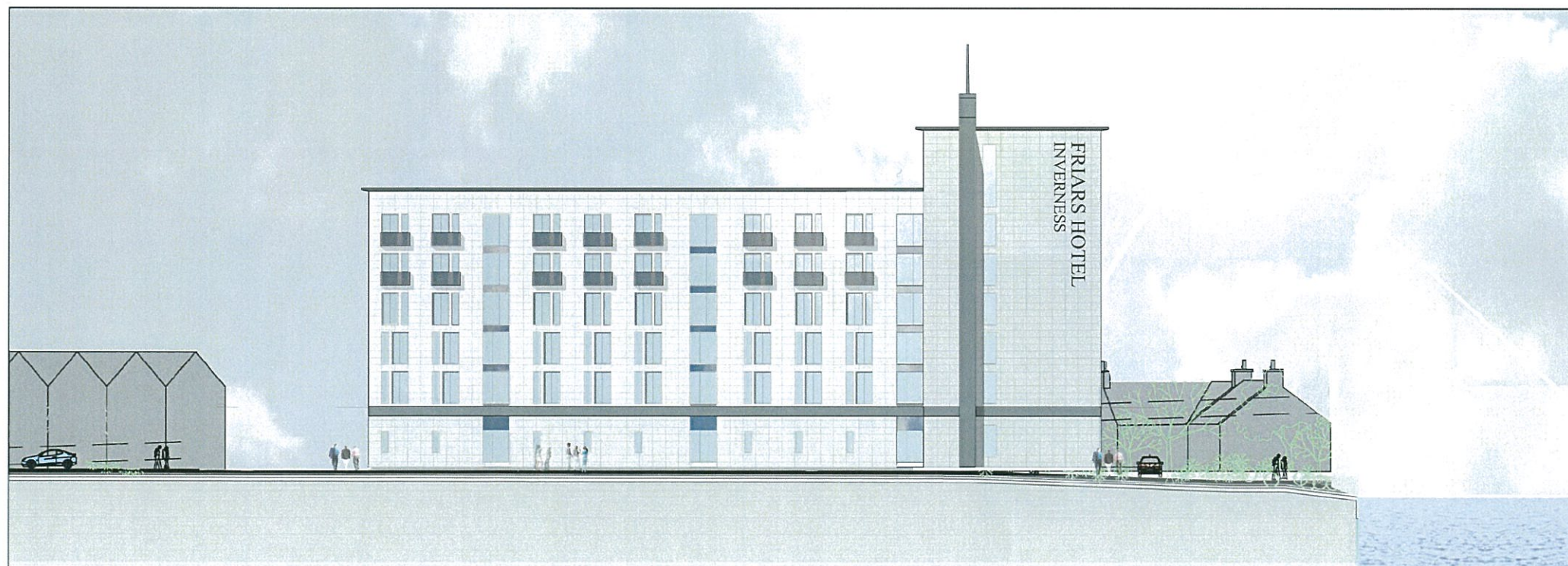
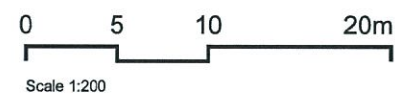
Project
 Glebe St, Inverness

Drawing
 Elevations Sheet 2 of 2
 South and East Elevations

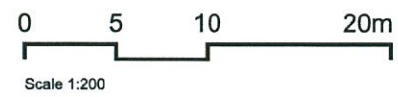
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|--------------|------------|
| Project No. | 213313 |
| Drawing No. | FL(20)101 |
| Status | B |
| For Planning | |
| Created | 08 |
| Checked | JB |
| Date | 08/28/13 |
| Scale | 1:200 @ A1 |



West Elevation



North Elevation



| Revision | Drawn | Checked | Date |
|----------|---|---------|------|
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| | | | |
| | | | |
| B | Amended as per meetings with Planning | | |
| A | Drawing issued for detailed planning submission | | |
| | | | |

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PERTH
 16 Tay Street,
 Perth
 PH2 8NP
 Tel: 01738 631 551
 www.keppiedesign.co.uk

Client
 Carlton Rock

Project
 Glebe St, Inverness

Drawing
 Elevations Sheet 1 of 2
 North and West Elevations

Project No.
 213313

Drawing No.
 PL(20)100

Status
 For Planning

Checked: JN
 Date: 05-08-13
 Scale: 1:200 @ A1