

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
21 January 2014**

Agenda Item	5.5
Report No	PLS/006/14

**13/03720/FUL: William Gray Construction
92-94 Academy Street, Inverness**

Report by Area Planning Manager – South

SUMMARY

Description: Erect 31no flats and two commercial units

Recommendation: GRANT

Ward: 15 – Inverness Central

Development category: Local

Pre-determination hearing: No

Reason referred to Committee: Manager's discretion

1. PROPOSED DEVELOPMENT

1.1 The proposal is to erect 31 flats and two commercial units following the demolition of the existing listed buildings.

1.2 Members may recall similar applications which were previously considered by the Planning Committee in May 2010 and March 2012. The proposal in 2010 was similar to this current one in that it was also for flats and retail units; however the design of the proposed replacement building was not considered acceptable in the context of this section of Academy Street.

In 2012, the applicant submitted an alternative proposal for the site involving the erection of an hotel. The design was very different from the previous proposal and was considered acceptable as a result of which the proposal was supported and planning permission granted. In the interim period the applicant, with his agent, has had informal pre-application discussions to discuss the possibility of erecting flats in place of the hotel but with the external design similar to that of the hotel that was granted in 2012. It is understood that the intended hotel operator is no longer in a position to develop the site.

1.3 Supporting documentation has been submitted with the application:

- Design and Access Statement
- Conservation Statement

- 1.4 **Variations:** Changes have been made to the pend area, specifically to alter the door openings to open away from the pend.

2. SITE DESCRIPTION

- 2.1 The site lies within the Inverness Riverside Conservation Area and comprises the two and half storey buildings which are currently used for commercial and office purposes. Listed Building Consent has previously been granted for the demolition of these category B listed buildings following referral to Historic Scotland.

3. PLANNING HISTORY

- 3.1 09/00076/LBCIN– Listed Building Consent to demolish 92-94 Academy Street - refused by PAC on 25.05.10.

09/00077/FULIN and planning permission to erect 2 retail units and 33 flats – refused by PAC on 25.05.10.

11/04298/LBC and 11/04356/FUL - Listed Building Consent to demolish 92-94 Academy Street and planning permission to erect a hotel – granted by South PAC on 27.03.12.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Section 65 - Affect Conservation Area and Schedule 3 development
Representation deadline: 15.11.13

Timeous representations: 4 (all in support)

Late representations: 2 (both in support)

- 4.2 Material considerations raised are summarised as follows:

- Building beyond economic restoration.
- Need for affordable/starter/single person accommodation.
- Walkway a good idea for linking to student hub.
- Area is in need of redevelopment
- City Centre as a whole will benefit from locating people in it.
- Significant economic benefit of this development.
- Proposal is aligned to the new City Centre Development Brief

- 4.3 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 **TECS:** No objections to the proposal. In this particular instance, TECS consider that the lack of off street parking can be accepted but subject to direct provision of or a commuted sum towards a streetscape improvement scheme/ streetscape works on Academy Street, and a developer contribution towards the possible enhancement of an alternative parking location such as Rose Street. A scheme for these works needs to be approved by the Planning Authority in consultation with the Roads Authority and is to be included as a condition of any grant of permission.
- 5.2 **Conservation Officer:** No objection based on the fact that the demolition of the listed buildings was justified previously as regeneration and this argument is carried through to this application.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland-wide Local Development Plan 2012

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 34	Settlement Development Areas
Policy 57	Natural, Built and Cultural Heritage
Policy 66	Surface Water Drainage

6.2 Inverness Local Plan 2006 (as continued in force)

C	City Centre
Policy 1	Uses
Policy 2	Design

7. OTHER MATERIAL CONSIDERATIONS

- 7.1 **Inner Moray Firth Proposed Local Development Plan November 2013**
IN5 North East of Academy Street – mixed use development

7.2 **Highland Council Supplementary Planning Policy Guidance**

Inverness City Centre Development Brief

Inverness City Vision: Building a Better Inverness

Sustainable Design Guide (June 2011)

Flood Risk and Drainage Impact Assessment Supplementary Guidance

Highland Historic Environment Strategy

Managing Waste in New Developments Supplementary Guidance

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Historic Environment Policy (SHEP)

Scottish Planning Policy (SPP)

Designing Places, A Policy Statement for Scotland

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

Scotland's Cities: Delivering for Scotland

Planning Advice Note 75 Planning for Transport (PAN 75)

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 Furthermore, section 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 requires the Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.4 **Development Plan Policy Assessment**

Policy 57 of the Highland-wide Local Development Plan requires that proposals should complement the natural environment, amenity and heritage resource. The Council's Conservation Officer was consulted on this application, in particular in relation to the proposed replacement building given its proximity to listed buildings and its situation within the Conservation Area.

8.5 The design proposed for the replacement building at 92-94 Academy Street has been considered independently of the wider listed building issues relating to the site. It is recognised that overall the design of the replacement building has evolved positively since submission of the first, original, application and this is borne out by the more recent grant of planning permission for the previous planning proposal. Externally, this proposal results in few changes to the previously granted proposal with the majority of changes being internal.

- 8.6 The building height is again respectfully stepped back at the upper levels to prevent architectural dominance or competition with the adjacent listed building and the wider streetscape. The design proposed incorporates a key corner entrance point which creates closure to the vista into Academy Street from School Lane. Presenting a positive, active element to the street frontage to draw people through and into Academy Street suggests that the proposed building has the potential to have a positive impact in terms of the wider regeneration benefit for the north end of Academy Street and the surrounding area.
- 8.7 The height, scale, rhythm and proportions respond to the surrounding established built form but the proposal is specifically designed to be a modern 21st century addition to the town centre. The principles of good new design and designing in context as set out in *Designing Places (A Policy Statement for Scotland)* have largely been addressed by this development proposal.
- 8.8 It is also considered positive that the design of the proposed building provides active “frontage” to the rear and incorporates a proposal for landscaping to the rear. This aspect of the design proposal demonstrates that the developer has given consideration to the City Centre Development Brief and the longer term aspirations of The Highland Council for wider townscape improvement and regeneration in this part of the city.
- 8.9 The proposals for a broad landscaping scheme to create a quality environment and setting for the proposed new building, will also draw people into the area and support wider improvement and regeneration for this part of the City Centre. This wider, cohesive approach to the development is very much supported and welcomed.
- 8.10 Overall, notwithstanding the listed building considerations, it is considered that the current application presents a form of development which responds to the local context and has the potential to make a positive contribution to the City Centre.
- 8.11 The Inverness City Centre Development Brief identifies this part of the city as having the potential to accommodate a new multi-storey business and student hub offering accommodation as well as easy access to a wide range of services and facilities to future students of UHI. The Development Brief specifically identifies 92-94 Academy Street as offering “a strategically important site for the Academy Street action area. The redevelopment of the site offers an opportunity to link into the development of the area immediately behind and contribute to a regenerated ‘hub’ which will help the wider development and accessibility in this area.” Theme 5 of the Development Brief addresses the decline in population of city centre residents. This proposal is for housing and will provide the opportunity to bring people back to living within the City Centre forming a “hub” which in turn should have a positive effect on kick-starting adjoining development opportunities.

8.12 **Material Considerations**

8.13 In planning terms, the historic environment issues are a key material consideration in determining this application. There is a general presumption against the demolition of listed buildings. Where buildings are proposed to be demolished they must meet the criteria of the tests for demolition set out in the Scottish Historic Environment Policy (SHEP). The tests are as follows and were rigorously assessed in the context of the previous proposal which similarly involved demolition of the listed buildings. SHEP requires consideration of the following matters:

“3.44. Where the application proposes the demolition of a listed building, applicants will be expected to provide evidence to show that:

- a) the building is not of special interest; or*
- b) the building is incapable of repair; or*
- c) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or*
- d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.”*

The Highland Council has previously requested that the building be re-assessed by Historic Scotland for possible de-listing. The outcome of the re-assessment is that Historic Scotland consider that despite the current condition of the building and the detail of the conservation statement submitted with the previous application, 92-94 Academy Street still meets the criteria to be included as Category B on the statutory list of buildings of special architectural and historic interest.

Nevertheless, in the context of the previous proposal, Historic Scotland determined not to call in the proposal to demolish the listed buildings thereby accepting that demolition would deliver significant benefits to economic growth or the wider community as set out in SHEP. The key consideration in this current proposal is therefore the extent to which a development involving flats in place of the previously granted hotel development continues to meet the four tests. Members are also advised that Historic Scotland has confirmed that they do not wish to be consulted further on the principle of demolition or on this application to vary the development as the related listed building consent for demolition has been issued.

8.14 An assessment of the current proposal against the four tests is therefore similar to that of the previous proposal with no change to the terms of points (a) and (b). Historic Scotland consider the building, in its current state, to merit its listed status although have accepted the principle of demolition. As established on consideration of the previous application, test (b) of the SHEP presents a number of issues which are somewhat subjective in terms of the capability of elements of the building to be repaired. The applicants have suggested that the extent of repair required is such that the building would require almost total re-build.

In their previous supporting statement for the demolition of the listed buildings the applicants did not specifically address test (c) of the SHEP. However, a key material consideration is based on the terms of both the City Centre Development Brief for Inverness and the Scottish Government's objective of targeting the six Scottish Cities as key drivers of the economy. The Scottish Government specifically states that planning authorities should focus on "delivering high impact projects and programmes in areas which best support our cities' sustainable economic growth ambitions". Through the City Centre Development Brief, Highland Council has identified the north end of Academy Street, Rose Street, the bus station and surrounding area collectively as an area for a high impact project to support the sustainable economic growth of Inverness.

The proposed redevelopment of the site is recognised as key in bringing vitality and viability to this section of Academy Street and clearly meets the objectives set out in the Brief towards securing improvements in this part of Academy Street. The use of the building as flats in place of a hotel but with commercial units on the ground floor continues to address these objectives and accords with the principle of bringing residential accommodation back into the city centre.

In their previous submission, the applicants provided an extensive financial appraisal of the site and buildings. The buildings had been offered for sale on the open market for an extensive period and, whilst it is open to subjective debate if the price was a realistic reflection of the buildings and their current condition, it is acknowledged that no enquiries were received from any potential restoring purchaser. It is unlikely therefore, based on the information provided, that the buildings are capable of an economically viable reuse or repair, even within the context of seeking consent for residential purposes. Test (d) is therefore considered to have been addressed.

- 8.15 Moreover, the current proposal, which is similar to the already granted proposal, is for a form of development which will result in an appropriate replacement building for the Conservation Area. The developer had previously consulted independently with the Inverness design review panel (PLACE) and the current design, notwithstanding the listed building considerations, is supported by the Council's Conservation Officer. This design has previously been approved by this committee and can still be supported in the context of relevant local and national policy.
- 8.16 In the context of both national and Council policy and Guidelines and taking into account the fact that Historic Scotland has not raised specific concerns with the amended proposal, it is considered that there is general policy support for the proposed development. The inclusion of commercial units on the ground floor together with the proposed pend link through to the rear of Rose Street and thus access to any future development of this area, are welcomed and ensure that the economic benefits of redevelopment of the site, given the resultant loss of listed buildings, can be supported. The current development is considered to be a crucial first step towards encouraging private investment in the north end of Academy Street and thus promoting economic growth and regeneration in this part of the city. National policy supports a balanced consideration between retention of a listed building and the wider benefits of and the potential for economic regeneration and it is contended that the wider long term benefits of redeveloping this site outweigh, in this instance, the retention of the listed buildings.

8.17 A final material consideration in relation to this proposed development is that of wider community and public benefit. The current development proposal incorporates public realm improvements to part of the wider streetscape. It is considered that this is likely to significantly improve the movement and flow of pedestrians in this part of town, create a higher quality public realm and improve the setting of adjacent listed buildings. This in turn is likely to further support the wider regeneration aspirations for the area and encourage other private individuals and business to invest in this part of the city.

8.18 TECS were consulted on this application in relation to car parking, servicing and Academy Street in general. It is acknowledged that the site benefits from excellent sustainable transport links being conveniently located adjacent to Inverness Bus Station and within 300 metres of Inverness Train Station. These are well within the prescribed distances outlined within Planning Advice Note (PAN) 75 which indicates residential developments should be within 400 metres of bus facilities or within 800 metres of rail facilities. The application site easily fulfils these criteria as well as being located close to various amenities, reducing the requirement to travel longer distances. It is acknowledged that no parking is provided with the scheme, given the physical constraints of the site. TECS have asked for a commuted payment to be made towards the enhancement of alternative parking locations, such as Rose Street Car Park multi-storey, which would offer some additional parking capacity during peak periods, alleviating any additional pressure the current proposal may bring. The level of commuted payment will be the subject of negotiation, taking into account the overall viability of the scheme, the sustainable location and the wider regeneration benefits such a development will bring to the city centre.

While improvements to the public realm are currently being investigated by the Council, there are no committed improvement schemes proposed. The details and extent of these improvements have yet to be confirmed and will involve a formal study in order to identify matters including running lanes, right turning lanes, provision for bus stops, loading bays and disabled parking. TECS are happy to agree a scheme with the developer for direct provision of streetscape works on Academy Street or a commuted sum towards a wider streetscape improvement scheme. A scheme for the direct provision of these works needs to be approved by the Planning Authority in consultation with the Roads Authority and is to be secured through condition.

8.19 It is understood that the existing site is currently serviced from Academy Street, as are adjacent properties to the east and west, and therefore the current proposals do not represent a detriment. It should be borne in mind that there are however loading restriction times along Academy Street, with it operating as a clearway during peak periods. These existing traffic regulation orders would still apply and be applicable to the current proposal.

8.20 Six letters of representation were received on this application, all in support of the proposal.

8.21 **Matters to be secured by Section 75 Agreement (or by other appropriate mechanism)**

A commuted sum to enhance alternative parking locations, such as the Rose Street multi-storey car park, which would offer some additional parking capacity during peak periods, will be secured by an appropriate legal agreement or by other appropriate mechanism.

9. CONCLUSION

9.1 All relevant matters have been taken into account when appraising this application. It is considered that it should be supported as the opportunities presented by this strategic site for the city as a whole and its place in the Highlands outweigh the relative loss to the historic environment. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Notification to Historic Scotland N

Conclusion of Section 75 Agreement Y

Revocation of previous permission N

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

1. All building material, plant and equipment shall be stored within the boundaries of the application site throughout the construction period.

Reason: To ensure that there are no obstructions to the public highway.

2. 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.

3. The applicant shall take all necessary measures to avoid nuisance to neighbouring residents caused by dust which arises from operations carried out in connection with the planning permission, the details of which shall be submitted to and agreed in writing to the satisfaction of the Planning Authority and thereafter implemented in accordance with the approved scheme.

Reason: In order to protect the environment and amenity of the residents.

4. 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.

5. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:
- a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a I and contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and BS10175:2011;
 - b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan o ensure that the site is fit for the uses proposed;
 - c) measures to deal with contamination during construction works;
 - d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
 - e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason: In the interests of protecting the proposed development.

6. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise sensitive premises with windows.

Reason: In the interest of amenity.

7. 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.

8. No development shall commence until the Royal Commission on the Ancient & Historical Monuments of Scotland (RCAHMS) have been given 3 months' notice of the intention to carry out demolition and reasonable access to record the building. For the avoidance of doubt, no demolition can take place within the 3 month notification period unless RCAHMS has indicated in writing that its record has been completed or that they do not wish to record it.

Reason: In order to accord with Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 7(2)(b) and (c).

9. For the avoidance of doubt, there shall be no demolition of any part of the existing building until it has been demonstrated to the satisfaction of the Planning Authority, from whom written confirmation shall be obtained, that all necessary permissions together with an appropriate contract are in place to enable the commencement of development as identified in the planning permission hereby granted consent.

Reason: In order to ensure the timeous demolition of the existing buildings and in the interest of the amenity of the area.

10. (i) No development shall commence until a scheme to upgrade the streetscape along the length of the proposed development on its Academy Street frontage, in front of the Al Welders building and incorporating the pend, including phasing if required, has been submitted to and received the approval in writing of the Planning Authority in consultation with the Roads Authority ("the approved scheme"). For the avoidance of doubt, the scheme submitted for approval shall be to the same specification as the streetscape works carried out in Church Street, Inverness.
- (ii) On commencement of development but prior to commencement of any of the works identified in the approved scheme, the developer shall seek confirmation in writing from the Council of the particular phasing of works identified in the approved scheme which the Council requires the developer to carry out. Thereafter, but prior to occupation of the building hereby granted permission, the developer shall carry out those of the works identified in the approved scheme which the Council has confirmed require to be carried out by the developers.
- (iii) In the event that the Council does not require the applicant/developer to carry out all of, or any of, the works identified in the approved scheme, the applicant/developer shall pay to the Council, prior to occupation of the building hereby granted planning permission, a commuted sum (calculated as hereinafter provided) in respect of those of the works identified in the approved scheme which have not been carried out to allow the Council to carry out those works, or works to an equivalent value, as part of a wider streetscape scheme for Academy Street.

(iv) Any commuted sum which the developer is required to pay to the Council in respect of any of the works identified in the approved scheme shall be calculated on the basis of the unit cost of the streetscape works carried out in Church Street, Inverness - that is, £440 per square metre - and shall be index linked (applying the Department of Business, Innovation and Skills Price and Cost Indices or equivalent thereto) from the date of this permission to the date of payment.

Reason: In the interests of amenity.

11. No development shall commence until a scheme indicating suitable bin storage/collection points has been submitted to and received the approval in writing of the Planning Authority. The approved details shall thereafter be implemented prior to occupation of the first flat.

Reason: In the interests of road traffic safety.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

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

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your

convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). 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 adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

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.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Damage to the Public Road: Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

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).

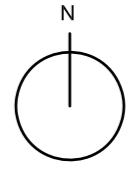
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to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

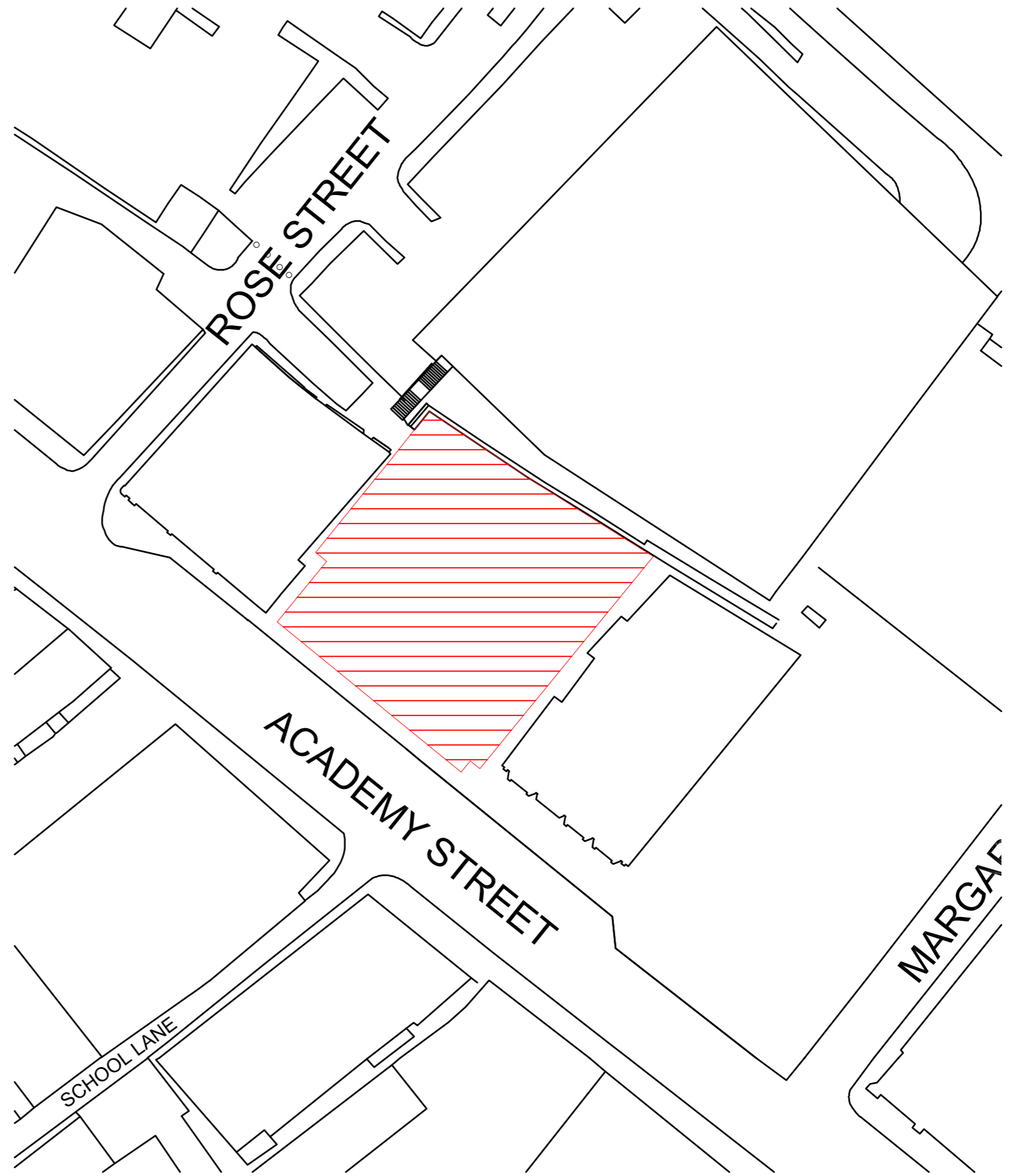
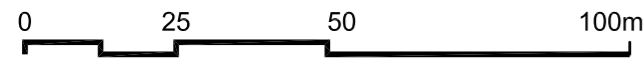
Signature: Allan J Todd
Designation: Area Planning Manager - South
Author: Elaine Watt
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Ground Floor Plan
Plan 3 – First Floor Plan
Plan 4 – Proposed Elevation
Plan 5 – Proposed Elevation
Plan 6 – Visual Information

Appendix – Letters of Representation

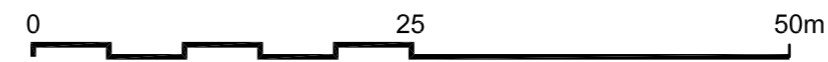
Name	Address	Date Received	For/Against
Mr Charlie Lawrence	Ryden LLP 16-18 Bank Street, Inverness IV1 1QY	27.11.13	For
Mrs Katrina Ashbolt	28 Queensgate, Inverness IV1 1YN	14.11.13	For
Mrs Anni Cole-Hamilton	94 Academy Street, Inverness IV1 1LU	30.10.13	For
Mr Stewart Nicol	Inverness Chamber of Commerce, Metropolitan House, 31 - 33 High Street, Inverness, IV1 1HT	18.11.13	For
Mr Peter Mason	28 Queensgate, Inverness IV1 1YN	14.11.13	For
Mr Fraser Grieve	SCDI, 84 Academy Street, Inverness, IV1 1LU	11.11.13	For



Location Plan
Scale 1:1250



Site Plan
Scale 1:500



Revision			
Drawn :	Chk'd :	Date :	
Revision			
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A	Issued for Planning		
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ph	jb	26-08-13	

keppie

architecture • interior design • planning • landscape • urban design

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

Client
Ark Estates (Scotland) Ltd.

Project
92-94 Academy Street
Inverness

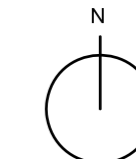
Drawing
Location Plan &
Site Plan

Project No.
210042

Drawing No. Rev.
PL(20)001 A

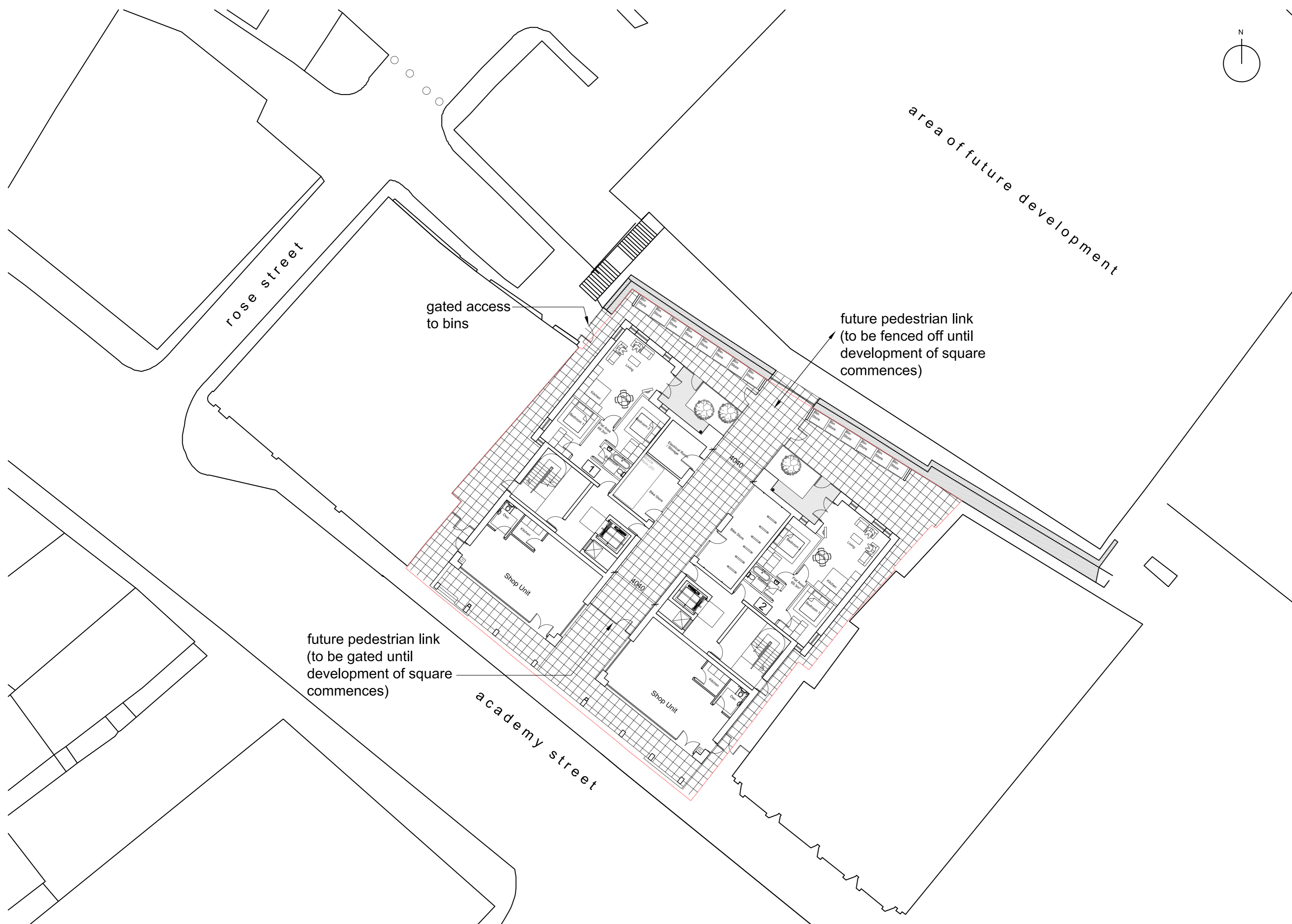
Status
For Planning

Created • ph Checked • jb
Date • 28.08.13 Scale • 1:var. @ A2



Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand IF IN DOUBT ASK

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate. In accordance with the requirements of "The Construction (Design and Management) Regulations 2007" and the "Industry Guidance for Designers"



Revision

Drawn : Chk'd : Date :
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Drawn : Chk'd : Date :
Revision

A Issued for Planning

Drawn : PH Chk'd : JB Date : 26-09-13
Revision

B Revised door swings in pend. Gates/fences noted

Drawn : PH Chk'd : JB Date : 16-12-13



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Client
Ark Estates (Scotland) Ltd.

Project
92-94 Academy Street
Inverness

Drawing
Level 00 Floor Plan
Layout

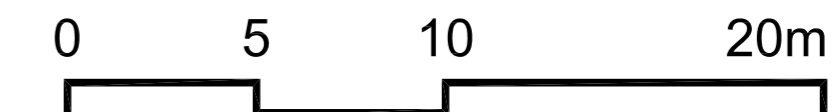
Project No.
210042

Drawing No. Rev.
PL(20)002 B

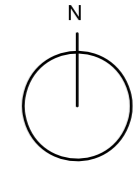
Status
For Planning

Created • ph Checked • jb
Date • 28.08.13 Scale • 1:200 @ A2

Level 00 Floor Plan
Scale 1:200



Scale 1:200



Level 01 Floor Plan
Scale 1:200

Revision

Drawn : Chk'd : Date :
Revision

Drawn : Chk'd : Date :
Revision

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Revision

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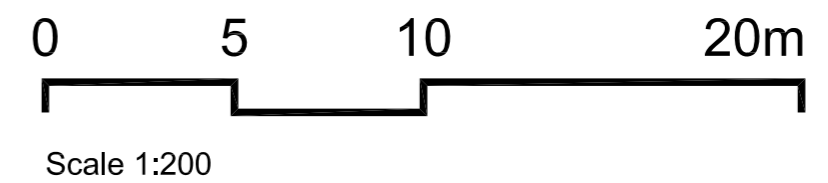
Drawing
Level 01 Floor Plan
Layout

Project No.
210042

Drawing No. PL(20)003 Rev. A

Status
For Planning

Created • ph Checked • jb
Date • 28.08.13 Scale • 1:200 @ A2



Key - Proposed External Materials

- 1 High quality Blonde Sandstone cladding
- 2 Columns clad in Blonde Sandstone with concealed drainpipes
- 3 Vertically proportioned grey metal cladding (finish tbc)
- 4 Aluminium window unit
- 5 Buff brick
- 6 Stucco render - light colour
- 7 Stucco render - dark colour
- 8 Shop front finished in high quality stone and glass
- 9 Aluminium window unit with spandrel glazing
- 10 Drainpipes designed into niche
- 11 Temporary metal gated fence (Until development of the square commences)

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Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand IF IN DOUBT ASK

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate. In accordance with the requirements of "The Construction (Design and Management) Regulations 2007" and the "Industry Guidance for Designers"



Proposed Front Elevation

Revision

Drawn : Chk'd : Date :
Revision

Drawn : Chk'd : Date :
Revision

Drawn : Chk'd : Date :
Revision

A Issued for Planning

Drawn : PH Chk'd : JB Date : 26-09-13
Revision

B Revised to show temporary gated fence in pend

Drawn : PH Chk'd : JB Date : 16-12-13



Proposed Rear Elevation

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Client
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Project
92-94 Academy Street
Inverness

Drawing
Proposed Elevations
Front & Rear Elevations

Project No.
210042

Drawing No. Rev.
PL(20)008 B

Status
For Planning

Created • PH Checked • JB
Date • 28.08.13 Scale • 1:200 @ A2

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