

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
19 January 2016

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| Agenda Item | 7.1 |
| Report No | PLS 004/16 |

15/03390/FUL: Hercules Unit Trust
Inverness Retail and Business Park, Eastfield Way, Inverness

Report by Area Planning Manager - South

SUMMARY

Description : Change of use of Unit 3A from Class 1 (shops) to Class 3 (food and drink) to form 3 restaurants; external alterations; customer services building; alterations to access to Shopping Park; alterations to internal access/circulation within car park; alterations to car parking layout; alterations to pedestrian footpaths, public areas and landscaping.

Recommendation - GRANT

Ward : 18 – Culloden and Ardersier

Development category : Major

Pre-determination hearing : Not required

Reason referred to Committee : Major application

1. PROPOSED DEVELOPMENT

1.1 The development consists of four main elements; the change of use of Unit 3A to form three restaurants; the erection of a customer services building; external alterations to the existing retail units; and the reconfiguration of the car park with associated works including landscaping improvements.

1.2 A Proposal of Application Notice for the development was submitted on 30 January 2015 which intimated that pre-application consultation (PAC) on the proposals would be carried out involving a public event to be held on 6 and 7 February 2015 within a display cabin at the Retail Park. A further event was also held on 24 and 25 April 2015. Both events were publicised in the local press together with details of how to submit representations.

At the events, display boards were exhibited showcasing the proposals and attendees were given an opportunity to submit comments on a comments card. The comments card asked a series of questions as to whether people were satisfied with various elements of the proposals as well as providing an opportunity for further comments.

The PAC resulted in the completion and submission of 18 comments cards over the course of the two events which indicated support for the proposals. The PAC report submitted with the planning application advised that no further representations were received in connection with the PAC process.

- 1.3 The proposals would result in alterations to the existing site access off the roundabout to the north of the retail park, between the retail park and the Tesco store. The access off this roundabout would be repositioned so vehicles would run parallel to the retail park units. The other changes relate to internal vehicle routing which would see the deletion of the current roadway (from the roundabout) which runs through the site in a north-east to south-west direction through the middle of the car park. Instead, traffic would use a circulatory route to access the parking spaces.

In relation to the proposed restaurants there is a requirement that foul drainage from the use will need to be pumped directly to a new connection to the Longman Transfer Sewer to address concerns raised by SEPA regarding the existing arrangements.

- 1.4 Documents submitted in support of the application consist of a Planning Statement which includes a sequential and impact assessment, PAC Report, Transport Statement, Design and Access Statement, Landscape Design Statement and Drainage Strategy Report.
- 1.5 **Variations:** Minor variations to layout plan to address Transport Planning comments including provision of motorcycle spaces; additional cycle parking; traffic calming; and hedge separation between play areas and access road.

2. SITE DESCRIPTION

- 2.1 The site forms part of the existing West Seafield Retail Park which is located to the east of the Raigmore Interchange and accessed off the A96 trunk road. The application site consists of two blocks of retail units located across the south-eastern and south-western edges of the retail park respectively, with a large central car parking area. On the north-western edge is a cinema, drive-through restaurant and a health and fitness leisure centre incorporating a sports-related retail unit.

The site is bounded to the south west by open land with planning permission for bulky goods retail development, the boundary of which is defined by the railway line. On the other side of the railway line lies the Inverness Campus site.

To the west lies Stoneyfield Business Park along with the Snow Goose pub/restaurant, Holiday Inn Express and Travel Lodge hotels and Howden's garden centre.

To the east is open countryside allocated in the Inner Moray Firth Local Development Plan for mixed use development over an area in excess of 100 hectares.

3. PLANNING HISTORY

- 3.1 1995/833: Erection of non-food retail park, indoor leisure complex and business park. Granted outline planning permission February 1996.
- 1996/809: Approval of reserved matters for non-food retail warehousing and associated servicing, car parking and landscaping.
- 1997/0826/OUTIN: Extend existing non-food retail park. Granted September 1998.

99/00953/REMIN: Erection of 6 retail units. Granted January 2000.

14/04511/FUL: Change of use from Class 1 to Class 3 to form 3 no. restaurants (Unit 3) and associated external alterations. Withdrawn February 2015.

4. PUBLIC PARTICIPATION

4.1 Advertised : Schedule 3 Development and Unknown Neighbour. Expired 09/10/15.
Representation deadline : 09/10/15.

Timeous representations : 8 representations from 8 separate parties.

Late representations : 4 representations from 4 parties (2 of which are additional submissions from earlier timeous representations).

4.2 Material considerations raised are summarised as follows:

Objectors

- Proposed restaurant development does not comply with the development plan or national policy;
- The restaurant use would adversely affect the vitality and viability of the city centre.

Supporters

- The proposals represent a long overdue improvement to the facilities available at the retail park;
- There are no suitable alternative sites in the city centre for the proposed restaurants;
- The site is an appropriate location for the proposed restaurants and will not conflict with the city centre;
- Development of the campus site and its future links with the retail park mean the time is right to expand restaurant provision at the retail park.

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 **Development Plans:** Advise that in relation to the restaurant use the applicant has satisfactorily assessed suitability and availability of alternative city centre premises in terms of the sequential test. With regards to impact on vitality and viability of the city centre, whilst the proposal will inevitably have some impact, it is not considered that this will be significant.

5.2 **Transport Planning:** No objection subject to appropriate conditions relating to pedestrian access, staff parking, motorcycle parking, play area protection and related matters and developer contributions towards enhanced connectivity with the site.

- 5.3 **Environmental Health:** No objection. Recommend conditions are imposed relating to kitchen extraction system, noise, and refuse storage.
- 5.4 **Access Officer:** Recommends a number of measures to improve access, subject to acceptance by Transport Planning.
- 5.5 **Technical Officer (Health & Safety):** Recommends measures to improve play areas, motorcycle parking and disabled parking bays.
- 5.6 **Smithton and Culloden Community Council:** No comments.
- 5.7 **SEPA:** Initially objected to proposals in relation to foul drainage for the restaurants. This has now been resolved subject to the imposition of a suitable condition requiring foul drainage from the restaurants being pumped to a new connection to the Longman Transfer Sewer.
- 5.8 **Inverness Access Panel:** No comments received.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application.

6.1 Highland Wide Local Development Plan 2012

| | |
|----|------------------------------------|
| 11 | Inverness Retail and Business Park |
| 28 | Sustainable Design |
| 29 | Design Quality and Place-Making |
| 31 | Developer Contributions |
| 40 | Retail Development |
| 42 | Previously Used Land |
| 56 | Travel |
| 65 | Waste Water Treatment |

6.2 Inner Moray Firth Local Development Plan 2015

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| 1 | Promoting and Protecting City and Town Centres |
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7. OTHER MATERIAL CONSIDERATIONS

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable.

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)

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

Policy 1 (Promoting and Protecting City and Town Centres) of the Inner Moray Firth Local Development Plan (IMFLDP) requires developments that generate footfall (visits by the general public) to adopt a sequential approach in assessing their suitability and identifies three tiers of centre of which the retail park falls under tier 2 as a 'commercial centre'.

Policy 11 (Inverness Retail and Business Park) of the Highland-wide Local Development Plan (HwLDP) is not directly relevant to this application as it supports the development of additional bulky goods retailing at the park subject to a number of developer requirements.

Policy 28 (Sustainable Design) of the HwLDP sets out the criteria against which proposed developments will be assessed. Relevant to this proposal is the extent to which the development is accessible by public transport, cycling and walking as well as the car; makes use of existing buildings; and demonstrates sensitive siting and high quality design in keeping with local character.

Policy 29 (Design Quality and Place-Making) of the HwLDP requires new development to make a positive contribution to the architectural and visual quality of the place in which it is located and where relevant will judge proposals in terms of their contribution to place-making. Proposals will be examined to ensure that people can move safely and conveniently within the development.

Policy 31 (Developer Contributions) of the HwLDP states that contributions will be sought where a need for new or improved services, facilities or infrastructure has been identified that relates directly to the development.

Policy 40 (Retail Development) of the HwLDP sets out the hierarchy of centres where retail development will be considered favourably. Whilst specifically relating to retail development, this policy is also relevant to Class 3 uses as the principles of sequential testing equally apply.

Policy 42 (Previously Used Land) of the HwLDP supports the use of vacant land provided it can be adequately demonstrated that the proposals accord with other relevant policies.

Policy 56 (Travel) of the HwLDP requires proposals which involve traffic generation to include sufficient information to enable consideration of any on- and off-site transport implications; be well served by sustainable modes of travel; maximise opportunities for walking and cycling; and be designed for the safety and convenience of all potential users.

Policy 65 (Waste Water Treatment) of the HwLDP requires new development proposals to connect to the public sewer unless there are technical or environmental reasons for not doing so.

The determining issues in assessing this application are whether the proposals are acceptable in relation to the above development plan policies. In particular, whether the restaurant proposals can demonstrate compliance with Policy 1 of the IMFLDP and whether the remaining elements, including the reconfiguration of the car park, alterations to pedestrian footpaths and provision of pedestrian routes, the erection of the customer services building and the external alterations to the main retail units, meet the relevant requirements of Policies 28 and 29 of the HwLDP.

8.4 **Material Considerations**

The application site forms part of the larger West Seafield Retail Park which is defined as a Tier 2 Commercial Centre in terms of the IMFLDP. This differentiates between Tier 3 Neighbourhood Centres which generally serve a more locally based population (eg Culloden and Slackbuie) and those of Tier 2 which, as a Commercial Centre, will provide a broader regionally based function serving a wider population catchment. On this basis, the scale and type of development proposed is considered suitable for a Tier 2 commercial centre in the context of the terms of the hierarchy set out in Policy 1 of IMFLDP.

Known colloquially as Inverness Shopping Park it consists of 22 units including the Tesco Extra superstore located immediately to the north east of the application site, the Vue cinema, DW Sports fitness centre with a sports-related retail unit, Burger King restaurant and Pizza Hut restaurant. Overall, the retail park provides approximately 31,000sqm of gross floor space, including approximately 24,000sqm of gross retail floor space. Planning permission was granted in 2015 for the expansion of the retail park to provide an additional 10,500sqm of bulky goods retail development to the south-west of the site.

Proposed change of use of Unit 3A to provide three restaurants

This element of the proposals relates to an existing retail unit which has been vacant for over two years. It equates to a change of use of approximately 4.5% of the current gross floorspace provision within the retail park. Taken along with the other gross floorspace provision of existing cafes and restaurants it would result in the provision of approximately 11% of the total gross floorspace being dedicated to Class 3 use.

In assessing proposals which would generate significant footfall, both national and local planning policy require a sequential approach to be taken when assessing the suitability of sites in relation to the provision of significant retailing uses, with preference being given to city centre/town centre locations. SPP advises that where retail and leisure development with a gross floorspace over 2,500sqm is proposed outwith a town centre a retail impact assessment should be undertaken. It is considered that this requirement can equally apply to other complementary city/town centre uses such as food and drink establishments.

In this case the total gross floorspace proposed for the restaurant uses is just under 1,400sqm. Nevertheless the applicant has submitted a supporting Planning Statement which includes a sequential test and impact assessment. The document concludes that the proposal will not have a significant adverse impact on the vitality and viability of the city centre and due to the small scale of the proposal, the strength of the city centre, the substantial population and expenditure growth in the catchment, the analysis shows the proposal will have no perceptible effect on the city centre.

In terms of the sequential assessment the applicant's report concludes that having examined a significant number of alternative city centre sites, none are suitable for the scale of development proposed.

The Council's Development Plans team has assessed the applicant's submission and concluded that the sequential assessment is acceptable and adequately demonstrates that there are no suitable units available in the city centre which meet their clients' needs. In terms of the impact on the vitality and viability of the city centre, the Development Plans team has concluded that whilst it is inevitable that the restaurant use will have some impact on the city centre they are not persuaded that this impact will be significant.

The applicant has also demonstrated that even if the proposed restaurants were segregated, there are still no suitable premises available in the city centre which would meet the operational requirements of the prospective tenants.

A number of objections have been submitted asserting that the proposed restaurant uses will have an adverse impact on the viability and vitality of the city centre. However these comments have not been substantiated by any evidence to contradict the information supplied by the applicant in their Planning Statement. As a result, the objections cannot be given significant weight.

A number of representations of support have also been submitted. Some of these come from the proposed operators who understandably are in favour of the proposals as it serves their commercial interests. However letters of support have also been received from the Scottish Council for Development and Industry and Inverness Chamber of Commerce who consider that the proposed level of investment in the region of £13M, the improved attractions and amenities for users and the resultant job creation opportunities, can only benefit the city as a whole.

Reconfiguration of the car park

The retail park is an out of town shopping park and is not currently well served by public transport links and therefore not well connected to the wider environment. It is isolated from residential development by trunk roads, the railway line and agricultural land. The layout of the retail park is dominated by vehicle movement and car parking and seriously lacks direct connections for walking and cycling. There are limited and unattractive links to Stoneyfield Business Park and required links to the new Campus site have yet to be fully realised.

This aspect of the proposals seeks to partly address these deficiencies by significantly improving the layout in favour of safer pedestrian and cycle movements by creating clear pedestrian links along the vehicular aisles, the provision of a number of crossing points, the use of contrasting surfacing materials and additional traffic calming features, all of which will help to control vehicle speeds and benefit pedestrians, cyclists, and other users of the retail park.

The revised layout will also simplify access and egress for vehicular traffic by creating a circulatory route to the parking areas and reducing driver confusion generated by the conflicting routes presently in place.

In addition, landscaping works are proposed which will help create pedestrian friendly zones and break down the car parking area into three separate zones rather than one large area.

The Transport Planning team has no objection to the details contained in the application provided that a number of further improvements to the layout scheme are addressed including pedestrian access, staff parking, motorcycle parking, play area protection and related matters as well as securing developer contributions towards enhanced connectivity with the site and surrounding developments.

Customer Services Hub

The proposals include the erection of a customer services building which will be erected between the row of retail units on the south-east area of the site and the two units on the south-west, essentially filling the gap between the Pets at Home store and the Argos store. The building will be two storeys in height, tying in with the existing buildings and features a glazed frontage split between the lower and upper level. This location was specifically chosen as it will effectively bridge the gap between the two current distinct building masses which make up the retail units at the park. It has been designed to replicate the proposed upgrades to the other retail frontages within the retail park.

The building will feature customer toilets, baby changing facilities and facilities for the park manager and security personnel and will include offices and a meeting room. Externally, one of two small informal children's play areas is proposed directly outside the building.

External Alterations (frontage upgrades)

The current block of two retail unit buildings feature a mix of glazing, predominantly on the lower level, along with brick work and general cladding on the upper level elevations. Since original construction a number of the units have been subdivided which has necessitated additional entrances and canopy features of varying design. Coupled with a variety of different signage the main elevations lack consistency and cohesiveness in design and use of materials. The proposed upgrades seek to address this by featuring glazed frontages at both lower and upper levels, cantilevered glazed canopies at first floor level above the walkways and dedicated signage areas to create clearly defined signage zones. The cumulative effect of the changes will be to ensure a more modern cohesive elevational treatment across all units, permitting more natural light into the units and generally modernising the appearance of the retail park.

Drainage

The existing foul drainage from the retail and business park connects into the Scottish Water foul system via a privately owned and maintained sewer. SEPA has been aware since 2008 of several illegal discharges which have had an adverse impact on the local watercourse. Clearly an additional three restaurants would only exacerbate this problem and as a consequence SEPA formally objected to the application until a long term sustainable solution could be found.

As a consequence of the above the applicant commissioned a Drainage Strategy Report which proposed that foul drainage from Unit 3A could be pumped directly to a new connection to the Longman Transfer Sewer as shown in the report. SEPA has subsequently advised that they withdraw their objection subject to the provision of a suitable condition, the details of which have now been agreed with SEPA and is included at the end of this report.

8.5 Other Considerations – not material

Not applicable.

8.6 Matters to be secured by Section 75 Agreement

The Council is seeking a financial contribution from the applicant towards implementing the wider connectivity strategy for the retail park, the adjacent campus site and other wider land uses which when implemented will be of direct benefit to the owners and operators within the retail and business park. The applicant has agreed in principle to this.

9. CONCLUSION

9.1 The proposals as an overall package represent an investment of approximately £13M in the future of the retail park.

The retail park performs an important role as a significant contributor to the local economy, evidenced by its classification as a commercial centre in the IMFLDP and the granting of planning permission for the further expansion of retail park in respect of the bulky goods site. There are also longer term objectives to improve connectivity to the site from Inverness Campus and its links with the future development of East Inverness. As stated above, the scale and type of development proposed is considered suitable for a Tier 2 commercial centre in the context of the terms of the hierarchy set out in Policy 1 of IMFLDP.

The retail park began operating approximately 20 years and is beginning to show its age. It is lacking in basic user amenities (public toilets etc) and there is limited restaurant provision to serve the retail park. The units themselves are in need of modernisation and the current outdated layout of the car park is focused too strongly on vehicle movement at the expense of safer pedestrian and cycle access. The proposed customer hub building, changes to the configuration of the car park, and refurbishment of the existing retail units, will significantly enhance the visitor experience.

The applicant has satisfactorily demonstrated that the proposed restaurant uses will not have a significant impact on the vitality and viability of the city centre and that in terms of the sequential test there are no suitable alternative sites readily available within the city centre which would meet the operational requirements of the proposed restaurant operators. The change of use equates to 4.5% of the gross floorspace provision within the retail park and would bring the overall provision of café/restaurant uses up to 11% of this provision. This figure is considered to represent an acceptable level of ancillary supporting land uses within the retail park and does not significantly alter the predominating role of the park as a retail and leisure commercial centre. If implemented, the restaurants would help contribute to the long-term sustainability of this commercial centre, improving the visitor experience for customers and acting as a potential incentive for further investment in the retail park, particularly in relation to the bulky goods expansion site.

Overall, the proposed £13M investment package will, if implemented, deliver clear benefits to both customers and occupiers of the retail park as well as providing an incentive for investment in the growth of this commercial centre through development of the bulky goods site and delivery of the wider connectivity strategy for the area as a whole.

All relevant matters have been taken into account when appraising this application. 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 | Y | |
| Notification to Scottish Ministers | N | |
| Notification to Historic Scotland | N | |
| Conclusion of Section 75 Agreement | Y | Developer contribution towards implementation of wider connectivity strategy |
| 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. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt this includes the proposed customer services building, the external alterations to the existing buildings, and the hard landscaping and surfacing materials to be used on the car park and public footpaths and routes. Thereafter, development and work shall progress in accordance with these approved details.

Reason : In order to enable the Planning Authority to consider these matters in detail prior to the commencement of development; in the interests of amenity.

2. No development shall commence until full details of the play areas, all external street furniture, including refuse bins, recycling facilities, secure cycle racks and bollards, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason : In order to enable the Planning Authority to consider these matters in detail prior to the commencement of development; in the interests of amenity.

3. No development or work associated with the changes to the car park and public footpaths shall commence until the following details have been submitted to, and approved in writing by, the Planning Authority:

- (i) A scheme for creating safe and attractive routes from the staff parking area to the front of the retail units;
- (ii) A plan showing coloured marked pedestrian routes no less than 1 metre wide along both sides of the one-way aisles within the visitor car park.

Following approval of the above details, development shall progress in accordance with the timescales agreed in compliance with Condition 4 below.

Reason : In the interests of public safety and all users of the retail park and to ensure the adequate provision of safe pedestrian routes as well as motorcycle parking.

4. The proposed site layout changes including the alterations to the site access, alterations to the layout of the car park, and the provision of pedestrian routes and footpaths including the details approved as part of Condition 3 above, shall be carried out and implemented in full within 6 months of the date of any of the restaurants being brought into use to the satisfaction of the Planning Authority.

Reason : To ensure that the proposed layout changes for the site are implemented in a timeous manner in the interests of public safety.

5. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the completion of the layout changes referred to in Condition 4 above, unless otherwise agreed in writing by the Planning Authority. 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.

6. No development or work associated with the proposed restaurants in Unit 3A shall commence until full details of the proposed ventilation system have been submitted to, and approved in writing by, the Planning Authority. The kitchen extraction system shall be designed to ensure the effective removal and dispersal of cooking odours from the restaurants, and shall be designed, installed, effectively operated and maintained in order that cooking odours are not detectable within any neighbouring premises. Thereafter the approved ventilation system shall be installed and fully operational prior to the use of any of the restaurants being implemented.

Reason : In order to safeguard the amenity of neighbouring units and occupants.

7. Prior to first occupation of any of the restaurants in Unit 3A, a scheme providing for adequate storage of refuse arising from the use shall be submitted to, and approved in writing by, the Planning Authority. Thereafter the refuse storage shall be carried out in accordance with the approved scheme.

Reason : To ensure that adequate provision is made for the storage of refuse in the interests of amenity.

8. Prior to first occupation of any of the restaurants in Unit 3A, the infrastructure to enable foul drainage from the unit to be pumped directly to a new connection to the Longman Transfer Sewer and which shall incorporate a stand-by pump system which will be fitted with a new external grease interceptor, as shown in Appendix B of Drainage Strategy Report A/14560/001, will be constructed and fully operational.

Reason : To ensure the provision of a sustainable foul drainage system which allows for the increase in flows and loads proposed by this development, in the interests of improving and maintaining a good quality water environment.

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.

Building Regulations

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at BuildingStandards@highland.gov.uk or on 01349 886606.

Food Safety and Health and Safety

The development must comply with all relevant Health and Safety legislation. Early contact for further advice on this and operational Health and Safety requirements should be made with the Environmental Health Service.

The development must comply with the Food Hygiene (Scotland) Regulations 2006 and early contact should be made with the Environmental Health Office prior to commencement of the works. For more information, Please contact Environmental Health at envhealth@highland.gov.uk or on 01349 886603.

Signature: Allan J Todd
Designation: Area Planning Manager – South
Author: John Kelly
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Plan - existing
Plan 3 – Site Plan – proposed

Plan 4 – Landscape Master Plan

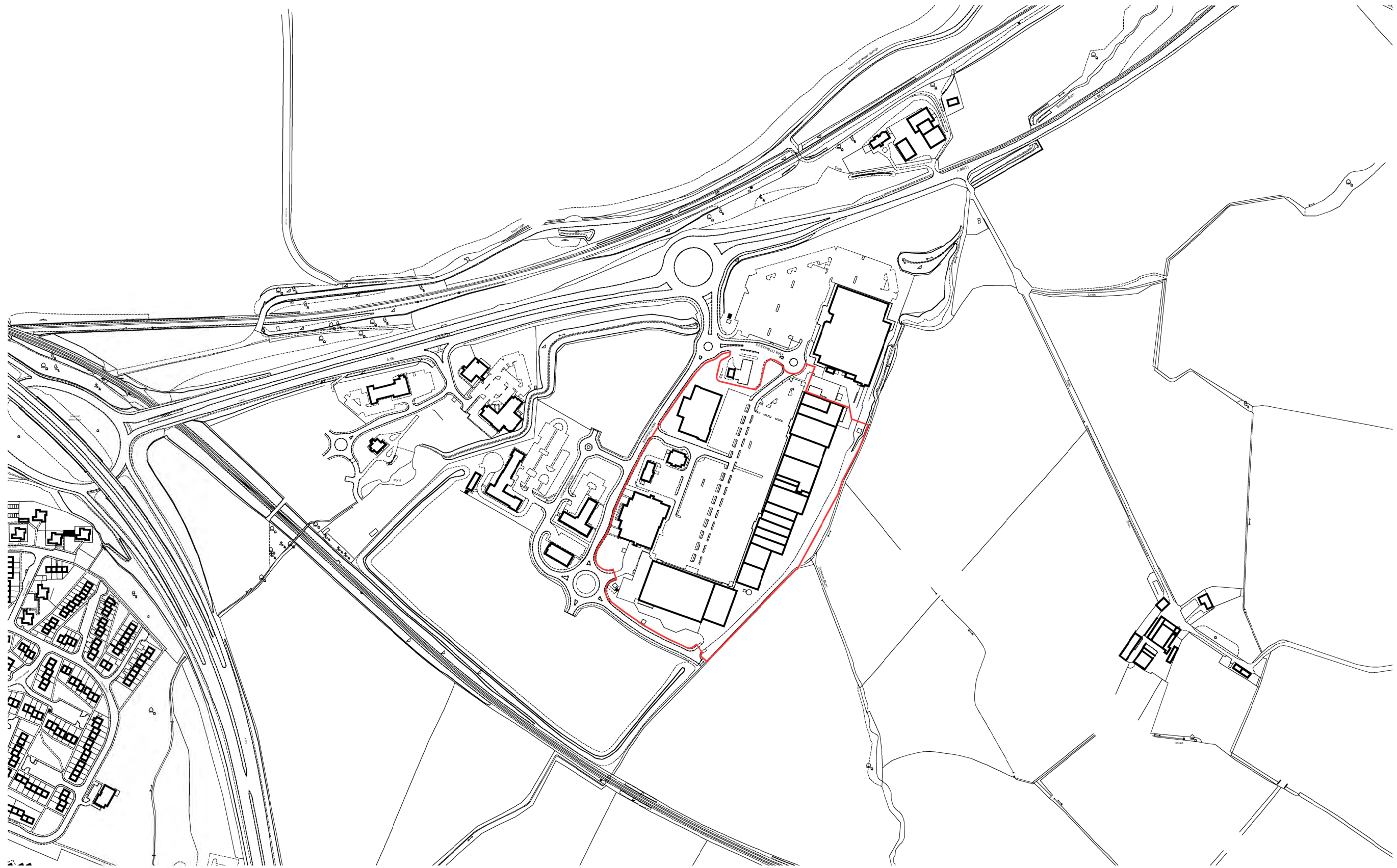
Plan 5 – Existing Elevations

Plan 6 – Proposed Elevations

Plan 7 – Floor Plan – Customer Hub Building

Visual Information – Retail Frontage

Visual Information – Pedestrian Walkway



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS • PLANNING CONSULTANTS

ABERDEEN • BELFAST • DUNDEE • EDINBURGH • GLASGOW

**Inverness Shopping Park
Park Improvements**

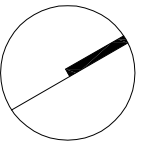
Site Location Plan

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Date: October 2014

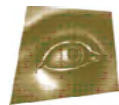
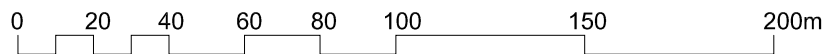
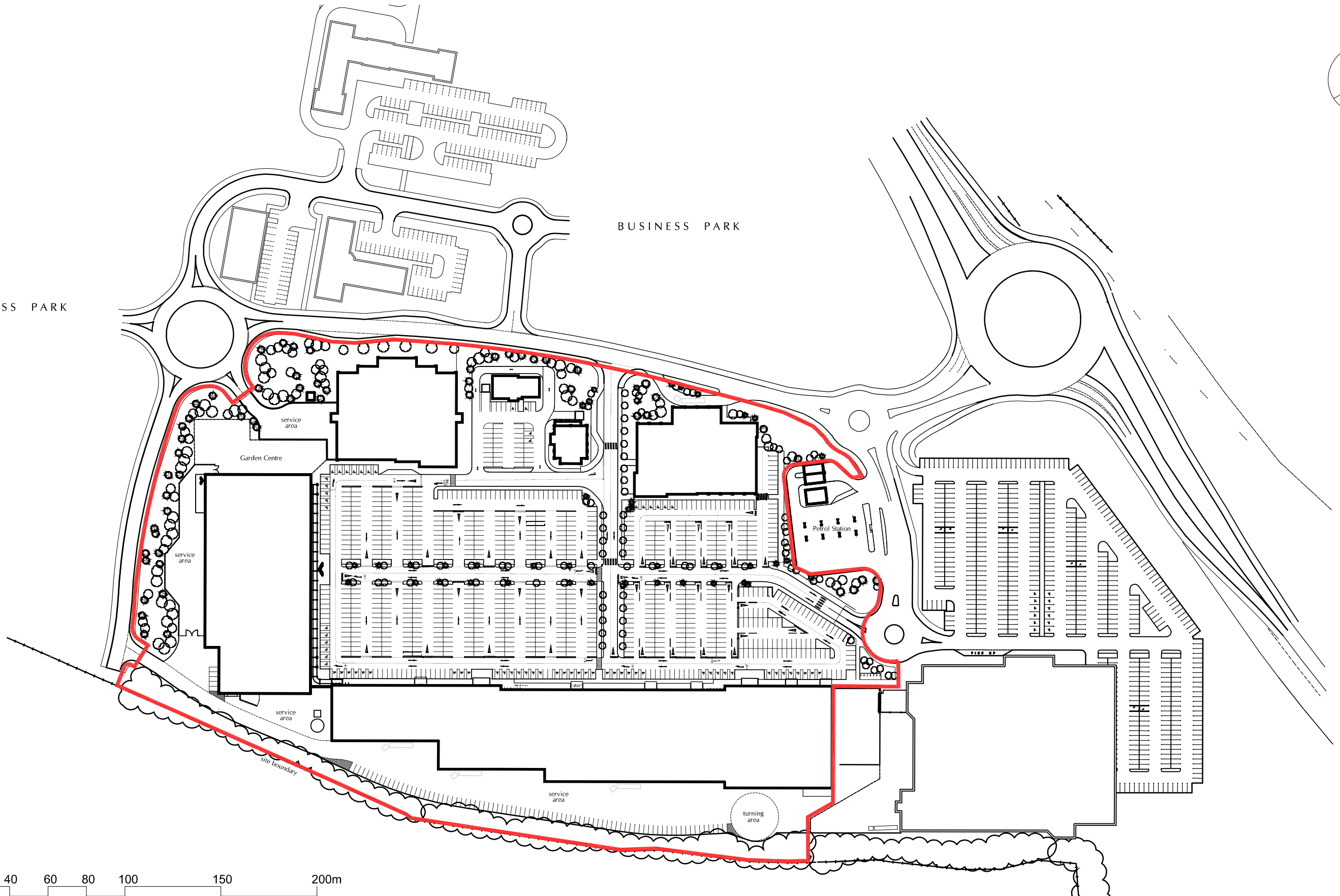
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BUSINESS PARK

BUSINESS PARK



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**Inverness Shopping Park
Park Improvements**

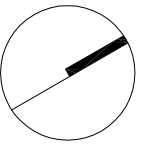
Existing Site Plan

Scale: 1:2000 @ A3

Date: October 2014

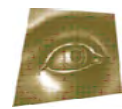
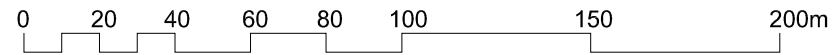
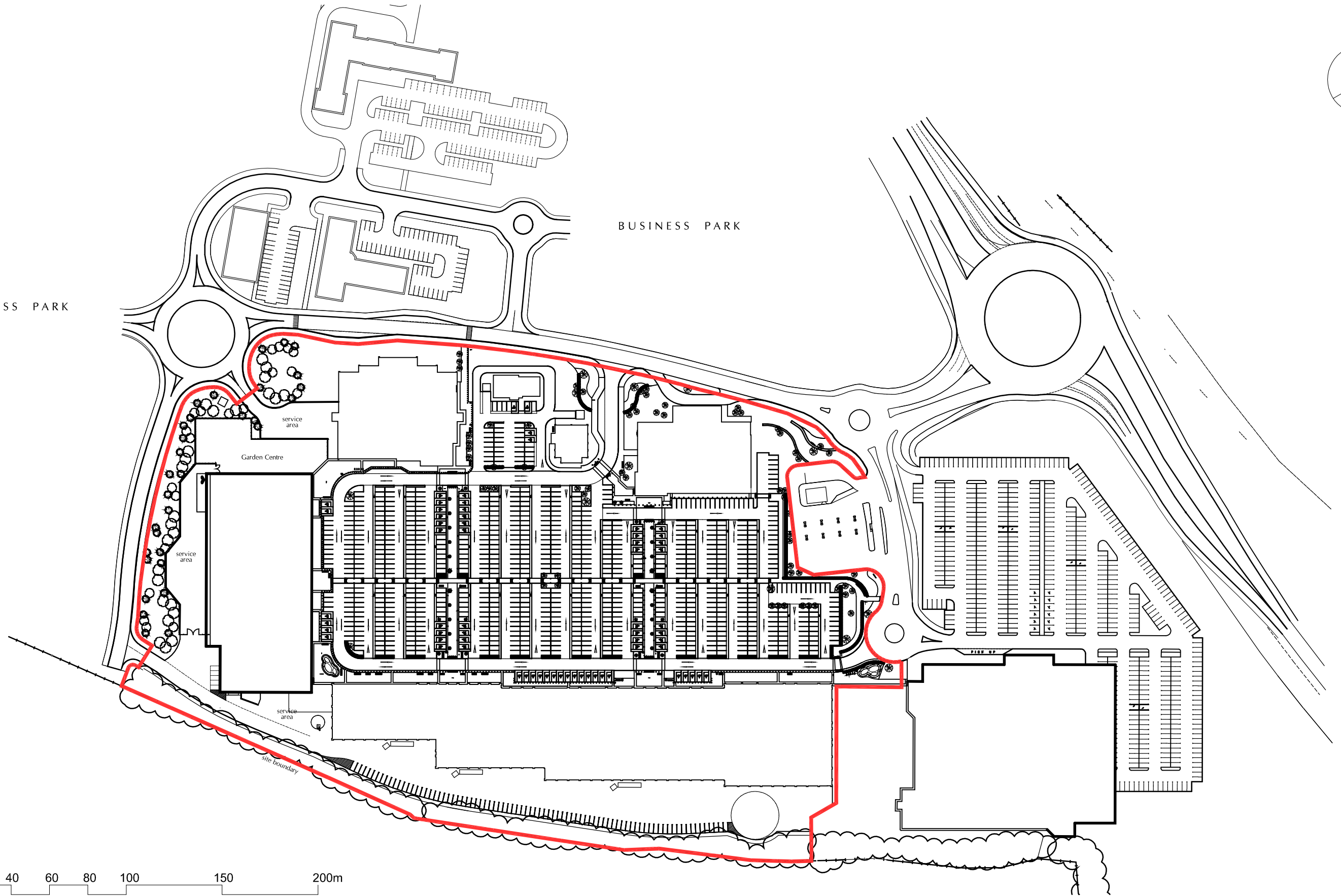
Dwg No: A5303/P(--)-02 Rev B

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BUSINESS PARK

BUSINESS PARK



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**Inverness Shopping Park
Park Improvements**

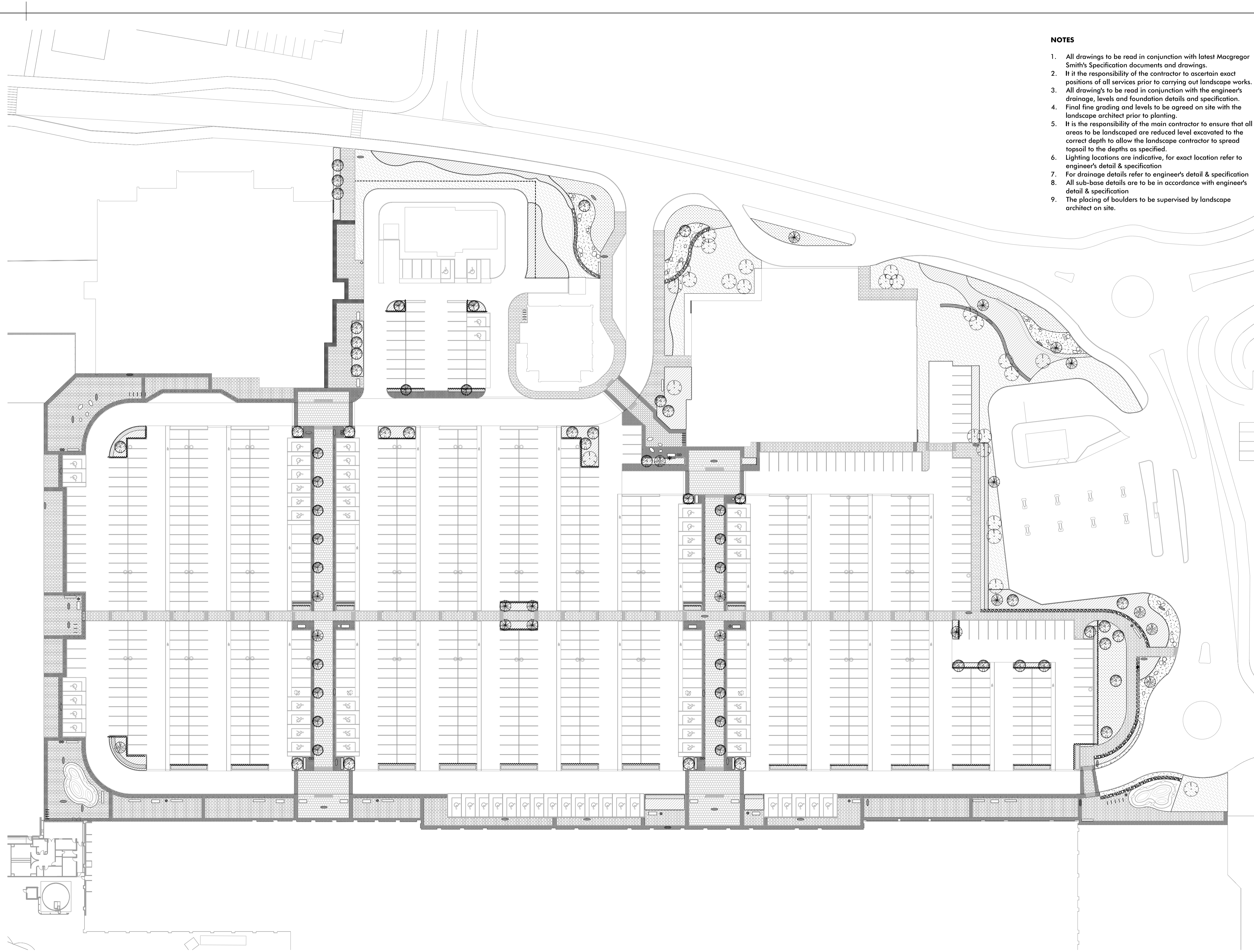
Proposed Site Plan

Scale: 1:2000 @ A3

Date: October 2014

Dwg No: A5303/P(--)-03 Rev C

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NOTES

1. All drawings to be read in conjunction with latest Macgregor Smith's Specification documents and drawings.
2. It is the responsibility of the contractor to ascertain exact positions of all services prior to carrying out landscape works.
3. All drawings to be read in conjunction with the engineer's drainage, levels and foundation details and specification.
4. Final fine grading and levels to be agreed on site with the landscape architect prior to planting.
5. It is the responsibility of the main contractor to ensure that all areas to be landscaped are reduced level excavated to the correct depth to allow the landscape contractor to spread topsoil to the depths as specified.
6. Lighting locations are indicative, for exact location refer to engineer's detail & specification
7. For drainage details refer to engineer's detail & specification
8. All sub-base details are to be in accordance with engineer's detail & specification
9. The placing of boulders to be supervised by landscape architect on site.

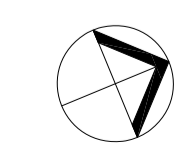
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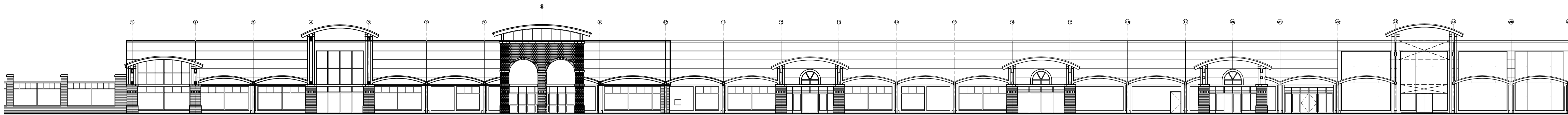
- Existing trees to be retained and protected during construction to BS 5837/2012
- Existing shrub planting
- Existing stone wall
- Soft Landscape**
- Semi-mature single-stem conifer tree
Feature trees to be uplit
- Semi-mature multi-stem conifer tree
Feature trees to be uplit
- Semi-mature single-stem deciduous tree
- Semi-mature multi-stem deciduous tree
- Hard landscape**
- Hornbeam (instant hedging)
- Ornamental shrub and groundcover planting
- Grass turf
- Tarmac surfacing for the car park**
- Concrete Paving 1
As Edge Banding to New Paved Areas
- Concrete Paving 2
Along New Broad Walk & Central Walkway
- Granite Paving
To the Four Plazas Squares & their Connecting Routes
- Tactile paving
- Granite gravel
- Street furniture and miscellaneous items**
- Stone wall
Build new wall
- Boulders
Retain & relocate existing boulders
- Type 1 Seat
Baileys Streetscene
- Type 2 Seat
Baileys Streetscene
- Pebble Seat
Ben Barrell
- Bollards
Baileys Streetscene
- Litter and recycling bins
Baileys Streetscene
- Play area
(rubber crumb mounds)
- Art glass screen
(designed by artist)
- Portland signage
(indicative positions)
- Pedestrian deterrent fence
- Timber knee rail
- Cycle stand
Baileys Streetscene
- Lighting signage protection

| Revision | Description | Drawn by | Checked by | Date |
|----------|---------------------|----------|------------|----------|
| - | Issued for Comment | AS | TR | 25.09.14 |
| A | Issued for Planning | HG | TR | 03.10.14 |
| B | Issued for Tender | AY | TR | 20.11.14 |
| C | Issued for Tender | LV | LP | 12.12.14 |
| D | Issued for Tender | AY | LP | 26.03.15 |
| E | Issued for Planning | LV | LP | 14.05.15 |
| F | Issued for Planning | LV | LP | 27.05.15 |

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Christopher House, 11-12 High Street, Bath, BA1 5AQ. Tel: 01225 464 690. e-mail: enquiries@macgregorsmith.co.uk

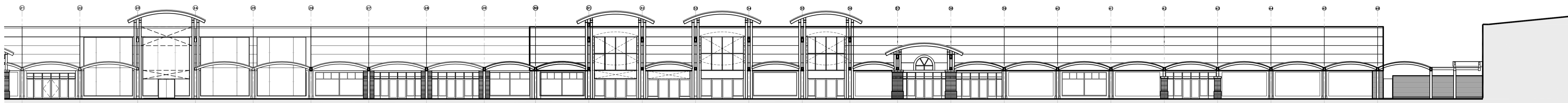
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|------------|-------------------------|------------|----------|
| project | Inverness Shopping Park | drawn by | AS |
| status | Planning | checked by | TR |
| title | Landscape Masterplan | date | 25.09.14 |
| Xref | 1129-000 Model | scale | 1:500@A1 |
| drawing No | 1129-001 | revision | F |





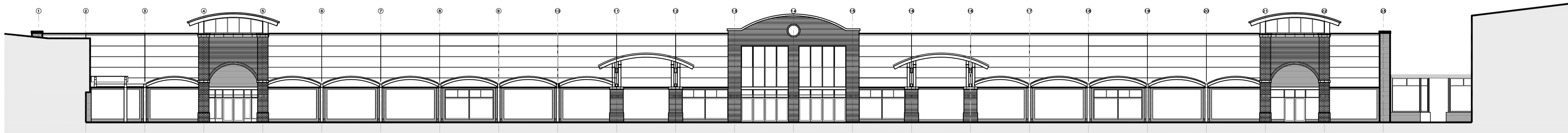
UNIT 1A Vacant UNIT 1B New Look UNIT 1C Out Fit UNIT 2 Boots UNIT 3A Vacant UNIT 3B Carphone Warehouse UNIT 3C Costa UNIT 4 Next

Existing Elevations Units 1 - 4



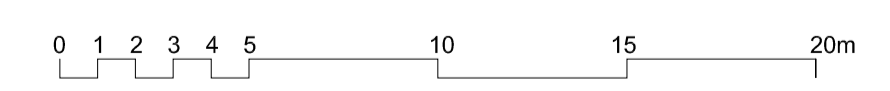
UNIT 3C Costa UNIT 4 Next UNIT 5A Clarks UNIT 5B Maplin UNIT 6A JD UNIT 6B Bank UNIT 6C Pound World UNIT 7A Mothercare UNIT 7B Pets at Home

Existing Elevations Units 3 - 7

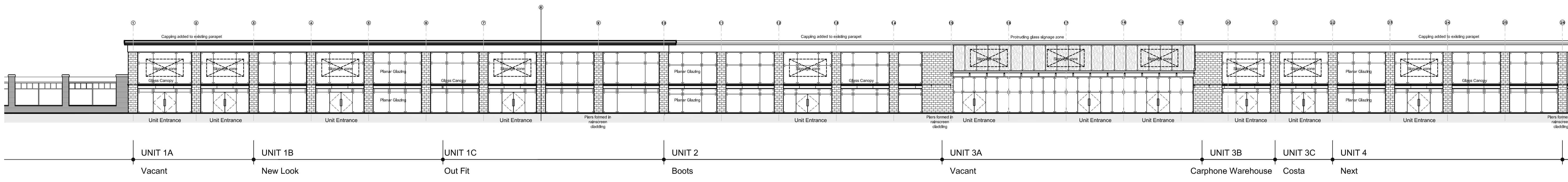


UNIT 8 Argos UNIT 9 Homebase

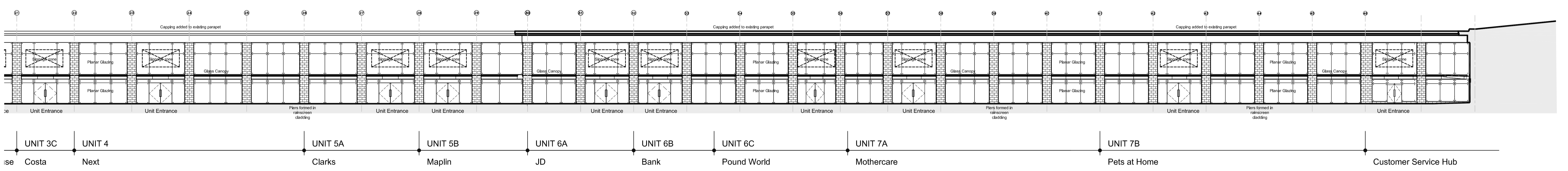
Existing Elevations Units 8 - 9



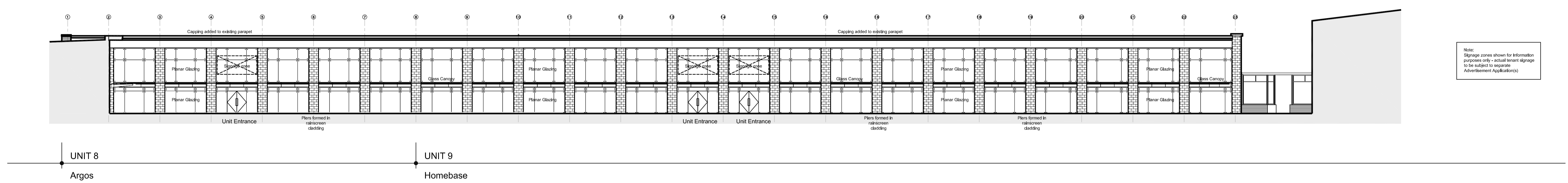
Inverness Shopping Park
Park Improvements
Existing Frontage Elevations
 Scale: 1:200 @ A1
 Date: April 2015
 Dwg No: A5303/P(-)201 rev A



Proposed Elevations Units 1 - 4

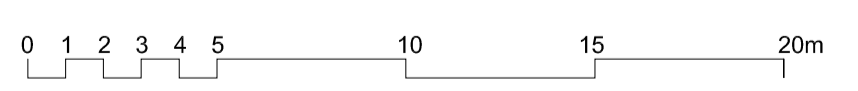


Proposed Elevations Units 3 - 7

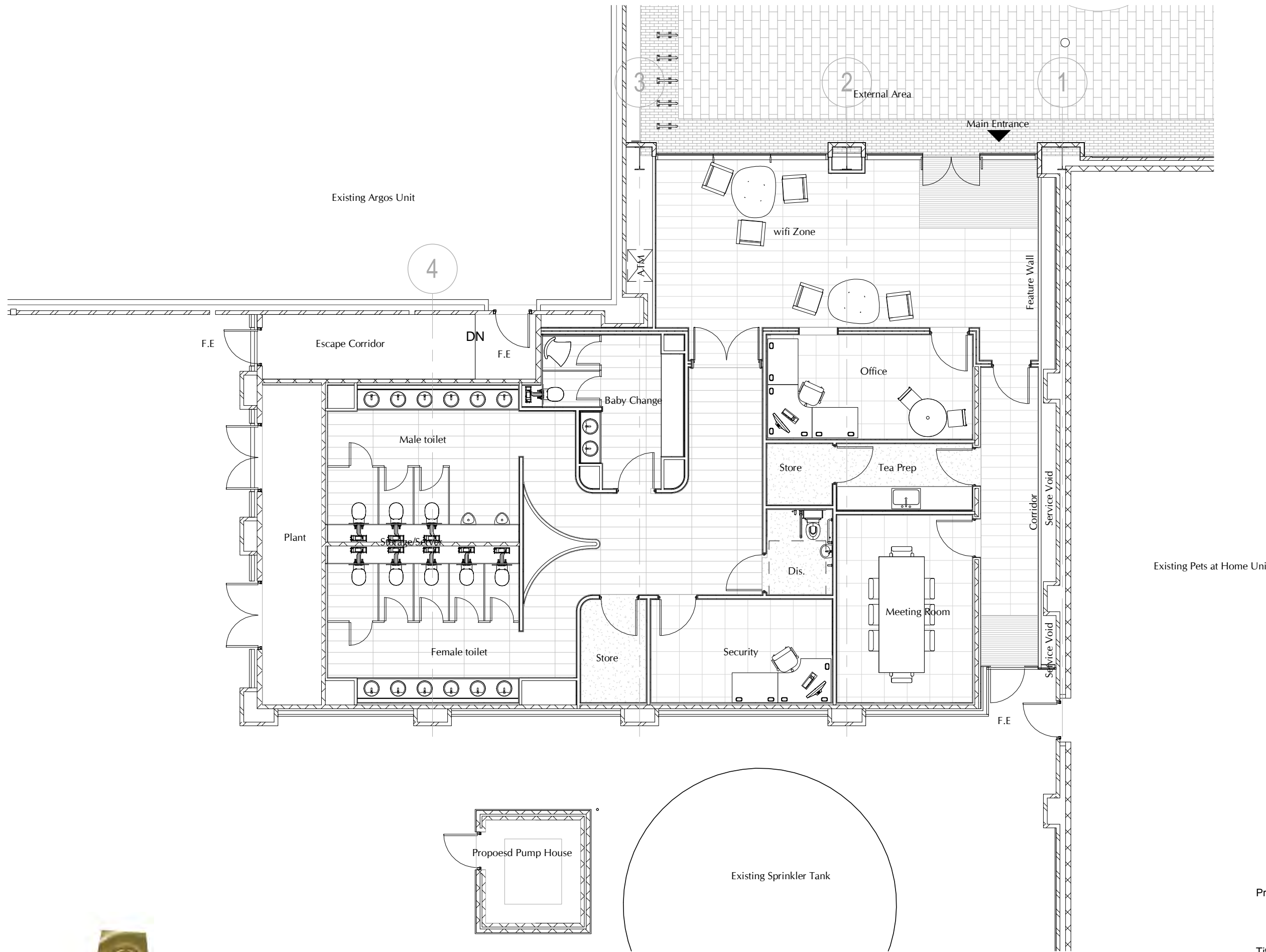


Proposed Elevations Units 8 - 9

Note:
Signage zones shown for information purposes only - actual tenant signage to be subject to separate Advertisement Application(s)



**Inverness Shopping Park
Park Improvements**
Proposed Frontage Elevations
Scale: 1:200 @ A1
Date: April 2015
Dwg No: A5303/P(-)202 rev A



Project: **Inverness Shopping Park
Park Improvements**

Title: **Customer Service Hub Plan**

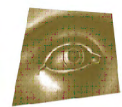
Scale: 1 : 100 @ A3

Date: December 2014

Project No. A5303

Drawing No. A5303/P(--)-101 Rev B





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**Inverness Shopping Park
Park Improvements**

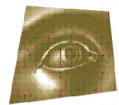
View of Retail Frontage

Scale: nts @ A3

Date: May 2015

Dwg No: A5303/P(--)-505 Rev A

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**Inverness Shopping Park
Park Improvements**

View of Pedestrian Walkway towards Restaurants

Scale: nts @ A3

Date: May 2015

Dwg No: A5303/P(--)-508 Rev A

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