

Agenda Item	8.3
Report No	PLS-98-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 13 December 2022

Report Title: 22/03916/FUL: The Highland Council

Bught Park, Bught Drive, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of pavilion, refurbishment of stadium, and replacement changing rooms

Ward: 13 – Inverness West

Development category: Major

Reason referred to Committee: Major Development

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.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the redevelopment of the Bught Park Stadium Complex at Bught Road, Inverness. Specifically, the proposals include the refurbishment of the existing grandstand; its extension to the rear to provide replacement changing rooms; and the erection of a detached two storey pavilion building adjacent to, and southwest of, the existing grandstand. The proposals also include the reconfiguration of the existing car parking area and a new extended hardstanding/grasscrete coach parking area.
- 1.2 The refurbishment of the grandstand would involve the demolition of existing changing rooms and store facilities located within three separate extensions at the rear of the stand and their replacement with a new single storey rear extension. This new rear extension would feature a mono pitched roof, with the highest section extending out from the rear of the stand, approximately one metre below the eaves level of the stand, and with the extension running almost the whole length of the stand.
- 1.3 The existing stand features a mix of light and dark brown vertical and horizontal timber and pvc cladding, with brickwork for the rear extensions. The proposed refurbishment works seek to utilise a simplified homogenous palette of materials consisting of black sinusoidal cladding for the upper sections of the stand gable elevations as well as the new rear extension, and dark grey louvered panels on the lower gable elevations and the rear elevation of the stand.
- 1.4 The new pavilion building would sit on a rectangular footprint with an entrance foyer, shinty museum, office, toilets on the ground floor and multi-purpose function room, toilets, and kitchen and bar on the first floor. The building would also provide backstage facilities during larger events. The building would feature a low-pitched roof with a ridge line approximately one metre higher than the adjacent stand. External materials would consist primarily of red vertical standing seam cladding for the walls and roof.
- 1.5 Access to the site is via an existing gated entrance onto Torvean Avenue at its junction with Bught Drive and Bught Avenue that would be improved as part of the proposals. A new one-way exit is also proposed to the south, joining Bught Avenue, which would be used as a 'large events' vehicle exit route from the Park.
- 1.6 Surface water runoff for the buildings would be to a soakaway, with foul drainage connecting to the public network on Torvean Avenue. The car and coach parking areas are expected to drain via surface infiltration. Final drainage design details will be required by condition, in the event that planning permission is granted for the development.
- 1.7 Pre-Application Consultation: A community consultation event was held on 21 June 2022 at Canal Park and the Cameron Youth Centre, Inverness as part of the pre-submission statutory public consultation arrangements.
- 1.8 Supporting Information: The following information has been submitted in support

of the application:

- Design and Access Statement

1.9 Variations: None.

2. SITE DESCRIPTION

2.1 The application site forms part of Bught Park and features a grandstand; an enclosed shinty pitch immediately to the east of the grandstand; and a grass playing pitch to the south. The application site also includes an area of grassed open space to the southeast extending out to Bught Road as well as a narrow access track leading south to join Bught Avenue. There are several other grassed playing fields adjoining the application site boundary that make up the wider recreational ground referred to as the Bught Park Pitches. These are used for a variety of community sporting, leisure and entertainment uses throughout the year.

2.2 The application site is bound to the west by Torvean Avenue with housing beyond. The easternmost edge of the site is bound by Bught Road, with the River Ness beyond. The southernmost boundary of the site joins onto Bught Avenue.

2.3 A number of mature trees line the western boundary of the site, as well as crossing through the park south of the shinty pitch.

3. PLANNING HISTORY (RELEVANT TO THIS APPLICATION)

3.1	02.11.2012	12/03082/FUL: Erection of changing room and store, 1.8m high perimeter fence and 0.9m high spectator rail	Planning Permission Granted
3.2	24.03.2022	22/01368/PAN: Construction of events pavilion and refurbishment of changing facilities at rear of existing stand	Proposal of Application Notice Submitted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Schedule 3 Development

Date Advertised: 16.09.2022

Representation deadline: 30.09.2022

Timeous representations: None.

Late representations: None.

4.2 Material considerations raised are summarised as follows:

n/a

5. CONSULTATIONS

5.1 **Ballifeary Community Council:** No response received.

5.2 **Transport Planning Team:** The submission clarifies that the proposals will make use of the existing vehicular access and egress arrangements, with plans to enhance them. For general day-to-day use, all public vehicular access and egress for the site will be via the existing access from Torvean Avenue. This will be enhanced by repositioning the boundary fence immediately to the north of the access and lifting the crown of the existing mature trees in that area. These measures are to improve visibility out of that access along Torvean Avenue when looking north. Such measures are welcomed and to ensure that those details are acceptable. Transport Planning recommend that any permission issued includes a suitably worded condition requiring the upgrades to the existing vehicular access from Torvean Avenue to be submitted to, and approved by, the Planning Authority, prior to any works commencing on site. If this will be the main point of access and egress for construction traffic during the works, such improvements should also be fully implemented prior to any works commencing on site.

Transport Planning will expect this reconfigured access arrangement to incorporate adequate facilities for pedestrians and cyclists to safely access the site from Torvean Avenue and connect with existing facilities for pedestrians and cyclists in that area.

It is recommended that any permission granted includes a suitably worded condition requiring the proposed improvements to the temporary events exit onto Bught Avenue be submitted to, and approved by, the Planning Authority and then fully implemented prior to any events being held that will make use of this temporary exit.

The submitted letter dated 5 October 2022 states that the area of overflow parking will only be available for use during larger events. It also says that the overflow parking will be used by coaches and will be controlled by marshalls, which should ensure that the designated areas for coaches are not used by cars during such larger events. The response says that this is likely to be in the region of 6-7 times a year. The letter goes on to say that the overflow parking should also be available for use by cars during larger events. It states that this will help to prevent additional car parking on adjacent streets during such events and concludes that the applicant is firmly of the opinion that the overflow parking is required, irrespective of the new car park at Torvean.

To ensure that this overflow parking area is managed effectively and available only for larger events that will generate greater numbers of coaches and visitors, Transport Planning recommend that any permission granted includes a suitably worded condition requiring a Parking Management Plan for larger events to be submitted to, and agreed by, the Planning Authority prior to any large event occurring that requires use of the proposed overflow parking. Further information on this requirement is contained in Transport Planning's consultation response of 31 October 2022.

Additional conditions are also recommended relating to cycle parking facilities

and bin storage area.

- 5.3 **Flood Risk Management Team:** No objection on flood grounds. However, further information is required in relation to the drainage proposals. Following discussion with the case officer, it has been agreed that this is a matter that can be controlled through condition and therefore the objection to the proposal on the grounds of lack of drainage information can be withdrawn.
- 5.4 **Access Officer:** No objection. Recommend that the applicant advise the public of the works that will impact for a short period of time on the single Core Path and its subsequent diversion, at least one week in advance of any works taking place.
- 5.5 **Forestry Officer:** No objection subject to appropriate conditions relating to tree protection measures being put in place; appointment of a suitably qualified arboricultural consultant; and submission and approval of a comprehensive landscape and maintenance plan.
- There are a total of 22 trees on the site. 2 are rated category 'U' and should be removed irrespective of the outcome of the application. A further 4 trees will need to be removed to accommodate the development, with pruning works to other trees required.
- 5.6 **Contaminated Land Team:** No objection. Following submission of additional information from the applicant a land contamination condition is no longer required.
- 5.7 **Historic Environment Team - Archaeology:** No objection subject to a condition requiring an archaeological watching brief.
- 5.8 **Environmental Health:** No objection subject to conditions relating to submission and approval of a Construction Noise Management Plan; dust suppression measures; an odour mitigation system relating to the catering element of the pavilion building; and a restriction on operational noise from plant and machinery associated with the use of the premises.
- 5.8 **Transport Scotland** does not advise against the granting of permission.
- 5.9 **SEPA** advises that this development lies outwith the functional floodplain of the River Ness. Part of this development is for the refurbishment of an existing building and extension of existing car parks and all elements of this development are of a 'least vulnerable use', SEPA therefore has no objection to this application on flood risk grounds. SEPA recommend that the Council's Flood Risk Management team be consulted with regard to surface water flooding and any historical flooding in the vicinity.
- 5.10 **Scottish Water:** No objection. There is currently sufficient capacity in the Inverness Water Treatment Works to service this development. The proposal will also be serviced by Allanfearn Waste Water Treatment Works. Scottish Water records indicate that there is live infrastructure in the proximity of the development area that may impact on existing Scottish Water assets. The applicant must identify any potential conflicts with these assets and contact the

Asset Impact Team for an appraisal of the proposals.

5.11 **NatureScot:** No comments to make on the proposal.

5.12 **SportScotland:** No objection. The proposals will not impact on existing playing fields.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality & Place-making
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks
75 - Open Space
76 - Playing Fields and Sports Pitches
77 - Public Access

6.2 Inner Moray Firth Local Development Plan 2015

No specific policies apply. However, greenspace is protected from inappropriate development.

6.3 Inner Moray Firth Proposed Local Development Plan 2022

8 – Placemaking
9 – Delivering Development and Infrastructure
14 - Transport

6.4 Highland Council Supplementary Planning Policy Guidance

Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (Revised December 2020)
National Transport Strategy 2 (2020)
Revised Draft National Planning Framework 4 (2022)

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.

Determining Issues

- 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.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting, layout, and design
 - c) access and parking arrangements
 - d) impact on trees
 - e) any other material considerations.

Development plan/other planning policy

- 8.4 The site lies within the Settlement Development Area of Inverness. Policy 75 of the Highland-wide Local Development Plan 2012 states that existing areas of high quality, accessible, and fit for purpose open space will be safeguarded from inappropriate development and enhancement will be sought where appropriate. The application site sits within a larger area of recreational land designated as open space in the Inner Moray Firth Local Development Plan 2015. The Development Plan seeks to safeguard designated areas of green space which either have significant heritage value; and/or have an amenity value that benefits the wider community.
- 8.5 Subject to the proposal having no detrimental impact on the built and natural environment in terms of siting, layout and design; access and parking; and impact on trees, the proposal would comply with the Development Plan.

Siting, layout, and design

- 8.6 The existing grandstand is approximately 73 metres in length and the overall height to the ridge is 7.44 metres. The height to eaves is 5.72 metres. The largest of the existing rear extensions sits 1.08 metres below the eaves height and extends out from the rear building line of the stand by approximately 12.7 metres. It has an overall length of approximately 27 metres. It is flanked by two smaller extensions with a height of 3.56 metres that extend out from the rear of the stand by approximately 6.6 metres. All three extensions have mono pitch roofs that slope down from the stand to a uniform height of 2.35 metres.

- 8.7 The new extension would sit 1.05 metres below the eaves level at 4.67 metres in height and extend out approximately 11.25 metres over its entire length of approximately 69.2 metres. At its lowest point the mono pitch roof would be 3.67 metres in height. Overall, its scale, mass and height are considered acceptable, and the extension would clearly be a subservient feature of the main stand building.
- 8.8 The proposed mix of materials for the refurbished stand and rear extension, featuring metal sinusoidal cladding and louvered panels, are considered acceptable, however the precise colour and exact style of cladding is to be agreed and it is recommended that this is covered by condition, in the event that members agree to grant planning permission for their development.
- 8.9 The new pavilion building would be located approximately 16.7 metres southwest of the grandstand and sit slightly forward of the stand at the southwest corner of the shinty pitch. It would sit on a rectangular footprint measuring 12 metres by 30.4 metres (internally) and with a height to ridge of 8.415 metres. With a shallow pitched roof, the height to eaves would measure 6.3 metres. The overall height of the building would increase to 8.9 metres, taking into account proposed roof vents.
- 8.10 The main external material for the pavilion building is indicated to be a red metal standing seam wall cladding, with other areas of the building, including elements of curtain walling and external doors painted dark grey. This is considered acceptable in principle. However, as with the proposals for the refurbished stand, the precise colour and exact style of cladding is to be agreed and it is recommended that this is covered by condition, in the event that members agree to grant planning permission for the development.

Access and parking arrangements

- 8.11 Primary vehicular access and egress from the site will utilise the existing, but upgraded, access from Torvean Avenue. The existing gravel surfaced car parking area that runs parallel with the southern boundary of the shinty pitch would be expanded to increase the car parking from approximately 80 spaces to 105 spaces. The development also includes proposals to further extend the parking area by providing a large overflow parking area of grasscrete or similar to the east of the existing parking area that would be utilised for coach parking during larger scale events. In conjunction with this, the development also includes proposals to create a secondary large event vehicle exit route to Bught Drive, where an existing access track would be upgraded. This route would be used as part of a one-way system to manage traffic during large scale events and would be marshalled as part of an overall traffic management plan.
- 8.12 Transport Planning has recommended a number of conditions to be imposed in the event that planning permission is granted. These include a requirement for a Parking Management Plan (PMP) to ensure that the overflow parking area is managed effectively and available only for larger events that generate greater numbers of coaches and visitors, and that this PMP should be submitted and agreed before any large events take place. However, the applicant has

subsequently clarified, via a letter from their agent submitted on 21 November 2022, that they wish to be able to use the additional grasscrete hardstanding area for both day to day use and for larger events.

- 8.13 There is a concern from a land-use planning perspective that the regular use of the overflow coach and car parking area could introduce a change to the general open greenspace character of the area, which would be detrimental to amenity. It is however acknowledged that there are parking issues in the general locality when the playing field pitches are in use and when larger events take place. Following further discussions with Transport Planning, who also had concerns in relation to the Council's car parking standards being exceeded, and therefore encouraging private car use in favour of more sustainable modes of travel, it has been agreed that an appropriately worded condition could be imposed that would restrict parking and use of the overflow hardstanding/grasscrete area to times when either the adjacent playing field pitches were in active use (e.g. local football tournaments etc) and when larger scale sporting or public entertainment uses were taking place. This would also see a restriction on the use of the secondary exit onto Bought Avenue during larger scale events only, and which would require prior approval of a PMP.

Impact on trees

- 8.14 The existing mature tree lines in and around Bought Park are important amenity assets that add significantly to the character of the area. It is noted that two existing trees require to be removed irrespective of the outcome of this planning application due to their condition, and that a further four trees will require to be removed to facilitate development. Following consultation with the Council's Forestry team, it has been confirmed that it does not object to the proposals, subject to appropriate conditions seeking to safeguard retained trees, including the appointment of an arboricultural consultant to oversee matters, and the submission of a robust and detailed landscaping and maintenance plan.
- 8.15 Subject to full compliance with the conditions recommended by the Forestry team, it is considered that the impact on existing trees is acceptable and can be adequately mitigated by appropriate replacement tree planting in the area in order to ensure that there is no net environmental loss arising from development.

Other material considerations

- 8.16 There are no other material considerations relevant to the determination of this application.

Non-material considerations

- 8.17 No non-material considerations have been raised in connection with the proposals.

Matters to be secured by Section 75 Agreement

- 8.18 None.

9. CONCLUSION

- 9.1 Planning permission is sought for the redevelopment of the Bught Park Stadium Complex at Bught Road, Inverness. Specifically, the proposals include the refurbishment of the existing grandstand; its extension to the rear to provide replacement changing rooms; and the erection of a detached two storey pavilion building adjacent to, and southwest of, the existing grandstand. The proposals also include the reconfiguration of the existing car parking area and a new extended grasscrete coach parking area.
- 9.2 The proposal, if implemented, would result in a positive enhancement of the existing sporting and community facilities at Bught Park, significantly improving the appearance and condition of the existing grandstand and existing changing rooms. The construction of the new pavilion would add to the functionality of the Bught Park Stadium Complex benefitting a wide range of users.
- 9.3 Properly managed, the improvements to the access and use of the existing car parking area; the extended overspill parking area; and the large events vehicle exit route; would positively benefit users of the stadium and adjacent pitches, as well as help alleviate an existing parking problem in the locality.
- 9.4 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. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous N
permission

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons:

1. 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.

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

2. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

Reason: In order to protect the archaeological and historic interest of the site.

3. Prior to any site excavation or groundworks, all retained trees shall be protected against construction damage using protective barriers located as per the Tree Protection Plan (in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction). Barriers shall be fixed to the ground; they shall remain in place throughout the construction period and they shall not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees throughout the construction period.

4. Notwithstanding the details on the approved elevation plans, 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. 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.

5. A suitably qualified arboricultural consultant must be employed by the applicant to ensure that the approved Tree Protection Plans and Arboricultural Method Statement are (AMS) implemented to the agreed standard. Stages requiring supervision are set out in the AMS and certificates of compliance for each stage are to be submitted to, and approved in writing by, the Planning Authority. Following approval, all works shall proceed in accordance with the approved details.

Reason: To ensure the protection of retained trees throughout the construction period.

6. No development shall commence until a comprehensive Landscape Plan and Maintenance Programme has been submitted to, and approved in writing by, the

Planning Authority. Following approval, the Landscape Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority and thereafter maintained in accordance with the approved Maintenance Programme.

Reason: In the interests of amenity and to ensure that sufficient replacement tree planting is carried out in mitigation for removed trees.

7. No development shall commence until the proposed upgrades to the access at Torvean Avenue, which shall include arrangements for pedestrians and cyclists to safely access the site from Torvean Avenue and connect with existing facilities for pedestrians and cyclists in that area, have been submitted to, and approved in writing by, the Planning Authority. Following approval, development and works shall progress in accordance with those details and be completed prior to any development commencing on site.

Reason: To ensure that the existing access from Torvean Avenue is upgraded in the interests of public safety.

8. The 'large event vehicle exit' shown on the approved Proposed Site Plan (drawing number 0003) at its junction with Bught Avenue shall not be used until full details of measures to improve that exit have been submitted to, and approved in writing by, the Planning Authority, and thereafter implemented prior to first use as a large events exit point.

Reason: To ensure that the vehicle exit onto Bught Avenue is upgraded in the interests of public safety.

9. No development shall commence until full details of the design of the cycle parking area to accommodate 13 bicycles, which shall be covered to protect bicycles and riders from prevailing weather conditions, has been submitted to, and approved in writing by, the Planning Authority. Following approval, the cycle parking area shall be constructed and available for use, prior to first use of any part of the development.

Reason: To ensure that adequate cycle parking facilities are provided to support active travel.

10. Prior to the pavilion being brought into use, full details of the location and form of the bin store area adjacent to the access at Torvean Avenue, shall be submitted to, and approved in writing by, the Planning Authority, and subsequently provided and available for use. For the avoidance of doubt, the bin store will require to be located outwith the visibility splay for the access from Torvean Avenue and be sufficiently large enough to meet predicted demands arising from the development.

Reason: To ensure that sufficient bin storage is provided timeously, in the interests of amenity.

11. No development associated with the construction of the extended hardstanding/grasscrete parking area shall take place until full drainage details have been submitted that show that surface water from a 1 in 30 year return period storm event will be retained within the developed area without increasing the likelihood of ponding in adjacent playing field areas, and that surface water generated in a 1 in 200 year plus climate change return period storm event will be retained within the site boundary. Following approval, the drainage details shall be implemented in full prior to the hardstanding/grasscrete parking area being brought into use.

Reason: To ensure that adequate drainage arrangements are in place in the interests of environmental protection.

12. No development shall commence until a Construction Noise Management Plan (CNMP) which demonstrates how the developer will ensure the best practicable measures are implemented in order to reduce the impact of construction noise and vibration, has been submitted to, and approved in writing by, the Planning Authority. The assessment shall include, but is not limited to, the following:

- a) a description of the most significant noise sources in terms of equipment; processes or phases of construction;
- b) the proposed operating hours and the estimated duration of the works for each phase;
- c) a detailed plan showing the location of noise/vibration sources, noise sensitive premises;
- d) a description of noise mitigation methods that will be put in place including the proposals for community liaison. The best practice found in BS5228 Code of Practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.

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

13. Prior to the commencement of the development the applicant shall submit a scheme for the suppression of dust for the approval of the Planning Authority. The development shall thereafter be undertaken in accordance with the agreed details.

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

14. Prior to the commencement of development associated with the pavilion building, an odour mitigation scheme designed to protect neighbouring properties from catering odour arising from the building shall be submitted to, and approved in writing by, the Planning Authority. The following information will be required:

- a) a description of the catering operation including adequate site and layout plans/drawings showing the internal arrangements of the premises and

external elevations showing route of the ductwork, etc;

- b) the types of food and methods of cooking, number of covers and proposed hours of operation;
- c) details of the proposed filtration/ventilation plant equipment or other odour abatement equipment with an explanation for the choice; and
- d) proposed maintenance arrangements.

The system must be designed, and following approval, installed by a competent person with specialist knowledge of ventilation and filtration systems and be completed prior to the building being brought into use.

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

15. The extended coach/car parking area shown as 'Plan Key 7' on the approved Proposed Site Plan (drawing number 0003) shall only be used for events taking place at the Stadium and/or on Bught Park pitches. The 'large event vehicle exit' onto Bught Avenue referenced on the Proposed Site Plan shall only be used during large scale sporting or entertainment events requiring access to the site by coaches and/or large goods vehicles, and any such use of the large event vehicle exit will require the submission and approval of a Parking Management Plan, details of which shall be submitted at least three weeks in advance of any large scale sporting or entertainment event taking place. Following approval, all large scale sporting or entertainment events shall be managed in accordance with the approved Parking Management Plan.

Reason: To ensure that the extended coach/car parking area does not become available for general use, in the interests of amenity and to ensure that the large event vehicle exit is only used for large scale sporting or entertainment events in conjunction with a Parking Management Plan in the interests of road safety.

16. In relation to the pavilion building, 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 property with windows open for ventilation purposes.

If the above standard cannot be met, the applicant must undertake an assessment of the noise in terms of BS 4142:2014 Methods for rating and assessing industrial and commercial sound which demonstrates that noise will not have an adverse impact on noise sensitive properties.

A report which demonstrates that the noise level complies with either of the above standards must be submitted to, and approved in writing by, the Planning Authority prior to the pavilion building being brought into use.

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

REASON FOR DECISION

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.

INFORMATIVES

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.

Environmental Health

The development must comply with the Food Safety (Scotland) Regulations 2006 and the Health and Safety at Work etc. Act 1976. For advice on the above regulations, please contact the Environmental Health Service email: envhealth@highland.gov.uk

Core Path – Disruption to Public Access

There is a core path linking Bught Drive across the playing fields to the riverside path (IN19.26), the recorded line of which parallels the edge of the shinty pitch and line of trees which will be temporarily affected by the proposed works. It is recommended that the developer warn the public of the impending work and path diversion at least one week in advance, with signs on site. An email with the same notice period should also be sent to access@highland.gov.uk

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 (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

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.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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.

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

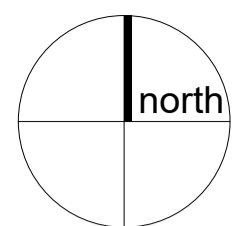
any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

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.

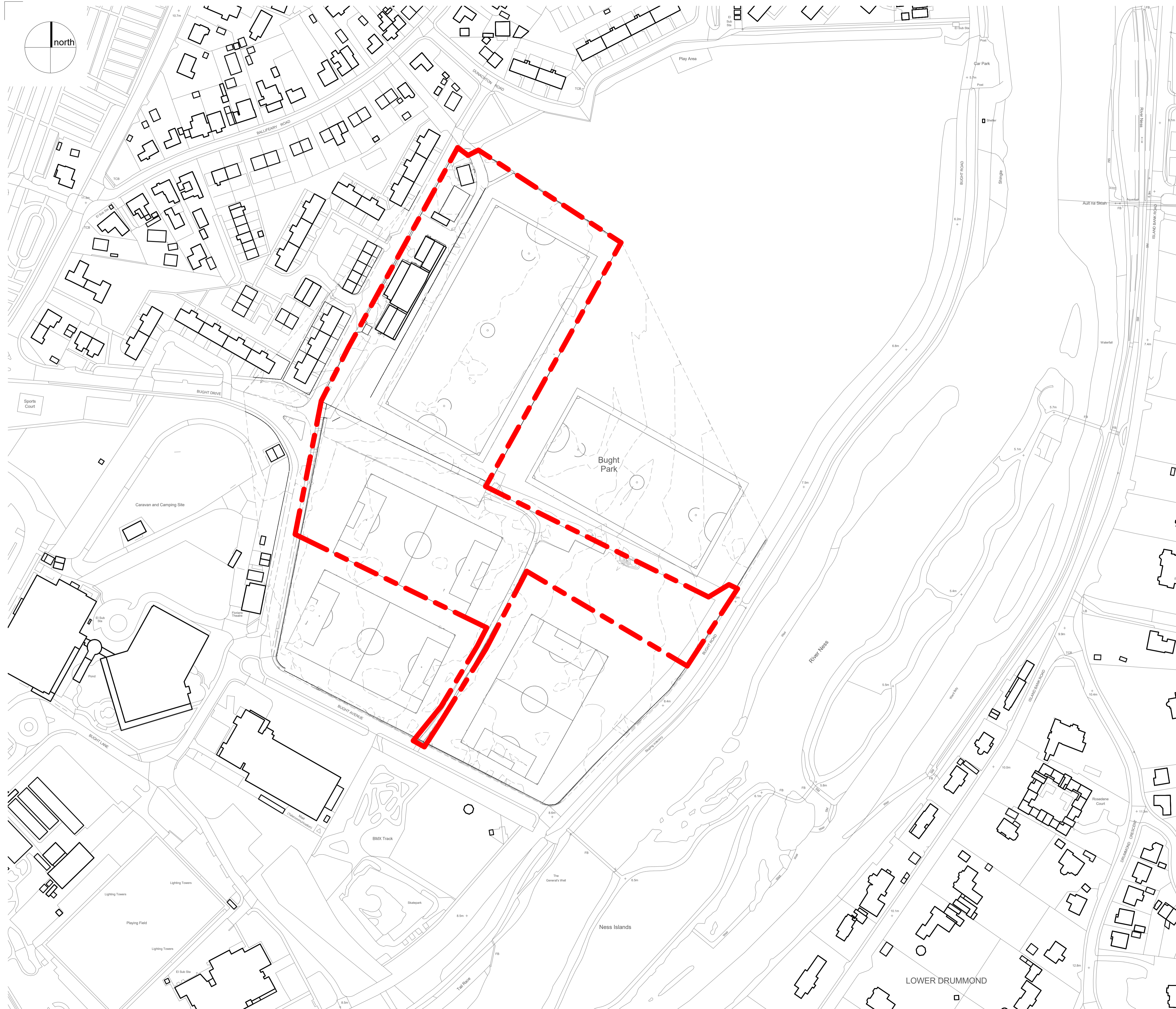
Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: David Mudie
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 (0001)
Plan 2 – Proposed Site Plan (0003)
Plan 3 – Proposed Stand Elevation Plan (0007)
Plan 4 – Proposed Stand Floor Plan (0006)
Plan 5 – Proposed Pavilion Elevation Plan (0009)
Plan 6 – Proposed Pavilion Floor Plan (0008)



PROPOSED DEVELOPMENT BOUNDARY



Rev.	Description	By	Date

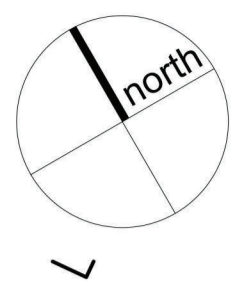
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HOUSING AND PROPERTY SERVICE

CLIENT	Development & Infrastructure	SCALE	As indicated
PROJECT	Bught Stadium & New Home of Shinty	DATE	10/06/22
CONTACT	Colin Henderson	DRAWN BY	AM
DRAWING TITLE	Location Plan	CHECKED BY	CH
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DI22027	THC	ZZ	XX	DR	A	PM_40_50_63	0001	



Scale 1:500

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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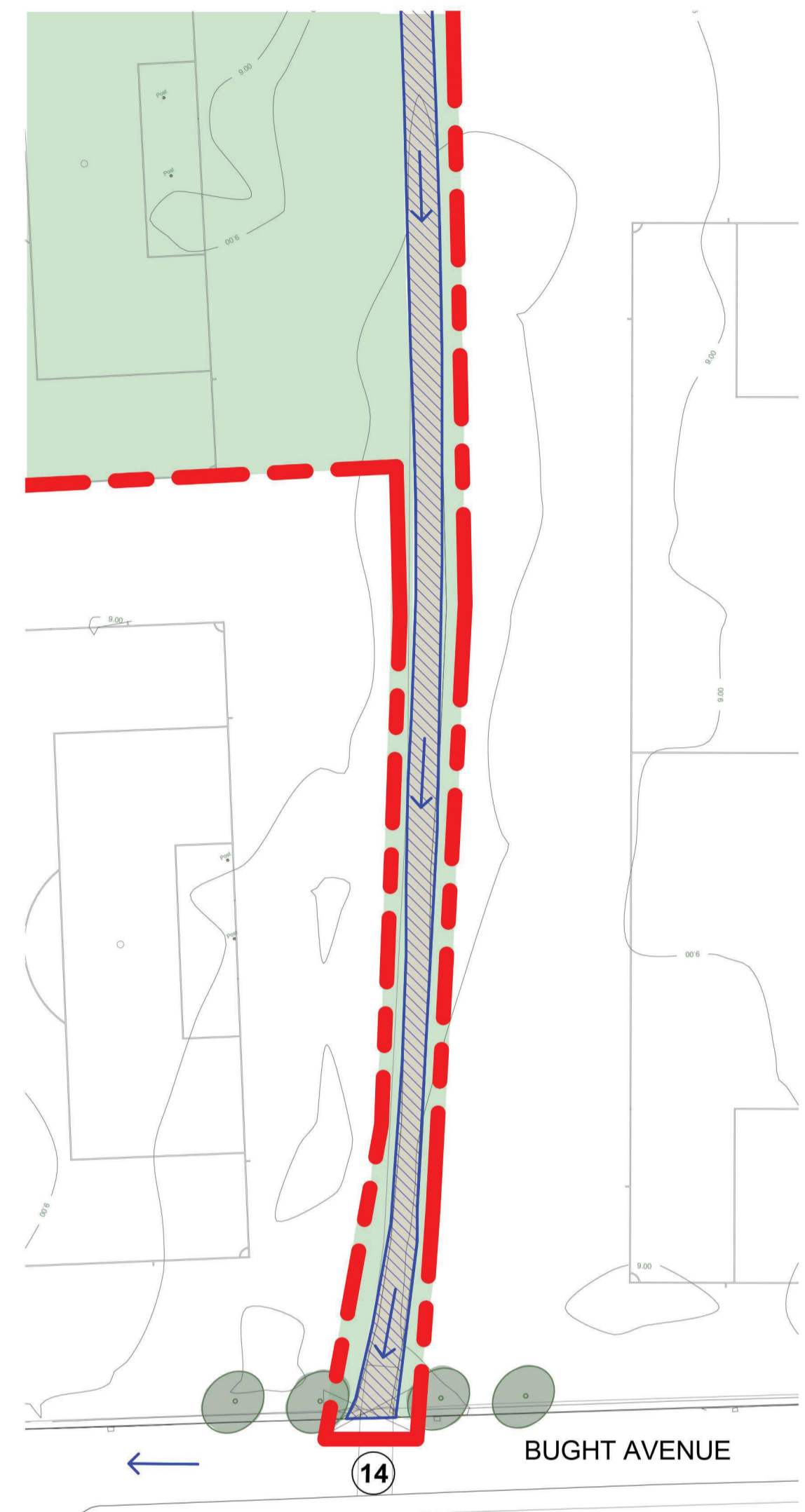


HOUSING AND PROPERTY SERVICE

CLIENT	Development & Infrastructure	SCALE	As indicated
PROJECT	Bught Stadium & New Home of Shinty	DATE	10/06/22
CONTACT	Colin Henderson	DRAWN BY	AM
DRAWING TITLE	Proposed Site Plan	CHECKED BY	CH
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

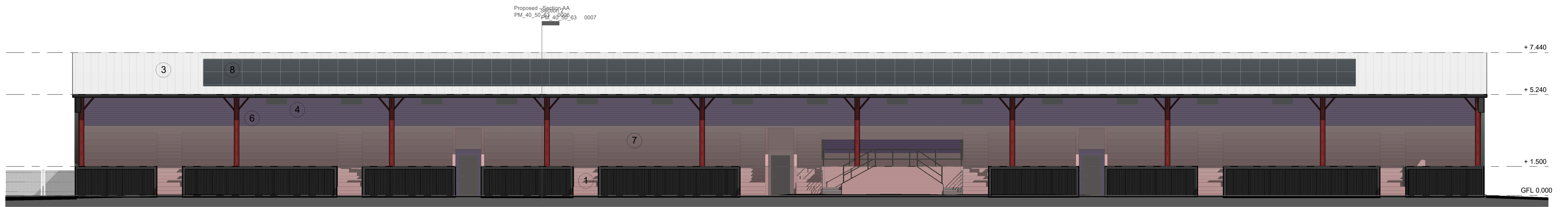
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Rev.	Description	By	Date



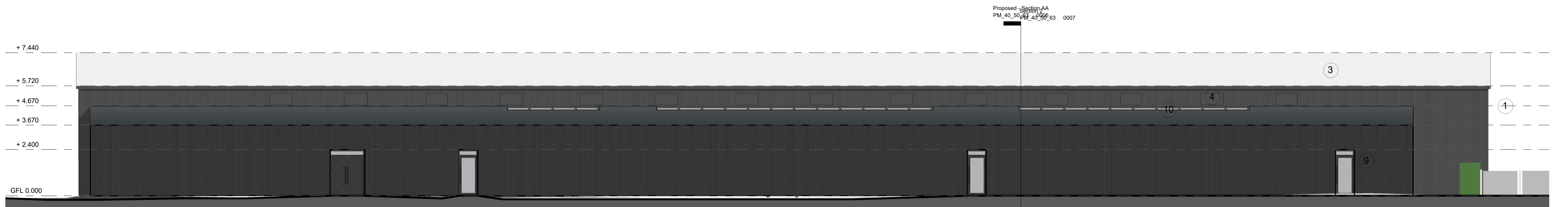
- | | | | |
|--|---------------------------|--|-----------------------------|
| | HARD STANDING SURFACE | | PEDESTRIAN ROUTE |
| | GRASSCRETE SURFACE | | EXISTING TREES RETAINED |
| | EXISTING GRAVEL SURFACE | | TREES AFFECTED BY WORKS |
| | GRAVEL SURFACE EXTENDED | | DAILY VEHICLE ROUTES |
| | LARGE EVENTS AREA | | LARGE EVENT VEHICLE ROUTES |
| | LARGE EVENTS VEHICLE EXIT | | BARRIER DURING LARGE EVENTS |
| | PREVAILING WIND | | CYCLE LANE |
| | SUN PATH | | VISIBILITY SPLAY |

- PLAN KEY:**
- | | | | |
|--|--------------------------------------|--|--|
| | STORAGE COMPOUND | | NEW PAVILLION BUILDING |
| | SERVICE VEHICLE ENTRANCE | | ELECTRIC VEHICLE CHARGING |
| | NEW CHANGING ROOMS | | CYCLE STANDS - 13 SPACES |
| | EXISTING STADIUM REFURBISHED | | BIN STORE |
| | SHARED SURFACE | | AREA FOR GSPH BOREHOLES |
| | CAR PARKING - 105 SPACES, 7 DISABLED | | LARGE EVENT VEHICLE EXIT ROUTE
ENTRANCE TO BUGHT DRIVE UPGRADED |
| | COACH PARKING - GRASSCRETE | | |
| | LARGE EVENTS AREA - STAGE SETUP | | |



Proposed - Front Elevation

1:100



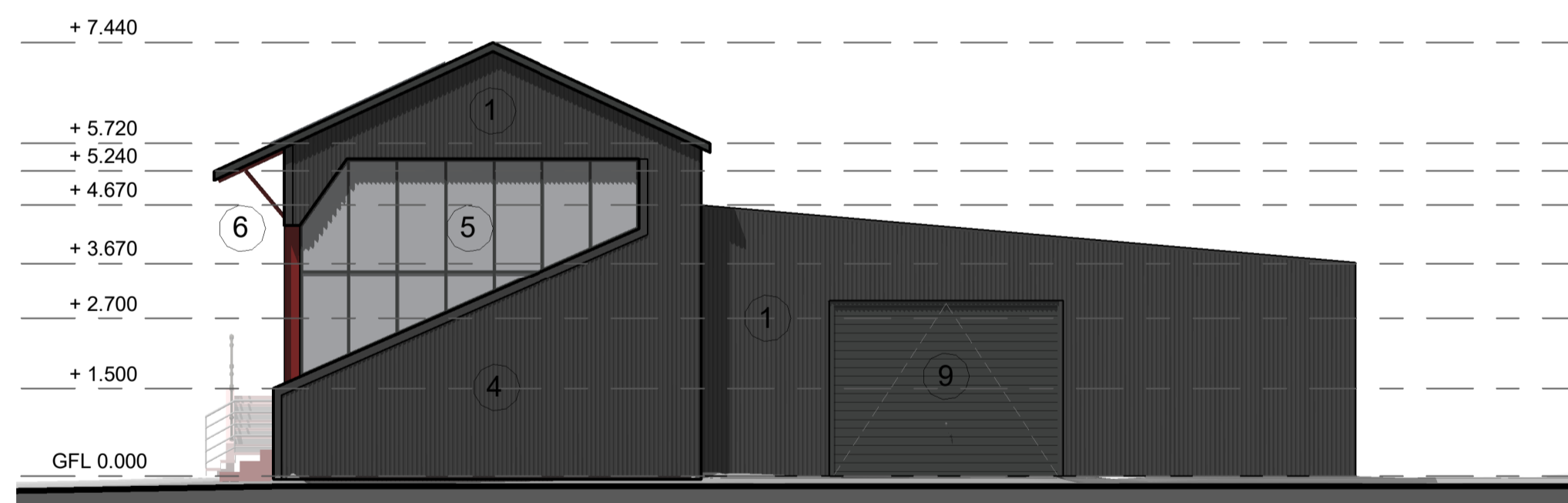
Proposed - Rear Elevation

1:100



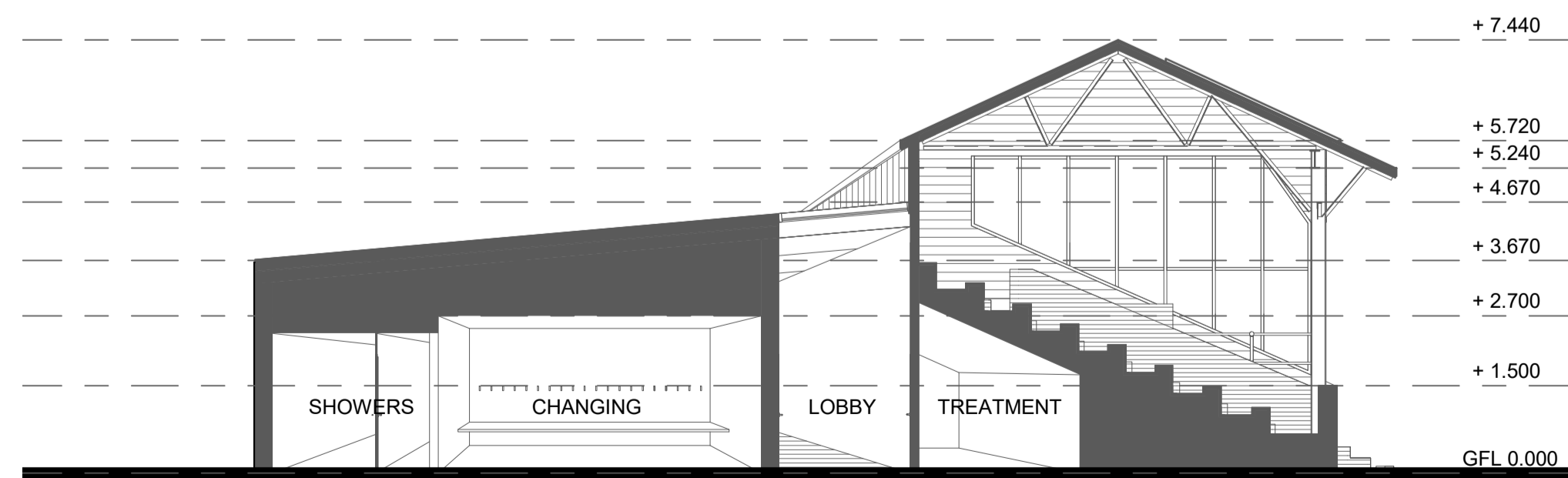
Proposed - Left Elevation

1:100



Proposed - Right Elevation

1:100



Proposed - Section AA

1:100

Materials Key

- ① Black Colour Vertical Metal Sinusoidal Cladding
- ② Black Colour Horizontal Metal Sinusoidal Cladding
- ③ Existing Metal Trapezoidal Roofing - Light Grey
- ④ Louvred Panels - Dark Grey
- ⑤ Curtain Walling - Colour to Match Sinusoidal Cladding
- ⑥ Structural Steel Refinished Colour Red to Match Pavillion Building
- ⑦ Painted Timber Stadium Stand - Red / Purple
- ⑧ PV Panels
- ⑨ Exterior Doors - Dark Grey
- ⑩ Rooflights - Dark Grey

Rev.	Description	By	Date

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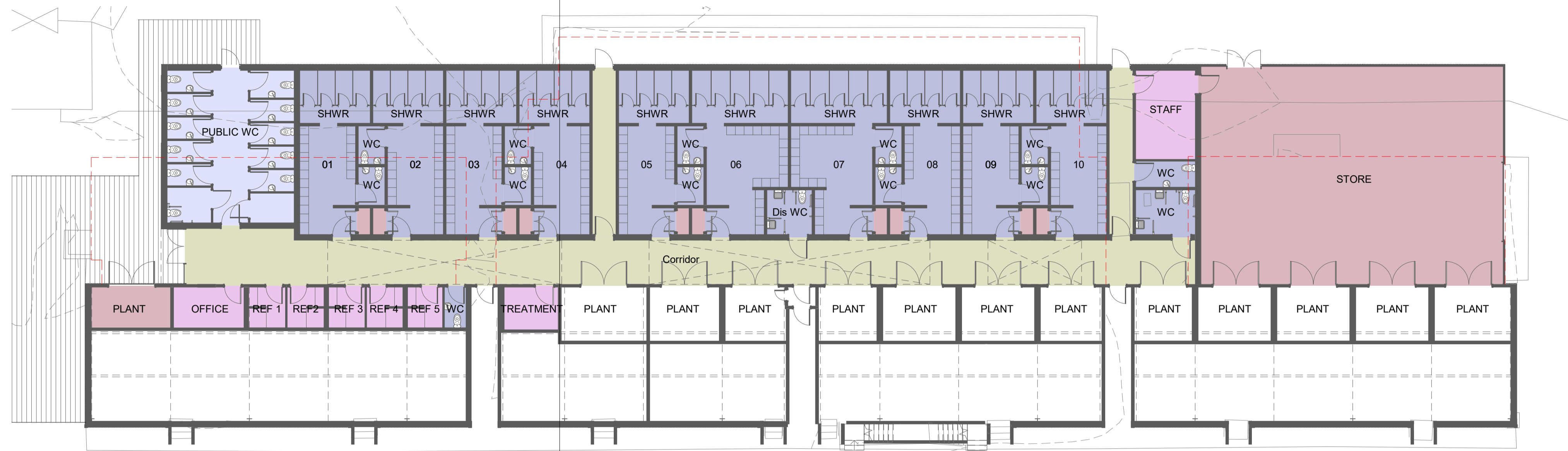
CLIENT	Development & Infrastructure	SCALE	As indicated
PROJECT	Bught Stadium & New Home of Shinty	DATE	21/04/22
CONTACT	Colin Henderson	DRAWN BY	AM
DRAWING TITLE	Refurbished Stand - Elevations / Sections	CHECKED BY	CH
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1



Scale 1:100

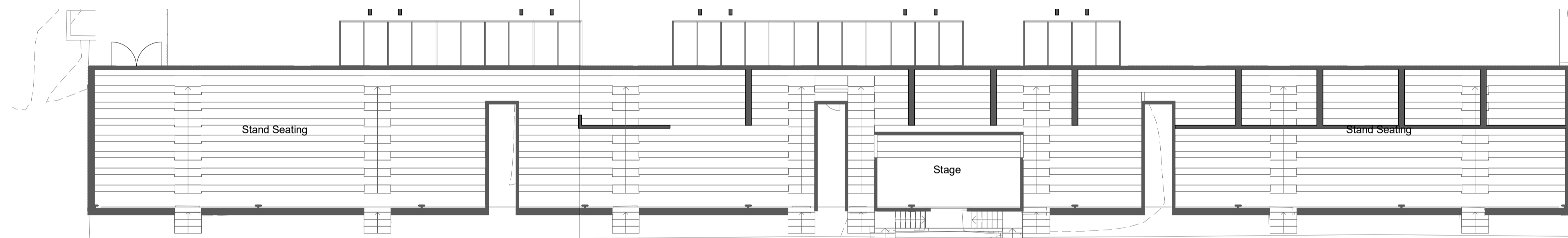
PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DI22027	THC	ZZ	XX	DR	A	PM_40_50_63	0007	

Proposed - Section AA
PM_40_50_63 0006



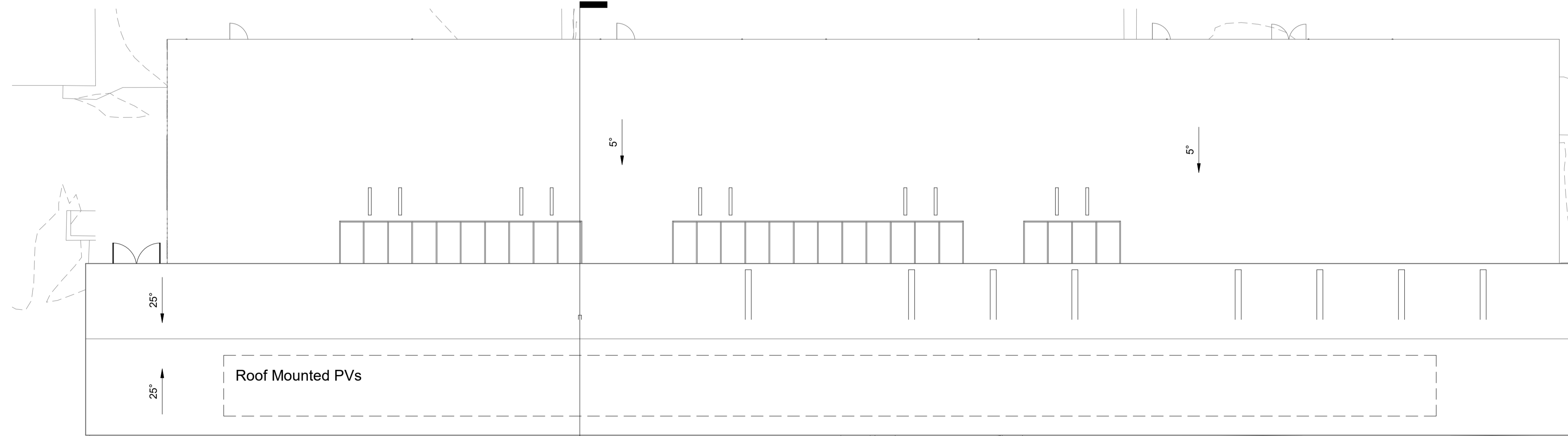
Refurbished Stand - Ground Floor
1:150

Proposed - Section AA
PM_40_50_63 0006



Refurbished Stand - First Floor Plan
1:150

Proposed - Section AA
PM_40_50_63 0006



Refurbished Stand - Roof Plan
1:150



Rev.	Description	By	Date

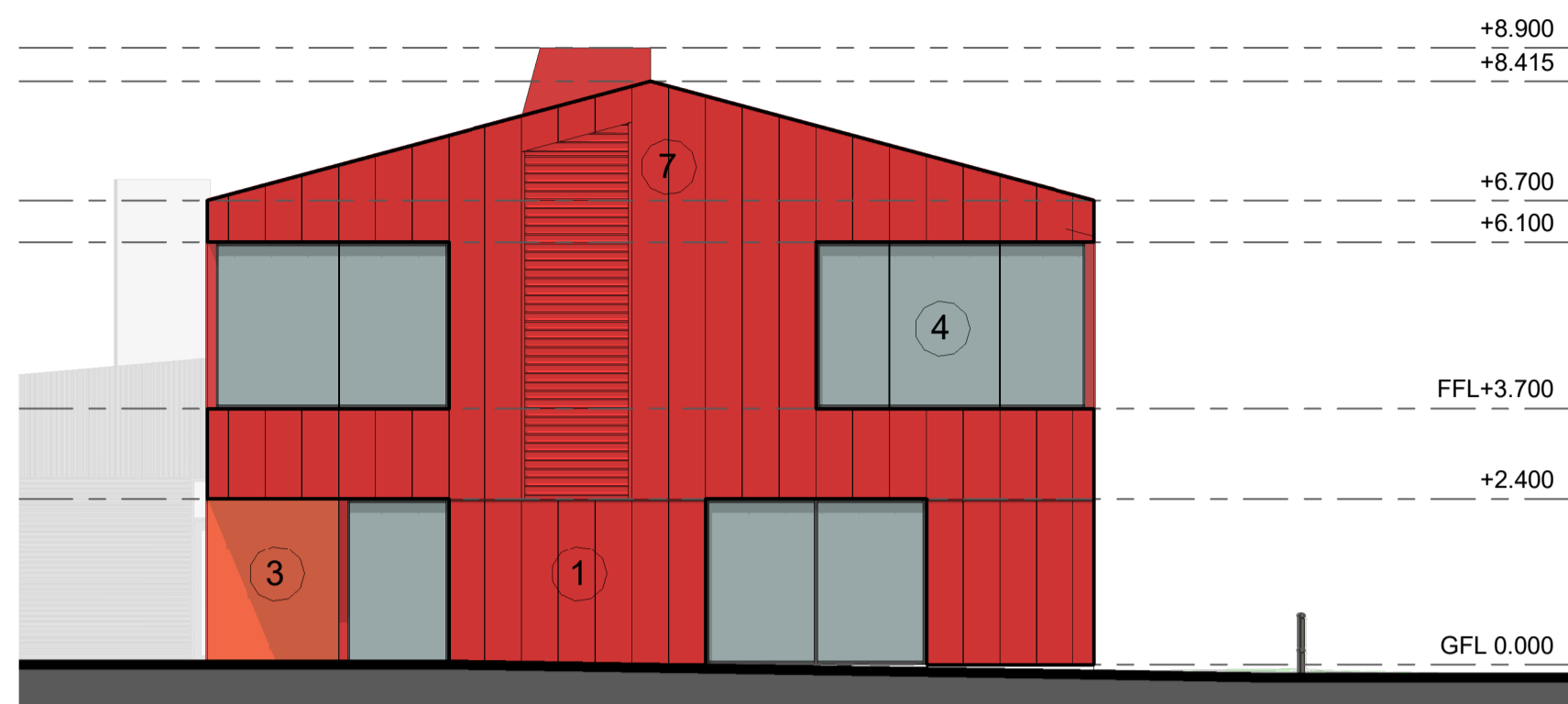
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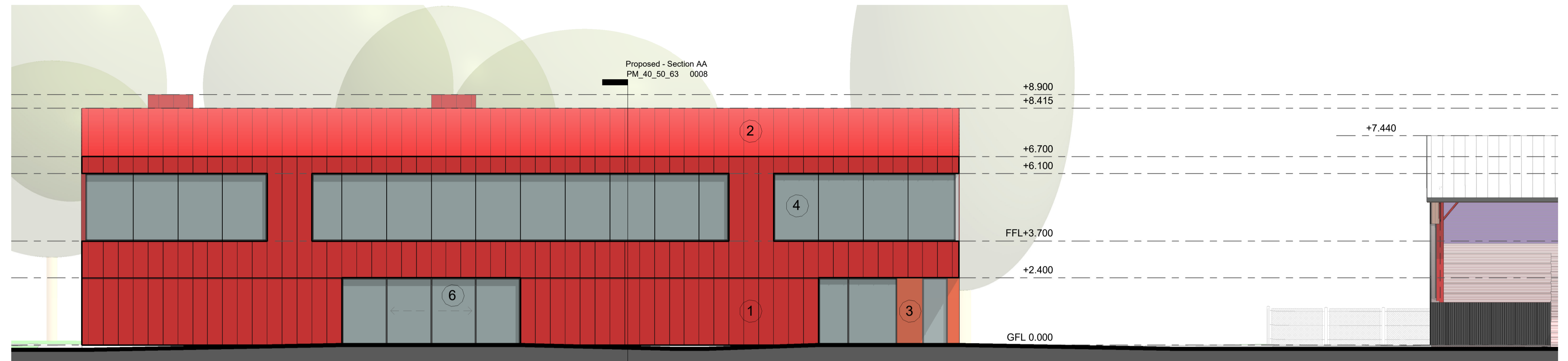
HOUSING AND
PROPERTY SERVICE

CLIENT	Development & Infrastructure	SCALE	As indicated
PROJECT	Bught Stadium & New Home of Shinty	DATE	21/04/22
CONTACT	Colin Henderson	DRAWN BY	AM
DRAWING TITLE	Refurbished Stand - Plans	CHECKED BY	CH
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

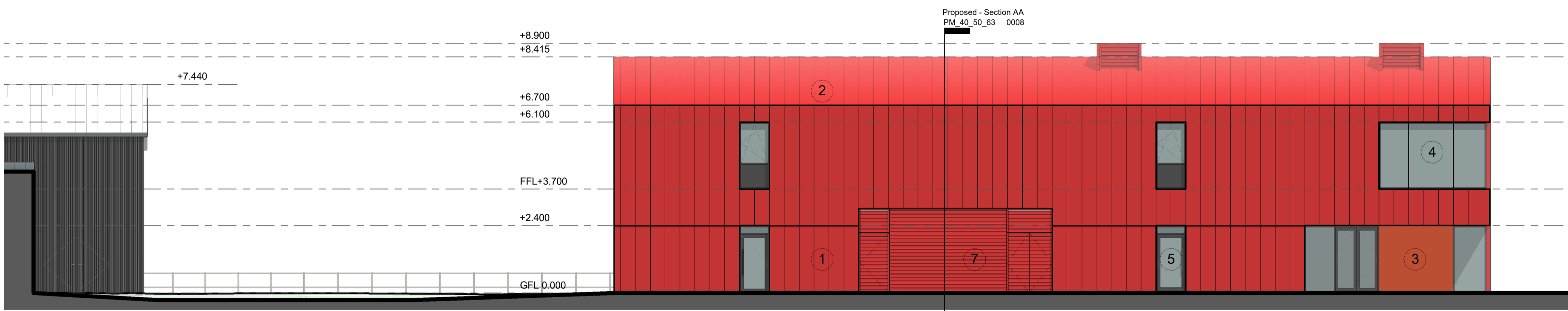
PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DI22027	THC	ZZ	XX	DR	A	PM_40_50_63	0006	-



West - Planning
1:100



South - Planning
1:100



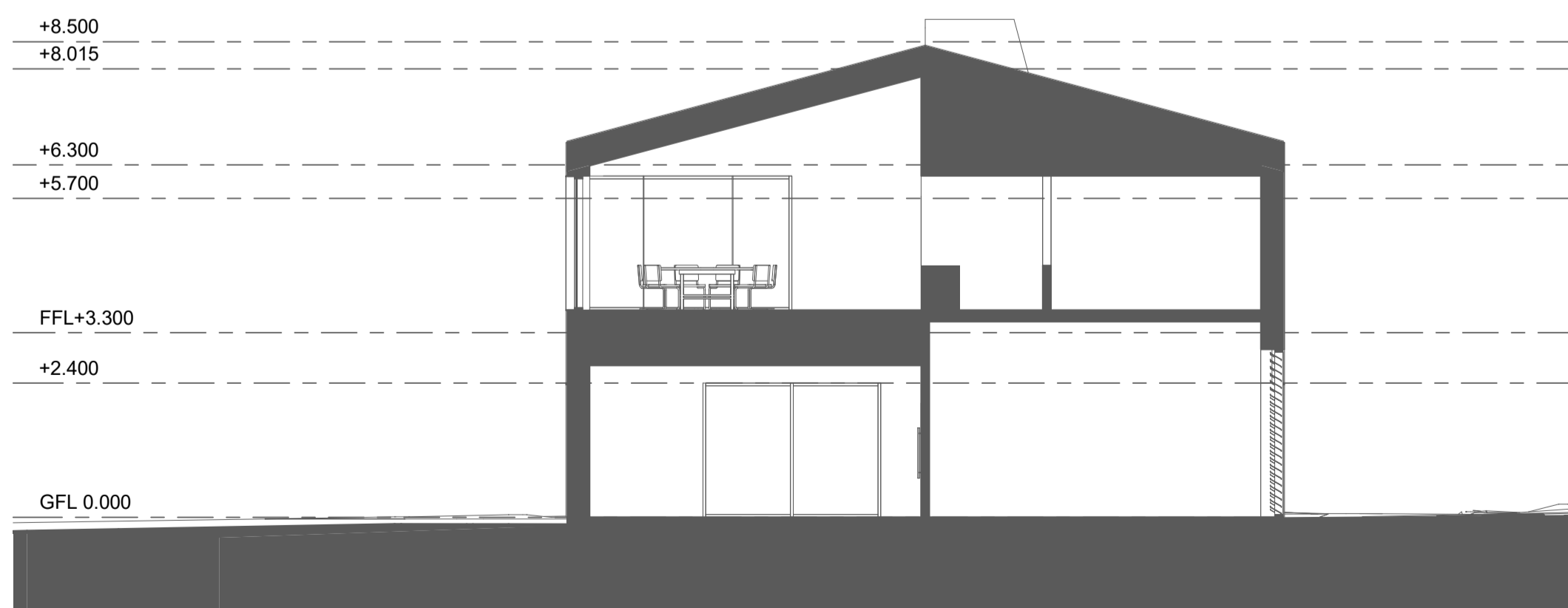
North - Planning
1:100



East - Planning
1:100

Materials Key

- ① Red Colour Metal Standing Seam Wall Cladding
- ② Red Colour Metal Standing Seam Roofing
- ③ Corten Steel Wall Cladding
- ④ Curtain Walling - Colour Dark Grey
- ⑤ Exterior Doors - Colour Dark Grey
- ⑥ Sliding Doors - Colour Dark Grey
- ⑦ Ventillation Louvres Colour to match Wall Cladding



Proposed - Section AA
1:100



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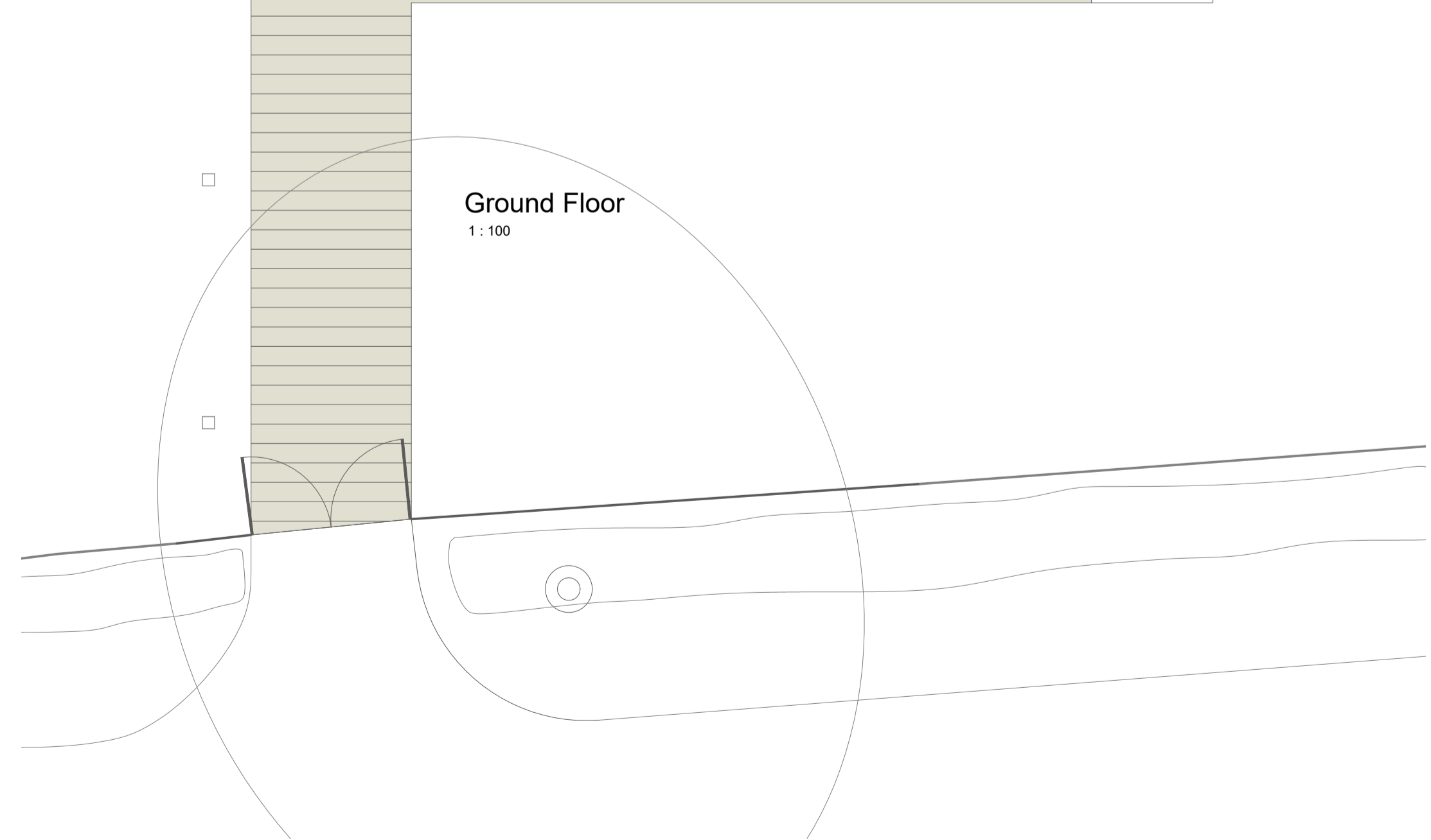
HOUSING AND PROPERTY SERVICE

CLIENT	Development & Infrastructure	SCALE	As indicated
PROJECT	Bught Stadium & New Home of Shinty	DATE	10/06/22
CONTACT	Colin Henderson	DRAWN BY	AM
DRAWING TITLE	Elevations / Sections	CHECKED BY	CH
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DI22027	THC	ZZ	XX	DR	A	PM_40_50_63	0009	



Ground Floor
1: 100



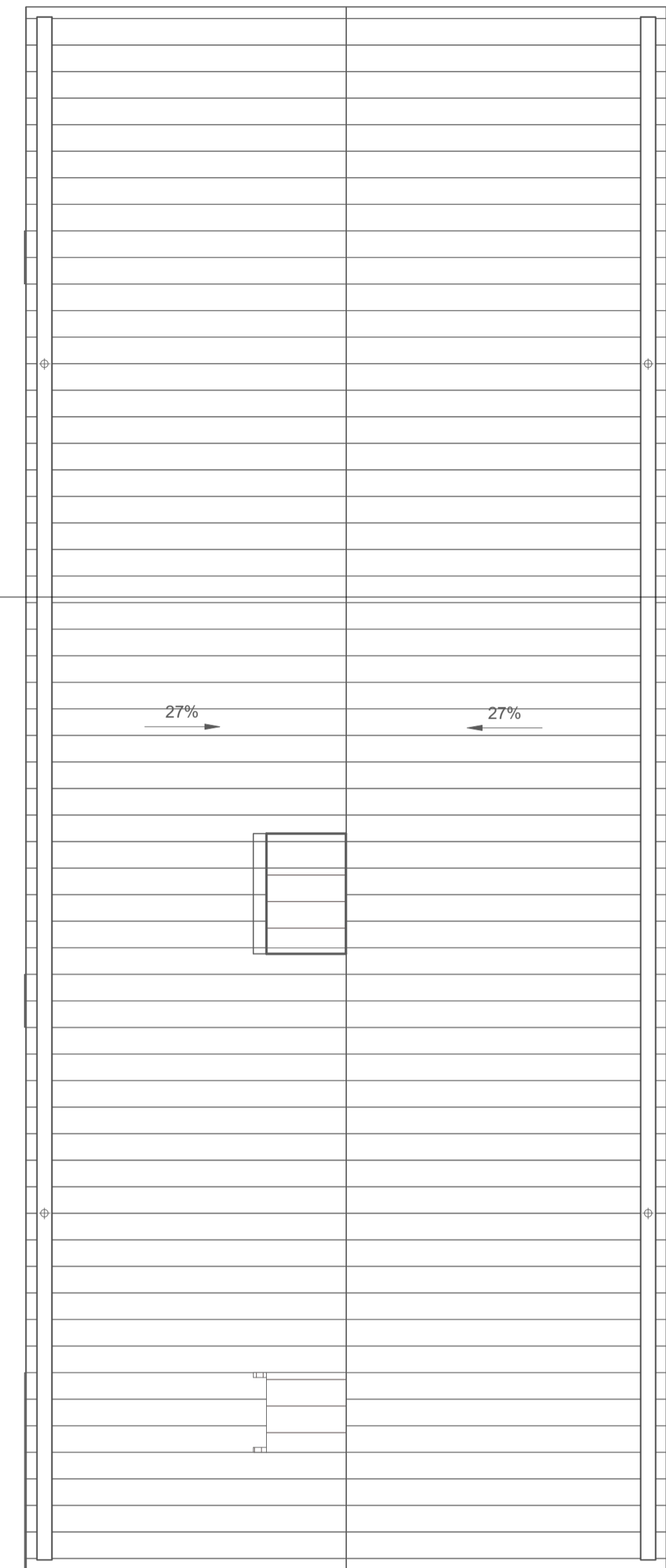
Scale 1:100

PM_40_50_63_0008
Proposed - Section AA



First Floor
1: 100

PM_40_50_63_0008
Proposed - Section AA



Roof Plan
1: 100

PM_40_50_63_0008
Proposed - Section AA

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HOUSING AND
PROPERTY SERVICE

CLIENT	Development & Infrastructure	SCALE	As indicated
PROJECT	Bught Stadium & New Home of Shinty	DATE	10/06/22
CONTACT	Colin Henderson	DRAWN BY	AM
DRAWING TITLE	New Pavillion Plans	CHECKED BY	CH
PURPOSE OF ISSUE	Planning	PAPER SIZE	A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
DI22027	THC	ZZ	XX	DR	A	PM_40_50_63	0008	-