

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE –
25 March 2014**

| | |
|-------------|------------|
| Agenda Item | 6.1 |
| Report No | PLN/022/14 |

**13/03281/FUL : Bell's Seafood
The Garage
Gerry Square
Thurso**

Report by Area Planning Manager

SUMMARY

Description : Conversion of garage to fish processing and distribution facility.

Recommendation - GRANT

Ward : 02 - Thurso

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : More than 5 objections from 5 separate addresses.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal seeks to change the use of the site from a commercial vehicle repair garage to fish merchants. The proposal does not significantly alter the appearance of the buildings externally although significant works will be required internally to meet food hygiene regulations. An internal chiller unit and mechanical air extraction system would be installed.
- 1.2 The development involves taking receipt of whole fish as delivered or uplifted from landings, typically Scrabster, and thereafter being processed within the building. This will entail filleting of fish within large stainless steel sinks and sluiced with water. The fish is thereafter packed into ice boxes ready for delivery. Thereafter the processed fish will be packed for uplift by small refrigerated vans operated by the applicant and delivered direct to clients and through established door to door selling routes in the area. There shall be no direct retail undertaken at site. Waste from the process will be stored in a sealed vermin proof store on site with an estimated 20 fish boxes worth of waste per week.

- 1.3 The developer submitted pre-application in advance of the Planning Application in April 2013. The response noted a lack of detail in the pre-application submitted, the requirement to satisfy other services and agencies such as SEPA and Environmental Health and indicated that more suitable premises could be sought elsewhere in Thurso or Scrabster.
- 1.4 All services (water/electricity/drainage) are existing as this is a change of use of an existing building. Arrangements for improved internal drainage to facilitate processing and legislative requirements will be undertaken.
- 1.5 Supporting Statement, Industrial/commercial uses questionnaire, additional supporting statement clarifying processes dated 29th January 2014 was instrumental as informing the the concerns raised by Thurso Community Council – resulting in the Community Council withdrawing their holding objection.

1.6 **Variations:** None

2. **SITE DESCRIPTION**

- 2.1 The site is situated to the rear of the former St. Andrews Church with access from Gerry Square to the north west of Thurso town centre. The site is comprised of a gravelled yard area accessed from Gerry Square, a large stone built main building with ancillary additions together with minor buildings in the yard area comprising of a small distinct lock-up garage and a toilet annex. The building is currently empty although its most recent use was as a commercial vehicle repair garage, until January 2013.

3. **PLANNING HISTORY**

- 3.1 13/01521/PREAPP – Pre-application was sought regarding the change of use from a garage to a fish merchants.

4. **PUBLIC PARTICIPATION**

- 4.1 Advertised : Unknown neighbour

Representation deadline : 04.10.2013

Timeous representations 10; 9 against, 1 neutral.
from separate addresses:

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:

Neutral

- Desires to ensure that local accesses are not blocked, that there is no vermin and no noxious odours.

Against

- Inappropriate location
- Noxious odours
- Drainage issues
- Parking issues
- Traffic issues
- Vermin/flies
- Proximity to houses

- Hours of operation
- Disturbance to residential amenity

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **TECS Roads** : No objection.

Roads note poor road visibility for access/egress from yard, narrow road widths, lack of footways and tight junctions in surrounding road network, restrictive manoeuvring space within the yard area and lack of parking provision. It is stated that any given change of use for this site would similarly cause concern given the physical constraints of roads matters as existing. Roads recognise the established use of the site as a commercial garage and consider the change of use to fish merchants does not make the roads situation any worse.

5.2 **TECS Environmental Health** : No objection.

Conditions are suggested with regards noise levels at the nearest noise-sensitive properties are not increased. A further point is made to ensure appropriate drainage.

Matters such as clean food handling facilities, food processing operations, storage on site and within the delivery vans, management of waste products and cleansing regimes are all considered through legislation administered by Environmental Health. Environmental Health have identified that a number of such issues are dealt with under their statutory responsibilities through such legislation as;

- Environmental Protection Act 1990 – noise, smell, insect and light nuisance
- Food Safety Act 1990 & related legislation – food hygiene/food handling issues and waste

5.3 **TECS Contaminated Land** : No objection.

Condition suggested to ensure that any potential contamination on the site is identified and subject to remedial action as required.

5.4 **Historic Environment Team** : No objection.

This application will affect a building that is considered to be of historic interest. A photographic record is requested prior to any commencement of works on site.

5.5 **Thurso Community Council** : Resolved objection.

Initial concerns raised over the lack of detail within the submission to the extent of lodging a holding objection. Detail as subsequently pursued in consideration of clear and appropriately detailed drawings, use, operational detail and amenity concerns resulted in this holding objection being withdrawn.

5.6 **SEPA** : No objection.

5.7 **Scottish Water** : No objection.

No response forthcoming. Applicant has intimated that contact was made with Scottish Water in advance of submission of application and that no issues were raised.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012**

Policy 28 - Sustainable Design

Policy 29 - Design Quality & Place-making

Policy 34 - Settlement Development Areas

Policy 41 - Business and Industrial Land

Policy 42 - Previously Used Land

Policy 56 - Travel

Policy 57 - Natural, Built & Cultural Heritage

Policy 64 - Flood Risk

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

6.2 **Caithness Local Plan (2002)**

The location is just outwith the defined area of Thurso Town Centre and is situated adjacent to the defined area of Thurso Conservation Area. The site is in a boundary situation between commercial/non-residential and residential uses.

7. OTHER MATERIAL CONSIDERATIONS

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

7.3 **Scottish Government Planning Policy and Guidance**

SPP

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**

In consideration of the application against the most pertinent policies of the Highland wide Local Development plan the position is as follows:

HwLDP Policies 28 & 29. The applicant in response to letters of objection has stated that the use will be compatible with public service provision such as water and sewerage, drainage, access and waste. It is accessible to workers being within the heart of the town and makes use of a currently vacant building. Residential amenity will be impacted upon were the former use as a commercial vehicular repair garage/ workshop to be resurrected. It is considered that the concerns associated with the current proposal can be adequately mitigated for through appropriate conditions. In terms of place-making the reuse of a currently unoccupied building ensures a degree of variety and vibrancy in an area of the town characterised by mixed residential and business/commercial uses.

HwLDP Policies 41 & 42. As a proposal for a business venture the applicant was directed to consider locating at Scrabster where there are established uses of this type. No suitable available property was identified as available by the developer in Scrabster. A case was however presented for the identified building as being vacant and having sufficient opportunity for adaptation to meet statutory requirements as dictated by fish processing/food handling and waste requirements.

HwLDP Policy 56. The proposal is not for the creation of a retail outlet and vehicle movements are indicated as being restricted to servicing the business needs of the premises without requiring undue parking requirements outwith the boundaries of the site. The proposal will lead to additional traffic movements in the vicinity of the site however these are not considered to be directly comparable with the most recent use as a vehicle repair garage with far fewer vehicle movements being expected.

The Caithness Local Plan

The site is currently commercial in nature, settlement policies presuming against further non-residential uses do not apply as this application is for a change in commercial use from garage to fish merchants.

8.4 **Material Considerations**

The principle planning case centres on whether or not a change of use from one type of commercial use to another can be supported at this location. To this end additional information was pursued from the applicant to clarify the operation and use of the site as a fish merchants. This resulted in the submission of fresh site plans per drawing no. 330/DB/1, additional supporting information and a conjoined site meeting with the applicant, TECS Environmental Health and TECS Roads.

The issue of amenity, given the close proximity of residential dwellings requires the consideration of whether or not the proposed change of use adversely impacts upon surrounding residential amenity.

1. Car parking/access management. The applicant has stated that there will be approximately six vehicle movements a day at the site, for delivery and uplift by small vans. Noting the use of the site as a garage this is considered to be

a less intensive use of the site and will lead to fewer vehicular movements than had been previously experienced by local residents. This was reinforced by TEC's who had advised they had no objections to the development.

2. Smell & Vermin. Odours and vermin as the result of the use of the site should not arise as an issue as the site has to operate in conformity with mandatory requirements as addressed by separate legislation as detailed under section 5.2 above. No external storage of waste material is permissible with the waste material arising from the processing being retained in vermin proof containers. Neither SEPA or Environmental Health have objected subject to appropriate conditions and compliance with their respective regulations.
3. Noise. Noise arising from the use of the development can be satisfactorily addressed by condition. Noise sources such as chiller units and ventilation together with the activities on site are internal to the buildings on site.
4. Operational hours. Concern has been raised about the potential impact of noise associated with the proposed operation given its location close to residential properties. The applicant has stated he would wish to operate 06:00 to 19:00 Monday – Saturday. It is not considered that the noise levels generated with this operation will be significant particularly when compared to the former use, however there are significant misgivings over the suggested operating hours. The current lawful use of the premises as a garage would generate greater levels of noise at certain periods; however these would be through the working day. The suggested hours are outwith what would be deemed appropriate given the proximity of the site to residential properties. As such the Planning Service considers that the hours of operation be restricted to 07:00 - 19:00 Monday to Saturday with respect to noise and vehicle movements. Conceivably if the applicant can demonstrate through good practice and management that the proposed operations were not to cause a nuisance there would be an opportunity to re-visit this condition in the future through a planning application. It would be premature to allow such a relaxation in light of current concerns and the onus lies with the applicant to demonstrate that the premises can operate without detriment to the amenity of adjacent residential properties through noise.
5. Drainage and Waste. Drainage of the processes undertaken on site is internal to the buildings via the public sewer. The applicant has intimated that Scottish Water have had no issues with the proposal. Scottish Water were consulted as part of processing this application and no response has been forthcoming. Waste management of solids is noted by the applicant as being typically removed from site to be recycled as bait by creel fishermen. External storage or insecure storage of waste resulting from fish processing is controlled by separate legislation and should not occur as per s.5.2 above – therefore such is not considered to cause an amenity issue.

6. Other amenity impacts – it is accepted that this development is in close relationship with residential properties. The above points consider given facets of potential amenity concerns in turn. Inappropriate external lighting was also identified as a potential issue in consideration of the application this can be satisfactorily addressed by condition.

Consultation has been undertaken with a number of statutory consultees and interested services with no objections being raised. It should also be noted that it is incumbent on the developer/operator to ensure that the business is run in such a manner as to avoid these perceived impacts under existing legislation administered by agencies and services such as SEPA and Environmental Health.

The change of use of the premises will also have to satisfy both TECS Contaminated Land and Environmental Health that the proposed use can be accommodated within the building/site with no risk to public health. This is in consideration of both the internal physical redevelopment of the buildings and in the processes to be employed in terms of handling foodstuffs.

The proposal seeks to reuse an existing albeit currently vacant commercial premises. The applicant states that up to 7 members of staff, including the applicant will be employed by the enterprise. The operation of the premises will be solely as a commercial fish processing and distribution facility with no retail/public counter. The applicant has advised that there will be three staff, including himself, employed within the building - the remainder being mobile sales staff. It is considered that the proposed use, when subject to the appropriate safeguards as employed by condition through the Planning Authority alongside other statutory agencies applying mandatory standards such as Environmental Health and SEPA that the amenity of the area can be safeguarded.

The investment required to bring the premises up to an acceptable standard for the proposed use has been stated by the applicant to be such that a temporary consent would not be practicable. The applicant is aware of the concerns of local residents, and as a local resident himself, would wish to avoid amenity issues in the operation of the site thereby safeguarding his investment and avoiding complaints. The contention is that whilst the use may not be visualised as a 'good neighbour' the reality is that the building and processes therein would be at a standard where issues of noise, smell, vermin etc. would not arise – as they are in any case covered by modern regulatory standards – and it would not be in his interest to invest and operate a substandard facility.

The principle of commercial use within this location has been established through historical circumstance. It is acknowledged that the site is challenging and this has been reflected in correspondence from local residents who have highlighted several concerns relating to amenity issues such as smell, noise and traffic. Following extensive dialogue between the applicant and statutory consultees it is considered these concerns can be addressed and mitigated to allow support for the development.

It is considered that the change of use can be supported in line with policy and that the proposed use does not impose any additional burden in excess of the commercial use already established at this location which can not be addressed through appropriate conditions.

8.5 **Other Considerations – not material**

A number of issues raised by third parties against the scheme are not considered as material planning matters as they are more appropriately considered under separate legislation such as that identified by Environmental Health.

8.6 **Matters to be secured by Section 75 Agreement**

None

9. **CONCLUSION**

9.1 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 N

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

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

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

Reason : In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

2. No development or work (including site clearance) shall commence until a photographic record has been made of the remains of any buildings and/or other features affected by the development/work, in accordance with the attached specification, and the photographic record has been submitted to, and approved in writing by, the Planning Authority.

Reason : In order to assist the Council with maintaining an accurate and current record of the historic environment.

3. No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason : In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

4. All plant, machinery and equipment associated with ventilation, air conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997(as amended), or b) is as a flat or static residential caravan

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

5. Upon the first use of the development hereby approved and thereafter, operations for which noise is audible at the boundary of the application site shall only be carried out between:

- i. 0700 hours and 1900 hours Monday to Friday; and
- ii. 0700 hours and 1300 hours on Saturdays.

Notwithstanding the above, no such operations shall take place at any time on a Sunday or Christmas Day, New Year's Day, 2nd January or Good Friday Bank Holidays (as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended)), unless otherwise approved in writing by the Planning Authority as an exceptional instance for operating outwith these hours.

Reason : In order to ensure that the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

6. There shall be no vehicle deliveries to, or the unloading or loading of delivery vehicles within, the application site outwith the hours of 0700 hours and 1900 hours Monday to Saturday inclusive, unless otherwise approved in writing by the Planning Authority as an exceptional instance for operating outwith these hours.

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

7. There shall be no retail counter or retail operation undertaken directly to members of the public at the site of the development hereby approved.

Reason : In order to ensure that the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

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

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

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

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 (p.198), 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.

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. Consent may also be required for any works impacting upon the road surface, the verge, drainage or any roadside footway or pavement.

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.

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.

Damage to the Public Road

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

Further Works or Alterations

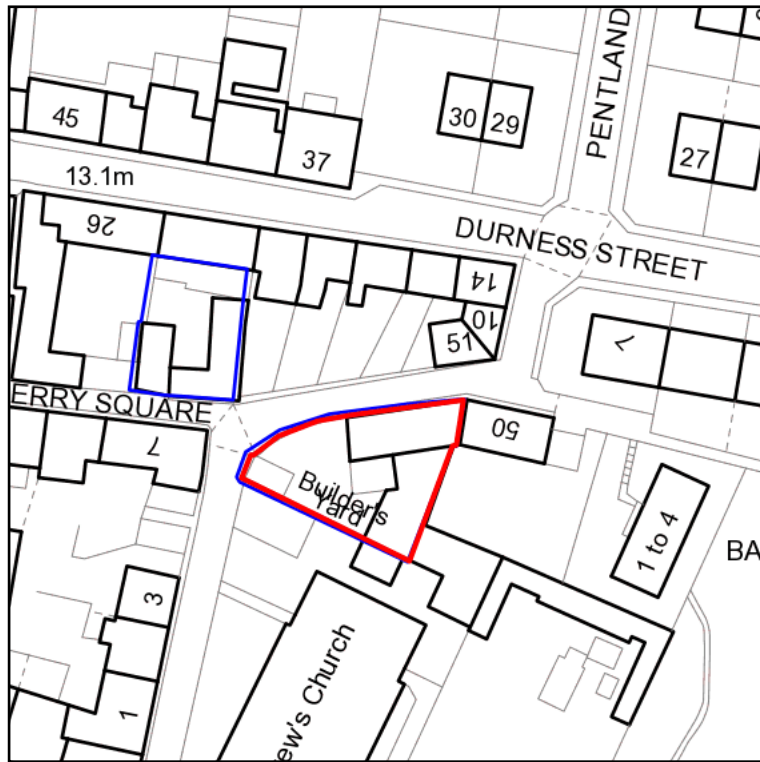
Should any further works be required to the property to ensure compliance with other legislation then the applicant is advised to contact the Planning Authority to establish whether the works would require planning permission.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: David Barclay
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan 00001
Plan 2 – General Plan Drawing No. 330/DB/1

Appendix 1 – Letters of Representation

| Name | Address | Date Received | For/Against |
|-----------------------------------|--|---------------|-------------|
| Mrs Jean Porter | 26 Durness St., Thurso | 11.09.13 | Neutral |
| Mrs J. Smith | 18 Durness St., Thurso | 25.09.13 | Against |
| Mr and Mrs Grant & Rosenda Miller | 22 Durness St., Thurso KW14 8BQ | 25.09.13 | Against |
| Mr & Mrs M Easkin | 20 Durness St., Thurso | 25.09.13 | Against |
| Miss Susan Watson | 8 Gerry Square, Thurso | 29.09.13 | Against |
| J.S & I.S. MacLeod | 39 Durness St., Thurso KW14 8BQ | 30.09.13 | Against |
| Mr Fraser Couper | St Andrews Funeral Parlour, Orlig St., Thurso | 30.09.13 | Against |
| Mrs M McGregor | 43 Durness St., Thurso KW14 8BQ | 30.09.13 | Against |
| Alasdair Washington (secretary) | Caithness Cycling Club, 7 Gerry Square, Thurso | 01.10.13 | Against |
| Anita MacLeod | 10 Durness St., Thurso | 02.10.13 | Against |
| | | | |

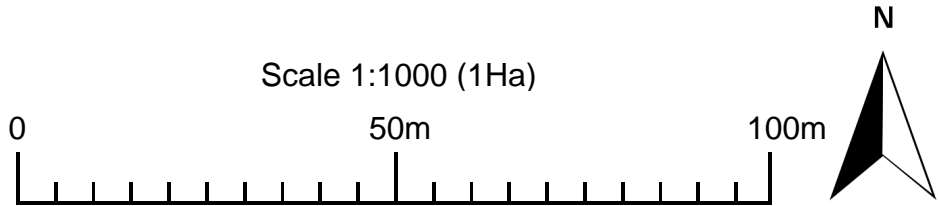
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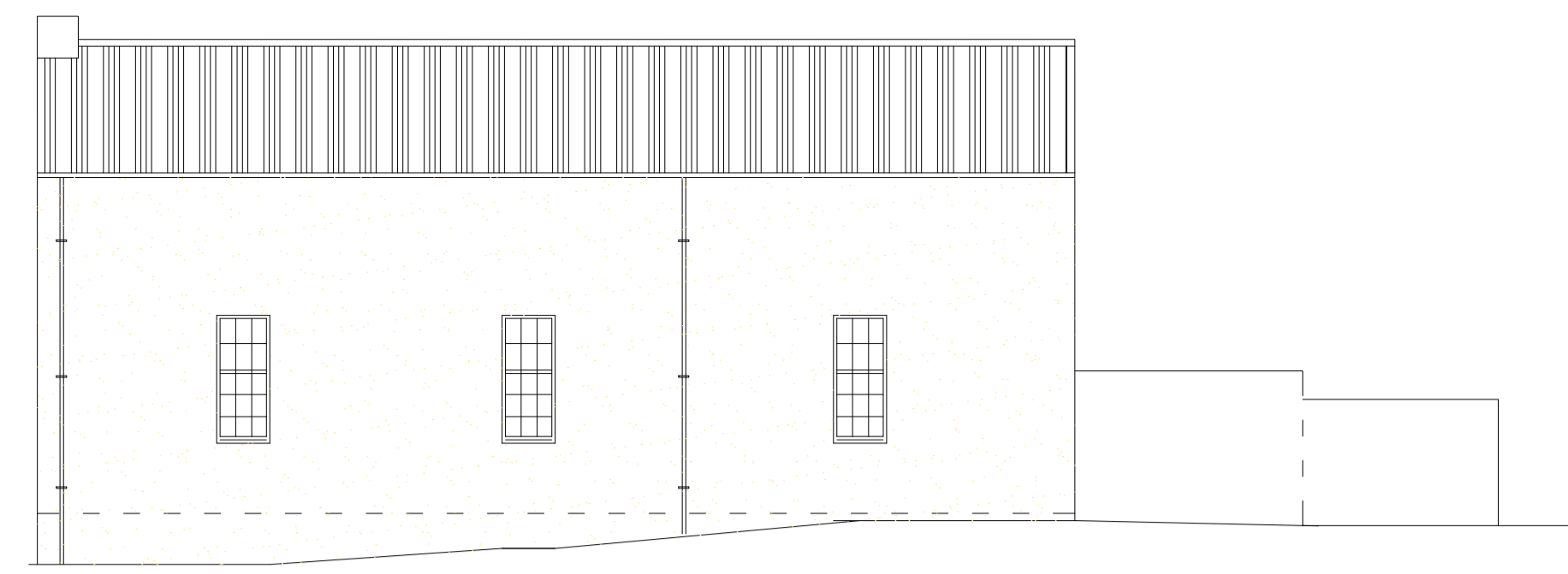
| | |
|---|----------------------|
|  | Application Boundary |
|  | Land in Ownership |

Information

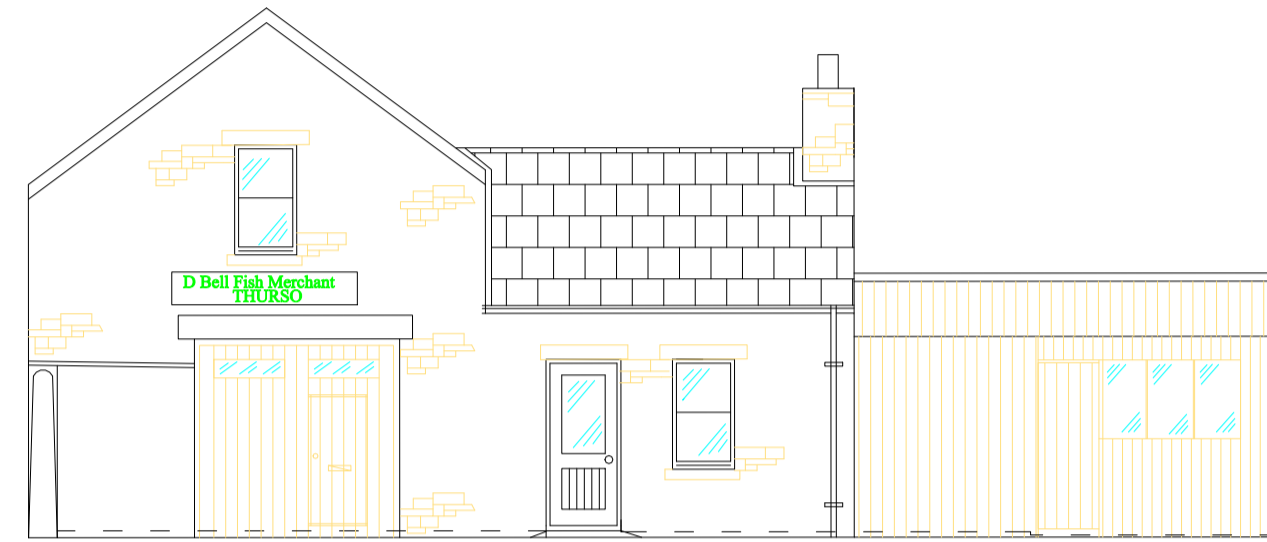
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| Date: 26/8/2013 |



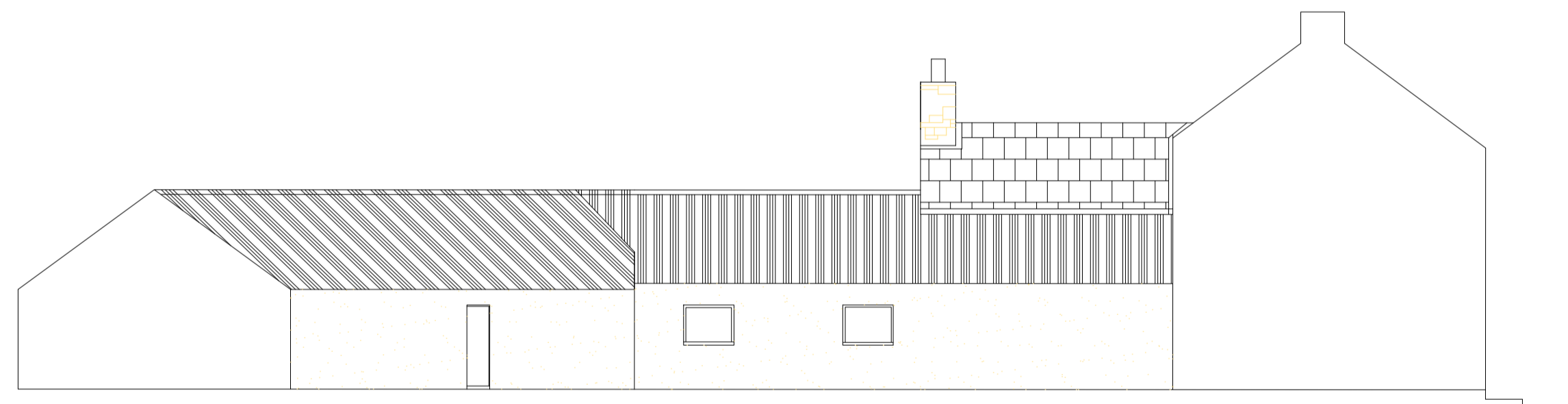
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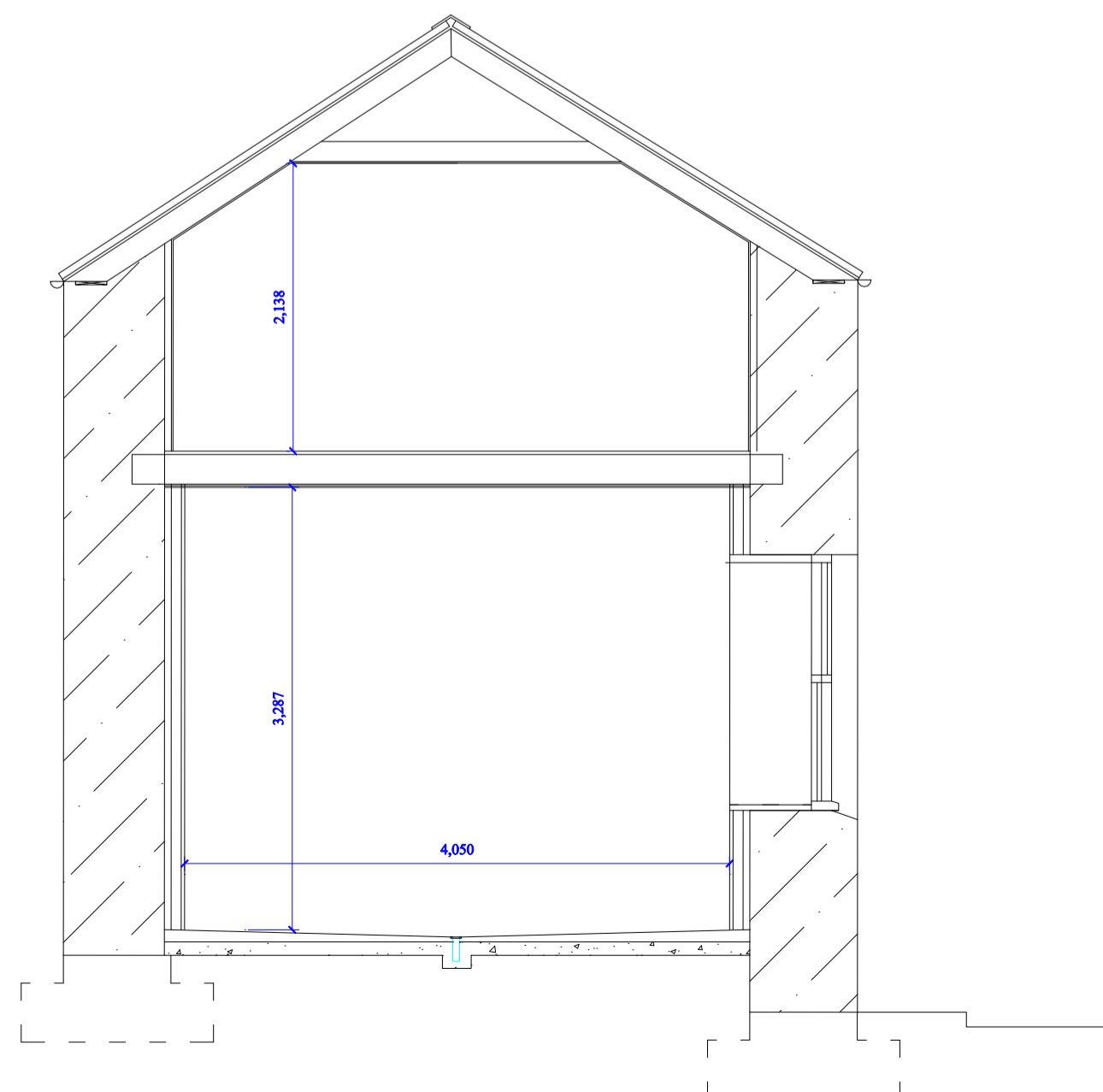
Elevation to North (1:100)
(Gerry square)



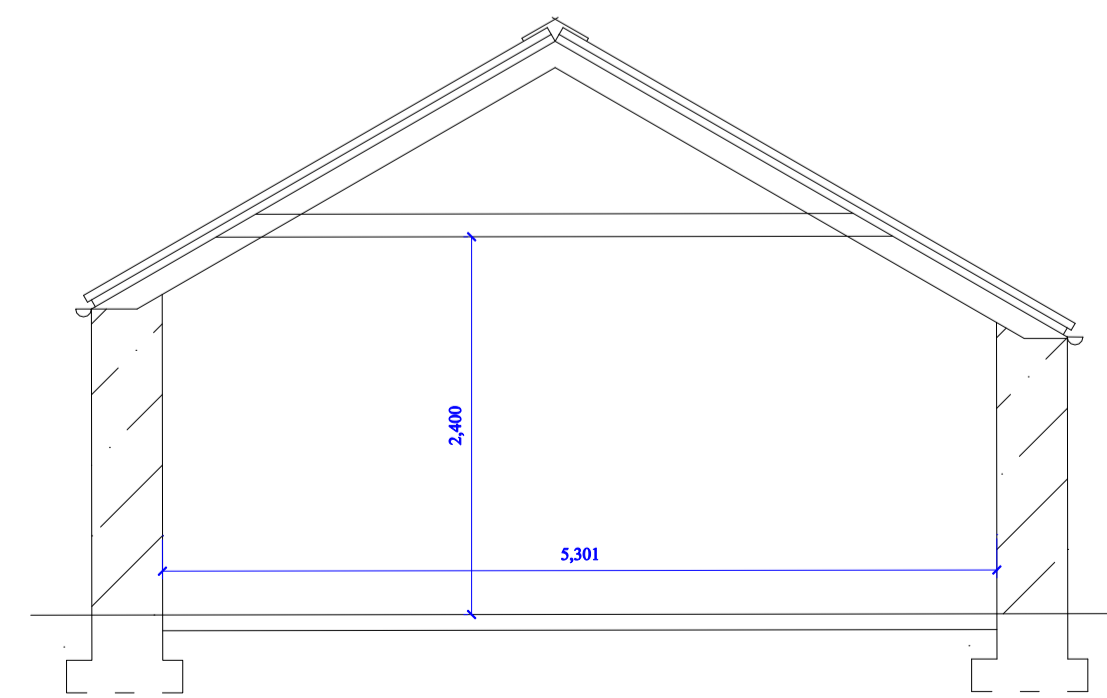
West Elevation (1:100)
(Gerry square)



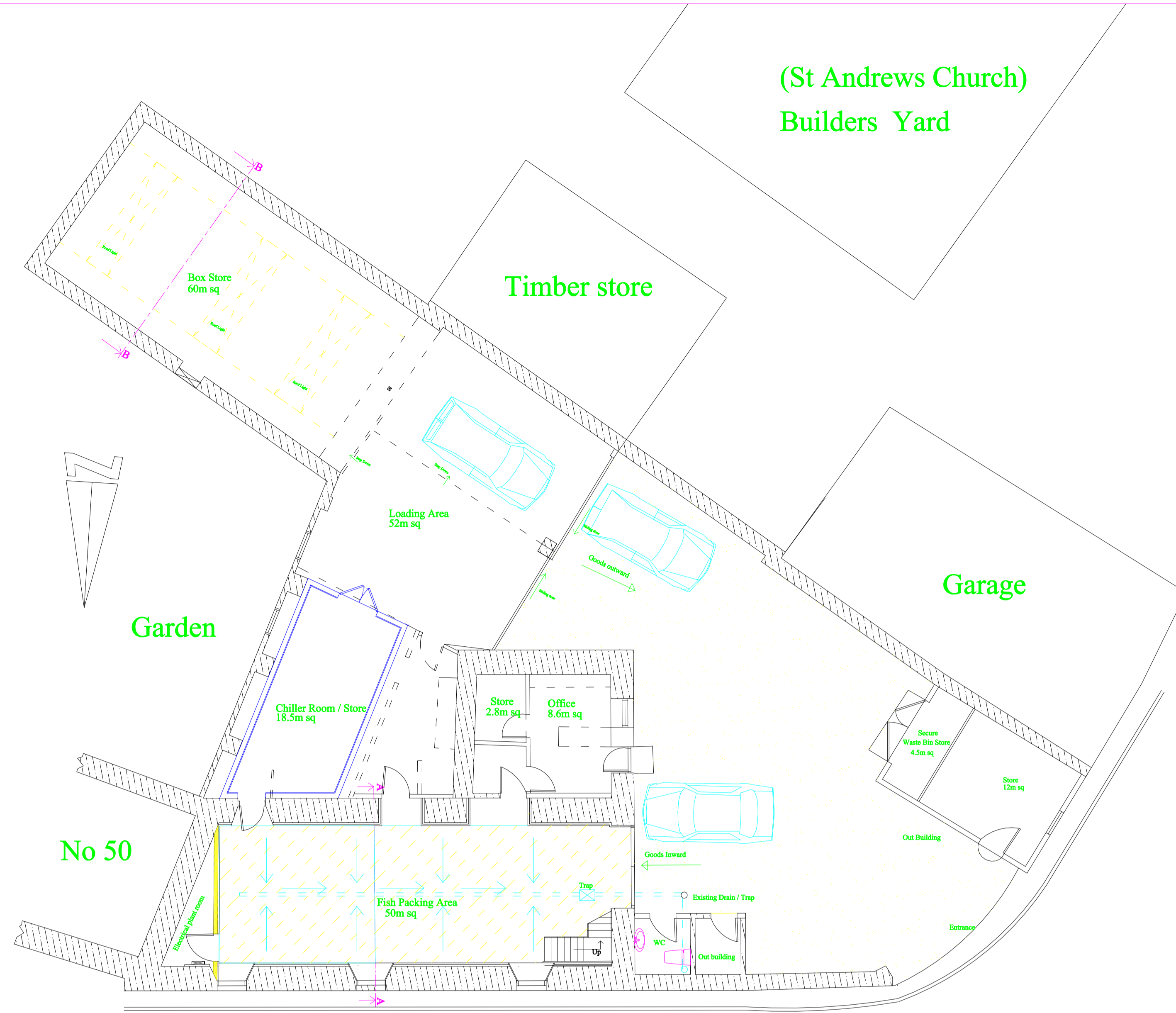
East Elevation (1:100)



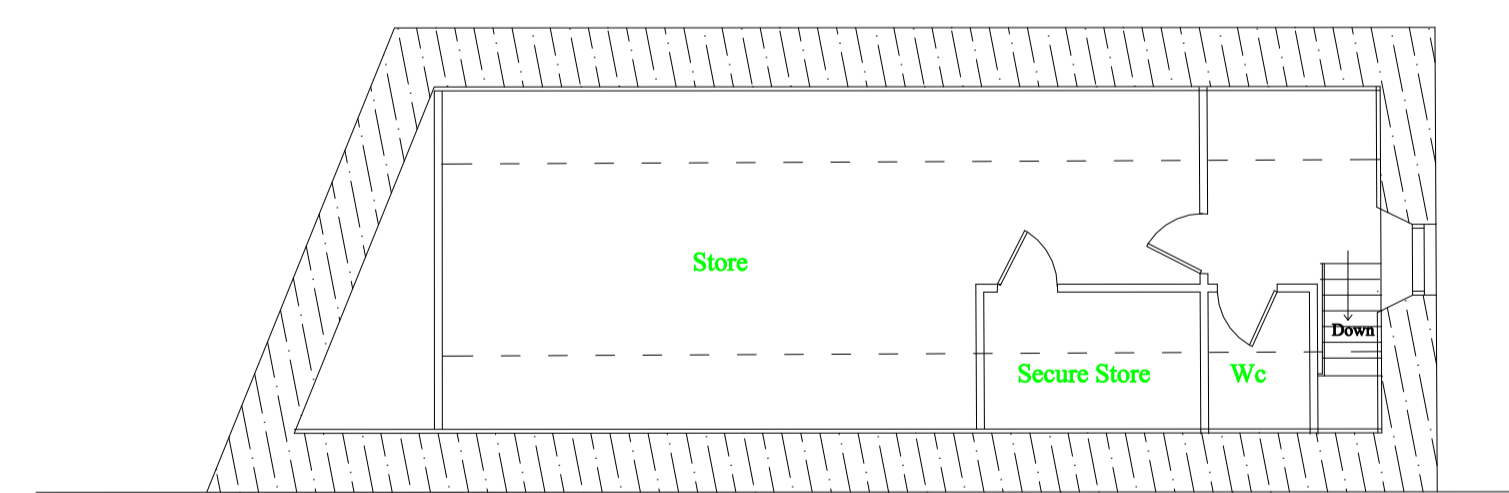
Section A - A (1:50)



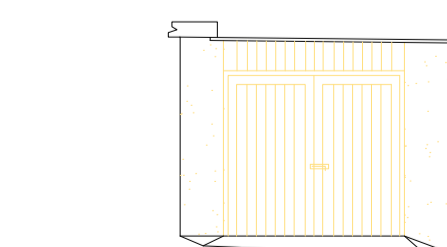
Section B - B (1:50)



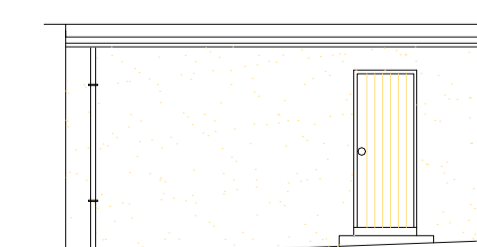
Ground Floor plan / Site Plan (1:100)



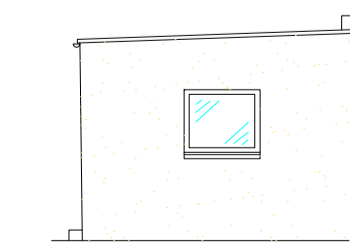
First Floor plan (1:100)



South East Elevation (1:100)



North East Elevation (1:100)



North West Elevation (1:100)

Out Buildings

(St Andrews Church)
Builders Yard

Notes

Foundations
As existing building

Under Building
As existing building

Ground Floor
Main Area (shaded) 100 mm concrete screed laid to fall of 1:25 to centre drain channel on Dpm turned up wall 100mm with polished finished sealed with two layers floor paint.

Walls Main Packing Area
Frame out existing walls with 75 x 45mm studs at 600mm ctrs held off wall 50mm approx with insulated Hygiene Boards fixed and sealed.

Windows / Doors
Fit new entrance door to main Factory area

Roof
As existing, repaired as required

External Works
All ground works to be made good on completion of construction operations.

Electrical & Plumbing
All new installations to comply with current IEE 17th edition regulations BS 7671.
External light fitted with PIR switching.
All new lights to be low energy type.

Drainage
Rain water to connect to existing system
Foul waste as existing with Drain from main process area to discharge via a solids trap and connect to existing pipework and mains sewer.

All sizes are shown in mm
All dimensions and roof pitched to be checked on site prior to construction.

Proposed alterations to
"The Garage" Gerry
Square Thurso
for Mr D Bell

Drawing No 330/DB/1
Title: Fish Processors
Drawn By JAS
Date 23/09/13
Scale(s) 1:100, 1:50