

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE  
18 November 2014**

Agenda Item	7.2
Report No	PLS/085/14

**14/02605/FUL and 14/02608/LBC: The Highland Council  
1-2 Huntly Place and 3 and 4 Huntly Place, Inverness**

**Report by Area Planning Manager - South**

**SUMMARY**

**Description :** 14/02605/FUL - Erection of new flatted development and renovation of 2No existing buildings.  
14/02608/LBC - Renovation / refurbishment of existing vacant properties to form 1No. House and 2No. Flats

**Recommendation - GRANT**

**Ward :** 15 - Inverness Central

**Development category :** Local

**Pre-determination hearing :** N/A

**Reason referred to Committee :** Manager's discretion.

**1. PROPOSED DEVELOPMENT**

- 1.1 This report considers two separate but linked applications. The first application for planning permission is for the erection of 17 flats and renovation of two existing buildings to create three separate residences. The second application relates to the listed building consent for the renovation works. Members will recall that the scheme was considered at the April 2014 Planning Applications Committee where planning permission was refused generally on the basis of the design and its potential detrimental impact on the conservation area.
- 1.2 The overall proposal is to erect a new building containing 17 flats and renovate two adjoining category "B" listed buildings to accommodate two flats and a single large house at the junction of Huntly Place and Abban Street. The flats will be a mixture of one and two bedrooms with the house accommodating up to eight people over four bedrooms. The new build flats will generally face on to Abban Street and consist of three stepped blocks rising from two to four storeys with the latter section forming the corner with Huntly Place and facing the river. The four storey section incorporates a "tower effect" on the corner.

The flats will be finished in a cream and buff coloured render with buff stone detailing. The roof will be finished in slates and windows in dark grey aluminium.

- 1.3 The proposal to renovate the “B” listed buildings involves re-roofing using existing slate where possible, reinstatement of original dormers, provision of new doors and timber sash and case windows, together with new lime harl with cream through-coloured top coat. The proposal also involves the reinstatement of stone boundary walls with cast iron railings. The main alterations are to the rear with the slapping through of new windows and creation of a new access into the ground floor flat. Internally the main spaces will remain with the main changes involving alterations to stairwells.
- 1.4 The flats will face immediately onto the pavement with all parking facilities, bin and bike storage, and small garden areas to the rear accessed via a pend on to Abban Street. The whole development will use the public water and sewerage networks with a SUDS system being used to attenuate surface water run off. Works will also be required to the existing pavement and roadway at Abban Street consisting generally of pavement widening, pedestrian safety barrier and removal of two parking spaces.
- 1.5 Informal advice was given to the effect that the principle of redevelopment was considered acceptable.
- 1.6 A Design Statement, Materials Specification for the listed buildings and a Drainage Statement have been submitted in support of the applications.
- 1.7 **Variations:** Several minor variations have been made to the scheme including revisions to the bin storage, cycle provision and parking.

## **2. SITE DESCRIPTION**

- 2.1 The site is located at the junction of Abban Street and Huntly Place and extends to approximately 1500 sq.m. It originally consisted of the two listed buildings at 3 and 4 Huntly Place and Huntly House, a hostel run by the Salvation Army. This was a four storey building that was recently demolished by the Council. Nos. 3 and 4 Huntly Place consist of former Georgian town houses. They are 2.5 storeys in height with a basement and are of rubble construction with ashlar dressing. The site is generally bounded by residential properties and the river to the east. The whole site is located within the Inverness (Riverside) Conservation Area.

## **3. PLANNING HISTORY**

- 3.1 The site has been the subject of several planning and listed building applications, as follows.
  - 00/00049/FULIN - Temporary structure providing facilities at Huntly House - Granted
  - 01/00155/FULIN - Erection of games hut in garden (amended location) - Granted
  - 02/01114/FULIN - 20" x 15" I/T skills development hut – Granted
  - 02/00927/FULIN & 02/00971/LBCIN – Extension and alterations – Granted
  - 08/00047/FULIN - Change of use from residential to day care service – Granted
  - 13/00230/CON - Demolition of building and outhouse – Granted
  - 13/04024/FUL and 13/04159/LBC - Erection of new flatted development and renovation of 2No. existing buildings - Refused

#### 4. PUBLIC PARTICIPATION

- 4.1 Advertised : 14/02608/LBC advertised as Development affecting a Conservation Area and Listed Building.  
14/02605/FUL : Neighbour Notification only.  
Representation deadline : 08.08.2014 and 14.08.2014  
Timeous representations : 2  
Late representations : 0
- 4.2 Material considerations raised are summarised as follows:
- Ensure building is not constructed to obscure visibility at the corner of Abban Street and Huntly Place.
  - Entrance to rear car park is close to the bend.
  - 2.5 storeys is too high.
  - Potential privacy issues with windows overlooking treatment rooms.
- 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](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

#### 5. CONSULTATIONS

- 5.1 **Transport Planning** : Concerns expressed over the internal layout of the parking court and the shortfall in spaces. Note the efforts to address sustainable modes of transport and the location at the edge of the city centre which will mitigate the parking requirements. However, advise that there is still the possibility of parking demand from the development exceeding the provision within the site. Note the submission of a parking survey but highlight that this is a snapshot in time. Unless applicant carries out further survey work cannot state that sufficient action has been taken to mitigate the potential parking impacts. Abban Street (from Lochalsh Road) and Huntly Place are two way streets at the location of this property. However because sections of road on the approaches to this area are one way and the dominant traffic flow is in one direction drivers often mistakenly assume the road is one way leading to vehicles on the 'wrong side of the road'. It should therefore be a condition of this development that a scheme for road markings and signage to enhance awareness that the road is two way should be agreed with the Roads Authority and implemented by the Developer.
- 5.2 **Head of Waste** : No objection. Agreement reached on bin collection.
- 5.3 **Flood Team** : Request submission of further information to confirm that the development is not at risk from a combined coastal/ fluvial event up to the 1:200 year return period and to address potential risk from groundwater sources. Notwithstanding, the Flood Team advise that any potential risk can be addressed through conditions in relation to finished floor levels (300mm above existing ground levels are advised) and using flood resilient construction in the first 600mm above ground level.

In relation to surface water drainage, conditions are recommended relating to the provision of further information on potential flood volumes and routing if infiltration fails and/or downpipe systems are blocked and the pre- and post-development discharges into the public sewer.

The Flood Team consider these recommendations to be minor and do not object subject to the above conditions being imposed.

5.4 **Historic Environment Team** : No objection subject to archaeological condition.

## **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 and Place-Making
34	Settlement Development Areas
42	Previously Used Land
57	Natural, Built and Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

### **6.2 Inverness Local Plan (As Continued in Force)**

1	Uses
2	Design
H	Housing

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Draft Development Plan**

Inner Moray Firth Proposed Local Development Plan

- Settlement Development Area

### **7.2 Highland Council Supplementary Planning Policy Guidance**

Sustainable Design Guide

Flood Risk and Drainage Impact Assessment Supplementary Guidance

Highland Historic Environment Strategy

Sustainable Design Guide Supplementary Guidance

Managing Waste in New Developments Supplementary Guidance

### 7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

Scottish Historic Environment Policy

PAN 71 Conservation Area Management

## 8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### 8.3 **Development Plan Policy Assessment**

The site is a brownfield site at a key location on the margins of Inverness city centre. It occupies a prominent corner location within the Inverness (Riverside) Conservation Area immediately adjacent to the River Ness. The key issues in considering the proposal are: the acceptability of the site for the use proposed; the design of the scheme; the impact on the listed buildings; the impact on the conservation area; and technical issues in relation to the layout/parking and drainage/flooding.

8.4 The Inverness Local Plan identifies the site under the H (Housing) policy which seeks to safeguard the function and character of established residential areas. Both the Highland-wide Local Development Plan and the proposed Inner Moray Firth Local Development Plan identify the site under the Settlement Development Area policy, which judges proposals against Policy 28 (Sustainable Design) of the Highland-wide Local Development Plan and their compatibility with the existing pattern of development and landscape character and the impact on any natural, built and cultural heritage feature. Policy 42 of the Highland-wide Local Development Plan generally supports bringing previously used land back into beneficial use. In policy terms, therefore, it is considered that the site's use for new Council housing is consistent with the existing settlement pattern and surrounding uses and will not significantly affect the function and character of the overall area, nor will it have a significant impact on the built heritage. In this regard, therefore, the use of the site for housing is consistent with the development plan.

### 8.5 **Siting and Design**

The site is an important corner site within the conservation area, is currently undeveloped and is generally within an area of established, traditional style housing. In this respect the site is acceptable for a new housing development.

Members will recall that the previous development proposal was of a contemporary design that gave rise to a number of representations. The present design is distinctly different. It seeks to emulate the existing townscape by using a pitched roof instead of the previous flat roof and making use of traditional materials such as slate.

8.6 Policy 29 of the Highland-wide Local Development Plan states that new development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located. In addition, the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The Committee must also be aware of the potential impact on the adjoining listed buildings. In these respects it is considered that the scheme is acceptable and will not detract from the listed buildings or conservation area. The traditional style will match the adjoining houses; the overall scale and massing will not dominate the streetscape; and a corner site such as this is capable of accommodating a building of four storeys.

8.7 The proposals for the renovation of the two listed buildings do not differ from the previous submission, which was extensively discussed with the Conservation Officer who is supportive of the proposal. The renovation scheme has been well considered and the materials to be used, new openings and internal alterations are acceptable, and the proposals will undoubtedly enhance the listed terrace and the conservation area.

#### 8.8 **Servicing and Infrastructure**

The site is relatively tight and to ensure that the buildings directly adjoin the pavement, parking, cycle and bin storage are all located to the rear accessed via a pend. Whilst this is important in achieving a layout that respects the existing townscape, it does create difficulties in relation to the road network, particularly as visibility exiting from the pend is restricted. This requires works to the adjoining road and pavement. In particular, there is a need to protect pedestrian safety. To this end the design includes a pedestrian barrier across the pavement at the east end of the pend together with a widened pavement. Whilst this is a slightly awkward arrangement, it will allow pedestrians to pass the pend in safety and allow drivers to see them on exit.

8.9 Transport Planning have advised that Abban Street and Huntly Place are two way streets at this location. However because sections of road on the approaches to this area are one way and the dominant traffic flow is in one direction drivers often mistakenly assume the road is one way leading to vehicles on the 'wrong side of the road'. They recommend that it should be a condition of the development that a scheme for road markings and signage to enhance awareness that the road is two way should be agreed with the Roads Authority and implemented by the Developer. This has been discussed with the applicant who confirms that they are willing to carry out the necessary works. A condition to this effect is therefore recommended.

- 8.10 The proposal creates 14 new private off-street parking spaces, including one disabled space, and one motorcycle space, within the rear courtyard. The scheme also requires the loss of two existing on-street parking spaces to allow for access to the rear parking spaces and bin storage. As noted above, there will be 17 new build flats together with one new house and two flats within the listed building, a total of 20 units. Council guidelines recommend 30no. communal parking spaces be provided for this type and scale of development (1.2 residential spaces plus 0.3 visitor spaces per flat). There is therefore a shortfall of 16 spaces against Guidelines. Against this, there are several mitigating factors. Firstly, the site immediately adjoins the town centre as defined in the proposed Inner Moray Firth Local Development Plan where a reduced standard is acceptable. Secondly, the applicant has made efforts to encourage other forms of transport, notably cycling through the provision of covered cycle storage within the rear courtyard. Notwithstanding, Transport Planning are not fully confident that there is sufficient available parking capacity for any overspill of parking demand from this development at all times of the day and throughout different days in the week and suggest further survey work is undertaken.
- 8.11 It must be noted that parking provision is only one, albeit an important one, of a number of issues that must be balanced against each other when considering a proposal. Members will be aware that there is a substantial demand for affordable housing within the city and the Highlands as a whole and that the provision of new affordable housing is a key priority for the Council. Moreover, the scheme incorporates a major renovation of two important listed buildings and will allow for a significant site within the conservation area to be attractively developed. Therefore, whilst parking is an issue that must be addressed, it does not necessarily override all other considerations. Even if further survey work was carried out that identified a parking problem, it is considered that the positive aspects of the development are sufficient, in this instance, to outweigh this potential negative aspect.
- 8.12 The development will be served via a new gravity sewer that will connect into the existing Scottish Water system. The Drainage Statement confirms that surface water will be dealt with via a SUDS system where run-off will be collected within the parking bays and disposed of via permeable block paving. The Flood Team accept this strategy but require the revision of the Drainage Statement to provide further information on potential flood risk if the infiltration system becomes blocked or the downpipes are obstructed. They are satisfied that these are minor matters that can be covered by condition.
- 8.13 The site is adjacent to the River Ness and there is a potential risk from flooding. The Flood Team advise that the submission on flooding is not in accordance with the Council's Supplementary Guidance on Flood Risk and Drainage. Nevertheless they are satisfied that this can be addressed through the revision of the Drainage Statement to confirm that the development is not at risk from a combined coastal/ fluvial event up to the 1:200 year return period and also to address the potential flood risk from groundwater sources. Notwithstanding this requirement, the Flood Team consider that the issues can be addressed through appropriate conditions in relation to finished floor levels and flood resilient construction. Conditions are recommended to this effect.

8.14 The issue of bin storage and collection has been discussed with Community Services and the development amended to accommodate their requirements. The original bin storage was located within an existing outbuilding. This will now be used for communal bike parking with a new bin store constructed closer to the pend entrance to minimise bin movements. This has been agreed with Community Services.

8.15 **Amenity**

Concerns have been raised over the proximity of the flats to other properties, particularly those opposite on Abban Street and particularly in relation to privacy. The minimum distance between the flats and opposing buildings ranges from around 16 metres to 19 metres. This is generally in accordance with existing distances on Abban Street and is not considered unreasonable.

8.16 **Material Considerations**

The issues raised through representations have been considered above.

8.17 **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**

<b>Action required before decision issued</b>	Y	
Notification to Scottish Ministers	N	
Notification to Historic Scotland	Y	Listed Building application by The Highland Council
Conclusion of Section 75 Agreement	N	
Revocation of previous permission	N	

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

**Application No. 14/02605/FUL**

1. Before development commences a plan showing a scheme for flood resilient construction for the first 600 mm above ground level shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter the scheme shall be implemented as agreed.

**Reason :** To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring, and in the interests of public safety.

2. The finished floor level of the new flats hereby approved shall be 300mm above existing ground levels.

**Reason :** In order to protect against residual, fluvial, pluvial and groundwater flood risk.

3. Before development commences, a revised Drainage Statement shall be submitted to, and agreed in writing by, the Planning Authority. The revised Statement shall take account of the information requirements set out in the Memorandum from the Flood Risk Management Team dated 4 November 2014.

**Reason :** To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring, and in the interests of public safety.

4. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on the approved plans shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

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

5. Prior to the commencement of development, a photographic record shall be made of the remains of old buildings and / or other features affected by the proposed development, in accordance with the attached specification, and shall thereafter be submitted to the Planning Authority. No site clearance work shall take place until confirmation in writing has been received from the Planning Authority that the record made has been lodged and is satisfactory.

**Reason :** To protect the historic interest of the site.

6. Before development commences, a plan showing a scheme of road lining and road signage for Abban Street / Huntly Place, including a timescale for implementation, shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter the approved scheme shall be implemented as agreed and before first occupation of the units hereby granted planning permission.

**Reason:** In the interests of road safety

## **REASON FOR DECISION**

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

## **TIME LIMITS**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

## **FOOTNOTE TO APPLICANT**

### **Initiation and Completion Notices**

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

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

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

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **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.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.

### **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.

**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](mailto:env.health@highland.gov.uk) for more information.

### **Listed Buildings**

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

### **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 [Building.Standards@highland.gov.uk](mailto:Building.Standards@highland.gov.uk) or on 01349 886606.

### **Application 14/02608/LBC**

1. No development or work to which this consent relates shall commence until full details of all rooflights, which shall be 'conservation' style, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved rooflights shall be installed.

**Reason :** In order to safeguard the character and qualities of the listed buildings.

2. No development or work to which this consent relates shall commence until full details of all new windows and doors have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved windows and doors shall be installed.

**Reason :** In order to safeguard the character and qualities of the listed buildings.

3. No development or work to which this consent relates shall commence until full details of the proposed lime harl has been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved render shall be used.

**Reason :** In order to safeguard the character and qualities of the listed buildings.

4. The existing slate roof shall be salvaged and re-laid on the building (including diminishing courses, if present) to match existing. Only where there are insufficient slates shall substitutes be used, details of which (including samples) shall be submitted to, and approved in writing by, the Planning Authority before use.

**Reason:** In order to safeguard the character and qualities of the listed buildings.

## **FOOTNOTE TO APPLICATION**

### **Time Limit for the Implementation of this Listed Building Consent:**

In accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) (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.

### **Listed Buildings**

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

### **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.

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

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### **Mud & Debris on Road**

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

### **Damage to the Public Road**

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

Signature: Allan J Todd  
Designation: Area Planning Manager - South  
Author: J. Harbison  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: 14/02605/FUL  
Plan 1 – Location Plan  
Plan 2 – Proposed Huntly Place Elevation  
Plan 3 – Proposed Abban Street Elevation  
Plan 4 – Proposed Rear Elevation  
Plan 5 – Proposed Basement Floor  
Plan 6 – Proposed Ground Floor  
Plan 7 – Proposed First Floor  
Plan 8 – Proposed Second Floor  
Plan 9 – Proposed Third Floor  
Plan 10 – Proposed Section AA  
Plan 11 – Proposed Section BB  
Plan 12 – Proposed Sections CC and DD  
Plan 13 – Proposed Sections EE and FF  
Plan 14 – Proposed Section GG  
Plan 15 – Proposed Coloured Elevations.

14/02608/LBC

Plan 1 – Location Plan

Plan 2 – Existing Ground Floor Plans

Plan 3 – Existing Upper Floor Plans

Plan 4 – Existing Elevations Huntly Place

Plan 5 – Proposed Huntly Place Elevation

Plan 6 – Proposed Abban Street Elevation

Plan 7 – Proposed Rear Elevation

Plan 8 – Proposed Basement Floor Plan

Plan 9 – Proposed Ground Floor Plan

Plan 10 – Proposed First Floor Plan

Plan 11 – Proposed Second Floor Plan

Plan 12 – Proposed Third Floor Plan

Plan 13 – Proposed Section AA

Plan 14 – Proposed Section BB

Plan 15 – Proposed Section CC and DD

Plan 16 – Proposed Section EE and FF

Plan 17 – Proposed Section GG

Plan 18 – Proposed Coloured Elevations