

Agenda Item	6.8
Report No	PLS/39/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 June 2025

Report Title: 25/00574/FUL: Community Sauna Highland
Land 75M SE of Tennis Pavilion
Bellfield Park
Island Bank Road
Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of sauna and office

Ward: 14 – Inverness Central

Development category: N10B Other Developments Local

Reason referred to Committee: 5 or more objections

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

The application is recommended to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is to build and run a 26-seat electric sauna with a cold plunge, rest area and changing room. The applicant will employ trained sauna hosts, an operational manager and a community engagement officer.
- 1.2 Pre-Application Consultation: None
- 1.3 Supporting Information: Business Plan Executive Summary, Sauna Supporting Information, Community Consultation, Operational Statement.
- 1.4 Variations: The addition of a staff toilet within the premises. Changing the flat roof to a mono-pitch roof. Moving the sauna window to inward face rather than outward.

2. SITE DESCRIPTION

- 2.1 The proposed site is located within Bellfield Park on the eastern bank of the River Ness, and to the south of the central core of Inverness. It is within the Inverness Riverside Conservation Area. The park has a strongly defined perimeter edge of mature trees and shrubbery.
- 2.2 The site is positioned in the southeast corner of the park, adjacent to the tennis courts and behind the outdoor gym area. Hedging surrounds the external perimeter of the park at this location, hiding this corner from view from the street and the surrounding houses.
- 2.3 The street has on-street parking, comprising a mixture of permit holder and general public parking. There are other public car parks nearby across the river that are a short walk across the Infirmary Bridge.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Affecting a Conservation Area, and Unknown neighbour

Date Advertised: 7 March 2025

Representation deadline: 28 March 2025

Timeous representations: 26 (12 objecting, 13 supporting, 1 neutral)

Late representations: 3 (2 objecting, 1 supporting)

- 4.2 Material considerations raised against the proposal are summarised as follows:

- a) Lack of public toilet facilities
- b) Lack of car parking
- c) Inappropriate use adjacent to children's playpark and tennis courts
- d) Not suitable for a residential area / alternative locations
- e) Demand for facility / other saunas nearby
- f) Noise and disruption

- g) Impact on trees
- h) Design not appropriate for the Conservation Area
- i) Loss of green space
- j) Adverse impact on character of the area
- k) Overlooking of site from residential properties
- l) No lighting in the park

4.3 Material considerations raised supporting the proposal are summarised as follows:

- a) Opportunity to bring community together
- b) Improving wellbeing for users
- c) Evening operation will discourage groups of teenagers congregating in the park
- d) Additional car parking will not be significant given scale of proposal
- e) Located in a residential area so that people can walk, and locals use it.
- f) Use an unsightly and neglected corner of the park
- g) Available for year-round use

4.4 One representation was made neither objecting nor supporting the proposal, recommending that in mitigation of the utilitarian appearance of the proposed units, and the fact that much of the planting at the back of the pavement has been cleared, that a condition be included requiring replacement planting around the perimeter of the site to provide adequate and appropriate screening of the units.

4.5 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.

5. CONSULTATIONS

5.1 **Forestry Team:** No objection providing relevant conditions are attached.

It has been confirmed that no trees are to be removed but the proposal still contains works within Root Protection Areas (RPAs) and crown spreads of existing trees. It has also been confirmed that tree protection barriers are to be installed and the position of these could be accepted. It is suggested that works in RPAs will be overseen by professional arboriculturist, but there is no schedule of arboricultural supervision. There are four pad footings for cabins within RPAs and these are to be hand-dug with arboricultural supervision. It is suggested that services trenches may need to be hand dug, but it has not been confirmed where the service runs are to be located.

The applicant will need to supply an updated Tree Protection Plan showing service runs and an updated Arboricultural Method Statement including a schedule of arboricultural supervision as a condition of planning permission. The tree planting proposals could be accepted.

5.2 **Historic Environment Team:** No objection. Cabins are both relatively small/low and will be well concealed within the site by boundary planting. No adverse impacts are anticipated upon the character or appearance of the Conservation Area.

5.3 **Environmental Health:** No objection subject to conditions in relation to staff presence and noise.

Sauna will be electrically heated from the mains supply therefore, there are no likely emissions such as smoke from a wood burner or noise from a generator. There is no proposal for music and alcohol will not be permitted. The only potential for noise is from patrons themselves and the intention appears to be a place of quiet relaxation rather than a recreational environment. It is noted that there will be a staff presence at all times.

The application has been amended to include a toilet and wash hand basin for staff use.

In relation to the provision of toilet facilities for members of the public, there is no legislation which specifically requires toilet provision for the public at this type of facility, however in order to operate, the business will require a public entertainment licence (PEL). The conditions of that licence require the provision of toilet facilities. Given the nature of the business and the proximity of the existing toilets at Bellfield Park, these would likely satisfy that requirement.

It is understood that the toilets currently only open at certain times. When applying for the PEL, the applicant will be required to demonstrate that there are satisfactory arrangements in place to ensure that access to the toilets will be available at all times when the sauna is in operation and that the toilets will be maintained in a clean and orderly condition.

5.4 **Scottish Water:** No objection.

6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

6.1 **National Planning Policy Framework 2023 (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 6 - Forestry, Woodland and Trees

Policy 7 - Historic Assets and Places

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 21 - Play, Recreation and Sport

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design

29 - Design Quality and Place-making

34 - Settlement Development Areas

51 - Trees and Development

56 - Travel

57 - Natural, Built and Cultural Heritage

65 - Waste Water Treatment

66 - Surface Water Drainage

6.3 **Inner Moray Firth Local Development Plan 2 2024 (IMFLDP2)**

Policy 1 - Low and Zero Carbon Development

Policy 2 - Nature Protection, Restoration and Enhancement
Policy 8 - Placemaking
Policy 14 - Transport

6.4 **Highland Council Supplementary Planning Policy Guidance**

Highland Historic Environment Strategy (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**

Creating Places

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 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, the Planning Authority has to pay special attention to the desirability of preserving or enhancing the character or appearance of the (Inverness Riverside) Conservation Area.

Determining Issues

8.3 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

8.4 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) siting, design and amenity
- c) impact on infrastructure and services
- d) impact on Conservation Area
- e) biodiversity
- f) trees
- g) any other material considerations

Development plan/other planning policy

8.5 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), and the Inner Moray Firth Local Development Plan 2 (IMFLDP2).

- 8.6 NPF4 and HwLDP: NPF4 Policies 1-3 apply to all development proposals nationwide. When considering proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.7 NPF4 Policy 6 (Forestry, Woodland and Trees) aims to protect and expand woodland/trees. Policy 7 (Historic Assets and Places) seeks to protect and enhance Historic Assets and Places. Policy 13 (Sustainable Transport) considers that active travel nodes and public transport use should be promoted and facilitated by all developments. Policy 14 (Design Quality and Place) encourages, promotes and facilitates well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Policy 21 (Play, Recreation and Sport) encourages, promotes and facilitates spaces and opportunities for play, recreation and sport.
- 8.8 Although the relevant general policies of the HwLDP remain an extant part of the Development Plan, as the newer Plan the application is required, in the first instance, to be considered against those of NPF4.
- 8.9 The site is within the Settlement Development Area of Inverness therefore Policy 34 (Settlement Development Areas) of the HwLDP applies. This supports proposals for development which meet the requirements of Policy 28 (Sustainable Design) which assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community.
- 8.10 The IMFLDP2 was adopted on 27 June 2024. For local developments, IMFLDP2 Policy 2 (Nature Protection, Restoration and Enhancement) indicates that proposals will only be supported if they include appropriate measures to integrate nature-based solutions and enhance biodiversity, in proportion to the nature and scale of the proposed development. Policy 8 (Placemaking) indicates that proposals must follow a site design-led approach. Policy 14 (Transport) highlights that proposals should demonstrate how they can maximise walking, wheeling, cycling and public transport as alternative travel options (to use of the private car).
- 8.11 The proposal is for a relatively small-scale leisure/recreational development within the southeastern corner of an established public park. Subject to ensuring that the development can adequately address any potential impact on woodland/trees/biodiversity and the recreational use of the park; access and travel; siting and design; impact on individual and community residential amenity; and preserves the character or enhances the appearance of the Inverness Riverside Conservation Area; then the proposal will be considered to comply with the Development Plan.

Siting, design, and amenity

- 8.12 The proposal would be sited within the southeastern corner of the park, which is set within a residential area. The park is home to a play area, paddling pool, tennis courts, gardens, band stand and a bike hire business. A public community sauna would be considered as a leisure facility, under the same Use Class 11 (Assembly and leisure) as a paddling pool, tennis courts, gardens etc. As such, siting a sauna within the park is considered to be a compatible and complementary land use to these existing facilities, subject to compliance with all other relevant policies in the Development Plan.
- 8.13 The design of the sauna takes a functional, rectangular plan form of 7m x 2.1m x 2.8m, with the adjacent office building/changing room of 9.15m x 2.8m x 2.8m. Each building has a flat roof. The external materials are vertical timber cladding. The buildings are relatively small and the eastern and southern edges of the development are formed by a 2.2m high fence enclosing the plunge pool space, thereby restricting the visibility of the proposal from the street. The design and finishes proposed are typical of that found on small buildings within municipal parks, and this is considered to be appropriate to and acceptable in design and material terms within this setting, and accords with NPF4 Policy 14 (Design Quality and Place), and HwLDP Policy 28 (Sustainable Design).
- 8.14 Residential amenity is a key consideration given the location within a park within a residential area, and the representations received. The applicant has indicated that the sauna will close at 10pm each night, and that there will be a member of staff supervising its operation. Environmental Health has been consulted and advised that it would be appropriate to include conditions ensuring that a member of staff was present on site during the hours of operation and that any amplified music from the venue shall be inaudible at the boundary. The applicant's response to the representations was to reiterate that "the primary intention of the sauna is to promote well-being, positive mental and physical health through thermal contrast bathing. The activity is, by its very nature, intended to be a quiet, reflective and restful act." Use of electronic devices on site will be discouraged. There will be no loud music."
- 8.15 Environmental Health regulation will play an important role in this regard should issues arise. With a member of staff on site at all times, and bearing in mind the intention of the proposal, it is considered that the sauna would not create additional noise or disturbance beyond what would be expected in a public park and as such does comply with the requirements of HwLDP Policy 28 (Sustainable Design) with regards to its impact on individual and community residential amenity. Notwithstanding this, if the proposal did result in noise complaints, then this would be assessed as a potential statutory noise nuisance by Environmental Health.
- 8.16 Given the indoor and outdoor use of the site until 10pm all year round, it is anticipated that some level of external lighting will be required. As this park is located in a residential area, it will be important to ensure that all lighting is appropriate to its location and does not cause any additional amenity disturbance. This can be secured by condition.

Impact on infrastructure and services

- 8.17 HwLDP Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; and transport. Subject to the proposal having no significant detrimental impact on infrastructure and servicing, the proposal would comply with the Development Plan.
- 8.18 Parking Services have advised that they have received no complaints in relation to parking issues around Bellfield Park. With both permit holders and pay and display car parking, they consider that there is sufficient car parking for both residents and visitors alike.
- 8.19 The applicant advises that part of the ethos of this proposal was to provide the sauna at a location that was within walking and wheeling distance of a large number of the population, to avoid the need to drive there and to provide a local facility that many people could easily incorporate into their daily routines. In terms of its location, the sauna is located within easy walking distance of many homes and businesses and public transport, although it is accepted that the local bus service is not as frequent as it could be. The proposal is therefore considered to comply with NPF4 Policy 13 (Sustainable Transport), and HwLDP Policy 28 (Sustainable Design).

Impact on Conservation Area

- 8.20 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, the Planning Authority has to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 8.21 Policy 7 (Historic assets and places) of NPF4 identifies that development proposals in or affecting Conservation Areas will only be supported where the character and appearance of the Conservation Area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; the existing density, built form and layout; and the context and siting, quality of design and suitable materials. The policy further requires that all development proposals will ensure that existing natural and built features which contribute to the character of the Conservation Area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.
- 8.22 The Historic Environment Team (HET) has been consulted in relation to the proposals' position within the Inverness (Riverside) Conservation Area and advised that as both cabins are relatively small and low and will be well concealed within the site by boundary planting, they do not consider that the proposal would have any adverse impacts on the character or appearance of the Inverness (Riverside) Conservation Area. Accordingly, it is considered that the proposal does meet the statutory test of s64 of the Act, preserving the character or appearance of the Conservation Area.

Biodiversity

- 8.23 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle

greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. In order to ensure there has been an enhancement to biodiversity, it is appropriate to include a condition related to planting around the site.

Trees

- 8.24 The applicant has confirmed that no trees are to be removed to accommodate this development, although it is noted that the proposal will involve works within the root protection areas (RPAs) and crown spreads of existing trees. The applicant has confirmed that tree protection barriers will be installed during construction works and the Forestry Team has confirmed that the position of the barriers is appropriate and can be accepted. A Tree Survey advises that professional arboricultural supervision would be appropriate for the works within the RPAs. The Forestry Team has agreed with this conclusion. As the proposal is located within the Inverness (Riverside) Conservation Area and trees have a level of protection here, it is considered appropriate to secure this oversight of the development by condition. In addition, the applicant will need to supply an updated Tree Protection Plan showing service runs and an updated Arboricultural Method Statement including a schedule of arboricultural supervision.

Other material considerations

- 8.25 None

Non-material considerations

- 8.26 Representations refer to the provision of toilets. Environmental Health has advised that there is no legislation which specifically requires toilet provision for the public at this type of facility. However, in order to operate, the business will require a Public Entertainment Licence. The conditions of that licence require the provision of toilet facilities to the satisfaction of the Licensing Authority. Given the nature of the business and the proximity of the existing toilets at Bellfield Park, these would likely satisfy that requirement. It would be for the applicant to demonstrate that there are satisfactory arrangements in place to ensure that access to the toilets will be available at all times when the sauna is in operation and that the toilets will be maintained in a clean and orderly condition.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.27 None

9. CONCLUSION

- 9.1 The proposal is to construct a sauna within Bellfield Park, a public park close to the city centre of Inverness. The park is home to a variety of different leisure facilities for all ages. A public community sauna would be considered a leisure facility, under the same Use Class 11 (Assembly and leisure) as a paddling pool, tennis courts,

gardens etc. As such, in terms of land-use, a community sauna is considered to be a compatible and complementary land use to these existing facilities.

- 9.2 There has been significant public interest in this application with opinion evenly divided between those supporting and those objecting to the proposal. In response to the representations relating to residential amenity, the applicant has set out measures that will be put in place to minimise potential disturbance to nearby properties. The potential impact on car parking was also raised in representations, however this is a relatively small enterprise and Parking Services has advised that they have received no complaints in relation to parking issues around Bellfield Park. With both permit holders and pay and display car parking, they consider that there is sufficient car parking for both residents and visitors. Notwithstanding this, the applicants have indicated that part of the ethos of this proposal is to provide the sauna at an accessible location within walking and wheeling distance of a large number of the population.
- 9.3 Taking into account the various elements of the Development Plan that apply in this case, it is considered that the proposed small-scale sauna and associated office and changing facilities within the southeastern corner of an established public park complies with the Development Plan.
- 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	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation/up-front payment	N
Revocation of previous permission	N

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 shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates including screen planting;
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping and screening is achieved, appropriate to the location of the site and in order to comply with policy in relation to biodiversity enhancement.

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 and does not impact adversely upon the amenity of adjacent properties.

4. No development, site excavation or groundwork shall commence until an updated Tree Protection Plan in accordance with BS 5837:2012 (Trees in

Relation to Design, Demolition and Construction, or any superseding guidance prevailing at that time) showing the position of service runs has been submitted to and subsequently approved in writing by the Planning Authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

5. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers and ground protection in accordance with the approved Tree Protection Plan. These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority. The proposed tree planting shown on the Tree Planting 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.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

6. A suitably qualified Arboricultural consultant shall be employed by the applicant to produce an updated Arboricultural Method Statement (AMS) which details arboricultural supervision. Stages requiring supervision are to be set out in the updated AMS for the written agreement of the Planning Authority and certificates of compliance for each stage are to be submitted for approval.

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

7. A member of staff shall be on site at all times when the sauna or plunge pool is in use.

Reason: In order to protect the amenity of the occupants of the development and in order to ensure that the use of the premises remains compatible with the character of the surrounding area.

8. Noise from amplified music or similar shall be inaudible at the boundary of any noise sensitive premises. This includes music played by patrons on phones or other equipment.

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.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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.

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.

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 and 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 and 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>

Environmental Health

It is this Service's understanding that the operation of a sauna requires a public entertainment licence under the Civic Government (Scotland) Act 1982. The applicant will be required to ensure this is in place prior to operating.

Corporate Address Gazetteer

The Council's Corporate Address Gazetteer Team would like to inform you that each property should have its own unique property reference number (UPRN). Therefore, we would request that the applicant/agent notifies us at CAGRequests@highland.gov.uk when the proposed sauna and office is erected so we can make the necessary changes to the Council's Corporate Address Gazetteer.

Signature: Bob Robertson
Designation: Acting Area Planning Manager - South
Author: Elaine Watt
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 0824.2577.03 – Location Plan
Plan 2 - 0824.2577.02 REV G – Floor/Elevation Plan
Plan 3 - 0824.2577.01 REV D – Proposed Site Layout Plan
Plan 4 - 000001 REV G – Floor Elevation Plan



Planning Reference
Planning Control Reference

W.A. MacDonald Building Design Ltd MCIAT
11 Macraefield Park
Kilgannon, Inverness
IV5 7NE

01463 240002
07886972000 (mobile)
www.wamacdonald.co.uk

Client
Community Sauna Highland

Project
**Erection of cabins at
Bellfield Park
Inverness JV2 4TA**

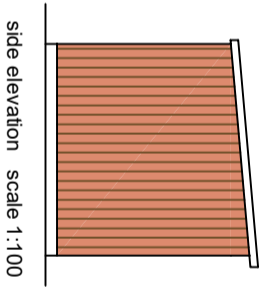
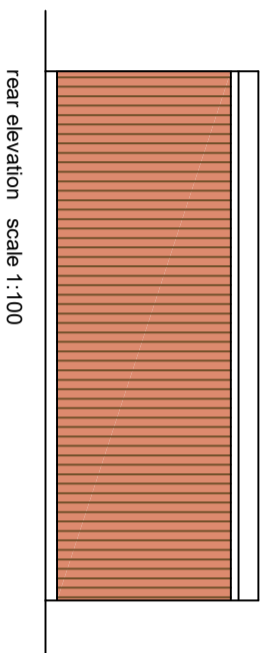
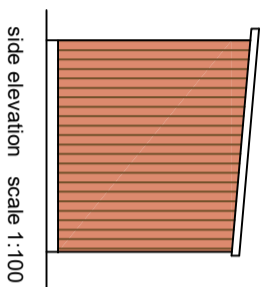
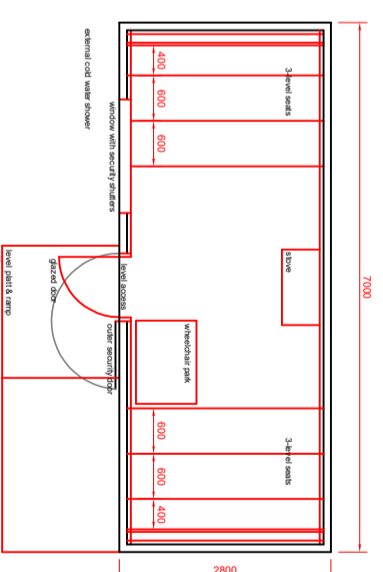
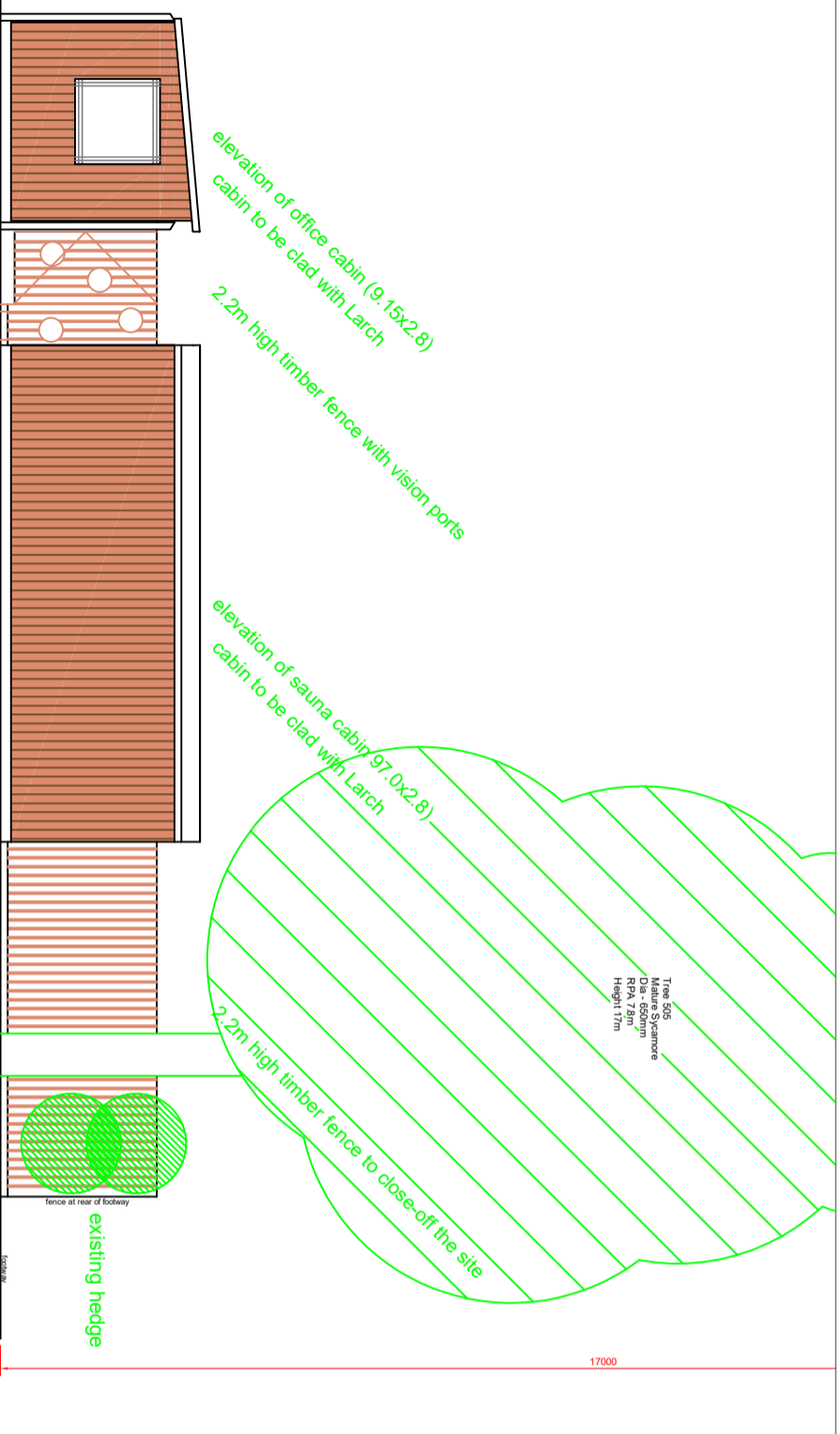


Date
27.8.2024

Scale
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By
w.a. macdonald

0824.2577.03



Rev D 12.5.2025 amendments
Rev F 18.9.2025 amendments
Rev G 20.11.2025 amendments
Rev H 24.2.2026 Schedule completed
Rev I 17.2.2026 Main contract
Rev J 12.3.2026 Site preparation contract
Rev K 12.3.2026 Site preparation contract

Project Reference:
Planning Ref: B2025/000000
Planning Ref: B2025/000000

VIA MacDonald Building Design Ltd MCAT
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11 Mansfield Park
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01463 944022
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Project:
Community Sauna Highland
Erection of cabins at
Bellfield Park
Inverness IV2 4TA

Drawn:
27.9.2024

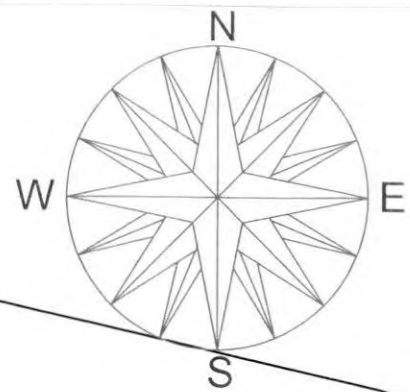
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Site:
via macdonald

0824.2577.02G

CIAT
CHARTERED PRACTICE

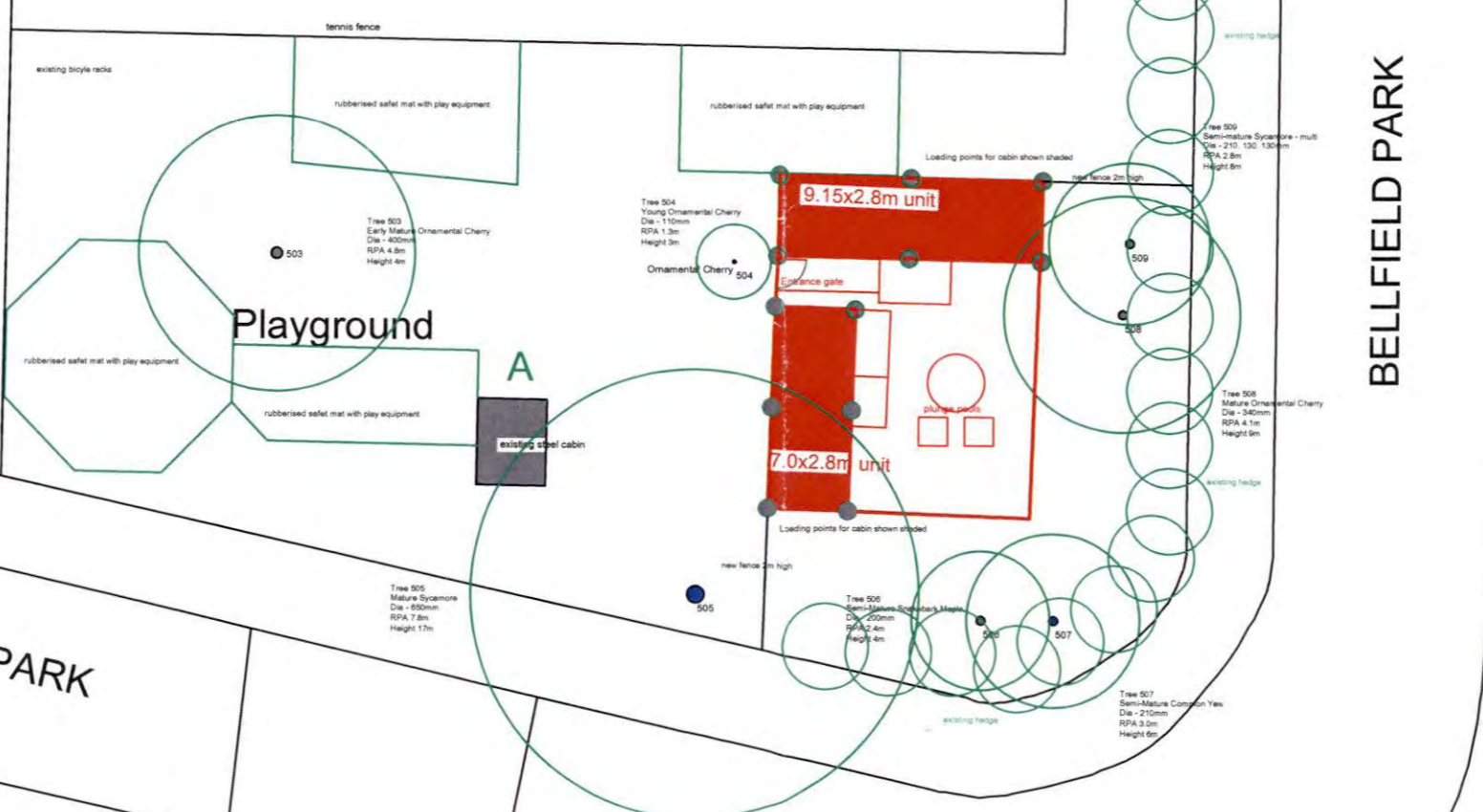
When completed by the architect it is hereby certified that the drawings are correct and complete.
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Toilet facilities for male, female and disabled available at the pavilion

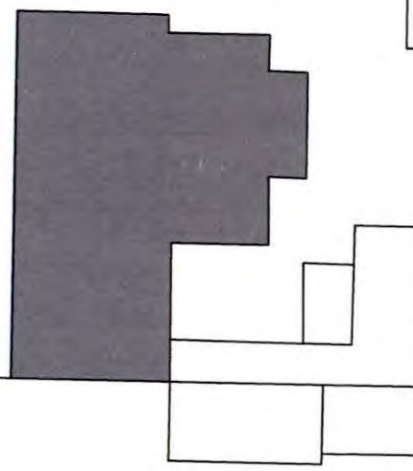
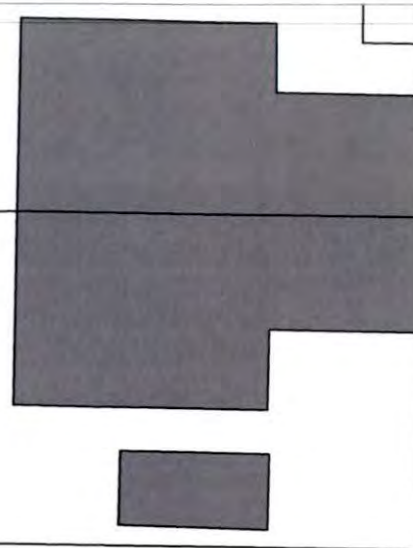
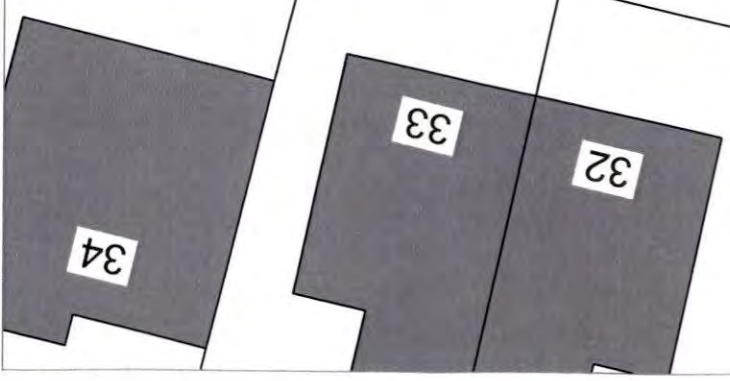
Tennis Courts

ind



BELFIELD PARK

BELFIELD PARK



Rev D 17.2.2025 Note re toilet facilities at pavilion added
Rev C 14.2.2025 Site revised paths added
Rev B 5.9.2024 Buildings hatched
Rev A 4.8.2024 RPA tree 505 corrected

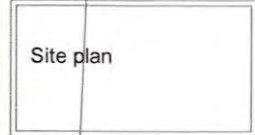


Planning Reference
Building Control Reference:

WA MacDonald Building Design Ltd MCIAT
Architectural Technologist &
Building Design Consultant
11 Mansfield Park
Inverness, Inverness
IV5 7ND
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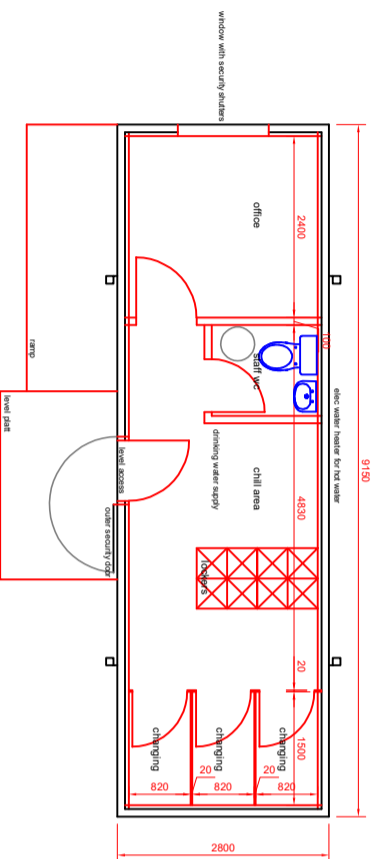
Community Sauna Highland

Erection of cabins at
Bellfield Park
Inverness IV2 4TA

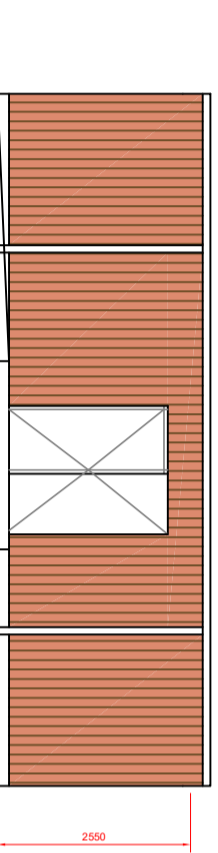


Date
27.8.2024
Sheet
1.280
Client
WA macdonald
0824.2577.01D

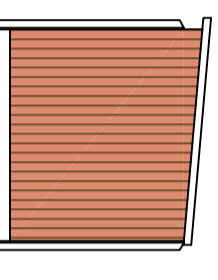
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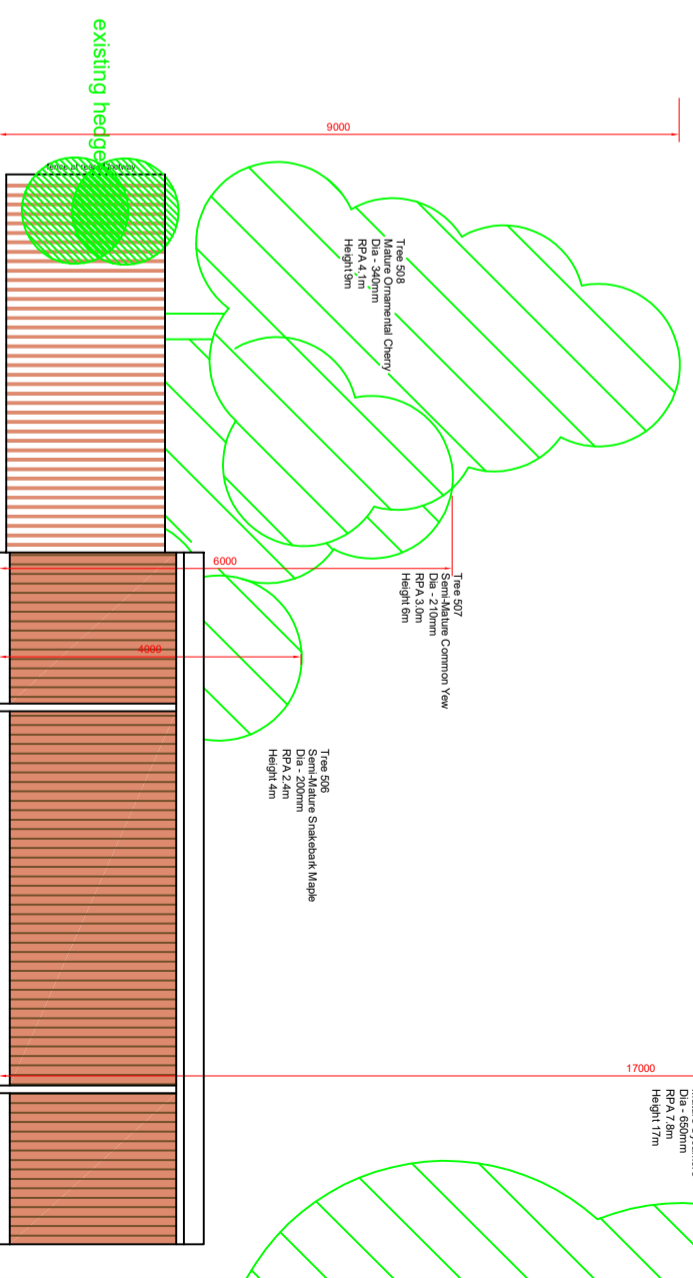
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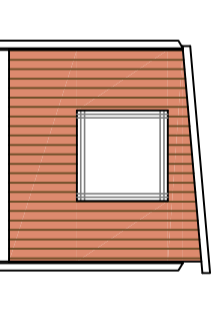
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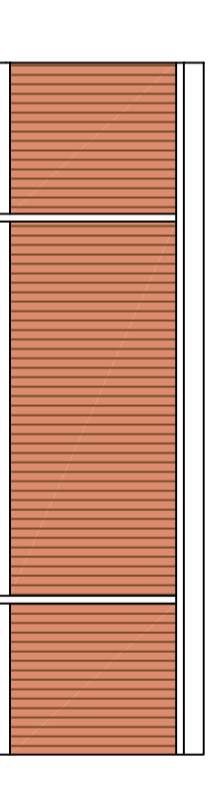
side elevation scale 1:100



elevation from tennis courts scale 1:100



side elevation scale 1:100



rear elevation scale 1:100



Rev D: 12.2025 amendments
 Rev F: 8.3.2025 amendments
 Rev G: 2.2.2025 amendments
 Rev H: 24.2.2025 Schedules added
 Rev I: 17.2.2025 Main layout
 Rev J: 12.2.2025 External lighting added
 Rev K: 12.2.2025 External lighting added
 Rev L: 12.2.2025 External lighting added



Project: Community Sauna Highland
 Client: Highland Council
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Project: Erection of cabins at Bellfield Park Inverness IV2 4TA
 Client: Highland Council
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 Kilmacmillan, Inverness
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 01463 720405 (fax)
 www.highland.gov.uk
 www.highland.gov.uk/procurement

Project: Office cabin plans (9.15x2.8m unit)
 Client: Highland Council
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 Kilmacmillan, Inverness
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 01463 720405 (fax)
 www.highland.gov.uk
 www.highland.gov.uk/procurement

0824.2577.03G