

Development Management Sub Committee

Wednesday 27 January 2016

**Application for Planning Permission 15/04403/FUL
At 204 Rose Street, Edinburgh, EH2 4AZ
Proposed change of use from church (class 10) to licensed
restaurant with ancillary bar (class 3) and serviced
accommodation (sui generis) and associated roof top plant.**

Item number	6.3 (a)
Report number	
Wards	A11 - City Centre

Summary

The proposed mixed use is acceptable, complies with the development plan and non-statutory guidance and will not adversely impact on the character and appearance of the conservation area. The proposal will have an effect on the interior of the listed building, but the design, which retains certain original features and protects some internal views, is acceptable. The proposal will not be detrimental to residential amenity or highway safety. There are no other material considerations which outweigh this decision.

Links

Policies and guidance for this application	LPC, CITR6, CITR12, CITH8, NSG, NSBUS, NSLBCA, NSDCAH, CRPNEW,
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Report

Application for Planning Permission 15/04403/FUL At 204 Rose Street, Edinburgh, EH2 4AZ Proposed change of use from church (class 10) to licensed restaurant with ancillary bar (class 3) and serviced accommodation (sui generis) and associated roof top plant.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site is the former Charlotte Baptist Chapel which is located at the western extremity of Rose Street near Charlotte Square, on the south side of the street and on the corner of Rose Street Lane South. Directly to the north is the Roxburgh Hotel. Diagonally to the north west is a public house with six flats above it. To the east, there are six flats above a public house. To the west, on South Charlotte Street, is an office at basement level with five flats above. To the south, there are shops in Princes Street with some residential properties above.

The section of Rose Street between South Castle Street and South Charlotte Street contains seven public houses.

The building is category B listed. It was designed by J. A. Arnott and J. Inch Morris and dates from 1908. It was listed on 28 March 1996, (ref: LB43329). It is located within the Edinburgh World Heritage Site.

This application site is located within the New Town Conservation Area.

2.2 Site History

March 2005 - advertisement consent and listed building consent granted for two plasma screens in the arched windows at the front of the building at street level. Not implemented (Reference: 05/00009/ADV+LBC).

16 January 2014 - Planning permission and listed building consent refused for change of use and works in connection with converting the building to a pub, (application references: 13/02032 +13/02032/LBC). Subsequent appeals for planning permission were dismissed and the listed building consent upheld, respectively (appeal nos.14/00051/REF and 14/00051/REF).

Relevant nearby property history:-

18 September 1996 - planning permission granted for alterations and conversion of property to a traditional ale, wine and food bar at 62-66 George Street (application: 96/00328/FUL).

Main report

3.1 Description Of The Proposal

The proposal is to change the use of the church to a licensed restaurant on the ground floor and restaurant and bar in the basement, connected by a new staircase. The remainder of the building would be used as serviced apartments. Two new floors would be installed incorporating six apartments and a guest lounge on the first floor with a central corridor void; seven double upper (one and three quarter height) apartments on the second and upper second floors. The existing top floor would be adapted to house nine apartments. There would be 22 units in total.

The basement bar would have a capacity of 64 restaurant covers and 48 persons standing.

The ground floor would have a capacity of 124 covers. The total capacity would therefore be 236 persons.

A new lift is to be installed to the right hand side of the lobby by removing the staircase, to allow access to the apartments. Roof plant is proposed in the form of a flue extending up to an existing chimney height level. Two sets of air conditioning units will be provided for the residential accommodation and four condensers for the restaurant chill and freezer room and back of house, respectively. Three rooflights will be removed and covered with matching slate.

Supporting Statement

The applicant has provided a Design and Access Statement, a Planning Supporting Statement and an Environmental Noise Impact Assessment. These documents are available to view on the Planning Online Services page of the Council Website.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the use of the premises for a restaurant and short stay apartments is acceptable in principle in this location;
- b) there will be any loss of privacy or amenity to local residents;
- c) the proposals will adversely impact on the character of the conservation area and its appearance;
- d) there are any transport or highway issues;
- e) the use of the church as a restaurant and apartments is suitable for the listed building;
- f) the issues raised in the representations have been addressed; and
- g) there are any equalities or human rights issues.

a) Principle

The local plan policies relevant to this case concern the acceptability of new entertainment, leisure and food and drink establishments where amenity issues may result. Policy Ret 6 identifies the Central Area as a preferred location, provided these uses can be integrated satisfactorily into the surroundings, can safeguard existing character and will not cause a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents.

Rose Street has a mixed use character with a range of commercial uses on the ground floor with some residential above. It reflects the artisan origins of the street where often skilled craftsmen lived above the unit that they worked in. Rose Street is renowned for containing a large number of restaurants, public houses and hotels.

The principle of the change of use to a restaurant and serviced accommodation is therefore compatible with surrounding mixed uses and would not lead to an over concentration of such uses in the locality. The use is acceptable, in principle, in this location and is in accordance with the local plan, subject to amenity issues.

The community use of this building has been lost, although the church as a body has moved to new premises in Shandwick Place not far away. However, the restaurant and apartments will be of benefit to the city centre as a commercial enterprise.

b) Amenity

Policy Ret 12a) of the local plan seeks to safeguard against changes of use which would have a materially detrimental effect on the living conditions of nearby residents as a result of any significant increase in noise, disturbance and on street activity at unsocial hours. The proposal would generate some on street activity but not at unsocial hours as the use would be limited to normal restaurant hours and the residential accommodation would be accessed from the street as any other tenement in the street.

The capacity of the proposed restaurant is 188 covers and the bar 48 covers situated at ground and basement levels. The remaining four floors of the building will include serviced accommodation comprising 22 rooms, a central residents' lounge, staff facilities and associated store facilities. The application will not have an unacceptable impact on local residents.

Internally, the applicant has striven to reduce the impact of any noise generated by customers or music by introducing a high specification of secondary glazing in the windows at all levels, by internal sound baffling/noise absorbent materials and by implementing a sound lobby at ground floor to mitigate noise outbreak when the front doors are open.

c) Character and Appearance

The New Town Conservation Area Character Appraisal states: *"Princes, George and Queen Streets allied with Charlotte and St Andrew Squares are the grandest in Craig's plan, consisting originally of individual town houses. The cross streets contained more tenements and the intermediate streets and lanes contained artisan dwellings."*

Furthermore, *"Streets of shops and artisans' flats were included from the beginning of the New Town. These shops have survived on the fringes of the central area, such as Stockbridge and William Street, within the central area. However, these early shopfronts have largely disappeared."*

Under Activities and Uses, the Appraisal states: *"north of Princes Street, Rose Street and George Street have considerable shop frontages, but retail use has not achieved the concentration of Princes Street."*

Rose Street has a history of shops, small pubs and hotels and artisans dwellings (the upstairs tenements). Given the current mixed character of Rose Street, including its reputation for a large number of leisure uses, another restaurant on this site would reflect the character of Rose Street. The physical size of the building is unique at this end of the street and its adaption to a restaurant, bar and residential accommodation accords with its size.

The external appearance of the building will not fundamentally change as a result of the use. The flue and plant alterations on the roof will all be at high level and will not be visible from the street. The character and appearance of the conservation area will be safeguarded.

In conclusion, the proposals will not adversely impact on the character and appearance of the conservation area.

d) Transport

The site is unlikely to generate much vehicular traffic. Service deliveries and taxis are likely to cause the most movements in the street. This is no different from premises in the rest of the street. The benefit of the site location is its proximity to the end of Rose Street onto Charlotte Square, making it easily accessible with minimum impact on surrounding properties.

Transport has advised that the proposed uses would require a contribution towards the Tram of £128,000. The revised Developer Contributions and Affordable Housing Guidance approved by Planning Committee on 3 December 2015 advise that any contribution should be based on the net impact of the proposals on the transport infrastructure. It states that “this will be based on the tram contribution based on the proposed planning use(s) for the building(s)/land, minus the tram contribution based on the lawful planning use of the existing building(s)/land.”

The applicants have provided figures from the Baptist Church of the usage of the premises as a church and an average figure for attendance over a week. This has been balanced against a weekly occupancy of the restaurant and the accommodation. It is concluded that the levels of use of the premises is of a similar pattern. In addition there will be a percentage of patrons of the restaurant will be from passing footfall. Therefore it is considered that there is no net increase on the tram infrastructure from the proposed change of use.

A draft Travel Plan for staff and a Public Transport Real Time information display is required in the reception area of the apartments in order to advise staff and visitors of public transport timetables. Suitable informatives are recommended.

There are no outstanding transport issues.

e) Re-use of the Listed Building

The size of the building can be fully utilised by this proposal through maximising the auditorium space for residential use. New floors have been added incorporating existing stages and balconies. This will have a significant impact on the character of the building but the layout ensures views are maintained up through the floors to the main ceiling and downwards through glass floor panels to the retained balcony area. The apartments on the middle two levels are one and three quarters height to allow the roof features to be incorporated and to maintain some semblance of the former auditorium space. The top floor is already compartmental and altering this to apartment accommodation is appropriate to the existing layout. The restaurant and bar will utilise the lesser floors and reintroduce a stair connection between them which will open up the space again. In this respect, the proposed use is very suitable for this listed building. The subdivision into residential rooms does require flooring over and subdivision of the main space in order to make a viable scheme. Efforts have been made, however, in the design of each floor to allow interpretation of the original building by incorporating vertical views by retaining original features and fabric, such as the balcony, pulpit, organ pipes and arched ceiling.

The listed building can be adapted for the proposed use without detriment to its character. The building has been extensively marketed and the only potential takers were pub/bistro type companies. The only interest in the building for residential was from an adjacent hotel which will oversee the serviced accommodation. The proposed users are therefore the most suitable for the building and would result in the re-use of a currently vacant listed building. The former church use has relocated to Shandwick Place.

f) Public comments

Material representations - objections:

- Loss of community use and over provision of restaurants and public houses in Rose Street - addressed in Section 3.3a) of the Assessment, above and found to be acceptable.
- Noise and amenity - addressed in Section 3.3b) above and found to be ameliorated.
- Refuse collection/high impact - addressed in Section 3.3d) above and found not to be an issue.
- The Lord Cockburn Association comments regarding the interior - more appropriately addressed in the concurrent listed building consent application, but are referred to in 3.3e) above.
- The West End Community Council comments regarding late hours of operation - addressed in Section 3.3b) above and found not to be an issue. A Good Neighbour Agreement is outwith planning control, but an informative is recommended.

g) Equalities

The application has been assessed and has no apparent impact in terms of equalities or human rights.

Conclusion

The proposed mixed use is acceptable, complies with the development plan and the non-statutory guidance and will not adversely impact on the character and appearance of the conservation area. The use and layout is appropriate for the listed building given the design concessions. The mixed use will not impact adversely on residential amenity and highway safety. There are no other material considerations which outweigh this decision.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. The development shall be completed in accordance with the acoustic requirements specified in the RMP noise and vibration technical assessment No. R-6323A-RRM-RGM (Dated 16th September 2015). The requirements are detailed in paragraphs 5.4 and 5.7 and state the following:
 - a) New secondary glazing consisting of 8.4mm laminated glass should be installed and set back 150mm from the existing glazing. The secondary glazing should be fitted to the main restaurant bar area and kitchen, excluding ancillary space (circulation, back of house).
 - b) Inner foyer doors should be fitted to the main entrance as shown on annotated plan drawing no. (1-)11 Revision A and dated July 2015.
2. Prior to the use being taken up, the extract flue and ventilation system, capable of 30 air changes per hour, as shown on drawing numbers (2-)11 Revision A and (3-)11 Revision A and both drawings dated 28th August 2015 should be implemented.

Reasons:-

1. In order to safeguard the amenity of neighbouring residents and other occupiers.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

Informatives

It should be noted that:

1. The applicant shall install a monitor capable of receiving an internet connection to display Public Transport Real Time information in the reception area of the hotel, in order to advise staff and visitors of public transport.

2. A draft Travel Plan shall be submitted prior to first occupation and a final Travel Plan within 12 months of that date. The Travel Plan is to include financial contribution to transport promotion measures, including contributions to, or provision of, public transport season tickets and the provision of a public and sustainable transport information pack to staff. Reason - to encourage more sustainable travel modes in line with the Local Transport Strategy Policy LU3.
3. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
4. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
5. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
6. It is noted that the neighbours are concerned about when disturbance to amenity may occur during the construction process. The applicant should consider arranging a Good Neighbour Agreement with the local population so as to inform neighbours when long periods of construction noise or traffic may occur and ways in which these may be controlled or ameliorated.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 2 October 2015. Four letters of objection have been received, including those from the Lord Cockburn Association, the West End Community Council and two residents:

Material Representations - objection

- Community use of building should not be lost.
- Already too many pubs/restaurants on Rose Street.
- Consent will result in noise and unruly behaviour and unwanted stag/hen parties.
- Refuse collection impact on parking/highway.
- Adverse affect in historic streetscape.
- Two new floors will destroy internal church space.
- Great potential for more sympathetic conversion.
- Current scheme inappropriate for listed building in World Heritage Site.

Late representations

- Contrary to Hou8 - (Inappropriate uses in residential areas; Ret 12 - (Excessive concentration of pubs in street); Des 11 (Alterations to buildings); ENV4 - (Alterations to listed buildings).

Community Council:

The West End Community Council did not request to be a statutory consultee but commented on the following grounds:

- Would keep in use an historic building.
- Hotel and restaurant fitting for west end of Rose Street.
- Sensitivity has been shown in the adaption to bedrooms on the upper levels.
- Concern about late night effects of bar operation. Hours of operation need to be strict.
- Servicing should form part of a management plan.
- Good Neighbour Agreement should be signed with developer to keep residents aware of building works as they progress.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)

- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The site is allocated as Central Area in the Edinburgh City Local Plan.

Date registered

24 September 2015

Drawing numbers/Scheme

01 -17,

Scheme 1

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Ret 6 (Entertainment and Leisure Developments – Preferred Locations) identifies the Central Area, Leith & Granton Waterfronts and town centres as the preferred locations for entertainment and leisure developments.

Policy Ret 12 (Food and Drink Establishments) sets criteria for assessing the change of use to a food & drink establishment.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-statutory guidelines on Developer Contributions and Affordable Housing gives guidance on the situations where developers will be required to provide affordable housing and/or will be required to make financial or other contributions towards the cost of, providing new facilities for schools, transport improvements, the tram project, public realm improvements and open space.

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

Application for Planning Permission 15/04403/FUL At 204 Rose Street, Edinburgh, EH2 4AZ Proposed change of use from church (class 10) to licensed restaurant with ancillary bar (class 3) and serviced accommodation (sui generis) and associated roof top plant.

Consultations

Environmental Assessment

The application proposes the change of use of a church to a restaurant with serviced accommodation situated above. Residential properties overlook the application premises from the west, east and north-east. A ground floor public house is situated to the east with retail premises situated to the south. A hotel is situated across Rose Street to the north and a number of additional residential properties surround the site on Rose Street, Rose Street North Lane, Rose Street South Lane and South Charlotte Street. Various public houses already exist within the Rose Street vicinity and the area is defined as having a mixed use character.

Restaurant

The application proposes to site a restaurant with ancillary bar and serviced accommodation in a mixed residential and commercial area. A number of public houses are already situated on Rose Street and a certain level of noise and activity already exists within the local environs. The application states that the proposed premises will accommodate 188 covers with an additional 48 patrons at the bar. The restaurant is likely to include amplified music played at a low level to facilitate conversation and is proposed to close at 1am, 7 days a week. Privately owned vehicle use by patrons is likely to be minimal with arrival and departure from the premises likely to be by bus, taxi or on foot. The premises will require a significant level of servicing including delivery of food and drink and waste removal.

A noise impact assessment has been provided in support of the application which has assessed the likely noise impacts upon nearby residential properties. Noise from any proposed internal restaurant operations and external fixed plant have all been considered and addressed within the assessment. No external areas are proposed for eating, drinking or for patrons to smoke and therefore have not been considered within the application noise impact assessment. Should patrons wish to smoke they will need to go outside. In this regard, it is not anticipated that restaurant patrons will introduce significant levels of noise from such activities above that already existing on Rose Street.

The assessment recommends an upgrade of the glazing to include secondary glazing and internal lobby structures in order to attempt to ensure that internal noise (music and conversation) will be inaudible within nearby residential premises. The report is based upon the source noise levels measured within the same type of restaurant premises model presently operating in Glasgow. The application supporting information advises that the operations of the Glasgow and this proposed Edinburgh premises will be similar in nature.

The inclusion of an ancillary bar able to accommodate 48 patrons within the premises is unlikely to add significant additional disturbance to the surrounding residential premises during the operation. It is not uncommon for a bar to be situated within a restaurant to welcome patrons prior to seating at the restaurant and therefore this section is not overly concerned by the inclusion of the ancillary bar in the application.

It is likely that the additional number of patrons visiting the premises is likely to increase noise from voices as people enter and leave the premises. Unlike a public house, most patrons will move on from the premises once the food has been consumed. Public houses are more likely to include patrons loitering with significant numbers congregating to smoke and re-entering the premises. Should this occur with a restaurant, it is likely to be done in smaller numbers and for shorter time periods. On balance, any additional noise from external activity associated with the introduction of this premises is unlikely to be significant especially when considering that Rose Street is already a busy thoroughfare during the evening time and especially at weekends.

Any premises which can accommodate 236 patrons will require a significant level of servicing of the premises. Therefore, deliveries of food, beer kegs etc and waste removal (which can include bottle smashing noise) will occur on a regular, if not daily, basis. There are no planning controls (e.g. reasonable planning conditions) which can regulate the hours of such deliveries and waste collections and therefore in practice they could occur any time of day or night. These activities are likely to either occur from the front on Rose Street or to the side off the quieter Rose Street South Lane. Both of these areas have residential properties immediately overlooking them. However, due to the nature of the business and the fact that there are nearby noise sensitive properties nearby, the applicant will need to carefully consider these sensitive properties when carrying out delivery and waste removal operations. Environmental Assessment is of the opinion that these noisier operations could be appropriately time managed and carried out during the day when noise is least likely to disturb surrounding residents.

In addition, information provided in support of the application confirms that cooking odours will be ventilated to chimney height to discharge into the atmosphere and meet the requirements of this section.

Serviced Accommodation

The application proposes to include serviced accommodation on the first, second, third (height increased to fourth floor) of the premises. The supporting information confirms that the accommodation will be operated by a nearby hotel and is unlikely to impact upon surrounding residential amenity. The accommodation operations are proposed to include one daily linen delivery which can be implemented during the day when noise is less likely to impact upon the residents within surrounding residential properties.

The serviced accommodation includes a visitor's lounge for residents to utilise during their stay. The agent for the application has confirmed that the lounge will not include a bar and is unlikely to be a source of additional noise or disturbance.

The inclusion of serviced accommodation within the development proposal is likely to act as an additional control of noise from the restaurant operations. The close proximity of such accommodation will act as additional reasoning for the restaurant operator to reduce noise as this would also impact upon the operations of the serviced accommodation as well as any surrounding residential properties. In this regard, the serviced accommodation is supported as being included by this section. In terms of noise, the supporting noise impact assessment has advised that noise will be addressed at a later date and by way of Building Regulation controls. Due to the likely short term nature of the visitors stay, Environmental Assessment is content for this approach to be implemented at a later date by the applicant.

In conclusion, the area surrounding the application site already has a reasonably noisy evening and night time ambient noise climate which is commensurate with a city centre location. In this regard, the introduction of the application premises may increase external street noise to a certain degree which will mainly be within the vicinity of the actual premises. The local area is mixed use and includes a number of public houses, restaurant and retail premises and commercial activities and therefore the introduction of the application restaurant and serviced accommodation should not contribute significant noise, disturbance or antisocial behaviour much above that which already exists in the locality.

Therefore, Environmental Assessment has no objections to this proposed development subject to the following conditions:

1. The development shall be completed in accordance with the acoustic requirements specified in the RMP noise and vibration technical assessment No. R-6323A-RRM-RGM (Dated 16th September 2015). The requirements are detailed in paragraphs 5.4 and 5.7 and state the following:

a. New secondary glazing consisting of 8.4mm laminated glass should be installed and set back 150mm from the existing glazing. The secondary glazing should be fitted to the main restaurant bar area and kitchen, excluding ancillary space (circulation, back of house).

b. Inner foyer doors should be fitted to the main entrance as shown on annotated plan drawing no. (1-)11 Revision A and dated July 2015.

2. Prior to the use being taken up, the extract flue and ventilation system, capable of 30 air changes per hour, as shown on drawing numbers (2-)11 Revision A and (3-)11 Revision A and both drawings dated 28th August 2015 should be implemented.

Transport

No objections, subject to the following being included as conditions or informatives as appropriate:

a) The applicant shall enter a suitable legal agreement with Council to secure a contribution towards the Edinburgh Tram system in the sum of £128,800 in line with the approved Tram Line Developer Contribution Report.

b) A draft Travel Plan shall be submitted prior to first occupation and a final Travel Plan within 12 months of that date. The Travel Plan is to include a financial contribution to transport promotion measures, including contributions to, or provision of, public transport season tickets and the provision of a public and sustainable transport information pack to staff. Reason - to encourage more sustainable travel modes in line with the Local Transport Strategy Policy LU3.

c) Install a monitor capable of receiving an internet connection to display Public Transport Real Time information in the reception area of the hotel. Reason: to advise staff and visitors of public transport.

Location Plan



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