

Agenda Item	5.2
Report No	PLS/053/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 8 August 2018

Report Title: 18/03374/PAN: NHS Highland

Land 330M NW of Inverness College UHI, 1 Inverness Campus,
Inverness

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Centre for Health Science 2

Ward: 19 - Inverness South

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 18 July 2018. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plan

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal involves the development of a new build healthcare and life science building of approximately 8,500m². This is a collaborative project between NHS Highland, the University of Highland & Islands and Highlands & Islands Enterprise to serve the Highlands & Islands.
- 2.2 The Proposal of Application Notice sets out that the applicant intends to hold a public consultation event on 14 August 2018 at An Lochran on the Inverness Campus.

3. SITE DESCRIPTION

- 3.1 The site is located within Plots 3, 4 and part of 5 of the Inverness Campus masterplan area. These plots lie to the north of the Inverness College building and south of the 'golden bridge' that crosses the A9 from the Raigmore housing estate that lies to the west. Directly west on the opposite side of the A9 is the Lifescan commercial medical research facility with the hospital and the first Phase of the Centre for Life Sciences sitting just beyond.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan (April 2012)

10 - Beechwood Campus
28 - Sustainable Design
29 - Design Quality & Place-making
31 - Developer Contributions
56 - Travel
58 - Protected Species
61 - Landscape
66 - Surface Water Drainage
75 - Open Space

4.2 Inner Moray Firth Local Plan (July 2015)

Policy 2 - Delivering Development
IN81 Inverness Campus, Beechwood

4.3 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects
(August 2010)
Developer Contributions (March 2013)
Managing Waste in New Developments (March 2013)

4.4 Scottish Government Planning Policy and Guidance

Scottish Planning Policy, June 2014

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1 a) Planning history
- b) Design and Layout
- c) Landscape
- d) Traffic - including Active Travel & Public Transport
- e) Pollution and Environmental Management - noise, dust, vibration
- f) Likely economic impacts

6. CONCLUSION

- 6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7. IMPLICATIONS

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: Nicola Drummond

Designation: Area Planning Manager – South/Major Developments

Author: David Mudie

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - Location Plan

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant	FAO ERIC GREEN NHS HIGHLAND	Agent	FAO MARK COFFEY OBERLANDERS ARCHITECTS LLP
Address	ASSYNT HOUSE BEECHWOOD PARK INVERNESS IV2 3BW	Address	16 MELVILLE STREET EDINBURGH EH3 7NS
Phone No.	[REDACTED]	Phone	[REDACTED]
E-mail	[REDACTED]	E-mail	[REDACTED]

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

PLOT 3 & PLOT 4 - INVERNESS CAMPUS

EASTING: 268967

NORTHING: 845152

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

CENTRE FOR HEALTH SCIENCE 2 - A NEW BUILD INNOVATIVE HEALTHCARE & LIFE SCIENCE

BUILDING OF APPROXIMATELY 8500m². A COLLABORATIVE PROJECT BETWEEN NHS HIGHLAND, THE UNIVERSITY OF HIGHLANDS AND ISLANDS & HIGHLANDS AND ISLANDS ENTERPRISE, TO SERVE THE WHOLE OF THE HIGHLANDS AND ISLANDS REGION.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO..... ✓

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

CRADLEHALL & WESTHILL CC; RAIGMORE CC; SMITHTON & CULLODEN CC;

CULCABOCK & DRAKIES CC; INVERNESS SOUTH COMMUNITY COUNCIL

ALL OF THE ABOVE RECEIVED A COPY OF THIS PAN ON 24/07/2018.

Names/details of any other parties

Date Notice Served

N/A

Please give details of proposed consultation

Proposed public event

Venue

Date and time

PUBLIC CONSULTATION AN LOCHRAN BUILDING, INVERNESS CAMPUS, **TUES 14th AUGUST**

INVERNESS, IV2 5NB

9am to 5pm

Newspaper Advert – name of newspaper

Advert date(where known)

TBC - 19th JULY 2018

TBC

INVERNESS COURIER

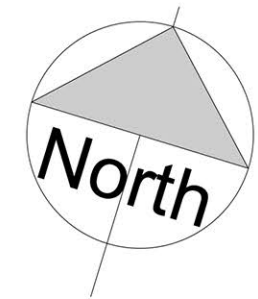
Details of any other consultation methods (date, time and with whom)

N/A

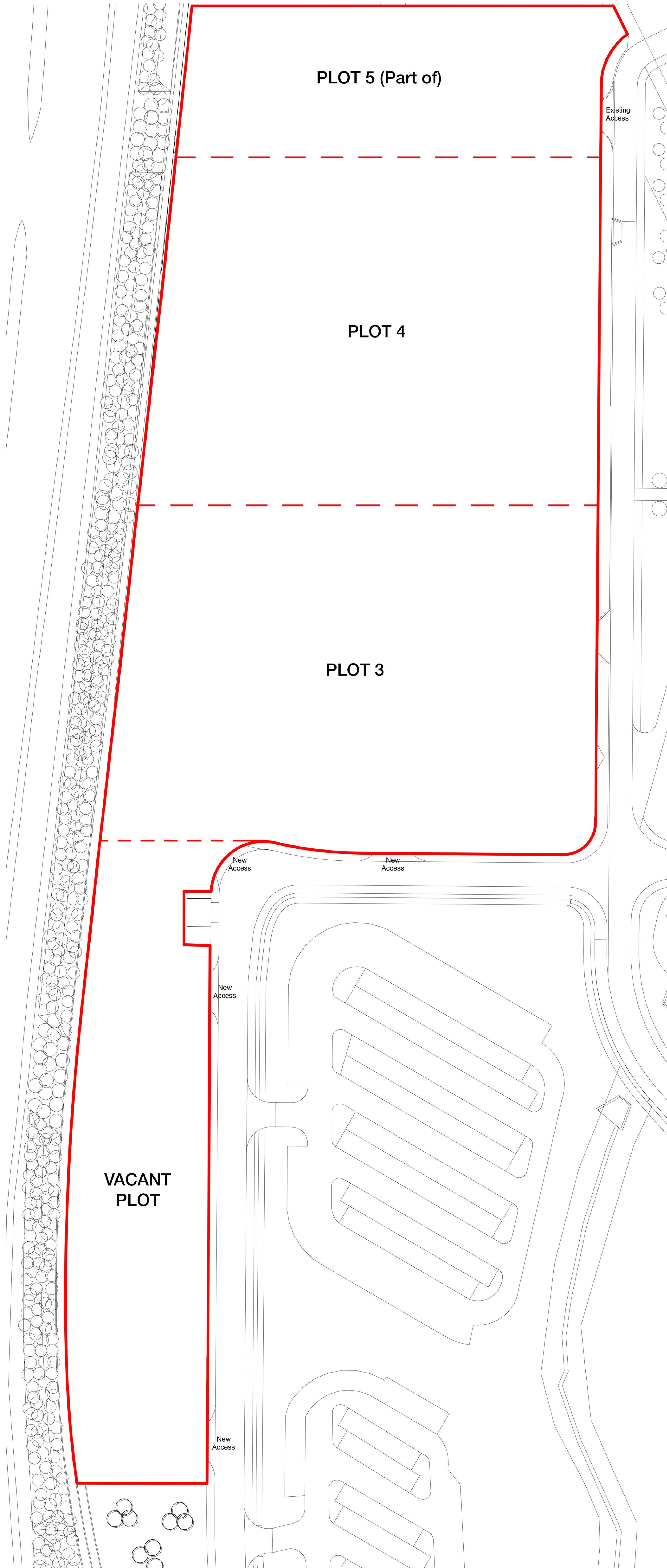
Signed MARK PETTIE

Date 18/07/2018

for OBERLANDERS ARCHITECTS LLP

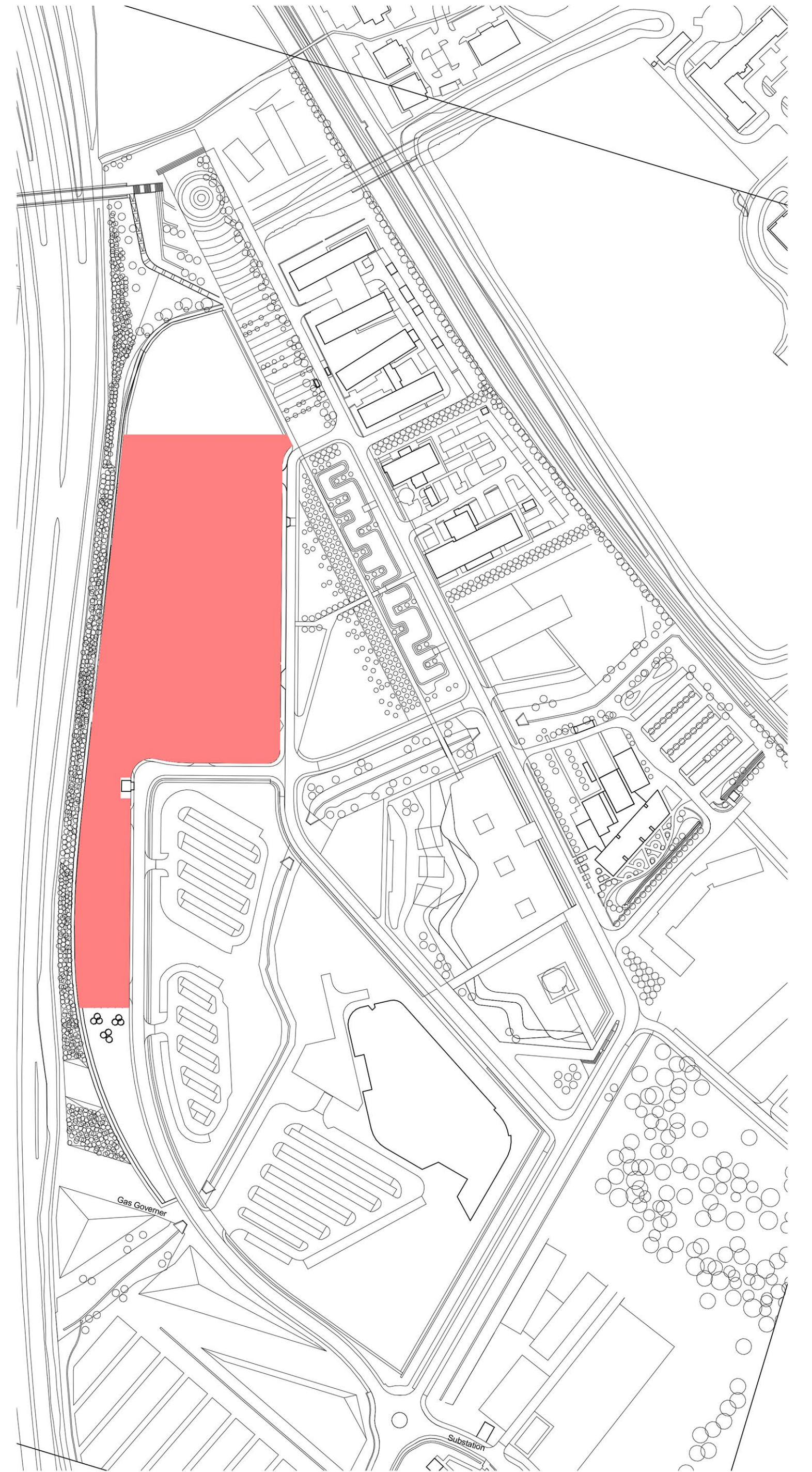


Scale converter			
A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		
Rev.	Date	Amendment	



Site 1-500
1 : 500

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ A1



Site 1-2500
1 : 2500

0m 50m 100m 150m 200m 250m
VISUAL SCALE 1:2500 @ A1



oberlanders

Project Name
CfHS2
Inverness Campus

Title
Site Plan Within Campus
Site Plan Outline
Proposal of Application Notice

Status
PLANNING (PAN)

Project no. - Drawing no. - Rev
2311 - CHS-OBE-SITE-XX-DR-A-102_PAN

Drawn by
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Drawn date
20.07.18
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As indicated