

Agenda Item	5.4
Report No	PLS 053/19

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 07 August 2019

**Report Title:** 19/03401/PAN: Bricks Capital  
122B Academy Street, Inverness

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Demolition of the existing building and erection of 162 bedroom courtyard by Marriott Hotel comprising retail unit on the ground floor

**Ward:** 14 – Inverness Central

### **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 23 July 2019. 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 proposed development is for the demolition of an existing building and the erection of a 162 bedroom hotel with retail unit on the ground floor.

## **3. SITE DESCRIPTION**

- 3.1 The site comprises the existing Ironworks music venue building on Academy Street and also includes an area of cleared brownfield land located adjacent to the existing retail units at Rose Street which lie to the north and existing buildings on Academy Street. In essence the site wraps around the rear of the existing buildings at 106 to 122 Academy Street. To the east lies the two level decked pay and display car park.
- 3.2 Access to the site is likely to be taken from Academy Street.

## **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application.

### **4.1 Highland Wide Local Development Plan 2012**

28 – Sustainable Design  
29 – Design Quality & Place-making  
31 – Developer Contributions  
42 – Previously Used Land  
44 – Tourism Accommodation  
65 – Waste Water Treatment  
66 – Surface Water Drainage

### **4.2 Inner Moray Firth Local Plan 2015**

1 – Promoting and Protecting City and Town Centres  
2 – Delivering Development

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

Developer Contributions (November 2018)  
Sustainable Design Guide (Jan 2013)

Inverness City Centre Development Brief (February 2018)

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

Scottish Planning Policy (June 2014)

### **5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Need for high quality sustainable design and use of materials whilst ensuring that the scale, form and massing of the building fits with the urban landscape of the city;
  - b) As a substantial part of the development site lies within the Riverside Conservation Area there is a need to ensure that the development will preserve or enhance the character of the conservation area;
  - c) Enhance the relationship between the site and key surrounding buildings;
  - d) Incorporate public art into the design and layout;
  - e) Full details of servicing arrangements, include refuse and recycling storage and collection and provision of building plant, with a particular need to eliminate the potential visual intrusion of roof mounted plant and machinery;
  - f) Requirement for developer contributions towards parking, sustainable and active travel and public realm improvements.

### **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: David Mudie  
Designation: Area Planning Manager – South  
Author: John Kelly  
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 <u>BRICKS CAPITAL.....</u>	Agent <u>KKA ARCHITECTURE.....</u>
Address <u>8-9 BULSTRODE PLACE</u>	Address <u>HIGHPOINT.....</u>
<u>LONDON.....</u>	<u>HIGHFIELD STREET.....</u>
<u>W1U 2HY.....</u>	<u>LIVERPOOL L3 6AA.....</u>
Phone No. <span style="background-color: black; color: black;">[REDACTED]</span> .....	Phone <u>0151 236 3186.....</u>
E-mail <span style="background-color: black; color: black;">[REDACTED]</span> .....	E-mail <span style="background-color: black; color: black;">[REDACTED]</span> .....

**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

122 B ACADEMY STREET.....  
INVERNESS IV1 1LX.....

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

DEMOLITION OF THE EXISTING BUILDING AND ERECTION.....  
OF 162 BEDROOM COURTYARD BY MARRIOTT HOTEL.....  
COMPRISING RETAIL UNIT ON THE GROUND FLOOR.....

**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...X.....

**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  
CROWN & CITY CENTRE..... 23.07.2019.....  
VALERIE MARGARET FALCONER (SECRETARY).....

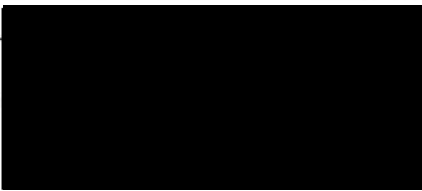
Names/details of any other parties Date Notice Served  
.....  
.....

**Please give details of proposed consultation**

Proposed public event Venue Date and time  
DROP IN SESSION (1 DAY) MERCURE HOTEL 19.09.2019  
CHURCH STR.  
IVL IDX 2PM - 8PM

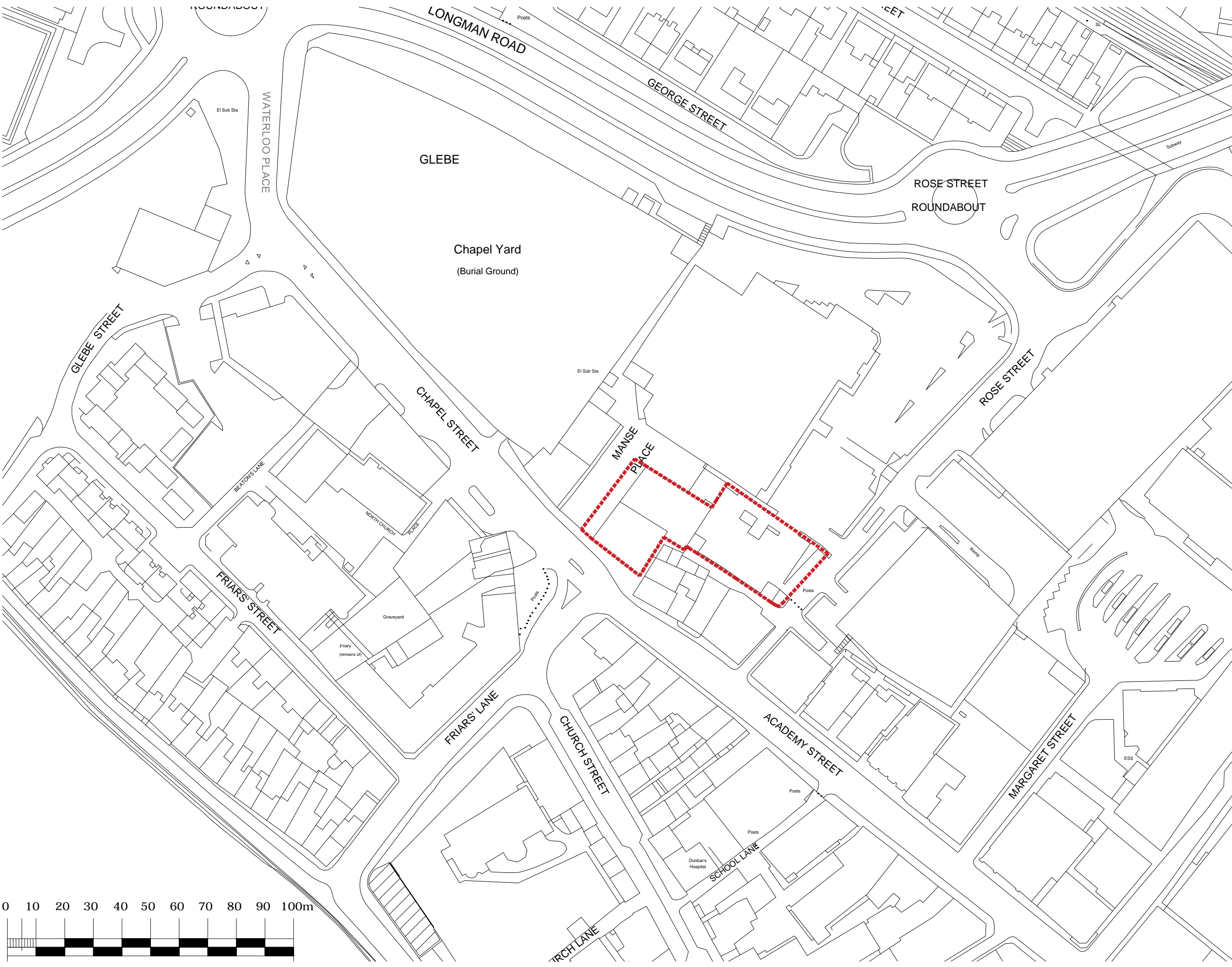
Newspaper Advert – name of newspaper Advert date(when known)  
INVERNESS COURIER..... T.B.C

Details of any other consultation methods (date, time and with whom)  
DESIGN REVIEW PANEL - 30.01.2019.....

Signed 

Date..... 23.07.2019.....

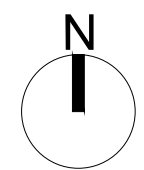
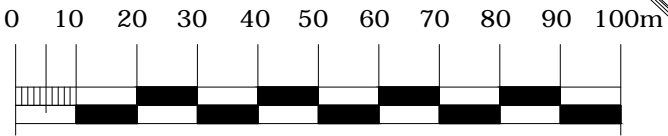
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Rev.	Date	Description	Sig.
P1	05.07.19	Issue for Information	DS

KEY:  
- - - Site Boundary Line



COURTYARD BY MARRIOTT HOTEL  
ACADEMY STREET  
INVERNESS  
Site Location Plan  
4539 L01  
SCALE 1:1250

