

Agenda Item	5.4
Report No	PLS-025-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 27 April 2021
Report Title: 21/01712/PAN: Bricks Group
122B Academy Street Inverness IV1 1LX
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Demolition of existing building and erection of Courtyard by Marriott Hotel, including retail unit at 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 01 April 2021. 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
 - Site Plan

The applicant has set out that their consultation event would be online via a drop in virtual public consultation meeting on 27 May 2021.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for the demolition of the existing building and the erection of a new Courtyard by Marriott Hotel, including a retail unit at 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. The site wraps around the rear of the existing buildings at 106 to 122 Academy Street.
- 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

- 1 – Inverness City Vision
- 3 – City Centre Development
- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 31 – Developer Contributions
- 42 – Previously Used Land
- 44 – Tourism Accommodation
- 57 – Natural, Built and Cultural Heritage
- 65 – Waste Water Treatment
- 66 - Surface Water Drainage

4.2 Inner Moray Firth Local Development Plan (2015)

- 1 – Promoting and Protecting City and Town Centres

2 – Delivering Development

4.3 **Highland Council Supplementary Planning Policy Guidance**

Sustainable Design Guide (Jan 2013)

Inverness City Vision

Inverness city Centre Development Brief (February 2018)

Developer Contributions (November 2018)

4.4 **Scottish Government Planning Policy and Guidance**

- Scottish Planning Policy (Revised Dec 2020)

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.

Designation: Area Planning Manager – South
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Site 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 ..Bricks Group.....	Agent CRGP Ltd
Address .. 8-9,Bulstrode Place.....	Address Unit 9, The Green House.....
..... LONDON Beechwood Business
..... W1U 2HY Park, Inverness IV2 3BL
Phone No. ..07500038819.....	Phone ...01463.718.200.....
E-mail ..allan@bricksgroup.com.....	E-mail ..inverness@crgp.co.uk.....

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

122B Academy Street, Inverness

IV1 1LX

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.

Demolition of existing building and erection of new Courtyard by Marriott Hotel,
including new retail unit at 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 Community Council	01.04.2021

City Centre Community Council	01.04.2021
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Names/details of any other parties	Date Notice Served
Local Ward members	01.04.2021

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Virtual public consultation meeting	MS Teams	May 2021

Project website	online	May 2021
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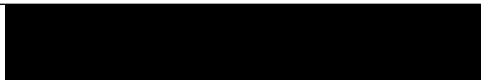
Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier	April 2021 (TBC)

Press and Journal	April 2021 (TBC)
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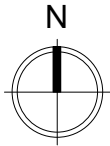
Details of any other consultation methods (date, time and with whom)

Attendance at Design Review Panel meeting - 21st April 2021 @ 2pm

Signed



Date 01.04.2021



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Rev	Date	Description	By
A	-	Original - First Issue	

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Architecture Building Surveying Project Management Quantity Surveying



CLIENT

Bricks Group

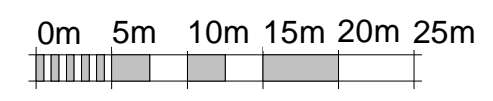
PROJECT

**Courtyard by Marriott Hotel
Academy Street
Inverness**

DRG. TITLE

Existing Site Plan

STATUS INFORMATION			
DRAWN	WM	SCALE	1 : 500
CHECKED	BMcF	ORIGINAL	A3
JOB NO.	102-0123	DATE	01/04/21
DRG. NO. -REV.	102-0123-L(00)001-A		



VISUAL SCALE 1:500 @ A3