

Agenda Item	5.2
Report No	PLS/022/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 12 March 2019

Report Title: 19/00693/PAN: SRP Inverness Ltd
Rose Street Hall, 24 Rose Street, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Demolition of 2 storey car park and construction of a hotel development including retail units with associated landscaping infrastructure and creation of a new bus/taxi lane

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 08 February 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 two-deck car park and the erection of a hotel featuring ground floor retail units with associated landscaping, infrastructure and the creation of a new bus and taxi lane.

3. SITE DESCRIPTION

- 3.1 The site comprises the existing two deck car park off Rose Street, the adjacent Rose Street Drill Hall and the public path that separates the two buildings.
- 3.2 Access to the site will be taken from Rose 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
77 – Public Access

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) Enhance the relationship between the site and key surrounding buildings;
 - c) Incorporate public art into the design and layout;
 - d) Maintain and enhance connectivity through the site between the bus station and Rose Street;
 - e) Servicing arrangements, include refuse and recycling storage and collection and provision of building plant;
 - 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 ..SRP Inverness Limited.....	Agent ..CRGP Ltd.....
Address 2 Lytham Meadows.....	Address Unit 9, The Green House.....
Bothwell.....	Beechwood Business Park North.....
Glasgow G71 8ED.....	Inverness, IV2 3BL.....
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

Site of the existing 2 storey car park and Rose Street Hall, Rose Street, Inverness.....

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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 2 storey car park and construction of a hotel development including retail units.....

with associated landscaping, infrastructure and creation of a new bus/taxi lane.....

.....

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 and City Centre Community Council	08.02.19

Names/details of any other parties	Date Notice Served
Local ward members	08.02.19

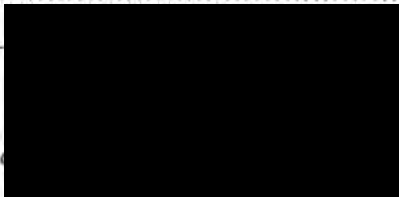
Please give details of proposed consultation

Proposed public event	Venue	Date and time
Public Exhibition, Concourse Room, Spectrum Centre, Inverness		19.02.19, 2pm-4.30pm and 5.30pm - 7.30pm

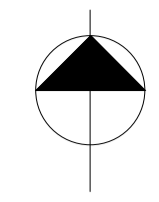
Newspaper Advert – name of newspaper	Advert date(where known)
Press and Journal	11.02.19

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

Signed



Date... 8 | 2 | 19



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--- Site Boundary Line

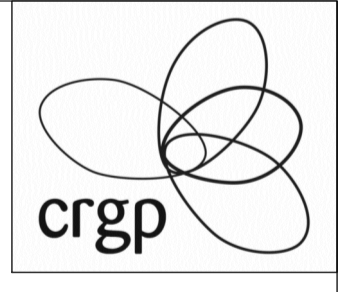


A	Rev	Date	First Issue Description	ACM	BMcF
				By	Chkd

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Architecture Building Surveying Project Management Quantity Surveying

CLIENT
SRP Inverness Ltd

PROJECT
**Hotels Development
Rose Street
Inverness**

DRG. TITLE
Location Plan

STATUS

DRAWN ACM SCALE 1 : 1250

CHECKED BMcF ORIGINAL A1

JOB NO. 9336 DATE 19/12/18

DRG. NO. -REV.

9336 - PL(90)001 A