

Agenda Item	<b>6.6</b>
Report No	<b>PLS/33/26</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 13 May 2026  
**Report Title:** 26/00532/S42: Upland Developments Limited  
Ironworks 122B Academy Street Inverness  
**Report By:** Area Planning Manager - South

### **Purpose/Executive Summary**

**Description:** Section 42 application to vary deemed condition relating to commencement period of planning permission 21/05238/FUL for the demolition of building and erection of hotel; formation of Class 11 commercial unit

**Ward:** 14 – Inverness Central

**Development category:** Major

**Reason referred to Committee:** Major

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **Recommendation**

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 This Section 42 application seeks to vary the commencement period attached to planning permission (21/05238/FUL), granted on 8 June 2023 for the demolition of the existing building and erection of a hotel with a Class 11 commercial unit at 122B Academy Street, Inverness.
- 1.2 The current permission requires development to commence by 7 June 2026. The applicant advises that ongoing negotiations with the intended operator and associated pre-start requirements mean a start on site is unlikely before the current deadline.
- 1.3 No changes are proposed to the approved development. The application seeks only to extend the commencement period by a further three years.
- 1.4 Pre Application Consultation: None
- 1.5 Supporting Information: None
- 1.6 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The application site comprises the former Ironworks building at 122B Academy Street, located within Inverness city centre. The site occupies a prominent position on the northern side of Academy Street, a key historic and commercial thoroughfare characterised by a dense urban grain and mixed uses including retail, leisure, hospitality and transport functions. The building is currently vacant and consented for demolition under the extant planning permission (21/05238/FUL).
- 2.2 The site directly abuts neighbouring commercial premises, reflecting the tight plot pattern and continuous built frontage typical of this part of the city centre. Public realm improvements along Academy Street provide the main pedestrian setting, while service access is taken from the rear.
- 2.3 The surrounding area forms part of the Inverness (Riverside) Conservation Area and includes a number of buildings of historic and townscape value. Inverness Railway Station lies in close proximity to the east, contributing to high levels of footfall and activity in the area. The site is therefore highly accessible by public transport and within easy walking distance of shops, services and employment uses.
- 2.4 Although the existing structure is of limited architectural merit, the site holds a visually prominent position within an important urban corridor, and its redevelopment offers the opportunity to enhance the townscape and support ongoing regeneration along Academy Street.

## **3. PLANNING HISTORY**

- 3.1 14 July 2005                      04/01394/FULIN - Proposed music venue      Permission granted

3.2	5 February 2007	06/01122/FULIN - Amendment to Condition 2 to extend opening hours	Permission granted
3.3	27 October 2015	15/03549/FUL - Partial change of use to cafe - Class 3 (food and drink)	Permission granted
3.4		19/03401/PAN - Demolition of the existing building and erection of 162 bedroom courtyard by Marriott Hotel comprising retail unit on the ground floor	Closed
3.5	14 December 2020	20/01085/FUL - Demolition of building and erection of hotel, formation of Class 11 commercial unit	Refused
3.6	8 June 2023	21/05238/FUL - Demolition of building and erection of hotel; formation of Class 11 commercial unit	Permission granted
3.7		21/01712/PAN - Demolition of existing building and erection of new Courtyard by Marriott Hotel, including new retail unit at ground floor	Closed
3.8		20/01086/CON - Demolition of building and erection of hotel; formation of Class 11 commercial unit	Pending consideration

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: Affecting a Conservation Area, Unknown neighbour

Date Advertised: 27 February 2026

Representation deadline: 20 March 2026

Timeous representations: 0

Late representations: 0

4.2 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet <https://www.highland.gov.uk/planning/view-comment-planning-applications>.

#### 5. CONSULTATIONS

5.1 **Transport Planning:** No objection subject to previous conditions being continued.

5.2 **Historic Environment Team:** No objection.

5.3 **Flood Team:** No objection.

- 5.4 **Environmental Health:** No objection.
- 5.5 **Historic Environment Scotland:** No objection.
- 5.6 **SEPA:** No objection.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 National Planning Framework 4 (2023) (NPF4)**

- Policy 1 - Tackling the Climate and Nature Crises
- Policy 2 - Climate Mitigation and Adaptation
- Policy 3 - Biodiversity
- Policy 7 - Historic Assets and Places
- Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings
- Policy 14 - Design Quality and Place
- Policy 22 - Flood Risk and Water Management
- Policy 27 - City, Town, Local and Commercial Centres
- Policy 28 - Retail
- Policy 30 - Tourism

### **6.2 Highland Wide Local Development Plan 2012 (HwLDP)**

- 2 - Inverness City Vision
- 3 - City Centre Development
- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 40 - Retail Development
- 42 - Previously Used Land
- 44 - Tourist Accommodation
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 77 - Public Access

### **6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

- Policy 1 - Low and Zero Carbon Development
- Policy 6 - Town Centre First
- Policy 8 - Placemaking
- Policy 9 - Delivering Development and Infrastructure
- Policy 14 - Transport

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

Inverness City Centre Development Brief (February 2018)  
Developer Contributions (March 2013)  
Flood Risk & Drainage Impact Assessment (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)  
Managing Waste in New Developments (March 2013)  
Public Art Strategy (March 2013)  
Sustainable Design Guide (Jan 2013)

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

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

Designing Streets

## 8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, the Planning Authority has to pay special attention to the desirability of preserving or enhancing the character or appearance of the (Inverness Riverside) Conservation Area.

### **Determining Issues**

8.3 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### **Planning Considerations**

8.4 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) any other material considerations

### **Development plan/other planning policy**

8.5 Whilst the various policies listed under Section 6 above are of relevance to the development as a whole, the principle of development and an assessment against those policies have already been fully considered and established through the granting of planning permission 21/05238/FUL.

8.6 Since the original permission was granted in June 2023, both National Planning Framework 4 (NPF4) and the Inner Moray Firth Local Development Plan 2 (IMFLDP2) have been adopted. However, neither introduces policy changes that alter the acceptability of the approved hotel and commercial unit. The proposal remains compatible with NPF4's emphasis on sustainable city-centre development,

reuse of brownfield land, and support for town-centre functions, while IMFLDP2 continues to support hotel and commercial uses in this location.

### **Other material considerations**

- 8.7 S42 of the Act requires the Planning Authority to consider only the question of the conditions subject to which planning permission should be granted. If it is determined that planning permission should be granted subject to different conditions, it should be granted accordingly; and if it is determined that permission should be granted subject to the same conditions as those subject to which the previous permission (21/05238/FUL) was granted, the Planning Authority is obliged to refuse the application.
- 8.8 The S42 process enables the Planning Authority to look at all conditions subject to which permission could be granted and not simply those proposed by the applicant.
- 8.9 The applicant has provided reasonable justification for extending the commencement period to enable implementation of the planning permission – that is that ongoing negotiations with the intended operator and associated discharge of pre-start suspensive conditions (21/05238/FUL) means a start on site is unlikely before the current expiry date (08.06.2026).
- 8.10 No material considerations have emerged that would weigh against granting a new permission with an extended commencement period.

### **Non-material considerations**

- 8.11 None.

### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.12 None.

## **9. CONCLUSION**

- 9.1 Planning permission is sought under S42 to vary the commencement period attached to planning permission (21/05238/FUL) granted on 8 June 2023 for the demolition of the existing building and erection of a hotel with a Class 11 commercial unit at 122B Academy Street, Inverness.
- 9.2 An extension of the commencement period is considered acceptable as the principle, design and impacts of the approved development remain unchanged and fully compliant with the current policy framework, including NPF4 and IMFLDP2. The applicant has demonstrated a clear and reasonable justification, with ongoing operator negotiations and pre-start requirements preventing an earlier start on site. Allowing additional time will facilitate delivery of a development that continues to support city-centre regeneration objectives and makes productive use of a prominent brownfield site. No material considerations weigh against granting the extension.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained

within the Development Plan and is acceptable in terms of all other applicable material considerations.

## 10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

**Action required before decision issued** N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

**Subject to the above actions**, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

**Reason:** In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Development shall progress in full accordance with the following details:

Floor Plan 102-0123-PL(20)005  
Floor Plan 102-0123-PL(20)006  
Floor Plan 102-0123-PL(20)007  
Elevations 102-0123-PL(04)001 REV C  
Elevations 102-0123-PL(04)002 REV C  
Elevations 102-0123-PL(04)003 REV C  
Elevations 102-0123-PL(04)004 REV C  
Section Plan 102-0123-PL(05)002 REV C  
General Plan 102-0123-PL(90)008 REV D  
Floor Plan 102-0123-PL(20)001 REV E  
General Plan 102-0123-PL(90)007 REV E  
Location Plan 102-0123-PL(00)001 REV E  
Floor Plan 102-0123-PL(20)002

Floor Plan 102-0123-PL(20)003

Floor Plan 102-0123-PL(20)004

All as approved under the terms of planning permission 21/05238/FUL by Decision Notice dated 8<sup>th</sup> June 2023.

**Reason:** To clarify the terms of this planning permission.

3. No development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

**Reason:** In order to protect the archaeological and historic interest of the site.

4. No development or work (including site clearance) shall commence until a Construction Noise Management Plan (CNMP) which demonstrates how the applicant/contractor will ensure the best practicable measures are implemented in order to reduce the impact of construction noise and vibration, has been submitted to, and approved in writing by, the Planning Authority. The assessment shall include, but is not limited to, the following: -
  - a) a description of the most significant noise sources in terms of equipment; processes or phases of construction;
  - b) the proposed operating hours and the estimated duration of the works for each phase;
  - c) a detailed plan showing the location of noise/vibration sources, noise sensitive premises; and
  - d) a description of noise mitigation methods that will be put in place including the proposals for community liaison. The best practice found in BS5228 Code of practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.

Thereafter the development shall progress in accordance with the approved CNMP and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority.

**Reason:** To ensure that all aspects of the redevelopment of the site are adequately controlled to minimise the impact of noise on the occupiers of nearby noise sensitive properties.

5. No development or work (including site clearance) shall commence until a Construction Traffic Management Plan (CTMP) (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The Plan shall provide clarification of the routing of

demolition and construction traffic to and from the site via Rose Street; where such vehicles will park and turn; where materials will be loaded and unloaded from; and where the storage of those materials and site offices and any other site facilities such as welfare units etc will be located, and shall include measures that will be taken to ensure that deliveries to the site and other construction traffic movements will not adversely impact the safe passage of people accessing the city centre, or the operational needs of existing businesses in the area.

For the avoidance of doubt, the CTMP shall reinforce the position that Chapel Street, Academy Street, and Manse Place shall not be disrupted by any of the proposed works and will be free to continue to operate as normal.

The approved CTMP shall be implemented prior to any development or work commencing and remain in place until the development is complete.

**Reason:** To ensure that the public can safely access the city centre for the duration of construction works and to ensure that the operational access needs of existing businesses is adequately catered for and demonstrated within the Plan.

6. No development or work (including site clearance) shall commence until a scheme for the suppression of dust arising from site clearance and construction works has been submitted to, and approved in writing by, the Planning Authority.

**Reason:** To safeguard the amenity of occupiers of nearby premises and members of the public from dust nuisance.

7. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:
- a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice;
  - b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
  - c) measures to deal with contamination during construction works;
  - d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
  - e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered

appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

**Reason:** In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

8. No development shall commence until full details of the construction form and finish of the roadside footway along Rose Street has been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. Following approval, the roadside footway shall be constructed and completed prior to occupation of any of the development.

**Reason:** In order to enable the Planning Authority to consider this matter in detail prior to the commencement of development; in the interests of amenity and public safety.

9. No development shall commence until full details of the design of the footway crossing arrangement from Chapel Street into Manse Place has been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt, the footway crossing arrangement shall retain the linear integrity of the footway on that side of Chapel Street, with pedestrian use having priority over vehicles turning into, and out of, Manse Place. Following approval, the footway crossing arrangement shall be constructed and completed prior to occupation of any of the development.

**Reason:** To ensure that a suitable footway crossing is installed in the interests of public safety.

10. No development shall commence until full details of the coach drop-off and pick-up arrangements to service the hotel have been submitted to, and approved in writing by, the Planning Authority. Following approval, the coach drop-off and pick-up arrangements shall be provided and available for use prior to first occupation of the hotel.

**Reason:** To ensure that suitable coach pick-up and drop-off arrangements are in place to manage coaches arriving and departing from the hotel, in the interests of road safety.

11. No development shall commence until full details of the final drainage design have been submitted to, and approved in writing by, the Planning Authority. This shall include confirmation that Scottish Water will accept surface water discharge from the site into their network at an agreed rate. The final drainage design shall demonstrate that runoff from all hardstanding will be managed within the site and that a 1 in 200 year plus climate change return period storm event will be managed within the site boundary. For the avoidance of doubt, private surface water drainage systems will not be

supported below the adoptable footways of either Rose Street, Chapel Street, or Academy Street.

**Reason:** To ensure that the final drainage design meets with current standards in the interests of environmental sustainability.

12. No development shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt this includes all external materials and finishes for the building as well as all areas of hardstanding and public realm areas. Thereafter, development and work shall progress in accordance with these approved details.

**Reason:** In order to enable the Planning Authority to consider these matters in detail prior to the commencement of development; in the interests of amenity.

13. No development shall commence until details for the provision of public art, in accordance with the Council's Public Art Strategy - Supplementary Guidance, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the public art shall be provided prior to first occupation of any of the development.

**Reason:** To ensure the adequate provision of public art in accordance with the Council's supplementary guidance.

14. No development shall commence until full details of all bicycle parking facilities to service this development have been submitted to, and approved in writing by, the Planning Authority. This shall include design details and dimensions for the covered secure cycle stores for hotel guests; the internal bicycle store for staff; and the external uncovered bicycle stands next to the main entrance to the hotel and to the front of the commercial ground floor unit.

For the avoidance of doubt, the minimum cycle parking standards that will require to be provided are:

- a) Hotel guests – 1 space per 10 bedrooms; and
- b) Hotel guests – 1 space per 5 staff members working at any one time.

Following approval, all bicycle parking facilities shall be provided and available for use prior to first occupation of any of the development.

**Reason:** To ensure the adequate and timeous provision of bicycle parking facilities to service this development and to promote active travel.

15. There shall be no occupation of the development until a Travel Plan specific to this development has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this Travel Plan shall include as a minimum:

- i) a structure of Travel Plan responsibilities within the organisations covered by the Plan, including a named Travel Plan Coordinator;
- ii) clear Objectives and Targets based on baseline travel surveys undertaken within 3 months of the new facility opening;
- iii) measures / initiatives to influence travel behaviours;
- iv) monitoring of travel and servicing behaviours including:
  - a) survey results from modes of travel to and from the development;
  - b) a monthly snapshot of typical car parking and cycle parking on site, including incidents of vehicles / bikes parking on site outwith defined parking spaces;
  - c) information on which car parks staff and guests are using when parking off site;
  - d) a summary of all identified road network management and safety issues resulting from the operation of the new development (eg reported vehicle collisions involving hotel / commercial unit staff and patrons, recorded incidents of hotel / commercial unit related vehicles loading and unloading on the public road or reversing into or out of the main access off Chapel Street etc).
- v) production and submission to Highland Council of Annual Monitoring Reports for 5 years after opening, submitted within 3 months of each annual anniversary of the opening of the new facility. Such reports shall include as a minimum:
  - a) a summary of the monitoring results gathered for that year;
  - b) review of performance against defined Objectives and Targets;
  - c) any proposed changes to Objectives and Targets, including justification for the proposed changes;
  - d) any proposed changes to the measures / initiatives aimed at influencing travel behaviours;
- vi) the remedial measures that will be taken by the operators of the hotel, and commercial unit facilities if the Travel Plan is failing to achieve its Objectives and Targets. These measures shall relate to the different issues that could result from the failure to meet the Plans agreed objectives (e.g. paying for changes to parking restrictions or additional parking enforcement on the public roads in the vicinity of this development due to parking and loading / unloading overspill from the site).

**Reason:** To promote the delivery of sustainable travel patterns associated with the development.

16. A suitable and sufficient off-street storage area shall be maintained at all times for refuse containers associated with this development and this shall be located to the rear of the building and accessed for service vehicles via Manse Place. All refuse and recyclable materials associated with the development shall be stored within the area detailed on the approved site

layout plan. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on day of collection.

**Reason:** To ensure that waste arising from the development is managed in a sustainable manner.

17. All plant, machinery and equipment associated with this development shall be so installed, maintained and operated such that either of the following standards are met: -

any associated operating noise must not exceed NR 20 when measured or calculated within the bedroom of any noise-sensitive premises with windows open for ventilation purposes.

OR

the operating noise Rating level must not exceed the Background noise level by more than 5dB(A) including any characteristics penalty. Terms and measurements to be in accordance with BS 4142: 2014 Methods for Rating Industrial and Commercial Sound.

(For the purposes of this condition, “noise-sensitive premises” includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.)

**Reason:** In order to ensure that the use of the development remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to the amenity of occupiers of nearby premises.

18. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended, revoked or re-enacted; with or without modification) and Article 3 and Classes 10 to 13 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), the ground floor commercial unit hereby approved shall be used solely as Class 11 gym, and for no other use or purpose.

**Reason:** To clarify the terms of this planning permission, and in accordance with the use applied for.

## **REASON FOR DECISION**

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## **INFORMATIVES**

### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Septic Tanks and Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce

additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud and Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

### **Construction Hours and Noise-Generating Activities**

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

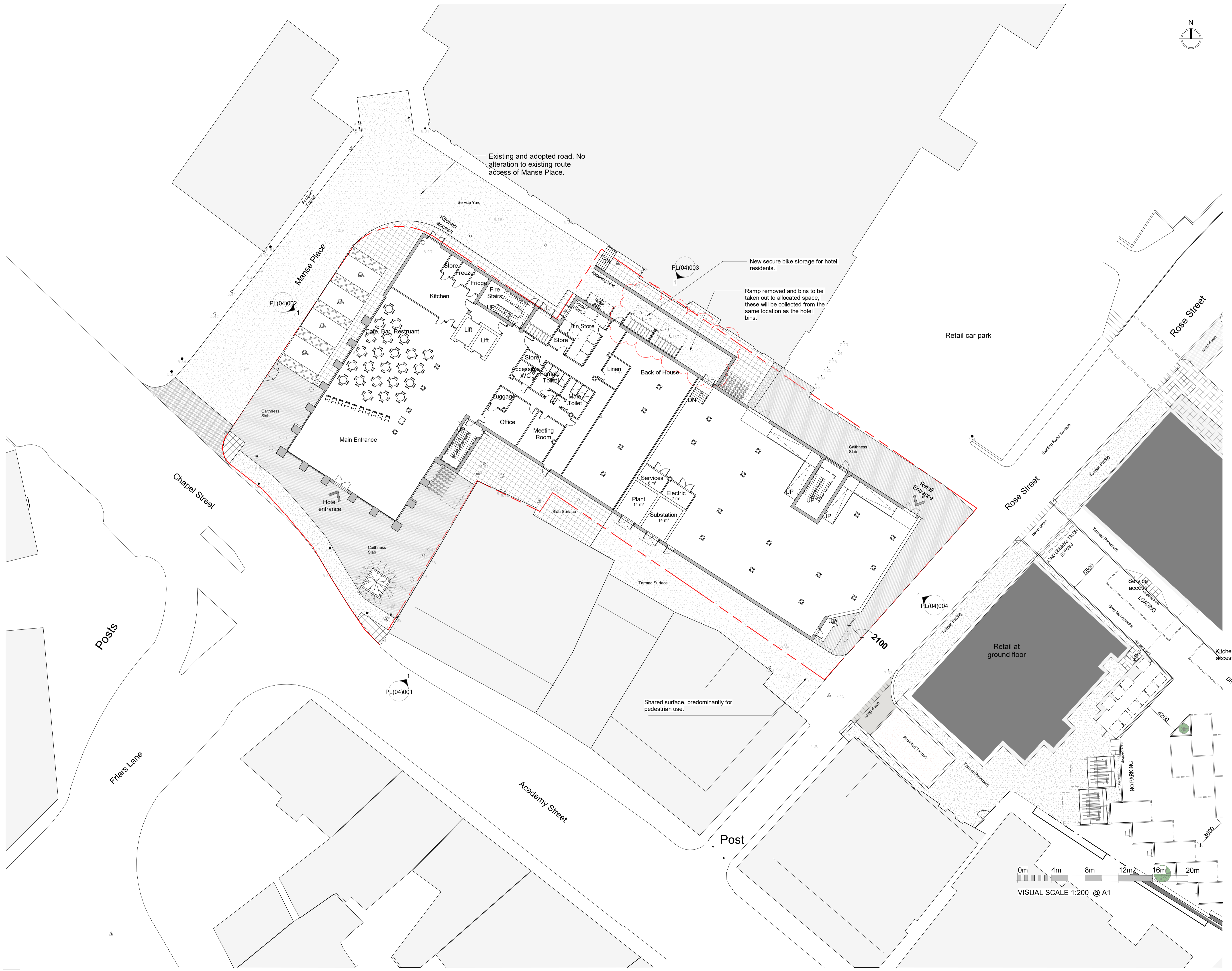
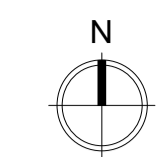
### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if

the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Bob Robertson  
Designation: (Acting) Planning Manager - South  
Author: Elaine Watt  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - 102-0123 - PL(00)001 REV E – Location Plan

ALL DIMENSIONS TO BE CHECKED ON SITE  
DO NOT SCALE FROM THIS DRAWING.  
USE FIGURED DIMENSIONS ONLY.  
IF IN DOUBT ASK.  
THIS DRAWING IS THE COPYRIGHT OF CRGP LTD. AND SHOULD NOT BE  
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Rev	Date	Description	By
E	26/05/22	Response to Transport Memorandum dated 25/05/22	RGL

CRGP Limited  
Unit 9 The Green House  
Beechwood Business Park  
Inverness IV2 3BL

**CRGP ARCHITECTS**

also in Glasgow

Tel: 01463 718200      web: www.crgp.co.uk

CLIENT

**Bricks Capital**

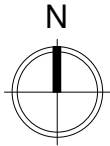
PROJECT

**Courtyard By Marriot  
122B Academy Street  
Inverness**

DRG. TITLE

**Location Plan**

STATUS	<b>Planning Application</b>		
DRAWN	RGL	SCALE	1 : 200
CHECKED	BM&F	ORIGINAL	A1
JOB NO.	102-0123	DATE	06/21
DRG. NO. -REV.	102-0123 - PL(00)001-E		



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- Planning Application Boundary
- Ownership Boundary

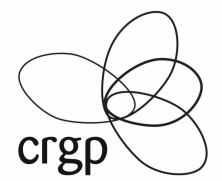
Rev	Date	Description	By
A	-	Original - First Issue	

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Architecture Building Surveying Project Management Quantity Surveying



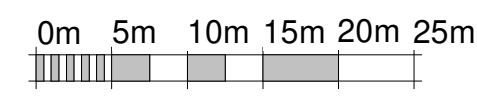
CLIENT  
**Bricks Group**

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

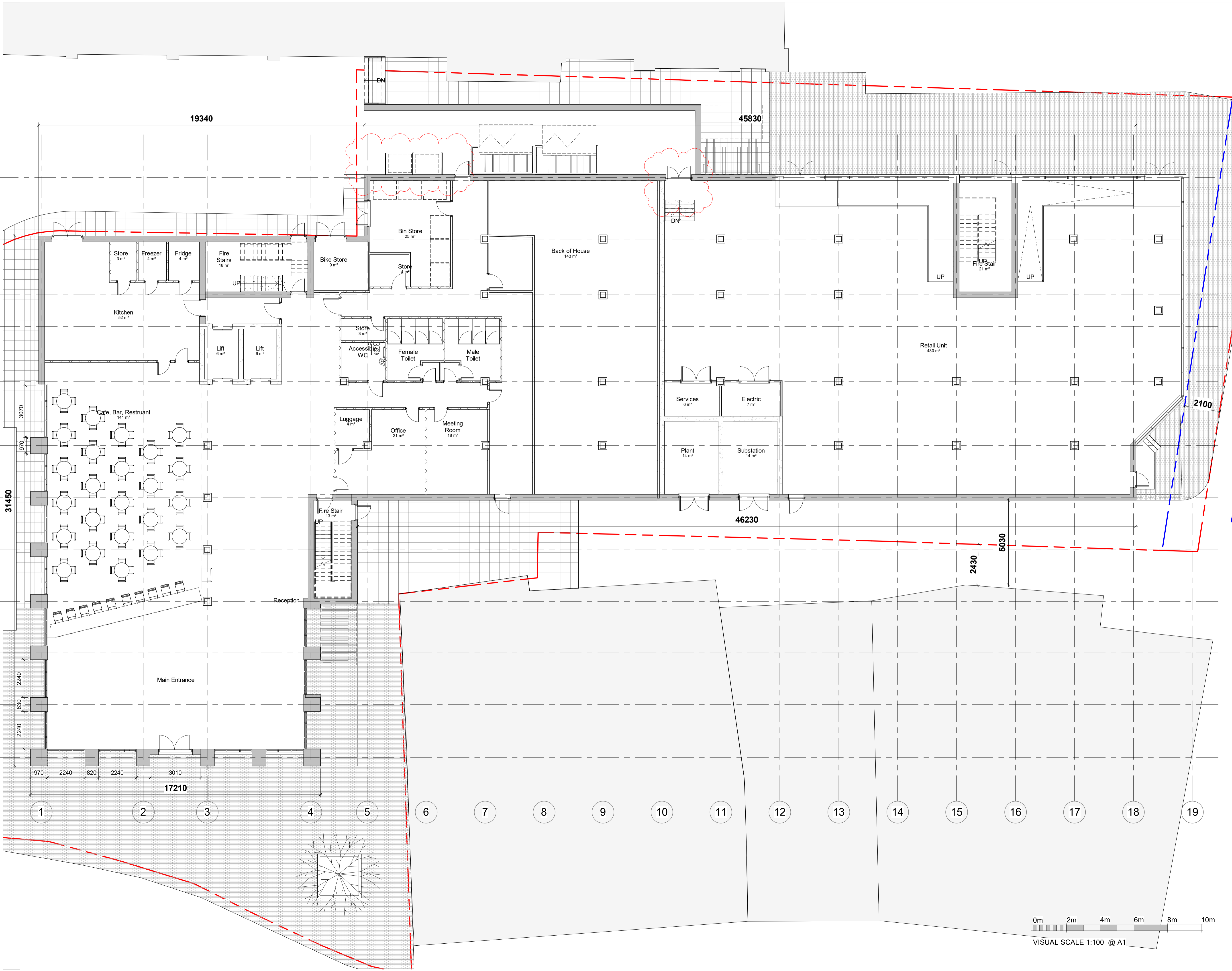
DRG. NO. -REV.  
**102-0123-L(00)001-A**



**VISUAL SCALE 1:500 @ A3**



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E	26/05/22	Response to Transport Memorandum dated 25/05/22	RGL
C	26/04/22	Elevation Revisions and Undercroft Removed	RGL
Rev	Date	Description	By

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CLIENT  
**Bricks Capital**

PROJECT  
**Courtyard By Marriot  
122B Academy Street  
Inverness**

DRG. TITLE  
**Ground Floor PPlan**

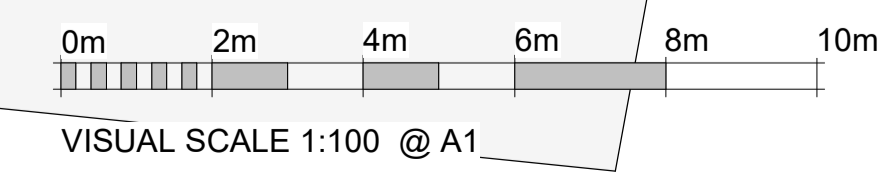
STATUS **Planning Application**

DRAWN RGL SCALE 1:100

CHECKED BM&F ORIGINAL A1

JOB NO. 102-0123 DATE 05/11/21

DRG. NO. -REV.  
**102-0123 - PL(20)001-E**



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PROJECT  
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Inverness**

DRG. TITLE  
**First Floor Plan**

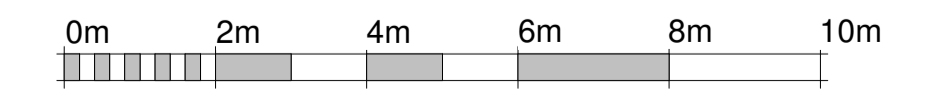
STATUS **Planning Application**

DRAWN RGL      SCALE 1:100

CHECKED BM&F      ORIGINAL A1

JOB NO. 102-0123      DATE 05/11/21

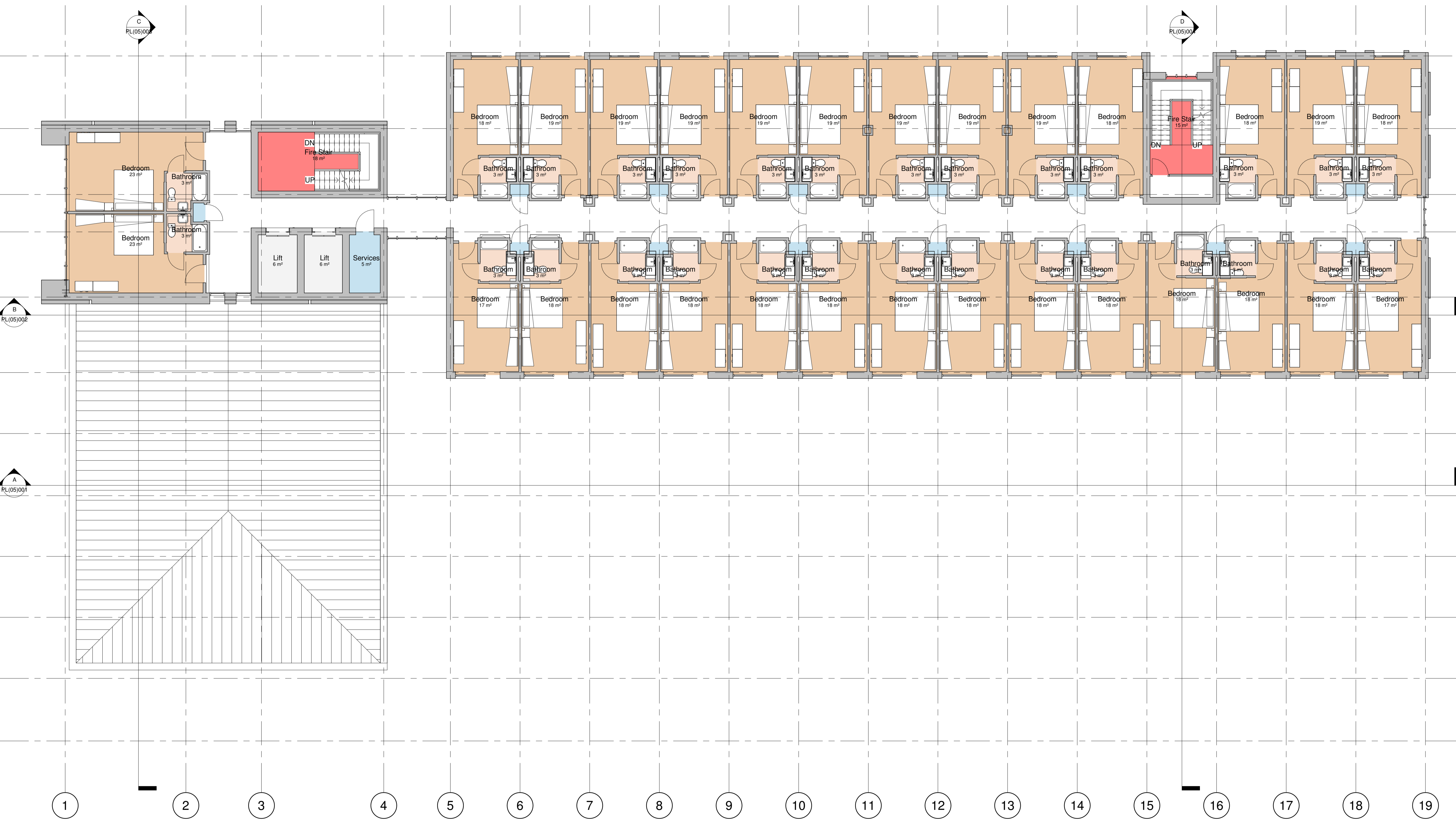
DRG. NO. -REV.  
**102-0123 - PL(20)002**



VISUAL SCALE 1:100 @ A1



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PROJECT  
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DRG. TITLE  
**Third Floor Plan**

STATUS  
**Planning Application**

DRAWN RGL      SCALE 1:100

CHECKED BM&F      ORIGINAL A1

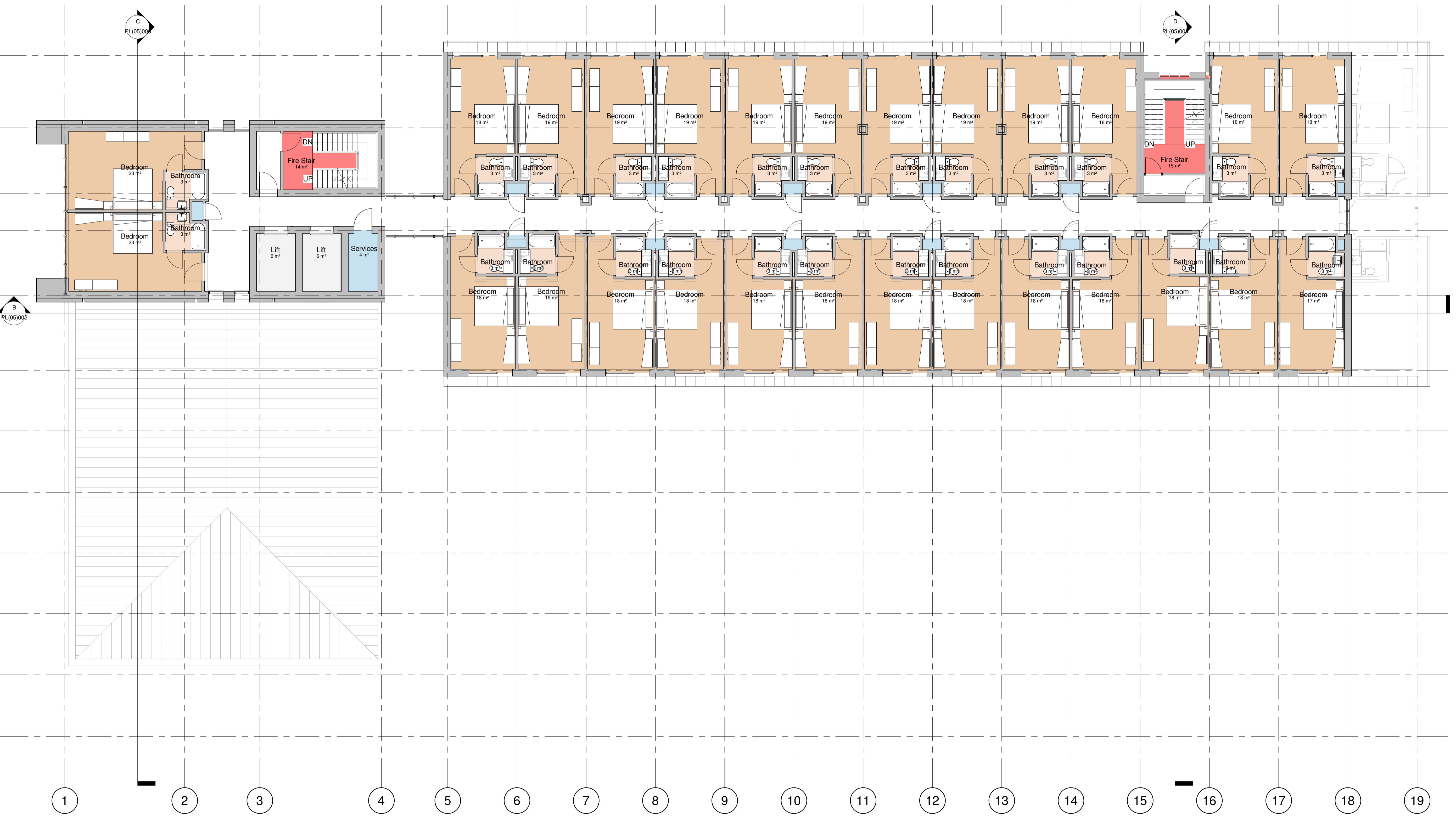
JOB NO. 102-0123      DATE 05/11/21

DRG. NO. -REV.  
**102-0123 - PL(20)004**



VISUAL SCALE 1:100 @ A1

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**Bricks Capital**

PROJECT  
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122B Academy Street  
Inverness**

DRG. TITLE  
**Fourth Floor Plan**

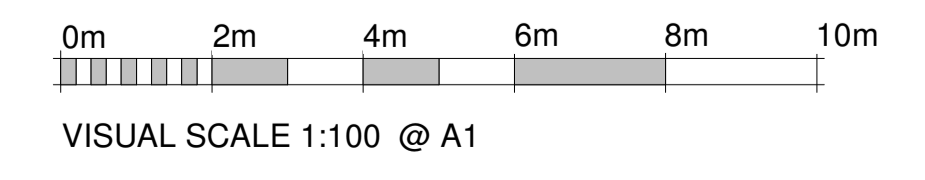
STATUS  
**Planning Application**

DRAWN RGL      SCALE 1:100

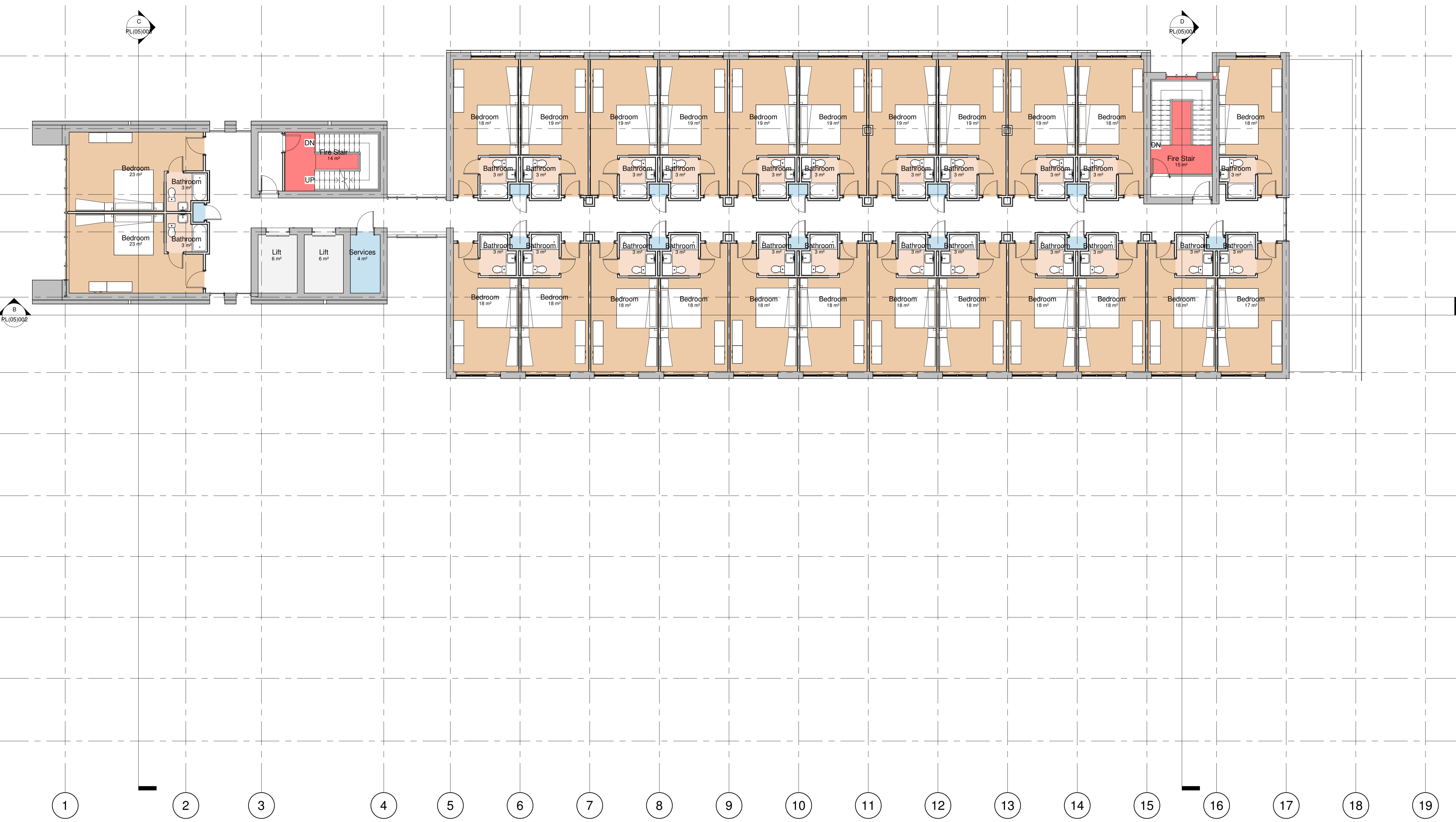
CHECKED BM&F      ORIGINAL A1

JOB NO. 102-0123      DATE 05/11/21

DRG. NO. -REV.  
**102-0123 - PL(20)005**



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PROJECT  
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Inverness**

DRG. TITLE  
**Fifth Floor Plan**

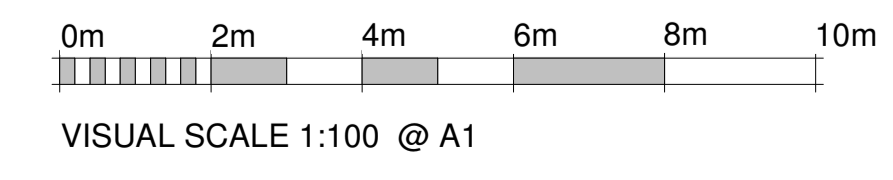
STATUS **Planning Application**

DRAWN RGL SCALE 1:100

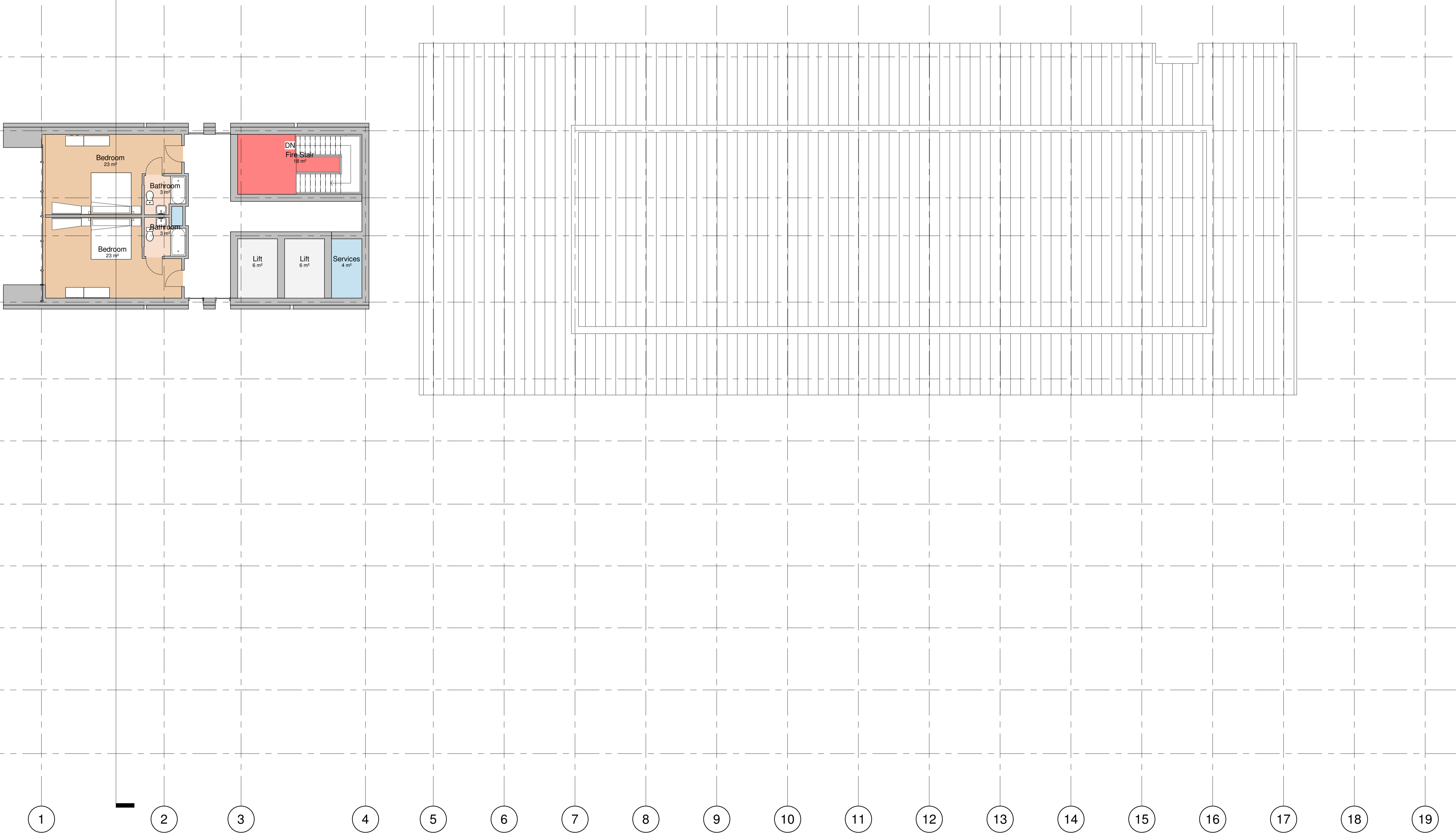
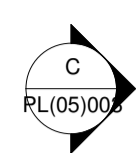
CHECKED BM&F ORIGINAL A1

JOB NO. 102-0123 DATE 05/11/21

DRG. NO. -REV.  
**102-0123 - PL(20)006**



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PROJECT

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Inverness**

DRG. TITLE

**Sixth Floor Plan**

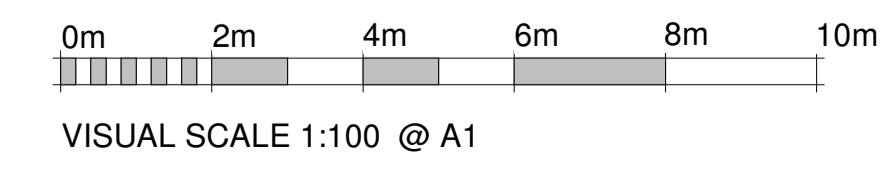
STATUS      **Planning Application**

DRAWN    RGL      SCALE    1:100

CHECKED   BM&F      ORIGINAL    A1

JOB NO.   102-0123      DATE      05/11/21

DRG. NO. -REV.  
**102-0123 - PL(20)007**



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VISUAL SCALE 1:100 @ A1

Rev	Date	Description	By
C	26/04/22	Elevation Revisions and Undercroft Removed	RGL

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**Bricks Capital**

PROJECT  
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DRG. TITLE  
**North Elevation**

STATUS **Planning Application**

DRAWN RGL SCALE 1:100

CHECKED Checker ORIGINAL A1

JOB NO. 102-0123 DATE 05/11/21

DRG. NO. -REV.  
**102-0123 - PL(04)002-C**

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Rev	Date	Description	By
C	26/04/22	Elevation Revisions and Undercroft Removed	RGL

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CLIENT  
**Bricks Capital**

PROJECT  
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Inverness**

DRG. TITLE  
**East Elevation**

STATUS **Planning Application**

DRAWN	RGL	SCALE	1 : 100
CHECKED	BMcF	ORIGINAL	A1

JOB NO.	102-0123	DATE	05/11/21
DRG. NO. -REV.			

102-0123 - PL(04)003-C

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Level 6  
20300

Level 5  
17200

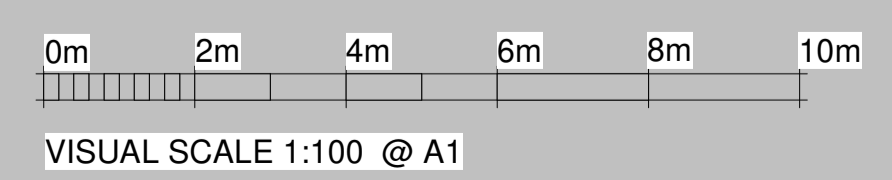
Level 4  
14100

Level 3  
11000

Level 2  
7900

Level 1  
4800

Level 0  
0



Rev	Date	Description	By
C	26/04/22	Elevation Revisions and Undercroft Removed	RGL
B	04/04/22	Window and stone panel size altered.	RGL
A	04/04/22	Cladding colour changed and pattern altered in areas.	RGL

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CLIENT

**Bricks Capital**

PROJECT

**Courtyard By Marriot  
122B Academy Street  
Inverness**

DRG. TITLE

**South Elevation**

STATUS **Planning Application**

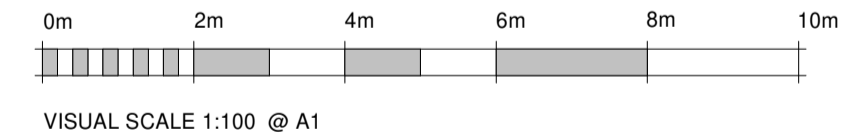
DRAWN RGL SCALE 1:100

CHECKED BM&F ORIGINAL A1

JOB NO. 102-0123 DATE 05/11/21

DRG. NO. -REV.  
**102-0123 - PL(04)004-C**

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Rev	Date	Description	By
C	26/04/22	Elevation Revisions and Undercroft Removed	RGL
A	04/04/22	Cladding colour changed and pattern altered in areas.	RGL

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CLIENT  
Bricks Capital

PROJECT  
Courtyard By Marriot  
122B Academy Street  
Inverness

DRG. TITLE  
West Elevation

STATUS Planning Application

DRAWN RGL SCALE 1:100

CHECKED BMCF ORIGINAL A1

JOB NO. 102-0123 DATE 05/11/21

DRG. NO. -REV.  
102-0123 - PL(04)001-C