

Local Development Plan and Policy



HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN
Policy 3 City Centre Development

The Council will support development proposals for the city centre which maintain and strengthen its vitality and viability. Supplementary guidance will be prepared by the Council to highlight specific opportunities for redevelopment and enhancement.

The main principles of the guidance are:

- to identify key redevelopment sites and under-utilised buildings;
- to consider the opportunities to develop a clear civic hub and enhance the heritage of the city;
- to identify improvements to public transport linkages;
- to provide guidance for retail frontages;
- to identify further opportunities to improve streetscape appearance; and
- to integrate with the wider green network.



INVERNESS CITY CENTRE DEVELOPMENT BRIEF
Vision for 2030

Inverness has a vibrant, prosperous and unique city centre on the river, well connected and accessible, and valued as an attractive place to work, live and visit.

In 2030 Inverness city centre will be:

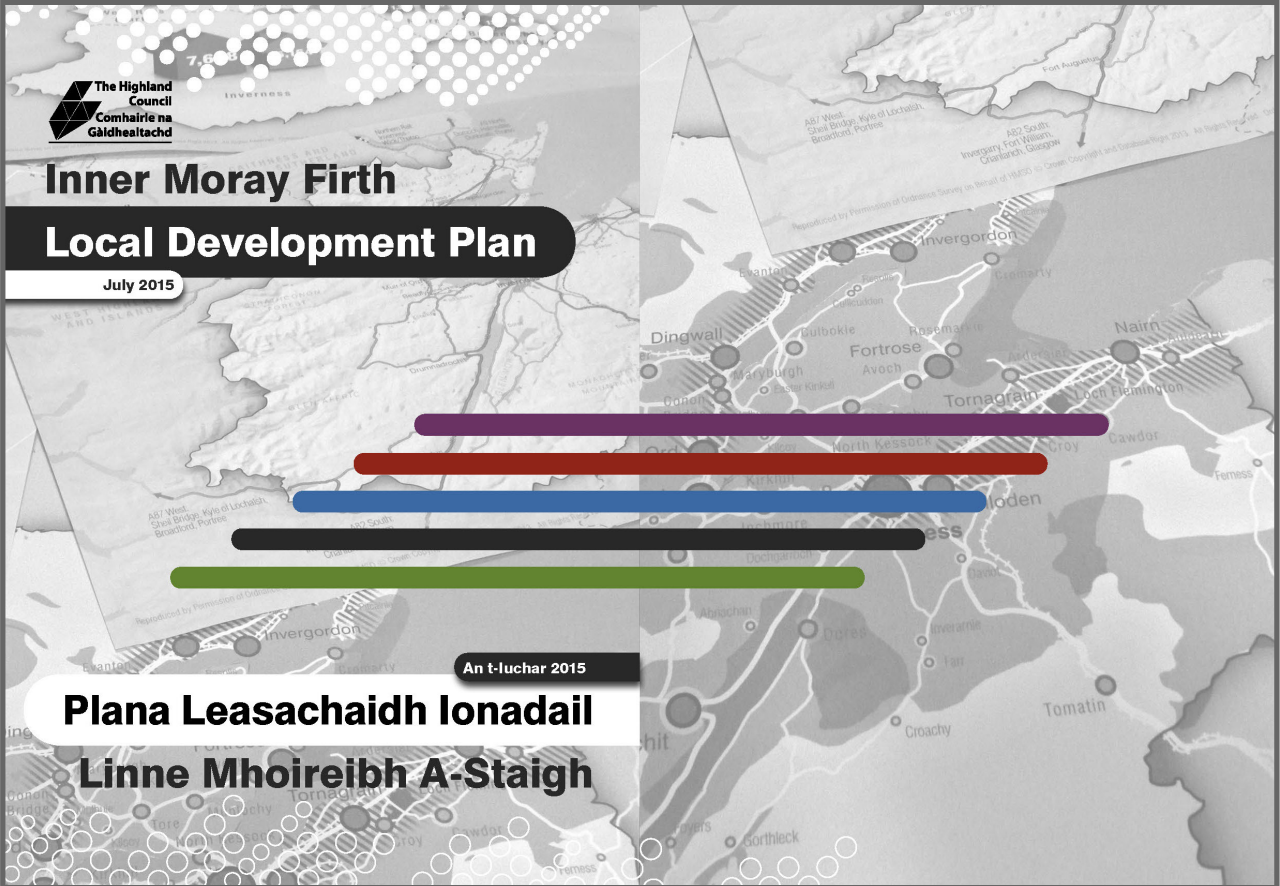
A GREAT PLACE FOR BUSINESS
The city centre has a strong and diverse economy based on a vibrant mix of uses that includes prime business accommodation, a retail hub for the Highlands and Islands and an attractive destination for leisure and recreation.

A GREAT PLACE TO VISIT
Our internationally-acclaimed tourist destination is best known for showcasing Highland culture and hospitality with a lively retail core and leisure and recreational activities that attract local, national and international visitors.

A GREAT PLACE TO LIVE
The city centre is a thriving, desirable place to live and work, supporting a diverse, socially-inclusive community that enjoys convenient access to services, public transport, green infrastructure and recreational facilities.

ACCESSIBLE, EASY AND SAFE TO MOVE AROUND
A network of safe, attractive routes gives clear priority to walking, cycling and use of public transport, enabling people of all-abilities to move comfortably while ensuring efficient access for vehicles, including parking.

DISTINCTIVE AND ATTRACTIVE
Inverness takes pride in being a high quality city centre that celebrates and safeguards its unique combination of natural, cultural and built heritage, in particular its historic river setting.



INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN
Policy 1 Promoting and Protecting City and Town Centres

The Council will not support any proposal for development that is likely to have an adverse effect on the vitality and viability of ... the city centre ... Developers of proposals that generate footfall (visits by the general public) should consider sites that are suitable, in terms of the scale and type of development proposed, within the centre ... Developers should also consider how appropriate the scale and type of their proposed development is to the hierarchical scale and function of the centre ... If the Council considers that a proposal may result in an adverse impact on the vitality and viability of ...the centre then the developer will be required to produce a retail impact assessment. If this demonstrates an adverse impact then the development proposal will not be supported. Residential uses are encouraged within the upper floors of buildings...

Any advice provided under this service is given on the basis of the professional opinion of the officer(s) concerned, based on the information provided and the planning policies and site constraints prevailing at the time, and any views expressed are not intended to prejudice the Council's determination of any subsequently formal planning application.

This pre-application advice has been specifically prepared for Fortpoint Limited as the applicant and Ollier Smurthwaite Architects as the agent for the proposed development at 7 - 17 Union Street, Inverness, IV1 1PP.

All mapping in this document is Crown Copyright. All Rights Reserved. 100023059 2018



Pre-Application Advice Pack

Reference No: 19/00753/PREAPP
Date Issued: 03 April 2019
Confidentiality Requested: YES

1. Proposed Development

Proposed conversion of a former B listed department store to mixed use, including 57 residential units, involving alteration, partial demolition and extension of the existing property

2. Summary of Key Issues

This is an important regeneration opportunity in the heart of Inverness city centre, involving mixed use development including adaptive re-use of a prominent, semi-vacant listed building.

The principle of mixed use development at this location therefore accords with the development plan. In particular, the proposal strongly accords with the Inverness City Centre Development brief as it will increase the number of people living in the city centre as well as increasing active frontages along an important pedestrian route.

Key issues to be considered:

- Developer contributions will be required towards education provision and is likely to be required in mitigation for the lack of car parking associated with the development
- A minimum of 25% of the residential units on site must be affordable and the applicant will be expected to enter into a Section 75 Legal Obligation to secure their delivery;
- A Transport Assessment or Transport Statement will be required for this development and it is recommended that the applicant contacts the Council's Transport Planning team as well as Transport Scotland to determine requirements through a Scoping exercise. The subsequent TA or TS should be submitted to, and accepted by, the Council prior to formal submission of the planning application;
- Whilst internally there is very little surviving of the original 1860s layout, there is potential to record and reinstate/replicate some of the finer detailing;
- The design statement appears to have discounted the Edwardian former shop as a later addition and therefore not of historic or architectural interest. This building does, however, have character and a relatively attractive façade and the building could contribute positively to the streetscape and wider Conservation Area. Options that incorporate this building into the overall design should be considered; and
- An archaeological watching brief will be required for any required ground breaking works.

3. Background Information

Site area	0.14 Ha	
Land Ownership	Fortpoint Ltd	
Existing Land Use(s)	Offices	
Grid Reference	X: 266716	Y: 845349

PRE-APPLICATION 19/00753/PRE-APP

Summary

“...This is an important regeneration opportunity in the heart of Inverness city centre, involving mixed use development including adaptive re-use of a prominent, semi-vacant Listed Building. Both Inner Moray Firth Local Development Plan and the Inverness City Centre Development Brief support the principle of mixed-use development in this context”.

“The proposal strongly accords with the Inverness City Centre Development Brief priorities because it will increase the number of people living in the city centre as well as increasing active frontages along an important pedestrian route. Proposed retention and sensitive adaption of the B Listed Building is also strongly supported”.

“Despite the presumption against demolition in the Conservation Area, partial demolition is supported by the Inverness City Centre Development Brief policy and the Inverness Old Town Conservation Area Management Plan guidelines, providing the built fabric has no heritage value and new development makes a positive contribution to the visual and spatial character of the area. In progressing the proposal, consideration needs to be given to the City Centre Development Brief placemaking principles and residential amenity, including “place-quality” in relation to the proposed communal garden...”.