

Agenda Item	6.7
Report No	PLS/55/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 August 2025

Report Title: 25/00993/FUL: Balfour Beatty
Land 350M North of Newtown, Invergarry

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Formation of temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development

Ward: 12 - Aird and Loch Ness

Development category: Major

Reason referred to Committee: Major Development

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 Planning permission is sought for the formation of a temporary workers residential accommodation village, including welfare facilities, associated infrastructure and other ancillary development on land 350m north of Newtown, Invergarry. The site extends to some 22.39ha and includes the existing temporary residential accommodation and construction compounds and associated development operating under the terms of the extant planning permissions 24/000754/FUL and 24/04823/FUL. The facility at Glen Mor will accommodate workers involved with the proposed upgrading of the existing 132kV overhead transmission network being undertaken by Balfour Beatty Power Distribution and Transmission and specifically delivery of the Skye Overhead Line project from Fort Augustus to Edinbane in northwest Skye, on behalf of SSEN Transmission.
- 1.2 The site is located within an area of countryside approximately three miles south of Fort Augustus and five miles north of Invergarry and lies immediately west of the A82 Trunk Road (T). A vehicular access track lies to the southeast and leads to a junction with the A82(T), which was upgraded with the previous development of the land for construction purposes.
- 1.3 The main aspects of the proposal are split across three separate areas of the application site. The accommodation village will have provision for up to 360 sleeper accommodation units which will be of modular construction and two storeys in height. Ancillary development will include two storey blocks of lounge and canteen/kitchen; office facilities; welfare facilities with showers and drying rooms; and a gym/fitness suite. This accommodation village will utilise the existing brownfield land currently benefitting from extant planning permissions for use as accommodation and construction compounds located on the southeastern area of the site, adjacent to the site access road.
- 1.4 The existing disused timber yard in the northern part of the site will provide a secure area for the maintenance of vehicles and plant associated with delivery of the Balfour Beatty works.
- 1.5 The third area is roughly located in the middle of the application site and will be developed to create a car parking area for 282 cars, along with an adjacent materials storage and HGV yard.
- 1.6 Pre Application Consultation: The applicant carried out the statutory pre-application consultation by hosting two public events. The first event was held on 13 November 2024 at Fort Augustus Village Hall and the second event took place on 11 December 2024 at the same location. In addition, a publicly accessible project website was created to host information relating to the proposals. According to the statutory pre-application consultation report submitted with the planning application, an extensive leaflet drop was also undertaken in advance of the first round of consultation. 714 residential addresses and 54 business addresses within a 2.8-mile radius of the site were contacted. Further information, including additional engagement activities undertaken by the applicant, is contained within the pre-application report that accompanies this application.

1.7 Supporting Information: The following information relevant to the determination of this application has been submitted:

- Access Statement
- Archaeological Written Scheme of Investigation & Baseline Study
- Construction and Traffic Management Plan (amended)
- Design & Access and Masterplan Statement
- Dust Mitigation Plan
- Drainage Statement
- Landscape & Visual Impact Statement
- Noise Impact Statement
- Pre-application Consultation Report
- Waste Management Plan

1.8 Variations: None.

2. SITE DESCRIPTION

2.1 The site is partly rural brownfield land having previously been developed to form a temporary construction compound with planning permission first being granted in 2011, with additional temporary permissions in subsequent years, as detailed in the Planning History section below. Most of the remainder of the site is open scrubland with some dispersed tree planting.

2.2 The site is partly bound to the east by the A82(T) and the northern areas of the site are generally bounded by plantation tree planting with a limited length of plantation trees on the southern boundary.

2.3 There are several mainly dispersed houses in the surrounding area, most notably to the south of the site, with the nearest residential properties located approximately 185 metres from the site boundary.

3. PLANNING HISTORY

3.1	24 January 2011	10/02989/FUL - The formation of a temporary site construction compound	Permission granted
3.2	24 January 2011	10/03123/FUL - The formation of a temporary site construction compound and associated welfare and accommodation facilities	Permission granted
3.3	04 October 2022	22/00289/FUL - Formation of campsite, erection of shop and cafe building, shower and toilets blocks, parking and access	Permission granted
3.4	28 June 2024	24/00754/FUL- Formation of temporary construction/site yard; siting of portable offices and accommodation; materials storage	Permission granted
3.5	15 October 2024	24/04578/PAN - Temporary workers residential accommodation, including welfare facilities,	PAN submitted

associated infrastructure and other ancillary development

- | | | | |
|-----|------------------|--|--------------------------|
| 3.6 | 12 February 2025 | 25/00587/SCRE - Proposed temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development. | Screening opinion issued |
| 3.7 | 07 March 2025 | 24/04823/FUL - Formation of temporary construction yard and associated welfare and accommodation facilities | Permission granted |

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 / Unknown Neighbour

Date Advertised: 11.04.2025

Representation deadline: 25.04.2025

Timeous representations: None.

Late representations: Two from one household.

4.2 Material considerations raised are summarised as follows:

- a) Impact of site lighting;
- b) Environmental impact;
- c) Impact on residential amenity;
- d) Increased traffic;
- e) Security and safety concerns; and
- f) Screen planting.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Fort Augustus and Glenmoriston Community Council:** No response received.

5.2 **Transport Planning Team:** No objection. Recommend that a condition is imposed on any permission granted requiring a Workforce and Materials Transport Management Plan be submitted and approved by the Planning Authority prior to the site being brought in to use.

5.3 **Flood Risk Management Team (FRMT):** Objection due to lack of information on drainage. Drainage Impact Assessment required. It has subsequently been agreed with FRMT that this can be conditioned.

5.4 **Environmental Health Team:** No objection subject to appropriate conditions relating to noise; dust; lighting; and kitchen ventilation.

5.5 **Historic Environment (Archaeology) Team:** Although no historic environment sites are recorded within the application boundary, there remains the potential for

buried features or finds to be impacted by this development. While the risk of encountering buried deposits is not such as to warrant a full excavation, it is important that the nature and extent of any features is identified and recorded before destruction. As a precaution, site clearance work should be done under archaeological supervision. A condition to this effect should be imposed on any permission granted.

5.6 **Access Officer:** No response received.

5.7 **Forestry Team:** Object, pending further information. The site is a mix of what appears to be failed plantation forestry, areas of young plantation forestry, areas of existing hardstanding and what appears to be an industrial building and yard at the northern end. There are also visually significant mature trees at the entrance to the site.

None of the woodland on site is listed in the Ancient Woodland Inventory or the Native Woodland Survey of Scotland.

The applicant has provided an Existing Interim Site Plan drawing showing existing planted woodland and existing mature treed areas along with some narrow linear tree features within the Accommodation, Welfare and Parking area.

The Preliminary Ecological Assessment (PEA) also contains in Appendix B a Habitat Map which shows the extent of conifer woodland and clear-felled conifer woodland which corresponds with the Existing Interim Site Plan.

There is also a Site Plan showing the proposed development layout which generally avoids the areas marked as treed or clear-fell on the Habitat Map and Existing Interim Site Plan.

There is a small area of existing woodland which would need to be removed to allow an access to be formed at the northern end of the materials yard and car park, but this is not identified on any of the applicant's drawings.

The narrow linear tree features within the Accommodation, Welfare and Parking area appear to be proposed for removal as they do not appear on the proposed Site Plan but are identified in the Design and Access Statement for retention. Please could the proposal for these trees be clarified.

In the Design & Access Statement there is a Landscape Plan showing woodland to be retained along with line of tree protection barrier and there is a snip of the British Standard 5837 default barrier specification. This could be accepted although a more detailed Tree Protection Plan drawing will be required as a condition of permission.

The same Landscape Plan shows some limited screen planting proposals along the front of the accommodation village, materials yard and parking. While this planting is welcome it does not fully compensate for the areas of trees and woodland noted above that would need to be removed.

It is noted that the Design & Access Statement includes a Mitigation Proposals section which includes in the Landscape and Visual section the following proposed mitigation measure "Any proposed planting would incorporate the creation of new parcels of native woodland edge tree/scrub around peripheral parts of the Proposed Development Site. This would provide a natural context to the proposed built form,

whilst also providing additional habitat type and further visual screening". There are however no further details.

The Design and Access Statement Mitigation Proposals section also includes the following proposed mitigation measure "A detailed tree planting design plan will be created, and the site will be largely replanted with commercial conifers where appropriate. Any off-site compensatory planting will be confirmed". There are however no further details.

The applicant needs to accurately confirm the full extent of existing woodland that would need to be removed to accommodate development and also provide detailed tree planting proposals.

In conclusion, the proposals as submitted do not comply with NPF4 Policy 6a) as they do not enhance, expand or improve woodland and tree cover. A scaled and detailed site plan will be required which shows the full extent of tree cover to be removed, along with a detailed Tree Planting Plan which shows how trees to be removed will be fully compensated for with new tree planting.

- 5.8 **Contaminated Land Team:** No objection. Recommend an informative is added to any permission granted advising of potential contamination issues at the site.
- 5.9 **Transport Scotland:** No objection. Recommend that a condition is imposed on any permission granted requiring an up-to-date Construction Traffic Management Plan (CTMP) be submitted to the Planning Authority for approval, after consultation with Transport Scotland. In particular, the CTMP shall identify measures to control the use of the direct access on to the A82(T), including maintaining the visibility splays and refreshing and maintaining road markings / lining. Thereafter, the site shall be operated in accordance with the agreed CTMP for the duration of the works.

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 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 13 - Sustainable Transport

Policy 22 - Flood Risk and Water Management

Policy 29 - Rural Development

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

36 - Development in the Wider Countryside

41 - Business and Industrial Land

42 - Previously Used Land

51 - Trees and Development

57 - Natural, Built and Cultural Heritage

65 - Waste Water Treatment
66 - Surface Water Drainage

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

1 - Low and Zero Carbon Development
2 - Nature Protection, Restoration and Enhancement

6.4 Highland Council Supplementary Planning Policy Guidance

Biodiversity Enhancement Planning Guidance (May 2024)
Construction Environmental Management Process for Large Scale Projects (August 2010)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Managing Waste in New Developments (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 None.

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.

Determining Issues

8.2 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

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) siting and design
- c) environmental impacts, including natural heritage and residential amenity
- d) impact on infrastructure and services and proposed mitigation (developer contributions)
- e) any other material considerations

Development plan/other planning policy

8.4 NPF4 Policies 1-3 (Tackling the climate and nature crisis; Climate mitigation and adaption; and Biodiversity) apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development

proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

- 8.5 NPF4 Policy 6 (Forestry, woodland and trees) Part a) notes: - “Development proposals that enhance, expand and improve woodland and tree cover will be supported”. NPF4 Policy 6 c) notes that: “Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered”.
- 8.6 NPF Policy 7 (Historic assets and places) part o) states that where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts.
- 8.7 NPF4 Policy 29 (Rural Development), Part a) identifies that development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported. Whilst the proposed development is not listed within part a) expressly, although recognising that part of the site is brownfield land (strand viii of part a) applies), the list is not definitive and therefore other types of rural development which meet the policy intent and outcomes can reasonably be considered.
- 8.8 In terms of the HwLDP, Policies 28 (Sustainable Design); 29 (Design Quality and Place-making); and 57 (Natural, Built and Cultural Heritage) are also of particular relevance.
- 8.9 HwLDP Policy 28 requires development to be assessed to the extent that they are compatible with public service provision; accessible by public transport; make use of brownfield sites; and their impact on individual and community amenity.
- 8.10 HwLDP Policy 29 requires new development to be designed to make a positive contribution to the visual quality of the place in which it is located and demonstrate sensitivity in the design and layout of proposals.
- 8.11 HwLDP Policy 57 requires proposals to be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting.
- 8.12 Subject to the matters detailed below and the proposal having no significant detrimental impact on the environment (including natural heritage and residential amenity), and local infrastructure, the proposal would comply with the Development Plan.

Siting and design

- 8.13 The proposal would involve the re-use of an existing area of hardstanding/previously used compound area for the formation of a temporary construction/site yard; siting

of portable offices and accommodation; materials storage and parking. This previous (similar) use of the land (10/03123/FUL and 24/00754/FUL) and the currently denuded state of the area of land, proposed to be used for the main elements of the accommodation village, would lend itself to this proposed temporary use.

- 8.14 Whilst the application site boundary covers 22.39ha, only certain areas of the site will be developed. This includes the existing brownfield land split across two parts of the site, and an area in the middle of the site that will be used for car parking, HGV yard and materials storage.
- 8.15 The units and their overall massing and layout are typical of that found on a larger construction project, providing facilities for offices, sleeping, recreation and food. Crucially, all new modular units will be moss green in colour. This will significantly reduce their visual impact in comparison with the existing white units, which will be removed as development progresses. The main accommodation units will be stacked no greater than two units high, helping to minimise their visual impact.
- 8.16 Most of the exposed sleeper blocks will face away from the A82(T) and existing neighbouring houses which will further help to reduce light emitting from the site. Conditions are proposed to ensure all reasonable measures are taken to reduce light pollution.
- 8.17 The siting and design of the temporary development is considered to be generally acceptable for this location and would accord with the Development Plan. In order to control the development a condition restricting the term to five years, given the temporary use of the site, would be appropriate, and reflects the anticipated overall project duration (the development of the Skye Overhead Line project from Fort Augustus to Edinbane).

Environmental impacts – natural heritage

8.18 Archaeology

As advised by the Council's Archaeologist, although no historic environment sites are recorded within the application boundary, there remains the potential for buried features or finds to be impacted by this development. While the risk of encountering buried deposits is not such as to warrant a full excavation, it is important that the nature and extent of any features are identified and recorded before destruction. As a precaution, site clearance work should be done under archaeological supervision. This can be secured by a planning condition in the event that planning permission is granted for the proposal.

8.19 Trees

The Council's Forestry team notes that none of the woodland on the site is listed in the Ancient Woodland Inventory or the Native Woodland Survey of Scotland. The Forestry team also notes that the site is a mix of what appears to be failed plantation forestry, areas of young plantation forestry, areas of existing hardstanding and what appears to be an industrial building and yard at the northern end. There are also visually significant mature trees at the entrance to the site.

- 8.20 Whilst it is acknowledged that the Forestry team has objected to the proposal due to a lack of detailed information on exactly which trees will be retained on site and which trees will require to be felled, it is considered that the concerns raised, and the details required to consider the impact of the development on existing woodland, as well as consideration of appropriate compensatory planting are matters that can be adequately controlled by condition.

Environmental impacts – residential amenity

- 8.21 As noted at paragraph 2.3 above, the nearest residential property is approximately 185 metres from the application site boundary with a number of other residential properties nearby. It is fully acknowledged that a development of this scale has the potential to adversely impact residential amenity. However, through appropriate control, it is considered that the potential for any adverse impacts on residential amenity can be effectively mitigated.
- 8.22 In order to safeguard residential and wider community amenity, a number of conditions are recommended to be imposed on any permission granted. These will require the developer to adequately address matters relating to noise; lighting; odour; dust; and visual impact, as well as continuing with the established community liaison group.

Impact on infrastructure and services and proposed mitigation (developer contributions)

- 8.23 There is already an established bellmouth coming off the A82 which is tarred and can accommodate HGVs, which then access a private road to the site. It is acknowledged that the operation of the site will result in an increase in vehicular traffic movements on the A82(T). However, following consultation with the Council's Transport Planning team and Transport Scotland, it is not considered that this impact will be significant or in any way detrimental to other users of the trunk road. The Council's Transport Planning team has however requested that a condition is imposed on any permission granted requiring the developer to submit for approval a Workforce and Materials Transport Management Plan, clearly setting out what routes would be used and modes of travel to access locations where work will be carried out, as well as the transportation of materials to and from the site.
- 8.24 As a consequence of the above, it is not considered that mitigation measures are required in relation to the development's impact on existing infrastructure.

Other material considerations

- 8.25 There are no other material considerations.

Non-material considerations

- 8.26 There are no non-material considerations relevant to this application.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.27 None

9. CONCLUSION

- 9.1 The upgrading of the existing high voltage electricity network between the Isle of Skye and Fort Augustus is a significant and vitally important project that will be essential for maintaining the security of electricity supply in the area. Due to the remote nature of the site and the level of workforce required to deliver the project over a five-year period, the developer has considered it essential to seek to create three key worker accommodation villages, with this proposal representing the key worker accommodation village on the mainland.
- 9.2 The site has already been used as a construction compound for a number of years and subject to the imposition of conditions attached to this report, it is considered that the proposal for a temporary accommodation village can be supported.
- 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. Planning permission is hereby granted for a temporary period only and shall cease to have effect on 31 August 2031 (the 'cessation date'). Prior to the cessation date, the application site shall be cleared of all development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary

developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)) and reinstated in accordance with a scheme approved in writing by the Planning Authority under condition two of this permission..

Reason: In recognition of the temporary nature of the proposed development, and to secure removal and restoration of the site.

2. Within six months from the commencement of development, the developer shall have submitted full details in writing and on plan of a programme and timetable for the restoration and reinstatement of the site, following the removal of the construction offices and accommodation, equipment, and materials. The development shall thereafter be undertaken in accordance with the approved programme and timetable.

Reason: To ensure the satisfactory restoration of the site in the interests of visual amenity.

3. Prior to commencement of the development, an up-to-date Construction Traffic Management Plan (CTMP) shall be submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland. In particular, the CTMP shall identify measures to control the use of the direct access onto the A82 trunk road including maintaining the visibility splays and refreshing and maintaining the road markings / lining. Thereafter, the site shall be operated in accordance with the agreed CTMP for the duration of the works.

Reason: To mitigate the adverse impact of construction traffic on the safe and efficient operation of the trunk road network.

4. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

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

5. No development shall start on site until the developer has submitted, for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority, a Noise Impact Assessment carried out by a suitably qualified and competent person which assesses the likely impact of noise emanating from the development on neighbouring properties. The assessment shall include but is not limited to the following: -

1. A description of the proposed development in terms of noise sources and the proposed locations and operating times of the same;
2. A detailed plan showing the location of noise sources (including kitchen extraction system, gym and bar), noise sensitive premises (existing and houses granted planning permission) and survey measurement locations*;

3. A description of any noise mitigation methods that will be employed. The effect of mitigation methods on the predicted levels should be reported where appropriate;
4. A survey of current ambient (LAeq) and background (LA90) noise levels at appropriate locations neighbouring the proposed site;
5. A prediction of noise levels resultant at neighbouring noise sensitive premises, for the operational phase of the proposed development. The raw data and equations used in the calculations should be made available on request; and
6. An assessment of the predicted noise levels in comparison with relevant standards.*

*Relevant standards and monitoring locations must be agreed beforehand with the Council's Environmental Health Officer.

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

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

6. No development shall start on site until the applicant has submitted, for the written approval of the Planning Authority in consultation with the Environmental Health Authority, details of an odour mitigation system designed to protect neighbouring properties from catering odour arising from this development. The system shall be designed and installed by a competent person with specialist knowledge of ventilation and filtration systems. The following information is required. Further advice is available in the Planning Advice Note (Commercial Kitchen Ventilation)
 - A description of the catering operation including adequate site and layout plans/drawings.
 - Details of the proposed filtration/ventilation plant and equipment with an explanation for the choice.
 - Proposed maintenance arrangements.

The development shall thereafter be undertaken in accordance with the agreed details.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

7. No development shall start on site until the applicant has submitted, for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority, details of a scheme to prevent fats, oils and grease from cooking and other activities carried out on the site from entering any drainage system. This shall include but is not limited to: -
 - Details of any traps, interceptors or other equipment to be installed.

- Details of the location where equipment is to be installed
- A maintenance schedule for such equipment.

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

Reason: In the interests of public health.

8. No development shall commence on site until a scheme for protecting properties adjacent to the development site from dust has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented before any part of the development is brought into use and thereafter be maintained.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

9. All external lighting shall be fixed to buildings, directed downwards, and hooded. For the avoidance of doubt, full details of an external lighting scheme for the development shall submitted for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority prior to the commencement of development. The lighting scheme shall be designed in order to limit urban sky glow and light spillage onto surrounding areas, and shall be designed and installed in accordance with the best practice contained in the Institute of Lighting Professionals document Guidance Notes for the Reduction of Obtrusive Light. For the avoidance of doubt, the lighting scheme shall relate to all portable buildings, work, yard, set-down, parking, and vehicle access gates. The development shall be undertaken in accordance with the agreed lighting scheme.

Reason: In order to avoid light pollution and minimise disturbance to neighbouring properties.

10. No development shall commence until a Drainage Impact Assessment (DIA), including both written and plan details, shall have been submitted to, and approved in writing by, the Planning Authority. The DIA shall highlight all areas of existing and proposed hard standing for all parts of the site which may be developed under these proposals. Whether the existing and proposed hardstanding would be free draining, pervious or impervious should be made clear.

For all new areas of hard standing and all areas of existing hard standing, upgraded to an impervious finish, the DIA shall demonstrate that surface water runoff from storms up to a 200 year + climate change event will be managed on site. If soakaways are proposed, then the applicant shall demonstrate that ground conditions are suitable for infiltration. If discharging to an existing watercourse, the DIA shall demonstrate that discharge is limited

to the equivalent pre-development greenfield runoff rates for the appropriate area of hard standing.

Following approval, all drainage works shall be carried out and completed in accordance with the approved details.

Reason: To ensure that drainage impacts are appropriately assessed in the interests of environmental protection.

11. No development shall commence until a Workforce and Materials Transport Management Plan has been submitted to, and approved in writing by, the Planning Authority. The Plan shall include full details of the routes that will be used for the transportation of workers and materials, adhering to the existing route hierarchy, whilst making best use of shared communal methods of transportation.

Reason: To ensure that adequate measures are in place to mitigate the potential impact of development on the road infrastructure.

12. No development, site excavation or groundwork shall commence until a scaled and detailed site plan has been submitted to, and approved in writing by, the Planning Authority which shows the full extent of tree cover to be removed, along with a detailed Tree Planting Plan which shows how trees to be removed will be fully compensated for with new tree planting. Following approval, all trees to be retained shall be protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and shall not be moved or removed during the construction period without the prior written approval of the Planning Authority.

For the avoidance of doubt, the compensatory Tree Planting Plan shall include measures to adequately demonstrate net biodiversity gain in accordance with the Council's Biodiversity Enhancement Planning Guidance (adopted May 2024).

Reason: In order to comply with the requirements of Policies 3 and 6 of NPF4.

13. There shall be no commencement of development unless and until a Community Liaison Group shall have been established by the developer, in collaboration with the Planning Authority and the Fort Augustus Community Council. The group shall act as a vehicle for the community to be kept informed of project progress and shall provide a forum for advanced dialogue on the provision of all noise, lighting, dust and transport related mitigation measures. The Liaison Group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures.

14. In the event that a generator has to be installed for the generation of electricity then no works shall start on site until details of the generator, acoustic barrier, and any other mitigation measures, have been submitted for the prior written approval of the Planning Authority in consultation with Environmental Health. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

15. Any noise originating from the operation of the electricity generator shall be inaudible within any noise sensitive premises to the satisfaction of the Planning Authority in consultation with Environmental Health. 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 & 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 safeguard the amenity of neighbouring properties and occupants.

16. All plant, machinery and equipment associated with ventilation, air-conditioning, heating, and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained, and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive property with windows open for ventilation purposes. If the above standard cannot be met, the applicant shall undertake an assessment of the noise in terms of BS 4142:2014 Methods for rating and assessing industrial and commercial sound which demonstrates that noise will not have an adverse impact on noise sensitive properties. A report of the assessment must be submitted for the written approval of the Planning Authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

17. All modular accommodation and welfare units brought on to the site shall be coloured Moss Green (RAL code 6005) or an appropriate alternative colour agreed in writing by the Planning Authority. For the avoidance of doubt, the units shall be stacked a maximum of two storeys in height.

Reason: To minimise the visual impact of the development in the interests of amenity.

18. The accommodation units shall be occupied solely by workers involved with the SSSEN Transmission project to upgrade the OHL between Edinbane and Fort Augustus.

Reason: In recognition of the special circumstances displayed by the applicant and to enable the Planning Authority to maintain effective control over the use of the site.

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.

Contaminated Land

There is the potential for contamination at this site due to its former use as a workers camp and compound. As the proposed development would not appear to materially change the risk of potential contamination at the site an investigation is not required. However, be advised that all sites with a former industrial/commercial use have been prioritised by the Highland Council under duties conferred by Part IIA of the Environmental Protection Act 1990 and may require investigation in the future were a more sensitive land use proposed. In addition, land contamination issues may affect property value. Should you wish to discuss potential contamination issues or commission your own investigation, please contact the Contaminated Land Team, Place Service Cluster - Environmental Health for advice.

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

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 for more information.

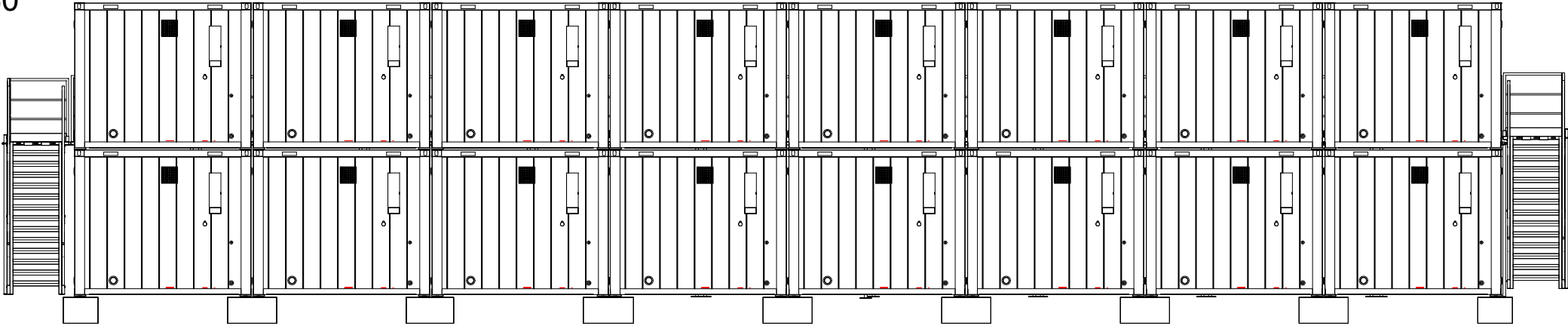
Protected Species – Halting of Work


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:	John Kelly
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 FB-LT091O-BB-TRAC-ZZ-D-EO-0076 REV P01 LOCATION PLAN
	Plan 2 000001 ELEVATION PLAN
	Plan 3 000002 REV 1 FLOOR PLAN
	Plan 4 000003 ELEVATION PLAN
	Plan 5 000004 ELEVATION PLAN
	Plan 6 000005 REV 1 FLOOR PLAN
	Plan 7 000006 ELEVATION PLAN
	Plan 8 000007 REV 1 FLOOR PLAN


Plan 9 000008 ELEVATION PLAN
Plan 10 000009 REV 1 FLOOR PLAN
Plan 11 000010 ELEVATION PLAN
Plan 12 000011 REV 1 FLOOR PLAN
Plan 13 B102 REV 1 ELEVATION PLAN

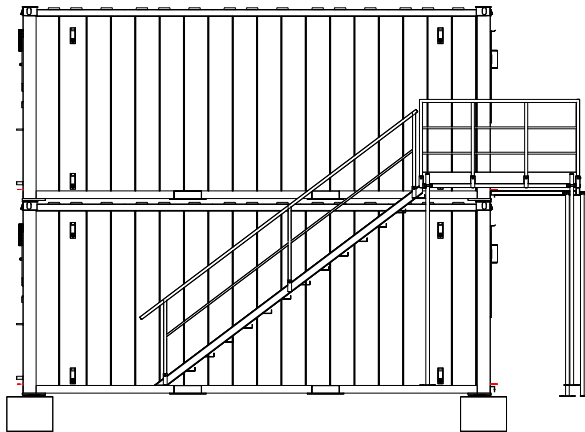
1  Back Elevation
1 : 130




2  Front Elevation
1 : 130



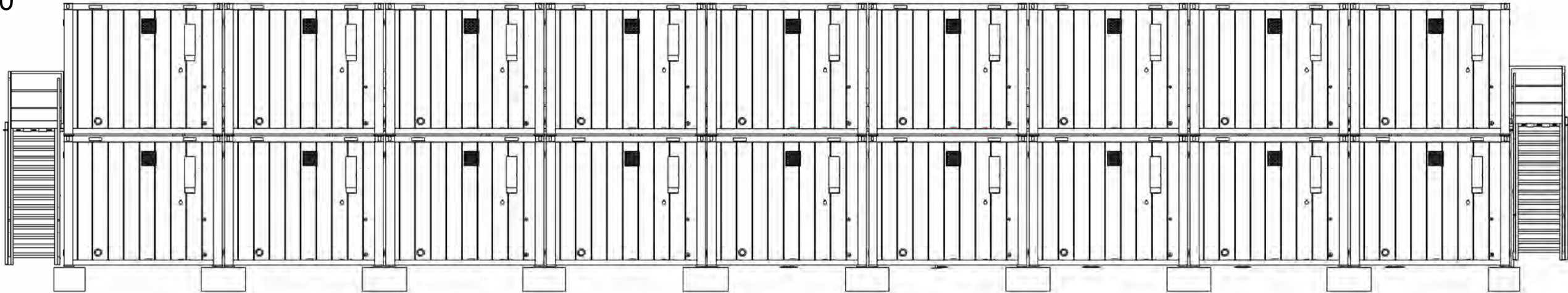
3  Side Elevations
1 : 130



CLIENT: BALFOUR BEATTY		REVISION DESCRIPTION:	
DRAWING NAME: 8 on 8 Sleeper Modular			
STACK NO: 21499		REV:	REV DATE:
DRAWN:	LC		



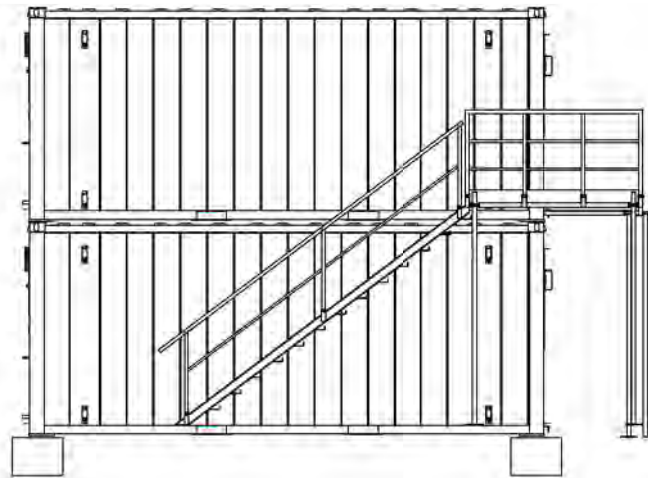
Back Elevation
1 : 130





Front Elevation
1 : 130

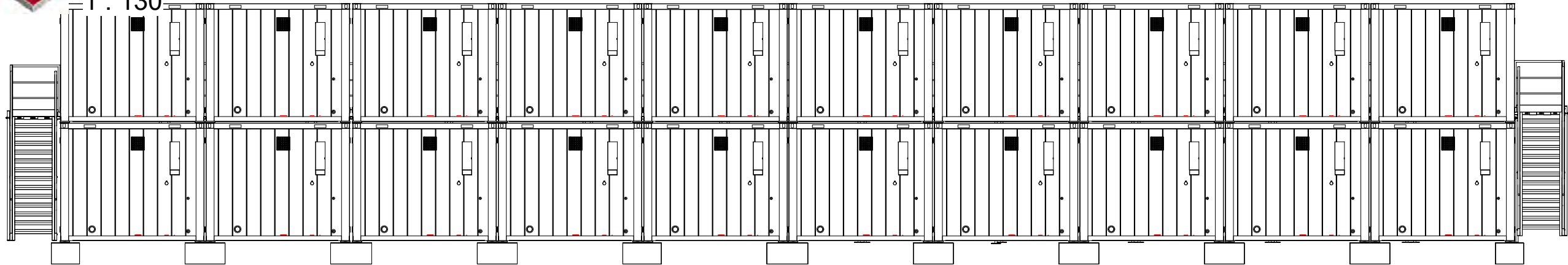



Side Elevations
1 : 130




CLIENT: BALFOUR BEATTY		REVISION DESCRIPTION:			
DRAWING NAME: 9 on 9 Sleeper Modular					
STACK NO: 22353		REV:		REV DATE:	
DRAWN:					
LC					
					

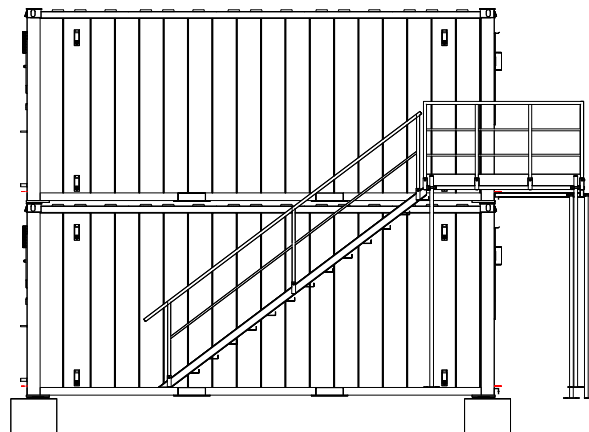
1  Back Elevation
1 : 130





2  Front Elevation
1 : 130

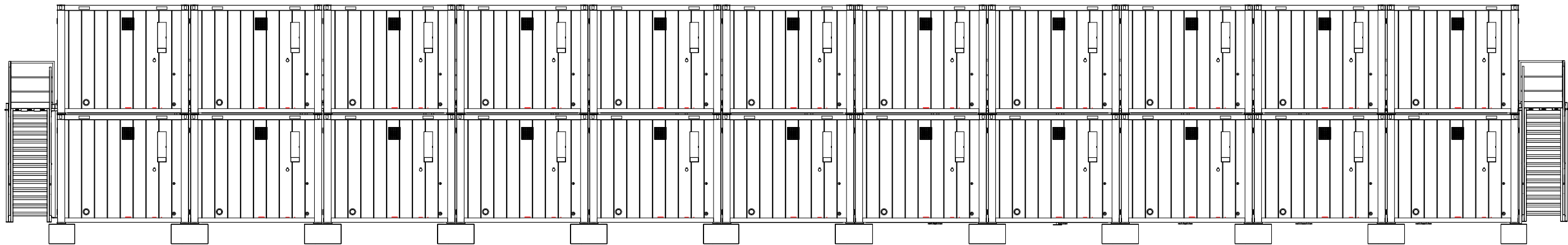



3  Side Elevations
1 : 130

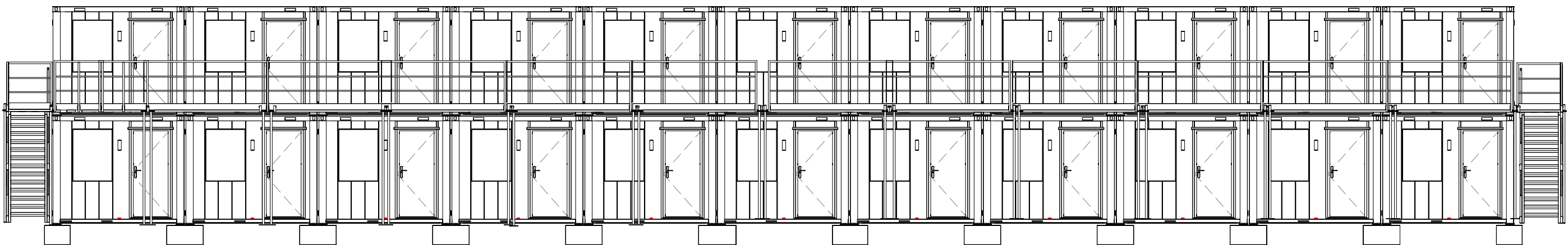



CLIENT: BALFOUR BEATTY		REVISION DESCRIPTION:	
DRAWING NAME: 10 on 10 Sleeper Modular		REV:	REV DATE:
STACK NO: 21500			
DRAWN:	LC		

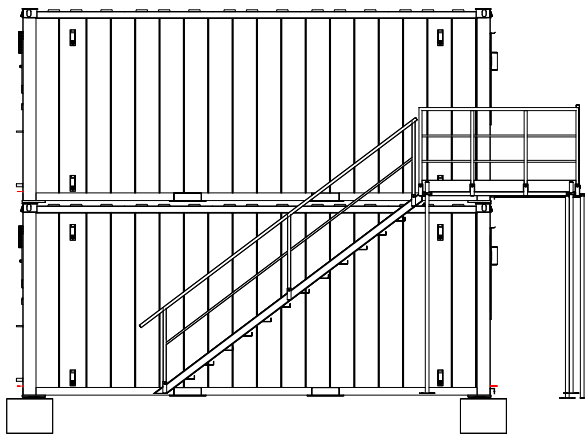
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1 : 130





2  Front Elevation
1 : 130

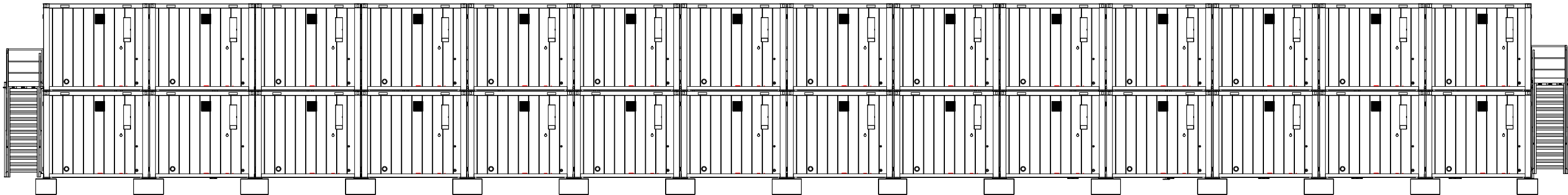



3  Side Elevations
1 : 130




CLIENT: BALFOUR BEATTY		REVISION DESCRIPTION:	
DRAWING NAME: 11 on 11 Sleeper Modular			
STACK NO: 21501		REV:	REV DATE:
DRAWN:	LC		

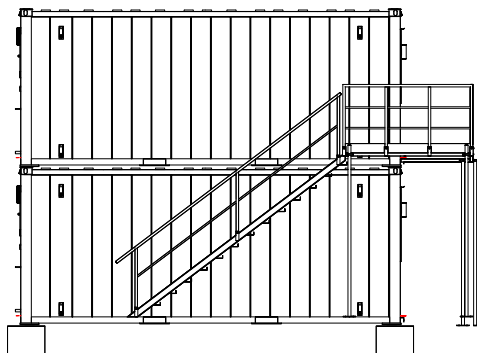
1  Back Elevation
1 : 160




2  Front Elevation
1 : 160




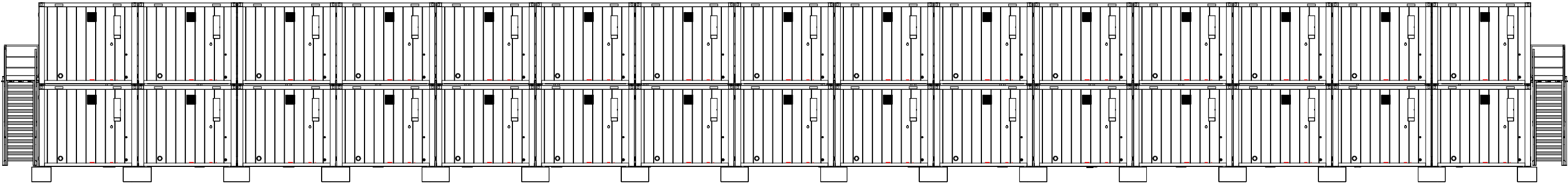
3  Side Elevations
1 : 160




CLIENT: BALFOUR BEATTY		REVISION DESCRIPTION:	
DRAWING NAME: 14 on 14 Sleeper Modular			
STACK NO: 22347		REV:	REV DATE:
DRAWN:	LC		

1

Back Elevation
1 : 170




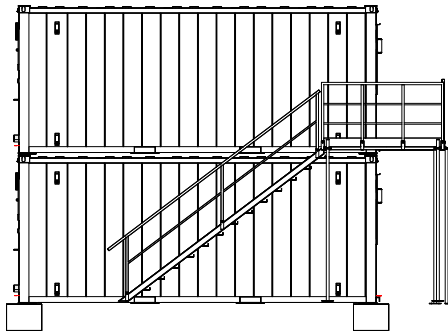
2


Front Elevation
1 : 170



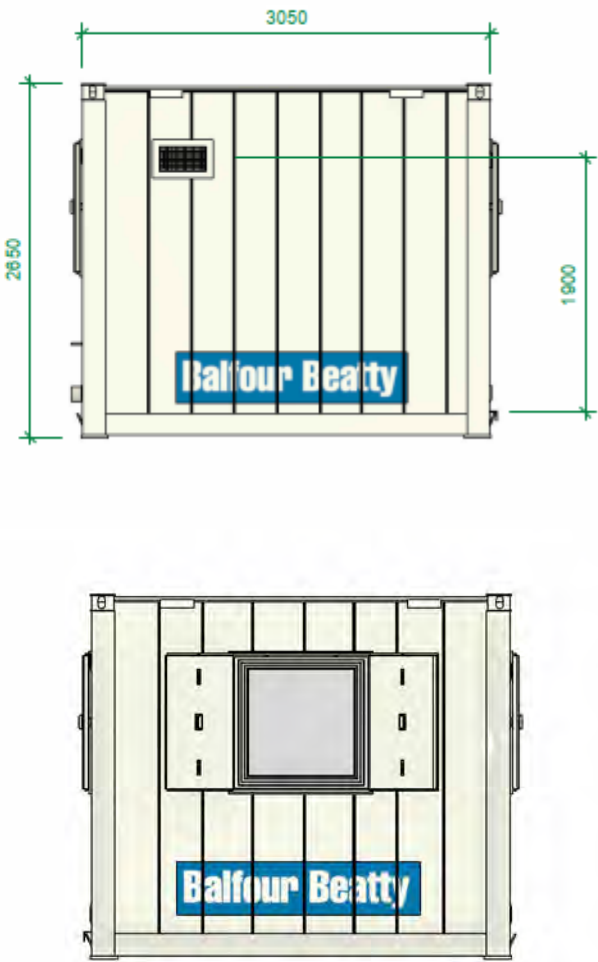
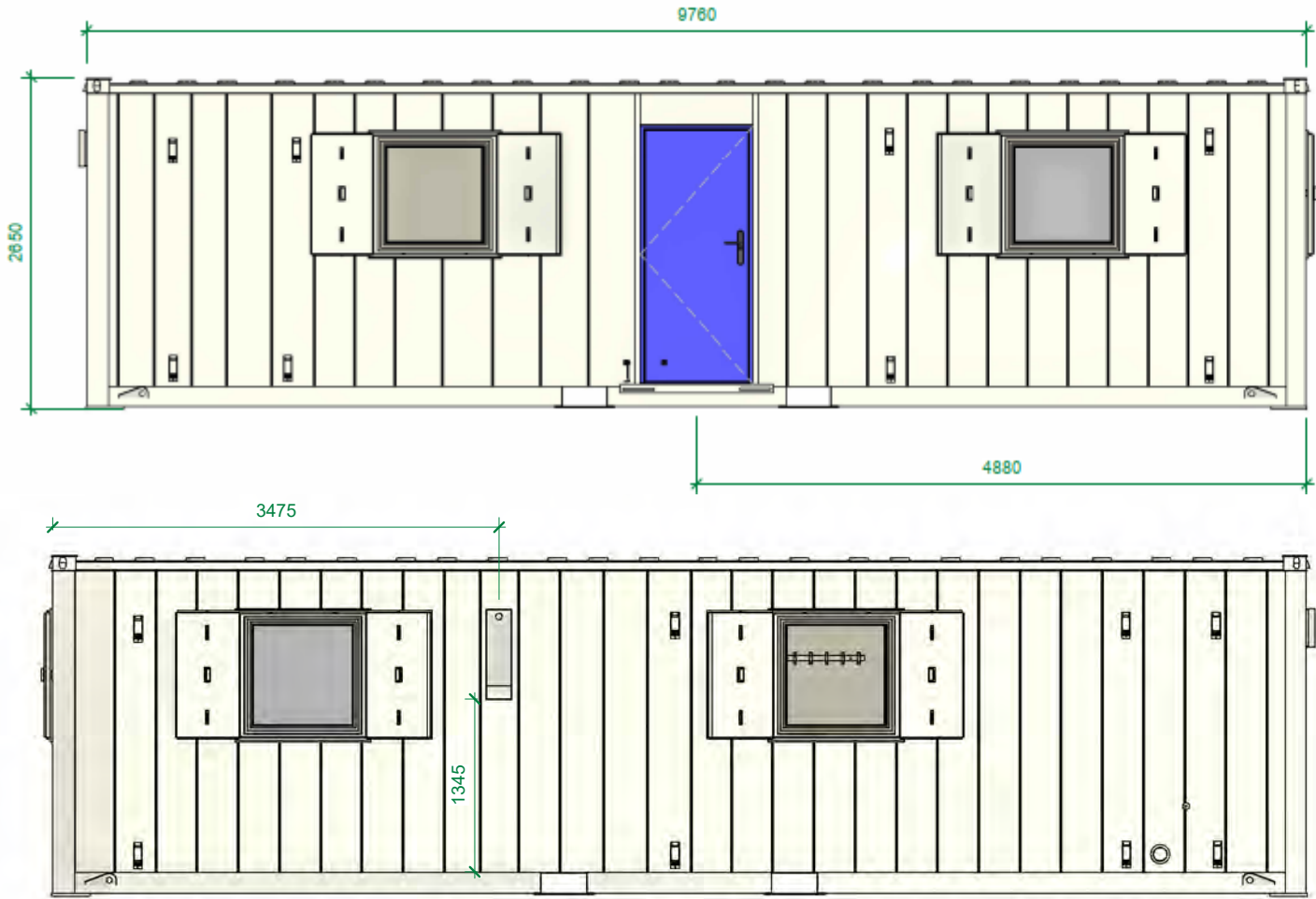
3

Side Elevation
1 : 170



CLIENT: BALFOUR BEATTY		REVISION DESCRIPTION:	
DRAWING NAME: 6100 x 3050 15 on 15 Sleeper Modular			
STACK NO: 22348			
DRAWN:	LC		

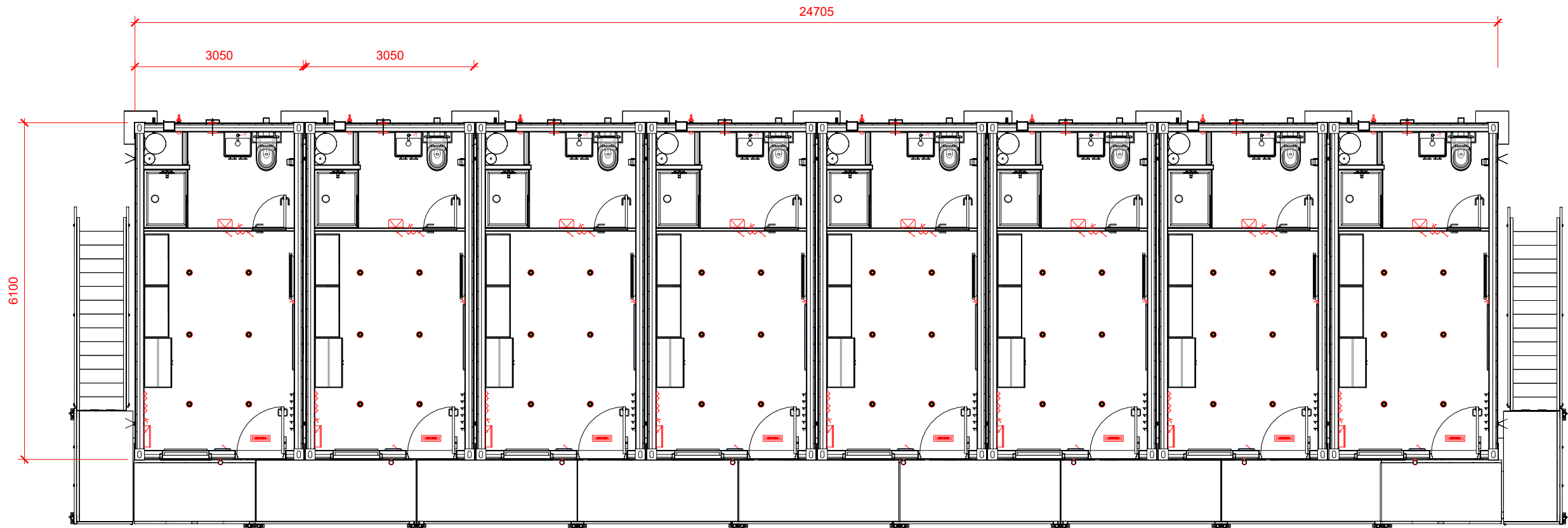
Arrivals Office Welfare Unit




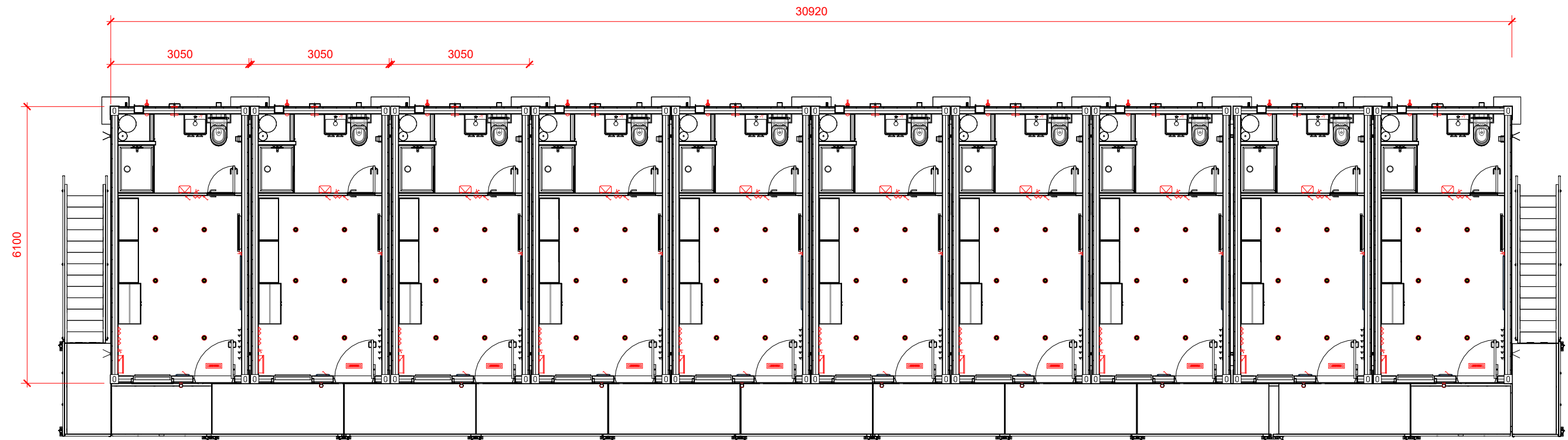
External Door Schedule										
Mark	ID	Door Description	Door Closer	Fire Door	Door GrabRail	Staircase Bracket	Door Bung	Eye Retainer	Link	Vision Panel
19	DE910LO	Ext. Out. Sin. Door 910 x 2065 - LH	No	No	No	Yes	No	Yes	No	No
Grand total: 1										


Window Schedule			
ID	Qty	Description	Type Image
W4X	5	915 x 915 mm UPVC Window with Standard Shutters	
W8X	1	450 x 300 mm UPVC High Level Window with Grille	

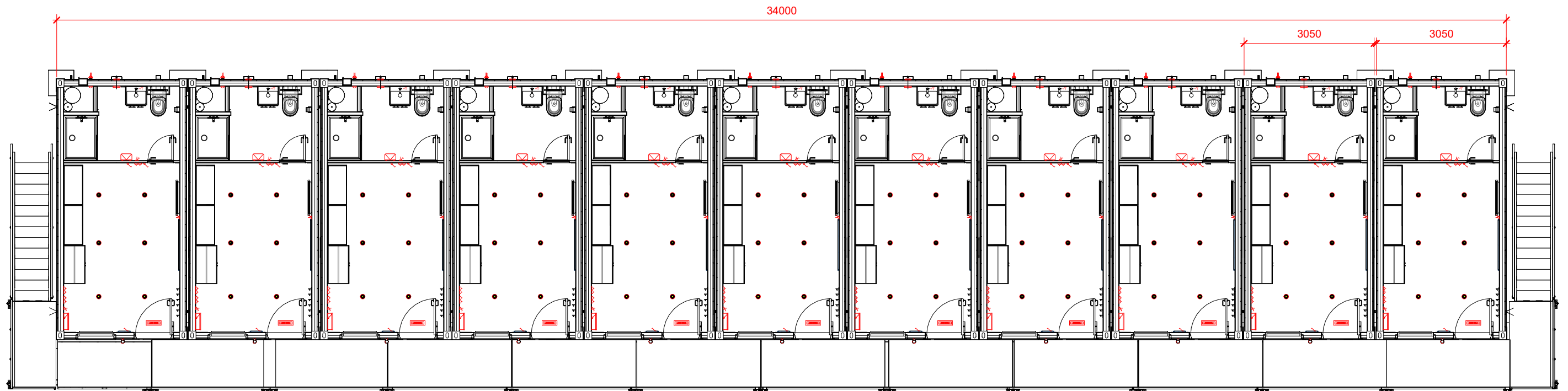
	Width:	3050mm	Chain Guides:	NO	Unit Colour:	TBC	STACK NO:	13842	DRAWING NAME:	Arrivals Office
	Length:	9760mm	Lifting Points:	YES	Bearers:	50x75mm RHS @ 405 CTRS 0.000mm	UNIT NUMBER:		NUMBER:	B102
	Height:	2650mm	Underpans:	NO	Top Rail:	76x38 RSC	DRAWN BY:	LC	REV:	1
	Walls:	PROFILED	Jack Legs:	BRACKET PROVISIONS	Base Rail:	80x160 RHS	SCALE:	1 : 50	REVISION DESCRIPTION:	FIRST ISSUE




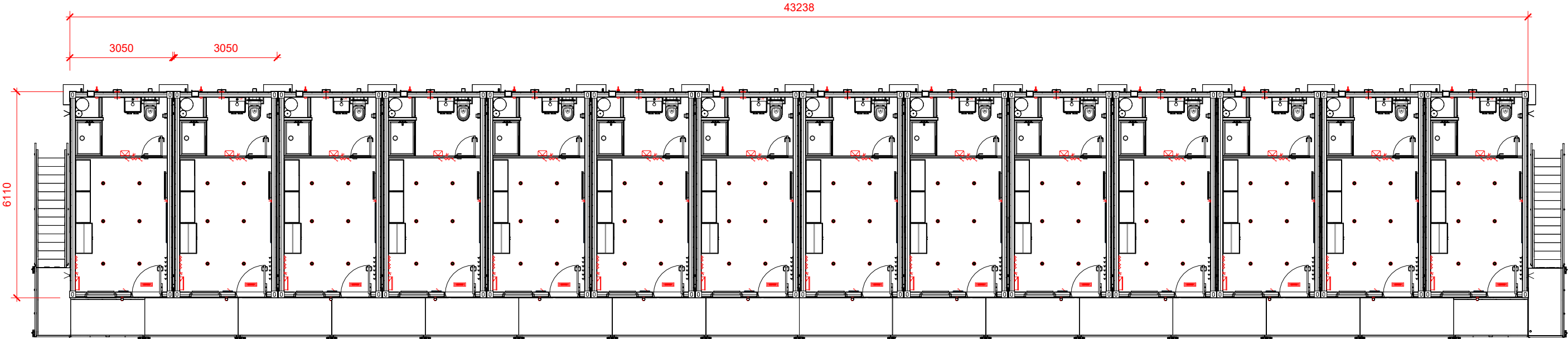
DRAWING NAME: 8 on 8 Sleeper Modular			UNIT LINING		100mm Channel Base Rail - 25mm Base Plates	
UNIT SPECIFICATION			CEILING: Refer To Individual Drawing Specification		UNIT COLOUR: Refer To Individual Drawing Specification	CLIENT: BALFOUR BEATTY
			WALLS: Refer To Individual Drawing Specification		REV: 1	UNIT NO:
FLAT SIDED CONSTRUCTION			FLOOR: Refer To Individual Drawing Specification		REV DATE: 24/03/2025 09:24:12 FIRST ISSUE	STACK NO: 21499
Length: 6100mm	Width: 3050mm	Height: 2530mm	TRIMS: Refer To Individual Drawing Specification			
Chain Guides: NO	Lifting Points: NO	Internal Height: 2150mm				
Jack Leg Brackets: NO	Jack Legs: NO	Fork Pockets: YES				
Underdrawn: YES	EZ Roof: NO	Ladder Brackets: NO				
DRAWN: LC	PRODUCTION: .	SCALE : 1 : 80				
TECHNICAL: .	SALES: .					




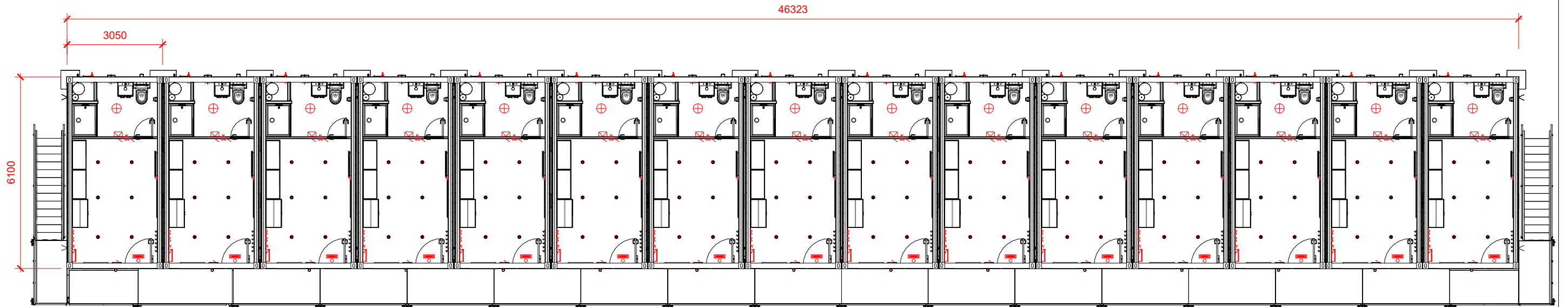
DRAWING NAME: 10 on 10 Sleeper Modular			UNIT LINING		100mm Channel Base Rail - 25mm Base Plates	
UNIT SPECIFICATION			CEILING: Refer To Individual Drawing Specification		UNIT COLOUR: Refer To Individual Drawing Specification	CLIENT: BALFOUR BEATTY
			WALLS: Refer To Individual Drawing Specification		REV: 1	UNIT NO:
FLAT SIDED CONSTRUCTION			FLOOR: Refer To Individual Drawing Specification		REV DATE: 24/03/2025 09:11:02 FIRST ISSUE	STACK NO: 21500
Length: 6100mm	Width: 3050mm	Height: 2530mm	TRIMS: Refer To Individual Drawing Specification			
Chain Guides: NO	Lifting Points: NO	Internal Height: 2150mm				
Jack Leg Brackets: NO	Jack Legs: NO	Fork Pockets: YES				
Underdrawn: YES	EZ Roof: NO	Ladder Brackets: NO				
DRAWN: LC	PRODUCTION: .	SCALE : 1 : 90				
TECHNICAL: .	SALES: .					




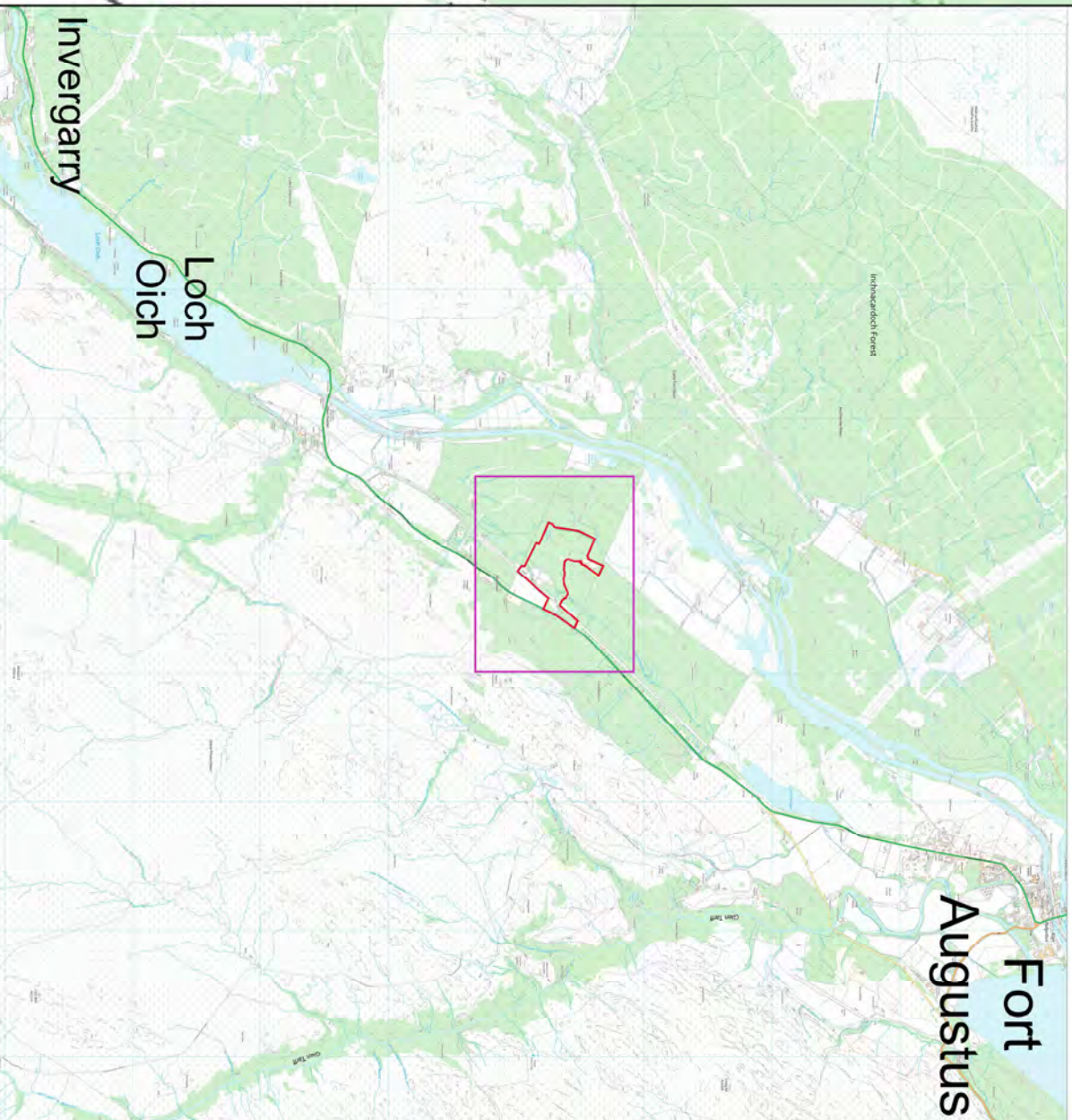
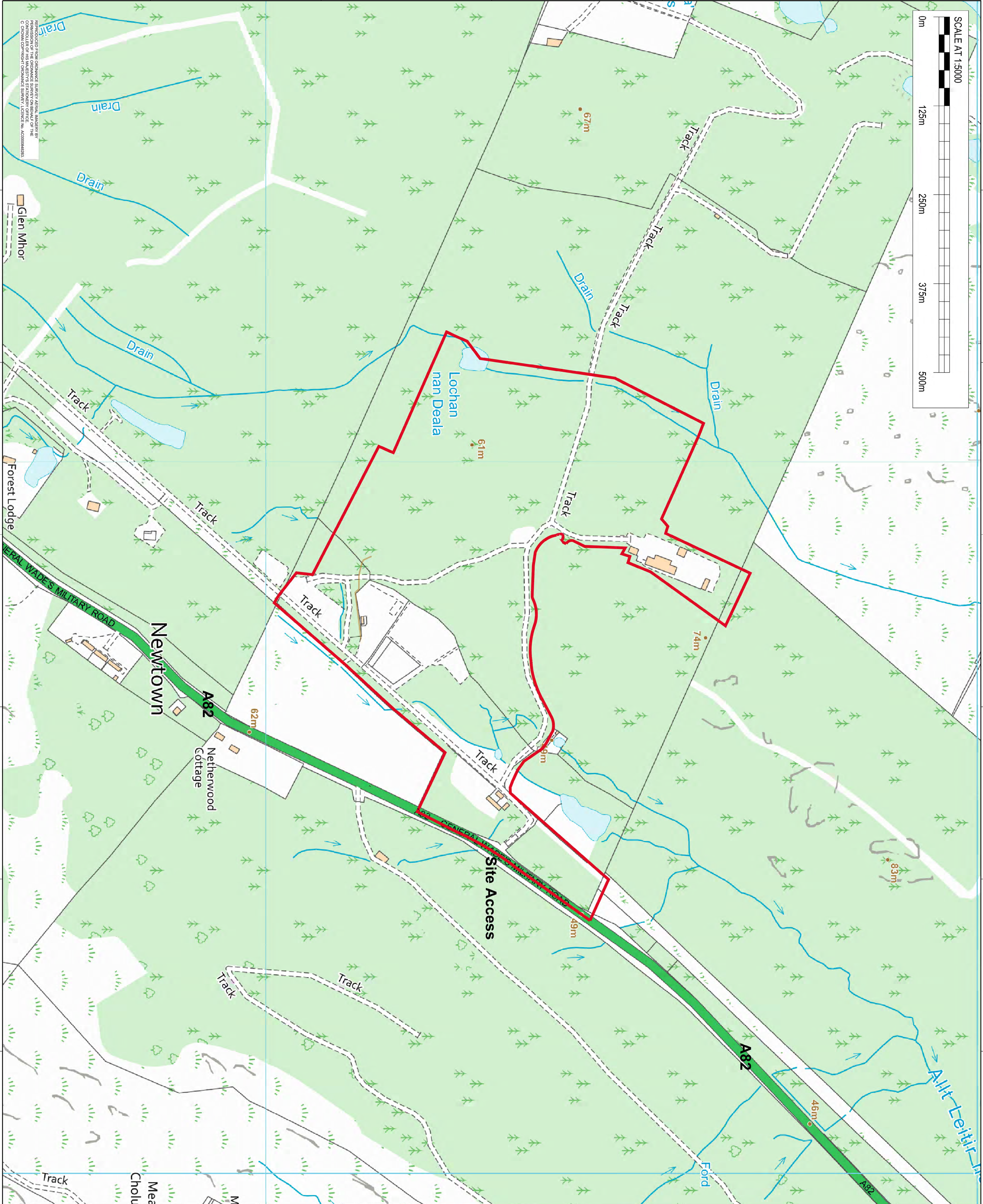
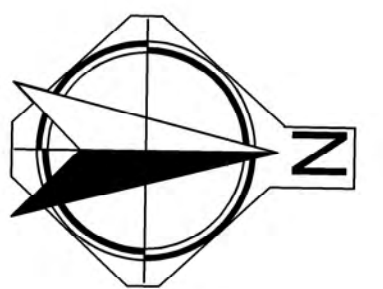
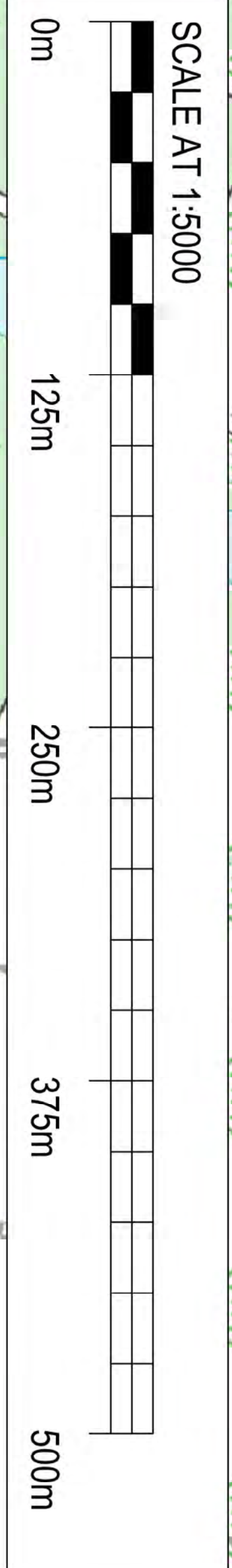
DRAWING NAME: 11 on 11 Sleeper Modular			UNIT LINING		100mm Channel Base Rail - 25mm Base Plates			
UNIT SPECIFICATION			CEILING: Refer To Individual Drawing Specification		UNIT COLOUR: Refer To Individual Drawing Specification		CLIENT: BALFOUR BEATTY	
							UNIT NO:	
FLAT SIDED CONSTRUCTION			WALLS: Refer To Individual Drawing Specification		REV: 1		STACK NO: 21501	
Length: 6100mm		Width: 3050mm					Height: 2530mm	
Chain Guides: NO		Lifting Points: NO		Internal Height: 2150mm		<div></div>		
Jack Leg Brackets: NO		Jack Legs: NO		Fork Pockets: YES				
Underdrawn: YES		EZ Roof: NO		Ladder Brackets: NO				
DRAWN: LC		PRODUCTION: .		SCALE : 1 : 90				
TECHNICAL: .		SALES: .				TRIMS: Refer To Individual Drawing Specification		



DRAWING NAME: 14 on 14 Sleeper Modular			UNIT LINING		100mm Channel Base Rail - 25mm Base Plates	
UNIT SPECIFICATION			CEILING: Refer To Individual Drawing Specification		UNIT COLOUR: Refer To Individual Drawing Specification	CLIENT: BALFOUR BEATTY
			WALLS: Refer To Individual Drawing Specification		REV: 1	UNIT NO:
FLAT SIDED CONSTRUCTION			FLOOR: Refer To Individual Drawing Specification		REV DATE: 24/03/2025 08:48:00 FIRST ISSUE	STACK NO: 22347
Length: 6100mm	Width: 3050mm	Height: 2530mm	TRIMS: Refer To Individual Drawing Specification			
Chain Guides: NO	Lifting Points: NO	Internal Height: 2150mm				
Jack Leg Brackets: NO	Jack Legs: NO	Fork Pockets: YES				
Underdrawn: YES	EZ Roof: NO	Ladder Brackets: NO				
DRAWN: LC	PRODUCTION: .	SCALE : 1 : 115				
TECHNICAL: .	SALES: .					



DRAWING NAME: 6100 x 3050 15 on 15 Sleeper Modular			UNIT LINING		100mm Channel Base Rail - 25mm Base Plates	
<u>UNIT SPECIFICATION</u>			CEILING: Refer To Individual Drawing Specification		UNIT COLOUR: Refer To Individual Drawing Specification	CLIENT: BALFOUR BEATTY
						UNIT NO:
FLAT SIDED CONSTRUCTION			WALLS: Refer To Individual Drawing Specification		REV: 1	STACK NO: 22348
Length: 6100mm	Width: 3050mm	Height: 2530mm				
Chain Guides: NO	Lifting Points: NO	Internal Height: 2150mm	FLOOR: Refer To Individual Drawing Specification		REV DATE: 26/03/2025 22:02:09 FIRST ISSUE	
Jack Leg Brackets: NO	Jack Legs: NO	Fork Pockets: YES				
Underdrawn: YES	EZ Roof: NO	Ladder Brackets: NO				
DRAWN: LC	PRODUCTION: .	SCALE : 1 : 120				
TECHNICAL: .	SALES: .		TRIMS: Refer To Individual Drawing Specification			



DRAWN		REMARKS			
CHKD	-	FIRST ISSUE			
DESIGN	-	SUITABILITY	-	DATE	27/11/2024
APPD	-	FOR PLANNING	REV	P01.000	



TRANSMISSION

Balfour Beatty

PROJECT NAME:
SKYE

LOCATION:
FORT AUGUSTUS

TITLE:
GLEN MOR
Key Workers'
Accommodation Village
LOCATION PLAN

SIZE	SCALE	FORMAT	SHEET No.
A3	1:5,000	ACAD	01 OF 01
SEND DRAWING No. / BIM CODE			
FB-LT0910-BB-TRAC-ZZ-D-EO-0076			