

Agenda Item	8.6
Report No	PLN/066/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 26/11/2025

Report Title: 25/02223/FUL: J Murphy And Sons Limited

Land 160m Northwest Of Tigh Ardachu, Mosshill, Brora

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Formation of temporary compound cabins and storage (retrospective)

Ward: 04 – East Sutherland and Edderton

Development category: Local

Reason referred to Committee: 5 objections or more

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 The application seeks retrospective planning permission for the formation of the temporary compound cabins and storage at the area of land 160m northwest of Tigh Ardachu, Mosshill, Brora. The temporary site compound entails the establishment of compound cabins and storage to support ground investigation works associated with the SSEN Accelerated Strategic Transmission Investment (ASTI) Framework - LT428 Banniskirk to Carnaig 400kV. The site will be used for the storage of materials, plant, and equipment, as well as providing welfare facilities for site personnel.

The proposed compound is to include:

- 2 x canteens
- 2 x drying room
- 4 x site offices
- 1 x meeting room
- 2 x (M/F) toilet units
- General waste and fuel
- Heras boundary fencing (specifications are submitted with the application)
- 1 x Smoking Shelter
- 3 skips
- COSHH
- 2 x stores

The site storage area is 530sq.m.

- 1.2 An existing access is formed of the adjacent U2940 Clynelish Quarry Road. There are two access tracks located of the access junction with the public road, the first access (to which this application relates) serves the works yard and the second access serves the estate and former quarry.

- 1.3 Supporting Information:

- Notice
- Supporting Planning Statement
- Product Brochure
- Rebuttal to Public Objections

- 1.5 Variations: None.

2. SITE DESCRIPTION

- 2.1 The site is considered brownfield land being a former disused construction site, located near the disused Clynelish Quarry. The site has a total area of 2,525sq.m, and is found to be situated west of Brora cemetery and A9 trunk road. The site is screened to the north and west by natural vegetation, with the eastern boundary adjoining the disused Clynelish quarry and the southern boundary connecting to the access to the former quarry. The site consists of a varying topography, generally sloping downwards to the southwest.

3. PLANNING HISTORY

3.1 None since electronic records began.

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour – 14 Days

Date Advertised: 25.07.2025 (Northern Times and John O’Groat Journal)

Representation deadline: 08.08.2025

Timeous representations: 8

Late representations: 0

4.2 Material considerations raised are summarised as follows:

a) Development complete prior to applying for planning permission

Planning Response: It is worth noting that the retrospective nature of a planning application is not a material consideration. Whilst it is frustrating in regard to the retrospective nature of the application, the application still requires to be appropriately assessed against all relevant material considerations.

b) The site is accessed via single track roads with limited passing places. Significant increase in the number of large vehicles utilising the surrounding road network, every day of the week. The increased traffic levels are endangering the local community in particular dog walkers, children playing, cyclists, and other road users.

Planning Response: Whilst driver behaviour is outwith the remit of planning control, the impact of the proposal on the local road network has been assessed by the councils Transport Planning Team and is noted to be acceptable given the developments temporary nature.

c) Amenity concerns relating to noise from the compound and associated traffic movements.

Planning Response: Concerns regarding amenity are appropriately assessed within the amenity section of the planning appraisal below. The council’s Environmental Health Officer has reviewed the proposals in regard to noise impact and concluded that the proposals are acceptable. An informative is attached advising of construction hours and noise generating activities.

d) Eyesore in particular the signs along the road.

Planning Response: The landscape and visual impact of the proposals is considered within the siting and design section of the appraisal below. Regarding road signs, given these relate to road safety and construction works, these are outwith the remit of planning control.

e) Concerns regarding the 6-month rolling planning permission request considering the works have a proposed end of October 2025 whilst the OHL project details a 4- or 5-year construction.

Planning Response: The planning application is required to be assessed based on its own merits, with a condition attached to grant planning permission for a temporary nature, allowing the Planning Authority to reassess the impact and necessity of the development after a given period of time. It is recommended that planning permission is granted for a temporary period of 18 months from the commencement of development, and any further development beyond this timeframe will require a further application for planning consent.

- f) The development should be included in the overall Environmental Impact Assessment and the cumulative effect of the Spittal to Beaulay 400Kv OHL.

Planning Response: Whilst the concerns regarding the lack of inclusion of the proposed development within the overall SSEN OHL EIA and associated assessments are noted. Each planning application has to be assessed based on its own merits, and the development proposed on the chosen site would not require to be submitted alongside an EIA, with the relevant planning considerations detailed within the appraisal below.

- g) Environmental impact including increase in litter.

Planning Response: The environmental impact of the proposal is considered below, specifically within the Climate and Nature Crises section of the appraisal. The matter of litter will be for the site manager to ensure it is dealt with appropriately.

- h) The site and wider area is an area of natural beauty, there are plenty of other more suitable plots for this kind of development to be considered.

Planning Response: No details of alternative sites have been provided within the application however given the brownfield nature of site, adjacent to a former quarry and current recycling centre, it is deemed that the site is not of an area of natural beauty.

- 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 Brora Community Council

Stated as follows:

Whilst we are aware that this compound is of a temporary nature, all those attending a recent public meeting convened by our council expressed unanimous disapproval of the way in which this retrospective application has been handled by the applicant, and the general overall presumption in advance of any planning application or decision relating to the 400kV transmission routing through our area.

With a stated rolling duration of 6 months and reinstatement expected in October of this year we are effectively half-way through the stated duration period already. The base is already established and in use, although the more costly proposed infrastructure has not yet been fulfilled. We therefore question the duration stated and the integrity of the application in this respect. It is not acceptable that normal planning requirements should be flouted, and our community input so by-passed as in this case.

Had we been consulted on this as a proposal we would have raised a number of concerns namely, there are two properties adjacent to the south of Morven Yard which may be affected by ambient noise and will certainly be so by the increase in heavy traffic, the road is a narrow single track and is a busy link road to the local amenity recycling base which is in constant use and, along with Environmental Health, we would have raised concerns about the private water supply, particularly in this exceptionally dry year, and have supported their stated concerns of the potential for adverse impacts on the amenity of local residents.

It is noted that there is a canteen on site and as far as we are currently aware the workers are not local and are not being accommodated within our area. This rather large works compound brings no benefit to our community and, at very least, we would therefore request a condition that reinstatement brings with it some improvement to the site and the immediate surrounding area.

The inordinate haste associated with all aspects of the transmission project can lead only to the alienation of the local communities impacted and a growing feeling that they are simply being rolled over. This application is a very bad start in what will be a long planning process.

- 5.2 **Contaminated Land:** Records indicate that the site has previously been in use as a Quarry, which may have resulted in land contamination depending on activities, such as infill resulting in possible ground gas generation. As the proposed development would not appear to materially change the risk of potential contamination, a contaminated land condition which requires further investigation is not recommended for this application. However, it is recommended that the applicant is informed of potential contamination issues in an informative on any decision notice.

- 5.3 **Transport Planning:** No objection, advised that the site is located on brownfield land adjacent to the disused Clynelish Quarry and is accessed via an existing access off the U2940 Clynelish Quarry Road, which is a single-track road subject to a 30mph speed limit, with no footways or street lighting provided.

Advised that the existing access is sub-standard in terms of geometry and visibility, particularly to the right when exiting onto the public road. However, given the temporary nature of the development and the limited duration of use, this is considered acceptable by Transport Planning in this instance.

Stated that the internal layout of the compound appears functional and appropriate for its intended use. Adequate provision has been made for parking, turning, and deliveries within the site, as such, no overspill onto the public road is anticipated.

No new drainage arrangements are proposed. While Transport Planning advise that this is not ideal, stated that it is acceptable due to the temporary nature of the development.

Waste storage and collection arrangements are described in the supporting planning statement and are advised to be satisfactory.

The response concludes that the Transport Planning Team's acceptance of the current access, drainage, and layout arrangements is strictly on the basis of the temporary nature of the development. Should the applicant seek to extend the duration of use or make the compound permanent, a new planning application would be required. In such a case, the Transport Planning Team would expect the proposal

to meet the relevant standards set out in the Roads and Transport Guidelines for New Developments (RTGND), including improvements to access geometry, visibility splays, drainage, and parking provision.

- 5.4 **Environmental Health:** No objection subject to condition. Advised that the plans show a unit identified as a canteen, and if food is prepared and served to anyone other than by the worker's themselves, then the applicant will need to register as a food business. Other than vehicle movements, advised that there does not appear to be any source onsite that may be a noise concern. The applicant shall be aware that the Local authority does have powers to deal with any noise complaints under Nuisance law.

Following the provision of further details regarding the water supply and foul drainage arrangements, Environmental Health had no concerns with the waste disposal methods proposed, provided that there is no means of potential cross contamination with the water supply. Also advised that any water provided to a kitchen/canteen needs to be potable, assuming the IBC tanks will be filled with mains water then it will be deemed potable, and if the tanks are to be filled from a borehole supply then full testing and treatment would be required before it is placed into the tanks. Appropriate measures must also be in place to ensure tanks must be cleaned regularly to prevent build-up of organic or mineral material that could act as a source of microbial growth and contamination within the sites water supply. A good practice on the site will be to schedule draining and cleaning of the system at a frequency that prevents this from affecting water quality. Environmental Health also advise that the IBC tanks must be inert to avoid chemical contamination and of food grade, with the water supplied to the tanks distributed in suitable containers that are food grade and do not cause contamination during delivery. As such, as long as an adequate safe, supply of potable water and is managed to prevent contamination Environmental Health have no further comments.

- 5.5 **SSEN Transmission:** No objection, raised no concerns with regards to the proposals impact on the operation of existing transmission assets. Furthermore, advised that the application has been submitted by the applicant to support works on emerging new SSEN assets.

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 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 18 - Infrastructure First

Policy 22 - Flood Risk and Water Management

Policy 23 - Health and Safety
Policy 29 - Rural Development

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
36 - Development in the Wider Countryside
42 - Previously Used Land
51 - Trees and Development
56 - Travel
58 - Protected Species
61 - Landscape
65 - Waste Water Treatment
66 - Surface Water Drainage
69 - Electricity Transmission Infrastructure
72 - Pollution

6.3 Caithness and Sutherland Local Development Plan (2018) (CaSPlan)

No specific policies apply.

6.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)
Highland's Statutorily Protected Species (March 2013)
Roads and Transport Guidelines (May 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. PLANNING APPRAISAL

- 7.1 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

- 7.2 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

- 7.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) Siting and Design
 - c) Amenity
 - d) Access and Parking

- e) Drainage and Water Supply
- f) Climate and Nature Crises
- g) any other material considerations

Development plan/other planning policy

- 7.4 As an application for the formation of a temporary compound cabins and storage, albeit retrospective, on previously used land, the proposals require to be primarily assessed against Policy 9a) - Brownfield, vacant and derelict land and empty buildings. This policy states that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account. Given the proposed compound will be utilised in association to support ground investigation works in connection with the SSEN ASTI Framework - LT428 Banniskirk to Carnaig 400kV, the proposals also require to be assessed against Policy 18 – Infrastructure First of the National Planning Framework 4. This policy encourages an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking. Additionally in response to the ongoing climate and nature crises, and to enhance biodiversity, policies; 1 – Tackling the Climate and Nature Crises, 2 – Climate Mitigation and Adaptation, and 3 – Biodiversity, of the NPF4 require to be considered. These policies state that when considering all development proposals, significant weight will be given to the global climate and nature crises, with development encouraged to minimise emissions, adapt to current and future risks of climate change, and include appropriate measures to conserve, restore and enhance biodiversity. Other pertinent policy considerations from the NPF4 include policies: 5 – Soils, 14 – Design, Quality and Place, 22 – Flood Risk and Water Management, and 29 – Rural Development.
- 7.5 Highland-Wide Local Development Plan, given the proposal is located within the open countryside Policy 36 – Development in the Wider Countryside requires to be primarily considered. This policy states that proposals will be assessed for the extent to which they are acceptable in terms of siting and design, are sympathetic to existing patterns of development, are compatible with landscape character, avoid loss of Croftland, and can be adequately serviced. Given the previous use of the site, Policy 42 requires to be considered which states that the council will support development proposals that bring previously used land back into beneficial use provided: a site investigation and risk assessment are undertaken and demonstrate that the site is in, or is capable of being brought into, a condition suitable for the proposed development; and, the proposed development accords with all other relevant policies of this plan. Other pertinent policy considerations from the HwLDP include policies: 56 – Travel, 65 – Waste Water Treatment, 66 – Surface Water Drainage and 69 – Electricity Transmission Infrastructure.

Siting and Design

- 7.6 The proposed temporary cabin and storage compound is required in association with the undertaking of Ground Investigation works for the forthcoming SSEN ASTI Framework - LT428 Banniskirk to Carnaig 400kV. As such, the proposals can be considered to be enabling works in order to help implement grid transmission and

distribution infrastructure. The chosen site for the proposed compound is considered as brownfield land with a history of use for construction related works and temporary storage. In accordance with both Policy 9 of the NPF4 and Policy 42 of the HwLDP, the proposals will result in the sustainable reuse of brownfield land, whether permanent or temporary, and as such can be considered supported by the principal policy considerations. Given the former use of the site for construction related purposes, adjacent to a former quarry and currently in use recycling centre, it is deemed that the chosen siting for the compound outwith the Brora Settlement Development Area can be considered acceptable and compliant with the local character and development pattern within the immediate surroundings.

- 7.7 The application requires to be assessed in accordance with Policy 5 – Soils of the NPF4. Scotland's National scale land capability for agriculture map distinguishes the site to be predominantly Class 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal. Therefore, as the application site is not distinguished as prime agricultural land, the proposal is compliant with Policy 5b of the NPF4.
- 7.8 In review of the Scotland's Soils Carbon and Peatland Map 2016, the application site is considered to be of Class 0 - Mineral soil - Peatland habitats are not typically found on such. As such, given the development will not be located upon peatland, carbon rich soils and priority peatland habitat, the application is considered to comply with Policy 5c) of the NPF4.
- 7.9 The proposed cabin and storage compound has an appearance of a typical construction site. Set at 3.25m the containers throughout the compound cannot be considered to have an intrusive visual impact outwith the site given their low in height nature, with the existing hedgerow bund to the east acting as an appropriate screen for the site particularly when viewed from Clynelish Muir. In addition, given the nearby locations of the disused quarry and the recycling centre, when viewed in its entirety the compound can be considered as an extension of the existing industrial activities immediately adjacent to the site and as such, it can be considered that with little visual impact, utilising a brownfield site, in siting and design terms the application can be considered acceptable.

Amenity

7. 10 There is a number of recognised neighbouring properties located within a 20m radius of the application site. Nevertheless, given the contained nature of the compound, set to the rear of an existing recycling centre, which is predominately screened by existing hedgerows along the boundary with the public road, it is considered that the proposal will not result in any overlooking, invasion of privacy or blocking of daylight issues with neighbours. In consultation with the councils Environmental Health Officer who raised no objections subject to condition, it has been advised that with regard to noise, other than vehicle movements, there does not appear to be any source onsite that may be a noise concern. As such, the applicant shall be aware that the Local Authority does have powers to deal with any noise complaints under Nuisance law. A condition is attached below to ensure all noise associated with the operation of the site is kept within an acceptable level. An informative is attached

below regarding construction hours and noise generating activities which shall be complied with.

Access and Parking

- 7.11 The site is accessed via an existing access off the U2940 Clynelish Quarry Road. The public road is a single-track subject to a 30mph speed limit, with no footways or street lighting provided. There are two access tracks located off the access junction with the public road, the first access (to which this application relates) serves the works yard and the second access serves the estate and former quarry. In consultation with the councils Transport Planning Team, it has been confirmed that no serious injury collisions occurred in the proximity of the proposed development in the last five years. Transport Planning have raised no objection to the proposal stating that whilst the existing access is sub-standard in terms of geometry and visibility, particularly looking right when exiting onto the public road, given the temporary nature of the development and the limited duration of use, this is considered acceptable in this instance. In terms of parking, the internal layout of the compound appears functional and appropriate for its intended use, with adequate provision made for parking, turning, and deliveries within the site. As such, Transport Planning do not anticipate any overspill onto the public road which is welcomed. No new surface water drainage arrangements are proposed within the application, however on the basis of the temporary nature of the development this can be accepted, with appropriate measures in place for waste collection.
- 7.12 Transport Planning have advised that their acceptance of the current access, drainage, and layout arrangements is strictly on the basis of the temporary nature of the development. Should the applicant seek to extend the duration or use or make the compound permanent, a new planning application would be required. In such a case, the Transport Planning Team would expect the proposal to meet the relevant standards set out in the Roads and Transport Guidelines for New Developments (RTGND), including improvements to access geometry, visibility splays, drainage, and parking provision, which is agreed by the Planning Authority.

Drainage and Water Supply

- 7.13 The application notes that the compound will be served by a private water supply, which is noted to be via an external supply of filled IBC tanks. In consultation with the councils Environmental Health Officer, whilst no formal concerns regarding the sites water supply provision, appropriate measures shall be in place to ensure potable water is provided to the site given its need for the kitchen and canteen services, with appropriate cleaning measures to be put in place to avoid contamination of the supply. As such, in consultation with the council's Environmental Health Officer, a condition is attached regarding the provision of full details of the supply and ongoing maintenance.
- 7.14 In terms of foul drainage arrangements, the site conditions will consist of a removable effluent tank with a capacity of approximately 3,500 litres for this purpose. The contents of the effluent tanks will be removed from the site typically on a weekly or bi-weekly basis. Environmental Health have raised no issues with regards to the

waste disposal arrangements provided no means of potential cross contamination occurs with the sites water supply.

Climate and Nature Crises

- 7.15 In terms of biodiversity, in order to attain measures to conserve, restore and enhance biodiversity, a condition is attached below to secure the provision of a Landscape Plan, given no biodiversity enhancement measures have been proposed within the application. Whilst the site appears comprised mostly of hardstanding and other built-up areas and in current use, the likely baseline biodiversity value is considered low. The applicant may also wish to consider, by way of legacy, relinquishing the application site in an improved condition at the end of the proposed development's life. As such, the submitted landscape plan shall detail the measures proposed to enhance biodiversity levels on the site, helping to provide food, shelter and safe corridors for movement, encouraging priority species in accordance with Policy 3 of the NPF4.

Other material considerations

- 7.16 Whilst the application seeks for a temporary 6-month rolling planning permission, this is not a suitable approach. In order to allow the Planning Authority to reassess the impact and necessity of the development after a given period of time and secure removal and restoration, planning consent will be granted for a temporary 18-month period. Prior to the cessation date, the application site shall be cleared of all development approved under the terms of this permission (excluding any biodiversity enhancement measures) and reinstated to its former condition, to the satisfaction of the Planning Authority.

Matters to be secured by Legal Agreement / Upfront Payment

- 7.17 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) None

8. CONCLUSION

- 8.1 The proposed works compound would be temporary in nature and is located on previously developed land outwith the settlement development area of Brora, in the vicinity of a disused quarry and recycling centre. Through utilising an existing brownfield site, in the vicinity of surrounding industrial uses, this helps to limit potential impacts on the surrounding environment and community. The development is intended to facilitate upgrades to the electricity transmission network, aligning with national energy objectives and contributing to grid reliability. It is not however integral to the build out of any particular grid transmission project with the suitability of the proposal having been assessed on the basis of the site's intended temporary land use as a construction works compound, which is found to be a suitable for an interim period in this location. It is therefore recommended that the planning application be approved, subject to appropriate conditions, based on its role in supporting broader infrastructure delivery.

- 8.2 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.

9. IMPLICATIONS

- 9.1 Resource: Not applicable
- 9.2 Legal: Not applicable
- 9.3 Community (Equality, Poverty and Rural): Not applicable
- 9.4 Climate Change/Carbon Clever: Not applicable
- 9.5 Risk: Not applicable
- 9.6 Gaelic: Not applicable

10. 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 18 months from the commencement of development (the cessation date). Prior to the cessation date, the application site shall be cleared of all development approved under the terms of this permission (excluding any biodiversity enhancement measures but 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 to its former condition, to the satisfaction of the Planning Authority

Reason: In recognition of the temporary nature of the proposed development, to enable the Planning Authority to reassess the impact and necessity of the development after a given period of time and secure removal and restoration

2. Within 3 months of the date of this permission hereby granted, full details of a scheme of hard and soft landscaping works shall be submitted to, and approved in writing by, the Planning Authority.

Biodiversity enhancement measures may include, but are not limited to, installation of bird/bat boxes and/or inclusion of a native hedgerow.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which are seen to be dead or dying, or for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In the interest of biodiversity net gain; in order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

3. Within 3 months of the date of this permission hereby granted, full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In the interests of visual amenity, to prevent permanent lighting and minimise light pollution and to ensure the development does not have an adverse impact on nearby residents and nocturnal animals.

4. Within 3 months of the date of this permission hereby granted, the applicant is required to submit, for the written approval of the Planning Authority full details of supply of potable water to the development with suitable means of effluent disposal. The applicant shall provide details of the supply, storage and maintenance of the system to the satisfaction of Environmental Health. Thereafter, the approved details shall be fully implemented on site and remain in place until the development ceases to affect.

Reason: In order to ensure that water and sewerage infrastructure is carefully managed and provided timeously, in the interests of public health and environmental protection.

5. 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 premises with windows open for ventilation purposes. 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.

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 previous use as a Quarry. As the proposed development would not appear to materially change the risk of potential contamination at the site, an investigation is not required at this stage. However, should any suspected contamination be encountered during development, all works should halt until further actions are agreed with the Council. Please note all former industrial/commercial uses 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 and can affect property value. Should you wish to discuss potential contamination issues, 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. The granting of 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:

Designation: Area Planning Manager – North

Author: Liam Burnside

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - B.18,949A – Location Plan

Plan 2 - B.18,949 – Site Layout Plan

Plan 3 - XXXX-LT428-JMS-OHL-ZZ-D-EO-XXXX REV P01 –
Elevation Plan

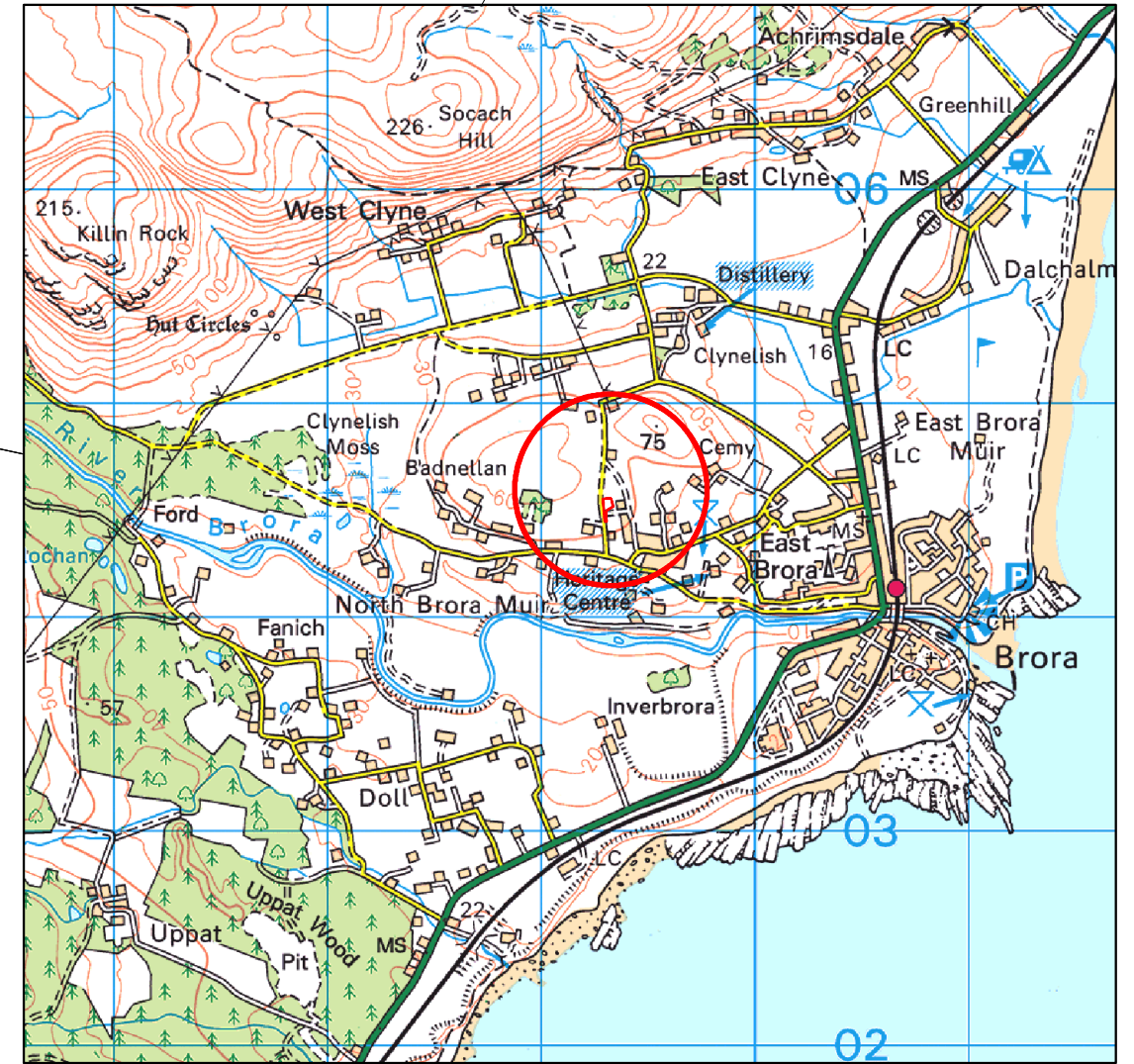
Legend

Site Area: 0.280ha

Scale: 1:1,250 @ A3 **OS Ref:** NC8904 **Drawing No:** B.18,949a **Date:** 06/06/2025

BIDWELLS

Produced by Bidwells GIS Mapping - 01223 559288



Site Area: 0.280ha

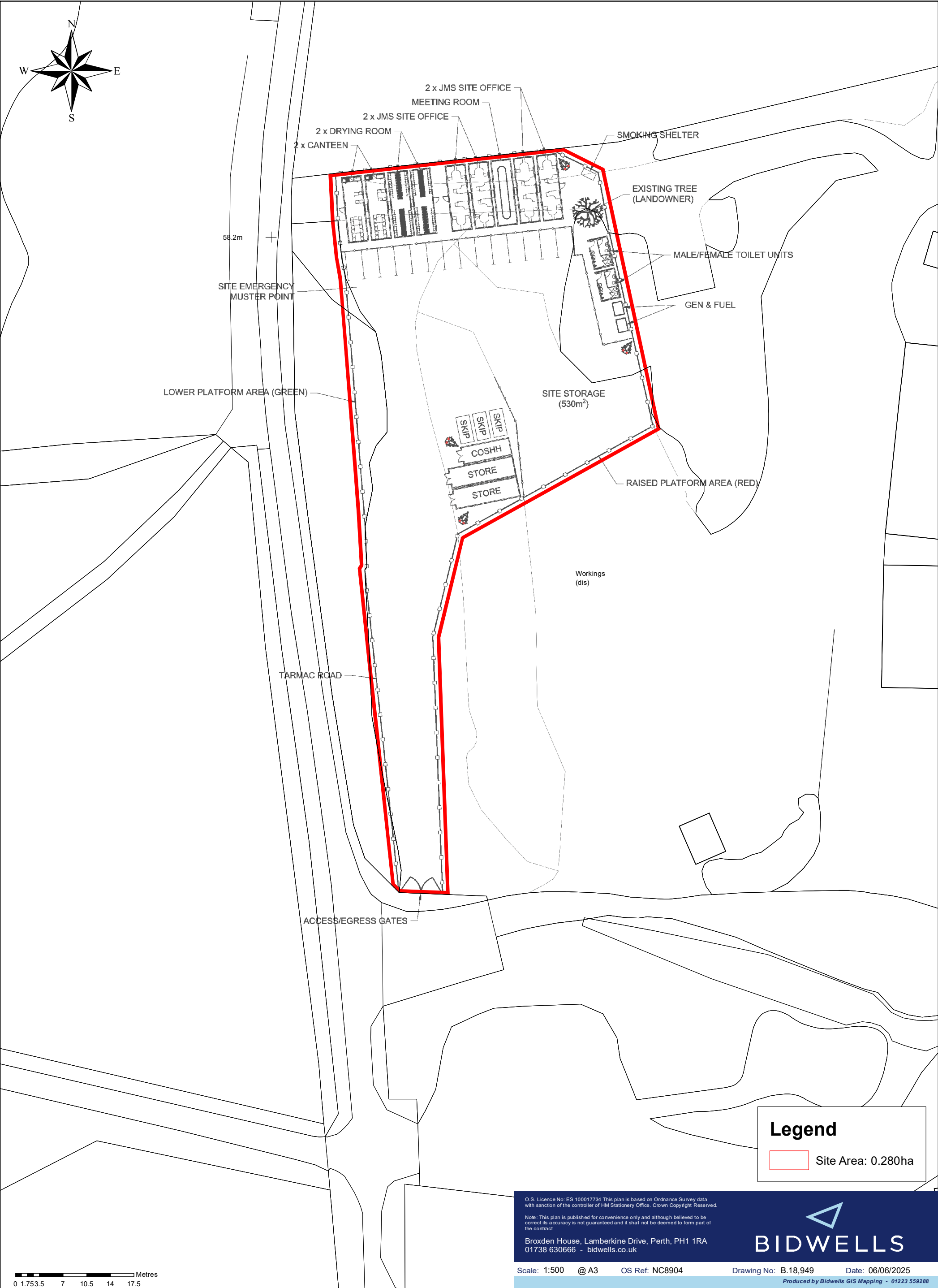


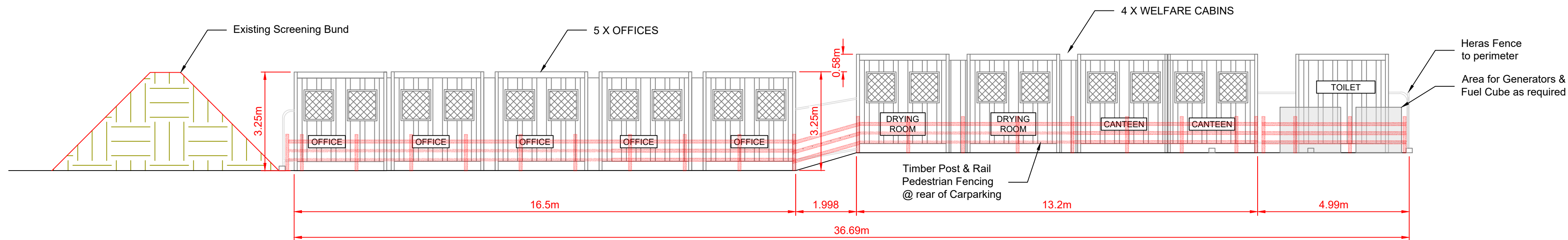
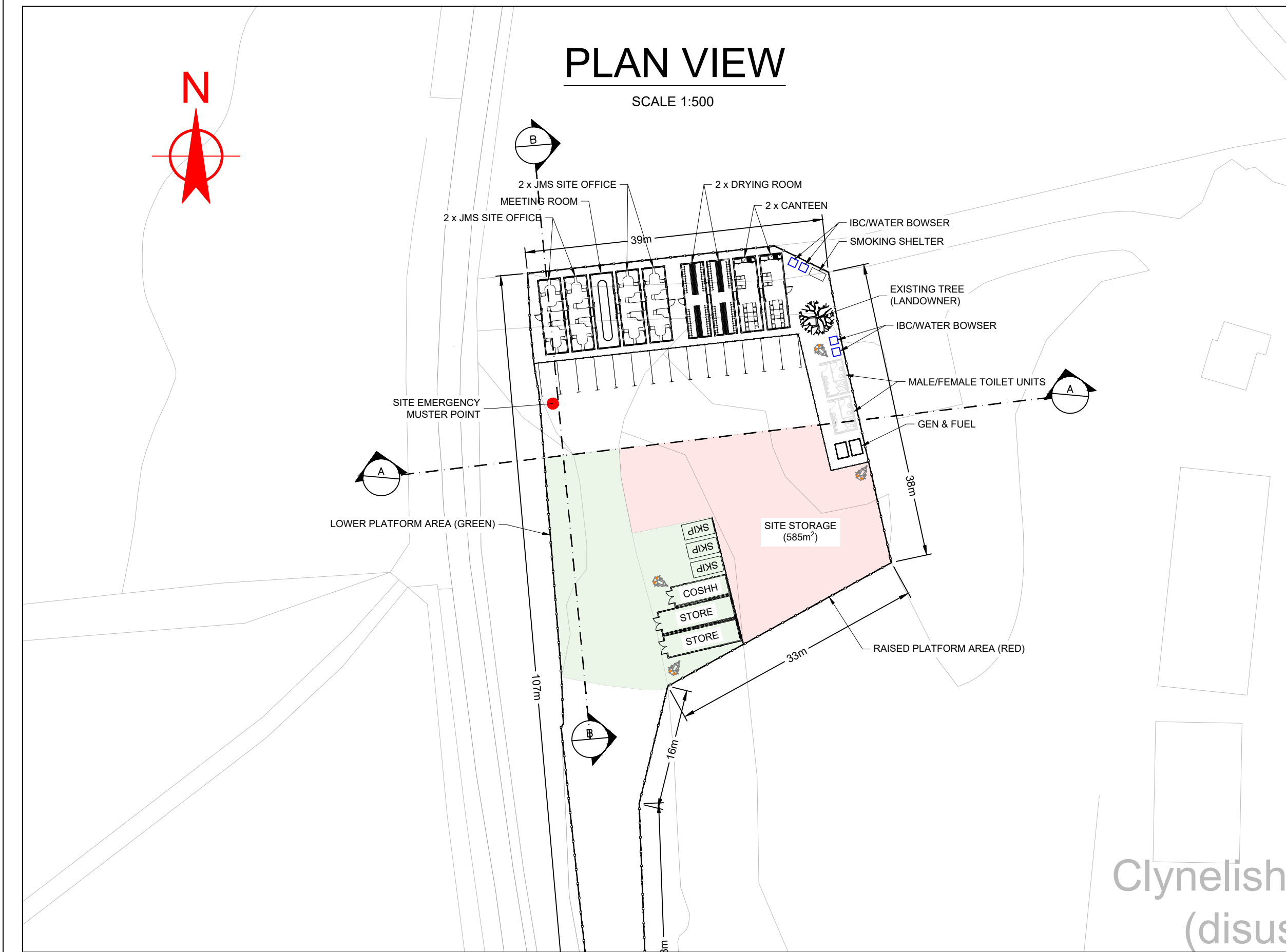
BIDWELLS

Date: 06/06/2025

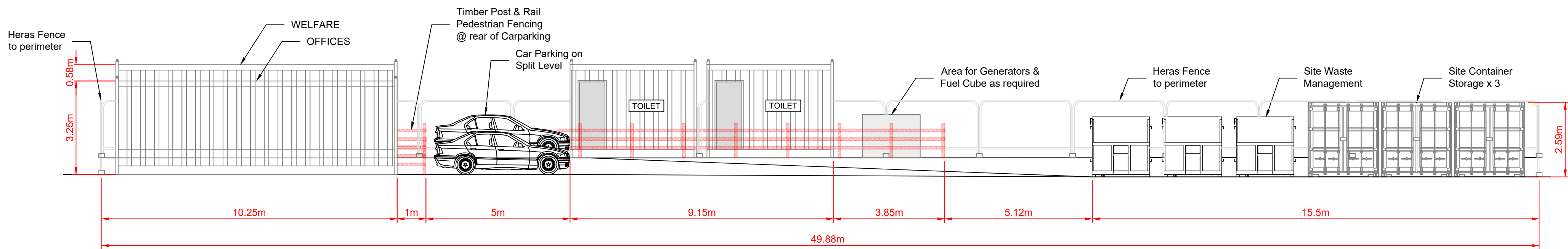
Produced by Bidwells GIS Mapping - 01223 559288

Proposed Site Compound, Clynelish, Brora - Block Plan





SECTION A-A



SECTION B-B

PROPOSED CABIN ARRANGEMENT
SCALE: 1:100



J. MURPHY & SONS LTD
Wiveton House, Highgate Road, London NW5 1TN



SSEN TRANSMISSION



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P01	S.MACKAY	F.GOMEZ	M.WILLIAMS	02/07/25	-
REV	DRAWN	CHK	APP.	DATE	REVISION COMMENTS

Project:	SSEN ASTI FRAMEWORK - LT428 BANNISKIRK TO CARNAIG 400kV	
Revision:	P01	Dwg Title:
Suitability:	S2	MORVERN YARD
Scale @ A1:	1:100	SITE ESTABLISHMENT - ELEVATIONS
Sheets:	1 OF 1	XXXX-LT428-JMS-OHL-ZZ-D-EO-XXXX
Internal Proj Ref:	1002-001579	Purpose of Issue:
		FOR INFORMATION
		Client Ref Number:
		-