

Agenda Item	7.1
Report No	PLS/68/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 3 December 2025

Report Title: 25/03053/S42: The Highland Council

Land 400M NE Of Blar Mhor Industrial Estate, Lochyside, Fort William

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Section 42 Application to develop land without compliance with conditions 1 of 18/03647/PIP to increase the Hospital GFA (up to 12,400m²) plus Energy Centre (up to 1,000m²) with associated site area increases

Ward: 11 – Caol and Mallaig

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 in principle reference 18/03647/PIP was granted in December 2018 for a mixed-use masterplan comprising residential (Class 9 and flatted), Hospital (Class 8), STEM Centre (Class 10), commercial (Classes 1 & 2) and community uses. The current application seeks to make changes to the site areas and gross floor areas set out in 18/03647/PIP for each development phase and to update the approved Site Phasing Plan accordingly.
- 1.2 It is worth noting that an application submitted under Section 42 of the Planning Act provides the Planning Authority with an opportunity, as part of the process in considering the proposed variation, to amend any, or each of the original conditions previously applied which it considers necessary to regulate the development proposed.
- 1.3 Pre Application Consultation: No formal pre-application consultation.
- 1.4 Supporting Information: Cover letter, Indicative site plan, Transport Assessment, Drainage Statement, and Drainage Strategy and Flood Risk Assessment
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site comprises an area of ground to the northeast of the A830. The site was previously granted planning permission for a mix of uses (planning reference 10/02634/PIP granted in 2011 and with subsequent approval of matters specified applications (MSC) in 2012 – including for roads, infrastructure, land preparation and the Police Station with Ambulance Station). Development commenced with the formation of the sustainable drainage system, delivery of a distributor road, delivery of transport and traffic mitigation (on-site and off-site) and some peat management works, and the construction of the Police Station. In 2018 there was a further MSC application (related to the original 2010 PIP) for the management of peat on phases 1 and 2 (18/03314/MSC). The peat management works on the site were undertaken under this permission in 2019, extending the existing partial development platform to the entirety of phase 1 and 2 and the community development area – which was also aligned with the new (revised) permission in principle for the Blar Mhor site for alternative uses, including housing (18/03647/PIP).
- 2.2 The revised permission in principle (18/03647/PIP) was granted on 19 December 2018 and subsequent MSC applications approved for detailed design of phase 1 (18/05939/MSC housing – 117 units), and for amended surface water drainage for phase 1 (19/00965/MSC). The housing layout of Phase 1 was also amended by 19/05601/MSC (phase 1-1: 38 residential units); 19/005621/MSC (phase 1-2: 37 residential units) and 19/05623/MSC (phase 1-3: 42 residential units). Phase 1 residential units are complete.
- 2.3 Approval of matters specified application (22/03479/MSC) for Phase 2 housing (122 residential units) was granted on 22 December 2022. This was split into three phases

(2A: 63 residential units; 2B: 45 residential units; and 2C: 14 residential units). The residential units on Phase 2A are complete.

3. PLANNING HISTORY

There is a detailed planning history on this site (predominately dating back as 2010). The history section below starts with the last permission in principle and lists applications from then until present time. These are the most relevant to the current application.

3.1	18.12.18	18/03647/PIP - Mixed-use masterplan comprising residential (Class 9 and flatted), Hospital (Class 8), STEM Centre (Class 10), commercial (Classes 1 & 2) and community uses	Planning Permission in Principle Granted
3.2	29.04.2019	18/05654/FUL – Construction of new college building to form a Centre for Science and Technology	Granted
3.3	25.06.2019	18/05939/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP relating to the detailed design of Phase 1 residential development of 117 unit	Granted
3.4	16.03.2021	19/00965/MSC - Approval of matters specified in conditions 2n (details of surface water drainage system). 2r (existing and proposed site levels), 6 (surface water drainage), 7 (capacity of surface water drainage) and 8 Approved (scheme for remodelling of surface water drainage basin) of application 18/03647/PIP in relation to enabling works for the formation of a new SUDS basin and the extension of an existing SUDS basin to serve Phase 1 residential development	Granted
3.5	12.03.2019	19/05601/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP - Amendments to design for sub-phase of residential masterplan including changes to fuel source, minor alterations to external works and alterations to detailed house type design (Phase 1)	Granted
3.5	12.03.2019	19/05621/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP - Amendments to design for sub-phase of	Granted

		residential masterplan including changes to fuel source, minor alterations to external works and alterations to detailed house type design (Phase 1)	
3.7	12.03.2019	19/05623/MSC - Application for Matters Specified in Conditions 2/6/7/9/13/16/17/19/21 & 22 of Planning Permission 18/03647/PIP - Amendments to design for sub-phase of residential masterplan including changes to fuel source, minor alterations to external works and alterations to detailed house type design (Phase 1)	Granted
3.8	22.12.2022	22/03479/MSC - Erection of 122 residential units with associated works (Phase 2)	Granted
3.9	08.08.2023	23/01625/FUL - The proposal involves the construction of a 27m long bus only link between the Tweeddale Health Centre and the housing development to the north, currently under construction. Part of the existing road network in the car park will be widened to accommodate passing vehicles. There will be a 190m long new footpath connecting the housing development and the existing road network. There will also be associated signage, road markings, planting and drainage works	Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour advert

Date Advertised: 28 August 2025

Representation deadline: 17 September 2025

Timeous representations: 1

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) One comment received consenting to the construction of a facility located 20m from the author's house.

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 **Kilmallie Community Council** made the following comments:

The three Community Councils of Kilmallie (which represents the area including 25/03053/S42), Caol, and Fort William Inverlochy & Torlundy, highlighted the requirements for a community liaison group in our comments of 02/09/2025. The remit of the group as required by planning condition 27 of Decision Notice 18/03647/PIP includes to 'keep under review the timing and type of development within future development phases'. The applicant of 25/03053/S42 notes that 'it is considered that this s42 application effectively represents an 'admin process' to update the Masterplan'.

Updating of the Masterplan is fully within the remit of the liaison group established under the planning condition and therefore the group should meet as soon as possible in order to ensure adequate and effective community input.

Kilmallie Community Council welcomes the progress made towards the new hospital facilities and none of our comments should result in any additional delays with this project. However, it is a concern that the current application for use of the STEM centre site has been made without any discussion with the community, which was the purpose of the aforementioned community liaison group conditioned in the Masterplan. We would also like to remind the Planning Authority of the condition 1 under 22/03479/MSD that no development can take place on Phase 2C until the space requirements of the hospital are finalised and, importantly, that the timing in that clause should be extended in view of the delay in the hospital development.

5.2 **Transport Planning Team:** No objection to the changes proposed to Condition 1 of permission reference 18/03647/PIP, and guidance provided on information that will be required within submissions to resolve conditions within the wider permission.

5.3 **Flood Risk Management Team:** No objection.

5.4 **Transport Scotland:** Does not propose to advise against the granting of permission.

5.5 **Scottish Water:** No objection raised to this planning application. Advice provided for the developer.

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 4 - Natural Places

Policy 5 - Soils

Policy 11 - Energy

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 18 - Infrastructure First
Policy 19 - Heating and Cooling
Policy 20 - Blue and Green Infrastructure
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management
Policy 23 - Health and Safety
Policy 25 - Community Wealth Building
Policy 26 - Business and Industry
Policy 27 - City, Town, Local and Commercial Centres

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
37 - Accommodation for an Ageing Population
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
67 - Renewable Energy Developments
70 - Waste Management Facilities
72 - Pollution
73 - Air Quality
74 - Green Networks
75 - Open Space
77 - Public Access

6.3 West Highland and Islands Local Development Plan (2019) (WestPlan)

Development Plan allocation – FW08 Blar Mor: Mixed use allocation for housing, community, business and retail uses over an area of 22ha.

6.4 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects
(August 2010)
Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Managing Waste in New Developments (March 2013)
Open Space in New Residential Developments (Jan 2013)
Physical Constraints (March 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets

Creating Places

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) Site area and boundary changes
 - c) Gross Floor Area Increase
 - d) Site capacity/infrastructure
 - e) any other material considerations

Development plan/other planning policy

- 8.4 The development contained in the Blar Mor Masterplan has the benefit of an extant planning permission in principle, with matters specified by conditions approval in place for various phases, which have since been constructed. There has been a change in Development Plan Policy since the previous granting of permission in principle, with the introduction of National Planning Policy Framework 4, however the limited extent of variation between the live permission and the current permission sought is not considered to alter the overall character of the extant planning permission. Given the whole site has also been cleared and prepared, there are no new peat or biodiversity issues to revisit.

- 8.5 Condition 1 of the 18/03647/PIP sets out the site areas and gross floor areas (GFA) allowed for each phase of development. Table 2 in the condition sets out the approved non-residential uses – reproduced below

Use Class	Use	Total
1-2	Retail/Commercial (m²)	550 m ² GFA
8	Residential Institutions	
	Hospital	2.42ha site area / 8,500 m ² GFA
10	Non-residential Institutions (m²)	
	Primary School	1.5ha
	Further Education (STEM Centre)	1.05ha /4,800 m ²
10/Sui Generis	Community Use	0.56ha

- 8.6 The current application seeks to change Table 2 to the following

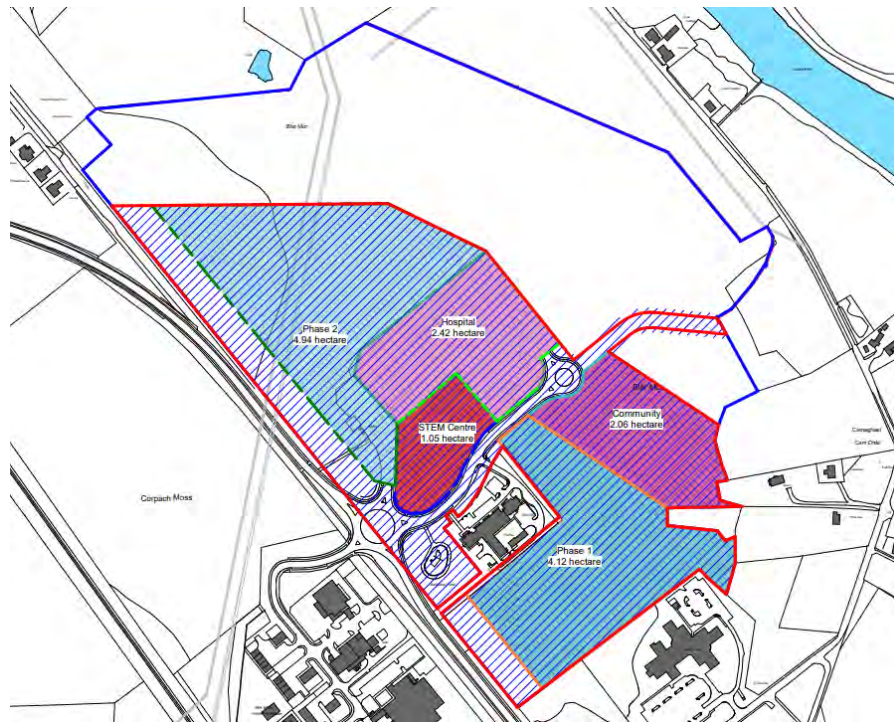
Site/Phase	Use Class	Total (Site Area ha/GFA m ²)
Retail/Commercial	1A (Shop, Services)	550 m ² GFA
Hospital / STEM Centre		3.87ha combined site area
	8 Residential Institution (Hospital)	12,400 m ² GFA (plus Energy Centre 1,000 m ² GFA)
	10 Non-Residential Institution (STEM Centre)	4,800 m ² GFA
Community	10 Non-residential Institution (Primary School)	1.5ha
	10 / Sui Generis (Community Use)	0.56ha

- 8.7 The implications of the proposed changes are discussed below.

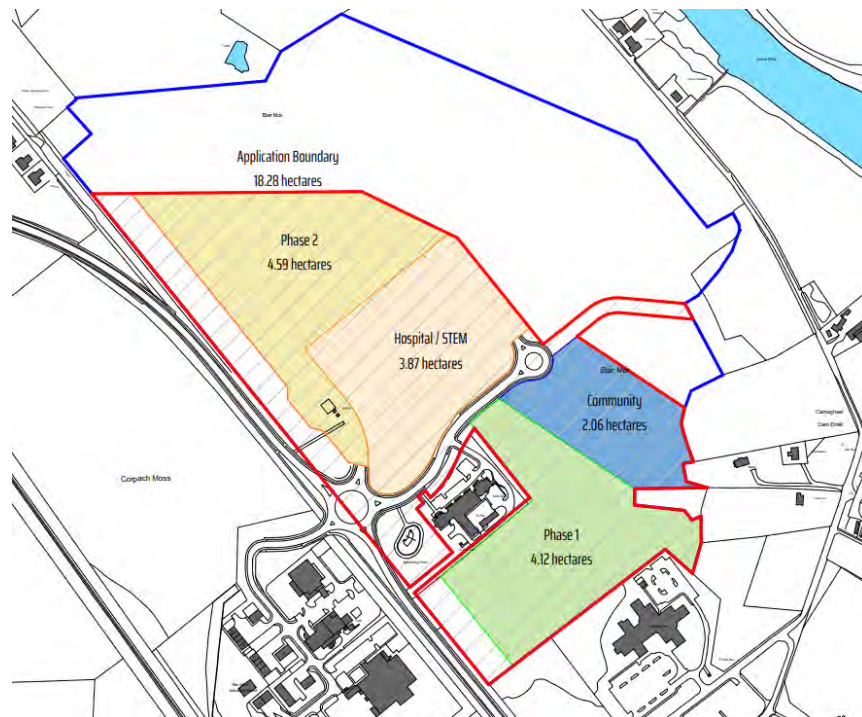
Site Area and Boundary Changes

- 8.8 Residual area from the Phase 2 housing layout, and small boundary changes, have been incorporated into the hospital and STEM site areas – increasing the overall combined hospital and STEM available site area from 3.47ha to 3.87ha (Phase 2 housing was originally 4.94ha and is now (as built/approved) 4.59ha). The site area changes are not considered to represent a significant change from the masterplan previously approved.

8.9 Extract of existing phasing plan



8.10 Extract of proposed phasing plan



8.11 The proposed changes see the previous hospital site and STEM site combined into one for the purposes of the new phasing plan and area totals. The supporting information states that while design development continues for the hospital, and the future development of the STEM building is to be confirmed, it is proposed that these sites are combined into one larger site for the purposes of the updated Masterplan and associated Table 2 and therefore does not propose a specific 'split' between

these two sites. The reason for this is to allow some flexibility with the internal boundary between these two developments during the design process, while a site layout is agreed that best meets the needs of both the hospital and the STEM centre. It has also been clarified that the combining of the sites is not for the hospital to now occupy both sites. The STEM allocation will remain as part of the masterplan as set out in the proposed revisions to Table 2 (set out in section 8.6).

Gross Floor Area Increase

- 8.12 The main proposed change regarding gross floor area (GFA) is for hospital (the STEM provision remains the same). The hospital GFA is set to increase from 8,500m² to 12,400m², with the addition of a further 1,000m² for an energy centre.
- 8.13 The application submission states that the approved 8,500m² GFA for the hospital was based on a high-level brief and the design requirements known at that time, however a new GFA (of up to 12,400m²) is now required which reflects up-to-date healthcare design and space standards which require larger clinical spaces. The submission also states this does not change the clinical model or notably increase the number of staff/patients/visitors or peak trips to/from the hospital. This updated GFA represents the currently briefed hospital requirements with an added 5% allowance for flexibility.
- 8.14 The submission also notes that the approved hospital GFA also did not include for any external Energy Centre or ancillary supporting space. While the design of such spaces is still to be finalised, the agent proposes that an Energy Centre/support building (c.1000m²) is included as part of this proposed update. It is clarified that the Energy Centre is wholly ancillary to the main hospital building and does not generate any activity/trips independently of the hospital.

Site capacity/Infrastructure

- 8.15 As discussed above, the increase sought for the hospital gross floor area (from 8,500m² GFA to 12,400m² GFA) relates to larger clinical spaces required by design space standards, not by an increase in the clinical model for the hospital. The number of patients, staff and visitors are not expected to significantly change, and the transport, access and parking provisions is not predicted to increase current approved capacities. Although the hospital is still going through the design process, an indicative site plan has been provided in support of the application.
- 8.16 The current application is supported by a Transport Assessment which has considered the impact based on updated floorspace. Transport Scotland have not recommended against the granting of this permission. The Council's Transport Planning Team has raised no objection to the GFA changes proposed and have provided advice on the Parking Management Plan required for the wider submissions; and enhancing active travel networks and public transport improvements. These would need to be addressed as approval of matters specified for the detailed hospital application.
- 8.17 The current application is also supported by a Drainage Strategy and Flood Risk Assessment. The Council's Flood Risk Management Team has reviewed the

information provided and has no objection to the changes to condition 1 of 18/03647/PIP. They remain content that the flood risk to the site is low.

- 8.18 The foul water from the site will be incorporated into a new drainage network within the hospital grounds and ultimately discharged into the existing Scottish Water sewer via a pumping station located west of the site.
- 8.19 The surface water from the hospital building and associated access roads, surface car park and hard landscaping will be collected into a treatment train with an overflow to the existing surface water drainage system serving the wider development. This ultimately discharges into the existing Scottish Water sewer via a detention basin south of the site. The Council's Flood Risk Management Team are content with the approach of collecting and attenuating surface water runoff on-site prior to discharge into the drainage network. The Team highlights the requirement for a detailed drainage design as part of the matters specified by conditions and provide advice on attenuation storage space.
- 8.20 Taking into account the information in support of this application it is considered the changes proposed will not significantly affect the site capacity and infrastructure requirements.

Other material considerations

- 8.21 The Community Council have raised concerns that the Community Liaison Group required by condition 27 of the current permission has not been convened, beyond occasions when the housing developments were ongoing. The Community Council urges the Council to properly establish the group.
- 8.22 The existing Liaison Group condition, which was introduced on the 2018 permission, reads as follows:

“No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council, Lochaber Access Panel and affected local Community Councils. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.”
- 8.23 The reason for the condition was cited as “To assist with the provision of mitigation measures and delivery of future phases of the development”.
- 8.24 The condition is effective for when phases of development are being implemented on the site, to allow direct dialogue with the developer/contractor. However, the second part of the condition which looks to ensure community engagement on future phases, whilst well intentioned, does not really meet the requirements for an enforceable planning condition. There are statutory requirements for pre-application consultation on major developments which cover this requirement.

- 8.25 In this case, the developer is The Highland Council, being the landowner, and as the Council, there is already a commitment to community engagement. Given the existing condition and that the Council is the 'developer' in this case, it is proposed to retain the condition (27.) but acknowledge the potential limitations. It will be for The Highland Council as developer/landowner (not Planning Authority) to establish and maintain the group as it relates to future plans.
- 8.26 Since the previous permission, there are now various options which may better suit the delivery of the community engagement on the future phases of the Blar Mor, with Fort William 2040 likely to be an appropriate project to co-ordinate and disseminate information and discussion. At present, with respect to the hospital site, NHS Highland chair a Lochaber Community Stakeholder Group which meets monthly and includes representatives from community councils and other local organisations. They plan to continue this throughout the design and application process. It is also noted from the Highland Investment Plan that the Council is intending to develop a Masterplan at the Blar Mor in order to deliver an approach which links acute hospital provision with community health and adult social care services, together with local housing solutions. This will also involve community engagement in its preparation.
- 8.27 It is intended to retain the condition, as is, as a means of securing the most effective vehicle for co-ordinating the community engagement on future plans for the Blar Mor site. This requirement will be the responsibility of the Highland Council as landowner/developer. In addition, each individual development phase will require to have community liaison arrangements in place for each phase of construction as per the terms of the planning permission.
- 8.28 In their comments, the Community Council highlighted condition 1 of 22/03479/MSC that states no development can take place on Phase 2C until the space requirements of the hospital are finalised and advised the clause should be extended in view of the delay in the hospital development.
- 8.29 This condition is on a live approval of matters specified permission and is not able to be extended. When the condition was originally imposed (22 December 2022) this provided for circumstances where the hospital site requirements were not confirmed within a fixed time period, and allows for the commencement of Phase 2B two years after the date of approval and commencement Phase 2C after three years.

Non-material considerations

- 8.30 None

Matters to be secured by Legal Agreement / Upfront Payment

- 8.31 There is an existing unilateral agreement in place under the original permission which has taken effect as a result of previous developments on the land. A minor amendment will be required to the agreement prior to issue of any decision notice reference the new permission (if approved).

9. CONCLUSION

- 9.1 The site has a live planning permission in principle, and phases of the overall site have been developed through staged matters specified in conditions applications. The changes proposed to the approved masterplan do not alter the overall characteristics of the extant planning permission. The changes to the gross floor area of the hospital and the slight internal boundary amendments do not give rise to infrastructure capacity issue. Given the whole site has also been cleared and prepared, there are no new peat or biodiversity issues to revisit.
- 9.2 It is recommended that the other conditions attached to the existing permission in principle are reimposed with some minor adjustments, with the exception of the peat management and mineral extraction conditions (28 and 29) which will not be reimposed given the site preparation works were undertaken for the wider site in 2019 under the previous permission. Numbering has been retained to help alleviate any confusion arising from those matters approved under the existing permission in principle and those for which approval will be sought under the new permission. In light of legislative changes since the previous permission was granted a new timescale condition is added (Condition A).
- 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	Y	
Notification to Scottish Ministers	N	
Conclusion of Section 75 Obligation	Y	Minor change to existing
Revocation of previous permission	N	

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

- A. The development to which this permission in principle relates shall be begun no later than the expiration of five years beginning with the date of grant of this permission.

Reason: In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

1. Planning Permission in Principle is hereby granted for a mixed-use development upon 18.37 hectares to be developed in accordance with the Master Plan hereby approved in two sequential residential Phases in accordance with the Phasing Plan and as set out in Table 1 and the Approved Non-residential Uses for each Phase set out within Table 2:

Table 1: Approved Residential Phasing

Phase	1	2
Use		
Residential (units)	120	130

Table 2: Approved Non-residential uses

Site/Phase	Use Class	Total (Site Area ha/GFA m ²)
Retail/Commercial	1A (Shop, Services)	550 m ² GFA
Hospital / STEM Centre		3.87ha combined site area
	8 Residential Institution (Hospital)	12,400 m ² GFA (plus Energy Centre 1,000 m ² GFA)
	10 Non-Residential Institution (STEM Centre)	4,800 m ² GFA
Community	10 Non-residential Institution (Primary School)	1.5ha
	10 / Sui Generis (Community Use)	0.56ha

The development shall be undertaken in accordance with the agreed Phasing Plan or in Sub Phases as may be approved in writing by the Planning Authority. A Sub-Phase means any part of any Phase of Development the subject of an Approval of Matters Specified in Conditions issued by the Council following an application in that behalf, or otherwise subject of any equivalent planning approval following an application in that behalf.

Reason: To ensure that the development proceeds in an appropriate manner and that the necessary elements of the development are provided at the appropriate stages.

2. No development shall commence within each Phase, or sub-Phase, until an application, or applications, as they relate to or are relied upon by that Phase or sub-Phase has been submitted to and approved by the Planning Authority in respect of the following matters, insofar as they relate to the details of the proposed development taking full account of the approved Master Plan, Creating Places, Designing Streets and other relevant national and local policy and guidance related to the matters set out below:-
- a. the siting, design and external appearance of all buildings and other structures;
 - b. details of sustainable design considerations;
 - c. the means of access to the site including connections to the A830(T) for all modes of transport;
 - d. the layout of the site, in accordance with Designing Streets principles;
 - e. road layout including:
 - 1. the road hierarchy;
 - 2. typical form of the routes forming the hierarchy;
 - 3. junction layouts and design with projected traffic figures supported by traffic modelling;
 - 4. junction visibility requirements;
 - 5. junction spacing both within the development and on the spine road;
 - 6. vehicle tracking at junctions and standard radii;
 - 7. details of any bus routes and bus stops inclusive of bus tracking;
 - 8. details of provision for cyclists and pedestrians including carriageway crossings and pedestrian linkages to the A830;
 - 9. provision for disabled users following consultation with the Lochaber Access Panel;
 - 10. details of safer routes to school;
 - 11. details of the location and type of service strips within the intended adoptable road boundary;
 - f. the provision of car parking inclusive of disabled parking including in-curtilage parking, communal parking areas, parking courts and on street parking with no driveways being located in positions where they may conflict with traffic movements at junctions;
 - g. the provision of covered cycle parking including resident cycle parking in houses and communal covered cycle parking at flats and external covered visitor cycle parking at flats;
 - h. the details of and timetable for delivery of the provision of public open space, including, in accordance with the Open Space in New Residential Developments: Supplementary Guidance, (or any superseding guidance prevailing at the time of submission);

- i. details of public art provision in accordance with the Highland Council's Public Art Strategy Supplementary Guidance (or any superseding guidance prevailing at the time of submission);
- j. the details of, and timetable for, the hard and soft landscaping of the site;
- k. details of management and maintenance arrangements of the areas identified in (h), (i), and (j) above;
- l. details of all boundary treatments within the development, as set out within the relevant approved Area Development Brief.
- m. the provision for service vehicles inclusive of the loading and unloading all goods vehicles during the operation of the developments;
- n. details of the provision of surface water drainage systems, including access for maintenance, across the phase or sub-phase, how it relates to the surface water drainage strategy for the site as a whole and management and maintenance arrangements of said infrastructure;
- o. details of the water and waste water connections, with connection to the public water and waste water networks. For the avoidance of doubt there shall be no connections to the trunk road drainage system;
- p. means of dealing with domestic and commercial waste in accordance with the Highland Council's 'Managing Waste in New Developments' Supplementary Guidance' including details of the siting of a recycling facility (or any superseding guidance prevailing at the time of submission);
- q. details of existing trees, shrubs and hedgerows to be retained;
- r. details of existing and proposed site levels with fall arrows;
- s. details of finished floor levels;
- t. details of all street lighting and lighting of car parking areas ensuring that safety and security matters are addressed;

Reason: To enable the Planning Authority and relevant consultees to consider these aspects of the development in detail.

3. No development shall commence within each Phase, or sub-Phase, until a Construction Environmental Management Document has been submitted to and approved in writing by the Planning Authority. The Document shall include:
 - a. An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and set out in the relevant planning conditions
 - b. Processes to control / action changes from the agreed Schedule of Mitigation
 - c. The following specific Construction and Environmental Management Plans (CEMP):
 - i. Habitat and Species Protection Plan
 - ii. Pollution prevention plan
 - iii. Dust management plan

- iv. Construction Noise, Vibration and Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise
- v. Site waste management plan
- vi. Measures to protect private water supplies; including an emergency response plan.
- d. Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
- e. Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
- f. Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs

The development shall proceed in accordance with the approved Construction Environmental Management Document.

Reason: To protect the environment and amenity from the construction and operation of the development.

4. No development shall commence within each Phase, or sub-Phase, until a scheme to deal with potential contamination on site within that Phase has been submitted to and approved in writing by the Planning Authority. The scheme shall include:
- i) the nature, extent and type of contamination on site, identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment in line with PAN 33 and BS10175:2001, or any superseding guidance prevailing at the time of the assessment), the scope and method of which shall be submitted to and approved in writing by the Planning Authority;
 - ii) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;
 - iii) measures to deal with contamination during construction works;
 - iv) a means of monitoring any decontamination measures;
 - v) a means of verifying the completion of any decontamination measures that may arise.

Thereafter, no development shall commence within the phase in question until written confirmation that the scheme will be implemented and completed in accordance with an agreed programme and, if required, monitoring measures are in place, has been issued by the Planning Authority

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

5. No development shall commence within each Phase or sub-Phase until pre-commencement surveys to locate the presence or absence of protected species have been undertaken and copies submitted to the Planning Authority. Should any of these species be found within or adjacent to an area likely to be affected by construction activities, appropriate mitigation measures shall be put in place by the developer prior to development commencing and be maintained for the duration of development, details of which shall first be submitted to, and approved in writing by, the Planning Authority.

Reason: To protect and enhance nature conservation from construction activities.

6. Any details pursuant to Condition 2 above shall be informed by and include full details of surface water drainage provision within the relevant Phase or sub-Phase and how that relates to the surface water drainage approach for the site as a whole (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in the CIRIA Manual and Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time). This shall also detail updated greenfield run-off rates to reflect the details of the proposed development. Thereafter, only the approved details shall be implemented and all surface water drainage provision for the relevant phase or sub-phase shall be completed prior to the occupation of the relevant phase or sub-phase.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment and prevent pollution

7. Any details pursuant to Condition 2 above shall include an assessment of the remaining capacity, inclusive of the cumulative uptake of the capacity by any prior phase or sub-Phase and the greenfield run-off rates of the next phase or phase or sub-phase, of the regional SuDS basin.

Thereafter, any mitigation identified to enhance the capacity of the overall SuDS system on the site shall be implemented and all surface water drainage provision for the relevant phase or sub-phase shall be completed prior to the occupation of the relevant phase or sub-phase.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment, reduce the risk of flooding and prevent pollution.

8. No development shall commence until a scheme for the re-modelling of the regional SuDS basin without infiltration features to assess the capacity and flood risk during a non-infiltration scenario has been submitted to and approved in writing by the Planning Authority.

Thereafter any mitigation required shall be implemented and completed prior to the occupation of the first phase of development.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment and reduce the risk of flooding.

9. Any details pursuant to Condition 2 above shall be informed by and include an access management plan (including details of footpaths and cycle ways and lighting (existing, during construction and upon completion and information on temporary or permanent diversion or closure)) shall be submitted for the written approval of the Planning Authority for each phase or sub-phase of the development. The plan shall show:-

- a. All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
- b. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;
- c. All paths and tracks proposed to be constructed for use by walkers, riders, cyclists, all abilities users etc and how these will integrate with existing or proposed networks;
- d. Any diversion of paths, temporary or permanent proposed for the purposes of the development;
- e. Links to the Highland Council's Core Paths and green frameworks.

Each Access Management Plan shall be implemented as approved and in accordance with the timetables outlined therein, unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the development is adequately connected with existing and proposed pedestrian and cycle routes and to accord with the Land Reform (Scotland) Act 2003

- 10. Any details pursuant to Condition 2 above for the development of any Further Education (STEM Centre) facility or any Hospital shall include measures to mitigate the potential noise impact of development on existing and/or future noise sensitive dwellings, including any development of a primary school on the land identified for community uses. The agreed measures shall thereafter be implemented.

Reason: To ensure acceptable levels of external and internal noise levels are achieved

- 11. Any details pursuant to Condition 2 above for the development of any primary school, shall include a detailed survey and assessment of the environmental noise sources impacting the school site for the written approval of the Planning Authority. Thereafter the agreed scheme of noise mitigation shall be implemented to the satisfaction of the Planning Authority.

Reason: To ensure acceptable levels of external and internal noise levels are achieved in the school.

- 12. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration or similar mechanical services, including fans, ducting and external openings shall be installed, maintained and operated such that any operating noise complies with Noise Rating Curve 20 and details and a noise assessment of each installation will require to be submitted for the written approval of the Planning Authority.

Reason: In the interests of amenity

- 13. Any details pursuant to condition 2 above shall be informed by and include a Waste Management Strategy for each phase or sub-phase. This shall detail the approach to sustainable waste management in the operation of all aspects of development with identification of bin stores, bin collection points, and refuse vehicle collection routes in each phase or sub-phase.

Reason: In the interests of amenity, to manage waste and prevent pollution.

14. All roads intended to link with future phases of development or to other adjoining sites shall be taken to the edge of the application site with no impediments.

Reason: To ensure that future roads and routes can be provided without impediment.

15. No development shall commence on each phase or sub- phase until a Construction Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

16. Any details pursuant to condition 2 above shall show car parking spaces provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: To ensure adequate provision of car parking.

17. Any details pursuant to condition 2 above shall show secure, covered cycle parking spaces provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the element of the development to which it relates, and thereafter being maintained for this use in perpetuity.

Reason: To ensure that the proposed cycle parking is safe and secure for use by the public.

18. Any details pursuant to Condition 2 above which includes development of non-residential uses within each Phase or sub-phase shall include a Parking Management Plan in respect of each application for non-residential development that includes car parking for that Phase. The parking management plan shall include signage, specific provision for short-stay parking, management of staff parking and other parking control measures to which it relates. Thereafter the approved details shall be implemented in accordance with the approved details and thereafter maintained for this use in perpetuity.

Reason: To ensure that the car parking provided is used in an effective and appropriate manner.

19. Any details pursuant to condition 2 above shall include details, including full specifications, for the layout, design and construction of green spaces, outdoor sports and recreation facilities that comply with, or exceed, the Highland Council's adopted standards contained within 'Open Space in New residential Development' for that Phase. Thereafter the agreed scheme shall be implemented thereafter to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and to ensure that open space and recreational facilities are in accordance with Council standards.

20. Before the first occupation of each Phase, or sub-Phase, a scheme for the maintenance in perpetuity of all on-site green spaces and/or woodland and/or sports facilities, features or parts of the development that are not the exclusive property of any identifiable individual house owner such as communal parking areas, the common

entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Highland Council or Scottish Water for that Phase of sub-Phase, shall be submitted to and agreed in writing by the Planning Authority. The agreed scheme, which shall accord with the Highland Council's adopted standards contained within 'Open Space in Residential Development', shall be implemented thereafter to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and to ensure that communal infrastructure on the site are maintained in accordance with the Council's standards.

21. Any details pursuant to condition 2 above shall include and be informed by a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development. This will include a timetable for investigation, all in accordance with the attached specification which shall require to be submitted for the written approval of the Planning Authority. All arrangements thereby approved shall be implemented by the applicant/developer at his expense in accordance with the approved timetable for investigation.

Reason: To ensure the protection and/or recording of the historical and archaeological interest that may be found on the site.

22. Any details pursuant to Condition 2 above shall be informed by:
- a. Arboricultural Assessment;
 - b. Tree Constraint and Protection Plan
 - c. Arboricultural Method Statement;
 - d. Tree and Woodland Management Plan for existing woodlands. Such details should be in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction (or any superseding document prevailing at the time).

Thereafter, development shall progress in line with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

23. All planting comprised in the approved scheme of landscaping for each phase or sub-phase shall be undertaken in the first planting season following occupation of the first building for that Phase. Any plants which, within a period of five years from the occupation of the first building on that Phase, die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.

Reason: In the interests of amenity and in order to ensure that the development is adequately landscaped.

24. No part of each phase shall be occupied until Traffic Regulations Order(s), limiting the speed of traffic on all roads, with the exception of the Spine Road, to no more than 20mph, have been submitted to and approved in writing by the Roads Authority. For the avoidance of doubt any Traffic Regulation Order(s) and any required signage and road markings shall be at the expense of the developer.

Reason: In the interests of safety of all road users in the residential development.

25. Any details pursuant to Condition 2 above which includes development of non-residential uses within a Phase or sub-phase shall include an Outline Travel Framework Plan in respect of each application for non-residential development. This shall set out proposals for reducing dependency on the private car and encouraging active travel. Thereafter, no development shall be occupied in each phase or sub-phase of the development until a detailed Travel Framework Plan, based on the principles of the outline Travel Framework Plan, have been submitted and agreed in writing by the Planning Authority. The detailed Travel Framework Plan shall include:
- a. Measures for extending and/or increasing the active travel opportunities in the area;
 - b. Details for the management, monitoring, review and reporting of these measures;
 - c. A system of management, monitoring, review, and reporting.

The Travel Framework Plan shall be implemented as approved from the first occupation of the development.

Reason: To facilitate the reduction in the use of private cars and increase use of sustainable and active travel.

26. No development shall commence until the Planning Authority has approved the terms of appointment and the identity of the appointee by and at the cost of the Developer of an independent and suitably qualified consultant to act as Travel Plan Co-ordinator to deliver the Travel Framework Plan required under Condition 25 of this Planning Permission from commencement of development to the date of completion of the development.

Reason: To facilitate the reduction in the use of private cars and increase use of sustainable and active travel.

27. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council, Lochaber Access Panel and affected local Community Councils. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.

Reason: To assist with the provision of mitigation measures and delivery of future phases of the development.

REASON FOR DECISION

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

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. 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.

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

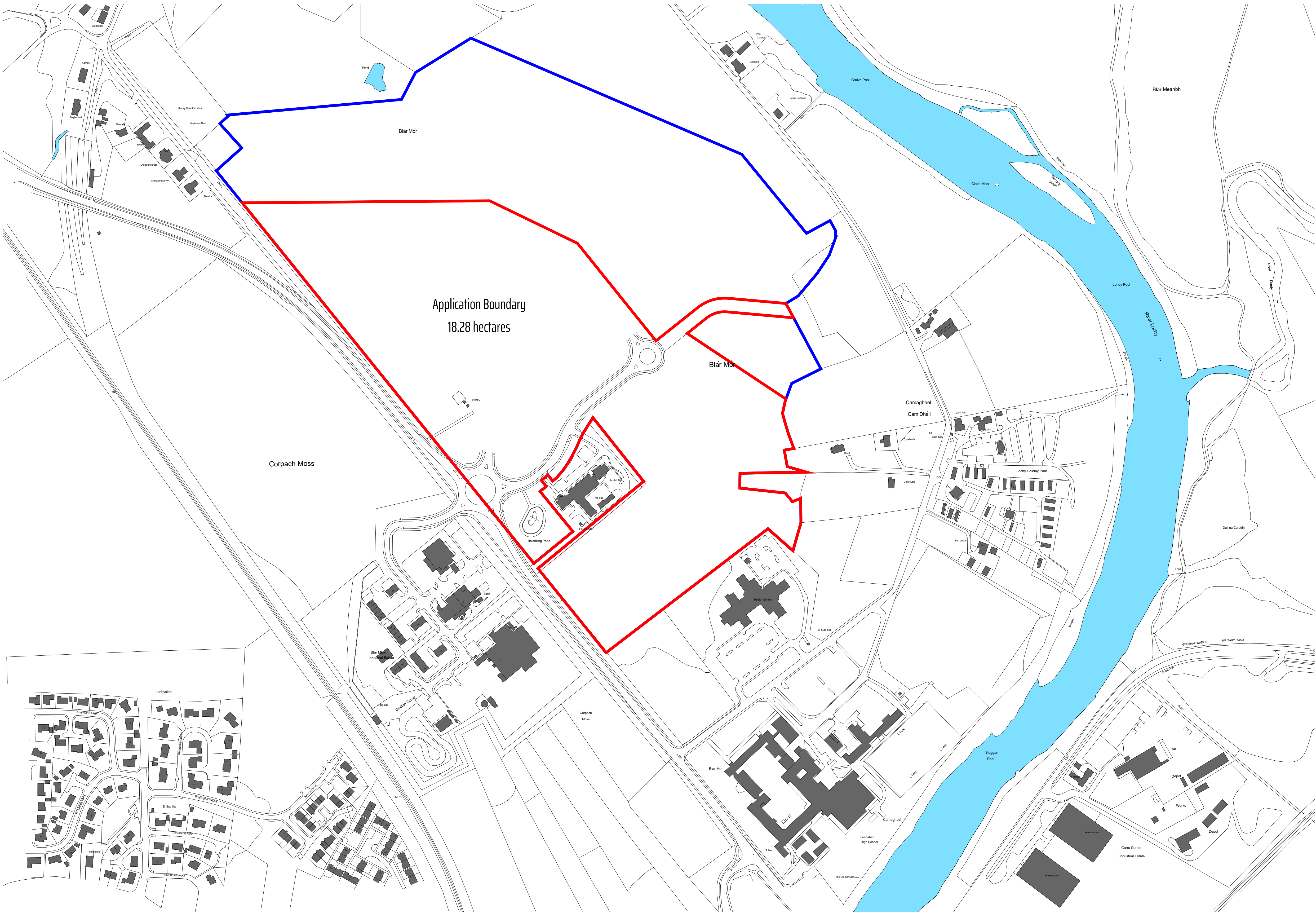
You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it 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: Area Planning Manager - South

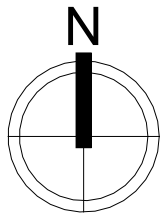
Author: Susan Macmillan

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

Relevant Plans: Plan 1 - Location Plan
Plan 2 - Phasing Plan
Plan 3 - Indicative Site Plan



Location Plan
Scale - 1 : 2500



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CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded on our A-806 series documents in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Guidance on Regulations".

0 50 100 150m
Scale 1:2500

KEY:
Application Boundary
Ownership Boundary

GENERAL NOTES:
This masterplan drawing has been updated by Keppie Design, based on the original Approved Masterplan drawings by Threasky Architecture drawing numbers 1705/A-360-ZZ-XX-DR-A-0014 and 1705/A-360-ZZ-XX-DR-A-0022. We have not independently verified the accuracy or completeness of the original information and therefore accept no responsibility for any errors or omissions contained therein.

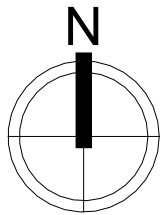
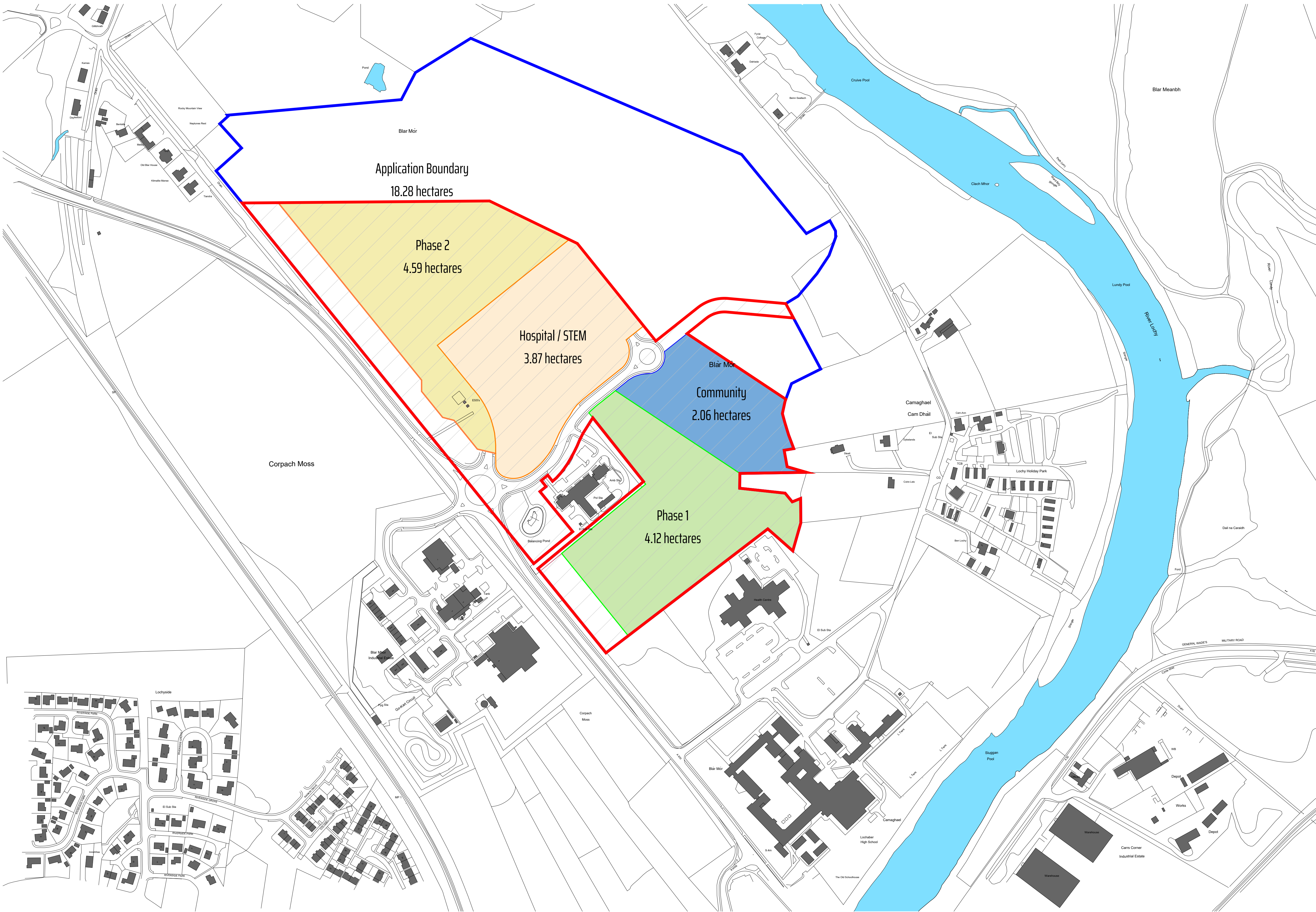
REV	DESCRIPTION	DRW	CHK'D	DATE
P02	Issued for planning	TK	DM	11.08.25
P01	First issue for information	TK	DM	24.07.25



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Glasgow
G2 4BS
Tel: 0141 204 0066
www.keppiedesign.co.uk

Client
Balfour Beatty Construction Limited
Project
Blar Mor Masterplan
Drawing
Location Plan

Project No. 23-0002	Rev P02
Drawing No. H231H_Z2003-KEPP-XXXX-Z0XX-DR-A-6010005	
Status INFORMATION	Status Code S2
Created: TK Date: 24/07/25	Checked: DM Scale: As indicated



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Scale 1:2500

KEY:
Application Boundary
Ownership Boundary

GENERAL NOTES:
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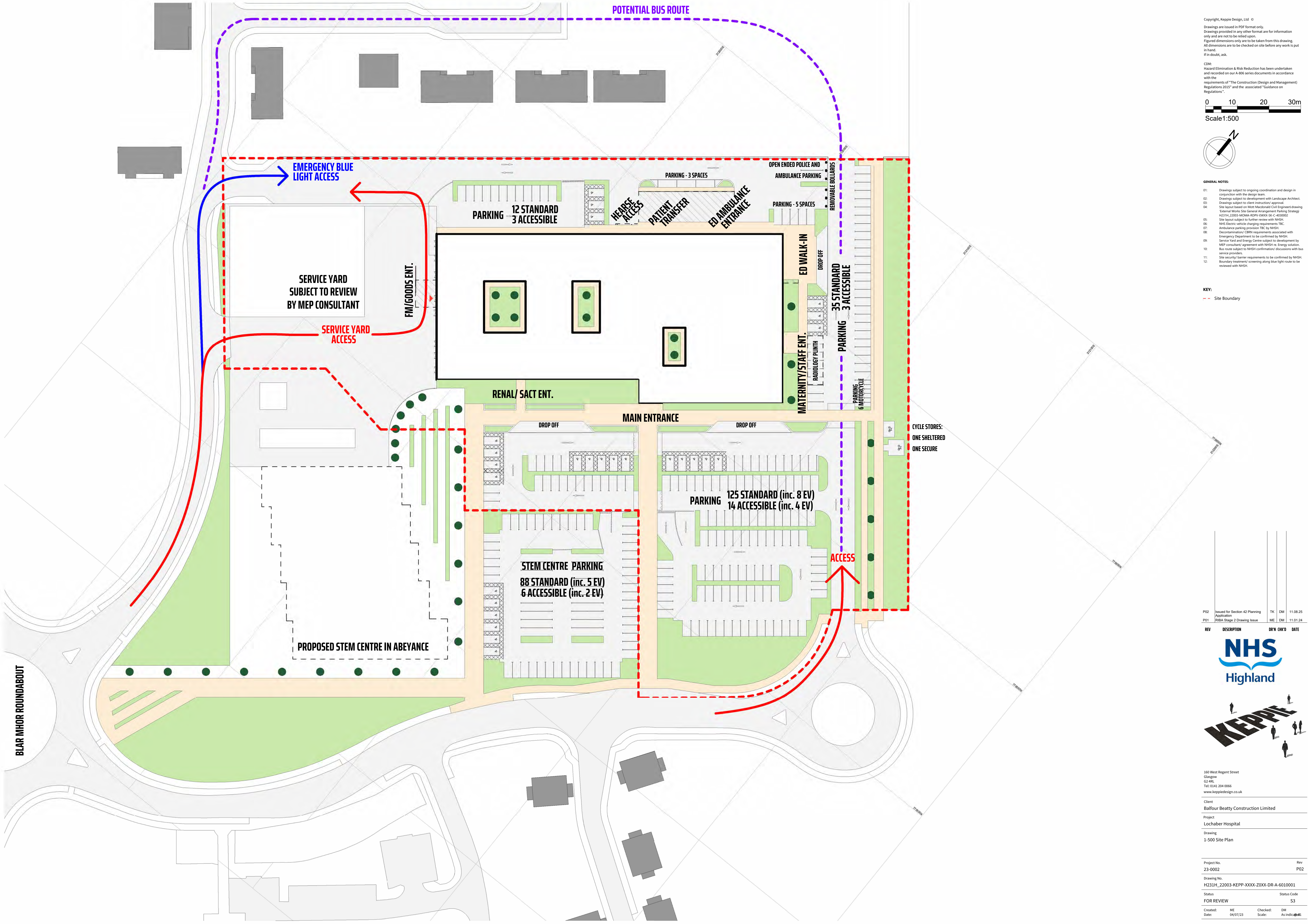
Client
Balfour Beatty Construction Limited
Project
Blar Mor Masterplan
Drawing
Phasing Plan

Project No.
23-0002
Rev
P02

Drawing No.
H231H_Z2003-KEPP-XXXX-Z0XX-DR-A-6010006

Status
INFORMATION
Status Code
S2

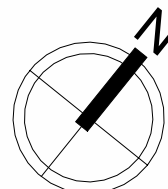
Created: TK
Date: 24/07/25
Checked: DM
Scale: As indicated



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0 10 20 30m
Scale 1:500



- GENERAL NOTES:
- 01: Drawings subject to ongoing coordination and design in conjunction with the design team.
 - 02: Drawings subject to development with Landscape Architect.
 - 03: Drawings subject to client instruction/ approval.
 - 04: Site layout based on Mott MacDonald Civil Engineering drawing (External Works Site General Arrangement Parking Strategy) H231H_Z2003-MODMA-RDPV-EVOX-SK-C-483002
 - 05: Site layout subject to further review with NHS.
 - 06: NHS Electric vehicle charging requirements TBC.
 - 07: Ambulance parking provision TBC by NHS.
 - 08: Decommissioning/ CBR requirements associated with Emergency Department to be confirmed by NHS.
 - 09: Service Yard and Energy Centre subject to development by MEP consultant/ agreement with NHS re. Energy solution.
 - 10: Bus route subject to NHS confirmation/ discussions with bus service providers.
 - 11: Site security/ barrier requirements to be confirmed by NHS.
 - 12: Boundary treatment/ screening along blue light route to be reviewed with NHS.

KEY:
- - - Site Boundary

P02	Issued for Section 42 Planning Application	TK	DM	11.08.25
P01	RIBA Stage 2 Drawing Issue	ME	DM	11.01.24

REV	DESCRIPTION	DRW	CHK'D	DATE
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Client
Balfour Beatty Construction Limited

Project
Lochaber Hospital

Drawing
1-500 Site Plan

Project No.
23-0002

Drawing No.
H231H_Z2003-KEPP-XXXX-Z0XX-DR-A-6010001

Status
FOR REVIEW

Created: ME
Date: 04/07/23

Checked: DM
Scale: As indicated

Status Code
S3