

Agenda Item	7.2
Report No	PLN/014/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 11 March 2026

Report Title: 25/02492/S42 : Global Energy Nigg/Sumitomo Electric UK Cable Ltd
Sumitomo Electric UK Power Cables LTD
Nigg, Tain

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Section 42 application to vary Condition 9 on 23/04662/FUL to amend construction working hours and days

Ward: 07 – Tain and Easter Ross

Development category: Major

Reason referred to Committee: Variation of condition to major application

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended). This application seeks to vary Condition 9 of the Nigg High Voltage Cable Manufacturing Plant planning permission 23/04662/FUL, granted on 22 February 2024. No physical alterations to the approved development or changes to the site boundary are proposed. The amendment relates solely to Condition 9, summarised below.

Condition 9 Construction Hours: The applicant seeks to vary Condition 9 to amend the permitted construction working hours. The approved condition allows 08:00–18:00 Monday–Friday, 08:00–13:00 Saturday, with no Sunday working.

The proposed hours are 08:00–18:00 Monday–Friday, 08:00–17:00 Saturday, and 08:00–13:00 Sunday. This represents no change to weekday hours, an additional 4 hours on Saturdays, and 5 hours of working on Sundays. The extended hours are required to support timely completion of the Factory in line with the current programme. The application is retrospective, as a short trial period has already been undertaken to facilitate earlier completion of the development and thereby reduce the overall construction period and any associated amenity impacts.

- 1.2 The High Voltage Cable Manufacturing Plant (from herein referred to as the Cable Plant) was granted consent in February 2024 subject to 19 planning conditions. The consented development comprised:

- Main plant building with two floors across a total footprint of 43,145m²
- A vertical cabling cooling extrusion tower of just under 45m in height and a footprint of 1372m²
- Warehouse of 2,400m²
- Shielding room building of 860.2m²
- Large cable spooling drums, some of which are enclosed by shelters;
- Offices and welfare facilities over two floors;
- Road access and parking
- Earth bunds and landscaping;
- On-site generation and electrical infrastructure; and
- A moveable cable gantry delivery system across the B9175 road for cable loading to a ship on the east side of the inner dock at the Port of Nigg.

A non-material variation was subsequently approved 1 July 2025 to alter various aspects of the project, including finished floor levels, minor changes in layout, adjustments to the bund and increased site levels, changes to SUDS and swale arrangements, and the introduction of waste storage facilities and an emergency water tank storage.

No physical alterations to the approved scheme are proposed in this Section 42 application.

- 1.3 Pre-Application Consultation: No formal pre-application was undertaken between the applicants and the Planning Authority for the variation of Condition 9.
- 1.4 This application is supported by a Construction Noise Management Plan and Planning Statement.
- 1.5 Variations: No variations have been made during this application.

2. SITE DESCRIPTION

- 2.1 The site is located to the east of the B9197, directly opposite the Nigg Energy Park, and extends to approximately 15.35 hectares. The land previously comprised mainly agricultural grazing fields but is now an active construction site with substantial building works undertaken. The application site is broadly defined by the edge of the policy woodland associated with Pitcalzean House to the north, and by the continuation of the B9157 as it curves to the south. The western boundary follows the heel of the footpath beside the public road, while the eastern boundary remains open and undefined.

3. PLANNING HISTORY

- 3.1 28.03.2023 23/00704/SCRE: High voltage cable manufacturing plant for the renewables industry EIA Required
- 3.2 22.06.2023 23/01272/PAN: High voltage cable manufacturing plant Case Closed – PAN referred to June 2023 NPAC
- 3.3 18.08.2023 23/03318/SCOP: Construction and operation of a high voltage cable manufacturing factory and ancillary facilities for the renewables industry Scoping Response Issued
- 3.4 22.02.2024 23/04662/FUL: Erect High Voltage Cable Manufacturing Plant PERMISSION GRANTED
- 3.5 01.07.2025 25/00497/FEE: Non-material variation for 23/04662/FUL Case Closed – NMV approved

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour and EIA Adverts
Date Advertised: 28.07.2025, 27.10.2025, and 22.10.2025
Representation deadline: 08.08.2025 & 23.11.2025.

Timeous representations: 0

Late representations: 0

4.2 Material considerations raised are summarised as follows:

a) None

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 **Cromarty and District Community Council** do not object to the extension of working hours as proposed in this S42 application.

5.2 **Environmental Health** do not object to the proposal as the proposed extension of Saturday working hours is unlikely to result in significant noise impacts. However, there has been concern that audible construction work on Sundays could generate complaints unless noise-intrusive operations are restricted.

It is understood that that the extended hours were discussed with the Community Liaison Group and has been trialled for some time now. Environmental Health confirmed that as 23/02/2026 there have been no complaints regarding the agreed upon trial of the extended weekend hours.

A Construction Noise Management Plan has been submitted, outlining that remaining works include steel frame and cladding erection, external hardstanding and access road construction, a cable underpass beneath the B9175, and internal factory fit-out. The CNMP confirms that higher-noise related activities, such as works to the exterior of the building or site, will predominantly occur within the existing consented hours, while less intrusive works, principally internal activities, will be undertaken during the extended working hours.

5.3 **Contaminated Land** do not object or offer any comment.

5.4 **Archaeology** do not object or offer any comment.

5.5 **Flood Risk Management Team** do not object or offer any comment.

5.6 **Historic Environment Team – Conservation** do not object or offer any comment.

5.7 **Access Officer** do not object or offer any comment.

5.8 **SEPA** do not object or offer any comment.

5.9 **Transport Scotland** do not object.

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 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 11 - Energy
Policy 12 - Zero Waste
Policy 13 - Sustainable Transport
Policy 18 - Infrastructure First
Policy 22 - Flood Risk and Water Management
Policy 23 - Health and Safety
Policy 25 - Community Wealth Building
Policy 26 - Business and Industry

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

23 - Nigg
28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
40 - Retail Development
41 - Business and Industrial Land
49 - Coastal Development
51 - Trees and Development
52 - Principle of Development in Woodland
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
67 - Renewable Energy Developments
69 - Electricity Transmission Infrastructure
71 - Safeguarding of Waste Management Sites
72 - Pollution
77 - Public Access

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

The northern and southern portion of the site are within the NG1 Allocation (Nigg) for Industry.

Policies:

1 - Low and Zero Carbon Development

7 - Industrial Land
9 - Delivering Development and Infrastructure

6.4 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (2010)

Nigg Masterplan (March 2013)

7. Other Planning Policy Documents

7.1 Developing with Nature Guidance (NatureScot 2023)

PAN 1/2011 - Planning and Noise (2011)

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. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

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 principle of the development has already been established through the granting of planning permission 23/04662/FUL. Section 42(2) of the Town and Country Planning (Scotland) Act 1997 states that, when determining an application of this kind, the planning authority is to consider only the question of the conditions to which the planning permission should be subject. The legislation also allows the authority to grant a new permission with conditions that differ from those attached to the original consent. This can ensure the wording is in line with current good practice and ensure the conditions are suitable to regulate the proposed development.

Development plan/other planning policy

8.4 A Section 42 application constitutes a new planning permission and must therefore be assessed against the current policy framework. The Development Plan at this time comprises National Planning Framework 4 (NPF4), the Highland wide Local Development Plan (HwLDP), the Inner Moray Firth Local

Development Plan 2 (IMFLDP2), and associated statutory supplementary guidance.

- 8.5 NPF4 Policies 1, 2 and 3 apply to all development proposals across Scotland and require that significant weight be given to the climate and nature crises in the decision-making process. Proposals that support renewable energy infrastructure or otherwise contribute positively to national net zero objectives therefore receive strong support under Policy 1.
- 8.6 NPF4 Policy 11 (Energy) further encourages and facilitates all forms of renewable, low carbon and zero emission energy technologies, confirming support for such development where appropriately located. The proposal is also considered consistent with NPF4 Policy 26, which supports increased business and industrial activity, as well as the relevant policies of the local development plan.
- 8.7 While policy has changed following the adoption of IMFLDP2 since the original consent was granted, the principle of development has been firmly established through the previous planning permission ref.23/04662/FUL, which is considered to broadly accord with both local and national policy. As no physical alterations are proposed, this Section 42 application relates solely to the requested variation of Condition 9 (construction operation hours). However, notwithstanding the granting of the previous permission, the proposed variation must still be assessed against all relevant material considerations, as reflected in the general policies of both the HwLDP and NPF4. In this case, the key issue concerns the potential for increased noise generation outwith the currently approved construction hours, which forms a significant element of the planning appraisal set out below.

Noise and Other Amenity Impacts

- 8.8 At the time of the originally granted permission for the Cable Plant with reference 23/04662/FUL in February 2024, no Construction Noise Management Plan (CNMP) had been submitted. However, following the approval of the application, a CNMP was submitted to satisfy and discharge Condition 8, a pre-commencement condition requiring the report to be submitted in conjunction with mitigation measures and proposals for noise monitoring and complaints procedures. It was found that the submitted documentation was accepted, and Condition 8 was satisfied.
- 8.9 In addition to the CNMP and discharge of Condition 8, it was provisionally agreed between the applicant, the Planning Authority, and Environmental Health that extended construction hours could be trialled, subject to appropriate mitigation being in place. As part of this arrangement, the applicant was required to report any noise complaints arising from the additional working hours (13:00–17:00 on Saturdays and 08:00–13:00 on Sundays) outwith those specified by Condition 9. Since June 2025, construction works have been undertaken during the additional hours as a trial period, and no complaints have been received by either the applicant or the Council's Environmental Health team as of 18 February 2026.

- 8.10 This Section 42 application seeks to formally amend Condition 9 to reflect the extended working hours, which have already been implemented on a trial basis without generating any substantiated concerns. The application is supported by an updated Construction Noise Management Plan, which has been revised to account for the extended hours and the possible effect on the nearest noise sensitive receptors at Pitcalzean Hotel, Broomhill Cottage, Nigg Ferry Hotel, and Cromarty.
- 8.11 A full list of construction plant and associated sound power levels used in the original noise impact assessment (as part of Condition 8 for the original 23/04662/FUL permission) were provided and evaluated against the four abovementioned noise-sensitive receptors to determine predicted impacts and to assess compliance with the maximum acceptable weekend noise threshold values. It was found that the predicted construction noise levels are less than the identified threshold at the closest noise sensitive receptors during construction activities. It is also noted that at the time the new CNMP was submitted (October 2025), the site clearance, initial groundworks, and foundation works has been completed. It was further confirmed that the erection of the steel frame, roof, and cladding were completed as of 23 February 2026. The applicants expect the majority of the slab and machine foundations to be completed by the end of February 2026, with the doors added by the end of April 2026, which will complete the building envelope. Works from then on will entail interior works to the Cable Plant, final construction of the hardstanding and access roads around the exterior of the site, and the cable underpass below the B9175, with the applicant hoping to be operational by the end of Q4 in 2026.
- 8.12 As identified on the decision notice the reason for Condition 9 is “To minimise adverse impact on nearby receptors”. It is considered that given the above, the current completion of the outer shell of the Cable Plant, and lack of any noise complaints since the trial period was initiated in June 2025, the regularisation of the extended new construction hours in a newly worded condition is acceptable on balance.
- 8.13 Lastly, it is noted that no objections were received from members of the public or from statutory consultees during the various publicity periods associated with this proposed change. Should any concerns arise between the date of this report and completion of the construction works – specifically in relation to noise or any other unacceptable adverse impacts associated with the extended Saturday and Sunday working hours – the established complaints procedure will continue to apply, with Environmental Health intervening as necessary.
- 8.14 Overall, the proposed revision to the construction hours aligns with both national and local policy objectives that support business and industrial development, including activity that facilitates the renewable energy sector. Importantly, the proposal accords with National Planning Framework 4 Policy 23 (Health and Safety), which seeks to ensure that development avoids significant adverse effects on human health, including noise. The updated Construction Noise Management Plan and associated monitoring arrangements provide confidence that the extended working hours will remain compliant with Policy 23 by preventing unacceptable noise impacts at nearby receptors.

Other material considerations

8.15 There are no other material considerations.

9. CONCLUSION

9.1 The principle of the development has already been established. No changes to any assessed environmental impacts are predicted in relation to the amendments sought to this retrospective Section 42 application, and the Council is satisfied that any environmental effects of this development can again be addressed and mitigated by way of the amended condition. Monitoring of operational compliance has also been secured through Condition 9. The application of this trial period over the last few months to the revised hours of operation has not resulted in any objections during this trial period or from any consultees or third parties to this application.

9.2 The proposal is considered to align with the relevant provisions of National Planning Framework 4, particularly Policy 23 (Health and Safety), which requires proposals to avoid significant adverse impacts on human health, including noise. The updated Construction Noise Management Plan demonstrates that predicted noise levels remain within acceptable thresholds, supported by the absence of complaints during the trial period. The proposal also supports Policy 28 (Infrastructure First) by facilitating efficient delivery of strategic infrastructure while maintaining appropriate environmental safeguards.

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 N issued

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. Except insofar as specifically amended by this permission granted under Section 42 of the Town and Country Planning (Scotland) Act 1997, the development shall be carried out in strict accordance with the details, plans, and conditions previously approved under the original planning permission.

Reason: To ensure that the development is implemented in accordance with the approved details, while allowing for any amendments approved under this Section 42 application.

2. The development shall be carried out in strict accordance with the approved Construction Traffic Management Plan (CTMP) (01.10.2024 ref. 23/04662/FUL) unless otherwise agreed in writing by the Planning Authority. The approved CTMP shall remain in place for the duration of the construction period and shall be implemented in full for the entirety of the works hereby approved.

Reason: To minimise disturbance to and maintain free flow of traffic on the local road network.

3. The approved 3 metre wide surfaced and kerbed footway/cycleway along the eastern side of the B9175, extending along the entire frontage of the site, shall be retained and maintained for the lifetime of the development.

The footway/cycleway shall continue to accord with the details previously approved by the Planning Authority in consultation with the Roads Authority and shall be maintained in accordance with Highland Council's Roads and Transport Guidelines for New Developments. The facility shall remain suitably signed and road marked as a shared pedestrian and cycle facility in accordance with the current Traffic Signs Regulations and General Directions and the Traffic Signs Manual.

Reason: To ensure pedestrian and cyclist safety during the construction phase and thereafter.

4. The surface water drainage and SUDS arrangements serving the altered B9175 and the new adoptable section of the southern access, as implemented pursuant to the previous planning permission, shall be retained and maintained for the lifetime of the development.

All roads-related drainage and SUDS infrastructure shall remain located within the defined adoptable public road boundary and shall be readily accessible from the local public road to allow for ongoing inspection and maintenance.

The drainage arrangements shall continue to accord with the details previously approved by the Planning Authority and shall be maintained in accordance with the principles of the CIRIA SUDS Manual, SUDS for Roads, and the current version of Sewers for Scotland (or any successor documents in force at the time of maintenance).

Reason: To ensure surface water drainage measures comply with applicable standards.

5. Prior to the development becoming operational the applicant shall submit, for the written approval of the planning authority, a Noise Impact Assessment carried out by a suitably qualified and competent person in accordance with BS 4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound. The assessment shall demonstrate that operational noise, including associated vessel noise, arising from this development will not have an adverse impact on existing noise sensitive properties when considered cumulatively with existing noise sources. Details of the proposed monitoring methodology and assessment locations must be agreed beforehand with the Council's Environmental Health Officer.

Thereafter the development shall progress in accordance with the approved Noise Impact Assessment and all approved mitigation measures shall be in place prior to the first occupation/use of the development, or as otherwise may be agreed in writing by the Planning Authority

Reason: To ensure noise during the operational phase of the development is effectively mitigated.

6. Prior to the development becoming operational the applicant shall submit, for the written approval of the planning authority, an operational noise management plan which sets out the proposals to reduce the impact of noise arising from this development including associated vessel noise. Thereafter the development shall progress in accordance with the approved Noise management Plan.

Reason: To ensure noise during the operational phase of the development is effectively mitigated.

7. Construction hours of working shall be limited to:

- Monday to Friday 08:00-18:00.
- Saturday 08:00- 17:00.
- Sunday 08:00-13:00.

This includes deliveries by construction traffic.

Reason: To minimise adverse impact on nearby receptors.

8. Within 6 months of the new facility beginning to operate, an Operational Travel Plan for the new facility shall be submitted to and accepted by the Planning Authority. The Travel Plan shall set out:

- the structure of responsibility for the ongoing implementation of the Travel Plan
- what Objectives and Targets will be set and how they will be measured
- how the Plan will be monitored and reported, which The Council will need at least 5-full years of annual reporting
- a commitment to working in partnership with other developments (existing and new) in the area as they produce and implement their own Travel Planning measures
- how the Plan will be reviewed and updated as necessary through that monitored period
- what the fallback measures / investments will be that the Operator will be required to make if the Plan fails to deliver meaningful alternatives to single-occupancy private car trips or fails to avoid parking overspills onto the local public roads in that area
- what the triggers and timings will be for the Operator to progress with those fallback measures, if required.

Reason: To improve and facilitate active travel operations for staff.

9. The approved Electric Vehicle (EV) charging facilities, including the associated enabling infrastructure for future conversion of parking spaces to EV charging provision, shall be retained and maintained in full working order for the lifetime of the development.

Any enabling infrastructure for future EV charging spaces shall remain in place and capable of supporting the installation of additional EV charge points, unless otherwise agreed in writing by the Planning Authority.

Reason: To facilitate use of electric vehicles.

10. The approved cycle parking facilities shall accommodate no fewer than 16 bicycles and shall be retained and maintained for the lifetime of the development.

The cycle parking provision shall accord with the details previously approved by the Planning Authority and shall comply with the requirements of Chapter 6 of the Roads and Transport Guidelines for New Developments and the parking standards set out in "Cycling by Design" (Transport Scotland), or any successor guidance in force at the time of maintenance.

Reason: To facilitate active travel.

11. Prior to any works commencing on the construction of the Conveyor Connection Through to the Port of Nigg, the designs, construction methods and ongoing ownership, inspection and maintenance regimes for the structure that will accommodate the proposed cable conveyor connection below the existing B9175 between the development site and the Port of Nigg shall be

submitted to and approved by the Planning Authority. Construction shall thereafter progress in accordance with the approved details with the structure maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure full details for the construction and maintenance of the new structure are clarified prior to its construction.

12. The approved surface water drainage system, including any exceedance routing arrangements, shall be retained, maintained, and remain fully operational for the lifetime of the development.

The drainage system shall continue to be capable of managing storm events without causing flooding to any buildings, in accordance with the details previously approved by the Planning Authority.

Reason: To ensure flood risk is mitigated.

13. Should ospreys establish in suitable nesting habitat within or adjacent to the site, an Osprey Species Protection Plan (SPP), agreed with Highland Council and NatureScot, shall be submitted to and approved in writing by the Planning Authority.

Any necessary pre-construction surveys and the establishment of non-disturbance buffer zones shall be implemented in accordance with the approved SPP to ensure the protection of the species during any construction or operational works.

Reason: To allow ospreys to breed successfully, contributing to the SPA population, should they choose to breed close to the cable factory.

14. Prior to the first operation of the development hereby approved the landscaping and biodiversity measures detailed on approved plan FIGURE 7-5 - LANDSCAPE MITIGATION PLAN .REV D (07.09.2023 ref. 23/04662/FUL) shall be implemented in full.

Reason: In the interests of biodiversity net gain.

15. The Community Liaison Group (CLG), established in accordance with the previously permission, approved by the Planning Authority, shall be maintained for the duration of the construction works and the initial years of operation of the development.

The CLG shall continue to sustain an open invitation to representatives of Nigg and Cromarty Community Councils, and meetings shall be held at appropriate intervals to discuss the progress of the development, including periods when construction works may result in elevated noise levels, evening, weekend, or public holiday activities.

The CLG shall operate in accordance with the previously approved details, including any timetable for meetings, unless otherwise agreed in writing by the Planning Authority.

Reason: To provide for effective community consultation on the development and operation of the development in its early years.

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.

REASONED CONCLUSION

The Council is in agreement with the findings of the Environmental Impact Assessment Report that the change of construction hours at the Sumitomo High Voltage Cable Plant in Nigg is unlikely to give rise to any new or other significant adverse impact on the environment.

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 represent a breach of planning control and may result in formal enforcement action.

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

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

Flood Risk

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

Scottish Water

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

Septic Tanks and Soakaways

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

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

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

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

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

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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>

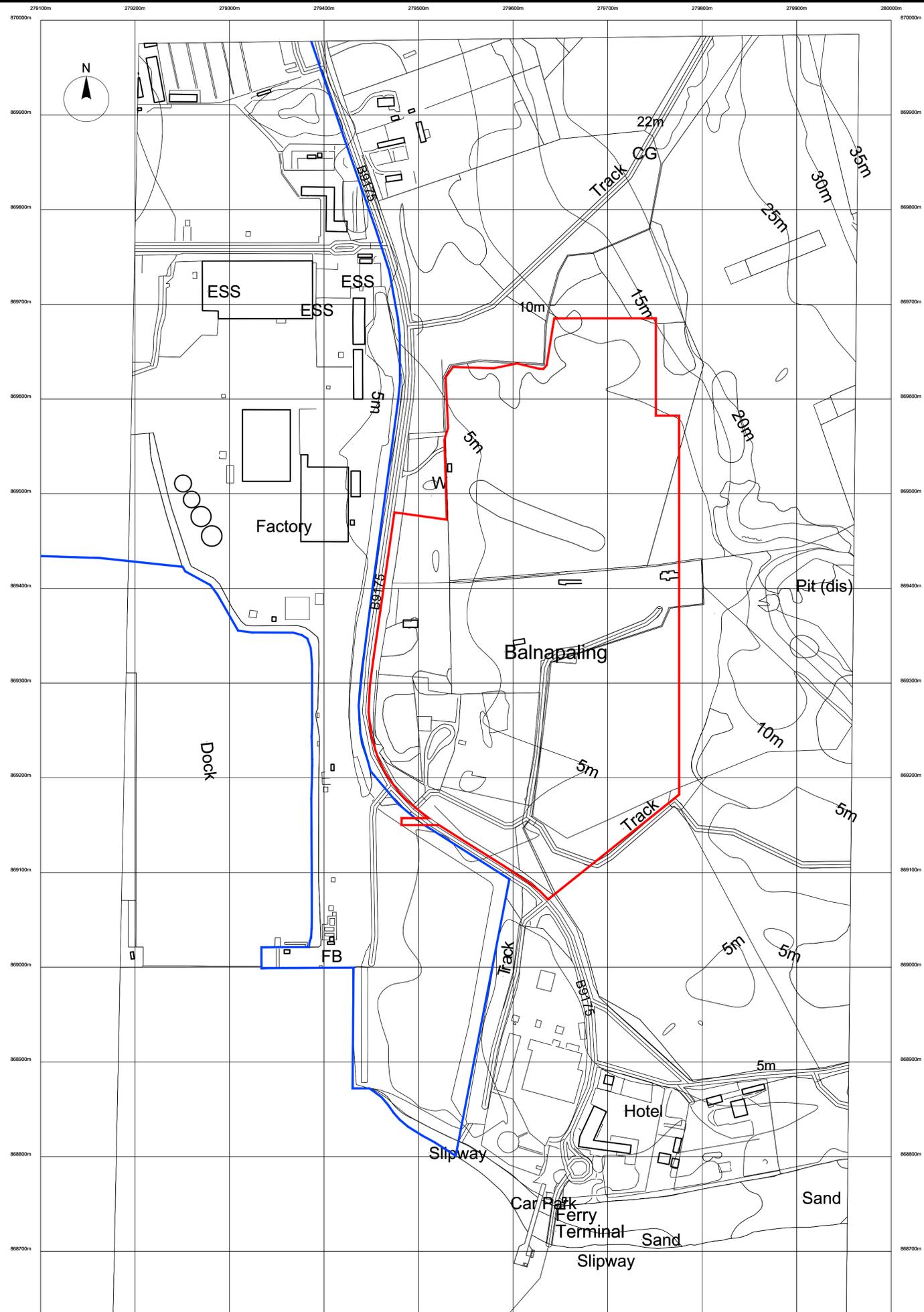
Signature:

Designation: Area Planning Manager – North

Author: Katie Tolley

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

Relevant Plans: Plan 1 – 101 REV P07 Location Plan



Site Location Map
1:2500
1:2500 scale bar
0 25m 100m

Project Design Team Members

Client	Code SUM/ CL	SUMITOMO ELECTRIC <small>SEI, Kaji-cho Hitachi City Japan</small>
Project Management	Code EUR/ PMC	EUROPLAN GROUP <small>Parkview House, Beechill Office Campus, Clonskeagh, Dublin 4, Eire. Tel: +353 1 2606578 staprojectteam@europianservices.com</small>
Civil Engineers	EUR/ CS	
Structural Engineers	EUR/ SE	
Mechanical Engineers	EUR/ MP	
Electrical Engineers	EUR/ EL	
Architects	Code EDA/ AR	eda <small>EDA Architects Ltd Orang Industrial Centre 41 Garragh Ind Est, Orang, BT19 8LJ eda@eda-architects.com</small>

© Copyright EDA Architects Ltd. The Construction (Design and Management) Regulations 2015 apply to this project. Please refer to the 'Pre-Construction Information', 'Construction Phase Plan' and other relevant documents. All dimensions in millimeters. This drawing is subject to statutory approval (planning, building control etc)

Rev	Date	Description
P07	26.09.23	minor revisions.
P06	17.09.23	minor revisions.
P05	19.08.23	minor revisions.
P04	17.08.23	minor revisions.
P03	17.08.23	revised following client instruction
P02	16.08.23	minor revisions.
P01	15.08.23	minor revisions.

SEUK CL
SUMITOMO ELECTRIC **NIGG, TAIN IV19 1QU**

Discipline: ARCHITECT

Sheet Title:
SITE LOCATION MAP

Sheet Number	PROJECT	ORIGINATOR	VOLUME	LEVEL
	S263	EDA	EXT	EX
TYPE	ROLE	NO.	SUIT.	REV.
DR	AR	101	S4	P07

Scale: 1:2500 (A1)
Date: 23.07.23
By: ED Chk: ED

EUROPLAN GROUP
Project Management Contractors
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