

Agenda Item	7.2
Report No	PLS/61/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 7 October 2026

Report Title: 26/02354/FUL - Mr Robert Kingsland
Ex Scottish Water Treatment Works, Brecklet Road, Ballachulish

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Change of use from water treatment facility to a house and associated works

Ward: 21 – Fort William and Ardnamurchan

Development category: Local

Reason referred to Committee: Community Council objection.

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 Full planning permission is sought for the change of use of a water treatment facility to a house. The proposal intends to conduct works to the existing building (internally and externally) to convert the existing building into a house. Other works include the erection of fencing around the site perimeter and the formation of a parking and turning area to the north of the building.
- 1.2 The proposed house is intended for use as permanent residential accommodation for the applicant and their family.
- 1.3 Pre Application Consultation: 25/03028/PREAPP.
- 1.4 Supporting Information:
- Design Statement / Access Statement
 - Drainage Impact Assessment (including proposals for Sustainable Drainage Systems), Drainage/SUDS layout
 - Contaminated Land Statement
 - Habitat Survey (Bat Potential Roost Appraisal)
 - Structural Appraisal Report
 - Tree Survey Report including Tree Constraints Plan
 - Biodiversity Enhancement, Landscaping and Management Plan
 - Scottish Water Capacity Response
 - Private Access
 - Supporting Drawing Schedule
 - Indicative Heat Pump Specification
 - Applicant's response to Community Council and objector comments
- 1.5 **Variations:** N/A

2. SITE DESCRIPTION

- 2.1 The application site is a 19.5m x 12.3m rectangular form water treatment works building set within its own small curtilage, in an area of dense commercial forestry in Brecklet, approximately 1.3km south of the centre of Ballachulish. The existing building is set next to a single access track and immediately south of a clearing. The site is accessed initially by following the public Brecklet Road, running south to the edge of Ballachulish, then by passing through a gate and using the forestry track that continues the ascent south through forestry. Set within the wood, although the site is rural and the nearest existing (residential) development is roughly 400m north, it is within walking or active travel distance back to Ballachulish.
- 2.2 The redundant building sits on a slightly sloping site that, further south, rises towards the peak of Meall Mòr. The land west falls gradually before dropping down to the River Laroach, which is situated approximately 80m from the building but at a lower elevation. Although a commercial forest for several decades, the forest found on the southern outskirts of Ballachulish has historical associations with early slate quarrying, with ruins from that era and other sites of archaeological interest still visible in the wider area.

- 2.3 The existing building is understood to have been out of use for almost ten years. Resultingly, land around the site has started to become overgrown with vegetation and some juvenile trees, though the building itself is in a reasonable structural condition despite this period of disuse. Due to the building's location and its deterioration from lack of use, the applicant commissioned a protected species survey for the site to determine the likelihood of bats using the building to roost. Undertaken in early 2026, the survey concluded that the building had 'negligible' potential for roosting bats, and nor did trees next to the structure.
- 2.4 The site is located within the Ben Nevis and Glen Coe National Scenic Area (NSA). Land beyond the site continues to rise gradually before climbing up to several dramatic mountain ridges further south of Ballachulish. The site is classed as 'Remote Rural' (6-fold Urban Rural classification, 2020) and lies slightly beyond the Settlement Development Area (SDA) of South Ballachulish (WestPlan, 2019). The site is close to, but outwith, both the Glen Etive and Glen Fyne Special Protection Area (SPA) for golden eagle, and a fluvial flood risk constraint area plotted around the River Laroch. The initial part of the forestry track proposed for access is also designated as a Core Path, before this path takes a course east and elsewhere through the forest.

3. PLANNING HISTORY

- | | | | | |
|-----|-----------------|-----------------|---|--|
| 3.1 | 06 October 2025 | 25/03028/PREAPP | Change of use from water treatment works building to house and erection of cabin for short term letting | |
| 3.2 | 19 May 2015 | 15/01651/SCRE, | Proposed Ballachulish Community Hydropower Scheme | Screening Application EIA Not Required |
| 3.3 | 5 July 2005 | 04/00641/NPDLO, | Construction of 10.4km of Forestry Road from Brecklet, Ballachulish to Glencoe Visitor Centre, Glencoe. | Permission Granted |
| 3.4 | 31 May 2005 | 05/00124/FULLO, | Installation of Water Treatment Plant and Associated works | Permission Granted |

4. PUBLIC PARTICIPATION

- 4.1 Four objections (one of which received from the local community council; see 'Consultations', below, for full comment), and two general comments.

Summary of issues raised:

- development of a self-contained unit within the proposed family house to be let out separately for holiday/short-term letting
- request condition house to be used for permanent residential use only
- one or more short-term holiday lets might be developed at the house site
- risk of business use of development (storage) and commercial traffic
- increased traffic, impacts on forestry track, endanger other track users
- poor quality of existing track which should be upgraded

- pressure on local amenities
- access, lack of information about vehicular access rights
- effects on local character
- drainage arrangements and their potential for impact on designated bathing water; request to consult SEPA
- existing gate at start of forestry track being left open as a result of development allowing more vehicles to use the track, or it encouraging 'wild camping' in the forest

5. CONSULTATIONS

5.1 **Ballachulish Community Council: Objects.** Comments in full as follows:

"Community Council raise the following issues with the proposed development. Brecklet road suffered damage to road surface and stability of the road structure when the Water Treatment Works were installed. The road way is distorted and falling towards the riverside and sunk in a several places.

The Applicant state that they want to build a family house in the project but they in the past purchased houses and then turned them into holiday lets after a very short period of time. We see no information in regards to the FLS access road to the SW building, no information on future maintenance of the roadway. This area is very heavily used by the community by walkers, cyclists and has the South Lochaber Bowmen Archery range in close proximity to the development.

If this building is used as a private household, we would still have concerns over the access road condition of Brecklet Road and the FLS access and maintenance. If the proposed construction is a self - contained unit within the existing construction. That raises concerns with the Community Council as a self - contained unit provides the infrastructure needed for separate occupation or visitor accommodation in the future.

If the genuine application is to build a permanent family home, the road maintenance is still a grave concern to the Community Council.

The question of a self - contained unit within the application creates the opportunity for the property or part of it to be used as a short - term holiday accommodation at a later date.

The extra traffic an Airbnb would increase on a weight restricted road and further deterioration on the FLS roadway.

Given the growth of Airbnb and holiday lets throughout the Highlands, we belief this is a significant planning consideration and should not be overlooked.

There is no information on the application preventing future use as a short - term or holiday accommodation. We believe that it would be reasonable for the Planning Application to include conditions and constraints restricting the property to permanent residential use only.

Without such a condition, there is a potential for increased visitor numbers, additional vehicle movements and greater pressure on local amenities.

The site lies out with the Planning Boundary for the Village and within NSA with all the relevant conditions that exist for all the developers, and these conditions should apply to this application.

Essentially the proposers have already carried out change of use of properties from Dwelling houses into Airbnb's and Holiday Short Term Accommodation in the past.

Given the Policy within the HC on short - term lets and supporting sustainable local communities. We would require that conditions and constraints be put in place, that requires the committee places conditions restricting the use to a permanent residential dwellinghouse thereby preventing use as a short-term or commercial visitor accommodation."

- 5.2 **Access Officer:** No objection. The officer noted that the track which will be used to access the property is a Core Path from the Bridge of Laroach, to its junction with the Ballachulish quarry path (LO05.04). As stated within their application, the applicant should ensure that passage along this route is not impeded or deterred at any time by this development. Also, in accordance with the Land Reform (Scotland) Act 2003, any disturbance to the surface of a Core Path must be re-instated within 14 days of the beginning of that disturbance or longer only if agreed by the local authority.

The officer advised there is a strong desire for access along the other forest roads in the area, particularly the route continuing to the site of this proposed development from Core Path LO05.04, as evidenced by Strava heatmaps (*image included in full consultation response document*). Non-motorised public access rights will continue to exist along this track, outwith the proposed stock fencing around this development. The applicant should ensure that any works or vehicles associated with this development do not restrict this. The Access Officer suggested that a banksman procedure could be enacted during the most significant vehicle movements if the applicant felt that management is necessary.

Also noted some comments of concern regarding public access in relation to this application. Advised that the Land Reform (Scotland) Act 2003 is clear that both access takers and land managers should conduct themselves in a manner which respects the rights of the other. The applicant's commitment to considering deliveries with public access in mind to prevent restrictions is an excellent example of this. Equally, access takers must respect the needs of the applicant, and FLS, to move vehicles across their land. This might include pulling to the side to let vehicles past or waiting back for a few minutes to give a large vehicle time to manoeuvre. There are multiple examples of Core Paths which see regular vehicle movements.

- 5.3 **Contaminated Land:** No objection.
- 5.4 **Developer Contributions:** Developer contributions are not required in connection with this development.
- 5.5 **Environmental Health:** No objection. It is unlikely to result in a breach of legislation otherwise enforced by Environmental Health.
- 5.6 **Scottish Water:** No objection.

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 9 - Brownfield, vacant and derelict land and empty buildings
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 17 - Rural Homes

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality & Place-making
31 - Developer Contributions
36 - Development in the Wider Countryside
42 - Previously Used Land
51 - Trees and Development
52 - Principle of Development in Woodland
55 - Peat and Soils
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Important Habitats
61 - Landscape
65 - Waste Water Treatment
66 - Surface Water Drainage
77 - Public Access

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

No site-specific policies

6.4 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
Biodiversity Enhancement Planning Guidance (May 2024)
Developer Contributions (November 2018)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Rural Housing (December 2021)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 None

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) development plan/other policy
- b) siting and design
- c) access and parking
- d) servicing
- e) any other material considerations

Development plan/other planning policy

8.4 The application requires to be considered against National Planning Framework 4 and forms part of the Development Plan alongside the Highland-wide Local Development Plan, and the West Highland and Islands Local Development Plan (WestPlan) (2019).

Rural Housing

8.5 The site lies outwith the Ballachulish Settlement Development Area (SDA), as outlined in the WestPlan (2019) and is plotted within an area categorised as 'Remote Rural' (Urban Rural Classification, 2020). While NPF4 Policy 17 (Rural Homes) principally informs proposals for new houses in rural areas, the Highland Council's Rural Housing supplementary guidance and Highland-wide Local Development Plan's Policy 36 (Development in the Wider Countryside) are also given consideration in tandem with assessment against NPF4 policies.

8.6 NPF4 Policy 17(a) states support for new homes in rural areas where 'the development is suitably scaled, sited and designed to be in-keeping with the character of the area' and the development meets one of the 8 acceptable housing types listed in 17(a).

8.7 The proposed works would convert a former water treatment works into a house. The existing building was granted planning permission in 2005 (planning ref.

05/00124/FULLO) and was constructed around 2008, although it only operated relatively briefly as a water treatment works before operations ceased approximately ten years ago. Accordingly, it is considered that the proposal could be supported under NPF4 policy 17(a)(iii) which lends support for proposals which reuse redundant or unused buildings.

- 8.8 The application site is an area of previously developed land with works limited to the existing building and its curtilage. Works will be conducted mainly internally to achieve the conversion to residential accommodation. Alterations to the building's exterior are generally for repair of the building fabric and roof to reverse deterioration from disuse, and to add glazing mostly to the east and west elevations to allow light into the new dwellinghouse. The proposal would therefore require relatively little disturbance to the existing physical structure.
- 8.9 Due to the site's relative proximity to Ballachulish, and the minimal overall degree of works to the existing building, it is considered that potential adverse impacts to the wider character of the area are low, due to the site hosting earlier development, and the proposal adapting the existing building rather than remove it and rebuild. Had the application site area comprised undeveloped woodland, the development of a house at this location would likely not be supported.
- 8.10 The proposal's siting would also largely accord with NPF4 policy 15 (Local Living and 20 Minute Neighbourhoods) as it would be feasible to reach the site on foot or by bike. Furthermore, the proposal is also assessed favourably against NPF4 policy 13 (Sustainable transport) which is supportive of developments which offer opportunities for sustainable and active travel.
- 8.11 Overall, in terms of national and local policy relating to rural housing, the proposed development of a house at the site can be accepted.

Vacant/Brownfield Land

- 8.12 NPF4 Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) offers further guidance on developments involving disused and vacant buildings and brownfield land or land with a former use. Corresponding guidance on brownfield sites in the Highland-wide Local Development Plan (HwLDP) is outlined in Policy 42 (Previously Used Land).
- 8.13 NPF4 Policy 9(a) states: 'Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported'.
- 8.14 In electing to convert an existing building instead of demolishing and building anew, the proposal demonstrates a sustainable approach overall to developing a new house. The decision to adapt the existing building entails that the development avoids the loss of embodied carbon that demolition and replacement of the structure would have represented. In terms of additional efforts to lower the development's carbon footprint, the accompanying design statement summarises the proposed construction methods and materials to be used in the building's conversion, that are intended to provide a high level of insulation. This approach is also supportable under policy which supports developments that improve resilience against climate change.

- 8.15 The Contaminated Land team have concluded that the site is suitable for its new use and an informative is attached.

Natural Places

- 8.16 NPF4 policy 4(c) (Natural Places) contains guidance for proposals which will be sited in areas designated as natural or environmental assets of European, national and local importance, noting: 'Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve will only be supported where: the objectives of designation and the overall integrity of the areas will not be compromised; any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.'
- 8.17 Due to the type and scale of the development – the conversion of a building to a single house within the Ben Nevis and Glen Coe National Scenic Area (NSA) - there was no statutory requirement to consult NatureScot. Nevertheless, the potential for impacts on the NSA have been considered. It is noted that the proposed building conversion will not have unacceptable visual or landscape impacts, as the site is nestled into the commercial forest, and the proposal will reuse and adapt an existing building. The proposed works to achieve the house conversion, as mentioned above, will mainly be applied to the interior rather than the exterior of the building, with the external appearance and the building's silhouette to remain largely unchanged following conversion. Furthermore, the access to the building is existing, and no changes are proposed to this.
- 8.18 Accordingly, the proposal can be accepted under NPF4 policy 4 (Natural places), and corresponding policy contained within the HwLDP policy 57 (Natural, Built and Cultural Heritage).

Trees, Woodland and Forestry

- 8.19 NPF4 policy 6 (Forestry, woodland and trees) aims to protect and expand forests, woodland and trees. Where proposals intend to remove woodland, these will only receive support 'where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.'
- 8.20 The site is a small area, within a larger commercial forest understood to extend to 555 hectares in area. The application site features individual trees, two groups of single species conifers and a single group of mixed species broadleaf, as well as hosting areas of bracken, rhododendron and some further peripheral self-seeded conifers. Scheduled felling continues at Brecklet Forest, as per the forestry management plan already in place (96.2 hectares of conifer felling). Future felling is anticipated and FLS is currently preparing the next management plan, with consultation expected to conclude next year (Autumn 2027) and a draft plan submitted to Scottish Forestry for approval.
- 8.21 The applicant intends to pursue a strategy of 'managed natural regeneration' at the site, which initially entails a programme of pre-emptive removal of non-native

species, then the erection of fencing to encourage natural regeneration of native species. The proposed tree removal was informed by conclusions of the accompanying 'Tree Survey and Tree Constraints Plan', which catalogued 12 trees and some small groupings within the site, identifying the individual specimens as a mixture of Category B and lesser quality Category C-type trees which comprised non-native conifers (spruce, larch) and some alder. The survey did not identify the presence of individual veteran or ancient trees on or around the site. The survey then identified opportunities for pre-emptive felling of trees recorded at the site. The arboriculturist concluded that, in view of planned felling for commercial forestry beyond the site boundary, if these trees were not removed, they would be vulnerable to windblow. Additionally, maintaining the current tree cover so close to the proposed house could affect daylighting into the new house.

- 8.22 The justification for the removal of several B and C-type trees within the site is judged to be acceptable. These trees mainly comprise non-native species, and they would likely pose tree-fall threats to the new house development if left in place following commercial felling work scheduled for the near future. The amount of tree cover that would be lost with this pre-emptive removal, although borderline, does not appear to meet the definition of 'woodland' for the purposes of NPF4 (woodland defined (summary) as land under stands of trees with a canopy of at least 20% and with a minimum area of 0.1ha) and the loss does not conflict with NPF4 policy 6 (Forestry, woodland and trees).
- 8.23 Finally, whilst the proposed biodiversity plan intends to pursue natural regeneration of native tree cover, rather than pro-actively conducting tree planting on site, the overall approach to delivering biodiversity enhancement can be accepted. The erection of deer-proof fencing around the rear curtilage of the proposed house is considered to assist in aiding the proposed natural re-growth of key native species, such as rowan, alder, birch and hazel, replacing previous commercial forestry within this small portion of the wider forest.
- 8.24 The proposal is considered to be supported by NPF4 policies relating to the sustainable reuse of brownfield land including vacant and derelict land and buildings; and policies relating to housing in rural areas; and HwLDP. Subject to no adverse impacts in relation to the siting, and design; access and parking; and servicing, then the proposal would comply with the Development Plan.

Siting and design

- 8.25 The existing building designated for conversion is a two-storey rectangular building constructed in 2008, featuring a slate pitched roof and roughcast exterior walls in white. The main entrance into the building is a large double doorway on its eastern elevation, facing onto the passing access track. The building currently has no glazing. The building's condition shows signs of general decay, with damaged fascias and an abundance on moss building up in the guttering and on the slates, although this level of deterioration is judged to be proportionate to the amount of time it has been out of use.
- 8.26 The submitted plans show that an extensive reconfiguring of the current internal layout will be required to form a four-bedroomed dwellinghouse. Equipment relating to the building's former use will be removed before new internal walls are added to

the building's shell. An additional mezzanine floor will be created, which will host the living areas, kitchen and a bedroom, whilst additional bedrooms will be formed on the lower ground floor, leaving the ground floor open-planned. Alterations applied to the exterior of the building involve the addition of glazing, mainly on the principal (western) elevation, and repairs will be undertaken on a like-for-like basis to the building's external features which have suffered damage.

- 8.27 In terms of design, the proposed works are considered acceptable. The proposed works will significantly alter the building's interior but largely avoid changing its external appearance. The proposed external changes are considered to improve the building's appearance, in addition to adapting a purpose-built piece of water infrastructure to be fit for reuse as a permanent residential unit.

Access and parking

- 8.28 The application proposes to use an existing forestry track to achieve access to the proposed house. The single-track forestry road begins at a gate at the end of the public road and is followed for 400m south until reaching the site. The initial part of the track is also designated as a Core Path (LO05.04) but this deviates away from the intended access headed east shortly after the initial access gate.
- 8.29 Objections to the proposal raise concerns about additional vehicular traffic impacting negatively on other users of the track (recreational users, such as dog walkers and hikers). The Access Officer has highlighted the statutory requirement to ensure unimpeded passage on the track and noted that non-motorised public access remains enshrined and is not restricted by any works relating to the development, or traffic using the track to reach the site. Crucially, the Access Officer has not objected to the proposal but stressed that there is a mutual responsibility, for both the developer and any other users of the track, to conduct themselves in such a way that respects the rights of other users.
- 8.30 In view of the comments from the Access Officer, the track is considered to be able to service the use generated by the proposed development. This shared use of the existing forestry track is not considered to be dangerous to other users, as long as the rights and responsibilities of all users are adhered to. It is understood the track will remain under the control of Forestry and Land Scotland. A condition is proposed seeking a construction traffic management plan to protect other users of the track/Core Path from construction activities.
- 8.31 In order to control the construction traffic for the site, it is considered appropriate to attach a condition requiring a Construction Traffic Management Plan to be implemented before development commencing.
- 8.32 The development will form four car parking spaces immediately to the north of the building. This will provide a sufficient amount of parking provision for the house development.

Servicing

- 8.33 The new house will connect to the public water supply but establish private drainage arrangements. A sewage treatment plant will be installed west of the house within

the existing reinforced concrete sand filter pit before discharging to an infiltration field. The development will re-establish connections to the electricity supply that had served the current building when in use.

Other material considerations

- 8.34 Representations suggest the house being partly or wholly used for commercial purposes, such as holiday-letting accommodation. Requests were made in several of these representations asking for conditions to be applied to any granted permission restricting the use of the new house to provide permanent residential accommodation only.
- 8.35 The applicant has applied for permission for a change of use to a permanent house (Class 9). At the present time, a house would still remain under Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) if it were to be operated as a short-term let on a similar occupancy as a single household, as this would not be a material change of use. Resultingly, it would not be reasonable or necessary to apply a condition restricting occupancy or tenure in such a case.
- 8.36 In the future, if a short-term let control area, such as that which is in place in the Badenoch and Strathspey area (Ward 20), were to be introduced in this location, and the owner/developer then wished to use the house for short-term holiday letting, then, in that scenario/instance, planning permission would be required. In a Short-Term Let Control Area the proposed change of a house to a short term let would automatically be deemed a material change of use and would be assessed on its own merits against the relevant Development Plan policies, consultee responses, and any other relevant material considerations.
- 8.37 Similarly, any future proposals for self-contained letting units within the curtilage, or as an extension to the building would need planning permission in any event and would also be considered on their own merits against the relevant Development Plan policies, consultee responses, and any other relevant material considerations.
- 8.38 The opening and closing of gates is a normal consideration of life in a rural location and it is up to the landowner(s) and user(s) of the track to actively manage this in a responsible manner.

Non-material considerations

- 8.39 There are no non-material considerations.

9. CONCLUSION

- 9.1 The proposed change of use of the former water treatment plant and its conversion into permanent residential accommodation is suitable in terms of location and access and is considered to offer benefits to the locality by bolstering housing supply and contributing to the local economy. The proposed development is not considered to present unacceptable visual or landscape impacts, nor does the development of a single house significantly impact the character of the surrounding area. Overall, the proposal finds broad alignment with relevant policies on rural housing (NPF4 policy 17, HwLDP policy 36), and guidance on developments located within designated

National Scenic Areas (NPF4 policy 4, HwLDP policy 57) and is considered acceptable.

- 9.2 The proposed development complies with policy relating to brownfield land and vacant land and buildings (NPF4 policy 9, HwLDP policy 42).
- 9.3 The site's proximity to Ballachulish is considered to offer sustainable and active travel options to reach the proposed house development. The site is situated approximately 1.3km from the village, which hosts a number of local services and amenities, with good onward transport links. The siting of the proposed development therefore is judged to accord with planning policy relating to sustainable transport and 20-minute neighbourhoods (NPF4 policies 13 and 15).
- 9.4 The proposed approach to woodland management and scheme for biodiversity at the site are judged to find accordance with NPF4 policy 6 and NPF4 policy 3.
- 9.5 Overall, the application is considered to have provided sufficient justification for the change of use of the former water treatment facility into a house and the proposed development can be supported. All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Recommended to **GRANT** the application subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan 'Proposed Site Layout Plan' (submitted 01.6.2026) shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

3. All biodiversity mitigation, compensation, enhancement and management measures detailed within the approved 'Biodiversity Enhancement, Landscaping and Management Plan' (submitted 1.6.2026) shall be implemented in full and in accordance with the approved details prior to initial occupation of the house, unless otherwise agreed in writing by the Planning Authority.

Reason: To secure the delivery of biodiversity mitigation and enhancement measures in the interests of protecting and enhancing biodiversity.

4. No development shall commence on site until a Construction Phase Traffic Management Plan (including a routing plan for construction vehicles and means to protect other users of the track) has been submitted to, and approved in writing by, the Planning Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete

Reason: To ensure that construction traffic is appropriately managed, and coordinated with existing forestry operations using the shared access track, in the interests of road safety and the continued safe use of the track by all users.

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.

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.

Contaminated Land

Should any suspected contamination be encountered during the development, all works should stop and advice sought from an appropriately experienced environmental consultant, and the way forward agreed with the Council's Contaminated Land Team land.contamination@highland.gov.uk. If any voids are to be infilled, this should be with a suitable material such that potential contaminants are not introduced to the site during development.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this

permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Bob Robertson

Designation: (Acting) Planning Manager South

Author: Helen Stevenson

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

Relevant Plans:

Plan 1 - Location Plan (submitted 01.6.2026)

Plan 2 - Proposed Site Layout Plan (submitted 01.6.2026)

Plan 3 - Proposed Roof Plan (submitted 01.6.2026)

Plan 4 - Proposed Elevations Plan (North, South) (submitted 01.6.2026)

Plan 5 - Proposed Elevations Plan (West, East) (submitted 01.6.2026)

Plan 6 - Proposed Elevations Plan (North, (A-A, B-B) (submitted 01.6.2026)

Plan 7 - Proposed Elevations Plan (North, (C-C, D-D) (submitted 01.6.2026)

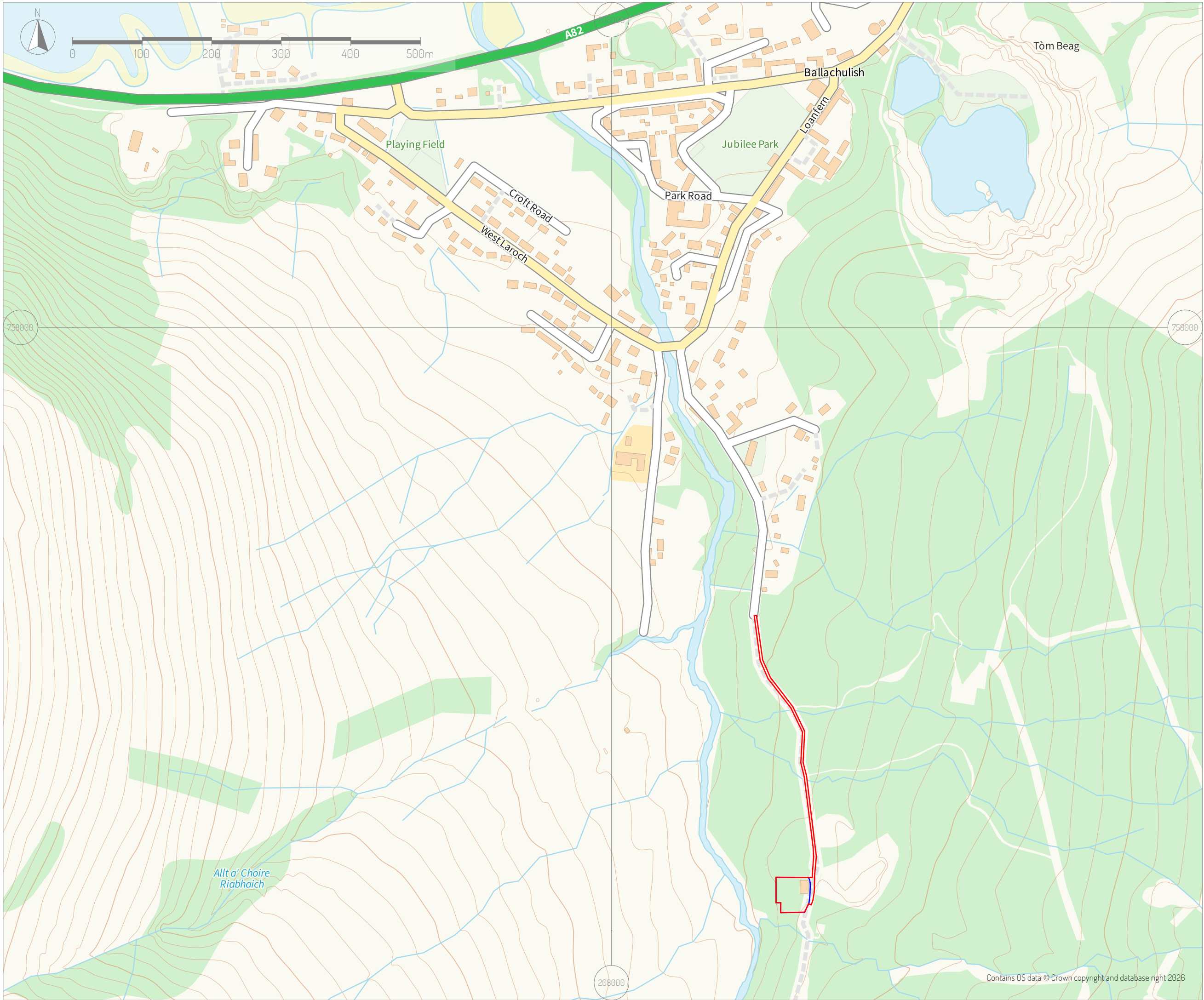
Plan 8 - Proposed Floor Plan (submitted 01.6.2026)

Plan 9 - Proposed Floor Plan – Ground (submitted 01.6.2026)

Plan 10 - Proposed Floor Plan – Lower Ground (submitted 01.6.2026)

Plan 11 - Biodiversity Enhancement, Landscaping and Management Plan (submitted 01.6.2026)

Plan 12 - Indicative Heat Pump Specification (16.6.2026)



Legend

- Ownership boundary
- Site boundary



Document title
Planning application
Existing
Location plan

Project
Conversion of former
Ballachulish WTW

Client
Rob Kingsland

Scale
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Sheet size
A3

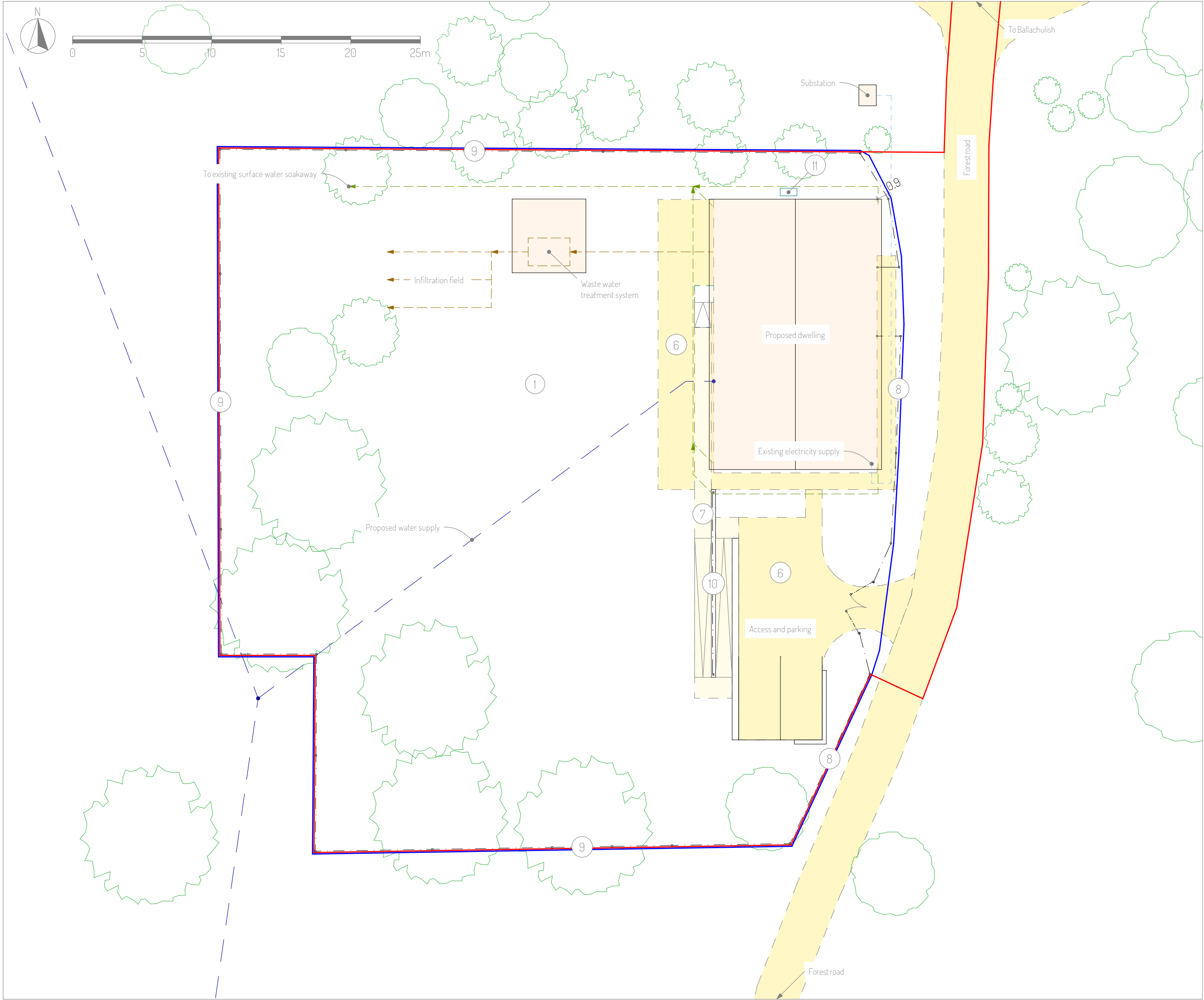
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21/05/2026

Prepared by
RB

Project
70

Document
P1

Version
v1



Document title
**Planning application
Proposed
Site plan**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
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Sheet size
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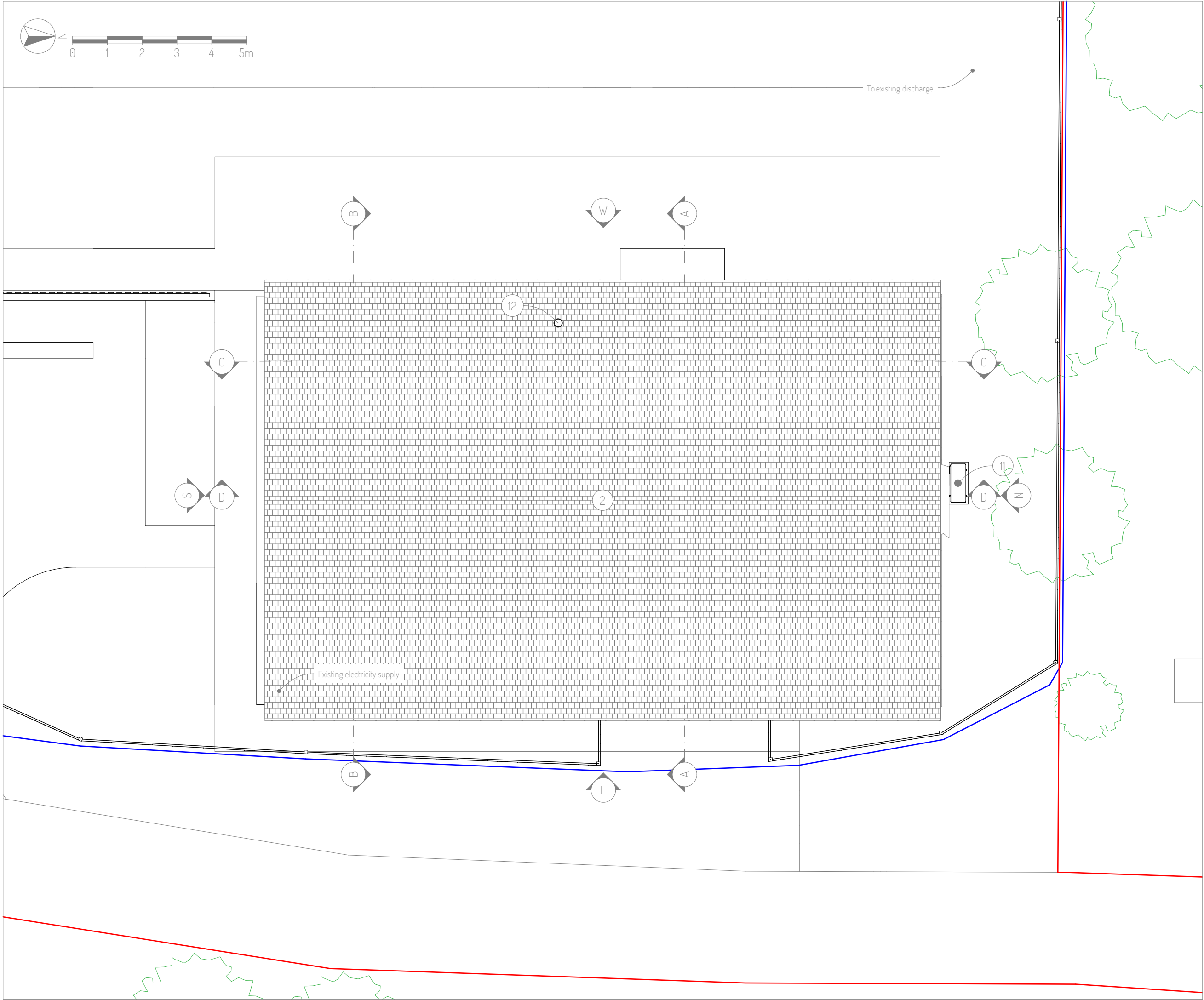
Publish date
21/05/2026

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RB

Project
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Document
P10

Version
v1



- Legend**
- Ownership boundary
 - Site boundary
 - Trees/bushes
 - 2 Slate tiles
 - 11 Air source heat pump
 - 12 Stainless steel flue



Document title
**Planning application
Proposed
Roof plan**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
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Sheet size
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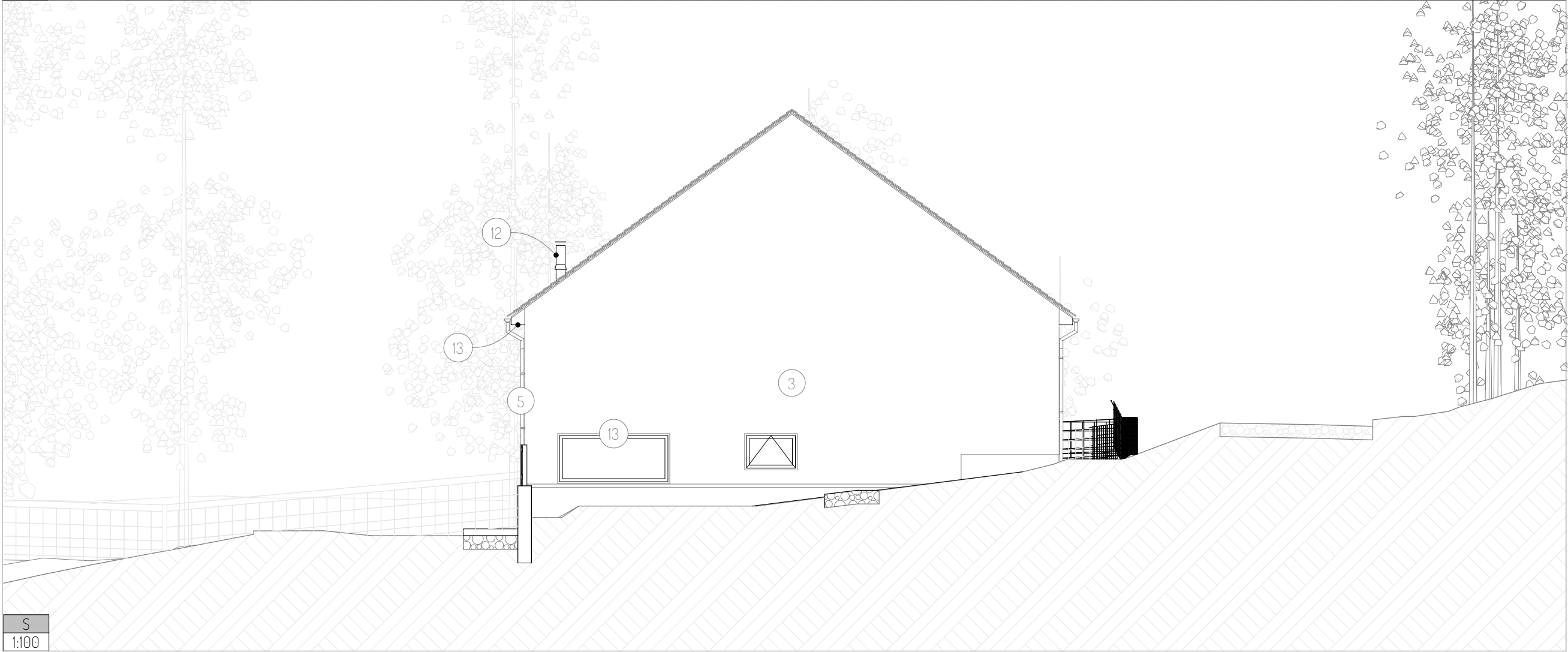
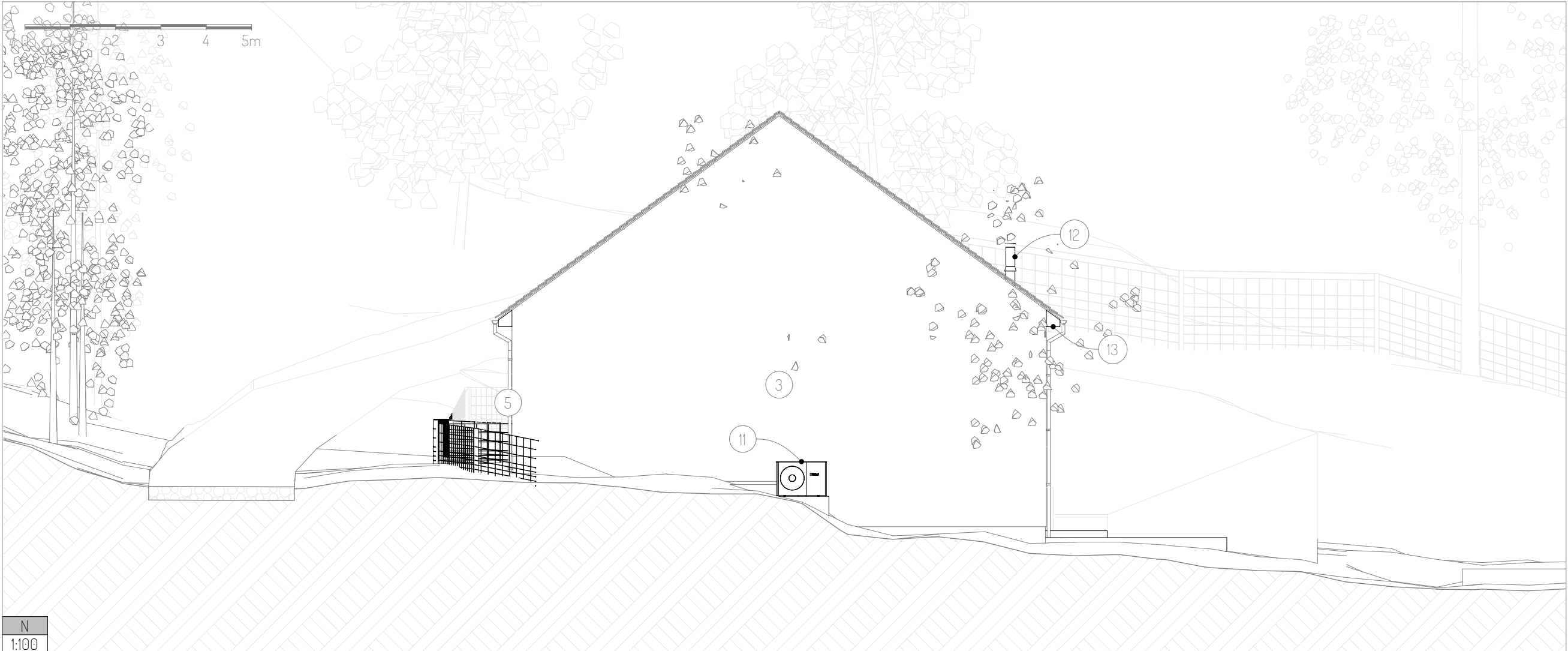
Publish date
21/05/2026

Prepared by
RB

Project
70

Document
P11

Version
v1



Legend

- 3 White painted render
- 5 Black painted PVC
- 11 Air source heat pump
- 12 Stainless steel flue
- 13 Grey painted joinery



Document title
**Planning application
Proposed
North, South**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
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Sheet size
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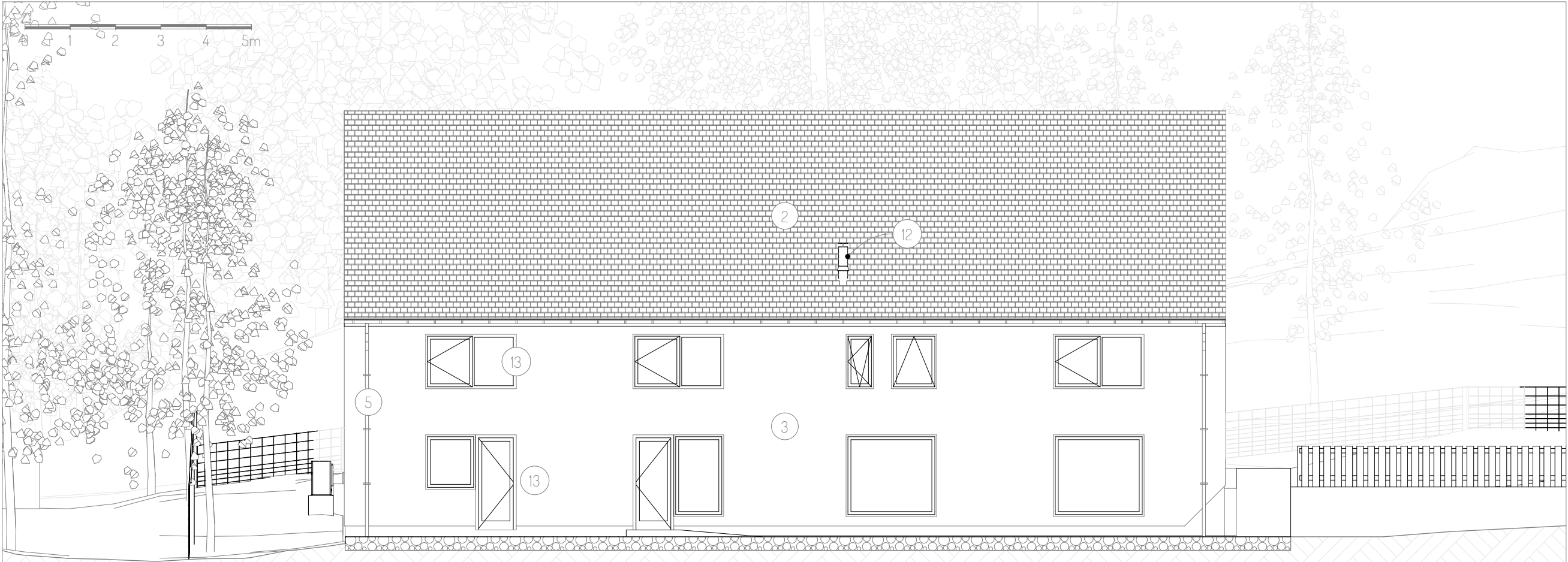
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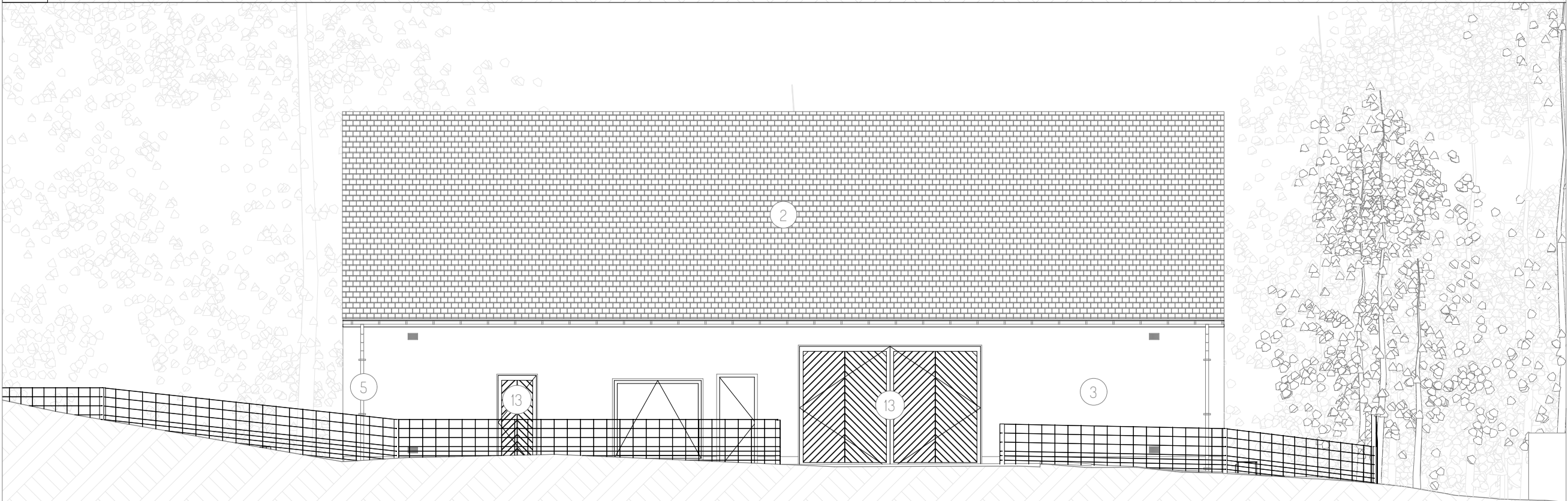
Project
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Document
P12

Version
v1



W
1:100



E
1:100

Legend

- 2 Slate tiles
- 3 White painted render
- 5 Black painted PVC
- 12 Stainless steel flue
- 13 Grey painted joinery



Document title
**Planning application
Proposed
West, East**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
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Sheet size
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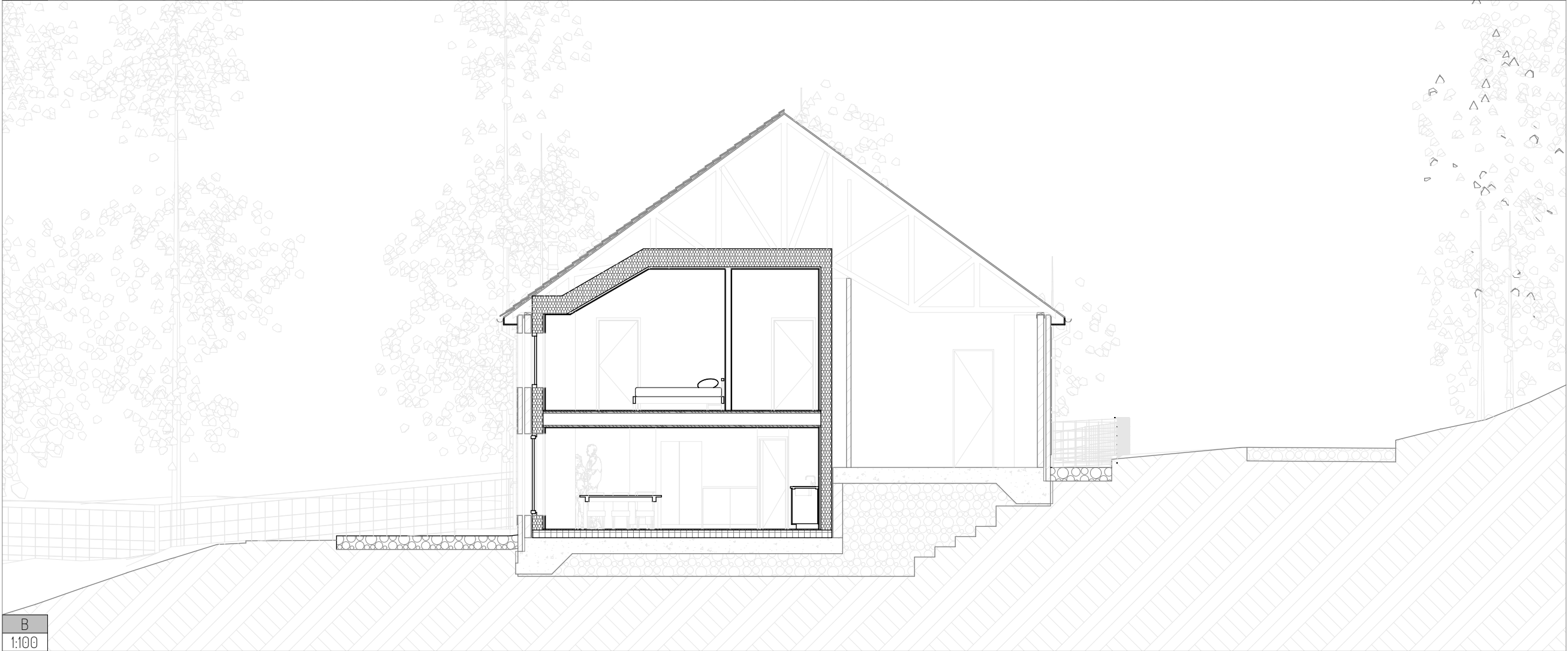
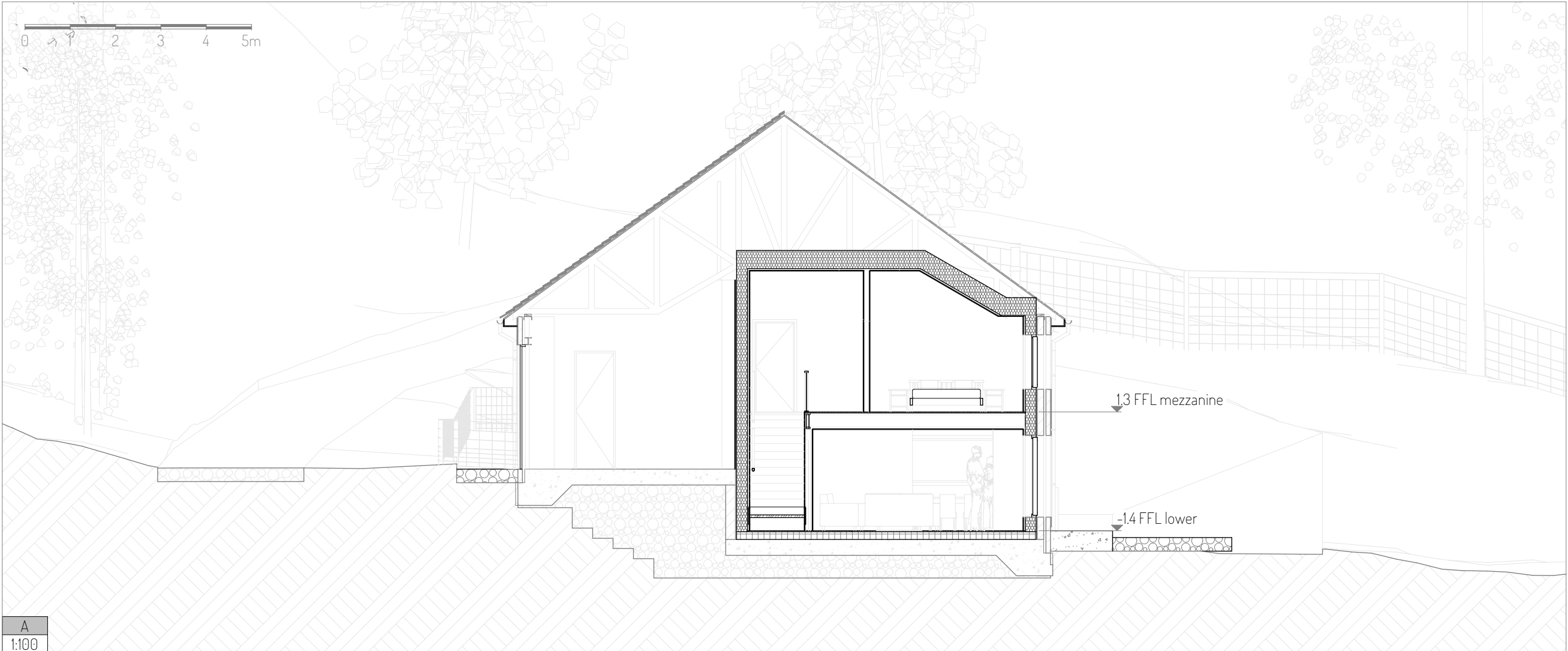
Publish date
21/05/2026

Prepared by
RB

Project
70

Document
P13

Version
v1



Legend



Document title
**Planning application
Proposed
A-A, B-B**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
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Sheet size
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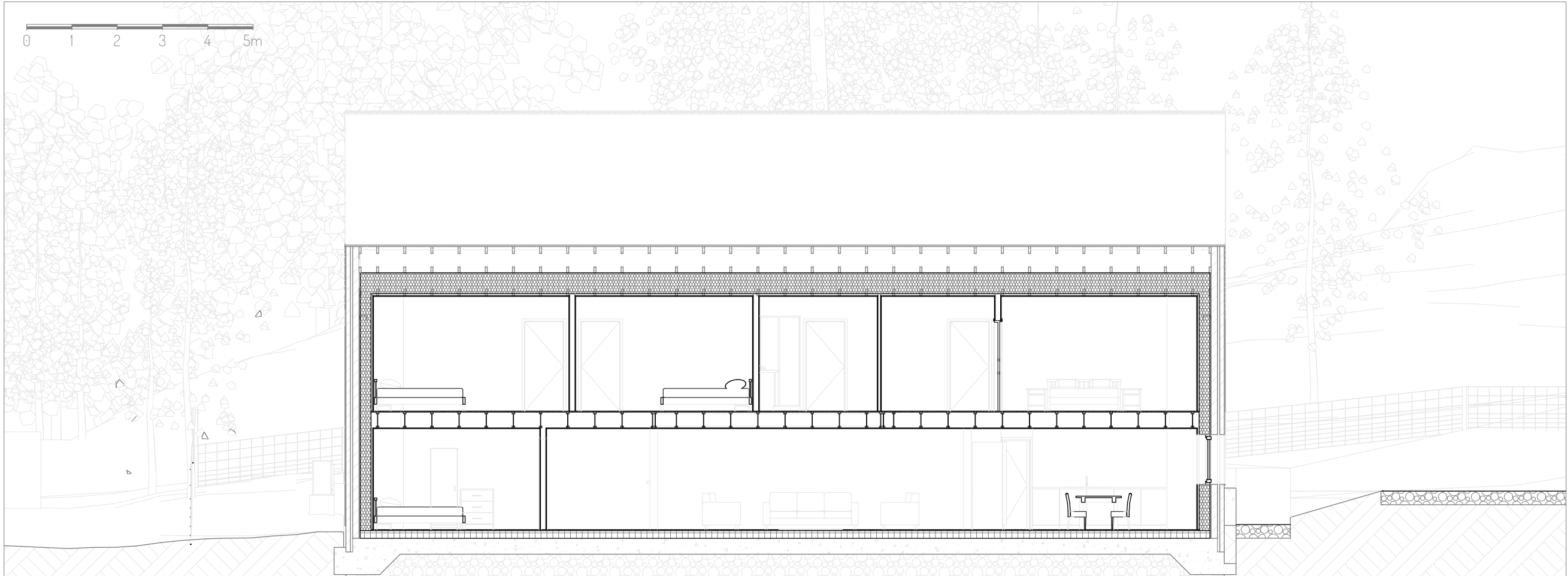
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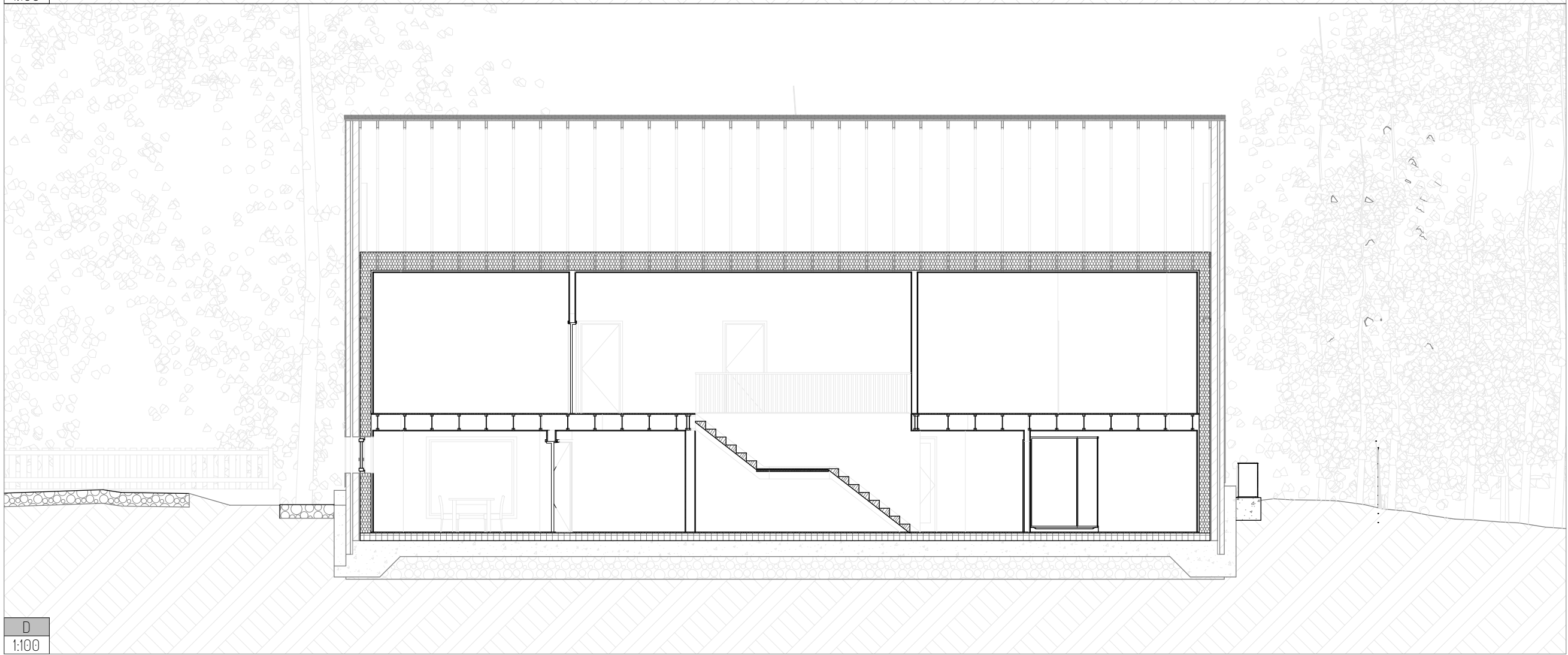
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Document
P17

Version
v1



C
1:100



D
1:100

Legend



Document title
**Planning application
Proposed
C-C, D-D**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
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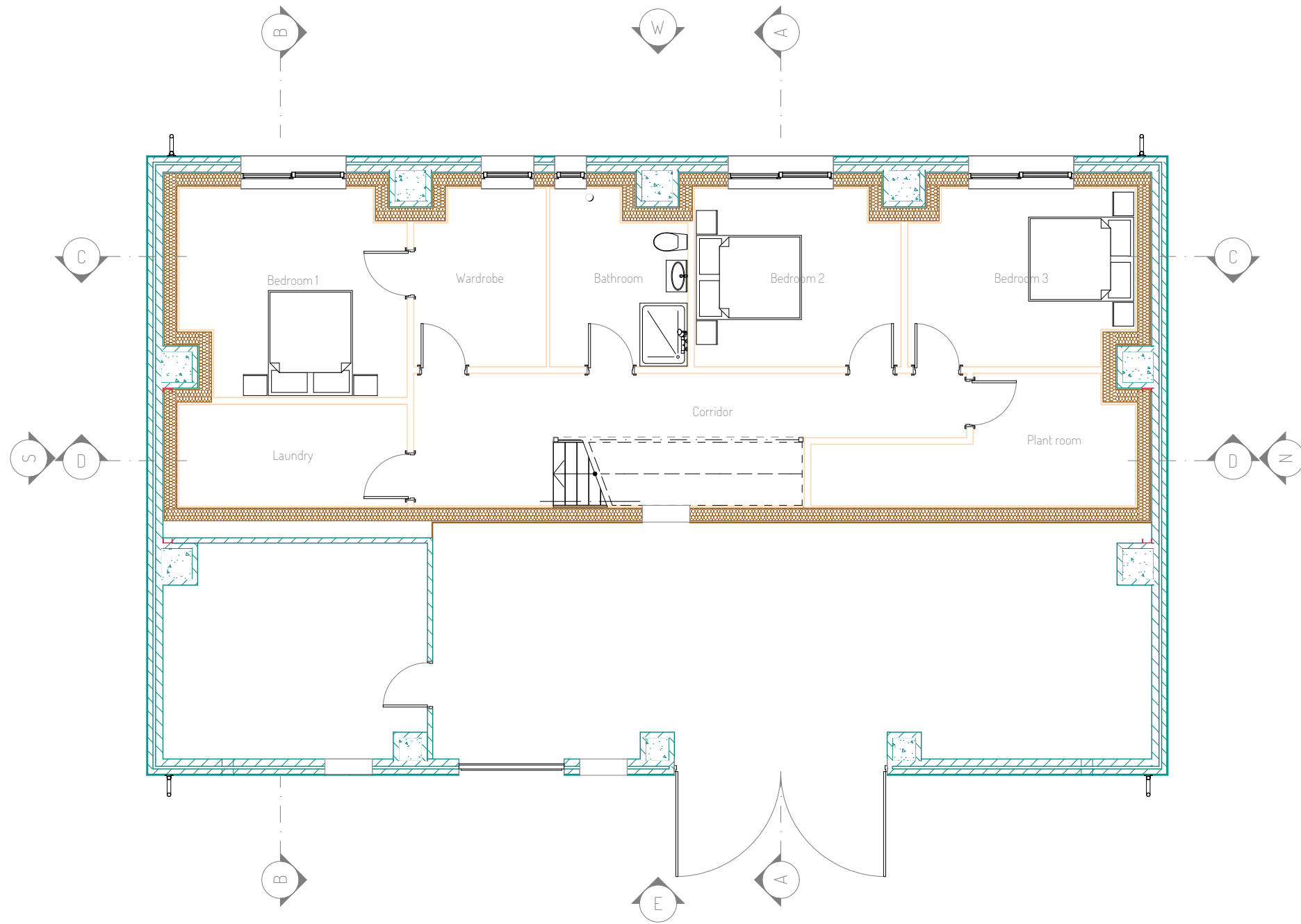
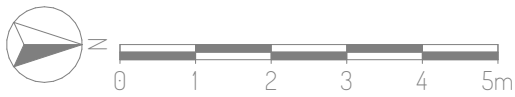
Publish date
21/05/2026

Prepared by
RB

Project
70

Document
P18

Version
v1



- Legend**
- Ownership boundary
 - Site boundary



Document title
**Planning application
Proposed
Mezzanine**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
1:100

Sheet size
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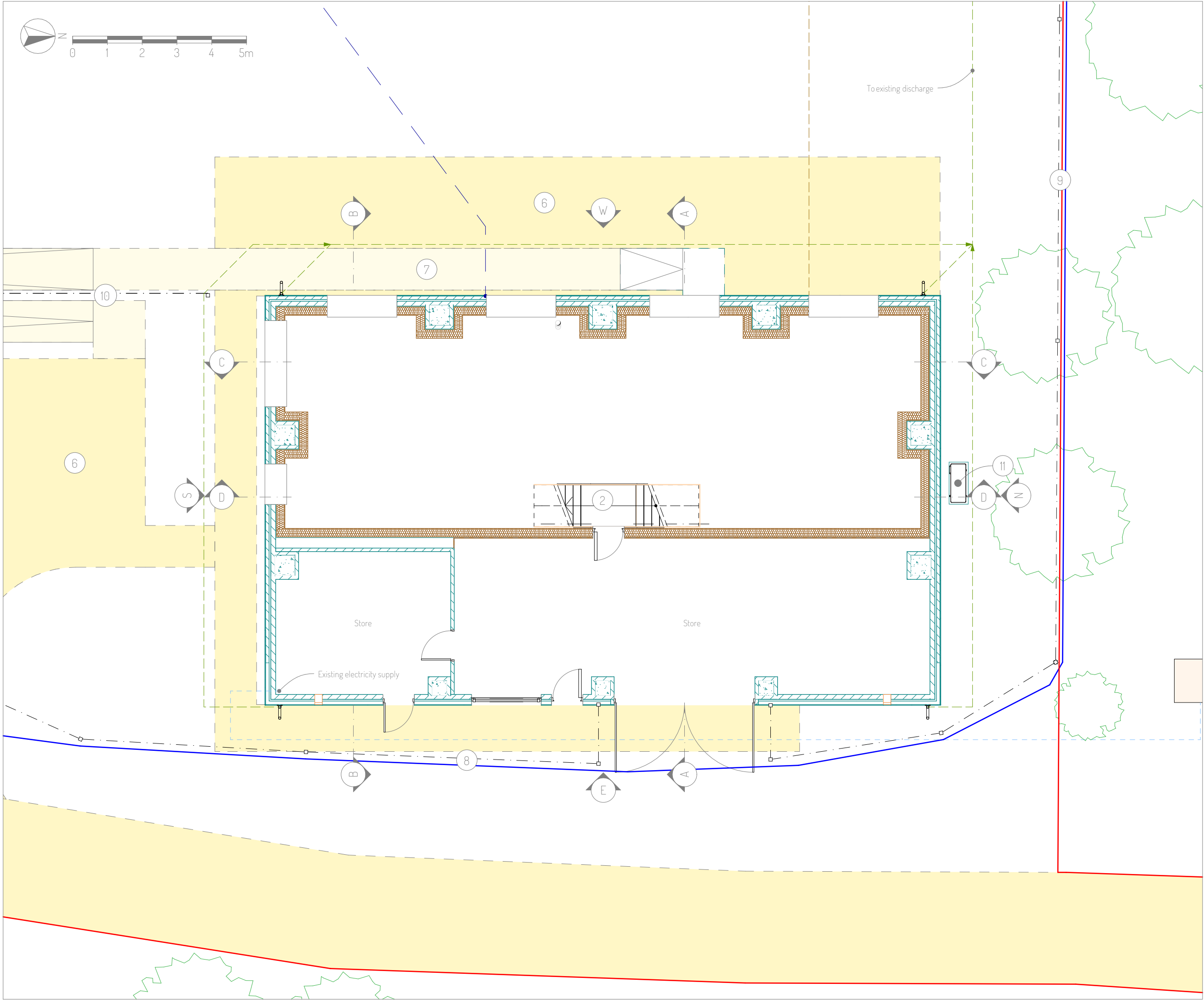
Publish date
21/05/2026

Prepared by
RB

Project
70

Document
P16

Version
v1



Legend

- Ownership boundary
- Site boundary
- Trees/bushes
- Road/track/path
- Mains electricity
- Mains cold water
- Grey water
- Waste water
- 1 Rough ground
- 6 Gravel hardstanding
- 7 Paving
- 8 Stock fence 1.0m
- 9 Deer fence 1.8m
- 10 Timber picket fence 0.9m
- 11 Air source heat pump



Document title
**Planning application
Proposed
Ground floor**

Project
**Conversion of former
Ballachulish WTW**

Client
Rob Kingsland

Scale
1:100

Sheet size
A3

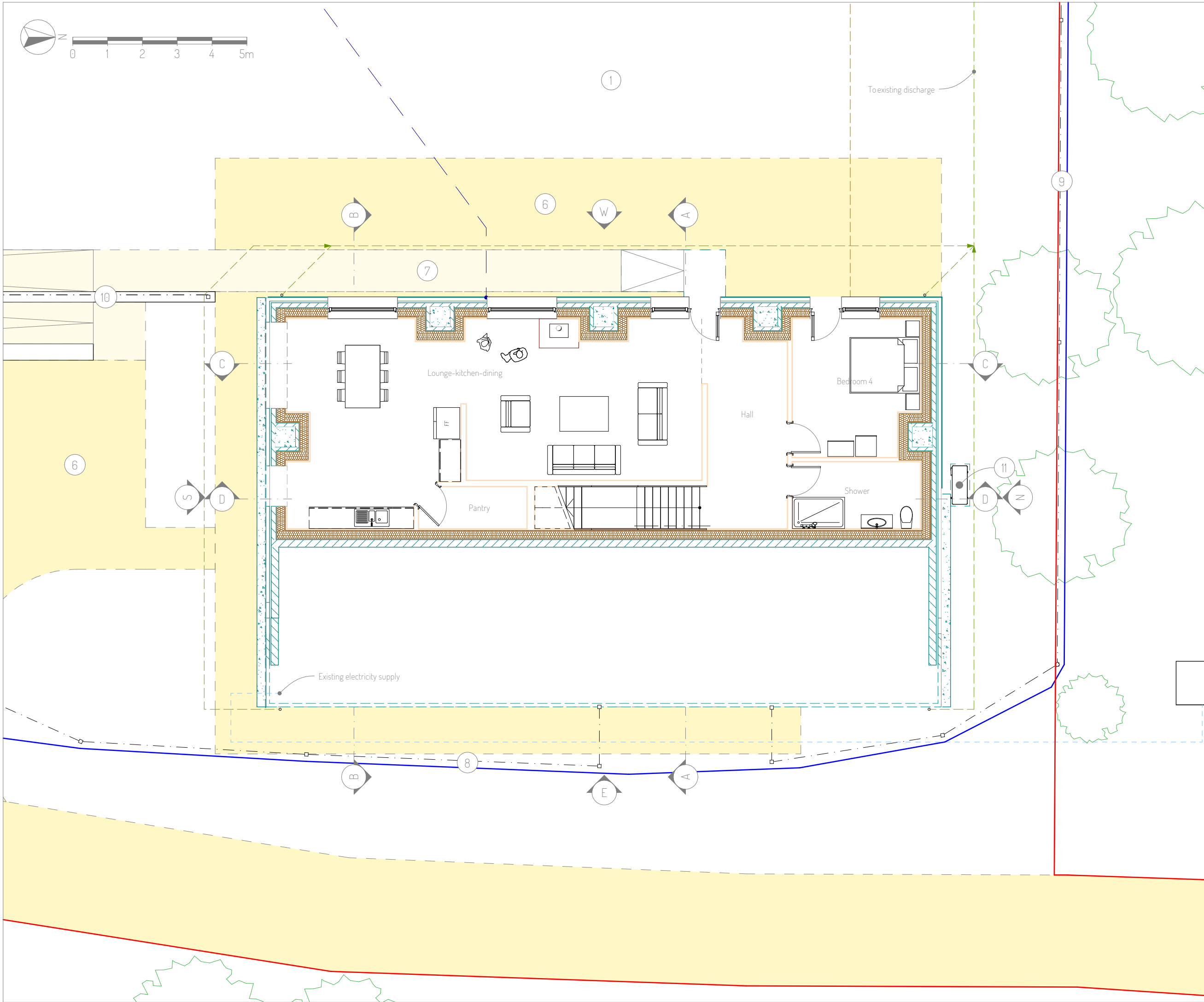
Publish date
21/05/2026

Prepared by
RB

Project
70

Document
P15

Version
v1



Legend

- Ownership boundary
- Site boundary
- Trees/bushes
- Road/track/path

Mains electricity

Mains cold water

Grey water

Waste water

1 Rough ground

6 Gravel hardstanding

7 Paving

8 Stock fence 1.0m

9 Deer fence 1.8m

10 Timber picket fence 0.9m

11 Air source heat pump



architecture | design | technology
www.sparran.co.uk
info@sparran.co.uk

Document title

Planning application
Proposed
Lower ground

Project

Conversion of former
Ballachulish WTW

Client

Rob Kingsland

Scale

1:100

Sheet size

A3

Publish date

21/05/2026

Prepared by

RB

Project

70

Document

P14

Version

v1

BIODIVERSITY ENHANCEMENT, LANDSCAPING AND MANAGEMENT PLAN

Former Scottish Water Treatment Works, Brecklet Road, Ballachulish

Proposed Change of Use to Single Residential Dwelling

Planning Reference: 25/03028/PREAPP

Prepared by the Applicant • April 2026

Prepared with reference to NatureScot's Developing with Nature Guidance and the Highland Council Biodiversity Enhancement Planning Guidance (May 2024)

1. Introduction and Policy Context

This document has been prepared in support of a full planning application for the conversion of the former Scottish Water Treatment Works (WTW) at Brecklet Road, Ballachulish, to a single residential dwelling. It serves as the combined Biodiversity Enhancement Plan, Landscaping Plan and Long-term Management Plan for the site, addressing the corresponding requirements identified in the Highland Council pre-application response (ref: 25/03028/PREAPP).

The site is a brownfield location within the Ben Nevis and Glencoe National Scenic Area (NSA). The proposal involves the reuse of a redundant rural building and is supported in principle by NPF4 Policies 9 and 17.

This plan has been prepared with reference to NatureScot's Developing with Nature Guidance and the Highland Council's adopted Biodiversity Enhancement Planning Guidance (May 2024). The site area is less than 0.5 hectares, placing the proposal within the Highland Council's small-scale local development category (HC Guidance, para 4.6). NPF4 Policy 3(a), 3(c) and 3(d) apply. No biodiversity metric or Ecological Impact Assessment is required for this scale of development (HC Guidance, para 4.13).

The measures set out in this plan are appropriate and proportionate to the nature and scale of the proposal. This document sets out: the existing biodiversity baseline; how the mitigation hierarchy has been applied; the enhancement and landscaping measures proposed; and the long-term management approach for the site.

2. Site Description and Existing Biodiversity Baseline

The site comprises the former water treatment building and its curtilage, set within mixed woodland in a remote rural location south of Ballachulish village. Access is from a forestry track leading from the south end of Brecklet Road. To the east is an area formerly used as a quarry. The site is surrounded by woodland. The commercial conifer plantation is managed by Forestry and Land Scotland (FLS) and is scheduled for felling on the FLS management plan.

The building is of concrete render construction and has been vacant since Scottish Water decommissioned the works. The gravel access and turning area in front of the building remains largely open, while vegetation has naturally regenerated at the margins and less trafficked areas around the building.

2.1 Woodland and Trees

A tree survey was carried out in March 2026 by Julian A. Morris of Julian A. Morris Professional Tree Services, in accordance with BS 5837:2012. The survey recorded 12 individual trees on the site and several further tree groups. The woodland context is characterised by a mix of native broadleaf and commercial conifer species including Sitka spruce. The site is indicated in the National Forest Inventory

as forming part of a 213-hectare conifer woodland block, though the Native Woodland Survey of Scotland records the site itself as open land habitat.

No ancient or veteran trees were identified on or adjacent to the site. No part of the site falls within the Ancient Woodland Inventory.

The tree surveyor notes in his report that pre-emptive removal of on-site spruce and larch would allow regeneration of the site for native woodland species such as birch, alder and rowan. This conclusion directly informs the landscape and management approach set out in Section 5 of this document.

Rhododendron ponticum was noted on site. This is an Invasive Non-Native Species (INNS) listed under the Wildlife and Countryside Act 1981 (as amended in Scotland) and its removal is addressed below.

2.2 Bats

A Preliminary Roost Assessment (PRA) was carried out by an appointed ecological consultancy in February 2026. The assessment concluded that the building has negligible potential to support roosting bats. No evidence of bat use was found internally or externally. No further bat surveys are required prior to planning determination.

2.3 Watercourses

The River Laroach lies approximately 80 metres to the west of the building. A small burn is in the vicinity to the east. Given these distances, the conversion works will have no direct impact on either watercourse.

2.4 Summary Assessment

The site currently functions as recovering brownfield land within a woodland setting. The principal biodiversity interest lies in the mixed woodland context, the natural vegetation regrowth at the site margins, and the proximity of the River Laroach riparian corridor. The site has strong potential for native woodland regeneration given the seed sources present in the surrounding landscape.

3. Application of the Mitigation Hierarchy

In accordance with NPF4 Policy 3(d) and HC Guidance Section 3, the mitigation hierarchy has been applied as follows.

Avoid

The proposal converts an existing building rather than constructing on previously undeveloped land. No new footprint is created on undeveloped ground. The building footprint is not being increased and the gravel access area is to remain. No nationally protected habitat or designated site is present on or adjacent to the site. No protected species have been identified as present in the building (confirmed by Preliminary Roost Assessment, February 2026). The site layout limits built and managed areas to the minimum necessary: the converted building, a small parking area, and a small gravelled sitting area.

Minimise

Potential impacts during construction will be minimised through the measures set out in Section 4. Given the separation distances to both watercourses, there is no meaningful risk of construction impact on the riparian corridor.

Restore

Natural vegetation regrowth already underway at the site margins will be actively supported through fencing and INNS removal. Rhododendron ponticum will be removed to restore the ecological condition of the woodland.

Offset

No off-site offsetting is required or proposed. All biodiversity enhancement is delivered on site. The long-term management of the majority of the curtilage for native woodland regeneration represents a clear improvement in ecological function compared to the site's former operational use.

4. Construction Phase Mitigation

Given that the proposal involves the conversion of an existing building with no increase in footprint, and given the separation distances to both watercourses, the potential for construction to impact biodiversity is limited. The following measures will nonetheless be observed:

- Watercourse protection: An appropriate stand-off will be maintained from the River Laroch and any other watercourse in the vicinity during construction. Given the separation distance of approximately 80 metres from the building to the River Laroch, no construction activity will be within meaningful proximity of the watercourse.
- INNS removal: Rhododendron ponticum will be removed and disposed of in accordance with NatureScot INNS guidance prior to any new planting or ground preparation works.
- Imported materials: Any imported soil will be locally sourced and free from INNS contamination. Peat-based materials will not be used.

5. Landscaping and Biodiversity Enhancement Approach

The landscaping approach for this site is founded on managed natural regeneration rather than formal planting. This is the most ecologically appropriate strategy for the site's context, and is directly supported by the conclusions of the BS 5837 tree survey, which identifies natural regeneration of native broadleaf species as the expected and desirable outcome following removal of the commercial conifers.

The site is surrounded by woodland, predominantly Sitka spruce plantation, with native broadleaf species including birch, alder and rowan present in the wider landscape. These native pioneer species are well-adapted to colonising open ground in the west Highlands and provide seed sources for natural regeneration. The removal of non-native commercial conifers on the site, in addition to Rhododendron ponticum, will open the ground to allow this regeneration to establish. This approach is recognised in NatureScot's Developing with Nature Guidance as a valid and often preferable enhancement method where conditions support it.

5.1 Fencing

The principal enabling measure for natural regeneration on this site is the exclusion of deer and sheep, which are the primary barrier to native woodland establishment in the west Highlands. A stock and deer fence will be erected around the majority of the curtilage, excluding only the small managed area comprising the parking area and gravelled sitting area.

- The fence will be installed prior to or concurrent with the removal of Rhododendron ponticum, to allow regeneration to begin as soon as the ground is cleared.

- The fence specification will be appropriate to the deer species present in the area. A standard 1.8m high deer fence with sheep netting at the base will be used unless site conditions indicate an alternative specification is preferable.
- The fence line will be set back from the building and managed areas to define a clear boundary between the residential curtilage and the regenerating woodland zone.
- Fencing will be maintained in good condition for a minimum of 15 years to allow native woodland to establish to a height and density at which it is no longer vulnerable to browsing pressure.

5.2 Invasive Non-Native Species Removal

Removal of *Rhododendron ponticum* is a prerequisite for successful natural regeneration, as its dense canopy suppresses ground flora, prevents seed germination, and outcompetes native seedlings. Its removal is both a mitigation measure and a meaningful biodiversity enhancement. The Highland Council Biodiversity Enhancement Planning Guidance (para 4.24) recognises that INNS removal is given consideration by the planning authority as contributing to biodiversity enhancement.

- All *Rhododendron ponticum* within the fenced regeneration area will be removed prior to or concurrent with fencing installation.
- Removal will be carried out by cutting and treating with an appropriate herbicide applied to the cut stump, or by physical removal of root material where practicable.
- Regrowth will be monitored and treated on an ongoing basis for a minimum of five years following initial clearance, until the regenerating native canopy suppresses further regrowth.
- No other INNS species are known to be present on the site. The applicant will remain vigilant and take appropriate action if any are identified during or following works.

5.3 Natural Regeneration

Following fencing and INNS removal, the majority of the curtilage will be left to regenerate naturally. No formal planting scheme is proposed. This approach is supported by the tree surveyor's conclusion that removal of the commercial conifers on site would "allow regeneration of the site for native woodland tree species such as birch, alder and rowan."

- The areas of existing natural regrowth at the margins and less trafficked parts of the site will not be cleared and will be allowed to continue their natural succession.
- Where commercial conifer trees are felled as part of the works, the resulting brash and timber material will where practicable be retained on site as standing or fallen deadwood to provide habitat structure and aid in the establishment of woodland ground flora.
- No ornamental, non-native or exotic species will be introduced anywhere within the regeneration zone.
- If monitoring after two to three years reveals that regeneration is not progressing satisfactorily in specific areas — for example in areas of disturbed ground — spot planting of locally sourced native species (birch, rowan, alder, hazel) may be undertaken to supplement natural colonisation. This would not require any amendment to this plan.

5.4 Managed Garden Area

The applicant's intention is to maintain the smallest practical managed area consistent with residential amenity. No lawn, formal garden or ornamental planting is proposed. The managed area will be limited to a small gravelled sitting area and parking area immediately adjacent to the building.

- No pesticides, herbicides or chemical fertilisers will be used within the curtilage except where necessary for INNS management within the regeneration zone.
- A log pile or small brash pile will be established within the curtilage to provide invertebrate and amphibian habitat, making use of material arising from INNS removal and any vegetation management on site.

5.5 External Lighting

The applicant's preference is for minimal external lighting, consistent with the remote woodland setting and the NSA designation. This has direct biodiversity benefit for nocturnal species including bats, moths and other invertebrates that use the woodland and riparian landscape.

- External lighting will be limited to the minimum necessary for safe access. No ornamental or amenity lighting is proposed.
- Any external fittings will be fully directional, downward-facing and shielded to prevent light spill beyond the immediate access area.
- Warm-spectrum LEDs (colour temperature 2700K or below) will be used for any external fittings.
- Motion-activation will be used for all external lighting.

6. Contribution to Habitat Connectivity

The site is embedded within the mixed woodland and riparian landscape of the Ben Nevis and Glencoe NSA. The managed natural regeneration approach described in Section 5 directly supports habitat connectivity across this landscape. By managing the majority of the curtilage for woodland regeneration rather than domestic garden, the site will function as a permeable woodland habitat, maintaining and in time enhancing continuity between the surrounding woodland blocks and the riparian corridor of the River Laroch.

The removal of *Rhododendron ponticum* will improve the ecological condition of the woodland both within the site and at its margins, benefiting a wide range of species that use the woodland network. The retention of deadwood from any felled conifers adds important habitat structure, supporting the invertebrates and fungi that depend on decaying wood, which are a priority in the Highland Nature Biodiversity Action Plan (HNBAP).

It is noted that the surrounding commercial plantation is scheduled for felling on the FLS management plan. The fencing and INNS removal programme will be implemented at the earliest opportunity to allow native regeneration to establish and to take advantage of the native broadleaf seed sources present in the surrounding landscape.

7. Long-term Management

The following management commitments will be maintained by the applicant as part of the ongoing stewardship of the property. Consistent with the small-scale local development category, no formal monitoring programme or reporting obligation is required.

7.1 Regeneration Zone

- The deer and sheep fence will be maintained in good condition for a minimum of 15 years.
- The regeneration zone will be inspected periodically and any fence damage repaired promptly to maintain exclusion.
- *Rhododendron* and any other INNS will be monitored and treated on an ongoing basis for a minimum of five years following initial clearance.
- No new development, hardstanding, formal planting or managed garden will be introduced into the regeneration zone.
- Deadwood will be retained on site and not removed for tidiness.

7.2 Managed Area

- The managed area will remain limited to the parking area and gravelled sitting area as described in this plan. No expansion of the managed area into the regeneration zone will take place.
- No pesticide, herbicide or fertiliser use within the wider curtilage.
- The log pile will be maintained and supplemented as necessary.

7.3 Lighting

- The minimal lighting standard described in Section 5.5 will be maintained as the permanent approach for the property.

7.4 Planning Conditions

- Any planning conditions relating to biodiversity, landscaping or management attached to the planning permission will be complied with in full.

8. Summary of Measures

The table below summarises all mitigation, landscaping and enhancement measures.

Measure	Commitment
MITIGATION — construction phase	
Watercourse protection	Appropriate stand-off maintained; River Laroche approx. 80m from building
INNS disposal	Rhododendron removed and disposed per NatureScot guidance before ground preparation
Imported materials	Locally sourced, INNS-free, no peat
LANDSCAPING AND ENHANCEMENT	
Deer and sheep fencing	Fenced regeneration zone enclosing majority of curtilage, maintained for minimum 15 years
Rhododendron removal	Full clearance of Rhododendron ponticum; regrowth monitoring and treatment for minimum 5 years (HC Guidance para 4.24 — counts as enhancement)
Natural regeneration	Majority of curtilage managed for natural native woodland regeneration — principal enhancement and landscaping measure
Existing vegetation regrowth	Natural regrowth at site margins retained and left to continue natural succession
Deadwood retention	Brash and timber from felled conifers retained as standing/fallen deadwood where practicable
Minimal managed area	Gravelled sitting area and parking only; no lawn, formal planting or ornamental garden
No pesticide use	No pesticides, herbicides or fertilisers within curtilage except for INNS treatment
Log pile	Small log/brash pile for invertebrate and amphibian habitat
Minimal external lighting	Motion-activated, ≤2700K, downward only, no ornamental lighting

9. Conclusion

This Biodiversity Enhancement, Landscaping and Management Plan demonstrates that the proposed conversion of the former Scottish Water Treatment Works to a single residential dwelling will deliver appropriate, proportionate and lasting biodiversity enhancements and a coherent long-term landscape management approach, in accordance with NPF4 Policy 3(c), the Highland Council Biodiversity Enhancement Planning Guidance (May 2024) and NatureScot's Developing with Nature Guidance.

The landscaping approach is founded on managed natural regeneration, enabled by deer and sheep fencing and Rhododendron removal. This approach is directly supported by the conclusions of the BS 5837 tree survey and is well-suited to the site's woodland context in the west Highlands, where native broadleaf species including birch, alder and rowan are readily available as seed sources from the surrounding landscape. It requires no formal planting scheme and delivers a credible, self-sustaining long-term landscape outcome that is ecologically appropriate to the NSA setting.

PUZ-WM85VAA(-BS)

Ecodan R32

Monobloc Air Source Heat Pump

R32

Key Features:

- A+++ high efficiency system
- Ultra quiet noise levels
- Maintains full heating capacity at low temperatures
- Zero carbon solution
- MELCloud enabled

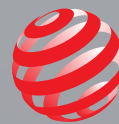
Key Benefits:

- Ultra low running cost
- Flexible product placement
- Confident and quick product selection
- Help to tackle the climate crisis
- Remote control, monitoring, maintenance and technical support



3 years standard warranty included.

For information about extended warranties contact Energy Lab
Call: 01271 850 204 or Email: sales@energylabuk.com



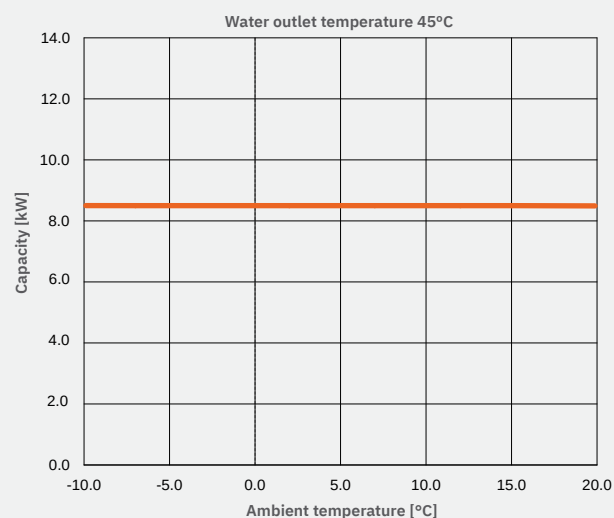
ecodan[®]
Renewable Heating Technology

OUTDOOR UNIT		PUZ-WM85VAA(-BS)
HEAT PUMP SPACE HEATER - 55°C	ErP Rating	A++
	η_s	139%
	SCOP (MCS)	3.47
HEAT PUMP SPACE HEATER - 35°C	ErP Rating	A+++
	η_s	193%
	SCOP (MCS)	4.79
HEAT PUMP COMBINATION HEATER - Large Profile ¹	ErP Rating	A+
	η_{wh}	145%
	Capacity (kW)	8.5
HEATING ² (A-7/W35)	Power Input (kW)	3.27
	COP	2.60
OPERATING AMBIENT TEMPERATURE (°C DB)		-20 ~ +35
SOUND DATA ³	Pressure Level at 1m (dBA)	45
	Power Level (dBA) ⁴	58
WATER DATA	Pipework Size (mm)	28
	Flow Rate (l/min)	24
	Water Pressure Drop (kPa)	15.0
DIMENSIONS (mm)	Width	1050
	Depth	480
	Height	1020
WEIGHT (kg)		98
ELECTRICAL DATA	Electrical Supply	220-240v, 50Hz
	Phase	Single
	Nominal Running Current [MAX] (A) ⁵	9.1 [22]
	Fuse Rating - MCB Sizes (A) ⁶	25
REFRIGERANT CHARGE (kg) / CO ₂ EQUIVALENT (t)		R32 (GWP 675) 2.2 / 1.49

Notes:

¹ Combination with E*PT20X Cylinder² Under normal heating conditions at outdoor temp: -7°CDB / -8°CWB, outlet water temp 35°C, inlet water temp 30°C.³ Under normal heating conditions at outdoor temp: 7°CDB / 6°CWB, outlet water temp 55°C, inlet water temp 47°C as tested to BS EN14511.⁴ Sound power level tested to BS EN12102.⁵ Under nominal heating conditions at outdoor temp: 7°C, outlet water temp: 35°C.⁶ MCB Sizes BS EN60898-2 & BS EN60947-2. η_s is the seasonal space heating energy efficiency (SSHEE) η_{wh} is the water heating energy efficiency

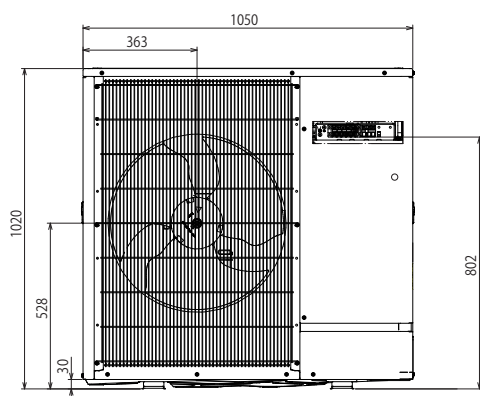
NOMINAL HEATING CAPACITY



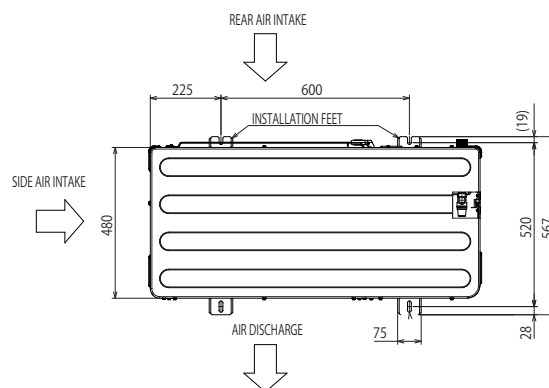
MCS Certification Number: 037-0033-20-03

PUZ-WM85VAA(-BS) DIMENSIONS

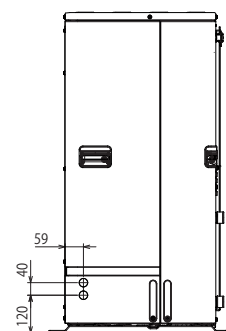
FRONT VIEW



UPPER VIEW



SIDE VIEW



All dimensions (mm)



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