

Agenda Item	5.3
Report No	PLS-04-25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 06 February 2025
Report Title: 24/04578/PAN: Balfour Beatty
Land 350M North of Newtown, Invergarry
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development
Ward: 12 – Aird and Loch Ness

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 19 November 2024. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plans
- 1.4 The prospective developer held the first public event on Wednesday 13 November 2024 at Fort Augustus Village Hall, with a second event following on Wednesday 11 December at the same location. The advertisement for both events was published in the Inverness Courier, West Highland Free Press, and Lochaber Times, in accordance with the statutory timescales.
- 1.5 The applicant has intimated that the PAN was served on Fort Augustus and Glenmoriston Community Council, as well as local Elected Members, Local MP and MSPs on 15 October 2024.
- 1.6 Any subsequent application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a major development.
- 2.2 The submitted PAN and supporting information indicates that the proposal consists of temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development.

3. SITE DESCRIPTION

- 3.1 The site is located on the west side of the A82 approximately 4km southwest of Fort Augustus at Newton. To the west the land is backgrounded by commercial conifer plantations and is open to the east towards the road. It is set back approximately 120m from the A82. Access to the site is from the north using an existing access onto the trunk road. The site is generally flat.

4. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application.

- 4.1 **National Planning Framework 4 (2023)**
 - 1 – Tackling Climate Change

- 2 – Climate Mitigation and Adaptation
- 3 – Biodiversity
- 4 – Natural Places
- 6 – Forestry, woodland and trees
- 9 – Brownfield, vacant and derelict land and empty buildings
- 13 – Sustainable transport
- 14 – Design, quality and place
- 18 – Infrastructure first
- 20 – Blue and green infrastructure
- 22 – Flood risk and water management
- 23 – Health and safety
- 26 – Business and industry

4.2 **Highland Wide Local Development Plan 2012**

- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 30 – Physical Constraints
- 31 – Developer Contributions
- 36 – Development in the Wider Countryside
- 41 – Business and Industrial Land
- 42 – Previously Used Land
- 51 – Trees and Development
- 52 – Principle of Development in Woodland
- 56 – Travel
- 57 – Natural, Built & Cultural Heritage
- 58 – Protected Species
- 59 – Other Important Species
- 60 – Other Important Habitats
- 61 – Landscape
- 64 – Flood Risk
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage
- 70 – Waste Management Facilities
- 71 – Safeguarding of waste management sites
- 72 – Pollution
- 73 – Air Quality
- 74 – Green Networks
- 77 – Public Access
- 78 – Long Distance Routes

4.3 **Inner Moray Firth Local Development Plan2 2024**

- 1 – Low and Zero Carbon Development
- 2 – Nature Protection, Restoration and Enhancement
- 3 – Water and Waste Water Infrastructure Impacts in the Nairn and Inverness Areas
- 7 – Industrial Land
- 9 – Delivering Development and Infrastructure
- 14 – Transport

4.4 **Highland Council Supplementary Planning Policy Guidance**

- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Trees, Woodlands and Development (Jan 2013)
- Sustainable Design Guide (Jan 2013)
- Biodiversity Enhancement Planning Guidance (May 2024)

4.5 **Development Briefs**

- n/a

4.6 **Scottish Government Planning Guidance**

- PAN 60 – Planning for Natural Heritage (Jan 2008)
- Creating Places (2013)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- Biodiversity: draft planning guidance (2023)
- Developing with Nature Guidance (NatureScot 2023)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1 (a) Development Plan and other planning policies;
(b) Roads and transport;
(c) Flood risk and drainage impacts;
(d) Biodiversity enhancement;
(e) Trees and woodland;
(f) Built, natural, and cultural heritage; and
(g) High quality siting, layout and design.

6. **CONCLUSION**

- 6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive, and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7. **IMPLICATIONS**

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable

7.4 Climate Change/Carbon Clever: Not applicable

7.5 Risk: Not applicable

7.6 Gaelic: Not applicable

8. **RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signed: David Mudie

Designation: Area Planning Manager – South

Author: Bob Robertson

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

Relevant Plans: Proposal of Application Notice Form

Plan 1 – Location Plan 1:5000

Plan 2 – Location Plan 1:20000

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

Applicant	Balfour Beatty	Agent	Teri Porter
Address	Maxim 7 Maxim Office Park Parklands Avenue Eurocentral ML1 4WQ	Address	Porter Planning 39 St Vincent Place Glasgow G1 2ER
Phone	c/o agent	Phone	07832 207 326
Email	c/o agent	Email	teri@porterplanning.com

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land at Glen Mor, Fort Augustus, PH35 4HT

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Proposed temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

Yes

No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s**Date Notice Served**

Fort Augustus And Glenmoriston
Community Council

15th October 2024

Local Elected Members**Date Notice Served**

The compound area / site sit acr
Wards 11 and 12. Therefore, notifyir
Ward Cllrs across both wards as
follows:-

15th October 2024

Caol And Mallaig (Ward 11) -

Cllr John Grafton

John.grafton.cllr@highland.gov.uk

Cllr Liz Saggars

Liz.Saggers.cllr@highland.gov.uk

Cllr Andrew Baldrey

Andrew.Baldrey.cllr@highland.gov.uk

Aird and Loch Ness (Ward 12) -

Cllr Chris Ballance

Chris.Ballance.cllr@highland.gov.uk

Cllr Helen Crawford

Helen.Crawford.cllr@highland.gov.uk

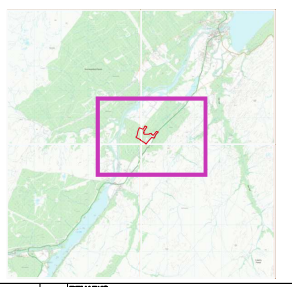
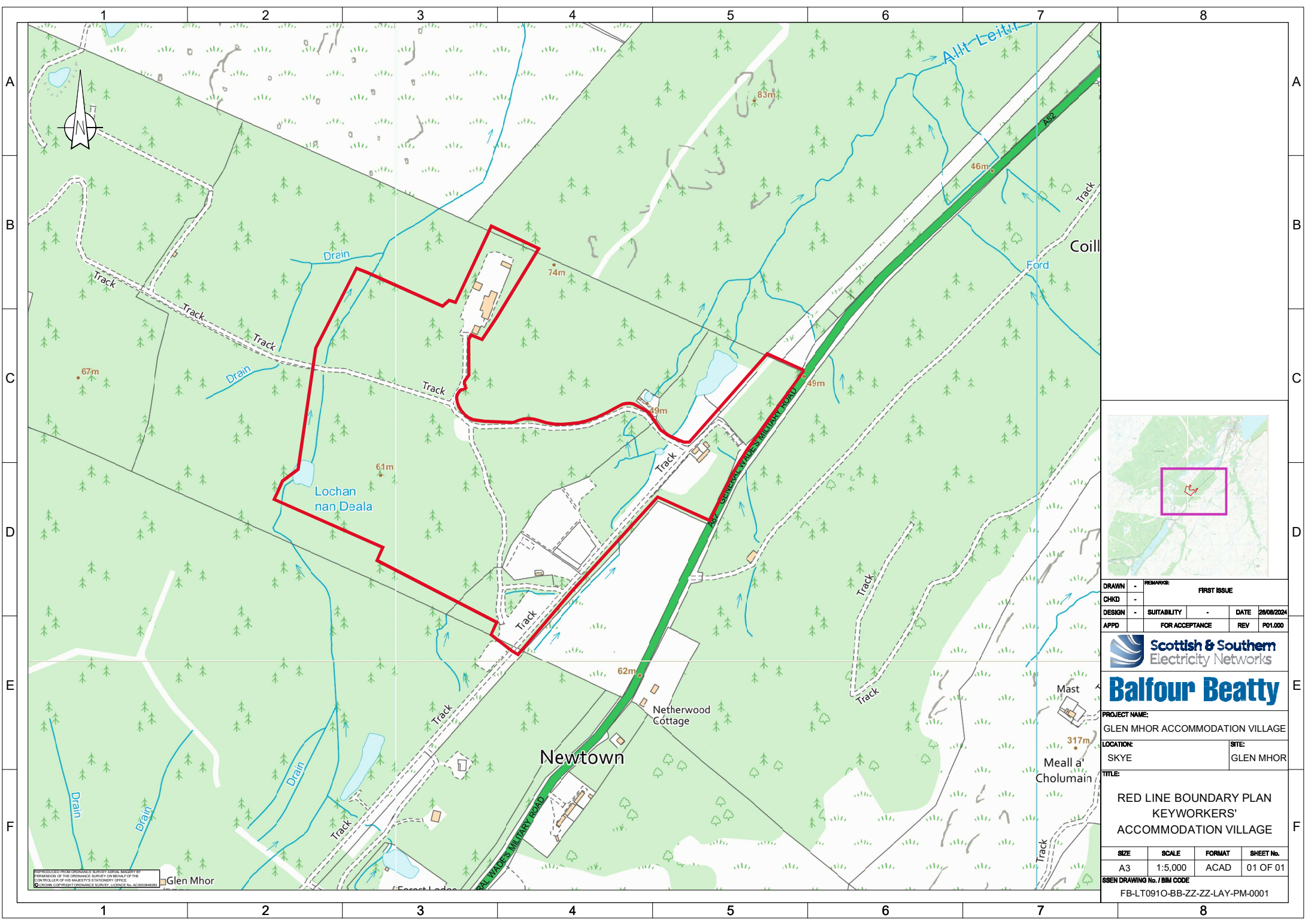
<p>Cllr David Fraser David.fraser.cllr@highland.gov.uk</p> <p>Cllr Emma Knox Emma.knox.cllr@highland.gov.uk</p>	
Members of Scottish Parliament ar Members of Parliament	Date Notice Served
<p>Constituency MSP (Skye, Lochaber and Badenoch): Kate Forbes MSP Kate.Forbes.msp@parliament.scot</p> <p>MP (Inverness, Skye and West Ross- shire): Angus MacDonald angus.macdonald.mp@parliament.uk</p>	15th October 2024
Names / details of other parties	Date Notice Served
NA	NA

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
In-person consultation event	Fort Augustus Village Hall Fort Augustus Village Hall Bunoich Brae, Fort Augustus PH32 4DG	Wednesday 13 th November 2024 3pm to 7pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
In-person consultation event	Fort Augustus Village Hall Fort Augustus Village Hall Bunoich Brae, Fort Augustus PH32 4DG	Wednesday 11 th December 2024 3pm to 7pm (NB – 2 nd date subject t outcome of Event 1 and ongoing technical studies progressing as planned)

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Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Planning / Public Notice at least 7 days before event	West Highland Free Press, Inverness Courier, & Lochaber Times	Event 1 – at least 7 days pre-event (different publication dates) Event 2 - TBA
Details of any other consultation methods (date, time and with whom)		
<ul style="list-style-type: none"> • Dedicated project website – https://streets-uk.com/fort-augustus • Flyer distribution (please refer to enclosed map showing extent of distribution). This will cover 714 households and 54 businesses • Posters to be displayed within the local community, eg. local shops and post office • Online advert shared using local Facebook groups and other online forums etc 		

Signed		Date	15th October 2024
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DRAWN	-	REMARKS	FIRST ISSUE	
CHKD	-			
DESIGN	-	SUITABILITY	-	DATE 28/08/2024
APPD	-	FOR ACCEPTANCE	REV	P01.000



PROJECT NAME:		GLEN MHOR ACCOMMODATION VILLAGE	
LOCATION:	SKYE	SITE:	GLEN MHOR
TITLE:			

RED LINE BOUNDARY PLAN
KEYWORKERS'
ACCOMMODATION VILLAGE

SIZE	SCALE	FORMAT	SHEET No.
A3	1:5,000	ACAD	01 OF 01

GSN DRAWING No. / BIM CODE
FB-LT0910-BB-ZZ-LAY-PM-0001

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Glen Mhor