

PLANNING PERMISSION IN PRINCIPLE

Reference No: 13/01689/PIP

To:
Port Of Ardersier Limited
C/o Agent

Per:
Savills (UK) Limited
Alastair Wood
8 Wemyss Place
Edinburgh
EH3 6DH

**Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc.
(Scotland) 2006 Act**

DECISION NOTICE

Establish a port and port related services for energy related uses, including marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings and associated infrastructure, delivery and export of port related cargo, marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings and associated new road access, parking, infrastructure, services, temporary stockpiling of dredged material, re-grading and upfilling of landward areas and landscaping.

Former Fabrication Yard, Ardersier, Nairn.

The Highland Council in exercise of its powers under the above Acts **grants planning permission in principle** for the above development in accordance with the particulars given in the application and the following plans/drawings:

Type of Plan	Plan Number	Version No.	Date Plan Received
General Plan	CA4393/706	E	29.10.2013
General Plan	CA4393/704	F	29.10.2013
General Plan	CA4393/722	D	29.10.2013
Location Plan	CA4393/721		03.05.2013

This permission is granted subject to the following conditions: -

- (1.) Planning Permission in Principle is hereby granted for a development to establish a port and undertake port related services for energy related uses as set out within Table 1 and developed in general accordance with the Indicative Master Plan (Drawing No. CA4393/704 Rev F).

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Table 1

Facility	Area (maximum)
Commissioning area	12,000m ²
Turbine storage area	108,000m ²
Pre-assembly/offshore equipment storage area	54,750m ²
Heavy lifting gantry	54,000m ²
Production area	83,300m ²
Completed towers and nacelle storage area	138,700m ²
cable spooling area	122,250m ²
concrete batcher	10,000m ²
bulk materials storage	10,000m ²
stores/workshops	12,500m ²
office area	24,000m ²
car park	33,052m ²
harbour office/point operations	10,000m ²
offshore support base	54,000m ²
security office	4,000m ²
Dredged material storage area	
6 renewable energy research/production units	
Pump station	
Transportation barge or floating barge	

Reason: In order to clarify the terms of permission.

- (2.) No development, other than the works permitted by the Harbour Revision Order, shall commence until a Phasing Plan, which details the proposed sequence of development, has been submitted to, and approved by, the Planning Authority. The development shall be undertaken in accordance with the agreed Phasing Plan, or in Sub-Phases as may be approved by the Planning Authority. A Sub-Phase means any part of any Phase of Development the subject of an Approval of Matters Specified in Conditions issued by the Council following an application in that behalf, or otherwise subject of any equivalent planning approval following an application in that behalf.

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

- (3.) No development, other than the works permitted by the Harbour Revision Order, shall commence until a draft Decommissioning and Restoration Plan (DRP) for the site has been submitted to, and approved by, the Planning Authority in consultation with SNH and SEPA.

Thereafter:

- i. No later than 3 years prior to the decommissioning of the development, the draft DRP shall be reviewed by the operator and a copy submitted to the Planning Authority for their written approval, in consultation with SNH and SEPA; and
- ii. No later than 12 months prior to the decommissioning of the development, a detailed DRP, based upon the principles of the approved draft plan, shall be submitted to, and

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approved in writing by, the Planning Authority, in consultation with SNH and SEPA. For the avoidance of doubt, the DRP shall include the removal of all aboveground elements of the development, all new access tracks, the treatment of disturbed and/or contaminated ground surfaces, management and timing of the works, environmental management provisions and a traffic management plan to address any traffic impact issues during the decommissioning period. The detailed Decommissioning and Restoration Plan shall be implemented as approved.

Reason: To secure the decommissioning and removal of the development in an appropriate and environmentally acceptable manner and restoration of the site, in the interests of safety, amenity and environmental protection.

(4.) No development, other than the works permitted by the Harbour Revision Order, shall commence within each Phase, or sub-Phase, until an application, or applications, for the approval of matters specified in conditions as they relate to or are relied upon by that Phase or sub-Phase has been submitted to, and approved by, the Planning Authority in respect of the following matters, insofar as they relate to the details of the proposed development taking full account of the Indicative Master Plan referred to in Condition 1 above:-

- a) a detailed Master Plan using the principles set out in the Indicative Master Plan and Environmental Statement;
- b) the siting, design and external appearance of all buildings and other structures;
- c) details of finished site and floor levels;
- d) details of sustainable design considerations including possible use of solar gain design, solar energy use, grey water recycling and rain water harvesting, external lighting to minimise sky glow, and energy conservation generally;
- e) the layout of the site;
- f) road layout including the road hierarchy, junction layouts and design;
- g) the provision of car parking;
- h) means of dealing with commercial waste in accordance with the Highland Council's 'Managing Waste in New Developments' Supplementary Planning Guidance' (or any superseding guidance prevailing at the time of submission) including provision of communal composting and recycling facilities.

Reason: To enable the planning authority to consider these aspects of the development in detail.

(5.) No development shall commence on a particular Phase, or sub-Phase, until full details of surface water drainage provision within the relevant Phase or sub-Phase (which should accord with the principles of the SUDS Manual (CIRIA C697)) have been submitted to, and approved by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision for the relevant phase or sub-phase shall be completed prior to the final occupation of the relevant phase or sub-phase.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment and reduce the risk of flooding.

(6.) No development shall commence until a Construction Environmental Management Document has been submitted to, and approved by, the Planning Authority in consultation with SNH and SEPA. The Document shall include:

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- An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and set out in the relevant planning conditions
- Processes to control / action changes from the agreed Schedule of Mitigation
- The following specific Construction and Environmental Management Plans (CEMP):
 - (i) Habitat management plan that will:
 - protect water bodies from marine non-native species
 - minimise the risk of spreading freshwater invasive species
 - (ii) Spit habitat protection and enhancement plan that will be designed to avoid disturbance to key roost sites on the spit and the bay to the west of the site and provide opportunity to create new roost sites
 - (iii) Marine mammal protection plan, including measures to protect marine mammals from on-shore activity
 - (iv) Pollution prevention plan
 - (v) Dust management plan
 - (vi) Noise and vibration mitigation plan (including hours of operation)
 - (vii) Site waste management plan
 - (viii) Sediment transport monitoring plan
- Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
- Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
- Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs.

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


- (7.) No development shall commence on site until a community liaison group has been established by the developer, in collaboration with The Highland Council and local Community Council(s). The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all mitigation measures and to keep these under review. The liaison group shall be maintained for the duration of construction activity on each Phase.

Reason: To assist with the provision of mitigation measures to minimise the effects on road users, including pedestrians, and neighbouring occupiers.

- (8.) No development shall commence on site until a comprehensive scheme for understanding the potential fragmentation impact on the bottlenose dolphin resulting from underwater noise associated with construction operations has been submitted to, and approved by, the Planning Authority in consultation with Scottish Natural Heritage. The scheme shall include proposals for monitoring and reporting of underwater noise and dolphin activity at the entrance to Ardersier Port and at Chanorny Point prior to and during construction activities. The approved scheme shall be implemented.

Reason: In order to understand the fragmentation impact on the bottlenose dolphin qualifying feature of the Moray Firth SAC.

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- (9.) No development, other than the works permitted by the Harbour Revision Order, shall commence within any Phase, or sub-Phase, until a Traffic Management Plan (in respect of both construction and operation) for that Phase, or sub-Phase, has been submitted to, and approved by, the Planning Authority. The Plan shall include, inter alia, prescribed access routes, hours of operation, maximum vehicle movements and monitoring arrangements. The Plan shall specifically include details for the implementation of a proposed employee bus service that will operate between Inverness, Nairn and the site during the construction phase and the operational phase. The Traffic Management Plan shall be implemented in accordance with any timescales contained therein.

Reason: To minimise interference with the safety and free flow of the traffic on the trunk road. To mitigate detrimental effects on the A96(T) following an increase in traffic volumes during the period of construction and the period of operation.

- (10.) No development, other than the works permitted by the Harbour Revision Order, shall commence on site until full details of the following (including scale plans as necessary) have been submitted to, and approved by, the Planning Authority, in consultation with Transport Scotland:

- i) the proposed upgrading of the junction of the site access road with the A96(T) as generally described in SKM Colin Buchanan Drawing Number Figure 8.1 titled *Indicative A96(T)/Site Access Roundabout* and dated April 2013;
- ii) the proposed upgrading of the junction of the site access road with the B9092 as generally described in SKM Colin Buchanan Drawing Number Figure 8.2 titled *Indicative A96(T)/Site Access Roundabout* and dated April 2013;

The approved junction improvements shall thereafter be implemented to the satisfaction of the Planning Authority, in consultation with Transport Scotland, before the commencement of development.

Reason: To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.

- (11.) No development shall commence on site until detailed proposals for regular liaison between the site and Highlands and Islands Airports Limited, or its successors, on construction and operation activity at the site has been submitted to, and approved by, the Planning Authority. The agreed proposals shall be implemented.

Reason: To ensure that Highlands and Islands Airports Limited is aware of construction and operational activity that may affect the safe working of Inverness Airport.

- (12.) No development, other than the works permitted by the Harbour Revision Order, shall commence on site until a Travel Plan, which sets out proposals for reducing dependency on the private car, has been submitted to, and approved in writing by, the Planning Authority. The Travel Plan shall include:

- i. Measures for extending and/or increasing the frequency of the existing local bus services(s) and associated financial contributions;
- ii. Details for the management, monitoring, review and reporting of these measures; and
- iii. Details of the duration of the Travel Plan.

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The approved Travel Plan shall be implemented from the date of first occupation of any part of the development and updated for each Phase and/or Sub-Phase as may be the case. Any mitigation measures and improvements approved by the Planning Authority must be enacted prior to the first occupation of any development within the Phase, or sub-Phase, to which they relate.

Reason: In order to reduce dependency on the private car and to encourage greater use of public transport.

(13.) No development shall commence until a detailed Access Management Plan of public access across the site (as existing, during construction and following completion) has been submitted to, and approved by, the Planning Authority. The plan shall include details showing:

- (i) All existing access points, paths, core paths, tracks, rights of way and other routes (whether on land or inland water), and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;
- (ii) Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
- (iii) All proposed paths, tracks and other routes for use by walkers, riders, cyclists and any other relevant outdoor access enhancement i.e. car park (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc.);
- (iv) Any diversion of paths, tracks or other routes (whether on land or inland water), temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage). The approved Access Management Plan, and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

Reason: To safeguard and maximise the opportunities for continued public access to the countryside during the construction and operation of this development.

(14.) No development shall commence on site until a scheme or protocol for managing potential marine interactions within the MOD bye-law area to the west of the site has been submitted to, and agreed by, the Planning Authority in consultation with Scottish Natural Heritage, Marine Scotland and Transport Scotland - Ports and Harbours Branch and Ministry of Defence. The agreed scheme or protocol shall be implemented before first occupation of the development.

Reason: In the interest of maritime safety and preservation of the Fort George live firing range.

(15.) No part of the development shall be occupied until an Operational Environmental Management Document has been submitted to, and approved by, the Planning Authority in consultation with SNH and SEPA. The Document shall include:

- An updated Schedule of Mitigation (SM) relevant to the operational phases including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and set out in the relevant planning conditions
- Processes to control / action changes from the agreed Schedule of Mitigation
- The following specific Operational Environmental Management Plans (OEMPs):
 - (i) Habitat protection and enhancement plan, including measures to:
 - protect and safeguard SPA bird habitat at the end of the spit, the roost sites in particular, from ongoing disturbance, in general accordance with the spit habitat

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- protection and enhancement plan
 - create additional suitable bird roost and nest sites
 - remove invasive non-native species *Crassula Helmsii*
 - protect and enhance existing wetlands
 - manage the stockpiled dredged material
 - (ii) Marine mammal protection plan, including measures to protect marine mammals from on-shore activity
 - (iii) Access management plan
 - (iv) Noise mitigation plan, including measures to deal with night-time noise
 - (v) Sediment transport monitoring plan
- Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
 - Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
 - Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs.

The development shall proceed in accordance with the approved Operational Environmental Management Document and Plans which shall be updated, as necessary, for each Phase and/or Sub-Phase and approved by the Planning Authority in consultation with SNH and SEPA. Any mitigation measures and improvements approved by the Planning Authority must be enacted prior to the first occupation of any development within the Phase/Phases, or sub-Phases, to which they relate.

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

- (16.) No development shall commence on site until a scheme for provision of aviation lighting on any tall structures and/or equipment required during construction and operation of the development has been submitted to, and approved by, the Planning Authority, in consultation with Highlands and Islands Airports Limited and the Ministry of Defence. The development shall proceed in accordance with the approved scheme which shall be updated, as necessary, for each Phase and/or Sub-Phase, and approved by, the Planning Authority in consultation with Highlands and Islands Airports Limited and the Ministry of Defence.

Reason: In the interest of air safety.

- (17.) For the avoidance of doubt there shall be no operational wind turbines on site.

Reason: In the interest of air safety.

- (18.) All traffic, associated with both construction and operation, shall be routed via the A96(T) only.

Reason: In order to minimise the effect on the local road network in the interest of road safety.

- (19.) All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration or similar mechanical services within the application site, including fans, ducting and external openings shall be installed, maintained and operated such that any operating noise complies with Noise Rating Curve 20 and details of a noise assessment for each installation shall be submitted alongside the relevant application for the approval of matters specified in conditions pursuant to Condition 4 above.

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Reason: In order to safeguard the amenity of neighbouring properties and occupants.

(20.) No development shall be located on land below 4.6m above ordinance datum (AOD) level.

Reason: In order to ensure all development is protected from potential flooding.

(21.) All buildings shall be connected to the public waste water system and the public water supply as appropriate.

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

(22.) Impact piling shall not be used as a method for quay wall construction.

Reason: In the interests of protecting the bottlenose dolphin qualifying interests of the Moray Firth SAC and other cetacean species that occur in the Firth.

(23.) No development shall commence on site until a scheme for dealing with bird disturbance issues resulting from the removal of the end of the Whiteness Head spit has been submitted to, and approved by, the Planning Authority in consultation with SNH. This scheme shall include, amongst other matters, commitment to not undertake dredging operation from November through to March inclusive and to put in place restriction during the month of October. Plans showing a) the exact area of spit to be removed and b) the restoration of the scalloped area on the channel side of the spit shall be provided prior to work commencing.

Reason: In the interests of protecting the qualifying interests of the Moray Firth SPA and the Whiteness Head SSSI.

(24.) No development, other than the works permitted by the Harbour Revision Order, shall commence on site until a scheme relating to land-raising and the re-use of dredged material for this purpose has been submitted to, and approved by, the Planning Authority, in consultation with SEPA.

Reason: In order to ensure all development is protected from potential flooding.

(25.) The 'pipe spool quay' shall be located at least 250m from the roost site at the end of spit as re-formed by this permission.

Reason: In the interests of protecting the qualifying bird interests of the Moray Firth SPA.

TERMS OF SECTION 75

None

REASONS FOR DECISION

The proposal accords with the provisions of the Development Plan. There are no material considerations which would warrant refusal of the application.

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[Redacted Signature]
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TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION IN PRINCIPLE

The Highland Council hereby makes the following Direction under Section 59(5) & (7) of the Town and Country Planning (Scotland) Act 1997 (as amended).

An application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following:-

For Phase 1

- i. FIVE YEARS from the date on this decision notice;
- ii. SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. SIX MONTHS from the date on which an appeal against such refusal was dismissed.

For each subsequent Phase

- i. FIVE YEARS from the date of approval of matters specified in conditions for each previous Phase;
- ii. SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. SIX MONTHS from the date on which an appeal against such refusal was dismissed.

In respect of each Phase, this permission will lapse on the expiration of the period from the date of the requisite approval of any matters specified in conditions applicable to that phase (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained), whichever is the later, unless that phase of the development to which the permission relates is begun before that expiration.

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.

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Major Development Site Notice

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Mud & 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.

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 TECS Roads prior to work commencing. Consent may also be required for any works impacting upon the road surface, the verge, drainage or any roadside footway or pavement.

These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS 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/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Trunk Roads Authority Consent

You are informed that this consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland. Please contact the Route Manager via 0141 272 7100 to obtain permission. The Operating Company have responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's

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contractor's responsibility to liaise with the Operating Company during the construction period to ensure that all necessary permissions are obtained.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

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.

Sustainable Design

Future designs for this site should draw on the principles contained within with The Highland Council's Sustainable Design Guide: Interim Supplementary Guidance, in particular with regard to use of sustainable building materials, waste water re-use/recycling and energy conservation.

Bilingual Signage

In line with the Council's Gaelic Language Plan and policies, you are encouraged to consider the use of both Gaelic and English on signage within in this development (both internal and external signs). For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

Environmental Impact Assessment

In accordance with Regulation 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, environmental information, in the form of an Environmental Statement, has been taken into consideration in the determination of this application and the granting of planning permission.

Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected

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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 SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see:

www.snh.gov.uk/publications/online/wildlife/law/birdsegs.asp

Building Regulations

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at BuildingStandards@highland.gov.uk or on 01349 886606.

Variations

During the processing of the application the following variations were made to the proposal:
None.

NOTIFICATION TO APPLICANT

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed local development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A (8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to: Highland Council Review Body Administration Team,
Chief Executive's Service,
Council Headquarters,
Glenurquhart Road,
Inverness
IV3 5NX
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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