

Pre-application advice for a major development

Case details

Case reference: FS-Case-712796057

Created on: 2025 05 08 13:27:13

Applicant description: Agent

Agent details

Name: [REDACTED]

Email: [REDACTED]@ryden.co.uk

Second email (optional): [REDACTED]@ryden.co.uk

Phone: [REDACTED]

Address: Ryden LLP The Capitol 431 Union Street Aberdeen AB11 6DA

Applicant details

Interest in development: Developer

Name: [REDACTED] J Murphy & Sons Limited

Email: [REDACTED]@ryden.co.uk

Phone: [REDACTED]

Address: Fyrish House 1, Dail Nan Rocas, Alness, IV17 0PH

Meeting

Preferred month: June

Preferred time: No preference

Site location

Site postcode known?: Yes

Address: Pennyland Farm Thurso KW14 7XW

UPRN:

Development description

Description: Temporary worker accommodation village

Anticipated to be 500 beds, extending to 14,500sqm of floorspace, with welfare and recreation uses, formation of access, parking and associated works

Planning history: Site is allocated as TS04: Thurso West for a mix of uses (housing, business, retail (petrol station only) and open space in the Caithness and Sutherland LDP

Application Ref: 05/00573/OUTCA for formation of masterplan for housing development, business, community uses and associated open space and roads infrastructure permitted in December 2006

Application Ref: 06/00587/REMCA for formation of distributor road between Provost Cormack Drive and A836, erection of 83 housing units with associated roads, servicing and landscaping (Phase1) was submitted in October 2006, but case closed in July 2012.

Keep confidential: Yes

Reason: commercial sensitivities around the nature of the proposals. Prefer this is not in the public domain until an application is progressed.

Development details

Development types: Other

Other

Site area: 17.8 hectares

Fee

Fee known?: No

Declaration confirmed: Ticking this box indicates that you have read and understood the above declaration



SITE PLAN
THURSO

SCALE
1:2500

0 50 100 150 200 250

- NOTES**
1. Do not scale off the drawing.
 2. All dimensions are in millimetres unless otherwise stated.
 3. This drawing to be read in conjunction with all relevant MAC Architects, civil/structural, and services engineer's drawings and specifications.
 4. Contractor to check all dimensions on site prior to commencement of works on site or manufacture of any element taking place and any discrepancies to be notified to MAC Architects / Client.

* SITE ACCESS

Rev	Drn	Chk	Apd	Date	Description
A	EMC	JC	CB	21.05.2025	UPDATE TO RED LINE BOUNDARY

SODEXO
TEMPORARY WORKER CAMP
PENNYLAND
THURSO
CAITHNESS

DRAWING TITLE
SITE LOCATION PLAN, THURSO REV A

ISSUE STATUS
FOR REVIEW

Scale at A1 | First Issue | Drawn | Check | Approved | Job No | Drawing No | Rev.
AS NOTED | 08.05.2025 | EMC | CB | JC | 704 | 704 (SK)001 | A



From: informed@planning.nature.scot
To: majorpreapps@highland.gov.uk
Cc: [REDACTED]
Subject: 25/01765/PREMAJ - Temporary worker accommodation village - Anticipated to be 500 beds, extending to 14,500sqm of floorspace, with welfare and recreation uses, formation of access, parking and associated works Land 165M NW Of 63 Pennyland Drive, Pennyla...
Date: 11 June 2025 12:56:51

Caution! This message was sent from outside NatureScot.

Major Applications Team
Highland Council

By Email Only: majorpreapps@highland.gov.uk

11 June 2025

Your Ref: 25/01765/PREMAJ
Our Ref: CPA180519

Town and Country Planning (Scotland) Act

Temporary worker accommodation village - Anticipated to be 500 beds, extending to 14,500sqm of floorspace, with welfare and recreation uses, formation of access, parking and associated works Land 165M NW Of 63 Pennyland Drive, Pennyland Drive, Pennyland, Thurso

Thank you for your consultation dated 6th June 2025 on the above proposal.

NatureScot do not intend to offer formal comment on this proposal as it does not meet our criteria for consultation, as outlined in our document, [How and when to consult NatureScot](#). This proposal does not lie within, and is unlikely to affect, any designated sites for nature conservation.

The NatureScot [website](#) provides advice for planners and developers that may be relevant to this proposal.

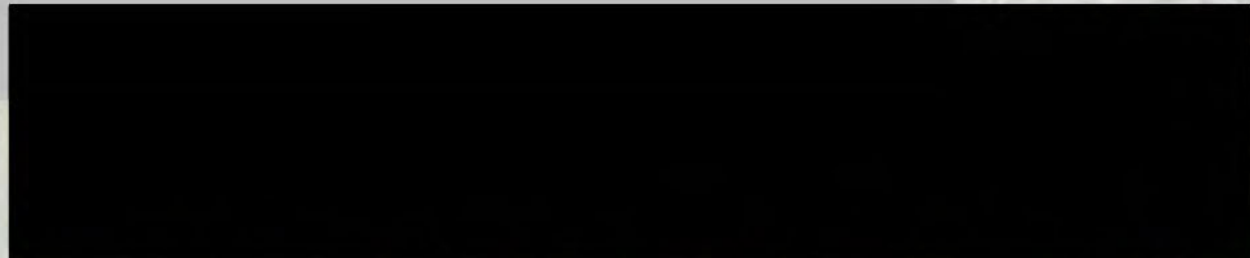
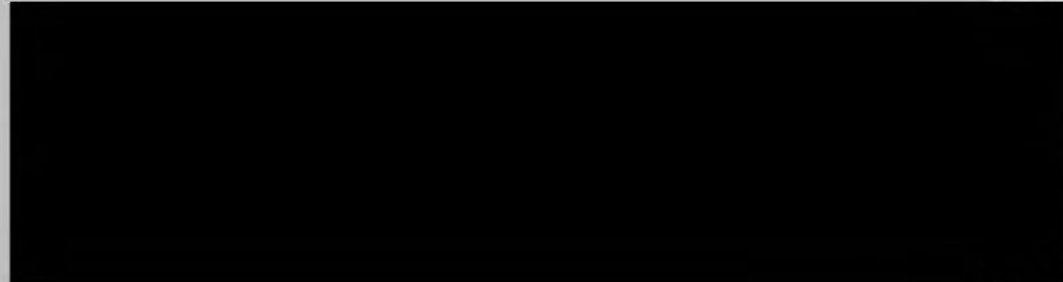
Yours sincerely,

[REDACTED]
Operations Officer, North



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CLIENT AND DESIGN TEAM



BACKGROUND / BRIEF

- Temporary accommodation for workers associated with the SSEN Accelerated Strategic Transmission Investment (ASTI) framework
- To cater for approx. 500 people at peak occupancy.

MODULAR BUILDING DESIGN

- Specialist modular design for short-duration projects.



SITE OPERATION & MANAGEMENT

- Provision for a fully serviced site to minimise any impact on local amenity – i.e. full catering, cleaning and recreation.
- Transport management plan in place to mitigate any adverse impact to road network.

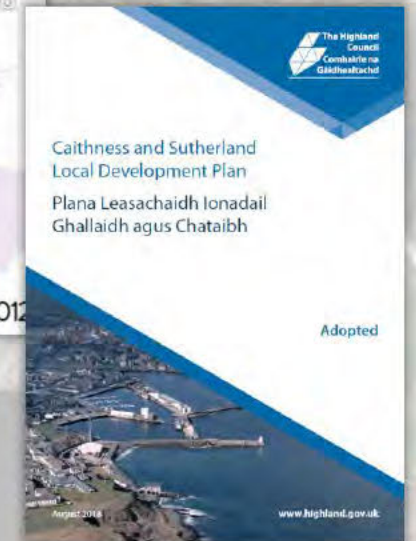
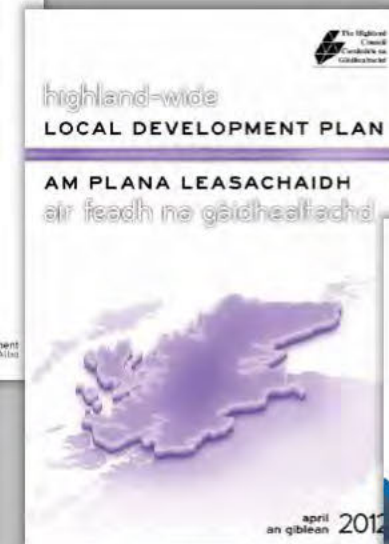
SITE RESTORATION

- Site to be fully restored at end of project with all modules being removed, groundworks reinstated and put back to condition prior to works commencing.
- Legacy of serviced sites for future development.



DEVELOPMENT PLAN

- NPF4, HWLDP and CaSPlan.
- ASTI project is a national development, specifically related to NPF4 National Development 3 'Strategic Renewable Electricity Generation and Transmission Infrastructure'.
- Site allocated within CaSPlan (see next slide) as TS04: Thurso West for a mix of uses (housing, business, retail) and open space.
- Key policies in the development plan will be related to:
 - Energy and energy-related developments;
 - Layout, siting and design;
 - Natural heritage, landscape and biodiversity; and
 - Supporting infrastructure.





Settlement Development Area 	Allocations Housing Mixed Use Community Business Industrial Greenspace Expansion of Green Network	Town Centres
Long Term Sites Long Term Housing Long Term Mixed Use Long Term Business Long Term Industrial	Paths and Access Site Access Indicative Road Long Term Potential Distributor/Relief Road Routes Core Path (existing) Proposed Path	

TS04: Thurso West

Use: Mixed Use (Housing, Business, Retail [petrol station only], Openspace) **Area (ha):** 61.4 **Indicative Housing Capacity:** 200

Developer Requirements: The Council will prepare a masterplan/development brief which will be adopted as Supplementary Guidance. Applications on TS04 may be supported prior to the development brief being prepared if the developer includes a masterplan with their application which addresses the points below. The Brief should include/address: Provision of approximately 12ha of Business land adjoining the existing business park; Land for 180 homes west of Pennyland Drive/north of Provost Cormack Drive; 1ha of land adjoining the new A836 junction for a petrol station and small business units; Additional long term potential for low level/low density housing development and amenity openspace east of proposed petrol station (to be treated as a long term site as per the definition in the Glossary); Safeguard and enhance 8ha of moorland at High Omlie for recreational use and green network purposes; Potential for additional long term housing to the west of Wolf Burn (to be treated as a long term site as per the definition in the Glossary); Transport Assessment including single, shared access taken from A836 to form local distributor/link road within TS04, with capability of upgrading to distributor/relief road status; Enhancement of active travel connections through the site; Areas of openspace and creation of positive environmental and recreational features of Wolf Burn and connections to potential community woodland to the south west; At least a 40 metre amenity/openspace corridor alongside the A836/A9; High quality siting and design especially around more visually prominent; Sensitive siting and design to safeguard residential amenity; Phasing strategy from A836 southwards. To inform the development brief/masterplan the following need to be addressed: Flood Risk Assessment (no development in areas shown to be at risk of flooding) and Drainage Impact Assessment; The Wolf Burn should be protected by a 25 metre development exclusion buffer (note that discharges to this watercourse are unlikely to be acceptable); Programme of archaeological works/mitigation may be required; Protected species survey; contaminated land survey; Agreement of a Developer Contributions Protocol in advance of any development.

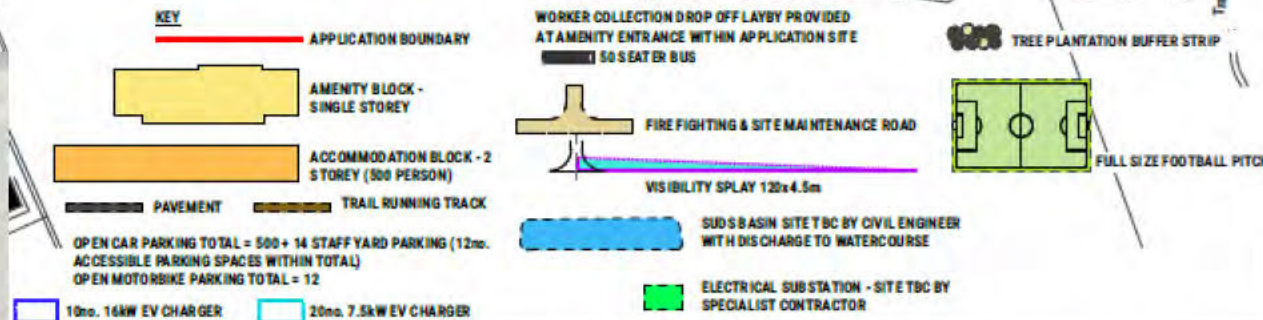
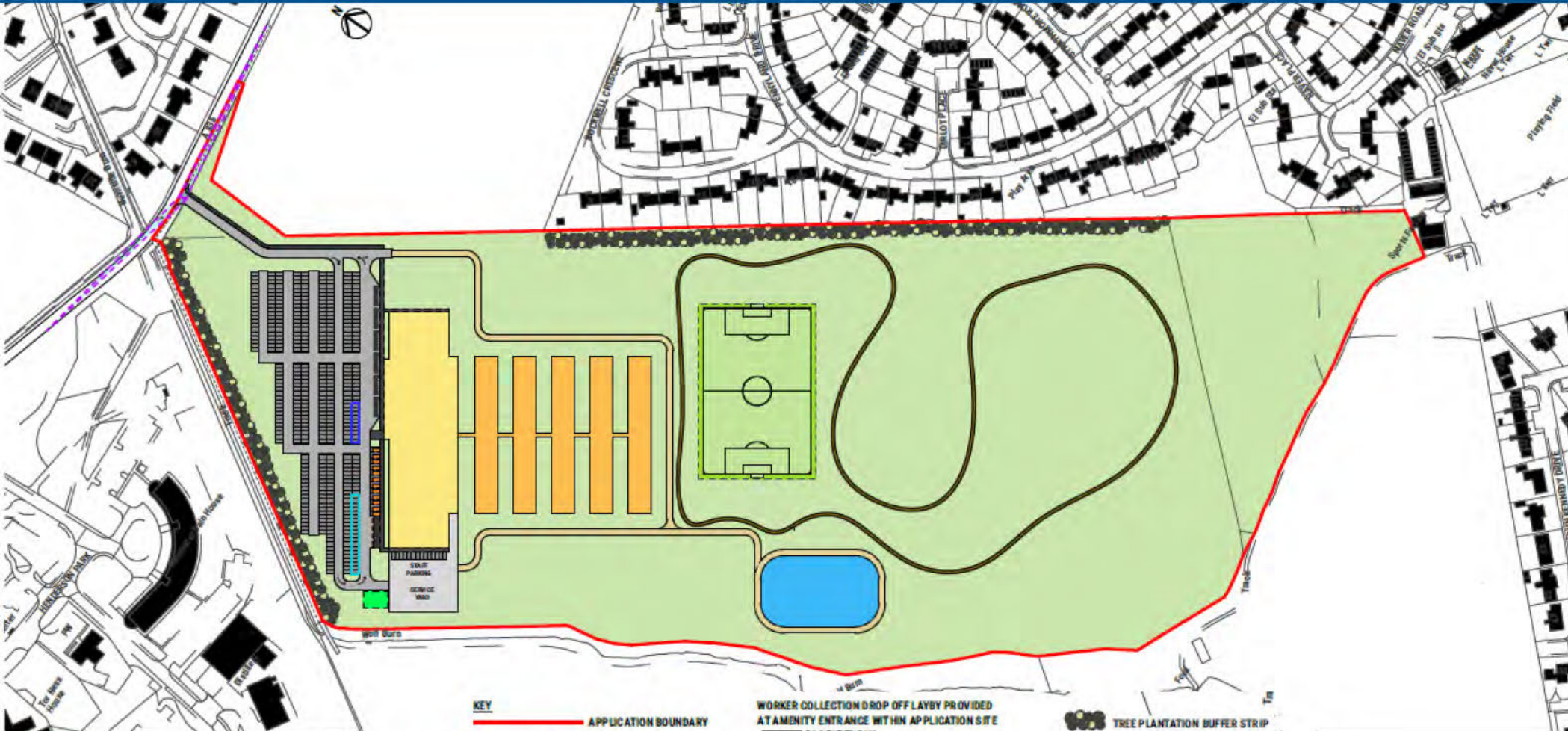
OTHER INFORMATION

- Work on detailed planning application is underway.
- Public consultation due Q3 2025
- Full suite of plans and supporting information to be submitted with planning application, including:
 - Planning Statement;
 - PAC Report;
 - D&A Statement;
 - Transport Statement;
 - Drainage Assessment;
 - Habitat Surveys;
 - Biodiversity & Landscaping Enhancement;
 - Site Operation Management Plan;
 - Energy Statement.



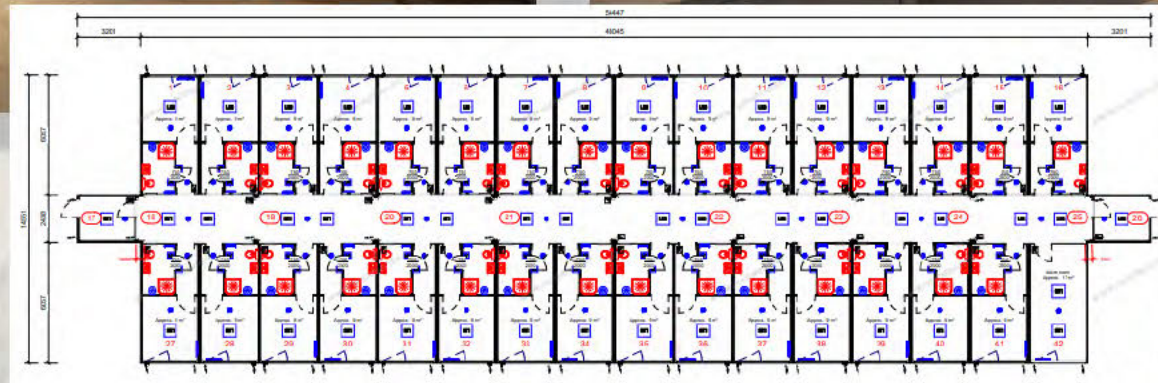
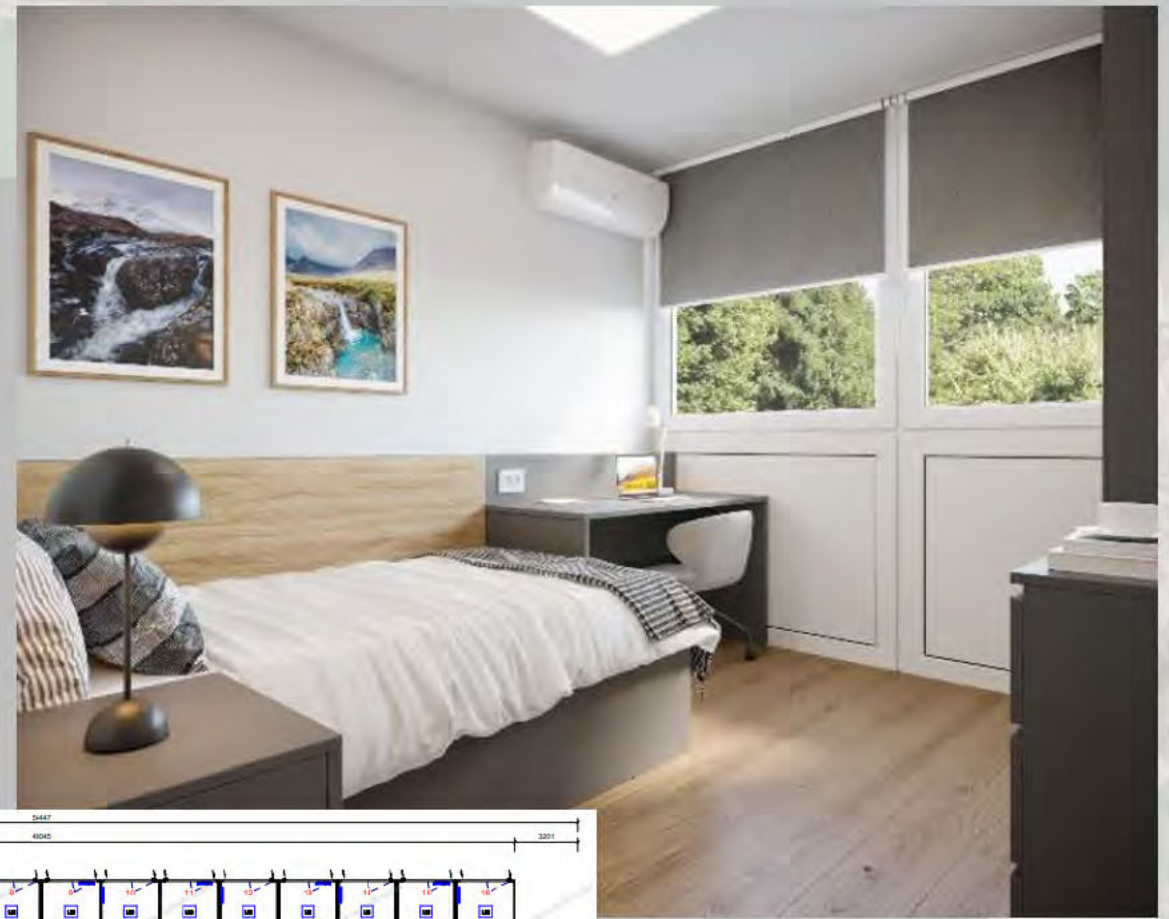
Potential Site Constraints:

- Environment/ecology;
- Drainage / flood risk beside Wolf Burn and requirement for buffer;
- Open space corridor along A836
- Core paths to north and west;
- Adjacent residential amenity;
- Access, utilities, etc;
- Protection of moorland at High Ormslie to south;
- Connections to community woodland to south-west;
- Contaminated land?





- Amenity Block – Outline design being finalised
 - Reception, Kitchen, Restaurant, Bar, Gym, Games Rooms, TV Rooms, First Aid Facility, Laundry etc



Pre-App

19th June 2025

Pre-App Consultation

July – October 2025

Planning Application

October 2025 – April 2026

Building Warrant

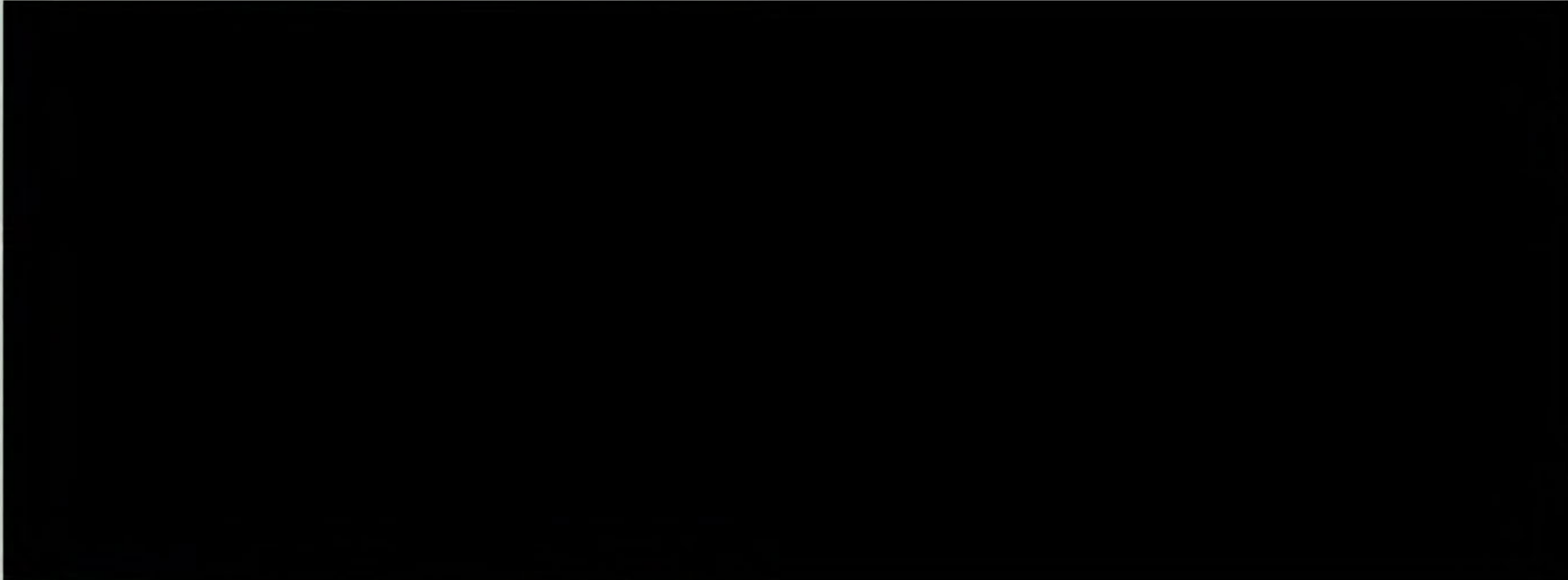
January – April 2026

Commence Works

Q1 2026



Please let us know if you have any questions.



From: informed@planning.nature.scot
To: epc@highland.gov.uk
Cc: [REDACTED] [\[REDACTED\]@highland.gov.uk](mailto:[REDACTED]@highland.gov.uk)
Subject: 25/01765/PREMAJ - Temporary worker accommodation village – NatureScot Advice
Date: 29 August 2025 16:17:44

Caution! This message was sent from outside NatureScot.

Your Ref: 25/01765/PREMAJ

Our Ref: CPA181447

29 August 2025

25/01765/PREMAJ - Temporary worker accommodation village – Land 165M NW Of 63 Pennyland Drive Pennyland Drive Pennyland Thurso

Dear [REDACTED],

Thank you for consulting us on the above application.

Having reviewed the documents provided, it is not clear what changes have been made to the proposal since our previous response dated 12 June 2025. We advise that the application does not meet the threshold for us to provide advice, and refer you to our previous response.

If there are changes to this proposal that Highland Council consider could affect national or international interests within our remit, please feel free to consult us again.

Yours sincerely,

[REDACTED]

Operations North



NatureScot is the operating name of Scottish Natural Heritage