

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
30 September 2014

14/03203/PAN: Marine Harvest Scotland
Inchmore Fish Farm, Glenmoriston

Report by Area Planning Manager – South

Agenda Item	5.1
Report No	PLS/065/14

Proposal of Application Notice

Description : Redevelopment of the existing fish farm.

Ward : 13 - Aird and Loch Ness

1.0 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 19 August 2014. 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 Plan
 - Elevation Plan
 - Supporting Letter of 24 July 2014

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise the following:
 - One building extending to 172.45m in length and 88.30m in width to incorporate all the facilities under one roof. The floor area of the building will be approximately 16,000 m².
 - A second access onto the Trunk Road to allow for a one way system.

3.0 SITE DESCRIPTION

- 3.1 The site lies to the north of the A887 with an existing access off the Trunk Road. It is screened by birch woodland to the west, south and east boundaries but it is open to view from the north and the public road leading through Dalchreichart. There is an existing fish farm operation on the site consisting of polytunnel type structures, external tanks and water tower.

3.2 The River Moriston is an SAC and contains protected species - otter and freshwater pearl mussels.

4.0 DEVELOPMENT PLAN POLICY

The following policies are likely to be relevant to the assessment of the proposal:

4.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place-Making
50	Aquaculture
57	Natural, Built and Cultural Heritage
58	Protected Species
59	Other Important Species
63	Water Environment
66	Surface Water Drainage

4.2 Inverness Local Plan (as continued in force)

n/a

4.3 Adopted Supplementary Planning Guidance

- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2103)
- Highland Statutorily Protected Species (March 2013)
- Developer Contributions (March 2013)
- Managing Waste in New Developments (March 2013)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- Planning history
- Scottish Planning Policy
- Landscape and visual impact
- Design of building
- Noise during construction and operation
- Traffic generation
- Improved access to Trunk Road
- Impacts on adjacent SAC and protected species and habitats

- Site servicing including foul and surface water drainage, and car parking
- Management of waste arising from the proposed use

6.0 CONCLUSION

6.1 The report presents 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.

7.0 RECOMMENDATION

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

Signature: Allan J Todd

Designation: Area Planning Manager - South

Author: Keith Gibson

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

Relevant Plans: Plan 1 – Location Plan

Plan 2 – Elevation Plan

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving 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.

Applicant: Marine Harvest Scotland Agent

Address: Farms Office. Address

Blar Mhor Ind Est... ..

Fort William.

Phone No. 01397 715071.... Phone

E-mail: E-mail
david.biggin@marineharvest.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 recognized metric scale and attach it to this completed Notice

..Marine Harvest Inchmore Fish Farm, Inchmore, Glenmoriston by Invermoriston, Inverness-shire

.....
.....

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.

.....Changes to redevelopment proposal for Inchmore Fish Farm. A copy of a proposal letter containing details of the development is attached. The floor area of the building will be approximately 16,000 m².

.....
.....

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

Community Consultation [See checklist of Statutory minimum consultation attached]

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 18/08/2014

Names/details of any other parties Date Notice Served

.....none.....

Please give details of proposed consultation

Proposed public event Venue Date and time

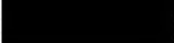
.....Event to be held at Inchmore Fish Farm on a date during September or October 2014. Exact date and time to be confirmed.

Newspaper Advert – name of newspaper Advert date(where known)

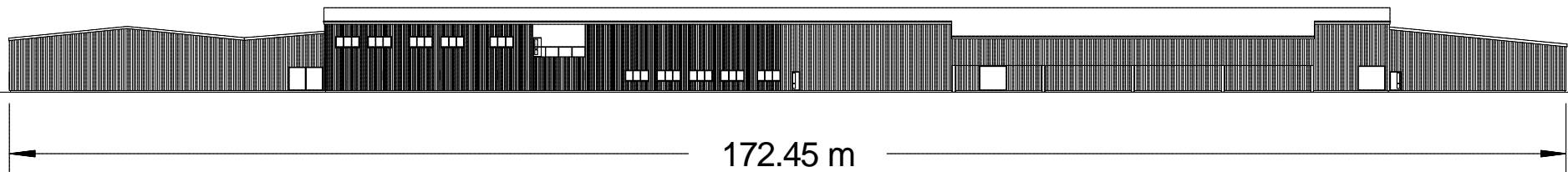
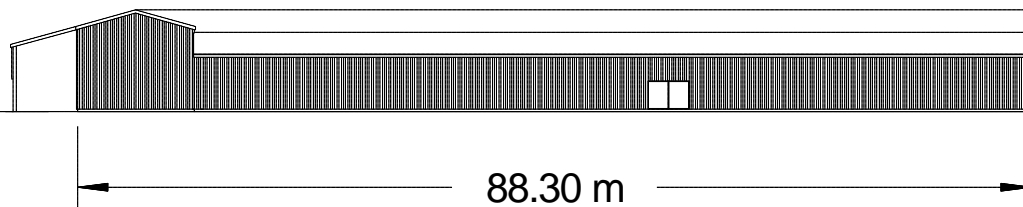
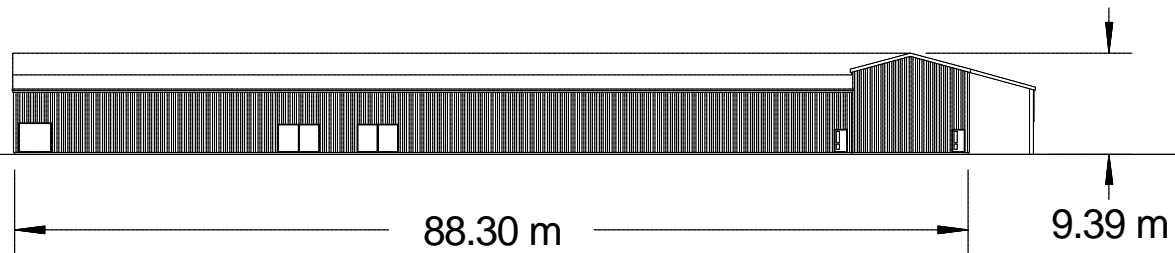
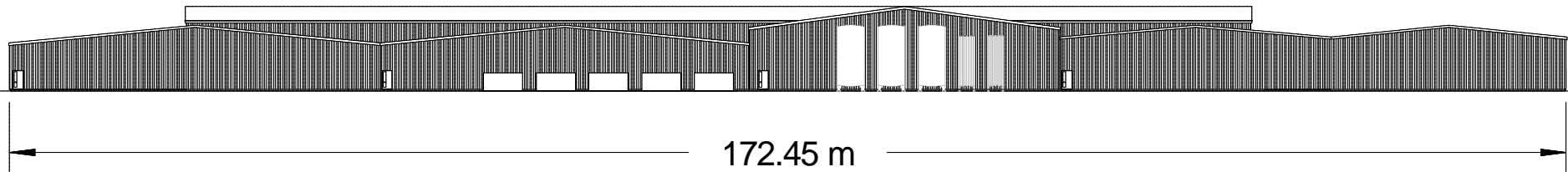
.....Advertisement of the consultation and development will take place in the Ross-shire Journal at least one week prior to the event.


Details of any other consultation methods (date, time and with whom)

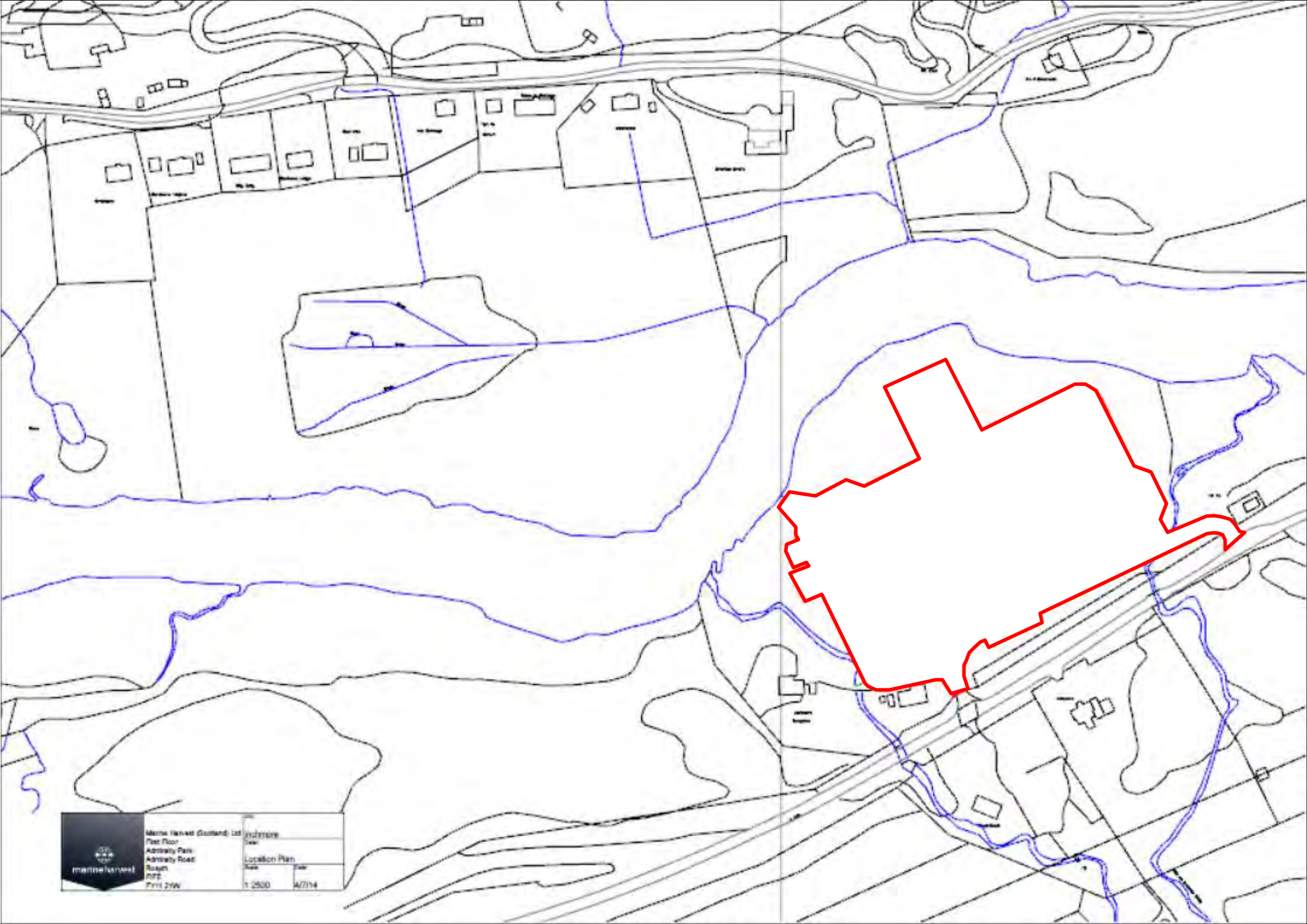
.....Some members of the local community at Dalchreichart were consulted directly in July 2014.


Signed  (David Biggin)

Date...18/08/14.



	Marine Harvest (Scotland) Ltd	Job	Inchmore
	First Floor	Detail	
	Admiralty Park Admiralty Road Rosyth FIFE FY11 2YW	Elevations	Scale
		1:700	4/7/14



 mwh	Mans (en) et Godard Ltd	Indyrose
	Flat Floor	Site
	Adriens Park	Location Plan
	Adriens Road	Site
	Ruam	Site
	RT2	Site
	Print 20W	1:2500 A/7/14

