

## The Highland Council

South Planning Applications Committee  
13 December 2016

Agenda Item	5.3
Report No	PLS 066/16

**16/05100/PAN: Tarmac Caledonian Limited**

**Dunain Mains Quarry, Inverness**

**Report by Area Planning Manager South / Major Developments**

### Proposal of Application Notice

**Description :** Extension of time for extraction and proposed extension to an existing sand and gravel quarry of an area c.3.3ha to the south-west of the existing extraction area plus an area of c.0.5ha for weighbridge and office

**Ward :** 14 - Inverness West

## 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 10 November 2016 and re-submitted with modifications to the public event on 24 November 2016. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
  - Site Location Plan; and
  - Proposal of Application Notice which includes:
    - Description of Development;
    - Details of Proposed Consultation; and
    - Details of Any Other Consultation Methods

## 2.0 Description of Proposed Development

- 2.1 Based upon the information provided, the development is likely to comprise of extension of the existing quarry at Dunain Mains and enhancement of the existing infrastructure within the site to include a weighbridge and office facility.

### **3.0 Site Description**

- 3.1 The site lies approximately 3.8km to the south west of Inverness City Centre. The site extends to approximately 10.2 hectares. The proposed development would be located adjacent to the A82 on an area of land which is predominantly the base for the existing quarry with the expansion area in agricultural use.
- 3.2 The existing access to the A82 will be utilised for the proposed development. There are no core paths or parts of the wider paths network on the proposed site.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area. The most notable is the Torvean Landforms Site of Special Scientific Interest.
- 3.4 There are no scheduled monuments within the site. The site is located in a rich archaeological landscape which includes evidence of prehistoric settlement and burial practice, however there are no records within the Highland Historic Environment Record.
- 3.6 There are a number of small waterbodies within and in proximity of the site. The site is outwith the indicative 1 in 200 year flood risk mapping produced by Scottish Environment Protection Agency.
- 3.7 The site is not located within any international or regional landscape designations.
- 3.8 The trees to the north west and south east of the site are part of the Ancient Woodland Inventory.

### **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**

Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 53	Minerals
Policy 54	Mineral Wastes
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment

Policy 66	Surface Water Drainage
Policy 72	Pollution
Policy 74	Green Networks
Policy 77	Public Access

#### 4.2 **Inner Moray Firth Local Development Plan July 2015**

No policies or land allocations are considered to be pertinent at this stage.

#### 4.3 **Inverness Local Plan (As Continued in Force) April 2012**

The general policies of the Local Plan pertinent to this application have largely been superseded by the policies of the Highland-wide Local Development Plan.

#### 4.4 **Adopted Supplementary Planning Guidance**

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013);
- Green Networks: Supplementary Guidance (January 2013);
- Developer Contributions: Supplementary Guidance (March 2013);
- Physical Constraints: Supplementary Guidance (March 2013); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

### 5.0 **Potential Material Planning Considerations**

- #### 5.1
- Planning History;
  - National Policy;
  - Roads and Transport;
  - Water (including private water supplies) and Drainage;
  - Natural Heritage;
  - Contaminated Land;
  - Trees and Forestry;
  - Built and Cultural Heritage;
  - Design and Layout;
  - Landscape and Visual Impact;
  - Access and Recreation;
  - Noise, Dust and Light Pollution;
  - Construction and Operational Management;
  - Phasing;
  - Restoration;
  - Other Relevant Planning Documents including but not limited to:
    - Scottish Government Planning Policy (June 2014); and

- National Planning Framework for Scotland 3 (June 2014).
- Any other material considerations within representations.

## **6.0 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.

## **7.0 Recommendation**

7.1 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.

Signature: Nicola Drummond

Designation: Area Planning Manager South / Major Developments

Author: Simon Hindson

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

Relevant Plans: Plan 1 – Location 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 ..... Tarmac Caledonian Limited	Agent ..... SLR Consulting Ltd
Address ..... Cambusnethan House ..... Linnet Way ..... Bellshill, ML4 3NJ	Address ..... Suite 68, Stirling Business Centre ..... Wellgreen ..... Stirling, FK8 2DZ
Phone No. .... 01698 575630	Phone ..... 01786 239900
E-mail ..... <span style="background-color: black; color: black;">[REDACTED]</span>	E-mail ..... <span style="background-color: black; color: black;">[REDACTED]</span>

**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

Dunain Mains Quarry, Inverness, IV3 8JX  
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**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

Extension of time for extraction and proposed extension to an existing sand and gravel quarry of an area c.3.3ha to the south-west of the existing extraction area plus an area of c.0.5ha for weighbridge and office.  
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**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...<sup>X</sup>.....

**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
Inverness West Community Council .....	09-11-16 .....

Names/details of any other parties	Date Notice Served
.....	.....
.....	.....

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
Community Consultation Drop-in Event .....	Loch Ness Country House Hotel Loch Ness Road .....	6 December 2016 2.00pm - 7.30pm
	Inverness IV3 8JN	

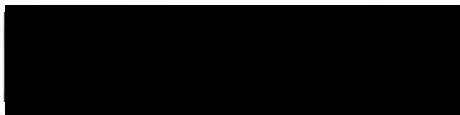
Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier .....	

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

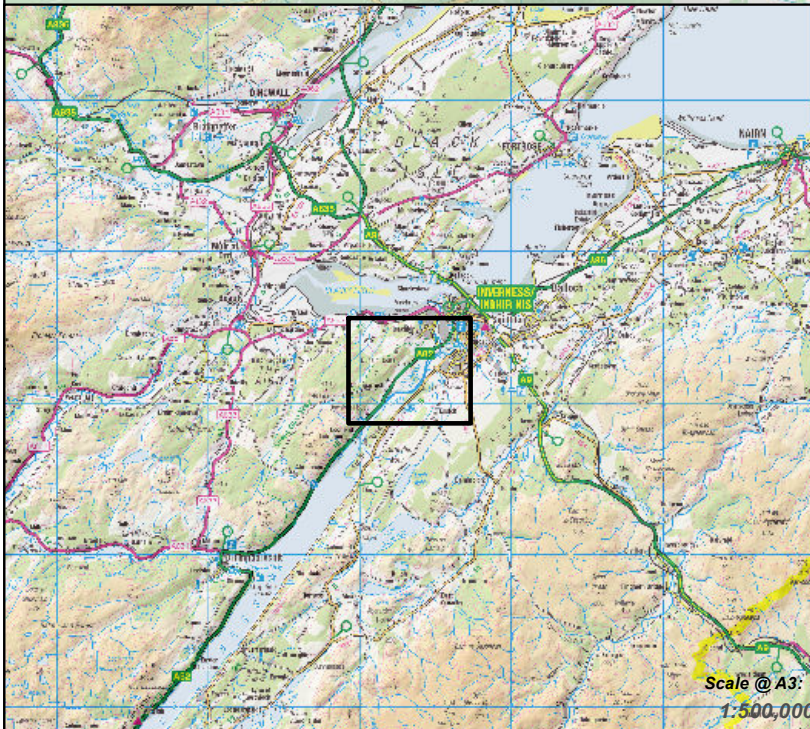
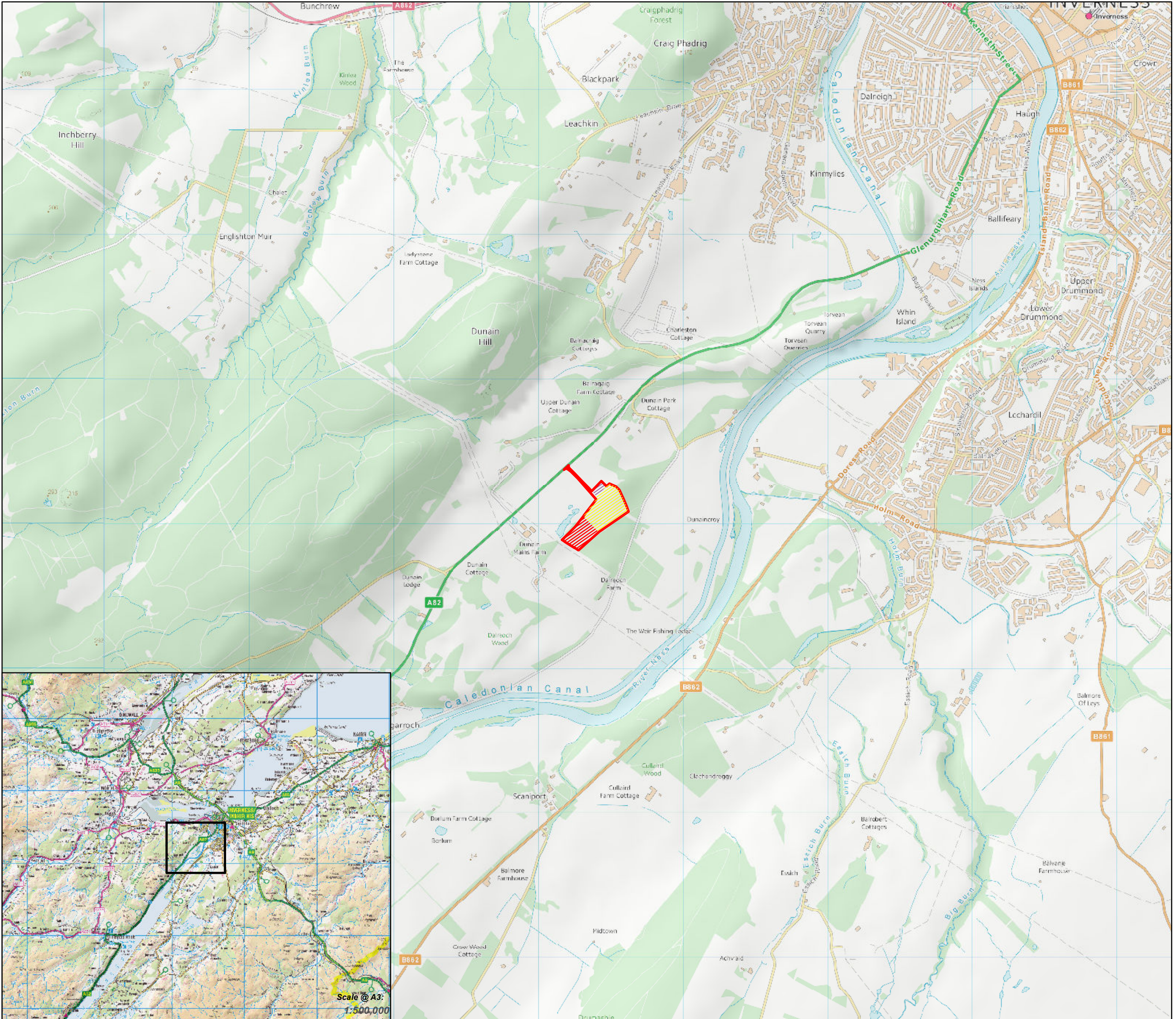
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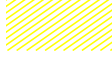
Signed



Date... 09-11-16 .....



**Legend**

-  Existing Extraction Area
-  Proposed Extension Area
-  Area for Relocated Weighbridge and Office (No Extraction)
-  Existing Extraction Area



**Site Name:**  
Dunain Mains

**Drawing Name:**  
Proposal of Application Notice  
Site Location

<b>Drawn By:</b> BPHB/AB	<b>Scale @ A3:</b> 1:25,000
<b>Date:</b> 01/11/2016	<b>Drawing No:</b> 1