

## THE HIGHLAND COUNCIL

### SOUTH PLANNING APPLICATIONS COMMITTEE 28 February 2017

Agenda Item	5.1
Report No	PLS 009/17

**17/00680/PAN : Liberty British Aluminium  
Lochaber Smelter, Fort William PH33 6TH**

#### Report by Area Planning Manager – South/Major Developments

##### Proposal of Application Notice

**Description :** Development of industrial facilities required for the provision of an alloy wheel plant and a rolling mill and associated ancillary infrastructure and access  
**Ward :** 22

### 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 **3 February 2017**. 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

### 2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Development of industrial facilities required for the provision of an alloy wheel plant and a rolling mill and associated ancillary infrastructure and access

### 3.0 SITE DESCRIPTION

- 3.1 The site comprises an area of land extending to 44 ha to the immediate south and west of the existing Smelter in Fort William. The location plan indicates the existing access to the Smelter is to be used to serve the proposal. The existing access crosses the railway by means of a bridge and level crossing. The site is bounded to the west by the Glen Nevis Business Park, to the south by Claggan Park, to the east by open ground and to the north by the existing Smelter complex.
- 3.2 The eastern boundary of the site borders the Ben Nevis and Glencoe National Scenic Area, and the Ben Nevis Special Area of Conservation and Site of Special Scientific Interest lies beyond this boundary. There is a network of watercourses

which run through the site, and there is evidence of previous uses in parts of the site.

- 3.3 Most of the site lies within the Fort William Settlement Development Area as defined by the Highland-wide Local Development Plan and the West Highland and Islands Local Plan (as continued in force). A large portion of the site is within an area identified for strategic business and industry development (Policy 41 of the Highland-wide Local Development Plan), and also in an area where the Council supports waste management facilities (Policy 70)

#### **4.0 DEVELOPMENT PLAN**

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 34	Settlement Development Areas
Policy 41	Business and Industrial Land
Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 55	Peat and Soils
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 61	Landscape
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 70	Waste Management Facilities
Policy 71	Safeguarding of waste management sites
Policy 72	Pollution
Policy 73	Air Quality

##### **4.2 West Highland and Islands Local Plan 2010 (as continued in force 2012)**

Policy 2	Development Objectives and Developer Requirements
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##### **4.3 Highland Council Supplementary Guidance**

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013);
- Managing Waste in New Developments: Supplementary Guidance (March 2013);
- Developer Contributions: Supplementary Guidance (March 2013);
- Physical Constraints: Supplementary Guidance (March 2013);

- Public Art Strategy: Supplementary Guidance (March 2013)

## **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- National Policy;
- Roads and Transport;
- Water, Flood Risk, and Drainage;
- Natural Heritage;
- Contaminated Land;
- Peat Management
- Trees and Forestry;
- Design and Layout;
- Landscape and Visual Impact;
- Access and Recreation;
- Noise and Light Pollution;
- Construction;
- Phasing;
- Open Space and Landscaping;
- Road Safety
- Infrastructure Delivery;
- Compatibility with waste management facilities;
- Planning History;
- Pedestrian and Cycle Links;
- Other Relevant Planning Documents including but not limited to:
  - Scottish Government Planning Policy (June 2014);
  - National Planning Framework for Scotland 3 (June 2014);
  - PAN 33 - Development of Contaminated Land;
  - PAN 1/2013 Environmental Impact Assessment;
  - PAN 1/2011 Planning and Noise;
  - PAN 75 Planning for Transport; and
  - PAN 79 Water and Drainage;
- Any other material considerations within representations.

## **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 issues it wishes to be brought to the applicant's attention.

Signature: Nicola Drummond  
Designation: Area Planning Manager - South/Major Developments  
Author: Susan Macmillan  
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	Liberty British Aluminium	Agent	JLL
Address	Lochaber Smelter	Address	7 Exchange Crescent
	Fort William		Conference Square
	PH33 6TH		Edinburgh
Phone No.		Phone	0131 225 8344
E-mail		E-mail	craig.wallace@eu.jll.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

Lochaber Smelter, Fort William, PH33 6TH  
 .....  
 .....  
 .....

**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.

Development of industrial facilities required for the provision of an Alloy Wheel Plant and a Rolling Mill, and associated ancillary infrastructure and access.  
 .....  
 .....

**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** [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
Inverlochy & Torlundy, Caol, and Kilmallie Community Councils	3 February 2017

Names/details of any other parties	Date Notice Served
Cllrs Baxter, Gormley, MacLennan & Murphy and Cllrs Clark, Thompson & Henderson	3 Feb 2017
Kate Forbes MSP & Ian Blackford MP	3 Feb 2017

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
A range of Drop-in Public Exhibition Events	Ben Nevis Hotel, North Rd, Fort William	During late March & April 2017

Newspaper Advert – name of newspaper	Advert date(where known)
The Oban Times	

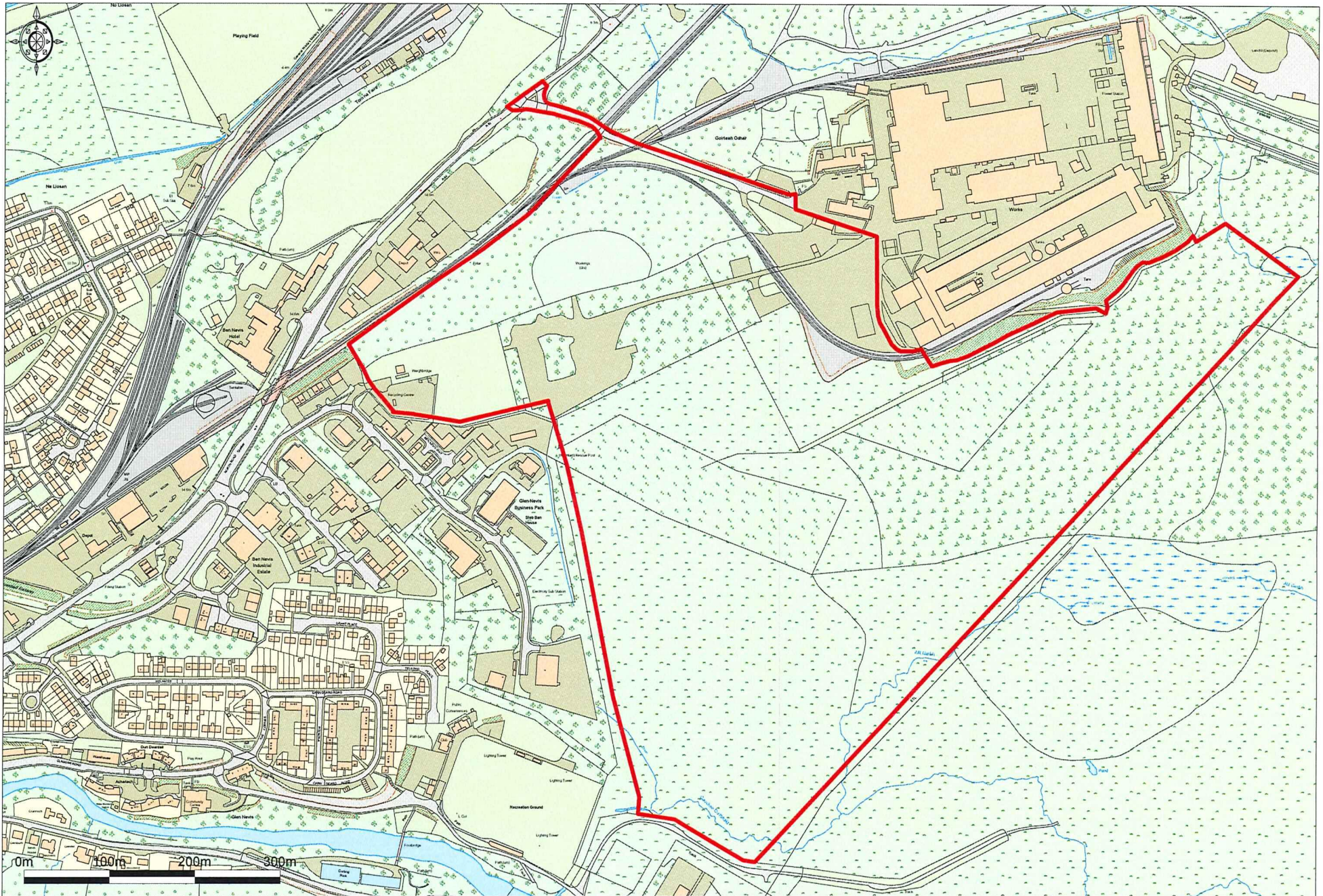
Details of any other consultation methods (date, time and with whom)

Consultation opportunities and activity will be publicised through a variety of methods in the local area

Signed  for JLL

Date 3 February 2017

Proposal of Application Notice - Proposed Location Plan  
Liberty British Aluminium



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