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| Agenda Item | 5.1 |
| Report No | PLS 043/17 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 8 August 2017

Report Title: 17/03314/PAN: Continued development and extraction to an existing quarry (Dalwhinnie Quarry) at Carn Dhomhnuill Bhain, Dalwhinnie, Highland.

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Proposal of Application Notice (PAN)
Proposed Expansion of Existing Quarry

Ward: 20 Badenoch and Strathspey

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. Background

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN) to continue with the development and expansion of an existing quarry (Dalwhinnie Rock Quarry). Members are asked to note this may form the basis of a subsequent planning application.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 06 July 2017. A public exhibition is scheduled to take place in the Dalwhinnie Village Hall on 15 August 2017.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
 - Covering Letter
 - Site Location Plan; and
 - Proposal of Application Notice which includes:
 - Description of Development; and
 - Details of Proposed Consultation;

2. Description of Proposed Development

- 2.1 Based upon the information provided the development is to comprise an enlargement of existing quarry operations. The proposed expansion is significantly larger, approximately three times the current workings.

3. Site Description

- 3.1 The site lies to the north side of Dalwhinnie, on the east side of the A889 road (Dalwhinnie – Laggan) and north of the old A9 (Dalwhinnie – Crubenmore). The site is relatively prominent in the open moorland of Glen Truim. The opposite side of the A889 road accommodates commercial forestry holdings. The water course set between the forestry holdings hosts several engineering elements including weirs, dams and intakes, associated with downstream needs.
- 3.2 The site extends to approximately 15 hectares, and involves extending the existing quarry northwards and eastwards. It falls within the area of the Cairngorm National Park Authority. It has no other landscape designation or nature conservation designation. It is set apart from Dalwhinnie village and any known local historical / cultural resource(s).

4. Cairngorm National Park Local Development Plan (2017)

- 4.1 The following policies are expected to apply within the consideration of a future application: -

Policy 4 Natural Heritage.

- National designations
- Other important natural and earth heritage sites and interests.
- Protected Species

- Other Biodiversity
 - All development – habitat / species assessment.
- Policy 7 Landscape
- Policy 10 Resources
- Water Resources;
 - Flooding;
 - Waste management and minimisation;
 - Minerals
- Policy 11 Developer contributions

5. Potential Material Planning Considerations

- 5.1
- Planning History;
 - National Policy including but not limited to:
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
 - Access / Traffic / Transport assessment.
 - Water (including private water supplies), Flood Risk, and Drainage;
 - Natural Heritage;
 - Design and Layout;
 - Landscape and Visual Impact;
 - Noise and Light Pollution;
 - Pollution and Environmental Management;
 - Phasing;
 - Decommissioning / Restoration;
 - Other Relevant Planning Documents
 - Any other material considerations within representations.

6. 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. Recommendation

- 7.1 It is recommended that Members note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before submission of the application for planning permission.

Signature: Nicola Drummond

Designation: Area Planning Manager South / Major Developments

Author: Ken McCorquodale

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

Relevant Plans: Plan 1 – Location Plan



NOTES

Site Boundary

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| DATE | REVISION | No. |
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CLIENT

PROJECT TITLE

**DALWHINNIE QUARRY
DALWHINNIE**

DRAWING TITLE

**SITE LOCATION
PLAN**

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