

Agenda Item	5.1
Report No	PLS 049/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 19 September 2017
Report Title: 17/03576/PAN: Aggregate Industries UK Ltd
Land at Glensanda Quarry
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Proposal of Application Notice (PAN)
Proposed silt storage site and freshwater lagoon including creation of 4no finger lagoons by extraction of rock, water pipes, electricity generation and ancillary works

Ward: 21 Fort William and Ardnamurchan

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). A public exhibition has taken place in Lochaline and Port Appin Community Hall the latter on 10 August 2017, following an advert in the Oban Times on 3 August 2017.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 1 August 2017. 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; and
 - Details of Proposed Consultation;

2. Description of Proposed Development

- 2.1 Based upon the information provided the development is to comprise a silt storage site and freshwater lagoon including creation of 4(no) finger lagoons with the extraction of rock; water pipes; electricity generation and ancillary works. This represents a second PAN for this site, with the earlier submission underestimating the degree of rock extraction. The current PAN is not so specific on that matter.

3. Site Description

- 3.1 The site lies to the west side of the existing Glensanda Quarry. It site extends to approximately 276 hectares, lying to either side of the Allt Feith Mbic Attair watercourse, generally to the west side of the main access track between the rock quarry and its waterfront terminal on Loch Linnhe. High points within the site are above 500m AOD, with low points adjacent to the coastline.
- 3.2 There are a number of sites designated in the wider area, for example Morvern Woods SSSI, but these are unlikely to be directly affected by the development.
- 3.3 There are one scheduled monuments close to the site, Glensanda Castle. There are no listed buildings which exist in proximity to the site.
- 3.4 The site is not within the indicative 1 in 200 year flood risk mapping produced by Scottish Environment Protection Agency.
- 3.5 The site is not located within any international or regional landscape designations.

4. 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 30	Physical Constraints
Policy 53	Minerals
Policy 54	Mineral Wastes
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 66	Surface Water Drainage
Policy 67	Renewable Electricity
Policy 72	Pollution
Policy 77	Public Access

4.2 West Highlands and Islands Local Development Plan (as continued in force)

The general policies of the Local Plan have been superseded by the policies of the Highland-wide Local Development Plan.

4.3 West Highlands and Islands Local Development Plan (Proposed Plan) (5 May 2017)

None

4.4 Adopted Supplementary Planning Guidance

- Physical Constraints: Supplementary Guidance (March 2013);
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5. Potential Material Planning Considerations

- ### **5.1**
- Planning History;
 - National Policy;
 - Water (including private water supplies), Flood Risk, and Drainage;
 - Natural Heritage;
 - Built and Cultural Heritage;
 - Design and Layout;
 - Renewable Energy;
 - Sustainable Development;
 - Landscape and Visual Impact;
 - Noise and Light Pollution;

- Pollution and Environmental Management;
- Construction;
- Phasing;
- Decommissioning / Restoration;
- Other Relevant Planning Documents including but not limited to:
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
- 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.

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

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulations 4 -7)

To be completed for all developments within the national or major categories of development

Name of Council	The Highland Council
Address	Planning and Development
	Glenurquhart Road
	Inverness
	IV3 5NX

Proposed development at [Note 1]	Glensanda Quarry
	Morvern, Oban
	PA34 5QB

Description of proposal [Note 2]	Silt storage site & freshwater lagoon inc. creation of up to
	4no. finger lagoons by extraction of rock,
	water pipes, electricity generation & ancillary works.

Notice is hereby given that an application is being made to

[Note 3] Council by [Note 4]

Of [Note 5]

In respect of [Note 6]

To take place on [Note 7]

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Morvern Community Council
Ardgour Community Council
Lismore Community Council
Appin Community Council

[Note 9] For further details contact

on telephone number

And/or at the following address

[Note 10] I certify that I have attached a plan outlining the site

Signed

On behalf of

Date

178000

180000

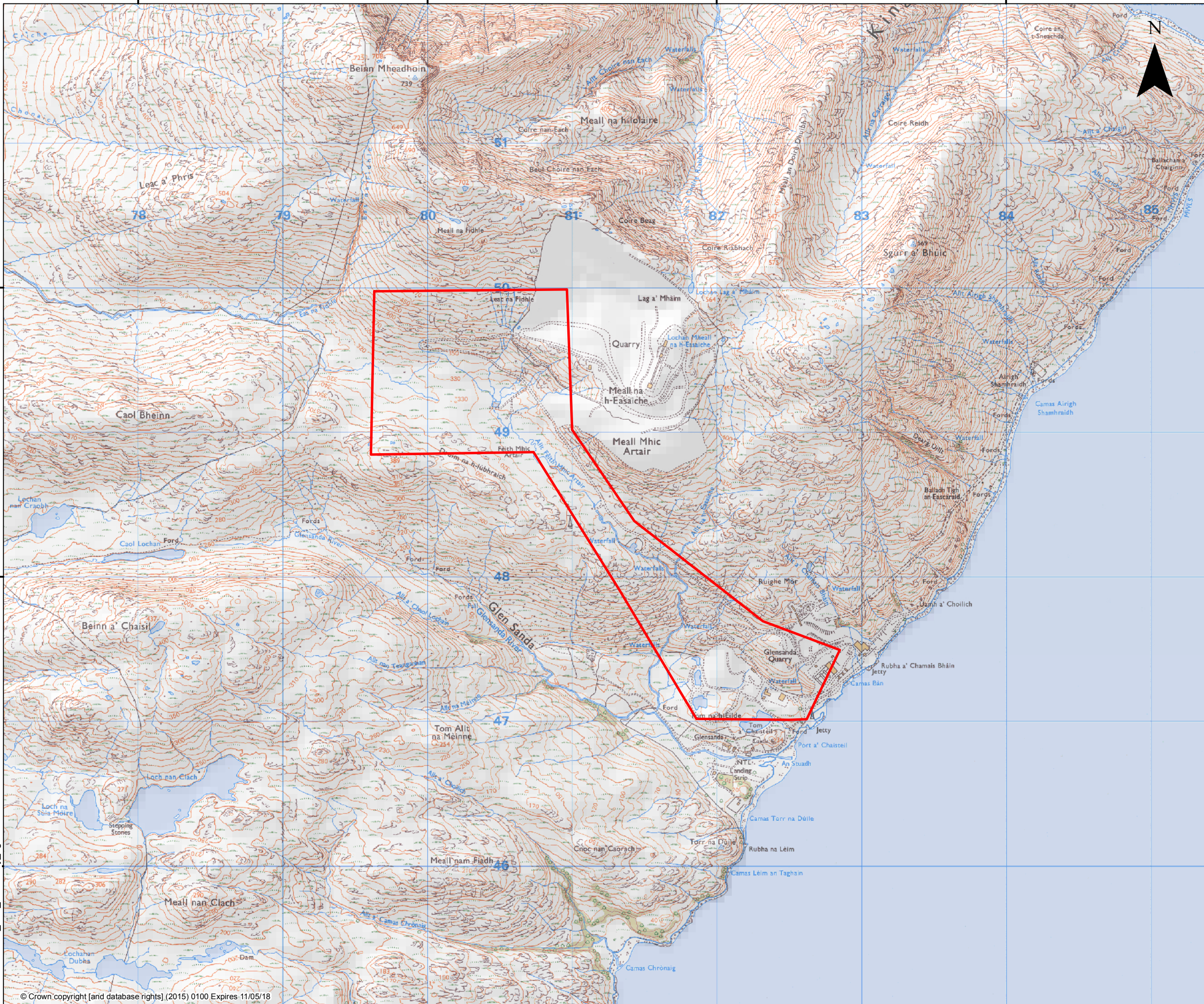
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LEGEND

 SITE LOCATION



Yeoman Glensanda

SLR 
global environmental solutions

4/5 LOCHSIDE VIEW
EDINBURGH PARK
EDINBURGH
EH12 9DH

T: +44 (0)131 335 6830
www.slrconsulting.com

GLENSANDA
PRE-APPLICATION
SITE LOCATION

GS01

Scale 1:25,000 @ A3 Date MAY 2017