

Agenda Item	5.4
Report No	PLS/065/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 18 September 2018
Report Title: 18/04128/PAN: The Highland Council
Longman Landfill Site, Stadium Road, Inverness
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Construction of a residual waste management facility on the site of the former landfill.
Ward: 16 – Inverness Millburn

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).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 29 August 2018. 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. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for the construction of a residual waste management facility on the site of the former landfill site. The development will consist of a building for use as a waste transfer station for mixed recyclate and also for residual domestic waste. The transfer station will process the waste into refuse derived fuel (RDF) bales. In addition the development will consist of access roads, car parking, weigh bridge, welfare facilities, drainage and site utilities.

3. SITE DESCRIPTION

- 3.1 The site is the former Longman landfill that lies immediately to the east of the A9 at the Longman roundabout junction. The landfill has extensive tree coverage but is more exposed and open towards the Inner Moray Firth.
- 3.2 Access to the site will be taken from the existing Stadium Road.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan 2012

- 5 – Former Longman Landfill Site
- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 31 – Developer Contributions
- 42 – Previously Used Land
- 51 – Trees and Development
- 57 – Natural, Built and Cultural Heritage
- 58 – Protected Species
- 61 – Landscape
- 63 – Water Environment
- 64 – Flood Risk
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage
- 70 – Waste Management Facilities
- 71 – Safeguarding of Waste Management Sites
- 72 – Pollution

4.2 Inner Moray Firth Local Plan 2015

The site is specifically allocated in the Inner Moray Firth Local Development Plan (IMFLDP) for industrial use noting that it is particularly suited to waste management facilities including an energy from waste plant. Alternatively the land will be safeguarded for Use Classes 5 (General industrial) and 6 (Storage and distribution). The plan indicates that the Council will produce a masterplan/development brief which will be adopted as Supplementary Guidance. Policy 2 (Delivering Development of the IMFLDP) states that proposals will be supported where they meet the locational and use safeguards set out in the plan.

4.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2013)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)
Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
Trees and Woodland (Jan 2013)

4.5 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- a) Need for high quality sustainable design and use of materials, whilst ensuring the building is fit for purpose;
 - b) Provision of high quality landscaping;
 - c) Successful resolution of other technical aspects including impact on road network and future changes to the trunk roads; site contamination; protected species mitigation; drainage impact and flood risk.

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. IMPLICATIONS

- 7.1 Resource: Not applicable

- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. 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: John Kelly
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.

ApplicantAndy Summers.....	Agent Garry Smith
Address The Highland Council HQ, Inverness	Address The Highland Council Drummuie Office, Golspie Sutherland, KW10 6TA
Phone No. [REDACTED]	Phone [REDACTED]
E-mail [REDACTED]	E-mail [REDACTED]
Address or Location of Proposed Development	
<ul style="list-style-type: none"> • Former Landfill Site, Longman, Inverness • Within Inner Moray Firth Local Development Plan Site IN8 • OS Map ref - NH 676, 467 	

Description of Development

The development consists of the construction of a Residual Waste Management Facility on the site of the former landfill site at Longman in Inverness. The proposed building will consist of a waste transfer station for mixed recyclate and a waste transfer station for residual domestic waste which will process the waste into a refuse derived fuel (RDF) bales. In addition the development will consist of access roads, car parking, Weigh Bridge, offices, welfare facilities, drainage and site utilities.

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?

Confirmed in the Pre-Application Advice Pack issued 25th May 2018
ref 18/01730/PREAPP

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
Crown and City Centre Community Council

Date Notice Served
28th of August 2018

Names/details of any other parties
None

Date Notice Served
n/a

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Drop in session -	Inverness Caledonian Thistle FC Stadium	26 th September 2018 between 14:00 and 19:00

Newspaper Advert – name of newspaper	Advert date (where known)
Inverness Courier	18/09/18

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

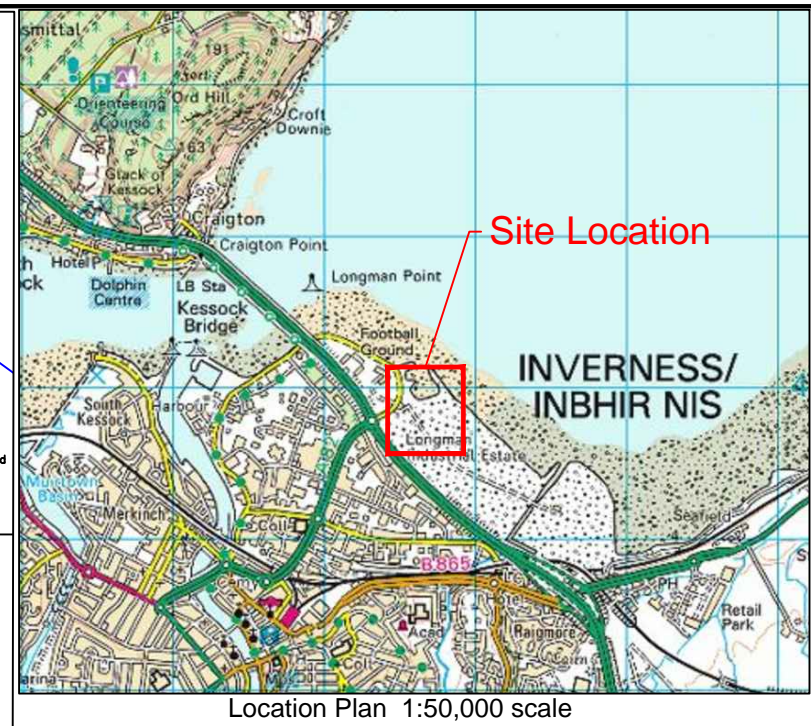
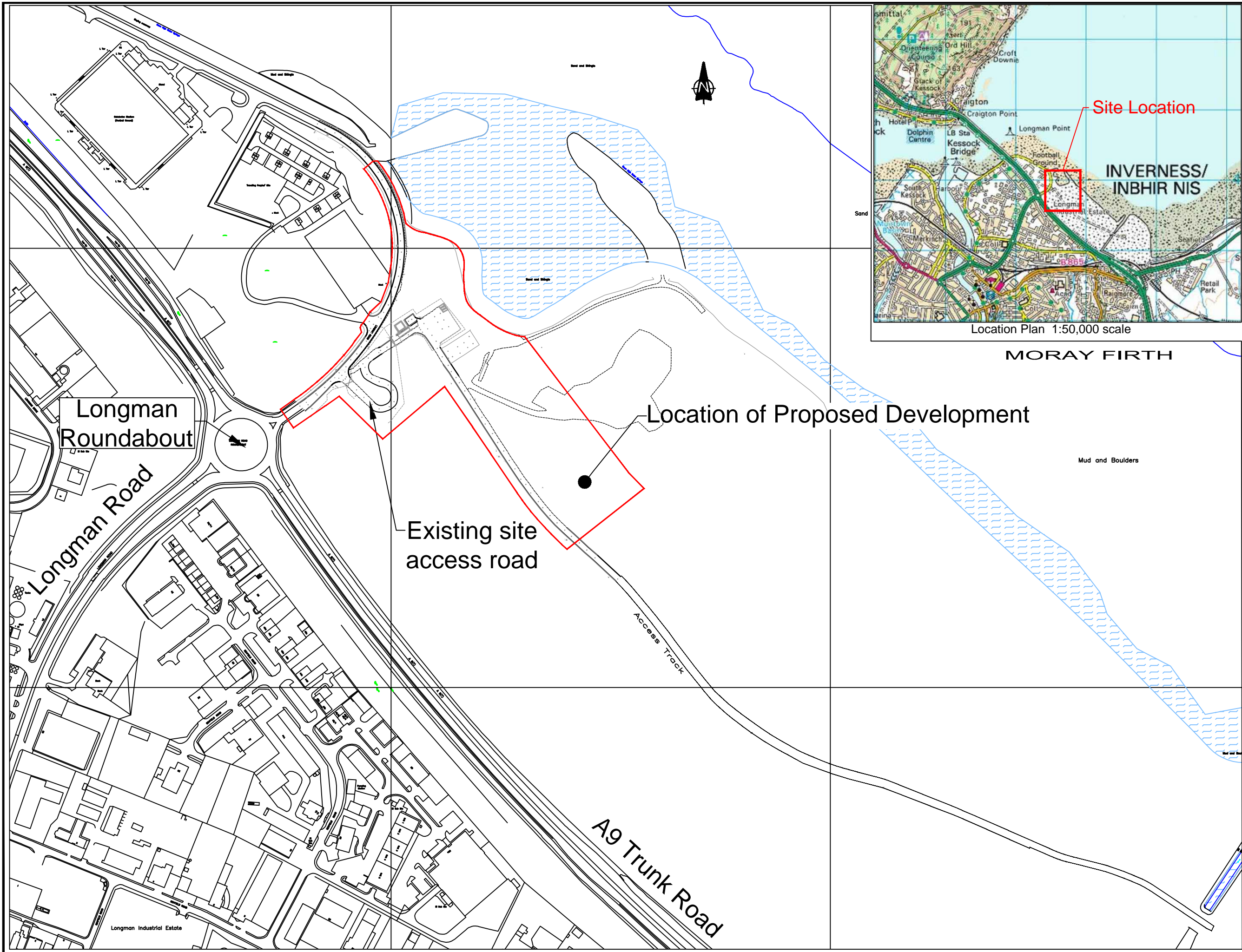
See attached list.....

Signed



Date
28/08/2018

L:\Longman Landfill WTS\Drawings\HVX1000-THC13-LPL-WTS-DR-C-0001-S2-P01.dwg ; 28/08/2018; ISO expand A3 (297.00 x 420.00 MM)



Location Plan 1:50,000 scale

MORAY FIRTH

Mud and Boulders

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Revision Details



DEVELOPMENT & INFRASTRUCTURE
PROJECT DESIGN UNIT
Drummuie
Golspie
KW10 6TA
E-Mail : garry.smith@highland.gov.uk

Project
Longman Residual Waste Management Facility

Title
Location of Proposed Development

Scale (at A3)
As Shown

Drawn	AS	Date	15/08/2018
Checked	G Smith	Date	28/08/2018

Drawing No.
Project Code: HVX1000 - THC13 - LPL
Originator: - WTS - DR - C - 0001
System: LPL
Location: Type: Role: Number:

Suitability	S2	Revision	P01
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