

Agenda Item	6.5
Report No	PLS/026/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 12 March 2019

Report Title: 18/01691/FUL: Alexander Ross & Sons (Sand and Gravel) Ltd
Mid Lairgs Quarry, Farr, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Extension to quarry

Ward: 12 – Aird and Loch Ness

Development category: Major

Reason referred to Committee: Major Development

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application is for planning permission to extend the existing sand and gravel quarry at Mid-Lairgs. The extension is required as a result of the current reserve of the existing quarry having only a further 3-4 year supply remaining. The extension area is estimated to contain around 1M tonnes of sand and gravel. The application proposes to extract on a phased basis over a period of just over 7 years equating to an average 140,000 tonnes per annum.
- 1.2 A new haul road will be formed within the existing quarry, crossing the Allt na Fuar-ghlaic into the south-east corner of the extension area. The operation is proposed to progress in a south to north direction in 5 phases completing at the B851 edge of the site.
- 1.3 The quarry will be restored on a progressive basis, with each phase restored by spreading the soil stripped from the working phase at the earliest opportunity. The ultimate restoration, to fill the void, will be carried out at the cessation of the works. This will be carried out with the remaining stored soils. The final restoration envisages that the majority of the land will be reinstated to agriculture with a small pond in the north-western part of the extension where an area of wet working will have been undertaken. A small area of mixed woodland is also proposed with marginal vegetation established around the pond. A period of just over one year post operation is estimated as the time required to undertake the final restoration. Following this there will be a 5 year after care period.
- 1.4 The application was supported by an Environmental Impact Assessment Report (EIA Report) containing chapters on the following matters:
- Site and context;
 - Need and Alternatives;
 - Proposed Development;
 - Policy Context;
 - Approach to EIA;
 - Hydrology;
 - Ecology;
 - Landscape and Visual Amenity;
 - Cultural Heritage;
 - Access;
 - Noise;
 - Air Quality
 - Summary of Impacts
- In addition, the applicant submitted a Design and Access Statement and a Pre-Application Consultation Report.
- 1.5 Pre-Application Consultation: Pre-application consultation was undertaken by the applicant as part of the Strathnairn Community Council meeting on 15 January 2018 and again at Mid Lairgs Quarry on 14 February 2018.
- 1.6 Variations: None.

2. SITE DESCRIPTION

- 2.1 The site sits adjacent to the north most extent of the existing Mid Lairgs Quarry; between it and the B851. The site extends to 10.42ha, with 2.95ha of that within the current boundary of Mid Lairgs Quarry. The excavated area will extend to some 9.28ha.
- 2.2 The land adjacent to the existing quarry boundary consists of a large 'bund' which is the remnant edge of a geological feature; a sand and gravel esker. Trees and grasses have naturally generated on this. To the south of this is a pond formed from historic extraction of sand and gravel. To the north side of the esker the land is currently an agricultural field that bounds the B851 on its north side. The eastern boundary adjoins a strip of agricultural land through which the Allt na Fuar-ghlaic burn flows to join the River Nairn.
- 2.3 There are a scatter of individual properties within the vicinity, the closest being:
- Littlemill Steading and Little Mill House – 250m and 210m south-south west
 - Scatraig – 470m east-north east
 - Properties at Milton of Faillie – 500m north
 - Mains of Faillie – 600m west
- 2.4 The site is currently accessed via a recently upgraded site entrance on the B851 just west of its junction with the A9(T).
- 2.5 The bund, which is around 470m in length, varies in width from 45-70m along its length, and sits at 182m AOD in the west and 179m AOD in the east. Its height varies from 190m AOD in the west to 200m AOD in the east. From the bund the field varies in level from 182m AOD in the west to 178 AOD in the east. There is a sharp bank on the northern boundary to the road – dropping from 180m AOD in the west and 176m AOD in the east to around 170m AOD at the B851 roadside. A similar bank to the east splits the land between the higher agricultural land at 176-178m AOD and the lower land at 170-174m AOD and creates a flood plain on the south-western edge of the Allt na Fuar-ghlaic burn.
- 2.6 Littlemill Fluvioglacial Landforms Site of Scientific Special Interest (SSSI), the qualifying interests of which are glacial landforms lies immediately adjacent to the site on both the north-east boundary and to the west. The citation for this SSSI states that it is *a classic example of a system of large parallel esker ridges formed of sand and gravel deposited by the meltwater rivers. Together with associated kame deposits and kettle holes, these form one of the finest landform assemblages of their type in Scotland.*
- 2.7 There are no landscape designations close to or within the site.
- 2.8 There are no archaeological sites within the proposed development area. Four designated heritage sites have been identified within 2km of the site:
- Craggie Cottage Scheduled Monument, Field Systems and Hut Circle (1.95km east)
 - Faillie Road Bridge (Category B Listed) (600m north east)

- Littlemill Road Bridge (Category C Listed) (50m north)
- Mid Lairgs Bridge and Military Road Scheduled Monument (1.1km south)

- 2.9 There are no habitat and/or species designations on the site. The nearest designated site is Loch Ashie SSSI and SPA, the qualifying interest of which is Slavonian grebe. This lies 6km west of the quarry.
- 2.10 The site, and immediate vicinity, provides suitable habitat for badger, bats and otter. The riparian area along the Allt na Fuar-ghlaic may provide habitat from Water Vole and the wetland to the east of the burn may be suitable for amphibians.
- 2.11 A Right of Way (IH43), which largely follows one of General Wade's Military Roads, traversed the northern part of the Mid Lairgs site but was diverted to the north-east to take a route outwith the quarry. Eventually this will be reinstated. At its closest point this Right of Way is 110m to the east of the proposed extension area.
- 2.12 Two further Core Paths are located in the vicinity of the site; IN15.01, Little Mill Esker Trail, located 375m south-south-west and IN11.01, Daviot Wood to Faillie, 600m to the north-east.

3. PLANNING HISTORY

3.1	16.08.2007	01/00097/FULIN - Excavation of sand and gravel	Application Withdrawn
3.2	01.05.2002	01/00519/FULIN - Proposed extension	Permission Granted
3.3	27.03.2003	02/00765/FULIN - Amended proposal for continued extraction of sand and gravel and associated processing to supersede application IN/2001/97	Permission Granted
3.4	24.01.2003	02/00839/FULIN - Variation of Condition 1 of planning consent IN/1993/376 to extend the life of the asphalt plant at Mid-Lairgs Quarry until 31 July 2004	Permission Granted
3.5	24.01.2003	02/00840/FULIN - Variation of Condition 1 of planning consent IN/1993/377 to extend the life of the ready mixed concrete plant at Mid-Lairgs Quarry until 31 July 2004	Permission Granted
3.6	02.12.2004	04/01006/FULIN - Variation to condition 1 of planning consent IN.1993/376 to extend the life of the asphalt plant until 13 December 2010	Temporary Permission
3.7	03.12.2004	04/01007/FULIN - Variation to Condition 1 of Planning Consent IN/1993/377 to extend the life of the ready mix plant until 31	Temporary Permission

December 2010

3.8	27.09.2005	05/00246/FULIN - Establishment and utilisation of a concrete batching plant, garage/mobile plant storage shed and a concrete pad for the production and storage of the concrete blocks	Permission Granted
3.9	04.07.2006	06/00354/FULIN - Planning application for a variation of Condition 2 of 02/00765/FULIN to allow the drilling and blasting of rock	Temporary Permission
3.10	19.04.2007	06/01084/FULIN - Reworking of a previous excavation to extract sand and gravel	Permission Granted
3.11	07.02.2008	07/00735/FULIN - Aggregate recycling	Permission Granted
3.12	31.10.2008	08/00870/FULIN - Variation of condition 1 (IN/1993/377)	Permission Granted
3.13	31.10.2008	08/00871/FULIN - Variation of Condition 1 (IN/1993/376)	Permission Granted
3.14	14.09.2012	11/04397/FUL - Erection and operation of asphalt plant	Permission Granted
3.15	11.10.2012	12/02360/S75M - Application for the modification of Planning Obligations for application 02/00765/FULIN	Grant Section 75 (Modify Obligations)
3.16	22.11.2012	12/03804/S75D - Discharge of planning obligation to the provision of a restoration guarantee for an older permission which has been superseded by new permissions and new agreements Consequently we are applying to have this old agreement discharged	Grant Section 75 (Discharge Obligations)
3.17	22.05.2017	17/01400/SCOP - Scoping request in relation to applications 02/00765/FULIN & 06/00354/FULIN	Scoping Application Decision Issued
3.18	03.01.2018	17/04383/SCRE - Extend the duration of operations	Screening Application Decision Issued
3.19		18/00108/S42 - Application under Section 42 of the Act in relation to non-compliance	Pending

with conditions 1 and 2 of planning Consideration permission 02/00765/FUL to extend the period of time of extraction at Mid Lairgs Quarry

4. PUBLIC PARTICIPATION

4.1 Advertised: Inverness Courier and Edinburgh Gazette - EIA Development

Date Advertised: 27.04.2018

Representation deadline: 27.05.2018

Timeous representations: 0

Late representations: 0

5. CONSULTATIONS

5.1 **Strathnairn Community Council** has not responded to the consultation.

5.2 **Development Plan Team** has no objection to the application. It has advised that the principle of mineral development in this location is well established. Providing that the landscape and visual impacts of the proposal can be mitigated to an environmentally acceptable degree via the provision of a comprehensive restoration scheme for the extension area and wider site, the proposals are capable of being in overall conformity with the Development Plan.

5.3 **Historic Environment Team** has no objection to the application. It does however consider the site to have archaeological potential and has identified the need for a pre-commencement programme of work for the evaluation, preservation and recording of any archaeological and historic features with this matter to be covered by planning condition.

5.4 **Environmental Health Officer** has no objection to the application. This is subject to the inclusion of planning conditions limiting dust, restricting the operational hours of the quarry and limiting noise arising for sensitive premises in the locality. Such planning conditions require subsequent noise surveys to be undertaken following commencement of each new operational phase and the provision and ongoing operational compliance with a dust suppression scheme to be submitted for the prior approval of the planning authority.

5.5 **Flood Risk Management Team** has no objection to the application. No further comments have been provided.

5.6 **Forestry Team** while not objecting to the application advises that the application would not receive its formal support until it can be clarified that the existing woodland on site shall be retained / safeguarded and that early planting of the bunds to the north, west and south takes place.

5.7 **Transport Planning** has no objection to the application. A contribution to mitigate the impact of this development on the B851 is required; the condition of which is substandard and contributions are necessary to address the deterioration of this

road and improve its structural integrity and safety.

- 5.8 **Access Officer** has not commented.
- 5.9 **Transport Scotland** has no objection to the application.
- 5.10 **Scottish Natural Heritage** has no objection to the application. It does not expect the development to have any significant effects on any of the qualifying interests of any environmental designations in the vicinity. Critically, the proposals are considered unlikely to affect the integrity of the Littlemill Fluvioglacial Landforms Site of Scientific Special Interest with the proposal being 250m north east and 125m west of the two areas covered by this designation. SNH also agree with all of the recommendations set out at Section 8.5 of the Environmental Impact Assessment Report with regard to protected species. With the application of these mitigation measures, SNH considers that no significant impacts on protected species will occur.
- 5.11 **Scottish Environmental Protection Agency** has no objection to the application. This is subject to planning conditions: (i) requiring an updated Water Management and Pollution Prevention Plan to be submitted and agreed with the planning authority in consultation with SEPA prior to the commencement of development; and (ii) requiring the crossing of the Allt na Fuar-Ghlaic watercourse be designed to accommodate the 1 in 200 year flood event without constriction.
- 5.12 **Scottish Water** has not objected to the application. Its records indicate that there are no Scottish Water drinking water catchments or water abstraction sources in the area.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 53 - Minerals
- 54 - Mineral Wastes
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment

64 - Flood Risk
66 - Surface Water Drainage
72 - Pollution
73 - Air Quality
74 - Green Networks
77 - Public Access

6.2 Inverness Local Plan 2006 (as continued in force)

No specific policies apply.

6.3 Inner Moray Firth Local Development Plan 2016

No specific policies apply.

6.4 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)
Green Networks (Jan 2013)
Developer Contributions (March 2013)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Standards for Archaeological Work (March 2012)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

National Planning Framework 3 (2014)
Scottish Planning Policy (2014)
PAN 50 - Controlling the Effects of Surface Mineral Workings (1996)
PAN 51 - Planning, Environmental Protection and Regulation (2006)
PAN 60 - Planning for Natural Heritage (2000)
PAN 63 - Waste Management Planning (2002)
PAN 64 - Reclamation of Surface Mineral Workings (2002)
PAN 79 - Water and Drainage (2006)
PAN 1/2011 - Planning and Nosie (2011)
PAN 2/2011 - Planning and Archaeology (2011)

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan

unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) landscape resource and visual amenity
 - c) residential amenity (noise/dust)
 - d) natural heritage
 - e) impact on trees
 - f) cultural heritage
 - g) water environment
 - h) impact on road infrastructure
 - i) restoration and aftercare
 - j) any other material considerations.

Development plan/other planning policy

- 8.4 The Development Plan comprises the adopted Highland-wide Local Development Plan (HwLDP) and associated statutory supplementary guidance, Inverness Local Plan (as continued in force) and emerging Proposed Inner Moray Firth Development Plan. There are no site specific policies affecting this application site within the Inner Moray Firth Development Plan.
- 8.5 The principal HwLDP policy on which the application needs to be determined is Policy 53 - Minerals. The plan is considered to be up to date and consistent with Scottish Government policy and advice. This existing quarry is well located to serve the wider Inverness market area and benefits from close proximity to the A9/ B851 junction. The principle of an extension can be supported.
- 8.6 The Council expects all mineral developments to avoid or satisfactorily mitigate any impacts on residential amenity, the natural, built and cultural heritage, and infrastructure capacities. In addition, applicants are required to provide information on pollution prevention, restoration and mitigation proposals. After uses should result in environmental improvement rather than just restoring a site to its original state including opportunities to add to the cultural, recreational or environmental assets of an area. A financial guarantee will be required to secure matters relating to restoration. If the Council is satisfied on these matters the application would accord with the Development Plan.

Impact on visual amenity and the landscape resource

- 8.7 An assessment has been undertaken of the likely landscape and visual impacts of the proposal. The starting point for assessment was to establish the extent of the likely impact using the Zone of Theoretical Visibility (ZTV) and to identify viewpoints to reflect on the likely impacts on the landscape and visual receptors (residents, communities, transport networks, rights of way). This demonstrated that due to the location of the quarry there would be limited opportunities to view the extension except when one is within a more elevated position to the north and footpaths in the immediate vicinity of the site.
- 8.8 The established quarry is a defining feature of the site's landscape context which is locally prominent but relatively well screened from the wider landscape by landform. While the site is not within a designated landscape, the Littlemills SSSI is a relevant landscape feature; the esker forming a key feature of the landscape within this location. This has however been impacted by previous development. While this extension will extend outwith the current, more contained, working area and towards the River Nairn the landscape is considered to have capacity to absorb the change overall.
- 8.9 Turning to impacts on visual amenity, the most likely significant effects would be experienced by receptors living and travelling on the north side of the Strath; in particular those properties on the north side of the River Nairn. Viewpoints 2 (Milton of Faillie), 3 (Mains of Faillie) and 4 (Larchfield) are all taken from this side of the Strath and are in ascending order extending from the floor of the Strath to the Daviot-Achlachaille public road.
- 8.10 The development will alter views from these viewpoints through the removal of the esker landform, increasing visibility of existing quarry operations, and formation of bunds and the extraction itself. The more elevated the views the less likely that mitigation can reduce the impacts. Impacts on VP3 and VP4 are therefore considered to be significant during the operational phases. The impact of the development is however over a relatively short period of time (8 years and 8 months). Post restoration impacts are not considered to be significant from these viewpoints since a similar, albeit lower, landform will result on restoration.
- 8.11 Key to mitigating the landscape and visual impacts of the proposed extension and wider quarry workings is the progressive restoration of the site and the stability and successful retention of the lower part of the existing esker fronting the B851 roadside. Following the restoration of the site, the removal of the sand and gravel resource will not be considered to have had a significant adverse impact on the local landscape or visual amenity.

Amenity

- 8.12 In addition to the impacts on visual amenity, the applicant has assessed the operational impacts of the development with particular regard to noise and dust. Key impacts are likely to arise from the working of the sand and gravel and vehicle movements, including dispatching. The existing quarry works under noise limits at adjacent noise sensitive properties and a quarry site management plan which controls matters related to nuisance from dust. These would continue to apply and

the same conditions applied to this proposal if accepted.

- 8.13 Environmental Health has confirmed that it has no objection to the proposal on the basis of the quarry continuing to operate within the current limits and in accordance with best practice as identified within PAN50: Controlling the Environmental Effects of Surface Mineral Workings; including the need to control the working hours.

Natural Heritage

- 8.14 There are no natural heritage designations within the site. The Littlemill Fluvioglacial Landforms Site of Scientific Interest (SSSI) lies adjacent to the site. Beyond this, the nearest designated site is Loch Ashie SSSI, 6km to the west, which is also a Special Protection Area (SPA).
- 8.15 The applicant has considered ecology, biodiversity and ornithology in Chapter 8 of the EIA Report. Here, the results of an extended Phase 1 habitat survey; including separate studies on presence or otherwise of amphibians, birds, bats, otter, water vole and badger are set out. The survey has not identified a significant effect on any species or habitat from the development of the site. However, the margins of the site provide good potential habitat for water vole, otter and amphibians and retained trees adjacent to the site may contain bat roosts. A number of recommended mitigation measures are set out in order to protect these habitats and species. SNH agrees with the recommendations.
- 8.16 There is no direct connectivity between the site and the SPA. However it is known that the qualifying interest, Slavonian Grebe, occasionally utilise water bodies closer to the site. SNH consider that care will be required to avoid disturbance. SNH does not however expect the proposal to have a significant effect on this designation.

Impact on trees

- 8.17 The impact on trees is confined to the few trees that will be lost from the removal of the esker 'bund' and the formation of the haul road into the site. The exact quantity of trees lost has not been defined in the application. However, as the majority of this area is previously worked ground, trees are in the main immature self-seeded examples.
- 8.18 The Forestry Officer while not objecting considers that the existing woodland on site should be retained and/or safeguarded and that early planting of the bunds to the north, west and south takes place. However, this will not be possible. Some trees will have to be removed to facilitate the development. In addition, the bunds are temporary, formed from soil stripping, and will be reused within the restoration itself. Given the short time period of extraction, it is not considered appropriate for the bunds to be planted. Pockets of planting are proposed within the restoration plan, which will mitigate the loss.

Cultural heritage

- 8.19 There are no known archaeological sites within the proposed development area. There is however potential for unknown archaeological features given that there is

evidence of prehistoric settlement in this Strath. The assessment contained within the EIA Report considers that any remains are likely to have been severely affected by ploughing and therefore any impacts would not generate a significant effect.

- 8.20 The wider area contains features of historic or cultural significance; four of which are within 2km. However, none are close enough to be indirectly adversely affected.
- 8.21 As it does not identify any direct or indirect impact upon cultural heritage, the recommendation within the EIA Report is that there no mitigation is required. Given the potential for buried remains however, the Historic Environment Team consider that a programme of archaeological investigation should be undertaken. This can be secured by condition.

Water environment

- 8.22 The quarry lies within the catchment of the River Nairn. The Allt na Fuar-Ghlaic, which runs to the east of the extension area, and Mid Lairgs Burn which is east of the existing quarry, join 60m east of the application boundary before flowing into the Nairn approximately 250m further north. The existing lagoon to the south of the application site, which is fed from the adjacent settlement ponds and existing workings, has no natural outflow with water dispersing either through infiltration into the ground or evaporation. Surface water flow within the application site is towards the Allt na Fuar-Ghlaic and River Nairn.
- 8.23 The quarry excavations will generally be above the water table with the exception of Phase 5, in which an area of wet working is proposed, whereby at restoration a waterbody will be left. There will be minimal impact on the existing groundwater regime beneath the site and no groundwater flow into the area. It is not anticipated that there will be any reduction of water levels and/or an increase in flooding to adjacent land as a result of the development. In any extreme weather event flood water would be contained within the excavation voids with water allowed to naturally filter through the ground and/or be dewatered by pumping into the pond system of the existing quarry. The Council's Flood Risk Management Team has no objection to the proposal on flooding grounds.
- 8.24 The processing of the material which is won will involve washing and screening of the material. This will be undertaken within the existing site, and not the proposed extension area. The processing operations use recycled water from the existing recirculation ponds on a closed circuit. All stockpiles will be located within the designated storage areas within the existing quarry, which are contained within a quarry void, ensuring that there is no potential for particulate dispersal by run-off.
- 8.25 The principal risk to groundwater is from pollution during operation. The quarry already operates an Emergency Incident Response Plan (EIRP) with all operatives trained in managing spills and other emergencies. The applicant has confirmed that there will be no fuel storage within the extension area, with refuelling and servicing of plant taking place within the main quarry area. Soil stripping operations will be undertaken within dry conditions and the mounding formed with evenly graded dome tops to prevent water ponding. These will then be grass seeded. The risk of groundwater contamination from spills and/or particulate run-off is

therefore considered to be low.

- 8.26 SEPA initially objected to the proposal on the basis of impacts to private water supplies. There are a number of properties in close proximity that rely on water abstractions from bedrock aquifers. The applicant believes that these current abstractions are not taken from within the existing or proposed extension area. In any event the quarry operation will not require abstraction and therefore water quantity should not be affected. SEPA however sought further information on the exact location of the sources for two nearby properties at Littlemill Steading and Little Mill House to ensure that the risk was appropriately managed. Further information was provided and SEPA subsequently withdrew its objection.

Impact on road infrastructure

- 8.27 The B851 forms part of the strategic network identified within the South Loch Ness Road Improvement Strategy with the aim of this strategy to improve the B-road network of the South Loch Ness area by widening sections of roads between villages to allow two-way traffic, provide village improvement schemes, create shared use paths adjacent to the road and improve drainage.
- 8.28 This development will utilise the existing access into the Mid Lairgs site. As part of the implementation of the South Loch Ness Road Improvement Strategy, in this case the works to replace the Littlemill Bridge, the Council carried out works to improve the geometry and visibility spays at this junction along with carriageway resurfacing.
- 8.29 The response received from the Transport Planning Team considered that in order to mitigate the impacts of this development over the short length of B851 from the quarry to the trunk road localised carriageway widening to a minimum of 6m, or to match existing widths either side to provide a consistent carriageway width would be required. Also required is appropriate drainage provision and application of appropriate road markings.
- 8.30 The Transport Planning Team sought further information on likely trip rates and volume of materials to serve construction projects to the west of the site with a mind to seeking work to upgrade this route also. However, it is confirmed that the proposed extension will be worked as part of the existing quarry so there will be no increase in use of this route. Currently the quarry can supply local contracts to the west without restriction. It would not be reasonable to require any contributions to road widening or the Inverarnie and Farr Village improvement schemes.
- 8.31 The applicant has confirmed that it will make a financial contribution to the South Loch Ness Road Improvement Strategy to allow the Council to implement the required works on the B851. This will be secured through legal agreement.

Restoration and aftercare

- 8.32 As described above the quarry is to be worked in five phases with restoration undertaken in a progressive manner before final restoration. As per HwLDP Policy 53, an appropriate restoration and aftercare financial guarantee will need to be provided, the value of which and mechanism to be used requiring to be agreed

between the applicant and the Council. To help inform this it is advised that the applicant commissions the preparation and submission of an independent professional assessment of the restoration and aftercare costs for the extension area. This work is currently underway for the existing quarry and it is anticipated that the guarantee required for this proposal will be tied to that.

- 8.33 An annual quarry monitoring statement is prepared for the existing quarry and this will be expected for the proposed extension.

Other material considerations

- 8.34 There are no other material considerations.

Matters to be secured by Section 75 Agreement

- 8.35 a) Full details of a bond or other financial provision to be put in place to cover all of the decommissioning and site restoration measures outlined in the Decommissioning and Restoration Plan approved under condition 3 of this permission.

Thereafter, the Quarry Operator will be required to:

- i. Ensure that the bond or other financial provision is maintained throughout the duration of this permission; and
 - ii. Pay for the bond or other financial provision to be subject to a review five years after the commencement of development and every five years thereafter until such time as the quarry is decommissioned and the site is fully restored.
- b) Financial contribution towards or confirmation of direct provision of road improvement works to the east of the site access and the junction with the A9(T).

- 8.36 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application may be refused under delegated powers.

9. CONCLUSION

- 9.1 The Development Plan supports the extension of an existing quarry operation where the working of a resource can be effectively managed and where potential concerns can be controlled through appropriate mitigation and by planning conditions. This existing quarry is well located to serve the wider Inverness market area and benefits from close proximity to the A9/B851 junction however only has around 3-4 years of sand and gravel reserves remaining.

- 9.2 The extension area is well located from an environmental designations perspective. There are no significant concerns regarding the impacts of the proposed development and there are no technical or statutory objections. The most significant residual impact will be the visual impact of the development. Key to mitigating this is the stability and successful retention of the lower part of the

existing esker fronting the B851 roadside and the successful execution of the restoration proposals. It is considered that the application as presented, in addition to the proposed conditions, will ensure that this is the result.

- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	Y
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission be **GRANTED** subject to the following:

Conditions and Reasons

1. The permission hereby granted shall endure until 12 June 2030 by which time all workings shall have ceased, any plant and equipment removed and the site restored in accordance with the approved plan to agricultural land (pasture) with trees and scrub planting to the satisfaction of the Council.

In the event that working ceases for a period of more than 24 months prior to the expiry of this permission then the site shall be restored to the satisfaction of the Council within 36 months from the cessation of working, or in any case before the expiry of this permission.

Reason: In order to clarify the terms of the permission and ensure the site is fully restored to an appropriate use.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As Amended), no fixed

plant (including any tar making or concrete making plant), other than those specifically approved through this consent, shall be operated on the site without the express grant of planning permission.

Reason: In order to clarify the terms of the permission and to ensure the amenity impacts of any additional plant are properly assessed.

3. Within 6 months of the grant of this planning permission, a detailed scheme to ensure the decommissioning and phased rolling restoration of the site for the purpose of agriculture with trees and scrub planting with exposed quarry faces and floors and their aftercare, in line with the approved restoration plans, has been submitted to and subsequently approved in writing by the Planning Authority. The scheme be known as the Decommissioning and Restoration Plan and shall ensure:
 - a. The grading of all ground to stable slope angles and the shaping and contouring of the ground such as to be sympathetic to adjacent geological features;
 - b. The progressive phasing of restoration works to ensure early restoration of any excavated phase;
 - c. The treatment of surfaces prior to and after topsoiling and proposals to establish suitable vegetative cover (including tree and scrub planting);
 - d. A programme of after care for each phase or sub-phase of restoration;
 - e. A programme of aftercare and maintenance for a minimum of 36 months following the last working of the site.

Reason: To ensure an appropriate scheme is in place for the interim and final restoration of the site.

4. The operational hours of the quarry shall be 0700-1900 Monday to Friday, 0700-1300 on Saturday. No operations shall be undertaken on any Sunday with the exception of essential maintenance operations, which shall only be undertaken at Mid Lairgs and not at Wester Lairgs.

Reason: In the interests of amenity due to the potential noise impacts of the above activities on noise sensitive receptors.

5. The development shall be undertaken entirely in accordance with the submitted application, the mitigation highlighted within the supporting Environmental Impact Assessment Report, and the approved plans as amended by the specific conditions attached to this planning permission or by the prior written approval of the Planning Authority.

For the avoidance of doubt no additional sand, gravel or hard rock material is to be imported to the site.

Reason: In order to ensure the production capacity of this quarry does not

exceed levels considered through Environmental Statement.

6. No development shall commence on site until a site Environmental Management Plan (EMP) has been submitted to, and approved in writing by, the Planning Authority. The EMP shall include, but will not necessarily be limited to:
 - a. Maintenance of a minimum 10m buffer between the extraction area and any watercourse or waterbody;
 - b. A site map showing the location of pollution prevention measures such as spill kits, oil interceptors, drainage associated with welfare facilities, recycling and bin storage and vehicle washing areas (Pollution Prevention Plan);
 - c. A site log sheet detailing how often the pollution prevention and drainage measures will be checked and maintained which will be kept on site ready for inspection at any time;
 - d. An updated site map showing where soils and overburden will be stored including details of the heights and dimensions of each store, how long the material will be stored for and how soils will be kept fit for restoration purposes;
 - e. An updated Water Management Plan;
 - f. Dust management, monitoring and suppression plans for the site and access haul road;
 - g. Noise management and control plans inclusive of a scheme of notification to be submitted within two weeks following commencement of a new operating phase or any other significant change in operations providing a noise survey undertaken by a competent person to ensure the limits applied in Condition 7 are being complied with. The scope of any survey and monitoring shall be agreed in writing by the Planning Authority with results of any survey being submitted to the Planning Authority within 28 days of the survey being undertaken;
 - h. Details of any and all lighting on the site;
 - i. Details of the person(s) who will oversee the implementation and adherence to the Environmental Management Plan;
 - j. A detailed plan identify all proposed nature conservation mitigation measures, such as:
 - i. Measures for protected species / breeding birds that may be found using the site;
 - ii. Areas of vegetation removal – with timings of work outwith spring / summer months to avoid impact on breeding birds and other wild

life interests.

The Environmental Management Plan shall be implemented as approved, ensuring all on site staff are familiar with and adhere to its terms.

The EMP shall be reviewed every 5 years from the date of the approval of the permission to ensure that it remains in line with good practice. The reviewed and updated documents shall be submitted and approved in writing to the Planning Authority by 01 March of any review year.

Reason: In order to enable the Planning Authority to adequately control the development and to minimise its impact on the nature conservation and amenities of the local area.

7. The noise levels arising from the workings on the site at the nearest noise sensitive receptors at the time of the commencement of this planning permission shall not exceed:

- 45 dB (A) Leq 1 hour free field during permitted operational hours Monday to Saturday;
- 35 dB (A) Leq 15 minutes free field at all other times;
- 70 dB (A) Leq 1 hour free field when undertaking soil stripping, mound construction and landscaping during permitted operational hours. Any such operations should not take place in more than 8 weeks of any calendar year.

For the avoidance of doubt the times stated means that period of time during the defined working day. Further "free field" shall be interpreted to mean at least 3.5m from significant sound reflecting surfaces, other than the ground plane.

Noise monitoring must be carried out at the start of each new phase of workings and a report of the monitoring thereafter to be submitted to the Planning Authority.

Monitoring to be undertaken during typical normal working hours and should avoid meal breaks and periods of plant breakdown. All noise monitoring is to be carried out by a competent person.

Monitoring to be carried out in accordance with BS4142:1997. In the event of a valid complaint in relation to noise, the operator shall at his own expense carry out an investigation into the complaint, including undertaking noise monitoring to assess compliance with the permitted noise levels detailed above, and where necessary cease the operations giving rise to the complaint until such time as appropriate mitigation measures have been implemented.

Reason: In order to ensure the operations cause no adverse impact on amenity of nearby residents.

8. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

9. The new crossing over the Allt na Fuar-Ghlaic shall be designed to accommodate the 1:200 year flood event, details of which shall be submitted to, and agreed in writing by, the Planning Authority prior to the commencement of extraction.

Reason: To ensure that all water crossings are free from flood risk and do not exacerbate flood risk elsewhere.

10. For the avoidance of doubt there shall be no access/egress directly from/onto the B851 at any time, with all quarry operations managed and minerals dispatched from the existing quarry and access on the B851 to the east.

Reason: In the interest of road safety.

11. From the date of any commencement of this development until completion of the final restoration, a copy of this planning permission, all approved plans and associated documentation together with any approved amendments shall be made available for inspection at the site offices during approved working hours.

Reason: In order to ensure the site operator and visiting officials are aware of the details of the planning permission and any approved amendments.

12. The operator of Mid Lairgs Quarry shall submit an annual statement and illustrative drawings to the Planning Authority by 28 February each year following the commencement of this permission. The annual statement will present an audit of the workings undertaken in the preceding calendar year, illustrating: -

1. The rates of extraction against the projected operations,
2. Areas of final restoration delivered on site, and
3. The results of monitoring from the mitigation actions as presented in the application, the Site Environmental Management Plan and or in compliance with the conditions attached to this planning permission.
4. The results of ongoing groundwater monitoring.

Reason: In order to ensure the planning authority can monitor the workings undertaken and retain effective control over the dry quarry operations.

Variations

1. None.

Section 75 Obligation

1. To secure the decommissioning and restoration of the site.

ENVIRONMENTAL IMPACT ASSESSMENT

Regulation 3 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, 'the EIA Regulations', prohibits the granting of permission for EIA development unless an environmental impact assessment has been carried out and that the environmental information has been taken into account when undertaking an assessment of the development proposal.

The Applicant has submitted an Environmental Impact Assessment Report (EIA Report). The environmental information contained within this and the comments made on the application by consultees and representations made by members of the public following advertisement of the application in The Inverness Courier and The Edinburgh Gazette on 27 April 2018 has been taken into account in coming to this decision.

The Council is satisfied that the requirements of the EIA Regulations have been met.

Reasoned conclusion

The Council's assessment of the information presented within the EIA Report and other environmental information in relation to the development is contained within the Report of Handling. No significant effects have been identified as a result of the development.

The Council is satisfied that this reasoned conclusion is still up to date.

The Council is satisfied that other effects/issues can be addressed by way of mitigation. A description of the proposed mitigation is contained within Chapter 14 of the EIA Report and the Report of Handling.

The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring has been secured through Conditions 6, 7 and 12 of this permission.

All documents can be viewed online at <https://wam.highland.gov.uk/wam/> and searching using the case reference number.

REASON FOR DECISION

It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning

permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on

Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

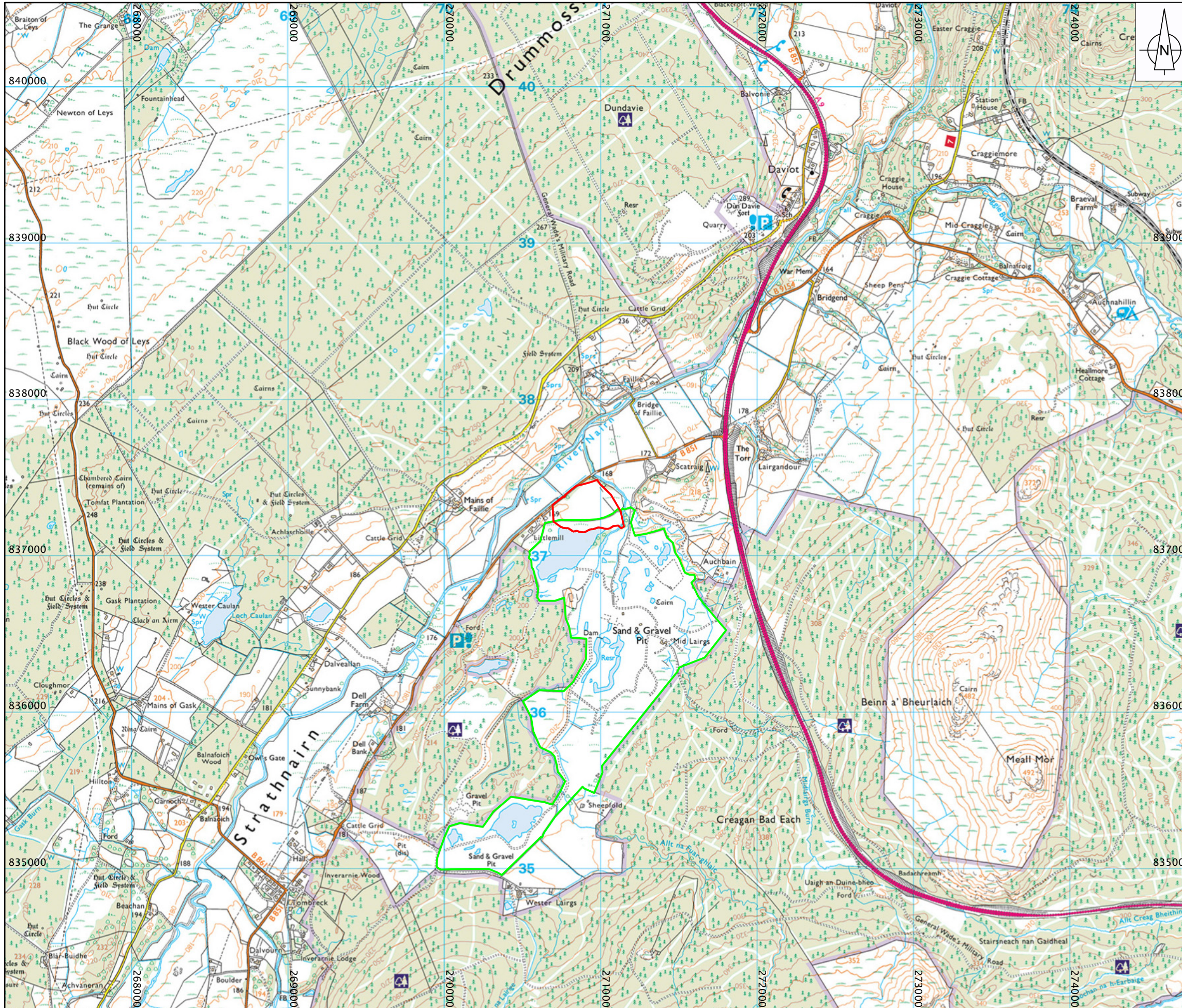
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species



Signature:	David Mudie
Designation:	Area Planning Manager – South
Author:	David Mudie
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 2-1 Location Plan
	Plan 2 - LO1-LM Site Location Plan
	Plan 3 - 2-3 Existing Topography
	Plan 4 - 3-1 Phase 1 Plan
	Plan 5 - 3-2 Phase 2 Plan
	Plan 6 - 3-3 Phase 3 Plan
	Plan 7 - 3-4 Phase 4 Plan
	Plan 8 - 3-5 Phase 5 Plan
	Plan 9 - 3-6 Restoration Plan

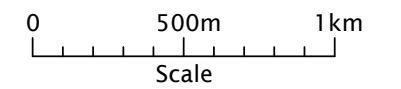


A. ROSS & SONS

GENERAL LOCATION PLAN

Legend

-  Planning Application Boundary
-  Mid Lairs Site Boundary



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLE MILLS EXTENSION

Title: GENERAL LOCATION PLAN

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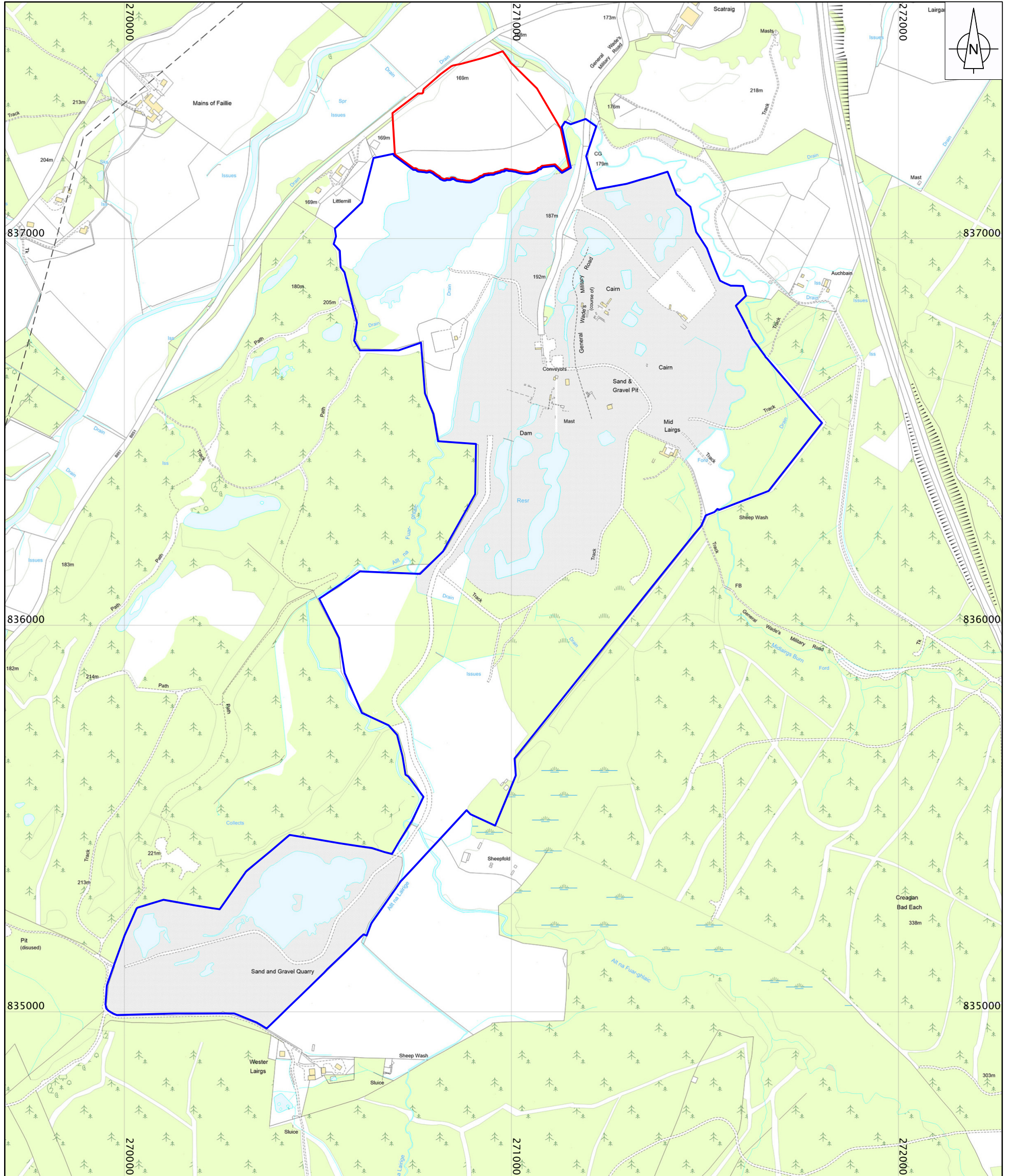
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Tel: 01786 822339





A. ROSS & SONS

**SITE LOCATION PLAN/
 LANDOWNERSHIP PLAN**

Legend

- Application Boundary - All Land within Applicants Control
- Additional Land within Applicants Control

Client: ALEXANDER ROSS & SONS
 (SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: SITE LOCATION PLAN/
 LANDOWNERSHIP PLAN

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


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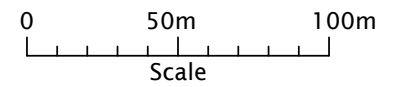
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EXISTING TOPOGRAPHY PLAN

Legend

-  Planning Application Boundary
-  Mid Laigs Site Boundary
-  Cross Section Locations



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: EXISTING TOPOGRAPHY PLAN

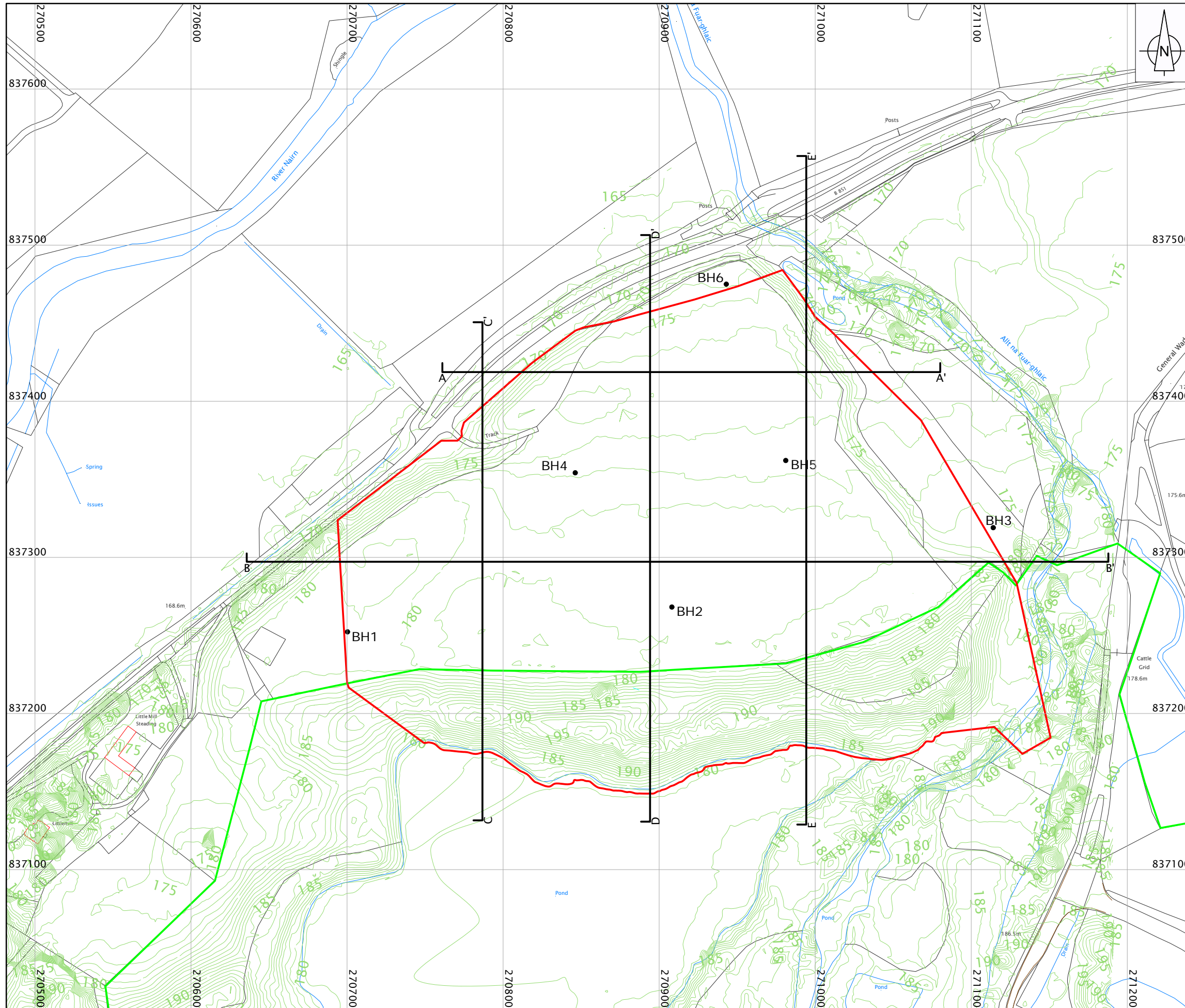
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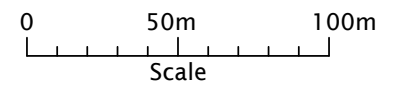
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Tel: 01786 822339



PHASE 1 DEVELOPMENT PLAN

Legend

 Planning Application Boundary



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: PHASE 1 DEVELOPMENT PLAN

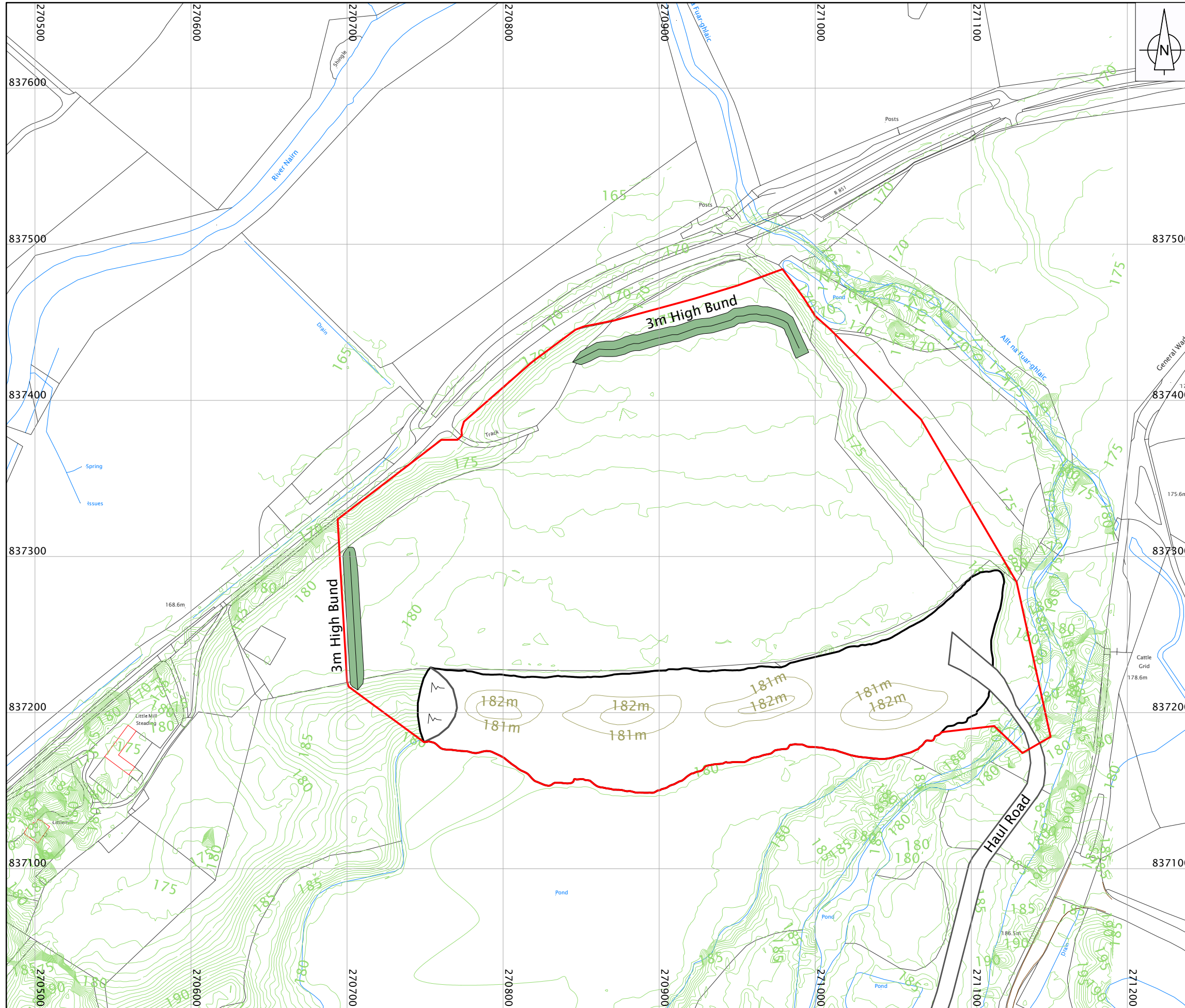
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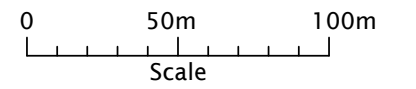
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CATHEDRAL SQUARE
DUNBLANE FK15 0AH
Tel: 01786 822339



PHASE 2 DEVELOPMENT PLAN

Legend

-  Planning Application Boundary
-  Progressive Restoration



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: PHASE 2 DEVELOPMENT PLAN

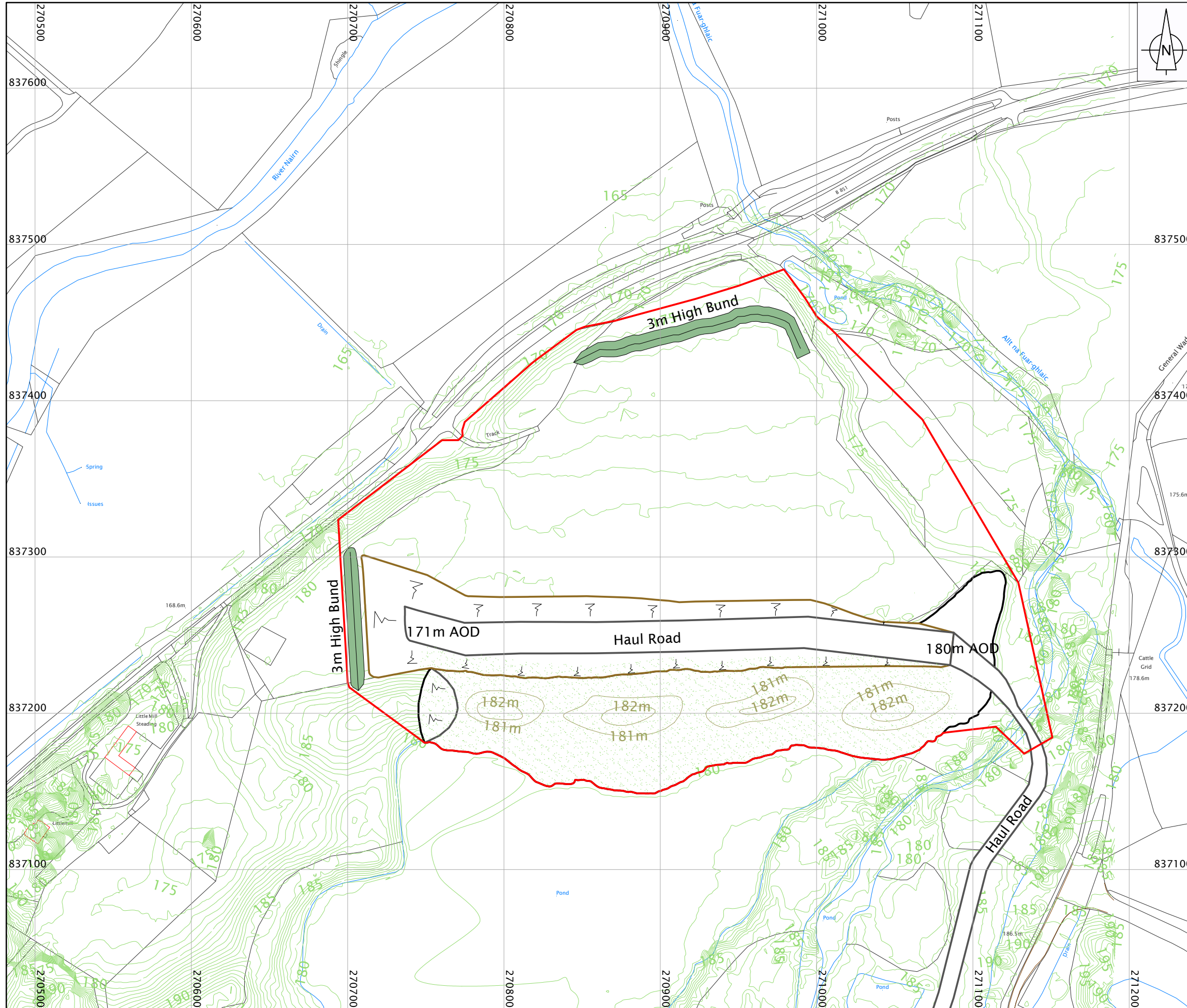
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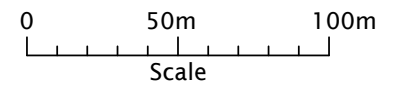
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Tel: 01786 822339



PHASE 3 DEVELOPMENT PLAN

Legend

-  Planning Application Boundary
-  Progressive Restoration



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: PHASE 3 DEVELOPMENT PLAN

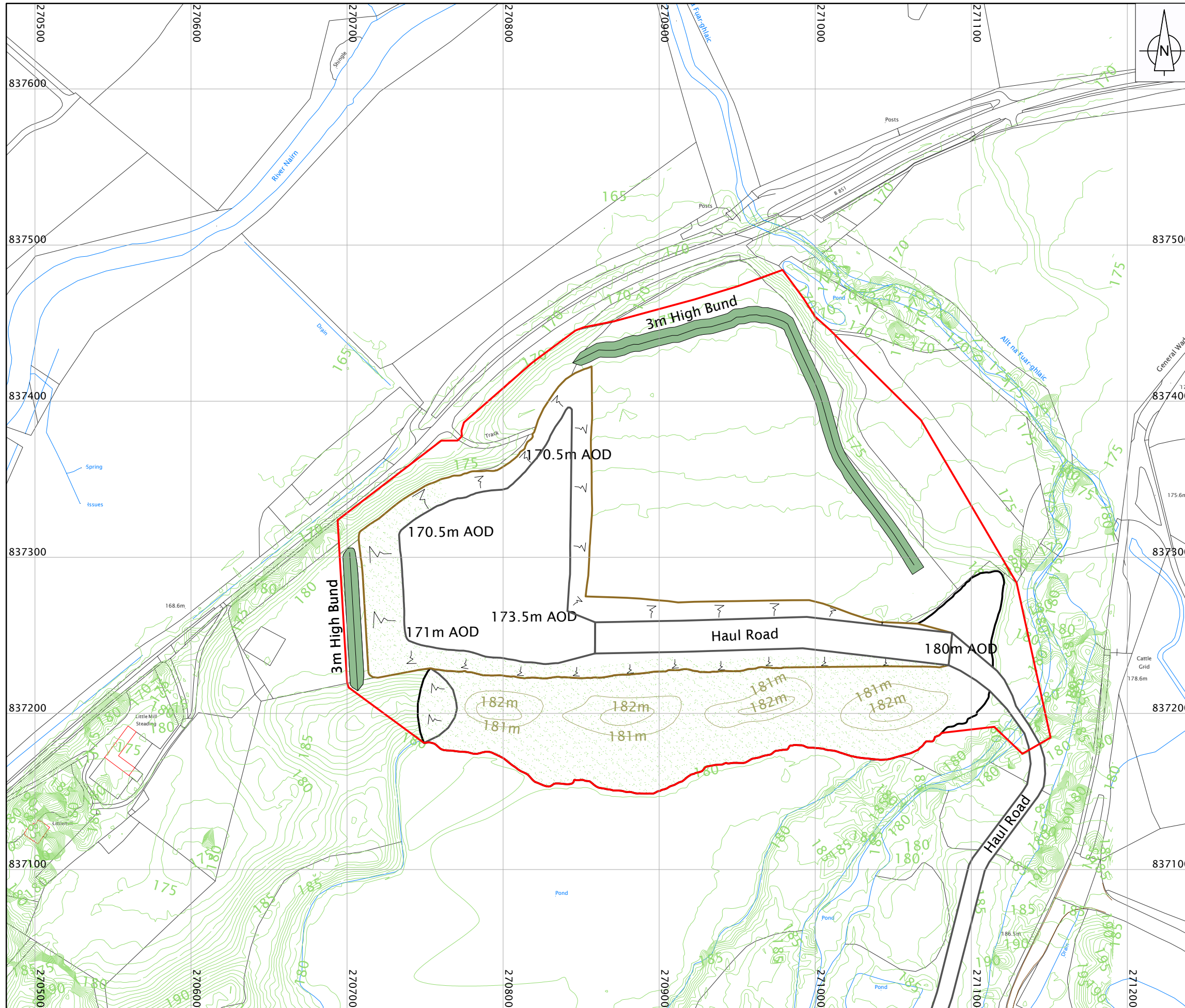
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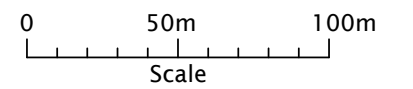
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Tel: 01786 822339



PHASE 4 DEVELOPMENT PLAN

Legend

-  Planning Application Boundary
-  Progressive Restoration



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: PHASE 4 DEVELOPMENT PLAN

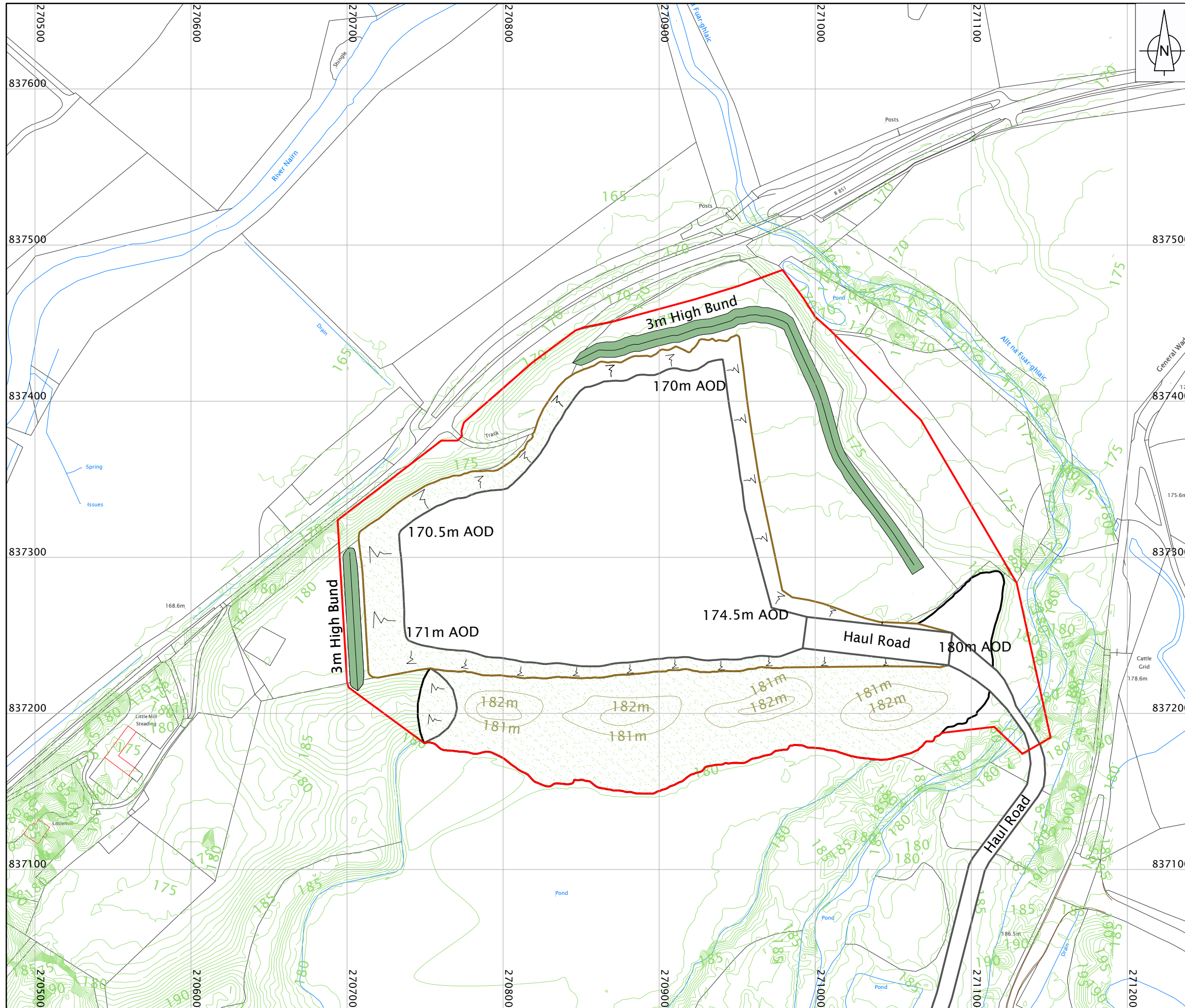
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

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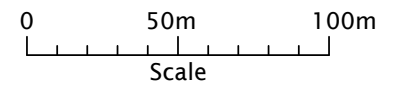
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Tel: 01786 822339



PHASE 5 DEVELOPMENT PLAN

Legend

-  Planning Application Boundary
-  Progressive Restoration
-  Cross Section Locations



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: PHASE 5 DEVELOPMENT PLAN

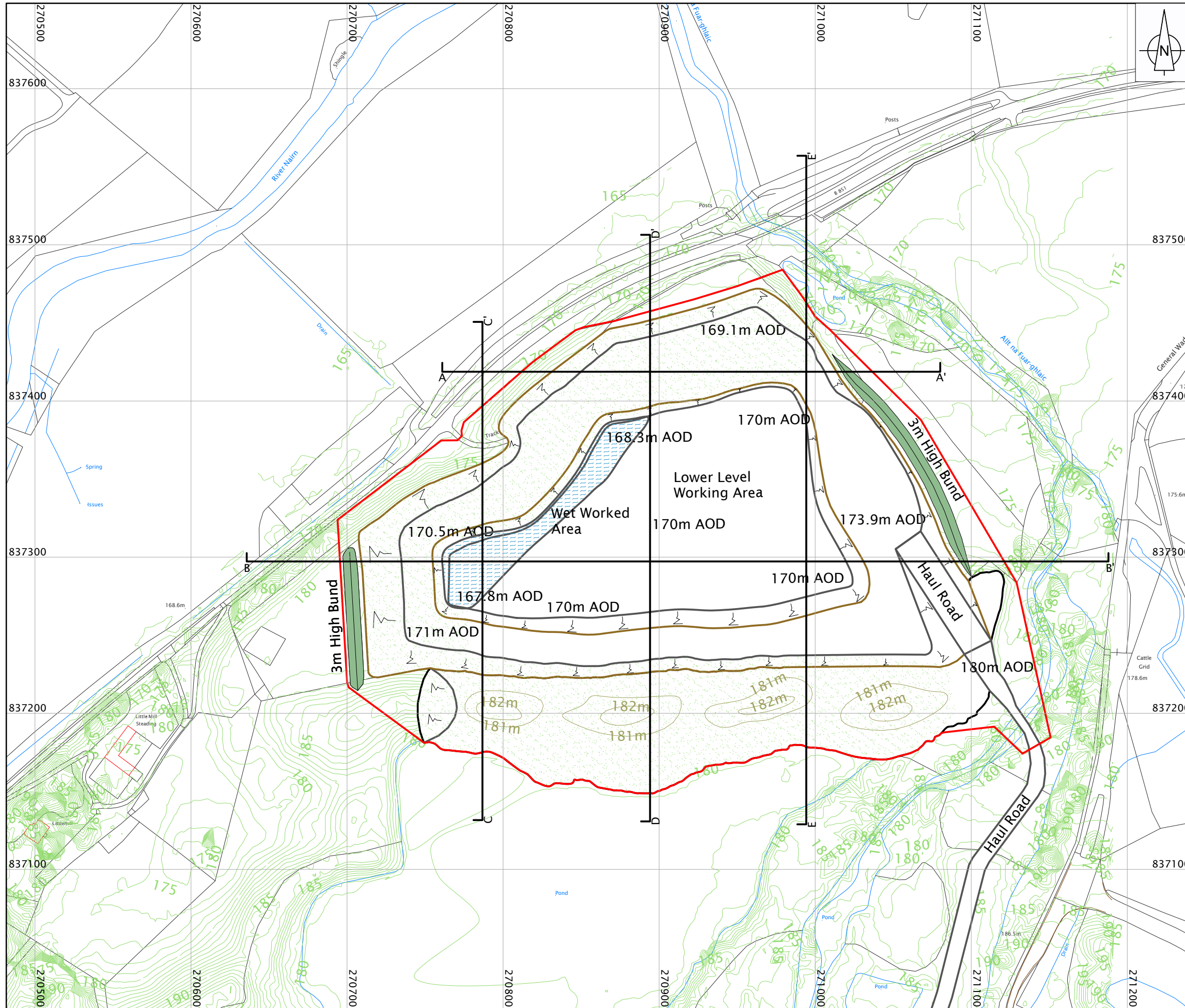
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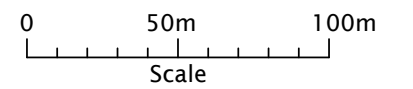
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Tel: 01 786 822339



INDICATIVE RESTORATION PLAN

Legend

-  Planning Application Boundary
-  Grassland
-  Waterbody
-  Tree Planting
-  Dry Heath/Acid Grassland Mosaic



Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: LITTLEMILLS EXTENSION

Title: INDICATIVE RESTORATION PLAN

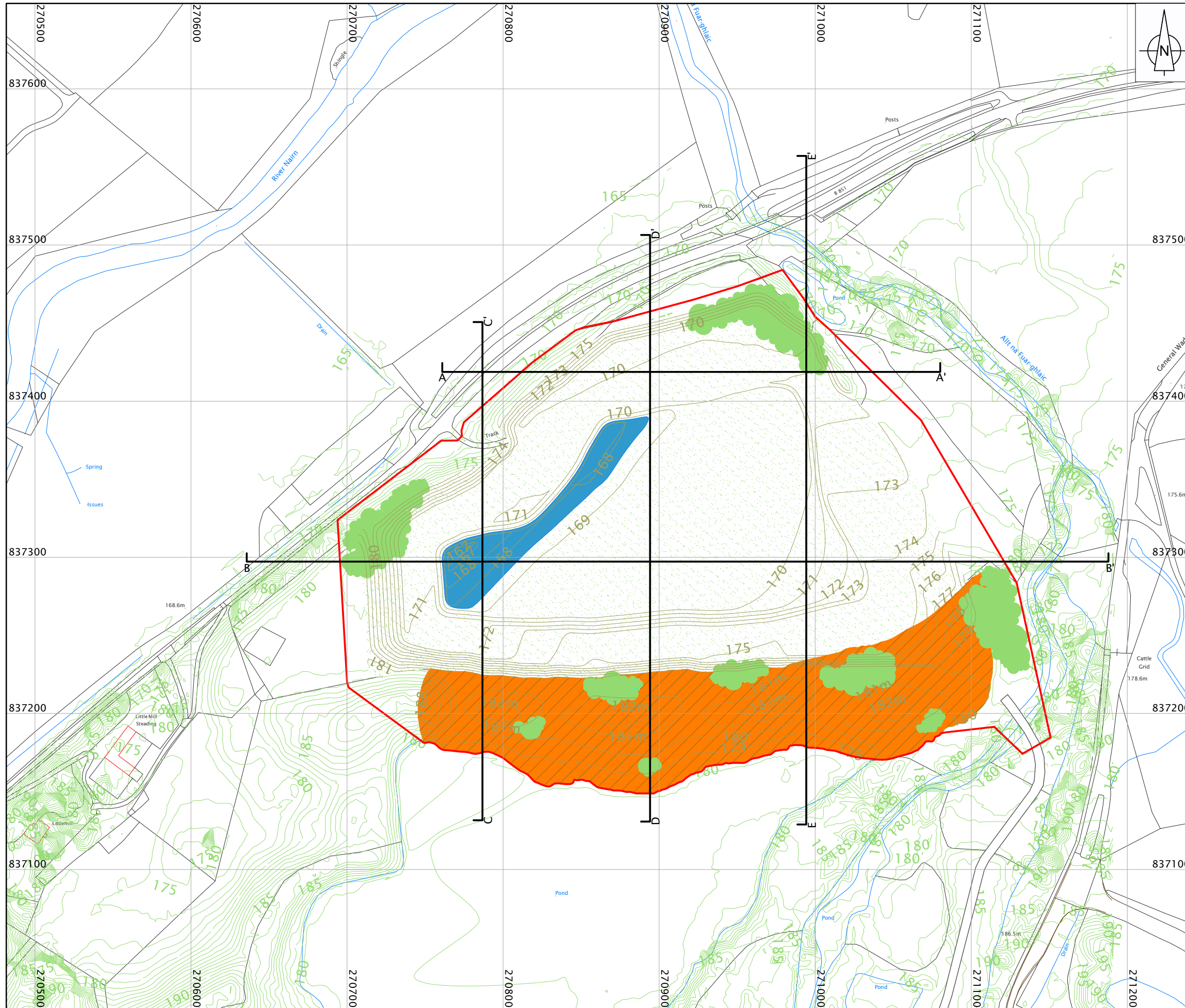
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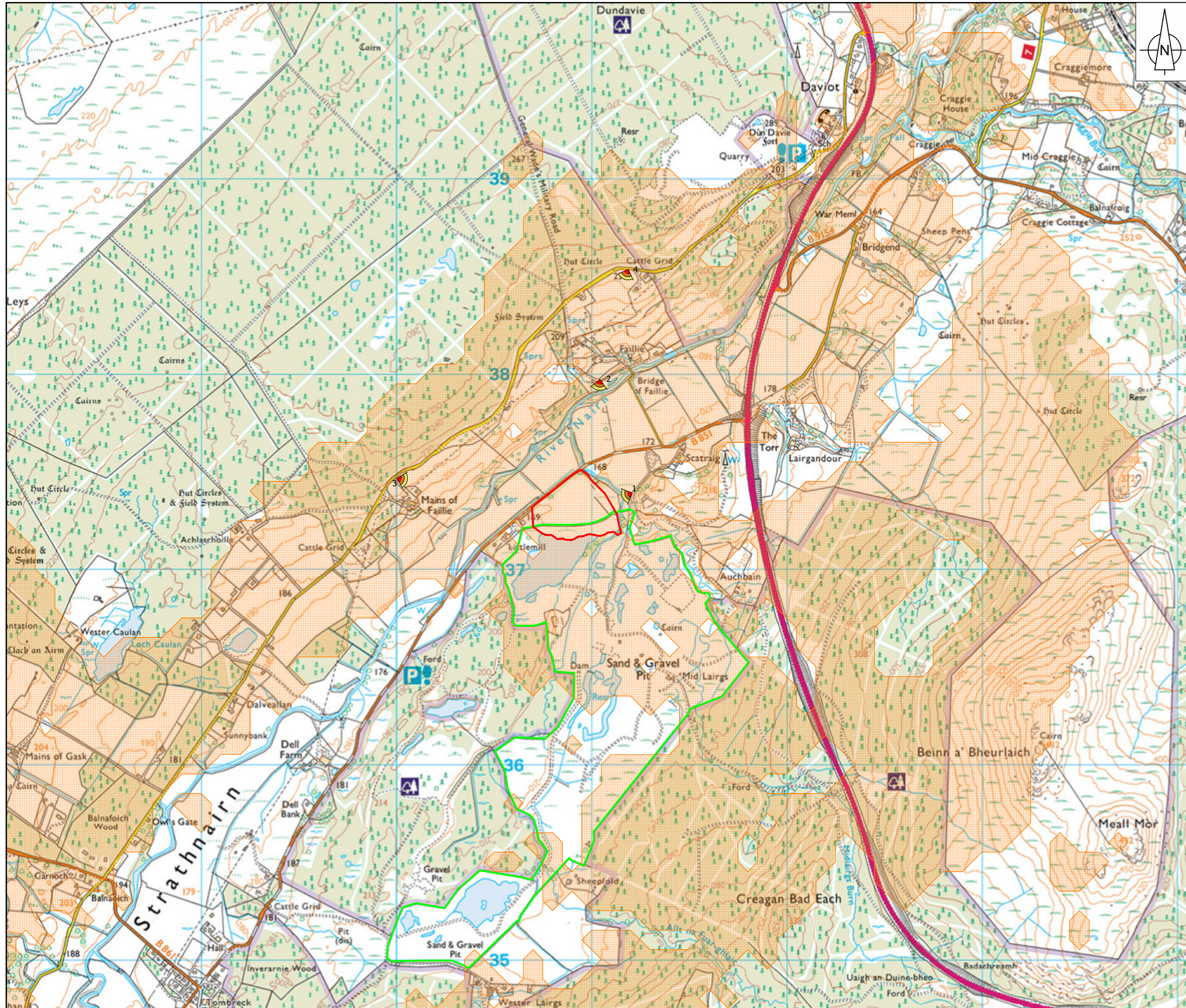
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Tel: 01786 822339







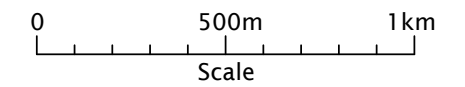


A. ROSS & SONS

ZONE OF THEORETICAL VISIBILITY & VIEWPOINT LOCATION PLAN

Legend

-  Planning Application Boundary
-  Mid Laigs Site Boundary
-  Zone of Theoretical Visibility
-  Viewpoint Locations



Client: ALEXANDER ROSS & SONS (SAND AND GRAVEL) LTD.

Project: LITTLE MILLS EXTENSION

Title: ZONE OF THEORETICAL VISIBILITY

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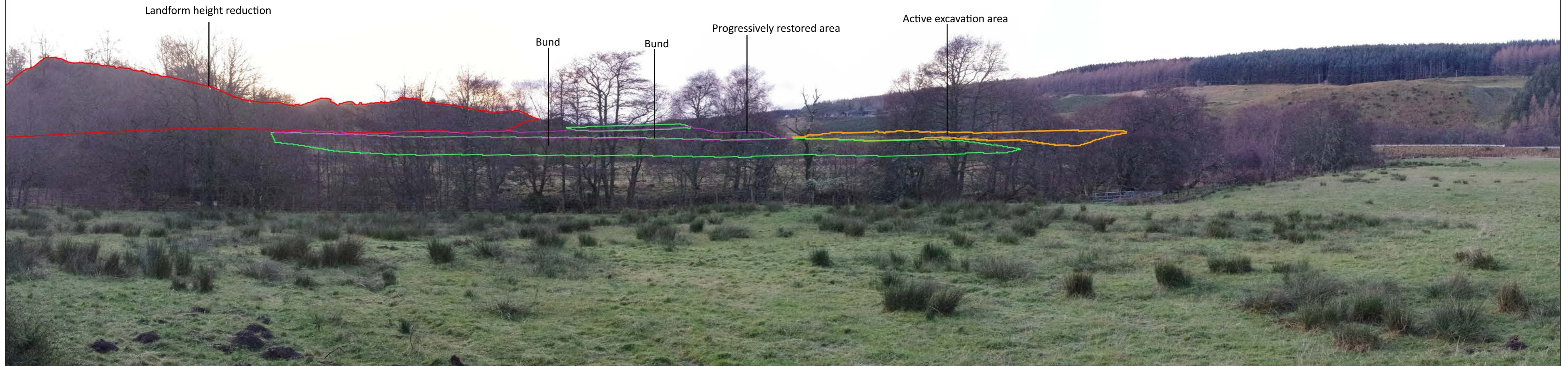
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Tel: 01786 822339



VIEWPOINT 1 - GENERAL WADE'S MILITARY ROAD



Viewpoint 1 - Existing Photograph



Viewpoint 1 - Proposed Development at Phase 5

Client	ALEXANDER ROSS & SONS (SAND AND GRAVEL) LTD.	Location	Access road/footpath, east of Littlemills proposal
Project	LITTLEMILLS EXTENSION	Grid Reference	NH 71209 37388
Figure	6.1	Viewpoint Elevation	177m AOD
Photo	RML	Bearing to Centre	261°
Checked	RML	Horizontal Field of View	100°
Sheet Size	A2	Distance to Site Boundary	120m
		Date of Photograph	20.12.17
		Camera	Pentax KR DSLR
		Lens	35mm

Recommended viewing distance at A2 - 23.5cm

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 CATHEDRAL SQUARE
 DUNBLANE FK15 0AH
 Tel: 01786 822339



VIEWPOINT 2 - MILTON OF FAILLIE



Viewpoint 2 - Existing Photograph



Viewpoint 2 - Proposed Development at Phase 3

Client	ALEXANDER ROSS & SONS (SAND AND GRAVEL) LTD.	Location	Footpath, west of Bridge of Fallie
Project	LITTLEMILLS EXTENSION	Grid Reference	NH 71032 37966
Figure	6.2	Viewpoint Elevation	172m AOD
Photo	RML	Bearing to Centre	187°
Checked	RML	Horizontal Field of View	69°
Sheet Size	A2	Distance to Site Boundary	470m
		Date of Photograph	20.12.17
		Camera	Pentax KR DSLR
		Lens	35mm

Recommended viewing distance at A2 - 41cm

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CATHEDRAL SQUARE
DUNBLANE FK15 0AH
Tel: 01786 822339

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VIEWPOINT 3 - MAINS OF FAILLIE



Viewpoint 3 - Existing Photograph



Viewpoint 3 - Proposed Development at Phase 5

Client	ALEXANDER ROSS & SONS (SAND AND GRAVEL) LTD.	Location	Access to Mains of Faillie
Project	LITTLEMILLS EXTENSION	Grid Reference	NH 69994 37467
Figure	6.3	Viewpoint Elevation	219m AOD
Photo	RML	Bearing to Centre	96°
Checked	RML	Horizontal Field of View	65°
Sheet Size	A2	Distance to Site Boundary	705m
		Date of Photograph	20.12.17
		Camera	Pentax KR DSLR
		Lens	55mm

Recommended viewing distance at A2 - 44cm

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CATHEDRAL SQUARE
DUNBLANE FK15 0AH
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VIEWPOINT 4 - LARCHFIELD



Viewpoint 4 - Existing Photograph



Viewpoint 4 - Proposed Development at Phase 5

Client	ALEXANDER ROSS & SONS (SAND AND GRAVEL) LTD.	Location	Road, west of Larchfield
Project	LITTLEMILLS EXTENSION	Grid Reference	NH 71189 38541
Figure	6.4	Viewpoint Elevation	238m AOD
Photo	RML	Bearing to Centre	198°
Checked	RML	Horizontal Field of View	66°
Sheet Size	A2	Distance to Site Boundary	1,055m
		Date of Photograph	20.12.17
		Camera	Pentax KR DSLR
		Lens	55mm

Recommended viewing distance at A2 - 43.5cm

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DUNBLANE FK15 0AH
Tel: 01786 822339

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