

Agenda Item	6.5
Report No	PLS 043/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 11 June 2019
Report Title: 18/05787/FUL: Breedon Northern Ltd
Land 575M SW of Upper Remore, Nairn.
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Sand and gravel quarry
Ward: 18 - Nairn and Cawdor
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 to open and operate a sand and gravel quarry for a period of 20 years. Extraction will be progressed in a phased manner (west to east) with ongoing reinstatement. A final site decommissioning and restoration stage will occur when the resource is worked, as approved. The site, when restored, will revert to woodland use. The workings will include a range of associated plant (e.g. concrete batching plant). In all the application includes the following main components: -
- Site working / excavation areas;
 - Processing area including processing plant, including crushers periodically;
 - A concrete batching plant;
 - A water abstraction borehole;
 - A water treatment and re-use facility;
 - Offices and associated services (fuel / oil storage and refuelling);
 - A weighbridge;
 - Acoustic screening bunds (4m in height); and
 - An access road.
- 1.2 Extraction is expected to take place over an area of 23.5ha. Within each phase, material will be extracted to an average depth of approximately 4m below original ground level. The full depth of the sand and gravel will not be extracted, with a layer of sand and gravel remaining once the extraction of each phase is complete. A further area of land within the planning boundary will provide a landscaped buffer around the quarry extraction area. The buffer will have an average width of 20m, varying on account of land ownership and the potential visibility of the site.
- 1.3 Total extraction is currently estimated at approximately 1.2 million tonnes of sand and gravels over 20 years. The quarry will produce approximately 60,000 tonnes of sand and gravel per year. Each phase will take approximately 5 years to complete with the following expected volumes being extracted from each phase:
- Phase 1 - Approximately 280,000 tonnes;
 - Phase 2 - Approximately 300,000 tonnes;
 - Phase 3 - Approximately 290,000 tonnes; and
 - Phase 4 - Approximately 330,000 tonnes.
- 1.4 The site working area will extend to approximately 2.2ha and will remain for the lifespan of the quarry. The sand and gravel extracted from the quarry will be transported to the processing plant, where it will be prepared for final use. The material will be washed to remove unwanted fines, and screened in order to obtain the desired particle size fractions for the final product. The final sand and gravel product will be sold to the construction industry in Nairn and the surrounding area, either as a raw product or as ready-mix concrete.
- 1.5 The concrete batching plant will utilise approximately 20,000 tonnes of sand and gravel per year, which will be won from the quarry. The exact design of the concrete batching plant is yet to be finalised. Indicative details show the plant will be approximately 13.5m above ground level. The plant will include:
- Aggregate reception hoppers which receive aggregates and sand;

- An aggregate weighing system and transfer conveyor, feeding the main concrete plant/mixer;
- A silo designed to store and handle cement additives, substitutes or other specialist powders;
- A sealed powder weighing system, designed to add cement and additives into the final product at the mixer, or directly via the dry bypass discharge feed to the concrete truck mixer; and
- A water handling system, including water holding lagoon.
- Storage areas will be required for the concrete retarder and Water Reducing Admixtures (WRAs) or plasticisers. These agents will be stored in 2,000-5,000 litres tanks within an impermeable concrete bund.

- 1.6 Approximately 28 HGVs per day will visit the quarry to facilitate the export of sands, gravels, and concrete products for onwards sale and distribution. The HGVs will enter and exit the quarry via the access road, from the A939. The initial 50m of the access road will be surfaced with a bituminous coated road-stone, while the remainder of the access will be surfaced with a compacted Type 1 graded material. The initial surfaced section of the road will be constructed to a width of 7.3m. With the remainder of the road constructed to a minimum width of 5m. Three passing places will be provided which will widen the track by a further 4m over a length of 15m to allow two-way traffic over the length of the road. To dislodge sediment from the wheels and undercarriage of quarry vehicles, a rumble strip will be constructed within the access road. The rumble strip will be set back at least 50m from the A939, immediately prior to where the access is surfaced.
- 1.7 This site will operate between 7am and 7pm Monday to Friday and 7am to 12pm on Saturdays. It is expected that 2-3 site office staff will be required to facilitate the day to day operation of the quarry, in addition to approximately 4 plant operators. The work force is likely to be sourced locally, from Nairn and surrounding area, with the potential for outside specialist skills or experience to be sourced from further afield.
- 1.8 Pre Application Consultation: None.
- 1.9 Supporting Information: Environmental Impact Assessment Report addressing: -
- Air quality;
 - Noise and Vibration;
 - Waste;
 - Transport / Traffic;
 - Landscape and Visual Effects;
 - Socio-economics;
 - Hydrology;
 - Ornithology;
 - Ecology; and
 - Mitigation.
- 1.10 Variations: Amended Site Layout Plan showing relocation of bund and detail on track drainage

2. SITE DESCRIPTION

- 2.1 The site is located approximately 10km south east of Nairn on the A939, falling within The Highland Council boundary but close to the border with Moray Council. The site area extends to approximately 33ha in total and is currently used for commercial forestry. Four residential properties lie at just over 250m from the proposed extraction areas, with a further 10 houses approximately within a distance of 1.2km. The nearest properties include Rehaurie Farm; Upper Remore Cottage; Lower Remore and Woodside of Belivat.
- 2.2 The site in the north sits approximately 160m above ordnance datum (AOD), falling to 144m AOD in the east, and 136m AOD in the west. The area for the proposed processing plant lies to the south and west of the extraction area, at an elevation of 140m AOD. The access track will link the processing plant area and the A939 to the south. Here the topography rises gently to the south, towards the A939.
- 2.3 The surface water courses around the site lie at approximately 130m AOD, with the Red Burn located to the north and east of the site within 20m of the site boundary. The eastern side of the site drains to the Red Burn. The western side of the site drains to a tributary of the Red Burn. The access track serving the site crosses this watercourse. Flooding is not anticipated to be a concern. The groundwater beneath the site is in a designated Drinking Water Protection Area. One Private water supply was identified 235 – 240m from the proposed extraction area. Concern was highlighted by the property which the supply serves which will be addressed in the sections below.
- 2.4 The site is free of any natural and built heritage designation, and is set apart from designated landscape interests e.g. Cawdor Castle, Drynachan, Dava and Lochindorb Special Landscape Area (SLA), and also Moray e.g. Relugas; River Findhorn Area of Great Landscape Value. A number of protected species (birds, mammals, etc.) utilise the countryside in the surrounding area, although the use of the site as commercial woodland negates the value of the area to many species. The Darnaway and Lethan Forest SPA designated for Capercaillie is located approximately 2km to the east of the the proposed quarry area. The Lower Findhorn Woods SAC and SSSI is located 3.5km to the east.

3. PLANNING HISTORY

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|-----|------------|--|----------------|
| 3.1 | 03.01.2018 | EIA Scoping - New sand and gravel quarry. (17/05526/SCOP). | Scoped. |
| 3.2 | 08.08.2018 | New sand & gravel quarry (18/03732/PAN) | PAN submitted. |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Neighbour and EIA
Date Advertised: 12.02.2019
Representation deadline: 26.02.2019

Timeous representations: 0

Late representations: 5 including 1 from East Nairnshire CC

4.2 Material considerations raised are summarised as follows:

- a) Un-suitability of the local road network for HGV traffic.
- b) Access to areas of the site should not be affected by quarrying or reinstatement operations
- c) Concern over detail on the private water supplies within the area including incorrectly plotted location, question the water quality testing information, unclear how much water will be abstracted from the proposed quarry borehole
- d) Concern over predicted noise levels and lack of information on actions which will be taken if the development exceeds predicted worst case noise levels.
- e) Request that compartment of trees between the quarry and Upper Remore (dwelling) is retained until quarry operations complete to reduce noise and dust
- f) Detail on vegetation buffer planting not included – can this be secured and prepared by a suitably qualified professional
- g) Request that the name of the quarry is reconsidered.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **East Nairnshire Community Council** has highlighted a number of concerns relating to roads and vehicular movements:

- Blind bends from Achamore road end to New Fleenas; Whinwell to Highland Depot; Belivat Farm to Logie Bridge and the narrow nature of these sections of road.
- Narrow bridge just before Remore road end.
- Visibility of vehicles on the Rehaurie to Remore section which has blind summits.
- No recognition of the variable width of the carriageway over much of the northern route or indeed parts of the southern route. Much of the road was subject to verge encroachment by vehicles similar to the size and weight of those used by Breedon. This created a danger to other road users if they strayed too close to edge of the carriageway.
- Increasing subsidence of the section of road across Fornightly Moss.

The Community Council were concerned that there was:

- No traffic survey completed and included within the road report.
- No notice of the considerable seasonal increase of traffic on this road. This includes coaches.
- No mention that the A939 is sign posted as a recommended Tourist Route to Aberdeen via Grantown and the possible hazard to drivers unfamiliar with this road and without knowledge of its use as part of the quarry operation.
- Road has some cycle route status. Frequent movements of such large vehicles pose a danger to cyclists.
- A precedent was set for road improvements to accommodate quarry

operations over 30 years ago when the road between Park Quarry and Househill was widened specifically to accommodate the vehicles transporting granite for coastal defence.

- Traffic associated with the Cairn Duhie wind farm is reported to be using the A939. This would compound the issues further.

5.2 **Archaeology:** No objection to the application. Archaeology condition recommended (ARC 1). Following further consultation it had been determined at the Scoping stage that there was no need for an archaeological survey; it was then further recommended that the condition was no longer required.

5.3 **Environmental Health** commented as follows:

Construction Noise – Predicted levels are within the recognised limits for temporary construction activities and are unlikely to give rise to complaints provided the operations are restricted to normal working hours. Planning conditions are not used to control the impact of construction noise.

Operational Noise – Predicted operational noise levels meet the 45dB LAeq 1 hour limit recommended by PAN 50 Annex A. Seek further clarity on the frequency and duration of crushing activities and whether the predicted levels relate solely to crushing activities or whether they apply to the site as a whole. Suggest that additional mitigation to reduce levels during crushing to below 45dB LAeq 1 hour.

It is noted that while the development may be able to meet the recommended limits in PAN 50 that these will be significantly above the current background noise level which may make it more intrusive.

Recommend restricting hours of operation between 8am to 7pm Monday to Friday and 8am to 12pm on Saturdays as suggested in PAN 50. (Following submission of additional information this was amended to 07.00 to 19.00 on Monday to Friday)

Water – request clarification as to the water arrangements for welfare facilities such as toilets, wash hand basins and showers and whether there will be any cooking facilities on site.

Dust – It is expected that the operator will implement the best practicable measures to minimise the impacts of dust.

Conditions are recommended to limit noise and hours of operation.

5.4 **Development Plans Team** – Highlight the relevant policies of the Development Plan. Note that there are surrounding quarries, Easter Glacton and Blackcastle which were active when the Council's last Minerals Audit was undertaken and that permission was granted to extend these. Also highlight that there are quarries at Artulie Point, Dunain Mains and Mid Lairgs within 10km of Inverness and the A96 corridor and that quarries in Moray may also serve the A96 corridor development.

5.5 **Flood Risk Management Team** – No objections

- Recommended condition relating to a 30m buffer zone between the Red Burn and any development.
- It is accepted that the proposed 6m bund in proximity to the acoustic bund can be reduced to 3m for a section of Phase 1 adjacent to the proposed acoustic bund located to the south west corner of the site. Once this area

has been worked the 6m buffer shall be reinstated for the remainder of the site.

- A condition relating to any crossings being designed in accordance with SEPA's water crossings and culverts is recommended.
- A condition is recommended to secure detail on final drainage arrangements

5.6 Forestry Officer: No objections;

- The area is predominantly commercial conifer plantation at various stages of crop rotation from clear-felled to mature, with some smaller areas of native broadleaves.
- Western side of the site is listed on the Ancient Woodland Inventory as Long established plantation origin woodland of local/regional importance.
- A narrow strip of woodland around the periphery of the site is proposed with clear-felled woodland in phases working eastwards.
- All felled and quarried areas are to be restored on completion of each phase, 85% commercial conifers, 10% open forest and 5% native shrub and broadleaves. Further detail will be required and a condition is recommended.
- A condition is recommended to provide a more detailed plan on the replanting/compensatory planting to be prepared by a suitably qualified professional.

5.7 Transport Planning Team: No objection:

- Mitigate against the impact of a predicted 43.8% increase in HGV movements a change in the speed limit from 60mph to 40mph is sought on the A939 and the C1175 Hillhouse-Raitloan-Howford Road in the Househill area. This will be subject to a Traffic Regulation the cost of which shall be met by the developer.
- The proposed quarry site access is acceptable to the team.

5.8 Historic Environment Scotland: No objections to the proposals, note that HES interests have been scoped out of the EIA process as advised by HES previously, there are therefore no comments to offer on the assessment provided.

5.9 Scottish Environmental Protection Agency (SEPA) requested further information and commented on submission of the information as follows:

Private Water Supply – It was commented that the private water supply at Upper Remore is at risk from the proposed quarry, however with the implementation of a series of mitigation measures the risk of quarry activity on the water supply is minor and effects non significant, concluding that the negligible breach of the 250m buffer zone will represent negligible additional risk to the Upper Remore water supply.

The proposed excavation will not be lowered below the groundwater environment including the Upper Remore borehole. Groundwater supply will require to be monitored, a condition is recommended to secure.

Issues around surface water drainage and the location of the proposed acoustic buffer being located too close to an existing watercourse were resolved through the submission of an amended site plan.

A Schedule of Mitigation and Pollution Prevention Plan were submitted at the request of SEPA. It is recommended that these plans and amended schedule of mitigation are conditioned to secure.

- 5.10 **Scottish Natural Heritage:** No objection. The proposal is unlikely to have a significant effect on the Darnaway and Lethen Forest Special protection Area, an Appropriate Assessment is not required. It is likely a protected species licence will be required from SNH.
- 5.11 **Scottish Water:** No response received.
- 5.12 **Transport Scotland:** No objection to the application.

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
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
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
73 - Air Quality
77 - Public Access

6.2 Inner Moray Firth Local Development Plan 2015

None.

6.3 Highland Council Supplementary Planning Policy Guidance

- Developer Contributions (March 2013)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)

- Physical Constraints (March 2013)
- Special Landscape Area Citations (June 2011)
- 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

- Scottish Planning Policy 2014 (Para's 234 -248);
- Management of Extractive Waste (Scotland) Regulations 2010
- PAN 50: Controlling the Environmental Effects of Surface Mineral Workings including:
 - Annex A Control of Noise at Surface Mineral Workings
 - Annex B Control of Dust at Surface Mineral Workings
 - Annex C Control of Traffic at Surface Mineral Workings
 - Annex D Control of Blasting at Surface Mineral Workings
- Planning Advice Note 64: Reclamation of Surface Mineral Workings
- Circular 34/1996: Environment Act 1995 Section 96

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/supplementary guidance
- b) Scottish Planning Policy
- c) Need
- d) Design and Layout – including Phased Working.
- e) Restoration of the site
- f) Access and Traffic Impacts
- g) Water / Hydrology
- h) Any other material considerations.

Compliance with the development plan/supplementary guidance

8.4 There are no site specific policies within the Inner Moray Firth Local Development Plan. However the general policies of the Highland-wide Local Development Plan (HwLDP) apply, as listed above. The key policy which applies for this category of planning application is Policy 53 Minerals. This policy specifically highlights that-

- *“Before a new site for minerals development will be given permission, it must be shown that other existing reserves have been exhausted or are no longer viable or, for construction aggregates, amount to less than a ten-year supply of permitted reserves.”*
- *“All minerals developments will have to provide information on pollution prevention, restoration and mitigation proposals. Restoration should be carried out in parallel with excavation where possible. Otherwise it should be completed in the shortest time practicable. Planning conditions will be applied to ensure that adequate provision is made for the restoration of workings. The Council will expect all minerals developments to avoid or satisfactorily mitigate any impacts on residential amenity, the natural, built and cultural heritage, and infrastructure capacities. After uses should result in environmental improvement rather than just restoring a site to its original state. After uses should add to the cultural, recreational or environmental assets of an area. A financial guarantee may be sought.”*

8.5 The other HwLDP policies listed at 6.1 of this report are relevant and the application must be assessed against all these matters. For example:

- *Policy 58 Protected Species - Where there is good reason to believe that a protected species may be present on site or may be affected by a proposed development, we will require a survey to be carried out to establish any such presence and if necessary a mitigation plan to avoid or minimise any impacts on the species, before determining the application.*
- *Policy 61 Landscape – New developments should be designed to reflect the landscape characteristics and special qualities identified in the landscape character assessment of the area in which they are proposed....THC will take account of its Supplementary Guidance on Siting and Design and Sustainable Design and highlights the link to Policy 28 Sustainable Design.*

8.6 Tests against all appropriate policies of the Development Plan will be considered further through the assessment of relevant material considerations. If it can be satisfied that there is a need for the new sand and gravel resource and that there will be no significant adverse impacts arising from the proposals then the application can be supported.

8.7 The Council has adopted Supplementary Guidance to elaborate on key Development Plan policies such as development within woodland; consideration for Protected Species, provision of citations for its designated Special Landscape Areas. Such guidance does not introduce any additional constraint or test over and above policies as set out in the Development Plan. The guidance however explains the policy and how the Planning Authority will assess proposals for development when they come forward. Key points from the Supplementary Guidance will be considered further within the assessment of relevant material considerations.

Scottish Planning Policy

8.8 The National Planning Framework (NPF3) highlights as does SPP that *“Minerals make an important contribution to the economy, providing materials for*

construction, energy supply and other uses, and supporting employment". NPF3 notes that "minerals will be required as construction materials to support our ambition for diversification of the energy mix. Planning should safeguard mineral resources and facilitate their responsible use."

- 8.9 SPP further highlights the following three elements: -
- *safeguard workable resources and ensure that an adequate and steady supply is available to meet the needs of the construction, energy and other sectors;*
 - *minimise the impacts of extraction on local communities, the environment and the built and natural heritage; and*
 - *secure the sustainable restoration of sites to beneficial after use after working has ceased.*
- 8.10 Should the application adequately address these matters then support / significant weight can be given in favour of the application based on national planning policy.

Needs Case

- 8.11 Prior to the opening of a new resource Policy 53 Minerals of the HwLDP requires an assessment of need. The principle behind the policy is to ensure existing resources are effectively utilised to meet market needs prior to the consideration of proposals to open new reserves.
- 8.12 The applicant has highlighted that there is a need for additional local sand and gravel supplies to meet the construction needs set out within the A96 development corridor, including for example East Inverness, Dalcross / Tornagraim and Nairn. Within these areas there are significant development proposals including substantial road improvements to the A96(T) road. The applicant has highlighted that past workings (for example at Blackcastle, Nairn) are exhausted and that concrete production for this area is currently serviced both from Inverness and Elgin. The applicant has concluded that the proposed quarry and concrete batching plant will reduce haulage distances and therefore be more economical and reduce carbon emissions.
- 8.13 Whilst there is logic and merit in the case presented by the applicant, the evidence behind the case lacks detailed evidence in support of the proposal. However, the Highland Council Minerals Audit 2015-2016 identifies that both Easter Glacton and Blackcastle quarries were active at that time. The audit also identifies additional sand and gravel quarries not referred to by the applicant - Arturlie Point, Dunain Mains and Mid-Lairgs. These all lie within 10km of Inverness and the A96 corridor and are easily accessed from the trunk road network. What the Audit does not provide is an indication of the quantities / remaining capacities of aggregate and / or ready-mix concrete being produced at existing facilities within the A96 corridor area, and the demand for these materials.
- 8.14 Since the time of the Audit, Blackcastle quarry has been exhausted, and other planning permissions have been secured, for example Dalmagarry and at Mid Lairgs. Construction in the Nairn area and generally across the Moray Firth has been active and there is considerable investment potential consented and in planning. Accordingly the provision of a further sand and gravel quarry and

concrete production unit would be welcome within the Inner Moray Firth area.

Design and Layout – including Phased Working.

- 8.15 The applicant proposes to establish a single access leading from the A939 road to an operational area relatively central to the overall resource, where the processing of the sand and gravel will take place, including concrete production, borehole development, water recycling and offices.
- 8.16 The land at Remore would then be worked in four roughly equal phases, west to east. Within each phase, material will be extracted in subsections to an average depth of approximately 4m below original ground level. For example Phase 1 will be worked in 4 sections, commencing in the south east corner, and continuing clockwise to the south west, north west, and finally north east corner.
- 8.17 Felling of trees and clearing of the undergrowth will be required to expose the sand and gravel resource. Topsoil and overburden will be removed and stored in perimeter bunds / acoustic bunds for eventual re-use in site restoration. It is assumed that on average, 0.5m of topsoil and overburden will need to be removed in order to expose the commercial sands and gravels.
- 8.18 Once cleared of trees and overburden, extraction will then be undertaken by either an excavator or loading shovel which will operate at the quarry face. Once extracted, the excavated material will be loaded directly onto dumper trucks which will transport the material to the initial reclaimer screen.
- 8.19 The underlying sandy deposits are variable, ranging from a well graded clean gritty sand and gravel to a slightly silty, fine sand. Across the site the average mineral thickness was determined to be 3.5m, ranging from 1m at the central southern area of the site to 5m in the south west of the site. This material is the commercial deposit that will be extracted during the quarry operations. A basal silt inter-burden layer was encountered, overlying economic fine sands beneath. The silt layers recorded a thickness of between 2m and 5m, and it is not proposed to work through this silty inter- burden to target the economic fine sands beneath.
- 8.20 The proposed working presents a reasonable and practical approach to the working of this resource, allowing restoration in phases. The site is generally well set into the landscape and the retention of trees and bunds around the resource should ensure limited impact by design on the wider area.

Reinstatement and Restoration

- 8.21 Policy 53 requires provision of an appropriate restoration and aftercare financial guarantee, the value of which and mechanism to be used requires to be agreed by the Council. This would usually require to be the subject of a planning obligation rather than a planning condition. In order to agree the value of a restoration guarantee, the Council require the applicant to commission the preparation and submission of an independent professional assessment of the restoration and aftercare costs for the extension area and the wider quarry. The applicant has agreed to sign up to a Legal Agreement securing a restoration bond in the event that there are unforeseen circumstances on site. The value of this bond is to be

agreed in the event that planning permission is granted and a decision would not be issued until this was signed.

- 8.22 The Environmental Impact Assessment Report (EIAR) sets out that reinstatement will occur concurrently with extraction operations, with each phase being reinstated as soon as reserves have been exhausted. Once the overburden and topsoil has been replaced, the area will be replanted with commercial woodland. It is intended that the overburden and top soil removed will be stored in perimeter bunds, seeded with a grass mix and monitored while awaiting reinstatement as part of site restoration. Similarly the proposed acoustic bunds will be constructed out of materials won on site and when no longer required, the materials used for reinstatement.

Access and Traffic Impacts

- 8.23 Concern has been raised relating to the local road network from the Community Council and in individual representations. These relate to the impact the development will have on roads, and the current condition and road geometry in the area, noting narrow roads, with a number of blind bends and summits. Concern is also raised relating to the impact that the increase in HGVs would have on other road users including cyclists, walkers and horse riders. Impacts on the road network in terms of other consented developments, and existing road degradation are also highlighted. Other comments received relate to the Transport Statement.
- 8.24 The applicant submits that the Transport Statement was carried out by an independent consultant (Fairhursts) and that the Transport Statement was informed by current best practice guidance, and its scope was agreed following consultation with the Transport Planning Team. It is considered that all relevant matters affecting the road network have been satisfactorily considered within the EIAR.
- 8.25 The Transport Statement outlines that, overall the development will result in less than 5% increase in traffic within the area over what is currently experienced. With this in mind, it would be disproportionate to expect the developer to provide any road widening or geometry improvements off site. The applicant has presented in its Transport Statement that the distribution of HGV traffic generated by the quarry to impact on the A939 road is 90% northbound, based on future projects such as the A96(T) dualling between Inverness and Aberdeen. Other projects that may influence the distribution of HGV's on this road include the A9(T) dualling works. If the quarry were to supply the A9(T) works, it is likely that the number of HGV's heading southbound would increase. HGV movements generated on the A939 will be 25 two-way daily trips to northbound of the site entrance and 3 two-way trips southbound. In terms of HGV traffic volumes this would be an increase of 43.8% northbound and 3.4% southbound over what is currently experienced in the area.
- 8.26 Transport Planning has advised that the form and alignment of the route to the north, around Househill by Nairn in particular, does not lend itself to significant increases in HGV movements. There are locations with restricted forward visibility, relatively narrow carriageways and no footways with pedestrians needing to walk in the carriageway. This section of the A939 also incorporates part of Route 1 of the National Cycle Network. These conditions in combination with increased two-way HGV movements throughout the day will increase the road safety risks of incidents

occurring.

- 8.27 To mitigate against the impact of a 43.8% increase in HGV movements in the Househill area, the Transport Planning Team request a change in the speed limit from 60mph down to 40mph on the A939 and the C1175 Hillhouse – Raitloan - Howford road in the Househill area and that it be delivered by the developer. As part of the speed limit delivery package a Traffic Regulation Order (TRO) is required and the cost of promoting the TRO shall also be met by the developer. Transport Planning advises that its information on the 5 year accident record on the A939 warrant this requirement for a speed limit reduction on the A939 and the C1175 in the Househill area. It is considered that this improvement is proportionate to the development and the developer has confirmed that they agree to apply for and provide any signage etc. required at their cost. A condition can be attached to the permission to secure this.
- 8.28 The proposed A939 quarry site access is a 7.3 metre wide bell-mouth type access with visibility of 9 metres by 215 metres in both directions. The proposed access and visibility arrangements are acceptable to the Council. Any gate across the access should be sufficiently set back to allow a vehicle to completely pull off the public road. This is to avoid road safety problems resulting from vehicles having to wait on the A939 until the access has been cleared. Concern has been raised around the available visibility from the site access onto the A939 and the potential for HGVs to cross to the opposite side of the carriageway increasing the risk of accidents with oncoming traffic. Visibility of 9m x 215m in each direction is available. This is the maximum visibility required within the Council's Roads and Transport Guidelines; there are no issues in this regard. The developer also submitted a swept path analysis from the access onto the A939 which demonstrates that both large tippers, and the maximum length of articulated vehicle allowed within the UK can exit the site without crossing the carriageway. The site access therefore meets standards and can be supported.
- 8.29 It is considered that the reduction in speed limit between the A939 and C1175 Hillhouse-Raitloan-Howford Road is proportionate to the development - the cost of delivering this improvement is to be met by the developer. It has been demonstrated that the site can be safely accessed and egressed through swept path analysis; furthermore the increase in traffic on the local road network of 5% is not significant. It is therefore considered that the local road network could cope with the traffic increase and there are no outstanding issues in this regard which would warrant refusal of the planning application.

Natural Heritage / Ecology

- 8.30 There are no natural, built or cultural heritage designations within the site and it is located away from sites with an environmental designation including Darnaway and Lethen Forest Special Protection Area (SPA) which lies 1.8km to the north east of the site. The site consists mainly of commercially managed plantations of conifers. The SPA's qualifying interest is that it regularly supports a breeding population of Capercaillie. The applicant's EIAR suggests that there will be some impacts on both the Capercaillie and the Common Crossbill (which is a protected species) but that this was not considered to be significant. It is noted that there are Red Squirrel within the site and surrounds and that there is potential for other wildlife such as

Bats, Otter, Pine Marten and Badger. Mitigation is offered in line with best practice including further pre commencement protected species surveys and a red squirrel protection plan. SNH had no objection to the proposals, confirming that a protected species licence would be required. The permission will be conditioned to secure that the mitigation proposed within the EIAR is implemented and that pre-commencement surveys are undertaken as per the mitigation or as otherwise agreed with SNH to secure.

Landscape and Visual Impact

- 8.31 ZTVs have been produced for each extraction phase of the quarry operations. These have found that potential visibility of the site is limited within 5km, with higher potential visibility within 5km-10km. Overall the areas of potential visibility are quite limited and scattered.
- 8.32 The area surrounding the proposed quarry and plant is a settled landscape depicted by a scattering of farmsteads, individual dwellings and small settlements associated with the prevailing agriculture / crofting and forestry uses. It is also appreciated that in addition to the limited local population, this area serves as a recreational asset for visitors and residents of the wider Inverness conurbation. However, given the transient nature of recreational activities, views of the proposed quarry operations are short in duration and are unlikely to significantly detract from long distance views. The A939 is a key local road, and tourist route, which runs directly towards and past the site however the ZTV has shown that views into the site will be very limited and likely fleeting in nature.
- 8.33 The EIAR has highlighted that the layout of the site was determined by the topography, with the highest structures situated at the lowest points in the site to minimise any potential visual impact, which has been further mitigated by the retention of trees within and surrounding the site.
- 8.34 Having undertaken an assessment of the visualisations from the viewpoints it is not considered that the impact on the landscape will be significant. It is considered that the landscape is capable of accommodating the development with minimum impact on visual amenity of the surrounding area. Subject to the continual restoration of the site within the identified phases (to be secured by condition) the visual impact will be limited.

Trees and Woodland

- 8.35 The site is currently used for commercial forestry and the proposal will involve felling. The EIAR suggests that this will be taken in a phased approach in line with extraction phases with each phase only being cleared once the operator is ready to commence extraction. As part of the site reinstatement it is proposed to replant the area with commercial woodland suitable for local conditions.
- 8.36 It should be noted that a large section of forestry covering much of the north west of the site is identified in the Ancient Woodland Inventory as being Long-established of Plantation Origin with a small section of woodland within the south western area of the site identified within the Native Woodland Survey of Scotland.

- 8.37 The existing commercial woodland would likely be extracted at some stage, and given that the proposals include replanting as part of the site reinstatement, it is not considered that this would have any significant long term detrimental impact. However the phasing of felling and replanting should ideally be secured by condition as requested by the Forestry Officer.

Archaeology

- 8.38 Historic Environment Scotland notes that its interests were “Scoped Out” of the EIA process, following given advice. It has no objection to the application from its perspective (nationally significant interests). Similarly, the Historic Environment Team also scoped out archaeology from the EIAR. As is standard with major applications where there is potential for archaeology, the Historic Environment Team commented that a pre-commencement survey would require to be undertaken and conditioned to secure. It was likely that this was recommended as a pre-cautionary measure. The applicant refuted the need for this condition given the response at the scoping stage and the team agreed that the condition was not required as there was no archaeological potential at the site. There are no further issues in this regard.

Other material considerations

- 8.39 There are no other material considerations.

Matters to be secured by Section 75 Agreement

- 8.40 a) Restoration Bond

- 8.41 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 shall be refused under delegated powers.

9. CONCLUSION

- 9.1 The application seeks to establish a sand and gravel quarry with associated concrete production facilities. It sets out a four phased development and offers a schedule of mitigation within its supporting Environmental Impact Assessment Report, including phased and final decommissioning and site restoration; a legal agreement will be required to secure a restoration bond to protect the Council's interests.
- 9.2 While the application has been met with objections locally, these are mainly roads related issues. The developer is to provide the lowering of the speed limit at Househill which is considered proportionate to the development in the interests of road safety.
- 9.3 Development Plan policy is supportive of new quarries where there is an identified need. Construction in the Nairn area and generally across the Moray Firth has been active and there is considerable investment potential consented and in

planning. Accordingly the provision of a further sand and gravel quarry to accommodate the level of development is welcome and it is considered that there is a need for the workings as required under the provisions of Policy 53 of the HwLDP.

- 9.4 Given that there are no significant factors relating to the local amenity, public health and safety, transport and heritage, which would be significantly detrimental, the application is one which is seen to comply with the policies of the Development Plan.
- 9.5 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

- 11.1 Conclusion of Section 75 Obligation Y

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 31 January 2040 by which time all workings shall have ceased, all plant and equipment removed and the site restored to commercial forestry 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: To clarify the terms of the permission and ensure the site is fully restored to forestry use.

2. The development shall to 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: -

1. The maximum output of the quarry shall not exceed 60,000 tonnes in any calendar year.
2. No additional sand and gravel material is to be imported to the site in order to maintain production of the Asphalt plant.

Reason: To ensure the production capacity of this quarry does not exceed levels approved by the Planning Authority in the interests of road safety.

3. Unless as amended by the specific conditions attached to this planning permission or by the prior written approval of the Planning Authority the development shall be undertaken in full compliance with the submitted: -

1. Schedule of Mitigation (Rev 2)
2. Pollution Prevention Plan (drawing no. 32.07.01 v2)

Reason: To ensure the range of environmental interests within and surrounding this site are sustained or enhanced.

4. The operator of the quarry hereby approved 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 to sufficiently demonstrate a seasonably high ground water level.

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

5. No development shall commence until a plan of monitoring the groundwater quality at Upper Remore has been submitted to, and approved in writing by the Planning Authority. The content of which shall be agreed by SEPA, shall include monitoring of a comprehensive list of determinands during quarry activity.

Reason: In order to ensure that nearby private water supplies are not compromised by the quarrying activity and to ensure that water quality is monitored in the interest of public health and amenity.

6. Except in emergencies or with the prior written agreement of the Planning Authority, site operations (other than water management, servicing maintenance and testing of plant) shall be undertaken only during the following times:

1. 07:00 to 19:00 Monday to Friday; and

2. 08:00 to 13:00 Saturday.

For the avoidance of doubt this shall include vehicular movements on, or and from the site.

Reason: To protect residential amenity of nearby properties in line with Council standards.

7. During the permitted hours of operation, noise associated with this development shall not exceed 45dB LAeq 1 hour as measured or calculated at the curtilage of any noise sensitive property with the exception of activities associated with baffle mound construction. For a period of up to 8 weeks in any year, noise from such activities shall not exceed 55dB LAeq 1 hour.

Reason: In the interest of residential amenity of surrounding properties.

8. No other development shall commence until the 60mph speed limit between the A939 and the C1175 Hillhouse-Raitloan-Howfor Road in the Househill area has been reduced to 40mph and implemented in full. For the avoidance of doubt this shall be subject to a Traffic Regulation Order the cost of implementation and application shall be met by the developer.

Reason: In the interest of safety of road users due to the increase in HGV traffic which will arise as a result of the development.

9. No development shall commence until a detailed Tree Planting Plan and maintenance programme has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the Tree Planting Plan shall include details on the timing of replacement tree planting and the Planting Plan shall be implemented following phased reinstatement of the ground or as otherwise agreed in writing by the Planning Authority.

Reason: In the interests of amenity.

10. No development shall commence until a Dust Management Plan has been submitted to, and approved in writing by the Planning Authority. Thereafter this shall be implemented in full and maintained during the course of the operation of the site. The operator shall also notify the Planning Authority in writing of site personnel who will oversee the implementation and adherence to the dust management plan, and in the event of a valid complaint in relation to dust emissions, the operator shall at his own expense carry out an investigation into the complaint, including undertaking a scheme of dust monitoring and where necessary cease the operation giving rise to the complaint until such time appropriate mitigation measures have been implemented.

Reason: To ensure the operations cause no adverse impact on amenity of nearby residents, road users and other activities in the surrounding area.

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: To ensure the site operator and visiting officials are aware of the details of the Planning Permission and any approved amendments.

- 12 Prior to the commencement of any works on any phase of the development, the developer shall have **re-surveyed for red squirrel and any other protected species identified within the approved EIAR**, and that the results, together with any mitigation measures (including species protection plans, where appropriate), shall have been submitted for the approval in writing of the Planning Authority in consultation with SNH.. The development shall thereafter be undertaken in accordance with the agreed mitigation measures for that phase of development.

Reason: In order to protect the natural heritage interests of the site.

REASON FOR DECISION

Development Plan policy is supportive of new quarries where there is an identified need. Construction in Nairn area and generally across the Moray Firth has been active and there is considerable investment potential consented and in planning. Accordingly the provision of a further sand and gravel quarry to accommodate the level of development is welcome and it is considered that there is a need for the workings as required under the provisions of Policy 53 of the HwLDP.

Given that there are no significant factors relating to the local amenity, public health and safety, transport and heritage, which would be significantly detrimental, the application is one which is seen to comply with the policies of the Development Plan.

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.

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.

SEPA Regulatory Advice

We note that a borehole for onsite water supply is proposed as part of the sand and gravel quarry with an estimated daily maximum of 40m³ to be abstracted from the borehole for use in the quarry operations. The applicant will need to apply for Authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) depending on the proposed abstraction rate.

Authorisation is required under (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).

You will require a PPC Part B permit for the cement batching plant under The Pollution Prevention and Control (Scotland) Regulations 2012. Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011.

Details of regulatory requirements and good practice advice for the applicant can

be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at: Graesser House, Fodderty Way, Dingwall Business Park, Dingwall, IV15 9XB Tel: 01349862021.

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

The applicant will be required to apply for a Minor Works Permit, often referred to as a Road Opening Permit from the Highland Councils Local Community Services Office, as the Roads Authority under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on or adjacent to the public road network. All Minor Works Permit application enquires should be made via the Councils website at the following link www.highland.gov.uk or by contacting General Enquires tel no. 01349 886606. Please note that no work should commence until official permission from The Highland Council has been received.

Transport Scotland

To obtain permission to work within the trunk road boundary, contact the Route Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact: - Route Manager (A95)

0141 2727100

Buchanan House, 58 Port Dundas Road, Glasgow, G4 OHF

Operating Company: - NORTH EAST

Address: - Bear House, Inveralmond Road, Inveralmond Industrial Estate, PERTH, PH1 3TW

Telephone Number: - 01738 448600

E-mail address: - NEplanningapplications@bearsotland.co.uk

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

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp

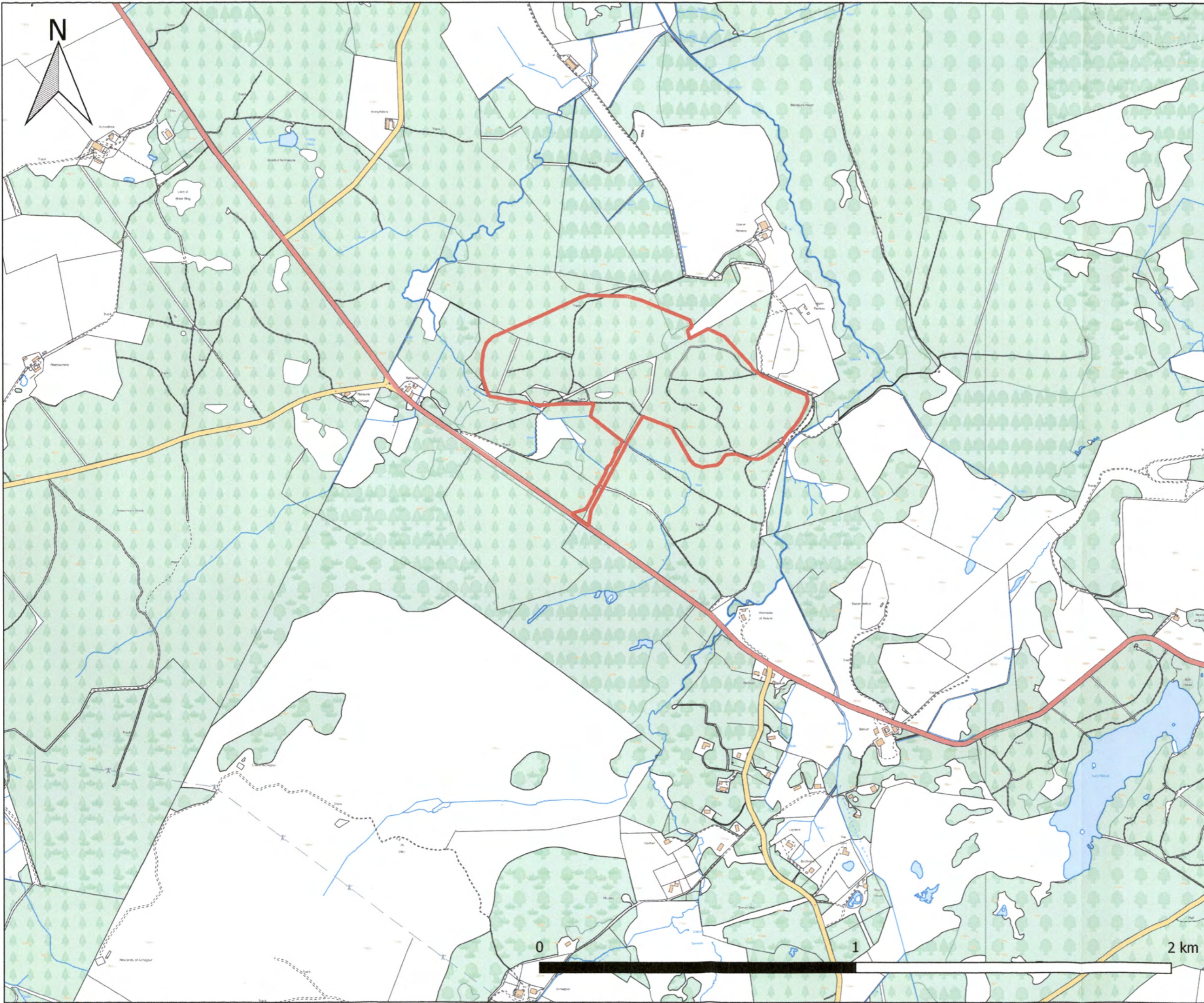
Protected Species - Tree Felling

Any mature trees within the application site which are to be felled, lopped or topped must be surveyed for bats prior to the works being carried out. If a bat roost is identified work must stop and further advice sought from SNH's area office. It is an offence to interfere with bats and/or their roosts without a license and strict penalties will be applied through the courts where a license has not been obtained.

Schedule 3 Development Site Notice

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated Regulations.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Laura Stewart
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan – 32.02.02 Rev 1
Plan 2 - Site Layout Plan – 32.02.03 Rev 1
Plan 3 - Restored Site Levels – 19404/LS/017a
Plan 4 - Restoration Plan – 19404/LS016a
Plan 5 - Forestry Felling Phases – 1904/EC/008b
Plan 6 - Visualisations



Registered Office:
Lochview Office, Loch Duntelchaig
Farr, Inverness, IV2 6AW






Telephone: 01808 521 498
Email: info@affriclimited.co.uk
www.affriclimited.co.uk

Drawing: 32.02.02 Red Line Boundary

Projection: OSGB 1936/British National Grid
EPSG:27700

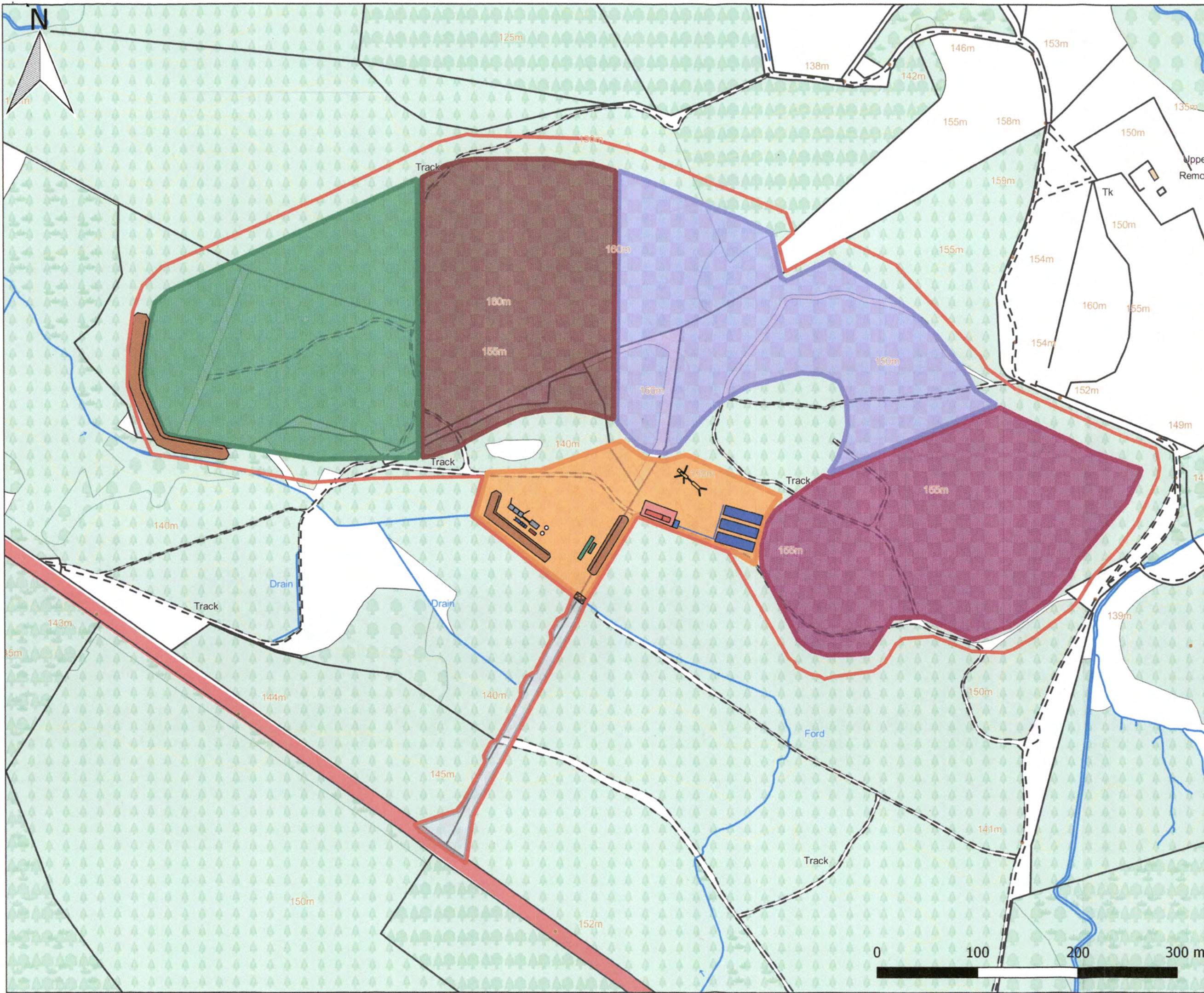
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Page: 1 Rev No: 1 Drawing Date: 13/12/2018

- Legend**
- Project Areas
-  Red Line Boundary
 -  A Class Road
 -  Minor Road
 -  Buildings
 -  Fresh Water
 -  Woodland

eProc...
Date Received...
13 DEC 2018





Registered Office:
Lochview Office, Loch Duntelchaig
Farr, Inverness, IV2 6AW

Telephone: 01808 521 498
Email: info@affriclimited.co.uk
www.affriclimited.co.uk

Drawing: 32.02.03 Indicative Site
Overview

Projection: OSGB 1936/British National Grid
EPSG:27700

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Page: 1 | Rev No: 1 | Drawing Date: 12/12/2018

- Legend**
- Project Areas**
- Red Line Boundary
 - Site Working Area
 - Extraction Phase 1
 - Extraction Phase 2
 - Extraction Phase 3
 - Extraction Phase 4
 - Access Track
- Site Working Area Layout**
- Acoustic Bund
 - Concrete Batching Plant
 - Cement Silo
 - Gravel Wash and Screen Plant
 - Concrete Washout
 - Drainage Connection
 - Oil Interceptor
 - Settlement Pond
 - Fuel/Oil Storage
 - Concrete Additive Storage
 - Refuelling Area
 - Office
 - Weighbridge
 - Culvert Bridge

Date Received:



Remore Quarry

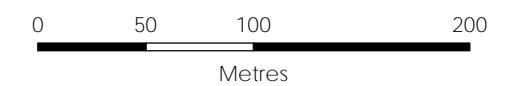
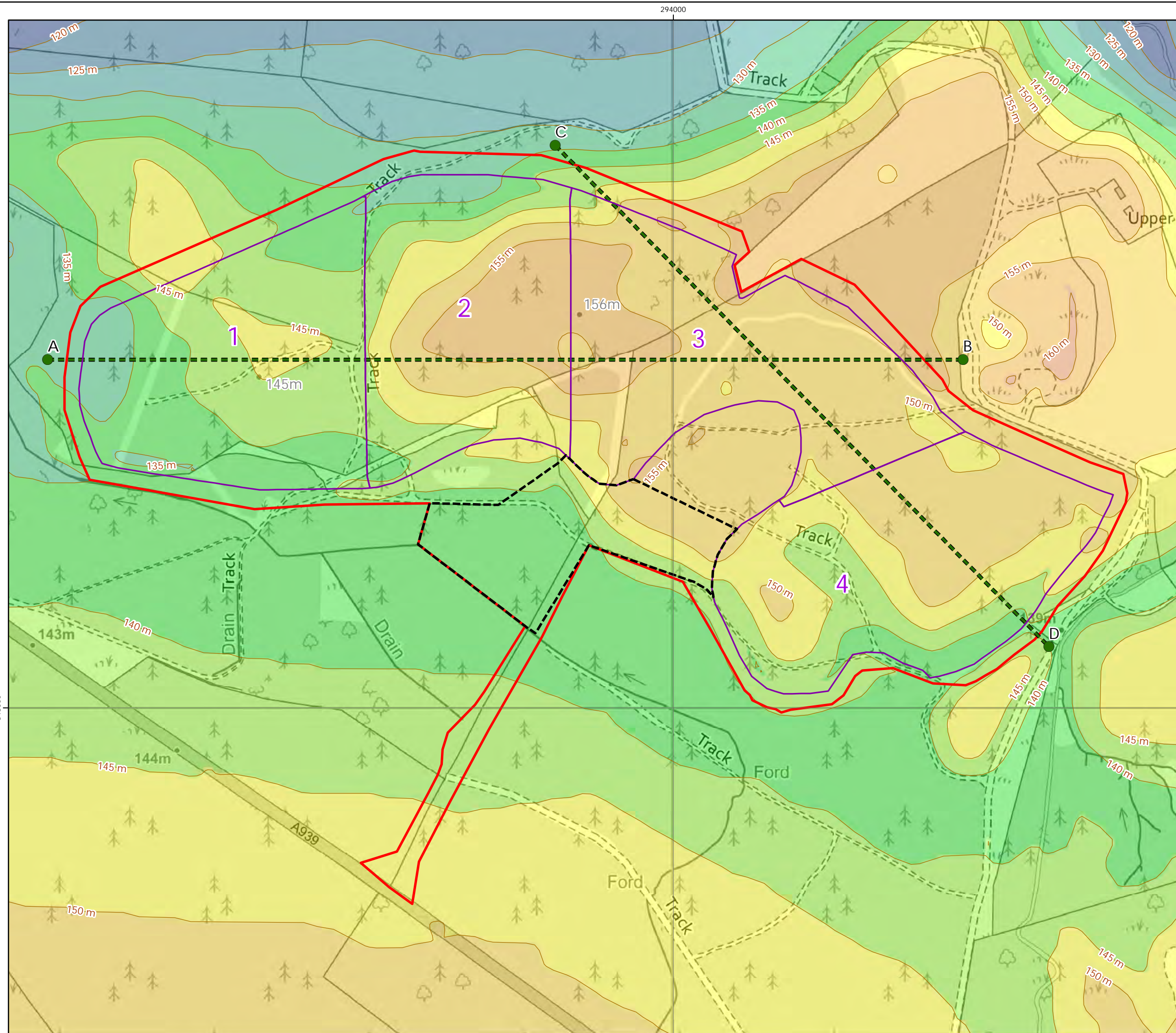
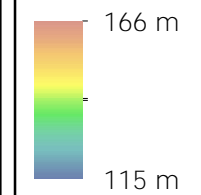


32.B.1.01
Restored Site Levels

Key

- Site boundary
- Extraction phases
- Plant area
- Profile sections
- Restored site contours (5m)

Elevation



Scale @ A3:
1:3,500



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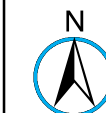
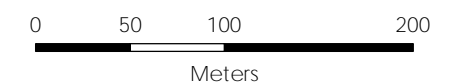
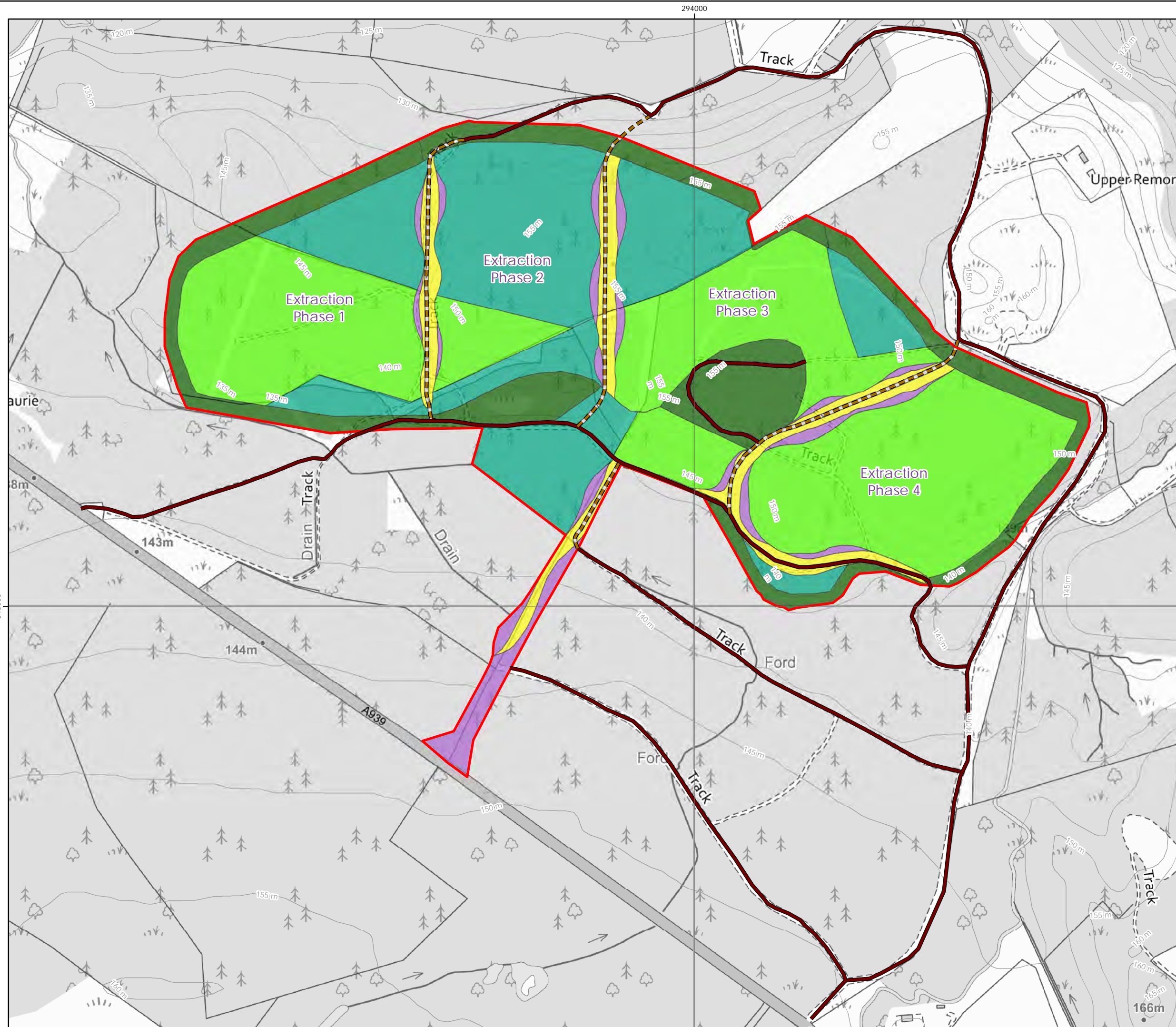
Remore Quarry



32.B.1.03
Restoration Plan

Key

- Site boundary
 - Existing forest road
 - Proposed forest road
 - Restored site contours (5m)
- Restoration Plan**
- Retained forestry
 - Scots pine
 - Sitka spruce / Norway spruce
 - Grass
 - Shrub



Scale @ A3:
1:4,000



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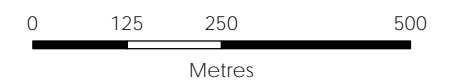
Remore Quarry



32.09.01
Forestry Felling Phases

Key

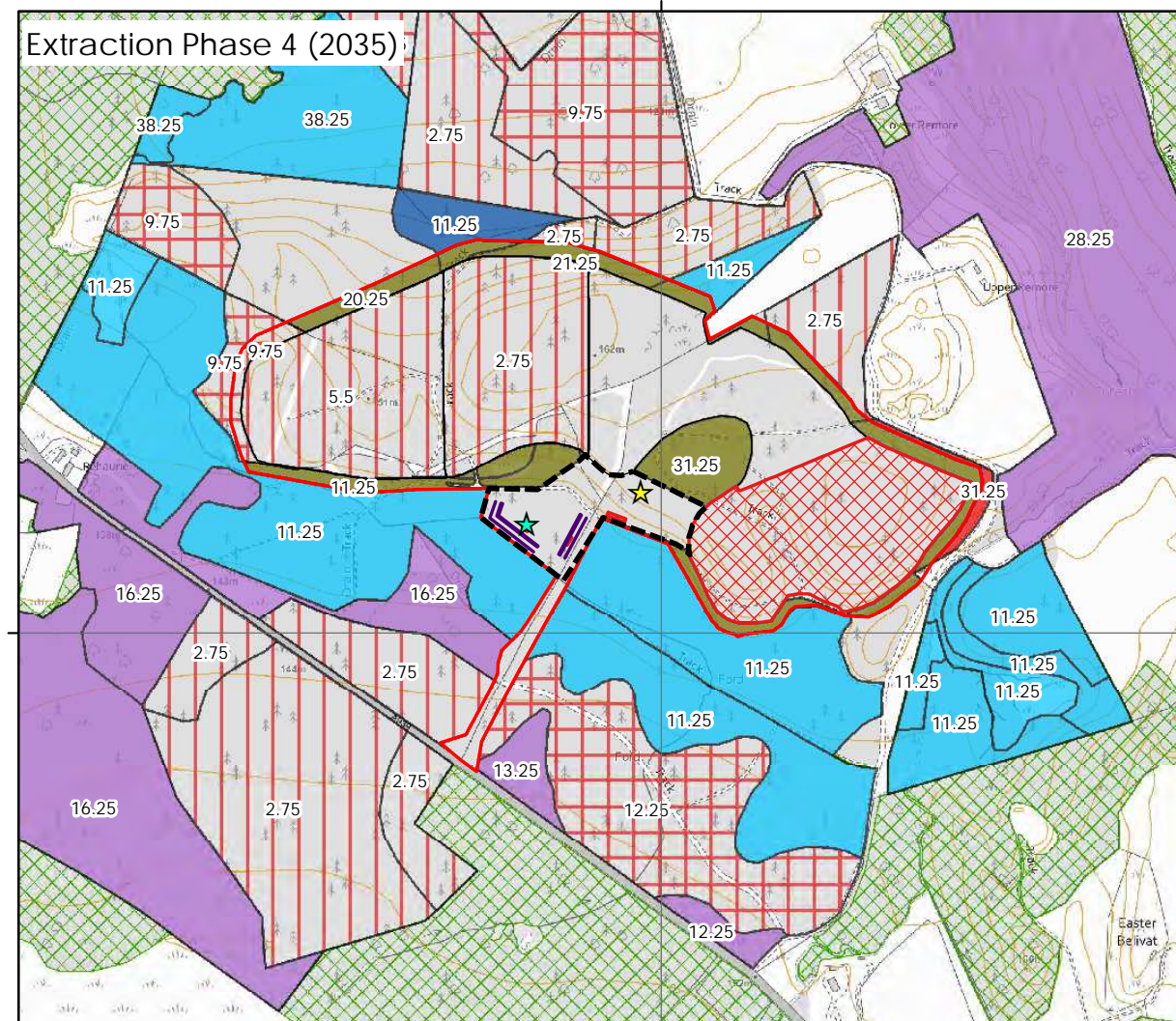
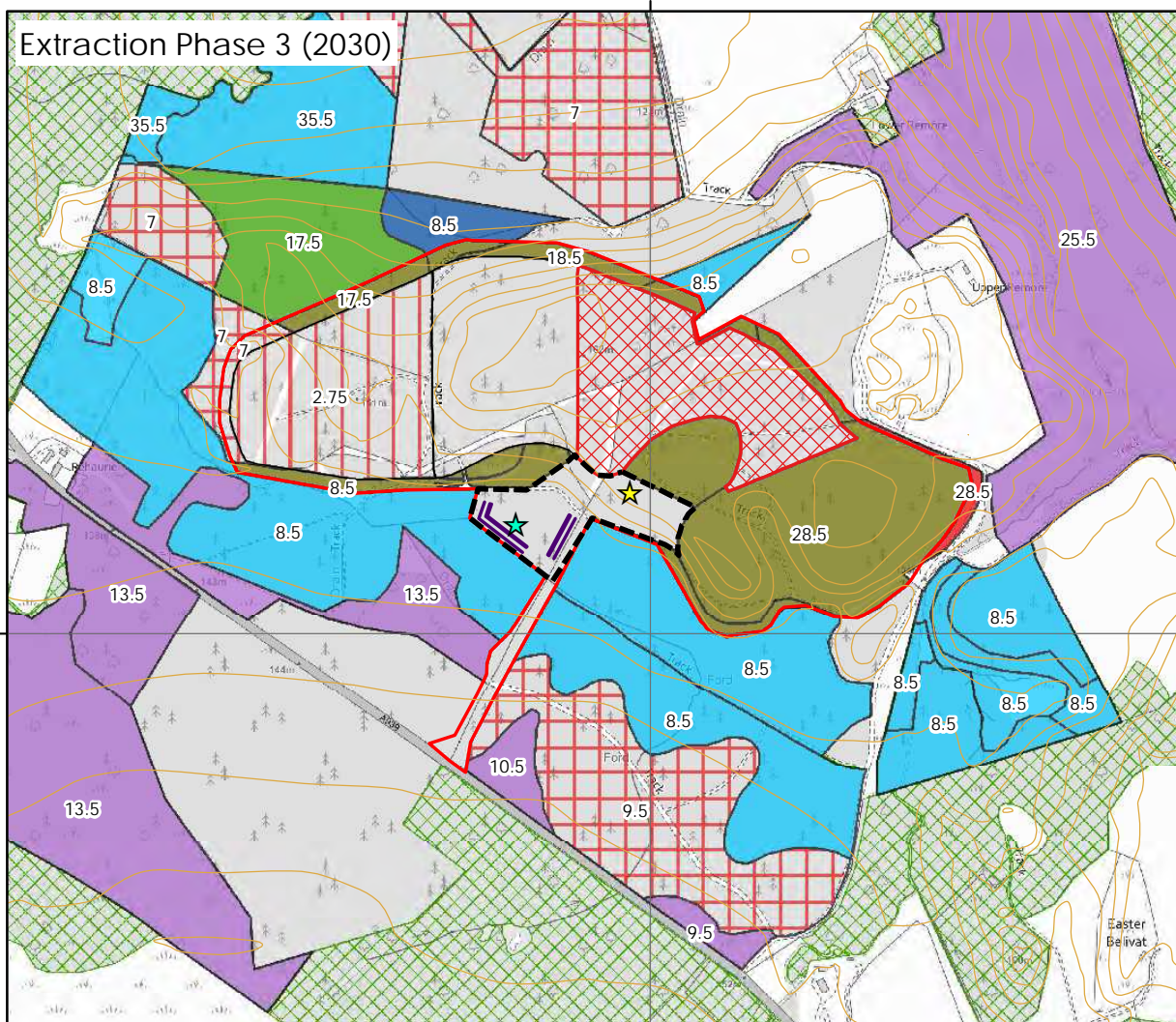
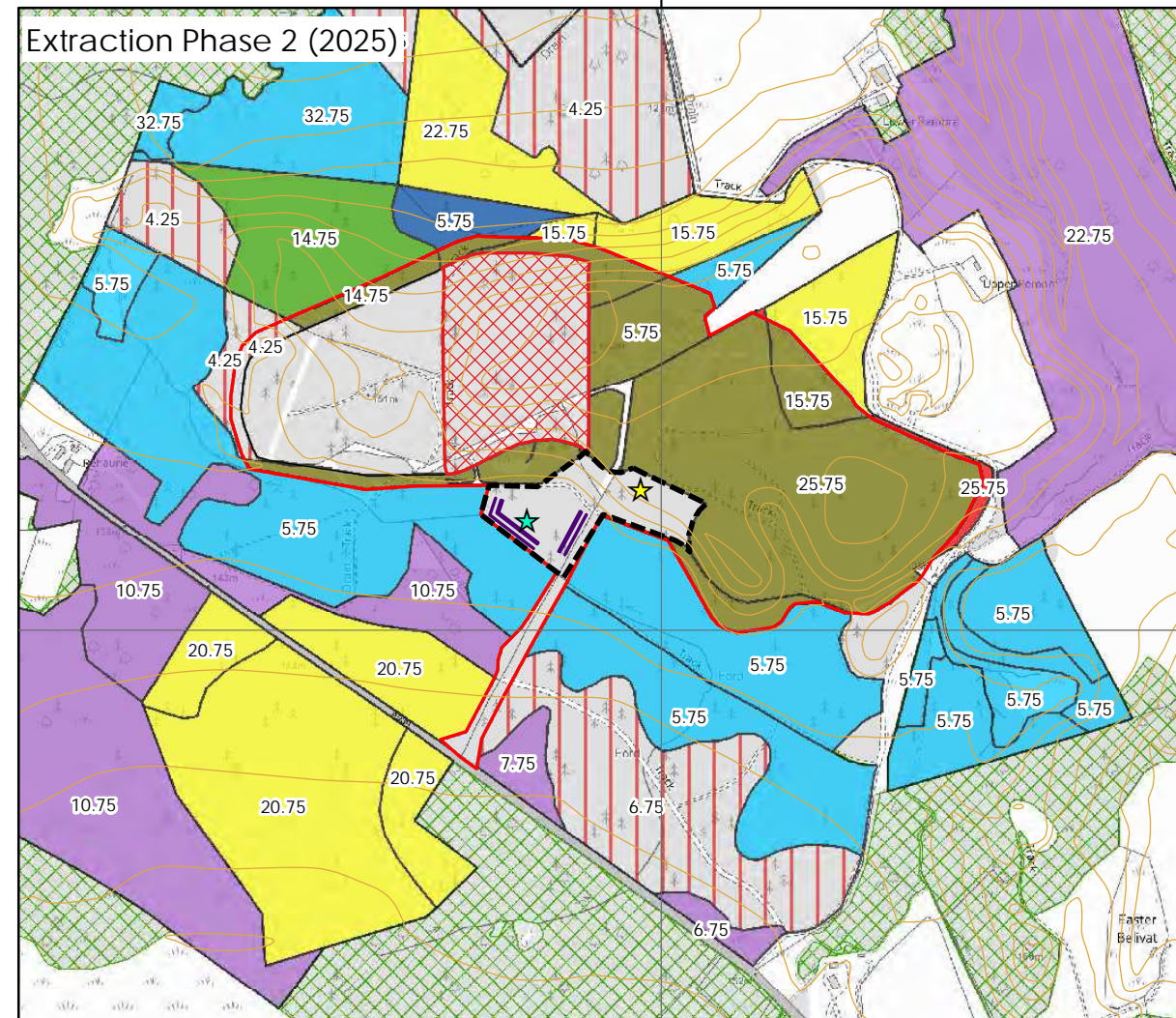
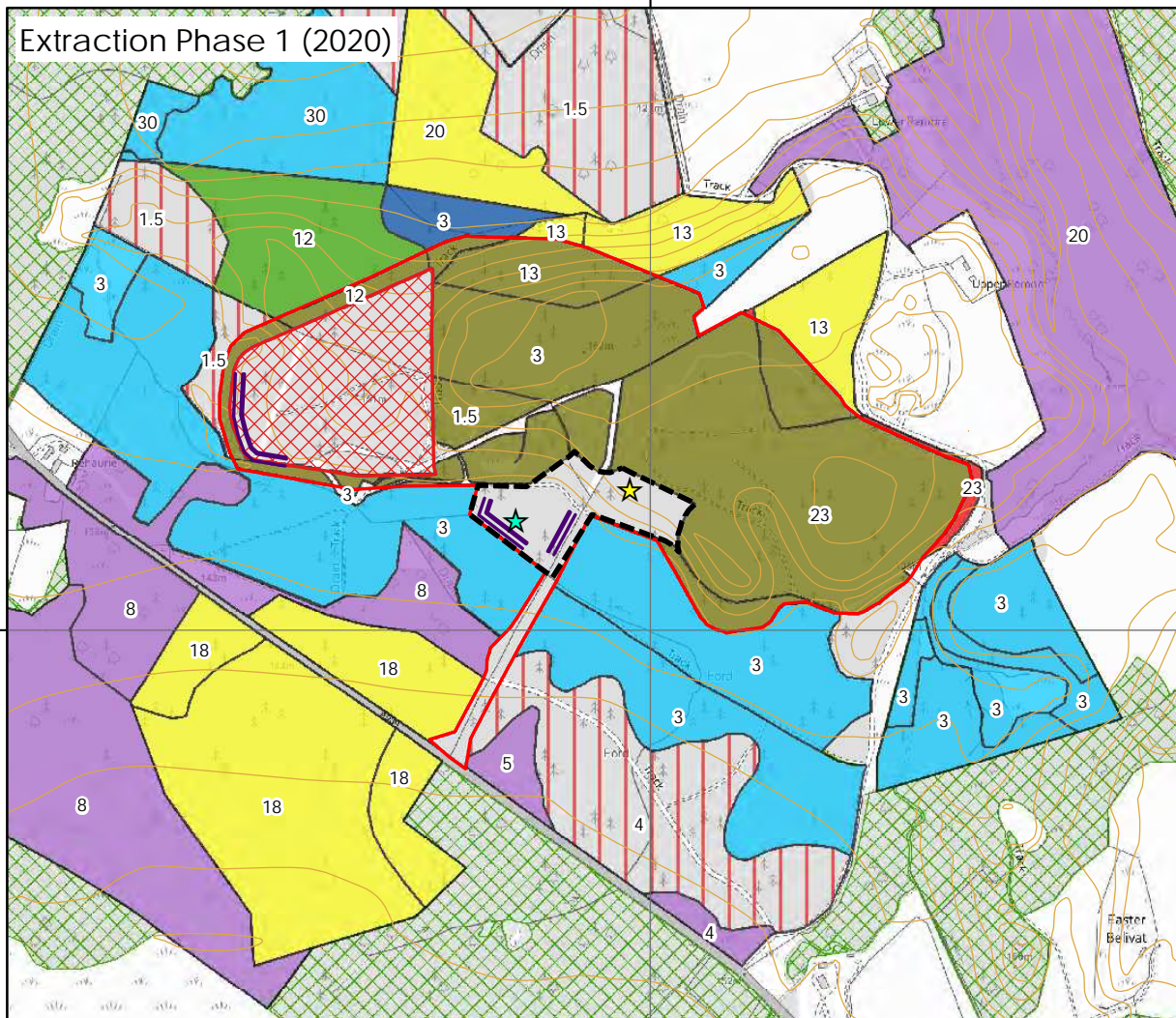
- Site boundary
- Plant area
- 14m batching plant structure
- 7m processing screen structure
- Bund
- Active Extraction phases
- Previous Extraction phases
- Felling phase blocks**
labelled with tree height
- Phase 1 (2017-2021)
- Phase 2 (2022-2026)
- Phase 3 (2027-2031)
- Phase 4 (2032-2036)
- Phase 5 (Years 20+)
- LISS - Thinning
- LTR
- Plantation (< 10 years)
- Plantation (10-20 years)
- Open Ground
- Unplanted
- Forestry blocks within site boundary retained for screening
- Woodland outwith felling plan modelled at 8m height



Scale @ A3:
1:10,000



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The images contained on pages 2-5 are not representative of scale and distance from the actual viewpoint and show the quarry development in its wider landscape context only.

For empirical testing, the wireline image on page 5 can be accurately assessed in the field when converted to a transparency. If viewed with one eye at a distance of 300mm from exactly the same location and height as the original camera lens, the image will fit the real landscape cues.

nb - there is no predicted visibility of the extracted surface or plant infrastructure in phase 1



Predicted View - Phase 3

The images contained on pages 2-5 are not representative of scale and distance from the actual viewpoint and show the quarry development in its wider landscape context only.

For empirical testing, the wireline image on page 5 can be accurately assessed in the field when converted to a transparency. If viewed with one eye at a distance of 300mm from exactly the same location and height as the original camera lens, the image will fit the real landscape cues.



Predicted View - Phase 4

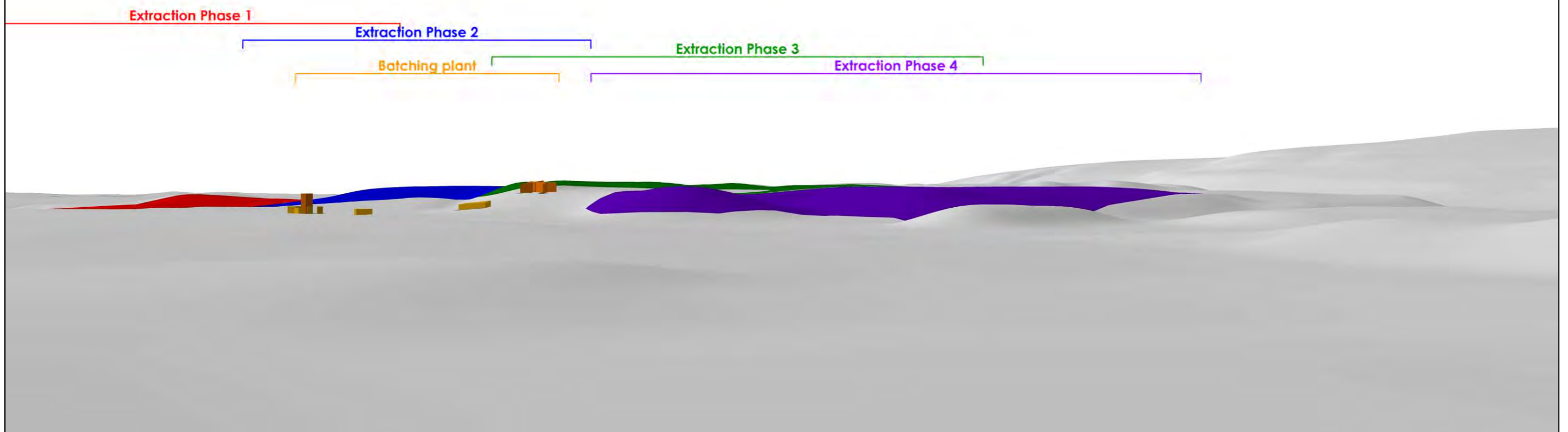
The images contained on pages 2-5 are not representative of scale and distance from the actual viewpoint and show the quarry development in its wider landscape context only.

For empirical testing, the wireline image on page 5 can be accurately assessed in the field when converted to a transparency. If viewed with one eye at a distance of 300mm from exactly the same location and height as the original camera lens, the image will fit the real landscape cues.

Existing View



Wireline



Predicted View - Phase 4(50mm Focal Length)



When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

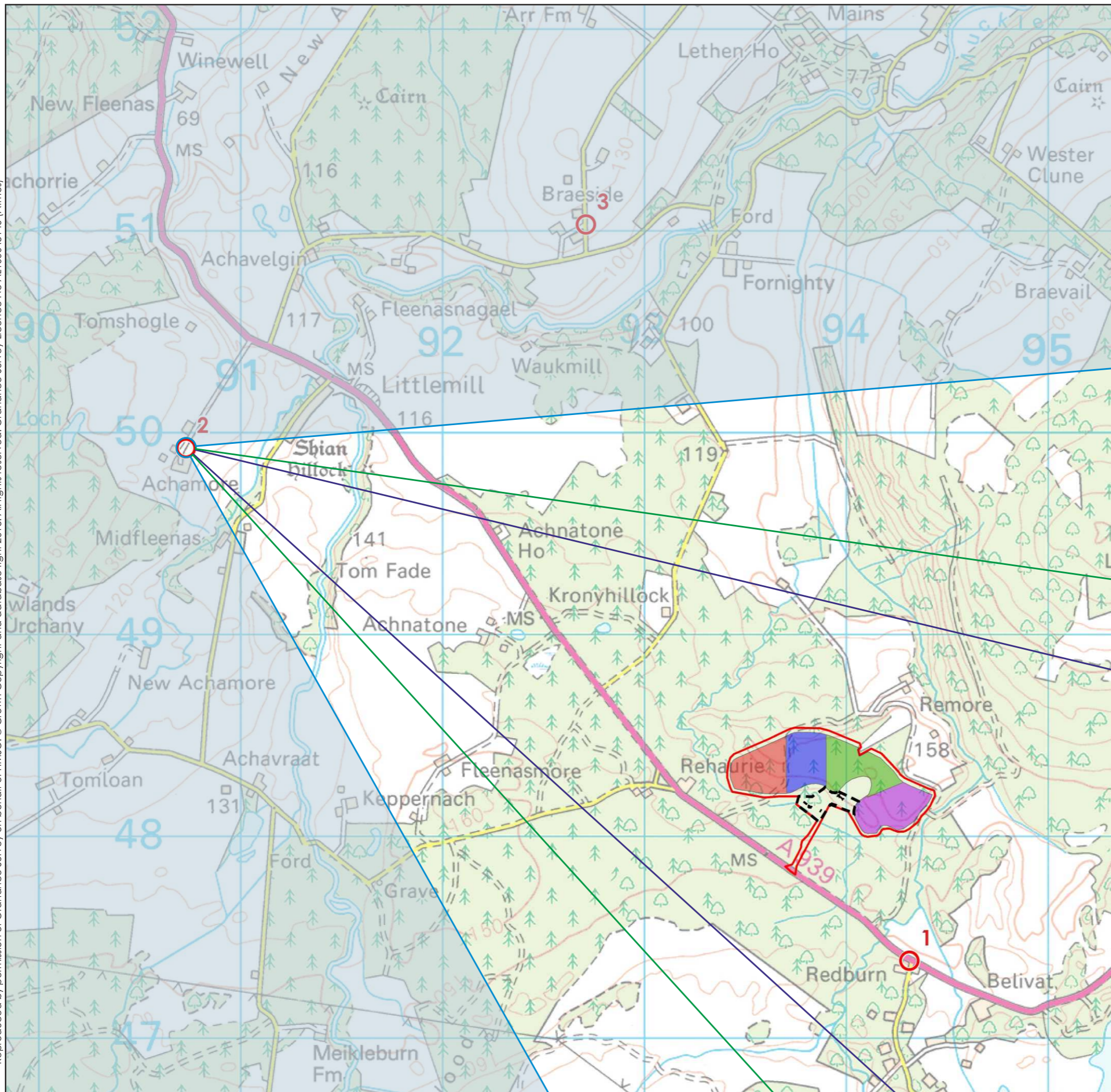
	<p>Remore Quarry</p>	<p>Viewpoint 1: Redburn</p>	<p>Distance to nearest infrastructure: 0.65 km</p>	<p>Horizontal Field of View: 39.6° Focal Length: 50mm</p>	<p>32.09.06 f</p>		<p>Drawn by TH 18/01/2019 Checked by AA 19404_PM_C001b Approved by TH</p>
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Predicted View - Phase 4(75mm Focal Length)



This image should be viewed at a comfortable arm's length (approx. 500mm)

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Remore Quarry

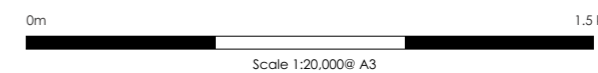
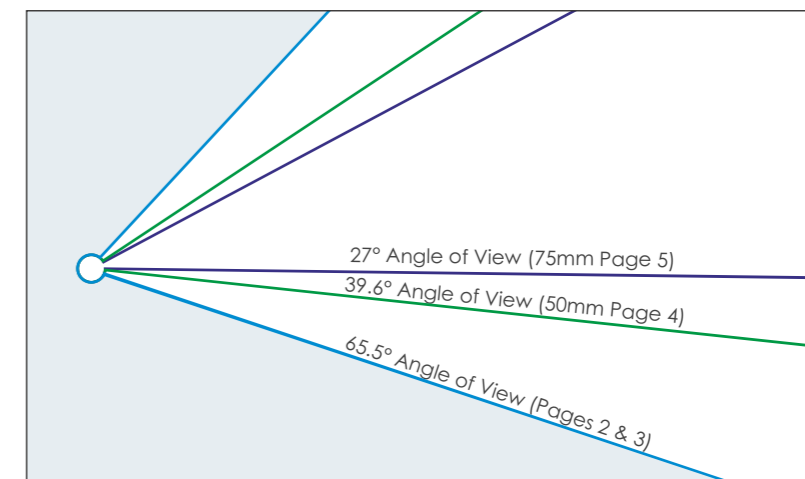


32.09.07
Viewpoint 2 - Achamore

Viewpoint Data	
Grid Reference	E290730, N849923
Elevation	130m AOD
Wireframe/Photograph	
Height above ground	1.5m
Camera and Lens	Canon 5D Mark II with fixed 50mm lens
Date	26/11/2018
Time	12:46
Distance and Direction	
Distance to Nearest Infrastructure	3.12 km
Direction to Site Centre	118°

Key

- Site boundary
- Extraction Phase 1
- Extraction Phase 2
- Extraction Phase 3
- Extraction Phase 4
- Plant area
- Plant infrastructure



Wireframes are generated using Ordnance Survey's Terrain 5 which do not take into account the screening effects of buildings or vegetation.



The images contained on this page and the following page are not representative of scale and distance from the actual viewpoint and show the quarry development in its wider landscape context only.

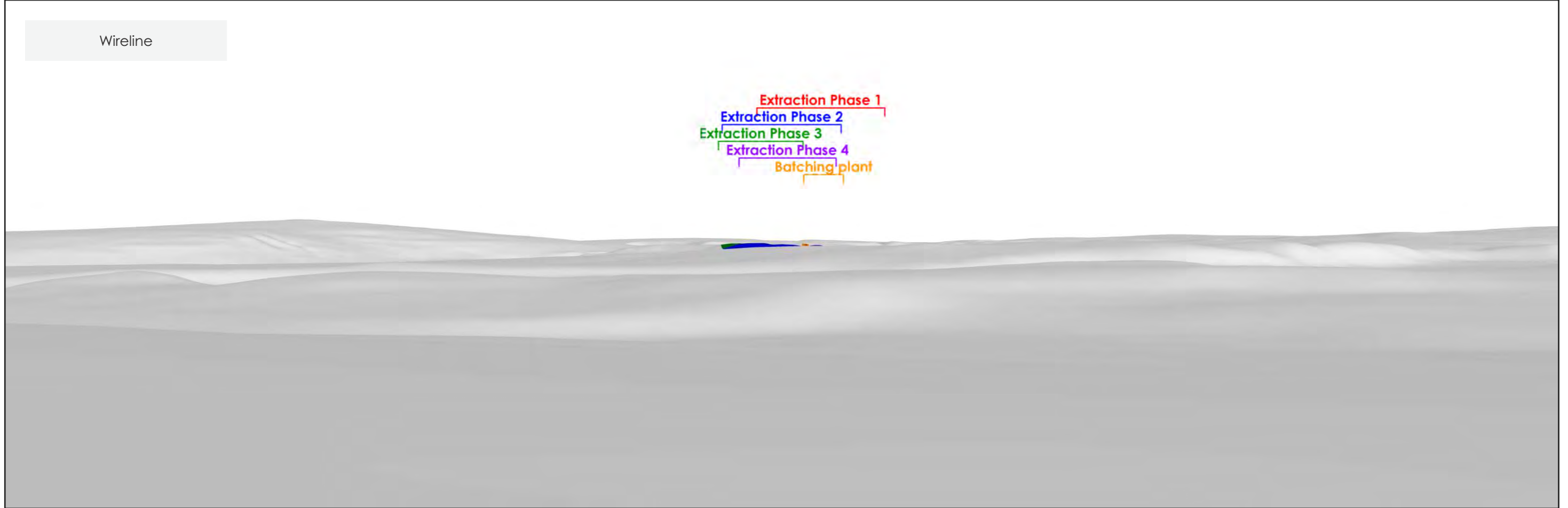
For empirical testing, the wireline image on the next page can be accurately assessed in the field when converted to a transparency. If viewed with one eye at a distance of 300mm from exactly the same location and height as the original camera lens, the image will fit the real landscape cues.

nb - there is no predicted visibility of the extracted surface or plant infrastructure in phases 1, 3 or 4

Existing View



Wireline



Predicted View - Phase 2 (50mm Focal Length)



When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

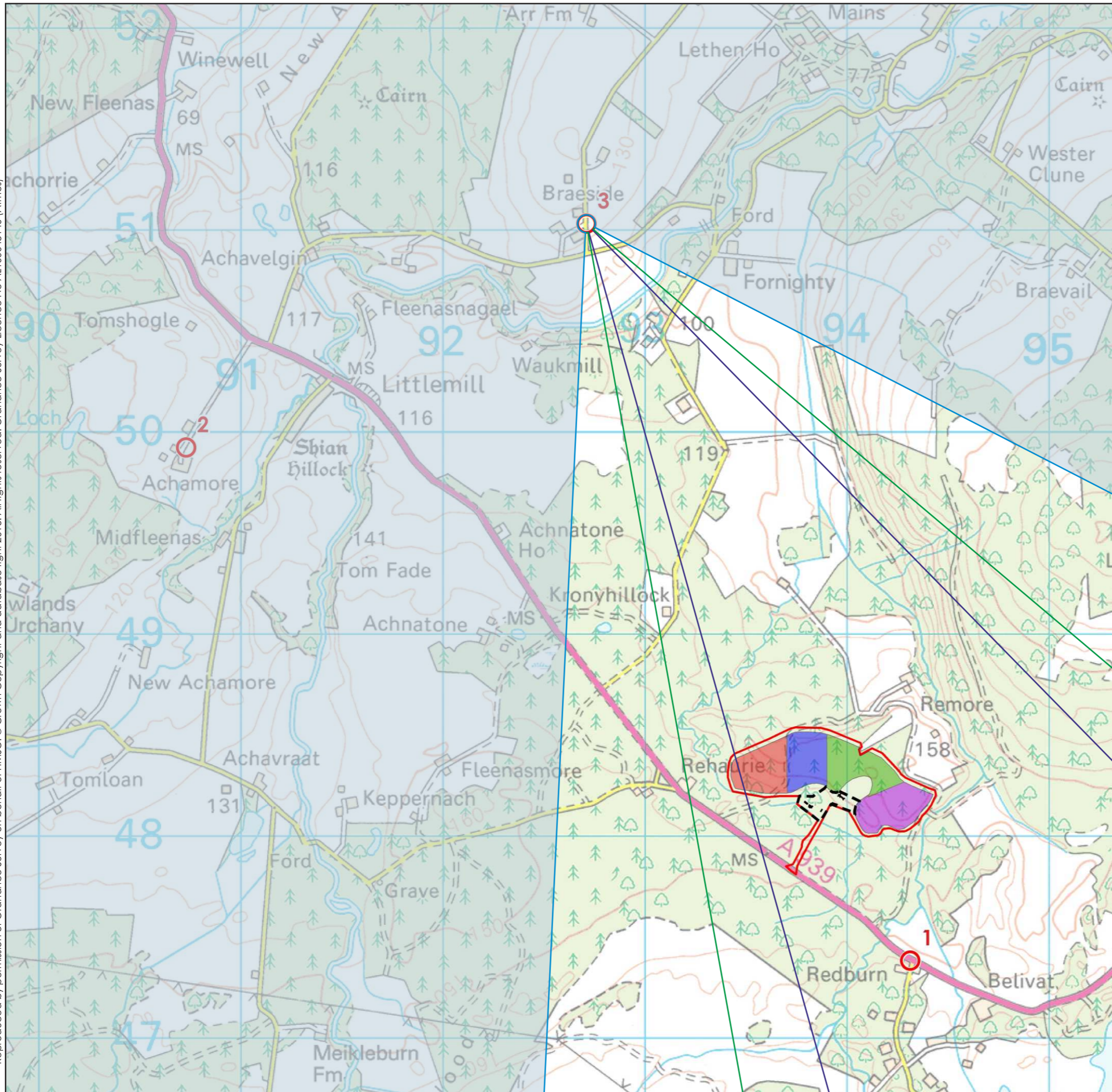
	<p>Remore Quarry</p>	<p>Viewpoint 2: Achamore</p>	<p>Distance to nearest infrastructure: 3.12 km</p>	<p>Horizontal Field of View: 39.6° Focal Length: 50mm</p>	<p>32.09.07 d</p>		<p>Drawn by TH Checked by AA Approved by TH</p> <p>19/01/2019 19404_PM_C002b</p>
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Predicted View - Phase 2 (75mm Focal Length)



This image should be viewed at a comfortable arm's length (approx. 500mm)

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Remore Quarry



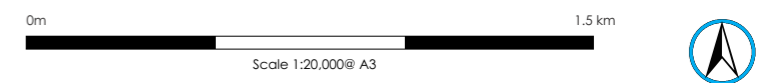
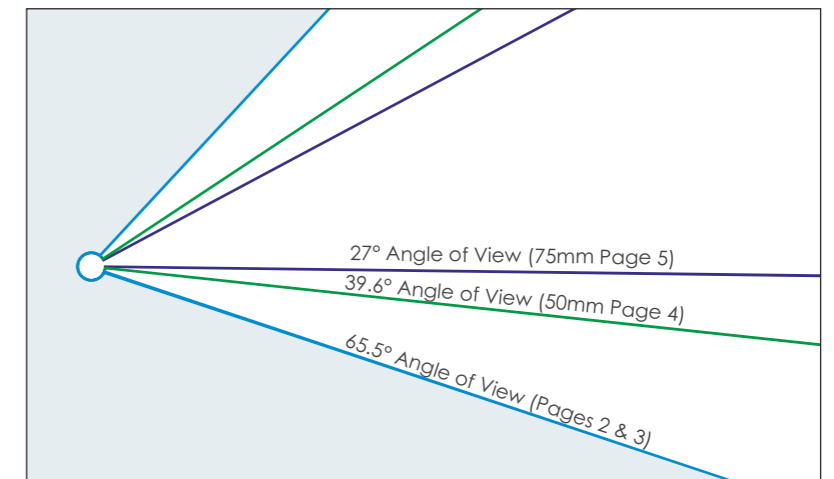
32.09.08
Viewpoint 3 - Braeside

Viewpoint Data
Grid Reference: E292711, N851031
Elevation: 126m AOD

Wireframe/Photograph
Height above ground: 1.5m
Camera and Lens: Canon 5D Mark II with fixed 50mm lens
Date: 26/11/2018
Time: 13:17

Distance and Direction
Distance to Nearest Infrastructure: 2.72 km
Direction to Site Centre: 150°

- Key**
- Site boundary
 - Extraction Phase 1
 - Extraction Phase 2
 - Extraction Phase 3
 - Extraction Phase 4
 - Plant area
 - Plant infrastructure



Wireframes are generated using Ordnance Survey's Terrain 5 which do not take into account the screening effects of buildings or vegetation.



The images contained on this page and the following page are not representative of scale and distance from the actual viewpoint and show the quarry development in its wider landscape context only.

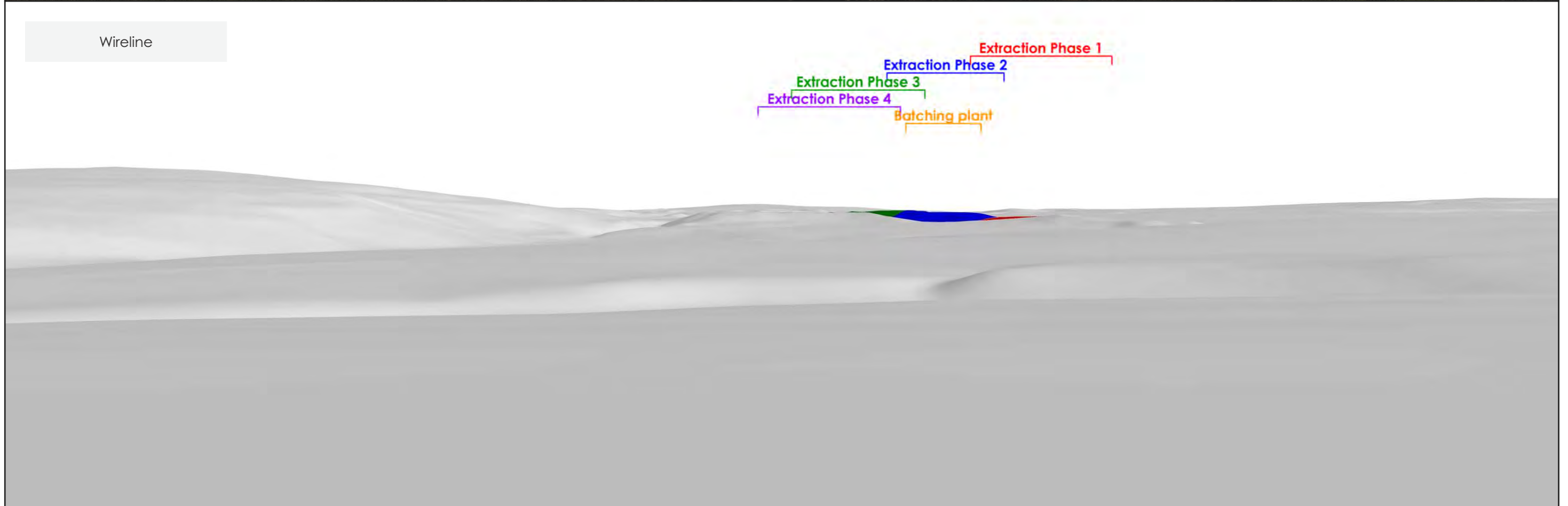
For empirical testing, the wireline image on the next page can be accurately assessed in the field when converted to a transparency. If viewed with one eye at a distance of 300mm from exactly the same location and height as the original camera lens, the image will fit the real landscape cues.

nb - there is no predicted visibility of the extracted surface or plant infrastructure in phases 1, 3 or 4

Existing View





Wireline



Predicted View - Phase 2 (50mm Focal Length)



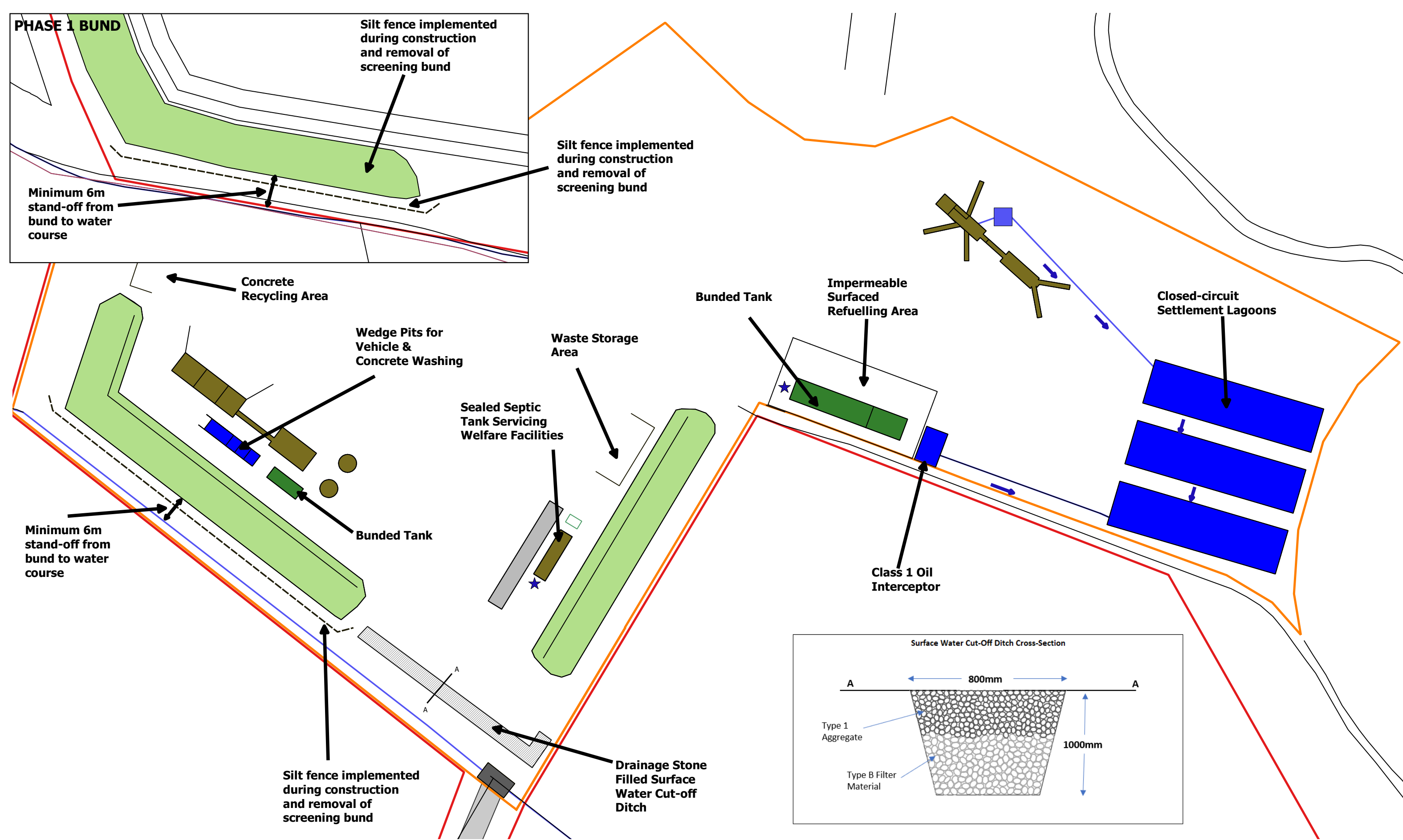
When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

	<p>Remore Quarry</p>	<p>Viewpoint 3: Braeside</p>	<p>Distance to nearest infrastructure: 2.72 km</p>	<p>Horizontal Field of View: 39.6° Focal Length: 50mm</p>	<p>32.09.08 d</p>		<p>Drawn by TH Checked by AA Approved by TH</p> <p>19/01/2019 19404_PM_C003b</p>
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Predicted View - Phase 2 (75mm Focal Length)



This image should be viewed at a comfortable arm's length (approx. 500mm)



- Legend**
- Site Plan Boundary
 - ★ Spill Kits

Notes
 During times of operation, a daily check of all pollution prevention measures shall be undertaken to ensure all measures are working effectively. Any facility which is identified as not operating as designed will be rectified immediately.

This plan will be reviewed annually and updated to reflect best practice



Project:
 Remore Quarry

Title:
 Pollution Prevention Plan

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 Ordnance Survey 0100031673

Date: Apr 2019	Drawn By: KAB	Scale @ A3: 1:750	Drawing No: 32.07.01 v2
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