

Agenda Item	6.1
Report No	PLS-057-20

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 8 December 2020  
**Report Title:** 20/02154/FUL: Breedon Northern Ltd  
Banavie Quarry, Banavie, Fort William  
**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Lateral extension to, and further workings at existing Banavie Quarry to incorporate revised working and progressive restoration; Proposed extraction rate of up to 80,000 tonnes per annum and extension of operational lifespan to 2045

**Ward:** 11 - Caol and Mallaig

**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 proposal seeks to extend the life of the existing quarry by 20 years from 2025 to 2045 at the same annual tonnage level of 80,000. The proposal also seeks to extend the site in a northerly/north-westerly direction (highest part) in part to facilitate an improved scheme of restoration. The proposal also seeks to allow deepening of the existing quarry operations by 10m (lowering the quarry floor to 35mAOD)
- 1.2 The lateral extension is proposed to create a bench profile, creating 'shelves' on which to place soils, overburden and peat at shallow angles to enable vegetation growth. Restoration of the quarry is proposed on a progressive basis, i.e. with restoration works being undertaken on worked out parts while extraction works are still being undertaken on later phases. It is proposed to complete restoration of the upper parts of the north western and north eastern faces in approximately 7-8 years, the following stage of restoration completed in around 16 years (end of phase 2) and the final scheme implemented at the end of the life the proposed extension to permission in 2045.
- 1.3 The site offices and the concrete plant are to remain as part of this extended application however an alternative site has been granted for the asphalt plant (site at Carrs Corner). Therefore, the asphalt plant does not feature as part of this application. It is proposed to remove the existing asphalt plant from the site before any works would start on the new phase 1 (in any event it would need to be removed by 2025 at the end current permission).
- 1.4 The existing access is to continue to serve the quarry, and the average vehicle movements of 40 per day is not anticipated to change/increase.
- 1.5 The existing hours of operation are to remain as previously approved:

### Crushing and Processing

- 0730 to 1900 hours – Monday to Friday
- 0830 to 1600 hours – Saturday and Sunday

### Coating operations (not required as asphalt plant not part of current application)

- 0700 to 1800 hours – Monday to Friday
- 0800 to 1700 hours – Saturday and Sunday

### Despatch

- 0730 to 1700 hours – Monday to Friday
- 0830 to 1630 hours - Saturday and Sunday

### Blasting (approx. 3-4 times per annum)

- 0900 and 1700 hours – Monday to Friday

### Concrete Batching Plant

- 0730 to 1700 hours – Monday to Friday
- 0800 to 1600 hours – Saturday and Sunday

- 1.3 Pre-Application Consultation: As the proposal falls within the 'major' category of development, the applicant was required to undertake Pre-Application Consultation.

A Report has been submitted which provides details of the public consultation process and outcomes. In summary:

- Proposal of Application Notice submitted 29 March 2018
- Public event held 7 May 2018 (54 members of community registered their attendance)
- Presentation to Kilmallie Community Council on 28 May 2018
- Proposal updated following public feedback and permission sought and obtained for asphalt plant to be relocated to site at Carrs Corner.

1.4 Supporting Information: PAC Report, EIA Report and accompanying appendices

1.5 Variations: None

## **2. SITE DESCRIPTION**

2.1 Banavie Quarry is an active quarry (understood to date back to the 1930s) and covers a currently consented area of 12.68ha with live permission until 2025. The site currently has permission for the extraction and processing of up to 80,000 tonnes per annum of hard rock aggregates, an asphalt coating plant, concrete batching plant and site offices.

2.2 The site is accessed from the A830 trunk road, the B8004 Banavie Road and then the local road, Locheil Crescent which passes through a residential area. Locheil Crescent is locally managed with a 10mph speed restriction.

2.3 The southern portion of the quarry site accommodates a number of small scale temporary buildings that operated as a site office. A ready mix concrete plant and asphalt coating plant are also located in this area of the quarry. The northern part of the site contains the existing extraction area and quarrying operations are proposed to continue on this part of the site by this current application. Rock stockpiling is undertaken on the existing quarry floor and this is proposed to continue under the current application. The current working area of the quarry currently sits at a level of 52m AOD and is permitted to go down to 45m AOD. The current application seeks to further reduce the level to 35m AOD. Previously worked faces of the quarry wrap around the eastern boundary, across the northern headwall and along the western side

2.4 The revised proposal will extend the site area to approximately 16.33ha (an increase of 3.65ha) The enlarged area is to the north of the consented boundary, adjoining the highest faces of the quarry. It is the upper cut faces of the quarry that are currently most open to public view.

## **3. PLANNING HISTORY**

3.1	10 March 2005	03/00504/FULLO. Hard rock quarry: Extraction and processing of hard rock aggregates and operation of asphalt coating plant, all using the existing vehicular access at Banavie Quarry	20 year permission - expires 10 March 2025
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3.2 24 June 2005 04/00511/FULLO. Erection of ready-mix concrete plant, Banavie Quarry Granted – permission expires 10 March 2025

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and EIA regulations Advert

Date Advertised: 02.07.2020 (Oban Times) and 03.07.2020 (Edinburgh Gazette)

Representation deadline: 02.08.2020 (overall)

Timeous representations: 2 (1 neutral, 1 against)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

##### Neutral comments

Reasonably comfortable with this planning application provided the following points are considered fundamental to the granting of permission and are strictly monitored by the Planning Authority:

1. The Asphalt plant will be completely removed from Banavie before permission is granted
2. The 10mph limit will be pro-actively managed by the Company on an ongoing basis - this is clearly not happening at present.
3. The number of vehicle movements will not increase from the current number over the duration of the application
4. The maximum annual tonnage to be transported from the quarry will not increase beyond 80000 tonnes per year.
5. The hours of operation will NOT increase or vary from the current situation (note that in Appendix 11.1 para. 3.3 (page 11) it refers to the haulage hours as currently being 0730 to 1900 hours Monday to Friday - I am assuming this is a typing error - please correct and confirm.
6. The level of blasts will be strictly controlled at all times to a level well below that which could potentially cause structural damage to surrounding buildings.

##### Comments against

- a) The quarry continues to significantly pollute the local environment to the detriment of the local community.
- b) Significant amounts of airborne particulates are continually discharged across a wide area around the quarry. When the tar plant is running the airborne pollution is horrendous to the point that windows need to be closed. The continual noise after 7.00am destroys the tranquility of the village.
- c) Large lorries running through the village dropping on occasion stones and cement on the road is not acceptable but occurs.
- d) If this was an initial application it would never be given. Time for the planners to look after the residents of the village. There are plenty of other alternative providers.

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](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

5.1 **Kilmallie Community Council:** No response (copy of minutes of KCC meeting were copied to the case officer). Officer noted an item on in 27 July 2020 minutes of the KCC meeting in relation to this planning application – minutes state:

*KCC has been represented on the liaison group for Banavie Quarry and there had also been a consultation event about the application. It was agreed that the relocation of the coating plant to Carr's Corner would be beneficial to residents by removing one of the main sources of noise and the need for overnight working. The number of truck movements on the access road were likely to remain the same as currently. A planning condition of the previous application had been the restoration of the back face of the quarry, which had not yet happened because of the steepness of the face. A restoration plan was included in the current plan. It was agreed that KCC should submit comments highlighting the need to ensure that this restoration did actually take place as proposed.*

5.2 **Access Officer:** No objection – Policy 78 states that the Council, with its partners, will safeguard and seek to enhance long distance routes and their settings (Great Glen Way)

5.3 **Forestry Officer:** No comments.

5.4 **Historic Environment Team:** No objection – advised there are no sensitive historic environment issues with regard to this proposal.

5.5 **Environmental Health Officer:** No objection subject to conditions.

5.6 **Transport Planning Team:** Recommend previous conditions 5, 8 and 9 be re-imposed.

5.7 **Flood Risk Management Team:** No objection.

5.8 **Development Plans Team:** No response.

5.9 **Scottish Water:** No objection

5.10 **Transport Scotland:** Does not propose to advise against the granting of permission

5.11 **Scottish Natural Heritage:** No comments.

5.12 **Scottish Environment Protection Agency:** No objection subject to conditions

5.13 **Historic Environment Scotland:** No objection.

## **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  
47 - Safeguarding Inbye/AppORTioned Croftland  
51 - Trees and Development  
53 - Minerals  
54 - Mineral Wastes  
55 - Peat and Soils  
56 - Travel  
57 - Natural, Built & Cultural Heritage  
58 - Protected Species  
63 - Water Environment  
64 - Flood Risk  
65 - Waste Water Treatment  
66 - Surface Water Drainage  
72 - Pollution  
73 - Air Quality  
74 - Green Networks

### **6.2 West Highlands and Islands Local Development Plan 2019 (WestPlan)**

No specific policies apply.

### **6.3 Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)  
Flood Risk and Drainage Impact Assessment (Jan 2013)  
Green Networks (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Trees, Woodlands and Development (Jan 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 Scottish Government Planning Policy and Guidance**

National Planning Framework 3

Scottish Planning Policy (2014)

Planning Advice Note 50: Controlling the environmental effects of surface mineral workings (Including Annex A – Noise; Annex B – Dust; Annex C –Traffic; and Annex D - Blasting)

Planning Advice Note 64: Reclamation of surface mineral workings

Planning Advice Note 60: Natural Heritage

Planning Advice Note 61: Sustainable urban drainage systems

Planning Advice Note 75: Planning for Transport

Planning Advice Note 79: Water and drainage

Planning Advice Note 1/2011: Planning and noise

Planning Advice Note 1/2013: Environmental Impact Assessment

## **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) consideration of alternatives
  - c) landscape and visual impact
  - d) site restoration and after use
  - e) ecology and biodiversity
  - f) natural, built and cultural heritage
  - g) traffic and transport
  - h) water and foul drainage
  - i) residential and community amenity
  - j) pollution prevention
  - k) hydrology and hydrogeology
  - l) peat and soils
  - m) waste management
  - n) any other material considerations.

### **Development plan/other planning policy**

- 8.4 The application requires to be assessed primarily against the provisions of Policy 53 (Minerals) of the Highland-wide Local Development Plan. In order to maintain supply of mineral resources, the Council will safeguard and improve existing reserves and operations and will encourage appropriate extension to existing reserves/operations

before allowing new sites to be developed. Policy 53 provides support for the extension of an existing operation/site and requires all mineral developments to provide information on pollution prevention, restoration and mitigation proposals.

- 8.5 As the proposal seeks to extend the life, and operations, of an existing quarry, the principle of development is considered to accord with the development plan policy, subject to detailed assessment of the requirements set out in Policy 53, other associated policies of the development plan and scoped-in topics as part of the Environmental Impact Assessment process.

### **Consideration of Alternatives**

- 8.6 The Environmental Impact Assessment Regulations require an EIA Report to include a description of reasonable alternatives studied by the developer. This subject has been discussed in Chapter 4 of the EIA Report, which describes the evolution of the current application, the need to address the restoration issues with the current consented scheme and the changes to the scheme to address amenity issues (e.g. the relocation of the asphalt plant from this site to a consented site at Carrs Corner). The approach taken is generally agreed.

### **Landscape and Visual Impact**

- 8.7 The proposal is supported by a Landscape and Visual Impact Assessment (Chapter 6 of EIA Report). The conclusions of the LVIA are generally agreed.
- 8.8 The site does not lie within any designated landscape or scenic areas but lies some 2.6km from the boundary with the Ben Nevis and Glen Coe National Scenic Area. Whilst the quarry will be visible (at distance) from within the NSA, the localised impacts are not considered to undermine the special qualities of the NSA.
- 8.9 The key areas for consideration are the operational phases, including the lateral extension, the phases of restoration, and the final restoration scheme. The LVIA includes photographs of the existing quarry and annotates the extent of the extension and the restorations proposals. These are included with the papers and provide a good visual description of the proposed development.
- 8.10 The top faces of Banavie Quarry are currently open to public view from a variety of locations as demonstrated in the LVIA photographs. However, the extent of the visual impact diminishes over distance. The upper worked faces are prominent, but within a reasonably localised setting. The quarry floor and the associated operations development is largely visually contained and its impacts broadly confined to the immediate area/neighbouring receptors. In terms of visual impact there will be benefits to nearby receptors (mainly houses) from the planned removal of the asphalt plant from this site. A previously approved proposal to open up part of the site frontage has been removed from this proposal to help visually contain the lower quarry workings from the visual receptors.
- 8.11 The site is an operational quarry at present, with a requirement to restore the site. Previous attempts at hydroseeding the worked faces of the quarry have been unsuccessful and the current proposal has evolved as a means to address the current difficulties with restoration. The proposed extension will allow for an improved



restoration profile on the north western faces which are currently the most visible within the local area. Although the principle of extending the area to allow benching to facilitate restoration is supported, it is not considered acceptable to leave the restoration of this area until the end of the proposed extended life of the quarry (2045). The proposal has incorporated progressive restoration during operations to reduce the duration and extent of the direct landscape and visual impacts. In terms of landscape impact, one of the key impacts is the hard top edge of the quarry within the moorland backdrop. This hard edge, together with the exposed rock face below is also the most prominent feature of the quarry in terms of visual impact. The current proposal will result in an extended short to medium term impact from the lateral extension, however this extension will facilitate an improved overall restoration of the quarry, by allowing a profile that can be better 'greened-up' and blending the top edge of the worked faces into the moorland. Undertaking progressive restoration will reduce the duration of this increased impact.

### **Site Restoration and After use**

- 8.12 Policy 53 of the Highland-wide Development Plan states that restoration should be carried out in parallel with excavation where possible. Otherwise it should be completed in the shortest time practicable. It also states that planning conditions will be applied to ensure that adequate provision is made for restoration of the workings. Policy 53 also states that after uses should result in environmental improvement rather than just restoring a site to its original state and should add to the cultural, recreational or environmental assets of an area. The policy notes a financial guarantee may be sought.
- 8.13 As discussed above restoration of the quarry is proposed on a progressive basis, with restoration works being undertaken on worked out parts while extraction works are still being undertaken on later phases. It is proposed to complete restoration of the upper parts of the north western and north eastern faces in approximately 7-8 years, the following stage of restoration completed in around 16 years (end of phase 2) and the final scheme implemented at the end of the life the proposed extension to permission in 2045. (For clarity, restoration is reprofiling and soil works to restore the site – Aftercare is the steps taken after restoration to bring the land up to the required standard, and includes the planting and maintenance works.)
- 8.14 Final restoration of the site will see the site office area and eastern site boundary planted with native woodland. A track will be retained through the site with access to the mast. The quarry floor will be a water body with vegetation and grassland/dry heath. The lower part of the west, north west and north east faces of the quarry will be scree and intermittent bedrock with scrub planting. The upper level of the north west and north faces of the quarry will be grassland/dry heath with intermittent exposed bedrock. No details have been provided of future access/recreational uses following final restoration (2045+), however the design of the restoration scheme does not preclude access/recreational use. Although a scheme of restoration has been included as part of the application, a condition is recommended requiring further detail on the specifics of the aftercare plan to cover the phased and final scheme restoration, which shall also extend for a period of five years following initial restoration.

- 8.15 The current permission is subject to a Section 75 Agreement which relates to a financial guarantee for restoration. This was originally a Bond, however this was replaced in 2013 with the industry body restoration scheme – the Mineral Products Association (MPA) Restoration Guarantee. There will be a similar requirement for the proposed application and will be secured by a new Section 75 Agreement.

### **Ecology and Biodiversity**

- 8.16 The EIA Report includes a chapter on Biodiversity which is supported by ecological reports (Preliminary Ecological Appraisal June 18, Breeding Bird Survey June 18, and Preliminary Ecological Appraisal Addendum Nov 19). The survey work includes habitat types, badger, pine marten, red squirrel, bats, otter and water vole and covered the application site and a 100m buffer beyond the site.
- 8.17 The development will result in the unavoidable loss of wetland heath habitat, which is potentially a groundwater dependant terrestrial ecosystem (a type of habitat protected by the Water Framework Directive). SEPA agree with the supporting information that in this setting it may have limited dependency on groundwater. SEPA also agreed that the surrounding habitat that will now be directly affected has been impacted by existing quarry operations.
- 8.18 SEPA advise that it considers the direct loss of habitat to be acceptable if:
1. Measures are put in place to ensure that the hydrology to surrounding habitats is maintained so additional habitat is not impacted by the development, and
  2. Habitat restoration proposals include wet heath.
- To this end, SEPA recommend a condition requiring a scheme of measures to be agreed (in consultation with SEPA) which limit the impact that the excavation and drainage will have on adjacent habitats. Following initial comments on the need for wet heath to be included in the habitat mix, SEPA has confirmed they are content the proposal for acid grassland/dry heath as submitted would lead to natural establishment of wet heath.
- 8.19 Two structures within the site considered to have a low summer and winter roost suitability for bats. Mitigation includes preventing development within 30 metres of these structures, without further survey work.
- 8.20 No evidence of badger, otter, water vole, great crested newt, red squirrel or pine marten was recorded in the study area, although their interests have been considered within wider buffer zones of the study area.
- 8.21 The existing woodland and wet heath within the study area was identified as having potential for foraging and refuge habitat for reptiles. As the woodland is to be retained and as an extensive area of wet heath would remain accessible to reptiles outwith the application site the habitat loss is considered negligible. Proposed mitigation is to restrict vegetation removal within the wet heath to between November and February which is outwith the reptile active season.
- 8.22 The Bird Survey identified 22 species active within the area. Of these 4 are red-listed birds of conservation concern (House sparrow, Skylark, Song thrush, Wood warbler) and 4 are amber-listed birds of conservation concern (Meadow pipit, Dunnock,

Mallard, Willow warbler). Loss of wet heath habitat has been identified as affecting one Skylark territory and four meadow pipit territories. Mitigation proposed is the restoration and aftercare of the habitat as part of the proposals. Further mitigation to protect possible ground nesting birds is proposed, requiring survey of the site by an ecologist prior to planned works to ensure the areas are free of nesting birds and timing works to during October and February to avoid breeding/nesting/fledging season.

### **Natural, Built and Cultural Heritage**

- 8.23 Policy 53 of the Highland-wide Development Plan states the Council will expect all mineral developments to avoid, or satisfactorily mitigate, any impacts on the natural, built and cultural heritage.
- 8.24 The Council's Historic Environment Team (Archaeology) has advised there are no sensitive historic environment issues regarding this proposal. The site lies to the north of the Caledonian Canal, a Scheduled Monument, however the site is considered suitably distanced so as not to adversely affect the setting of the Canal. Historic Environment Scotland has not objected to the application.

### **Traffic and Transport**

- 8.25 Policy 53 of the Highland-wide Development Plan states the Council will expect all mineral developments to avoid or satisfactorily mitigate any impacts on infrastructure capacities.
- 8.26 No changes are proposed to the traffic and transport arrangements currently in place for the existing quarry, and the annual tonnage is to remain at existing levels. The nature of traffic accessing the site is not predicted to change. The key change in relation to this application in terms of traffic and transport is the extension of life of the quarry for a further 20 years. The quarry is currently accessed from Locheil Crescent, a part single track adopted residential road served off the B8004, reasonably close to its junction with the A830 Trunk Road in Banavie.
- 8.27 As part of the previous permission improvements were made to Locheil Crescent, including white lining and low speed signs and the permission contained conditions in relation to traffic management on the road. The topic of road speeds and night time working has been a recurrent theme at the Quarry liaison meetings over the years.
- 8.28 The current permission does not provide for night time working, however occasions of night time working have been agreed informally with the local residents to facilitate road maintenance contracts on the trunk road network which are increasingly carried out at night. The applicant has accepted that this is not a desirable or sustainable situation and following discussions with the local community the applicant sought an alternative location for the asphalt plant operation. By securing permission for an alternative site for the asphalt site (Carrs Corner), this element will be removed from the site, therefore the requirement for night time working at the quarry, formally or informally, will no longer be necessary.

- 8.29 Traffic generated by the development is to remain at current levels and is considered acceptable (predicted at maximum of 25 HGVs in and out per day – 50 movements throughout the day). The issue is more about the management of that traffic on Locheil Crescent given the residential nature of the area and its interaction with other users of the local road. Conditions were imposed on the previous permission requiring a Code of Practice for haulage vehicles, sheeting of loaded lorries, maintenance of white lining, speed limit enhancement and cleaning and maintenance of the access road. These controls will be re-imposed. It is also proposed to seek continuation of the quarry liaison group which provides a useful forum for continued communication and working relationship with local residents. Conditions are also proposed to restrict annual output to current levels and to control the hours of operation.
- 8.30 Neither Transport Scotland nor the Council's Transport Planning Team have objected to the proposal.

### **Water and Foul Drainage**

- 8.31 The site is served by the public water main and the public sewer and Scottish Water has raised no objection. A separate system of surface water drainage is proposed within the site.

### **Residential and Community Amenity**

- 8.32 Policy 53 of the Highland-wide Development Plan states the Council will expect all mineral developments to avoid or satisfactorily mitigate any impacts on residential amenity.
- 8.33 The impacts on residential and community amenity from this proposal are specifically linked to the other topics of pollution prevention, traffic and visual amenity and site restoration. For the reasons set out in each of these chapters, it is considered the proposal is acceptable subject to mitigation. As such, it is considered the proposal will not have an unacceptable impact on residential or community amenity.

### **Pollution Prevention**

- 8.34 Policy 72 of the Highland-wide Local Development Plan states that proposals that may result in significant pollution such as noise, air, water and light will only be approved where a detailed assessment report on the levels, character and transmission and receiving environment of the potential pollution is provided to show how the pollution can be appropriately avoided and if necessary mitigated. Scottish Government Planning Advice Notes also cover potential pollution issues relating to surface mineral workings.
- 8.35 It should also be noted that many of the operations on site will require approval from SEPA under the Pollution Prevention and Control Regulations (PPC). The PPC regulations apply an integrated environmental approach to the regulation of certain industrial activities, including quarries, and operators of installations that fall under the PPC regulations must have a permit to operate.

## **1. Noise**

- 8.36 Chapter 8 of the EIA Report relates to noise and is supported by a Noise Impact Assessment.

The associated noise survey was undertaken using locations at three residential properties, Serendipity, Shiehallion and Canal House due to their proximity to the quarry.

- 8.37 It is noted in the submission that apart from the creation of a valley during the final restoration phase of the proposal, the south eastern face of the void would remain throughout the life of the current proposal, providing screening to the closest properties. Also, that the lateral extension to the north west and north east of the existing quarry would not come any closer to the nearest noise sensitive receptors.

- 8.38 Initial noise predication calculations have indicated that, in the worst case, noise levels at two of three properties used in the survey and would exceed the existing noise limit condition in the final stages of phase 3 of the proposal. In order to mitigate this, a 'down-the-hole' type drill rig is to be used as an alternative to the normal 'top-hammer' type rig in the final stages of phase 3. Other mitigation includes implementation of best practice measures including regular compliance noise monitoring and addressing issues arising.

- 8.39 Following consideration of the information submitted the Council's Environmental Health Officer has advised that the existing quarry and concrete batching plant have individual planning consents which each stipulating a maximum noise limit of 55dB(A) Leq. In theory this would allow a total noise emission of 58dB(A) therefore, the Environmental Health Officer would seek to ensure that cumulative noise from the site is limited to 55dB(A). The applicant has arranged for a background noise survey to be undertaken which confirms the suitability of these noise limits.

- 8.40 Conditions are proposed to control hours of operation (same time restrictions as current permission) and noise levels to ensure the development will not have unacceptable impact on individual and community amenity as a result of noise.

## **2. Vibration**

- 8.41 Chapter 9 of the EIA Report relates to vibration and is supported by a Noise Impact Assessment. The issue of vibration relates to the use of explosives to fracture rock in advance of processing and the potential for structural damage to nearby properties. Technical details have been provided and have been reviewed by the Council's Environmental Health Officer. Blasting is undertaken as part of the current operations (usually two or three times a year). The Environmental Health Officer has no objection to the proposal in principle and has recommended an updated condition to cover vibration, which is in line with current guidance and is slightly more onerous than the previous restriction.

## **3. Dust and Air Quality**

- 8.42 Chapter 10 of the EIA Report relates to dust and air quality. Dust levels were monitored at three receptors, Serendipity, Schiehallion and Canal House to

corroborate predictions. Mitigation built into the site includes future extraction located beyond 100m of any existing residential dwellings. A range of dust management measures have been discussed in the assessment and will be carried forward into a Dust Management Plan, these include:

- Use of water sprays during very dry weather
- Grading storage areas and restored areas to a profile which minimises the potential for windblown dust emissions, and early grass seeding.
- Dust suppression and filtration built into the mineral extraction and processing equipment and processes.
- Vehicle speed limits within the quarry, watering of haul roads, vehicle sheeting.

8.43 The assessment concludes that the proposals was unlikely to lead to significant dust impacts at receptors subject to the implementation of the recommended mitigation measures.

8.44 The Council's Environmental Health officer has noted that the existing permission includes a condition for the suppression of dust and has recommended that this be changed to a condition requiring a dust suppression scheme in which the operator can expand upon the measures mentioned in the existing condition.

### **Hydrology and Hydrogeology**

8.45 Policy 63 of the Highland-wide Local Development Plan supports proposals that do not compromise the objectives of the Water Framework Directive which is aimed at the protection and improvement of Scotland's water environment.

8.46 Policy 64 of the Highland-wide Local Development Plan states that development proposals should avoid areas susceptible to flooding and promote sustainable flood management.

8.47 Chapter 12 of the EIA Report considers the topic of Hydrology and Hydrogeology and is supported by survey work and Flood Risk Assessment

8.48 SEPA has advised it is content that there is a suitable buffer between excavations and surrounding watercourses and there is unlikely to be a significant effect on local hydrogeology. SEPA further notes that it should be ensured that the surface water system is suitably sized to take the additional loading and they are content that SEPA can regulate this aspect themselves.

### **Peat and Soils**

8.49 Policy 55 of the Highland-wide Local Development Plan requires development proposals to demonstrate how they have avoided unnecessary disturbance, degradation or erosion of peat and soils

8.50 Chapter 13 of the EIA Report considers the topic of Soil and Geology and is supported by the Extractive Waste Plan and a peat probe survey.

8.51 The peat survey of the proposed extension area finds survey peat depths ranging from 0m to 1.4m. Organic soil depths were recorded at less than 0.5m across the

majority of the proposed extension area (less than 0.5m depth - not classified as peat), although some of the extension area has peat at depths of 0.5m to 1m. Peat and soil stripped from the site will be reused as part of the restoration proposals.

- 8.52 SEPA has noted the development will result in the disturbance of peat, but that it is not deep. In this case SEPA consider this to be acceptable.
- 8.53 A Peat Management Plan is to be prepared to incorporate the proposed mitigation principles, i.e. implementation of good practice principles for managing and storing peat and organic soils.

### **Waste Management**

- 8.54 Policy 54 of the Highland-wide Local Development Plan encourages the minimisation and positive re-use/recycling of mineral wastes. A Waste Management Plan is required as part of the submission.
- 8.55 The Management of Extractive Waste (Scotland) Regulations 2010 requires applications for planning permission, where part of that application relates to an extractive waste area, to be accompanied by a waste management plan (WMP). As the quarry was in operation when the Extractive Waste Regulations came into force, the planning authority may waive the requirement for approval of a waste management plan if it is satisfied that the extractive waste will be managed without endangering human health and without using processes or methods which could harm the environment, as long as the extractive waste is, non-hazardous waste generated from the prospecting of mineral resource, non-polluted soil or waste resulting from the extraction, treatment and storage of peat.
- 8.56 SEPA provide standing guidance on this subject and have referred to this in their consultation response.
- 8.57 Information necessary to consider the waiver has been submitted in support of the application and the EIA Report has specifically considered the issues of peat and soils. Following consideration of the information submitted, the nature of the material (agreed to be unpolluted soil and non-waste mineral by-product) and the proposed methodology for managing and storing peats and soils, the planning authority accept the requirements of the Regulations can be waived at Banavie Quarry. Conditions are proposed to ensure the peat and soils are managed in accordance with the submitted methodology.

### **Croft Land**

- 5.58 The area required for the lateral extension is understood to be in crofting tenure. Policy 47 expects development proposals to minimise the loss of inbye/apportioned croft land. All proposals should, where possible, avoid siting on the better part of the croft in terms of its agricultural value; and avoid impeding use of the remaining croft land by virtue of its location. The lateral extension to the quarry will remove an area of rough grazing from crofting use, however the applicant maintains that the operation and restoration of this element will not impede the use of the remaining land from crofting. The existing fence at the boundary of the quarry will be moved back in line with the proposed extension and activities can be resumed up to this

revised boundary. Given this, and the wider benefits of securing improved long term restoration of the quarry, the proposal is considered to accord with Policies 47 and 28. The crofting issues will be subject to consideration by the Crofting Commission as part of a separate application to de-croft the land.

### **Other material considerations**

8.59 There are no other material considerations.

### **Non-material considerations**

8.60 None.

### **Matters to be secured by Section 75 Agreement**

8.61 Review and update of the existing Legal Agreement (2004) (as amended by a Minute of Agreement in 2013) to cover, in particular, the following matters:

- (a) Enlarged site area
- (b) Current operator name
- (c) Remove reference to asphalt plant
- (d) Agreement to come into force on commencement of development of phase 1 of new permission (existing agreement to remain in place until expiry of current permission - 10 March 2025)
- (e) Update clause 3a to Mineral Products Association Restoration Guarantee Fund
- (f) Update clause 3d to £200,000 initial sum

8.62 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 Local Development Plan supports the extension of an existing quarry operations where the working of a resource can be effectively managed, and any potential concerns can be controlled through appropriate mitigation and by planning conditions. Banavie Quarry is a long established quarry site and the continuation of the quarry for an additional 20 years is considered acceptable and will meet local demand. The proposed lateral extension, whilst providing additional quarry material, will provide a better reclamation scheme for the workings in the longer term. The proposal has been designed to help address the existing hard edge quarry rim on the northern side which is the most prominent feature of the quarry in the local area, and incorporates progressive restoration to restore this part of the quarry in a shorter period of time (est. 7-8 years).

9.2 A suite of conditions is proposed to manage both the operation and working of the quarry and the restoration and aftercare. The restrictions on the quarry operating hours remain as per the previous permission and other conditions/controls have been modernised but are broadly similar in nature to previous restrictions. The existing asphalt plant has been removed from this new scheme.



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

<b>Action required before decision issued</b>	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:

### Conditions and Reasons

1. The permission hereby granted shall endure until 31 December 2045 by which time all workings shall have ceased, any plant and equipment removed, and the site fully restored in accordance with the approved final restoration scheme.

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 fully restored in accordance with the approved restoration scheme 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 condition.

2. No development shall commence on Phase 1 of the approved scheme until the existing asphalt plant and associated equipment has been removed from the Banavie Quarry site.

**Reason:** In order to secure the removal of the asphalt plant from the site in accordance with the environmental mitigation built into the approved application.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (as amended), no fixed plant (including any asphalt plant), other than those specifically approved by this permission shall be operated on the site without the prior grant of planning permission.

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

4. The development shall be undertaken in accordance with the submitted proposals and supporting information, including the Environmental Impact Assessment Report and Schedule of Mitigation (Table 15.1), with the exception of any changes required by the terms of the conditions herewith or which have subsequently been agreed in writing by the Planning Authority in consultation with other relevant authorities. In particular, unless otherwise agreed in writing by the Planning Authority, the working and restoration of the site shall be carried out in accordance with the method of working, phasing plans and final restoration plan (figures 3.2, 3.3, 3.4, and 3.6) detailed in the Environmental Impact Assessment Report. For the avoidance of doubt, final restoration scheme will be subject to five years aftercare.

**Reason:** In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

5. 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 the following requirements and incorporate the mitigation measures specified in the Environmental Impact Assessment Report (Table 15.1):
  - (a) Pollution Prevention Plan, including the location of pollution prevention measures.
  - (b) Noise Monitoring and Mitigation Scheme, including the noise mitigation measures described in paragraphs 8.57-8.60 of the EIA Report, to ensure the limits applied in Conditions 10 and 11 are being complied with.
  - (c) Dust Suppression Scheme, designed to protect neighbouring properties and local amenity from dust arising from the development.
  - (d) Surface Water Management Plan, incorporating monitoring measures.
  - (e) Traffic Management Plan, including a Code of Practice for haulage vehicles taking access to/from the quarry and incorporating mitigation and monitoring.

- (f) Nature Conservation Plan, incorporating monitoring measures.
- (g) Peat Management Plan, incorporating the mitigation principles within paragraphs 13.33 and 13.34 of the EIA Report.
- (h) Details of the person(s) who will oversee the implementation of and adherence to the EMP and a community liaison contact.

Thereafter the development shall be undertaken in strict accordance with the approved Environmental Management Plan. The Environmental Management Plan shall be held in the quarry site office for inspection. The EMP shall be reviewed every 5 years from the date of this permission to ensure that it remains in line with good practice.

**Reason:** In order to enable the Planning Authority to adequately control the development and to minimise its impact on the environmental and amenity of the local area.

6. The operators of Banavie Quarry shall submit an annual statement and illustrative drawings to the Planning Authority by the 30 April 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:
- (a) The rates of extraction against the projected operations
  - (b) Areas of restoration delivered on site, and
  - (c) The results of monitoring from the Site Environmental Management Plan and compliance with the conditions attached to this planning permission.

**Reason:** In order to ensure the Planning Authority can monitor workings undertaken, environmental issues, and progressive restoration.

7. From the commencement of this permission, the operators shall maintain records of their monthly output/production and shall make them available to the Planning Authority at any time upon request. All records shall be kept for at least 5 years. For the avoidance of doubt, the rate of extraction shall not exceed 80,000 tonnes per annum except with the express prior written permission of the Planning Authority.

**Reason:** In order to allow the Planning Authority to monitor output from the site.

8. The white lining on the access road to the quarry from the B8004 shall be refreshed every two years at the operators' expense, unless otherwise agreed in writing by the Planning Authority in consultation with the Roads Authority.

**Reason:** In the interests of road safety and in order to improve the public road network in the vicinity of the site.

9. Unless otherwise first approved in writing by the Planning Authority, Quarry operations for which noise is audible at the curtilage of any noise sensitive

property shall be restricted to the following hours: 0730 to 1900 Monday to Friday and 0830 to 1600 on Saturdays and Sundays.

Heavy vehicle movements to and from the site shall be restricted to the following hours: 0730 to 1700 Monday to Friday and 0830 to 1630 Saturdays and Sundays.

Blasting shall be restricted to between 0900 to 1700 Monday to Friday.

**Reason:** In the interests of residential amenity and in order to minimise disturbance and nuisance.

10. Noise arising from quarry operations (including the concrete batching plant but excluding blasting) shall not exceed 55dB LAeq 1hr as measured at the curtilage of any noise sensitive property.

**Reason:** In the interests of residential amenity and in order to minimise disturbance and nuisance.

11. Noise levels during the permitted operational hours may exceed the noise limits in condition 10 during certain operations namely; soil stripping, mound construction and landscaping. Noise levels during such operations shall not exceed 70dB LAeq 1hr. Such operations shall not take place in more than eight weeks in any one calendar year. No such operations shall commence without the prior written approval of the Planning Authority.

**Reason:** In the interests of residential amenity and in order to minimise disturbance and nuisance.

12. Prior to the development commencing the applicant shall submit, for the written approval of the planning authority, a method statement prepared by a suitably qualified and competent person in accordance with PAN 50 Annex D: The Control of Blasting at Surface Mineral Workings. The method statement should include but is not limited to the following: -

- The best practicable measures to be taken to reduce the impact of air overpressure and vibration at sensitive properties.
- A scheme for the monitoring of vibration from blasting including the location of monitoring points and equipment to be used.
- The proposed methods for providing the public with advance warning of any blasting.

Thereafter the development shall progress in accordance with the approved method statement and all approved mitigation measures shall be in place prior to any blasting taking place or as otherwise may be agreed in writing by the Planning Authority.

Ground vibrations as a result of the blasting operations shall not exceed a peak particle velocity of 6mms<sup>-1</sup> in 95% of all blasts within any rolling block of 20 blasts. No individual blast shall exceed a peak particle velocity of 12mms<sup>-1</sup> as measured at any noise sensitive properties. The measurement

shall be the maximum of three mutually perpendicular directions taken at ground surface at any vibration sensitive building.

**Reason:** In the interests of residential amenity and in order to minimise disturbance, damage or nuisance.

13. All soils/peat, overburden and by-products from extraction and processing within the site shall be managed on site in accordance with the approved Extractive Waste Management Plan (Appendix 13.1 of the EIA Report), unless otherwise first agreed in writing by the Planning Authority. For the avoidance of doubt no permission is hereby granted for the import and deposition of waste from outwith the site.

**Reason:** In order to control the management of waste.

14. No development shall commence until a scheme of measures to ensure that the hydrology to surrounding habitat is maintained have been submitted to, and approved in writing by, the Planning Authority, in consultation with SEPA. Thereafter the development shall be undertaken in accordance with the approved details.

**Reason:** In ensure additional wet heath habitat is not impacted by the development.

15. No development shall commence until detailed proposals for the establishment of a Quarry Liaison Group have been submitted to, and approved in writing by, the Planning Authority. Such proposals shall include the intended membership of the Liaison Committee and the frequency of its meetings. The Quarry Liaison Committee shall thereafter meet throughout the lifetime of the quarry working unless otherwise agreed in writing by the Planning Authority.

**Reason:** In order to provide an opportunity for the local community to be involved in the ongoing operation of the quarry.

16. At least six months in advance of implementation of restoration in each phase, a scheme of aftercare shall be submitted to, and approved in writing by, the Planning Authority. The aftercare period for each restored phase shall commence on a date to be agreed, in writing, with the Planning Authority. The scheme shall outline the steps to be taken, and the period during which they are to be taken, and who will be responsible for taking those steps, to bring the land to the required standard. The scheme shall set out how the restored landform will be improved, planted, and managed for a period of five years following commencement of the aftercare period.

**Reason:** In the interests of habitat creation and landscape and visual amenity, to ensure the restored site is managed to achieve a high standard of reclamation.

## **REASON FOR DECISION**

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.

### **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.

### **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.

### **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](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

### **Notes regarding Environmental Management Plan**

#### Traffic Management Plan

- It is recommended that the Code of Practice shall include a restriction on the use of the B8004 between Banavie and Gairloch by heavy goods vehicles, both laden and empty, except for the delivery of quarry product to a site situated on this particular section of road that may not be reasonably accessed by an alternative route
- The Traffic Management Plan shall include measures to limit speed of traffic on Locheil Crescent to 10mph, including ongoing maintenance/replacement of speed limiting signs and equipment, and manage any dirty, debris or surface water on the public road arising from the quarry. This shall include the operator cleaning the site access road on a weekly basis for the duration of the life of the quarry.
- The Traffic Management Plan shall include measures for sheeting of loaded lorries except those only carrying stone in excess of 75 mm.
- The Traffic Management Plan shall include a requirement to have the security gates at the entrance to the quarry from the access road locked at all times

when the quarry is not in operation in order to prevent access by unauthorised vehicles.

### Nature Conservation Plan

- Include measures for protected species / breeding birds that may be found using the site
- Include arrangements for survey updates of work phases - including further ecological survey work undertaken if the development is not commenced before the 25 April 2021 (18 months from previous survey work). This is to ensure that the situation at the site has not changed and that no additional mitigation/protection is required.

Designation: Area Planning Manager – South  
Author: Susan Macmillan  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location Plan  
Plan 2 - Figure 3.1 Existing Site Plan  
Plan 3 - Figure 3.2 Phase 1  
Plan 4 - Figure 3.3 Phase 2  
Plan 5 - Figure 3.4 Phase 3  
Plan 6 - Figure 3.5 Final Restoration  
Plan 7 - Figure 3.6 Sections A - B  
Plan 8 - Photo 1  
Plan 9 - Photo 2  
Plan 10 - Photo 3  
Plan 11 - Photo 4 - Existing  
Plan 12 - Photo 4 – Phase 1  
Plan 13 - Photo 4 – Phase 2  
Plan 14 - Photo 4 – Final restoration  
Plan 15 - Photo 5  
Plan 16 - Photo 6  
Plan 17 - Photo 7  
Plan 18 - Photo 8  
Plan 19 - Photo 9  
Plan 20 - Photo 10  
Plan 21 - Photo 11  
Plan 21 - Photo 12



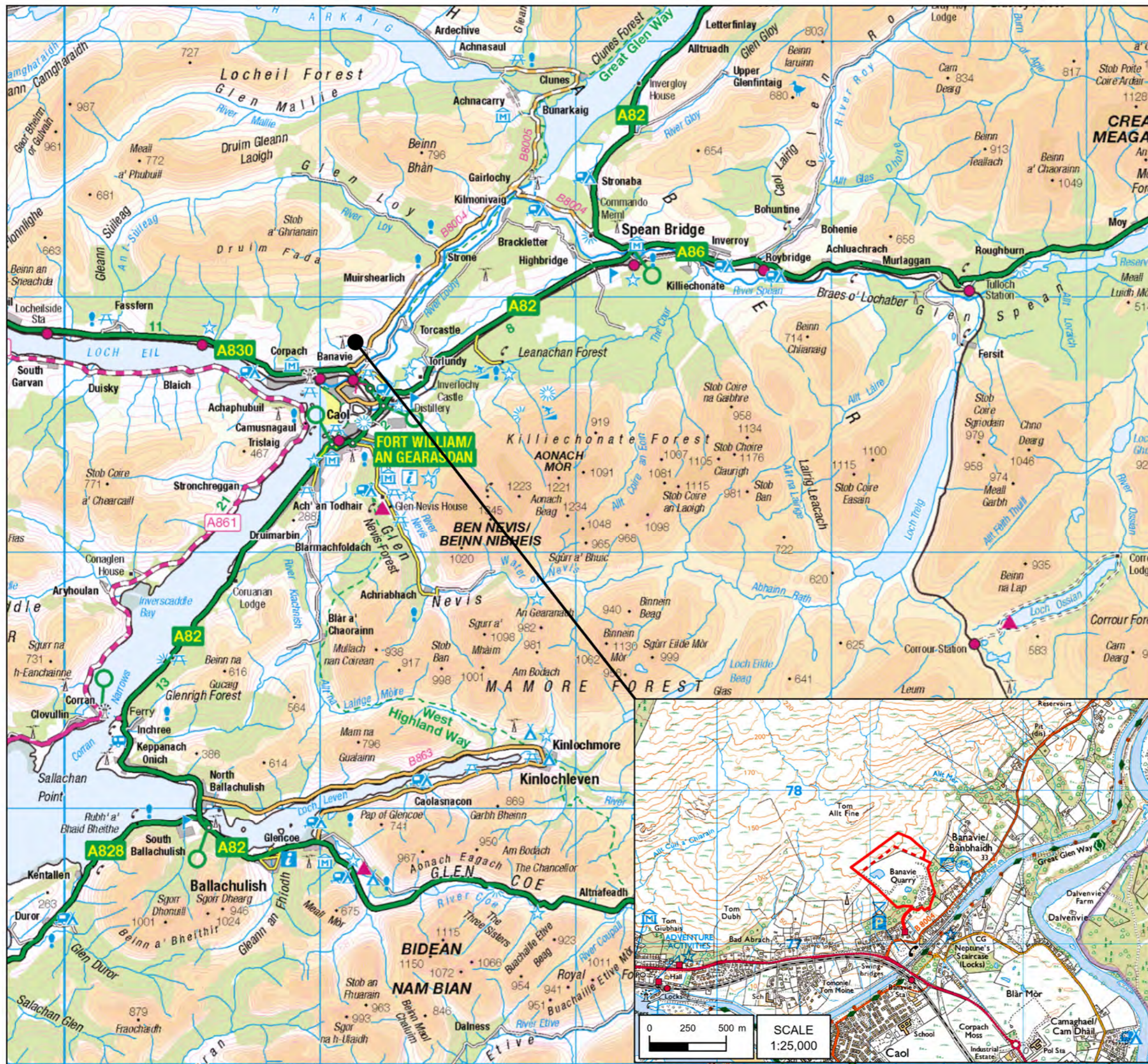
## Appendix 2

### Other Legal Agreement requirements

Type	Details
Restoration guarantee / Bond	1. To secure restoration guarantee
	2. Initial amount £200,000
	3. Membership of Mineral Products Association Restoration Guarantee Fund or Bond if not Member
	4. Review and update of the existing Legal Agreement (2004) (as amended by a Minute of Agreement in 2013) to cover, in particular, the following matters: <ul style="list-style-type: none"><li>• Enlarged site area</li><li>• Current operator name</li><li>• Remove reference to asphalt plant</li><li>• Agreement to come into force on commencement of development of phase 1 of new permission (existing agreement to remain in place until expiry of current permission - 10 March 2025)</li><li>• Update clause 3a to Mineral Products Association Restoration Guarantee Fund</li><li>• Update clause 3d to £200,000 initial sum</li></ul>

# Banavie Quarry, Fort William

**FIGURE 1.1**  
Site Location Plan



**KEY**

- Current Permission Boundary (Reference: 03/00504/FULLO)
- Planning Application Boundary

0 2,500 5,000 m


















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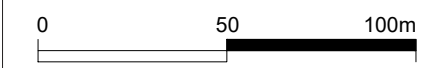
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# Banavie Quarry, Fort William

**FIGURE 3.1**  
**Indicative Quarry Development Plan:**  
Existing Site Plan

**KEY**

-  Current permission boundary  
*(Reference: 03/00504/FULLO)*
-  Planning application boundary
-  Existing site survey, surrounding  
OS Terrain5 contours @ 2m intervals  
*(April 2019 Site Survey)*
-  Existing native tree vegetation retained  
*(Indicative locations digitized from the May 2016 aerial)*
-  Existing naturally regenerated scrub
-  Existing waterbody and drainage channel
-  Existing mast access track
-  Existing power line and masts
-  Proposed power line diversion
-  Existing disturbed ground
-  Existing previously worked faces
-  Site access
-  Stockpiled material
-  Current phase working area
-  Direction of working



Date	By	Paper	Scale	QA	Rev
DEC 2019	DF	A3	1: 2000	SL	-



# Banavie Quarry, Fort William

**FIGURE 3.2**  
**Indicative Quarry Development Plan:**  
 Phase 1

**KEY**

- Current permission boundary  
*(Reference: 03/00504/FULLO)*
- Planning application boundary
- Existing site survey, surrounding OS Terrain5 & Phase 1 contours @ 2m intervals  
*(April 2019 Site Survey)*
- Existing native tree vegetation retained  
*(Indicative locations digitized from the May 2016 aerial)*
- Existing naturally regenerated scrub
- Existing waterbody and drainage channel
- Existing mast access track
- Existing power line and masts
- Proposed power line diversion
- Existing disturbed ground
- Existing working faces
- Site access
- Stockpiled material
- Proposed phase 1 working area
- Direction of working
- Proposed acid grassland / dry heath mosaic
- Proposed native tree and shrub planting

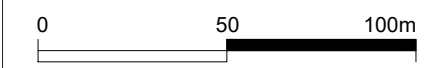


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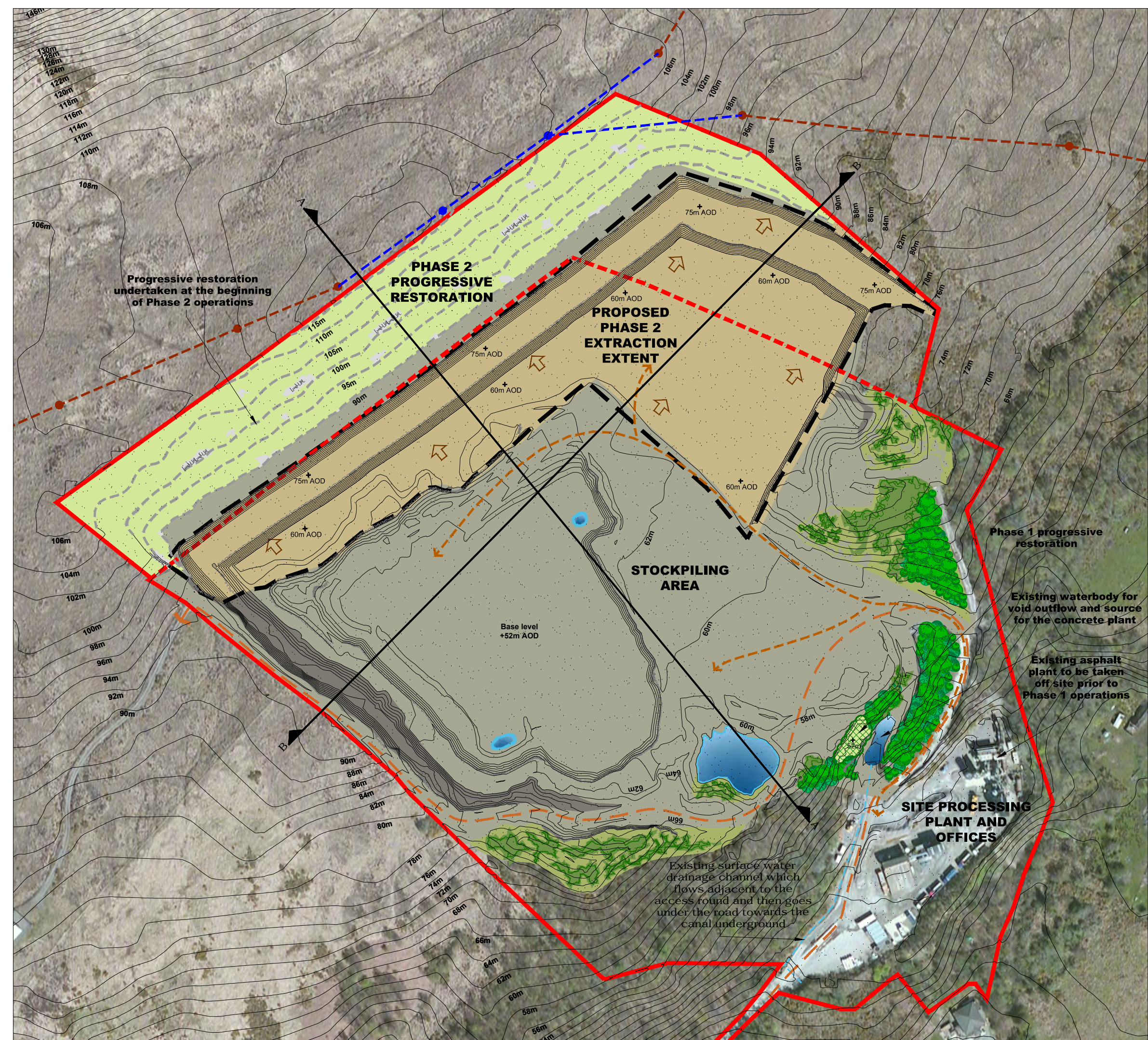
# Banavie Quarry, Fort William

**FIGURE 3.3**  
**Indicative Quarry Development Plan:**  
 Phase 2

- KEY**
- Current permission boundary  
(Reference: 03/00504/FULLO)
  - Planning application boundary
  - Existing site survey, surrounding OS Terrain5 & Phase 2 contours @ 2m intervals  
(April 2019 Site Survey)
  - Proposed final restoration contours @ 5m intervals
  - Existing native tree vegetation retained  
(Indicative locations digitized from the May 2016 aerial)
  - Existing naturally regenerated scrub
  - Existing waterbody and drainage channel
  - Existing mast access track
  - Existing power line and masts
  - Proposed power line diversion
  - Existing disturbed ground
  - Existing working faces
  - Site access
  - Stockpiled material
  - Proposed phase 2 working area
  - Direction of working
  - Proposed acid grassland / dry heath mosaic
  - Proposed native tree and shrub planting
  - Proposed intermittent exposed bedrock
  - Proposed likely scree areas























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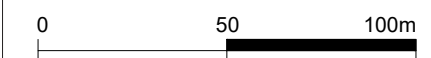


# Banavie Quarry, Fort William

**FIGURE 3.4**  
**Indicative Quarry Development Plan:**  
Phase 3

**KEY**

-  Current permission boundary  
*(Reference: 03/00504/FULLO)*
-  Planning application boundary
-  Existing site survey and surrounding OS Terrain5 & Phase 3 contours @ 2m intervals  
*(April 2019 Site Survey)*
-  Proposed final restoration contours @ 5m intervals
-  Proposed lateral extension extent
-  Existing native tree vegetation retained  
*(Indicative locations digitized from the May 2016 aerial)*
-  Existing naturally regenerated scrub
-  Existing waterbody
-  Existing mast access track
-  Existing power line and masts
-  Proposed power line diversion
-  Existing disturbed ground
-  Site access
-  Proposed phase 3 working area
-  Direction of working
-  Proposed native scrub vegetation
-  Proposed acid grassland / dry heath mosaic
-  Proposed native tree and shrub planting
-  Proposed intermittent exposed bedrock
-  Proposed likely scree areas



















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# Banavie Quarry, Fort William

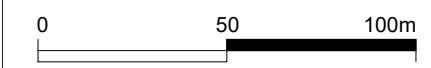
**FIGURE 3.5**  
**Indicative Quarry Development Plan:**  
**Final Restoration**

**KEY**

-  Current permission boundary  
*(Reference: 03/00504/FULLO)*
-  Planning application boundary
-  Existing site survey and surrounding OS Terrain5 contours @ 5m intervals  
*(April 2019 Site Survey)*
-  Conceptual restoration contours @ 5m intervals
-  Existing native tree vegetation retained  
*(Locations digitised from the aerial)*
-  Existing waterbody and drainage channel
-  Existing mast access track retained
-  Existing power line and masts
-  Proposed power line diversion
-  Proposed native scrub vegetation
-  Proposed native acid grassland / dry heath mosaic
-  Proposed native tree and shrub planting
-  Proposed final restoration waterbody  
*(Potentially Ephemeral)*
-  Proposed intermittent exposed bedrock
-  Proposed likely scree areas
-  Proposed marginal aquatic vegetation

**NOTE:**  
See EIA Report Appendix 2.1 for the proposed restoration species mixes for the following:

- Native tree and shrub planting;
- Acid grassland / dry heath mosaic; and
- Marginal aquatic vegetation.



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DEC 2019	DF	A3	1: 2000	SL	-

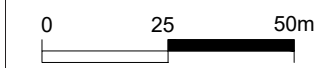
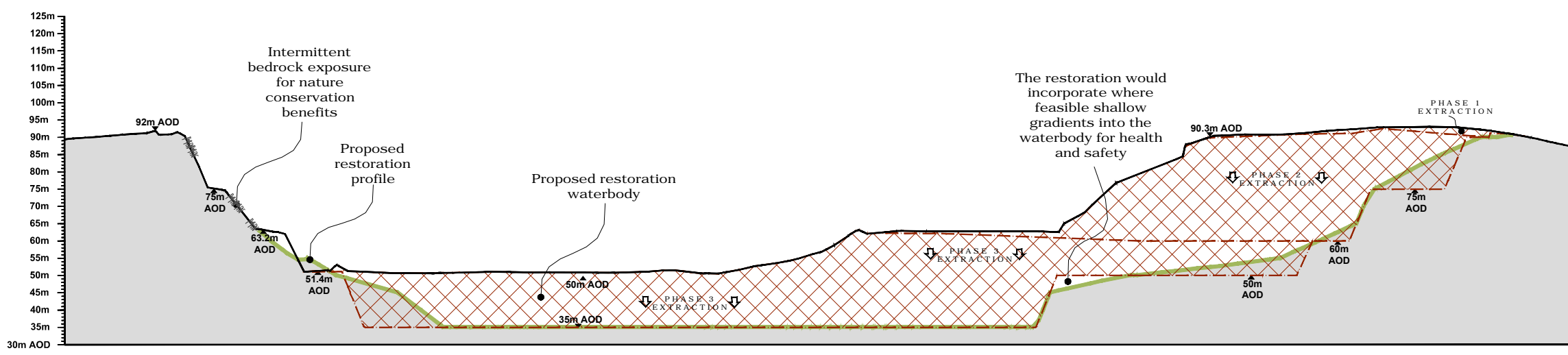
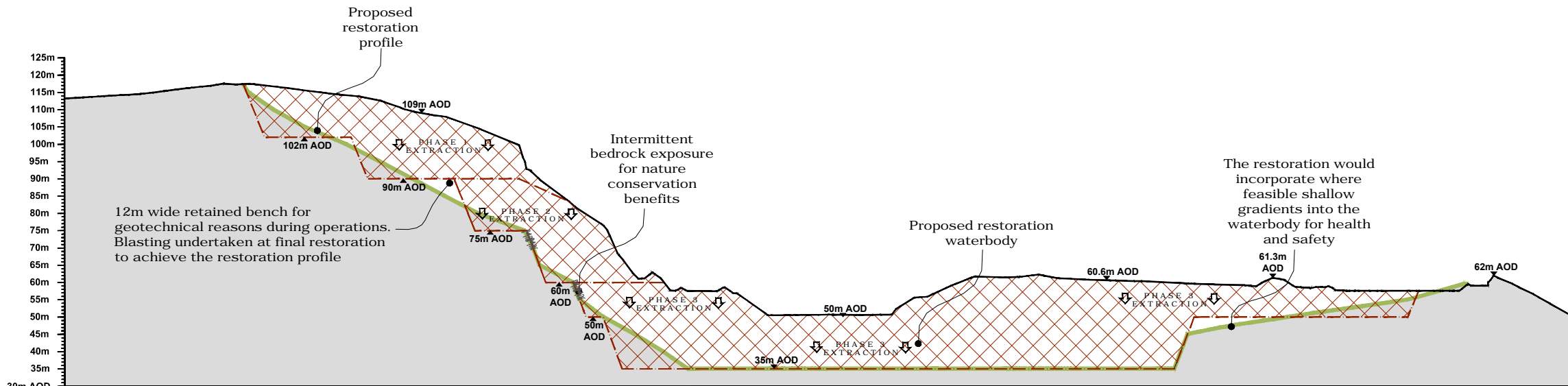


# Banavie Quarry, Fort William

**FIGURE 3.6**  
**Indicative Quarry Development Plan:**  
Sections A - B

**KEY**

- Existing site survey and surrounding OS Terrain5 landscape profile (April 2019 Site Survey)
- Proposed mineral extraction
- Proposed concept final restoration landscape profile
- Proposed concept final restoration waterbody
- Proposed intermittent bedrock exposure



Date	By	Paper	Scale	QA	Rev
DEC 2019	JD	A3	1: 1500	DF	-





LVIA PHOTOGRAPH (ANGLE OF VIEW 80°)

VIEW FLAT AT A COMFORTABLE ARM'S LENGTH

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D Mk1 Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 811 x 224mm	QA DF	
Paper Size 297 x 840mm	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

Banavie Quarry, Fort William



**LVIA PHOTOGRAPH 1: VIEW NORTH WEST FROM THE B8004 SOUTH OF THE SITE EXISTING VIEW (TYPE 1)**



LVIA PHOTOGRAPH (ANGLE OF VIEW 80°)

VIEW FLAT AT A COMFORTABLE ARM'S LENGTH

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 811 x 224mm	QA DF	
Paper Size 297 x 840mm	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

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**LVIA PHOTOGRAPH 2: VIEW NORTH WEST FROM THE CALEDONIAN CANAL NEPTUNE'S STAIRCASE / NATIONAL CYCLE ROUTE 78 EXISTING VIEW (TYPE 1)**



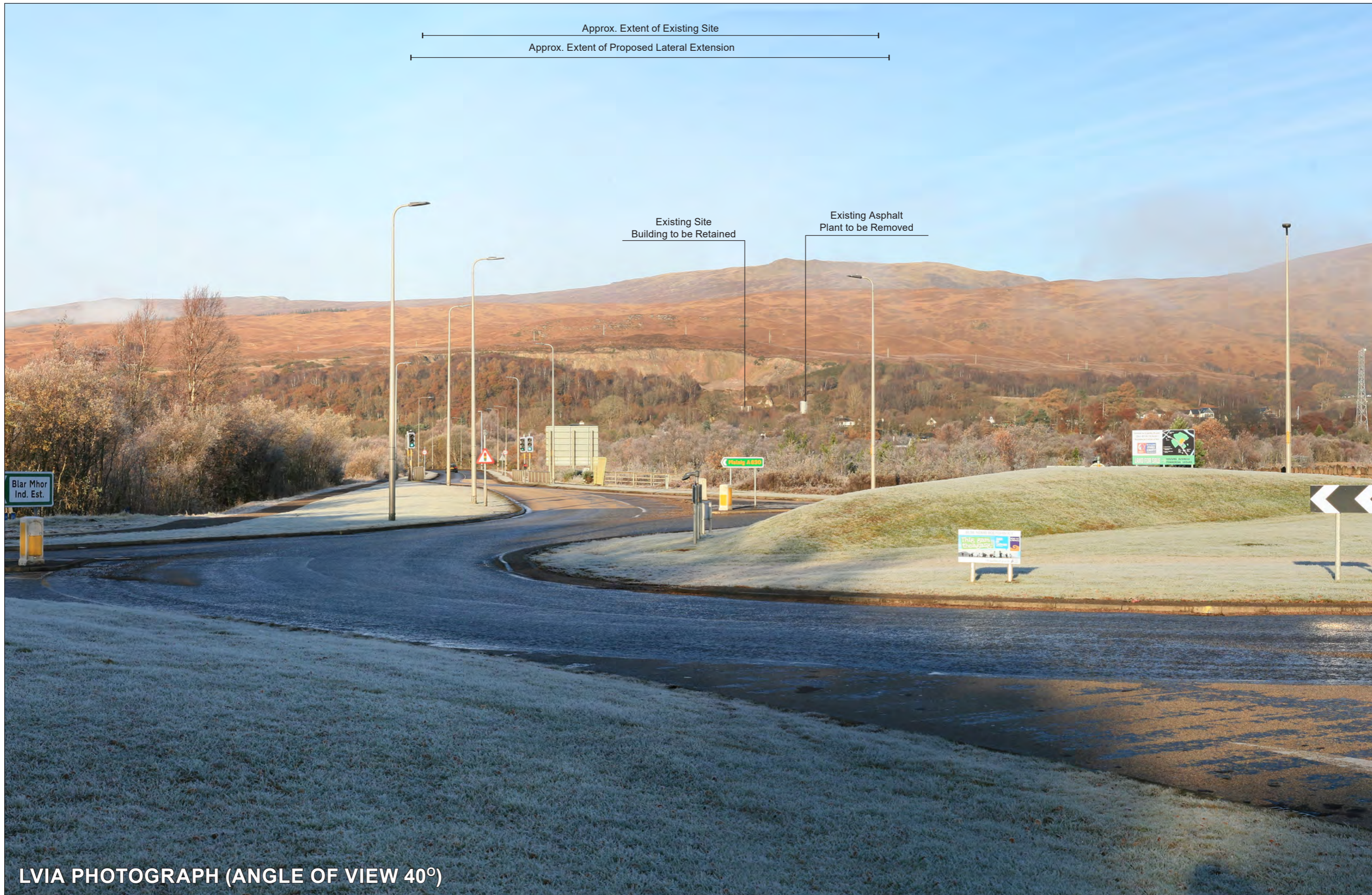
**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 390 x 253mm	QA DF	
Paper Size A3	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

**Banavie Quarry, Fort William**



**LVIA PHOTOGRAPH 3: VIEW NORTH FROM FERN COURT, CAOL EXISTING VIEW (TYPE 1)**



**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b>	
Image Size 390 x 253mm	QA DF	Camera:	Canon EOS 5D MkI
Paper Size A3	Rev -	Lens:	50mm Fixed Focal Length
BVO.1-008Ka LVIA Photosheets.indd		Photography Date:	18/11/2019

**Banavie Quarry, Fort William**



**LVIA PHOTOGRAPH 4: VIEW NORTH WEST FROM THE A830 AT BLAR MOR EXISTING VIEW (TYPE 1)**



**PHOTOMONTAGE**

Date Dec-19	By CTG	<b>Image Information:</b>	<b>Viewpoint Information:</b>
Image Size 390 x 253mm	QA DF	Camera Model: Canon EOS 5D	Easting: 211962
Paper Size A3	Rev -	Camera Lens: 50mm	Northing: 776301
BVO.1-005Ga A3 montages.indd		Horizontal Field of View: 39.6°	Ground Height Above Datum: 10m
		Vertical Field of View: 26.3°	Direction of View: 325°
		Principal Distance: 542mm	Camera Height: 1.6m

**Banavie Quarry, Fort William**



**LVIA PHOTOGRAPH 4: VIEW NORTH WEST FROM THE A830 AT BLAR MOR PHOTOMONTAGE PHASE 1 (TYPE 4)**



## PHOTOMONTAGE

Date Dec-19	By CTG	<b>Image Information:</b>	<b>Viewpoint Information:</b>
Image Size 390 x 253mm	QA DF	Camera Model: Canon EOS 5D	Easting: 211962
Paper Size A3	Rev -	Camera Lens: 50mm	Northing: 776301
BVO.1-005Ga A3 montages.indd		Horizontal Field of View: 39.6°	Ground Height Above Datum: 10m
		Vertical Field of View: 26.3°	Direction of View: 325°
		Principal Distance: 542mm	Camera Height: 1.6m

Banavie Quarry, Fort William



**L VIA PHOTOGRAPH 4: VIEW NORTH WEST  
FROM THE A830 AT BLAR MOR  
PHOTOMONTAGE PHASE 2 (TYPE 4)**



## PHOTOMONTAGE

Date Dec-19	By CTG	<b>Image Information:</b>	<b>Viewpoint Information:</b>
Image Size 390 x 253mm	QA DF	Camera Model: Canon EOS 5D	Easting: 211962
Paper Size A3	Rev -	Camera Lens: 50mm	Northing: 776301
BVO.1-005Ga A3 montages.indd		Horizontal Field of View: 39.6°	Ground Height Above Datum: 10m
		Vertical Field of View: 26.3°	Direction of View: 325°
		Principal Distance: 542mm	Camera Height: 1.6m

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**LVIA PHOTOGRAPH 4: VIEW NORTH WEST  
FROM THE A830 AT BLAR MOR  
PHOTOMONTAGE FINAL RESTORATION  
YEAR 5**



**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 390 x 253mm	QA DF	
Paper Size A3	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

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**LVIA PHOTOGRAPH 5: VIEW NORTH WEST FROM THE RAILWAY BRIDGE AT LOCHYSIDE / CAOL EXISTING VIEW (TYPE 1)**





**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 390 x 253mm	QA DF	
Paper Size A3	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

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**LVIA PHOTOGRAPH 6: VIEW NORTH EAST FROM A861 AT CAMUSNAGAU  
EXISTING VIEW (TYPE 1)**



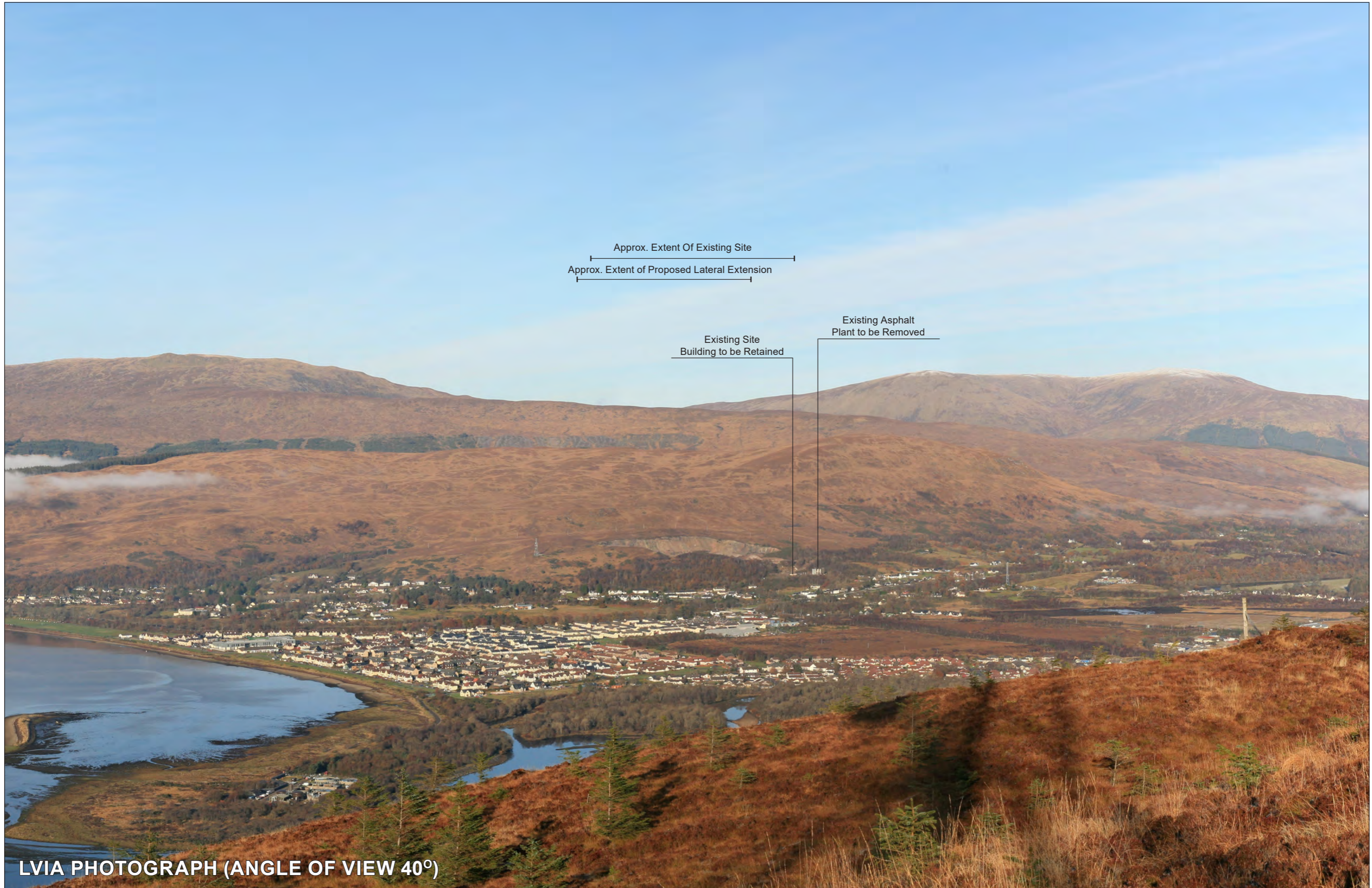
**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b>	
Image Size 390 x 253mm	QA DF	Camera:	Canon EOS 5D MkI
Paper Size A3	Rev -	Lens:	50mm Fixed Focal Length
BVO.1-008Ka LVIA Photosheets.indd		Photography Date:	18/11/2019

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**LVIA PHOTOGRAPH 7: VIEW WEST FROM THE A82, NORTH OF TORLUNDY EXISTING VIEW (TYPE 1)**



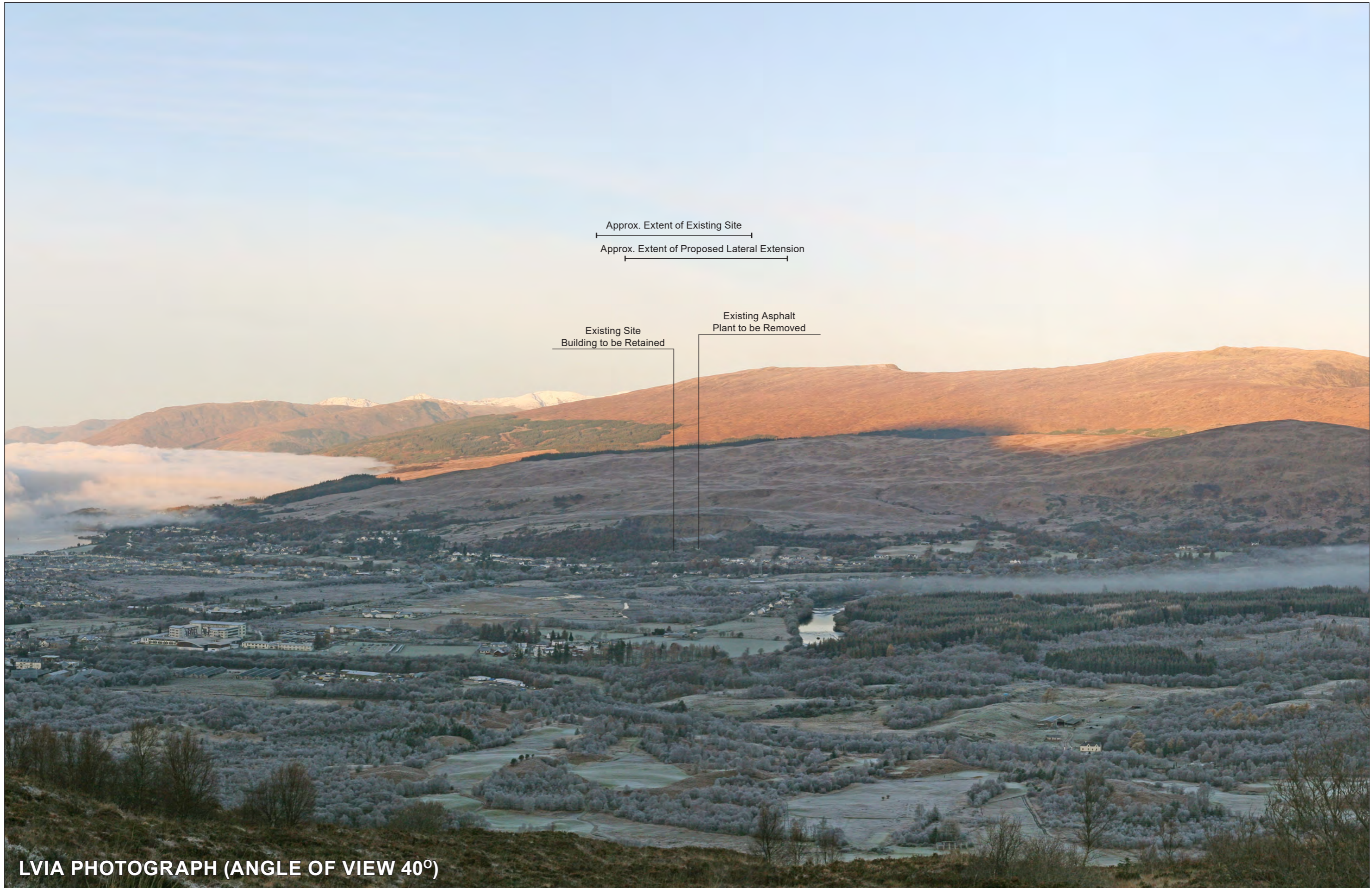
**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 390 x 253mm	QA DF	
Paper Size A3	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

**Banavie Quarry, Fort William**



**LVIA PHOTOGRAPH 8: VIEW NORTH FROM COW HILL  
EXISTING VIEW (TYPE 1)**



**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 390 x 253mm	QA DF	
Paper Size A3	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

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**LVIA PHOTOGRAPH 9: VIEW NORTH WEST FROM ALLT A' MHUILINN PATH, BEN NEVIS EXISTING VIEW (TYPE 1)**



**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 390 x 253mm	QA DF	
Paper Size A3	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

**Banavie Quarry, Fort William**



**LVIA PHOTOGRAPH 10: VIEW NORTH EAST FROM THE A82, SOUTH OF FORT WILLIAM EXISTING VIEW (TYPE 1)**



**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b>	
Image Size 390 x 253mm	QA DF	Camera:	Canon EOS 5D MkI
Paper Size A3	Rev -	Lens:	50mm Fixed Focal Length
BVO.1-008Ka LVIA Photosheets.indd		Photography Date:	18/11/2019

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**LVIA PHOTOGRAPH 11: VIEW NORTH FROM LUNDAVRA ROAD, FORT WILLIAM EXISTING VIEW (TYPE 1)**



**LVIA PHOTOGRAPH (ANGLE OF VIEW 40°)**

Date Dec 2019	By DF/JD	<b>Photography Information:</b> Camera: Canon EOS 5D MkI Lens: 50mm Fixed Focal Length Photography Date: 18/11/2019
Image Size 390 x 253mm	QA DF	
Paper Size A3	Rev -	
BVO.1-008Ka LVIA Photosheets.indd		

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**LVIA PHOTOGRAPH 12: VIEW NORTH FROM BLARMACFOLDACH VIEWPOINT, ON OLD MILITARY ROAD C1164 EXISTING VIEW (TYPE 1)**