

Agenda Item	5.1
Report No	PLS-002-21

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 3 February 2020  
**Report Title:** 20/04580/PAN : Alvance Aluminium Group  
Lochaber Smelter, Fort William PH33 6TH  
**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Construction of aluminium billet production facility with associated hardstanding, infrastructure and landscaping  
**Ward:** 21 – Fort William and Ardnamurchan

### **Recommendation**

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

## 1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the **18 November 2020**. Members are asked to note this may form the basis of a subsequent planning application
- 1.3 The submitted information attached includes:
  - Proposal of Application Notice
  - Location Plan

## 2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Construction of aluminium billet production facility with associated hardstanding, infrastructure and landscaping
- 2.2 Although limited information has been submitted with the Proposal of Application Notice, further information received indicates the proposal will replace the previous proposal for the alloy wheel facility due to a significant decline in the UK automotive sector.
- 2.3 An application for a Screening Opinion (on the need for Environmental Assessment) has been submitted which provides further information on the proposed development (reference number 20/04655/SCRE):
  - The proposed building would be circa 10,000 m<sup>2</sup> with approx. 20,000m<sup>2</sup> of developed land surrounding the building.
  - The main process which would be carried out in the building is the melting and casting of primary aluminium (from the Smelter) and secondary aluminium (transported to site) to produce billets of various specifications, sizes and lengths. A billet is a solid block or cylinder of aluminium which can then be used to manufacture other products;
  - The facility will include a casting pit of approx. 25 metres (m) in depth and 7x7m wide, secondary metal storage areas, fume abatement systems, melting furnaces and auxiliary plant equipment;
  - a hard standing area (c.4,200 sq m) is proposed to store the final product storage for transportation;
  - landscaping and planting;
  - required drainage and Sustainable Urban Drainage System;
  - a LNG/SNG gas facility;
  - Oxygen, Nitrogen and Argon systems.

### **3. SITE DESCRIPTION**

- 3.1 The site comprises an area of land extending to approx. 26ha to the immediate south and west of the existing Lochaber Smelter in Fort William. The location plan indicates the existing access to the Smelter is to be used to serve the proposal. The existing access crosses the railway by means of a bridge and level crossing. The site is bounded to the west by the Glen Nevis Business Park, to the south by Claggan Park, to the east by open ground, and to the north east by the existing Smelter complex.
- 3.2 The site is similar to the site of planning permission 17/05202/FUL granted in February 2018 for an alloy wheel manufacturing facility, however there are differences to the site boundary to the south east and to the north, and there is no longer an access link shown to the business park.

### **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

#### **4.1 Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 41 - Business and Industrial Land
- 42 - Previously Used Land
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 71 - Safeguarding of Waste Management Sites
- 72 - Pollution
- 73 - Air Quality

#### **4.2 West Highland and Islands Local Development Plan 2019 (WestPlan)**

Within Fort William Settlement Development Area and Industry Allocation FW25. The developer requirements for FW25 are as follows:

Development in accordance with planning permission 17/05202/FUL. Alternative or additional proposals require the developer to prepare masterplan/developer brief which must address the following: Minimum 6 metre buffer between watercourses and development; Flood Risk and Drainage Impact Assessment (no development in areas shown to be at risk of flooding); Additional landscape tree planting, potential to retain woodland for screening and to aid site integration with the green network; Protected species survey; Transport Assessment including details of access

improvements, active travel connections, potential contributions towards wider Fort William transport network improvements and safeguard land for Fort William transport network improvements; Boundary treatment and possible development setback from neighbouring waste storage and distribution uses and from Ben Nevis Distillery (HSE Hazard); Site history and possible Land Contamination Site Investigation; Peat management plan to demonstrate how impacts on peat have been minimised, and vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit area that can be developed; Landscape and Visual Impact Assessment and high quality siting and design that will avoid adverse impacts on the special qualities of the Ben Nevis and Glencoe NSA and principal Glen Nevis public viewpoints; Site within Inverlochry I and II Battlefield and a metal detecting survey may be required in the first instance; Possible safeguard of land for a Search and Rescue helipad unless alternative provision can be secured, for example at Blar Mor or Achintee.

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

Construction Environmental Management Process for Large Scale Projects  
(August 2010)

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

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

National Planning Framework 3

Scottish Planning Policy

Planning Advice Note 33 – Development of Contaminated Land

Planning Advice Note 51 - Planning, Environmental Protection and Regulation

Planning Advice Note 60 - Natural Heritage

Planning advice Note 61 - Sustainable Urban Drainage Systems

Planning Advice Note 66 - Planning Applications Affecting Trunk Roads

Planning Advice Note 68 - Design Statements

Planning Advice Note 69 - Flood Risk (+update June 2015)

Planning Advice Note 75 - Planning for Transport

Planning Advice Note 78 - Inclusive Design

Planning Advice Note 79 - Water and Drainage

Planning Advice Note 1/2011 - Planning and Noise

Planning Advice Note 2/2011 - Planning and Archaeology

Planning Advice Note 1/2013 - Environmental Impact assessment

Planning and Waste Management Advice

Historic Environment Scotland: Policy Statement 2016

Historic Environment Scotland: Managing Change in the Historic Environment

Guidance Note - Historic Battlefields 2016

Scottish Government Policy on Control of Woodland Removal

## **5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1 a) National Policy
- b) Roads, Transport and Road Safety
- c) Water, Flood Risk and Drainage
- d) Natural Heritage
- e) Contaminated Land
- f) Peat Management
- g) Trees and Forestry
- h) Design and Layout
- i) Landscape and Visual Impact
- j) Access and Recreation
- k) Noise and Light Pollution
- l) Construction Management
- m) Open Space and Landscaping
- n) Infrastructure Delivery
- o) Waste Management
- p) Planning History
- q) Sustainable travel
- r) Historic Battlefield

## **6. CONCLUSION**

- 6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

## **7. IMPLICATIONS**

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

7.6 Gaelic: Not applicable

## 8. **RECOMMENDATION**

8.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

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 - Application Form



# PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

**The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.**

Applicant	Alvance Aluminium Group	Agent	JLL
Address	Lochaber Smelter, Fort William, PH33 6TH	Address	7 Exchange Crescent, Conference Square, Edinburgh, EH3 8LL
Phone No.		Phone	
E-mail		E-mail	steven.black@eu.jll.com

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Lochaber Smelter,  
Fort William,  
PH33 6TH

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

A 'major development' application for the construction of an aluminium  
billet production facility with associated hardstanding, infrastructure and landscaping

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES..... NO.....✓.....

**Community Consultation** [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s Date Notice Served  
Fort William, Inverlochy and Torlundy; Caol; and, 18/11/20  
Kilmallie Community Councils

Names/details of any other parties Date Notice Served  
Cllrs Allan, Baxter, McLean & Ramon 18/11/20  
Cllrs Henderson, Rixson & Thompson  
Kate Forbes MSP & Ian Blackford MP

**Please give details of proposed consultation**

Proposed public event Venue Date and time  
Online interactive event Dedicated website 25 February 2021

Information on dedicated website Live from date of first public notice

Newspaper Advert – name of newspaper Advert date(where known)  
The Oban Times w/c 8 and 15 February 2021

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

Leaflet drop to properties in the vicinity of the site and local press release to promote event  
Offer to present proposals to Community Councils notified above

Signe [Redacted]

Date 18/11/20



Alvance Aluminium Group  
Proposed Billet Production Facility  
Proposal of Application Notice  
Location Plan

