

Agenda Item	<b>5.3</b>
Report No	<b>PLN/014/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 2 March 2021

**Report Title:** 20/03690/FUL: AA and D Fraser Ltd per Kearnico Consulting Ltd  
Pitgrudy Sand And Gravel Pit, Dornoch, IV25 3NB

**Report By:** Acting Head of Development Management – Highland

### 1. Purpose/Executive Summary

1.1 **Description:** Extract and primary process sand and gravel, process construction and demolition waste

**Ward:** 4 – East Sutherland and Edderton

1.2 **Development category:** Local

**Reason referred to Committee:** More than 5 objections

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.

### 2. Recommendations

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

### **3. PROPOSED DEVELOPMENT AND BACKGROUND**

- 3.1 The application seeks consent for the continuation of extraction and processing of sand and gravel at Pitgrudy Quarry, at a maximum rate of 10,000 tonnes per annum by excavating a further 3.8 metres from the existing quarry floor at deepest point. Additionally, the proposal also seeks to begin processing of construction and demolition waste. This would involve the importation of such waste into the quarry, at a maximum rate of 500 tonnes at any time, where it would be converted into secondary aggregates and used as materials for the formation of roads. The quarrying works will be undertaken in accordance with a phased restoration across three phases. The quarry was initially granted planning permission in 2011 for a temporary period of 5 years; this has now expired with the operator working through the remaining stockpiles. A 10 year consent is now sought.
- 3.2 In addition to the existing quarry with access road, there is a site office positioned to the eastern boundary.
- 3.3 Informal pre-application advice was provided to the agent including a meeting on site to discuss the required level of information to support an application.
- 3.4 The proposal was subsequently screened under the 2017 Environmental Impact Assessment Regulations which confirmed an Environmental Impact Assessment would not be required. Nevertheless, the application is supported by targeted information including the Council's Minerals Questionnaire, Restoration Proposals, a Supporting Statement and photos.
- 3.5 There have been no variations to the proposed development since the application was lodged however further information has been provided by the agent to address consultation comments with regards roads impact, processing of construction waste and to agree a restoration bond.

### **4. SITE DESCRIPTION**

- 4.1 The quarry extends to 1.8 hectares and lies around 400m north of the Dornoch settlement boundary in the area known as Pitgrudy. It is accessed from the B9168, which connects the town with the A9, via a private road which also serves the Pitgrudy Holiday Park and Pitgrudy Farm, which is a working farm, and its cottages (the farm and cottages being owned by the same land owner as the quarry). Excavation at the site has currently ceased however there remains stockpiles of gravel on site. There is a grey coloured site office/welfare cabin with vehicle parking close to the site entrance, which is gated.
- 4.2 There are grassed bunds around the perimeter of the quarry which have been formed with the soil from the site stripping when quarrying began in 2013. The closest houses to the site are the Pitgrudy Farm Cottages (within the same ownership as the quarry) at 300m to the north. Rowan Avenue to the northern boundary of Dornoch lies 415m to the south with the recent Springfield housing development lying 470m to the south west. The Pitgrudy Holiday Park lies 500m north west of the site. There are no environmental designations covering the quarry.

## 5. PLANNING HISTORY

- 5.1 20/03301/SCRE: Request for screening EIA Not 22.09.2020  
opinion: Continuation of sand and gravel Required  
quarry
- 5.2 10/04413/FUL: Development of sand and Application 02.06.2011  
gravel quarry. Implemented. Permitted

## 6. PUBLIC PARTICIPATION

- 6.1 Advertised: Schedule 3 Development/Unknown Neighbour  
Date Advertised: 16.10.2020  
Representation deadline: 30.10.2020  
Timeous representations: 20 (18 objections and 2 general comments). 4  
representations have not provided a named address.
- 6.2 Material considerations raised are summarised as follows:
- Concern regarding suitability of access to site and impact on pedestrians using road
  - Concern regarding access being shared with residents at Pitgrugy Caravan Park
  - Noise impact of vehicles travelling to and from the site
  - Not all residents of the Caravan Park received a Neighbour Notification
  - Dust impact
  - Impact on the environment
- Non-material considerations are summarised as follows:
- Impact on property values
- 6.3 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).

## 7. CONSULTATIONS

- 7.1 **Dornoch Community Council:** No response
- 7.2 **THC Transport Planning:** No objections. Transport Planning support the development on the basis it has been demonstrated that two HGV's can be accommodated at the access bellmouth. Transport Planning suggest a passing place is also provided at the single track length of road however do not formally request this as the road is privately owned.
- 7.3 **THC Environmental Health:** No objections. Previous consultation with EH has noted that a noise impact assessment would not be required unless there were any specific concerns that the operator could not comply with the required noise levels at noise-sensitive receptors i.e. houses.

7.4 **Scottish Environmental Protection Agency (SEPA):** Objections – withdrawn. SEPA initially objected due to a lack of information regarding the proposed processing of construction and demolition waste. On receipt of further information from the agent this objection has been withdrawn and SEPA confirm the proposal is likely to be classified as exempt from the Waste Management Licensing (Scotland) Regulations 2011. A planning condition is requested with regards restoration and aftercare.

## 8. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

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

28 - Sustainable Design  
30 - Physical Constraints  
42 - Previously Used Land  
53 - Minerals  
54 - Mineral Wastes  
56 - Travel  
61 - Landscape  
63 - Water Environment  
65 - Waste Water Treatment  
66 - Surface Water Drainage

### 8.2 **Caithness and Sutherland Local Development Plan 2018**

There are no site specific policies covering the site itself and the site lies outwith the defined Settlement Development Area for Dornoch.

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

N/A

## 9. **OTHER MATERIAL POLICY CONSIDERATIONS**

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

Scottish Planning Policy (June 2014, updated December 2020)

## 10. **PLANNING APPRAISAL**

10.1 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**

10.2 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**

- 10.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
  - b) planning history
  - c) visual impact including restoration
  - d) access
  - e) potential noise and dust
  - f) any other material considerations.

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

- 10.4 As an application concerning continuation of an existing quarry, there is broad policy support under Policy 53 of the Highland-wide Local Development (Minerals) which is the key determining policy. Whilst this applies support in principle, it is subject to ensuring all development avoids or satisfactorily mitigates any impacts on residential amenity, the natural, built and cultural heritage as well as infrastructure capacities. Reference is also made to the need for restoration to be carried out in parallel with excavation where possible, or in the shortest timeframe possible. These matters are considered in the below planning assessment.
- 10.5 Scottish Planning Policy also notes that minerals make an important contribution to the economy, providing materials for construction, energy supply and other uses as well as supporting employment. Therefore planning authorities should safeguard mineral resources and facilitate their responsible use. In this regard, continuation of an existing quarry complies with the broad approach set out in SPP, with the proposed processing of construction and demolition waste into secondary aggregates also reducing the reliance of landfill sites with associated environmental benefits as encouraged by local and national planning policy.

### **Planning History**

- 10.6 As noted previously, the quarry was granted planning permission for a temporary period of 5 years in 2011 which has established its use. The planning history is a material consideration in the determination of the application and the existing planning position, coupled with the above policy context, allows the principle of development to be considered acceptable. Notwithstanding this, this application has attracted significantly more public representation than the previous consent with the vast majority of objections citing concerns regarding the use of an access which is also shared with Pitgrudy Caravan Park. Use of this access was also established as part of the previous permission however its continued use does require to be assessed against any updated policy or guidance; consideration of this matter is outlined further in Section 10.10-10.11.

### **Visual Impact including Restoration**

- 10.7 The quarry is largely hidden to public view being visually contained due to the presence of landscaping bunds around its perimeter meaning visibility of quarrying activities is only really obtained from within the quarry itself. The bunds

were formed with soil removed from the site prior to quarrying activity taking place and have successfully naturally regenerated over time to form appropriate visual containment.

- 10.8 At the cessation of quarry operations, the whole site will be reinstated and returned to agricultural use. The reinstatement operations will be carried out in three phases during the latter part and completion of quarry operations, starting at the western side of the quarry and progressively working eastwards towards the quarry entrance. As has been evidenced through the bunds on site, natural regeneration is likely to be sufficient for the quarry floor however with a seed mixture planted if required. In any event, no importation of soil is required to complete the restoration. The restoration works are secured by condition, including the requirement for the submission of a detailed restoration and aftercare plan which should set out a clear timescale for delivery.
- 10.9 A bond will however be required to ensure restoration can be carried out by the Highland Council in the event that the quarry operator cannot fulfil this requirement by, for example, going out of business. The bond figure has been subject to ongoing discussion with the Council's Project Design Figure to ensure accuracy and once agreed, will be secured via a Section 75 Agreement or appropriate mechanism. The applicant will have 4 months in which to conclude the agreement unless an agreement on an extension of time has been reached.

### **Access**

- 10.10 The site is accessed from the public road network from the B9168 Poles Road which connects Dornoch to the A9. From this junction, access to the site is privately owned and maintained with this arrangement having been accepted as part of the 2012 permission and in operation since quarrying activities began in 2013. Continued use of this access is supported by Transport Planning noting that the Council's remit as Roads Authority is where an access joins onto the public road. The existing arrangements in this instance have been confirmed as suitable by Transport Planning given the bellmouth is of a width sufficient to accommodate two Heavy Goods Vehicles. The road thereafter narrows to single track leading to the quarry but also serving Pitgrudy Farm and associated cottages as well as the Holiday Park. The farm, cottages and quarry are all owned by the same party however the Holiday Park is in different ownerships.
- 10.11 The Park consists of 80 caravans which are a mix of permanent residential accommodation as well as holiday units with this application having attracted a number of objections from residents concerned about the suitability of the access road, its maintenance and safety in terms of impact on pedestrians. The application details note that vehicle movements associated with the quarry will be 3 per day. This is a relatively low volume which will be spread throughout the day; it is not uncommon for rural roads to be shared by vehicles, larger vehicles and/or pedestrians and the avoidance of any conflict relies on good driver safety being employed. Transport Planning's recommendation that a passing place is provided on the single track length of road is agreed as this will assist in reducing any potential conflict. The agent has confirmed that the applicant/land owner is

content to provide this if it is deemed necessary therefore this requirement is secured by condition with the passing place to be delivered prior to resumption of quarry activities or within 90 days of the date of permission.

### **Noise and Dust**

- 10.12 As a sand and gravel quarry, no blasting is required at any time with any noise impact limited to processing plant on site. Due to the modest tonnages being produced at the quarry, there is no plant on site permanently with machinery hired as and when required therefore noise generating uses are limited throughout the year to when crushing is taking place. This will also be the case for the processing of construction waste. The previous consent noted that, given the distance of over 400m to any non-financially involved property and the ability of the operator to comply with required noise limits, a full noise assessment would not be required and it is noted that the quarry has since been operating without any complaints to the council. Since the previous application was consented, the establishment of the large soil bunds around the perimeter of the site have further mitigated any noise impact through acting as an acoustic screen. A condition has been added to this consent to limit timing of works to 7.30am to 6pm as per the previous consent; the condition also requires the operator to undertake an assessment at their own expense should the required noise levels not be adhered to at noise sensitive properties to determine required mitigation measures.
- 10.13 With regards dust, water borne dust suppression fixtures are in built within the machinery hired to process material from the site. A fine mist of water of water is also sprayed over crushing and screening equipment to dampen any dust caused by the operation or wind borne dust. In addition, this spray is also applied to the quarry floor, stockpiles and bunds in any prolonged periods of dry warm and windy weather conditions to avoid any wind borne dust contamination.

### **Other material considerations**

- 10.14 There are no other material considerations.

### **Non-material considerations**

- 10.15 The issue of the impact on property values is not a material planning consideration.

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

- 10.16 The required restoration bond will be secured by Section 75 should consent be granted or an appropriate legal mechanism to secure the restoration of the quarry.
- 10.17 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 unless significant meaningful progress has been achieved and is extended by agreement, for the following reason:

*The proposed application has failed to conclude a legal agreement required to secure a restoration bond. As such the Council has no certainty that the restoration of the quarry could be completed in the event the operator fails to undertake these works. As such the application is contrary to the provisions of Policy 45 of the Highland-wide Local Development Plan.*

## **11. CONCLUSION**

- 11.1 The application is concerned with resumption of quarrying activities and processing of construction waste at an existing quarry which has broad policy support under the adopted development plan including national planning policy. Whilst the concerns noted in representations are noted, the access route to the quarry has been established under a previous permission, has a comparatively low level of movement associated with the quarry and is subject to a condition to secure its improvement therefore it continues to remain acceptable to the Roads Authority. The inclusion of a passing place, secured by condition, should work towards ameliorating some of these concerns.
- 11.2 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. It is therefore proposed to grant a further temporary consent of 10 years following which the quarry should be restored in accordance with the indicative details provided and detailed proposals sought by condition.

## **12. IMPLICATIONS**

- 12.1 Resource: Not applicable.
- 12.2 Legal: Not applicable.
- 12.3 Community (Equality, Poverty and Rural): Not applicable.
- 12.4 Climate Change/Carbon Clever: Not applicable.
- 12.5 Risk: Not applicable.
- 12.6 Gaelic: Not applicable.

## **13. RECOMMENDATION**

<b>Action required before decision issued</b>	<b>Y</b>
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation or an appropriate legal mechanism	Y
Revocation of previous permission	N



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

**Conditions and Reasons**

1. The planning permission hereby granted is for a temporary period of 10 years from the date of this consent. At the expiration of this permission, and unless an application is made and granted for renewal, or within a period of six months from the earlier cessation of operations at the site, all operations shall have ceased and the ground shall have been reinstated to a condition acceptable to the Planning Authority and in accordance with the terms of all other conditions attaching to this permission.

**Reason:** In recognition of the temporary nature of the proposed development, to enable the Planning Authority to reassess the impact of the development after a given period of time and secure removal and restoration.

2. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docketed as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority. For the avoidance of doubt permission is hereby granted for the extraction of sand and gravel arising from primary processing at a maximum rate of 10,000 tonnes per annum and the processing of construction and demolition waste with associated stockpiles limited to 500 tonnes at any one time. In addition, the existing bunds shall be retained for the duration of this permission.

**Reason:** To clarify and reinforce the terms of the permissions granted at this quarry.

3. No development shall commence until full details of a passing place adjacent to the single track road and in accordance with the Council's Roads Guidelines for New Developments has been submitted to and approved in writing by the Planning Authority. The passing place shall thereafter be installed as approved prior to the resumption of quarrying activities at the site or within 90 days of the date of this permission.

**Reason:** In the interests of improving road safety.

4. No development shall commence on site until the developer has provided written and plan details of all external lighting for the site for working during the hours of darkness. The lighting shall be designed to avoid light spill beyond the boundaries of the site. The lighting shall thereafter be installed in accordance with the approved details.

**Reason:** To reduce the visual impact of the development.

5. Within 3 months of the date of this permission a scheme of progressive restoration shall be submitted to and approved in writing by the Planning Authority in consultation with SEPA. For the avoidance of doubt the plan shall include information on any proposals for phased working and progressive

restoration. Once approved the phased restoration shall be undertaken in accordance with the approved scheme unless otherwise approved in exceptional circumstances by the Planning Authority as a non material variation.

**Reason:** To ensure the site is appropriately restored in the interests of the protection of the environment.

6. Within 12 months of the cessation of working, the reinstatement of the site shall be completed in accordance with the approved scheme of progressive restoration that has previously been agreed in writing by the Local Planning Authority under condition 4 above.

**Reason:** To ensure the satisfactory after-use of the site.

7. Operations for which noise is audible at any noise sensitive property shall only be carried out between 07:30 and 18:00 hours Monday to Friday, 08:00 and 17:00 on a Saturday and at no other times. Noise from the development shall not exceed 45db LAeq, 1 hr (free field) at any existing residential property.

At the reasonable request of the Planning Authority, Operator shall assess, at its own expense and using a suitably qualified consultant(s), the level of noise emissions from the quarry and at noise sensitive receptors if required and a report of assessment shall be submitted to the Planning Authority within two months of a request under this condition, unless an alternative timescale is otherwise agreed in writing by the Planning Authority.

If noise levels are found to exceed limits prescribed under this planning permission, then the Operator shall implement mitigation measures in order to reduce noise levels to comply with prescribed limits. The time period for implementing mitigation measures shall be as outlined as Noise Measurement and Mitigation Scheme or as otherwise may be specified writing by the Planning Authority.

**Reason:** In the interests of residential amenity.

8. Operations at the site, and associated HGV movements, shall be carried out only between the hours of 7.30am and 6pm Monday to Saturday inclusive and not at all on a Sunday.

**Reason:** In the interests of residential amenity.

9. The developer shall maintain accurate records detailing the quantity of materials extracted from the quarry. The records shall show the daily, weekly, monthly and annual production figures, and shall be provided for inspection on an annual basis by the developer and / or operator for the approval in writing of the Planning Authority.

**Reason:** To facilitate the monitoring of the terms of this permission.

## **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 and Conditions**

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

## **Flood Risk**

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

## **Scottish Water**

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

## **Septic Tanks and Soakaways**

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

## **Local Roads Authority Consent**

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

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

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

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

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

## **Mud and 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](mailto:env.health@highland.gov.uk) for more information.

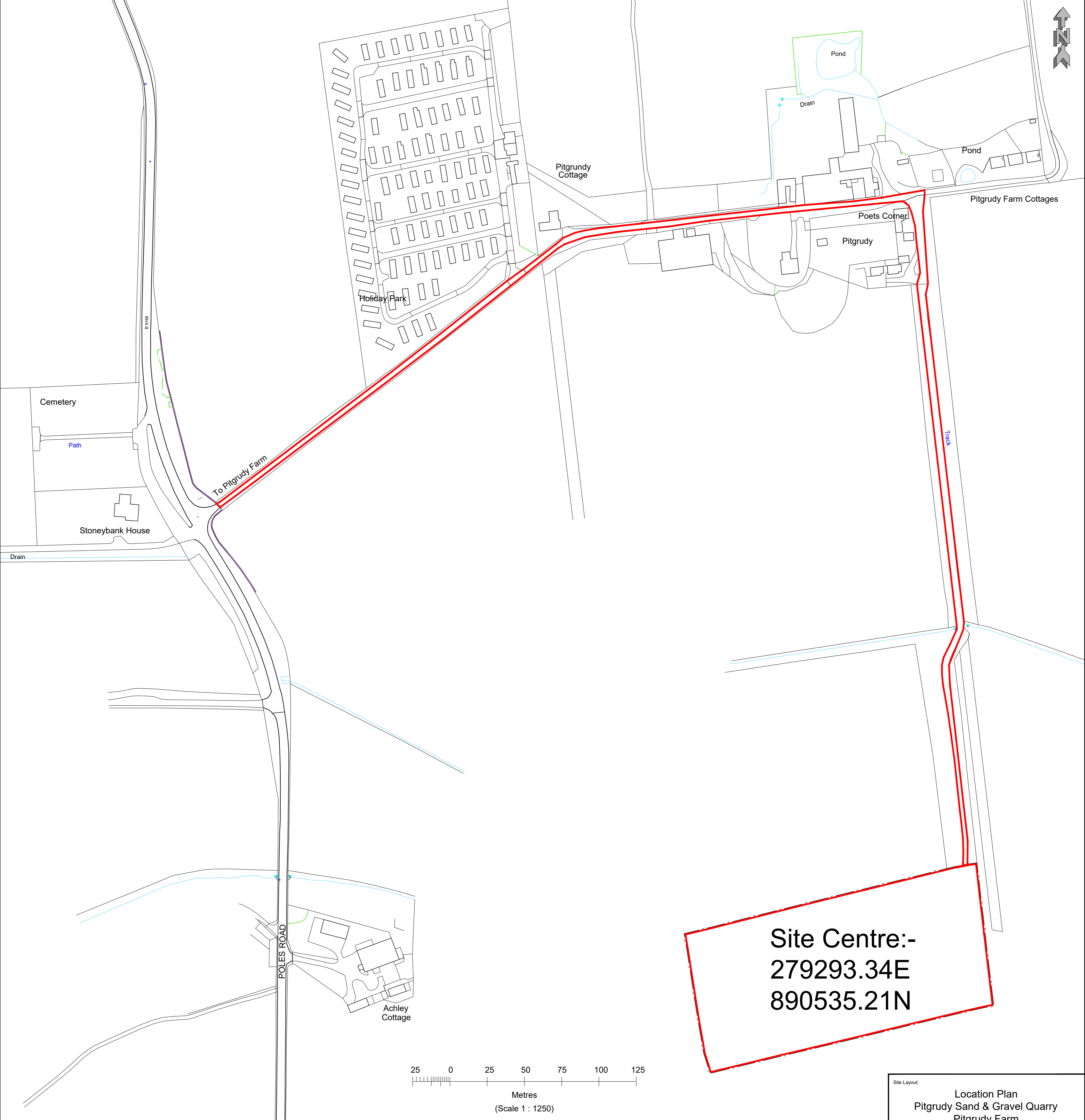
### **Protected Species – Halting of Work**

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

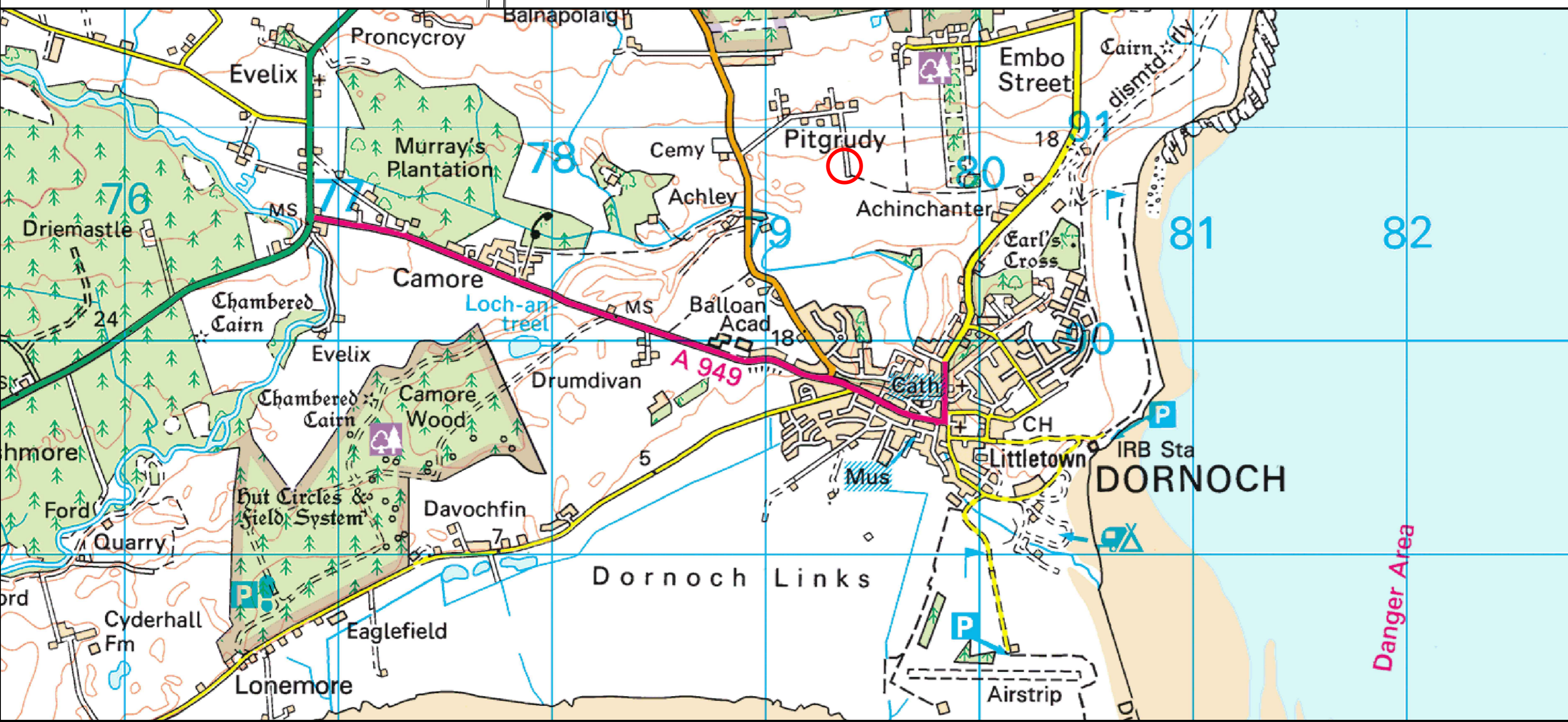
Designation: Acting Head of Development Management – Highland  
Author: Gillian Pearson  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location Plan - CTCH-3552-005 REV A  
Plan 2 - Site Layout Plan - CTCH-3552-006  
Plan 3 - General Plan –Proposed Extraction - CTCH-3552-007 REV B  
Plan 4 - Restoration Plan - CTCH-3552-008 REV B

In the event that the Section 75 or an appropriate legal mechanism is not concluded within 4 months or extended by prior written agreement the application will be refused for the following reason:

*The proposed application has failed to conclude a legal agreement required to secure a restoration bond. As such the Council has no certainty that the restoration of the quarry could be completed in the event the operator fails to undertake these works. As such the application is contrary to the provisions of Policy 45 of the Highland-wide Local Development Plan.*



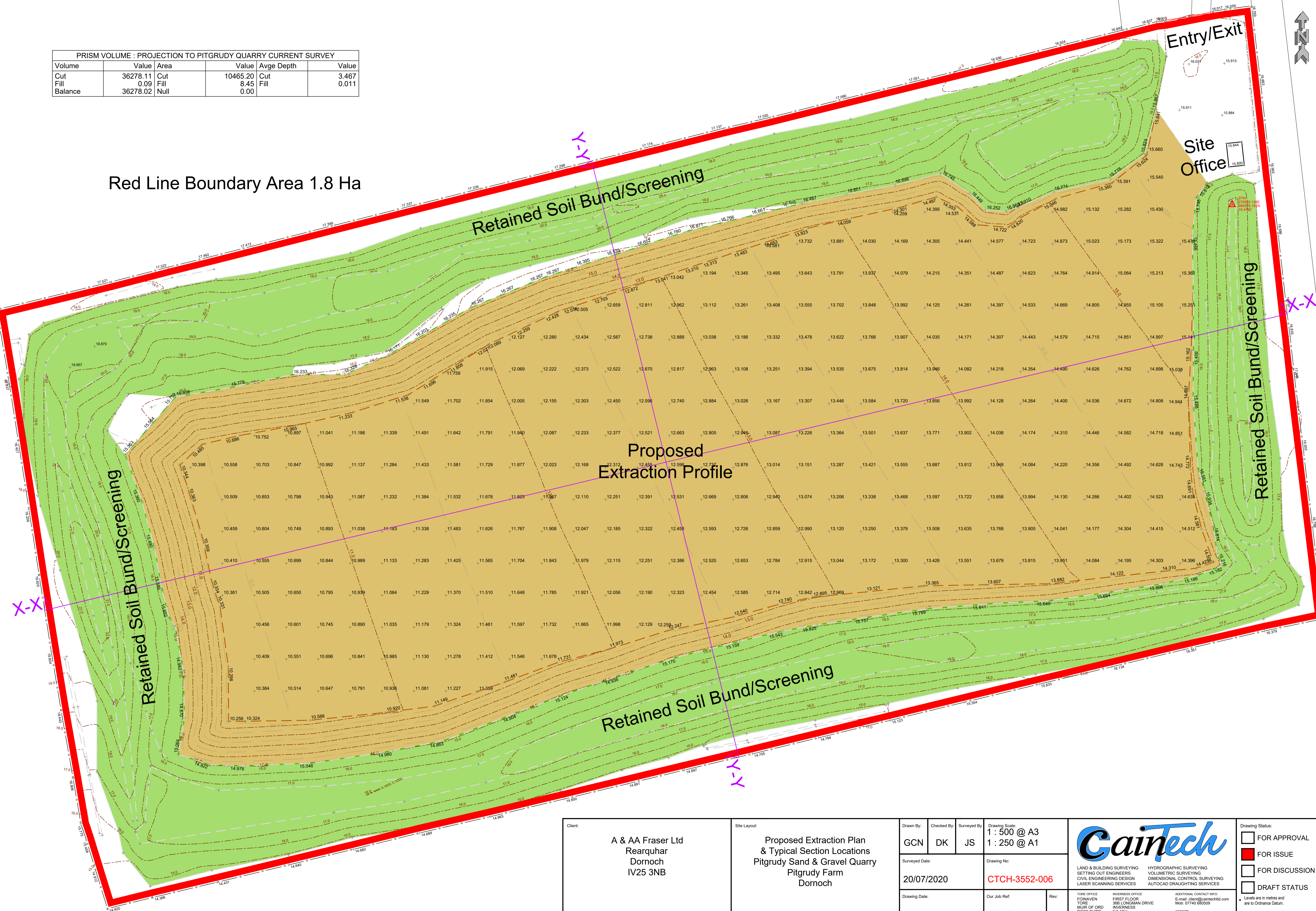
Site Centre:-  
 279293.34E  
 890535.21N



Site Layout:		Location Plan Pitgrudy Sand & Gravel Quarry Pitgrudy Farm Dornoch	
<b>CainTech</b>			
LAND & BUILDING SURVEYING SETTING OUT ENGINEERS CIVIL ENGINEERING DESIGN LASER SCANNING SERVICES		HYDROGRAPHIC SURVEYING VOLUMETRIC SURVEYING DIMENSIONAL CONTROL SURVEYING AUTOCAD DRAUGHTING SERVICES	
TORE OFFICE FOINAVEN TORE MUR OF ORD ROSS SHIRE IV8 7SD Tel: 01463 811400	FIRST FLOOR 388 LONGMAN DRIVE INVERNESS IV1 1SU Tel: 01463 545000	ADDITIONAL CONTACT INFO E-mail: client@caitechtd.com Mob: 07740 680509 WEBSITE http://www.caitecthd.com	
Client: A & AA Fraser Ltd Rearquhar Dornoch IV25 3NB			
Drawn By: GCN	Checked By: DK	Surveyed By: JS	Surveyed Date: 20/07/2020
Drawing Status: <input type="checkbox"/> FOR APPROVAL <input checked="" type="checkbox"/> FOR ISSUE <input type="checkbox"/> FOR DISCUSSION <input type="checkbox"/> DRAFT STATUS		Drawing Date: 28/08/2020 Drawing Scale: 1 : 1250 @ A1 1 : 2500 @ A3 Drawing No: CTCH-3552-005	
Levels are in metres and are to Ordnance Datum. Co-ordinates are to National Grid. (GPS Network)		Our Job Ref: J3552	Rev: A

PRISM VOLUME : PROJECTION TO PITGRUDY QUARRY CURRENT SURVEY					
Volume	Value	Area	Value	Avg Depth	Value
Cut	36278.11	Cut	10465.20	Cut	3.467
Fill	0.09	Fill	8.45	Fill	0.011
Balance	36278.02	Null	0.00		

Red Line Boundary Area 1.8 Ha



Client:  
A & AA Fraser Ltd  
Rearquhar  
Dornoch  
IV25 3NB

Site Layout:  
Proposed Extraction Plan  
& Typical Section Locations  
Pitgrudy Sand & Gravel Quarry  
Pitgrudy Farm  
Dornoch

Drawn By:	Checked By:	Surveyed By:	Drawing Scale:
GCN	DK	JS	1 : 500 @ A3 1 : 250 @ A1
Surveyed Date:		Drawing No:	
20/07/2020		CTCH-3552-006	
Drawing Date:	Our Job Ref:	Rev:	
28/08/2020	J3552		

LAND & BUILDING SURVEYING  
SETTING OUT ENGINEERS  
CIVIL ENGINEERING DESIGN  
LASER SCANNING SERVICES

HYDROGRAPHIC SURVEYING  
VOLUMETRIC SURVEYING  
DIMENSIONAL CONTROL SURVEYING  
AUTOCAD DRAUGHTING SERVICES

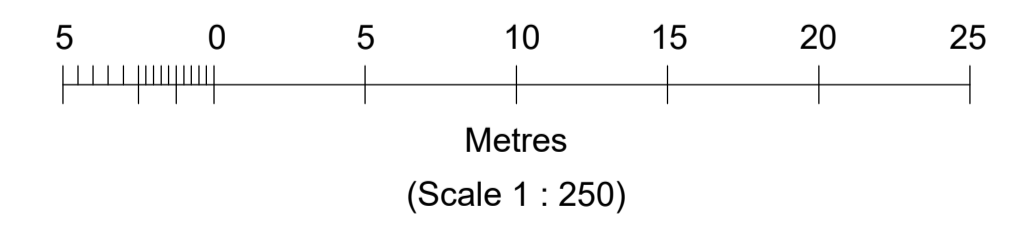
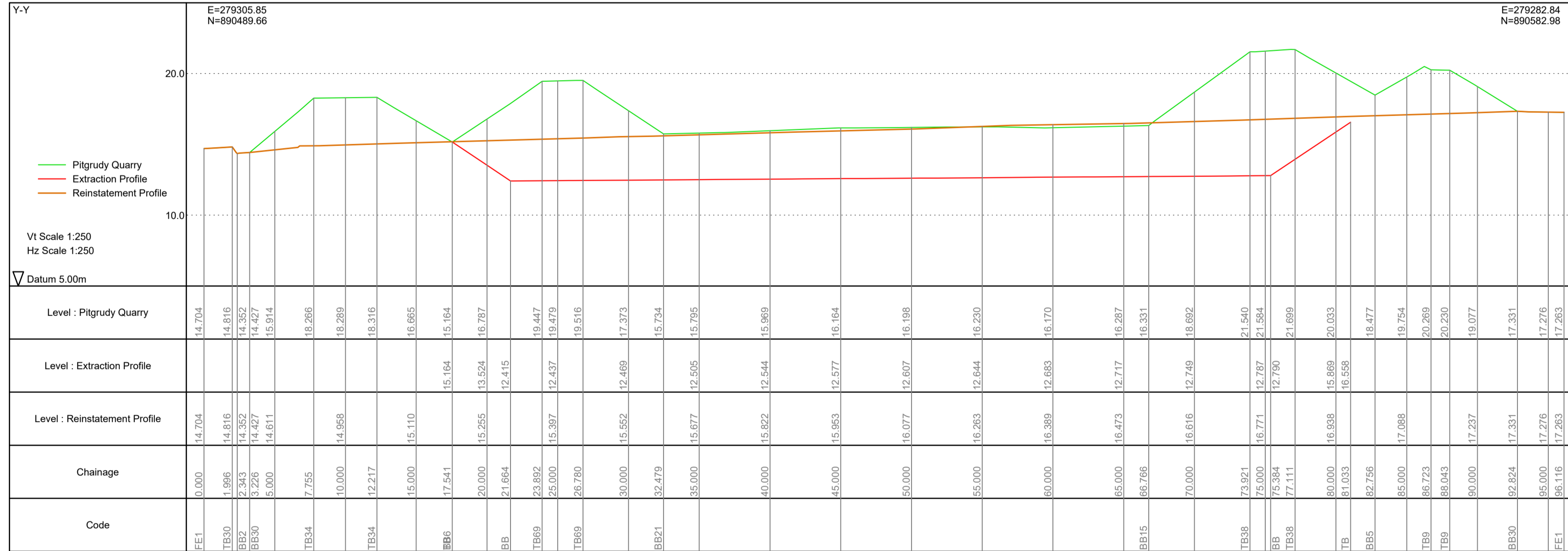
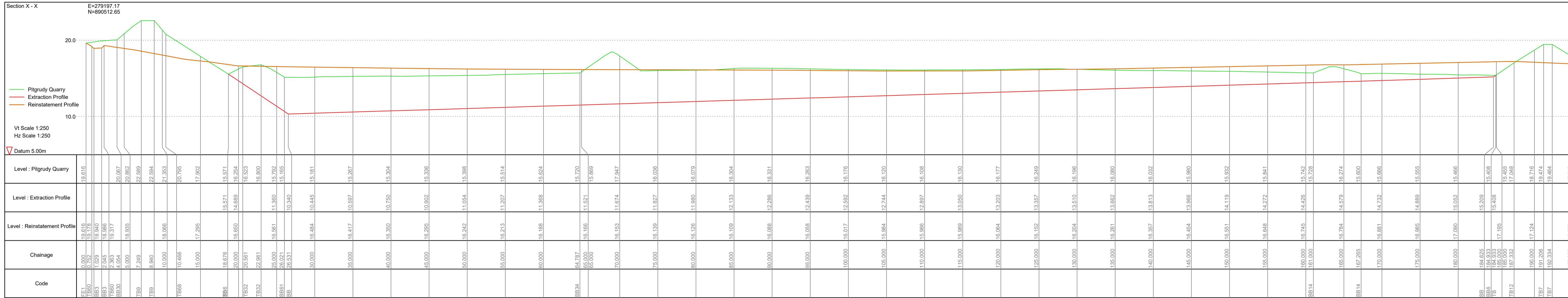
INVERNESS OFFICE  
FOURNAVEN  
TORE  
MUR OF ORD  
ROSS SHIRE  
IV1 7SD  
Tel: 01463 811400

ADDITIONAL CONTACT INFO:  
E-mail: client@caintechltd.com  
Mob: 07740 665059  
Website: http://www.caintechltd.com

Drawing Status:

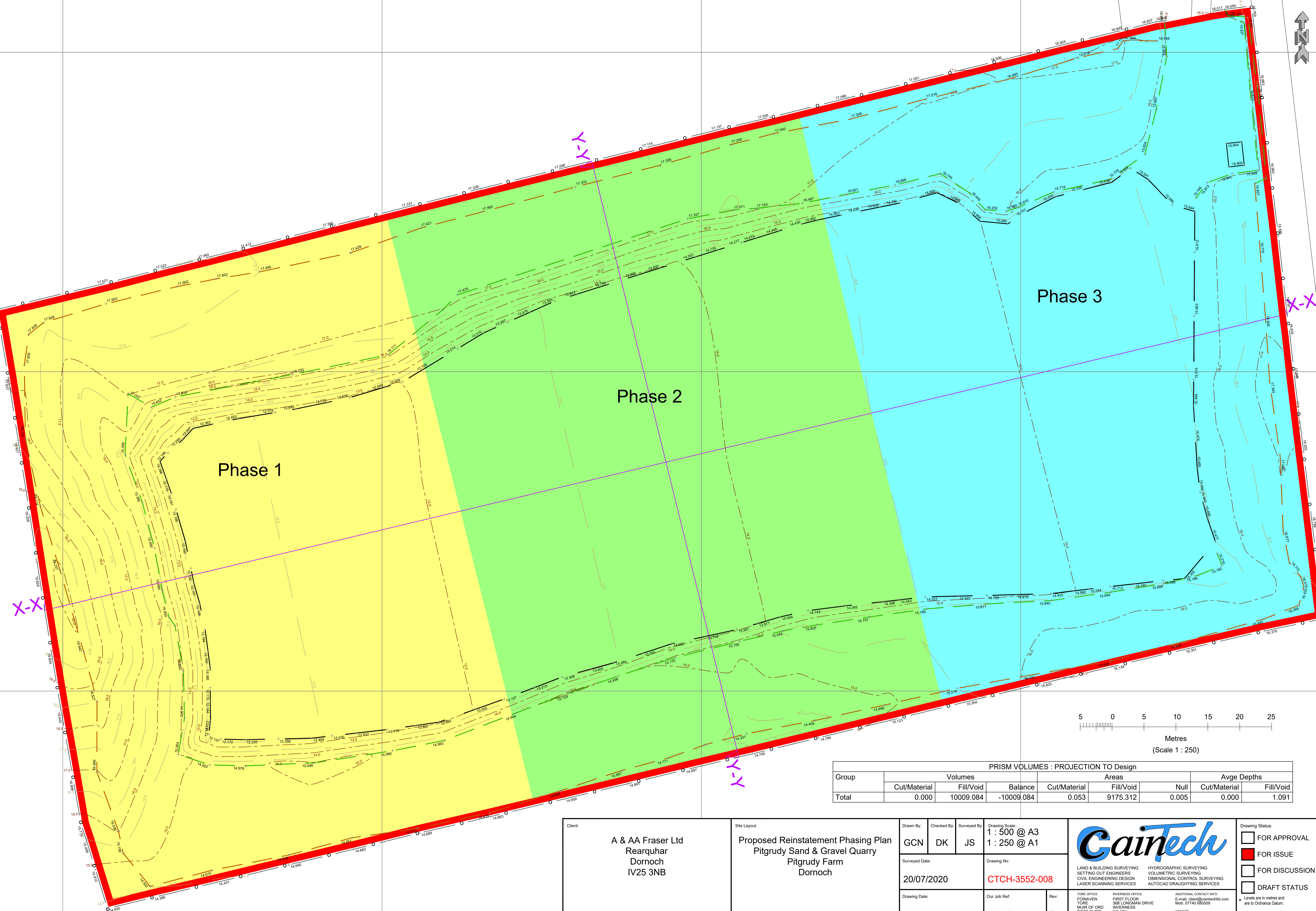
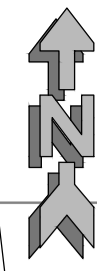
FOR APPROVAL  
 FOR ISSUE  
 FOR DISCUSSION  
 DRAFT STATUS

• Levels are in metres and are to Ordnance Datum.  
• Co-ordinates are to National Grid. (GPS Network)



Client:  <p style="text-align: center;"><b>A &amp; AA Fraser Ltd</b>  <b>Rearquhar</b>  <b>Dornoch</b>  <b>IV25 3NB</b></p>	Site Layout:  <p style="text-align: center;"><b>Proposed Extraction &amp; Restoration Plan</b>  <b>Typical Section X-X &amp; Y-Y</b>  <b>Pitgrudy Sand &amp; Gravel Quarry</b>  <b>Pitgrudy Farm</b>  <b>Dornoch</b></p>	Drawn By: <b>GCN</b> Checked By: <b>DK</b> Surveyed By: <b>JS</b> Surveyed Date: <b>20/07/2020</b> Drawing Date: <b>28/08/2020</b>	Drawing Scale: <b>1 : 500 @ A3</b> <b>1 : 250 @ A1</b> Drawing No: <b>CTCH-3552-007</b> Our Job Ref: <b>J3552</b> Rev: <b>B</b>	 <small>LAND &amp; BUILDING SURVEYING        SETTING OUT ENGINEERS        CIVIL ENGINEERING DESIGN        LASER SCANNING SERVICES</small> <small>HYDROGRAPHIC SURVEYING        VOLUMETRIC SURVEYING        DIMENSIONAL CONTROL SURVEYING        AUTOCAD DRAUGHTING SERVICES</small> <small>TORE OFFICE:        FORNAVEN        TORE        MUR OF ORD        ROSS SHIRE        IV6 7SD        Tel: 01463 811400</small> <small>INVERNESS OFFICE:        FIRST FLOOR        368 LONGMAN DRIVE        INVERNESS        IV1 1SU        Tel: 01463 545000</small> <small>ADDITIONAL CONTACT INFO:        E-mail: client@caintechltd.com        Mob: 07740 665059        Website: http://www.caintechltd.com</small>	Drawing Status: <input type="checkbox"/> FOR APPROVAL <input checked="" type="checkbox"/> FOR ISSUE <input type="checkbox"/> FOR DISCUSSION <input type="checkbox"/> DRAFT STATUS <small>• Levels are in metres and are to Ordnance Datum.        • Co-ordinates are to National Grid. (GPS Network)</small>
---	--	--	---	--	---

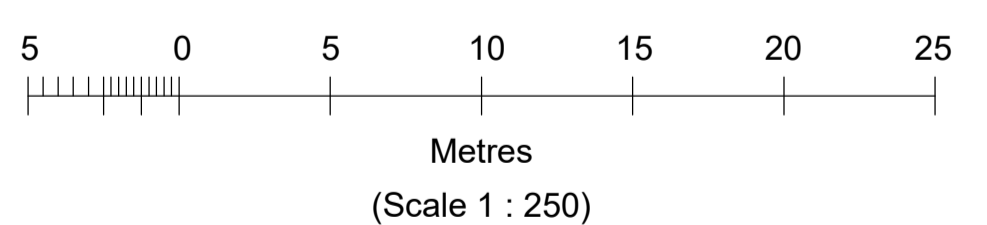




Phase 1

Phase 2

Phase 3



PRISM VOLUMES : PROJECTION TO Design

Group	Volumes			Areas			Avge Depths	
	Cut/Material	Fill/Void	Balance	Cut/Material	Fill/Void	Null	Cut/Material	Fill/Void
Total	0.000	10009.084	-10009.084	0.053	9175.312	0.005	0.000	1.091

Client:  
**A & AA Fraser Ltd**  
 Rearquhar  
 Dornoch  
 IV25 3NB

Site Layout:  
**Proposed Reinstatement Phasing Plan**  
 Pitgrudy Sand & Gravel Quarry  
 Pitgrudy Farm  
 Dornoch

Drawn By: GCN  
 Checked By: DK  
 Surveyed By: JS  
 Drawing Scale:  
 1 : 500 @ A3  
 1 : 250 @ A1  
 Surveyed Date:  
 20/07/2020  
 Drawing No:  
 CTCH-3552-008  
 Drawing Date:  
 28/08/2020  
 Our Job Ref:  
 J3552  
 Rev:  
 B

LAND & BUILDING SURVEYING  
 SETTING OUT ENGINEERS  
 CIVIL ENGINEERING DESIGN  
 LASER SCANNING SERVICES

HYDROGRAPHIC SURVEYING  
 VOLUMETRIC SURVEYING  
 DIMENSIONAL CONTROL SURVEYING  
 AUTOCAD DRAUGHTING SERVICES

INVERNESS OFFICE  
 TORRISVILLE  
 MUR OF ORD  
 ROSS SHIRE  
 IV6 7SD  
 Tel: 01463 811400

ADDITIONAL CONTACT INFO:  
 E-mail: client@caintechtd.com  
 Mob: 07740 665059  
 website: http://www.caintechtd.com

Drawing Status:  
 FOR APPROVAL  
 FOR ISSUE  
 FOR DISCUSSION  
 DRAFT STATUS

• Levels are in metres and are to Ordnance Datum.  
 • Co-ordinates are to National Grid. (GPS Network)