

Agenda Item	5.6
Report No	PLN/017/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 2 March 2021

Report Title: 20/04308/FUL: A and P Grewar
Taebliar Munloch IV8 8NZ

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

1.1 **Description:** Erection of Grain Store

Ward: 09 - Black Isle

1.2 **Development category:** Local

Reason referred to Committee: Number of third-party objections and Community Council objection.

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

- 3.1 Planning permission is sought for the erection of an agricultural building that is to be used for the storage of grain. The roof and walls will be clad with olive green plastisol coated steel box profile sheeting. The building will measure 30.97m (W) x 65m (L), 8.5m to the eaves and 15.72m to the ridge. Three high roller shutter doors are to be installed in total. Two on the north east elevation and one on the south west elevation. The south west elevation will include three personnel fire escape doors and three 1250m² high level louvres. Three extractor fans of the same dimensions are to be installed on the opposite north east elevation along with another 3 personnel fire escape doors. The building will be oriented gable end onto the public road that runs along the northern site boundary. The application includes the construction of a filter trench for surface water to be sited north east of the building.
- 3.3 Pre Application Consultation: None
- 3.4 Supporting Information: Initial supporting statement superseded 12.01.2021. The following matters are addressed.
- Background to proposed development
 - Transport Movement
 - Landscape Setting
 - Noise
- 3.5 Variations: Amended Elevations, Floor and Section Plans submitted 12.01.2021

4. SITE DESCRIPTION

- 4.1 The site lies amongst a cluster of agricultural buildings and equipment most of which are associated with the agricultural business run by the applicants at Taeblair. To the north east is a modern agricultural storage building and to the south two containerised biomass boilers and a second building used as a potato grading shed. To the west are buildings, now associated with the Black Isle Brewery business. The site itself is used as a lay down area. The site is accessed from the U2593 Taeblair – Taeweg road that serves the above buildings and a number of houses; Taeblair Farmhouse, Taeblair Smithy, The Bungalow as well as Taeweg Farmhouse and Daildaraich which lie 500m, or thereby to the north east of the site. The road terminates at Taeweg Cottage 200m south of Taeweg Farmhouse. The property The Bungalow is also known as Taeblair, based on third party submissions. However, the name of the property as contained within the address gazetteer and on the map, base is The Bungalow and therefore this name will be used to describe the property.
- 4.2 The land that surrounds Taeblair is farmed. A coppice of trees lies on the opposite side of the U2593 from the site. The closest houses are located to the west of the site, beyond the Black Isle Brewery buildings. These houses consist of the original farmhouse associated with Taeblair farm and a more recent property The Bungalow. A third house, Taeblair Smithy lies to the west of the woodland.

5. PLANNING HISTORY

- | | | | |
|-----|---|---------|------------|
| 5.1 | 12/02044/FUL Installation of two containerised biomass boilers (495kw) with 25,000 litre accumulation tanks | Granted | 03.08.2012 |
| 5.2 | 08/00200/FULRC – Erection of Agricultural Building | Granted | 10.06.2008 |

6. PUBLIC PARTICIPATION

6.1 Advertised: No

Date Advertised: N/A

Representation deadline: 05.01.2021

Timeous representations: 16 Representations in total. One with no address. Nine households in total.

6.2 The following summaries comments received both prior to and after the revised plans and supporting information by the applicant was submitted on 12.01.21.

Material considerations raised are summarised as follows:

- a) Capacity of road network to accommodate additional vehicles numbers. Existing single-track roads are not suitable for the size of vehicles used, verges are disintegrating, and roads are in a poor condition with few passing places. Increase in agricultural traffic travelling through Munloch. Road between Taebair Junction and Munloch is part of National Cycle Route and is also used by walkers and runners. Alternative access on to the B9161 should be formed.
- b) Noise disturbance to neighbouring houses. Noise from the existing buildings fans and vehicles reversing sirens can frequently be heard. The proposed building in closer and will add to the noise already experienced.
- c) Smoke from the biomass boiler already cause a nuisance. Additional grain storage may lead to lengthening the time that the biomass burns are used thereby increasing the nuisance caused by smoke, particularly when an easterly wind is blowing.
- d) Visual impact and overdevelopment of site due to the size of the building resulting in the industrialisation of the countryside.
- e) Building will cause overshadowing.
- f) Impact on wildlife due to roadkill.
- g) Soakaway from Taebair is within application site

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.

7. CONSULTATIONS

The following comments were received prior to the submission of the revised supporting statement and plans submitted 12.0.21

7.1 **Knockbain Community Council** support the objections raised by the local residents and consider that this application should be refused. We consider that the size and location of the development will clearly mean a significant increase in traffic on this narrow road. The development will have a significant impact on those living locally as it is very close to their properties.

The Community Council also have concerns that the Biomass Dryers are creating pollution which is having an impact on the local environment and residents. It was our understanding when the Biomass system was installed that there would be almost no emissions from the chimneys. Clearly this is not the case and the reasons for this need to be investigated promptly. We will write to Environmental services on this issue.

7.2 The following comments are in response to the revised supporting statement and plans submitted 12.02.2021.

7.3 **Transport Planning Team:** No objections in principle to the development. Recommend that the applicant is requested to liaise with the local roads authority with a view to delivering proportion works, such as additional passing places between the site and the U2723 Tore road junction, to mitigate the impact of development traffic. In addition given the condition of the U2592 and its function as part of the National Cycle Network, it is recommended that the applicant establishes an operational plan to, as far as possible, prohibit use of this route, - between the Taebair junction and Munloch - for HGV traffic associated with operations at Taebair.

7.4 **Environmental Health:** No objections. Recommend that the following condition is attached to any planning permission issued.

Prior to the development commencing the applicant shall submit, for the written approval of the planning authority, a Noise Impact Assessment carried out by a suitably qualified and competent person which assesses the likely impact of noise emanating from the development on neighbouring properties. The assessment must take account of any existing noise sources and any cumulative effects. The assessment should include but is not limited to the following: -

1) A description of the proposed development in terms of noise sources and the proposed locations and operating times of the same.

2) A detailed plan showing the location of noise sources, noise sensitive premises and survey measurement locations. *

3) A description of any noise mitigation methods that will be employed. The effect of mitigation methods on the predicted levels should be reported where appropriate.

4) A survey of current ambient (LAeq) and background (LA90) noise levels at appropriate locations neighbouring the proposed site.

5) A prediction of noise levels resultant at neighbouring noise sensitive premises, for the operational phase of the proposed development. The raw data and equations used in the calculations should be made available on request.

6) An assessment of the predicted noise levels in comparison with relevant standards. *

*Relevant standards and monitoring locations must be agreed beforehand with the Council's Environmental Health Officer.

Thereafter the development shall progress in accordance with the approved Noise Impact Assessment and all approved mitigation measures shall be in place prior to the operational phase commencing or as otherwise may be agreed in writing by the Planning Authority.

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
29 - Design Quality and Place-making
31 - Developer Contributions
36 - Development in the Wider Countryside
66 - Surface Water Drainage
72- Pollution

8.2 Inner Moray Firth Local Development Plan 2015

No site-specific policies apply

9. OTHER MATERIAL POLICY CONSIDERATIONS

9.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014) A Successful, Sustainable Place - Promoting Rural Development (pressurised areas) - Supporting Business and Employment

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) impact on local road network
- c) neighbour amenity
- d) visual and landscape impact

Compliance with the development plan

- 10.4 In this case the Development Plan is comprised of the Inner Moray Firth Local Development Plan and the Highland wide Local Development Plan, the relevant policies of which are listed above.
- 10.5 The application site is not located within a town or local centre as defined in the Inner Moray Firth Local Development Plan (IMFLDP). As such the site is located within the 'wider countryside' and so Policy 36 of the Highland wide Local Development Plan applies (HwLDP). Policy 36 requires development to be judged to the extent to which they are not detrimental in respect of the following criteria
- are acceptable in terms of siting and design;
 - are sympathetic to existing patterns of development;
 - are compatible with landscape character and capacity
 - avoid incremental expansion of one particular development type within a landscape
 - avoid where, possible the loss of locally important croft land ;and would address drainage constraints and can otherwise be adequately serviced , in particular in terms of foul drainage road access and water supply , without involving undue public expenditure or infrastructure that would be out of keeping with rural character of the area.

Policies 28, 29 and 66 reinforce the requirements for development to be considered in terms of siting, design and the impact on landscape qualities as well as their compatibility with public service provision and the impact on individual and community residential amenity.

- 10.6 Subject to ensuring that the above requirements are met then the proposal would accord with the development plan.

Background to application

- 10.7 In order to assess the proposed development, the manner in which the applicants operate their business from Ta Blair requires to be understood. Although a supporting statement accompanied the application at the time of submission, following the initial round of consultations and comments received from third parties, a more comprehensive statement was provided in January 2021.
- 10.8 Based on the evidence provided by the applicant the operations at Ta Blair involve the storage and distribution of grain and potatoes. Produce brought to Ta Blair comes from the surrounding farmland at Ta Blair as well as from other farms which operate a contract farming agreement with the applicant and other farmland that is rented by the applicant on the Black Isle and elsewhere in Easter Ross.
- 10.9 According to the applicant there is insufficient storage facilities at Ta Blair and as a consequence double handling of grain and seed potatoes occurs. Currently grain and potatoes are brought to the site and unloaded. The grain is dried at Ta Blair but then requires to be moved off site due to the lack of storage space. The use of off site storage requires the produce to be moved to and unloaded at the off-site storage facilities before being uploaded and distributed to their final destination whether that be to the maltster for the grain or to other farms across Scotland or

exported internationally for the seed potatoes. The proposed storage building would allow all of the grain to be stored, dried and distributed from Ta Blair along with the seed potatoes, which will be stored in the existing shed.

- 10.10 The applicant has confirmed that there is no intention to increase the amount of produce that will be taken to Ta Blair nor will there be any alteration to the duration of the grain drying operations. Grain levels will remain at 7000 tonnes and potato levels at 3000 tonnes. The drying operations are limited to ten weeks in any calendar year as set out in the conditions attached to the planning permission issued for the installation of the biomass boilers ref 12/02044/FUL. The biomass boilers are connected to the grain dryer.

Impact on local road network

- 10.11 The Transport Planning Team have offered no objections to the application but have requested that a condition is attached to any planning permission granted that requires the applicant to liaise with the local area road team to secure improvements to the passing places on the U2593 (Ta Blair – Taeweg road) and U2592(Munloch to Allangrange road) between the site and the U2723 Tore road junction to the west. This is a main route used to transport produce to and from Ta Blair. The Transport Planning Team have also requested that the applicant prepare an operational plan to, as far as possible, prohibit use of the U2592 between the Ta Blair junction and Munloch given that it functions as part of the National Cycle Network. The applicant has acknowledged and will work with the Council to secure improvements.
- 10.12 The size of vehicles which are operated by agricultural business continues to increase and therefore the concerns raised by third parties regarding the constraints of the Ta Blair road as well as the surrounding road network are acknowledged and understood.
- 10.13 At the time of handling the planning application for the modern shed ref 08/00200/FULRC, which lies immediately adjacent to the site, the applicant engaged with the planning service and the local roads Services(TECS Rods) to agree improvements to the width of the junction between the U2593 Ta Blair-Taeweg road and the U2592 as well as improvements to the passing places on the U2592 towards Munloch. Works to widen the junction were carried out in 2009 and a financial contribution of £5,000 was received and passed to TEC Roads in association with improvements to the passing places.
- 10.14 With respect to the current proposals, the applicant has set out that the number of vehicle trips will be reduced as the double handling of produce will cease. The supporting statement indicates that the elimination of the double handling equates to approximately 500 articulated lorry movements of grain and 600 less tractor/trailer movements for potatoes in the area. Grain will be harvested and taken to Ta Blair from August and partial grain uplift will commence around January/February. Potatoes will be harvested from September and will be stored long term through to May. Third parties have questioned the accuracy of this information commenting about the capacity of the proposed shed and the existing storage accommodation at Ta Blair and have suggested that a new access road should be formed onto the B9161 to remove traffic from the Ta Blair and

Allangrange Road. The applicant has confirmed that there is no intention to increase the amount of produce that will be taken to and stored at Taebclair. There is no reason not to take the information provided by the applicant at face value.

- 10.15 To assist with the consultation process information regarding the transport routes used by the applicant has been provided. Three routes are highlighted for the movement of produce to and from Taebclair. These are from Tore along the U2723 and U2592 from the A9 at Arpafeelie or from the A9 at the B9161 at Artfallie. A number of third parties question why the applicant has not highlighted traffic movement between Taebclair and Roskill Farm which lies to the east of Munloch. It is understood that Roskill Farm is one of the farms which the applicant has a contract farming agreement with and due to the lack of accommodation at Taebclair it has been necessary to use some of the storage space at Roskill as temporary storage for produce from Taebclair. This off-site storage of produce has required farm vehicles to travel to and from Roskill Farm via Munloch on a regular basis. In response to this matter the applicant has confirmed that should this application be successful the current storage facilities at Roskill Farm will no longer be required as sufficient storage will be available at Taebclair. In addition, the applicant has confirmed that Roskill Farm is a self-sufficient farm and will continue to operate as such. For information, planning permission has recently been granted for a new storage building at Roskill Farm ref 20/00529/FUL. This is a replacement building due to the existing steading being demolished because of its poor condition.
- 10.16 The information provided by the applicant regarding traffic movement has been considered and accepted by the Transport Planning Team. It is considered responsible and proportionate to secure improvements to the passing places on the U2593 Taebclair -Taeweg Road, as the applicants HVG traffic on this section of road is proportionality greater than any other uses of the road. The application provides an opportunity to improve on the current situation and the application has indicated their willingness to carry out the necessary works. There are a number of existing passing places, which can be improved within the road verge and the applicant owns land adjacent to the public road on which additional passing places could be provided. Works to the wider road network and the suggestion for a new access onto the B9163 across the applicant farmland are considered disproportionate in relation to the development proposed. The improvements to the passing places on the U2593 Taebclair-Taeweg Road and the submission of an operational traffic management plan for the U2592 Munloch to Allangrange road which forms part of the National Cycle Network can be dealt with by condition and are considered to be reasonable and commensurate with the development proposed given the information on traffic movement and the management of produce provided by the applicant.

Neighbour amenity

Noise

- 10.17 Environmental Health have confirmed that they have no objections to the current proposals subject to any planning permission being granted including a condition which requires a noise impact assessment to be carried out. The assessment will consider the likely impact of noise emanating from the development on the neighbouring properties and will require to take account of any existing noise sources and any cumulative effects resulting from the proposed development.

- 10.18 It is proposed to install floor vents around the building to bring the grain down to the desired temperature. These vents will terminate along the east or west elevation of the building. Ventilation louvres will be installed on the west elevation with mechanical extract fans installed on the north east elevation.
- 10.19 Third parties have highlighted concerns about acoustic amenity around noise from the current drying process and vehicle movements and due to these have raised concerns that the proposed development will lead to additional noise disturbance.
- 10.20 The applicant has indicated that there is no intention to increase the amount of produce that will be taken to Taeblair nor will there be any alteration to the duration of the grain drying operations. At the time of processing the planning application for the biomass boiler units which service the dryers it was agreed with the applicant that their use would be limited to ten weeks a year to cover the time period when the grain drying fans are required. The reason for imposing the restricted period of operation was to take account of the local environment including the proximity of the neighbouring houses. The closest houses are Taeblair Farmhouse and The bungalow. These houses are located west of the site and the existing biomass boiler units. The Bungalow and Taeblair Farmhouse are located 60m, or thereby from the western edge of the application site with the Black Isle Brewery Buildings occupying the intervening land. Taeblair Smithy lies 80m, or thereby to the north west with mature woodland occupying the intervening land. Taeweg Farmhouse lies 400m to the north east separated from the site and biomass boiler units by the existing shed and farmland. It is noted that the extractor fans for the proposed building are to be located on the north east elevation facing towards the existing shed and open fields.
- 10.21 With respect to vehicle movements given that vehicles movements to and from Taeblair will be reduced as the double handling of grain to off-site storage will no longer be required it is reasonable to expect noise levels associated with road traffic to decrease. Around the agricultural building it is acknowledged that some of the vehicles will have reversing alarms installed as well as the lorries and tractors that travel to and from the site. Reversing alarms on vehicles provide vital safety to warn that the vehicle is moving backwards. The matter of noise from vehicles will form part of noise assessment and if applicable, adjustments to the type of alarms used can be made, such as the retro fitting of directional broadband noise emitters or alarms which automatically adjust to ambient noise levels.
- 10.22 Noise that relates to the current operations at the site, as highlighted in the third-party comments require to be investigated independently by Environmental Health and are a separate matter unrelated to the assessment and determination of this planning application. Environmental Health have indicated that they received a noise complaint in 2018, although the complaint was not verified. The request by environmental health for a noise assessment to be provided in association with this development is considered proportionate, as the development includes the installation of fans which will generate noise. It is recommended that a Grampian style condition is attached. This will ensure that the noise assessment is carried out prior to construction work on the building commencing. The applicant has acknowledged in writing the requirement for a noise impact assessment.

Smoke

- 10.23 Third party comments have been made about the impact that smoke and dust from the biomass boiler units are having on the residential amenity of the houses at Taeblair. The operation and maintenance of the biomass system is the responsibility for the operators. Environmental Health have confirmed that shortly after the units were installed in 2012, they had cause to visit the site following a complaint. Since then they have had no further contact with the operators of the site or recorded further complaints. The impact of smoke can be a material planning consideration in certain circumstances. However, the issues raised in the representations relate to an existing situation. The development proposed will not generate additional smoke, the building for which planning permission is sought will be used for storage purposes and the applicant has confirmed that there is no intention to change the duration of the grain drying operations.

Overshadowing

- 10.24 Comment has been made regarding the potential loss of residential amenity to Taeblair Farmhouse and The Bungalow from the buildings shadow. Given that the proposed building will be sited more than 60m from these house and there are buildings which occupy the intervening space it is considered that the development it will not result in a loss of daylight, sunlight or overshadowing to these properties.

Visual and Landscape Impact

- 10.25 Buildings of the design and scale proposed are becoming more common across the countryside as agricultural practices and permitted development rights for agricultural holdings change and develop. The site is in effect a consolidation of an infill site between an existing agricultural building and commercial buildings. The building has a functional design and its external appearance will complement that of the neighbouring building. Sited adjacent to an existing large agricultural building which measures 36.5m by 33.9m and has a ridge height of 13.81 metres it is considered that the overall visual impact of the proposed building will not be significant particularly as it will be seen in the context of the existing cluster of agricultural buildings. Approaching from Munloch along the U25929 for the majority of the journey a 2m section of roof will be visible above the ridge line of the existing shed. Closer to the junction with the U2593 Taeblair – Taeweg road, more open views of the building will be visible although it will be seen in the context of the neighbouring buildings and mature woodland. Adjacent to the site at The Bungalow the full height of the building will be most prominent; however, it will be seen in the same visual envelope as the Black Isle Brewery Building as well as the potatoes grading shed. Distant views of the southern gable of the building will be available from Bogallan. Most receptor will be travelling on the B9163 and views will therefore be transient at a distance of 970m, or thereby. From the B9163 the building will be seen in the context of the other agricultural buildings particularly the modern shed to the east. Overall, the proposed building is not considered to have an adverse impact upon the established pattern of development, character of the area or undermine its wider landscape setting.

- 10.26 Third party comment has been made regarding the loss of view to the east given the height and length of the building. It is accepted that the development will change the outlook particularly from Taclair Farmhouse and The Bungalow however the right to a view over third party land is not a material planning consideration. The impact on the residential amenity has been dealt with elsewhere in this report.

Drainage

- 10.27 No facilities are proposed within the building which would require a foul drainage system. The proposals include a scheme to deal with surface water run off which involves the formation of a filter trench to the south of the existing shed which lies to the east of the proposed building. These proposals raise no issues.
- 10.28 Comment has been made that the soakaway for The Bungalow lies under the footprint of the proposed building. This is a civil legal matter for the applicant and owner of the property to resolve.

Impact on wildlife

- 10.29 Concerns have been raised regarding the likely increase in the loss of wildlife by additional large vehicles on the roads. As set out elsewhere in the report the applicant has confirmed that the number of vehicle movements will decrease as a result of the development. There are no designated sites within the vicinity of the development. Driver behaviour is a matter for the individual and the applicant to manage.

Non-material considerations

- 10.30 Matters that were raised in the third party representations but are not material to the determination of the application relate to applicants stewardship of the countryside that is within their control and which has seen the loss of woodland and trees and the impact that this has had on local wildlife. These issues are acknowledged however are out with the scope of the determination of this planning application.
- 10.31 Comments have been received regarding the condition of the road networks and the need for potholes to be repaired. These can be reported through the Council's website which alerts community services (Roads) to problems. The applicant has confirmed that the construction of the shed will result in a reduction in vehicles movements on the public road network, as the grain will not require to be stored off site. The Transport Planning Team have offered no objections subject to the conditions set out in section 13 below.
- 10.32 The position of the applicant has absentee farmers and the accuracy of the supporting statement submitted January 2021 has been questioned, particularly in relation to the quantity of products to be stored and vehicles movements. The information provided by the applicant requires to be taken at face value and where necessary the Planning Service has sought further clarification in order to reach a recommendation on the application. The manner in which the proposed building is to be used has been clearly set out above along with an assessment of vehicles movement.

- 10.33 Loss of view and property values, as raised by the third parties are not material planning considerations.

Matters to be secured by Section 75 Agreement

11. CONCLUSION

- 11.1 Policy 36 of the HwLDP requires development to be assessed to the extent to which it will impact on the pattern of development, landscape character and the capacity of the area whilst avoiding the incremental expansion of one particular development type within a landscape. Policy 28 and 66 requires development do avoid having a negative impact on the residential amenity and the wider road network. The matters raised by the objectors and the Community have been addressed above. All consultees are content with the information provided and have offered no objections subject to the conditions set out below. In conclusion, whilst it is recognised that the building is of a substantial scale, modern farming methods and machinery necessitate the use of larger buildings. The building will be located within a cluster of agricultural buildings and is considered to reflect the existing pattern of development in the area without negatively impacting on the wider character and visual amenity. The siting of the building will not adversely alter the level of amenity currently enjoyed by the residential properties in the vicinity of the site. The proposed shed will provide additional storage facilities thereby reducing the number of vehicle movements required following the grain drying process. The applicant has confirmed that there will be no change to the quantity of produce brought to Taeblair or the duration of the drying process. It is considered that the proposals are acceptable in terms of landscape impact and visual amenity as well as service provision and neighbouring residential amenity and consequently show conformity with the development plan.
- 11.12 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.

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 Significant
- 12.5 Risk: Not applicable.
- 12.6 Gaelic: Not applicable.

13. RECOMMENDATION

Action required before decision N issued

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

Conditions and Reasons

1. Prior to the development commencing the applicant shall submit, for the written approval of the planning authority, a Noise Impact Assessment carried out by a suitably qualified and competent person which assesses the likely impact of noise emanating from the development on neighbouring properties. The assessment must take account of any existing noise sources and any cumulative effects. The assessment should include but is not limited to the following: -

- 1) A description of the proposed development in terms of noise sources and the proposed locations and operating times of the same.

- 2) A detailed plan showing the location of noise sources, noise sensitive premises and survey measurement locations. *

- 3) A description of any noise mitigation methods that will be employed. The effect of mitigation methods on the predicted levels should be reported where appropriate.

- 4) A survey of current ambient (LAeq) and background (LA90) noise levels at appropriate locations neighbouring the proposed site.

- 5) A prediction of noise levels resultant at neighbouring noise sensitive premises, for the operational phase of the proposed development. The raw data and equations used in the calculations should be made available on request.

- 6) An assessment of the predicted noise levels in comparison with relevant standards.*

*Relevant standards and monitoring locations must be agreed beforehand with the Council's Environmental Health Officer.

Thereafter the development shall progress in accordance with the approved Noise Impact Assessment and all approved mitigation measures shall be in place prior to the operational phase commencing or as otherwise may be agreed in writing by the Planning Authority.

Reason: To ensure that the noise from the development is understood and quantified and the impact on receptors is determined and appropriate mitigation is agreed and put in place in order to protect the residential amenity of neighbouring properties.

2. Prior to first occupancy of the development works as agreed with the Planning Authority in consultation with the Roads Authority shall be completed to the existing passing places on the U2593 Ta Blair - Taeweg Road between the junction with the U2592 and the application site including the provision of at least one additional passing place.

Details of the works shall be submitted for the consideration and written approval of the Planning Authority prior to the commencement of development, as hereby approved. Thereafter the works shall be carried out in accordance with the agreed details.

Reason: To improve the dimensions and number of passing places on the single track road in the interest of road safety.

3. Prior to first occupancy of the development hereby approved a traffic operational management plan shall be prepared and submitted for the consideration and written approval of the Planning Authority, in consultation with the Road Authority. Thereafter the plan shall be implemented in accordance with the details agreed and maintained in perpetuity unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of road safety and given that the part of the local road network forms part of the National Cycle Network.

4. Prior to the start of any works the developer shall submit a Construction Traffic Management Plan (CTMP), for the consideration and written approval of the Planning Authority, in consultation with the local Roads Operations Manager. Thereafter the CTMP shall be implemented in accordance with the details approved. The CTMP shall aim to control and minimise the impact of construction activities on the local road network.

Reason: In the interest of road safety

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

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.

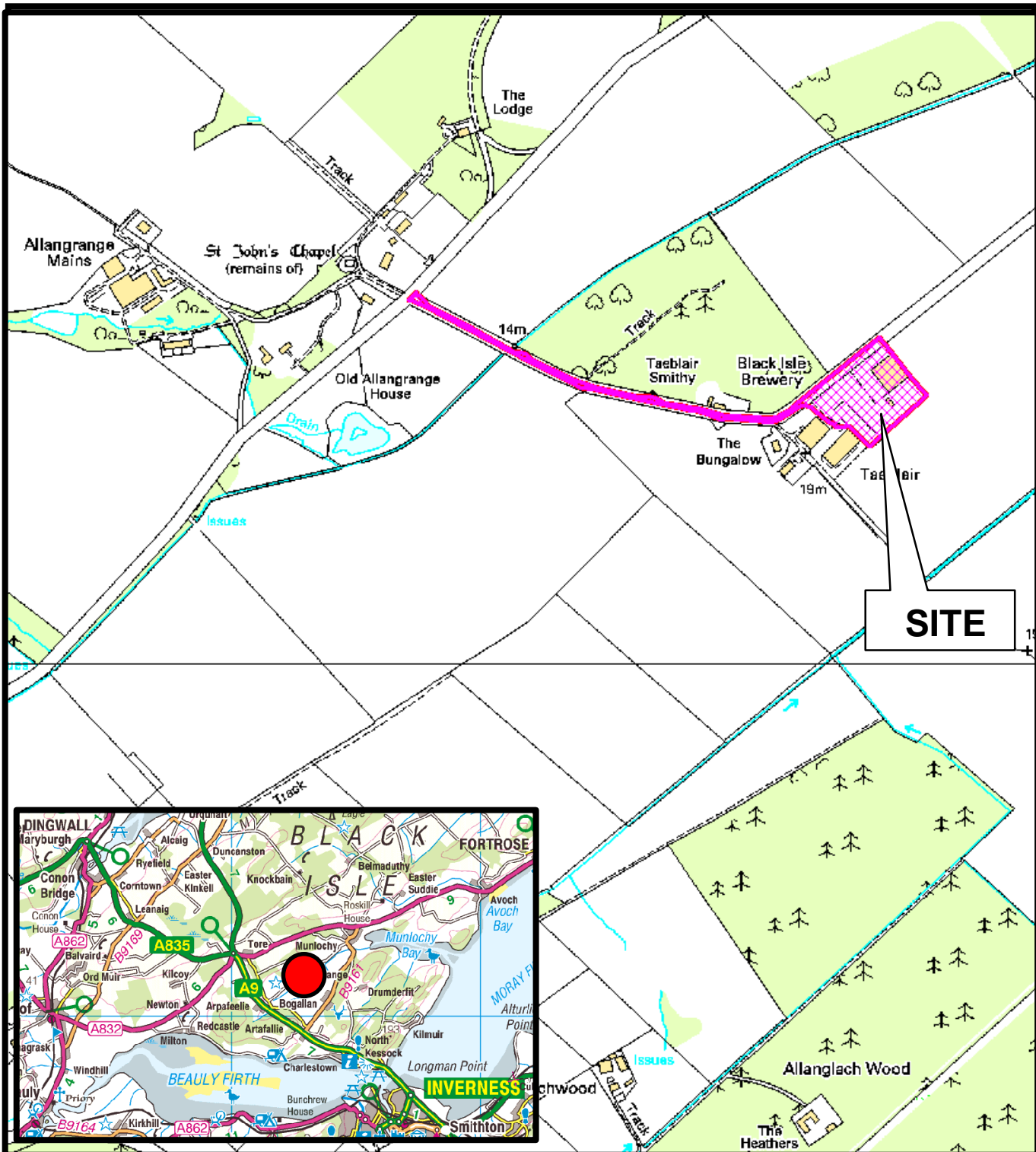
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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 for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot 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 NatureScot <https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>

Designation: Acting Head of Development Management – Highland
Author: Erica McArthur
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Highland Council Location Plan
Plan 2 - PL 01 REV A Floor and Section Plan
Plan 3 - PL 02 REV A Elevation Plan
Plan 4 - SP 01 REV A Site Layout Plan
Plan 5 - SP 02 Location Plan



Planning & Development
Service

21/04308/FUL

**Erection of grain store building
at Ta Blair, Munlochy, IV8 8NZ**

Rev	Date	Description	App'd



ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR

PLANNING
NOT FOR CONSTRUCTION



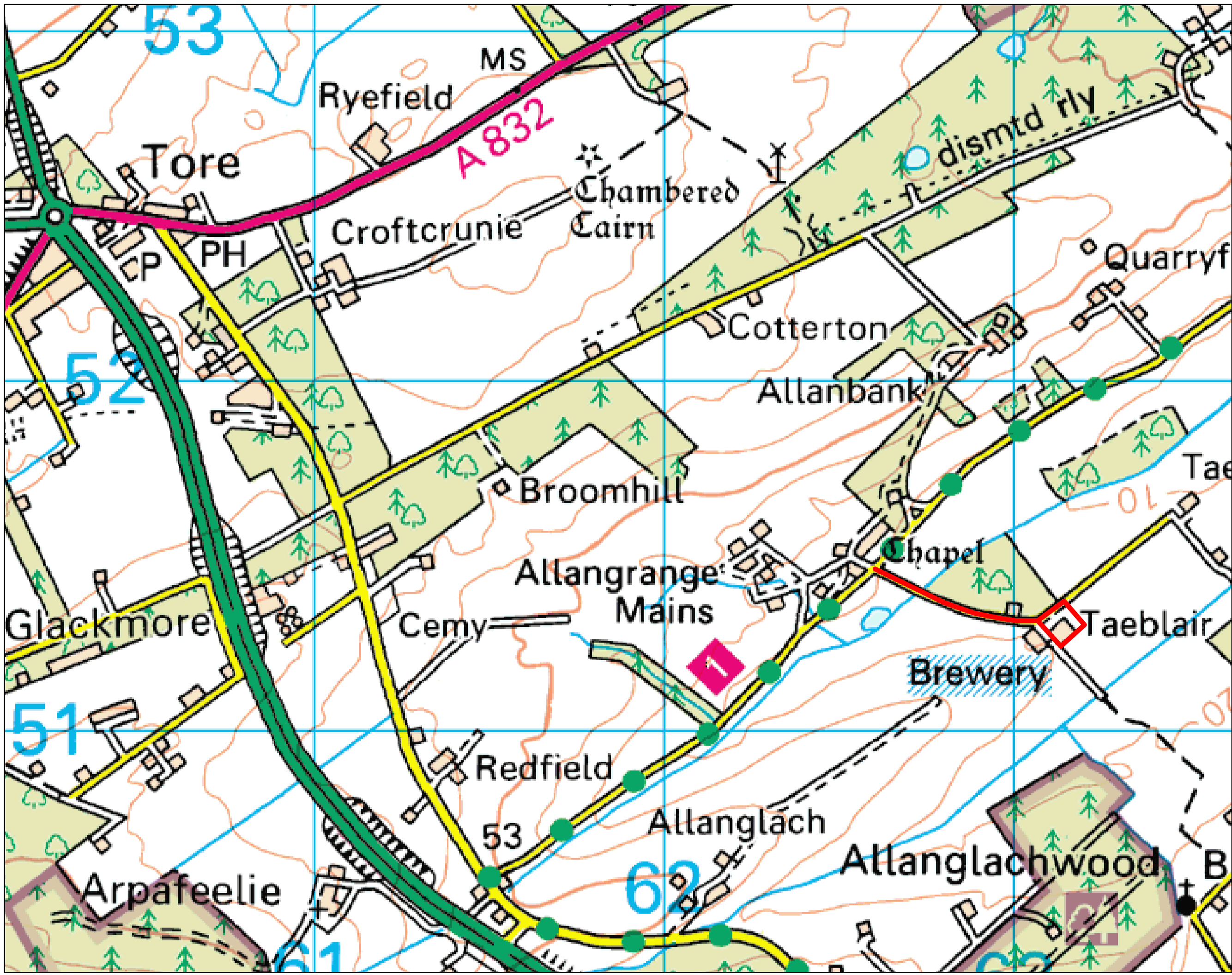
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Drawn By LN	Checked By -
Drawing Sheet Size A3	Scale 1:10,000
	Date 27.11.2020

Project Title
**PROPOSED GRAIN STORE AT
TAEBLAIR, MUNLOCHY, ROSS-SHIRE,
IV8 8NZ FOR A & P GREWAR (BLACKISLE)**

Drawing Title
SITE LOCATION PLAN

Project Number P20-091
Drawing Number SP_02
Revision -



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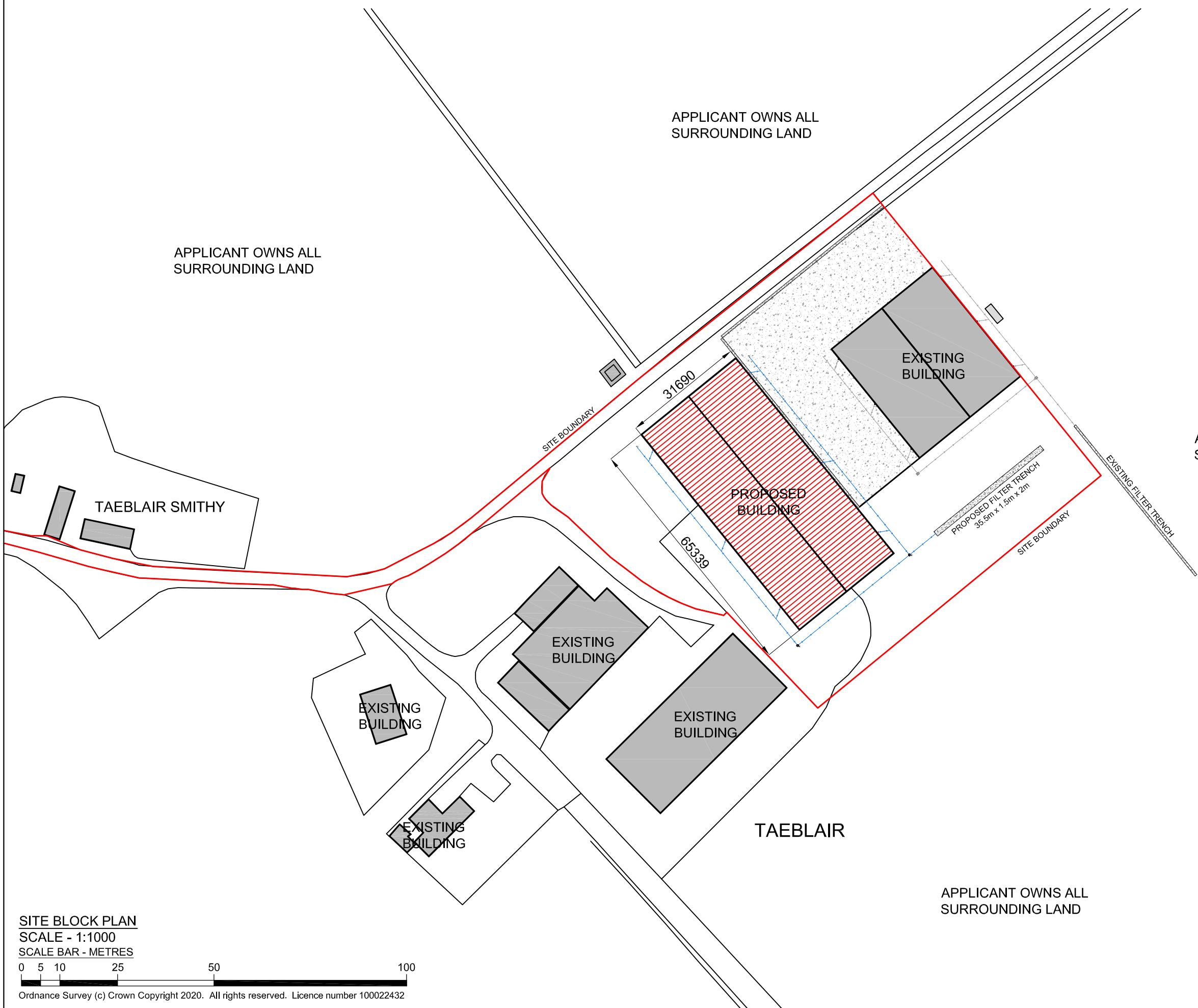
Rev.	Date	Description	App'd
A	27.11.20	DEVELOPMENT BOUNDARY REVISED	

APPLICANT OWNS ALL SURROUNDING LAND

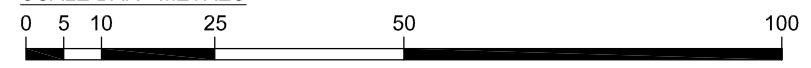
APPLICANT OWNS ALL SURROUNDING LAND

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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR



SITE BLOCK PLAN
SCALE - 1:1000
SCALE BAR - METRES



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Drawn By LN	Checked By CW
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	Date 02.11.2020

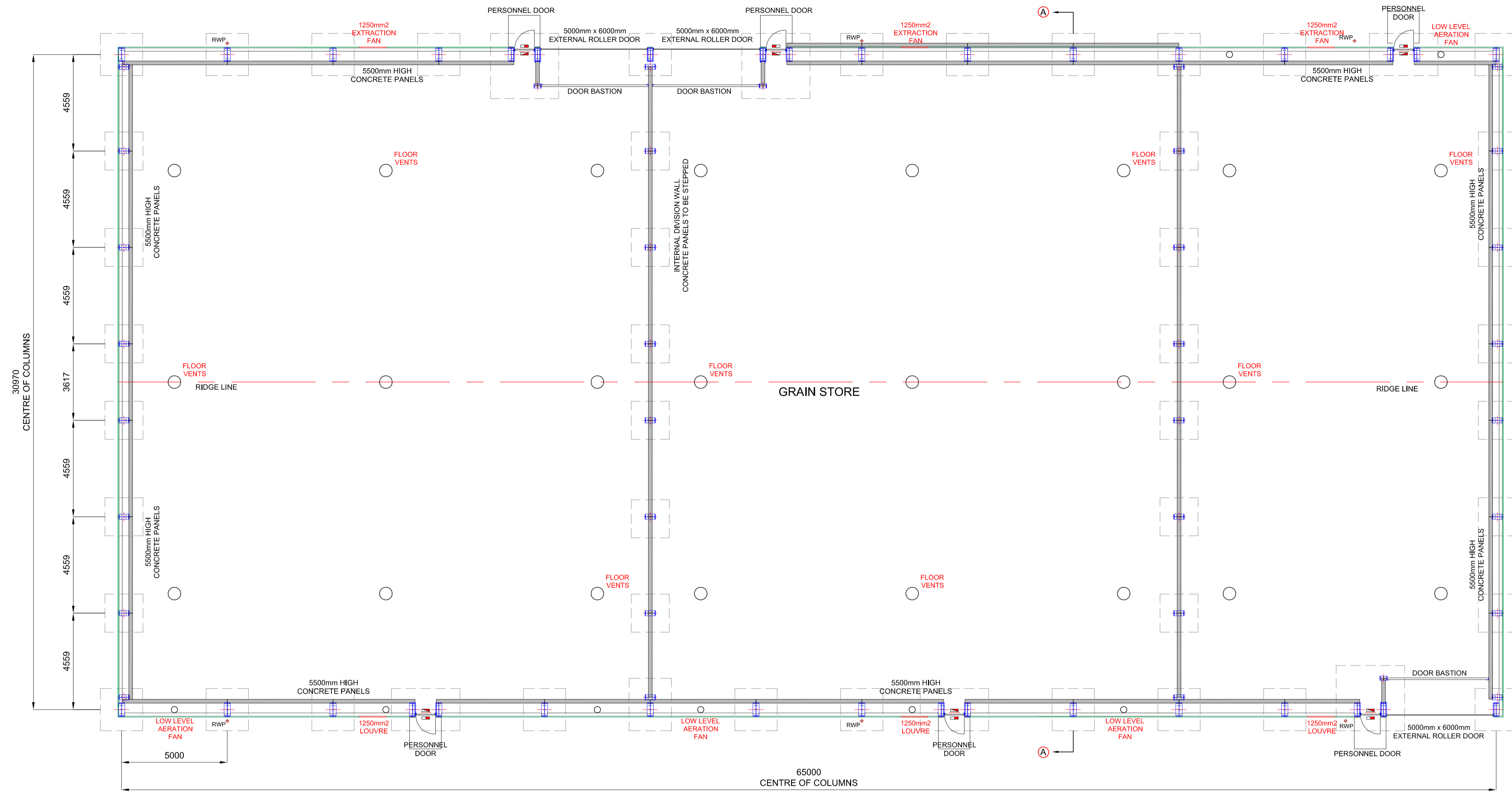
Project Title
**PROPOSED GRAIN STORE AT
TAEBLAIR, MUNLOCHY, ROSS-SHIRE,
IV8 8NZ FOR A & P GREWAR (BLACKISLE)**

Drawing Title
SITE BLOCK PLAN

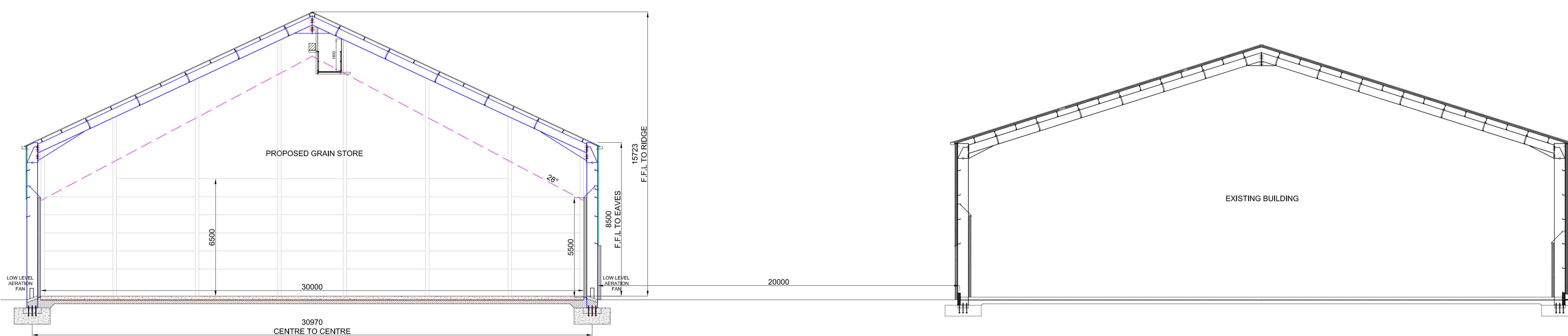
Project Number P20-091
Drawing Number SP_01
Revision A

Rev.	Date	Description	App'd
A	12.01.21	VENTILATION ADDED	

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR



FLOOR PLAN
SCALE - 1:125
SCALE BAR - METRES



SECTION A-A
SCALE - 1:125
SCALE BAR - METRES

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Drawn By LN	Checked By CW
Drawing Sheet Size A1	Scale AS SHOWN
	Date 02.11.2020

Project Title
**PROPOSED GRAIN STORE AT
TAEBLAIR, MUNLOCHY, ROSS-SHIRE,
IV8 8NZ FOR A & P GREWAR (BLACKISLE)**

Drawing Title
FLOOR PLAN AND SECTION A-A

Project Number P20-091
Drawing Number PL_01
Revision A

