

Agenda Item	6.3
Report No	PLS-22-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 22 March 2023
Report Title: 22/00729/FUL: MGL Contractors
Lairgandour, Daviot, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Formation of operating yard, erection of two sheds for paint spraying, sandblasting, vehicle and equipment storage, welfare facilities (part retrospective)

Ward: 12 – Aird and Loch Ness

Development category: Local

Reason referred to Committee: Objection from Community Council

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal seeks full planning permission to regularise and extend a facility associated with MGL's civil engineering business based at Lairgandour, Daviot. The proposal consists of the formation of an operating yard; erection of a large shed for preparation and paint spraying and a smaller shed for sandblasting; vehicle and equipment storage; and welfare facilities. The proposal is part retrospective as the site is already in use for storage and as an operating yard, however there are currently no buildings on the site.
- 1.2 Paint spraying and sandblasting currently takes place in an existing shed to the north of the main complex at Lairgandour, adjacent to the private access road. While planning permission is in place for this shed to be used for the finishing of manufactured buckets, the sandblasting/spraying use is unauthorised. This proposal seeks to relocate these activities to the higher ground to the south of the main complex.
- 1.3 Vehicular access will be from the A9(T) to the existing private road serving Daviot farms/MGL, via the B9154. The applicant has confirmed that the facility will be utilised predominantly to sandblast and paint spray MGL's own agricultural and civils vehicles and machinery, and the wider site will be used for general equipment and vehicle storage.
- 1.4 The sandblasting and spray painting will take place within enclosed units which will limit external noise, and the application site is surrounded by existing bunding to the north and west which will be further landscaped to provide additional screening. A new bund will be formed along the southern boundary to both screen the site and to contain it, preventing activities from spilling over onto the surrounding farmland.
- 1.5 All surface water shall be discharged to an adjacent watercourse via a filter trench. Surface water from the area of hardstanding shall first be directed through an oil interceptor before being discharged to the filter trench. Foul water from the welfare facilities will be directed to a septic tank for treatment prior to discharge to the filter trench and outflow.
- 1.6 Pre-Application Consultation: None
- 1.7 Supporting Information: Design Statement, Environmental Statement
- 1.8 Variations: Reduction in size of application area; amendment from 2 sheds to a single larger shed; addition of bund along the southern boundary.

2. SITE DESCRIPTION

- 2.1 The site sits to the east of the A9(T) on the edge of Daviot East, in an elevated position to the south of the main complex associated with Lairgandour/MGL. The site has been cleared and levelled and is currently being used for general storage in association with MGL's civil operations. There are no buildings currently on site and it is almost fully hidden from view by grassed bunds to the north and west and the existing landform.

3. PLANNING HISTORY

3.1	n/a	22/01638/FUL – Development of recycling facility for inert materials (in retrospect)	Pending Consideration
3.2	07.08.2019	19/00347/FUL – Internal recycling facility	Planning Permission Granted
3.3	07.12.2018	18/03539/FUL – Change of use of existing buildings to office, use for maintenance of vehicles & fleet vehicles	Planning Permission Granted
3.4	19.12.2018	18/02211/FUL – Internal Recycling Facility	Application withdrawn
3.5	25.08.2017	16/05097/FUL – Erection of 2no. steel frame buildings to form offices & agricultural store	Planning Permission Granted
3.6	23.01.2015	14/04678/FUL – Amended design (13/00796/FUL)	Permission revoked
3.7	07.05.2014	14/01882/SCRE – Installation of 2 70kw vertical access wind turbines to provide power for Daviot Farms	EIA not required
3.8	23.05.2014	14/01250/FUL – Amendment to consent 10/04900/FUL to omit silage pit and Dutch barn and incorporate implement shed	Planning Permission Granted
3.9	21.03.2014	13/02618/FUL – Application under Section 42 to alter condition 4 from temporary recycling operation to permanent recycling operations 10/02008/FUL	Application refused
3.10	03.04.2014	13/00796/FUL – Erection of Farm office	Permission revoked
3.11	25.06.2012	12/00036/FUL – Application to construct a thirteen turbine wind farm, including associated access tracks, construction compound, substation, two permanent 100m lattice tower anemometry masts, ancillary developments and proposals for additional public access.	Planning Permission Refused
3.12	28.10.2011	10/04900/FUL – Erection of agricultural buildings – livestock housing facility, Dutch Barn, workshop and silage pit	Planning Permission Granted

3.13	08.10.2010	10/02008/FUL – Use an area of existing hard standing for temporary recycling operations.	Planning Permission Granted
3.14	14.10.2009	09/00456/FULIN – Change of use to repair workshop	Planning Permission Granted
3.15	11.05.2009	09/00279/AGRIN – Agricultural Shed	Prior Approval not required
3.16	14.01.2009	09/00027/AGRIN – Erect new agricultural shed, re-locate existing shed & formation of hard standing	Prior Approval not required
3.17	22.12.2008	08/00982/AGRIN – Erection of 3 agricultural sheds and hard standing	Application withdrawn

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour (14 days) and Schedule 3 Development (14 days)

Date Advertised: 25.03.22

Representation deadline: 08.04.22

Timeous representations: 0

Late representations: 0

4.2 Material considerations raised are summarised as follows:

None

5. CONSULTATIONS

5.1 **Strathnairn Community Council:** Object to the application due to: further industrialisation of farmland; increase in traffic resulting in disturbance to local residents; increased lorry traffic resulting in damage to road surfaces and danger to other road users at dangerous A9(T) junction; land has been used for the unauthorised dumping and processing of waste materials therefore a Contaminated Land Assessment should be required; lorry parking already exists adjacent to site; welfare facilities already provided elsewhere. Should the application be granted, conditions should be applied to ensure screen planting prior to construction and time restrictions on operations and on lorry access and egress to the site.

5.2 **Environmental Health:** No objections. Existing sand blasting facilities are located in an area to the north of the site and will be relocated to the proposed development site which is near the main complex of the business operations. It notes that there is an existing farm cottage close to the application site, but this is under the same ownership as the applicant and will remain so.

Planning conditions are not used to control the impact of construction noise as similar powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. It is expected that the developer will employ best practicable means to reduce the impact of noise from any noise sensitive property.

The supporting design statement states that that proposed development will relocate the existing paint spraying, sandblasting and storage facilities and that each process will be carried out within enclosed units and that there will be no external noise associated with the operation of any equipment. Environmental Health consider that in view of that there will be no noise audible outwith the proposed unit. It therefore has no comment to make in regard to operational noise.

- 5.3 **Environmental Health - Contaminated Land Unit** indicates that there does not appear to be a potential source of contamination from previous activities on site therefore further information is not required to support this application.
- 5.4 **Transport Planning Team:** Access to the site is from a private track which has a junction with the B9154. An additional access is also available from the B851 which uses an underpass under the A9(T). This private track is a public right of way and available for use by pedestrians and cyclists. Further information was requested, and the applicant has confirmed that construction and agricultural vehicles and equipment will be sandblasted/painted. Each vehicle would be on site for one to two weeks depending on the complexity of the job and the sandblasting booth can only handle one vehicle at a time. To mitigate for the additional vehicles this development will generate, Transport Planning recommend that a condition is attached for improvements to the B9154/Lairgandour bus stop area. These include minor amendments to the kerbing and surfacing which will enhance bus stop provision. The extent and design of the improvements should be submitted before any work commences on site and installed before the facility becomes operational.
- 5.5 **SEPA:** No site-specific planning advice, however it is noted that the applicant may require a waste management exemption if material was imported to form the bunds. The paint spraying activity may also require authorisation from SEPA under the Pollution Prevention and Control Regulations. The applicant is advised to contact SEPA directly.

6. DEVELOPMENT PLAN POLICY

- 6.1 National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers and published on 13 February 2023. It is now part of the statutory development plan, while also replacing NPF3 and Scottish Planning Policy.
- 6.2 The following Development Plan policies are relevant to the assessment of the application.
- 6.3 **National Planning Framework 4**
- Policy 5 – Soils
 - Policy 13 – Sustainable Transport
 - Policy 18 – Infrastructure First
 - Policy 22 – Flood Risk and Water Management
 - Policy 25 – Community Wealth Building

Policy 26 – Business and Industry
Policy 29 – Rural Development

6.4 **Highland Wide Local Development Plan 2012**

28 – Sustainable Design
41 – Business and Industrial Land
56 – Travel
61 – Landscape
65 – Waste Water Treatment
66 – Surface Water Drainage
72 – Pollution
77 – Public Access

6.5 **Inner Moray Firth Local Development Plan 2015**

Policy 3 – Other Settlements: Daviot

6.6 **Inner Moray Firth 2 Proposed Local Development Plan 2023**

1 – Low Carbon Development
2 – Nature Protection, Preservation and Enhancement
8 – Placemaking
11 – Self and Custom Build Housing
13 – Accessible and Adaptable Homes

6.7 **Highland Council Supplementary Planning Policy Guidance**

Sustainable Design Guide (Jan 2013)

8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) planning history
- c) siting, design and impact on amenity
- d) access and infrastructure
- e) any other material considerations

Development plan/other planning policy

- 8.5 Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; transport factors; and their contribution to the economic and social development of the community.
- 8.6 The application site is within the Hinterland of Inverness, however the HwLDP states that all development proposals (other than housing within the Hinterland) shall be assessed against Policy 36 (Wider Countryside). This states that outwith Settlement Development Areas development proposals will be assessed for the extent to which they are acceptable against a range of criteria including siting and design; compatibility with existing patterns of development and with landscape character and capacity; avoidance of inappropriate incremental expansion of development within landscape's whose character relies on an intrinsic mix of characteristics; and ability of proposals to be adequately serviced.
- 8.7 Policy 26 of the newly adopted National Planning Framework 4 (NPF4) states that development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where it is demonstrated that there are no suitable alternatives allocated in the LDP and the nature and scale of the activity will be compatible with the surrounding area. They shall take into account the impact on surrounding residential amenity, sensitive uses and the natural and historic environment.
- 8.8 Policy 41 of the HwLDP (Business and Industrial Land) supports new business and industrial ventures where they are located in sustainable locations and reduce the need to travel. The policy states that proposals for new business and industrial developments will be directed to established business and industrial sites in the first instance. However, it also states that the Council will support the principle of business and industrial proposals outwith these sites if there are extenuating circumstances and if the developer can demonstrate that their proposal cannot reasonably be accommodated on existing allocated sites.
- 8.9 The proposal does not strictly meet the terms of Policy 41, however the policy is mainly concerned with proposals for new businesses. The situation at Lairgandour is more complicated in that the proposal is effectively for the extension of an existing industrial facility, albeit one in which the industrial operations have developed over a long time period in a piecemeal fashion. In this context, it is considered that the proposal can be supported in principle by current policies, subject to there being no significant detrimental impact on local amenity, environment and infrastructure.

Planning history

- 8.10 The engineering operation at Lairgandour has developed gradually over the past decade or so, firstly utilising a number of buildings within the main complex at Lairgandour which had originally been erected for agricultural use (some under agricultural permitted development rights). Over time the use of these buildings gradually changed from agricultural to industrial – firstly for ancillary operations such as the maintenance of farm equipment, then latterly for maintenance of vehicles

associated with MGLs civil operations. The balance has slowly tipped, and the predominant use of the site is now industrial, with Lairgandour forming the headquarters of MGLs civil engineering business, whose UK-wide divisions cover earthworks and road construction, flood defence works, power cable installation, quarrying and mobile aggregate processing and road surfacing. The main complex area now consists of a number of buildings for the maintenance of MGL vehicles, MGLs main office and welfare facilities. The complex also includes an area for the recycling of materials derived from MGLs construction activities which was granted in 2018. It should be noted that there is also currently a (retrospective) application pending (22/01638/FUL) for the use of a much larger area of land to the southeast of the complex to be used as an additional recycling area for inert materials relating to MGLs construction activities.

- 8.11 A planning application seeking the erection of a store, sandblasting facility and office was submitted in 2020 in a location adjacent to the private access road serving Daviot Farms (in between the main platform and the group of housing close to the war memorial) utilising an existing shed which was originally granted under agricultural permitted development rights, then subsequently for the finishing of buckets manufactured elsewhere on site. This location, which would bring the sandblasting use closer to residential houses, was not considered to be appropriate, and the application was subsequently withdrawn. This application seeks to relocate the sandblasting and spray-painting operations to a more appropriate location, further from any noise sensitive properties. The roadside shed will remain but will revert to agricultural use, subject to a further planning application for change of use.

Siting, Design and Amenity

- 8.12 The application site sits to the south of the main complex at Lairgandour. The undulating landform of the area is such that the site is well screened from the A9 and local Daviot area. The site has already been cleared and has been used for vehicle storage for some time without impact on the landscape when viewed from the public realm. The application site is slightly smaller than the cleared site and a bund has been added to the proposal to ensure that the activities are contained within the application site.
- 8.13 The proposal is for one large shed, measuring 24m x 24m x 9.5m (h) for preparation and paint-spraying; a smaller shed measuring 19.8m x 5m x 5m (h) for sandblasting, and small welfare and toilet units. The buildings sit in a cluster to the NE of the site, with vehicle parking to the west, storage to the south, an area of hardstanding and large turning circles in the centre and southeast. Existing bunds to the west and north will be reinforced with additional planting and a new bund will be constructed to the south. The proposed shed is of typical, modern agricultural/industrial construction, with green metal sides and a grey metal roof. Its design is commensurate with modern agricultural buildings in the vicinity and would not look out of place within the rural, farming landscape within which it is situated. Furthermore, given the screening provided by both the natural undulating landscape and the landscaped bunding which surround it, it will not be visually prominent when viewed from the local area.
- 8.14 The comments from the Community Council relate, in part, to the appropriateness of further industrialisation of this agricultural landscape, and also the potential impact

on the amenity of existing residential properties in the vicinity. It should be noted that it is our understanding that (unauthorised) sandblasting activities are currently taking place within the large roadside shed which sits adjacent to the MGL private access road in between the main Lairgandour complex and the war memorial – about 300m from the nearest noise sensitive property. There is no record of any noise-related complaint to Environmental Health about this operation. This application seeks to relocate the sandblasting activity to the application site which is around 1km from the nearest noise sensitive property - the adjacent house is within the same ownership as the applicant and is therefore not classed as noise-sensitive. Environmental Health has not objected to the proposal which states that all noise will be contained within the buildings.

Access and Infrastructure

- 8.15 The Community Council also raised concerns about the impact additional traffic will have on the residential amenity of neighbouring properties and also on the road surface on the B9154 and at its junction with the A9(T). The applicant notes that the (unauthorised) sandblasting / spraying operation is already in operation in the roadside shed therefore its relocation will not result in a significant increase of traffic entering the site for this purpose. The applicant has also confirmed that the majority of vehicles involved are those associated with the existing business, with the facility directed towards the maintenance of the existing fleet. A limited number of additional vehicles may be serviced but this would not be a regular occurrence. The facility can only handle one vehicle at a time and each vehicle would be on site for one to two weeks at a time, therefore it is not considered that this proposal will, in itself, generate a large number of vehicles. Transport Scotland has not advised against the grant of planning permission. In order to mitigate for the additional road use generated by this proposal (and the existing (unauthorised) operation) Transport Planning has recommended that improvements to the B9154/Lairgandour bus stop area are carried out. This can be secured by a planning condition.
- 8.16 Surface water will be directed to a filter trench which will be connected with an overflow discharge to the adjacent burn to the northwest of the site. Surface water from the hardstanding area will be directed to the filter trench via a petrol/oil interceptor which will remove all potentially impacting materials prior to discharge to the filter trench and associated outflow. Foul water from the welfare facilities will be directed to a septic tank for treatment prior to discharge to the filter trench and outflow. The discharge to the watercourse will require separate CAR authorisation from SEPA.
- 8.17 The Council's Contaminated Land team has no objections to the proposal as there is no knowledge of any previous activities on site which may have resulted in contamination. SEPA note that the proposed paint spraying activities may require a license under the Control of Pollution Act. This is separate to planning permission and the applicant should ensure that all permissions are obtained prior to development commencing. An Environmental Plan has been submitted as part of the application and sets out all pollution control measures, including all construction work being overseen by an Environmental Manager to ensure compliance with all mitigation, environmental commitments and legislation. A planning condition is

included to ensure that the Environmental Plan is adhered to at all times during the construction phase.

Other material considerations

- 8.18 There are no other material considerations.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.19 None

9. CONCLUSION

- 9.1 The proposal will regularise an existing, unauthorised, sandblasting / paint spraying operation and relocate it to a more appropriate location, further from Daviot housing; and will further regularise clearing and vehicle/equipment storage that has already taken place within the application site.
- 9.2 The applicant submits that MGL is an important local employer and is involved in several of the larger, complex, engineering projects both within the Highlands and further afield. The proposed site will provide a bespoke facility encompassing the sandblasting and paint-spraying operation within purpose-built units and will enable growth and development of the business which in turn makes a positive contribution to the local economy. Concerns raised by the Community Council about the further industrialisation of farmland are acknowledged. However, while the operations at Lairgandour have developed gradually in a piecemeal fashion, planning permission is in place for the main complex from which MGL runs their operation. The proposal can therefore be considered as an extension to this existing industrial operation. In this context the proposal can be supported subject to siting, design and amenity considerations.
- 9.3 The site is around 1km from the nearest noise sensitive property and is very well screened by the existing landform and bunding around the site, meaning that the development will not be visually prominent from the local area or from the A9(T). Information submitted by the applicant demonstrates that the proposal will not generate significant additional traffic, however improvements to the B9154 close to the junction with the private access road will be secured by planning condition.
- 9.4 Construction on the site shall take place in accordance with a submitted Environmental Plan and it is the applicant's responsibility to secure any permits required by SEPA for the proposed operations.
- 9.5 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable

- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. 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.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Construction and operation of the development hereby approved shall be carried out at all times in accordance with the Environmental Plan (dated February 2022) submitted as part of this planning application (22/00729/FUL).

Reason: In the interests of residential amenity

3. No development shall commence until details of improvements to the B9154/Lairgandour bus stop area have been submitted to, and approved in writing by, the Planning Authority. This shall involve minor amendments to the kerbing and surfacing to enhance the bus stop area. Thereafter, the work shall be carried out in accordance with the approved details prior to the site becoming operational.

Reason: In the interests of road safety and residential amenity

4. No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access shall have been submitted to, and approved in writing by, the Planning Authority. Such details shall include the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary; and details of

when the lighting shall be operational. Thereafter only the approved details shall be implemented.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area

5. No development shall commence until a fully detailed scheme of landscaping for the bunding within and immediately surrounding the application site, including a scheme of maintenance, has been submitted to and received the approval in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following commencement of the development and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any plants which, within a period of five years from the commencement of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.

Reason: In order to ensure the site is adequately screened in the interests of visual amenity

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.

INFORMATIVES

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.

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. The granting of 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/protected-areas-and-species/protected-species>

Signature: David Mudie

Designation: Area Planning Manager - South

Author: Christine Macleod

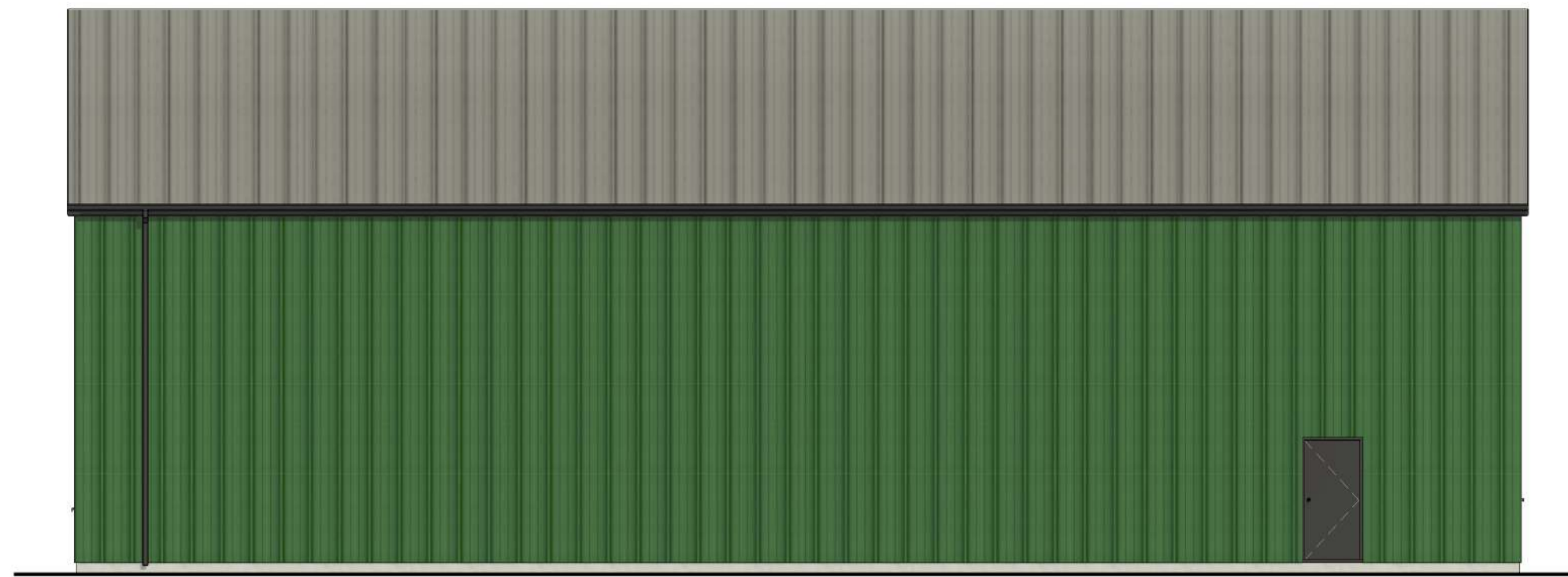
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - 2022-03-MRH-103 REV A: Location/Block Plan
Plan 2 - 2022-03-MRH-101: Floor/Elevation – Prep/Spraying Shed
Plan 3 - 2022-03-MRH-102: Floor/Elevation Plan – Sandblasting Shed
Plan 4 - 2022-03-MRH-104: Floor/Elevation Plan – Welfare Unit
Plan 5 - 2022-03-MRH-105: Floor/Elevation Plan – Toilet Unit

Appendix 1 – Letters of Representation

None

PROPOSED - LAIRGANDOUR, DAVIOT
- PREPERATION SHED -



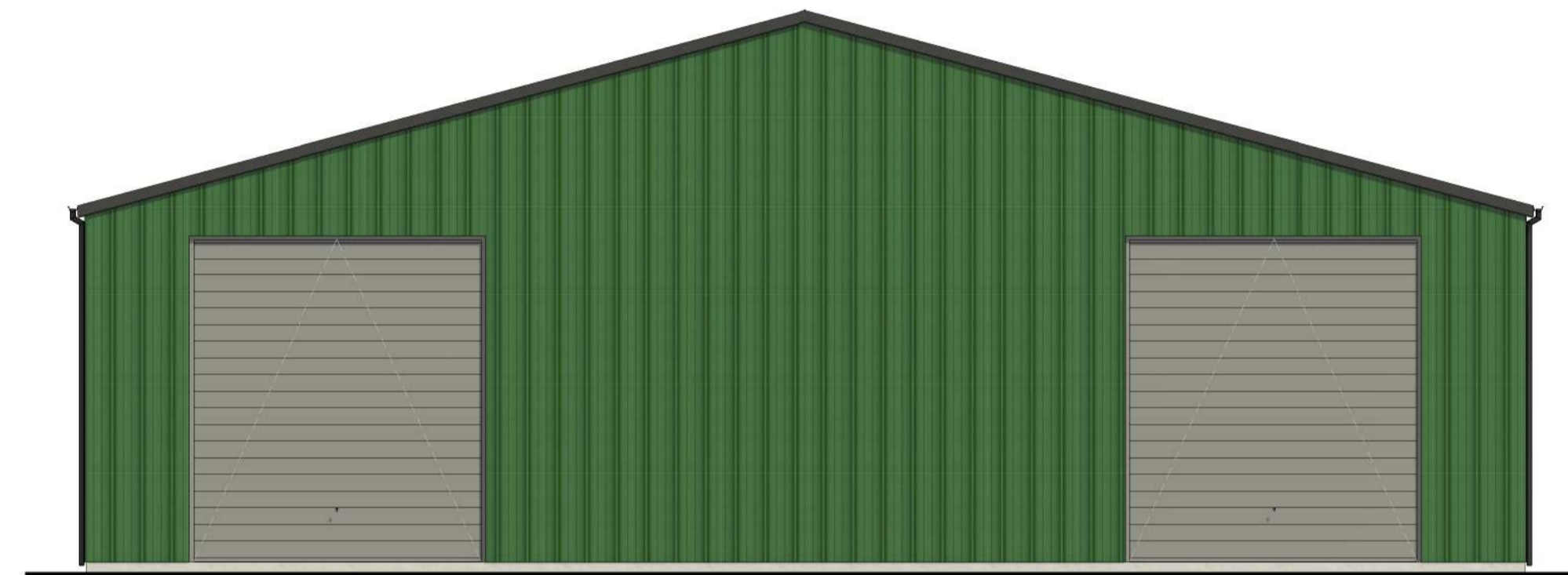
2 West Elevation
1: 100



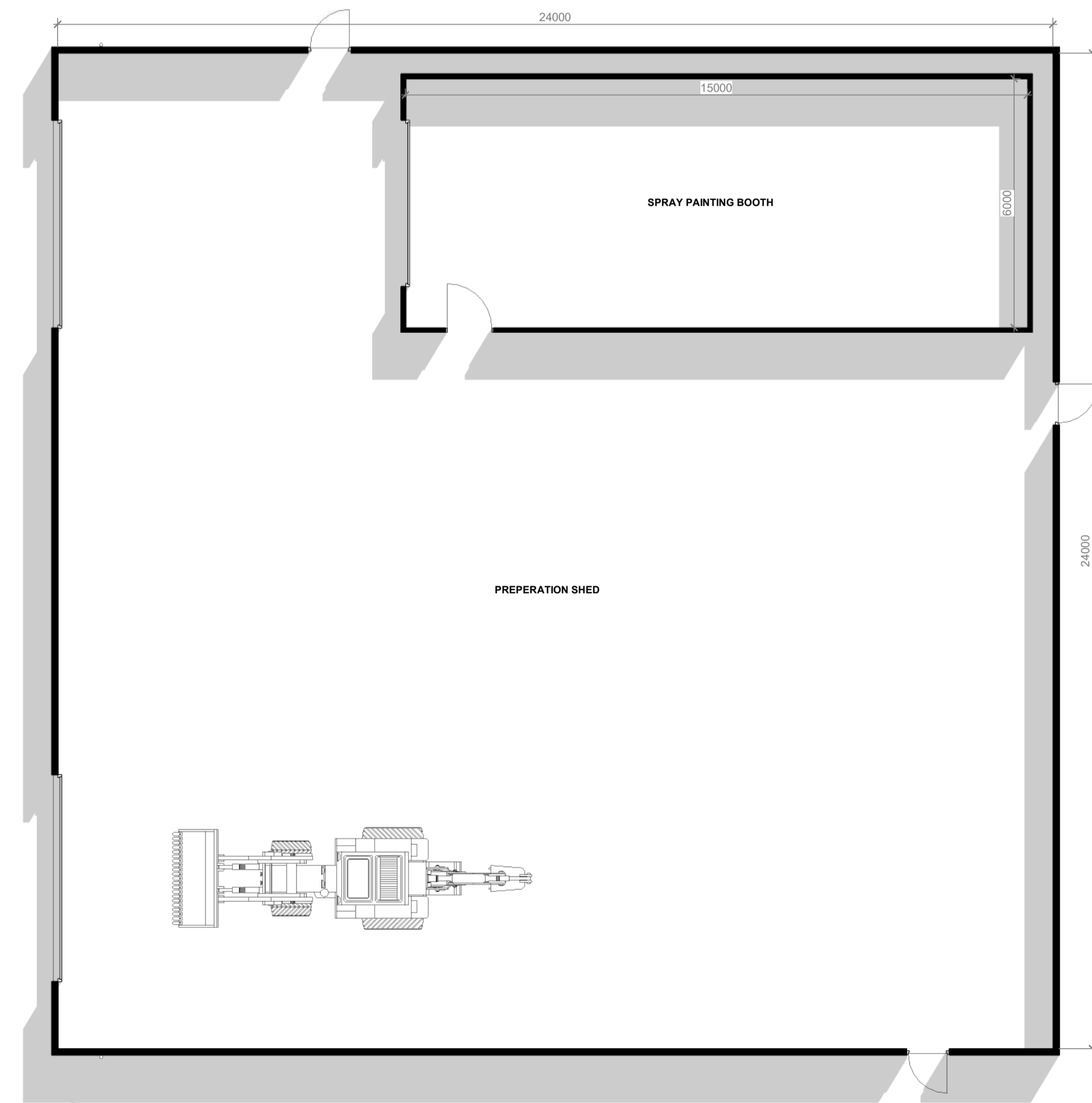
3 South Elevation
1: 100



4 East Elevation
1: 100



5 North Elevation
1: 100



1 Ground Floor Plan
1: 100

Scale Bar
0m 1m 2m 3m 4m 5m

GROUND FLOOR AREA = 576m²

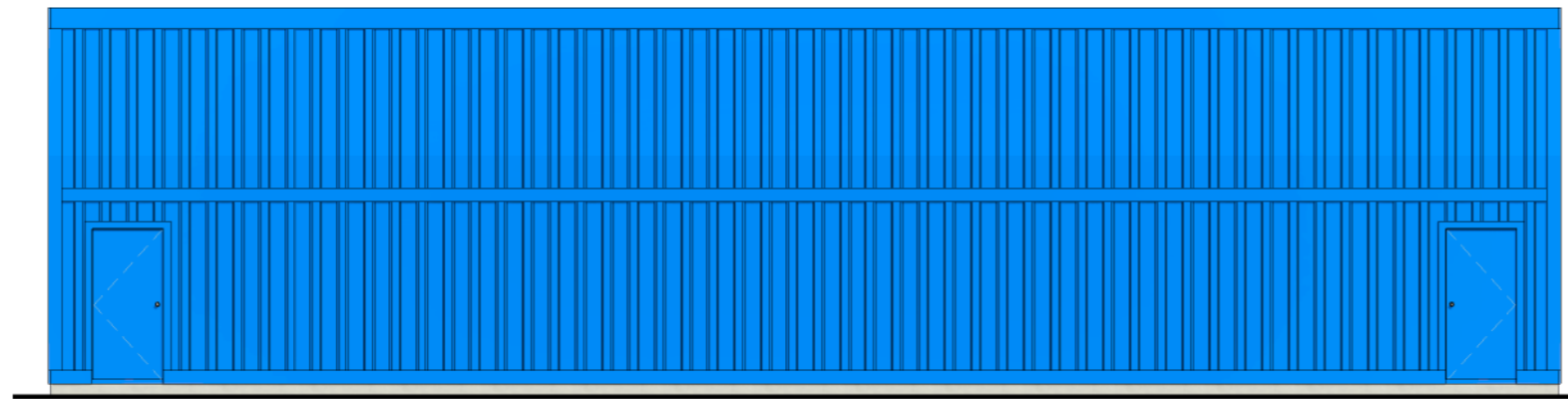


THE STUDIO
No 9
Heights of Woodside
Wendell
Inverness IV2 5TH

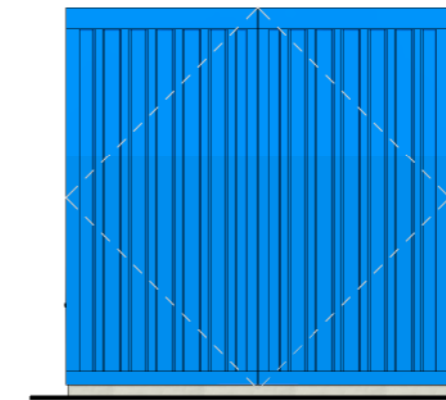
Tel/Fax: 01463 794410
Mobile: 07760195141
Email: info@mrhdesign.co.uk
Web: www.mrhdesign.co.uk

Client	MacDonald Groundwork Limited		
Project	Proposed Replacement and Regularisation of Prep/ Paint/ Equipment Storage		
Address	Lairgandour, Daviot, Inverness, IV2 6XN		
Scale	1: 100	Project No.	2022-03
Date	March 2022	Drawing No.	
Drawn by	KH		2022-03-MRH-101
rev	-	-	-
DO NOT SCALE, IF IN DOUBT PLEASE ASK			A1
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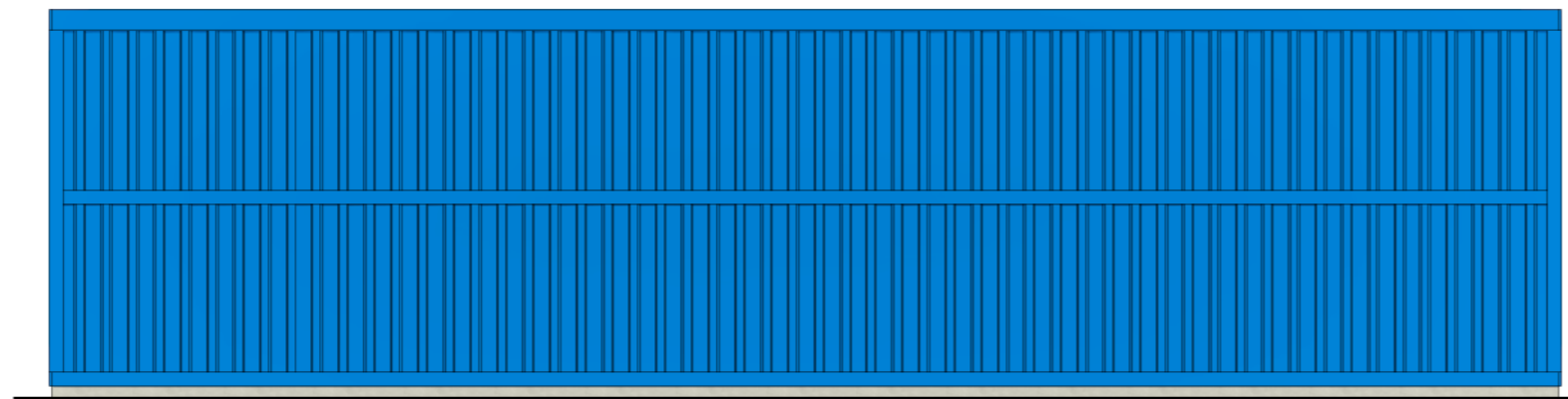
**PROPOSED - LAIRGANDOUR, DAVIOT
- SAND BLAST SHED -**



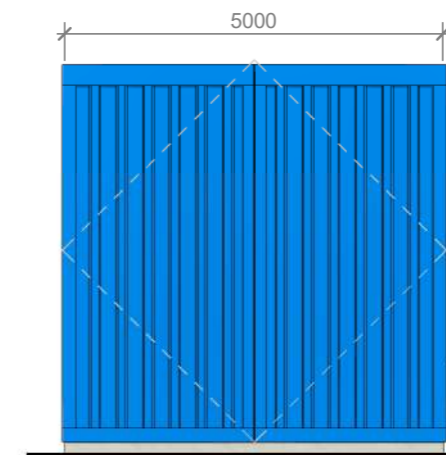
2 South West Elevation
1 : 100



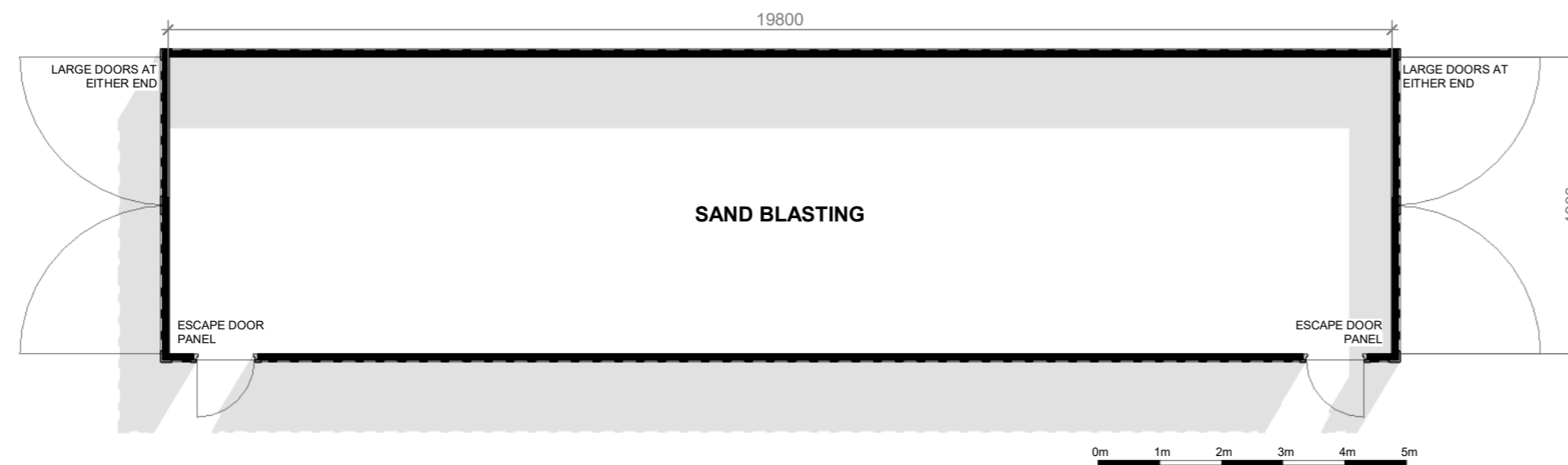
3 North West Elevation
1 : 100



4 North East Elevation
1 : 100



5 South East Elevation
1 : 100



1 Ground Floor Plan
1 : 100

FLOOR AREA = 95m²



THE STUDIO
No 9
Heights of Woodside
Westhill
Inverness IV2 5TH

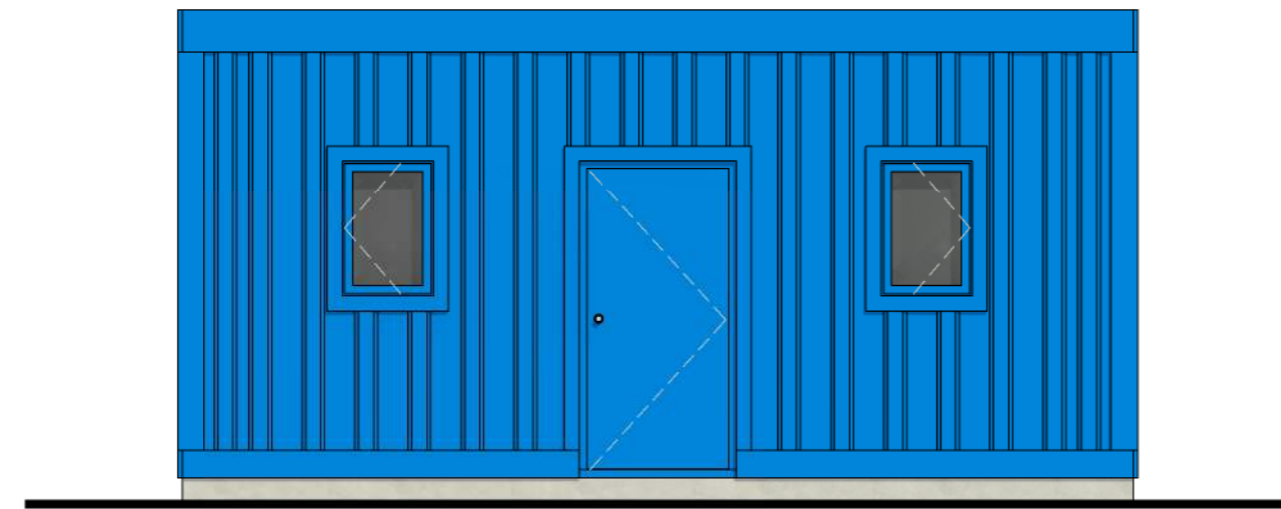
Tel/Fax: 01463 794410
Mobile: 07760 195141
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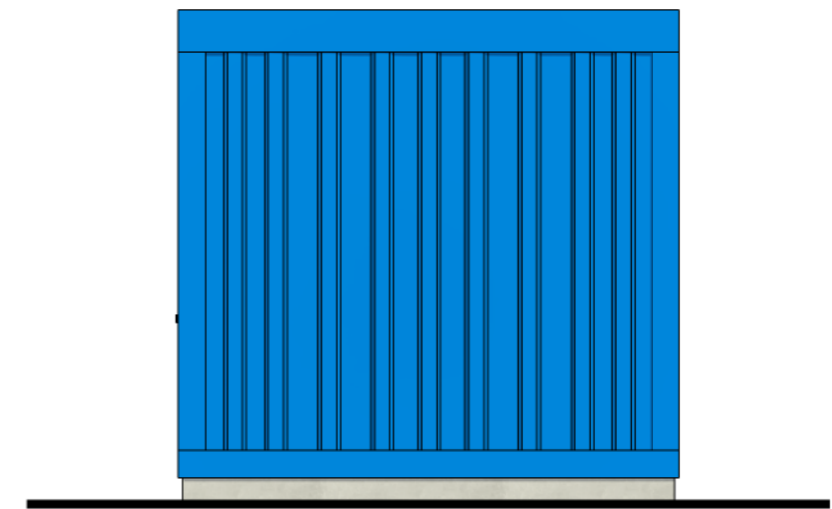
Client	MacDonald Groundworks Limited		
Project	Proposed Replacement and Regularisation of Prep/ Paint/ Equipment Storage		
Address	Lairgandour, Daviot, Inverness, IV2 6XN		
Scale	1 : 100	Project No.	2022-03
Date	Feb 2022	Drawing No.	2022-03-MRH-102
Drawn by	KH		
rev.	-	-	-
			A2

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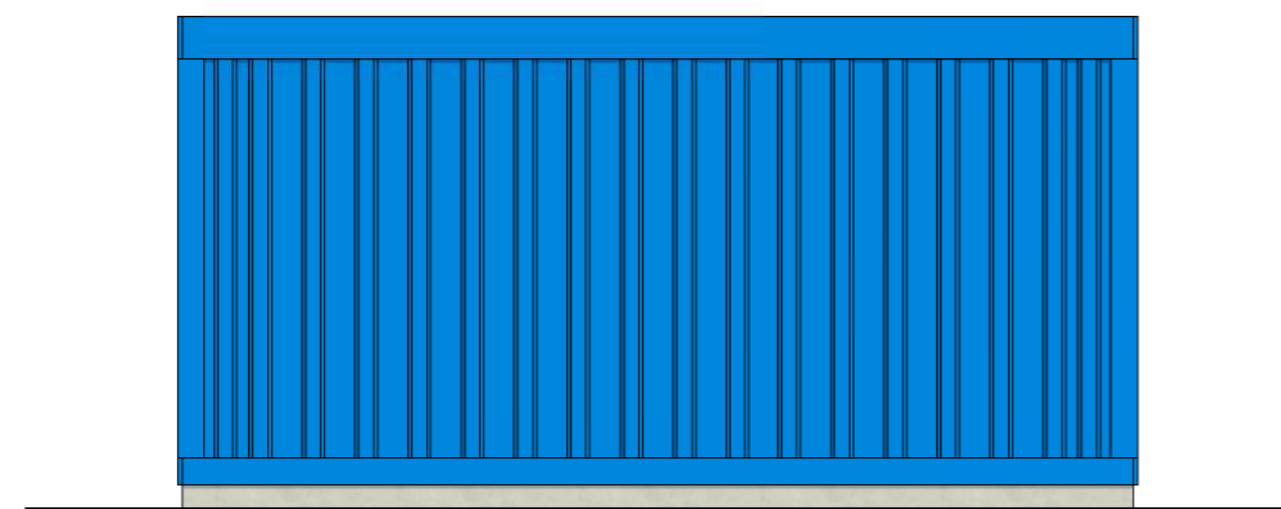
PROPOSED - LAIRGANDOUR, DAVIOT
- WELFARE UNIT -



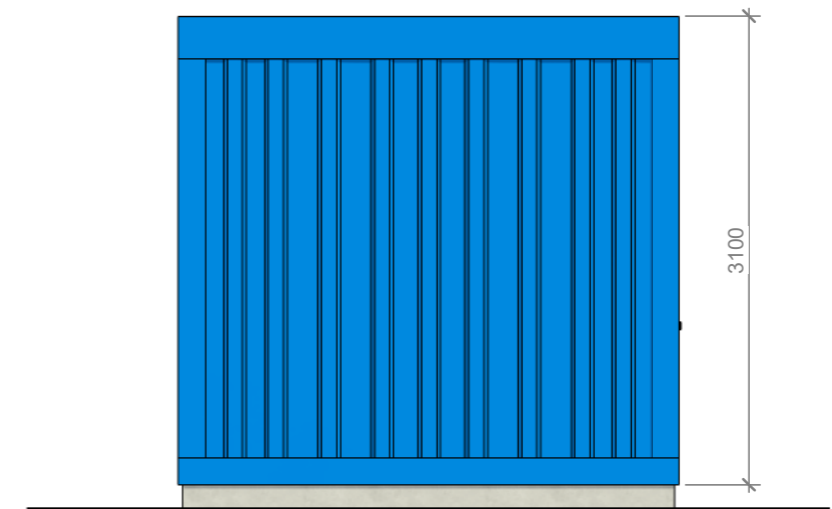
2 North East Elevation
1 : 50



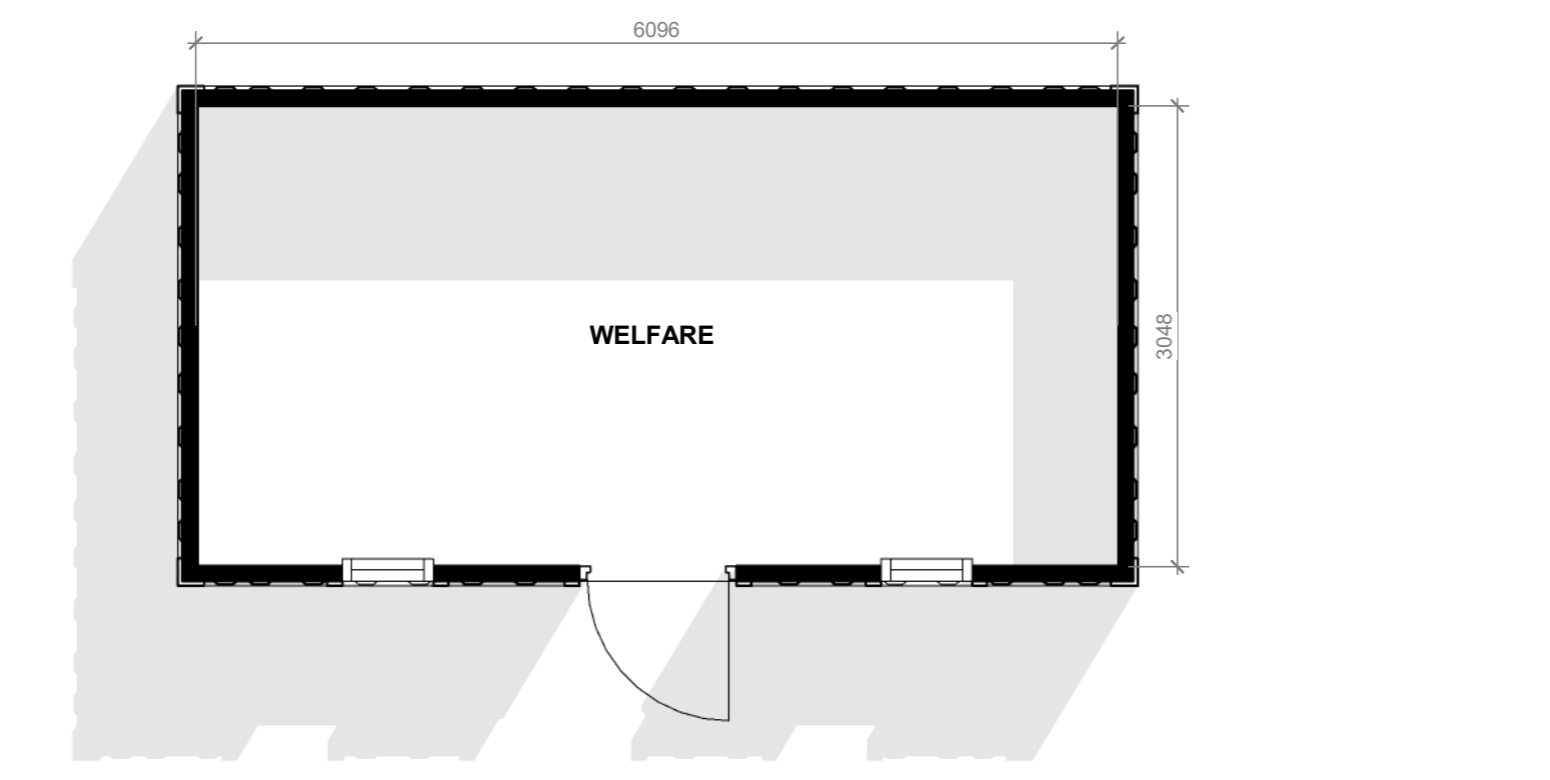
3 North West Elevation
1 : 50



4 South West Elevation
1 : 50



5 South East Elevation
1 : 50



1 Ground Floor Plan
1 : 50

TOTAL FLOOR AREA = 18m²



THE STUDIO
No 9
Heights of Woodside
Westhill
Inverness IV2 5TH

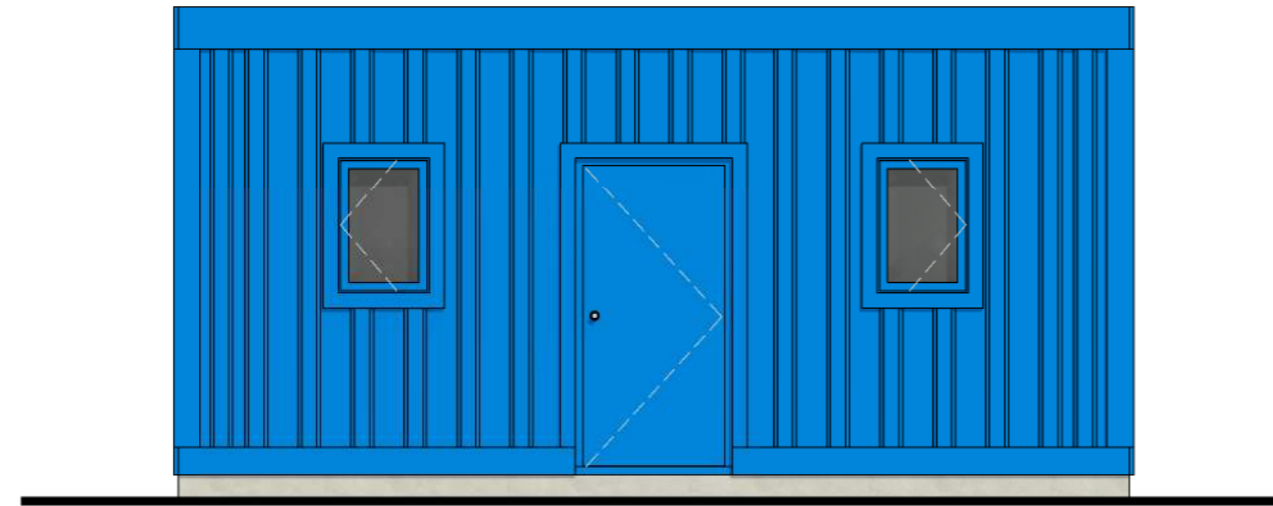
Tel/Fax: 01463 794410
Mobile: 07750195141
Email: info@mrhdesign.co.uk
Web: www.mrhdesign.co.uk

Client	MacDonald Groundworks Limited		
Project	Proposed Replacement and Regularisation of Prep/ Paint/ Equipment Storage		
Address	Lairgandour, Daviot, Inverness, IV2 6XN		
Scale	1 : 50	Project No.	2022-03
Date	Feb 2022	Drawing No.	2022-03-MRH-104
Drawn by	KH		
rev.	-	-	A2

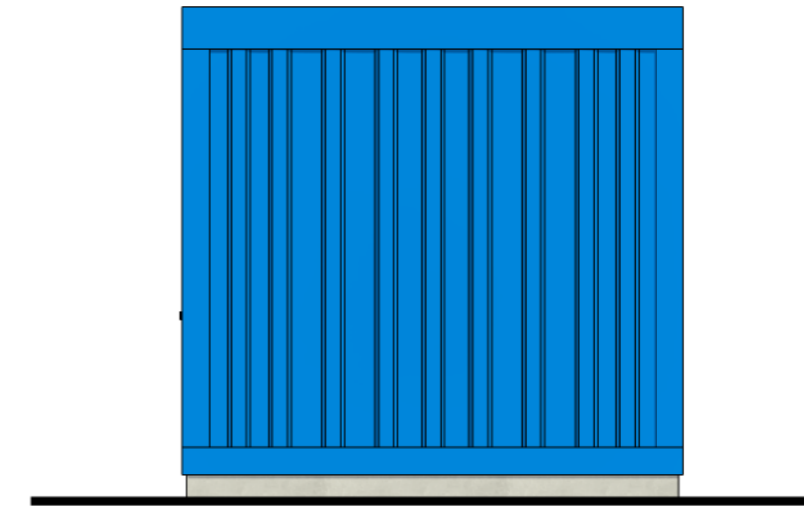
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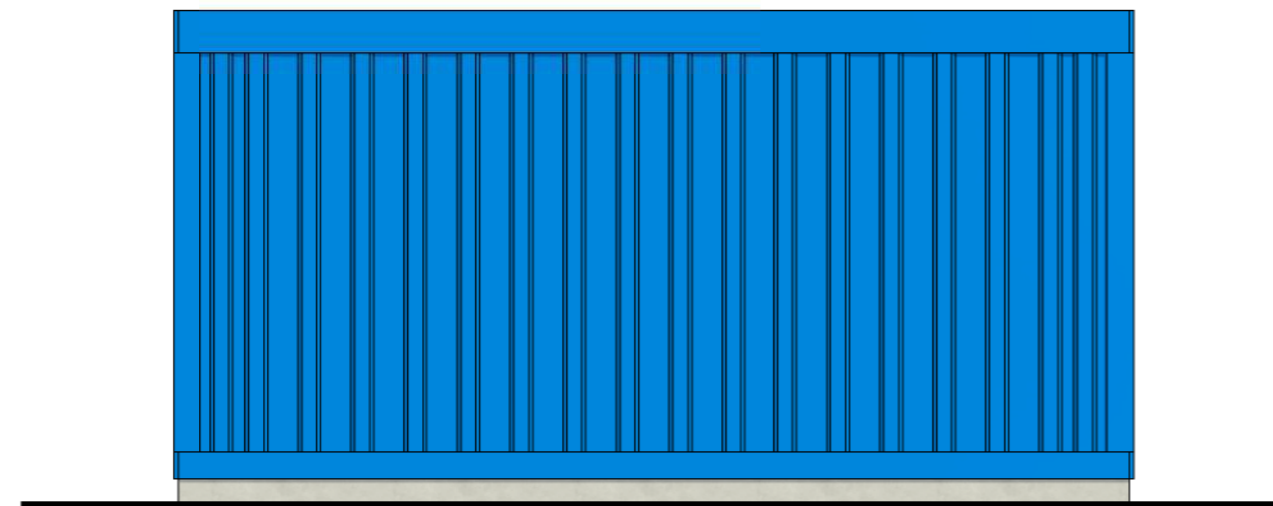
PROPOSED - LAIRGANDOUR, DAVIOT
- TOILET UNIT -



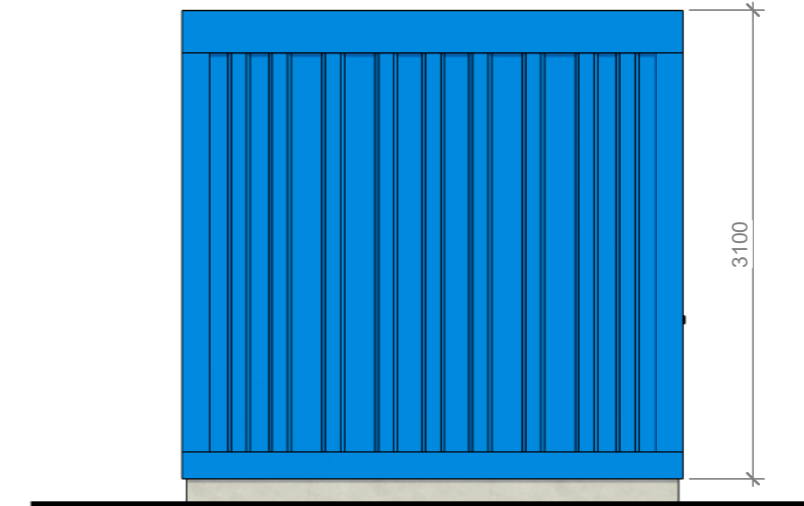
2 North East Elevation
1 : 50



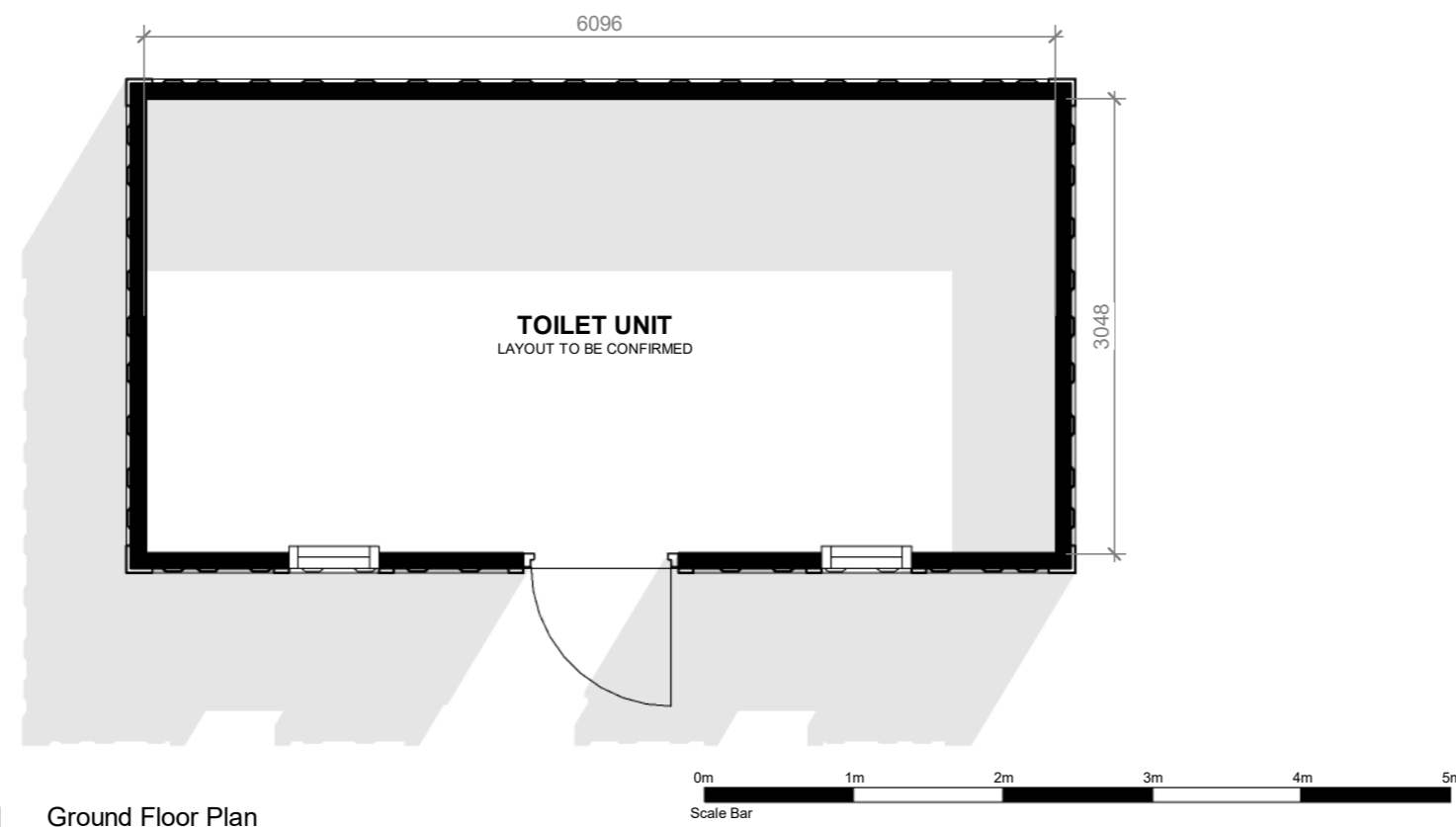
3 North West Elevation
1 : 50



4 South West Elevation
1 : 50



5 South East Elevation
1 : 50



1 Ground Floor Plan
1 : 50

TOTAL FLOOR AREA = 18m²



THE STUDIO
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Mobile: 07750 195141
Email: info@mrhdesign.co.uk
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Client		MacDonald Groundworks Limited	
Project		Proposed Replacement and Regularisation of Prep/ Paint/ Equipment Storage	
Address		Lairgandour, Daviot, Inverness, IV2 6XN	
Scale	1 : 50	Project No.	2022-03
Date	Feb 2022	Drawing No.	2022-03-MRH-105
Drawn by	KH		
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