

Agenda Item	5.1
Report No	PLS-02-25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 06 February 2025

Report Title: 24/04873/PAN: The Highland Council
Land at Longman Landfill Site, Stadium Road, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Platforming construction operation consisting of provision of access road; site remediation works; civil engineering works, including importation of materials (99,090m³ +/- 10,000m³); drainage works; services and utilities works.

Ward: 16 – Inverness Millburn

Recommendation

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

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 19 November 2024. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plan
- 1.4 The prospective developer held the first public event on Wednesday 11 December 2024 at Caledonian Thistle Stadium, Stadium Road, Inverness, with a second event following on Wednesday 15 January 2025 at the same location. The advertisement for both events was published in the Inverness Courier in accordance with the statutory timescales.
- 1.5 The applicant has intimated that the PAN was served on Inverness Crown and City Centre Community Council, as well as local Elected Members, Local MP and MSPs on 19 November 2024.
- 1.6 Any subsequent application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a major development. The proposed development is for a platforming construction operation on part of the former Longman landfill site, as part of a phased approach to redevelopment of the site.
- 2.2 The submitted PAN and supporting information indicates that the proposal consists of the provision of an new access road; site remediation works; civil engineering works, including importation of materials (99,090m³ +/- 10,000m³); drainage works; services and utilities works. This is to enable the site to be suitable for future built development.

3. SITE DESCRIPTION

- 3.1 The site is located within part of the former Longman landfill site, Inverness, approximately 1.5km northeast of the city centre. It is bounded to the southwest by the A9 Trunk Road; Stadium Road to the northwest; and to the northeast by the existing access road servicing the landfill site. The site, and wider area, has extensive tree and other vegetation coverage.

4. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application.

4.1 National Planning Framework 4 (2023)

- 1 – Tackling Climate Change
- 2 – Climate Mitigation and Adaptation
- 3 – Biodiversity
- 4 – Natural Places
- 6 – Forestry, woodland and trees
- 9 – Brownfield, vacant and derelict land and empty buildings
- 13 – Sustainable transport
- 14 – Design, quality and place
- 15 – Local living and 20 minute neighbourhoods
- 18 – Infrastructure first
- 19 – Heat and cooling
- 20 – Blue and green infrastructure
- 22 – Flood risk and water management
- 23 – Health and safety
- 25 – Community wealth building
- 26 – Business and industry

4.2 Highland Wide Local Development Plan 2012

- 2 – Inverness City Vision
- 5 – Former Longman Landfill Site
- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 30 – Physical Constraints
- 31 – Developer Contributions
- 34 – Settlement Development Areas
- 41 – Business and Industrial Land
- 42 – Previously Used Land
- 51 – Trees and Development
- 52 – Principle of Development in Woodland
- 56 – Travel
- 57 – Natural, Built & Cultural Heritage
- 58 – Protected Species
- 59 – Other Important Species
- 60 – Other Important Habitats
- 61 – Landscape
- 64 – Flood Risk
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage
- 70 – Waste Management Facilities
- 71 – Safeguarding of waste management sites
- 72 – Pollution
- 73 – Air Quality
- 74 – Green Networks
- 77 – Public Access
- 78 – Long Distance Routes

4.3 Inner Moray Firth Local Development Plan2 2024

- 1 – Low and Zero Carbon Development
- 2 – Nature Protection, Restoration and Enhancement
- 3 – Water and Waste Water Infrastructure Impacts in the Nairn and Inverness Areas
- 4 – Greenspace
- 5 – Green Networks
- 7 – Industrial Land
- 8 – Placemaking
- 9 – Delivering Development and Infrastructure
- 14 – Transport
- 15 – Development Briefs

4.4 Highland Council Supplementary Planning Policy Guidance

- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Trees, Woodlands and Development (Jan 2013)
- Sustainable Design Guide (Jan 2013)
- Biodiversity Enhancement Planning Guidance (May 2024)

4.5 Development Briefs

- n/a

4.6 Scottish Government Planning Guidance

- PAN 60 – Planning for Natural Heritage (Jan 2008)
- Creating Places (2013)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- Biodiversity: draft planning guidance (2023)
- Developing with Nature Guidance (NatureScot 2023)
- Local living and 20 minute neighbourhoods (2024)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- (a) Development Plan and other planning policies;
 - (b) Roads and transport;
 - (c) Flood risk and drainage impacts;
 - (d) Biodiversity enhancement;
 - (e) Trees and woodland;
 - (f) Built, natural, and cultural heritage; and
 - (g) High quality siting, layout and design.

6. CONCLUSION

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

7. IMPLICATIONS

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

8. RECOMMENDATION

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

Signed: David Mudie
Designation: Area Planning Manager – South
Author: John Kelly
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice Form
Plan 2 – Location Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

Applicant	Highland Council	Agent	NORR Consultants Limited
Address	The Highland Council Headquarters Glenurquhart Road Inverness IV3 5NX	Address	5 Longman Road Inverness IV2 3NT
Phone	01463 702252	Phone	01463 382893
Email	allan.maguire@highland.gov.uk	Email	greg.duncan@norr.com

Address or Location of Proposed Development

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

Former Longman Landfill Site, Stadium Road, Inverness

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Platforming construction operation on the site of the former Longman landfill site.

The following works are envisaged:

- Formation of access road from existing Waste Transfer Station road.
- Outfall to Moray Firth
- Connection to Scottish Water Foul Sewer in Stadium Road
- Badger relocation
- Site strip and vegetation clearance and topsoil clearance
- Service relocation
- Preparation of site via high energy impact compaction
- Vibration monitoring and possible vibration alleviation trench
- Gas alleviation trenches, if required.
- Importation of 99,090m³ (+/- 10,000m³) of material to 450mm below finished ground level.
- Installation of drainage, including foul pumping
- Settlement monitoring during and following contract

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?
If yes, please provide a copy of this Opinion.

Yes

No

Community Consultation

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

Community Council/s	Date Notice Served
Inverness Crown & City Centre Community Council	19/11/2024
Local Elected Members	Date Notice Served
Ian Brown	19/11/2024
David Gregg	19/11/2024
Isabelle MacKenzie	19/11/2024
Members of Scottish Parliament and Members of Parliament	Date Notice Served

Fergus Ewing MSP Angus MacDonald MP	19/11/2024 19/11/2024
Names / details of other parties	Date Notice Served
-	

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Venue: Caledonian Thistle Stadium Date: Wednesday 11th December 2024, 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Proposed Public Event 2	Venue	Date and Time
Venue: Caledonian Thistle Stadium Date: Wednesday 15th January 2025, 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Website & Online Comments (web address TBC); All plans etc will be made available on a dedicated website with a feedback / comments form; details of virtual events; and contact details of architects. – Date: on or around Tuesday 3rd December 2024 & remaining line until Friday 17th January 2025		

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
	Inverness Courier	Tuesday 3 rd December 2024
Details of any other consultation methods (date, time and with whom)		
Leaflet drops to immediate neighbors (500m radius of site), with details of virtual events; dedicated website; and contact details of architects (for people unable to access virtual event / website, to find out more about the proposal, and to provide feedback) - Date: on or around Tuesday 3rd December 2024		

Signed	Greg Duncan	Date	19/11/2024
--------	--------------------	------	-------------------

DATE	REVISION	REV	DRW	CHK
19/09/24	Boundary adjusted, areas added	P01	MP	GD
25/09/24	Sheet Layout altered	P02	MP	GD
01/10/24	Boundary adjusted, areas adjusted	P03	MP	GD


This drawing has been prepared solely for the use of: THE HIGHLAND COUNCIL and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.


This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

 OWNERSHIP BOUNDARY

 APPLICATION BOUNDARY

APPLICATION AREA =
39712 Sq Mtr
3.971 Hectare
9.813 Acres

NORR
NORR Consultants Limited.
An Ingenium International Company

5 Longman Road
Inverness IV1 1RY
Scotland, UK
norr.com

Drawn	MP	Date	Sept 2024
Checked	GD	Date	Sept 2024
Scale	as noted @ A1		

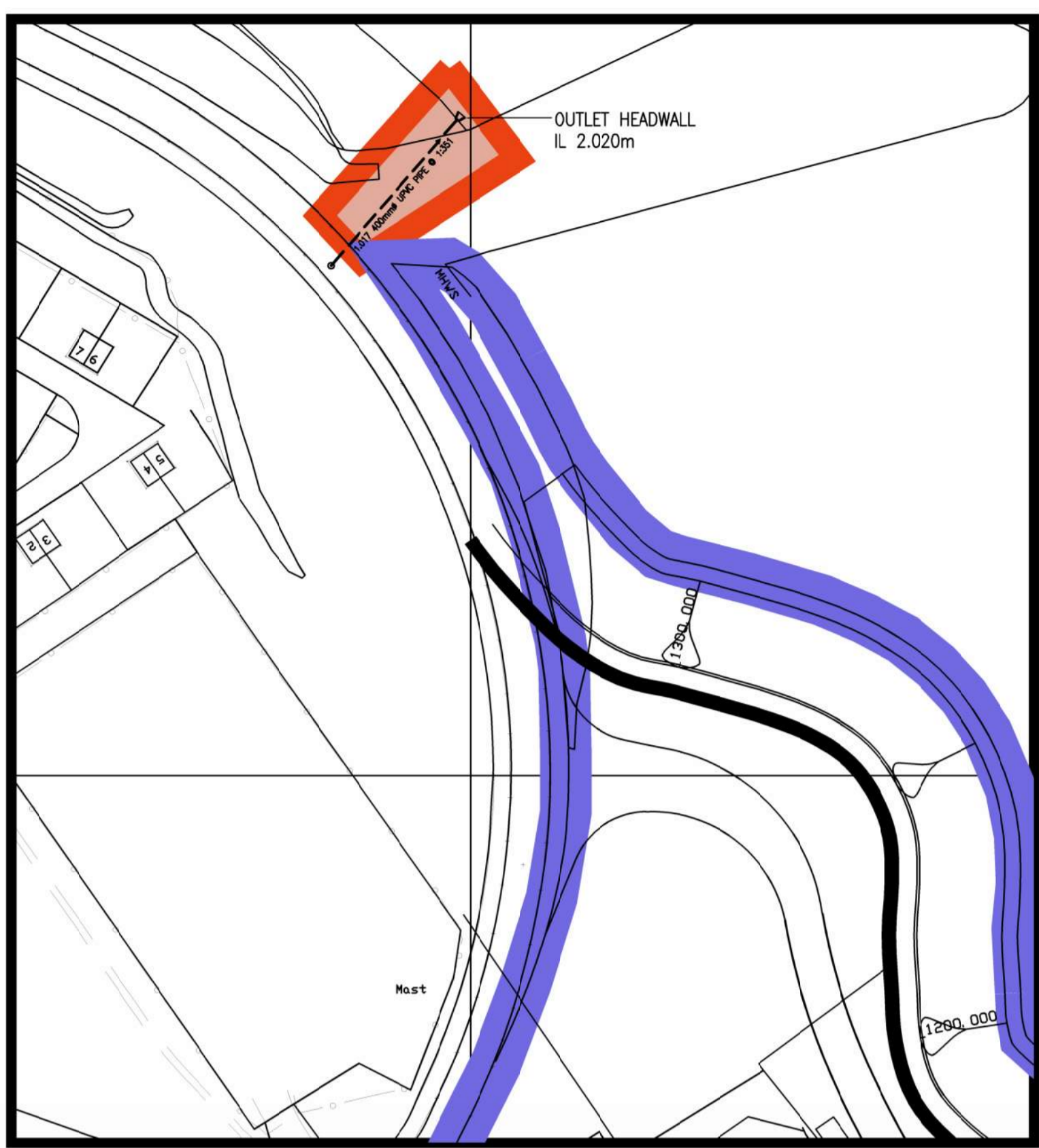
Client
THE HIGHLAND COUNCIL

Project
LONGMAN LANDFILL

Drawing Title
SITE/LOCATION PLAN

Sheet Status
PLANNING

Project No.	IAIV23-0040		
Drawing No.	LHP-NOR-XX-DR-A-0010	Rev.	P03

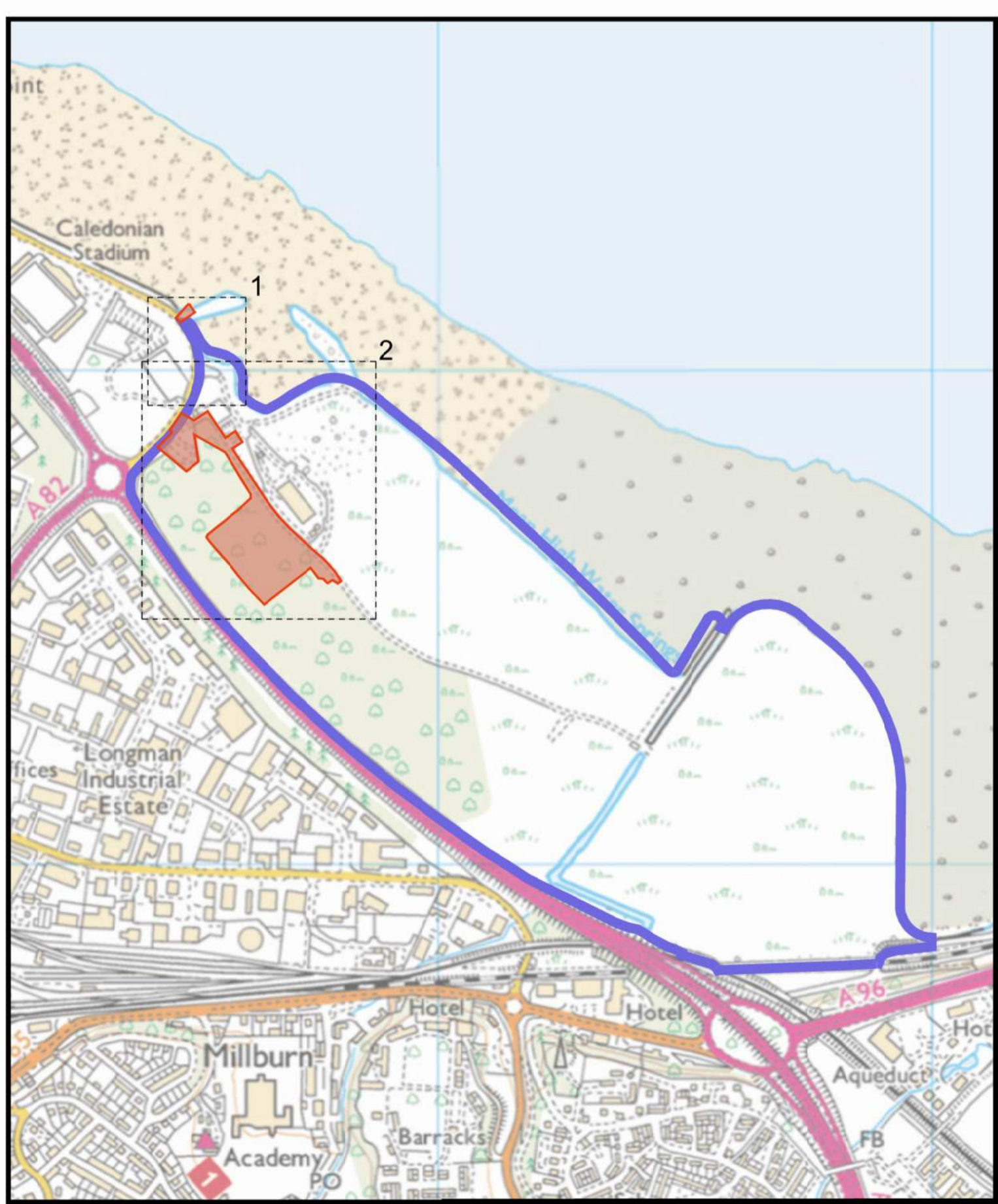


SITE PLAN INSET 1
SCALE 1:1000

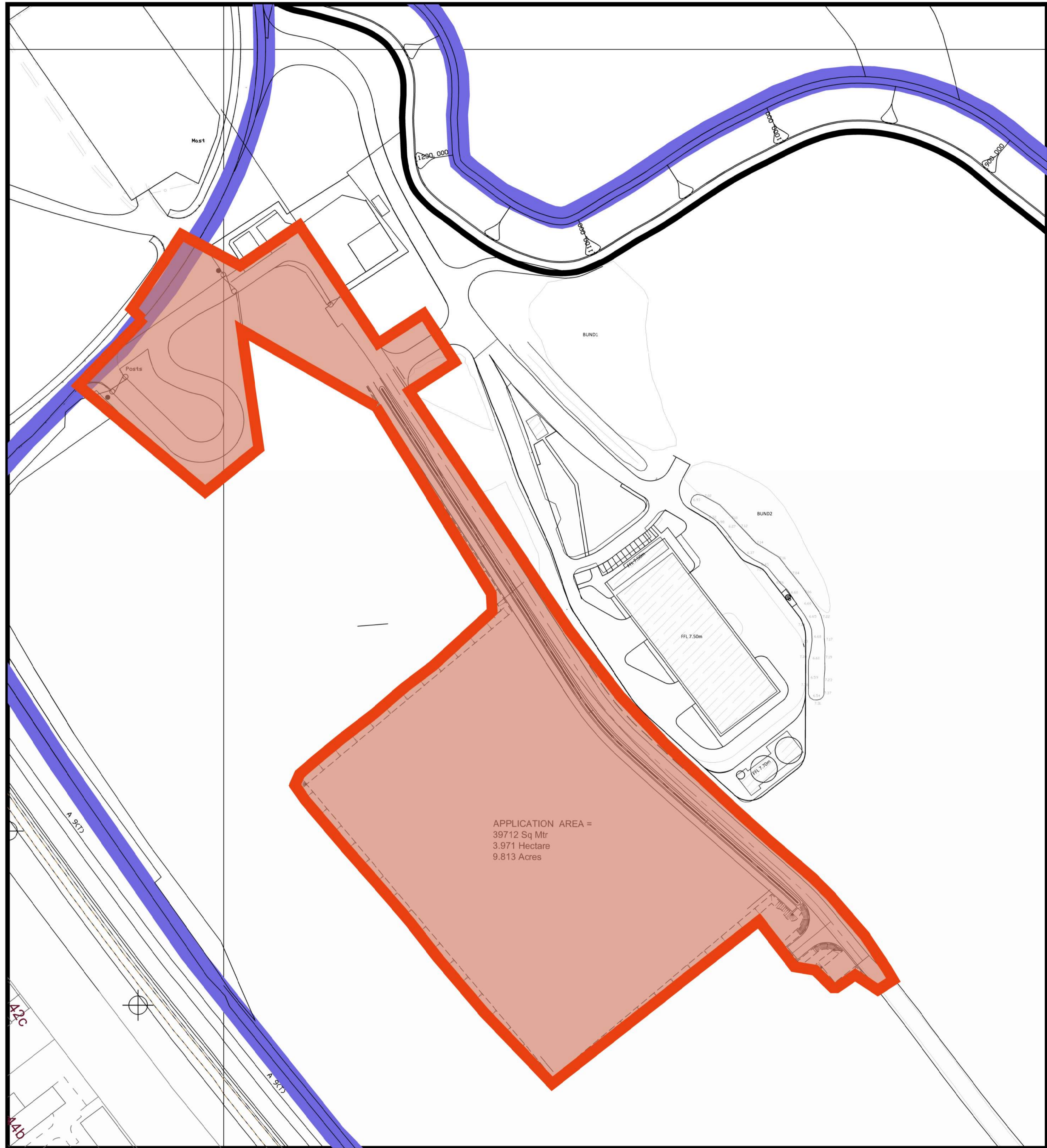
0 10 20 40 60 80 100
Scale 1:1000

0 100 200 400 600 800 1000
Scale 1:10000

N
W E
S



KEY LOCATION PLAN
SCALE 1:10000



SITE PLAN INSET 2
SCALE 1:1000

APPLICATION AREA =
39712 Sq Mtr
3.971 Hectare
9.813 Acres