

Agenda Item	5.2
Report No	PLS 038/18

The Highland Council

Committee South Planning Applications Committee

Date 12 June 2018

Report Title 18/01823/PAN: The Highland Council
Land 400M NE of Blar Mhor Industrial Estate,
Lochyside, Fort William

Report by Area Planning Manager South / Major Developments

Purpose / Executive Summary

Description Notification of Proposed development includes residential (approx 200 units), commercial, hospital & community uses. The works on site will also include creation of landscape, peat bog and habitat areas.

Ward 11 - Caol And Mallaig

1.0 BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN). It is an application presented by the Highland Council but in combination with the Highland Health Board, West Highland College – UHI.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 23 04 2018. Members are asked to note this may form the basis of a subsequent planning application at any time after twelve weeks from this date.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided the development is likely to comprise residential (approximately 200 units); commercial, hospital & community uses., The site also includes peat bog a habitat area and landscaped works / areas. It seeks to take forward the development of Blar Mhor which has an extant planning permission for retail uses and community facilities (10/02634/PIP) following completion of some site infrastructure, the new police station and ambulance unit.

3.0 SITE DESCRIPTION

- 3.1 The site presents as low lying moorland that has been partially developed to the east side of the A830(T) road at Blar Mhor / Corpach Moss. It lies to the north end of Fort William on the north side of the River Lochy but south of the Caledonian Canal. On the western side of the A830(T) road lies the Blar Mhor industrial estate.
- 3.2 The site is relatively flat and comprises low lying moorland that accommodates layers of peat and sands and gravels. The site has been partial developed through the provision of a roundabout within the A830(T) road and site access road. A significant area of land was prepared for the development of a new Tesco supermarket, which was not followed through.
- 3.3 The site carries no nature conservation designation, but accommodates valued habitats, flora, fauna as part of the existing moss / moorland / peatland habitat. Past planning approvals have sought to established significant structural landscape both at the road frontage and further to the east.
- 3.4 The site is not located within any international or regional landscape designations. However it is not with out a real sense of place with Ben Nevis lying to the south; it falls within the Great Glen close to the Caledonian Canal. The site presence is at a significant location to the north of Fort William, on the Trunk Road to Mallaig and nearby rail line to the north of Caol.
- 3.5 This site does not have a potentially contaminative former use. However, it lies adjacent to the former Camaghael Landfill, and although landfill gas generation is expected to have slowed due to the age of the landfill, there is still the potential for landfill gas (methane and carbon dioxide) to be present. In addition, the large peat

deposits onsite may generate methane and carbon dioxide. The site also lies within an area which has been categorised as having 1 %-3% Radon Potential, which means a very low proportion of properties may exceed the Radon Action Level of 200bq/m³.

4.0 DEVELOPMENT PLAN POLICY

The following policies are likely to be relevant to the assessment of the proposal:

4.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place-making
30	Physical Constraints
31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
55	Peat and Soils
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
59	Other Protected Species
60	Other Important Habitats and Article 10 Features
61	Landscape
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
70	Waste Management Facilities
72	Pollution
74	Green Networks
75	Open Space
77	Public Access

4.2 West Highland Local Plan (As Continued in Force) April 2012

Allocation - **MU Blar Mor 53** identified for a mix of uses including housing (indicative capacity: 300 homes), business, community, leisure and urban district scale retail.

4.3 West Highland and Islands Local Development Plan (Proposed Plan) 2017

Allocation **FW 08 Blar Mhor** identified for a mix of uses including housing (indicative capacity: 130 homes), community, business and retail.

4.4 Adopted Supplementary Planning Guidance

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);

- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Green Networks: Supplementary Guidance (January 2013);
- Open Space in New Residential Developments: Supplementary Guidance (January 2013);
- Managing Waste in New Developments: Supplementary Guidance (March 2013);
- Developer Contributions: Supplementary Guidance (March 2013);
- Physical Constraints: Supplementary Guidance (March 2013);
- Public Art Strategy: Supplementary Guidance (March 2013) and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- Development Plan Policy
 - National Policy;
 - Scottish Government Planning Policy (June 2014);
 - Designing Streets (2011); and
 - Creating Places (June 2013).
 - Planning History;
 - Roads and Transport;
 - Pedestrian and Cycle Links;
 - Water, Flood Risk and Drainage;
 - Natural Heritage;
 - Contaminated Land;
 - Built and Cultural Heritage;
 - Design and Layout;
 - Landscape and Visual Impact;
 - Access and Recreation;
 - Noise and Light Pollution;
 - Construction Impacts;
 - Phasing;
 - Open Space and Landscaping;
 - Infrastructure Delivery;
 - Other Relevant Planning Documents including but not limited to:
 - Any other material considerations within representations.

6.0 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.

7.0 RECOMMENDATION

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

Signature: Nicola Drummond
Designation: Area Planning Manager South / Major Developments
Author: Ken McCorquodale, Principal Planner
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Application form.

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

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

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

Applicant <u>THE HIGHLAND COUNCIL</u>	Agent <u>THREESIXTY ARCHITECTURE</u>
Address <u>GLENKQUHART RD</u>	Address <u>MORAY HOUSE</u>
<u>INVERNESS</u>	<u>16-18 BANK ST</u>
<u>IV3 5NX</u>	<u>INVERNESS IV1 1QY</u>
Phone No. [REDACTED]	Phone <u>01463 729929</u>
E-mail [REDACTED]	E-mail [REDACTED]

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

BLAK MUIR, A830, FORT WILLIAM PASS 76A.

The Highland Council
eProcessing Centre
Date Received:
23 APR 2018

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.

PPIP FOR MIXED USE DEVELOPMENT COMPRISING 200-250
RESIDENTIAL UNITS, COMMERCIAL, HOSPITAL, EDUCATION AND
COMMUNITY USE

Pre-application Screening Notice

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

If yes please provide a copy of this Opinion.

YES.....

NO.....

Community Consultation [See checklist of Statutory minimum consultation attached]

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

Community Council/s	Date Notice Served
KILMALLEE CC	20-04-2018
INVERLOCHY & FORUMBY CC	20-04-2018

Names/details of any other parties	Date Notice Served
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Please give details of proposed consultation

Proposed public event	Venue	Date and time
DROP-IN EVENT	TBC	TBC

Newspaper Advert – name of newspaper	Advert date(where known)
HIGHLAND NEWS	TBC.

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

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Signed 

Date 20-04-2018