Agenda Item	6.4
Report No	PLS 042/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 11 June 2019

Report Title: 19/00503/FUL: The Highland Council

Longman Landfill Site, Stadium Road, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of a materials recovery facility to process biodegradable municipal waste; office and welfare facilities; weighbridge, access road, car parking and landscaping

Ward: 16 – Inverness Millburn

Development category: Major

Reason referred to Committee: Major development

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** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought to construct a materials recovery facility on part of the former Longman landfill site in Inverness. The need for the development has arisen from national waste regulations that will see a ban on the landfilling of all biodegradable municipal waste taking effect from 01 January 2021.

1.2 Currently approximately 144,000 tonnes of municipal waste per annum is collected across the Highlands through household and commercial collections. 43% of this waste is recycled with the remaining 57% sent to landfill (currently 82,700 tonnes per year). The proposed materials recycling facility will process this waste stream to recover recyclable materials and also recover value from the remaining refuse by producing what is known as refuse derived fuel. The fuel would be taken off site and exported elsewhere in Scotland, the UK or Europe for use in thermal treatment facilities, including energy from waste plants that generate electricity and heat.

1.3 The facility will consist of a large rectangular industrial building with a footprint approximately 100 metres by 34 metres and a height to ridge of 14 metres with a very low pitched roof.

1.4 The materials to be used in the construction of the building consist of a steel clear span structure defining the superstructure with a precast concrete wall base and a translucent polycarbonate skin wrapping the larger upper sections of the building. The roof is proposed to be clad in aluminium composite panels.

1.5 A comprehensive landscaping plan seeks to ensure that additional planting and landform alterations will strengthen the setting of the development.

1.6 Ancillary development associated with the proposal includes a new access road, car parking, external yard area and weighbridge office.

1.7 The site will be accessed via a new road to be constructed approximately 165 metres to the north of the existing site access, on the corner of Stadium Road. Drainage swales and a SUDS pond will be formed to treat surface water run-off arising from the development. Subsequent surface water discharge would be to coastal waters. Foul water from the site will be pumped to the public sewer at Caledonian Stadium, subject to agreement with Scottish Water.

1.8 Pre Application Consultation: PAC was carried out by the applicant in September 2018 and included a public exhibition held on 26 September 2018 at Caledonian Thistle FC Stadium.

1.9 The applicant has also presented the proposal to the Inverness Design Review Panel. The Panel's Executive Summary is referred to below and the main report is included as Appendix 1.

1.10 *"The Panel welcomes the opportunity to comment at an early stage on the design of this significant civic asset, which has potential to make an important contribution to the image and character of the city. The Council is encouraged to deliver an exemplary project that city residents can be proud of. The substantial scale and prominent location of this facility will impact on important approaches to the city by*

road, rail and sea. The Panel considers the absence of a masterplan for this part of the city to be a significant drawback in designing an appropriate response to this context. As a result the design should take account of the position and orientation of the new building relative to the wider setting - including key views (from land, water and coast) environmental features, movement routes, and relationship with nearby existing and future uses. This report focuses on delivering a welcoming landmark that demonstrates a significantly more ambitious standard of design than exists elsewhere on the industrial estate. The intended "lightbox" approach is welcomed providing the composition, detailing, signage and overall quality of the external envelope distinguish this facility from a typical industrial shed. High quality landscape design is needed to mitigate the impact of the large building mass. Opportunities for future expansion along with energy efficiency/production should be incorporated into the design."

1.11 Supporting Information: The following information has been submitted in support of the application:

- Pre-application Consultation Report;
- Design and Access Statement;
- Drainage Impact and Flood Risk Assessment;
- Transport Assessment;
- Ground Investigation Report;
- Masterplan Framework;
- Landscape and Visual Appraisal;
- Archaeological Watching Brief;
- Phase 1 Habitat and Protected Mammals Survey & Ecological Approach
- Archaeological Watching Brief;
- Contaminated Land Site Investigation Report
- Waste Management Strategy
- Waste Management Strategy
- Waste Management Strategy

1.12 Variations: minor alterations to site layout following consultation with Transport Planning.

2. SITE DESCRIPTION

2.1 The site forms a relatively small part (2.1Ha) of the former Longman landfill site (87.3Ha) which lies on the coastline of the Inner Moray Firth, approximately 1.5km northeast of Inverness City Centre. The former landfill site itself is bound to the southwest by the A9 trunk road, to the northwest by Stadium Road, with the coastline and mudflats defining the northeast and east boundary.

2.2 The site lies within the northwest area of the former landfill and the main section of the site is parallel to the existing unsurfaced access road and measures approximately 280 metres in length and 90 metres in width. The site narrows

significantly to the north where the proposed new access road will connect with Stadium Road.

2.3 It is understood that the last landfilling activity ceased in 2003 and the landfill site has been left to largely naturally regenerate with woodland cover on the western fringes and substantial vegetation growth elsewhere. The wider landfill area has a strong horizontal emphasis interspersed with localised hollows and dips across the wider area.

2.4 The land is still partly used for waste management purposes; there is an existing weighbridge office building located close to the existing access with Stadium Road and skip storage and green waste storage can be seen on the wider site.

3. PLANNING HISTORY

3.1	17.07.2018	18/02972/SCRE: Development of a residual waste management facility	Screening Opinion issued
3.2	29.08.2018	18/04218/PAN: Construction of a residual waste management facility.	Proposal of Application Notice submitted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Schedule 3 development

Date Advertised: 22.02.2019

Representation deadline: 08.03.2019

Timeous representations: None.

Late representations: None.

5. CONSULTATIONS

5.1 **Crown Community Council**: No response.

5.2 **Environmental Health**: No comments to make on the basis that SEPA will regulate on site activities and control any potential off-site impacts.

5.3 **Transport Planning Team**: No objection subject to conditions requiring off-site active travel improvements and visibility splay details.

5.4 **Flood Risk Management**: No objection subject to a condition requiring approval of final drainage design

5.5 **Access Officer**: No objection.

5.6 **Contaminated Land**: No objection subject to condition requiring details of capping proposals etc.

5.7 **Transport Scotland:** No objection.

5.8 **SEPA**: No objection.

5.9 **SNH**: No objection. The site lies close to the Moray Firth Special Protection Area (SPA) and Special Area of Conservation (SAC); the Longman and Castle Stuart Bays of Special Scientific Interest (SSSI) and the Inner Moray Firth RAMSAR site. The Council is required to consider the effect of the proposal on the SAC and SPA (commonly known as Habitats regulation Appraisal). However, in SNH's view, the proposal is unlikely to have a significant effect on any qualifying interests, directly or indirectly, and an appropriate assessment is therefore not required.

5.10 **Scottish Water**: No objection. There is currently sufficient capacity at Inverness water treatment Works and Allanfearn Waste Water treatment Works.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

5 – Former Longman Landfill Site
28 - Sustainable Design
29 - Design Quality & Place-making
31 - Developer Contributions
34 – Settlement Development Areas
41 - Business and Industrial Land
42 - Previously Used Land
49 - Coastal Development
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 Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
70 - Waste Management Facilities
71 - Safeguarding of Waste Management Sites
74 - Green Networks
75 - Open Space
77 - Public Access

6.2 Inner Moray Firth Local Development Plan 2015

2 – Delivering Development

6.3 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (March 2013)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy, June 2016

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) site layout and design;

c) environmental impacts – natural & built environment;

d) any other material considerations.

Development plan/other planning policy

8.4 The site is part of a wider allocation of land in the Highland-wide Local Development Plan (HwLDP) identified for mixed use development with favourable consideration given to waste management and other renewable uses including energy and waste, commercial and industrial uses, and community/open space. This allocation has been further refined in the Inner Moray Firth Local Development Plan (IMFLDP) which splits part of the former landfill into two specific allocations, namely site IN8 comprising a 20Ha strip of land, set back from the A9 with a thin buffer strip of woodland and other vegetation and running along the southern

section of the existing internal access road and allocated for business, industrial, non-residential institutional and as a temporary stop site for travellers. The proposed materials recovery facility would therefore comply in principle with the Development Plan.

8.5 The second allocation, site IN13, consists an 18.8Ha strip of land, slightly narrower and running parallel with IN8, wrapping around the easternmost point. It is within this first section of IN13 that the development is proposed. The IMFLDP identifies industry as the allocated land use, acknowledging that the site is particular suited to waste management facilities including an energy from waste plant. Alternatively the site is safeguarded for Class 5 (General industrial) and Class 6 (Storage or distribution). The remaining areas of the former landfill are safeguarded as open space and located between the allocated sites and the coastline but also including a substantial section of land to the east.

8.6 For both allocations the IMFLDP states that the Council will produce a masterplan/development brief for the area which will address, amongst other matters, woodland retention and visual screening from the A9; promotion of active travel linkages; the need for flood risk assessment; and impacts on the strategic road network capacity. The IMFLDP requires any proposal within IN13 to demonstrate that there will be no adverse effect on the integrity of the Moray Firth SAC, SPA and RAMSAR sites.

8.7 It is noted that the Council has still to produce a master plan/development brief for the former landfill area, however in support of this planning application the Council's Development Plan Team has produced a zoning strategy statement and map providing indicative information on the long term vision for the creation of the Longman Green Energy Hub. Subject to the proposal adequately demonstrating compliance with the specific requirements of the main development plan allocations highlighted above, the general planning policies relating to site layout and design and other environmental impacts, the proposal would comply with the development plan.

Site layout and design

8.8 The nature of the use of the site largely dictates the site layout. Access is proposed via a new road off of Stadium Road providing an alternative from the existing access located further to the south.

8.9 As part of the Scottish Government's commitment within the Inverness and Highland City-region Deal, Transport Scotland is progressing plans for a new grade-separated junction to replace Longman roundabout. Following the first stage of the process Transport Scotland has publicised five options to be designed and assessed during the DMRB Stage 2 Assessment. All of these options have some impact on the existing access to the former landfill site. Providing a new access to the north effectively provides a futureproof access solution to the materials recovery site without compromising future options for development of the wider area, including any future waste management facilities such as an energy from waste plant.

8.10 The proposed access road would lead in to the site for a distance of approximately

200 metres before splitting into a one way in/one way out route at the location of the weighbridge kiosk. Vehicles entering the site would be routed along the eastern (coastal) boundary of the site where the building's main vehicular access doors will be located. The route will sweep around the building along the south and west side before existing back on to the new access road. Staff and visitor car parking for up to 25 vehicles will be located adjacent to the north gable of the building, providing safe and easy access to the staff and visitor facilities located at the northern end of the building.

8.11 As with many industrial buildings the use of the facility largely influences its form. In this case it is essential that site operatives have a large open workspace to accommodate the operational requirements of the building. Nevertheless the site is visually prominent, occupying a strategic location on the north east coast of the city and adjacent to the busy A9 trunk road, the main vehicular artery cutting through the highlands and providing a gateway to the city from both the north and south. As a consequence it is very important that development demonstrates high quality design complimenting the functional form of the building.

8.12 The design is unashamedly a steel portal framed building. However, what sets it apart from the ubiquitous industrial sheds so prevalent in the surrounding industrial estate is the specific choice of materials and how these have been integrated into the functional form of the building. Of particular note is the use of translucent polycarbonate cladding on the walls of the building, sitting above the 5 metre high precast concrete base wall. During daylight hours this translucent material would enable natural light to pass through the building helping create a more pleasant working environment, reducing the need for artificial lighting and potentially reducing costs in terms of energy use for the facility. During darker hours, the building would emit a low glow, making it stand out as a landmark feature in the local area, befitting of its regional civic functionality. In addition, the use of polycarbonate cladding is also a deliberate acknowledgement of the material's relationship with many of the articles that will be processed at the facility.

8.13 The use of translucent cladding enables another design feature to be clearly articulated externally, namely the steel structural skeleton that defines the building's form and mass. It is proposed that this is given a yellow 'performance' paint finish as part of the expressed structural design strategy.

8.14 Other design elements include the entrance 'cut-outs' on the northern gable. As well as giving shelter to the building's entrance, the generous cut-outs from the corners of the gable help reduce the scale of the building on this prominent entrance elevation, providing a clear way finding for staff and visitors.

8.15 The use of the building for waste recycling and recovery operations requires the facility to be adequately ventilated. The applicant and the Planning Service has worked together to ensure that a viable solution to ventilating the building can be achieved without disrupting the clean external façade, ensuring that it is designed as an integral feature of the building and minimising the visual impact of any external plant. This has been achieved by making use of the opportunities presented by the bespoke design of the building and the space between the external cladding, concrete walls and internal steelwork.

8.16 Whilst undoubtedly a significant structure in its own right with an external footprint of 3,400 square metres and measuring 14 metres in height, its long and, within context, low design means it fits well with the general open and wide horizontal landscape within which it is placed. The addition of a comprehensive landscaping strategy, including alterations to existing landforms and carefully considered planting, will ensure that the development is well integrated into its surroundings whilst acting as a benchmark for future design proposals in the wider area.

Environmental Impacts – Natural environment

8.17 The site is close to the Moray Firth SPA, designated for its overwintering birds, bottlenose dolphins and subtidal sandbanks. The site is also close to the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth RAMSAR site, the latter of which is designated for its overwintering birds and coastal habitats.

8.18 As part of the supporting information accompanying the planning application the applicant has submitted a Phase 1 habitat survey and protected mammals survey report and an Ecological Approach report. The Phase 1 survey report is dated June 2018 and the Ecological Approach report is dated December 2018. The main issues arising from both reports are referred to below:

Phase 1 habitat survey

8.19 The survey was carried out on 7 June 2018 and noted that the land to the west of the existing landfill site access road is predominately woodland habitat consisting of mature broadleaf plantation and areas of natural woodland regeneration and dense scrubland. The east is more open with scrub glades of semi-improved neutral grassland.

8.20 The Phase 1 survey concluded that the site has relatively low ecological value with a low diversity of recorded species and habitats. The survey did find evidence of a disused badger sett at a specified location and as a consequence the report has recommended a pre-construction survey be carried out at the appropriate time. This will identify any further actions required in relation to protected species licensing.

Ecological Approach report

8.21 This document sets out to present the ecological baseline from previous survey work carried out to date; describing the potential impacts that could arise from construction and setting out recommendations for mitigation measures and additional survey work.

8.22 The report acknowledges that the estimated 18 month to two year construction period means that it is not practical to programme all works outwith sensitive time periods for key species, particularly birds. The report makes two specific recommendations – vegetation clearance should be undertaken outside of the bird breeding season (1 March to 31 August) and where this is not possible an ecological watching brief should be carried out; and that the noisiest works, with particular attention to piling, should be restricted to between July and September to minimise potential impacts on migrating and wintering birds associated with the

nearby designated sites. This should also be discussed with SNH in relation to protecting marine mammal interests.

8.23 In its consultation response SNH advise that the proposal is unlikely to have a significant effect on any of the qualifying interests of the SPA, SAC, SSSI and RAMSAR sites either directly or indirectly and that the Council would not be required to undertake an appropriate assessment in terms of the Habitats Regulations. SNH has also advised that it welcomes the applicant's commitment to carrying out the noisiest elements of the work outwith the most sensitive time for migrating and wintering birds in order to limit as far as possible any potential disturbance.

Environmental Impacts – Built environment

8.24 The Transport Statement submitted in support of the planning application advises that stadium Road carries just over 7,200 vehicles per day in both directions.

8.25 The materials recovery facility, whilst being a large building, is only expected to house around 20 people at any one time throughout the day, split over two shifts with operating hours expected to be in the region of 7am until 10.00pm during the week with limited weekend activity.

8.26 The building is expected to receive in the region of 82,000 tonnes of waste materials from across the Highlands which would be sorted and shredded prior to compressing into large bales and wrapped in a plastic film. From there the bales would be loaded onto road haulage vehicles for transportation elsewhere in the UK or Europe.

8.27 The building will be split into two distinct operational areas; a waste transfer station for materials to be recycled and the refuse derived fuel facility. The recycling operation is expected to generate around 30 vehicle movements per day. The refuse derived fuel operation is likely to result in approximately 52 vehicle movements per day, with a maximum hourly flow of no more than 10 vehicles. The estimated total volume of vehicle movements is not expected to exceed 20 in any given hour during the day.

8.28 Transport Scotland has advised that they do not recommend against the granting of planning permission. In addition, they have not recommended the inclusion of any planning conditions in the event that planning permission is granted.

8.29 The Council's Transport Planning Team did raise some concerns with the proposal, particularly in relation to the site access and internal routing for pedestrian and cyclists. This has now been addressed with minor revisions to the site layout. In its final consultation response Transport Planning advised that it would have no objection to the planning application subject to the inclusion of conditions requiring (i) installation of tactile paving on Stadium Road at the access to the salt depot/travellers site; (ii) the inclusion of conditions the installation of real time information at the bus stops on Longman Road including a three year maintenance contribution; (iii) provision of safe and accessible pedestrian and cycle routes from Longman Road to the site; and (iv) a requirement that no surface water from the private access road discharges to the Council's drainage system.

8.30 In response to this, with reference to the comments in paragraph 8.9 above, Transport Scotland is committed to improving the Longman junction which, regardless of what final option is pursued, will result in significant and substantial alterations to the existing strategic road network at this location which may make any off-site works undertaken redundant. Notwithstanding, it is difficult to justify that the addition of real time information at the bus stops on Longman Road would be a necessary form of mitigation which otherwise forms the basis of requiring developer contributions in accordance with the Council's supplementary guidance. The provision of safe and accessible routes as a specific mitigation measure is too vague and in any case would require approval from a third party on land not under the control of the applicant. Whilst these matters may very well be desirable in terms of the Council's wider ambitions to improve active travel in the area, they are matters that can be more appropriately addressed as part of the longer term development of the area, not only in terms of the Longman junction improvements itself, where a key aspiration of Transport Scotland is to significantly improve routes for non-motorised users, but also as part of the production of a master plan/development brief for the wider landfill site. The comments raised in relation to drainage can be addressed by condition.

8.31 The Council's Flood Risk Management Team has confirmed that it is satisfied with the flooding and drainage information submitted in support of the application and that any flooding that does take place within the site will not affect any of the buildings or critical roads.

8.32 SEPA has advised that it is supportive of the Council's approach of planning its strategic waste infrastructure. SEPA also advise that as it will directly control the environmental effects of the development through the Pollution, Prevention and Control Regulations they have not recommended any specific conditions in relation to environmental protection matters.

Other material considerations

8.33 Although not formally consulted on the proposals, the Council's Access Officer has raised concerns in relation to public accessibility to the site, including the below standard 2.5metre wide footpath off Stadium Road, and also the surrounding land and has requested that an Access Management Statement is prepared identifying areas where public access is available, when areas currently inaccessible will be available for public access and what financial contributions will be made to the Green Network across the wider site.

8.34 In response, the former landfill site is regulated under an existing waste management licence overseen by SEPA. There is currently, and unlikely to be in the immediate foreseeable future, any public access to the site. However, the Council does have long term ambitions for a large section of the site to be available as public green space and indeed it is safeguarded as such in the IMFLDP, wrapping around the northern edge of allocated site IN13. The future planning of this area is in its infancy, and it is premature to require the applicant to provide any form of public access plan at this time. In relation to the 2.5 metre footpath, it is acknowledged that this is below the normal 3 metre wide specification that the Council would normally secure as part of any new development to which the public

would have access. This must be considered in context though; the site access is to a facility to which the public will have no right of access and the Council's longer term ambitions to improve active travel links and green connectivity with the wider area will be unaffected by this current proposal. Members may wish to note that this application will in no way prejudice the delivery of these future aspirations.

Matters to be secured by Section 75 Agreement

8.35 None.

9. CONCLUSION

9.1 Planning permission is sought to construct a materials recovery facility on part of the former Longman landfill site which will be an important regional development in delivering the Council's strategic waste management response to the landfill ban due to take effect on 1 January 2021. Through submission of this proposal the applicant has been able to successfully demonstrate that with careful design and planning, the environmental constraints posed by the site and its surroundings can be overcome.

9.2 The facility has been designed first and foremost to meet the operational functionality of the user but at the same time will showcase the innovative use of materials to create what will be a bold civic landmark building at this important gateway location in the city. The development will set the bar for the delivery of high quality sustainable development in the area.

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

Conditions and Reasons

1. No development shall commence until a scheme to deal with potential contamination within the application site has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:

    i. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the use proposed;

    ii. measures to deal with contamination during construction works;

    iii. in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority.

    Thereafter, any development or works on any part of the site that requires remedial works shall not commence on that part of the site shall until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority.

    Reason: In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

2. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) to be used on the buildings have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

    Reason: To enable full consideration of these matters, in the interests of the amenity of the area.

3. No development shall commence until full details of all means of enclosure for the site have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and works shall progress in accordance with those approved details.

    Reason: To enable full consideration of these matters, in the interests of the amenity of the area.

4. No development shall commence until full details of the final drainage design for the site have been submitted to, and approved in writing by, the

Planning Authority. For the avoidance of doubt, the system shall be designed to ensure that no surface water run-off from the private access road discharges to the Council's adopted drainage system. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the final scheme meets required standards in the interests of environmental protection.

5. No development shall commence until full details of a covered and secure bicycle storage area for up to 8 bicycles have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage area shall be installed in accordance with these approved details prior to first occupation of the development hereby approved.

Reason: To ensure that adequate cycle parking facilities are available for staff and to promote active travel.

6. No development shall commence until it can be demonstrated that the visibility splays at the new pedestrian/cyclist crossing points on both sides of Stadium Road as shown on drawing no.0002 Rev 3 meet the desirable minimum sight stopping distances as set out in Table 3 of DMRB TD 9/93. Visibility splay drawings showing both the horizontal and vertical plan should be submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority.

Reason: To ensure that the location of the proposed crossing points meets or exceeds relevant visibility standards in the interests of public safety.

7. All development and work shall be carried out in accordance with the mitigation measures set out in the Atmos Consulting Ecological Approach Document dated December 2018 and hereby approved as part of this planning permission.

Reason: to ensure that adequate ecological mitigation measures are carried out in the interests of the environment.

8. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

9. All hard surfacing areas including the site access road, external yard area,

pavements, car parking spaces and pedestrian and cyclist crossing points shall be completed and delineated as necessary prior to first occupation of the development hereby approved.

Reason: To ensure that the hard surfacing areas are provided timeously.

10. No external plant or machinery shall be affixed to the external surfaces of the materials recycling facility building without full details of the design, location and method of installation being submitted to, and approved in writing by, the Planning Authority. Thereafter development and work shall progress in accordance with the approved details.

    Reason: To ensure that in so far as is practical, no plant or machinery is affixed to the external elevations of the building without the prior approval of the Planning Authority, in the interests of amenity and to preserve the integrity of the building.

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 & 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.

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 & Debris on Road

Please note that it 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 Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature:	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 – Location Plan (00001 Rev P03.01)
	Plan 2 – Proposed Site Plan (0002)
	Plan 3 – Site Layout 1 of 2 (0002 Rev P03)
	Plan 4 – Site Layout 2 of 2 (0003 Rev P03)

Plan 5 – Ground Floor (0100)

Plan 6 – First Floor (0101)

Plan 7 – Roof Plan (0200)

Plan 8 – Section Plan (0400)

Plan 9 – Elevation Plan (0403)

Plan 10 – Elevation Plan (0404)

Plan 11 – Elevation Plan (0501)

Plan 12 – Landscaping Plan (001 Rev P02)

Plan 13 – West Visualisation (0600)

Appendix 1 – Inverness Design Review Panel Report 29 August 2019

Inverness Design Review Panel

Panel Report

Residual Waste Management Facility at former Longman landfill site, off Stadium Road, Inverness

29 August 2018

This report is the view of the Inverness Design Review Panel and is not attributable to any one individual. It does not prejudice any of the organisations represented on the Panel forming a differing view about development proposals at a later stage.

Executive summary

The Panel welcomes the opportunity to comment at an early stage on the design of this significant civic asset, which has potential to make an important contribution to the image and character of the city. The Council is encouraged to deliver an exemplary project that city residents can be proud of. The substantial scale and prominent location of this facility will impact on important approaches to the city by road, rail and sea. The Panel considers the absence of a masterplan for this part of the city to be a significant drawback in designing an appropriate response to this context. As a result the design should take account of the position and orientation of the new building relative to the wider setting - including key views (from land, water and coast) environmental features, movement routes, and relationship with nearby existing and future uses. This report focuses on delivering a welcoming landmark that demonstrates a significantly more ambitious standard of design than exists elsewhere on the industrial estate. The intended "lightbox" approach is welcomed providing the composition, detailing, signage and overall quality of the external envelope distinguish this facility from a typical industrial shed. High quality landscape design is needed to mitigate the impact of the large building mass. Opportunities for future expansion along with energy efficiency/production should be incorporated into the design.

1. INTRODUCTION

1.1. This report relates to proposed development of a Residual Waste Management Facility at former Longman landfill site, off Stadium Road, Inverness. It should be read in conjunction with meeting papers that describe the background to the project and the waste management process, together with information on the design approach, elevational studies and 3-D visualisations.

2. RECOMMENDATIONS

2.1. The Panel's recommendations for taking forward this proposal are to:

a. Deliver an exemplary project that city residents can be proud of on two accounts – a responsible approach to waste management and high quality design in a sensitive coastal location.
b. Analyse the site context and demonstrate how siting, orientation and massing take into account and mitigate against negative visual/environmental impact – all as detailed in Paras 4.2-4.4.
c. Identify opportunities for the facility's future expansion.
d. Prioritise delivery of a well-detailed, high quality external envelope - as described in Section 5.
e. Use high quality landscaping to mitigate the impact of large building mass.
f. Incorporate energy efficiency/production measures into the design.
g. Engage with Police Scotland on security issues at an appropriate stage.

3. OVERVIEW

3.1. The Panel recognises the significance and importance of developing a Residual Waste Management Facility (RWMF) serving the city and the wider Council area. It welcomes its potential to contribute to the production of energy from waste in the longer term.

3.2. This facility ought to be regarded as significant civic asset that makes an important contribution to the image and character of the city. The Council is therefore encouraged to deliver an exemplary project that city residents can be proud of on two accounts – a responsible approach to waste management and high quality design in a sensitive coastal location.

3.3. The RWMF's substantial scale and prominent location raise significant concerns for the visual impact it will have on important approaches to the city by road, rail and sea – in particular views from the Kessock Bridge, A96 (Allanfearn), the intercity rail line and vessels entering and leaving Inverness Port.

3.4. This report therefore focuses on delivering a welcoming landmark that demonstrates a significantly more ambitious standard of design than is typical of development elsewhere on the industrial estate.

4. RESPONSE TO CONTEXT

4.1. The Panel considers the absence of a masterplan for this part of the city to be a significant drawback in developing/designing an appropriate response to this context. It is inappropriate to view this proposal in isolation. A well-thought-out masterplan would prioritise connectivity, particularly for active travel, and determine the appropriate location, massing and orientation for the facility.

4.2. The design should therefore take account of the position and orientation of the new building relative to the site context including key views, environmental features, movement routes, and relationship with nearby uses (existing and future, including energy from waste).

4.3. Siting and massing should be informed by views from both the water and surrounding coast. It is also important that this development avoids replicating the negative impact of the

Caledonian Thistle Football Stadium on views approaching and travelling along the Kessock Bridge.

4.4. The planning application must be accompanied by Seascape, Landscape, and Visual Impact Assessment (or Appraisal) demonstrating how siting, orientation and massing have taken into account and mitigated against negative visual/environmental impact. Potential mitigation measures include:

a. Burying the heavy, pre-cast element of the shed so that the landward elevation reduces in height and daylight enters through the wall facing the sea (as demonstrated in The Macallan's new distillery).
b. Dropping height in areas where internal activities permit, providing this will not compromise flexibility of use or opportunities for future expansion.

Impact assessments should also address the night time effects of lighting, including light pollution and potential to attract seabirds.

4.5. Opportunities for future-proofing/future expansion should also be considered.

4.6. The Panel notes the Council's intention to prepare a Draft Development Brief for this area and would welcome the opportunity to comment on the emerging brief early in the preparation process.

5. THE EXTERNAL ENVELOPE

5.1. The elegance and simplicity of the design approach is welcomed, particularly the intended use of transparent cladding and lighting to lighten the building mass and create a night-time landmark.

5.2. Attention should now focus on the composition, detailing and quality of the external envelope to distinguish this building from a typical industrial shed.

5.3. More should be done to emphasise and exploit transparency. Suggestions include: reducing the height of the solid cladding; making the internal structure visible to the exterior; a bolder response to fenestration; and reconfiguring carparking so that transparency can extend to ground level.

5.4. Materials should have a long life expectancy. Detailing and choice of materials must also take cleaning into account – e.g. colour choices should mitigate against staining from dirt and guano. It may be appropriate to use a primary colour.

5.5. Signage could be an effective way of branding the facility, particularly if visible to passing traffic, but needs to be clearly distinguishable from typical signage elsewhere on the industrial estate (e.g. retail sheds and fast food outlets) and carefully integrated into the overall design.

6. THE PUBLIC REALM

6.1. High quality landscape design is needed to mitigate the impact of the large building mass. This should feature important peripheral elements such as ample cycle parking.

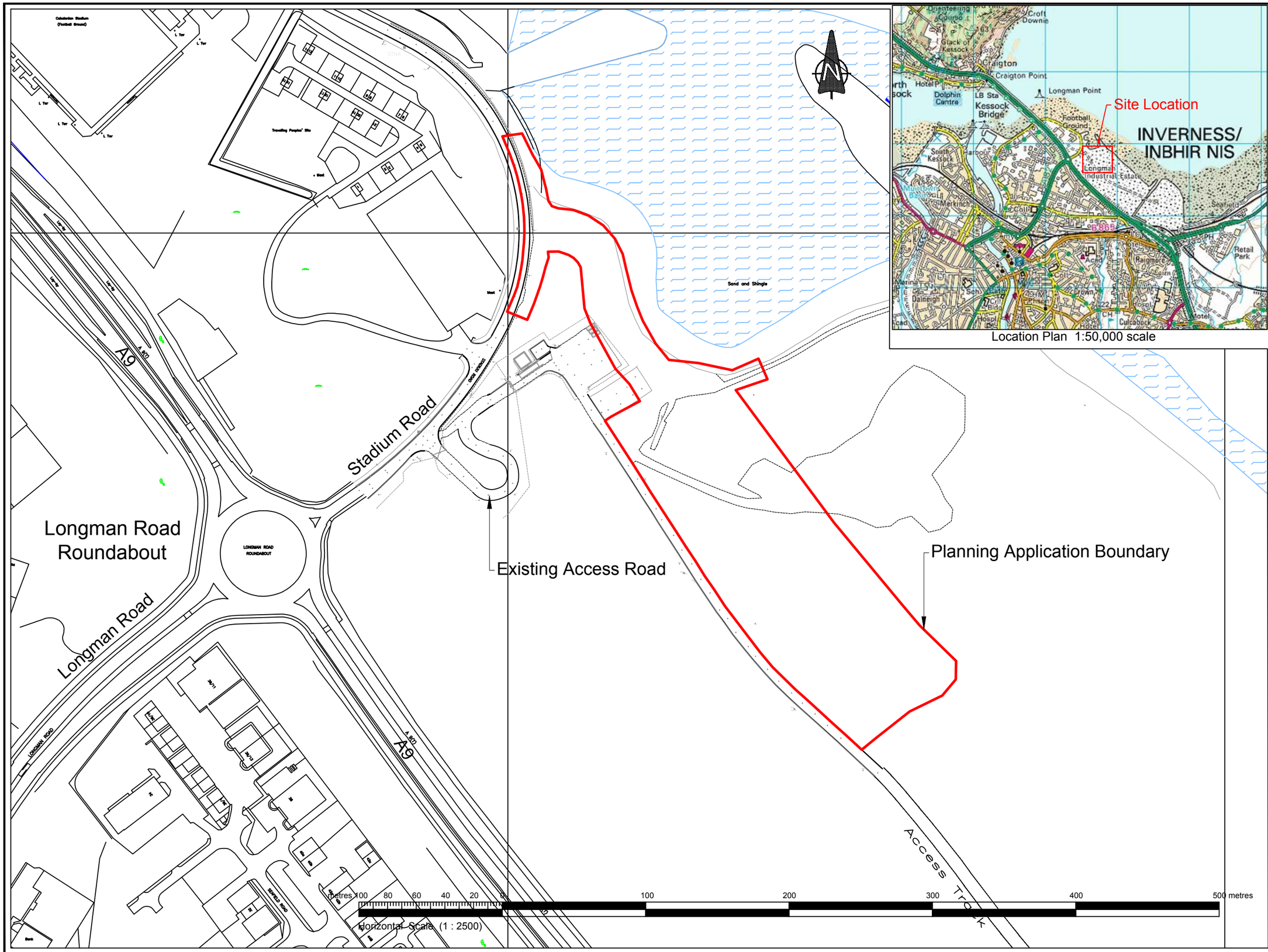
6.2. To encourage a sense of public ownership of the waste management process the site layout should also include parking space and a turning circle for visitors arriving by car to view the facility.

7. ENERGY

7.1. The design should feature opportunities for energy efficiency/production, such as electricity generation from roof-mounted photovoltaic cells, potential to power low-energy lighting when the facility is closed and, in the longer term, energy from waste.

8. SECURITY

8.1. Protection of the wider site, in particular vehicle/fuel theft, is likely to be the principal security concern. Police Scotland should be consulted at construction and licencing stages.



Location Plan 1:2,500 scale

Location Plan 1:50,000 scale

Notes

Revision Details	Drawn By	Check By	Check Date	Suffx
Planning Application boundary updated	AS	GS	20/12/2018	P02

The Highland Council
Comhairle na Gàidhealtachd

DEVELOPMENT & INFRASTRUCTURE
PROJECT DESIGN UNIT
Drummuie
Golspie
KW10 6TA
E-Mail : garry.smith@highland.gov.uk

Project
Longman Waste Material Recovery Facility

Title
Planning Application Boundary

Scale (at A3)
As Shown

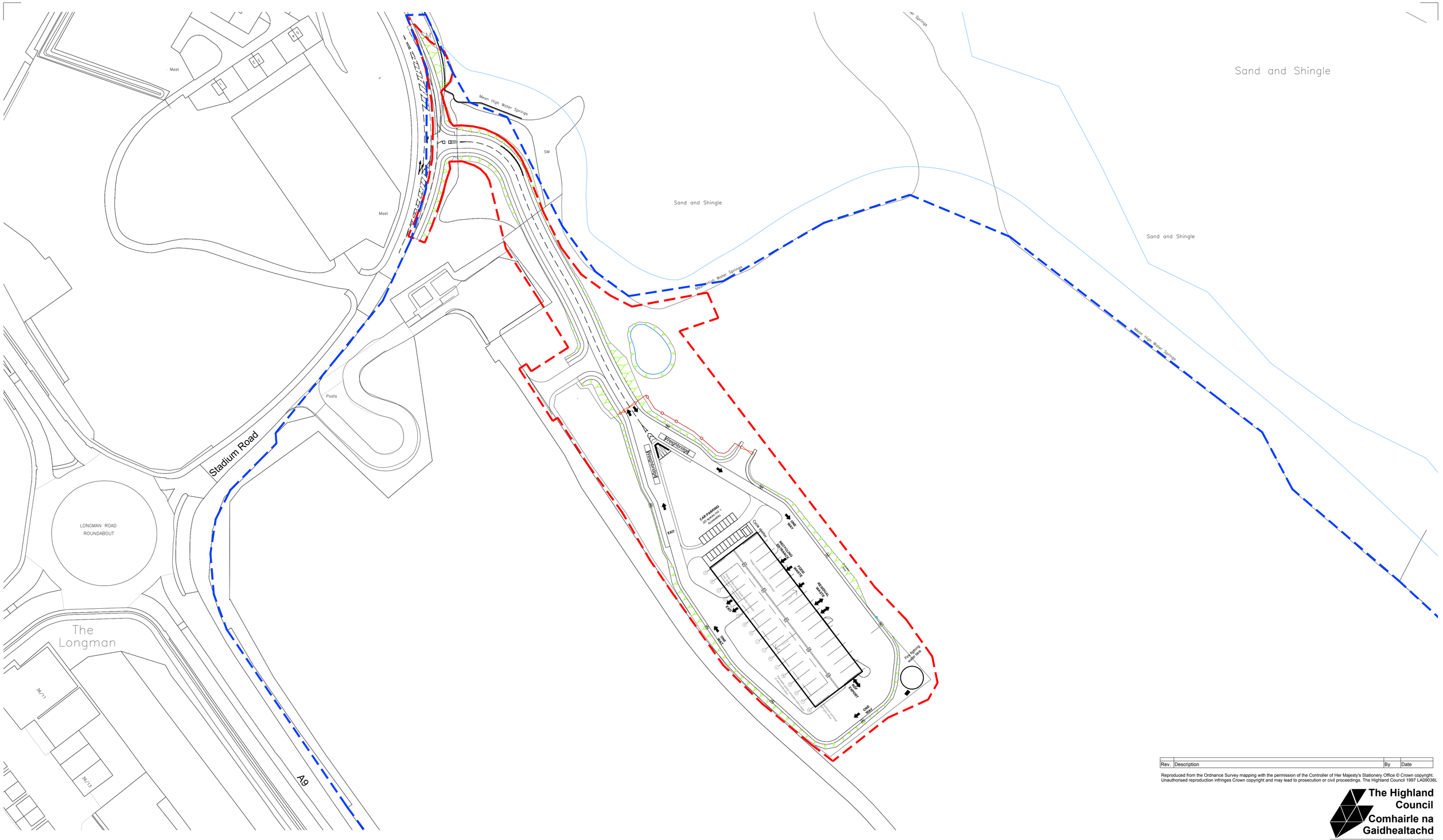
Drawn	AS	Date	15/08/2018
Checked	G Smith	Date	28/08/2018

Drawing No.

Project Code:	Originator:	System:
HVX1000 -	THC13 -	LPL - WTS -
Location:	Type:	Role:	Number:
	DR -	C -	0001

Suitability	Revision
S0	P03.01

x 420.00 MM)



Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:1000
PROJECT: Longman Waste Transfer Facility	DATE: 14/12/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: Site plan	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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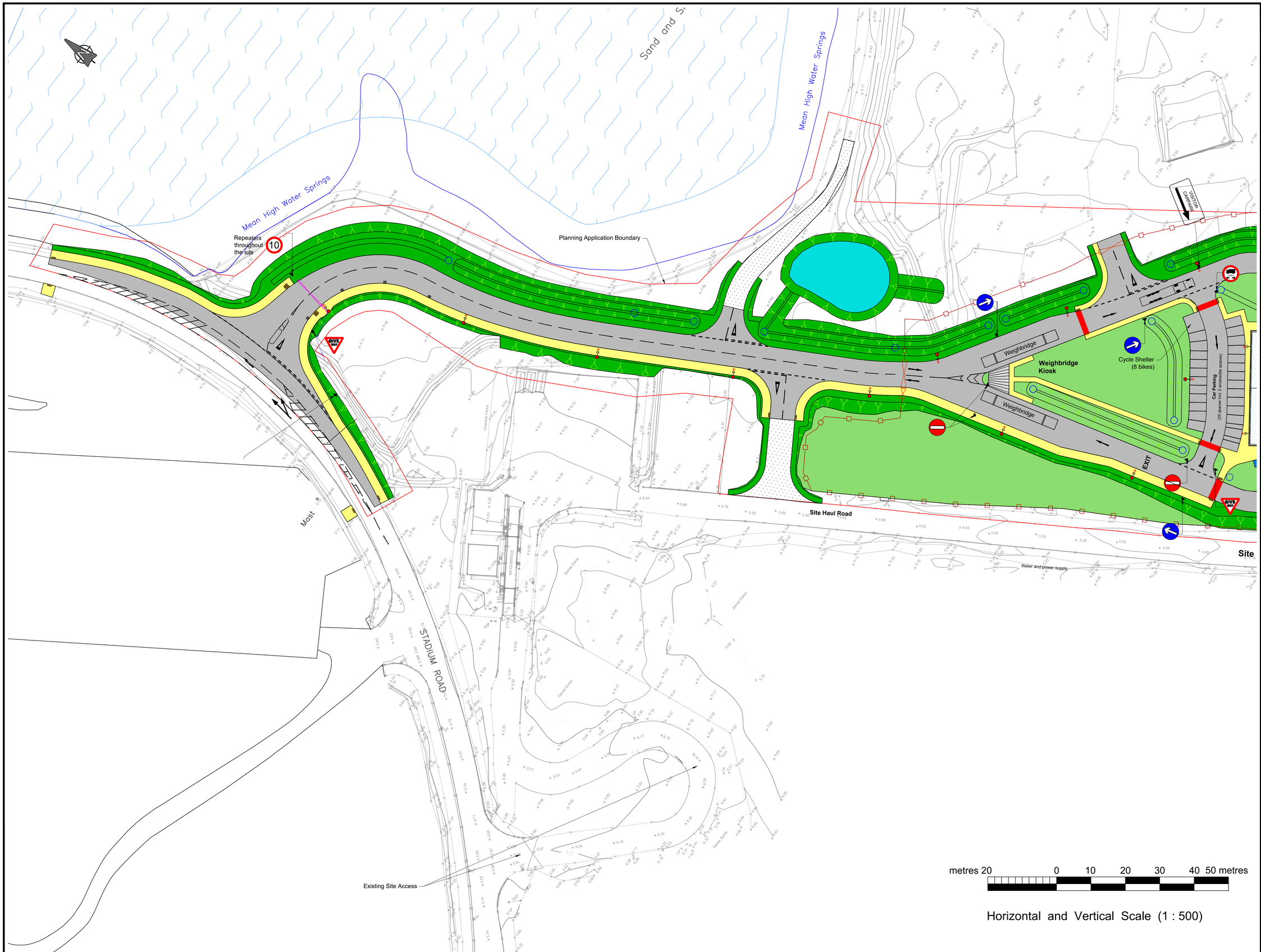


Notes

Key

- Surfaced Access Road
- Landscaping Areas
- Road Earthworks
- Concrete Hardstanding
- Hardcore access road to existing site
- Cycleway/Footway
- Lined SuDS Pond
- 8m Lighting Column
- Pedestrian Crossing Point
- Perimeter Fence

Revision Details	Drawn By	Check By	Check Date	Suf'x
Crossing points added. Refuge island removed and footway extended. Cycle shelter moved.	AS	GWS	29.01.19	P03
Planning Application issue - signs added, footpaths added	AS	GWS	24.01.19	P02

metres 20 0 10 20 30 40 50 metres

Horizontal and Vertical Scale (1 : 500)

The Highland Council
Comhairle na Gàidhealtachd

DEVELOPMENT & INFRASTRUCTURE

PROJECT DESIGN UNIT
Drummuie
Golspie
KW10 6TA
E-Mail : garry.smith@highland.gov.uk

Project

Longman Waste Material Recovery Facility

Title

Site Plan
Sheet 1 of 2

Scale (at A1)

1:500

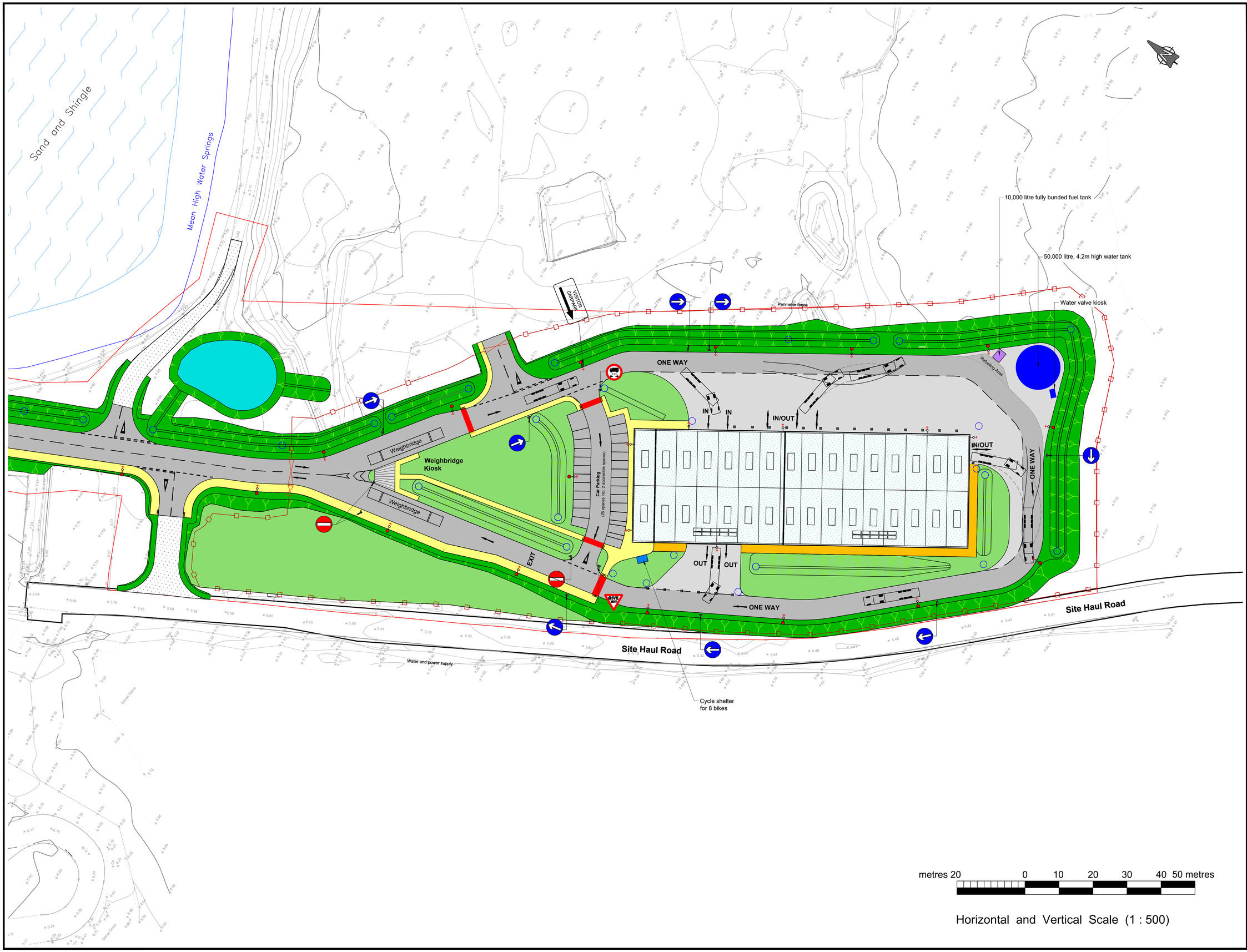
Drawn	EC	Date	20/12/2018
Checked	GS	Date	20/12/2018

Drawing No.

Project Code:	Originator:	System:
HVX1000	THC13	LPL

Location:	Type:	Role:	Number:
WTS	DR	C	0002

Suitability	Revision
S4	P03



Notes

Key

- Surfaced Access Road
- Landscaping Areas
- Road Earthworks
- Concrete Hardstanding
- Hardcore access road to existing site
- Cycleway/Footway
- Lined SuDS Pond
- 8m Lighting Column
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- Perimeter Fence

Revision Details	Drawn By	Check By	Check Date	Suf'x
Crossing points added. Refuge island removed and footway extended. Cycle shelter moved.	AS	GWS	29.01.19	P03
Planning Application issue - signs added, footpaths added	AS	GWS	24.01.19	P02

The Highland Council
Comhairle na Gàidhealtachd

DEVELOPMENT & INFRASTRUCTURE

PROJECT DESIGN UNIT
Drummuie
Golspie
KW10 6TA

E-Mail : garry.smith@highland.gov.uk

Project

Longman Waste Materials Recovery Facility

Title

Site Layout
Sheet 2 of 2

Scale (at A1)

1:500

Drawn	Date
AS	20/12/2018
Checked	Date
GS	20/12/2018

Drawing No.

Project Code:	Originator:	System:
HVX1000	THC13	LPL

Location:	Type:	Role:	Number:
WTS	DR	C	0003

Suitability	Revision
S4	P03

ONE WAY

RECYCLING ENTRANCE

FOOD WASTE

RESIDUAL WASTE

CAR PARKING
(20 spaces incl. 1 Accessible)

Staff Entrance

male change

female change

roller shutter doors

Recycling (Area 256m²)

Food Waste (Area 68m²)

Green Waste (Area 136m²)

Skips

Unload

Unload

Residual Waste (Area 775m²)

Shedder

Picking Station

Metal and aluminium

Baler

Load

Bales

RDF EXPORT

ONE WAY

EXIT

EXIT

ONE WAY

A B C D E F G H I J K L M N O P Q

A

B

10m 50m

0m 25m

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:200
PROJECT: Longman Waste Transfer Facility	DATE: 04/02/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: Proposed Ground Floor Plan	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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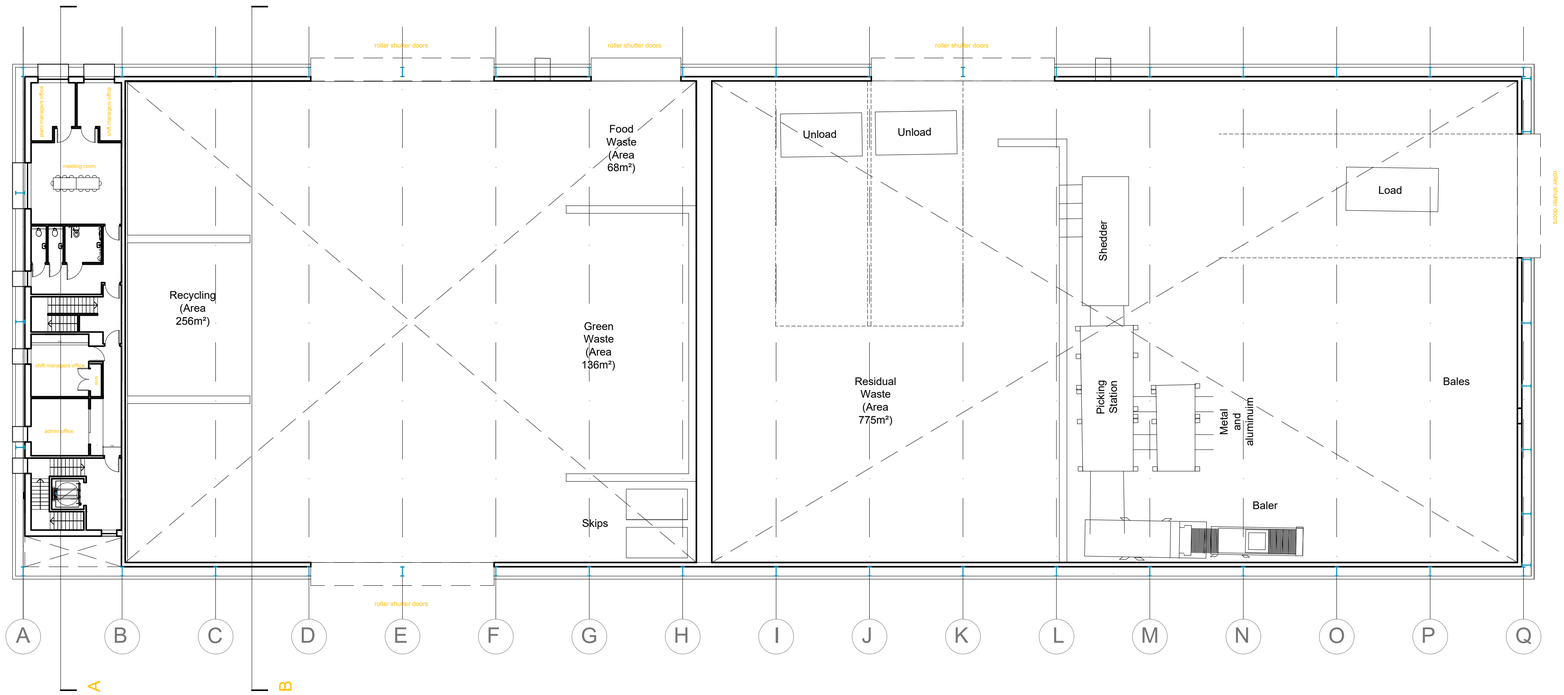

10m 50m

0m 25m

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:200
PROJECT: Longman Waste Transfer Facility	DATE: 04/02/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: Proposed 1st floor plan	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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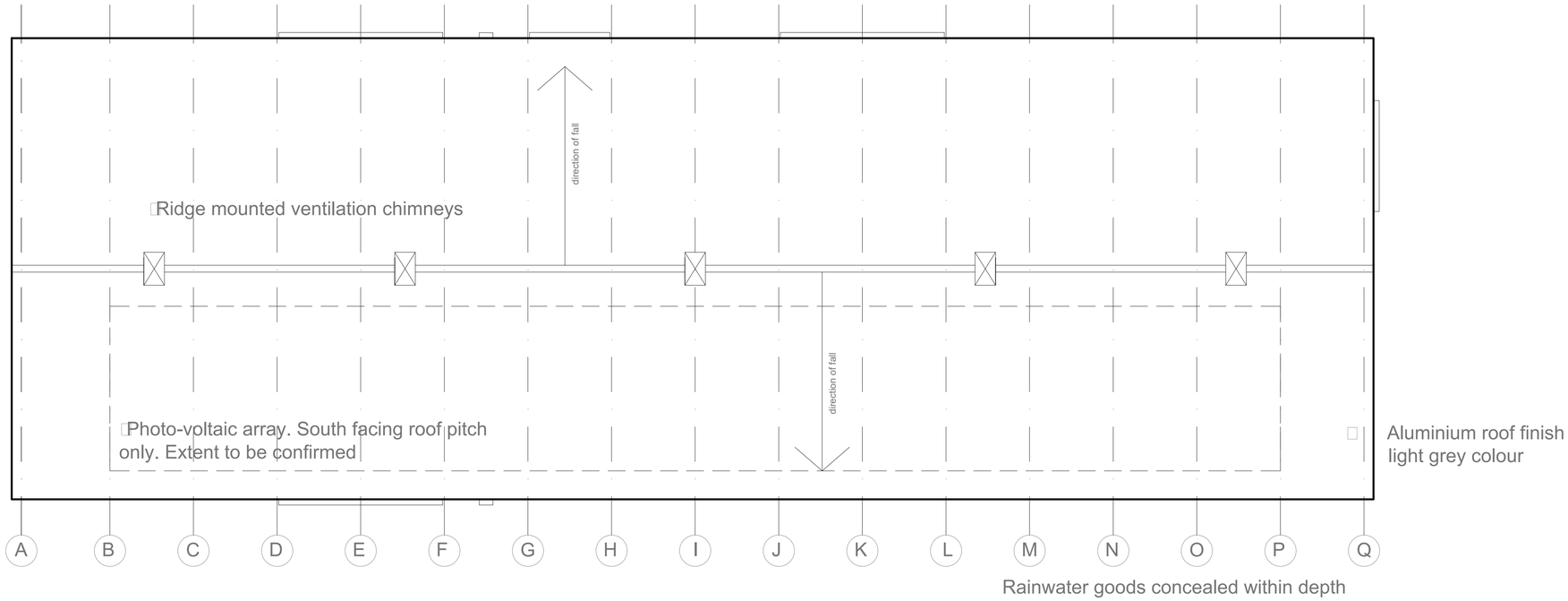

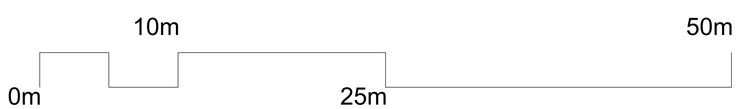

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:200
PROJECT: Longman Waste Transfer Facility	DATE: 04/02/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: proposed roof plan	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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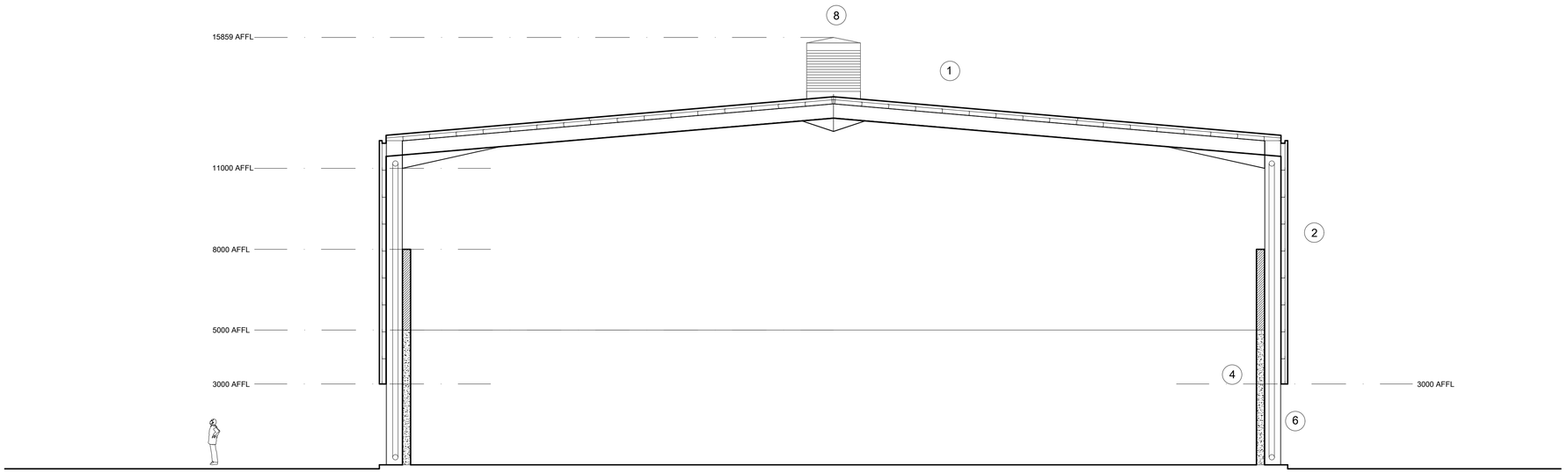
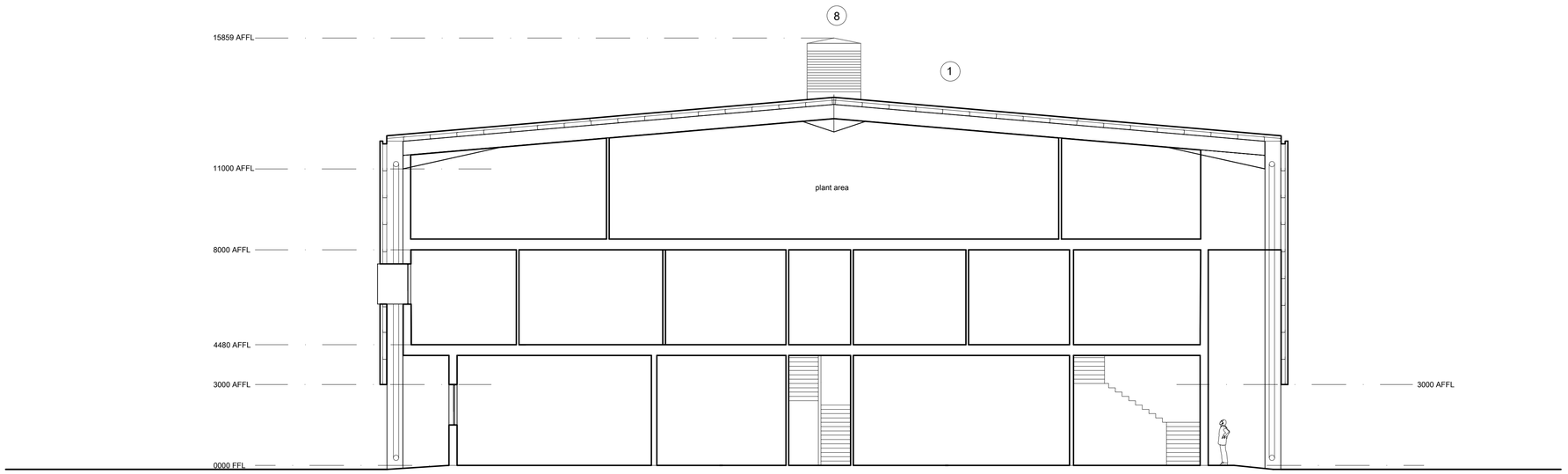


Section BB



Section AA

Material key:

1. Aluminium roof covering light grey colour
2. Semi-transparent wall cladding
3. Windows/doors/louvre screens mid grey RAL 7043
4. Pre-caste concrete 'push wall' base
5. Fair-faced blockwork inner skin. Light grey
6. Cross-bracing to steel frame to be painted rape yellow RAL 1021
7. South facing roof to incorporate PV panel array. Extent to be confirmed
8. Aluminium ventilation chimney's. Light grey to match roof finish
9. Roller shutters. Colour to RAL 7043

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:200
PROJECT: Longman Waste Transfer Facility	DATE: 04/02/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: proposed sections AA BB	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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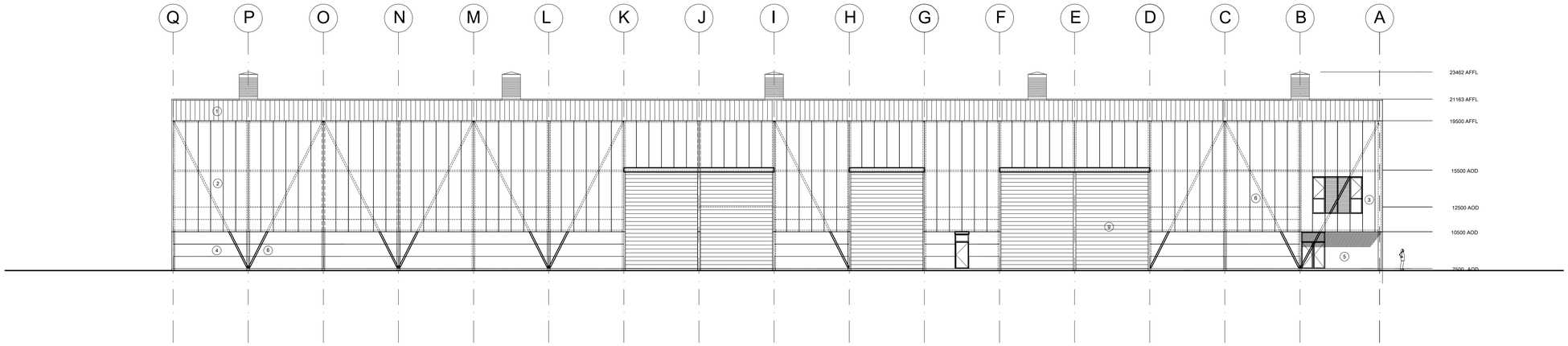
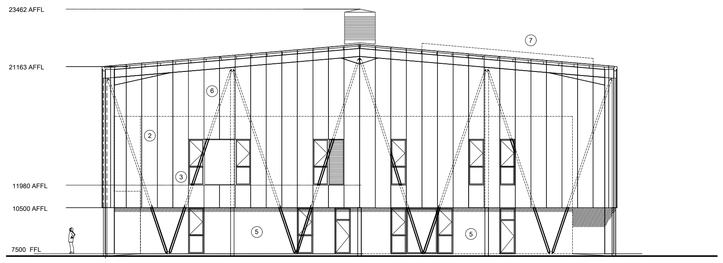


North Elevation



East Elevation

10m 50m

0m 25m

Material key:

1. Aluminium roof covering light grey colour
2. Semi-translucent wall cladding
3. Windows/doors/louvre screens mid grey RAL 7043
4. Pre-caste concrete 'push wall' base
5. Fair-faced blockwork skin. Light grey
6. Steelwork bracing with rape seed yellow RAL 1021
7. South facing roof to incorporate PV panel array. Extent to be confirmed by The Highland Council
8. Aluminium ventilation chimnies. Light grey to match roof finish
9. Roller shutters. Colour match roof

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:200
PROJECT: Longman Waste Transfer Facility	DATE: 01/02/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: Proposed Elevations 1	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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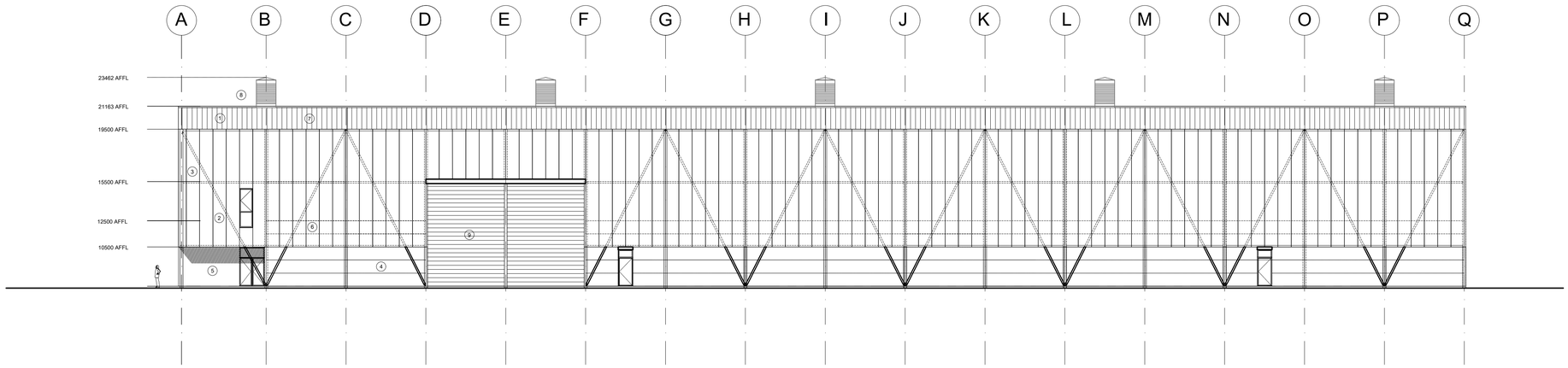
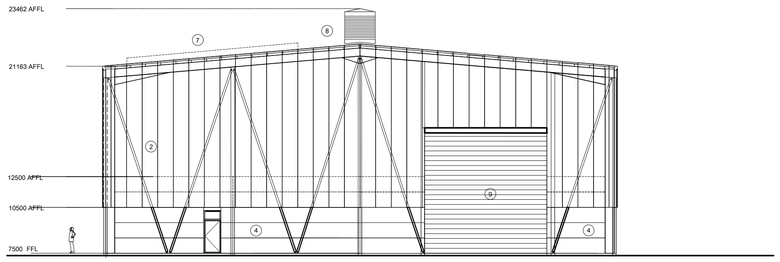


South Elevation



West Elevation

10m
50m
0m
25m

Material key:

1. Aluminium roof covering light grey colour
2. Semi-translucent wall cladding
3. Windows/doors/louvre screens mid grey RAL 7043
4. Pre-caste concrete 'push wall' base
5. Fair-faced blockwork skin. Light grey
6. Steelwork bracing with rape seed yellow RAL 1021
7. South facing roof to incorporate PV panel array. Extent to be confirmed by The Highland Council
8. Aluminium ventilation chimnies. Light grey to match roof finish
9. Roller shutters. Colour match roof

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:200
PROJECT: Longman Waste Transfer Facility	DATE: 01/02/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: Elevations 2	CHECKED BY: AMD
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
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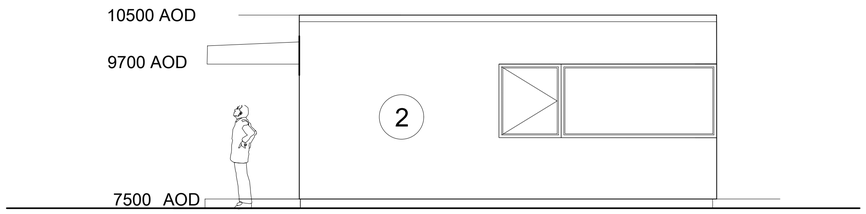
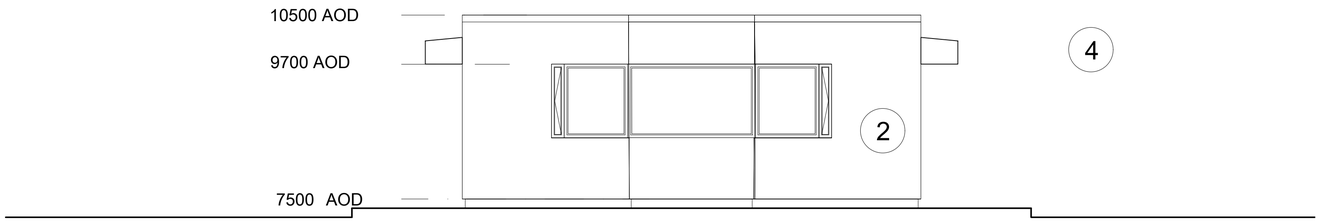
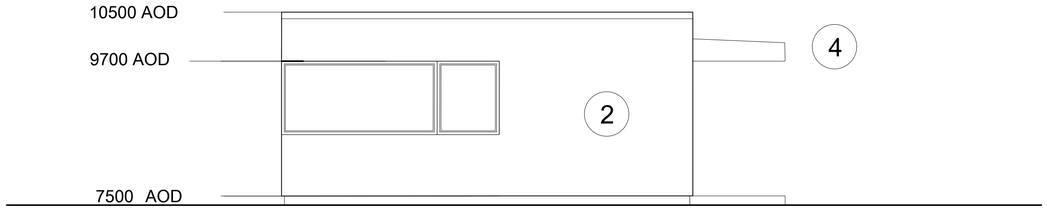


North Elevation



West Elevation



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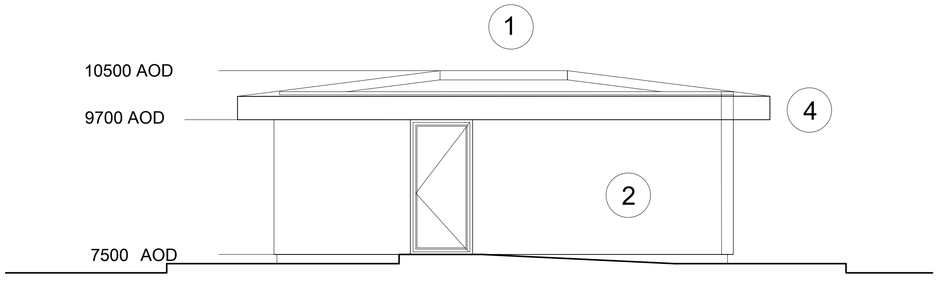
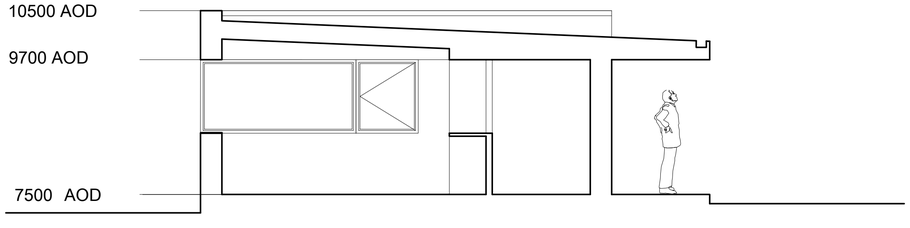




Material key:

1 single ply membrane
grey colour

2 Fair-faced blockwork inner skin. Light grey with 50mm aluminium parapet trim

3 Windows/doors/louvre screens mid grey RAL 7043

4 Dressed aluminium mid grey RAL 7043 with concealed gutter

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: 1:50
PROJECT: Waste Recovery Facility, Inverness	DATE: 04/02/19
CONTACT: Alex Dickson	DRAWN BY: AMD
DRAWING TITLE: Proposed Weighbridge section/elevations	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
CSHF18018	THC	□□	00	DR	A	00-00-00	0501	

Native Woodland Mix				
Species		**Height**	**Specification**	**Spacing**
Alnus glutinosa	Alder	40-60cm	1+1 Transplant	1m Ctr
Betula pubescens	Downy Birch	40-60cm	1+1 Transplant	1m Ctr
Corylus avellana	Hazel	40-60cm	1+1 Transplant	1m Ctr
Crateagus monogyna	Hawthorn	40-60cm	1+1 Transplant	1m Ctr
Ilex aquifolium	Holly	20-40cm	5ltr Container	1m Ctr
Malus sylvestris	Crab Apple	40-60cm	1+1 Transplant	1m Ctr
Prunus padus	Bird Cherry	40-60cm	1+1 Transplant	1m Ctr
Prunus spinosa	Blackthorn	40-60cm	1+1 Transplant	1m Ctr
Rosa canina	Dog Rose	40-60cm	1+1 Transplant	1m Ctr
To be planted in species groups of 5 to 7 trees				

Woodland Trees			
Species		**Specification**	**Form**
Betula pendula	Silver Birch	8-10cm Standard	Approx. 2.5-3m ht
Betula pendula	Silver Birch	2.5m ht Multi-stem	Min 3 leaders
Populus tremula	Aspen	8-10cm Standard	Approx. 2.5-3m ht
Prunus avium	Wild Cherry	8-10cm Standard	Approx. 2.5-3m ht
Quercus petraea	Sessile Oak	8-10cm Standard	Approx. 2.5-3m ht
Quercus robur	Pedunculate Oak	8-10cm Standard	Approx. 2.5-3m ht
Sorbus aucuparia	Rowan	8-10cm Standard	Approx. 2.5-3m ht

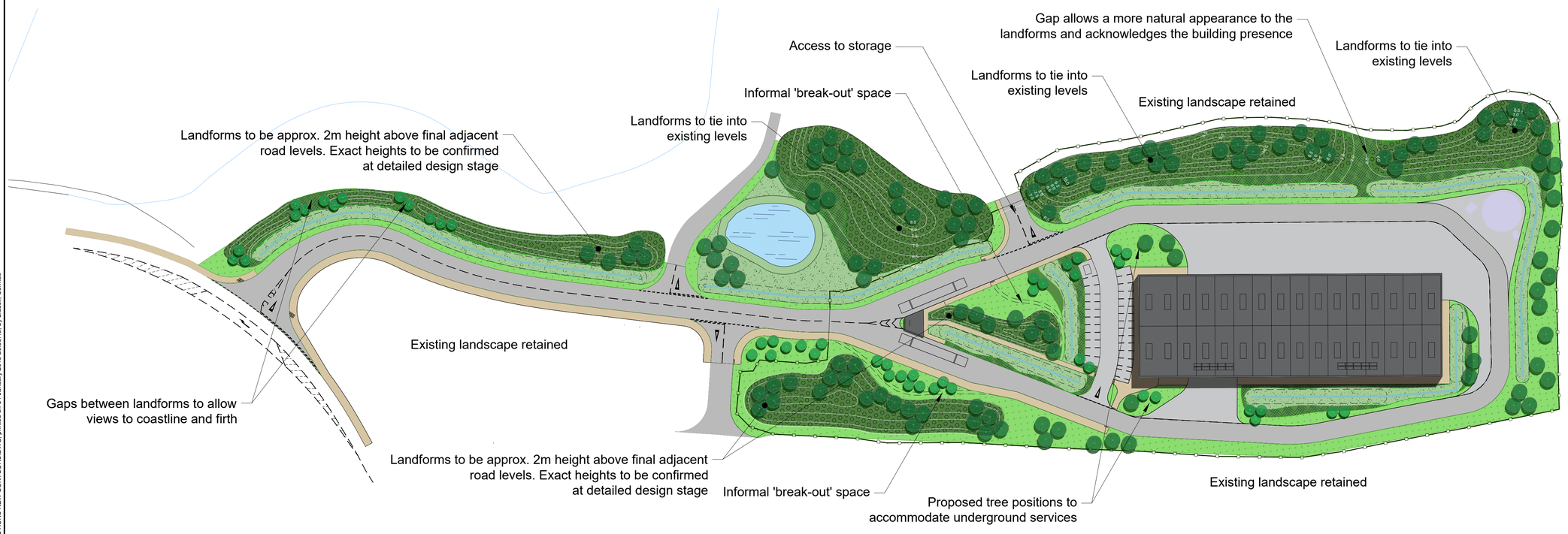
Woodland Edge Mix				
Species		**Height**	**Specification**	**Spacing**
Frangula alnus	Alder buckthorn	20-40cm	3ltr Container	1m Ctr
Sambucus nigra	Elder	20-40cm	3ltr Container	1m Ctr
Viburnum opulus	Guelder Rose	20-40cm	3ltr Container	1m Ctr
Ligustrum vulgare	Wild privet	20-40cm	3ltr Container	1m Ctr
Euonymus europeaus	Spindle	20-40cm	3ltr Container	1m Ctr
Salix lapponum	Downy Willow	20-40cm	3ltr Container	1m Ctr
Juniperus communis	Juniper	20-40cm	3ltr Container	1m Ctr
To be planted in species groups of 5 to 7 shrubs				

Wetland Grass Mix for Swales		
Species	**Seed Mix Details**	**Sowing Rate**
15% rough-stalked meadow grass	Boston Seeds Waterlogged and Wet Soils Grass Seed (or acceptable equivalent)	35-50g/m2
10% timothy		
15% strong creeping red fescue		
10% amenity perennial ryegrass		
10% crested dogstail		
40% tall fescue		

Grass seed mix for verges and open areas		
Species	**Seed Mix Details**	**Sowing Rate**
20% perennial ryegrass	Boston Seeds Land Reclamation Grass Seed (or acceptable equivalent)	10-25g/m2
25% slender creeping red fescue		
20% hard fescue		
20% crested dogstail		
10% bent		
2.5% white clover		
2.5% birdsfoot trefoil		

KEY

- Materials Recovery Facility
- Woodland trees *standard*
- Woodland trees *multi-stem*
- Native woodland mix
- Woodland edge mix
- Native grass mix *swales*
- Grass seed mix *verges and open areas*
- Detention pond
- Swales
- 1.8m dark green weldmesh fence
- 0.5m contours



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Scale 1:750

0 10 20 50

DRAWING NOTES

1. This drawing is based on The Highland Council Architect's drawings and should be read in conjunction with them.
2. This drawing is not intended for construction purposes.
3. Levels of landforms are indicative only existing heights to be confirmed at detail design stage.
4. Do not scale from this drawing.

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY	APPROVED BY
31/01/19	CL	Updates to mounds	P02	JP	JP
30/01/19	CL	First issue	P01	JP	JP

DRAWING STATUS: P02 - For Planning Issue

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CLIENT: The Highland Council Comhairle na Gàidhealtachd

ARCHITECT:

PROJECT: Materials Recovery Facility, Inverness

TITLE: Landscape Masterplan

SCALE @ A1:	CHECKED:		APPROVED:
1:750	JP		JP
PROJECT No:	DESIGNED:	DRAWN:	DATE:
70052029	JP/CL	CL	31/01/19

DRAWING No: 70052029-WSP-LA-GA-001 REV: P02

WESTERN ELEVATION - DAY VISUALISATION

Rev.	Description	By	Date

The Highland Council
Comhairle na Gaidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT: Environmental and Amenity Services	SCALE: NTS
PROJECT: Waste Recovery Facility, Inverness	DATE: 06/02/19
CONTACT: Alex Dickson	DRAWN BY: AM
DRAWING TITLE: Visualisations - Western Elevations Day	CHECKED BY: BR
PURPOSE OF ISSUE: Planning	PAPER SIZE: A3

PROJECT NUMBER	ORGINATOR	VOLUME OR SYSTEM	LEVELS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
ECSCF0547	THC	□□	XX	DR	A	00-00-00	0600	