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| Agenda Item | 7.5 |
| Report No | PLS-10-23 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 08 February 2023
Report Title: 21/05886/FUL: Tarmac Caledonian Ltd
Park Quarry, Nairn
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Park Quarry Extension to allow the extraction, processing and dispatch of hard rock for a period of 30 years, restoration of the site and landscaping

Ward: 18 – Nairn and Cawdor

Development category: Major

Reason referred to Committee: Major Application

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 This application is for the extension of Park Quarry to allow for continued extraction, processing and despatching of hard rock for an additional 30 year period, plus an additional 1 year complete site restoration. The application site comprises 21.8ha, of which 8.6ha comprises the proposed excavation area.
- 1.2 Limited mineral reserves remain at the existing quarry which has been operational for over 70 years. Planning permission is sought to extract all remaining reserves from the existing quarry and extend it. The extension would yield a further 3 million tonnes of hard rock (granite) with the quarry's production rate being 150,000 tonnes per annum. The operations on site involve extraction (including via blasting), processing and distribution of the material and restoration of the previous working areas.
- 1.3 All mineral extraction which has taken place to date is contained within the previously approved extraction limits, with the quarry now approaching its full lateral extent. The application proposes that mineral extraction would take place via the proposed extension in five broad phases. The proposals involve mineral extraction in a northerly direction, followed by extraction to the east, before continuing extraction further west, with the finished profile of the quarry resulting three benched rock faces each measuring around 15m in height.
- 1.4 The vast majority of restoration of the working area within the quarry would take place following the end of mineral extraction. Soils stripped from the extension area would be placed in temporary storage screening mounds on the north western and north eastern boundaries of the extraction area, pending their use in final site restoration. As mineral extraction progresses, the worked out quarry benches would be restored with trees, shrub / scrub planting and seeding being proposed with a shallow wetland area to be formed within the quarry floor.
- 1.5 Unsalable overburden material overlaying the mineral reserves varies in depth from around 3.5m in the east to 7 to 10m in the north and north west. The overburden removed during the extraction phase is proposed to be progressively placed east to west on existing agricultural land. Ahead of its placement, existing soils would be stripped and temporarily surcharged in front of the overburden placement. As overburden placement reaches its designed raised profile being up to 10m above existing ground levels, the surcharged soil would then be spread during the working phases of the quarry to achieve a restored gradient of no greater than 1 in 6, with the land being quickly returned to productive arable agricultural use within a period of 1 year. An area of some 5.75ha will be utilised for overburden placement.
- 1.6 This application has been supported by the following information:
 - Environmental Impact Assessment Report (EIAR) assessing matters including:
 - Landscape and visual impact assessment;
 - Hydrological and hydrogeological assessment;
 - Ecology;
 - Noise;
 - Air quality;

- Blasting;
- Access and Transportation;
- Socio economic impact;
- Pre-Application Consultation Report;
- Waste Management Plan
- Archaeology Walkover Survey;
- Land Capability Classification for Agriculture Report;
- Sustainability Statement;
- Planning Statement;
- Further Environmental Information (EIA FEI) including:
 - Updated Ecological Report;
 - Tree Survey Report, Schedule, Planting Plan, Constraints Plan and Protection Plan;
 - Updated Waste Management Plan;
 - Revised Visualisations (Viewpoints 4 and 5); and
 - Restoration Bond Quantification Report.

1.7 Variations:

- Relocation of the north eastern haul route to minimise impacts on adjacent site boundary trees.

2. SITE DESCRIPTION

- 2.1 The application site lies 3km south west of Auldearn and 3.3km south east of Nairn. The quarry lies to the south of Park Farm, on the north eastern side of the A939 Nairn to Grantown-on-Spey road. Vehicular access to the quarry is from the A939 with this road forming the western boundary. The surrounding landscape is predominantly farmland, associated with Park Farm, to the north and west, with large extents of coniferous plantation woodland to the south and east. The quarry is bounded to the south by The Highland Council's works depot and recycling centre, which is partially screened from the roadside by intervening trees.
- 2.2 The site comprises a long-established quarry with mineral extraction having been previously consented. Of the 21.8ha site, 8.6ha relates to the proposed excavation area, with 5.8ha that will be used for the placement and landscaping of overburden to the north-east. The internal quarry working area comprises stockpiling, the site weighbridge, office, access and internal haul routes. The remainder of the land take relates to agricultural fields and grassland on the periphery of the development area.
- 2.3 The existing quarry is located within a valley with the elevation of the site ranging from approximately 32m AOD at the A939 roadside rising to approximately 76m AOD within the north eastern arable field. The internal working areas and quarry faces are well screened from the roadside through the retention of unworked areas of rock either side of the central quarry access which leads down into the quarry void. The quarry is also relatively well separated from nearby residential receptors, the nearest of which are:
- Park Farm, 170m to the north (this property is owned by the extension area landowner);
 - Alderwood and Park Farm Cottages, 460m to the north west;
 - Doocot Cottage, 490m to the north east of the proposed overburden mound;

- A small group of properties to the west of Rait Castle, in excess of 850m to the west; and
 - Hazelwood and Laikenbuie, 860m to the south east.
- 2.4 The site does not form part of any statutory or non-statutory designated site for nature conservation. Designated site in the wider area within 5km comprise:
- Kildrummie Kames Site of Special Scientific Interest (SSSI) located 2.5km north west;
 - Culbin Sands, Culbin Forest and Findhorn Bay SSSI located 4.5km north east;
 - Moray Firth Special Area of Conservation (SPA), Moray and Nairn Coast Special Protection Area (SPA) and Ramsar located 4.5km north; and
 - Ancient Woodland and Long Established Woodlands (of plantation origin) adjacent to the eastern site boundary and south of the A939.
- 2.5 The habitats across the site are of site level to negligible ecological value. The land required to facilitate the extension of the quarry comprises a mix of semi-improved grassland and improved arable farmland, with the site boundary included a small area of broadleaf woodland within the northern area of the site which is proposed for retention. The site and its boundaries does however have the potential to support protected species, notably: badger, bat, pine marten, red squirrel, and peregrine falcon.
- 2.6 A Land Capability for Agriculture Survey has been undertaken which concludes that the extension area does not contain prime agricultural land. The overburden storage area does however contain prime agricultural land, comprising Class 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute). These prime soils would however be retained on site and utilised in the progressive restoration of this area which would return to arable agricultural use.
- 2.7 The site is not located within or situated close to any international or regional landscape designations which may be influenced by the proposed development. NatureScot's Landscape Character Assessment (LCA) identifies the site as falling within the Rolling Farmland and Forests Moray and Nairn Landscape Character Area, Landscape Character Type (LCT 285). This describes the area as generally being a small scale landscape of intimate views within a mosaic of fields, hills, valleys and woodland.
- 2.8 Within the site there are no designated heritage assets and there would be no loss of significant known archaeological features. The surrounding area contains 7 designated historic environment assets, notably including:
- Rait Castle Scheduled Monument (SM1235) and category A Listed Building, located 560m south west;
 - Rait Castle, Enclosure 320m NE of, (SM11805) located 410m to the west; and
 - Craggie Dovecote Category B Listed Building located 490m to the north east.

3. PLANNING HISTORY

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| 3.1 | 12.02.1988 | NA/1987/172 – Extraction of granite rock from Park Quarry, Nairn | Planning Permission Granted |
| 3.2 | 15.11.1989 | NA/1989/210 – Winning and working of minerals (extension of existing quarry) Park Quarry, Nairn. On condition of working for ten years | Planning Permission Granted |
| 3.3 | 18.12.1989 | NA/1989/210 Variations – variation of Condition 11, Park Quarry, Nairn. On conditions of quarry operational hours between 0700 to 2000 on any day | Planning Permission Granted |
| 3.4 | 26.03.1996 | NA/1995/194 – Variation of Condition to allow extension of time for quarry working at Park Quarry, Nairn | Planning Permission Granted |
| 3.5 | 07.01.2000 | 99/00196/FULNA – Renewal of minerals consent NA/1989/210 for a further period of ten years at Park Quarry | Planning Permission Granted |
| 3.6 | 09.10.2009 | 09/00089/FULNA - Renewal of mineral consent 99/00196/FULNA for a further period of 10 years | Planning Permission Granted |
| 3.7 | 28.09.2022 | 19/00542/S42 – Section 42 Planning Application to vary Condition 5 of planning permission 09/00089/FULNA to extend operational life of quarry | Planning Permission Granted |

4. PUBLIC PARTICIPATION

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| 4.1 | Advertised: | Inverness Courier and Edinburgh Gazette - EIA development, Schedule 3 and unknown neighbour |
| | Date advertised: | 07.01.2022 and 11.01.2022 (EIA Report) 31.05.2022 and 07.06.2022 (EIA FEI) |
| | Representation deadline: | 07.07.2022 |
| | Timeous representations: | 0 |
| | Late representations: | 0 |

5. CONSULTATIONS

- 5.1 **Auldearn Community Council** did not respond to the consultation.
- 5.2 **Access Officer** does not object to the application. There is little evidence of the public taking access across the land required for the extension. Public access rights do not exist during the operational phase of quarry, however, once operations have ceased and the site restored, the site is expected to be left in a safe condition to avoid the need to restrict public access in the long term. An Access Management Plan is therefore requested.
- 5.3 **Environmental Health – Contaminated Land Unit** do not object to the application and have no further comments.
- 5.4 **Environmental Health** do not object to the application. It requests to retain and update conditions in relation to noise limits, operational hours, blasting, vibration limits and dust suppression.
- 5.5 **Flood Risk Management Team** do not object to the application and have no further comments.
- 5.6 **Forestry Officer** does not object to the application. Further to the receipt of a tree survey and protection plan, his initial objection was withdrawn as this information confirms that no trees would need to be removed to accommodate the proposals. He advises that conditions be attached to any consent to secure: the implementation of protective tree barriers; an updated tree planting plan and maintenance programme; and the implementation of planting at the earliest possible opportunity.
- 5.7 **Historic Environment Team** do not object to the application. It considers the site to have archaeological potential and identifies the need for a planning condition requiring a pre-commencement programme of work for the evaluation, preservation and recording of any archaeological and historic features.
- 5.8 **Transport Planning Team** do not object to the application. It notes that there are no proposals to alter the existing access arrangements, routing, or operating hours for the quarry, with no increase in traffic movements over and above the current operations which are in order of 25 loads per day. The proposal will however protract the period that the A939 will need to endure those loads, which is likely to lead to accelerated deterioration of its condition over time. It therefore requested the applicant to a) submit visual information to demonstrate the current condition of the carriageway surface and road markings in the vicinity of the access, and b) set out remedial measures to be implemented at the quarry operator's expense. In the interest of public safety, it also recommends that the existing planning permission condition that relates to visibility splays be attached.
- 5.9 **Access Panel Inverness** did not respond to the consultation.
- 5.10 **Health and Safety Executive** did not respond to the consultation.
- 5.11 **Historic Environment Scotland** do not object to the application. It confirms that there would not be any significant effects on their interests.

- 5.12 **NatureScot** do not object to the application. It confirms that the proposal lies outwith, and is unlikely to affect, any designated site for nature conservation.
- 5.13 **Scottish Environment Protection Agency** do not object to the application. It requests a condition to secure the mitigation measures set out within the EIAR Hydrological and Hydrogeological Assessment. That assessment confirms that the proposal will have negligible impact on surface and ground water. The Waste Management Plan refers confirms that 'Extractive Waste' produced on-site will be overburden which constitutes a 'Non-Waste By Product' and processing residues which constitute fines (<6mm) which may be utilised for restoration.
- 5.14 **Scottish Water** do not object to the application. Its records indicate that there are no Scottish Water drinking water catchments or water abstraction sources in the immediate area.
- 5.15 **Transport Scotland** do not advise against the granting of planning permission.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
51 - Trees and Development
53 - Minerals
54 - Mineral Wastes
55 - Peat and Soils
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other Important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
73 - Air Quality
77 - Public Access

Inner Moray Firth Local Development Plan 2015

- 6.2 No specific policies or allocations apply.

The Inner Moray Firth Proposed Local Development Plan (2022)

- 6.3 The Inner Moray Firth Local Development Plan is also currently under review with its Proposed Plan having been published in March 2022. Council officers have been considering the issues raised in representations and these are in the process of

being reported to the relevant Committees of the Council from November 2022 to February 2023, prior to any Development Plan Examination. No site specific Proposed Plan allocations cover the site, however, the following general policies are applicable:

2 – Nature, Protection, Preservation and Enhancement

9 – Delivering Development and Infrastructure

- 6.4 Developer Contributions (Nov 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (Mar 2013)
Physical Constraints (Mar 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

Scottish Government Planning Policy and Guidance

- 7.1 Scottish Planning Policy (2014)
National Planning Framework 3 (NFP3) (2014)
Revised draft National Planning Framework 4 (NPF4) (2022)
PAN 50 - Controlling the Effects of Surface Mineral Workings (1996)
PAN 51 - Planning, Environmental Protection and Regulation (2006)
PAN 60 - Planning for Natural Heritage (2000)
PAN 63 - Waste Management Planning (2002)
PAN 64 - Reclamation of Surface Mineral Workings (2002)
PAN 79 - Water and Drainage (2006)
PAN 1/2011 - Planning and Nosie (2011)
PAN 2/2011 - Planning and Archaeology (2011)
Guidance on the Management of Extractive Waste (Scotland) Regulations 2010

Revised Draft National Planning Framework 4 (NPF4)

- 7.2 Draft National Planning Framework 4 (NPF4) was published in November 2021 with the subsequent revised draft laid before the Scottish Parliament on 08 November 2022. On 11 January 2023, the Scottish Parliament voted to adopt NPF4, which is now anticipated to be published and adopted on 13 February 2023, at which point it will become a part of the Council's statutory Local Development Plan. In its newest iteration, draft NPF4 comprises three parts, summarised below:

- Part 1 – sets out an overarching spatial strategy for Scotland in the future. This includes spatial principles, national and regional spatial priorities, and action areas.
- Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. This part of the document should be taken as a whole in that all relevant policies should be applied to each application.

- Part 3 – provides a series of annexes that provide the rationale for the strategies and policies of NPF4, which outline how the document should be used, and set out how the Scottish Government will implement the strategies and policies contained in the document.

7.3 The policies in the revised draft NPF4 most relevant to this proposal include:

Policy 1 - Tackling the climate and nature crisis

Policy 3 - Biodiversity

Policy 4 - Natural places

Policy 5 - Soils

Policy 6 - Forestry, woodland and trees

Policy 7 - Historic assets and places

Policy 18 - Infrastructure first

Policy 22 - Flood risk and water management

Policy 23 - Health and safety

Policy 33 - Minerals

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) landscape and visual impact
- c) residential amenity (noise, blasting and dust)
- d) natural heritage
- e) trees and woodland
- f) cultural heritage
- g) water environment
- h) traffic and transport
- i) soils, waste management and restoration
- j) any other material considerations.

Development Plan and Other Planning Policy

- 8.4 The Development Plan comprises the adopted Highland-wide Local Development Plan (HwLDP) and associated statutory supplementary guidance, and the Inner Moray Firth Local Development Plan (IMFLDP). There are no site specific policies affecting this application site.
- 8.5 The principal HwLDP policy on which the application needs to be determined is Policy 53 - Minerals. The plan is considered to be up to date and consistent with Scottish Government policy and advice. Scottish Planning Policy recognises that minerals make an important contribution to the economy, with planning to safeguard and ensure the adequate supply of minerals to support the construction industry. The revised draft National Planning Framework 4 echoes this principle, with Policy 33 supporting the sustainable extraction of minerals where these do not result in significant adverse impacts on communities or nearby homes, the natural environment, sensitive habitats, the historic environment, as well as landscape and visual impacts, with a high standard of restoration being proposed.
- 8.6 In this regard, this established quarry is well located to serve the Nairn, Moray, and wider Inverness market area, with the site being well served by the A939 and the A96 with the mineral being primarily used for construction aggregate and asphalt production. The proposal utilises existing onsite infrastructure and the principle of an extension can be supported. The Council expects all mineral developments to avoid or satisfactorily mitigate any impacts on residential amenity, the natural, built and cultural heritage, and infrastructure capacities. In addition, applicants are required to provide information on pollution prevention, restoration and mitigation proposals. After uses should result in environmental improvement rather than just restoring a site to its original state, including the provision of opportunities to add to the cultural, recreational or environmental assets of an area. A financial guarantee would be required to secure matters relating to restoration. If the Council is satisfied on these matters the application would accord with the Development Plan.
- 8.7 The extension and the proposed approach to overburden management have been subject the EIAR, the findings of which have satisfied all consultees, none of which have objected to the grant of planning permission subject to the inclusion of updated planning conditions. The EIAR has assessed all of the main environmental implications of the proposed development which reports that, with the incorporation of mitigation measures, the proposal would not result in any new significant environmental effects.

Landscape and Visual Impact

- 8.8 An assessment has been undertaken of the anticipated landscape and visual impacts of the proposal. The starting point for assessment is to establish the extent of the likely impact using the Zone of Theoretical Visibility (ZTV) modelling and to identify viewpoints to reflect the likely impacts on the landscape and visual receptors (residents, communities, transport networks and recreational routes). The ZTV demonstrates that due to the quarry's location within a valley, and the design of the proposed extension, there would be limited opportunities to view the proposed working areas within the quarry, except when one is travelling along a short stretch of the A939 in close proximity to the site, as well as from elevated ground within surrounding forestry and predominantly agricultural land to the south and west. Whilst theoretical visibility of the working area and quarry faces also extends to the

north west along the B9101 as per illustrative Viewpoint 2, this visibility would be restricted to the proposed north west soils storage bund which would be formed within the early phase of the development.

- 8.9 Theoretical visibility of the above ground overburden placement and its progressive re-instatement to arable use would however be more extensive, particularly towards the north across the southern outskirts of Nairn and Auldearn, as well as when travelling on the A939 to the north and along the B9101 in both directions. This overburden storage area has however been designed to form part of the farmed landscape with ground levels being gradually raised by up to 10m in height to 82m AOD and the mound being progressively restored, with the finalised landform being a raised arable field. Care has also been taken to locate the majority of the overburden mound within the lower lying area of the existing field to the south east with its restored elevation tying in with the height of the existing summit within the field which houses several telecoms masts. The haulage access track to the overburden mound is also well located to the east, adjacent to woodland which helps to reduce visual impact.
- 8.10 The established quarry is a feature of the landscape albeit that it is not prominent and is well screened from the wider landscape by landform and surrounding forestry. The site is not within or close to any designated landscapes. While this extension increases the scale of the working areas of the quarry, it would continue to be well screened when viewed from lower elevations in the surrounding area. The increased scale of the quarry would not be evident in the landscape.
- 8.11 Turning to impacts on visual amenity, again no new significant effects are likely to occur beyond those experienced as a result of the existing quarry. The most affected receptors would be people living nearby, particularly to the north of the site at Park Farmhouse and steading, from which the progressive formation and restoration of the overburden storage mound would be visible on the horizon, as well as part of the north west screening bund which would be seen through woodland to be retained. People travelling along the A939 would also continue to see part of the quarry, as would visitors to Rait Castle Scheduled Monument (VP5) locate nearby to the south west, and recreational visitors and farm workers in the surrounding nearby fields represented by VP3 and VP4 (Rait Castle cropmark circular enclosure Scheduled Monument). Note that although VP3, VP4 and VP5 are located at / near to Scheduled Monuments, their inclusion within the EIAR relate to assessment of the development's visual impact on recreational amenity, with significant adverse impacts on the Scheduled Monument's setting having been scoped out of the EIAR.
- 8.12 The development will alter views for receptors looking toward the site from the south west as the quarry faces and working areas will be more visible. The application modifies the existing permission by not extracting material from the south west of the site. This assists in screening views into the back faces of the quarry from the west, as does the formation of the north western screening bund, pending its use in final site restoration. New impacts for users of the A939 would be limited with the recently formed south eastern overburden storage area screening the inner working area of the quarry, with only occasional operational overburden haulage vehicle being visible.

- 8.13 In summary, landscape and visual impacts for receptors at all representative viewpoints are not considered to be significant. The quarry's working area is generally well screened and visibility of the upper working areas being limited. With the lower working area and benches to be planted in time the quarry should assimilate into the landscape over the longer term. The proposal would not have a significant adverse impact on the local landscape or visual amenity.

Residential Amenity (Noise, Blasting, and Dust)

- 8.14 The applicant has assessed the operational impacts of the development with particular regard to noise, blasting and dust. Key impacts are likely to arise from the working of the mineral and associated vehicle movements, including dispatching. Whilst there are no known previous complaints from ongoing quarry operations at the site, one member of the public did raise concerns at the pre-application stage in relation to operational noise, blasting, hours of working, and vehicle movements. The existing quarry works under noise limits at adjacent noise sensitive properties and a quarry environmental management plan which controls matters related to nuisance from dust. These would continue to apply and could be secured by planning conditions. All intermittent future blasting activity at the quarry can be designed in order to comply with vibration criteria contained in relevant guidance and standards with appropriate limits also having been specified in the proposed planning conditions.

Natural Heritage

- 8.15 There are no natural heritage designations within the site and no other nearby designation with direct connectivity or which would be affected by the proposed development.
- 8.16 The applicant has undertaken surveys that identify the presence of badger setts within the site and surrounding area. The proposed working area provides an appropriate setback, albeit that two outlying satellite setts are proposed to be removed. These are an active two-hole sett and a single hole sett, although further holes may be present within nearby dense vegetation. The loss of these two setts is not anticipated to have a significant impact. With the provision of a Badger Protection Plan, incorporating a blasting separation distance and avoidance of the badger breeding season, no significant effects on this species or its habitat would occur.
- 8.17 The margins of the site also provide good potential foraging habitat and retained trees adjacent to the site may contain bat roosts. Impacts on boundary trees has been reduced through the re-designed haulage route providing a greater separation distance to minimise impacts. A number of recommended mitigation measures are set out in order to protect existing habitats and species with the restoration provisions for the site proposed to deliver a variety of habitats to secure biodiversity net gain. The appointment of an Ecological Clerk of Works (ECoW) to oversee the implementation of the ecological and restoration commitments within the EIAR and FEI can be secured by planning condition.

Trees and Woodland

- 8.18 The majority of the existing tree cover present close to the development at Park Quarry can be retained with appropriate tree protection measures in place throughout the lifetime of the planned works. The trees present within the small woodland block to the north of the site can generally be considered as being in poor / failing condition. These trees can however be left to die and decay naturally to provide valuable mixed deadwood habitats. The restoration plan for the site makes provision for replanting around 1,560 trees within the planning application boundary and therefore presents net gain overall of tree cover on the site. At the Forestry Officer's request, a tree survey, protection plan and method statement has been provided as part of the EIA FEI. This confirms that there would be no tree losses arising from the development with the proposal making provision to introduce suitable tree protection. Further details for the proposed tree planting and aftercare can be secured by planning condition.

Cultural Heritage

- 8.19 There were no designated sites within or adjacent to the development area. The closest such sites is the 13th century Rait Castle Scheduled Monument and category A Listed Building, located 560m to the south west. As the quarry and its proposed extension cannot be seen from the castle itself, VP5 represents views which would be available from the castle's track access. There is also an associated Scheduled Monument cropmark site which is located 410m to the west (represented by VP3 and VP4). The protection of scheduled monuments and their setting falls under the remit of Historic Environment Scotland who have considered the proposal, the EIAR, and confirm that they are content that there would not be any significant impact.
- 8.20 Despite cultural heritage having been scoped out of the EIAR, a desked based assessment and walkover survey was undertaken. It considers the impact on the setting of the aforementioned scheduled monuments to be minor, with all other impacts on cultural heritage interests to be insignificant. Notably, this includes from the nearby category B Listed Building: Craggie Dovecote located more distantly to the north of the proposed overburden mound, with its formation and restoration being visible alongside the modern telecoms masts. The EIAR also identifies evidence of non-designated heritage features being present within the site and as such, recommends that a programme of archaeological works is undertaken. This accords with the advice received from the Council's Historic Environment Team and could be secured by planning condition.

Water Environment

- 8.21 The quarry lies within the catchment of the River Nairn which lies over 2km to the north, with the site falling within the Geddies Burn tributary catchment, with its burn following the southern boundary of the A939, close to the site entrance. The proposed excavation area and the adjacent field are mapped by SEPA as being at risk of surface water flooding. The proposed development would however not increase the potential for flooding elsewhere, with there being a sufficient freeboard within the quarry void to accommodate storm flows, plus an allowance for climate change. In fact, the further extraction of hard rock from site will increase the potential surface water storage volume within the hydrological catchment area, thereby slightly reducing flood risk to land and properties downstream of the site. As the

existing quarry floor is impermeable and water does not naturally disperse by infiltration, post any extreme weather event, excess flood water would be pumped to the existing discharge point south of the A939, with no water discharging onto the public road.

- 8.22 Mineral would continue to be worked above the water table within existing quarry floor and extension area remaining at 25m AOD within the void. The existing quarry area has some minor groundwater seepages, but most of the quarry void is dry except for collected surface water which is utilised on site for material processing and dust suppression. The processing of the material will involve washing and screening of the material. This will be undertaken within the existing site, and not the proposed extension area. The processing operations use recycled water from the existing recirculation pond. All stockpiles will be located within the designated storage areas within the existing quarry, ensuring that there is no potential for particulate dispersal by run-off. A series of new shallow ditches or bunds shall be created on the edges of the development to avoid external water run-off is directed out with the proposed development area.
- 8.23 The principal risk to groundwater is from pollution during operation. The quarry already operates an Emergency Incident Response Plan (EIRP) with all operatives trained in managing spills and other emergencies. The applicant has confirmed that there will be no fuel storage within the extension area, with refuelling and servicing of plant taking place within the main quarry area. Soil stripping operations will be undertaken within dry conditions and the mounding formed with evenly graded dome tops to prevent water ponding. These will then be grass seeded. With the continuation of appropriate water management measures, the risk of groundwater contamination from spills and/or particulate run-off is therefore considered to be negligible, with neither SEPA nor the Council's Flood Risk Management Team raising any concern.
- 8.24 Properties in the surrounding area to the north of the site are served by a private water supply with its pipework crossing the proposed extension area. These properties are fed from an elevated spring located to the south of the site within a different catchment area (Auldearn Burn), with the connecting pipework crossing the application site being located where the overburden mound is proposed. This pipework, which was re-located previously, will require to be relocated again within the agricultural field in order to maintain safe access and avoid potential damage during the overburden mound's formation. Given that the quarry operations lie downstream from this supply, and the EIAR confirms that no other private water supplies would be affected, existing water supplies would be adequately protected and maintained. Environmental Health has no objection.

Traffic and Transport

- 8.25 The site is well served with an existing direct access onto the A939 with the vast majority of mineral being exported northbound via the A96. This routing and the existing point of access would continue to be utilised, with the proposed rate of mineral extraction / exportation remaining unchanged at approximately 150,000 tonnes per annum. The applicant has also provided recent traffic count information which confirms sufficient capacity on the road network to serve the site. A review of

road accident data also indicates no incidents on the A939 in the vicinity of the quarry access.

- 8.26 Transport Scotland has no objection and Transport Planning is content with the traffic levels not increasing. That said, the local area roads team stated that it is aware of some deterioration to the A939 road surface and white lining in the vicinity of the site. Given the proposed 30 year operational period, turning quarry vehicles may exacerbate the road's deterioration. The applicant has therefore committed to undertaking a condition survey of the road 50m either side of the site access and thereafter maintain this section of the road and white lining for the duration of the permission. Following a site visit and visual inspection of the road, the carriageway had no obvious defects other than the need for new white lining. As such, the applicant's suggested mitigation measures are considered acceptable, with the addition of further condition surveys at 10 yearly intervals, with a commitment for any reported defects to be repaired by the quarry operator within a 3 month period. This can be secured by condition.

Soils, Waste Management and Restoration

- 8.27 The minimisation and positive re-use of mineral waste for restoration purposes is supported by HwLDP Policy 54. The applicant's approach to the use of unsalable overburden arising from the quarry can be supported given that the storage area would be progressively restored with the proposals not resulting in any permanent loss of prime agricultural land. A waste Management Plan to regularise overburden storage has been provided in line with the Management of Extractive Waste (Scotland) Regulations 2010. It is also hereby confirmed that the requirements of the Regulation can be waived at Park Quarry in respect of soils. This plan records the placement of mineral waste on site and its preparation has helped to inform the value of the updated financial restoration guarantee for the site.
- 8.28 As described above, the quarry is to be worked in five phases with restoration undertaken in a progressive manner. Given the nature of the extractive process and limited working space within the quarry floor, much of the restoration within the quarry void would however take place following the end of extractive activities. Restoration of the quarry is secured by conditions of the former planning permission which was also the subject of a Section 75 legal agreement requiring the operator to provide financial guarantee to secure the restoration of the site in a form acceptable to the Council.
- 8.29 As per HwLDP Policy 53, an updated appropriate restoration and aftercare financial guarantee is to be provided. The applicant provided professional assessment of the restoration and aftercare costs for the extension area. Following review of the restoration provisions, the value of the restoration guarantee has been subsequently increased and is now agreed between the parties with this to inform the updated Section 75 for the site. The restoration works include: restoration blasting, face stability survey, quarry floor regrading, fencing, plant removal, soil placement (to a minimum depth of 0.97 across the overburden mound), seeding, shrub and tree planting with a 5 year aftercare period. An annual quarry monitoring statement is also to be prepared which can be secured by condition.

Other Material Considerations

- 8.30 In terms of facilitating wider public access, despite the application site being next to a forest with public tracks through it, the Access Officer has confirmed that there is little evidence of the public taking access across the agricultural land required for the quarry's extension. Public access rights do not exist during the operational phase of quarry, however, once operations have ceased and the site restored, the site is expected to be left in a safe condition to avoid the need to restrict public access in the long term. An Access Management Plan is therefore required ahead of the final restoration of the site. This can be secured by condition.

Matters to be Secured by Legal Agreement

- 8.31 a) Full details of a bond or other financial provision to be put in place to cover all of the site restoration measures outlined in Restoration Plan, Dwg No: P090-00033A, February 2022, which is referenced in the proposed planning conditions.
- b) Thereafter, the quarry operator will be required to:
- i. Ensure that the bond or other financial provision is maintained throughout the duration of this permission; and
 - ii. Pay for the bond or other financial provision to be subject to a review every 3 years after the commencement of development and every 3 years thereafter until such time as the quarry is decommissioned and the site is fully restored.
- 8.32 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application shall be refused under delegated powers.

9. CONCLUSION

- 9.1 The Development Plan supports the extension of an existing quarry operation where the working of a resource can be effectively managed and where potential concerns can be controlled through appropriate mitigation and by planning conditions. This existing quarry is well located to serve the wider Inverness market area and benefits from its close proximity to the A939, Nairn and A96. The quarry, and proposed extension area, is also well located from an environmental designation perspective with the applicant's EIAR not identifying any new significant environmental effects arising from the development. Based on the assessment of the information presented within the EIAR, subject to the application of appropriate conditions, it is considered that the continued working of this quarry is unlikely to give rise to any new or other significant adverse impact.
- 9.2 All environmental effects of this development can be addressed by way of mitigation, captured within the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of operational compliance has been secured through Conditions 3, 7 and 18.
- 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 Y

Conclusion of Section 75 Obligation Y

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

Conditions and Reasons

1. 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.

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

2. Planning permission is hereby granted for a temporary period only and shall cease to have effect on 08 February 2054 (the 'cessation date') within which time all extractions and working and winning of aggregates shall have ceased, all plant, buildings and machinery shall have been removed and the site shall have been restored in accordance with the approved concept Restoration Plan, Dwg No: P090-00033A, February 2022, with woodland and shrub planting, grassland and wetland to be created principally for biodiversity enhancement. In the event that working ceases for a period of more than 24 months prior to the expiry of this permission then the site shall be restored within 12 months from the cessation of working, or in any case before the expiry of this permission.

Reason: To clarify the terms of the permission and ensure the site is fully restored to an appropriate use.

3. The extraction of hard rock and restoration of the site shall be undertaken in accordance with the submitted application, implementing the mitigation measures set out within the supporting Environmental Impact Assessment Report, Further Environmental Information, and as per the approved plans as amended by the specific conditions attached to this planning permission.

Reason: To clarify the terms of the permission, to ensure that the extent of mineral extraction and production levels of this quarry does not exceed levels considered in the Environmental Impact Assessment Report and to ensure the site is fully restored to an appropriate use.

4. Within 12 months of the grant of this planning permission, an updated Environmental Management Plan shall be submitted to and agreed in writing by the Planning Authority. The document shall include provision of a:
 - a. Schedule of Mitigation - derived from the mitigation measures set out within all sections of the Environmental Impact Assessment Report.
 - b. Pollution Prevention Plan - detailing a site map showing:
 - i. the location of pollution prevention measures such as spill kits, oil interceptors, vehicle washing areas;
 - ii. use of a road sweeper of the site access road as required;
 - iii. surface water monitoring and drainage arrangements, with incorporation of the mitigation measures set out in Section 7 of the Environmental Impact Assessment Report; and
 - iv. drainage associated with welfare facilities.
 - c. Dust Management Plan – Incorporating the dust mitigation measures outlined in Site Dust Management Plan, Section 10.9 of the Environmental Impact Assessment Report.
 - d. Species Protection Plans – Including Badger Protection Plan.
 - e. Site Log Sheet - detailing how often the pollution prevention, drainage, dust and protected species management measures will be undertaken, checked and maintained which will be kept on site ready for inspection at any time.

The Environmental Management Plan shall be implemented as approved, with the quarry operator ensuring all on site staff are familiar with and adhere to its terms.

Reason: In order to enable the Planning Authority to adequately control the development and to minimise its impact on the nature conservation and amenities of the local area.

5. Prior to the commencement of Phase 2 and any subsequent phase of the development, an updated detailed progressive restoration, decommissioning, maintenance and aftercare scheme for the site which demonstrated biodiversity net gain shall be submitted to and agreed in writing by the Planning Authority. The scheme shall be prepared in line with the approved concept Restoration Plan, Dwg No: P090-00033A, February 2022, and ensure:
- a. Restoration of disturbed ground and worked out areas takes as soon as practically possible on a phased basis with the provision of timescales.
 - b. The provision of a restoration schedule by phase quantifying: soil and overburden movements and storage heights; areas to be seeded; tree and shrub planted (including number, species type, size of planting stock); proprietary regrading works; drainage; fencing; aftercare; and final plant equipment and hardstanding removal.
 - c. Provision of an Access Management Plan detailing how public access rights will be reinstated post restoration of the site.
 - d. The extent and height of the permanent overburden store located to the north east of the extraction area being kept to a minimum, at up to 10m in height above original ground levels and no higher than 82m AOD, with the store to be progressively restored to arable farmland to with a re-instated average soil depth of at least 0.97m and a gradient of no greater than 1 in 6.
 - e. The provision of a site plan with sections showing where soils will be stored including details of the heights, dimensions and volumes of each store, how long the material will be stored for and how soils will be kept fit for restoration purposes.
 - f. The provision of seed mix, woodland and shrub planting specifications, and details of the surface proprietary works to establish suitable vegetative cover which supports biodiversity enhancement.
 - g. The aftercare and maintenance provisions for each phase of restoration which shall endure for a minimum of 5 years following completion of restoration on a phased basis.

The restoration of the site shall thereafter be completed in accordance with the approved scheme.

Reason: To ensure an appropriate scheme is in place for the interim and final restoration of the site.

6. No development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

7. Prior to any site excavation or groundworks in the extension area, all retained trees are to be protected against construction damage using protective barriers located as per the Tree Protection Plan (in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction). Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees throughout the development.

8. No vegetation clearance or blasting activity shall take place until an Environmental Clerk of Works (ECoW) has been appointed by the quarry operator. Their appointment and remit shall first be approved in writing by the Planning Authority. The ECoW shall be appointed for the duration of quarrying operations and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- a. Prior to any pre-vegetation clearance, tree works or blasting, undertaking walkover surveys for breeding birds and protected species to ensure these species are removed from any disturbance related effects of noise and vibration, and to inform any necessary updates to the Environmental Management Plan required by Condition 3.
- b. Impose a duty to monitor compliance with the ecological commitments provided in this planning permission, the Environmental Management Plan approved in accordance with Condition 3, inclusive of the Badger Protection Plan, and any other required species protection plans (“the ECoW works”);
- c. Identify presence of any nesting site which has supported breeding peregrine falcon with the retention of such sites, as well as the presence of other protected species, to inform the finalised restoration plans for the quarry.
- d. Advise the site manager and all onsite staff on adequate protection for environmental and nature conservation interests within, and adjacent to, the application site.
- e. Direct the operations on site and the avoidance of sensitive features with the ECoW having the power to call a halt to quarry operations on

site where environmental considerations warrant such action.

- f. Report on monitoring and findings to the Planning Authority as part of the site's annual report.

Reason: To ensure that an ECoW, with sufficient remit, is appointed for the duration of development in order to monitor, advise and direct the quarry operator; in the interests of nature conservation.

9. The quarrying activities, inclusive of: extraction; storage; restoration; processing; and distribution of mineral and related products, shall only operate between the hours of 0700 to 1900 hours Monday to Friday, 0700 to 1300 on Saturday, and not at all on Sundays or Public holidays in Scotland other than essential repair and maintenance.

Proposal to operate out with these hours for the purpose of maintenance or to supply product shall only be considered in exceptional circumstances and shall require the prior written approval of the Planning Authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

10. During the permitted operating times, noise emitted from the quarry operations shall not exceed the following limits as measured as free field* measurements at those locations surveyed and identified in Environmental Impact Assessment Report Appendix 5 - Assessment of Environmental Impact of Noise at Park Quarry Extension, 8 February 2021:

- Park Farmhouse 50dB LAeq (1hr)
- Park Farm Steading 50dB LAeq (1hr)
- Alderwood 45dB LAeq (1hr)
- Highland Council Depot 55dB LAeq (1hr)

* "Free field" shall be interpreted to mean at least 3.5 metres from significant sound reflecting surfaces, other than the ground plane.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

11. Noise levels during the permitted operational hours Monday to Saturday may exceed the limits in Conditions 9 above during soil stripping, mound construction and landscaping operations. Noise levels during such operations shall not exceed 70dB LAeq (1hr) free field*. Such operations are only permitted in normal quarry working hours and shall not take place in more than eight weeks of any calendar year. No such operations shall commence without the prior written approval of the Planning Authority.

* "Free field" shall be interpreted to mean at least 3.5 metres from significant sound reflecting surfaces, other than the ground plane.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

12. No blasting shall take place until details of a blasting notification procedure have been submitted to and approved in writing by the Planning Authority. This shall include measures of how the public in the locality will be given adequate advanced warning of any blasting activity. Blasting operations shall not take place out with the hours of 0900 to 1700 hours Monday to Friday and not at all on Saturdays, Sundays or Public holidays in Scotland.

Reason: In order to safeguard the amenity of neighbouring properties, occupants and users of the local road / path network.

13. Blasting shall be carried out using the best practicable means available to ensure that the resultant air overpressure is minimised in accordance with the current British Standards and Mineral Guidelines. The operator shall ensure that all mitigation measures, control and monitoring procedures identified within the Environmental Impact Assessment Appendix 6 - Assessment of Environmental Impact of Blasting at Park Farm Quarry Extension, December 2020, are implemented in full.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

14. a) Ground vibration as a result of blasting operations shall not exceed a peak particle velocity of 6mms⁻¹ in 95% within any block of 20 consecutive blasts, with no individual blast exceeding a peak particle velocity of 12mms⁻¹, as measured at vibration sensitive properties including:

- Park Farm Steading
- Park Farmhouse
- Alderwood

b) Ground vibration as a result of blasting operations shall not exceed a peak particle velocity of 15mms⁻¹ in 95% within any block of 20 consecutive blasts, as measured at vibration sensitive industrial buildings including:

- The Highland Council depot

For the purposes of this condition the measurement shall be the maximum of three mutually perpendicular directions taken at ground surface at any vibration sensitive building.

Reason: In order to safeguard the amenity of neighbouring properties, occupants, as well as the integrity of neighbouring infrastructure.

15. For blasting operations undertaken at distances closer than 294 metres to Park Farm Steading and Park Farmhouse, the operator shall implement measures to reduce the maximum explosive charge weight from 150kg to 70kg in order to ensure compliance with the vibration limits stated in Condition 13 and no blasting shall take place within 200 meters of these properties,

unless otherwise agreed in advance in writing by the Planning Authority, in consultation with Environmental Health.

Reason: In order to safeguard the amenity of neighbouring properties and occupants, as well as the integrity of neighbouring infrastructure.

16. For blasting operations undertaken at distances closer than 156 metres to the Highland Council depot, the operator shall implement measures to reduce the maximum explosive charge weight from 150kg to 70kg in order to ensure compliance with the vibration limits stated in Condition 13 and no blasting shall take place within 106 meters of this property, unless otherwise agreed in advance in writing by the Planning Authority, in consultation with Environmental Health.

Reason: In order to safeguard the integrity of neighbouring infrastructure.

17. Visibility splays of 3.0m x 150m to the north and 3.0m x 120m to the south shall be provided and maintained on each side of the access at its junction with the public road. Any vegetation which impedes the above splay shall be cleared and thereafter maintained in perpetuity. Within the visibility splays nothing shall obscure visibility between a driver's eye height of 1.0m in both the northerly and southerly directions. Thereafter the access shall be maintained free from mud and debris through the duration of the extraction works and subsequent reinstatement of the application site.

Reason: In order to ensure that the visibility splays are maintained to standard in perpetuity in the interest of road safety.

18. a) Within 3 months of the date of this planning permission, a survey of the condition of the existing site access road's junction with the A939, across the mouth of the junction, plus 50 meters either side shall be undertaken.
- b) The findings of the survey, together with details of the quarry operator's proposed measures to rectify any defects on the local road network across the mouth of the junction, plus 50 meters either side, and proposals for on-going maintenance of the surface of the carriageway, including the renewal of white lining, shall be submitted for the prior written approval of the Planning Authority in consultation with the Roads Authority.
- c) Any identified defects to the surface or structure of the road shall be repaired by the quarry operator within 3 months of undertaking the condition survey.
- d) Thereafter, this section of the A939 shall be maintained by the quarry operator to the satisfaction of the Planning Authority for the duration of this planning permission.
- e) This section of A939 shall be re-surveyed at 10 yearly intervals for the duration of this planning permission, with steps b) and c) to be repeated.

Reason: In the interest of road safety, maintaining the condition of the road which shall be subject to excess wear and tear due to turning quarry related vehicles at the junction, with the requirement for re-survey reflecting the duration of this planning permission.

19. The quarry operator shall submit an annual statement and drawings to the Planning Authority by 28 February each year following the commencement of this permission. The annual statement will present an audit of the workings undertaken in the preceding calendar year, as well as areas anticipated to be worked and restored in the forthcoming year, illustrating:
- a. The areas and mineral extraction rates, including production tonnage, against the projected operations and quantification of remaining consented mineral reserves.
 - b. Areas of restoration and areas subject to maintenance / aftercare.
 - c. Areas and quantification of soil and overburden storage.
 - d. The results of ECoW on site monitoring.

Demonstration of compliance with the conditions attached to this planning permission.

Reason: In order to ensure the planning authority can monitor the workings undertaken and retain effective control over the quarry operations.

20. Notwithstanding the provisions of Classes 53, 54, 55, 56, 57 or 63 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or as amended), the written approval of the Planning Authority shall be required for any development within these Classes.

Reason: To allow the Planning Authority to retain effective control over operations at the site in the interest of amenity.

21. No soils shall be exported from the site and no other hard rock material shall be imported to the site without the prior written approval of the Planning Authority.

Reason: In order to ensure the retention of site restoration material and to ensure that no imports are undertaken in order to maintain production of plant or sustain the dispatch of materials.

22. Extractive waste must be managed in accordance with the approved Waste Management Plan (WMP). The WMP must be reviewed by the operator and updated as appropriate at least every 5 years from the date of consent, and no later than every fifth year following the date of the last review. Any amendments made to the WMP should be notified to the Planning Authority. A review of the WMP must be undertaken in the event of substantial changes to the area of deposition or waste and a copy of the revised plan sent to the Planning Authority.

Reason: To ensure that waste arising from the development is dealt with in accordance with the waste management plan.

23. For any inert waste facility deposit, operations shall not commence until the Planning Authority has inspected the facility.

Reason: To ensure that the operation of any inert waste facility are undertaken safely and in accordance with the objective of the waste management plan.

24. From the date of this planning permission until completion final restoration of the site, a copy of this planning permission, all approved plans and associated documentation together with any approved amendments shall be made available for inspection at the site offices during approved working hours.

Reason: In order to ensure the site operator and visiting officials are aware of the details of the planning permission and any approved amendments.

25. The development to which this planning permission relates must commence no later than three years of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with the provisions of Section 58 and 59 of the Town and Country Planning (Scotland) Act 1997 (As Amended).

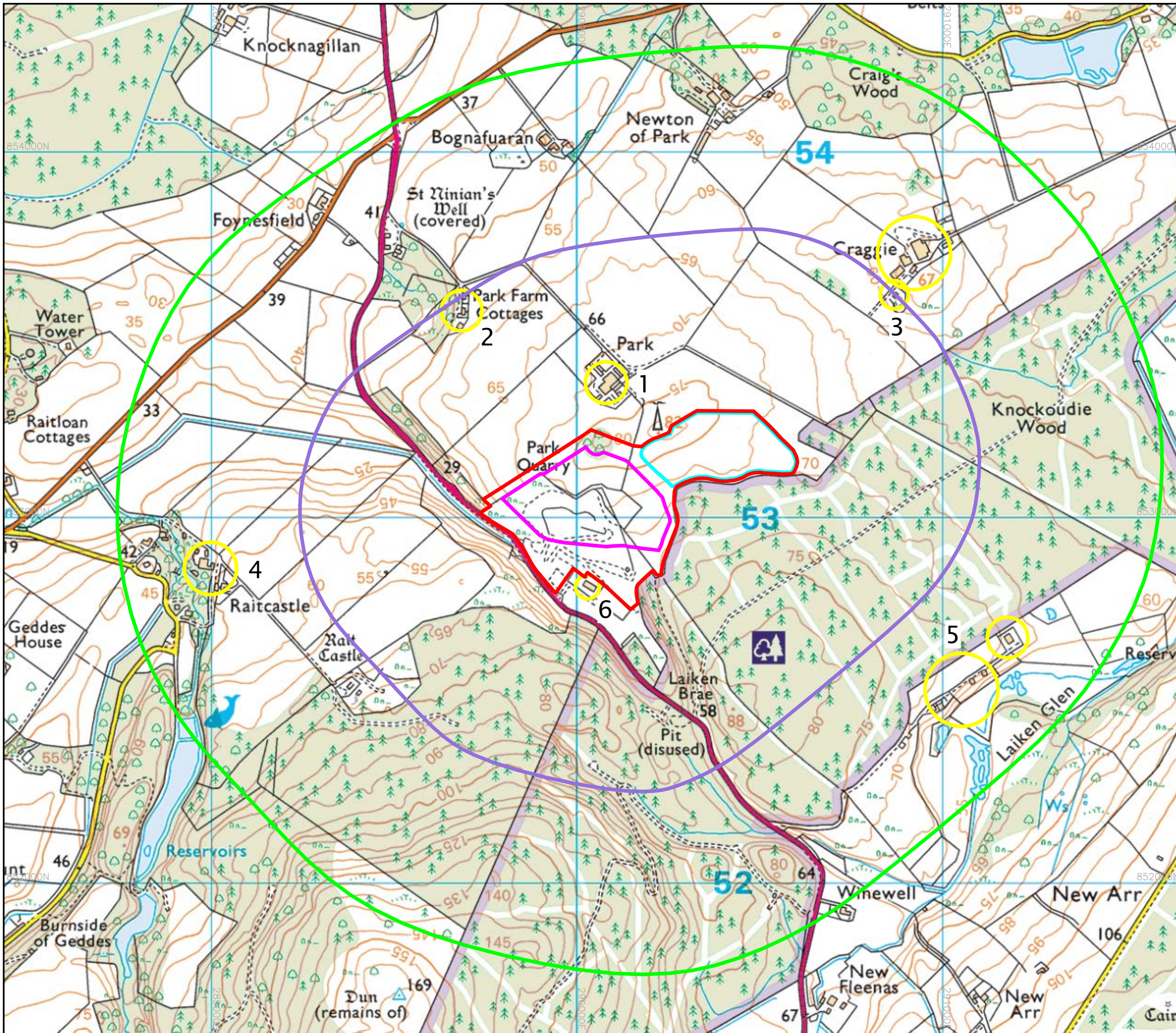
REASON FOR DECISION

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.







Reasoned Conclusion

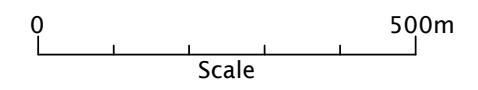
The Council is in agreement with the findings of the Environmental Impact Assessment Report that continued working of this quarry is unlikely to give rise to any new or other significant adverse impact on the environment. The Council is satisfied that all environmental effects of this development can be addressed by way of mitigation. The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of operational compliance has been secured through Conditions 3, 7 and 18 of this permission.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Peter Wheelan / Harry Goacher
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Site Location Plan
Plan 2 - Proposed Site Layout Plan
Plan 3 - Proposed Site Layout Plan - Phase 1 of 5
Plan 4 - Proposed Site Layout Plan - Phase 2 of 5
Plan 5 - Proposed Site Layout Plan - Phase 3 of 5
Plan 6 - Proposed Site Layout Plan - Phase 4 of 5
Plan 7 - Proposed Site Layout Plan - Phase 5 of 5
Plan 8 - Restoration Plan
Plan 9 - Proposed Sections A to D
Plan 10 - Proposed Sections E, F and G



Legend

-  Planning Application Boundary
-  500m Offset from Planning Application Boundary
-  1km Offset from Planning Application Boundary
-  Proposed Quarry Excavation Area
-  Overburden Placement Area
-  Sensitive Properties in Surrounding Area:
 1. Park Farm
 2. Alderwood and Park Farm Cottages
 3. Doocot Cottage
 4. Raitcastle Properties
 5. Hazelwood and Laikenbuie
 6. Highland Council Depot

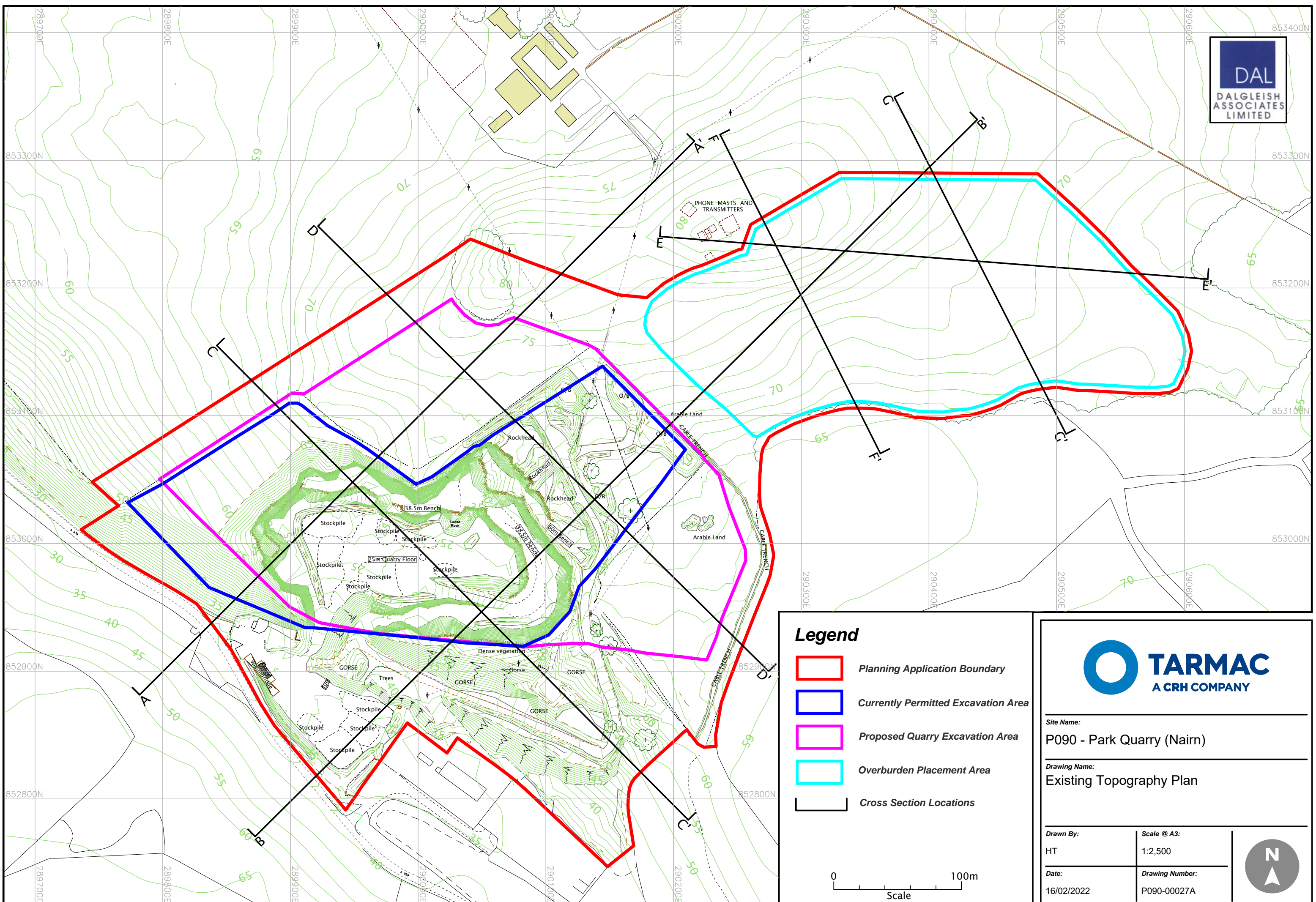


Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Site Location Plan

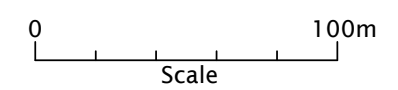
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| Date: 19/08/2021 | Drawing Number: P090-00026 |





Legend

- Planning Application Boundary*
- Currently Permitted Excavation Area*
- Proposed Quarry Excavation Area*
- Overburden Placement Area*
- Cross Section Locations*

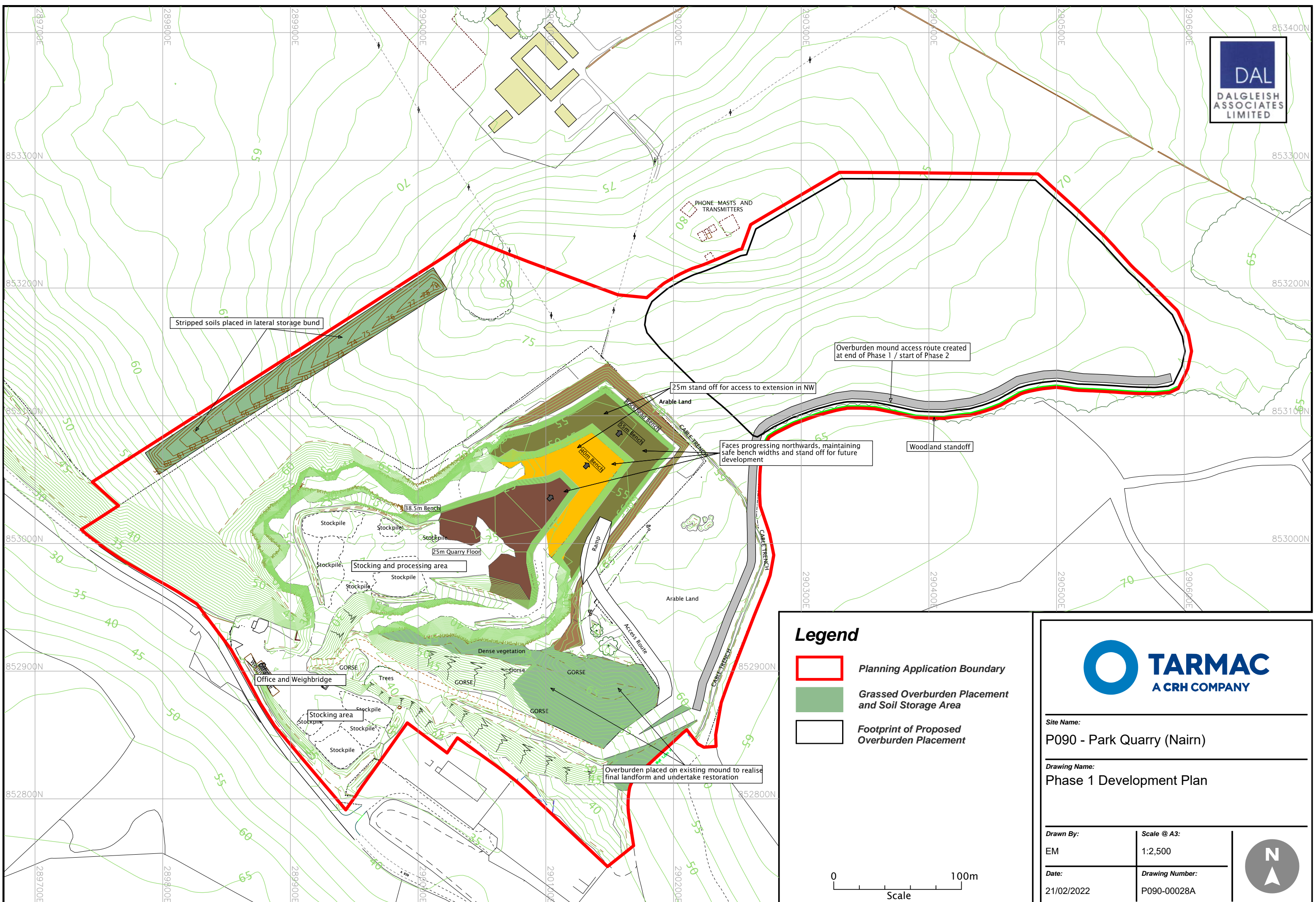


Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Existing Topography Plan

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|---------------------|--------------------------------|
| Drawn By: HT | Scale @ A3: 1:2,500 |
| Date: 16/02/2022 | Drawing Number: P090-00027A |





Stripped soils placed in lateral storage bund

Overburden mound access route created at end of Phase 1 / start of Phase 2

25m stand off for access to extension in NW

Faces progressing northwards, maintaining safe bench widths and stand off for future development

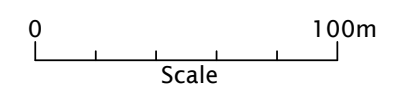
Woodland standoff

Stocking and processing area

Overburden placed on existing mound to realise final landform and undertake restoration

Legend

- Planning Application Boundary
- Grassed Overburden Placement and Soil Storage Area
- Footprint of Proposed Overburden Placement



Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Phase 1 Development Plan

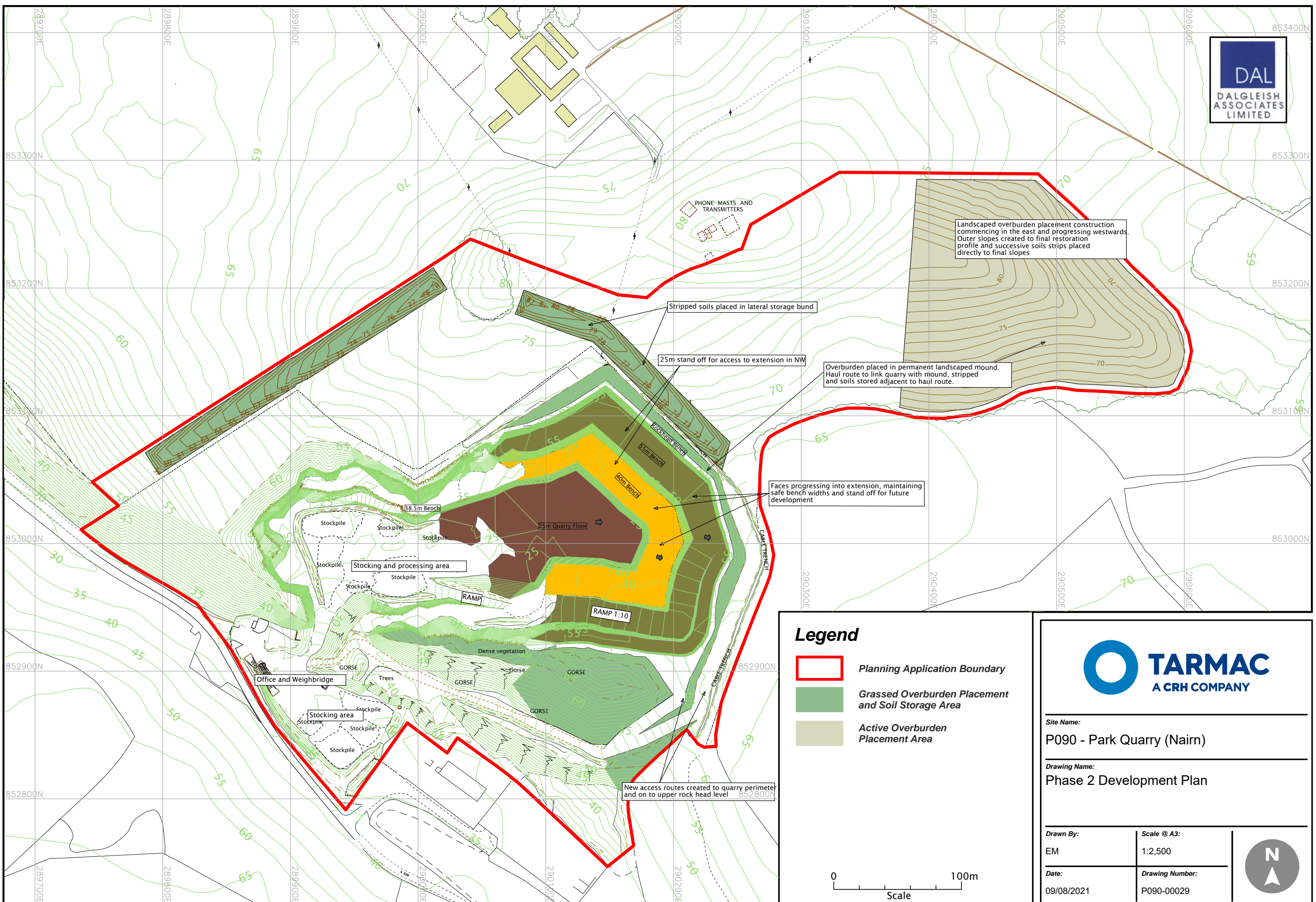
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Date:
21/02/2022

Drawing Number:
P090-00028A





Landscaped overburden placement construction commencing in the east and progressing westwards. Outer slopes created to final restoration profile and successive soils strips placed directly to final slopes

Stripped soils placed in lateral storage bund

25m stand off for access to extension in NW

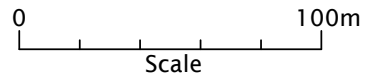
Overburden placed in permanent landscaped mound. Haul route to link quarry with mound, stripped and soils stored adjacent to haul route.

Faces progressing into extension, maintaining safe bench widths and stand off for future development

New access routes created to quarry perimeter and on to upper rock head level

Legend

- Planning Application Boundary**
- Grassed Overburden Placement and Soil Storage Area**
- Active Overburden Placement Area**



Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Phase 2 Development Plan

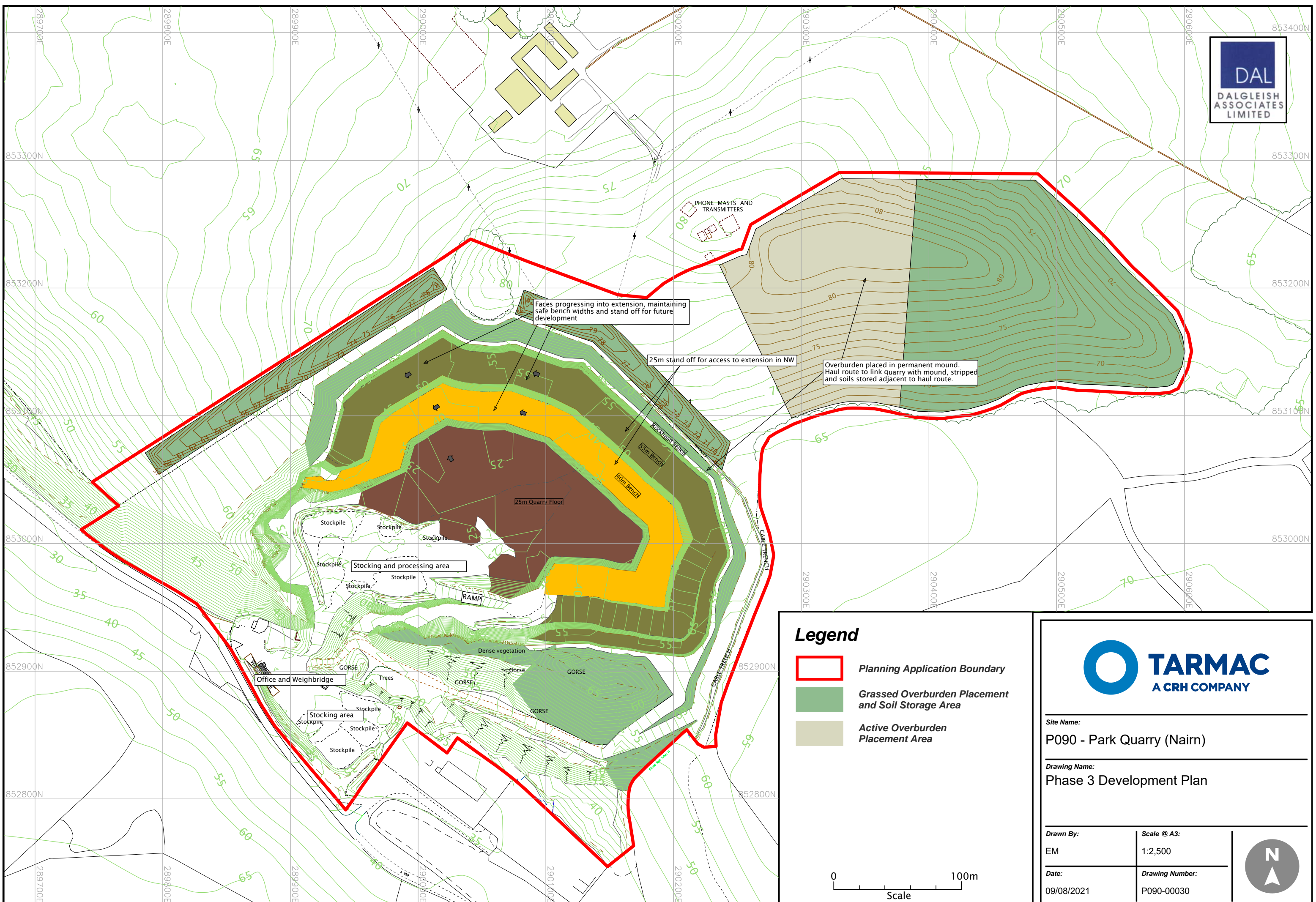
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Date:
09/08/2021

Drawing Number:
P090-00029





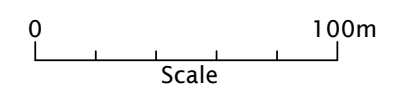
Faces progressing into extension, maintaining safe bench widths and stand off for future development

25m stand off for access to extension in NW

Overburden placed in permanent mound. Haul route to link quarry with mound, stripped and soils stored adjacent to haul route.

Legend

-  **Planning Application Boundary**
-  **Grassed Overburden Placement and Soil Storage Area**
-  **Active Overburden Placement Area**



Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Phase 3 Development Plan

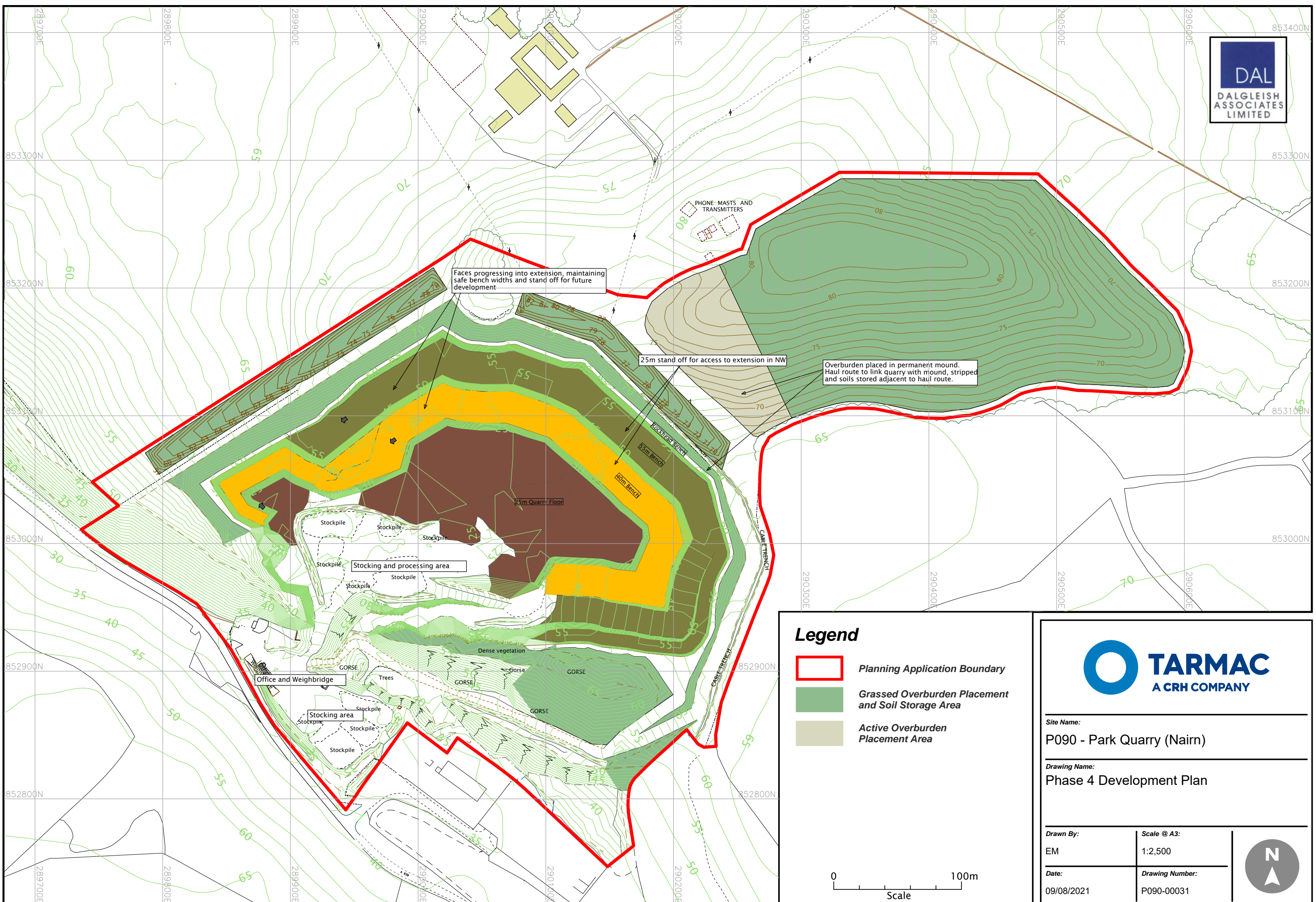
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Date:
09/08/2021

Drawing Number:
P090-00030





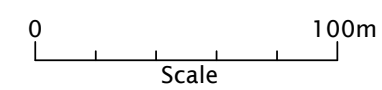
Faces progressing into extension, maintaining safe bench widths and stand off for future development

25m stand off for access to extension in NW

Overburden placed in permanent mound. Haul route to link quarry with mound, stripped and soils stored adjacent to haul route.

Legend

-  **Planning Application Boundary**
-  **Grassed Overburden Placement and Soil Storage Area**
-  **Active Overburden Placement Area**



Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Phase 4 Development Plan

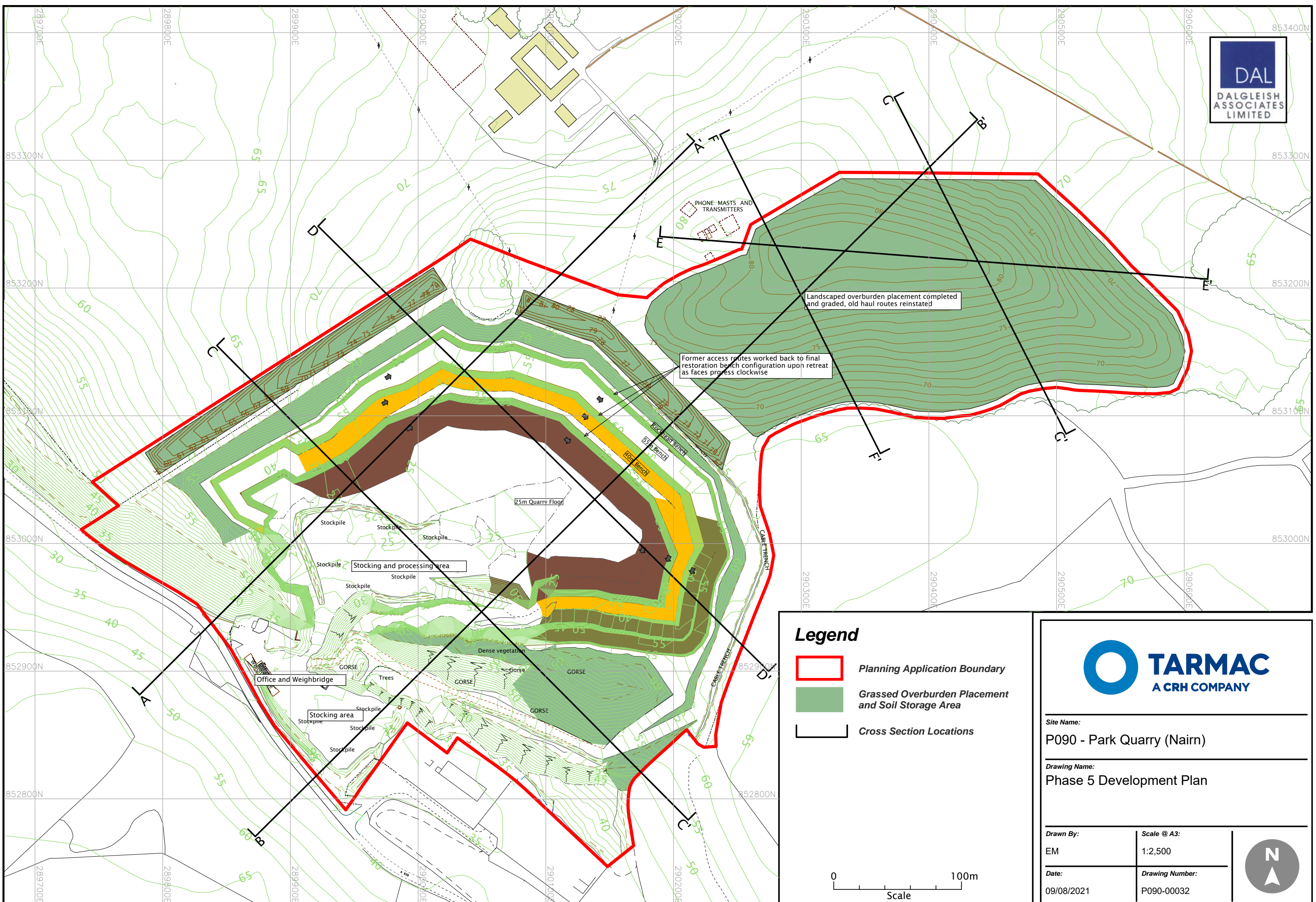
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Date:
09/08/2021

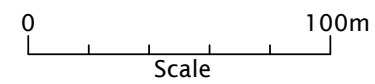
Drawing Number:
P090-00031





Legend

-  *Planning Application Boundary*
-  *Grassed Overburden Placement and Soil Storage Area*
-  *Cross Section Locations*



Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Phase 5 Development Plan

Drawn By:
EM

Scale @ A3:
1:2,500

Date:
09/08/2021








Drawing Number:
P090-00032

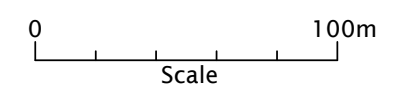




PHONE MASTS AND TRANSMITTERS

Legend

-  **Planning Permission Boundary**
-  **Quarry Faces Subject to Natural Regeneration**
-  **Grassland**
-  **Scrub/Woodland**
-  **Ephemeral Wetland**
-  **Marginal Planting**
-  **Stockproof Post & Wire Fencing**



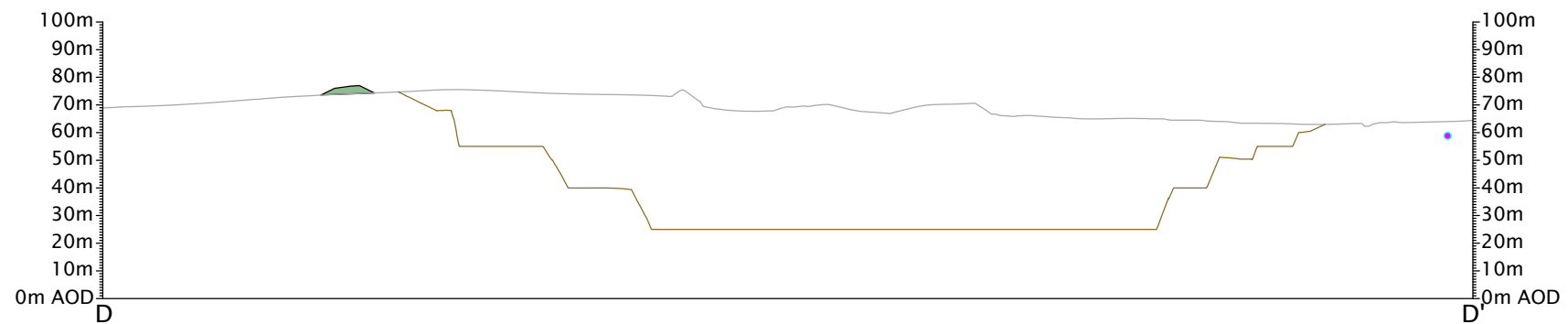
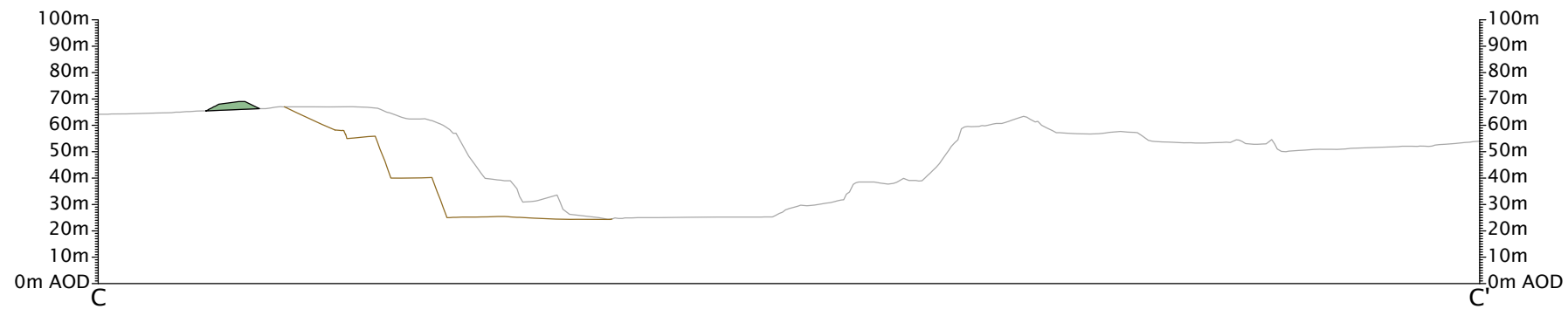
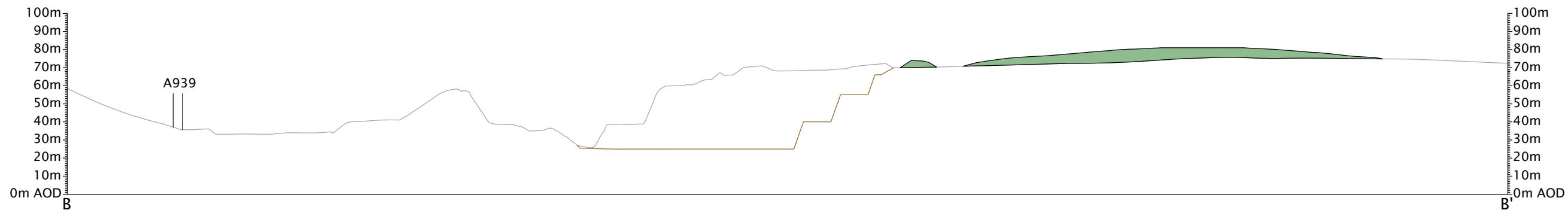
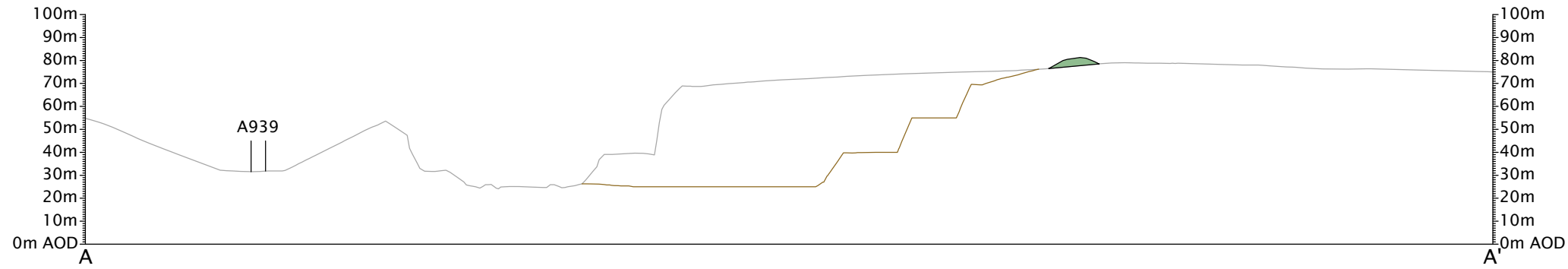
Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Restoration Plan




Drawn By:
HT
Date:
28/02/2022

Scale @ A3:
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Drawing Number:
P090-00033A

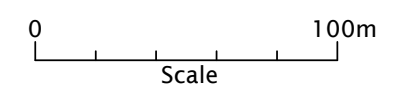




Legend

-  Existing Topography
-  Phase 5 Development Topography
-  Soil Storage Placement / Landscaped Overburden Placement

Note: Cross section locations are shown on Figures: P090-00027 and P090-00032

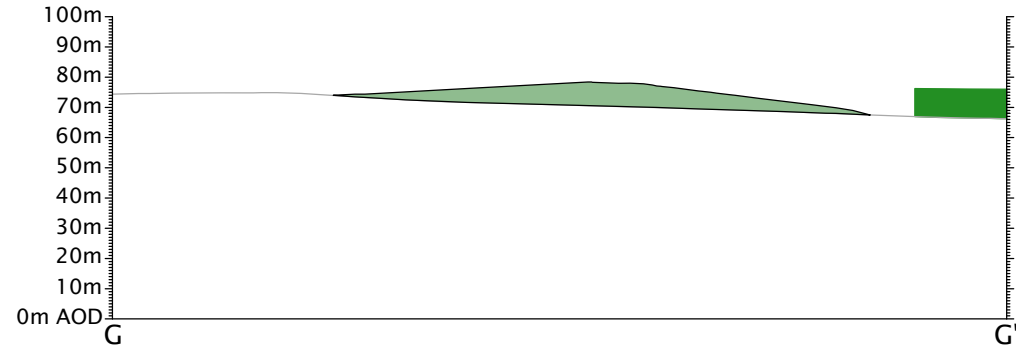
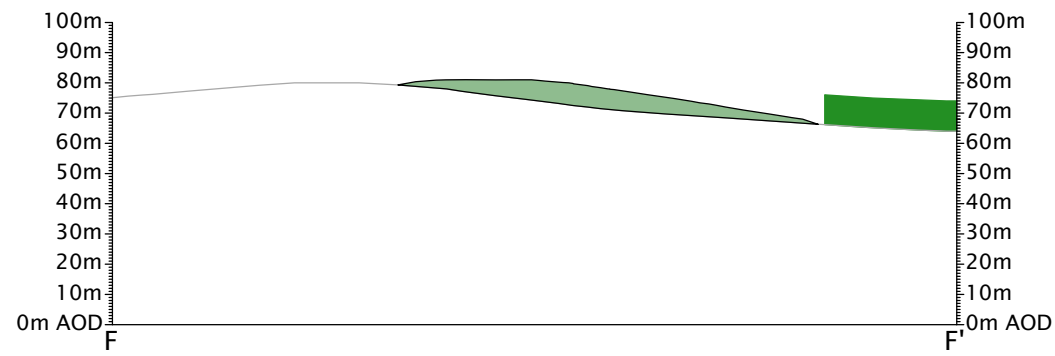
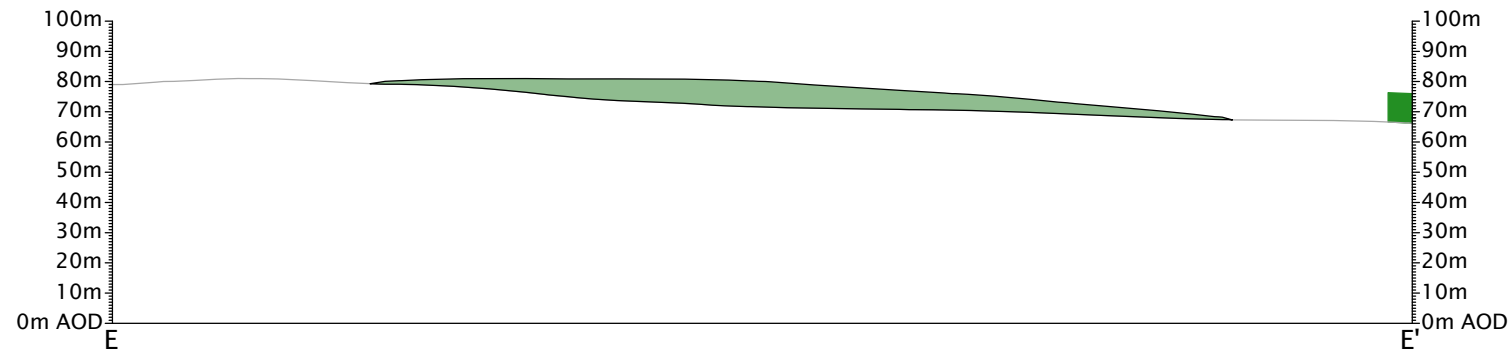


Site Name:
P090 - Park Quarry (Nairn)




Drawing Name:
Cross Sections

| | |
|---------------------|-------------------------------|
| Drawn By: EM | Scale @ A3: 1:2,500 |
| Date: 23/11/2020 | Drawing Number: P090-00034 |

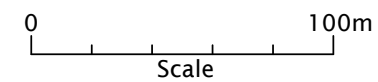




Legend

-  Existing Topography
-  Landscaped Overburden Placement
-  Plantation

Note: Cross section locations are shown on Figures: P090-00027 and P090-00032



Site Name:
P090 - Park Quarry (Nairn)

Drawing Name:
Cross Sections

Drawn By:
EM

Scale @ A3:
1:2,500

Date:
23/11/2020

Drawing Number:
P090-00035

