

Agenda Item	5.2
Report No	PLS/03/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 06 February 2025

Report Title: 24/04561/PAN: Pat Munro (Alness) Limited
Land 550m east of Farr Community Hall, Inverarnie, Farr, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Formation of sand and gravel quarry

Ward: 12 – Aird and Loch Ness

Recommendation

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

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 28 October 2024. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plan
 - Existing Layout Plan
- 1.4 The prospective developer held the first public event on 25 November 2024 at Farr Community Hall, with a second event following on 13 January 2025 at the same location. The advertisement for both events was published in the Inverness Courier in accordance with the statutory timescales.
- 1.5 The applicant has intimated that the PAN was served on Strathnairn Community Council, as well as local Elected Members, Local MP and MSPs on 28 October 2024.
- 1.6 Any subsequent application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a major development.
- 2.2 The submitted PAN and supporting information indicates that the proposal consists of the development of a sand and gravel quarry at Wester Lairgs in Strathnairn.
- 2.3 The site is expected to produce circa 750,000 tonnes of sand and gravel products at an average output of 50,000 tonnes per annum. This would give the site an operational lifespan of circa 15 years with a further year required to complete site restoration.

3. SITE DESCRIPTION

- 3.1 The site is located approximately 6km to the south of Inverness on the eastern side of the B851 between Daviot and Inverarnie, and around 550m northeast of Inverarnie. It is bounded to the northeast, southeast and southwest by forestry.

4. DEVELOPMENT PLAN

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

4.1 National Planning Framework 4 (2023)

1 – Tackling Climate Change

- 2 – Climate Mitigation and Adaptation
- 3 – Biodiversity
- 4 – Natural Places
- 5 – Soils
- 6 – Forestry, woodland and trees
- 7 – Historic assets and places
- 9 – Brownfield, vacant and derelict land and empty buildings
- 12 – Zero Waste
- 13 – Sustainable transport
- 18 – Infrastructure first
- 20 – Blue and green infrastructure
- 22 – Flood risk and water management
- 23 – Health and safety
- 25 – Community wealth building
- 26 – Business and industry
- 33 – Minerals

4.2 Highland Wide Local Development Plan 2012

- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 30 – Physical Constraints
- 31 – Developer Contributions
- 41 – Business and Industrial Land
- 51 – Trees and Development
- 52 – Principle of Development in Woodland
- 53 – Minerals
- 54 – Mineral Waste
- 55 – Peat and Soils
- 57 – Natural, Built & Cultural Heritage
- 58 – Protected Species
- 59 – Other Important Species
- 60 – Other Important Habitats
- 61 – Landscape
- 64 – Flood Risk
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage
- 72 – Pollution
- 73 – Air Quality
- 77 – Public Access
- 78 – Long Distance Routes

4.3 Inner Moray Firth Local Development Plan 2 2024

- 1 – Low and Zero Carbon Development
- 2 – Nature Protection, Restoration and Enhancement
- 4 – Greenspace
- 5 – Green Networks
- 9 – Delivering Development and Infrastructure
- 14 – Transport

4.4 Highland Council Supplementary Planning Policy Guidance

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

4.5 Development Briefs

- n/a

4.6 Scottish Government Planning Guidance

- PAN 50 – Controlling the environmental effects of surface mineral workings (Oct 1996)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- Creating Places (2013)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- Biodiversity: draft planning guidance (2023)
- Developing with Nature Guidance (NatureScot 2023)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- (a) Development Plan and other planning policies;
 - (b) Roads and transport;
 - (c) Flood risk and drainage impacts;
 - (d) Biodiversity enhancement;
 - (e) Trees and woodland;
 - (f) Built, natural, and cultural heritage;
 - (g) Noise, dust and amenity; and
 - (h) Layout and design

6. CONCLUSION

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

7. IMPLICATIONS

- 7.1 Resource: Not applicable

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

8. **RECOMMENDATION**

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

Signed:	David Mudie
Designation:	Area Planning Manager – South
Author:	Bob Robertson
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Proposal of Application Notice Form Plan 2 – Location Plan WG766/POAN/F/01

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

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

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

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

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

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

Data Protection

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

☒ I have read and understood the privacy notice.

Contact Details

Applicant	Steven Munro	Agent	Tom Lewis
Address	Pat Munro (Alness) Limited Caplich Quarry Alness Ross-shire IV17 0XU	Address	50 Speirs Wharf, Johnson, Poole & Bloomer, Glasgow, G4 9TB
Phone	01349 882377	Phone	0141 331 1456
Email	steven.munro@patmunro.co.uk	Email	consultations@jpb.co.uk

Address or Location of Proposed Development

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

X (Easting): 269732, Y (Northing): 835092.

Grid Reference: NH 69732 35092

Please see attached drawings WG766/POAN/F/01 and 02.

Description of Development

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

Pat Munro are proposing to develop and operate a sand and gravel quarry at Wester Lairgs in Strathnairn, Highland, approximately 8.5km to the south of Inverness. The site is expected to produce circa 750,000 tonnes of sand and gravel products at an average output of 50,000 tonnes per annum. This would give the site an operational lifespan of circa 15 years with a further year required to complete site restoration.

Pre-application Screening Notice

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

☐ Yes ☒ No

Community Consultation

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

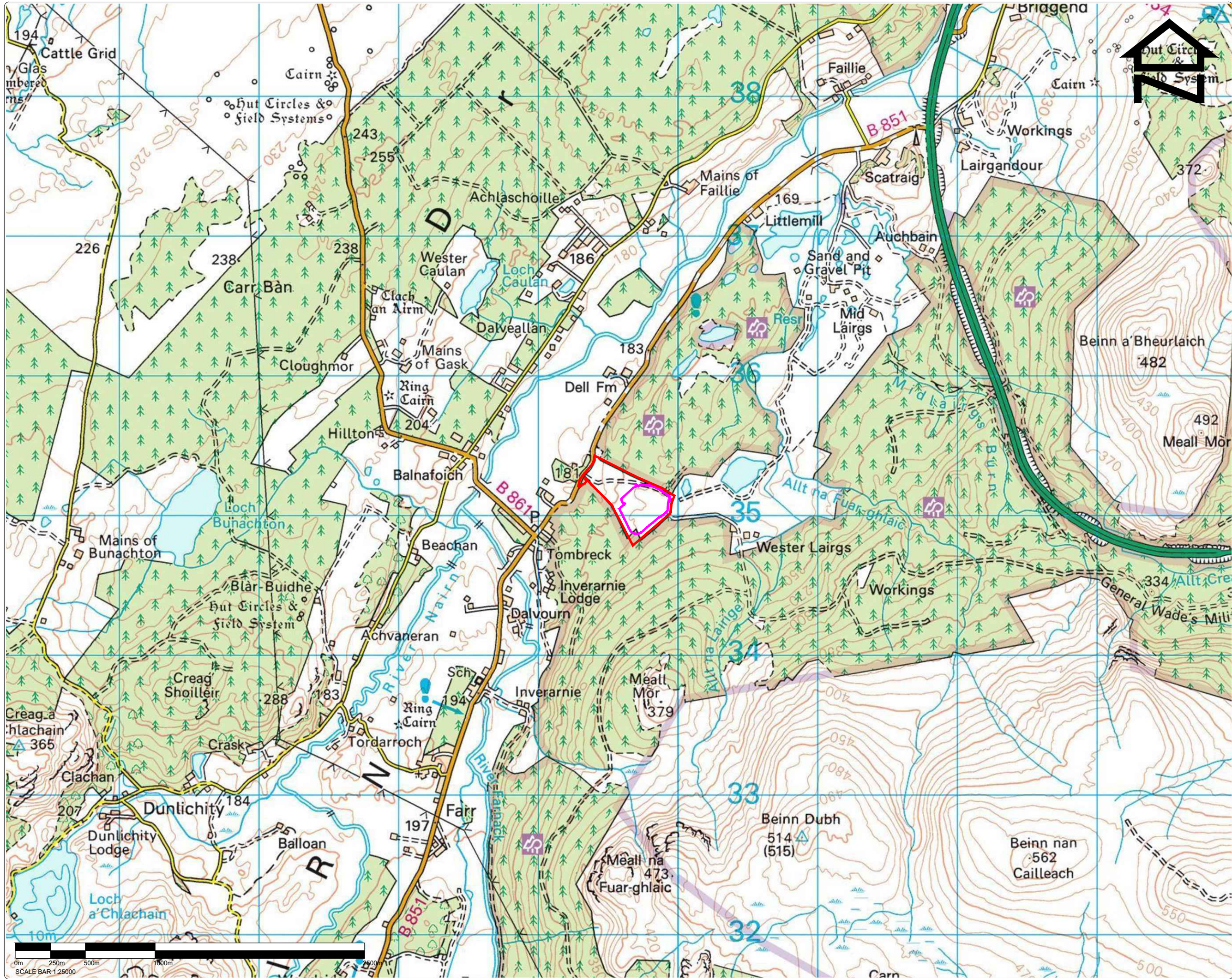
Community Council/s	Date Notice Served
Strathnairn Community Council phil.mackintosh@strathnairncc.com secretary@strathnairncc.com	Email: 28th October 2024
Local Elected Members	Date Notice Served
Chris Ballance Chris.Ballance.cllr@highland.gov.uk David Fraser David.fraser.cllr@highland.gov.uk Emma Knox emma.knox.cllr@highland.gov.uk Helen Crawford Helen.Crawford.cllr@highland.gov.uk	Email: 28th October 2024
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Angus MacDonald (MP) angus.macdonald.mp@parliament.uk Kate Forbes (MSP) Kate.Forbes.msp@parliament.scot	Email: 28th October 2024
Names / details of other parties	Date Notice Served

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Public Exhibition	Farr Community Hall	25 th November 2024 between 3:30pm and 8:30pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Public Exhibition	Farr Community Hall	13th January 2025 between 3:00pm and 8:00pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Advert	Inverness Courier	Event 1: 15 th November 2024 Event 2: 3 rd January 2025

Details of any other consultation methods (date, time and with whom)
<p>A website hosting the exhibition boards for the first "in-person" engagement event will be available online at jpb.co.uk/westerlairg from 15th November 2024 until 13th January 2025.</p> <p>Further information in respect of the proposal and feedback on the proposal will be able to be obtained/provided by contacting Tom Lewis at Johnson Poole & Bloomer by telephone on 0141 3311456, or by email at consultations@jpb.co.uk;</p> <p>All properties within 2.5km of the boundary of the proposed development will be notified of the consultation website, methods of obtaining further information and providing feedback and details of the in person public events by letter drop at least 7 days in advance of the first event.</p> <p>Details of the consultation website, methods of obtaining further information and providing feedback will also be included within the public notice published in the Inverness Courier.</p>

Signed		Date	28/10/2024
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LEGEND

SITE BOUNDARY

LIMITS OF EXTRACTION AREA, SOIL BUNDS AND SITE INFRASTRUCTURE

NOTES

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DATE	REVISION	No.

Johnson
Poole &
Bloomer

Consultants

GEO-ENVIRONMENTAL & MINERALS

CLIENT

patmunro

PROJECT TITLE

WESTER LAIRGS QUARRY

DRAWING TITLE

SITE LOCATION PLAN

DRAWN BY	RC	APPROVED BY	TL
SCALES	1:25000	ORIGINAL DRAWING SIZE	A3
DATE	OCT 2024	DRAWING No.	WG766/POAN/F/01