Agenda Item	**6.11**
Report No	**PLS/51/25**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 August 2025

Report Title: 25/00566/FUL: The Highland Council

Land 210M NE of 42 Seafield Road, Inverness

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Platforming construction including formation of access road and outfall to firth.

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** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 This proposal is for engineering works at the former Longman Landfill site including earth remediation works, platforming works, the formation of an access, installation of drainage, and the installation of an outlet headwall to the Moray Firth.

1.2 The site is currently accessed via a defunct compound on Stadium Road and has no water or sewer connections. The land faces contamination issues due to its former use as a landfill and this proposal seeks to address this to make it suitable for built development.

1.3 Pre-Application Consultation: The applicant carried out the statutory pre-application consultation (24/04873/PAN) by hosting two public events. The first event was held on 11 December 2024 at The Caledonian Thistle Stadium and the second event took place on 15 January 2025 at the same location. In addition, a publicly accessible project website was created to host information relating to the proposals, and this went live on 02 December 2024. The website included a feedback form to enable any interested parties to make comment on the initial proposals. The statutory pre-application consultation report submitted with the planning application indicates that an extensive leaflet drop was also undertaken in advance of the first round of consultation, notifying over 150 properties within a 500-metre radius of the site. Further information is contained within the pre-application report that accompanies the application (25/00566/FUL).

1.4 Supporting Information:

- Design Statement
- Remediation Statement
- Flood Risk Assessment
- Drainage Impact Assessment
- Pre-application Consultation Report

1.5 Variations: None.

2. SITE DESCRIPTION

2.1 The proposed development site makes up part of the former Longman Landfill. Currently there are trees and gorse vegetation on the site which are proposed to be cleared. A new access will be formed from stadium road and an outlet headwall will be installed to the north of the site.

2.2 The site is bound by the A9 Trunk Road (T) to the south and southwest, Stadium Road to the northwest and west, and fields leading onto the Moray Firth on the north and east.

2.3 There are currently several protected species habitats within the development site. and appropriate mitigation has been proposed by the applicant.

3. PLANNING HISTORY

3.1	06.02.2025	24/04873/PAN - Formation of access road from existing Waste Transfer Station road; outfall to Moray Firth; connection to Scottish Water Foul Sewer in Stadium Road; site strip and vegetation clearance and topsoil clearance; importation of 99,090m3 (+/- 10,000m3) of material to 450mm below finished ground level; installation of drainage, including foul pumping	
3.2	17.06.2019	19/00503/FUL- Erection of a materials recovery facility to process biodegradable municipal waste- office and welfare facilities- weighbridge, access road, car parking and landscaping	Planning Permission Granted
3.3	10.08.2022	22/01413/FUL - Erection of a waste transfer facility (amended design to 19/00503/FUL)- installation of sprinkler tanks and pumphouse facilities within yard	Planning Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 Development & Unknown Neighbour

Date Advertised: 21.03.2025

Representation deadline: 04.04.2025

Timeous representations: None.

Late representations: None.

4.2 Material considerations raised are summarised as follows:

a) None

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Crown and City Centre Community Council:** "The application will involve the removal of significant areas of semi-natural habitat and is adjacent to sites designated for nature. The site comprises a significant proportion of the semi-natural or natural habitat present within the community council area. The area is also an important part of a wider nature network which extends along the coast providing connectivity for many species. However, impacts on environmental receptors and appropriate mitigation and compensation have not been adequately considered, therefore we object to the Planning Application for the following reasons;

- The Habitat Survey is not available on the Planning Portal;
- Details of the tree felling or protection of retained trees are not provided;

- No consideration seems to have been made on the potential impacts of the development on protected sites in the vicinity. These include potential impacts of the outfall and the discharges from the outfall on the Longman and Castle Bays SSSI (which is designated both for birds as well as important seagrass meadows), Inner Moray Forth SPA, Moray Firth SPA and Moray Firth SAC. Furthermore, seagrass beds are Priority Marine Features and potential impacts from the outfall construction and discharges should be assessed;
- The development will result in the removal of approximately 4.5ha of semi natural habitat, however assessment of the biodiversity impacts and proposals for biodiversity enhancement have not been provided. This goes against Policy 3 - Biodiversity in NPF4 and also Highland Council's Biodiversity Guidance; and
- Opportunities to improve access for walking, wheeling and cycling to one of the few areas of semi natural habitat in the community council area and the wider path networks (such as Route 1 cycle route and a proposed coastal core path) should be maximised.

Should planning consent be granted we require that the following conditions be attached to any consent:

1. Adequate assessment needs to be undertaken on the potential impacts of the designated sites and protected features in proximity to the development.

2. Detailed plans of the trees to be felled and proposals to compensate for these losses should be developed. Compensatory tree planting should be located within the local community council area to mitigate for losses in the local area. Compensatory planting to meet the requirements of the Control of Woodland Removal Policy should be considered independently of any biodiversity enhancement needed to meet Policy 3 of NPF4.

3. Adequate assessment of the biodiversity losses associated with the development should be undertaken using an appropriate metric and the biodiversity enhancement measures providing significant enhancement in line with the Highland Council's Biodiversity Guidance should be detailed including timescales, monitoring and maintenance of habitats. The enhancement measures should be located within the local community council area and secured by legal agreement for the lifetime of the development.

4. Detailed plans for improved public access including implementation timescales."

5.2 **Environmental Health:** The site in in relatively close proximity to noise sensitive receptors at Longman Park. However, due to the proximity of the A9(T) and existing industrial operations in the area background noise levels are higher than average. It is not expected that the construction activities will have a significant impact. However, it is still expected that the developer/contractor will employ the best practicable means (BPM) to reduce the impact of noise.

To that end, the applicant will be required to submit details of how BPM will be implemented as part of a Construction Environment Management Plan (CEMP) or similar document to be submitted for the approval of the Planning Authority prior to commencement of development.

No objections, subject to condition relating to noise mitigation scheme.

5.3 **Contaminated Land:** Previous use of the site as a landfill may have resulted in land contamination issues within the proposed development area. Further information and a remediation strategy is required.

The applicant has provided multiple versions of a remediation statement that have been submitted to the Contaminated Land team to review. The Contaminated Land team is content with the measures set out in the statement and has recommended a condition that a validation report be submitted to the Planning Authority to confirm that the remediation works have been carried out in accordance with the report.

5.4 **Flood Risk Management Team:** Initially objected due to the lack of information on drainage. This has now been resolved and the objection withdrawn.

FLOOD RISK

i). We have reviewed the Flood Risk Assessment (FRA) provided (Longman Landfill, Inverness, FRA. Fairhurst October 2022) and are content that the flood risk to the site is low. Flooding from a 1 in 200 year (and 1 in 1000 year) plus climate change coastal flood event does not encroach into the site boundary. The topography shows that some parts of the site are below the 1 in 200 year plus climate change coastal flood level but are surrounded by higher ground and not directly connected to the coast.

DRAINAGE

ii). We have reviewed the Drainage Impact Assessment (DIA) provided (Longman Landfill, Inverness. DIA Issue 1. Fairhurst. June 2025). This sets out the drainage strategy for the site and demonstrates that the drainage network will be designed to manage 1 in 200 year plus climate storm events without flood risk to property or increasing flood risk to others. The drainage simulations include scenarios where the outfall is tide locked.

iii). The design includes allowances for surface water drainage connections from six sub-catchments/development plots (Table 1 of the DIA). Details of the sub catchment drainage are not part of this application, and it is stated in the DIA that 'The SuDS components within the development site will be designed to treat the surface water runoff and provide sufficient on-site storage capacity to attenuate outflows so as not to exceed the allowable discharge rates indicated on the drainage layout. However depending on the future development design layout, it may be more appropriate to apportion the discharges differently, which provided that the combined discharge rates are not exceeded, would be acceptable'.

iv). Measures will need to be put in place to ensure that the future developers of each plot are aware of the allowable discharge rate into the drainage network and that appropriate SUDS treatment and attenuation are provided. We recommend that this is secured through an appropriate condition.

v). We are content with the surface water drainage proposals and withdraw our objection to the application.

5.5 **Ecology Team:** The ecological constraints of the proposed site location and the surrounding connecting habitats have been surveyed and recorded over a number of years due to the various proposed developments within the area that have the

potential to impact upon the habitats and species present within the wider Longman site.

The site (and wider area) supports a range of habitats and protected species. NatureScot Licencing is required for works to proceed and it must proceed in accordance with the licence conditions. The mitigation measures proposed by the applicant should be implemented to reduce the risk of collision with traffic on the A9(T).

At this stage of the application, limited information on potential enhancements have been provided. Due to the phased nature of the development, the biodiversity enhancements are expected to be delivered by the final developer in an effort to provide contiguous enhancements across future development(s). However, any biodiversity net gain must consider the value of the site before these platforming works have occurred to calculate an enhancement during the final phase of development for the site.

We would welcome enhancements that would seek to:

- Maintain or strengthen this location as a buffer for the coastal habitats as a wildlife corridor;
- Improve foraging opportunities for badger throughout the wider site; and
- Improve nesting/roosting opportunities

Conditions have been recommended in the interests of addressing ecological concerns.

5.6 **Scottish Environment Protection Agency:** Proposal falls below the thresholds for which SEPA provides site specific advice. We therefore refer you to the SEPA Flood Risk Standing Advice for Planning Authorities (July 2024).

5.7 **NatureScot:**

Inner Moray Firth Special Protection Area (SPA) and Ramsar site

There are natural heritage interests of international importance adjacent to the site, but our advice is that these will not be adversely affected by the proposal.

Moray Firth Special Protection Area (SPA)

There are natural heritage interests of international importance adjacent to the site, but our advice is that these will not be adversely affected by the proposal.

Moray Firth Special Area of Conservation (SAC)

There are natural heritage interests of international importance adjacent to the site, but our advice is that these will not be adversely affected by the proposal.

Appraisal of the impacts of the proposal

The proposal lies adjacent to Inner Moray Firth SPA and Ramsar site protected for Common Tern, Osprey and several waders and wildfowl, Moray Firth SPA protected for wintering waterfowl, non-breeding and breeding European Shags and Moray Firth SAC protected for Bottlenose dolphin and subtidal sandbanks. The Inner Moray Firth Ramsar site is also protected for its marine and coastal habitats including intertidal mudflat and sandflats, saltmarsh, sand dunes and shingle.

The site's status means that the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (the 'Habitats Regulations') apply or, for reserved matters, The Conservation of Habitats and Species Regulations 2017. Consequently, the Highland Council is required to consider the effects of the proposal on the SPA before it can be consented (commonly known as Habitats Regulations Appraisal). The NatureScot Website has a summary of the legislative requirements (**The Habitats Directive and Habitats Regulations**).

Inner Moray Firth SPA and Ramsar site

Our advice is that the proposal is likely to have a significant effect on the waders and wildfowl of Inner Moray Firth SPA and Ramsar site. Consequently, Highland Council, as competent authority, is required to carry out an Appropriate Assessment in view of the site's conservation objectives for its qualifying interests.

To help you do this we advise that based on the information provided, our conclusion is that the proposal will not adversely affect the integrity of the site. The appraisal we carried out considered the impacts of the proposals on the following factors:

- The proposed works are due to take place, outwith the boundary of the SPA and Ramsar site.
- There are two high tide roost sites within approximately 350m and 450m from the main platforming area which are likely to support SPA/Ramsar site birds. The proposed outfall is 250m from one of these roosts.
- These high tide roosts will be most sensitive during the winter period when the highest number of birds are likely to be using them.
- The proposed works will be undertaken in a phased approach with high energy impact compaction works planned as well as a prolonged period of material being transported to the site, prior to this. These activities are likely to be the nosiest and most likely to cause disturbance to roosting birds.
- However, given the roosts will only be most sensitive during the winter months, at high tide and when the nosiest activities are taking place, the possibility of significant disturbance occurring is low.
- There are other roost sites within the Firth (at Kessock and Artulie) that disturbed birds could move to.
- The proposed development is also unlikely to affect the SPA supporting habitats or the Ramsar site habitat interests. This is because of the distance between the works and the SPA/Ramsar site boundary and the mitigation measures proposed to protect water quality.

The Scottish Government has changed its policy on Ramsar site protection. From 9 July 2025 all features of Ramsar sites must be protected as though they are features of European sites (SPAs and SACs).

Moray Firth SPA, Moray Firth SAC

Our advice is that it is unlikely that the proposal will have a significant effect on any qualifying interests of the SPA, SAC, either directly or indirectly. An appropriate assessment is therefore not required. The proposed development is occurring outwith the boundary of the SPA, SAC and Ramsar site and it is unlikely that the features will be impacted by the works.

Protected Species

We note that the proposed works include relocating protected species and advise that this should be done in adherence with our standing guidance on planning consultations.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 6 - Forestry, Woodland and Trees
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 10 - Coastal Development
Policy 14 - Design Quality and Place
Policy 22 - Flood Risk and Water Management

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

5- Former Longman Landfill
28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
34 - Settlement Development Areas
42 - Previously Used Land
58 - Protected Species
64 - Flood Risk
66 - Surface Water Drainage
72 - Pollution

6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

Policy 1 – Low and Zero Carbon Development
Policy 2 – Nature Protection Restoration and Enhancement
Policy 5 – Green Networks
Policy 7 – Industrial Land

6.4 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (March 2018)
Flood Risk and 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)
Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 None.

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) ecology and protected species

c) flood risk

d) contaminated material excavation

e) any other material considerations

Development plan/other planning policy

8.4 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats, and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions where possible.

8.5 NPF4 Policy 6 (Forestry Woodland and Trees) states that development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with the relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.

8.6 NPF4 Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) states that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account. The

policy also states that where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is or can be made safe and suitable for the proposed new use.

8.7 The remediation works proposed will provide Inverness with a large development site that will attract investment and help with the regeneration of the former landfill site. This complies with the Control of Woodland Removal criteria that states that the change in land use along with compensatory planting would contribute significantly to sustainable economic growth as these works will enable economic development to proceed in a deprived area. Some compensatory planting has been conditioned in connection with this application to provide foraging areas for protected species and further biodiversity enhancement will be sought for applications that will result from these works enabling future development.

8.8 The proposals comply with the above policies of the Development Plan. The biodiversity value of the land has been considered, and its existing assets have been protected as far as possible. There will be some loss of trees and initially an impact to biodiversity however this impact has been minimised, and the development's socioeconomic benefits outweigh any detriment this phase of development on the site will have.

8.9 NPF4 Policy 14 (Design, Quality and Place) states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale and proposal will be supported where they meet the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Proposals which are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported.

8.10 NPF4 Policy 22 (Flood Risk and Water Management) states that development proposals will only be supported if they are for the redevelopment of an existing site for an equal or less vulnerable use.

8.11 HwLDP Policy 5 (Former Longman Landfill Site) states that land at the former Longman Landfill site is allocated for mixed use development. The Council's final decision on the optimum mix of uses will require further, ongoing feasibility work. This will include consideration of landfill gas risks, contamination, and strategic road capacity. These remediation works will allow for the site to be developed, and the proposal can therefore be supported.

8.12 Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community.

8.13 Policy 29 (Design Quality and Placemaking) requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.

8.14 HwLDP Policy 30 (Physical Constraints) states that developers must consider whether their proposals will be located within areas of constraints as set out in the Physical Constraints supplementary guidance. Where a proposed development is affected by a physical constraint developers must demonstrate compatibility with the

constraint or outline appropriate mitigation measures to be provided. The site is within 150m of the A9(T). Transport Scotland has provided advice and does not object to permission being granted, demonstrating that the proposal is considered compatible with this constraint.

8.15 The site is within the Settlement Development Area of Inverness therefore Policy 34 of the HwLDP applies. This supports proposals for development which meet the requirements of Policy 28 (Sustainable Design) and all other relevant policies within the plan; conform with existing land approved land uses; are compatible with the existing pattern of development and character of the area; and do not impact negatively upon any natural, built and cultural heritage features. Developments which are judged to be significantly detrimental in terms of the above criteria will not be supported unless there are clear material considerations which would justify permission being granted.

8.16 HwLDP Policy 42 (Previously Used Land) supports the principle of redevelopment of brownfield sites such as this application site.

8.17 Policy 58 (Protected Species) advises that where there is good reason to believe that a protected species may be present on a site or may be affected by a proposed development, a survey will be required to establish any such presence, and if necessary, a mitigation plan to avoid or minimise any impacts on the species, before determining the application.

8.18 Policy 64 (Flood Risk) requires that development proposals should avoid areas susceptible to flooding and promote sustainable flood management. Development proposals within or bordering medium to high flood risk areas, will need to demonstrate compliance with Scottish Planning Policy (SPP) through the submission of suitable information which may take the form of a Flood Risk Assessment.

8.19 Policy 66 (Surface Water Drainage) requires development to be drained by Sustainable Drainage Systems.

8.20 HwLDP Policy 72 (Pollution) states that proposals that may result in significant pollution will only be approved where a detailed assessment report on the levels, character and transmission and receiving environment of the potential pollution is provided by the applicant to show how the pollution can be appropriately avoided and if necessary mitigated.

8.21 The proposal is for the construction of a platform, including the formation of an access road and outfall to the Firth, at the site of the former landfill at Longman. Subject to ensuring that the development can adequately address any potential impact on ecology and protected species; flood risk; and contaminated material excavation; then the proposal would be considered to comply with the Development Plan.

Ecology and Protected Species

8.21 Protected species habitats have been identified on site and the applicant has provided supporting information with appropriate mitigation to adequately protect those species by relocating and excluding them from the site before the earthworks occur. It is considered that the applicant has demonstrated that there is appropriate protection afforded toward protected species interests.

8.22 The site is located outwith the Inner Moray Firth Special Protection Area (SPA) and other nearby sites, designated for their natural heritage interests. It is considered that the proposed works should be completed sequentially, with one phase being complete before moving onto the next. NatureScot has advised that the timing of the works is unlikely to pose a significant adverse impact to the qualifying interests of these sites. The Planning Authority has undertaken an Appropriate Assessment for the Inner Moray Firth SPA and Ramsar site; this has concluded that although the proposal is likely to have a significant effect on the waders and wildfowl of these sites, it is unlikely to have an adverse effect on their qualifying interests. The Appropriate Assessment has been attached at Appendix 1.

Flood Risk

8.23 The development site is adjacent to an identified coastal flooding constraint. The FRMT have reviewed the Drainage Impact Assessment (DIA) and recommended that for any future development the developer(s) should be aware of the allowable discharge rate and that appropriate SUDS treatment and attenuation be provided at that time.

8.24 The remediation works will not materially change the level of risk at the site and further applications for development on the site will be assessed for flood risk at the time they are submitted.

Contaminated Material Excavation

8.25 The applicant has provided a detailed statement of the remediation works to be carried out and the potential for pollution regarding the disturbance of the contaminated material excavated and mitigation measures proposed to reduce the risk of pollutants harming contractors performing the works and end users of the development.

8.26 The Council's Contaminated Land team has reviewed the remediation statement and is content that the proposed mitigation is acceptable. They have requested that a validation report verifying the completion of these measures be submitted.

Other material considerations

8.27 There are no other material considerations.

Non-material considerations

8.28 None.

Matters to be secured by Legal Agreement / Upfront Payment

8.29 None.

9. CONCLUSION

9.1 The proposal is for the construction of a platform, including the formation of an access road and outfall to the Firth, at the site of the former landfill at Longman.

9.2 The proposal is considered to be acceptable in terms of the key considerations set out in the report. It complies with the development plan; it has followed the mitigation hierarchy and has proposed appropriate mitigation for the site's ecological constraints; it is acceptable in terms of flood risk; and it will appropriately deal with the contamination left behind by the Longman Landfill and any pollutants caused by the excavation.

9.3 These remediation works will enable future development to occur on a previous landfill site leading to a net positive contribution in terms of socio-economic benefit while appropriately mitigating its impacts on ecology.

9.4 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

Recommended to **GRANT** the application subject to the following conditions and reasons:

1. 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. Prior to development commencing, the applicant shall submit, for the written approval of the Planning Authority in consultation with the Environmental Health Authority, a construction noise mitigation scheme which demonstrates how the applicant/contractor will ensure the best practicable measures are implemented in order to reduce the impact of construction noise at noise sensitive receptors. Following approval, development and works shall proceed in accordance with the approved details.

Reason: To ensure that the development does not have an adverse impact on residential and community amenity.

3. No development shall commence (including any site preparation works) until a Habitat Management Plan (HMP), has been submitted to, and approved in writing by the Planning Authority. For the avoidance of doubt:

- The HMP shall set out proposed biodiversity enhancements for the site and demonstrate that a significant improvement of the current biodiversity values;
- The HMP shall include the proposed habitat management of the site during the period of construction, operation, and decommissioning restoration and aftercare; and
- The HMP shall provide provision and details for regular monitoring and review to be undertaken against the HMP objectives and reasonable measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.

Unless otherwise agreed in advance in writing by the Planning Authority, the approved HMP shall be implemented in full in line with the timescales set out in the approved plan (or as amended with the written agreement of the Planning Authority).

Reason: To ensure that the ecological value of the site is recorded so that future developments can provide a tangible enhancement to biodiversity in line with NPF4 Policy 3, in the interest of good land management and protecting habitats.

4. No development shall commence until a Species Protection Plan (SPP) has been submitted to and approved, in writing, by the Planning Authority. The SPP shall cover all at risk species protected species identified by pre-construction surveys, these surveys shall be conducted no less than three months prior to commencement of development and undertaken in accordance with the Council's 'Highland's Statutorily Protected Species Supplementary Planning Guidance' (adopted March 2013). Development shall progress in accordance with the approved measures within the approved SPP and the timescales therein.

Reason: To ensure that the statutorily protected species affected by development are afforded proper protection.

5. A nesting bird survey shall be undertaken within 24 hours of development commencing, if this falls within the main bird breeding season (March-August

inclusive) and throughout the bird breeding season if new areas are being developed or if there is a break in construction. All wild bird nests are protected from damage destruction, interference and obstruction under the wildlife and countryside act 1981 (as amended).

Reason: To protect birds during the breeding season in the interests of conservation.

6. Within three months of the completion of the development, a validation report to validate and verify the completion of the agreed decontamination measures set out in the 'Fairhurst Report Longman Landfill, Inverness Remediation Statement (V2)', shall be submitted to and agreed in writing by the Planning Authority in consultation with the Contaminated Land Authority. Any changes or amendments to the Remediation Statement shall be agreed in advance with the Planning Authority and documented within the Validation Report.

   Reason: In order to confirm that the site has been suitably decontaminated to ensure that further development of the site will be safe.

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.

INFORMATIVES

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.

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.

Drainage

The Council's Flood Risk Management Team has reviewed the Drainage Impact Assessment (DIA) provided (Longman Landfill, Inverness. DIA Issue 1. Fairhurst. June 2025). This sets out the drainage strategy for the site and demonstrates that the drainage network will be designed to manage 1 in 200 year plus climate change storm events without flood risk to property or increasing flood risk to others. The drainage simulations include scenarios where the outfall is tide locked.

The design includes allowances for surface water drainage connections from six sub-catchments/development plots (Table 1 of the DIA). Details of the sub-catchment drainage are not part of this application, and it is stated in the DIA that: 'The SuDS components within the development site will be designed to treat the surface water runoff and provide sufficient on-site storage capacity to attenuate outflows so as not to exceed the allowable discharge rates indicated on the drainage layout. However depending on the future development design layout, it may be more appropriate to apportion the discharges differently, which provided that the combined discharge rates are not exceeded, would be acceptable'.

Measures will need to be put in place to ensure that the future developers of each plot are aware of the allowable discharge rate into the drainage network and that appropriate SUDS treatment and attenuation are provided. The applicant / developer should facilitate this in advance of submission of future planning applications to develop this site.

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 and 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 NatureScot 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 NatureScot: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species

Signature:	Bob Robertson
Designation:	(Acting) Area Planning Manager
Author:	Ross Mcateer
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - LHP-NOR-XX-DR-A-0010 REV P04 – Location/Site Layout Plan
	Plan 2 - 150508/2105 – Section Plan – Earthworks Sheet 1
	Plan 3 - 150508/2106 - Section Plan – Earthworks Sheet 2
	Plan 4 - 150508/2107 - Section Plan – Earthworks Sheet 3
	Plan 5 - 150508/2108 – Site Section Plan - Earthworks
	Plan 6 - 150508/2005 – Drainage Construction Details
	Plan 7 - 150508/1004 – Road Construction Detail

Appendix 1

Appraisal Summary - Inner Moray Firth Special Protection Area (SPA) and Ramsar Site

In its response to the Council, NatureScot advised that the proposal is likely to have a significant effect on the waders and wildfowl of the Inner Moray Firth SPA and Ramsar site. However, the proposal is unlikely to have an adverse effect on this qualifying interest based on several factors. No likely significant effect is predicted for the other qualifying interests of the SPA or Ramsar.

- The proposed works are taking place outwith the boundary of the SPA and Ramsar site.
- The platforming area is 350m and 450m away from two high tide roosts that are likely to support SPA/Ramsar birds. The proposed outfall is 250m from one of these roosts.
- These high tide roosts are at their most sensitive during the winter period when a greater number of birds are likely to be using them.
- The proposed works are to be undertaken in a phased approach with high energy impact compaction works planned as well as a prolonged period of material being transported to the site, prior to this. These activities are most likely to cause disturbance to roosting birds.
- However, given these roosts will only be at their most sensitive during the winter months, at high tide and when the noise activity is occurring the possibility for significant disturbance is low.
- There are other roosting sites within the Firth (at Kessock and Artulie) that disturbed birds could relocate to
- The proposed development is also unlikely to affect the SPA supporting habitats or the Ramsar site habitat interests. This is because of the distance between the works and the SPA/Ramsar site boundary and the mitigation measures proposed to protect the water quality.

While the responsibility to carry out the Appropriate Assessment rests with the Council, advice contained within Circular 6/1995 is that the assessment can be based on the information submitted from other agencies. In this case, the Appropriate Assessment is informed by information supplied by NatureScot.

APPROPRIATE ASSESSMENT
HIGHLAND COUNCIL APPRAISAL OF THE PROPOSAL IN RESPECT OF INNER MORAY FIRTH SPECIAL PROTECTION AREA (SPA) AND RAMSAR SITE

The Inner Moray Firth SPA and Ramsar site is protected for Common Tern, Osprey and several wading bird and wildfowl species. It has been assessed that the location of the works and their phased approach is unlikely to compromise the integrity of the sites overall.

Wildfowl and wading birds have roosts in the wider area of the platforming works and could experience disturbance. The risk of this occurring is low due to the conditions making the roost sensitive to disturbance being unlikely. The roosts are at their most sensitive during the winter months, at high tide and when the noisiest activity is taking place on the development site. The proposal is taking a phased approach which aims to avoid disturbance to the sites and their qualifying interests. There are other roost sites within the firth that the birds can move to if disturbed, but the probability of this occurring is low when considering the distance of the works from the roosts.

This assessment has been based on the advice provided by NatureScot, and it is determined that the proposed works will not have an adverse effect on the qualifying interest of the SPA and Ramsar Site.

The Highland Council
06 August 2025

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

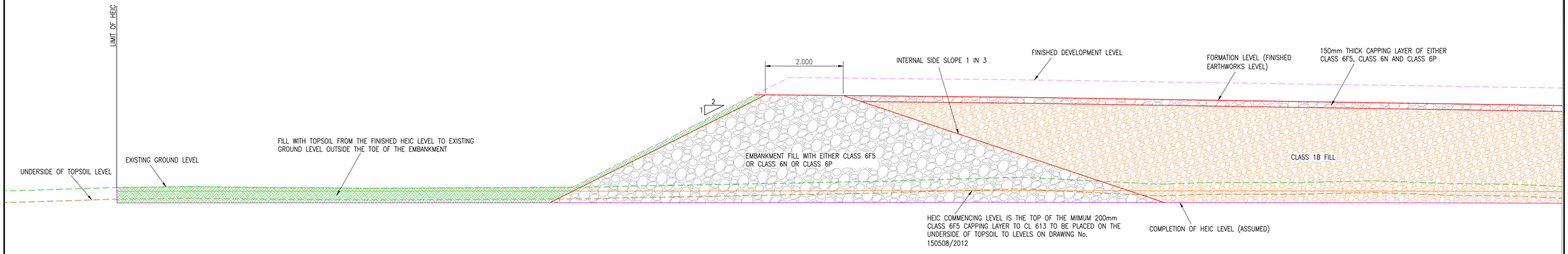
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO. 150508/DOC 09

CONSTRUCTION
- TIDAL WORKING
- GROUND INSTABILITY
- SERVICES
- WORKING AT HEIGHT

DEMOLITION
NOT APPLICABLE

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



DETAILS OF EMBANKMENT ON SOUTH, WEST AND NORTH BOUNDARY OF DEVELOPMENT PLOT

SCALE 1:50

Rev.	Date	Description	Drawn	Checked	Approved

Notes:

Client:

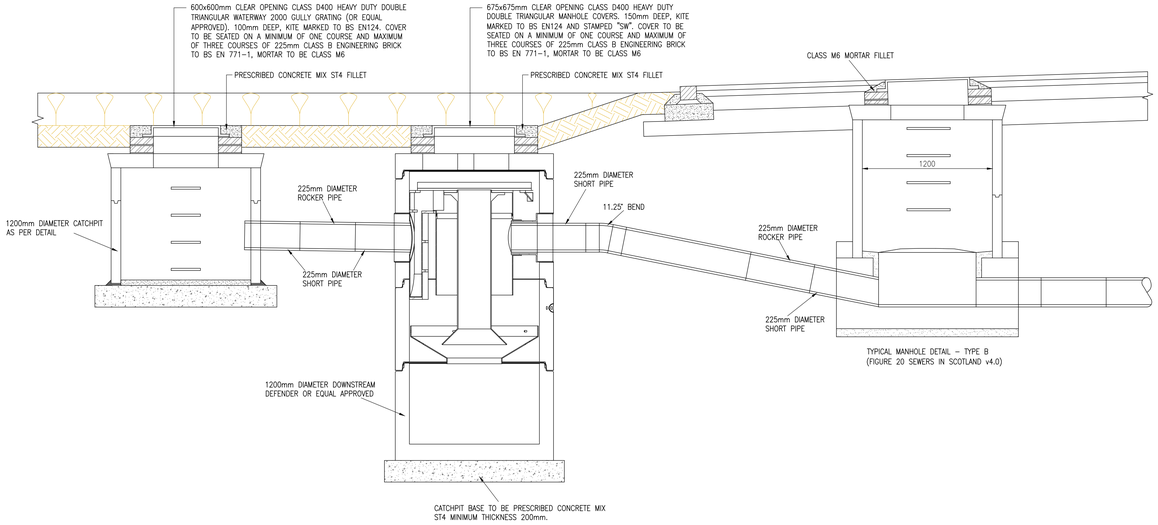
Project Title:
LONGMAN REMEDIATION
SITE – PHASE 1

Drawing Title:
DETAILED EARTHWORKS SECTIONS

FAIRHURST
Westerton of Craigie,
Southampton Road, DUNDEE, DD4 7PN
Tel: 01382 453300 Fax: 0844 381 4412

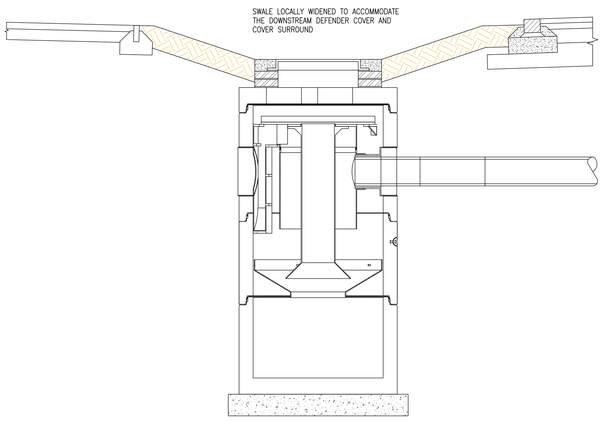
Scale at A1:	Status:	
1:50	PLANNING	
Drawn:	Checked:	Approved:
AJR	RM	MW
Date:	Date:	Date:
20/02/25	03.03.25	03.03.25

Drawing No.: 150508/2108 Revision: –



DETAIL OF SWALE OUTLET TO SURFACE WATER SEWER MANHOLE

Scale 1:20



DETAIL OF SWALE WIDENING AT DOWNSTREAM DEFENDER COVER

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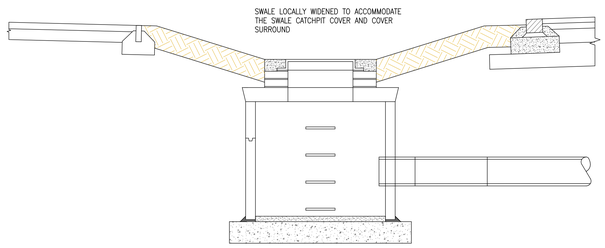

DETAIL OF SWALE WIDENING AT SWALE CATCHPIT COVER

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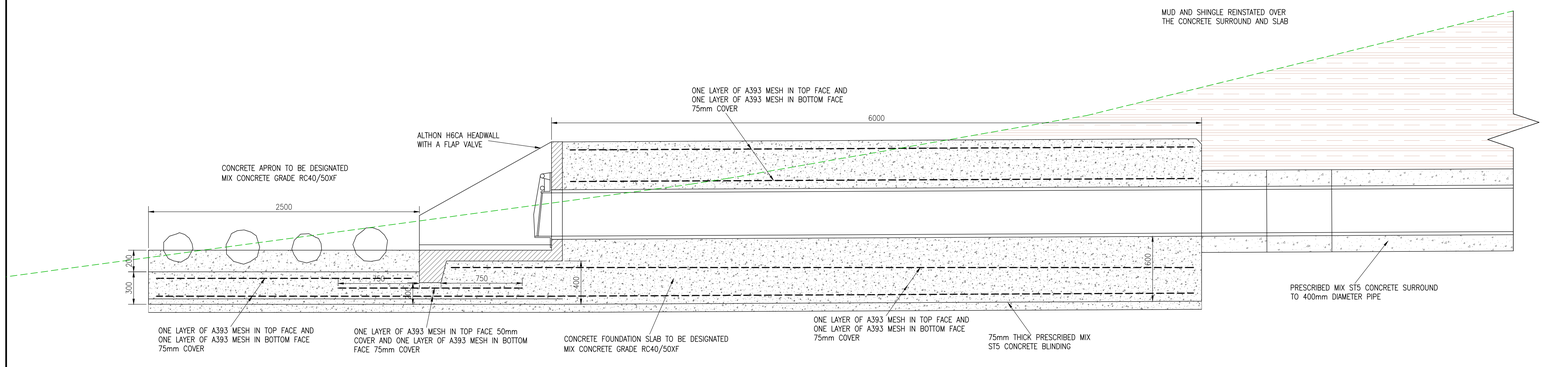

DETAIL OUTLET HEADWALL

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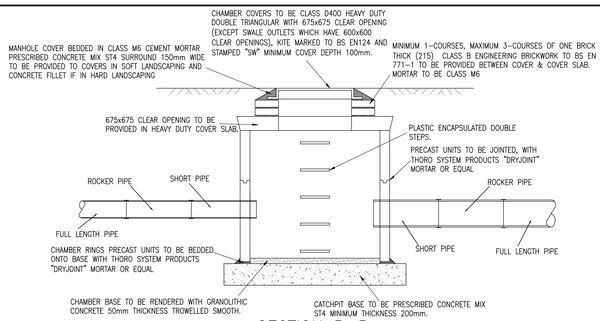
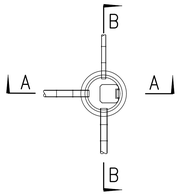
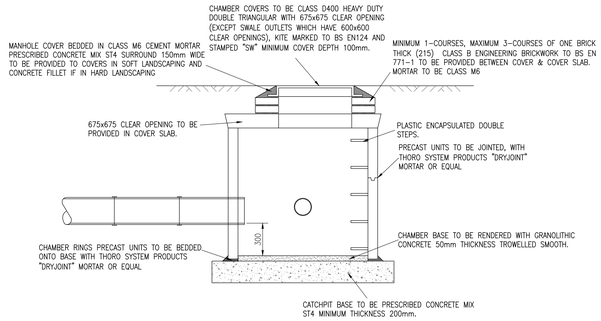


SECTION B–B



KEY PLAN FOR SECTIONS



SECTION A–A

TYPICAL CATCHPIT

SCALE 1:20

NOTE:–
SULPHATE RESISTING CEMENT TO BS4027 TO BE USED IN ALL CONCRETE & MORTARS, INCLUDING PRECAST UNITS.

Do not scale from this drawing.
SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.
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CONSTRUCTION • TIDAL WORKING • GROUND INSTABILITY • SERVICES • WORKING AT HEIGHT
DEMOLITION NOT APPLICABLE
FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE
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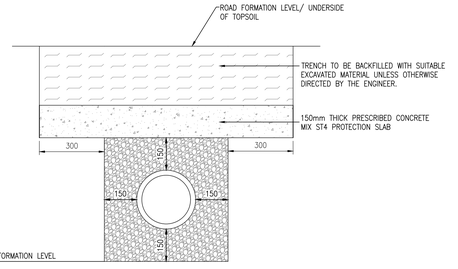


CONCRETE PROTECTION DETAIL

SCALE 1:10

PIPE SPECIFICATION TO BE AS PER "SEWERS FOR SCOTLAND" 4th EDITION, CIVIL ENGINEERING SPECIFICATION PAGES 155–156. ONLY THE FOLLOWING PIPE MATERIALS/SPECIFICATION WILL BE PERMITTED:–

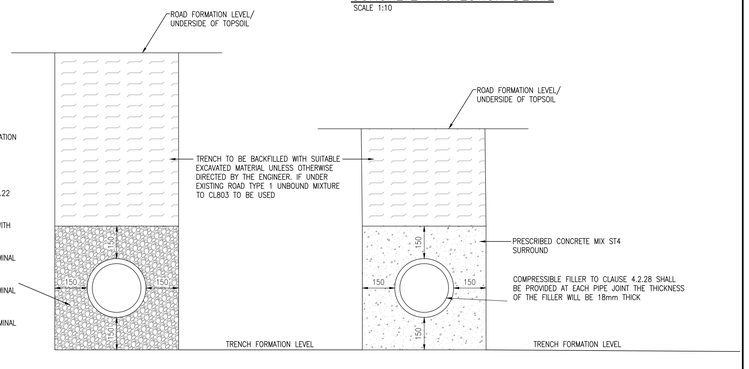
1. VITRIFIED CLAY PIPES TO CLAUSE 4.2.18
2. CONCRETE PIPES TO CLAUSE 4.2.19
3. STRUCTURED WALL UPVC PIPES TO CLAUSE 4.2.22

GRANULAR BEDDING FOR PIPES SHALL CONSIST OF AGGREGATES FROM NATURAL SOURCES COMPLYING WITH BS EN 12620.

PIPES OVER 100mm TO 150mm NOMINAL DIAMETER
14mm TO 5mm GRADED AGGREGATE OR 10mm NOMINAL SINGLE–SIZE AGGREGATE

PIPES OVER 150mm TO 300mm NOMINAL DIAMETER
14mm TO 5mm GRADED AGGREGATE OR 14mm NOMINAL SINGLE–SIZE AGGREGATE

PIPES OVER 300mm TO 550mm NOMINAL DIAMETER
20mm TO 5mm GRADED AGGREGATE OR 20mm NOMINAL SINGLE–SIZE AGGREGATE



GRANULAR BEDDING

SCALE 1:10

CONCRETE SURROUND DETAIL

SCALE 1:10

Rev.	Date	Description	Drawn	Checked	Approved

Notes:

Client:

Project Title:
LONGMAN REMEDIATION
SITE – PHASE 1

Drawing Title:
DRAINAGE CONSTRUCTION DETAILS

FAIRHURST
Western of Cross,
Southampton Road, DUNDEE, DD4 7PN
Tel: 01382 453300 Fax: 0844 381 4412

Scale at A0:	Status:	
AS SHOWN	PLANNING	
Drawn:	Checked:	Approved:
AJR	MW	MW
Date:	Date:	Date:
03.03.25	03.03.25	03.03.25

Drawing No.: 150508/2005 Revision: –

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CONSTRUCTION
- TIDAL WORKING
- GROUND INSTABILITY
- SERVICES
- WORKING AT HEIGHT

DEMOLITION
NOT APPLICABLE

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

DATUM 0.000m

| CHAINAGE | 0.000 | 2.000 | 4.000 | 6.000 | 8.000 | 10.000 | 12.000 | 14.000 | 16.000 | 18.000 | 20.000 | 22.000 | 24.000 | 26.000 | 28.000 | 29.999 | 30.000 | 32.000 | 34.000 | 36.000 | 38.000 | 40.000 | 42.000 | 44.000 | 44.963 | 46.000 | 48.000 | 50.000 | 52.000 | 54.000 | 56.000 | 58.000 | 60.000 | 62.000 | 64.000 | 66.000 | 68.000 | 70.000 | 72.000 | 74.000 | 76.000 | 78.000 | 80.000 | 82.000 | 84.000 | 86.000 | 88.000 | 90.000 | 92.000 | 94.000 | 96.000 | 98.000 | 100.000 | 102.000 | 104.000 | 106.000 | 108.000 | 110.000 | 112.000 | 114.000 | 116.000 | 118.000 | 120.000 | 122.000 | 124.000 | 126.000 | 128.000 | 130.000 | 132.000 | 134.000 | 136.000 | 138.000 | 140.000 | 142.000 | 144.000 | 146.000 | 148.000 | 150.000 | 152.000 | 154.000 | 156.000 | 158.000 | 160.000 | 162.000 | 164.000 | 166.000 | 168.000 | 170.000 | 172.000 | 174.000 | 176.000 | 178.000 | 180.000 | 182.000 | 184.000 | 186.000 | 188.000 | 190.000 | 192.000 | 194.000 | 196.000 | 198.000 | 200.000 | 202.000 | 204.000 | 206.000 | 208.000 | 210.000 | 212.000 | 214.000 | 216.000 | 218.000 | 220.000 | 222.000 | 224.000 | 226.000 | 228.000 | 230.000 | 232.000 | 234.000 | 236.000 | 238.000 | 240.000 | 242.000 | 244.000 | 246.000 | 248.000 | 250.000 | 252.000 | 254.000 | 256.000 | 258.000 | 260.000 | 262.000 | 264.000 | 266.000 | 268.000 | 270.000 | 272.000 | 274.000 | 276.000 | 278.000 | 280.000 | 282.000 | 282.288 | 284.000 | 286.000 | 288.000 | 290.000 | 292.000 | 293.178 | 294.000 | 296.000 | 298.000 | 300.000 | 302.000 | 304.000 | 306.000 | 308.000 | 310.000 |
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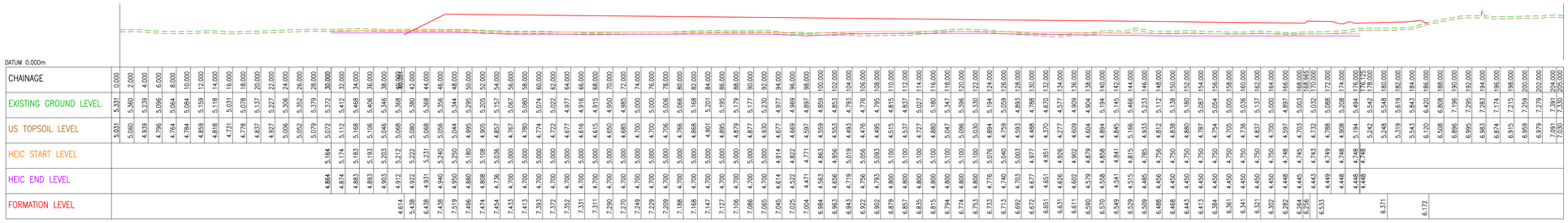

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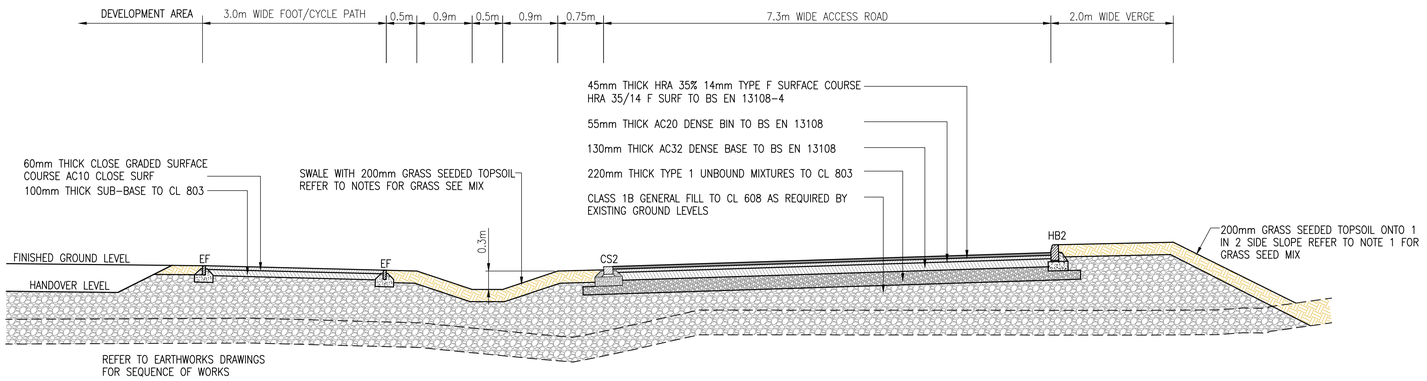

TYPICAL SECTION THROUGH ACCESS ROAD

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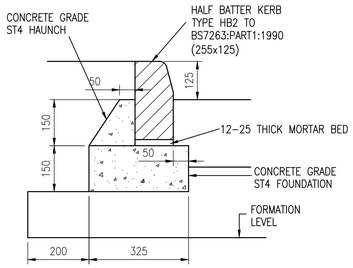

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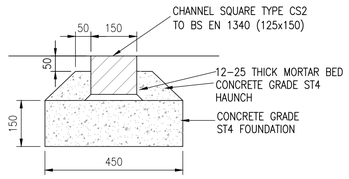

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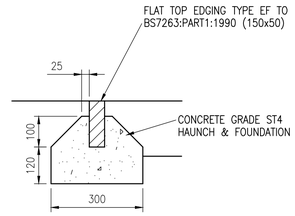

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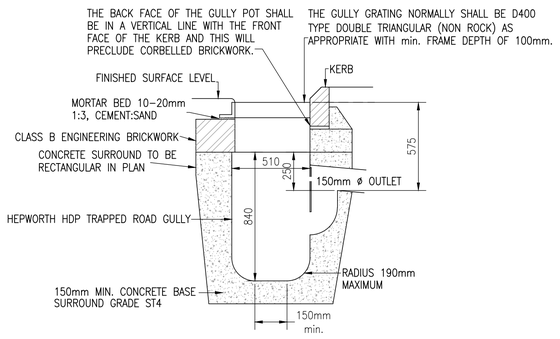

GULLY DETAIL

SCALE 1:20

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SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

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CONSTRUCTION
- TIDAL WORKING
- GROUND INSTABILITY
- SERVICES
- WORKING AT HEIGHT

DEMOLITION
NOT APPLICABLE

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Rev.	Date	Description	Drawn	Checked	Approved

Notes:
1. GRASS SEED MIX
- 75% CREEPING RED FESCUE
- 15% SMOOTH STALKED MEADOW GRASS
- 10% HARD FESCUE

Client:

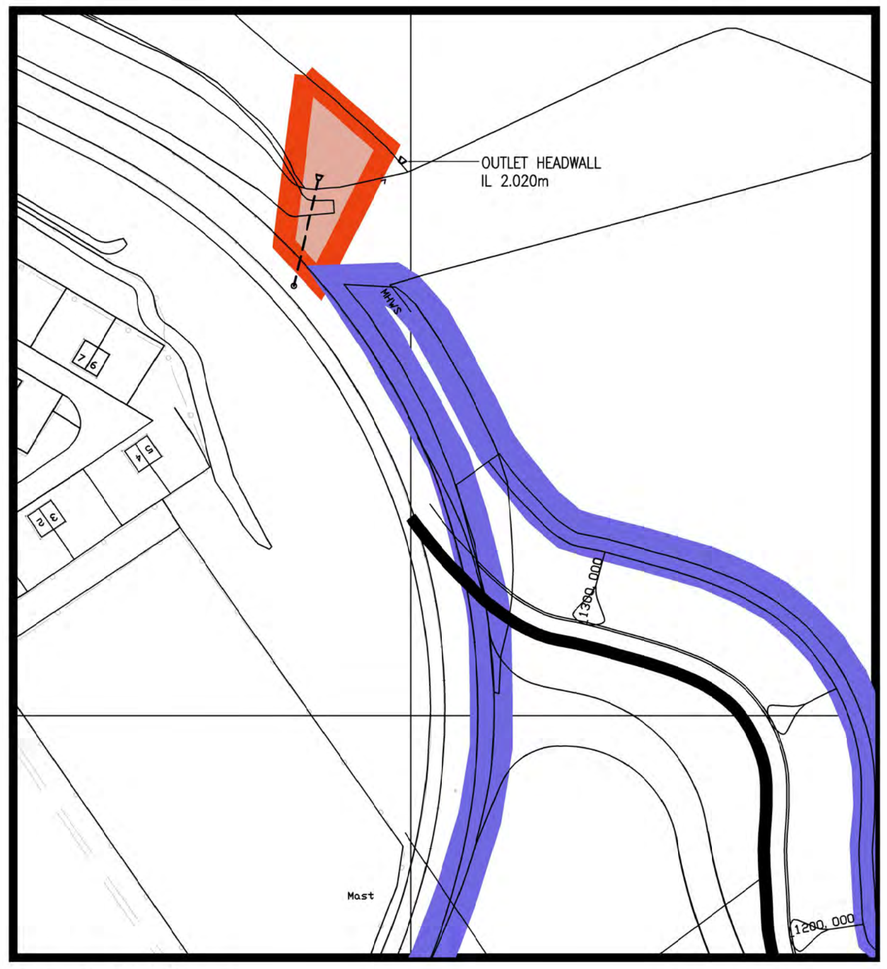
Project Title:
LONGMAN REMEDIATION
SITE – PHASE 1

Drawing Title:
ROAD CONSTRUCTION DETAILS

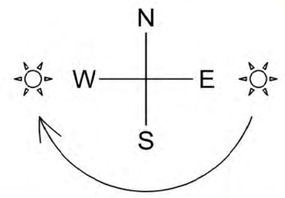
FAIRHURST
Westerton of Craigie,
Southampton Road, DUNDEE, DD4 7PN
Tel: 01382 453300 Fax: 0844 381 4412

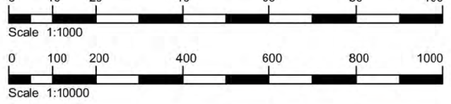
Scale at A1:	Status:	
AS SHOWN	PLANNING	
Drawn:	Checked:	Approved:
AJR	MW	MW
Date:	Date:	Date:
20/02/25	03/03/25	03/03/25

Drawing No.: 150508/1004
Revision: –

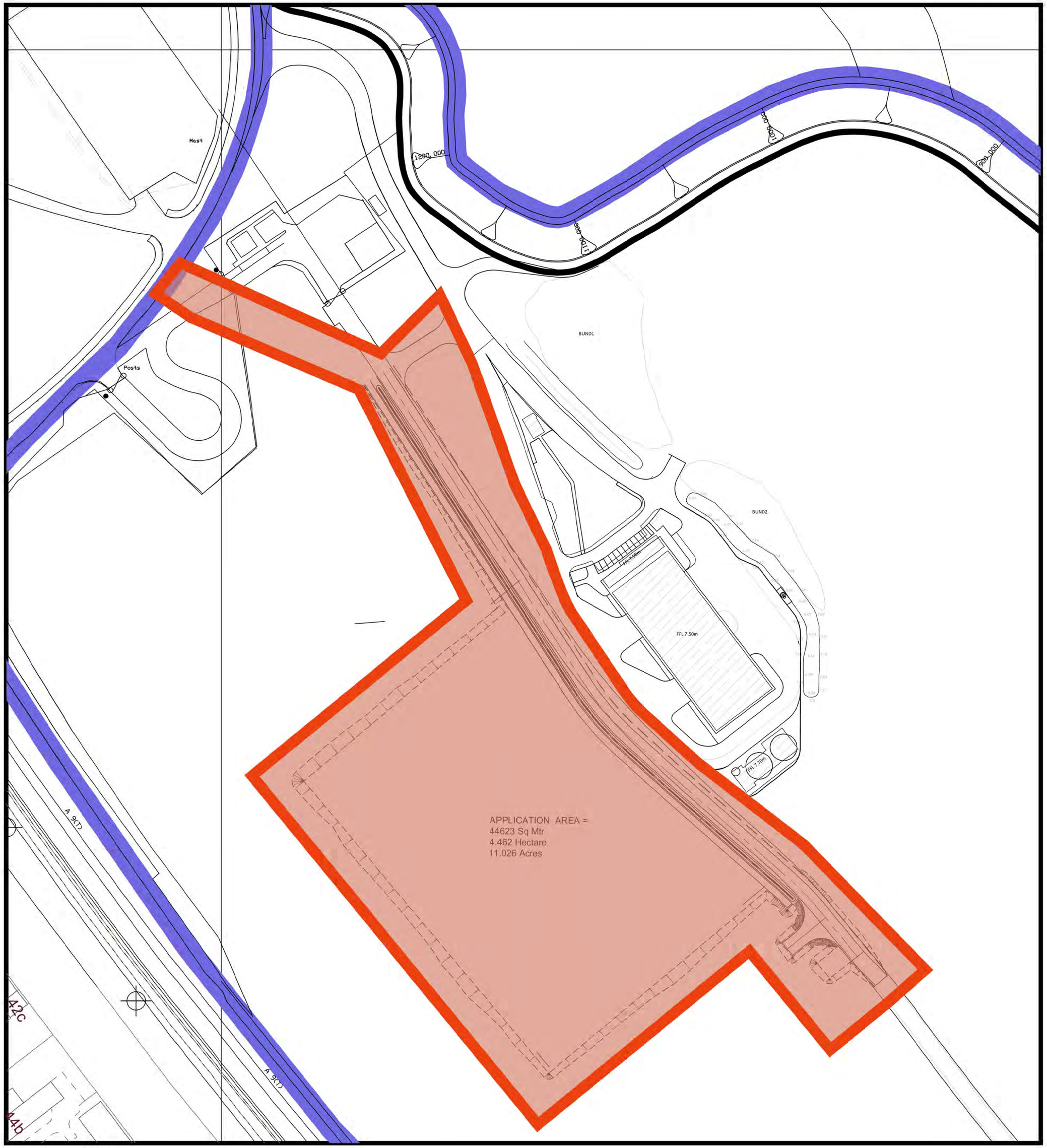


SITE PLAN INSET 1
SCALE 1:1000





KEY LOCATION PLAN
SCALE 1:10000



SITE PLAN INSET 2
SCALE 1:1000

DATE	REVISION	REV	DRW	CHK
19/09/24	Boundary adjusted, areas added	P01	MP	GD
25/09/24	Sheet Layout altered	P02	MP	GD
01/10/24	Boundary adjusted, areas adjusted	P03	MP	GD
28/02/25	Boundary adjusted, areas adjusted	P04	MP	GD

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THE HIGHLAND COUNCIL
and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

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

Keyplan

OWNERSHIP BOUNDARY

APPLICATION BOUNDARY

APPLICATION AREA =
44623 Sq Mtr
4.462 Hectare
11.026 Acres

NORR
NORR Consultants Limited.
An Ingenium International Company

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

Drawn: MP	Date: Sept 2024
Checked: GD	Date: Sept 2024
Scale: as noted @ A1	
Client: THE HIGHLAND COUNCIL	
Project: LONGMAN LANDFILL	
Drawing Title: SITE/LOCATION PLAN	
Sheet Status: PLANNING	
Project No.: IAIV23-0040	
Drawing No.: LHP-NOR-XX-DR-A-0010	Rev.: P04

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SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

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CONSTRUCTION
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- GROUND INSTABILITY
- SERVICES
- WORKING AT HEIGHT

DEMOLITION
NOT APPLICABLE

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IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

DATUM 0.000m

| CHAINAGE | 60.000 | 62.000 | 64.000 | 66.000 | 68.000 | 70.000 | 72.000 | 74.000 | 76.000 | 78.000 | 80.000 | 82.000 | 84.000 | 86.000 | 88.000 | 90.000 | 92.000 | 94.000 | 96.000 | 98.000 | 100.000 | 102.000 | 104.000 | 106.000 | 108.000 | 110.000 | 112.000 | 114.000 | 116.000 | 118.000 | 120.000 | 122.000 | 124.000 | 126.000 | 128.000 | 130.000 | 132.000 | 134.000 | 136.000 | 138.000 | 140.000 | 142.000 | 144.000 | 146.000 | 148.000 | 150.000 | 152.000 | 154.000 | 156.000 | 158.000 | 160.000 | 162.000 | 164.000 | 166.000 | 168.000 | 170.000 | 172.000 | 174.000 | 176.000 | 178.000 | 180.000 | 182.000 | 184.000 | 186.000 | 188.000 | 190.000 | 192.000 | 194.000 | 196.000 | 198.000 | 200.000 | 202.000 | 204.000 | 206.000 | 208.000 | 210.000 | 212.000 | 214.000 | 216.000 | 218.000 | 220.000 | 222.000 | 224.000 | 226.000 | 228.000 | 230.000 | 232.000 | 234.000 | 236.000 | 238.000 | 240.000 | 242.000 | 244.000 | 246.000 | 248.000 | 250.000 | 252.000 | 254.000 | 256.000 | 258.000 | 260.000 | 262.000 | 264.000 | 266.000 | 268.000 | 270.000 | 272.000 | 274.000 | 276.000 | 278.000 | 280.000 | 282.000 | 284.000 | 286.000 | 288.000 | 290.000 | 292.000 | 294.000 | 296.000 | 298.000 | 300.000 | 302.000 | 304.000 | 306.000 | 308.000 | 310.000 | 312.000 | 314.000 | 316.000 | 318.000 | 320.000 |
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