

Agenda Item	6.12
Report No	PLS/54/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 22 August 2025
Report Title: 25/00992/S42: Pat Munro Homes
Land 300M NW of Invereen, Dalmagarry Wood, Tomatin
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Dalmagarry Quarry - Application under Section 42 to vary Condition 2, Part 1 (mineral output limit) of planning permission 22/02323/S42
Ward: 19 – Inverness South
Development category: N02A – Minerals 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 application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (As Amended) and relates to planning permission 22/02323/S42 Condition 2, Part 1 (Mineral output limit). The application seeks to increase the maximum output of the quarry from 100,000 tonnes per annum to, but not exceeding, 400,000 tonnes across the duration of the A9 dualling (Tomatin to Moy) works which is anticipated to run for 3 years.
- 1.2 Dalmagarry Quarry, Tomatin was originally granted planning permission (14/03270/FUL) for the extraction and processing of sand and gravel aggregate, on 27th July 2015, which has been subject to a subsequent permission (22/02323/S42) for the intake of inert construction and demolition waste being imported into the site, approved 23rd May 2023.
- 1.3 The quarry is estimated to contain around 1,000,000 tonnes of sand and gravel and the original permission contained provision to extract this on a phased basis over a period of 15 years. The development of the site commenced in late 2015 and the current planning permission (inclusive of restoration of the site) will expire on 31 January 2032. The quarry processes on the site comprise of the following plant / processes:
- hydraulic excavator to extract the sand and gravel
 - wheel loader to load the articulated truck at quarry
 - second loader to load lorries at the screening plant and stockpiles
 - articulated truck for hauling as dug sand and gravel
 - mobile inclined screening plant to screen material
 - mobile cone crusher plant to crush large stones
 - closed circuit washing plant
 - asphalt batch mix coating plant to produce coated road-stone
 - small scale sprinkler system comprising tractor and bowser to suppress dust
 - lorries hauling material off site
- In addition, a weighbridge, staff welfare facilities and associated infrastructure are located within the site.
- 1.4 Pre Application Consultation: None
- 1.5 Supporting Information:
- Supporting Statement
 - Swept Path Analysis Plan
 - Waste Management Plan
 - Environmental Statement with Non-Technical Summary
 - Dust Management plan
 - Draft Site Environmental Management plan
- 1.6 Variations: N/A

2. SITE DESCRIPTION

- 2.1 The site, located approximately 3 km north of Tomatin, extends to around 11 hectares and is currently in use as a commercial quarry known as Dalmagarry Quarry. The site is well positioned to provide material for the A9 dualling. The A9 Trunk Road forms the western boundary and can be accessed straight from the quarry. The local public road to Ruthven skirts the northern edge. To the northeast, a scattering of rural dwellings is accessed via the Ruthven Road. Invereen Farm lies to the southeast, forming part of the surrounding agricultural landscape.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|-----------------------------|
| 3.1 | 27.05.2015 | 14/03270/FUL - Sand and gravel quarry (Dalmagarry Quarry) | Planning permission Granted |
| 3.2 | | 22/02166/FUL - Proposed recycling of inert construction and demolition waste to produce recycled aggregates and sands within Dalmagarry Quarry, Tomatin | Pending Consideration |
| 3.3 | 23.05.2023 | 22/02323/S42 - Section 42 application to vary condition 2 and 3 of planning permission 14/03270/FUL importation of inert soils for restoration purposes; amend phase 1 and 2 of the working scheme; relocate asphalt operations; recycling of inert construction and demolition wastes to produce recycled aggregates | Permission Granted |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 development and Unknown neighbour

Date Advertised: 18.04.2025

Representation deadline: 02.05.2025

Timeous representations: 0

Late representations: 0

- 4.2 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 **Strathdearn Community Council** did not respond to the consultation.
- 5.2 **NatureScot** do not object to the application. Amending Condition 2.1 will have no impact on any designated sites.

- 5.3 **Transport Scotland** do not advise against granting planning permission.
- 5.4 **Historic Environment Scotland** do not object to the application. It notes that the Ruthven depopulated township Scheduled Monument is 600m south of the development.
- 5.5 **SEPA** notes that this application falls below the thresholds for which SEPA provides site specific advice.
- 5.6 **Environmental Health** has no objections
- 5.7 **Archaeology** has no comment
- 5.8 **Access Officer** has no comment
- 5.9 **Flood Risk Management Team** has no comment
- 5.10 **Forestry Officer** has no objection to the application providing the Restoration Plan remains in line with the 2015 permission (14/03270/FUL), as proposed in the applicant's Supporting Statement.

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 11 - Energy
 - Policy 12 - Zero Waste
 - Policy 13 - Sustainable Transport
 - Policy 14 - Design Quality and Place
 - Policy 18 - Infrastructure First
 - Policy 22 - Flood Risk and Water Management
 - Policy 23 - Health and Safety
 - Policy 26 - Business and Industry
 - Policy 29 - Rural Development
 - Policy 33 - Minerals
- 6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**
 - 28 - Sustainable Design
 - 30 - Physical Constraints
 - 51 - Trees and Development
 - 52 - Principle of Development in Woodland
 - 53 - Minerals
 - 54 - Mineral Wastes
 - 55 - Peat and Soils
 - 56 - Travel

- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 77 - Public Access

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

- 1 - Low and Zero Carbon Development
- 2 - Nature Protection, Restoration and Enhancement

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 Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Managing Waste in New Developments (March 2013)
- Physical Constraints (March 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

- 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)

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 proposal is for the continued operation of the existing quarry site, with the modification of Condition 2 attached to the extant planning permission 22/02323/S42 in relation to increasing the maximum output of the quarry from 100,000 tonnes per annum to but not exceeding 400,000 tonnes across the duration of the A9 dualling project.

Development plan/other planning policy

- 8.4 Development Plan policy has changed since the time of the determination of the original application for the extension to the quarry. The Highland-wide Local Development Plan (2012) remains in force. However, the Inner Moray Firth Local Development Plan 2 (2024) and National Planning Framework (2023) has subsequently been adopted.
- 8.5 NPF4 Policy 33 (Minerals) and HwLDP Policy 53 (Minerals) are particularly relevant to this proposal, providing a set of tests that this application will be determined against. NPF4 Policy 33 (d) covers a general overview of mineral extraction criteria, whilst (e) specifies the criteria for borrow pit proposals.
- 8.6 NPF4 Policy 33 (Minerals) intends to support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment. Section d) states that development proposals for the sustainable extraction of minerals will only be supported where they:
- i. Will not result in significant adverse impacts on biodiversity, geodiversity and the natural environment, sensitive habitats and the historic environment, as well as landscape and visual impacts;
 - ii. Provide an adequate buffer zone between sites and settlements taking account of the specific circumstances of individual proposals, including size, duration, location, method of working, topography, and the characteristics of the various environmental effects likely to arise;
 - iii. Can demonstrate that there are no significant adverse impacts (including cumulative impact) on any nearby homes, local communities and known sensitive receptors and designations;
 - iv. Demonstrate acceptable levels of noise, dust, vibration and potential pollution of land, air and water;
 - v. Minimise transport impacts through the number and length of lorry trips and by using rail or water transport wherever practical;
 - vi. Have appropriate mitigation plans in place for any adverse impacts; and
 - vii. Include schemes for a high standard of restoration and aftercare and commitment that such work is undertaken at the earliest opportunity. As a further safeguard a range of financial guarantee options are available, and the most effective solution should be considered and agreed on a site-by-site

basis. Solutions should provide assurance and clarity over the amount and period of the guarantee and in particular, where it is a bond, the risks covered (including operator failure) and the triggers for calling in a bond, including payment terms.

Modification to Condition 2, Part 1 (Mineral output limit)

- 8.7 The application proposes to increase the quarry's annual output from 100,000 tonnes to a maximum of 400,000 tonnes. The original limit was set by the Planning Authority to safeguard road safety by controlling the volume of material transported from the site. As part of the current assessment, Transport Scotland has been consulted and has raised no objections to the proposed increase. Crucially, the quarry has direct access to the A9, and the site connects immediately to the next phase of the A9 dualling project between Tomatin and Moy. This strategic location means that the additional material will be delivered directly to the construction site, significantly reducing the need for increased traffic on public roads. As such, the uplift in output is not expected to result in a rise in transport movements and therefore poses no additional risk to road safety.
- 8.8 The applicant's supporting statement details that the current production level of 100,000 tonnes per annum is relatively low. To achieve this output, the quarry does not need to operate anywhere near its full permitted working hours. As such, even if the duration of operations within the approved hours increases, the intensity of activity at any given time will remain unchanged. This means there will be no increase in operational noise, dust, or other environmental impacts. Since the nature and scale of operations are not fundamentally changing, the conclusions of the original Environmental Statement remain valid. Therefore, it is not considered that there is any requirement for a new environmental assessment or for any revisions to the existing conditions relating to noise and dust control.

Restoration

- 8.9 The restoration of the site is secured by an existing Section 75 Agreement and will be in line with the 22/02323/S42 permission. The existing agreement applies to any subsequent grant of planning permission in respect of the quarry and therefore applies to this proposal in the event of planning permission being granted.
- 8.10 Restoration of the quarry is being undertaken on a phase-by-phase basis. However, to ensure that the restoration is completed to the satisfaction of the Planning Authority and in a timeous manner, a financial guarantee will continue to be required. There is an existing legal agreement for the site which secures this financial guarantee. This comprises full details of a bond or other financial provision to be put in place to cover all of the decommissioning and site restoration measures outlined in the Decommissioning and Restoration Plan approved under (22/02166/FUL condition 3). It also requires the quarry operator to ensure that the bond or other financial provision is maintained throughout the duration of this permission; and pay for the bond or other financial provision to be subject to a review five years after the commencement of development and every five years thereafter until such time as the quarry is decommissioned and the site is fully restored.

Other material considerations

- 8.11 The Management of Extractive Waste (Scotland) Regulations 2010 require all quarries to produce a Waste Management Plan. The applicant has previously submitted, and had approved, a Waste Management Plan for the site. Given there is no change to the works being undertaken within the site, there is no need for the developer to revise this plan which is included as part of this application.
- 8.12 An application submitted under Section 42 of the Planning Act provides the Planning Authority with an opportunity, as part of the process in considering the proposed variation, to amend any, or each of the original conditions previously applied which it considers necessary to regulate the development proposed. Following consideration of the conditions attached to the extant planning permission 22/02323/S42, it is considered that the conditions applied to the permission granted in 2022 remain appropriate to manage the development; however, those conditions which have been discharged do not require to be included, in the event that the Committee agrees to grant planning permission for this proposal.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.13 As referenced at paragraph 8.9 above there is an existing Section 75 legal agreement relating to restoration of the quarry.

CONCLUSION

- 9.1 The Development Plan is supportive of mineral extraction which comprises the use of an existing quarry. Support can also be given where the working of a resource can be effectively managed and where potential concerns can be controlled with appropriate mitigation and by planning conditions. The increase in output from the quarry is acceptable. Subject to the imposition of appropriate conditions, the development is unlikely to have a significant adverse impact on road safety.
- 9.2 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	Existing Section 75 will apply to this proposal
Revocation of previous permission	N	

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

1. The permission hereby granted shall endure until 31 January 2032 by which time all workings shall have ceased, all plant and equipment removed and the site restored to commercial forestry with a mixed woodland edge to the satisfaction of the Council. 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 to the satisfaction of the Council within 36 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 forestry use.

2. The development shall be undertaken entirely in accordance with the submitted application, the mitigation highlighted within the supporting Environmental Statement, and the approved plans as amended by the specific conditions attached to this planning permission or by the prior written approval of the Planning Authority. For the avoidance of doubt: -
 - i. The maximum output of the quarry shall not exceed 400,000 tonnes over a period of 3 years during the duration of the A9 Dualling Works Tomatin to Moy;
 - ii. Extraction of sand and gravel shall be limited to the dry working of the resource with reference to the predicted on-site water table and the extraction limit of 280m AOD as indicated on the approved plans;
 - iii. No additional sand and gravel material is to be imported to the site in order to maintain production of the Asphalt plant;
 - iv. The importation of inert soil is permitted to facilitate the restoration of the quarry in line with the approved profiling and restoration phasing; and
 - v. Up to 20,000 tonnes of inert construction and demolition waste may be imported into the site in each calendar year to be processed for recycling. Once processed, all recycled inert construction and demolition waste materials shall be exported from the site no later than 6 months after first importation of the material.

Reason: to ensure the production capacity of this quarry does not exceed levels approved by the Planning Authority in the interests of road safety.

3. The development shall continue to progress in two distinct phases as set out in approved Phase 1 Figure 09A dated May 2022 and Phase 2 Figure 10A dated May 2022. Prior to the extraction of material from the Phase 2 area, final drawings shall be submitted for approval highlighting: -
 - i. Full details for the diversion of the un-named watercourse and its 10m buffers. This shall include additional flood elevation / settlement ponds;
 - ii. Final details of the haul road and bridging structure over the diverted watercourse; and
 - iii. Final details of site restoration programme currently as indicated within Drawing Figure 10(b) dated May 2022 to be undertaken in tandem with the continued working of the resource and ensuring early completion of the restoration of areas to be restored within Phase 1.

Phase 2 must then proceed in compliance with the above noted approved plans.

Reason: to ensure the final designs comply with the requirements of the relevant water authorities to safeguard downstream hydrological interests and manage flood risk to a 1 in 200 year flood event standard plus 20% allowance for climate change

4. Unless as amended by the specific conditions attached to this planning permission or by the prior written approval of the Planning Authority the development shall be undertaken in full compliance with the submitted:
 - i. Site Environmental Management Plan (2014) (Draft);
 - ii. Waste Management Plan (2014); and
 - iii. Woodland Retention for Visual Screening (Crosscut Forestry) Report (28 April 2014).

Reason: to ensure the range of environmental interests within and surrounding this site are sustained or enhanced.

5. The operator of Dalmagarry Quarry shall submit an annual statement and illustrative 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, illustrating: -
 - i. The rates of extraction against the projected operations;
 - ii. Areas of final restoration delivered on site, and

- iii. The results of monitoring from the mitigation actions as presented in the application, the Site Environmental Management Plan and or in compliance with the conditions attached to this planning permission.

The results of ongoing groundwater monitoring to sufficiently demonstrate a seasonably high ground water level.

Reason: In order to ensure the Planning Authority can monitor the workings undertaken and retain effective control over the dry quarry operations.

6. Prior to any further development commencing the full details of the layout of the Asphalt Plant and its surrounding production / processing area which are not part of the mobile operations associated with extraction activities shall be submitted for the approval of the Planning Authority. The layout shall then be implemented as approved.

Reason: In order to ensure the Planning Authority can retain effective control over the final design and siting of the principal production and storage areas of the quarry.

7. Prior to any further site excavation or groundworks, all retained trees are to be protected against construction damage using fencing located no less than 5m from retained trees. Such fencing is to remain in place throughout the quarrying period and must not be moved or removed without the prior written approval of the Planning Authority.

Reason: In order to ensure the full provision of protection of retained trees throughout the quarrying period.

8. Prior to the replanting of woodland areas as set out in Figure EMP 02 Forestry Felling and Replanting dated August 2014 further details of restock planting must be submitted for approval of the Planning Authority. Details to be provided include planting species, species sizes, planting times and future maintenance provisions. All approved restock planting details are then to be implemented in full unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of woodland management of this forest holding.

9. Prior to the commencement of any further development an access management statement shall be submitted for approval of the Planning Authority. The access arrangements shall then be implemented as approved.

Reason: to sustain existing public access connections across this site, away from quarry activities.

10. Except in emergencies or with the prior written agreement of the Planning Authority, site operations (other than water management, servicing maintenance and testing of plant) shall be undertaken only during the following times:

- i. 7:00 to 18:00 Monday to Friday; and

ii. 8:00 to 13:00 Saturday

Reason: To protect residential amenity of nearby properties in line with Council standards.

11. The noise levels at the nearest noise sensitive receptors at the time of the commencement of this planning permission, Invereen and Milton of Moy, shall not exceed 45dB LAeq,1h, where 1h means any one hour period during the defined working day. Noise monitoring must be carried out at the start of each new phase of workings and a report of the monitoring thereafter to be submitted to the Planning Authority. Monitoring to be undertaken during typical normal working hours and should avoid meal breaks and periods of plant breakdown. All noise monitoring is to be carried out by a competent person. Monitoring to be carried out in accordance with BS4142:1997. In the event of a valid complaint in relation to noise, the operator shall at his own expense carry out an investigation into the complaint, including undertaking noise monitoring to assess compliance with the permitted noise levels detailed above, and where necessary cease the operations giving rise to the complaint until such time as appropriate mitigation measures have been implemented.

Reason: To ensure the operations cause no adverse impact on amenity of nearby residents.

12. The Site Management protocols and the Dust Mitigation Measures detailed in Dust Management Plan (dated August 2014) shall be implemented in full and maintained during course of the operations of the site. The operator must also notify the Planning Authority in writing of site personnel who will oversee the implementation and adherence to the dust management plan, and in the event of a valid complaint in relation to dust emissions, the operator shall at his own expense carry out an investigation into the complaint, including undertaking a scheme of dust monitoring and where necessary cease the operation giving rise to the complaint until such time appropriate mitigation measures have been implemented.

Reason: To ensure the operations cause no adverse impact on amenity of nearby residents, road users and other activities in the surrounding area.

13. From the date of any commencement of this development until completion of the final restoration, 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: To ensure the site operator and visiting officials are aware of the details of the planning permission and any approved amendments.

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.

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.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

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 is 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.

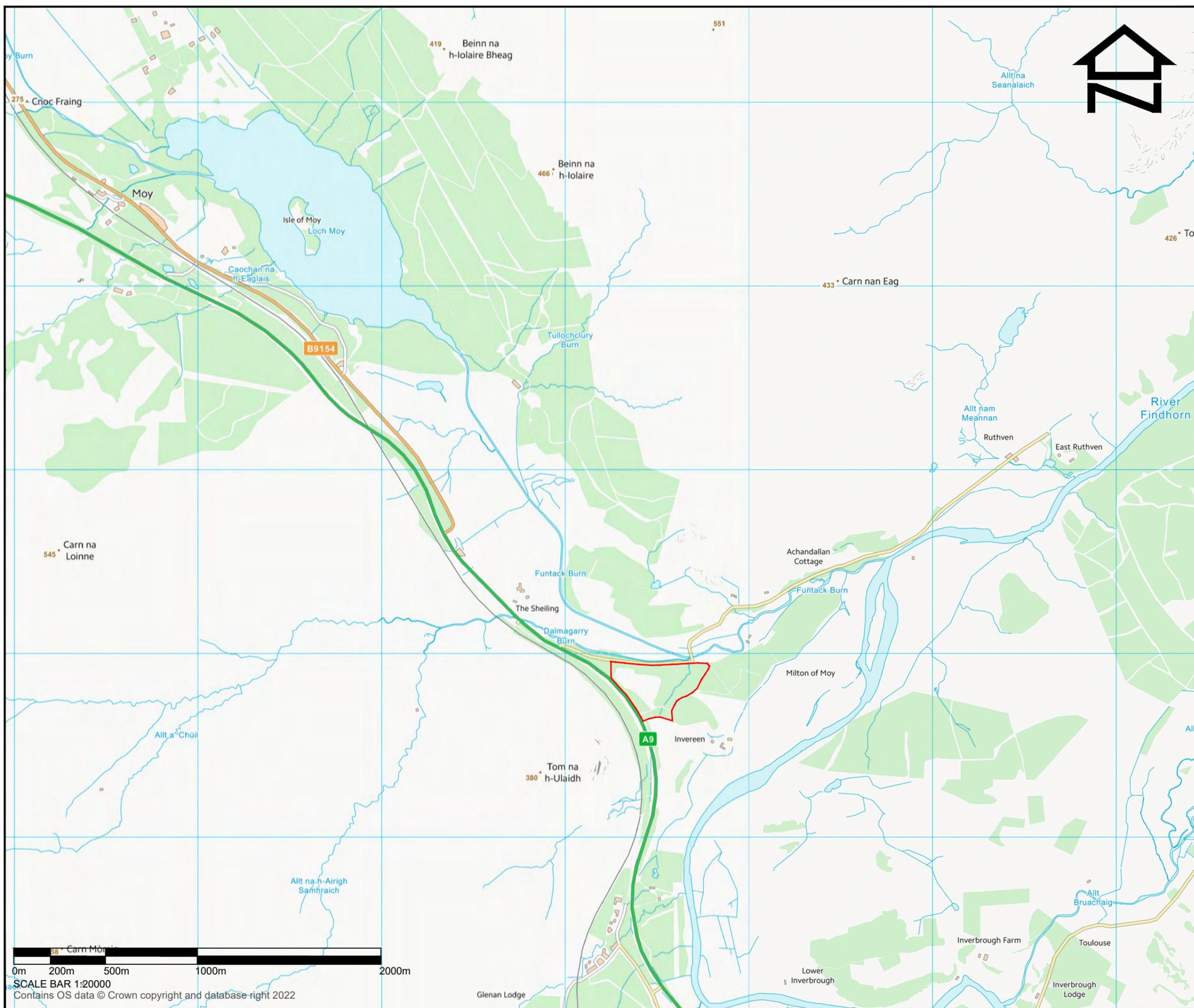
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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>

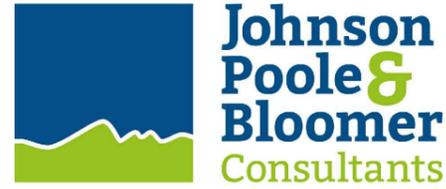
Signature: Bob Robertson
Designation: (Acting) Planning Manager South
Author: Ross Cubey
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan
Plan 2 - Site Access Plan
Plan 3 - Site Layout Plan
Plan 4 - Swept Path Analysis Plan



NOTES

— SITE BOUNDARY

DATE	REVISION	No.



Johnson Poole & Bloomer
Consultants
GEO-ENVIRONMENTAL & MINERALS

CLIENT



PROJECT TITLE

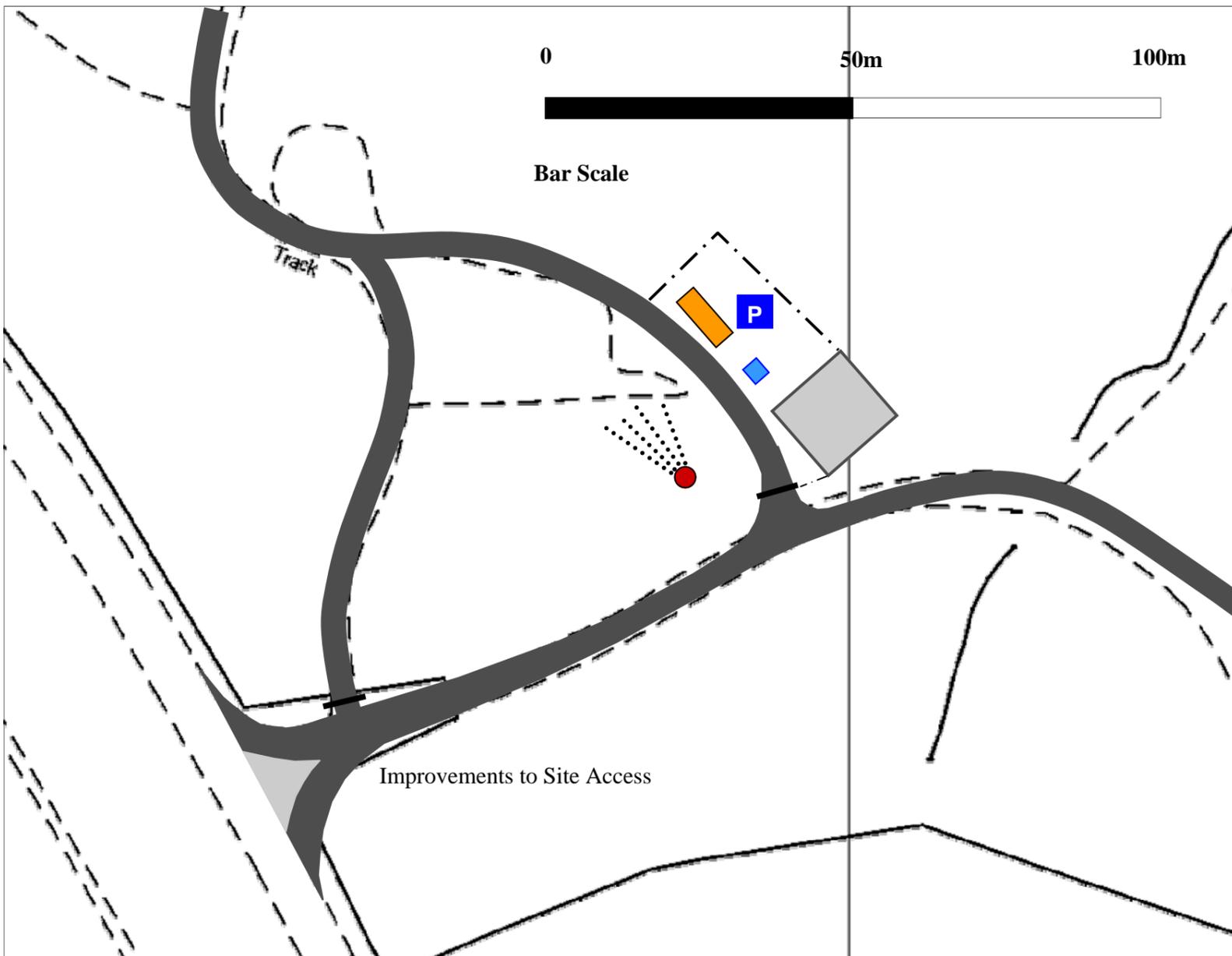
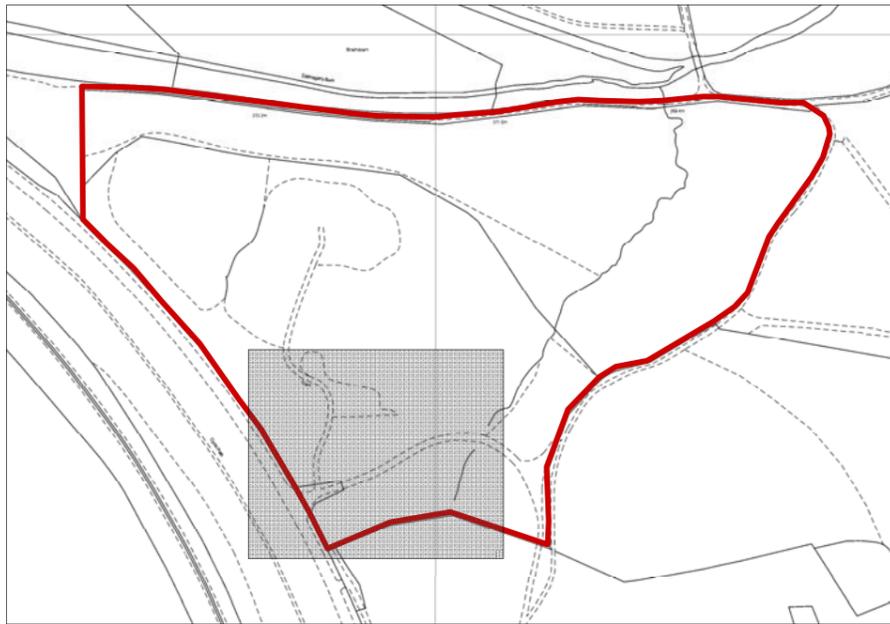
DALMAGARRY QUARRY

DRAWING TITLE

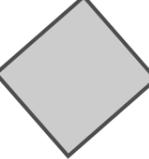
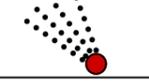
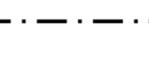
SITE LOCATION PLAN

DRAWN BY CC	APPROVED BY TL
SCALES 1:20000	ORIGINAL DRAWING SIZE A3
DATE MAY 2022	DRAWING No. WG652/PA02/F/01

0m 200m 500m 1000m 2000m
SCALE BAR 1:20000
Contains OS data © Crown copyright and database right 2022



Legend

-  Application Site Boundary
-  Offices and Comfort Facilities approximately 100m² or 2nr Portable Cabins
-  Weigh Bridge
-  Water Tank
-  Septic Tank
-  Fence
-  Barrier/Gate



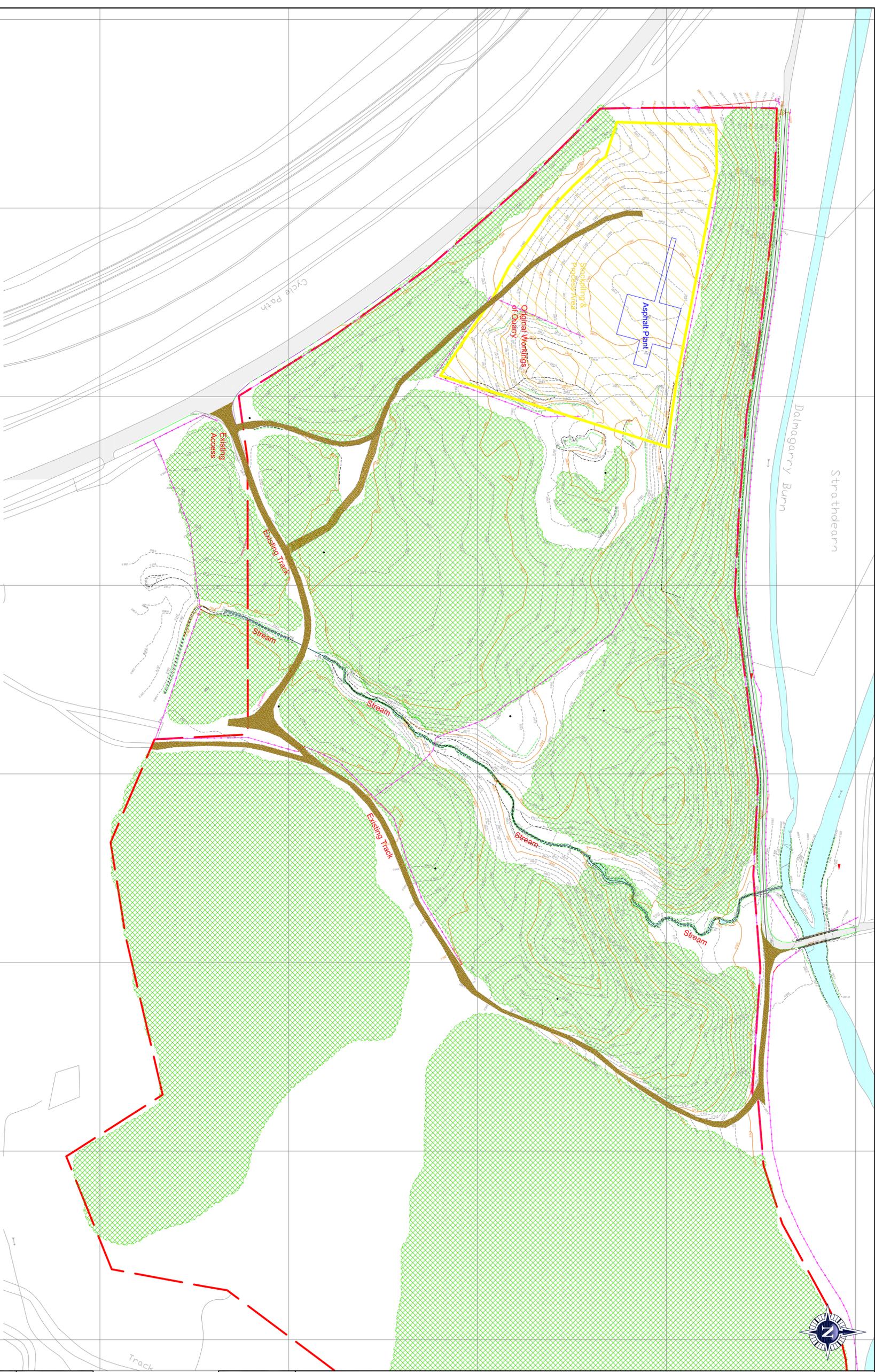
**Proposed Sand and Gravel Quarry
Dalmagarry, Tomatin**

Drawing Title: Site Entrance Layout
 Date: August 2014
 Figure: 12



Pat Munro (Alness) Ltd
 Caplich Quarry
 Alness
 Ross-shire IV17 0XU

Telephone: 01349 882377 Fax: 01349 882019
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Survey Legend

Line Types	Contour Major - (1.0m)
	Contour Minor - (0.5m)
	Fence Line
	Road Channel Line
	Top of Bank/Slope

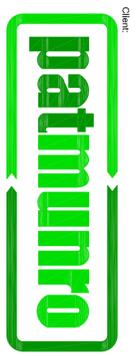
Symbols

	Gate
--	------

Shade Key:

	Paved Surface - Tar
	Stream
	Area of Trees
	Dirt Track

Site Layout:
Asphalt Plant, Processing & Stockpiling Areas - Dalmagarry Quarry, Tomatin



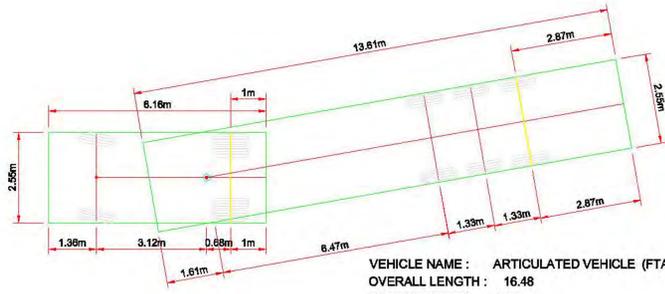
Client:
 MB MB MB
 Drawn By: MB
 Checked By: MB
 Surveyed By: MB
 Surveyed Date: 23/04/2014

Drawing Status:
 FOR APPROVAL
 FOR ISSUE
 FOR DISCUSSION
 DRAFT STATUS

Drawing Scale:
 1 : 1000 @ A1

Drawing No:
 4633 - DQ - 01

Our Job Ref: 4633
 Rev: -
 • Levels are in metres and are to Ordnance Datum.
 • Coordinates are to National Grid (GPS Network)



VEHICLE NAME : ARTICULATED VEHICLE (FTA 1998)
 OVERALL LENGTH : 16.48
 OVERALL WIDTH : 2.55
 MAX. TRACK WIDTH : 2.47
 KERB TO KERB RADIUS : 6.55
 MAX. ARTICULATION : 90.00

— DENOTES VEHICLE PATH BODY
 — DENOTES VEHICLE PATH WHEEL



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 Comhairle na Gàidhealtachd
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14/03270/FUL

Revisions	Date	Drn.
A ROAD LINING REVISED.	22.08.15	PJ
B JUNCTION AND SWEEP PATH REVISED.	02.11.15	PJ

**PAT MUNRO
(ALNESS) LTD.**
**APPROVAL
DRAWING**

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VEHICLE SWEEP PATHS			
Drawn: IM	Ck'd:	Scale: 1:250, 1:500	
Date: Sept 2015	Date:	DO NOT SCALE	
Drawing No. 2979:210	Revision B		