

Agenda Item	7.6
Report No	PLS/10/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 5 February 2026

Report Title: 25/04294/S42: Alexander Ross and Sons (Sand and Gravel) Ltd
Mid Lairgs Quarry, Farr, Inverness, IV2 6XN

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Application under Section 42 to vary conditions 1 and 5 of planning permission 18/00108/S42

Ward: 12 – Aird and Loch Ness

Development category: N04C – Business and Industry – Local (with EIA)

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 The existing quarry has planning permission allowing operations up to 2046. In addition, the developer intends to extend and deepen the quarry to enable 300,000 tonnes of material to be extracted each year.

1.2 The application is for the amendment to conditions 1 and 5 of 18/00108/S42:
Condition 1 – relates to the cessation of works and removal of plant. This expires in 2046:

“The permission hereby granted shall endure until 12 June 2046 by which time all workings shall have ceased, all plant and equipment removed, and the site restored in accordance with the approved plan to agricultural land (pasture) with trees and scrub planting with exposed quarry faces retained for geodiversity value 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.”

Condition 5 – states that the development shall be undertaken in accordance with the approved environmental statement:

“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, no additional sand, gravel or hard rock material is to be imported to the site in order to maintain production of plant or sustain the dispatch of materials.”

1.3 The developer is seeking to extend the operation life of the quarry by seeking permission for extraction over a period of 70 years, and a further 1 year to complete restoration (until 2096 / 71 years from now); revise phasing plans to allow the deepening of the quarry excavation ((from the permitted 193m Above Ordnance Datum (AOD) down to 163m AOD)) within the currently permitted excavation footprint; and revise the restoration proposals for the site. Lowering the floor level of the quarry will enable up to 300,000 tonnes of material to be extracted each year, releasing a total of 15.3 million tonnes of material.

1.4 Pre Application Consultation: None

1.5 Supporting Information: Environmental Impact Assessment Report (EIAR), Planning Statement

1.6 Variations: None

2. SITE DESCRIPTION

2.1 The site is located to the east of the B851 530m, WSW of the junction with the A9(T).

2.2 The site boundary remains the same as the previous application and this application only relates to the deepening of the existing quarry. The site covers approximately 156ha. Within the site area is some ancient woodland.

A small part of the central/western area of the quarry site is within the Littlemill Flavioglacial Landforms SSSI, noted for its parallel eskers ridges. An Appropriate Assessment is attached to this report (see Appendix 1) which considers any potential impact on the SSSI.

3. PLANNING HISTORY

3.1	20.11.2019	18/00108/S42 - Application under Section 42 of the Act in relation to non-compliance with conditions 1 and 2 of planning permission 02/00765/FUL	Granted
3.2	20.11.2019	18/01691/FUL – Extension to existing quarry (Littlemills Quarry)	Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Environmental Statement

Date Advertised: 05.12.2025

Representation deadline: 04.01.2026

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 **Transport Planning:** No objection. Noted that the developer has stated that HGVs numbers will remain at 55 vehicles per day (leaving the site). Proposal is for a long-time extension and would wish to see an Operational Management Plan (OMP) in place. The OMP should include for monitoring of road safety and general management of the road network and be reviewed at regular times by the developer and the Road Authority.

The developer states: - "as the proposed planning application would extend the life of the quarry until 2095, the applicant accepts that, beyond 2046, a future contribution to roads maintenance would be appropriate, this being proportional to usage going forward at that time".

Therefore, as the developer is willing to provide a future contribution to road maintenance the Roads Authority does not object to the application but wishes to

condition an OMP, and requests all existing relevant conditions from the previous permission are carried forward.

5.2 **Access Officer:** No objection. A revised Access Management Plan should be considered by condition (see condition 10 of 18/00108/S42).

5.3 **HQ Forestry:** No objection, provided that a Restoration Plan condition (as per Condition 3 of permission 18/00108/S42) is attached.

5.4 **Flood Risk Management Team:** No objection.

5.5 **Environmental Health:** No objection, subject to the relevant existing conditions relating to noise, vibration and dust being applied to any new consent.

The application is to extend the life of the quarry by working to a greater depth within the currently permitted excavation area. The working area will not be moving closer to any noise sensitive receptors than is currently permitted. No new infrastructure is proposed and there will be no intensification of plant, noise or vehicle movements associated with the application.

The only notable change to site operations is that to allow working at greater depth, below the water table, there will be a requirement for increased pumping to maintain the water level within the operational void. The applicant has confirmed that all pumping operations will be undertaken during the normal permitted hours of working and will comply with the existing noise limits.

The Planning Statement notes that the operator has undertaken periodic noise surveys, in accordance with the requirements of the existing permission, and these surveys have consistently demonstrated that the site operated comfortably within the defined noise limits. Environmental Health has no record of any recent noise issues at the site. By going deeper, noise levels are likely to be lower as there will be greater attenuation due to the barrier effect from topography.

Similarly, there is no history of any issues relating to dust and it is understood the site already has dust suppression in place.

5.6 **NatureScot:** Do not intend to offer formal comment on this proposal as it does not meet their criteria for consultation.

5.7 **SEPA:** No objection. However, SEPA consider that the estimated groundwater dewatering volumes and radius of influence calculated by the applicant's consultant are underestimated and has provided advice to the applicant regarding information that should be included when they apply to SEPA for a new or revised groundwater abstraction licence.

5.8 **Transport Scotland:** No objection.

5.9 **Historic Environment Scotland:** No objection. Proposal will not have any significant impacts on the heritage assets.

5.10 **Scottish Water:** No objection.

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 5 - Soils
Policy 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 12 - Zero Waste
Policy 13 - Sustainable Transport
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
29 - Design Quality and Place-making
30 - Physical Constraints
51 - Trees and Development
53 - Minerals
54 - Mineral Wastes
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other Important Species
60 - Other Important Habitats
61 - Landscape
62 - Geodiversity
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
73 - Air Quality
74 - Green Networks
77 - Public Access

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

Policy 9 – Delivering Development and Infrastructure

6.4 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)
Biodiversity Enhancement Planning (May 2024)
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)
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 Environmental Effects of Surface Mineral Workings

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) Impact on amenity
- c) biodiversity net gain
- d) climate change mitigation
- e) Impact on infrastructure and services and proposed mitigation (developer contributions)
- f) any other material considerations

Development plan/other planning policy

8.4 The principle of this development is well established through previous permissions at the site dating back to 2001 to 2019. This is an application to modify Conditions 1 and 5 of the most recent permission at the quarry (18/00108/S42) enabling the winning of materials to progress until 2095 and allowing for a 1-year restoration period. In order to address the determining issues, the Committee must consider the proposal against the relevant Development Plan policies, which now includes NPF4,

introduced after the last application to modify conditions granted in 2019 (18/00108/S42).

8.5 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.

8.6 NPF4 Policy 33 (Minerals) states that development proposals for the sustainable extraction of minerals will only be supported where they:

- 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;
- can demonstrate that there are no significant adverse impacts (including cumulative impact) on any nearby homes, local communities and known sensitive receptors and designations;
- demonstrate acceptable levels (including cumulative impact) of noise, dust vibration and potential of land air and water;
- have appropriate mitigation plans in place for any adverse impacts and;
- include schemes for a high standard and aftercare and commitment that such work is undertaken at the earliest opportunity.

8.7 NPF4 Policy 18 (Infrastructure First) states that the impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

Impact on Amenity

8.8 There are no changes to the current existing measures in place that address impacts relating to noise and dust. Since the granting of the previous permission for the site Environmental Health have not received any complaints relating to noise or vibration and the site is not known to have any dust issues. Environmental Health have recommended conditions for the proposal relating to noise, vibration and dust.

Biodiversity Net Gain

8.9 The applicant has set out the baseline and restoration measures for biodiversity net gain in Section 6 of the EIAR. It uses the BNG metric from the Department for Environment, Food & Rural Affairs (DEFRA) which is currently approved in England, and this is recommended to be used in The Highland Council's Biodiversity Planning Guidance until such time a Scottish measure is implemented. At the time of this application no such measure is in place for Scotland. The BNG assessment has been undertaken using a baseline of the approved restoration plan for planning

permissions 18/00108/S42 and 18/01691/FUL. These relate to the currently approved application site and the Littlemills Quarry extension respectively.

8.10 The baseline number of units was assessed to be 381.16 units across a variety of habitats on the site including, sand/rock faces, ponds/lagoons, grazing land, and scattered woodland. Sand and rock face habitats are to be provided during the restoration works to ensure that the quarry faces are stable. The applicant states that the quarry footprint itself will become a pond/lochan at 197m AOD once operations have ceased and the water table rises, providing additional wetland habitats along the margin of the water body. An additional 7312 trees are proposed at an average density of 1600 trees per hectare, and these will be planted in a varied manner to avoid rows; areas near the existing and created pond/lagoon habitats will be species that would support the creation of a riparian zone. The applicant has assessed the biodiversity units to be 426.17 after the newly proposed restoration works as part of this application. This is a change of 45 units which is greater than a 10% increase and therefore the proposal can be considered to provide an enhancement to biodiversity and is in compliance with NPF4 Policy 1 (Tackling the Climate and Nature Crises) and 3 (Biodiversity), and THC's guidance.

Climate Change Mitigation

8.11 To comply with NPF4 Policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) all proposals are assessed against their likely impacts on climate change and biodiversity. Biodiversity has been addressed above. The applicant has provided figures for estimated Greenhouse Gas (GHG) emissions throughout the project's lifecycle and mitigation measures; and why extending the life span of this quarry is favourable compared to others in the area.

8.12 The on-site emissions come from a variety of vehicle and plant machinery. The impact from this is not considered to be significant and will remain consistent throughout the project's lifecycle. It should also be noted that in the EIAR the applicant will move to electrified plant wherever possible, reducing emissions throughout the lifecycle.

8.13 The largest opportunity for a reduction in emissions comes from the aggregate delivery operations. No aggregates are currently delivered to Inverness via rail from outside sources and this is likely to remain the case for the foreseeable future. Emissions from road haulage will vary by vehicle, distance travelled and size of load being hauled. The applicant has established a baseline for quarries within the Highland Council area and distance by road to the centre of Inverness to represent the centre of the market area. The average distance between the quarry and Inverness was 40.87km. This is less than the average road transport delivery of 45km found by the Mineral Products Association (MPA) in their 2022 Sustainability report.

8.14 Mid Lairgs Quarry is located approximately 12.87km from Inverness. This has been compared against the baseline average for quarries in Highland. A round trip from Mid Lairgs to Inverness has been calculated to produce 0.94kg of CO_{2e} per tonne of aggregate, based on a 20-tonne payload. A trip using the distance calculated for the Highland baseline with the same payload would produce 2.97kg of CO_{2e} per tonne of aggregate. Based on the expected level of aggregate production of 300,000

tonnes per annum this would equate to a reduction of 609000 tonnes of CO_{2e} per annum (approximately 1/3rd) from delivery compared to the Highland average.

8.15 Considering that the quarry is currently operating and is in a favourable location in terms of delivery, the proposal is considered to comply with NPF4 Policy 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation). The prolonged operation of the quarry is favourable compared to the impact that a new quarry in another location would have and the increase in operational lifecycle is acceptable in terms of climate change mitigation.

Impacts on Infrastructure and Services and Proposed Mitigation

8.16 The proposal is not expected to prejudice the safety of the road network. The access to the quarry is taken off the B851 which itself is taken from the A9 trunk road. Works to upgrade this section of these roads have been undertaken and were funded by the applicant. The section of the B851 is primarily used by the quarry and there have been no accidents on the B851 during the period of 1999-2023. A single accident occurred on the section of the A9 surrounding the A9/B851 junction, but this was unrelated to the quarry operations.

8.17 There is an existing condition relating to the routing and turning of vehicles and this will be retained (condition 7). The applicant has already accepted responsibility for the maintenance of the 950m section of General Wades Military Road. In addition, a s96 agreement under the Roads (Scotland) Act will be required for road maintenance for a section of the B851.

Other material considerations

8.18 The proposal complies with the policies listed in section 6 of the report.

Non-material considerations

8.19 None

Matters to be secured by Legal Agreement / Upfront Payment

8.20 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

8.21 Restoration of the quarry is secured by condition and is largely progressing in line with the previously approved plans. However, in order to ensure that the restoration is completed to the satisfaction of the Planning Authority and in a timeous manner, a bond or other financial provision is required to cover all of the decommissioning and site restoration measures outlined in the Decommissioning and Restoration Plan approved under Condition 3 of this permission.

8.22 In addition, it is considered appropriate for an agreement under s96 of the Roads (Scotland) Act to be entered into by the developer to cover road maintenance for a section of the B851.

9. CONCLUSION

9.1 In conclusion, the proposed deepening of the quarry floor and extension of operations until 2096 is considered to be acceptable and accords with Development Plan policy. The project is considered to be unlikely to have a significant impact to amenity or the local road network. Furthermore, it delivers a biodiversity enhancement, and the continued extraction of materials from the site is favourable in terms of operational emissions compared to other quarries in the area.

9.2 The Council is satisfied that environmental effects of this development can be addressed by way of mitigation. The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of operational compliance can be secured through Condition 12 of this permission.

9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued Y

Conclusion of Restoration Bond Y

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

1. This planning permission hereby granted shall endure until 12 June 2096 by which time all workings shall have ceased, all plant and equipment shall be removed and the site restored in accordance with the approved plan to agricultural land (pasture) with trees and scrub planting with exposed quarry faces retained for geodiversity value.

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 in accordance with the restoration scheme required by Condition 3 of this planning permission

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 amenity impacts of any additional plant are properly assessed.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As Amended), no fixed plant (including any tar making or concrete making plant), other than those specifically approved through this consent, shall be operated on the site without the express grant of planning permission.

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

3. Within 6 months of the grant of this planning permission, a detailed scheme to ensure the decommissioning and phased rolling restoration of the site for the purpose of agriculture with trees and scrub planting with exposed quarry faces and floors and their aftercare, in line with the approved restoration plans, shall have been submitted to and subsequently approved in writing by the Planning Authority. The scheme shall be known as the Decommissioning and Restoration Plan and shall ensure:
 - a) The grading of all ground to stable slope angles and the shaping and contouring of the ground such as to be sympathetic to adjacent geological features;
 - a) The progressive phasing of restorations works to ensure early restoration of any excavated phase;
 - b) The treatment of surfaces prior to and after topsoiling and proposals to establish suitable vegetative cover (including tree and scrub planting);
 - c) A programme of after care for each phase or sub-phase of restoration;
 - d) A programme of aftercare and maintenance for a minimum of 36 months following the last working of the site

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

4. Within 6 months of the grant of this planning permission a site Environmental Management Plan (EMP) shall be submitted to, and approved in writing by, the Planning Authority. The EMP shall include, but will not necessarily be limited to:
 - a) Maintenance of a 10m buffer between the extraction area and any watercourse or waterbody;
 - b) Maintenance of a 3m buffer between the fenced boundary with the Littlemills SSSI;
 - c) Maintenance of a 3m buffer between the fenced boundary with the adjacent Forestry;
 - d) A site map showing the location of pollution prevention measures such as spill kits, oil interceptors, drainage associated with welfare facilities, recycling and bin storage and vehicle washing areas;

- e) A site log sheet detailing how often the pollution prevention and drainage measures shall be checked and maintained which shall be kept on site ready for inspection at any time;
- f) An updated site map showing where soils and overburden shall be stored including details of the heights and dimensions of each store, how long the material shall be stored for and how soils shall be kept fit for restoration purposes;
- g) Sections and plans detailing how restoration shall be progressed including the phasing, profiles, depths and types of material to be used;
- h) Details of cut of drains, ensuring that these maximise diversion of water from entering quarry works;
- i) A scheme for monitoring excavations for signs of groundwater ingress and outlining the mitigation which shall be undertaken if such an even occurs;
- j) Location of any and all processing plant;
- k) A Silt Management Plan, identifying locations and details of silt management devices and settlement lagoons;
- l) Locations of proposed borehole(s);
- m) Dust management, monitoring and suppression plans for the site and access road;
- n) Noise management and control plans inclusive of a scheme of notification to be submitted within two weeks following commencement of a new operating phase or any other significant change in operations providing a noise survey undertaken by a competent person to ensure the limits applied in condition 11 are being complied with. The scope of any survey and monitoring shall be agreed in writing by the Planning Authority with results of any survey being submitted to the Planning Authority within 28 days of the survey being undertaken.
- o) Details of any and all lighting on the site;
- p) Details of the person(s) who will oversee the implementation and adherence to the Environmental Management Plan;
- q) A detailed plan identify all proposed nature conservation mitigation measures, such as:
 - i. Measures for protected species / breeding birds that may be found using the site;
 - ii. Areas of vegetation removal – with timings of work outwith spring / summer months to avoid impact on breeding birds and other wildlife interests.

The Environmental Management Plan shall be implemented as approved, ensuring all on site staff are familiar with and adhere to its terms. The EMP shall be reviewed every 5 years from the date of the approval of the permission to ensure that it remains in line with good practice. The reviewed and updated documents shall be submitted and approved in writing to the Planning Authority by 01 March of any review year.

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

5. Within 6 months of the grant of this planning permission the applicant shall submit the following as part of an updated Environmental Management Plan or similar document: -

- Updated dust management, monitoring and suppression plans for the site and access haul road
- Updated noise management and control plans inclusive of a scheme of notification to be submitted within two weeks following commencement of a new operating phase or any other significant change in operations providing a noise survey undertaken by a competent person to ensure the conditioned limits are being complied with.

Reason: In the interests of amenity due to the potential noise and air quality impacts of the above activities on sensitive receptors

6. Within 6 months of the grant of this planning permission, an access management statement/plan shall be submitted to, and approved in writing by, the Planning Authority. This shall detail how access routes shall be reinstated and timescales for their reinstatement. The access arrangements contained within shall then be implemented as approved.

Reason: In order to make clear the public access rights regarding quarrying activities, sustain existing public access connections away from quarry activities and promote access to the area following restoration.

7. Within 6 months of the grant of this planning permission an Operational Traffic Management Plan (OTMP) shall be submitted to the Planning Authority for approval in writing. For the avoidance of doubt the OTMP shall include:

- a) Traffic routing for all HGV quarry traffic via the B851/B861 and to and from the site via Inverarnie;
- b) A scheme for communication of traffic routing to drivers of vehicles who may use the quarry including details of location and content of signage; and
- c) No incoming or outgoing lorry movements on the B851 southwest of the quarry between 0830 and 09000 on any school day; and
- d) A scheme of signage to instruct HGV drivers to use the B851 eastward to the A9; and
- e) A review of quarry operations at an agreed interval; and
- f) Details of the monitoring of vehicle numbers, accidents related to or close by to the site; and
- g) Any changes to be implemented to delivery times or numbers, particularly if the road network is to be disrupted later into the extension period.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To ensure that the future upgrade of the road is secured and that traffic will be managed during the entire operational lifecycle.

8. The development shall be undertaken entirely in accordance with the submitted application, the mitigation highlighted within the supporting Environmental Impact Assessment Report docqueted hereto, and the approved plans. For the avoidance of doubt no additional sand, gravel or hard rock material shall be imported to the site in order to maintain production of plant or sustain the dispatch of materials.

Reason: In order to ensure the production capacity of this quarry does not exceed levels considered through the Environmental Impact Assessment Report.

9. At no time during the operation of the development shall anything obscure visibility between a driver's eye height of 1.05m along the visibility splays of 9m x 215m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction, positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: In order to ensure the safety and free flow of traffic on the public road

10. The following activities shall not take place outwith the hours of 0700-1900 Monday to Friday, 0700-1300 on Saturday without prior written approval of the Planning Authority:

- Production operations;
- Loading of lorries;
- Driving of lorries;
- Soil stripping;
- Bund formation.

Works outlined above may be undertaken if they are required for saving of life or property or for the safety of the works. If works are carried out for this reason, the Planning Authority shall be informed within 72 hours of such works.

Reason: In the interests of amenity due to the potential noise impacts of the above activities on noise sensitive receptors.

11. The noise levels arising from the workings on the site at the curtilage of any noise sensitive receptor at the time of the commencement of this planning permission shall not exceed:-

- 45 dB (A) Leq 1 hour free field during permitted operational hours Monday to Saturday;
- 35 dB (A) Leq 15 minutes free field at all other times;
- 70 dB (A) Leq 1 hour free field when undertaking soil stripping, mound construction and landscaping during permitted operational hours. Any

such operations should not take place in more than 8 weeks of any calendar year.

For the avoidance of doubt the times stated means that period of time during the defined working day. Further “free field” shall be interpreted to mean at least 3.5m from significant sound reflecting surfaces, other than the ground plane.

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: In the interests of amenity due to the potential noise impacts of the above activities on noise sensitive receptors

12. The operator of Mid Lairgs 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 shall present an audit of the workings undertaken in the preceding calendar year, illustrating:

1. The rates of extraction against the projected operations
2. Areas of final restoration delivered on site
3. 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
4. The results of ongoing groundwater monitoring

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

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

REASONED CONCLUSION

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

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 McAteer
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - L01 – Location Plan
Plan 2 - MLQ2025-P1 REV A – Site Layout Plan Phase 1
Plan 3 - MLQ2025-P2 REV A – Site Layout Plan Phase 2
Plan 4 - MLQ2025-P3 REV A - Site Layout Plan Phase 3
Plan 5 - MLQ2025-P4 REV B – Site Layout Plan Phase 4
Plan 6 - MLQ2025-P5 REV B – Site Layout Plan Phase 5
Plan 7 - MLQ2025-P6 REV B – Site Layout Plan Phase 6
Plan 8 - MLQ2025-P7 REV B – Site Layout Plan Phase 7
Plan 9 - MLQ2025_REST – Site Layout Plan – Restoration Plan
Plan 10 - MLQ2025_SLP – Location Plan

Appendix 1

The Highland Council – Appropriate Assessment

LITTLEMILL FLUVIO-GLACIAL LANDFORMS SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI) APPROPRIATE ASSESSMENT for 25/04294/S42

Description

Littlemill is located near Daviot in Inverness-shire and it is the best example of a system of large parallel eskers in Scotland. It is an important geomorphological site for a suite of glaciifluvial landforms produced by glacial meltwaters during the wastage of the Late Devensian (last) ice sheet, around 15,000 years ago. It is distinguished by a classic example of a system of large parallel esker ridges formed of sand and gravel deposited by the meltwater rivers. Together with associated kame deposits and kettle holes, these form one of the finest landform assemblages of their type in Scotland.

Assessment

The proposal is for the extension of time for Mid Lairgs Quarry near Daviot, Inverness from a cessation date of 2046 to 2096. A section of the SSSI is an enclave within the currently approved quarry site. The proposal does not seek to enlarge the existing quarry footprint and will lower the quarry floor from 163m Above Ordnance Datum (AOD) to 193m AOD. This is not expected to impact the SSSI as it is outwith the area in which materials are being won. The applicant has also provided details of the proposed restoration to the site and this too is not expected to alter the parallel esker ridges within the SSSI

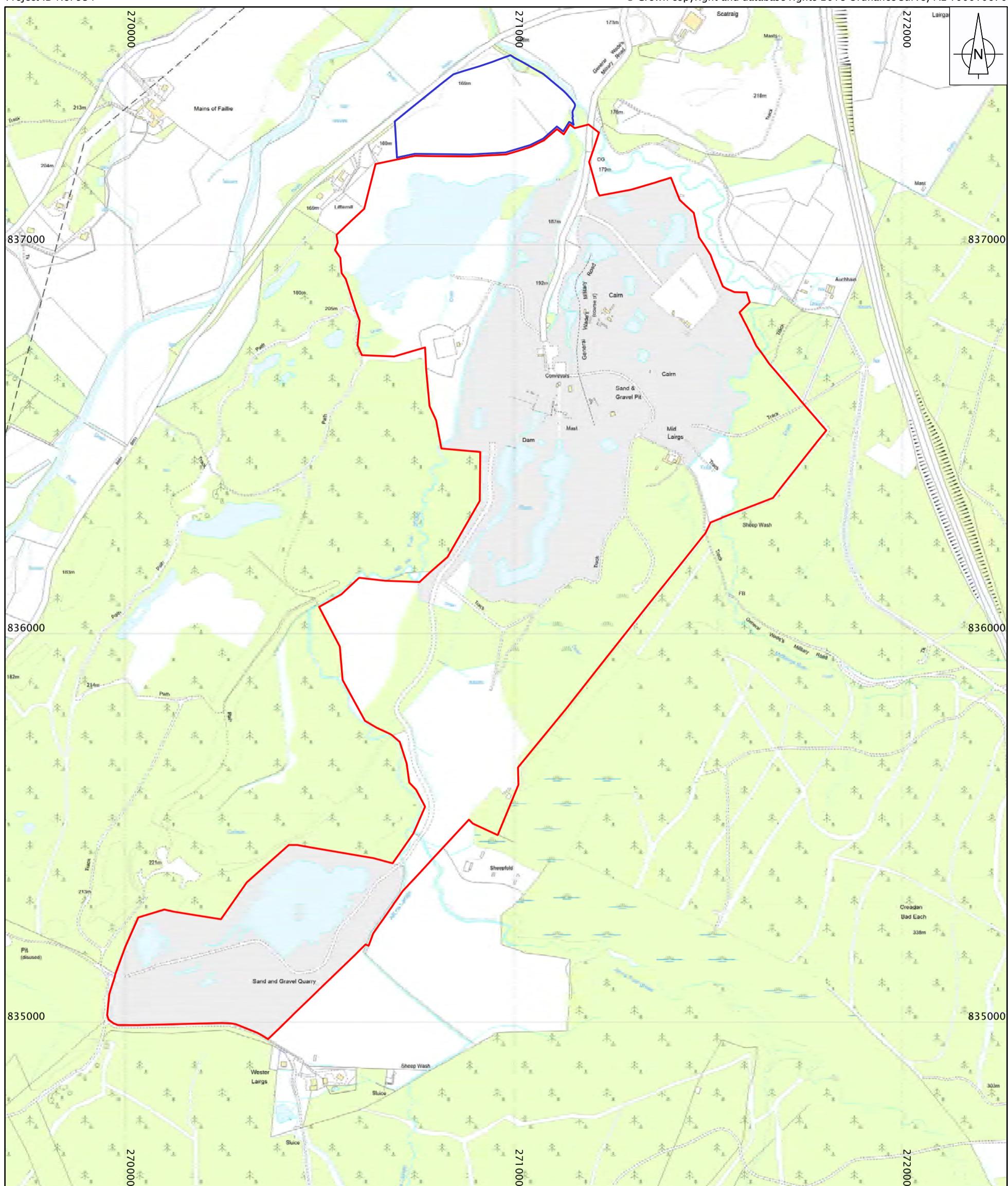
The Highland Council

22 January 2026

Appendix 2

Other Legal Agreement requirements

Type	Details
Bond	Purpose of the Bond – decommissioning and site restoration measures outlined in the Decommissioning and Restoration Plan
Road Survey	S96 agreement under the Roads (Scotland) Act 1984 for the maintenance of the access road to site known as General Wade's Military Road over the period of quarry operations ((to 2096 including the restoration and reinstatement period)



SITE LOCATION PLAN/ LANDOWNERSHIP PLAN

Legend

- Application Boundary - All Land within Applicants Control
- Additional Land within Applicants Control

Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL) LTD.

Project: MID LAIRGS QUARRY

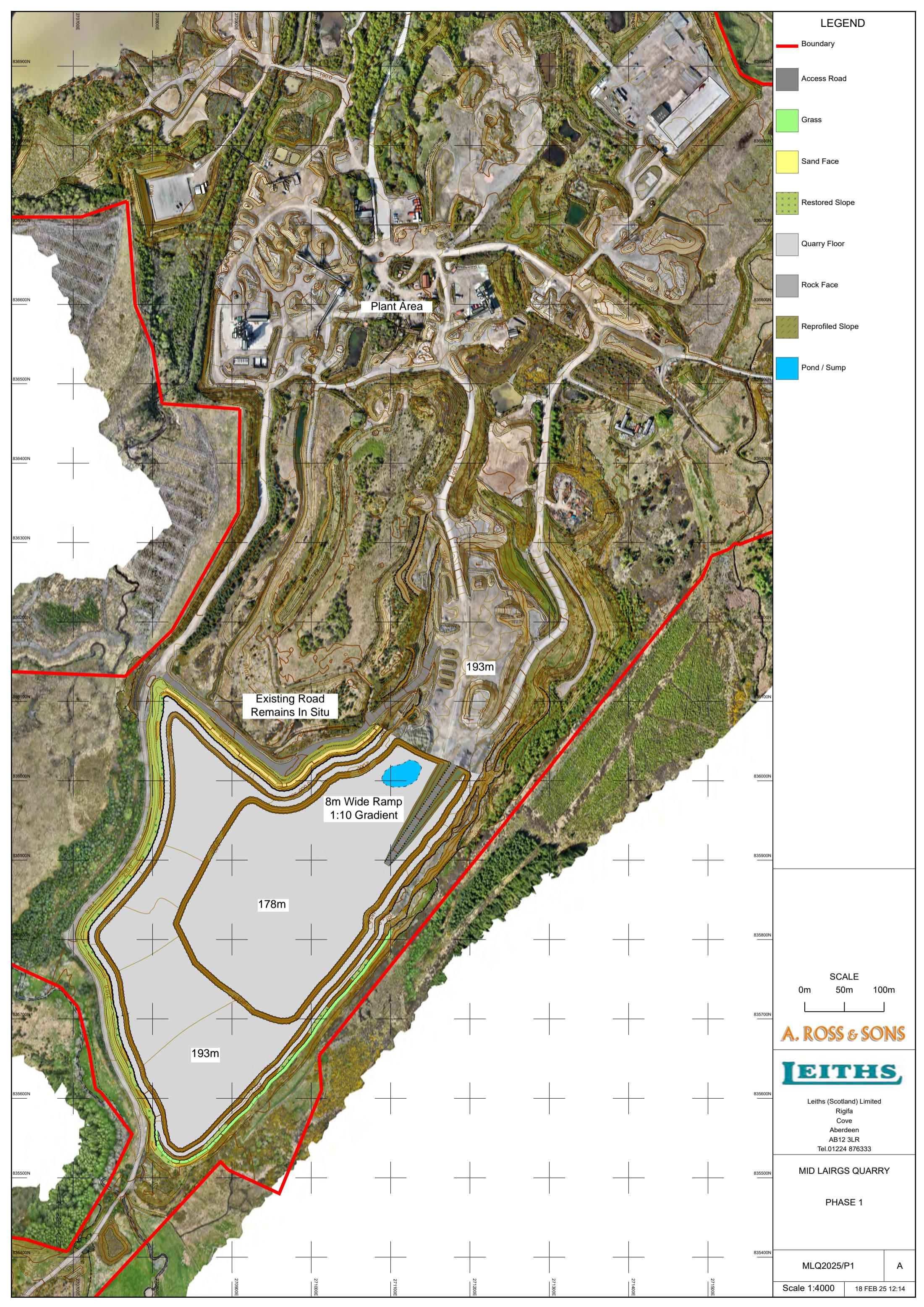
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LANDOWNERSHIP PLAN

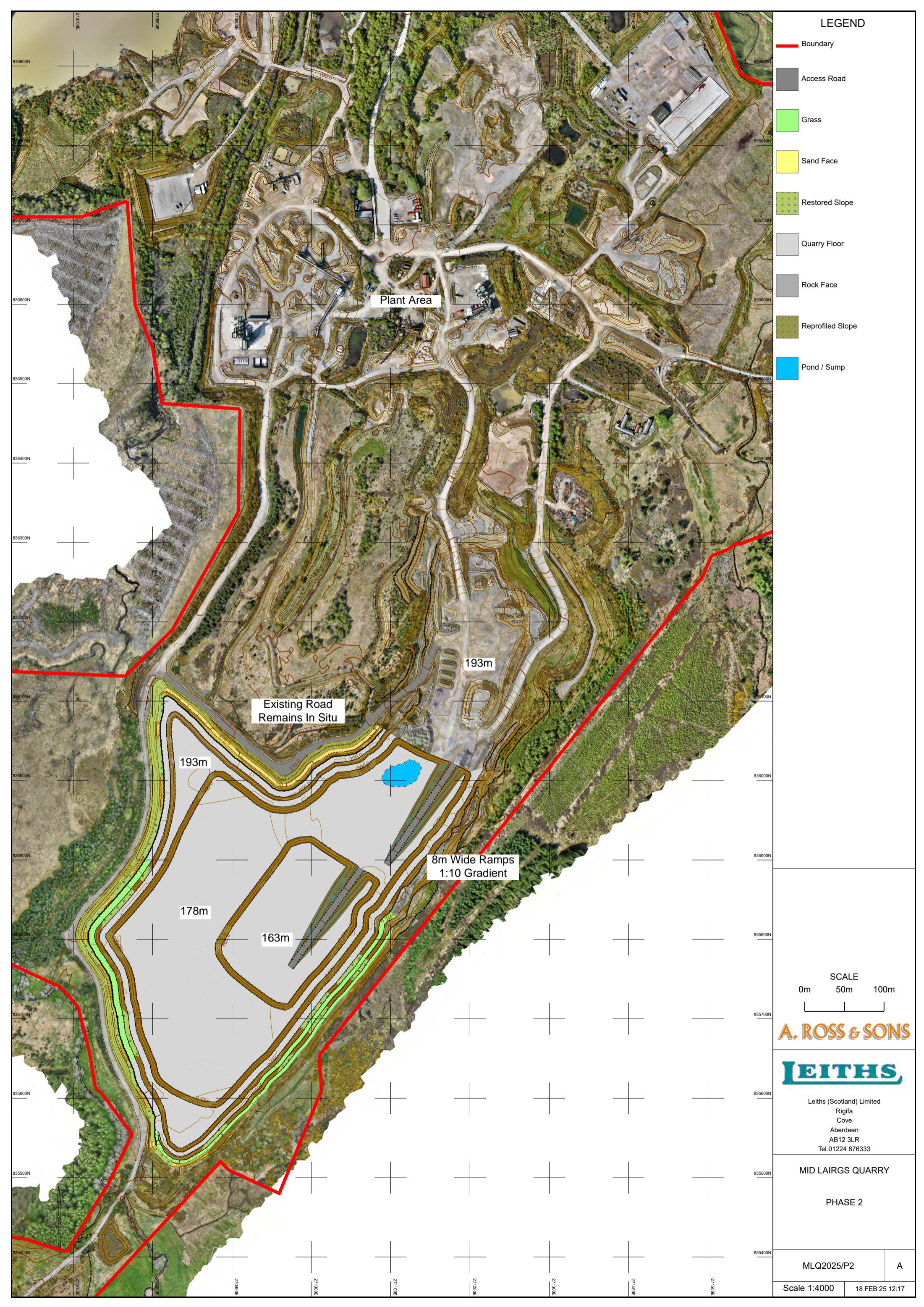
Dalgleish Associates Ltd

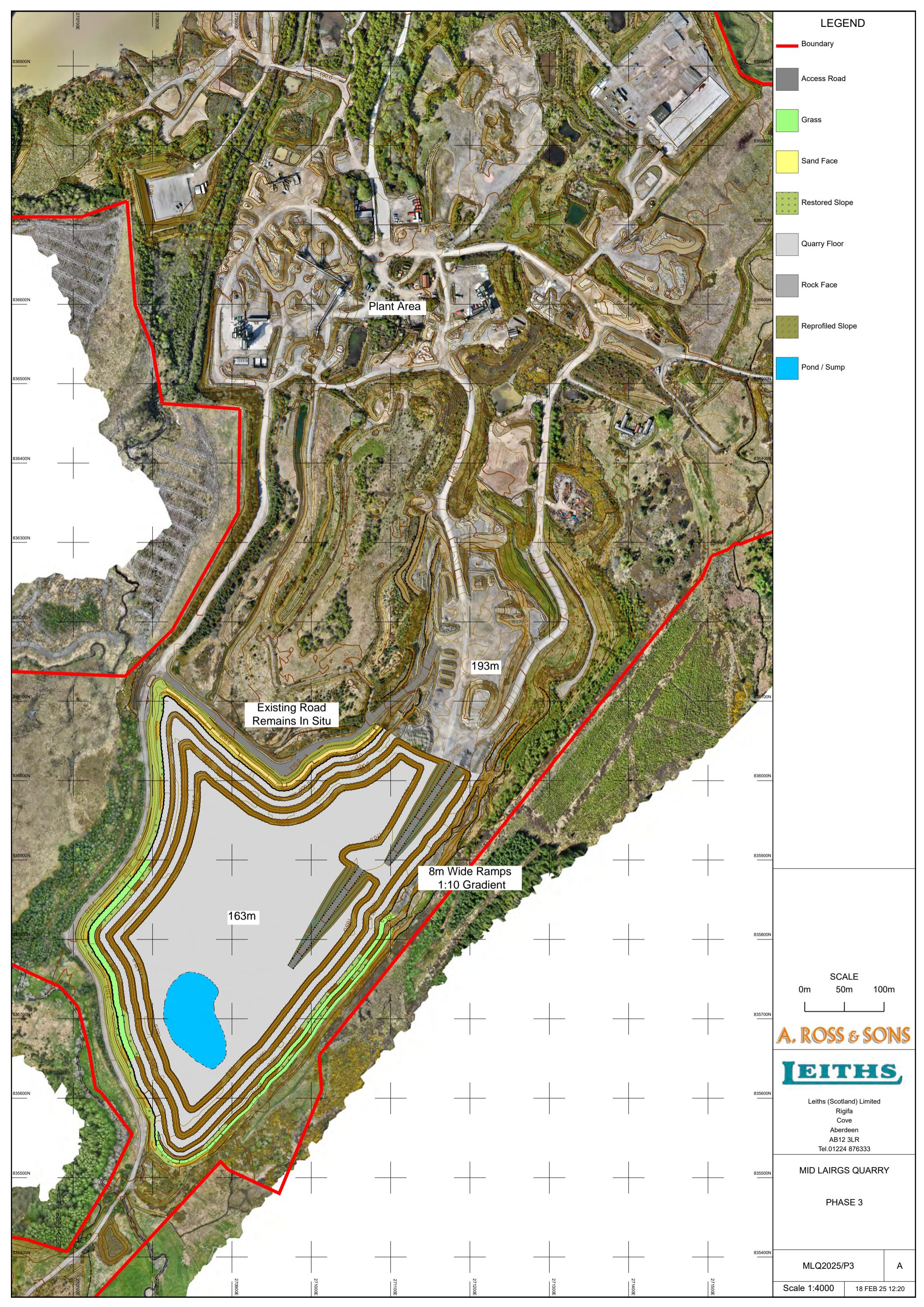
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ASSOCIATES
LIMITED

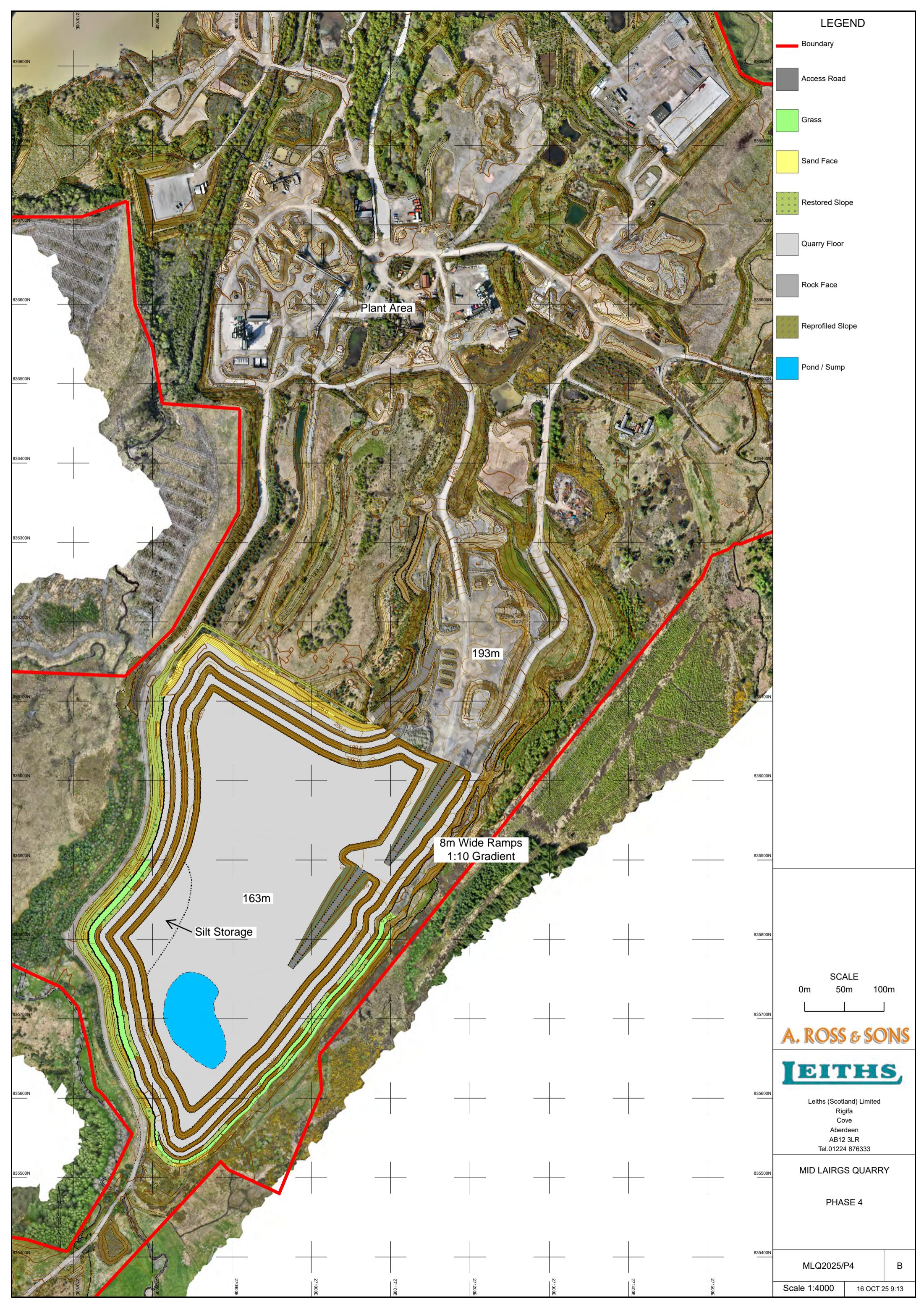
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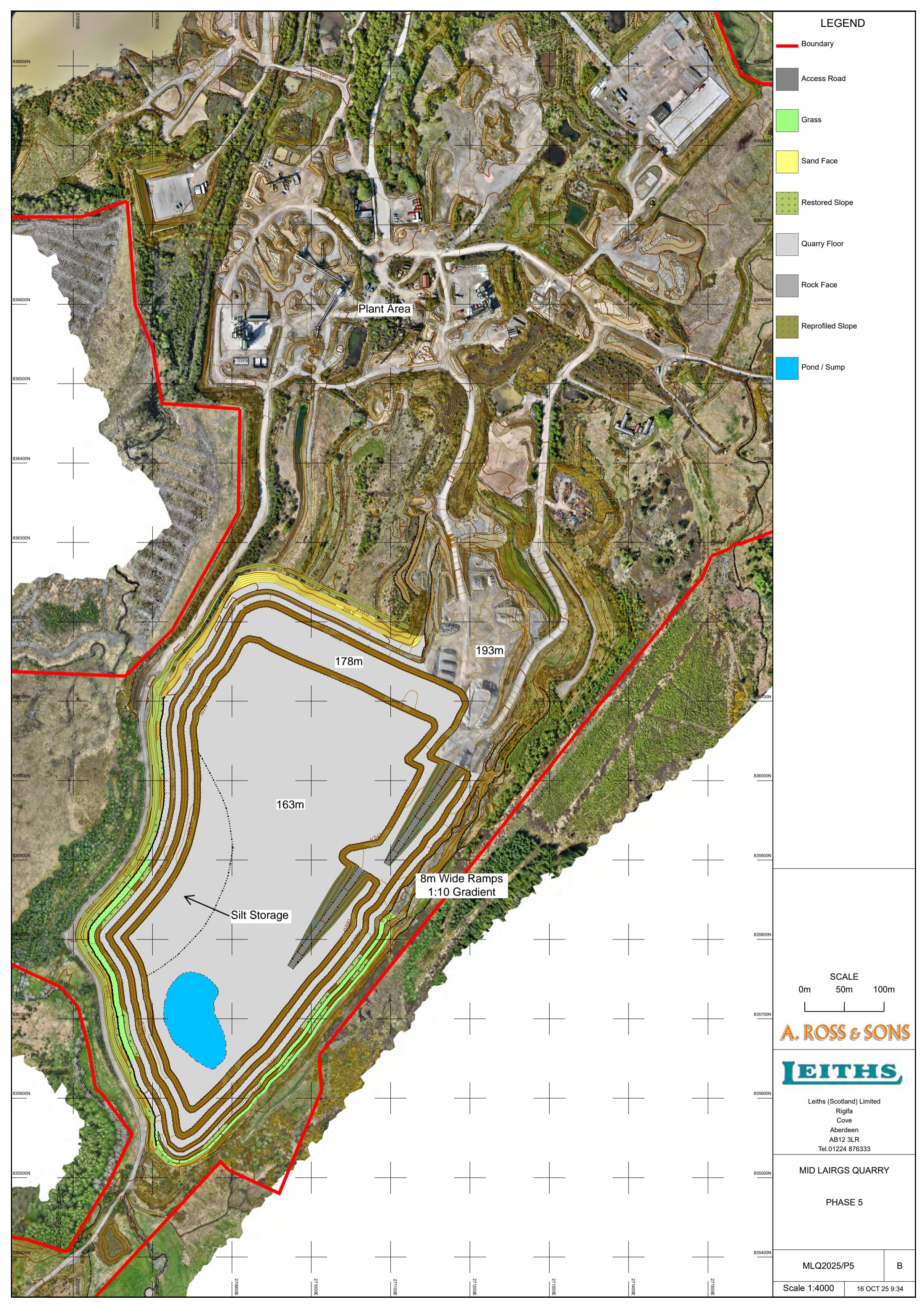
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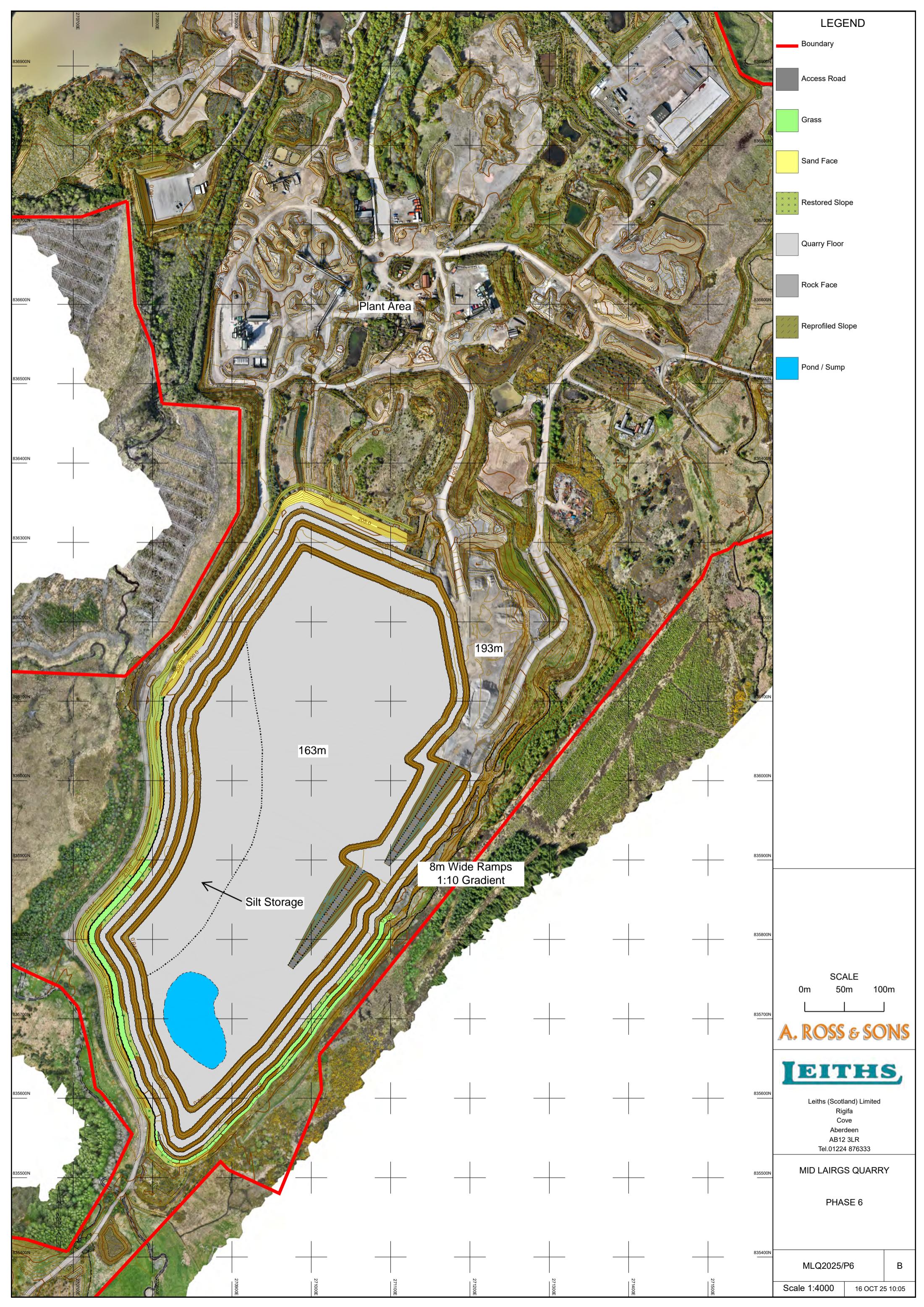


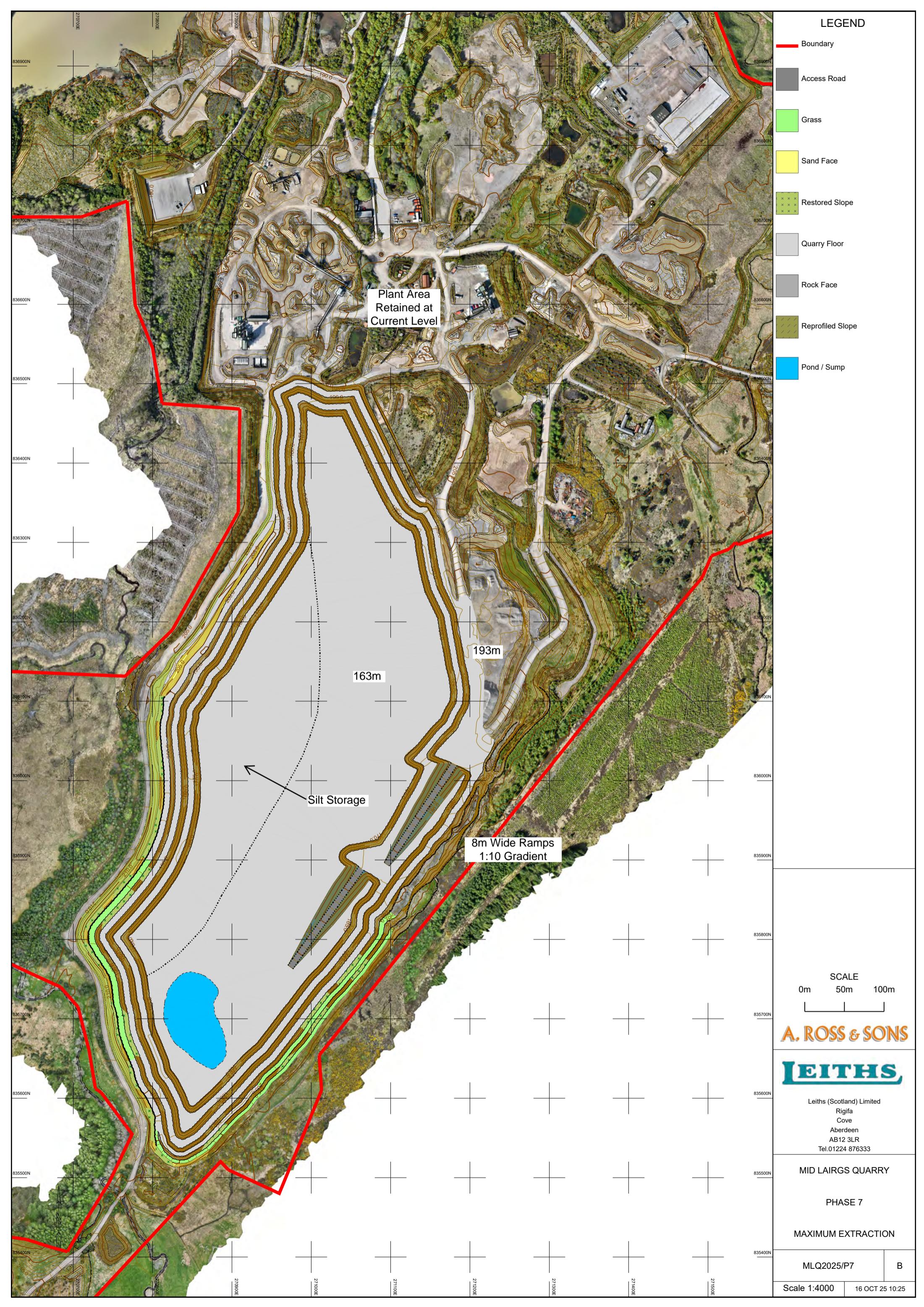


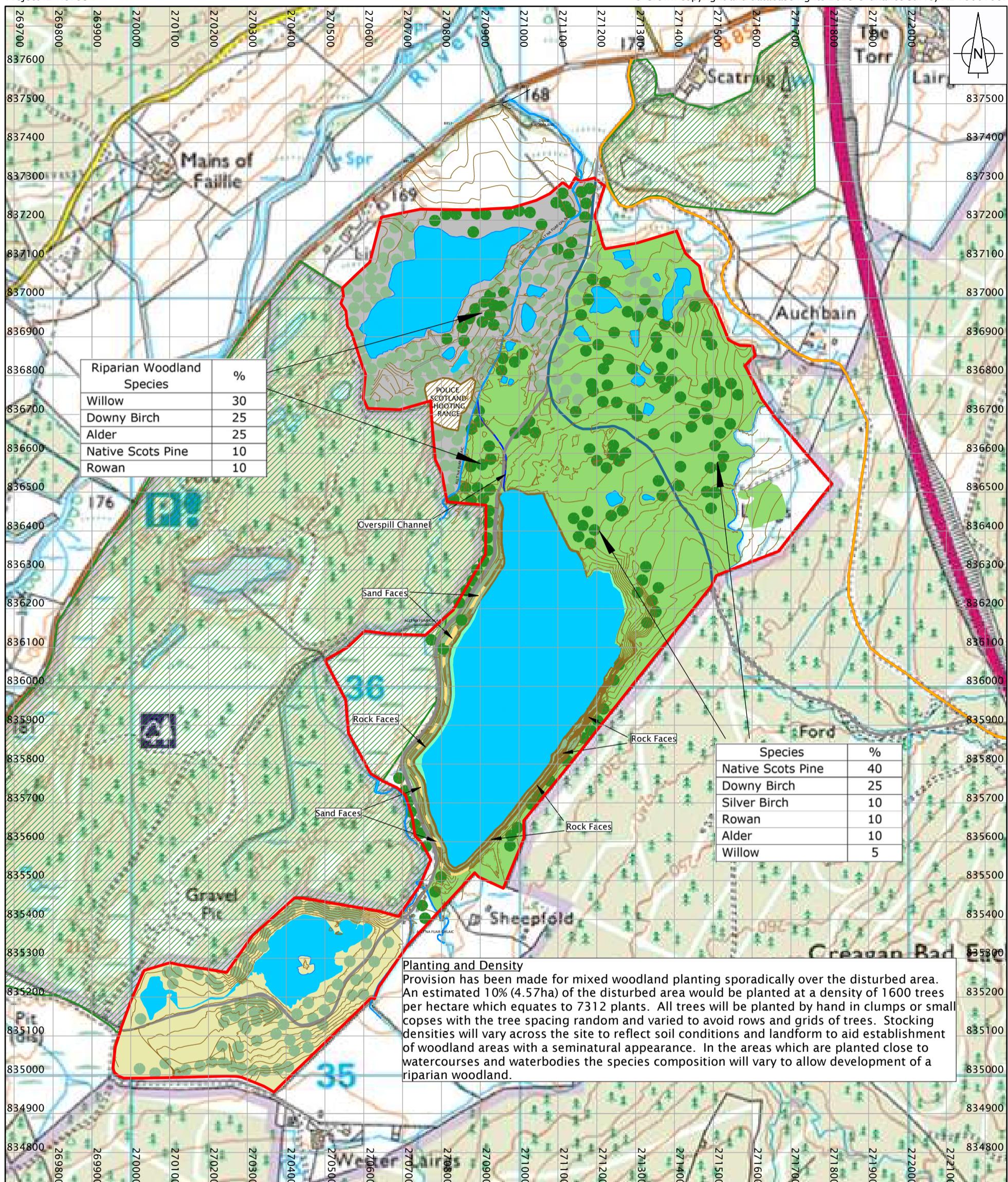












A. ROSS & SONS

LEITHS

Built on Quality

RESTORATION PLAN

Legend

	Site Boundary		Rock Face / Scree Slope
	SSSI		Wildlife Area Completed
	Existing Shooting Range		Proposed Tree Planting
	Lochans and Ponds		Completed Tree Planting
	Peripheral Wetland Habitat		Access Routes
	Agricultural Grazing with Woodland Planting		Reinstated Path on Route of General Wade's Military Road
	Grassland on Slopes / Benches		Heritage Footpath
	Sand Face / Slope		

0 200m 400m
Scale

Client: ALEXANDER ROSS & SONS (SAND AND GRAVEL) LTD.

Project: MID LAIRGS QUARRY EXTENSION

Title: RESTORATION PLAN

Figure:MLQ2025/REST Drawn: EM

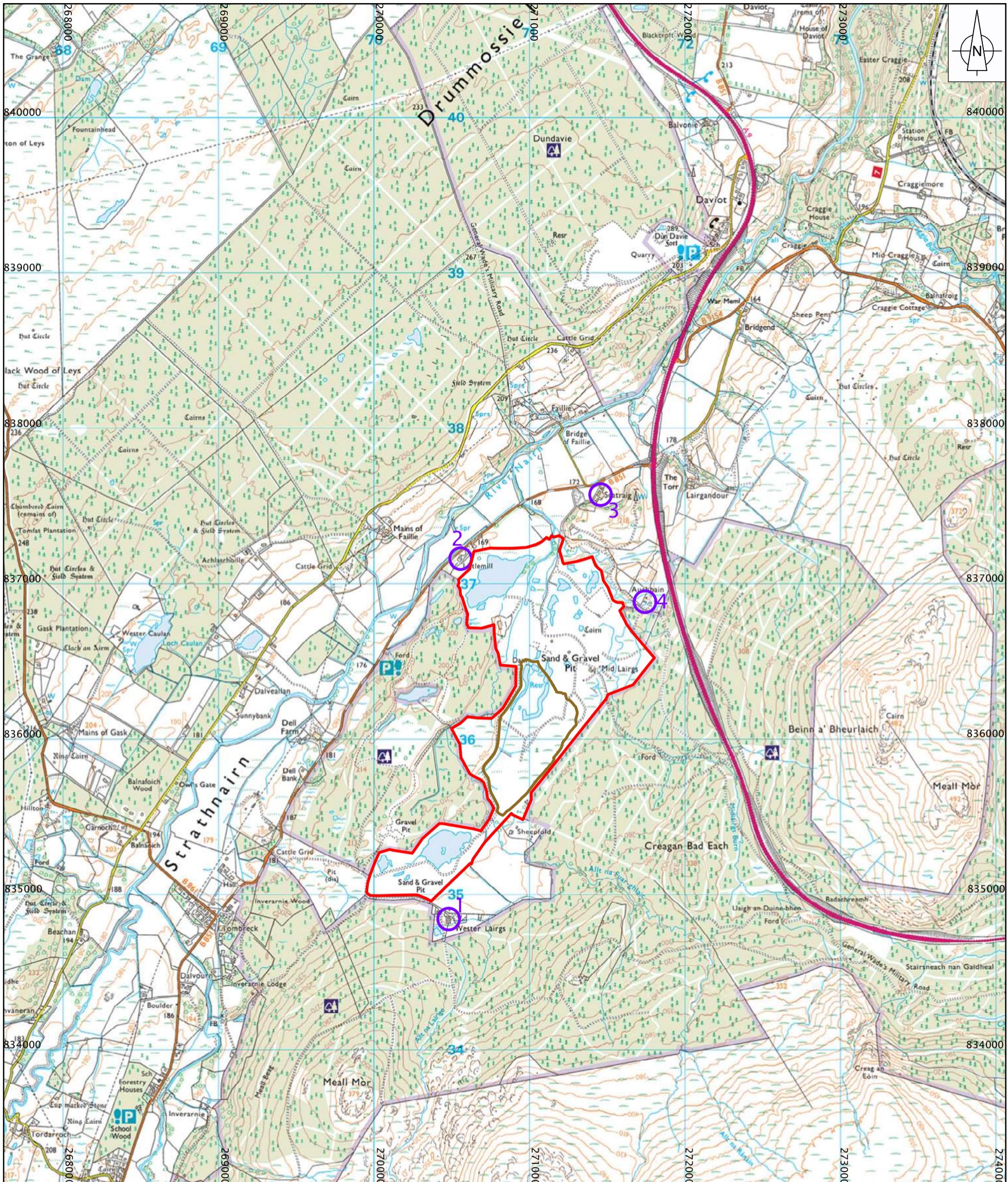
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Dalgleish Associates Ltd

ENVIRONMENTAL, MINERAL AND PLANNING CONSULTANTS
CATHERDRAL SQUARE
DUNBLANE FK15 0AH
Tel: 01786 822339

DAL
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LIMITED



Legend

Site Boundary - Mid Lairgs

Permitted Excavation Area

Sensitive Receptors

1. Wester Lairgs
2. Littlemill
3. Scatraig
4. Auchbain

A. ROSS & SONS

SITE LOCATION PLAN

Dalgleish Associates Ltd

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PLANNING CONSULTANTS
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DUNBLANE FK15 0AH
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Client: ALEXANDER ROSS & SONS
(SAND AND GRAVEL LTD.)

Project: MID LAIRGS QUARRY EXTENSION

Title: SITE LOCATION PLAN

Figure:MLQ2025/SLP Drawn: EM

Scale: 1:25,000 Checked: WB

Date: 01.10.25 Sheet Size: A3

0 500m 1000m
Scale