
NORTH AYRSHIRE COUNCIL

22nd January 2020

Planning Committee

Locality	Garnock Valley
Reference	19/00864/PPM
Application Registered	21st November 2019
Decision Due	21st March 2020
Ward	Dalry And West Kilbride

Recommendation	Approved subject to Conditions
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Location	Loanhead Quarry Beith Ayrshire KA15 2JN
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Applicant	W H Malcolm Ltd
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Proposal	Materials recycling and wash plant
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1. Description

Planning permission is sought for the operation of a materials recycling and wash plant at Loanhead Quarry, Beith. The site is some 3.95 hectares in area. The site is within the floor of the quarry with permitted quarrying operations (ref: 15/00264/DCMS) ongoing to the east, permitted infilling operations (ref: 02/00111/PP, a variation of the original N/01/97/0174) ongoing in a former quarry cut to the south and the access, facilities and car park of the quarry to the north-west. The proposed use would share the access etc. with the permitted quarrying and infilling uses.

The site is identified in the Local Development Plan (LDP) as Countryside. The nearest residential properties are some 355m to the west, beyond the permitted infilling area, and 320m to the north-east, beyond the permitted quarry.

The materials recycling and wash plant would comprise 5 vehicle wash bays, an area for road sweepings, stockpile areas for the materials brought to site and machinery for sorting, cleaning and crushing the material. The machinery would be approx. 10.6m in height. It is proposed that 300,000 tonnes of imported material per annum would be processed through the plant, with 60% likely capable of producing a product for sale. The remaining 40% being suitable either for infill or engineering operations. The infill material would likely be used at

the adjoining permitted infilling operations. The imported material would be inert waste, as governed by the Scottish Environment Protection Agency (SEPA.)

The application falls within the category of "major" development, in terms of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. A pre-application consultation (PAC) was required and a PAC notice was received 4th June 2019 (ref: 19/00439/PREAPM).

The proposal was screened in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 on the 26th September 2019 (ref: 19/00708/EIA). The Council, as Planning Authority, adopted the screening opinion that given the nature, scale and location of the proposed development, an Environmental Impact Assessment (EIA) would not be required.

In support of the application the following documents have been submitted:

PAC report

The PAC report notes the publicity measures undertaken, meetings with the Beith Community Council and the Knowes Farm Liaison Committee. This liaison committee is operated by the applicant in relation to their landfill site at Knowes Farm, Beith. The committee is required by the planning permission which allows the operation of that landfill and is a forum for discussions between the applicant, residents, Councillors and members of the Community Council. Members of the Community Council have toured Loanhead and a similar facility operated by the applicant at Shewalton in Irvine.

A public event was also held on the 1st August 2019 at Beith Community Centre. The report notes there were 36 attendees at the event. Comments raised related to; welcoming new employment opportunities and supporting existing employment at the site; welcoming the recycling and waste reduction opportunities; potential traffic impacts; noise and dust concerns; water management and clarification of the type of waste.

In relation to the comments raised, the applicant has provided information relating to the issues, including mitigation measures relating to potential impacts.

Planning Statement

The planning statement summarises the planning background, including the LDP allocation and policy context. The statement sets out the context of the site within the area and within the business operation of the applicant. The report states that the use would complement and support the quarrying operation. It would allow different aggregate products to be sold and divert waste soils from landfill. This is considered to support the Scottish Government's waste reduction objectives.

The planning statement highlights that there would be no change in the type of waste material currently approved for importation and no change in the annual level of waste material currently anticipated to be imported. It is anticipated 500,000 tonnes of inert waste would be brought to the site. 200,000 tonnes, comprising material that cannot be recycled, would be used in infilling immediately, whilst 300,000 tonnes would be processed. About 180,000 tonnes of processed material would be re-sold and removed from the site with the

remaining 120,000 tonnes used to infill the site or used in engineering operations in other locations as required.

The types of inert waste material that would be brought to the site are controlled by SEPA. Currently this comprises; waste glass fibrous material; glass packaging; concrete; bricks; tiles and ceramics; glass; soil and stones including gravel, crushed rock, sand, clay, road base, planings and track ballast.

The statement sets out the proposed methodology for the operation of the recycling and wash plant. Permission is sought until 4th May 2058, in accordance with the permitted period for the quarrying operations.

The statement also demonstrates how the proposal would meet the requirements of the planning conditions attached to the quarrying permission (ref: 15/00264/DCMS), including water treatment and management, noise management and mitigation, dust management and mitigation, and impacts on ecology. The proposal is not considered to effect protected bird species known to be nesting on site and confirmation of the applicant's continued liaison with the South Strathclyde Raptor Study Group.

The planning statement also sets out the impact of the proposal on employment. The proposal is considered to support the applicant's wider business which employs over 1,600 people in central Scotland. In terms of Loanhead, there approx. 40 people on site, the majority of whom are local. The proposal is considered to provide continued opportunity for work for those on site and it is considered that 4/5 additional jobs could be created. The proposal would also support allied businesses and suppliers.

Noise Impact Assessment

This provides further information in respect of potential noise and mitigation. The assessment was carried out in the context of the relevant noise planning conditions from 15/00264/DCMS. These conditions limit the hours of operation of the quarry, except for essential maintenance, and limit most noise from the quarry to 55dB during working hours. The hours of operation for the quarry, and proposed for the recycling plant, are 07.00 to 19.00 Monday to Friday and 07.00 to 13.00 on Saturday.

The assessment states that proposed plant would meet the requirements of those conditions and no further noise controls should be required.

The Town and Country Planning (Scotland) Act 1997 states that when determining planning applications regard shall be had to the provisions of the development plan, so far as material to the application, and to any other material considerations.

The relevant policies of the Local Development Plan adopted November 2019 (LDP) are Strategic Policy 1: Spatial Strategy; Strategic Policy 2: Placemaking, Policy 27: Sustainable Transport and Active Travel and Policy 30 Waste Management Facilities. The Scottish Government's Zero Waste Plan is also considered to be relevant.

Relevant Development Plan Policies

Strategic Policy 1
Spatial Strategy

Our spatial strategy is based on the principle that we want to direct the right development to the right place. This means we want to direct most development to our towns, villages and developed coastline where we have infrastructure capacity to support new development, where there is access to existing services and where we have opportunities to re-use and redevelop brownfield land.

We recognise that for island and rural communities we have to be more flexible to ensure they can grow and thrive too so we have set out a distinct approach for them which continues to promote a sustainable pattern of development but that also empowers our rural economy and communities to develop while protecting our countryside areas as a valuable natural asset. We have indicated what this means on our Spatial Strategy Map and in the mini maps included throughout this Local Development Plan.

Strategic Policy 1 includes objectives and policies for how development can enhance and protect our Towns and Villages, our Countryside and our Coast.

We will assess development proposals against the principles set out in the spatial strategy. All development proposals must also comply with Policy 2: Placemaking and any relevant policies of this Plan. We will resist development outwith the boundaries of towns and villages, except where the development would positively contribute to the vision or priorities identified in the spatial strategy or where detailed policies of the LDP provide support. We will refer to Scottish Planning Policy's presumption in favour of development that contributes to sustainable development in considering proposals that are not supported by the spatial strategy.

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Detailed Policy 30

Waste Management Facilities

Proposals for the development of waste management facilities that align with Scotland's Zero Waste Plan and the Council's Waste Management Strategy, including any ancillary operations, will be supported subject to meeting the following criteria:

- i) Compatibility with surrounding existing and allocated land uses; and
- ii) Satisfactory provision for the mitigation of adverse impacts is secured in relation to the environment, transport, public health and safety; including site restoration, after care plans, buffers of a satisfactory distance between dwellings or other sensitive receptors and screening where appropriate.

Proposals for development that would compromise the operation of waste management facilities would be resisted.

As a general guide, appropriate buffer distances may be:

- o 100m between sensitive receptors and recycling facilities, small-scale thermal treatment or leachate treatment plant;

- o 250m between sensitive receptors and operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant;
- o >250m between sensitive receptors and landfill sites.

Detailed Policy 27

Sustainable Transport and Active Travel

We will support development that:

contributes to an integrated transport network that supports long term sustainability

- o reduces inequality by improving the accessibility and connectivity of employment opportunities and local amenities
- o provides safe and convenient sustainable transport options and supports modal shift to sustainable transport and active travel.
- o reduces the need to travel or appropriately mitigates adverse impacts of significant traffic generation, road safety and air quality, including taking into account the cumulative impact.
- o takes a design-led, collaborative approach to street design to provide safe and convenient opportunities for integrated sustainable travel in the following order of priority: pedestrians, people on cycles, people using collective transport (buses, trains etc.) and people using private transport.
- o considers the potential requirements of other infrastructure providers, including designing for the potential development of district heat networks by for example incorporating access points into the transport network to allow for future pipe development or creating channels underneath the road/infrastructure to enable pipe development with minimal disruption to the networks.
- o enables the integration of transport modes and facilitates movement of freight by rail or water (in preference to road). This would include, for example, the provision of infrastructure necessary to support positive change in transport technologies, such as charging points for electric vehicles and the safeguarding of disused railway lines with the reasonable prospect of being used as rail, tram, bus rapid transit or active travel routes.
- o considers the impact on, and seeks to reduce risk to level crossings, including those located within Ardrossan, Stevenston and Gables.

Proposals are expected to include an indication of how new infrastructure or services are to be delivered and phased, and how and by whom any developer contributions will be made.

We will take account of:

- o the implications of development proposals on traffic, patterns of travel and road safety.
- o Significant traffic generating uses should be sited at locations that are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services. Where this is not achievable, we may seek the provision of subsidised services until a sustainable service is achievable.
- o the potential vehicle speeds and level of infrastructure provided for the expected numbers of trips by all modes.
- o the relationship between land use and transport and particularly the capacity of the existing transport network, environmental and operational constraints, and proposed or committed transport projects.

- o committed and proposed projects for the enhancement of North Ayrshire's transport infrastructure, including improved park and ride provision.
 - o specific locational needs of rural communities. We recognise that in rural areas we need to be realistic about the likely viability of public transport services and innovative solutions such as demand-responsive public transport and small scale park and ride facilities at nodes on rural bus corridors will be considered.
 - o The Council's adopted Local Transport Strategy, Core Paths Plan, Town Centre Parking Strategy and parking requirements.
 - o The need to mitigate and adapt to climate change with regard to the Climate Change (Scotland) Act 2009.
 - o The provision of new and improved links to existing and proposed active travel routes which are integrated with the wider strategic network, including the National Walking and Cycling Network, core paths and the Ayrshire Coastal Path.
- Developments likely to generate significant additional journeys will be required to be accompanied by a Transport Assessment, Air Quality Assessment and a Travel Plan. A Transport Statement will be required for smaller scale developments that will not have a major impact on the transport network, but are still likely to have an impact at a local level on the immediate transport network.

National Development:

The National Walking and Cycling Network (NWCN) was designated as a national development within the National Planning Framework (NPF3). This is an ambitious project which aims to grow Scotland's network of paths from 6,000 to 8,000 km by 2035. Key routes in North Ayrshire which will contribute to this network are detailed below. These are being developed in partnership with Sustrans and Scottish Natural Heritage as lead organisations for the delivery of the NWCN.

These include the development of an off-road alignment for:

- o National Cycle Network (NCN) Route 73 (North) between Brodick and Corrie on the Isle of Arran
- o NCN Route 753 between Skelmorlie and Ardrossan
- o While not explicitly referenced in NPF3, support will be given to development of an off-road alignment for NCN Route 7 between Kilwinning and Kilbirnie.

2. Consultations and Representations

Neighbour notification was carried out and the application was advertised. There have been 7 objections received which can be summarised as follows;

1. The site is within a residential area. The area should not become industrial. The operation will run 24hrs a day and all year. This will cause noise and dust disturbance. Continual monitoring of these issues should be carried out. The monitoring should be fit purpose. The plant should be completely enclosed. Crushing of stone at the quarry was previously carried out within a building.

Response: The site is not within a residential area. Although it is within the Countryside, as identified by the LDP, the quarry itself is a long established industrial site. The proposed plant is within the floor of the existing quarry. The use could create noise and dust. Control

and monitoring of noise and dust could be governed by conditions attached to any planning permission. NAC Environmental Health and SEPA offer no objections and can investigate and act against any nuisances under their powers. Plant is already operated within the site as part of the permitted operations. This quarrying plant can be placed anywhere within the site required for quarrying operations.

2. There will be extra impact on the roads with vehicles running 24hrs a day. The importation of material to the quarry will increase traffic despite what the applicant states. The condition of the roads will deteriorate.

Response: There is no limit, in planning terms, on how much material can be imported to the infill annually or exported from the quarry, other than the limits of the excavation, and as such, vehicle movement could reflect the operation of those uses. The applicant has stated that there will be no change to the annual level of waste material anticipated to be imported but that most of it will be processed at the recycling plant. The use would complement the existing use, as vehicles which may have otherwise entered or exited empty would now potentially carry material to/from the recycling plant. NAC Active Travel and Transport and Renfrewshire Council offer no objection.

3. There will be light pollution from the operation of the site.

Response: The hours of operation of the use could be controlled by condition and be the same as the permitted hours of the quarry. It is not considered that the proposed use would give rise to any significant levels of light pollution. NAC Environmental Health can investigate any statutory nuisance from light pollution under their powers.

4. There will be sludge/liquid waste produced by the process. The operation of the site will impact on people's health. There will be asbestos within any waste brought to site.

Response: The waste processed would be inert, and this could be governed by condition attached to any permission. The types of waste proposed are unlikely to produce sludge or liquid, however, control over the specific types of waste would be a matter for SEPA.

5. It is questioned if there is a local need for the site with a similar facility in Irvine. The Council should investigate that site to see what incidents there have been in the last 3 years. Most of the waste is likely to come from Renfrewshire or Glasgow.

Response: The operator currently has a similar facility in Irvine, at Shewalton Road (planning permission ref: 14/00337/PPM). Whether the operator requires an additional facility is not a material planning consideration. That the applicant has applied suggests it is their consideration that this site would be additional or an alternative to the existing site. There have been no complaints to the Council, as Planning Authority, regarding the Irvine site in the last 3 years.

The type of waste proposed to be recycled is likely to come from construction/demolition which is likely to come from more urban areas. However, there is no restriction on the location from which infill material can be sourced and such matters would not be for the Council, as Planning Authority, to control.

6. There have been many complaints to SEPA and North Ayrshire Council about the operation of the existing quarry. Noise, dust, blasting and road safety are all issues that

have arisen from the existing operations. The applicant has not demonstrated compliance with regulations. No permission should be granted until compliance with the existing permissions.

Response: Concerns regarding the operation of the existing permitted quarry can be investigated should they be reported to the appropriate regulatory body.

With regards the permitted quarry operations, the Council, as Planning Authority, has received one complaint regarding noise and dust since the planning conditions were reviewed in 2015. The investigation, with Environmental Health, in May to July 2018 uncovered no evidence of a breach of planning conditions regarding noise. The planning condition relating to dust management had been in breach. However, additional measures for dampening dust were introduced by the operator and the breach ceased.

Environmental Health have advised of one additional complaint about noise in August 2017. No breach of planning conditions was identified nor any statutory nuisance. SEPA, NAC Active Travel and Transport and Renfrewshire Council have offered no objection to the proposal.

7. The applicant has not contacted local residents regarding the proposal. Neighbour notification and press advertisements are not sufficient publicity.

Response: It is considered the pre-application consultation carried out by the applicant meets the regularity requirements. The Council carried out notification of the application in accordance with the statutory regulations.

Consultations

SEPA - No objection. Further information is provided regarding the details required in order to assess the proposal in terms of SEPA's regulatory responsibilities

Response: Noted. The granting of planning permission does not negate the need to gain the necessary approvals of other regulatory bodies.

NAC Regeneration (Active Travel and Transport) - No objection. It is understood that no additional traffic is envisaged. This will not impact on the adjacent road network within the boundary of North Ayrshire.

Response: Noted.

NAC Environmental Health - No objection. Conditions relating to noise and dust monitoring and mitigation should be imposed. The conditions should be the same as those controlling the quarry use.

Response: Noted. Such condition can be added to any permission.

Renfrewshire Council -No objection.

Response: Noted.

Beith Community Council - No objection to the application. The site should be monitored to ensure no hazardous substances are imported. The use should not lead to an increase in vehicle movements.

Response: Noted. The type of material imported to the infill site is controlled by SEPA. The application relates to inert material, and a condition could be attached to any permission to limit the types of material. The permitted infilling and quarrying operations generate traffic movement and the proposed use would utilise empty vehicles entering/exiting the site in connection with those uses.

3. Analysis

Strategic Policy 1 states that the Council wants to direct the right development to the right place. The Countryside Objective of Strategic Policy 1 states that expansions to existing rural businesses, ancillary development for existing rural businesses and developments with a demonstrable specific locational need will be supported in principle by the LDP.

The proposal is for a use considered complimentary and supportive of an existing rural business i.e. the quarrying and infilling works. The colocation of the proposal with those uses minimises traffic movements and makes use of existing infrastructure. As the proposal relates to development associated with existing rural businesses and there is a demonstrable specific locational need, the proposal is considered to accord with Strategic Policy 1 of the LDP and the principle of the development is therefore acceptable. A condition limiting the use to the permitted period of quarrying works could be attached to any permission.

Policy 30 of the LDP states that proposals for the development of waste management facilities that align with Scotland's Zero Waste Plan will be supported subject to an assessment of compatibility of surrounding uses and satisfactory provision for the mitigation of adverse impacts including transport, site restoration, after care plans, buffers to a satisfactory distance to sensitive receptors and screening where appropriate. Policy 30 gives a general guide of 100m buffer between recycling facilities and receptors.

The Zero Waste Plan seeks to achieve a zero waste Scotland by maximising the reuse, recycling and recovery of resources. This will be done by supporting the development of infrastructure and resource streams; encouraging business investment in resource management; encouraging all to reuse or refurbish materials or use recycle; and using the land-use planning system to support the delivery.

Strategic Policy 2 of the LDP sets out the six qualities of a successful place of which, resource efficient and adaptable are considered to be relevant in this proposal. Policy 27 of the LDP relates to sustainable transport and active travel. This states that the Council will support development which meets criteria including contributing to an integrated transport network that supports long term sustainability.

The surrounding uses of the site, as set out above, are ongoing quarrying operations and infilling of a former quarry cut. The proposed materials recycling and wash plant would be within the operational area of the quarry and share the access and facilities of those uses. The nearest residential properties to the site are some 300m distant. The applicant has provided section drawings which demonstrate that the plant will not be readily visible from most nearby receptors given existing trees and topography. Where the plant may be more

visible this will be at distances of over 400m and would be in the context of the ongoing quarrying and infilling operations. The plant itself and any associated stockpiles would be similar in appearance to plant already in use at the quarry and stockpiles associated with that use.

It is proposed that the recycling operations would take place in the hours 07.00 to 19.00 Monday to Friday and 07.00 to 13.00 on Saturday. These are the permitted hours of the quarry. The permitted noise level of the quarry works is 55db, measured at least 3.5m in front of the most exposed façade of any existing noise sensitive property. The applicant's Noise Impact Assessment states that the cumulative noise from the proposed plant and the quarry is unlikely to exceed these levels and NAC Environmental Health offer no objection. Conditions controlling the hours of operation and noise levels from the recycling and wash plant could be attached to any permission.

The position of the recycling plant would be within the quarry bowl. The permitted quarrying operations are progressively towards the edge of the site. The applicant has also stated that any dust arising from the use could be mitigated and the use would be operated in accordance with the conditions relating to dust, attached to the quarry planning permission. Conditions relating to the suppression and monitoring of dust could be attached to any permission, as per the quarrying permission. As such it is not considered that any dust caused by the recycling operation, or cumulatively, would cause any significant dust impact. NAC Environmental Health again offered no objection.

The quarry operation is also subject to conditions relating to stockpile management and safeguarding of groundwater and watercourses. Any permission relating to the recycling operations could also be subject to such conditions in order to prevent surface water ponding and ensure proper water management.

Although the site is in ongoing industrial use, it is known to have been home to protected species namely nesting peregrine falcons, barn owls and ravens. The quarry permission requires prevention of employees visiting the nests and retaining access for the South Strathclyde Raptor Study Group (SSRSG) to monitor the birds. The SSRSG has confirmed that access is provided and wish to continue the successful raptor breeding which has occurred on site. It is not considered, given the existing works, that the proposed use is likely to impact on the nesting birds. Conditions could be attached to any permission requiring prevention of employees visiting the nests and maintaining access for the SSRSG.

The proposed use is considered to complement the existing permitted uses. The colocation of the proposal with those uses minimises traffic movements. Vehicles can currently enter the site to deposit material for the infill and exit with aggregate from the quarry. The same vehicles can be utilised for the proposed use i.e. the material brought for infill can be recycled with the aggregates from recycling and/or the quarry removed. Given the existing permitted infill and extraction it is not considered that the proposed use would significantly impact on the road network. NAC Active Travel and Transportation and Renfrewshire Council, in whose area the access road to the quarry is sited, offer no objection. The proposal is not considered to generate significant traffic generation and supports long term sustainability. The quarry permission is subject to conditions controlling vehicle operations and clearance of detritus from the road. Any permission could be subject to similar conditions. The proposal therefore accords with Policy 27.

The quarry operations area is required to be restored, following the cessation of the works on or before 4th May 2058. The infill operations, by their very nature, will result in a restored area of that part of the site. The proposed use would be undertaken in the bowl of the quarry cut. As such it is also considered necessary to require restoration of that area, should any permitted recycling use cease. This can also be governed by condition.

Given the buffers of over 100m, appropriate conditions controlling operations and restoration, the proposal accords with Policy 30, the Zero Waste Plan, and Strategic Policy 2.

Given the above considerations and subject to appropriate conditions, it is considered that the proposal accords with Strategic Policy 1, Strategic Policy 2, Policy 30 and Policy 27 of the LDP. The proposal is also considered to accord with the Scottish Government's Zero Waste Plan. Planning permission can therefore be granted.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That the use hereby permitted shall cease on 4th May 2058, or an earlier date to be agreed in writing with North Ayrshire Council, as Planning Authority. All plant and machinery shall be removed from the site and the land restored within twelve months of the expiration of the permission or twelve months of the earlier date agreed by North Ayrshire Council, as Planning Authority.

Reason

In recognition of the permitted operation of the associated quarry and to ensure proper restoration of the site.

Condition

2. That, within 3 months of the date of the permission, a scheme of restoration for the area of the permitted use shall be submitted to North Ayrshire Council, as Planning Authority, for written approval.

Reason

To secure the proper restoration of the site in the interest of amenity.

Condition

3. The types of material to be processed will be restricted to those permitted by SEPA in any permit for the site, or any future regulatory permit by the authorised environmental protection body. Any changes to the types of material permitted by SEPA will be forwarded to North Ayrshire Council, as Planning Authority, within 7 days of the change being agreed by SEPA.

Reason

To provide clarity over the material types to be processed on site in the interest of the amenity of the area.

Condition

4. That the public road adjacent to the site shall be kept clear of mud or other deposited material arising from the site at all times, to the satisfaction of North Ayrshire Council, as Planning and Roads Authority.

Reason

To ensure no material is deposited on the road in the interests of traffic safety.

Condition

5. That adequate vehicle washing facilities shall be maintained to ensure that vehicles leaving the site shall not deposit deleterious material on public roads

Reason

To ensure no material is deposited on the road in the interests of traffic safety.

Condition

6. That all loaded vehicles carrying aggregate materials 75mm and under in open containers shall be sheeted or otherwise covered.

Reason

In recognition of the requirements of the operation of the associated quarry and to ensure no material is deposited on the road in the interests of traffic safety.

Condition

7. That the hours of operation shall be restricted to 0700-1900 Monday to Friday and 0700-1300 Saturday, except for essential maintenance work, and no work shall be undertaken on Sundays or Public Holidays.

Reason

To protect occupants of nearby housing and the wider area from noise/disturbance at night and in the afternoon/evenings are weekends.

Condition

8. That the noise from the use shall not exceed 55dBL_{aeq}, 1h(60mins) during the agreed working hours measured at least 3.5m in front of the most exposed façade of any existing noise sensitive property.

Reason

To protect the area from excessive noise disturbance during the day.

Condition

9. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers.

Reason

To protect the area from excessive noise during the day

Condition

10. That the development shall monitor noise from the site and to record the finding in accordance with the approved monitoring scheme associated with planning permission 15/00264/DCMS

Reason

In recognition of the permitted operation of the associated quarry and to ensure proper monitoring of the noise from operations is undertaken in the interest of amenity.

Condition

11. At all times during the carrying out of operations authorised or required under this permission, water bowsers and sprayers, mobile or fixed, shall be used at all times as it is necessary to minimise the emission of dust from the site.

Reason

To mitigate the impact of dust arising from the operation of the site.

Condition

12. That the development shall monitor dust from the site and to record the finding in accordance with the approved monitoring scheme associated with planning permission 15/00264/DCMS

Reason

In recognition of the permitted operation of the associated quarry and to ensure proper monitoring of the dust from operations is undertaken in the interest of amenity.

Condition

13. The developer shall undertake all works to ensure that there are safeguards against pollution of groundwater or any watercourse from all construction and ongoing activities.

Reason

To ensure proper water management.

Condition

14. All storage mounds shall be evenly graded, shaped and drained to prevent water ponding on or around them.

Reason

To ensure proper water management.

Condition

15. That during the life of the operations the applicant shall retain the services of the South Strathclyde Raptor Study Group whose recommendations shall be followed unless otherwise agreed in writing by North Ayrshire Council, as Planning Authority.

Reason

To monitor protected bird species activity within the site in the interests of nature conservation.

Condition

16. The appropriate measures shall be adopted to ensure that no employee from the site visits the nests of either Peregrines, or Ravens or Barn Owls at any time.

Reason

To prevent disturbance of protected species known to resident within the sites in the interests of nature conservation.

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr Iain Davies on 01294 324320.

Appendix 1 – Location Plan

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