

Decision Notice

APPLICATION NUMBER *S/96/0267/MIN*

Grant of Minerals Consent

STIRLING COUNCIL, Environmental Strategy, Viewforth, Stirling, FK8 2ET Telephone Stirling (01786) 442969.

Stirling Council **grants** Detailed Planning Permission for the proposals described below, on the Application Form and on the accompanying plans.

To

Russell Quarry Products
Tannochside Park
Jddingston
Glasgow
G71 5PH

Description of the proposed development

Extraction of sand and gravel followed by restoration on 188 hectares of land.

Location of the proposed development

Cambusmore Quarry, Callander

The decision has been made with the following conditions:-

1 **Personal Permission:** This permission shall only apply to the present applicant "Russell Quarry Products" and is not transferable

2 **Written Statement:** For the avoidance of doubt, unless specifically referred to above, the method of working of the site, and design and mitigation measures shall be fully in accordance with the terms of the aforementioned written statement and Environmental Statement submitted in conjunction with the planning application, and no deviations from that statement shall be permitted without the prior Written approval of the Planning Authority.

3 **Time Limit:** This permission shall cease on 31 December 2023, by which time all restoration and mitigation measures set out in the written and Environmental Statements shall have been fully implemented to the satisfaction of the Planning Authority.

4 **Access:** The kerb radius on the north side of the access to be repositioned behind the area of overrun damage and the formal overrun area, with a maximum kerbed upstand of 25mm formed in blocked paving between the existing kerb line and the new kerb line, all to be completed within 12 months of the date of this consent.

5 **Access:** The kerb on the south side of the access should be laid as shown in the Design Manual for Roads and Bridges Volume 6, TD41/95, Figure 7/3, followed by a taper of 1:5 over a distance of 30 metres measured from the edge of the A84 trunk road up the access road, all to be completed within 12 months of the date of this consent.

- 6 **Operating Hours:** Mineral extraction shall only be undertaken within the hours of 0600 to 2000 hours Mondays to Fridays, 0600 to 1200 hours on Saturdays and 0700 to 1600 hours on Sundays.
- 7 **Operating Hours (Restricted Clauses):** Soil stripping operations on Phase 6 to 10, 12 to 15, 19 and 20 shall be restricted to within hours of 0800 to 2000 hours from Mondays to Fridays with no working on Saturdays and Sundays. Bund construction at Gart 1 and Gart 2 will only be carried out between the hours of 0900 and 1700 hours Monday to Friday with no working on Saturdays and Sundays and furthermore the aforementioned bund construction will not be carried out within the period from 15 March to 31 October in any year of the operation.
- 8 **Noise Mitigation:** Noise generation from within the site shall, at all times, be within the limits set out in Planning Advice Note 50 and the Written Statement submitted with the application for planning permission, and in a case where the relevant limits diverge, the lower of the two noise levels shall apply.
- 9 **Dust Control:** Dust mitigation measures shall be fully in accordance with the advice contained within Planning Advice Note 50.
- 10 **Archaeological Site:** No development including planting and bunding within Phase 20 shall take place until suitable fencing has been erected, in a manner to be agreed with the Planning Authority, around Lots of Callander enclosure; and within Phase 1 around St Mary's Well and Chapel site along the line shown in red on the plan annexed hereto.
- 11 **Access to Approved Retained Archaeologist:** The developer shall afford access at all reasonable times to an archaeologist retained by him and approved by the Local Authority and allow him/her to observe the work in progress within Phase 20 and record items of interest and finds.
- 12 **Prior Archaeological Investigation:** No development including planting and bunding within Phase 20 shall take place within the area indicated in blue on the plan annexed hereto until developer has secured the implementation of a scheme of archaeological investigation which has been submitted by the developer and approved in writing by the Planning Authority.
- 13 **Landscaping:** Landscaping shall be fully in accordance with the proposals set out in the written statement and Environmental Statement submitted in connection with the application for planning permission, with all planting being completed within 12 months of cessation of operations on site.
- 14 **Additional Bunding:** The soil bund indicated on Plan 9/134A shall be extended to surround the farm buildings at Balvalachlan, in addition to the already indicated tree planting, and in conjunction with that bunding, no extraction works shall take place within 100 metres of Balvalachlan Farmhouse.
- 15 **Wheel Washing:** Wheel washing facilities shall be installed to serve vehicles leaving the development site, at a location to be submitted to and agreed in writing by the Planning Authority, with all such works being completed within 12 months from the date of this consent.
- 16 **Plant Details:** Super silenced machinery/plant or the best quietest available at the particular time of working, having regard to the best available technology not entailing excessive cost (BATNEEC) should be used at all times to the satisfaction of the Planning Authority in consultation with the Environmental Health Authority.
- 17 **Loch Outflow Details:** Prior to the completion of operations within Phase 2, details of the proposed loch outflow arrangements shall be submitted to and approved in writing by the Planning Authority in consultation with the Scottish Environmental Protection Agency.
- 18 **Conveyor Details:** Prior to operations commencing on Phase 19 and 20, full details of the conveyor crossing of the River Teith shall be submitted to and approved in writing by the Planning Authority in consultation with the Scottish Environmental Protection Agency.
- 19 **Final After Use:** 3 Years before the cessation of operations, or by 31 December 2020 whichever is the

soonest, proposals shall be submitted to the Planning Authority relating to the after use and management of the site area.

The Council's reasons for imposing these conditions are:-

- 1 **Site to be Well Maintained:** In order that the appearance of the site is controlled in the interests of the amenity of the area.
- 2 To ensure that the development is undertaken in accordance with the agreed details, in the interests of environmental protection.
- 3 To ensure the timeous completion of operations on the site.
- 4 **Highway Safety:** In the interest of highway safety.
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- 6 **Noise Control:** In order to safeguard the reasonable amenities of the adjoining site occupiers.
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- 10 **Protect Archaeological Site:** To afford adequate protection to an area of known archeological interest whilst development operations are in progress.
- 11 **Archaeological Monitoring:** In order that archaeological monitoring can be undertaken during development operations.
- 12 **Prior Archaeological Investigation:** To ensure that appropriate steps are taken to carry out archaeological recording in advance of the development.
- 13 **Provision of Adequate Screening:** To ensure that the site is satisfactorily screened in the interest of the amenity of the proposed development and the adjoining land uses.
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- 15 **Materials in Character:** To ensure that the materials used are compatible with existing development in the near vicinity.
- 16 **Noise Control:** In order to safeguard the reasonable amenities of the adjoining site occupiers.
- 17 To ensure adequate outflow provisions.
- 18 To ensure that material transport is undertaken without detrimental effect on the water quality of the River Teith.
- 19 **Temporary Use:** To enable the Planning Authority the opportunity to assess the likely effect of the use on the surrounding area.

Development Control Manager



RDyer

Date

6.1.97