

# Development Management Sub Committee

**Wednesday 28 February 2024**

**Report for forthcoming application by**

**Tarmac Ltd. for Proposal of Application Notice**

**24/00332/PAN**

**at Ravelrig Quarry, Long Dalmahoy Road, Dalmahoy. Southerly extension to Ravelrig Quarry to allow the continued extraction of hard rock, rock processing and despatch of aggregates. The proposed extension would operate over a period of 24 years with the site being restored thereafter.**

**Item number**

**Report number**

**Wards**

B02 - Pentland Hills

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the southerly extension of the Ravelrig Quarry. The proposal will be in the form of a major detailed planning application.

In accordance with the provisions of the Town and Country Planning Act (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 24/00332/PAN on 22nd January 2024.

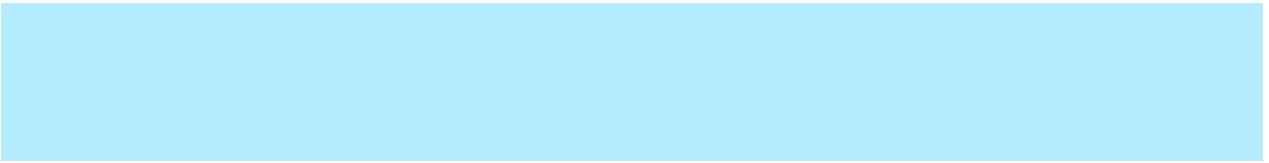
## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**



## **Recommendations**

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- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## **Background**

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### **2.1 Site description**

The site is 71.6 hectares in total and is located to the north of the A70. The site is the Ravelrig Quarry and its surrounding grounds. It is largely bordered by open fields and large wooded areas. Beyond this, are residential settlements including Balerno (east) and Kirknewton (west). The area is designated as Countryside in the Local Development Plan.

### **2.2 Site History**

28 October 2010 - Planning permission granted for an extension to the quarry - application reference 08/00140/FUL.

16 January 2024 - Scoping opinion submitted as to the content of the EIA report under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 - application reference 24/00194/SCO. This scoping opinion is under consideration and relates to this PAN submission.

The site has other planning and enforcement history which can be viewed in full on the Council's online planning and building standards portal.

## **Main report**

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### **3.1 Description of the Proposal**

The forthcoming application will be a full planning application for the southerly extension to allow the continued extraction of hard rock, rock processing and despatch of aggregates. The proposed extension would operate over a period of 24 years with the site being restored thereafter.

### **3.2 Key Issues**

The key considerations against which the eventual application will be assessed include whether:

- a) The principle of the development is acceptable in this location

The site is identified as being within the countryside within the Edinburgh Local Development Plan. The Quarry part of the site is also covered by Policy RS5 Minerals which supports the extraction of minerals. Any application will need to demonstrate the requirement for a countryside location. It is also located within a Local Nature Conservation Site and any impacts upon this designation will need to be fully considered.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen-month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted both City Plan 2030 and NPF4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with relevant design policies of the Local Development Plan and National Planning Framework 4.

The applicant will be required to comply with relevant design policies as well as guidance where applicable e.g. Edinburgh Design Guidance. A design and access statement will be required to support the application as will visual impact information. A number of key viewpoints will require to be identified and assessed.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility

The proposal shall have regard to LDP transport policies and Edinburgh Street Design Guidance. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

d) There are any other environmental factors that require consideration

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Landscape and Visual Impact Assessment;
- Sustainability information;
- Soil Information;
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding risk and drainage information;
- Lighting information;
- Noise/air quality/ amenity information;
- Archaeological / Heritage information
- Site remediation information.

### **3.3 Assessment**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

### **Financial impact**

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4.1 The forthcoming application may be subject to a legal agreement.

### **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

### **Equalities impact**

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6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

### **Sustainability impact**

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7.1 A sustainability statement will need to be submitted with the application.

### **Consultation and engagement**

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#### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

#### **8.2 Publicity summary of representations and Community Council comments**

Following receipt of the proposal of application notice (PAN) the applicant has given details of two public exhibitions: one on Monday 4th March 2024 between 15.00 to 20.00 and Monday 25th March between 15.00 to 20.00 at the Balerno Community Centre, 11 Main Street, Balerno, EH14 7EQ.

The Proposal of Application Notice was sent to ward councillors for the Pentland Hills area including Cllr Graeme Bruce, Cllr Neil Gardiner, Cllr Fiona Glasgow and Cllr Stephen Jenkinson. In addition, it was sent to Joanna Cherry MP for Edinburgh South West, Gordon MacDonald Constituency MSP for Edinburgh Pentlands, Angela Constance Constituency MSP for Almond Valley, the Balerno Community Council and Ratho and District Community Council.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

## **Background reading / external references**

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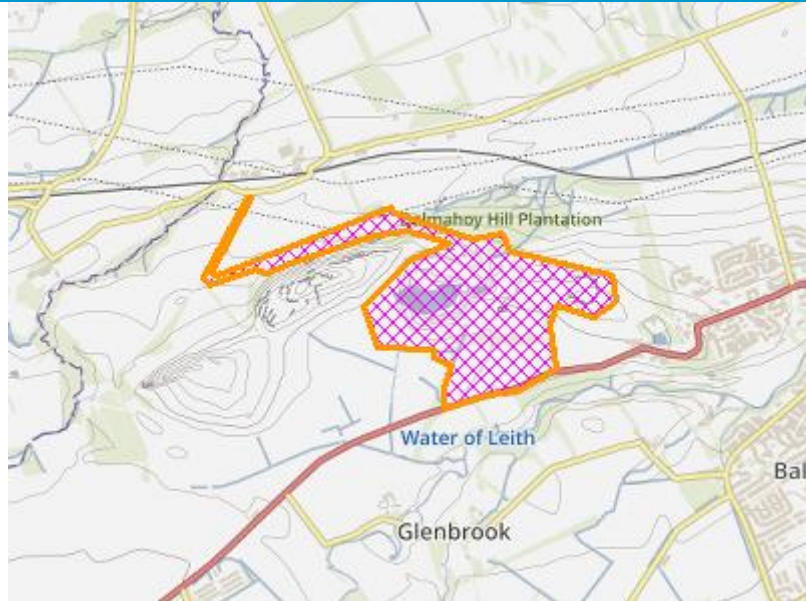
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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