

Development Management Sub Committee

Wednesday 20 September 2023

Report for forthcoming application by

**Breedon Trading Ltd & Brewster Brothers Ltd. for
Proposal of Application Notice**

23/03429/PAN

**at Bonnington Mains Quarry, Cliftonhall Road, Newbridge
Development of Bonnington Mains Quarry, including
south-westerly extension of quarry, erection of materials
recycling plant, phased infill of the quarry void and
restoration of the site.**

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the south-westerly extension of the Bonnington Mains Quarry, erection of a materials recycling plant, phased infill of the quarry void and restoration of the site. 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: 23/03429/PAN on 1 August 2023.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

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

Background

2.1 Site description

The site is located to the east of Cliftonhall Road (B7030), to the south of Newbridge. The site is a field currently in agricultural use along with the Bonnington Quarry. The surrounding land is generally within agricultural use.

2.2 Site History

The site has an extensive planning history the full details of which can be viewed on the City Council's planning portal online.

Recent planning history includes the following:

21 June 2023 - Planning permission granted for the development of field for ancillary quarrying operations - application reference 22/02513/FUL

23 June 2023 - Planning permission granted for the extraction of Quartz-Dolerite and erection of plan and ancillary structure (Section 42 Application to vary conditions 2, 13, 15, 16 and 18 of Planning Permission 17/05930/FUL) - application reference 22/02514/FUL

23 February 2023 - Environmental Impact Assessment Scoping Opinion issued for development of field for ancillary quarrying operations - application reference 22/00035/SCO

10 January 2022 - Pre-application Consultation approved for development of field located west of Bonnington Mains Quarry for ancillary quarry operations including formation of Screening Bund and Overburden Storage, Water Settlement Ponds, construction of Workshop and Aggregate Storage Sheds, Aggregate Processing and Storage Area and formation of Carpark and Weighbridge - application reference 21/06730/PAN

Main report

3.1 Description of the Proposal

The forthcoming application will be a full planning application for the south-westerly extension of Bonnington Mains Quarry, erection of a Materials Recycling Plant, phased infill of the quarry void and restoration of the site.

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.

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 regards 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 Form S1;
- Soil Information
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding risk and drainage information and
- Noise/air quality 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

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

Risk, Policy, compliance and governance impact

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

Equalities impact

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

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

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

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 28th August and the other on 2nd October between 16.00 to 20.00 at the Ratho Community Centre.

The Proposal of Application Notice was sent to ward councillors for the Pentland Hills area including Councillor Graeme Bruce, Councillor Neil Gardiner, Councillor Fiona Glasgow and Councillor Stephen Jenkinson.

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

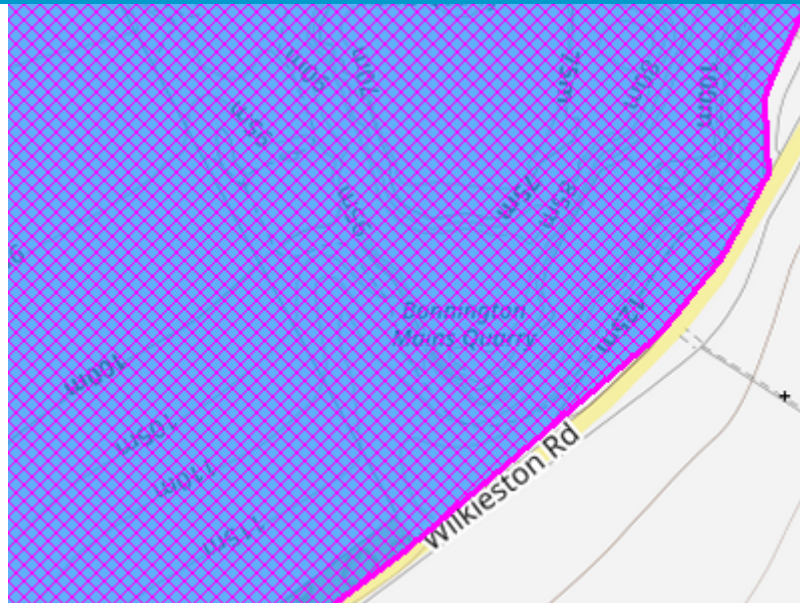
Background reading/external references

- 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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