In the event that a recommendation on this planning application is overturned the Committee is reminded of the advice contained on the front page of the agenda for Reports on Applications

THE PROPOSAL

- Application to continue (re-commence) quarry operations at Auchtertyre Quarry.
- With much of this existing sand and gravel quarry area having already been worked, this proposal is to extract sand and gravel material from a previously consented but unworked area located towards the south-eastern corner of the quarry (i.e. "remaining extraction area" as identified on drawing A052/00023).
- Area to be worked in an easterly direction with extraction down to a depth of 46m, or approx. 6m below the highest part of the site (and the adjoining land located along the southern boundary of the site).
- Existing (private) access to quarry to be used from C3E road to the north.
- No permanent buildings/structures are required on site; however mobile plant will be brought onto the site as and when required.
- Following extraction, area to be re-profiled with (re)placement of subsoil and topsoil over worked area using stockpiled materials stored on the adjoining, previously worked, areas of the quarry to the north and west in order to restore this area and the remainder of the quarry to agricultural grassland.
- Permission is sought for a 5 year period, for extraction and site restoration.

THE SITE

- Approx. 3.8ha area located towards the south-eastern corner of the approx. 16.8ha Auchtertyre Quarry. (The remaining (previously worked and part restored) quarry area is not part of the current application site as defined but is land in which the applicant/quarry operator has an interest).
- The proposed area for mineral extraction is currently overgrown and shows no signs of having been worked previously.
- Between the site and an existing, already restored, area of agricultural grassland with water body (wetland), located towards the north-western corner of the existing quarry, is a previously worked area with sand and top-soil stockpiles (i.e. "area under restoration" as identified on drawing A052/00023).
- Access to the site is from the C3E road to the north using an approx. 1.1km long, private access track. The site entrance to the quarry is located in the north eastern corner of the quarry with an "existing agricultural laydown" area (to be retained) also located near the site entrance.
- The surrounding land is predominantly agricultural, with Auchtertyre farmhouse and associated farm buildings located approx. 350m to the south of the quarry. The residential property, Burnside is located adjacent to, and towards the northern end of the access track.
HISTORY

26 October 2015 - Screening Opinion adopted for this current application where, after taking account of the characteristics and location of the development and characteristics of the potential impact associated with continuing mineral operations and site restoration, the proposal is a Schedule 2 development but it would not be likely to result in significant environmental effects and therefore, it does not require to be subject to EIA procedures.

15/00901/PAN - Proposal of Application Notice (PAN) to continue operations of sand and gravel quarry at Auchtertyre Quarry Elgin Moray - response (5 June 2015) identifies requirements for consultation with Heldon Community Council and holding of public consultation event at Cloddach Quarry site offices. Following consideration of this PAN, by the Council’s Planning & Regulatory Services Committee on 11 August 2015, there were no provisional views/relevant issues which the Committee wished to raise about the development (paragraph 12 of Minute refers).

02/01957/FUL - Vary (not comply with) condition 2 of consent 94/00487/FUL to allow quarrying to continue until 01/01/2013 - granted 20 December 2002 with conditions of earlier permission re-applied and permission granted for a limited period expiring on 1 January 2013.

94/00487/FUL - Extension of previous approval to continue extraction of sand and gravel - granted 17 October 1997 (includes Condition 2 which confirmed the permission for the extraction of sand and gravel would expire 5 years from the date of the permission).

MP/494/84 - Extend existing working to extract sand and gravel at Auchtertyre Quarry - approved 26 October 1984.

POLICY - SEE APPENDIX

ADVERTISEMENTS

- Advertised for neighbour notification purposes.

CONSULTATIONS

Development Plans - No objection. Auchtertyre Quarry is an identified safeguarded mineral reserve in the Moray Local Development Plan 2015. Policy ER4 supports mineral extraction on existing sites subject to mitigating satisfactorily any potential impacts. Given that the application is to extract minerals from an area that was previously consented and as there are no identified environmental impacts or properties within close proximity of the site, the proposal is considered to comply with policy. The restoration plans are appropriate in keeping with restoration of other areas of the site. The developer should demonstrate what financial arrangements are in place to undertake their restoration programme. In terms of an extractive waste management plan, the applicant has provided information confirming that there is no extractive waste material on site. In 2012, a separate determination was made that an extractive waste management plan was not required.
**Transportation Manager** - No objection.

**Environmental Protection/Moray Access Manager** - No objection.

**Environmental Health** - No objection subject to informative requiring the development to be suitably controlled to ensure noise and dust emissions do not give rise to a statutory nuisance in terms of the Environmental Protection Act 1990.

**Environmental Health, Contaminated Land** - No objection.

**Developer Obligations Unit** - No contributions sought.

**SEPA** - No objection subject to conditions requiring the submission of a site specific management plan and a detailed restoration plan (and if conditions not applied then treat response as objection).

**SNH** - No comments but advice provided about the management of sand martins on the site. The developer is aware of the birds and they should seek to develop their own system of working with Sand martins with arrangements that work for both quarry operations and the sand martins.

**HSE** - No comment. The proposal does not currently lie within the consultation distance (CD) of any major hazard site or major accident hazard pipeline.

**Heldon Community Council** - No response at time of writing report.

**OBJECTIONS-REPRESENTATIONS**

None.
OBSERVATIONS

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the development plan i.e. the adopted Moray Local Plan 2015 (MLDP) unless material considerations indicate otherwise. The main planning issues are considered below.

As a major development, the proposal was subject to pre-application consultation with the local community in accordance with the Proposal of Application Notice (15/00901/APP). According to the pre-application consultation report (PAC), the public event was held at Cloddach Quarry (on 2 July 2015) and attended by one member of the public who was pleased with the information presented. The PAC also records that there were no concerns raised when the matter was discussed with Heldon Community Council.

Planning History and current use

Auchtertyre Quarry is currently dormant i.e. not operational and all previous planning permissions for sand and gravel extraction at this quarry site have expired. Previous permissions for extraction have been time-limited, the last being for 10 years and subject to re-application of conditions included within an earlier permission (02/01957/FUL). Since 1 January 2013 there has been no valid permission available to allow sand and gravel extraction to continue within the Quarry. This current proposal seeks to continue operations to complete the extraction of mineral reserves previously consented but not worked out within the earlier approved quarry area, and to allow for site restoration of the site to agricultural grassland thereafter.

From the previous (1994) application, permission was granted, subject to conditions, relating to use of the quarry for sand and gravel extraction only; extraction to be undertaken to a specified working level; extraction to work progressively in a south easterly direction; site to be brought to a standard fit for agriculture; all stockpiled excavated material to be kept in identified positions and not exceed the height of overburden mounds; vehicle entry/exit to use haul road; specification of operating hours; and annual excavation/extraction not to exceed 60,000 tonnes, etc.

According to the agent, historically the quarry has produced up to 60,000 tonnes of sand and gravel per annum, the quarry has operated as a satellite to Cloddach Quarry (approx. 1.8km to the east) with minerals extracted from Auchtertyre transported by road to Cloddach for processing. The applicant also operates Lochinver Quarry (approx. 2km to the north) and in the past, during extraction at Auchtertyre, there has been no activity at Lochinver. It is intended that this arrangement will continue. The quarry will only be used on an occasional basis but there may be concentrated periods of activity in order to fulfil specific orders.

Although permission is sought to facilitate full extraction of remaining mineral reserves and site restoration thereafter, this proposal is different from other (major) quarry applications considered recently by the Planning & Regulatory Services Committee, for example at Clashach and Gedloch where, apart from a different mineral being extracted and a longer time-period for continued working being sought/obtained, the existing permissions for those developments had not expired at the time of submission of the applications made to further extend their working life.
Relationship to Minerals Policy (ER4)
Auchtertyre Quarry is identified as a safeguarded mineral reserve in terms of the Moray Local Development Plan 2015. This application will allow remaining reserves to be extracted and thereafter, to facilitate restoration of the quarry. The proposal is considered to comply with policy ER4 given its support in principle to proposals to re-open a dormant quarry, which is the case here. As noted, this proposal seeks to continue to work within a previously approved quarry area, and to extract mineral reserves to previously agreed levels. This proposal does not involve the physical expansion of the quarry area beyond that previously consented.

From Policy ER4, all mineral developments are required to avoid or mitigate satisfactorily their impact upon a number of issues. Following consideration and with or without conditions as recommended, consultees have not objected to the development as having unacceptable or significant adverse environmental effects including disturbance and disruption impacts arising from previous on-site extraction activities, or in relation to noise, pollution of land or water, transport and ecological interests, etc. As defined, this current site was included previously in earlier applications proposing extraction over a larger quarry area, to which there were no objections in terms of any identified adverse effects upon the natural and built environment including landscape and visual impacts, or upon the surrounding community, or in terms of cumulative effects. For the latter, the site is separated from other quarries and in the past when Auchtertyre has been worked, the applicant’s other quarries in the area have not operated. The arrangements for site restoration and extractive waste management are also considered acceptable (see below).

In light of the above considerations, where no unacceptable or significant adverse effects are identified, and subject to the development continuing to operate in a similar manner as before, this proposal to continue quarry operations at Auchtertyre is acceptable and would comply with policy ER4.

Impact on the Environment (ER4 and IMP1)
The site is not designated in terms of landscape, cultural or natural heritage value. The past operation of the quarry has not given rise to any specific environmental issues. However, reflecting the requirements of Scottish Planning Policy 2014 (SPP) and to ensure that the development complies with current standards in terms of acceptable operating practices and environmental management, SEPA has recommended a condition requiring the submission of a site-specific management plan, to identify and address all environmental sensitivities, pollution prevention and mitigation measures to avoid or minimise environmental impacts. Subject to adoption of the recommended condition, the proposal would comply with policies ER4 and IMP1.

Extractive Waste Management (ER4)
All extractive waste operations and operators are required to comply with the Extractive Waste Management (Scotland) Regulations 2010, which requires preparation of an extractive waste management plan, but this can be waived if the planning authority are satisfied that the extractive waste associated with a minerals development can be managed without endangering human health and without using processes or methods which harm the environment. In January 2012 the Council granted Auchtertyre Quarry a waiver to the Regulations on the grounds that no material on site constituted extractive waste for the purposes of the Regulations. As part of this current application, the applicant has provided a review of operations to support the case that a waiver should again be granted for the proposed operations. The review confirms that soils will be
appropriately managed by existing arrangements, in particular the process of removing and storing/spreading soil on previous quarried land, only worked sand and gravels will be dispatched from the site and with no material processed on the site there are no other (residue) materials present or produced that would constitute extractive waste. The proposal will not impact on peat or polluted soils. As before, it is accepted that a waiver can be granted in this case and no further action is required under the Regulations at this time. The proposal would therefore comply with the requirements of policy ER4.

**Impact on Birds (E3)**

Sand martins are known to nest on the site during the bird breeding season. These birds are afforded protection under the current Wildlife and Countryside Act and it is an offence to disturb or destroy their nests while the birds are present. However, SNH advise that the nests are rarely re-used and can be destroyed outwith the breeding season. The site operator is already aware of the presence of the birds and will take steps to manage them on site (and from the indicative restoration plans, provision is made to retain a former working face as a habitat for sand martins in the south western corner of the already worked quarry area). SNH has provided advice about protecting nests, for example by providing a 'sacrificial face' that will be set aside for the birds and/or by covering and maintaining the worked faces in a way that will prevent sands martins. This advice will be addressed as an informative appended to the decision to ensure that the on-site presence of these birds can be effectively managed. Based on SNH's advice, the development is unlikely to have an unacceptable or significant adverse effect on such nationally protected species and as such, the proposal would comply with policy E3.

**Restoration (ER4)**

Policy ER4 requires restoration to be undertaken at the earliest stage and designed to a high standard, and if the operator cannot demonstrate that the programme for restoration is sufficient, a financial guarantee may be sought.

The current proposal includes indicative details for restoration for the site which seek to continue the restoration principles employed during earlier stages of working the quarry, and once fully excavated, restoration of the quarry will include re-profiling the ground and redistributing stockpiled (subsoil and topsoil) materials over the worked site area as part of the arrangements to return the land to agricultural grassland. The water feature (wetland) in the north-west corner of the quarry area will be retained. Reflecting SPP advice, SEPA recommend a condition requiring the submission of a finalised plan for restoration and aftercare of the site, to ensure that the site is appropriately restored in a manner that complies with current standards and in the interests of the protection of the environment. Subject to adoption of the recommended condition, the proposal would comply with the requirements of policy ER4.

As part of the previous permissions, the requirements for site restoration after mineral extraction did not include nor require provision of a bond or similar financial arrangement to facilitate restoration of the site. The agent has advised that the applicant/quarry operator is already signed up to an industry-based Minerals Products Association Guarantee Fund, the provisions of which are to be adopted for this site. Sand and gravel (and other mineral) workings are covered by the Fund which incorporates a commitment to restoration and gives a financial guarantee to planning authorities against a restoration default: a claim can be made where an operator is unable to meet restoration obligations arising from a planning condition as a result of financial failure and after every enforcement power available to the planning authority has been used. This arrangement would address the issue of financial guarantee as referred to in policy ER4.
Pollution (EP8)
The nature of the development is such that works on site will create noise and dust, although such effects may be limited in duration given that the quarry is likely to operate on an intermittent rather than full-time basis. The Environmental Health Manager has not objected to any potential noise, dust or other pollution effects arising from the development and an informative is recommended to 'remind' the developer that they must ensure that the development does not give rise to noise or dust pollution that would constitute a statutory nuisance (and in such circumstances, the Environmental Health Authority would deal with any breaches). The arrangements to manage and mitigate potential pollution effects arising from noise and dust can also be addressed within the required management plan (as above). On this basis and in light of the previous permissions granted for the quarry as a whole, wherein there were no objections in terms of adverse pollution effects, the development of this remaining (smaller) area within the previously approved quarry area is also considered unlikely to create significant pollution in terms of noise and dust, etc. and the proposal would therefore comply with policy EP8.

Amenity (IMP1)
The quarry will likely to continue to operate on an occasional rather than continuous basis. The quarry site itself is well separated from any existing housing. The house, Burnside is located immediately adjacent to the access track but it is approx. 790m from the entrance to the quarry itself, and from the previous applications, the effects of transporting up to 60,000 tonnes per annum along the existing access track past this property was not a source of objection. The buildings at Auchtertyre Farm are approx. 350m to the south of the quarry and the surrounding (intervening) land is worked as part of the agricultural holding. The quarry has operated successfully alongside the established surrounding development and mindful of those earlier permissions, there are no objections to the working of the proposed remaining area. This current proposal is also considered unlikely to have any undue impact on the amenity of any neighbouring houses or to the surrounding area, and as such it would comply with policy IMP1.

Access (T2 and T5)
The site is accessed from the north via an existing private track with the entrance to the quarry located more than 1 km from the public road. The track also serves a private house and is used by the farm to the south albeit not as a principal access. The Transportation Manager has not objected to the development (nor recommended any conditions) in relation to the access arrangements to/from the site. On this basis, the proposed access arrangements are considered to accord with policy T2. To address policy T5, provision will be made to provide parking within the site adjacent to the area to be excavated.

Conclusion and Recommendation
This application relates to the reopening of a dormant quarry that is a safeguarded mineral reserve in the MLDP 2015. The development will allow extraction of the remaining reserves and restoration of the site, the latter using soil materials extracted from the site. The principle of the development for sand and gravel extraction at this quarry has previously been considered to be acceptable. Subject to conditions as recommended, this proposal to continue operations, to excavate the remaining available resource within the confines of the existing quarry to the previously agreed depth of extraction, is considered to accord with planning policy and can be achieved without undue environmental effects. The site will be returned to agricultural use thereafter. The proposal would also satisfy
policy PP1 in terms of the development progressing yet safeguarding the built and natural environment.

In accordance with the applicant's agent's request it is recommended that planning permission be granted for a period of five years, to enable existing reserves to be extracted (to a defined depth of working) and for site restoration thereafter.

REASON(S) FOR DECISION
The Council's reason(s) for making this decision are: -

The proposal accords with the provisions of the Moray Local Development Plan 2015 and there are no material considerations that indicate otherwise.

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Officer: Principal Planning Officer

Beverly Smith
Manager (Development Management)
APPENDIX

POLICY

Adopted Moray Local Development Plan 2015

Primary Policy PP1: Sustainable Economic Growth

The Local Development Plan identifies employment land designations to support requirements identified in the Moray Economic Strategy. Development proposals which support the Strategy and will contribute towards the delivery of sustainable economic growth and the transition of Moray towards a low carbon economy will be supported where the quality of the natural and built environment is safeguarded and the relevant policies and site requirements are met.

Policy ER4: Minerals

The Council will support, in principle, mineral extraction in the following circumstances;

• Extension to existing operations/sites,
• Reopening of a dormant quarry,
• A reserve underlying a proposed development where it would be beneficial to extract prior to development.

New minerals sites will only be permitted where it has been demonstrated that existing reserves have been exhausted or are no longer viable and for construction aggregates it has been evidenced that there is less than the minimum 10 year supply available.

Borrow pits will be supported to allow the extraction of minerals near to or on the site of associated development (e.g. wind farm and roads construction, forestry and agriculture) provided it can be demonstrated that the operational, community and environmental benefits of the proposal can be evidenced. These consents will be time limited, tied to the proposal and must be accompanied by full restoration proposals and aftercare.

Taking into account PAN 50 Controlling the Environmental Effects of Surface Minerals Workings sufficient information should be provided to enable a full assessment of the likely effects of the mineral development together with proposals for appropriate control, mitigation and monitoring.

Minerals developments should avoid or satisfactorily mitigate impacts, in determining proposals the Council will give consideration to the following issues;

• Impact on natural heritage and historic environment including landscape and visual impact,
• Disturbance and disruption from noise, blasting vibration, and potential pollution of land, air and water,
• Effect on communities,
• Cumulative impact,
• Transport impacts,
• Restoration and aftercare proposals.

Once a mineral working has ceased the land should be reinstated at the earliest opportunity. Restoration should be designed and implemented to the highest standard and after uses should result in environmental improvement and add to the cultural, recreational or environmental assets of the area. If operators cannot demonstrate that their programme of restoration (including the necessary financing, phasing and aftercare of the sites) is sufficient a financial guarantee may be sought;

Proposals should be accompanied by an Extractive Waste Management plan.

**Policy E3: Protected Species**

Proposals which would have an adverse effect on a European protected species will not be approved unless;

• there is no satisfactory alternative; and

• the development is required to preserve public health or public safety, or for other reasons of overriding public interest, including those of a social or economic nature, and beneficial consequences of primary importance for the environment; and the development will not be detrimental to the maintenance of the population of species concerned at a favourable conservation status of the species concerned.

Proposals which would have an adverse effect on a nationally protected species of bird will not be approved unless;

• There is no other satisfactory solution

• The development is necessary to preserve public health or public safety

• The development will not be detrimental to the conservation status of the species concerned.

Proposals which would have an adverse effect on badgers or their setts must be accompanied by a Badger Protection Plan to avoid, minimise or compensate for impacts. A licence from Scottish Natural Heritage may be required as well as planning permission. Where a protected species may be affected a species survey should be prepared to accompany the application to demonstrate how any offence under the relevant legislation will be avoided.


Surface water from development should be dealt with in a sustainable manner that has a neutral effect on the risk of flooding or which reduces the risk of flooding. The method of
dealing with surface water should also avoid pollution and promote habitat enhancement and amenity. All sites should be drained by a sustainable drainage system (SUDS). Drainage systems should contribute to enhancing existing "blue" and "green" networks while contributing to place-making, biodiversity, recreational, flood risk and climate change objectives.

Specific arrangements should be made to avoid the issue of permanent SUD features becoming silted-up with construction phase runoff. Care must be taken to avoid the introduction of invasive non-native species during the construction of all SUD features.

Applicants must agree provisions for long term maintenance of the SUDS scheme to the satisfaction of the Council in consultation with SEPA and Scottish Water as appropriate.

A Drainage Assessment (DA) will be required for developments of 10 houses or more, industrial uses, and non-residential proposals of 500 sqm and above.

The Council's Flood Team will prepare Supplementary Guidance on surface water drainage and flooding.

**Policy EP8: Pollution**

Planning applications for developments that may cause significant pollution in terms of noise (including RAF aircraft noise), air, water and light emissions will only be approved where a detailed assessment report on the levels, character and transmission of the potential pollution is provided by the applicant. The assessment should also demonstrate how the pollution can be appropriately mitigated. Where the Council applies conditions to the consent to deal with pollution matters these may include subsequent independent monitoring of pollution levels.

**Policy EP9: Contaminated Land**

Development proposals on potentially contaminated land will be approved provided that:

a) The applicant can demonstrate through site investigations and risk assessment, that the site is in a condition suitable for the proposed development and is not causing significant pollution of the environment; and

b) Where necessary, effective remediation measures are agreed to ensure the site is made suitable for the new use and to ensure appropriate disposal and/or treatment of any hazardous material.

The Council recommends early contact with the Environmental Health Section, which can advise what level of information will need to be supplied.

**Policy T2: Provision of Access**

The Council will require that new development proposals are designed to provide the highest level of access for end users including residents, visitors, and deliveries appropriate to the type of development and location. Development must meet the following criteria:
• Proposals must maximise connections and routes for pedestrian and cyclists, including links to active travel and core path routes, to reduce travel demands and provide a safe and realistic choice of access.

• Provide access to public transport services and bus stop infrastructure where appropriate.

• Provide appropriate vehicle connections to the development, including appropriate number and type of junctions.

• Provide safe entry and exit from the development for all road users including ensuring appropriate visibility for vehicles at junctions and bends.

• Provide appropriate mitigation/modification to existing transport networks where required to address the impacts of new development on the safety and efficiency of the transport network. This may include but would not be limited to, the following measures, passing places, road widening, junction enhancement, bus stop infrastructure and drainage infrastructure. A number of potential road improvements have been identified in association with the development of sites the most significant of these have been shown on the Settlement Map as TSPs.

• Proposals must avoid or mitigate against any unacceptable adverse landscape or environmental impacts.

Developers should give consideration to aspirational core paths (under Policy 2 of the Core Paths Plan) and active travel audits when preparing proposals.

New development proposals should enhance permeability and connectivity, and ensure that opportunities for sustainable and active travel are protected and improved.

The practicality of use of public transport in more remote rural areas will be taken into account however applicants should consider innovative solutions for access to public transport.

When considered appropriate by the planning authority developers will be asked to submit a Transport Assessment and Travel Plan.

Significant travel generating proposals will only be supported where:

• Direct links to walking and cycling networks are available;

• Access to public transport networks would involve walking no more than 400m;

• It would not have a detrimental effect on the capacity of the strategic road and/or rail network; and

• A Transport Assessment identifies satisfactory mechanisms for meeting sustainable transport requirements and no detrimental impact to the performance of the overall network.

Access proposals that have a significant adverse impact on the surrounding landscape and environment that cannot be mitigated will be refused.
Policy T5: Parking Standards

Proposals for development must conform with the Council's current policy on parking standards.

Policy IMP1: Developer Requirements

New development will require to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. It should comply with the following criteria:

a) The scale, density and character must be appropriate to the surrounding area.

b) The development must be integrated into the surrounding landscape.

c) Road, cycling, footpath and public transport must be provided at a level appropriate to the development. Core paths; long distance footpaths; national cycle routes must not be adversely affected.

d) Acceptable water and drainage provision must be made, including the use of sustainable urban drainage systems (SUDS) for dealing with surface water.

e) Where of an appropriate scale, developments should demonstrate how they will incorporate renewable energy systems, and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria.

f) Make provision for additional areas of open space within developments.

g) Details of arrangements for the long term maintenance of landscape areas and amenity open spaces must be provided along with planning applications.

h) Conservation and where possible enhancement of natural and built environmental resources must be achieved, including details of any impacts arising from the disturbance of carbon rich soil.

i) Avoid areas at risk of flooding, and where necessary carry out flood management measures.

j) Address any potential risk of pollution including ground water contamination in accordance with recognised pollution prevention and control measures.

k) Address and sufficiently mitigate any contaminated land issues.

l) Does not sterilise significant workable reserves of minerals or prime quality agricultural land.

m) Make acceptable arrangements for waste management.

Policy IMP2: Development Impact Assessments

The Council will require applicants to provide impact assessments in association with planning applications in the following circumstances:
a) An Environmental Assessment (EA) will be required for developments that are likely to have significant environmental affects under the terms of the regulations.

b) A Transport Assessment (TA) will be sought where a change of use or new development is likely to generate a significant increase in the number of trips being made. TAs should identify any potential cumulative effects which would need to be addressed. Transport Assessments should assess the effects the development will have on roads and railway infrastructure including stations and any crossings. Transport Scotland (Trunk Roads) and Network Rail (Railway) should be consulted on the scoping of Transport Assessments. Moray Council’s Transportation Service can assist in providing a screening opinion on whether a TA will be sought.

c) In order to demonstrate that an out of centre retail proposal will have no unacceptable individual or cumulative impact on the vitality and viability of the identified network of town centres, a Retail Impact Assessment will be sought where appropriate. This may also apply to neighbourhood shops, ancillary retailing and recreation/tourism retailing.

d) Where appropriate, applicants may be asked to carry out other assessments (e.g. noise; air quality; flood risk; drainage; bat; badger; other species and habitats) in order to confirm the compatibility of the proposal.