

**Application No.** C/99/00744/FUL  
**Date registered** 18 May 1999  
**APPLICANT** ALBA CHARCOAL LIMITED, OLD TOWN JAIL, ST JOHN STREET,  
 STIRLING. FK8 1EA

**Agent** -  
**DEVELOPMENT** INSTALLATION OF PLANT, FORMATION OF YARD AND ACCESS FOR  
 THE PROCESSING OF PEAT INTO CHARCOAL  
**LOCATION** LAND AT DUNTILLAND QUARRY, DUNTILLAND ROAD, SALSBURGH

**Ward No.** 52  
**Grid Reference** 284583 663370

**File Reference** C/PL/36230/2012/2/000/LMcC/ES

**Site History** No Relevant Site History

**Development Plan** MIN 3 - Hard Rock Quarrying  
 MIN 4 - Peat Extraction  
 GB2 - Restrict Development In C.A.T.  
 LI1/4 - Low Quality Landscape

**Contrary to  
 Development Plan** No

#### CONSULTATIONS

**Objection** -  
**No Objection** Transco, The Coal Authority  
**Conditions** Scottish Power, West of Scotland Water, NLC Community Services  
**No Reply** -

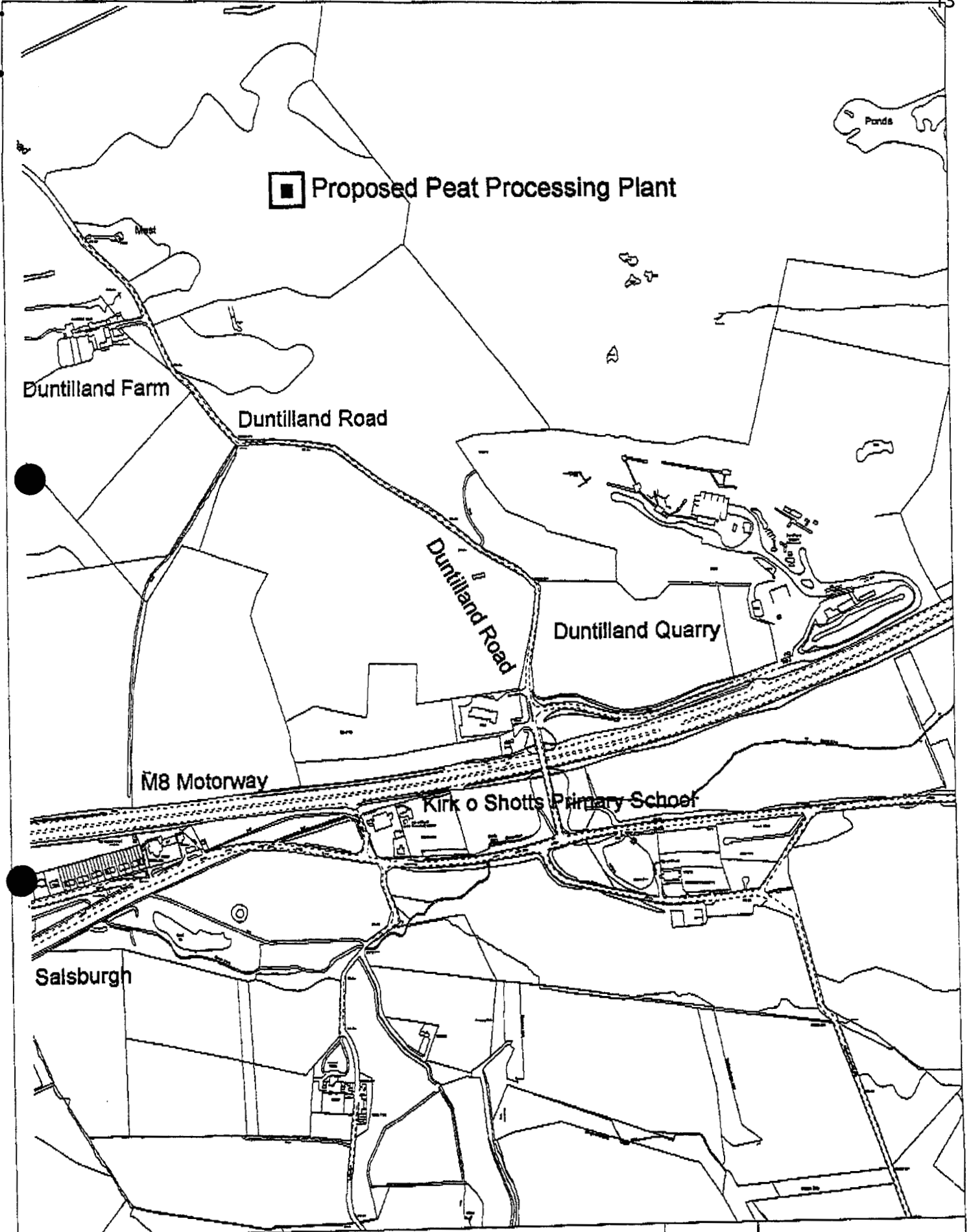
#### REPRESENTATIONS

**Neighbours** No Response

**Newspaper  
 Advertisement** No Response

#### COMMENTS

The applicants seek permission for the processing of peat into charcoal on land forming part of Duntilland Quarry. The peat is to be removed from the area of quarry excavations in accordance with existing planning consents. The quarry operators consider the volume of peat to be removed to be more than required for the site restoration works. It is proposed that the applicants will utilise this surplus peat by installing plant and equipment for its processing into charcoal. The plant and associated yard would be formed on land to the west of the quarry extractions and would be served by a separate access from Duntilland Road. The charcoal produced would be taken to another location for packaging and distribution. Although the plant will operate on a 24 hour basis, the few lorry movements that will take place to and from the site would only take place between 8am and 6pm. No objections have been received in respect of this application. Further details of the proposals and planning considerations are given in the attached report. It is considered that the proposals are acceptable in policy terms and no environmental problems are anticipated. It is recommended that permission be granted subject to appropriate conditions.



**NORTH LANARKSHIRE COUNCIL**

**Location Plan in respect of Planning Application C/99/00744/FUL  
For the Extraction and Processing of PEAT  
And the establishment of a Charcoal Manufacturing Operation  
and Ancillary Plant at Duntilland Quarry, Salsburgh, By Shotts**



**1:8000**

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## RECOMMENDATION

Grant, subject to the following conditions.

1. That the development hereby permitted shall be started within five years of the date of this permission.  
  
Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
2. That the development hereby permitted shall be restricted to the processing of peat from approved extraction areas at Duntilland Quarry only and no other peat shall be processed at the site.  
  
Reason: So that the Planning Authority may retain effective control and in order to comply with Policy GB2(b) of the Adopted Monklands Local Plan 1991.
3. That the use hereby permitted shall be discontinued and the land restored to its former condition as agricultural land/moorland on or before 1st May 2009.  
  
Reason: To accord with time scale anticipated for peat removal.
4. That the development hereby permitted shall comply with the supporting statement which accompanied the application, except where amended by the letters from the applicants dated 3rd and 23rd August, 1999, or by the terms of this permission, unless otherwise agreed beforehand in writing by the Planning Authority.  
  
Reason: To define the permission.
5. That before the formation of the yard area hereby permitted is commenced the site access shall be increased to 6 metres in width and the first 20 metres of this access shall be surfaced in tarmacadam and thereafter maintained to the satisfaction of the Planning Authority.  
  
Reason: To prevent deleterious material being carried onto the road.
6. That a visibility splay of 2.5metres by 160metres, measured from the road channel, shall be provided on both sides of the vehicular access and before the development hereby permitted is commenced, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 1.05 metres in height above road channel level shall be planted, placed, erected, or allowed to grow, within these sight line areas.  
  
Reason: To enable drivers of vehicles leaving the site to have a clear view over a sufficient length of road to allow safe exit.
7. That before any development commences on site a scheme of passing places, details of which shall be submitted to and approved by the Planning Authority before the development commences, shall be completed to the satisfaction of the Planning Authority and these passing places shall thereafter be maintained to the satisfaction of the Planning Authority throughout the operation and restoration of this site.

Reason: To prevent vehicles entering or leaving the site from causing an obstruction to traffic using Duntilland Road and to prevent damage to the roadside verges.

8. That no peat shall be stored on the site outwith the area hatched ORANGE on the approved plans.

Reason: To protect the visual amenity of the area.

9. That the peat stockpile located within the site yard area shall not exceed 2.75 metres (9 feet) in height.

Reason: In order to minimise the visual impact of the development upon the surrounding area.

10. That within SIX MONTHS of the commencement of the development the bunds to be formed around the western end of the site yard shall be grass seeded to the satisfaction of the Planning Authority.

Reason: In order to protect the visual amenity of the area.

11. That at least ONE YEAR prior to the cessation of works at the site the applicant shall submit and obtain written approval of the Planning Authority for full details of the restoration of the yard, access, haul roads and all storage areas utilised as part of this development to which this permission relates and the details shall include, but not be limited to the following :-

- a) A description of the restoration proposals in the form of a method statement covering all works.
- b) A detailed site layout plan indicating all works to be undertaken.
- c) A schedule/ timetable for the implementation of all works.

Reason: To ensure that the areas affected by this development are satisfactorily reinstated in the interests of the visual amenity of the area.

12. That the site restoration works shall be implemented in strict accordance with the timetable approved under the terms of condition (11) above.

Reason: To ensure the restoration works are undertaken within a satisfactory timescale in the interests of the visual amenity of the area.

13. That at least SIX MONTHS prior to the cessation of works at the site the applicants shall submit and obtain written approval from the Planning Authority of a scheme for the aftercare of the areas to which the restoration works approved under the terms of condition (11) above relate and this shall include, but not be limited to, the following :-

- a) The maintenance of these areas for a five year period.
- b) Any fertilisers or chemical applications required.
- c) Any drainage works required.
- d) A timetable showing the implementation of any works.
- e) Provision for the review and amendment of these works on an annual basis.

Reason: To ensure that the site is satisfactorily reinstated.

14. That the aftercare works approved under the terms of condition (13) above shall be implemented in accordance with the approved timetable, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the site aftercare is undertaken within a satisfactory timescale.

15. The applicants shall provide at least TWO DAYS prior notification in writing, to the Planning Authority, of their intention to commence works on site.

Reason: To allow the Planning Authority to monitor the development.

16. If for any reason the developer proposes to cease works on site prior to the date specified in condition (3) above, at least TWO MONTHS prior written notification should be given to the Planning Authority.

Reason: To enable the Planning Authority to control the reinstatement of the site.

17. That notwithstanding the provisions of Class 7 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no fences shall be erected at this site without the prior written approval of the Planning Authority.

Reason: In order to allow the Planning Authority to consider this in detail in the interests of the visual amenity of the area.

18. That no additional plan be erected on site without the prior written approval of the Planning Authority.

Reason: In order to protect the visual amenity of the area.

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#### **List of Background Papers**

- Application Form and accompanying plans.
- Letter from Divisional Manager (Central), to applicants dated 4 June, 1999.
- Letters from applicant dated 3rd and 23rd August 1999.
- Letter from Transco dated 18th June 1999, Coal Authority dated 23rd June 1999, West of Scotland Water dated 18th June 1999 and Scottish Power dated 2nd July 1999.
- Memo from Community Services dated 16th August 1999.

Any person wishing to inspect the above background papers should telephone Coatbridge 812379 and ask for Mrs Lorna McCallum.

**APPLICATION NO. C/99/00744/FUL**

**REPORT**

**1. SITE AND PROPOSALS**

- 1.1 The applicants seek permission for the processing of peat into charcoal on land associated with Duntilland Quarry, Salsburgh. In order for rock reserves at the quarry to be accessed the overlying peat has to be removed in accordance with the existing planning consents. The quarry operators have indicated that the amount of peat requiring to be removed is far in excess of what is required for the site restoration works. The storage of excess peat also presents problems due to its high water content and unstable nature. It is proposed that the applicants utilise the surplus peat by processing it into charcoal.
- 1.2 The applicant proposes to form a yard of approx. 0.4ha (1 acre) to the west of the quarry workings. The yard would be used for the siting of the processing plant, portacabins and parking. The peat is to be extruded into sods which will air dry by open storage on the land surrounding the yard, it will then be carbonised in mobile kilns. The end product will then be removed to a location elsewhere for packaging and distribution. The portacabins will provide administration space and washing facilities for employees.
- 1.3 The application site would be accessed from Duntilland Road via the hard core track to an existing telecommunications mast. This access would be upgraded to the Council's requirements. Duntilland Road is at present narrow and twisting. The applicants would be required as a condition of any permission granted to form passing places at various intervals.

**2. CONSULTATIONS AND REPRESENTATIONS**

- 2.1 Scottish Power have no objections to the proposal but the applicant may be required to deviate or protect apparatus.
- 2.2 The following have no objections to the proposals - Transco, The Coal Authority.
- 2.3 West of Scotland Water have no objections to the proposals but indicate that the water supply in the area is extremely poor and that suitable cold water storage facilities will be required.
- 2.4 The Director of Community Services had no objections in principle to the development. He considered that the development is away from views from any population centre or main road but that as the surrounding landscape is very open in character, measures should be taken to minimise its impact on the character and visual quality of the landscape. The applicants as a result have altered the proposed layout of the yard and repositioned the portable buildings, screen bunding is to be formed along the frontage of the yard and the height of the peat storage would be limited, all to minimise the visual impact of the development. The proposed yard would be situated in a hollow between two ridges and with the proposed amendments I consider the likely landscape impact to be acceptable.

**3. OBSERVATIONS AND CONCLUSIONS**

- 3.1 The application site lies within an area covered by policy GB2 of the Adopted Monklands Local Plan. This policy seeks to restrict development in Countryside Around Towns unless there is a specific locational need. Proposals within this area require to be justified against the following:-
- (a) Economic Benefit
  - (b) Specific Locational Need
  - (c) Infrastructure Implications
  - (d) Environmental Impact

- 3.2 As described in paragraph 1.1 above there is a surplus of peat at the adjacent quarry. Due to its unstable nature it is preferable not to have to transport the peat any great distance but rather to process it as close to source as possible. The development can, therefore be justified in terms of specific locational need. The development is anticipated to generate up to 25 full time jobs which may be readily filled from the local labour market, in addition local suppliers, subcontractors and hauliers would be utilised. The approval of the application would bring economic benefits to the area. I am satisfied that with appropriate planning conditions, there will be no adverse infrastructure implications or economic impact as a result of the development. The terms of policy GB2 can be considered to be satisfied.
- 3.3 The proposed development is considered acceptable in terms of policy and environmental considerations and it is recommended that permission be granted subject to appropriate conditions.