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HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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21 March 2019

Planning Policy Team,
Infrastructure Services,
Aberdeenshire Council,
Woodhill House,
Westburn Road,
Aberdeen,
AB16 5GB

Dear Sir/ Madam,

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021 – MAIN ISSUES REPORT 2019
LAND AT AUCHLEUCHRIES (BU019) – MUIRTACK**

We write on behalf of CHAP Group who have an active interest in the land at Muirtack, near Ellon for a potential sand and gravel quarry. CHAP Group are supportive of land identified within the MIR (Auchleuchries (BU019) - Buchan Landward Site). We note that, in relation to the land, the Council states:

“The current boundaries of the Areas of Search in the 2017 LDP are not designed to be interpreted rigidly, as they are intended to guide mineral exploration rather than to prescribe where working can or cannot take place. They are broad areas designed to provide a choice of locations, where sand and gravel extraction should be investigated as a priority over other areas that may be more sensitive. Other than the possibility of finding archaeological remains, there are no other constraints that would prevent this site from being identified as an Area of Search for mineral extraction. Furthermore, the proposer has noted there is a shortfall in the supply of sand and gravel (less than 9 years supply), as Park Quarry and Loch Hills Quarry are coming to an end, and Scottish Planning Policy states there should be at least a 10 year supply of sand and gravel in the Aberdeen Market area.”

We agree generally with the council’s position on this, particularly considering the recent history of the proposals at the site which were subject of a planning application and latterly an appeal to Scottish Ministers. Whilst the appeal was rejected, solely on the grounds of road safety concerns, we would ask the council to take a holistic view of all of the reporter’s comments and analysis which identified a series of important and positive elements in relation to the land. This included full acknowledgement that there is a proven need for additional quarrying in the area to address an increasing under supply of sand and gravel resources locally. Furthermore the reporter also acknowledged that impacts on landscape, the natural environment, cultural heritage, visual amenity, noise, air quality and a whole range of other issues can be satisfactorily addressed. Indeed the comments from the reporter pertaining to these issues includes the following statement “The design and operation of the quarry, with the addition of planning conditions, would be capable of meeting the LDP policies on these same matters and would not have any significant adverse impacts on the amenity of the neighbouring residential properties.”

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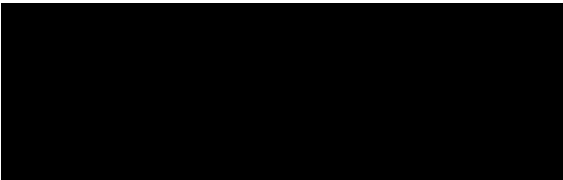
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The CHAP Group have reviewed the outcome of the appeal and are now actively exploring alternative access routes to the site and arrangements that should fully address the road safety concerns, allowing the sand and gravel at the site to be extracted safely. It is therefore important that the Council continue to identify the site as having the potential for minerals extraction going forward. Firstly to demonstrate a commitment to addressing the existing shortfall in supply of sand and gravel within the area and to allow the opportunity for this site to make a positive contribution to the benefit of the local economy and construction sector.

I would be grateful if these comments could be taken into account as the plan progresses to its next stages and that the council continue to support the allocation of this land within the plan.

Yours sincerely,



FOR AND ON BEHALF OF HALLIDAY FRASER MUNRO