



APPLICATION FOR PLANNING PERMISSION 18/00081/DPP FOR THE EXTRACTION AND PROCESSING OF SAND ON LAND TO THE SOUTH/SOUTH WEST OF THE UPPER DALHOUSIE SAND QUARRY, BONNYRIGG. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT REPORT SUBMITTED UNDER THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2011.

Report by Head of Communities and Economy

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 In August 2009 planning permission 06/00689/FUL was granted for the extraction and processing of sand and associated plant and office at Upper Dalhousie, Bonnyrigg. This application seeks planning permission to extend the area of extraction and processing onto land to the south/south west of the existing operational area. The application is accompanied by an Environmental Impact Assessment Report which has been submitted in terms of the EIA (Scotland) (Regulations) 2011. There have been no representations received and consultation responses from The Coal Authority, Historic Environment Scotland, the Scottish Environment Protection Agency (SEPA), Scottish Water, Scottish Natural Heritage, Bonnyrigg and Lasswade Community Council, The Council's Archaeology Advisor, The Council's Environmental Health Manager and the Council's Policy, Road Safety Manager and the Council's Legal Services.**
- 1.2 The relevant development plan policies are policy 4 of the Edinburgh and South East Strategic Development Plan 2013 (SESplan) and policies MIN1, MIN2, RD1, ENV2, ENV4, ENV7, ENV10, ENV11, ENV15, ENV17, ENV18, ENV22, ENV23, ENV24, ENV25, IMP1, and IMP3 of the Midlothian Local Development Plan 2017.**
- 1.3 The recommendation is to grant planning permission subject to conditions and securing a bond (between the applicant and landowner) to ensure sufficient funding is in place to restore the site.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The Upper Dalhousie Sand Quarry is located to the south east of Bonnyrigg and comprises two existing extraction areas; Area A is to the south east and Area B is to the north west. The existing processing area, site office and welfare facilities are located to the eastern extent of Area A, close to the site access. The site is accessed off the B6392 distributor road to the south of the Hopefield residential development. The site is approximately 18 hectares.
- 2.2 The extension site (Area C) extends to some 15.8 hectares and is irregular in shape and includes part of Area A of the existing quarry, as the intention is to use the existing onsite processing plant, welfare facilities and site office. The additional sand extraction area is approximately 11.4 hectares. Conveyor belts move the extracted sand from the extraction operations to the processing area. Extraction from Area A has been completed and has been partially restored. Extraction from Area B commenced in 2016 and is ongoing.
- 2.3 The site is currently part of the existing quarry (the overlap with Area A), woodland or is in agricultural use, the latter being the main use of the site. The site is bounded by agricultural land, areas of woodland and sand extraction Area A with Whitehill House (and associated residential development) and Rosewell beyond to the west/south west and Bonnyrigg beyond to the north. The closest dwellinghouses are Parkneuk, at approximately 300m to the north west and the residential development at Whitehill House, at approximately 200m to the south west.
- 2.4 The site is adjacent to a Special Landscape Area and within close proximity to the Dalhousie Designed Landscape, which is on the National Inventory of Designed Landscapes in Scotland. These landscape designations lie to the east of the site.
- 2.5 There is a public footpath link immediately to the west of extraction Area C. Other footpaths are located to the south and east of the site. The applicant proposes to link into the footpath network as part of the restoration scheme for the site.

3 PROPOSAL

- 3.1 It is proposed to extract approximately 1.6 million tonnes of sand over a ten year period. This is based on the current extraction rate of around 150,000 tonnes a year, of which 120,000 tonnes is removed from the site. Extraction rates may differ year on year depending on market demand. Area C would be worked both above and below the water table. The proposed phasing of the proposal is that extraction is to commence in 2026 and continue until 2035. The rolling restoration programme will start in 2029 and be completed in 2036.

- 3.2 Excavations will take place in three phases; the first phase being the central area adjacent to Area A and the north west of the site, the second phase will be the main central part of the site and the third phase will be the south western part of the site.
- 3.3 It is proposed to continue the existing working hours of the quarry which are; 7.00am to 6.00pm Mondays to Fridays and 7.00am to 1.00pm on Saturdays. No work is carried out on Sundays or public holidays except for emergency work or routine maintenance.
- 3.4 The operator, Tillicoultry Quarries, currently operate six quarries in Scotland, three hard rock quarries and three sand and gravel quarries. Three grades of sand are extracted from the site; sand for asphalt, building sand and ducting sands. Asphalt sand accounts for 60% of the extractions and is used at the applicant's production plant at Newtongrange.
- 3.5 The sand extraction is essentially a 'wet process', there is no crushing involved and the extracted material has a 7% moisture content which minimises dust problems. The sand is transported by conveyer belt to the processing plant which is in Area A.
- 3.6 There is a 33 thousand litre capacity water tank on site which is fed from a borehole.
- 3.7 An average of 30 trucks/heavy goods vehicles per day will leave the site via the existing access road, this is comparable to the existing volume of vehicular movements.
- 3.8 The site is to be progressively restored with restoration commencing in 2029 and completion in 2036, one year after the completion of the extraction process. Restoration would be achieved using silt material arising during the processing operations along with topsoil stored in bunds at the site. It is anticipated that silt material from Area C will be used in the restoration of Area B as well as the application site, Area C.
- 3.9 The restoration of Area C has been designed so that the majority of the site can return to agricultural use integrating with the surrounding topography, including merging with the restoration profile of Area A to create a natural appearing landform. Area C will take the form of a valley which will slope down to the south-east, towards the Dalhousie Burn. The restored site will include a natural water feature within the north eastern corner of the site. This wetland habitat will provide an opportunity to enhance local biodiversity and ecology.
- 3.10 The restored areas will be seeded and planted and then be subject to a programme of aftercare to facilitate the return to productive agricultural use and woodland planting. All plant and welfare facilities will be removed from the site and the land in these areas will be returned to an agricultural use.

- 3.11 A number of informal paths will be introduced/reinstated as part of the proposed site restoration, including a link from Area C, around the proposed water feature, up through area A, around the side of Area B and across to the west.
- 3.12 By way of a separate planning application (application 18/00082/S42 is also on the Committee agenda) the applicants have applied to conclude the restoration of Area A, the section outwith the overlap area covered in this extension application, by 2020 and Area B by 2030.
- 3.13 The application is also accompanied by:
- environmental statement;
 - a pre application consultation report;
 - a flood risk assessment;
 - a coal mining risk assessment;
 - a drainage impact assessment;
 - a transport assessment;
 - a habitat survey; and
 - a tree survey.

4 BACKGROUND

- 4.1 Planning application 06/00689/FUL for the extraction and processing of sand and the erection of the associated plant and office provision at Upper Dalhousie was granted permission in August 2009. This consent has been implemented and work continues on the site.
- 4.2 Planning application 13/00064/DPP for the installation of sand processing plant and a conveyor at the quarry was granted permission in March 2013.
- 4.3 An environmental impact assessment (EIA) scoping request (16/00816/SCO) for the extension of operations was submitted in November 2016. The applicant was advised what matters need to be covered by an EIA which need to be submitted under schedule 2 of the EIA Regulations.
- 4.4 Pre Application Consultation 17/00565/PAC regarding the extension of the quarry on land to the south west of the existing Dalhousie Sand Quarry, Bonnyrigg was reported to the Committee at its meeting in August 2017.
- 4.5 A related planning application (18/00082/S42) for an extension of time to conclude the extraction and restoration of the existing quarry is elsewhere on the Committee agenda.

5 CONSULTATIONS

- 5.1 The **Coal Authority** consider that the content and conclusions of the Coal Mining Risk Assessment submitted with the application demonstrate that the site is safe and stable to enable the proposed development to be undertaken. The Coal Authority does not object to the application.
- 5.2 **Historic Environment Scotland (HES)** does not object to the application. HES were consulted at the scoping stage of the EIA process in 2016, which identified a potential impact on the setting of Whitehill House, a category A listed building. However, they are satisfied that the impact is a temporary one which can be mitigated by planting along the boundary of the site.
- 5.3 The **Scottish Environment Protection Agency (SEPA)** does not object to the application. The site is at a medium to high risk of flooding (0.5% annual probability or a 1 in 200 year event) from the Shiel Burn/Dalhousie Burn. It is however acknowledged that the proposed use of the land is a temporary one and as such there is no long term risk. The applicant's Flood Risk Assessment (FRA) sets out an onsite drainage strategy and confirms that operation works will not result in discharge into local watercourses (the Shiel Burn and Dalhousie Burn). In relation to air quality SEPA state that the environmental statement (non-technical) reports that a negligible impact on air quality is predicted.
- 5.4 **Scottish Water** does not object to the application.
- 5.5 **Scottish Natural Heritage (SNH)** does not object to the application subject to; securing a bond to ensure effective site restoration, effective landscaping, the reinstatement of active travel routes and securing the conclusions set out in the Environmental Statement regarding ecological receptors (ancient woodland and protected species).
- 5.6 The **Bonnyrigg and Lasswade Community Council** advises that they engaged their local community regarding the existing and potential future impacts of the quarrying activity, in particularly the traffic implications, the result of which was that no concerns were raised and as such the Community Council does not object to the application. However the Community Council expect Midlothian Council to secure a bond to ensure the site's restoration.
- 5.7 The **Council's Archaeology Advisor** is satisfied that the Environmental Impact Assessment considers the possible historic environment implications of the proposed development and that a programme of archaeological works comprising a monitored soil strip (equivalent to a watching brief) is necessary. This can be secured by a planning condition.

- 5.8 The **Council's Environmental Heath Manager** advises that the existing site is currently well managed and operates without giving rise to noise or dust nuisance complaints, officers are of the opinion that extending the site can also be operated in way in which environmental impacts are mitigated. The Environmental Health Manager has no objections to this application subject to conditions to control noise and dust emissions arising from the operation of the site. The processing plant will remain in its existing location which will not give rise to an increase in noise levels. The noise impact assessment accompanying the application demonstrates that the predicted noise levels at the three noise sensitive receptors studied would be below the 45 db 1 hour LAeq guideline value. Dust mitigation measures which are the conveyor system, sprinkler system and wheel wash and management plan appear adequate to prevent nuisance arising. The operating hours will be as existing 7.00am to 6.00pm Monday to Friday and 7.00am to 1.00pm Saturday. The following matters should be addressed by conditions:
- roads and un-vegetated surfaces shall be dampened down to prevent windblown dust;
 - site access roads shall be kept in good repair and regularly graded;
 - all laden vehicles must be sheeted prior to leaving the quarry;
 - a speed limit of 15mph shall be enforced along the site access road;
 - the dust management plan dated January 2018 shall be enforced and a programme of dust monitoring results will be periodically sent to the local authority; and
 - noise levels from soil stripping, bund formation, removal and restoration operations at nearby noise sensitive dwellings must not exceed a one hour LAeq of 45db as recommended in PAN 50 Annex A: The control of noise at surface mineral workings.
- 5.9 The **Council's Policy and Road Safety Manager** does not object to the application.
- 5.10 The **Council's Legal Services** have advised that as the landowner is the Crown Estates the risk to the Council of the landowner and applicant not restoring the land is low, so if the Council are satisfied with the terms of the bond we do not need to be a party to it, it shall be between the applicant and landowner.

6 REPRESENTATIONS

- 6.1 No representations have been received in relation to this application.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP). The following policies are relevant to the proposal:

Edinburgh South East Scotland Strategic Development Plan 2013 (SESPlan)

- 7.2 **Policy 4 (MINERALS)** requires local development plans; to safeguard mineral resources from sterilisation, identify areas of search, set criteria to assess when considering proposals and support the use of secondary and recycled aggregates.

Midlothian Local Development Plan 2017 (MLDP)

- 7.3 Policy **MIN1: Areas of Search for Surface Extraction** identifies Upper Dalhousie as being an area for the extraction of sand and gravel where surface mineral extraction may be acceptable in principle. The policy states that the identification of an area of search does not indicate the Council's acceptance of any particular proposal for the winning and working of a surface mineral resource within any or all of that area of search. Outwith the areas of search there is a presumption against surface mineral extraction. In addition the policy safeguards mineral resources from sterilisation, in specific circumstances.

- 7.4 Policy **MIN2: Surface Mineral Extraction** requires proposals for mineral extraction to meet the criteria set out in the Supplementary Guidance on Resource Extraction. They will not be permitted where they would have a significant adverse effect on communities, sensitive uses or the environment and will only be supported if the Council is satisfied that they are acceptable in relation to the following matters:

- effect on the health and amenity of settlements, communities and housing groups or other sensitive uses;
- effect on the landscape, in particular that of the Green Belt, Pentland Hills Regional Park, and Special Landscape Areas;
- effect on soils, in particular prime agricultural land, and peatland;
- effect on the water environment;
- effect on nature conservation and biodiversity, in particular sites of international, national or local nature conservation value;
- effect on the historic environment, in particular: Conservation areas, scheduled monuments, listed buildings, historic gardens and designed landscapes, historic battlefields, significant

archaeological sites (and, where relevant, the settings of the aforementioned designated areas or buildings);

- effect on the road network, particularly local roads;
- cumulative effects of the proposal when combined with other consented or operational mineral extraction or landfill activities;
- effect on the local economy in terms of tourism, leisure or recreation; and,
- robustness and suitability of proposals for restoration and aftercare.

- 7.5 In determining applications for surface coal extraction, the Council will also consider any beneficial impacts from extraction in terms of site remediation and stabilisation and/or other permanent physical benefits to the community.
- 7.6 The extraction of a secondary material (for example, fireclay from a coal extraction site) is supported provided that its removal does not detract from high quality restoration, or have unacceptable environmental effects (including from cumulative vehicle movements). In order that the supply and demand for aggregates can be monitored, operators of new aggregates sites will be required to supply annual statements of production and remaining reserves.
- 7.7 Policy **RD1: Development in the Countryside** sets out where appropriate development would be acceptable in the countryside subject to defined criteria. One acceptable use is resource extraction in compliance with Policy MIN1. All such development requires being of a scale or character appropriate to the rural area and landscape, capable of being appropriately accessed and serviced, have acceptable drainage provision and water supply and be accessible by public transport and services, where appropriate.
- 7.8 Policy **ENV2 Midlothian Green Networks** supports development proposals brought forward in line with the provisions of the Plan that help to deliver the green network opportunities identified in the Supplementary Guidance on the Midlothian Green Network.
- 7.9 Policy **ENV4 Prime Agricultural Land** does not permit development that would lead to the permanent loss of prime agricultural land unless there is appropriate justification to do so.
- 7.10 Policy **ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should respect such character and be compatible in terms of scale, siting and design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.

- 7.11 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.
- 7.12 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.13 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.14 Policy **ENV 17 Air Quality** states that the Council may require further assessments to identify air quality impacts where considered requisite. It will refuse planning permission, or seek effective mitigation, where development proposals cause unacceptable air quality or dust impacts
- 7.15 Policy **ENV18: Noise** requires that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will seek to ensure that the function of established operations is not adversely affected.
- 7.16 Policy **ENV22: Listed buildings** does not permit development which would adversely affect the character or appearance of a listed building, its setting or any feature of special architectural or historic interest.
- 7.17 Policy **ENV23: Scheduled Monuments** states that development which could have an adverse effect on a scheduled monument, or the integrity of its setting, will not be permitted.
- 7.18 Policy **ENV24: Other Important Archaeological or Historic Sites** seeks to prevent development that would adversely affect regionally or locally important archaeological or historic sites, or their setting.
- 7.19 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.

- 7.20 Policy **IMP1: New Development** gives the planning authority the policy basis to impose appropriate planning conditions and controls to mitigate the impact of the development.
- 7.21 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

National Policy

- 7.22 The **SPP (Scottish Planning Policy) 2014** sets out the Government guidance in relation to mineral extraction and states “Minerals make an important contribution to the economy, providing materials for construction, energy supply and other uses, and supporting employment. NPF3 notes that minerals will be required as construction materials to support our ambition for diversification of the energy mix. Planning should safeguard mineral resources and facilitate their responsible use. Our spatial strategy underlines the need to address restoration of past minerals extraction sites in and around the Central Belt.” (Paragraph 234)
- 7.23 The planning system should:
- safeguard workable resources and ensure that an adequate and steady supply is available to meet the needs of the construction, energy and other sectors;
 - minimise the impacts of extraction on local communities, the environment and the built and natural heritage; and
 - secure the sustainable restoration of sites to beneficial afteruse after working has ceased.’ (Paragraph 235)
- 7.24 “A range of financial guarantee options is currently available and planning authorities should consider the most effective solution on a site-by-site basis. All solutions should provide assurance and clarity over the amount and period of the guarantee and in particular, where it is a bond, the risks covered (including operator failure) and the triggers for calling in a bond, including payment terms. In the aggregates sector, an operator may be able to demonstrate adequate provision under an industry-funded guarantee scheme.” (Paragraph 247)
- 7.25 “Planning authorities should ensure that rigorous procedures are in place to monitor consents, including restoration arrangements, at appropriate intervals, and ensure that appropriate action is taken when necessary.” (Paragraph 248).

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan

policies unless material planning considerations indicate otherwise. The consultation responses received are material considerations.

The Principle of Development

- 8.2 Planning permission for the extraction and processing of sand and associated works was originally granted in 2009. The site was then given continued support in the MLDP and identified as an area of search for mineral extraction. This application, to extend the operational site to the south/south west into 'Area C' is within the identified area of search. This application, to extract and process sand accords with the development plan and there are no material considerations which outweigh this presumption in favour of development.

Landscape and Visual Impact

- 8.3 The proposed operations will have a detrimental impact on the landscape during the extraction process as the top soil is stripped back and sand is removed from the ground. However, the detrimental impact caused by this 'opening up' of the site is mitigated by the fact that; the operation is temporary (from 2026 to 2036), the phased extraction and rolling programme of restoration means that not all of the site will be operational at any one time, the degree of separation from any settlements, established woodland areas adjoining the site and that a landscape buffer will be planted along the sites south/south western boundary in advance of operations commencing. The landscape buffer will comprise enhancing the existing hedge, which runs along the core path adjoining the site, with an additional 5 metres of planting along its length. This will reduce the visual impact on the landscape and soften distance views for residents of the Whitehill House residential development some 200 metres further to the south west.
- 8.4 Additional landscaping is also proposed along the south eastern boundary of the site which abuts the South Esk and Carrington Farmlands Special Landscape Area. In this sensitive area it will be important to agree a landscaping scheme which complements the existing planting. The details of any additional areas of planting can be secured by conditions on a grant of planning permission.
- 8.5 A restoration masterplan has been submitted as part of the planning application. The plan identifies; key proposed landscape features, new restoration ground levels, the formation of a 'natural' water feature to enhance biodiversity and the end land uses as agriculture and woodland. This is acceptable in principle subject to the final details being agreed by condition.
- 8.6 There is currently a variation in the levels across the site of approximately 20 metres dropping from the north west to south east.

After the extraction and restoration processes have been completed the proposed height variation across the site will be approximately 23 metres. The main areas of change will be along the south/south west boundary and in the north/north west of the site. The level changes in these areas will be softened into the landscape by woodland planting, By having a more dramatic level change on the edge of the site it is possible to retain a more level area centrally which can be used for agriculture. The proposed restoration masterplan includes additional informal footpaths, a sand bank for nesting sand martins and a pond. The potential biodiversity and wildlife benefits of the restoration proposals are a positive benefit of the development. The final restoration details will be secured by condition and protected by the provision of a financial bond.

Noise

- 8.7 The nature of the operation means that there will be some noise from the extraction and processing procedures and from the top soil stripping process. However, these noise levels will be comparable to existing levels, which have not been the subject of complaints and are at a tolerable level within the guidance enforced by the Council's Environmental Health Service and reinforced by planning condition on the existing planning permissions. The main concern would be during the temporary soil stripping process on the site, which will take a period of up to 8 weeks. During this short period of time there will be a higher risk of potential noise disturbance, which is only acceptable because of the limited time of this phase of operation.

Transportation Issues

- 8.8 The transportation statement submitted considers the traffic and transportation effects of the proposal and concludes that the traffic generation will be no greater than that from the existing operations and the access arrangements are not subject to change. No significant environmental effects are anticipated. As with the existing operations, a number of mitigation measures will be put in place including:
- instructions to drivers and suppliers to follow the agreed route to and from the site; and
 - the implementation of good site management practice including wheel washing, vehicle sheeting and road cleaning.
- 8.9 An average of 30 trucks/heavy goods vehicles per day will enter and leave the site via the existing access road, this is comparable to the existing volume of vehicular movements. A further 18 non heavy goods vehicles will enter and leave the site – this will be the 6 staff arriving for and leaving work, deliveries and visitors. The operator also owns the concrete batching plant at Lady Victoria Business Park, nearby on the A7, where much of the extracted material will be used.

Environmental Statement

- 8.10 The Environmental Statement submitted with the application sets out the findings of an Environmental Impact Assessment process carried out by the applicant under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011. The process identifies the likely significant environmental effects of the development and suggests ways in which any significant negative environmental effects can be mitigated. The statement considers the following issues:
- geology;
 - landscape and visual impact;
 - ecology;
 - soils and agriculture;
 - hydrology;
 - historic environment including archaeology and cultural heritage;
 - noise;
 - air quality;
 - access and transportation issues;
 - recreation
- 8.11 The environmental statement identifies that there are no long term detrimental consequences of the proposed development. The proposal does present an opportunity for potential longer term environmental benefits subject to the restoration programme, which if undertaken in a sensitive manner could enhance the environment for the benefit of wildlife, the local landscape, drainage, pollution prevention and future recreational and agricultural uses.
- 8.12 The EIA process requires that alternative options to the proposed scheme are considered and a justification is given for the preferred option chosen. The options considered were: 1) do nothing with the site; 2) reduce the extraction area; 3) extract from an alternative site; and 4) work above the water table only. The preferred development option (extending the current site) is considered the best option for a number of reasons. Firstly, the extension area is identified as an area of search in the MLDP for the extraction of construction aggregate to supply the local area. Secondly, not extending the area would have a detrimental impact on the provision of construction sand to meet demand in the region. Thirdly, reducing the extraction area would risk sterilising existing available reserves. Fourthly, the site has minimal detrimental impact on local communities. Finally identifying an alternative site would present a significant challenge in terms of the development plan process and the time taken to reach a point where material could be extracted.

9 RECOMMENDATION

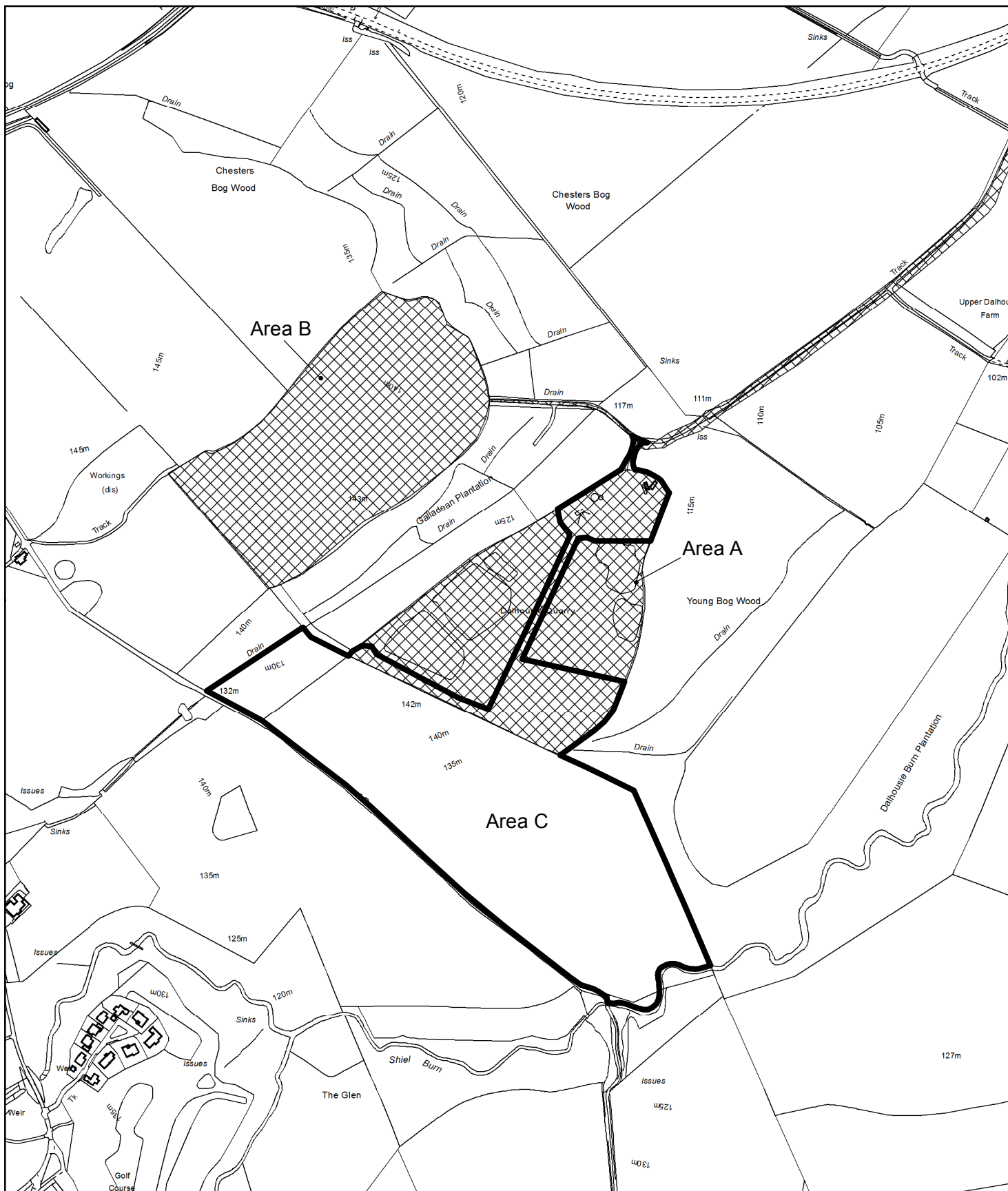
9.1 That planning permission be granted for the following reasons:

The proposed development site is identified as a mineral extraction site within the Midlothian Local Development Plan 2017; as such there is a presumption in favour of the proposed development. This presumption in favour of development is not outweighed by any other material considerations.

- i) the developer demonstrating, to the written satisfaction of the Council, that they have sufficient bond provision/insurance in place to ensure that, in the event that the operator is not able to restore the site, financial provision is made to enable the site is restored in accordance with an approved restoration plan.
- ii) conditions to be agreed with the Chair of the Committee:

Ian Johnson
Head of Communities and Economy

Date:	16 August 2018
Application No:	18/00081/DPP (Available online)
Applicant:	Tillicoultry Quarries
Agent:	Wardell Armstrong LLP
Validation Date:	2 February 2018
Contact Person:	Joyce Learmonth, Lead Officer Major Developments and Enforcement
Tel No:	0131 271 3311
Background Papers:	18/00081/DPP, 18/00082/S42, 06/00689/FUL



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& Communities**
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**Land South West of Upper Dalhousie Sand Quarry,
Rosewell**



Application Site (18/0081/DPP)

Existing Site (18/00082/S42)

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