

Comments for Planning Application 21/00865/FULL

Application Summary

Application Number: 21/00865/FULL

Address: Ardownie Quarry Ardownie Monifieth

Proposal: Erection of a Recycling Shed - Retrospective

Case Officer: Walter Wyllie

Customer Details

Name: A Anonymous

Address: Local area Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The quarry has copious ground to build a recycling shed yet the top of a headland point chosen is visible from the b962 and creates an eyesore in the country side for all around as evidenced by the partially built steel structure currently visible. In addition the exposed headland position is likely to cause recycling materials to be exposed to high winds risking pollution to the countryside.

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Application Summary

Application Number: 21/00865/FULL

Address: Ardownie Quarry Ardownie Monifieth

Proposal: Erection of a Recycling Shed - Retrospective

Case Officer: Walter Wyllie

Customer Details

Name: Mr David Torrie

Address: 4 Ardownie farm cottages Monifieth Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am opposed to the planning application for a recycling shed at Ardownie Quarry as the frame that is already in situ is a blot on the rural landscape. As a resident at Ardownie Farm I am also concerned about possible stench, loose rubbish blowing about, dust and flies in hotter weather.

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Application Summary

Application Number: 21/00865/FULL

Address: Ardownie Quarry Ardownie Monifieth

Proposal: Erection of a Recycling Shed - Retrospective

Case Officer: Walter Wyllie

Customer Details

Name: Ms Gemma Mackenzie

Address: Laws Farm Kingennie Broughty Ferry

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

I am writing to object to the retrospective planning application for the erection of a recycling shed at Ardownie Quarry.

I live in close proximity to the site and believe the position of the shed is not appropriate for the area.

Locating the shed in an elevated position will create dust, the potential for litter and increased noise levels - all of which will disrupt me and detract from my enjoyment of living where I stay.

I also have significant concerns about the rough track leading up to the shed as it will result in much more traffic noise and dust to nearby properties. Already the noise has increased with dumper trucks tearing up and down the track with loads of soil.

I would also like to raise my disappointment at not being consulted about the proposed shed by the quarry owners. The shed seemed to appear from nowhere.

To summarise, I fully object to this planning application and believe allowing a shed to be situated in the proposed location will adversely affect nearby properties. It will cause dust, noise pollution and in my opinion be a detriment to the nearby environment.

Yours sincerely,

Gemma Mackenzie

Walter K Wyllie

Attachments: Shed planning application objection 10-12-21.pdf

From: G. Mackie [REDACTED]
Sent: 10 December 2021 11:47
To: PLANNING <[REDACTED]>
Subject: FAO Walter Wyllie Objection to planning application 21/00865/FULL

Dear Walter Wyllie,

Please find attached our letter of objection to the retrospective planning application of a Recycling Shed at Ardownie Quarry, Monifieth, 21/00865/FULL.

I have also attached a photograph of dust pollution produced from traffic on the haul road to the proposed site.

Kind Regards
G Gordon Mackie

Gordon and Janette Mackie
Ardownie Farm
Monifieth
Dundee
Angus
DD5 4HW

As a neighbour of Ardownie Quarry I have only very recently discovered that Geddes Group are applying for retrospective permission to build a new waste transfer station.

I have lived at Ardownie for over 43 years and was disappointed not to be informed by neighbour notification. We have property adjacent to this site. We were fully consulted, notified and involved in the discussions about the application by Geddes Group in 1998 to operate a waste transfer station at Ardownie. The decision to permit the waste transfer station at Ardownie Quarry at that time was conditional on its situation in the quarry void. This was to mitigate neighbour nuisance, minimise noise, smell, litter and dust. This was greatly appreciated at the time and these considerations have not changed, but have been ignored, with the retrospective application for the transfer station at the new site.

The proposal is to site a much larger construction than the current shed and place the shed in the most exposed site of the quarry. When the new site was being prepared the noise levels at our property were considerable.

The access to the proposed site is by a rough 0.5 mile haul road along the northern perimeter high above the quarry. When large vehicles were using this track in the construction phase of this transfer station I had to complain about the dust being blown over our crops adjacent to the quarry. This situation will become unbearable in dry conditions if this site is allowed to operate as a waste transfer station, with each load being driven along this track and again driven out again. The exposed road also allows traffic noise to be heard around the whole vicinity.

In the course of constructing this shed I have on three separate occasions had to remove plastic sheets from our fields. This is an indication of how this exposed site is subject to strong winds creating litter issues.

We have cattle grazing a few metres from this proposed site and I am concerned for their welfare.

The only few occasions when we have had issues with smells of waste from the site was when lorries loaded with domestic waste were parked close to our property. If the waste transfer site goes ahead in the proposed site it will be impossible to control smells. With the exposed nature of the site the wind will spread any smells to nearby domestic and agricultural buildings. Another reason why the site was originally conditional on being placed in the sheltered void.

I have an issue with the claimed existing topography of the site. The current topography only exists after hundreds of tons of soil were carted up to this area in the recent construction process to build up the height. Prior to quarrying, this area of field ranged about 55/60m above sea level with a stream running along the northern edge of the quarry. What we have now is a site some 20m higher. We are now experiencing crop shading in our field because of this height leading to restricted crop growth. I also note that an area is proposed to be planted in trees. This is not acceptable to us as neighbours as the shading effect will become much worse.

After rock removal from this part of Ardownie Quarry this area was reinstated and was growing grass for some 20 years before the site was recently cleared for the waste transfer station. The grass improved the amenity of the area and was indeed a much needed carbon sink. Unfortunately this has been destroyed to the detriment of the surrounding area without planning consent.

The visual intrusion of the waste transfer station in this proposed site is to adversely affect the whole area.

I suggest that a waste transfer station as proposed is unacceptable to the neighbours. The conditions of the original application still have considerable validity and a waste transfer station can only be operated safely within the quarry void.



Linda Mackie
Ashfield Cottage
The Laws
Kingennie,
By Broughty Ferry
Angus DD5 3RF

Walter Wyllie
Angus Council Planning Department
Angus House
Orchardbank Business Park
Orchardbank
Forfar
Angus
DD8 1AN

Application Reference: 21/OO865/FULL – Ardownie Quarry, Ardownie, Monifieth
Proposal: Erection of a Recycling Shed – Retrospective

9th December 2021

Dear Sir,

As a neighbour who was not notified of the planning application for the erection of the recycling shed – retrospective at Ardownie Quarry, which I can see from my home, I am writing to raise my concerns.

I was very disappointed to witness the erection of a new shed without any planning permission whatsoever. This is a considerable size of shed and has a much bigger footprint than the existing recycling shed, which was situated down on the lowest point of the quarry floor. Having lived in this area for nearly 40 years, the proposed site, although within the quarry boundary, has always been a green field site.

The proposed site of this metal structure at the top of a hill, has a huge visual impact throughout the surrounding area. It can be seen from Monikie park, Woodhill on the A92 and Carnoustie. This incongruous structure is spoiling what was a beautiful panoramic view of the Angus coastline and a real blot on the landscape.

Again siting this proposed shed at the highest point of the quarry, leads to a number of problems. Firstly, as this site will be exposed to the wind, general waste and debris will litter the surrounding land. This has already been apparent during the initial build of this shed, where plastic bags were blown from the site onto the surrounding fields next to the site.

Furthermore, choosing a site at the top of a hill with minimal screening, dust and noise will be a problem for neighbours. During the summer months of 2020 when the initial construction took place, the noise from vehicles was considerably higher than the usual quarry traffic. This will only get worse if the proposed recycling shed is built, with regular lorry and skip drop offs and machinery sorting through the waste. Another concern is the creation of dust. The access to this site is a single narrow track at the back of the quarry. During the construction of the framework, dump trucks were seen going along this track, creating huge plumes of dust when conditions were dry. Again with regular activity at the shed upon completion, this will continue to be a big environmental concern.

I hope you take into consideration my concerns and suggest a different site for this recycling shed.

Many thanks

Kind regards,

Linda J Mackie





RETROSPECTIVE APPLICATION FOR WASTE TRANSFER SHED

21/00865/FULL

Dear Walter. I have been on the Planning portal and have noticed that there have been some submissions from Dalgleish Associates. There are several points I would like to clarify regarding these recent submissions.

It has been stated that the proposed site was not in a pristine condition prior to the erection of the shed. It should be noted that the site has been in grass since it was reclaimed some twenty years ago and has completely blended into the surrounding countryside. Indeed the restored land had been integrated within the neighbouring landscape. This can be confirmed by viewing Google Earth. Furthermore if you consult the original email I sent with my objection letter, I enclosed several photos of how the site looked, prior to the work Geddes recently carried out on the site.

In the noise impact assessment I note that a survey was taken on 1st March 2022. The Laws Gardens Cottage is in the middle of The Laws Farm. I have checked the visitor's book at The Laws Farm and cannot see any visit by Dalgleish or Vibrock personnel on that date. If a survey was conducted then there is no record of anyone being at the farm. The Laws Gardens Cottage is indeed uninhabited. The previous tenant leaving because of the noise and dust from Ardownie Quarry.

I note that mention is made of bird noise and aircraft noise. This is somewhat disingenuous since this is normal, but cannot be heard when any quarry machines are working.

The property of Ashfield Cottage is some 330 metres from the proposed site and is in direct line of sight with no mitigation. It is occupied by myself. This property is the one most affected by the proposals. But has been ignored completely. I suggest noise levels need to be confirmed at this property.

I find it difficult to believe that any sides of the proposed shed would be left open due to the exposed situation of the site. We have cleared dozens of items of plastic waste from our land in recent weeks, only last week a complete pop-up tent blew along the road beside the site.

There are many sites for this development in the quarry void which would have minimal effect on the neighbours. This exposed site is totally unsuitable and impacts on all the neighbours amenity. The fact that 100% of the neighbours have objected demonstrates their concern.

I hope this information helps you to fully assess things.

Yours Faithfully,

Linda Mackie

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Application Number: 21/00865/FULL

Address: Ardownie Quarry Ardownie Monifieth

Proposal: Erection of a Recycling Shed - Retrospective

Case Officer: Walter Wyllie

Customer Details

Name: Mr Rod McLeod

Address: 28 Pitairlie Road Newbigging

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the retrospective planning application for the erection of the recycling shed at Ardownie Quarry.

I regularly walk over the Laws Hill to Monifieth, and when I first saw this building being erected I wondered how can any Planning Department allow this monstrosity be erected in such a high profile position with no thought of the visual appearance and compatibility of the surrounding area. It can readily be seen from both the A92 from miles away and also the B962.

Before this erection was stopped we endured on our walks a substantial amount of noise during its construction, and on checking on the Angus Council website noticed no application for this construction had been submitted.

I shudder to think how much greater noise, dust and vehicle traffic will be generated if allowed to proceed.

I also note that NO neighbours had been notified which I find quite amazing, that a development such as this can be quite literally bulldozed through.

I therefore respectfully suggest that this application be refused.

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Address: Ardownie Quarry Ardownie Monifieth

Proposal: Erection of a Recycling Shed - Retrospective

Case Officer: Walter Wyllie

Customer Details

Name: Mrs SANDRA DON

Address: 3 Ardownie Farm Cottages, Ardownie, Monifieth, Dundee DD5 4HW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having had issues with Ardownie Quarry over the last 21 years including damage to property on numerous occasions, noise, dust and vibration, I am objecting to the recycling shed being erected.

My concerns are that there will be increased heavy vehicle traffic, noise, dust and smell. Over the years, the traffic in this area has hugely increased due to building of hundreds of houses, Dobbies, McDonalds, Sport centre, Costa, hotel and blocked road due to traffic and bus stops on the road at Dobbies. I cannot understand the roads department having no objection to more heavy vehicles accessing the quarry. There are many times I have waited at the circle waiting for over 20 vehicles to pass before getting on to the circle. I have also been asked by many people why such an eyesore is being built on the hill instead of on the floor of the quarry. Please contact me if you have any queries regarding my objection.