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*Delegated report for non-material variation (NMV)*

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| **Application Number:** | 2013/0267/DET |
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| **Location:** | Ledard Farm, Aberfoyle, Stirling, FK8 3TL |
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| **Approved Development:** | Construction of a hydro scheme and permanent access track |
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| **Case Officer:**  | Alison Pairman |
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|  | **Details of the proposed non-material variations** |
|  | The following changes are proposed from those approved as part of planning permission 2015/0295/DET:* Omit proposed access track through forestry to west of Ledard Burn and improvements to Core footpath to be retained;
* Omit temporary crossing of Ledard Burn;
* Omit proposed Borrow Pit to east of dam; and
* New area of land for Site Compound and Materials Storage.
 |
|  | **Planning Assessment**  |
|  | The developer’s further consideration of this proposal found that all construction can be carried out satisfactorily without using the proposed access track through the forestry to the west of the site, as fully tracked vehicles can use the access along the temporary track required for the construction of the penstock. Access from the east would also be fully sufficient for the construction of the dam.It is proposed to remove the new forestry track spur. Fewer trees will need to be removed and the core footpath will not be disturbed by the proposed scheme.Omitting the temporary crossing of Ledard Burn will have less impact on the water environment.By omitting the proposed Borrow Pit to east of dam there will be a reduction in the visual impact of the scheme.The new area for site compound and materials storage is acceptable as it is on low lying land close to the farm and existing clay pigeon shooting infrastructure. |

**Recommendation: Approve**

**Reason for Decision:**

The proposed variations are considered to be ‘non-material’ under s64 of The Town and Country Planning (Scotland) Act 1997 as they will not have any significant adverse impacts on the visual amenity and will have less impact on the water environment.

**List of Plans**

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| **Title** | **Reference** | **Date Received** |
| Details of Weir & Intake Chamber & Access Footbridge | 47068249/GL01 Rev C | 10.06.2016 |
| Plan on proposed Run of Penstock (Sheet 1 of 3) | 47068249/GL03 Rev E | 10.06.2016 |
| Plan on proposed Run of Penstock (Sheet 2 of 3) | 47068249/GL04 Rev D | 10.06.2016 |
| Plan on proposed Run of Penstock (Sheet 3 of 3) | 47068249/GL05 Rev C | 10.06.2016 |
| Vertical and Horizontal Thrust Block Details (Sheet 1 of 2) | 47068249/GL06 Rev A | 10.06.2016 |
| Vertical and Horizontal Thrust Block Details (Sheet 2 of 2) | 47068249/GL07 | 10.06.2016 |
| Turbine Housing, Location and Elevations, Tailrace Detail | 47068249/GL08 Rev A | 10.06.2016 |
| Proposed Tailrace Plan and Details | 47068249/GL10 Rev B | 10.06.2016 |
| Longsection 1-1 through proposed penstock | 47068249/GX01 Rev C | 10.06.2016 |
| Site Plan | P2 Rev E | 10.06.2016 |
| Construction Method Statement |  | 10.06.2016 |

**Note: As this is a non-material variation of a planning permission under s64 of the Act, there is no change to the Informatives & Conditions attached to the original planning permission.**

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| Signed: Alison Pairman**Development Monitoring Officer**  | 16.06.2016 |