

Draft

**FALKIRK COUNCIL**

**Minute of Meeting of the Planning Committee held in Moray Primary School, Moray Place, Grangemouth on Tuesday 29 May 2018 commencing at 7.00 p.m.**

The purpose of the meeting was to hold a pre-determination hearing in terms of the Planning etc. (Scotland) Act 2006. When sitting in this capacity, the Planning Committee comprises all members of the Council.

**Councillors:**

David Alexander (Convener)  
David Balfour  
Robert Bissett  
Alyson Black  
Jim Blackwood  
Gary Bouse  
Joan Coombes  
David Grant

Gordon Hughes  
James Kerr  
Adanna McCue  
John McLuckie  
Lynn Munro  
Malcolm Nicol  
Alan Nimmo  
Laura Murtagh  
John Patrick

**Officers:**

Ian Dryden, Development Manager  
Iain Henderson, Legal Services Manager  
Stephanie McGhee, Committee Assistant  
Brian Pirie, Democratic Services Manager  
Bernard Whittle, Development Management Co-ordinator

**Also**

**Attending:**

Kevin Collins, Transport Planning Co-ordinator  
Sarah Colquhoun, Modern Apprentice (Governance)  
Nigel Falcon, Ineos  
David Fast, Ineos  
David Gray, Environmental Protection Co-ordinator  
Ted Keegan, Jacobs Environment, Maritime and Resilience  
Russell Steedman, Network Co-ordinator

**P16. Apologies**

Apologies were intimated on behalf of Provost Buchanan and Councillors Binnie, Flynn, Garner, Goldie and Meiklejohn.

**P17. Declarations of Interest**

No declarations were made.

**P18. Erection of New Energy Plant and Associated Works, Including Pipe Bridge at Ineos, Bo'ness Road, Grangemouth – P/18/0003/FUL**

The Committee considered a report by the Director of Development Services on an application for planning permission for the erection of a new energy plant and associated works, including a pipe bridge, at Ineos Petrochemical Site, Grangemouth.

1. The Convener formally welcomed those present and outlined the procedures relating to the meeting.
2. The Development Management Co-ordinator outlined the nature of the application.
3. The applicant was heard in relation to the application. Mr N Falcon explained to the committee that the proposal was to replace the existing power station on the site with a new one which would be more cost effective and more environmentally friendly. He emphasised that this process would be straightforward. Mr Falcon stated that community events had been held to allow members of the public to express their views on the application. Comments had been positive. He advised of the requirement to close a section of Bo'ness Road for 1 month to build a pipe bridge which would provide the required connection from the power plant to the wider site. He commented that it has a smaller footprint and will be less visually noticeable than the current B and C power stations. He advised that all authorities had been spoken to and they are happy with the proposal. The applicant would start the build in 2019 and the facility would be commissioned in late 2020/early 2021. The build out is modular and would come into Grangemouth Docks. There would be a very significant amount of hours of construction work involved over the construction period. The construction management plan has been approved by the relevant Council department. Once construction is complete there will be a transition period and then the B and C stations will be closed and demolished. It is believed the application is straightforward – replacing a 50 year old facility with a new one. It is important for the long term viability of the plant and will facilitate wider economic activity.
4. There were no statutory consultees present.
5. Questions were then asked by members of the Committee as follows:-  
  
Q(a) Comparison was sought on the energy capacity of the plant and the emissions compared to those of the current plant.

Response by the applicant:-

The current plant is an older design. Emissions will be lower and cleaner. The capacity of the proposed plant is 540 tonnes per hour compared to 840 tonnes per hour. The proposed plant burns less gas and is more efficient.

Q(b) Clarification was sought in relation to the timescale for the closure of Bo'ness Road to build a pipe bridge. Is the timescale of approximately 1 month realistic given the previous closure of 1 year when 5 bridges were built?

Response by the applicant:-

The previous closure was for 1 bridge at the east end of the site. In this case the bridge will be a prefabricated structure which will be dropped onto supports at either side of the road. The bridge will be put in place at night and will be tested before the road is re-opened. It was not foreseen that it will take longer than 1 month. A plan will be developed and agreed with Falkirk Council.

Q(c) Clarification was sought on the height of the pipe bridge.

Response by the applicant:-

The current bridge is 8.34m. The new bridge won't be lower, but may be higher. This has yet to be decided.

Q(d) Clarification was sought on the reason for the lack of consultee responses on the application in the report.

Response by the Development Management Co-ordinator:-

At the time of writing, no reply had been received from the Environmental Protection Unit or Transport Planning Unit. A response from both consultees was expected to be available for the report at Council.

Q(e) Clarification was sought on the type of gases used to feed the plant.

Response by the applicant:-

Most gases are natural, for example CHP is 100% natural. Waste gases from site processes such as gaseous hydrocarbon mixtures are also used. Two other sources - 40s strike gas which is feed for the cracker and liquefied ethane from the U.S could be used. Burning gas was more efficient than flaring. Any waste gas from the plant will be used to make steam and electricity.

Q(f) Clarification was sought on why Bo'ness Road was proposed to be closed for as long as one month as the work would not take that long.

Response by the applicant's representative:-

Installation of the pipe bridge requires planning and careful consideration of safety precautions. Factors such as weather and drainage will also need to be considered. A day by day plan will be developed but can't commit to a shorter timescale at this point. There are other examples of such work such as a road bridge which takes a shorter period but these tend to be simpler than a pipe bridge.

Q(g) Clarification was sought as to whether the security level would change due to the additional plant.

Response by the applicant:-

There would be no change in security. The plant will be set back from Bo'ness Road and uses standard technology e.g. no toxic materials.

Q(h) Clarification was sought on whether the security on Bo'ness Road move to a higher level.

Response by the applicant:-  
No.

Q(i) Clarification was sought on whether the Roads Department was content with the suggested timescale for the closure of Bo'ness Road.

Response by the Transport Planning Manager:-

The Transport Planning Unit will work closely with the applicant when it considers the application to ensure the timescale can be met.

6. Section 38A of the Town and Planning (Scotland) Act 1997 together with Regulation 27 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 give those persons who have submitted representations on relevant planning applications the right to be heard before a Committee of the Council before the application is determined. On this occasion no such persons asked to be heard. In addition to those persons who had submitted representations, some other members of the public in attendance at the meeting were permitted to address the Committee.

(a) Mr L Binnie, local resident, stated that irrespective of the time Bo'ness Road is closed it will have a huge impact. There needs to be a plan to manage the impact. He requested that matters be looked at better than the last time the road was closed.

(b) Mr A Gills, local resident, enquired about the number of modules which will be received at the docks and transported to site and whether a temporary road closure would be needed.

Response by the applicant:-

There will be approx. 40 modules, some will be small but 3 large boiler modules will be large. They will be transported on the road for a short period. The plan is to transport the modules at night and at weekends. A detailed traffic plan will be developed with the Council.

- (c) Ms S Quigley, local resident, stated that she was aware of works across the complex but what is the overall picture for Grangemouth. It has been difficult to find out about public meetings. There were no representations made because no one knew about them.

Response by the Convener:-

Contact the Grangemouth Community Council who are active and aware of planning issues across the town. The Community Council made no representation on this application.

- (d) Ms M Milne, local resident, sought clarification on the number of jobs which the works would create.

Response by the applicant:-

There will be 2m hours of construction. It was expected that many of the contracts will be let to companies in Central Scotland although it was not possible to say this for certain because it is a legal process.

The construction labour force will be 190 and they will come into the area and generate business as will the management team of approx. 100. They will use hotels, facilities and shops over the 2 year period.

- (e) Ms S Redhead, local resident asked whether the new plant would be more efficient and environmentally friendly and whether the site was its only customer.

Response by the applicant:-

The sizing was based on known current demand by Ineos. Ineos was trying to invite other companies to come into the site, not necessarily to use steam. It will depend on who comes forward.

- (f) Ms M Montinaro, Shieldhill and California Community Council, sought information on the air quality monitoring systems.

Response by the applicant:-

Monitoring is heavily legislated and there is an obligation to demonstrate that statutory requirements are met for each stack. The monitoring equipment runs continuously and information is sent to SEPA as part of the licence conditions. If the monitoring devices stop they have to be fixed. There is a detailed and continuous view of emissions.

- (g) Ms M Montinaro, Shieldhill and California Community Council, asked if the information is made public.

Response by the applicant:-

I don't know. It is provided to SEPA.

- (h) Ms M Montinaro, Shieldhill and California Community Council, asked if natural gas is the primary option and how clean are the other gases which are used.

Response by the applicant:-

We prefer to use waste gases – it is preferable to flaring. Typically there is not enough waste gas produced on site so natural gas is used. Every effort is made to use waste gases. In terms of quality, natural gas is pure. It is methane. The others are mixtures and we have to meet standards to be able to use these. Gas is inherently cleaner than oil.

## 8. Close of Meeting

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by Falkirk Council at a future meeting.