

**FC26. Erection of New Energy Plant and Associated Works, Including Pipe Bridge at Ineos, Bo'ness Road, Grangemouth, FK3 9XH for INEOS Chemicals Grangemouth Ltd - P/18/0003/FUL**

With reference to Standing Order 33, the Provost referred to a deputation request received from the applicant's agent to be heard in relation to this item. Council agreed to hear the deputation.

Peter McLaren, applicant's agent addressed the Council, following which members asked questions of him.

Council 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.

**Decision**

**Council granted planning permission subject to the following condition(s):-**

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**
- (2)**
  - (i) No development shall commence on site unless otherwise agreed with the planning authority until a contaminated land assessment has been submitted and approved. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated ecological sites should be determined. The contaminated land assessment must be approved in writing by the Planning Authority.**
  - (ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy should be submitted to the Planning Authority demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination. The scheme must be approved in writing by the Planning Authority.**
  - (iii) Prior to the commencement of development of the site, the remediation works must be carried out in accordance with the terms and conditions of the remediation scheme, and as agreed by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation**

**certificate endorsed by the relevant parties have been submitted to and agreed in writing by the Planning Authority.**

- (iv) If unexpected contamination is found after development has begun, development of the affected part of the site must stop. The developer must notify the Planning Authority immediately and carry out a contaminated land assessment, and undertake any necessary remediation works, before development of the affected part of the site may continue.**
- (3) No development shall commence on site until full details of site layout, elevations (including colour), ground and boundary treatment have been submitted to and approved in writing by the Planning Authority. Thereafter development shall be carried out in accordance with the agreed detail, unless otherwise agreed in writing.**
- (4) No development shall commence on site until a Construction Traffic Management Plan (CTMP) is submitted to and approved in writing by the Planning Authority. Thereafter, development shall proceed in accordance with the approved plan, unless otherwise agreed in writing.**
- (5) No development shall commence on site until a Construction Environmental Management Plan (CEMP) in respect of the construction phase of the proposed development has been submitted to and approved in writing by the Planning Authority. Thereafter, construction shall be carried out in accordance with the approved plan, unless otherwise agreed in writing.**
- (6) No works on the pipe bridge shall commence on site until detailed engineering drawings and engineering certification for the pipe bridge have been submitted to and approved in writing by the Planning Authority. Thereafter, development shall proceed in accordance with the approved plan, unless otherwise agreed in writing.**
- (7) The existing combined heat and power plant (B&C Plant), shall cease functioning within 1 year of this development being operational, unless otherwise agreed in writing with the Planning Authority.**
- (8) The temporary closure of the A904 Bo'ness Road, required for the installation of the approved pipe bridge, shall be for a period no longer than 4 weeks in total, unless agreed in writing with Falkirk Council.**
- (9) No development shall commence on site until an Energy Statement which includes an assessment of decentralised energy and heat provision is submitted to and approved in writing by the Planning Authority. Where there is the potential for energy and heat provision, as a result of development, the infrastructure**

(including a timetable for implementation) shall be agreed in writing.

**Reason(s):-**

1. As these drawings and details constitute the approved development.
2. To ensure the ground is suitable for the proposed development.
- 3, 6. To allow the Planning Authority to control the final appearance/construction of the development.
- 4, 8. To safeguard the interests of the users of the highway.
5. To allow the Planning Authority to comment on and control the construction phase of development.
7. To protect air quality in the surrounding area.
9. To ensure that the development includes provision for energy and heat recycling schemes where there is potential within the development.

**Informative(s):-**

1. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 09 and Supporting Documents.
3. The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday	08:00 - 19:00 Hours
Saturday	08:00 - 13:00 Hours
Sunday / Bank Holidays	No noise audible at the site boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

4. The site is at risk from coastal inundation. Consequently, there will be a flood risk to any buildings constructed on this site. It is therefore advised that water resistant materials and construction methods are used.