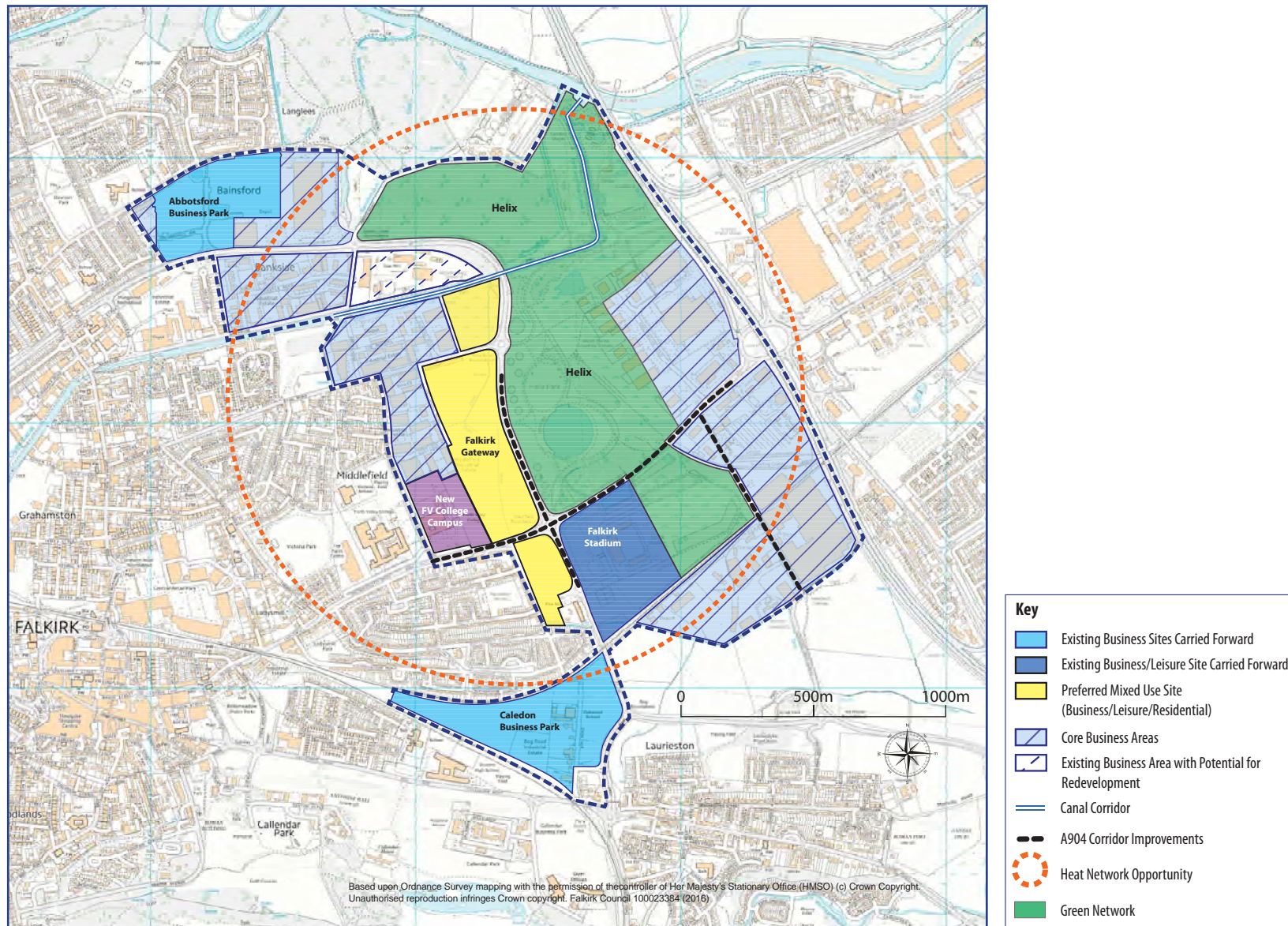


Issue 6: Business Locations

Figure 5.1 Falkirk Investment Zone



Issue 6: Business Locations

Grangemouth Investment Zone

- 5.08** The importance of Grangemouth to the national economy is underlined by the fact that three National Developments in NPF3 directly relate to the town. The first is the Grangemouth Investment Zone, which embraces the town's industrial and logistics role, and the need to protect and enhance this role through new infrastructure and investment. Secondly, Grangemouth is identified as a location for a new power station with carbon capture and storage (CCS). Finally, the port is covered by the National Development relating to Freight Handling Capacity on the Forth. NPF3 also highlights the need to recognise and protect the quality of life of the local community and the environment of the Forth Estuary.
- 5.09** In LDP1, the allocated sites which form part of the Grangemouth Investment Zone include land allocated at Grangemouth Docks, Ineos, Earlsgate Park, Wholeflats, Glensburgh and South Bridge Street, offering extensive opportunities for new business. The range of uses proposed for these sites in LDP1 remains appropriate.
- 5.10** At Ineos, major investment has recently taken place based on ethane as a new feedstock for the company's business. Additionally, the ongoing programme of restructuring, decommissioning and demolition of non-operational plant could make available some 80 hectares of land for new development within the overall site. This presents a major 'co-location' opportunity for chemical sector investment and support services. It is shown indicatively in LDP1 and it is anticipated that ongoing masterplanning of the area will allow the detailed extent of the opportunity to be reflected in LDP2.

- 5.11** Forth Ports have identified additional land to the east of the Docks which is part of their operational estate and which they are seeking to be allocated. Although adjacent to the Firth of Forth Special Protection Area (SPA), it would appear to have little direct habitat value for the SPA's qualifying species. This includes a large site which has previously been highlighted as an opportunity for the CCS project. A specific site for the CCS plant was not defined in LDP1, but it is proposed that the land be identified for this purpose. A further extension to an existing allocated site in LDP1 is justified to fully reflect the planning permission for a biomass plant in the Docks.
- 5.12** The main chemical industries complex adjacent to Earls Road is designated as a core business area in LDP1. However, it is fringed by some more diverse industrial areas at Wood Street, Dundas Street and Dalgrain Road, which are identified as business areas with potential for redevelopment for other uses. These areas support a substantial level of employment, and undoubtedly contribute to the Grangemouth Investment Zone. Their current designation is causing concern to the chemical industries as it raises the prospect of non-industrial uses encroaching closer to the chemical complex. Accordingly, these areas are proposed for incorporation as part of the core business area.
- 5.13** The chemical and petrochemical industries in Grangemouth represent a significant concentration of major hazard sites. The LDP is obliged to take into account the objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment. The existing policy on major hazards and pipelines seeks to balance the needs of this nationally important sector with the needs of the local community. This policy would be carried forward, with adjustments as necessary to comply with all the relevant regulations.

