



Agenda Item 4

**ERECTION OF MANUFACTURING FACILITY
(CLASS 5), ANCILLARY OFFICE (CLASS 4)
AND ASSOCIATED DEVELOPMENT AT
EARLS GATE PARK, BEANCROSS ROAD,
GRANGEMOUTH FOR PIRAMAL PHARMA
SOLUTIONS - P/20/0612/FUL**

FALKIRK COUNCIL

Subject: ERECTION OF MANUFACTURING FACILITY (CLASS 5),
ANCILLARY OFFICE (CLASS 4) AND ASSOCIATED
DEVELOPMENT AT EARLS GATE PARK, BEANCROSS
ROAD, GRANGEMOUTH FOR PIRAMAL PHARMA
SOLUTIONS - P/20/0612/FUL

Meeting: PRE DETERMINATION HEARING

Date: 26 May 2021

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Grangemouth

Councillor David Balfour
Councillor Allyson Black
Councillor Robert Spears

Community Council: Grangemouth Community Council

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

[View this Application on Public Access](#)

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application seeks planning permission for the erection of a Class 5 manufacturing facility with ancillary Class 4 office. The applicant is a global company who manufacture biopharmaceutical products for the treatment of various cancers and other life limiting conditions. The applicant currently operates in the USA and the UK, working in Grangemouth since 2004. They now wish to expand their operations in Grangemouth. The development would relate to dedicated Antibody Drug Conjugation manufacturing.
- 1.2 The application site is located at plots 5 and 6, of Earls Gate Business Park. Access would be taken off the existing road network from the A905 Beancross Road onto Caledon Green and Roseland Hall. The site covers 1.92 Ha of land. The application site is surrounded by established and under construction business and industry development.
- 1.3 The following information has been submitted in support of the application:-
- Environmental Impact Assessment (EIA);
 - Planning Supporting Statement (Including Design and Access Statement);
 - Transport Statement;
 - Flood Risk Assessment;
 - Drainage Strategy;

- Energy Statement;
- Soil Remediation Strategy;
- Landscape Plan;
- Tree Survey;
- Site Investigation Report;
- Statement of Building Occupancy Levels, Three Storey Occupancy and Emergency Procedures; and
- Pre-Application Consultation (PAC) Report.

1.4 The Planning Supporting Statement provides details of the proposed development. It indicates:-

- The proposed development would include 4 manufacturing suites, laboratory support, warehousing and office accommodation;
- Gross floorspace of 13,153 sqm, provided over 3 storeys;
- Total occupancy of 160 staff; and
- The facility would operate 24 hours per day Monday to Thursday, with a 18:30 finish on Fridays.

1.5 The Pre-Application Consultation Report records the following:-

- A public notice advertising the public event was placed in the Falkirk Herald on 1 October 2020. 3,800 fliers were distributed to local homes and businesses on 30 September 2020. The Grangemouth Community Council and local Elected Members were notified of the consultation event.
- Two online consultation events were held from the 1 – 22 October and the 4 – 18 November 2020. The public events allowed members of the public to view the proposals and provide feedback to the design team, before a formal application submission.
- Comments were received in relation to air quality and odour, traffic, employment, ecology, construction noise and vibration.

2. REASON FOR COMMITTEE CONSIDERATION

2.1 Full Council consideration and a Pre-Determination Hearing are required for national development. The Council agreed that these applications should now be submitted to a Hearing of the Planning Committee and that the Planning Committee is delegated to take the decision on such applications instead of Full Council.

2.2 This report provides factual and background information in relation to the proposed development. No planning assessment of the proposal is included or implied (this would be prepared after the Pre-Determination Hearing).

2.3 The purpose of the Pre-Determination Hearing is to provide the applicant and those who have made representations with an opportunity to be heard before a planning decision is taken at a later date. After the pre-determination hearing a further report will be prepared by officers. The report will provide an assessment of the application and a recommendation for the Council to consider before determining the application.

3. SITE HISTORY

- 3.1 Planning permission (F/2005/0084) for the installation of infrastructure for the industrial site including roads, road drainage, utilities and new roundabout was granted on 16 September 2005.
- 3.2 Planning permission (P/14/0320/FUL) for the erection of a truck repair workshop and office accommodation and external landscaping with associated infrastructure including parking, wash bay and bin/recycling areas was granted at the application site on 16 October 2014.
- 3.3 Planning permission (P/17/0471/FUL) for the erection of a Class 5 industrial building for use as a commercial laundry with associated offices, access, parking, fencing and landscaping at the application site was granted on 19 December 2017.
- 3.4 An EIA Scoping Opinion (PRE/2020/0014/SCOPE) for the erection of a Class 5 (general industrial) with ancillary Class 4 (office) building with associated development was submitted on 17 September 2020.
- 3.5 A Proposal of Application Notice (PRE/2020/0015/PAN) for the erection of a Class 5 (general industrial) with ancillary Class 4 (office) building with associated development was submitted on 1 March 2021.

4. CONSULTATIONS

- 4.1 Falkirk Council's Roads Development Unit do not object to the application. They comment that the access roads are designed to industrial access standard. The roads feed directly on to the local distributor roads and strategic routes to the national motorway network, providing excellent vehicular access for cars and large vehicles. The site is also supported by a well-developed local cycle and footpath network. Proposed parking, including disabled provision, is acceptable to serve the proposed development. The proposed electric vehicle charging spaces are welcomed.
- 4.2 Falkirk Council's Transport Planning Unit do not object to the application. The proposed development is adequately served by an established network of footways and shared cycleways. The proposal includes provision for sheltered cycle parking within the site (for 34 bicycles), which is welcomed. A Travel Plan Framework has been prepared to support the application and a Travel Plan is required to be agreed and implemented.
- 4.3 Falkirk Council's Environmental Protection Unit do not object to the application. No concerns are raised in relation to air quality or noise and a condition in relation to ground contamination is requested.
- 4.4 Falkirk Council's Emergency Planning Unit do not object to the application.
- 4.5 Scottish Environment Protection Agency (SEPA) do not object to the application. They comment that the development will require a PPC Part A Permit for pharmaceutical operations and that discussion is required between the applicant and SEPA at least 1 year prior to the site becoming operational. A Noise Assessment has been submitted and the modelling is acceptable, however, SEPA will require a BAT assessment as part of the SEPA PPC permit stage. SEPA note that the Council will evaluate flood risk.

- 4.6 The Health and Safety Executive (HSE) object to the application on safety grounds.
- 4.7 NatureScot do not object to the application.
- 4.8 Fife Council have no objection to the application.

5. COMMUNITY COUNCIL

- 5.1 The Grangemouth Community Council has not made comment on this application.

6. PUBLIC REPRESENTATION

- 6.1 In the course of the application, no public representation have been received.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local, major and national developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

- 7a.1 [The Falkirk Local Development Plan \(LDP2\)](#) was adopted on 7 August 2020. The proposed development should be assessed against the policies set out below.

- 7a.2 The LDP2 sets out the Council's vision for the Falkirk area. It is:-

'The place to be: a dynamic and distinctive area at the heart of Central Scotland characterised by a network of thriving communities set within high quality greenspaces, and a growing economy which is of strategic importance in the national context, providing an attractive, inclusive and sustainable place in which to live, work, visit and invest.'

- 7a.3 The key strategic objectives, to achieve the vision, are set out in the LDP2. They are:-

Thriving Communities

- Enable continued population and household growth, and the delivery of housing to meet the full range of housing needs.
- Build sustainable attractive communities which are distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around in.
- Provide infrastructure to meet the needs of an increasing population and further improve the area's connectivity.

Growing Economy

- Foster economic growth, investment and inclusion, reinforcing the area as a strategic component of the Scottish economy.
- Make our town centres vibrant and viable focal points within our communities.
- Capitalise on the area's tourism potential and build a strong visitor economy.

Sustainable Place

- Support a low carbon, circular economy and build resilience to climate change.
- Extend and improve the green network and protect the area's natural environment and resources.
- Protect, enhance and promote our historic environment.

7a.4 The key strategic objectives inform the spatial strategy of the LDP2. Developing the Falkirk area as a good place to live and work is central to the Spatial Strategy of the LDP2. The key elements include:-

- Development of the green and blue network to help make the area a more attractive place to live in, do business and visit; to help tackle climate change; to enhance biodiversity; and to promote active travel and healthy lifestyles;
- A housing supply target of 6,894 new homes for the period 2017-2030, an annual target of 530 homes (of which 244 would be affordable) distributed across the Council area;
- Growing the local economy, attracting investment to enhance the area's infrastructure, and inclusion so that all local people can access economic opportunities. The aim is to build on existing strengths in manufacturing, chemicals and logistics, with particular emphasis on the opportunities in Grangemouth which are given national recognition in NPF3;
- Supporting the network of centres as the principal centre of Falkirk, including the four district centres of Grangemouth, Bo'ness, Denny and Stenhousemuir, a number of local centres and two commercial centres at Central Retail Park and Glasgow Road, Camelon;
- The need to reduce greenhouse gas emissions and move to a low carbon economy; and
- Supporting infrastructure investment to address existing gaps in provision and to support new business and residential development. This includes in relation to transportation, drainage and flooding, education and healthcare, cemeteries and outdoor sports facilities.

7a.5 In response to the Spatial Strategy, the LDP2 contains a number of policies. The policies of relevance to this application are as follows:-

7a.6 PE01 Placemaking

Development proposals should promote the six qualities of successful places as defined in Scottish Planning Policy by addressing the following principles:

1. Distinctive
 - Existing natural and historic environment features should be identified, conserved, enhanced and integrated sensitively into development. Further guidance is set out in Policies PE05-PE27, and accompanying Supplementary Guidance SG07- SG12;
 - The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create a coherent structure of buildings, streets and public spaces that are attractive, distinctive and create a sense of identity within the development. Further guidance is set out in SG02 'Neighbourhood Design';
 - Development should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, manages surface water sustainably, and contributes, where appropriate, to the wider green network. Further guidance is set out in SG05 'Green Infrastructure and New Development';
 - Developments of a significant scale should contribute to public art either through a contribution to an existing local project, or through provision of public art within the development, guided by a strategy prepared by the developer in consultation with the Council and Falkirk Community Trust. Further guidance is set out within SG13 'Developer Contributions' and the public art procurement guide produced by Falkirk Community Trust.
2. Safe and pleasant
 - Development should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces and provision of safe access for all. Further guidance is set out in SG02 'Neighbourhood Design';
 - Development should not exacerbate existing air quality issues or introduce new sources of pollution which impact on local air quality without appropriate mitigation.
3. Easy to move around and beyond
 - Development should be designed to encourage the use of active travel and sustainable, integrated transport. Further guidance is set out in Policies IR05-IR07;
 - Development should build on the existing network of paths, edges, nodes, districts and landmarks to create places that people can navigate easily around.
4. Welcoming
 - Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality hard or soft landscape treatment. Further guidance is set out in SG02 'Neighbourhood Design'.
5. Adaptable
 - Development should be designed to consider how people use places differently, for example depending on age or degree of personal mobility;
 - Where appropriate, development should provide a mix of building densities, tenures and typologies where a variety of diverse but compatible uses can be integrated.

6. Resource efficient
 - In support of climate change mitigation, development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through: energy efficient design; choice and sourcing of materials; reduction of waste; recycling of materials and incorporating space to separate materials at source; incorporation of low and zero carbon generating technologies and integration into neighbourhood and district heating networks. Further guidance is set out in Policies IR12-IR14;
 - In support of climate change adaptation, infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise;
 - Provision should be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

7a.7 PE20 Trees, Woodland and Hedgerows

1. There will be a presumption against the removal of safe and healthy trees, non-commercial woodlands or hedgerows, where such removal would be detrimental to landscape, local amenity, nature conservation, recreation or historic environment interests, or erosion and natural flood management. Criteria in the Scottish Government's policy on Control of Woodland Removal will be used to determine the acceptability of woodland removal;
2. Ancient, long-established and semi-natural woodland, including sites identified in the Scottish Ancient Woodland Inventory, will be protected as a resource of irreplaceable value;
3. In areas covered by a Tree Preservation Order (TPO) or Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, health or stability of trees, or their landscape, biodiversity or historic value. Where appropriate, other endangered trees or woodlands which have amenity, cultural or historic importance will be protected through the designation of further TPOs;
4. Development which is likely to affect trees should comply with Supplementary Guidance SG06 'Trees and Development'. A Tree Survey and Tree Constraints Plan will be required to inform the design, together with a Tree Protection Plan. Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting on site comprising similar species and numbers to the trees and hedgerows removed;
5. The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a tree group or woodland area is integral to a development proposal, developers will be required to prepare and implement an appropriate Management Plan;
6. The provision of new trees and woodland in association with new development will be encouraged in accordance with Supplementary Guidance SG05 'Green Infrastructure and New Development'; and
7. There will be a preference for the use of locally native species in new and replacement planting schemes, or other species where these are integral to an historic landscape.

7a.8 PE24 Flood Management

1. The Council will support the delivery of the objectives and actions set out in the Local Flood Risk Management Strategies and Local Flood Risk Management Plans covering the area. There will be a presumption against development which would prejudice the implementation of the relevant actions.
2. Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy, with development being avoided in locations at medium to high flood risk, unless it accords with the criteria set out in the Framework. There will be a presumption against new development which would:
 - Be likely to be at risk of flooding;
 - Increase the level of risk of flooding for existing development;
 - Result in a use more vulnerable to flooding or with a larger footprint than any previous development on site; or
 - Lead to an increase in the probability of flooding elsewhere.
3. Development proposals on land identified as being at medium to high risk from any source of flooding, and low to medium risk areas as identified by the Flood Risk Framework, or where other available information suggests there may be a risk, including proposals to restore the natural course of watercourses, will be required to provide a flood risk assessment in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders that demonstrates that:
 - Any flood risks can be adequately managed both within and outwith the site;
 - An adequate allowance for climate change and freeboard has been built into the flood risk assessment;
 - Access and egress can be provided to the site which is free of flood risk; and
 - Water resistant materials and forms of construction will be utilised where appropriate (including any development permitted in medium to high risk areas (that accords with the exceptions in the Food Risk Framework) or is located in adjacent low to medium risk areas).
4. Development proposals on previously developed land which is at risk of flooding will be limited to uses which are of equal or less vulnerability as defined by SEPA's Land Use Vulnerability Guidance.
5. Where suitably robust evidence suggests that land contributes or has the potential to contribute towards sustainable flood management measures development will only be permitted where the land's sustainable flood management function can be safeguarded.

7a.9 PE26 Air Quality

Development should not exacerbate existing air quality issues or introduce new sources of pollution which impact on local air quality without appropriate mitigation. Impacts on air quality will be taken into account in assessing development proposals, particularly within Air Quality Management Areas (AQMA). An Air Quality Assessment may be required for developments that are within an AQMA or where the proposed development may cause or significantly contribute towards a breach of National Air Quality Standards. Development proposals that result in either a breach of National Air Quality Standards or a significant increase in concentrations within an existing AQMA will not be permitted unless there are overriding issues of national or local importance.

7a.10 PE27 Vacant, Derelict and Contaminated Land

Proposals that reduce the incidence of vacant, derelict, unstable and contaminated land will be supported, subject to compliance with other LDP policies, particularly those related to development in the countryside. Where proposals involve the development of unstable or contaminated land, they will only be permitted where appropriate remediation or mitigation measures have been undertaken, and proposals are consistent with the requirements of PAN 33.

7a.11 JE01 Business and Tourism

1. The Council will promote the following Strategic Business Locations as outlined in the Spatial Strategy:
 - Falkirk Investment Zone
 - Grangemouth Investment Zone
 - Larbert Gateway
 - Eastern Gateway Strategic sites which form part of the Strategic Business Locations, and other local business sites within communities, (as identified in the Proposals and Opportunities Schedule) will be safeguarded for the uses specified.
2. The Council will support tourism development which supports the tourism networks, themes and nodes identified in the Spatial Strategy, is of a quality which enhances the image and tourism infrastructure of the area, and complies with other LDP policies.

7a.12 The application site is identified on the proposals and opportunities schedule as a business opportunity BUS12 (Earls Gate Park). The site comments note that the site is part of the Grangemouth Investment Zone, NPF3 national development. Within major hazard and pipeline consultation zones with sources of contamination from previous industrial uses which require to be investigated and remediated. Impact on the wider town and local community require to be addressed, including in relation to air pollution, noise and road network impacts.

7a.13 JE02 Core Business Areas

The core business areas identified on the Proposals Map will be safeguarded primarily for business and industrial use. Class 4, 5 and 6 uses will be supported in principle within these areas, apart from Callendar Business Park, Falkirk, and Gateway Business Park, Grangemouth where only Class 4 uses will be appropriate. Other employment uses will be permitted where they will not prejudice the primary business function of the area, are compatible with the business/industrial character of the area, and comply with other LDP policies.

7a.14 JE06 Major Hazards

1. Proposals within Major Hazard and Pipeline Consultation Zones and not themselves major hazard developments will be assessed against the following factors:
 - Any increase in the number of people exposed to risk in the area;
 - The existing permitted use of the site or buildings;

- The extent to which the proposal may achieve regeneration benefits, which cannot be secured by any other means; and
 - The potential impact on chemical and petro-chemical sites and pipelines.
2. Applications for hazardous substance consent (HSC) that would extend major hazard consultation distances within the urban area will be assessed against their impact on allocated development plan sites and any increase in the number of people exposed to risk in the area while taking into account the need to safeguard nationally important clusters of industry handling hazardous substances.
 3. Applications for HSC should demonstrate that off-site impacts have been minimised as far as possible through the optimum location and method of storage and by ensuring that the quantity/type of materials applied for is specifically related to operational needs.
 4. The revocation of HSC consents will be pursued where the use on the site has ceased. Redevelopment of existing major hazard sites for other non-hazardous uses should also include a review of the HSC's associated with the site.
 5. The preferred location for new pipelines will be in existing Pipeline Consultation Zones.

7a.15 IR05 Travel Hierarchy and Transport Assessment

1. Development proposals should support a hierarchy of travel which maximises the extent to which its travel demands are met first through walking, then cycling, then public transport and finally through use of private cars.
2. Transport assessments will be required for development proposals where the impact of the development on the transport network is likely to result in an increase in the number of trips, such that there will be significant impact on the operation of the transport network, requiring mitigation. Assessments will focus on the hierarchy of travel and should include, where appropriate:
 - Travel plans;
 - Safety audits of proposed mitigation measures; and
 - Air quality impact assessments.
3. The Council will only support development proposals where the transport assessment and travel plan have been appropriately scoped, the network impacts properly defined, and suitable mitigation measures identified.

7a.16 IR09 Parking

1. The parking standards in the National Roads Development Guide will be applied to new development, subject to the local variations approved by the Council.
2. Parking in town and local centres will be managed to support the role of the centres whilst promoting sustainable travel. Proposed changes to parking provision in centres will be assessed against the effect on their vitality and viability.

3. New car parking provided as part of significant new commercial or community uses should incorporate electric vehicle charging points

7a.17 IR10 Drainage Infrastructure

1. Necessary sewerage infrastructure associated with new development should either be adopted by Scottish Water or have alternative maintenance arrangements which are acceptable to SEPA. Connection to the public sewer is the most sustainable option and will ensure that any pollution risk to the environment is minimised.
2. Surface water management for new development should comply with current best practice on Sustainable Urban Drainage Systems (SUDS), where appropriate forming an integral part of the development's landscape structure as set out within Supplementary Guidance SG05 'Green Infrastructure and New Development'. SUDS will be required to meet the specifications as detailed in the most recent version of Sewers for Scotland should the developer wish the surface water system to vest in Scottish Water.
3. For developments that involve a change of use and/or redevelopment, wherever possible, opportunities should be taken to retrofit SUDS.
4. A drainage strategy, as set out in PAN61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment. The strategy should follow the latest version of the SUDS Manual.

7a.18 IR13 Low and Zero Carbon Development

1. All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 12% of the overall reduction in CO2 emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance is contained in Supplementary Guidance SG14 Renewable and Low Carbon Energy. Exclusions from the requirements of this policy are:
 - Proposals for change of use or conversion of buildings;
 - Alterations and extensions to buildings;
 - Stand-alone buildings that are ancillary and have an area less than 50 square metres;
 - Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
 - Temporary buildings with consent for 2 years or less; and
 - Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.

2. The design and layout of development should, as far as possible, seek to minimise energy requirements through the other sustainability aspects of the current Sections 6 and 7 of the current Building Standards Technical Handbook.

7a.19 IR14 Heat Networks

1. Decentralised energy generation with heat recovery, and district heating systems, will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the viability for such schemes. Scotland's Heat Map and applicable local Council strategies should inform this assessment.
2. Where the provision of a local energy centre or district heating system is not feasible, developers should futureproof their sites where possible for connection to future heat networks. The installation of pipework to the curtilage of development and safeguarding of piperuns within developments to allow future connection will be required unless the submitted Energy Statement, informed by Scotland's Heat Map and local Council strategies, demonstrates that there are financial or technical barriers to installation. SG14 'Renewable and Low-Carbon Energy', sets out guidance on heat networks and the matters Energy Statements are expected to address.

7b Material Considerations

- 7b.1 The following considerations are considered to be relevant or potentially relevant to the determination of the application:-

Scottish Planning Policy

- 7b.2 Scottish Planning Policy (SPP) (Revised 2020) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
- the preparation of development plans;
 - the design of development, from initial concept through to delivery; and
 - the determination of planning applications and appeals.
- 7b.3 The Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. As a statement of Ministers' priorities, the content of SPP is a material consideration that carries significant weight, though it is for the decisionmaker to determine the appropriate weight in each case. Where development plans and proposals accord with this SPP, their progress through the planning system should be smoother.
- 7b.4 SPP sits alongside other Scottish Government planning policy documents including National Planning Framework 3 (NPF), Creating Places, Designing Streets and Circulars. NPF and SPP share a single vision for the planning system in Scotland:

We live in a Scotland with a growing, low-carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world.

7b.5 SPP directs that the planning system should:

- Promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets;
- Allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities; and
- Give due weight to net economic benefit of proposed development.

7b.6 Efficient handling of planning applications should be a key priority, particularly where jobs and investment are involved. The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.

7b.7 Proposals for development in the vicinity of major-accident hazard sites should take into account the potential impacts on the proposal and the major-accident hazard site of being located in proximity to one another. Decisions should be informed by the Health and Safety Executive's advice.

7b.8 Proposals for business, industrial and service uses should take into account surrounding sensitive uses, areas of particular natural sensitivity or interest and local amenity, and make a positive contribution towards placemaking.

National Planning Framework

7b.9 NPF is a long-term strategy for Scotland. It is the spatial expression of the Government Economic Strategy, and contains plans for development and investment in infrastructure. NPF identifies national developments and other strategically important development opportunities in Scotland. Scottish Ministers expect planning decisions to support delivery of the NPF.

7b.10 The application site is located in Grangemouth Investment Zone, which is identified in NPF as a nationally-significant site for industry and freight. The classes of development are needed to support the key infrastructure and industry at the Grangemouth Investment Zone, strengthening its nationally important role in freight handling, providing energy-related infrastructure and facilitating wider economic activity. There is a continuing need for a co-ordinated approach to development in this area to minimise impacts on the community and environment.

7b.11 The proposed development is classed as national in accordance with NPF, because the new building would exceed 10,000 square metres.

7b.12 National development status aims to establish the need for these developments in accordance with the NPF. Developments will require the appropriate level of environmental assessment and public consultation, and will need to demonstrate that environmental impacts can be avoided, or mitigated to an acceptable level at the consenting stage.

Supplementary Planning Guidance

7b.13 The following Falkirk Council Supplementary Guidance is relevant to the application:-

- SG12 'Trees and Development' (Adopted)
- LDP1 SG15 'Low and Zero Carbon Development'

Consultation Responses

7b.14 The consultation responses are summarised in section 4 of the report. These responses are material to consideration of the application. Where a minded to grant decision is made, the application would require to be referred to Scottish Ministers as a result of the HSE objection.

8. SUMMARY

8.1 This report provides factual and background information in relation to the proposed development and no assessment is included or implied in the report. A full assessment of the planning issues raised will be presented to a subsequent meeting of the Council (Planning Committee), following consideration of the matters discussed at this Hearing.

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pp Director of Development Services

Date: 13 May 2021

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan 2
2. SG12 'Trees and Development'
3. SG15 'Low and Zero Carbon Development'
4. Scottish Planning Policy
5. The National Planning Framework 3

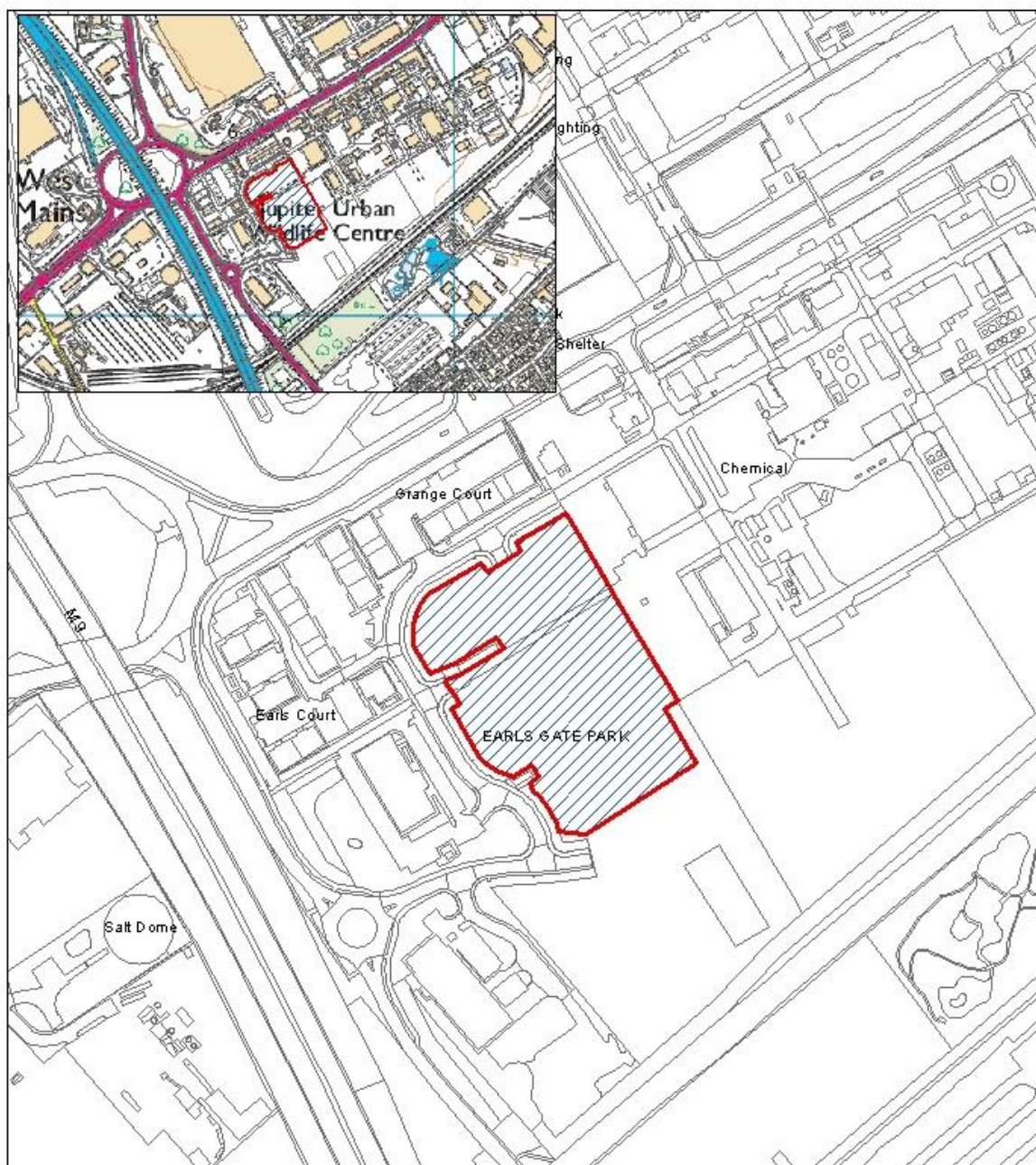
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504880 and ask for Julie Seidel, Planning Officer.

Planning Committee

Planning Application Location Plan

P/20/0612/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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