

Perth and Kinross Council  
Development Management Committee – 15 October 2014  
Pre-Application Report by Development Quality Manager

**Erection of a 20MW renewable energy (biomass) facility, land SW of Birch House, Ruthvenfield Avenue, Inveralmond Industrial Estate, Perth**

Ref. No: 14/00007/PAN  
Ward No: 11 – Perth City North

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development at Inveralmond Industrial Estate, Perth for the erection of a 20MW biomass renewable energy facility including 4 stacks with a height of 40m and associated infrastructure.

### **BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on the 21 August 2014. The purpose of this report is to inform the Development Management Committee that a forthcoming planning application in respect of a major development at Inveralmond Industrial Estate is likely. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The proposed development is for the erection of a renewable energy (gasification) facility for the processing of up to 200,000 tonnes of wet timber and forestry residue per annum from within Scotland that will export 20MW of electricity to the national grid. Renewable heat will be available in the form of hot water making the proposal a combined heat and power (CHP) facility. It is anticipated that the renewable heat could be made available to surrounding developments and businesses.
- 3 The application site is a 2 hectare area of open ground located immediately west of Inveralmond Industrial Estate. The site is part of a 25 hectare area of land allocated (E38) for general employment use in the Perth and Kinross Local Development Plan.
- 4 The site is currently used for agricultural purposes and is 230 metres from the River Almond and 1.7km from the River Tay. Vehicular access to the site is proposed as being via the Inveralmond roundabout.

### **PRE-APPLICATION PROCESS**

- 5 The Proposal of Application Notice (reference 14/00007/PAN) confirms that a public exhibition is to be held at St Johnstone Football Ground on October 10<sup>th</sup> and 11<sup>th</sup> 2014. The applicant has advised that Ward Councillors for the area

(Cllrs Flynn, Gillies, MacLachlan and Doogan), have been sent copies of the Proposal of Application Notice

- 6 The Perth Area Community Council and Hillyland and Tulloch Tenants and Residents Association have also been sent copies of the Proposal of Application Notice.
- 7 The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## **NATIONAL POLICY AND GUIDANCE**

- 8 The Scottish Government expresses its planning policies through the National Planning Framework 3 (NPF) the Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **The Scottish Planning Policy 2014**

- 9 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP are of particular importance in the assessment of this application:-

#### Principal Policies

- Sustainability: paragraphs 24 - 35
- Placemaking: paragraphs 36 – 57

#### Subject Policies

- Valuing the Historic Environment: paragraphs 135 – 151
- Delivering Heat and Electricity: paragraphs 152 – 174
- Valuing the Natural Environment: paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268

## **LOCAL POLICY AND GUIDANCE**

### **TAYPlan Strategic Development Plan 2012-2032**

- 10 The TAYplan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plan states that:

*“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”*

11 Under the TAYplan the following policies are of particular importance in the assessment of this application

- Policy 2: Shaping Better Quality Places
- Policy 3: Managing TAYplan's Assets
- Policy 6: Energy and Waste/Resource Management Infrastructure

#### **Perth and Kinross Local Development Plan 2014**

12 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

13 The LDP sets out a vision statement for the area and states that:

*“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*

14 Under the LDP, the following policies are likely to be applicable:-

- Policy PM1A - Placemaking
- Policy PM1B - Placemaking
- Policy PM2 - Design Statements
- Policy TA1B - Transport Standards and Accessibility Requirements
- Policy CF2 - Public Access
- Policy HE1A - Scheduled Monuments
- Policy HE1B - Non Designated Archaeology
- Policy HE2 - Listed Buildings
- Policy HE4 – Gardens and Designed Landscapes
- Policy NE1A - International Nature Conservation Sites
- Policy NE1B - National Designations
- Policy NE1C - Local Designations
- Policy NE2A - Forestry, Woodland and Trees
- Policy NE2B - Forestry, Woodland and Trees
- Policy NE3 - Biodiversity
- Policy NE4 - Green Infrastructure
- Policy ER1A - Renewable and Low Carbon Energy Generation
- Policy ER6 - Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Areas Landscapes
- Policy EP2 - New Development and Flooding
- Policy EP5 - Nuisance from Artificial Light and Light Pollution
- Policy EP8 - Noise Pollution

15 In addition, the outcome of the Strategic Environmental Assessment for the LDP applies (see Environmental Report Addendum No. 2 – Appendix C, for proposed mitigation and enhancement measures and delivery mechanisms.

## **OTHER POLICIES**

- 16 The following supplementary guidance will be relevant to the proposal.
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
  - Employment and Mixed Use Areas Supplementary Guidance May 2014
  - Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
  - Green Infrastructure Supplementary Guidance (Draft) July 2014

## **PLANNING SITE HISTORY**

- 17 The following applications associated with the site should be noted:-
- 04/0014/OUT – Site part of larger (26.2ha) application for proposed business, industrial and retail development. Application withdrawn December 2005.
  - 08/00678/IPM – Site part of much larger site (Almond Valley Village) for 1,800 dwellings, primary school, leisure, retail and office uses. Application refused 04/01/2012 (Development Control Committee 07/12/2011).
  - PPA-340-2065 – Planning Permission Appeal to DPEA associated with 08/00678/IPM. Appeal Dismissed September 2012.
  - 08/00005/PAN – Site part of larger site for mixed use development comprising residential, retail, business and industrial uses. Content of PAN agreed May 2010.
  - 14/00406/SCOP EIA Scoping Opinion for Proposed Biomass Scheme. Content of Scoping agreed July 2014.

## **CONSULTATIONS**

- 18 The following external consultees will likely be consulted on any forthcoming application:-
- Scottish Environmental Protection Agency
  - Scottish Natural Heritage
  - The Scottish Government (Historic Scotland and Transport Scotland)
  - Scottish Water
  - Health and Safety Executive
  - RSPB
  - National Air Traffic Services
  - Perth and Kinross Heritage Trust
  - Perth Airport

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 19 The key considerations against which the eventual applications will be assessed include:
- a. Landscape and Visual Impact
  - b. Design
  - c. Relationship to nearby land uses
  - d. Historic Environment and Cultural Heritage
  - e. Natural Heritage
  - f. Ecology
  - g. Water Resources and Soils
  - h. Aviation and Telecommunications
  - i. Noise
  - j. Odour
  - k. Dust
  - l. Human Health
  - m. Waste
  - n. Contributions to meeting Carbon Reduction Targets
  - o. Electricity Transmission and Grid Connection.
  - p. Transport Implications
  - q. Economy including tourism and recreation interests

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

- 20 In order to support the application an environmental statement and supporting documents will need to be submitted. Following the EIA Scoping exercise the topics are required to be covered are:-

### Contents of the Environmental Statement

1. Introduction
2. Project Description
3. Policy Framework
4. Landscape and Visual Impact Assessment
5. Air Quality Assessment
6. Dust Assessment
7. Noise Assessment
8. Sustainable Waste Management Details
9. Impact on Human Health
10. Waste Minimisation/Handling of Raw Materials/ Waste
11. Traffic and Transport Assessment
12. Cultural Heritage and Archaeology Assessment
13. Ecology and Nature Conservation
14. Conclusion

21 The following studies will also be submitted as part of the planning application:

- Planning Statement
- Design and Access Statement
- Flood Risk Assessment
- Drainage Impact Assessment
- Pre-Application Consultation Report

## **PRE-APPLICATION PROCESS**

22 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

**Nick Brian**  
**Development Quality Manager**

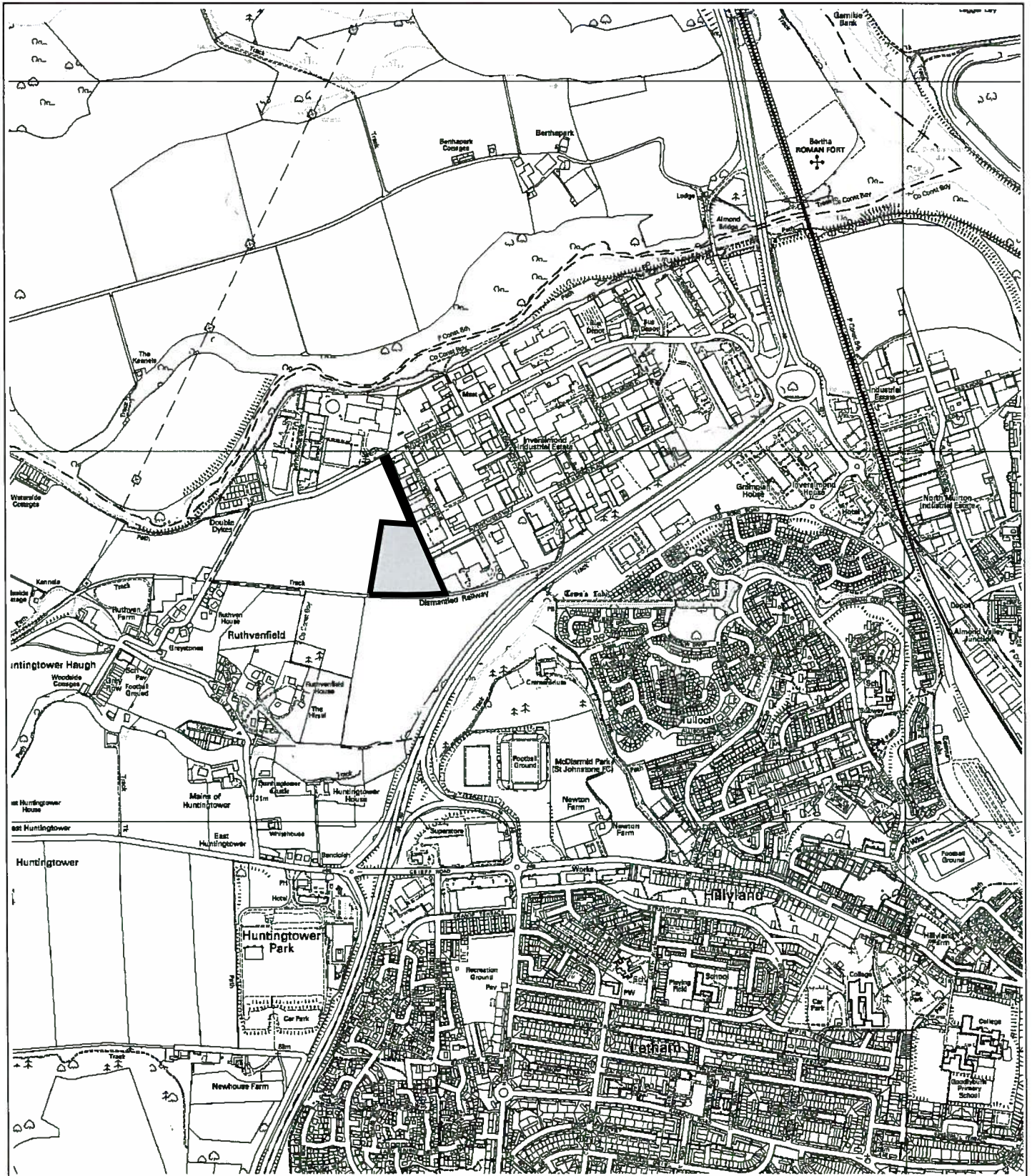
Background Papers: None  
Contact Officer: Steve Callan  
Date: 24 September 2014

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