

Perth and Kinross Council
Development Management Committee – 18 March 2015

Pre-Application Report by Development Quality Manager

Erection of 8 commercial units on Land 120 Metres East Of Mclaughlan Transport, Arran Road, Perth.

Ref. No: 15/00003/PAN
Ward No: N12 - Perth City Centre

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development on Land 120 Metres East Of Mclaughlan Transport, Arran Road, Perth.

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 9 February 2015. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a Major development on Land 120 Metres East of Mclaughlan Transport, Arran Road, Perth. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The site is located to the north of Perth, covering a site area of 2.6 hectares (approx.). It is allocated within the Local Development Plan as part of Site E3 for general employment uses. The LDP acknowledges that junction improvements may be required at Bute Drive/Arran Road and a flood risk assessment will be required
- 3 This proposal of application notice (PAN) relates to the erection of 8 commercial units consisting of Class 4 Business use, Class 5 General Industrial and Class 6 Storage/Distribution. The total amount of floor space created is 7,890sqm comprising the following:-
 - 6 units at 928 sqm
 - 2 units at 1,161sqm
- 4 It is intended that each unit will be capable of subdivision into smaller units. Each unit will be provided with operational space and vehicular parking at a ratio of 1:42. Fifteen disabled car parking spaces throughout the whole site along with cycle parking, landscaping and adoptable service road infrastructure would be provided.

PRE-APPLICATION PROCESS

- 5 A copy of the Proposal of Application Notice has been sent to the North Muirton Community Council. The Notice (reference 15/00003/PAN) outlines that a public exhibition will be held on the 04 March 2015 at the Holiday Inn Express on Dunkeld Road. The results of the community consultation will be incorporated into a Pre-application Consultation report and will be submitted as part of the application.
- 6 The applicant has also copied the Proposal of Application Notice to the Ward Councillors for the area (Cllrs Barrett; Coburn; Macleish and Stewart).

NATIONAL POLICY AND GUIDANCE

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

The Scottish Planning Policy 2014

- 8 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
 - Placemaking
 - Supporting Business and Employment
 - the Natural Environment
 - Maximising the Benefits of Green Infrastructure
 - Managing Flood Risk and Drainage
 - Promoting Sustainable Transport and Active Travel

LOCAL POLICY AND GUIDANCE

DEVELOPMENT PLAN

- 9 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYPlan Strategic Development Plan 2012-2032

- 10 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 plans 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 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application.

- Policy 1 – Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYPlans Assets
- Policy 8 – Delivering the Strategic Development Plan

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 of particular importance in the assessment of this application.

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- ED1 – Employment and Mixed Use Areas
- TA1 – Transport Standards and Accessibility Requirements
- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- CF3 – Social and Community Facilities
- HE1 - Scheduled Monuments and Non Designated Archaeology
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- EP1 – Climate Change, Carbon Reduction and Public Safety
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution
- EP11 – Air Quality Management Areas

OTHER POLICIES

15 The following supplementary guidance and documents are of particular importance in the assessment of this application

- Tayside Landscape Character Assessment 1999
- Developer Contributions Supplementary Guidance November 2012
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

- Employment and Mixed Use Areas Supplementary Guidance May 2014
- Green Infrastructure Supplementary Guidance (Draft) July 2014
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth City Plan 2013-2023
- Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

16 None

CONSULTATIONS

17 As part of the Planning process the following would likely be consulted;

External

- SEPA
- Scottish Natural Heritage
- Scottish Water
- Historic Scotland
- Transport Scotland

Internal

- Perth and Kinross Heritage Trust
- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Enterprise Team

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL LIKELY BE ASSESSED

18 The key considerations against which the eventual application will be assessed include:

- a. Landscape and Visual Impact
- b. Scale, Design and Layout
- c. Relationship to nearby land uses
- d. Historic Environment and Cultural Heritage
- e. Natural Heritage
- f. Ecology
- g. Water Resources and Soils
- h. Noise
- i. Air Quality

- j. Dust
- k. Human Health
- l. Waste
- m. Transport Implications
- n. Economy

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

19 In order to support the planning application the following supporting documents will likely be needed to be submitted.

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Air Quality Assessment
- Flood Risk Assessment (incorporating Drainage and Hydrology)
- Traffic and Transport Assessment
- Ecology and Biodiversity Assessment

CONCLUSION AND RECOMMENDATION

20 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.

Background Papers: None

Contact Officer: John Russell – Ext 75346

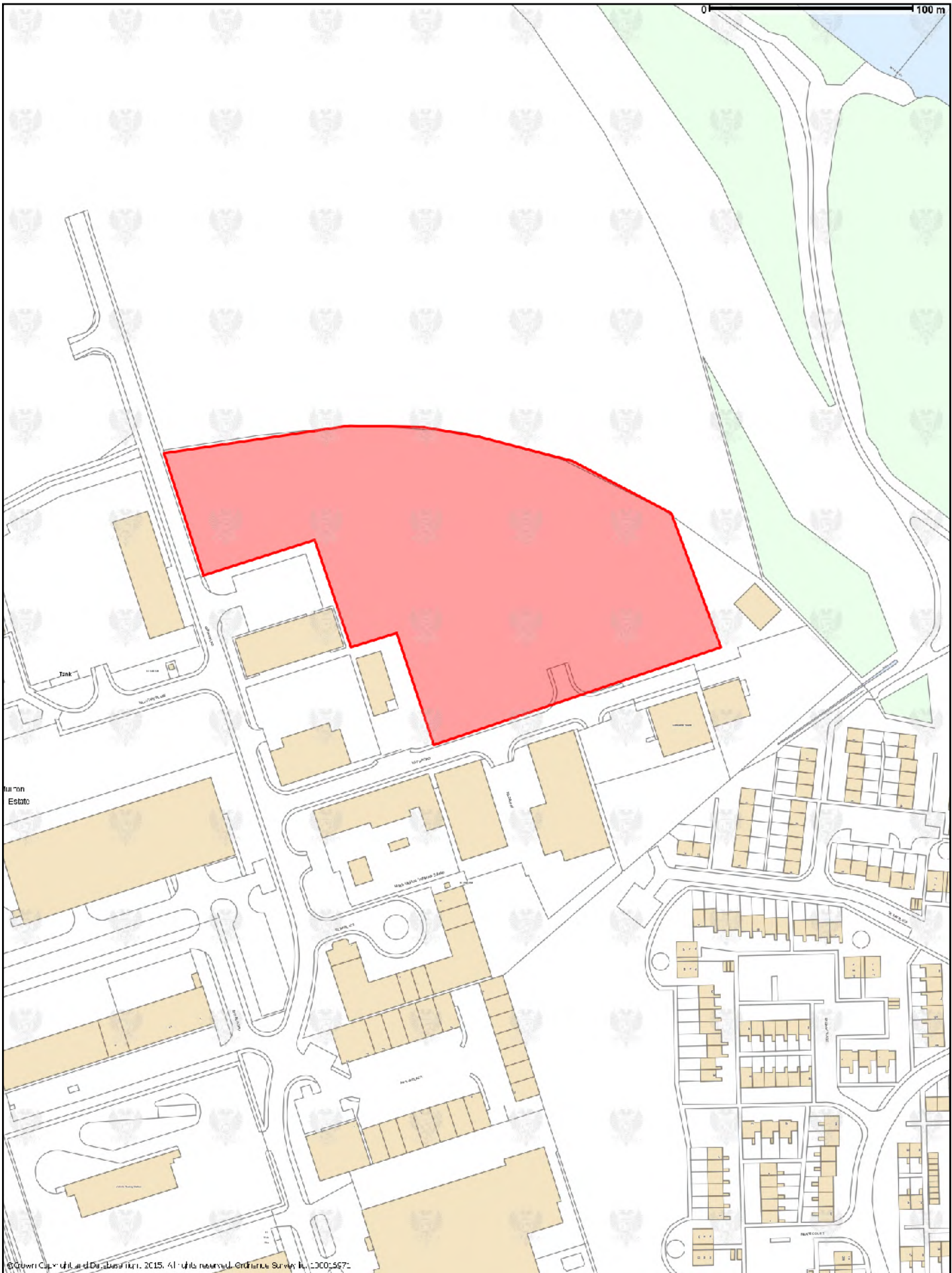
Date: 4 March 2015

Nick Brian
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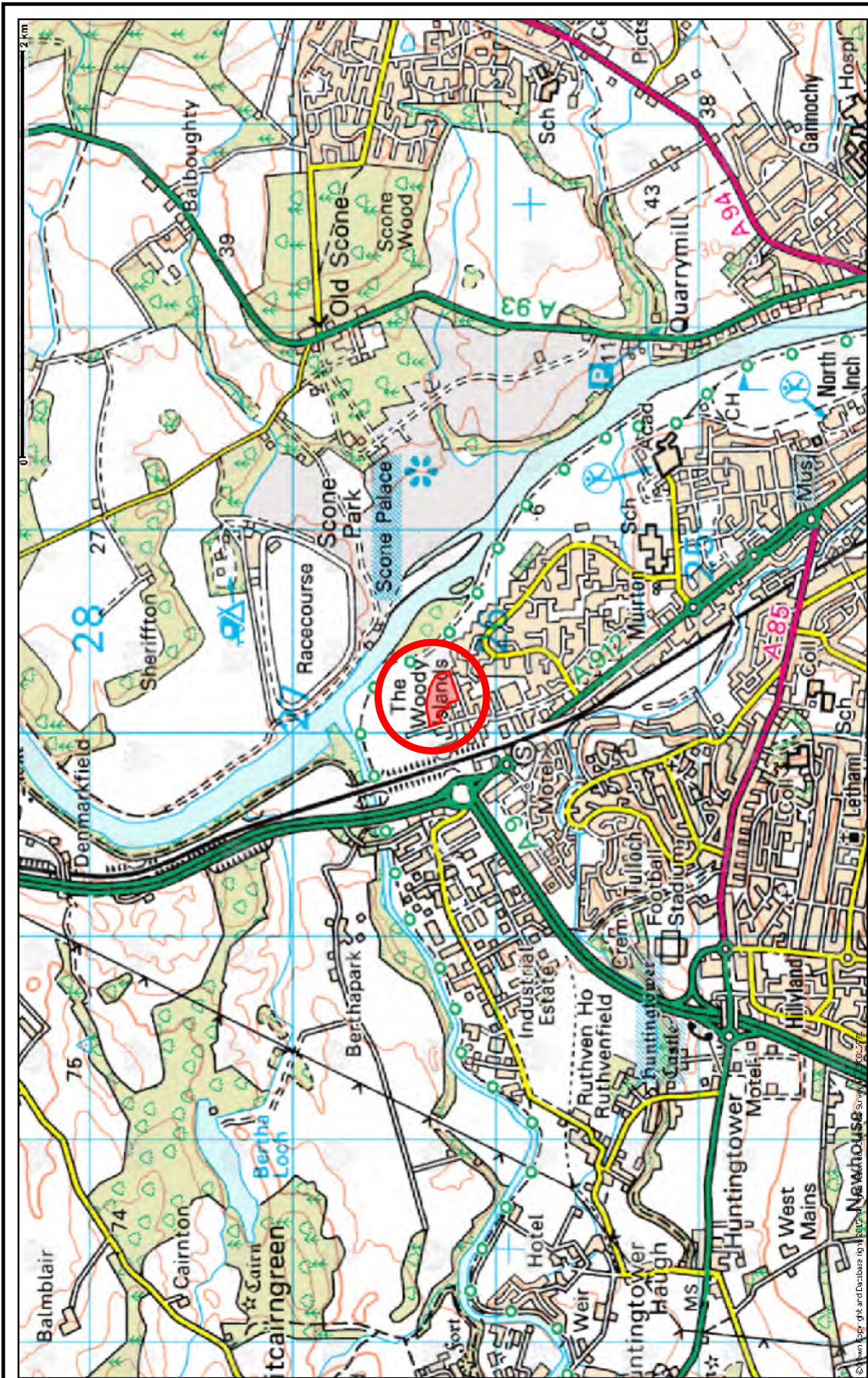


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15/0003/PAN

Erection of 8 commercial units land east of
McLaughlan Transport, Arran Road, Perth





15/00003/PAN

Erection of 8 commercial units land east of McLaughlan Transport, Arran Road, Perth



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