

Perth and Kinross Council
Planning & Development Management Committee – 29 August 2018
Pre-Application Report by Interim Development Quality Manager (Report No.18/267)

PROPOSAL: Proposed employment development – Classes 4, 5 and 6

LOCATION: Land south of Target House, Ruthvenfield Road, Inveralmond Industrial Estate, Perth

Ref. No: 18/00006/PAN

Ward No: N11 Perth City North

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for proposed employment development (Classes 4 – Business; 5 – General Industrial; 6 – Storage and Distribution) at land south of Target House, Ruthvenfield Road, Inveralmond Industrial Estate, Perth. The report aims to highlight the key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

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 (PAN) on 29 June 2018. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in any future planning application.
- 2 The proposed site is 16.08 hectares of relatively level land located along Ruthvenfield Road adjacent to Inveralmond Industrial Estate. The site is situated at the north west edge of Perth, to the west of the A9 and south of the River Almond. The site is bordered by Inveralmond Industrial Park to the north and east; Double Dykes gypsy travellers site to the north west; and agricultural fields to the west and south. Immediately west of the site are the ongoing works to the A9/A85 Junction improvements which form the first phase of the Cross Tay Link Road (CTLR).
- 3 The River Almond is approximately 200 metres to the north west of the site and is part of the River Tay Special Area of Conservation (SAC). The Almondbank Site of Special Scientific Interest (SSSI) lies on the northern bank of the River Almond, approximately 300m north of the site.
- 4 The site forms part of an allocated employment (E38) site in the adopted Perth and Kinross Local Development Plan (LDP) 2014 and is within the Perth City settlement boundary. It is also identified within TAYplan 2016-2036 as part of the Perth West/North West Perth Strategic Development Area.

- 5 This proposal of application notice (PAN) seeks to formally establish the principle of a major employment development at this location.

ENVIRONMENTAL IMPACT ASSESSMENT

- 6 Due to the scale of the proposal it was screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under current EIA regulations. A screening request (17/00551/SCRN) was submitted in March 2017 and it was determined that it is an EIA Development..

PRE-APPLICATION CONSULTATION

- 7 A public exhibition has been held at McDiarmid Park on 6 August 2018. The Ward Councillors, Methven Community Council and Tulloch Community Group were notified. The results of the community consultation will be submitted with the formal application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 8 The Scottish Government expresses its planning policies through The National Planning Frameworks, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

National Planning Framework

- 9 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and Local Authorities.

Scottish Planning Policy (SPP) 2014

- 10 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:
- Sustainability : paragraphs 24 - 35
 - Placemaking : paragraphs 36 – 57
 - Supporting Business and Employment: paragraphs 92 – 108
 - Valuing the Natural Environment : paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233

- Managing Flood Risk and Drainage: paragraphs 254 – 268
- Promoting Sustainable Transport and Active Travel : paragraphs 269 – 291

11 The following Scottish Government Planning Advice Notes (PAN) and Guidance are likely to be of relevance to the proposal:

- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport

National Roads Development Guide 2014

12 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

DEVELOPMENT PLAN

13 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016-2036

14 TAYplan sets out a vision for how the region will be in 2036 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:

15 *“By 2036 the TAYplan area 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.”*

16 The following sections of the TAYplan 2016-2036 are of particular importance in the assessment of this application:

- Policy 1 – Location Priorities
- Policy 2 – Shaping Better Quality Places
- Policy 3 – A First Choice for Investment
- Policy 6 – Developer Contributions

Perth and Kinross Local Development Plan 2014

- 17 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.
- 18 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.”
- 19 Under the LDP, the following policies are of particular importance in the assessment of this application.
 - PM1 – Placemaking
 - PM2 – Design Statements
 - PM3 – Infrastructure Contributions
 - TA1 – Transport Standards and Accessibility Requirements
 - CF1 – Open Space Retention and Provision
 - CF2 – Public Access
 - HE1 – Scheduled Monuments and Non-Designated Archaeology
 - NE2 – Forestry, Woodland and Trees
 - NE3 – Biodiversity
 - NE4 – Green Infrastructure
 - EP1 – Climate Change, Carbon Reduction and Sustainable Construction
 - EP2 – New Development and Flooding
 - EP3 – Water Environment and Drainage
 - EP8 – Noise Pollution
 - EP11 – Air Quality Management Areas

OTHER POLICIES

- 20 The following supplementary guidance and documents are of particular importance in the assessment of this application:
 - Developer Contributions Supplementary Guidance April 2016
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
 - Perth and Kinross Local Transport Strategy (2010)
 - Perth’s Transport Future Project: Phase 2 Cross Tay Link Road Preferred Route - Report by Depute Chief Executive, Environment (Sustainability, Strategic and Entrepreneurial Development) – 14 December 2016

Perth & Kinross Corporate Plan 2013-2018

- 21 The Corporate Plan Vision includes – Promoting a prosperous, inclusive and sustainable economy. Creating safe and sustainable places for future generations.

The Perth City Plan 2015 – 2035

- 22 This plan produced by the City Development Board sets out the long-term vision for Perth as one of Europe's great small cities. It sets out a framework for investment in strategic infrastructure, along with a 5 year delivery plan for economic development and placemaking

PLANNING SITE HISTORY

- 23 The following are of particular importance:

10/00005/PAN: Proposal of Application Notice for mixed use (residential, retail, business, industrial) development. Content of PAN noted May 2010.

17/00004/PAN Proposal of Application Notice for commercial development (Classes 1, 3, 4, 5, 6 and car showroom (sui-generis). Content of PAN noted July 2017.

17/00551/SCRN EIA Screening for development of site for business, industrial and storage use. Screening provided May 2017. EIA Required.

CONSULTATIONS

- 24 As part of the planning application process the following would be consulted:

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Transport Scotland
- Historic Environment Scotland (HES)
- Royal Society of Protection of Birds (RSPB)
- Perth and Kinross Heritage Trust (PKHT)
- Health and Safety Executive(HSE)
- Methven Community Council
- Tulloch Community Group

Internal

- Environmental Health
- Strategy & Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Waste Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 25 The key considerations against which the eventual application will be assessed Includes:

- a. Visual Impact
- b. Scale, Design and Layout
- c. Relationship to nearby land uses
- d. Natural Heritage and Ecology
- e. Townscape and Landscape
- f. Water Resources and Soils
- g. Air Quality
- h. Noise
- i. Transport Implications
- j. Archaeology
- k. Flood Risk
- l. Drainage
- m. Sustainability

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 26 Following the EIA Screening (17/00551/SCRN) exercise, it is anticipated that the EIA Report will provide an assessment of the following subject matters:

- Ecology including Protected Species
- Air Quality
- Noise
- Ground Conditions including Contaminated Land
- Transport and Access
- Townscape, Landscape and Visual
- Flood Risk and Drainage
- Archaeology

27 In addition to the EIA, the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Tree Survey
- Sustainability Assessment

CONCLUSION AND RECOMMENDATION

28 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: Steve Callan – Ext 75337
Date: 16 August 2018

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