

Agenda Item	5.1
Report No	PLS-051-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 3 November 2020

Report Title: 20/03369/PAN: Network Rail Infrastructure Ltd
Land 685M South Of Inverness Airport, Dalcross

Report By: Acting Head of Development Management – Highland

1. **Purpose/Executive Summary**

- 1.1 Description:** Construction of a double platform railway station including footbridge, lift, car/cycle parking, bus drop off zone, EV charging points, access road improvements, new pedestrian/cycle access ramp/steps, provision of a railway track loop including earthworks, removal of OB87 overbridge and re-grading works, construction of SUDS/drainage works, landscaping, a permanent compound/railway access point, new access point onto the railway, works to provide a railway link into the Norbord factory and works to facilitate the closure of the Dalcross/Petty Level Crossing including the provision of a new stepped footbridge.
- 1.2 Ward:** 17 – Culloden and Ardersier

2. **Recommendations**

- 2.1 Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

3. BACKGROUND

- 3.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged and made valid on 1 September 2020. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.
- 3.3 The submitted information attached includes:
- Proposal of Application Notice (Application Form)
 - Location Plan – Sheet 1 of 2
 - Location Plan – Sheet 2 of 2
- 3.4 The applicant will be consulting via a dedicated webpage. Members of the public will also be able to book an online appointment with the design team for the project to provide feedback or discuss any concerns they may have with regard to the project.

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 The PAN provides notice of the developer's intention to submit a planning application for a new double platform railway station at Dalcross. This application would supersede the recently renewed planning application (ref. 20/00701/FUL) for a single platform railway station which was permitted in May 2020 following consideration by the chair of the South Planning Application Committee. The new proposal would likely comprise of the following infrastructure:
- Car Park (64 spaces);
 - Closure of Petty Level Crossing;
 - New footbridge with a lift for bicycles (cycle gutter) to compensate for the closure of Petty Level Crossing;
 - Bus drop off zone;
 - Electrical vehicle charging points;
 - New access points and access road improvements;
 - New pedestrian/cycle access ramp/steps;
 - Provision of a railway track loop;
 - Earthworks;
 - Removal of OB87 overbridge and re-grading works;
 - Compensatory storage area; and
 - Works to provide a railway link into the Norbord factory.

5. SITE DESCRIPTION

- 5.1 The application site comprises three parts relating to different elements of the proposed development.

This area includes land currently in agricultural use, to the north of the Inverness / Aberdeen railway line and east of the current airport link road. It includes the private airport access road which serves the Air Traffic Control Tower and the Emergency Helicopter Service unit, both of which lie further to the east. This part of the site also includes part of the Dalcross footway / cycleway route (adopted as the U5409) on its eastern side. This route provides a pedestrian route from across the railway line from / to the Airport. The application site extends north east to include the old bridge over the railway line (overbridge 87) and an access point to the proposed construction compound that was recently granted planning permission (ref: 20/0725/FUL). The application site also extends south west to include Overbridge 87-1.

- 5.2 The second site extends to the south and includes Petty Level Crossing. This lies to either side of the C1020 Dalcross Station Road where two turning heads are to be development, to either side of the existing rail crossing, which is to be closed.

- 5.3 The third site includes an access point and gate that will be located to the south west of Petty Level Crossing, adjacent to the Norbord factory.

- 5.4 There are no statutory nature conservation designations within the proposed development area. However, the surrounding woodlands, particularly around Petty Level Crossing has woodland plantation value, with known protected species interests (bats). Other protected species (badgers) are also found in this area.

- 5.5 There are cultural and heritage interests both within the site and close to the site including archaeological finds, listed structures as well designed landscapes .

- 5.6 The site sits within the Coasted Farmlands Landscape Character Type. The site does not sit within any designated landscapes.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 9 - A96 Corridor – Phasing and Infrastructure
- 13 - Tornagrain
- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 41 - Business and Industrial Land
- 43 - Tourism
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel

57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
74 - Green Networks
77 - Public Access
64 - Flood Risk
66 - Surface Water Drainage
72 – Pollution
77 – Public Access

6.2 Inner Moray Firth Local Development Plan 2015 (IMFLDP):

Policy 3 – Strategy for Growth Areas, Inverness to Nairn Growth Area
Strategic Employment Areas – Inverness Airport
Policy IA1 Inverness Airport Business Park

6.3 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (November 2018)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guidance
Trees, Woodlands and Development (Jan 2013)

6.4 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)
National Planning Framework 4 (June 2014)
PAN 1 / 2011 – Planning and Noise
Planning Advice Note: PAN 75 -Planning for Transport

7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 7.1
- Development Plan;
 - National Policy;
 - Planning History;
 - Roads and Transport;
 - Water Environment (including private water supplies);
 - Flood Risk and Drainage;
 - Natural Heritage (including protected species, ornithology and designated sites);
 - Trees and Forestry;

- Built and Cultural Heritage;
- Design, Landscape and Visual Impact;
- Access and Recreation;
- Noise;
- Aviation Impacts ; and
- Construction.

8. CONCLUSION

8.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

9. IMPLICATIONS

9.1 Resource: Not applicable

9.2 Legal: Not applicable

9.3 Community (Equality, Poverty and Rural): Not applicable

9.4 Climate Change/Carbon Clever: Not applicable

9.5 Risk: Not applicable

9.6 Gaelic: Not applicable

10. RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature:

Designation: Acting Head of Development Management – Highland

Author: Claire Farmer

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Plan 1 - Application Form

Plan 2 - Location Plan Sheet 1 of 2

Plan 3 – Location Plan Sheet 2 of 2

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant	Network Rail Infrastructure Ltd C/o Teresa Jackson - Town Planner	Agent	N/A
Address	3rd Floor - 151 St Vincent St Glasgow, G2 5NW NOTE: Currently working remotely	Address	
Phone No.	07701 053368	Phone	
E-mail	teresa.jackson@networkrail.co.uk	E-mail	

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

..... Land south and west of Inverness Airport at Dalcross and along the railway corridor (between grid reference 277563 851552 and 275338 849815)

.....

.....

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Construction of a double platform railway station including footbridge, lift, car/cycle parking, bus drop off zone, EV charging points, access road improvements, new pedestrian/cycle access ramp/steps, provision of a railway track loop including earthworks, removal of the OB87 overbridge and re-grading works, construction of SUDS/drainage works, landscaping, a permanent compound/railway access point, new access point onto the railway, works to provide a railway link into the Norbord factory and works to facilitate the closure of the Dalcross/Petty Level Crossing including the provision of a new stepped footbridge.'

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO..... X

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

Ardersier and Petty Community Council

01/09/20

.....

.....

Names/details of any other parties

Date Notice Served

.....

.....

Please give details of proposed consultation

Proposed public event

Venue

Date and time

A dedicated webpage with drawings and supporting information to be included when available. On the webpage we will provide an option to book an online 15 minute 1-2-1 session with the project team. Hosted on Teams at least two members of the project team will be available to take part in each video call.

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

To be confirmed

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.....

Details of any other consultation methods (date, time and with whom)

Letters to stakeholders, community groups, residents and social media activity.

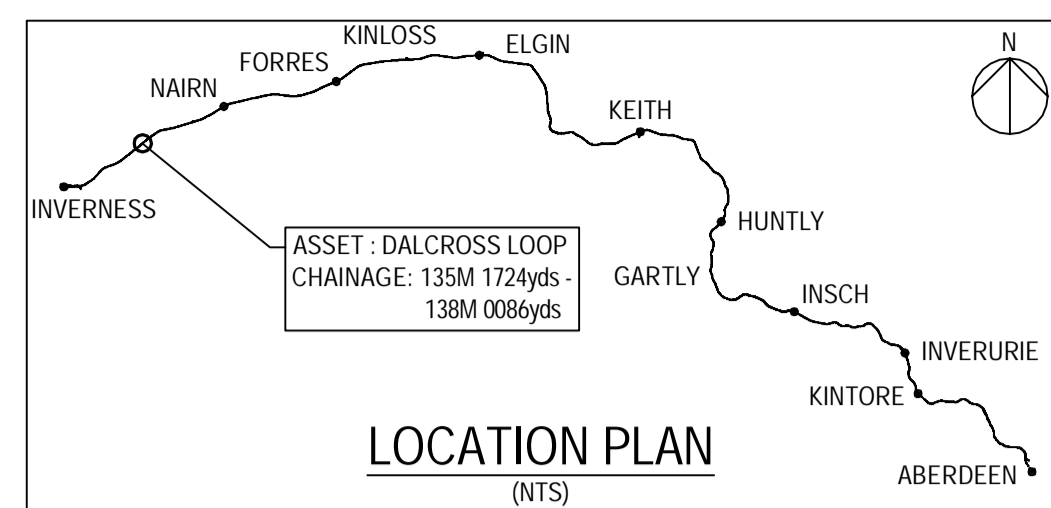
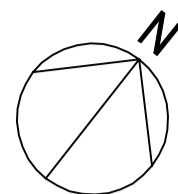
·Regular updates to those willing to provide an email address.

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Signed Teresa Jackson

Date..... 01/09/20

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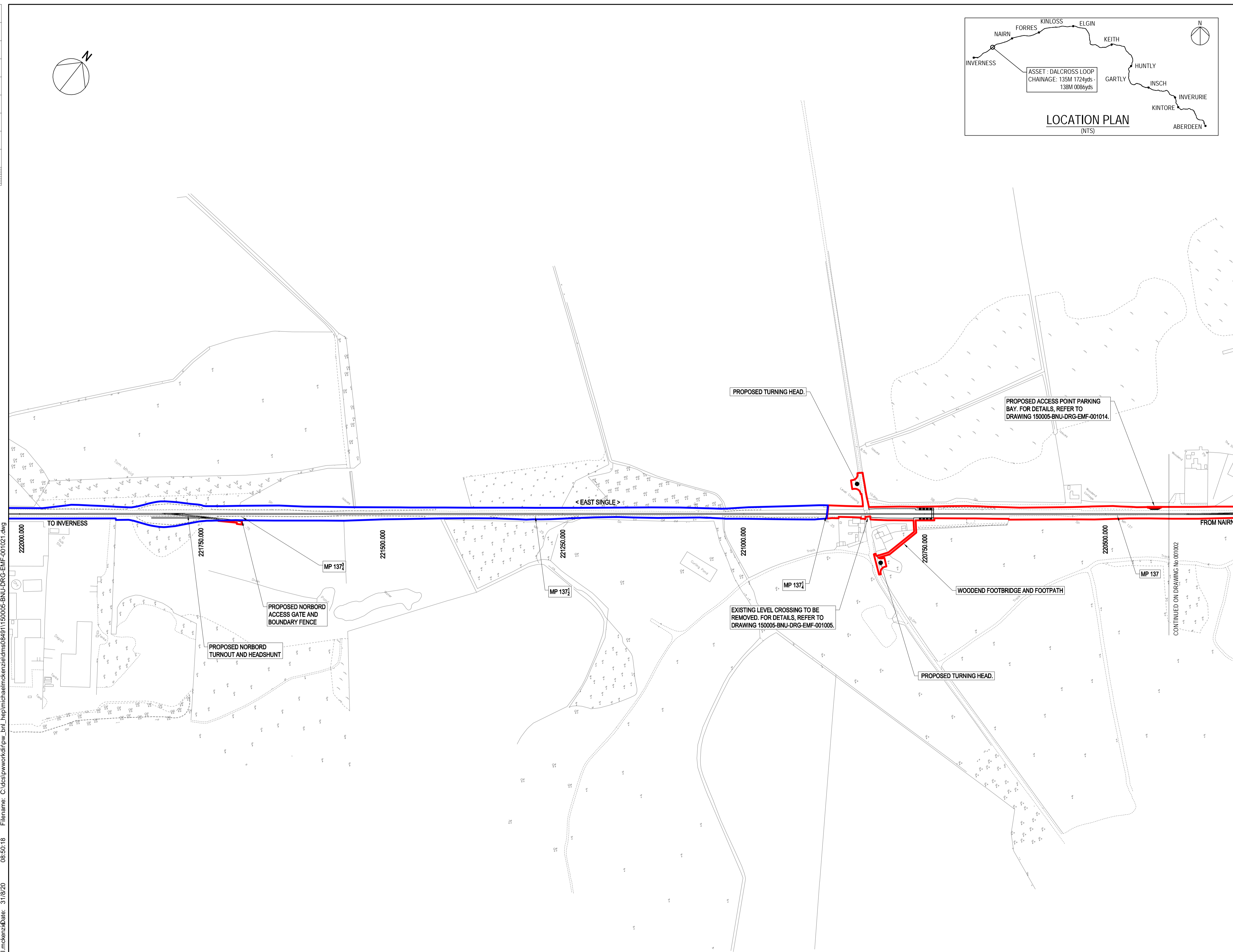
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KEY:

- BOUNDARY OF DEVELOPMENT
- NETWORK RAIL BOUNDARY
- PROPOSED WORKS
- OS MAPPING

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Rev	Date	Issue History	Drawn	Chkd	Appd
P02	28.08.20	ISSUED FOR INFORMATION	MM	NM	NM
P01	29.07.20	ISSUED FOR INFORMATION	MM	NM	NM

Description of Change
FOR INFORMATION

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Citypoint 2
25 Tynndrum Street
Glasgow, G4 0JY
Tel: +44 (0)141 202 0500

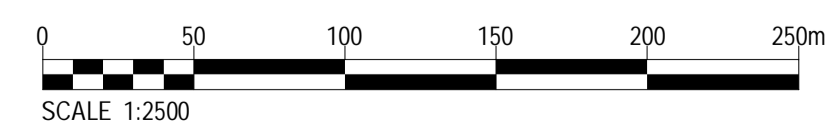


Project Title
**HIGHLANDS ENHANCEMENTS PROGRAMME
ABERDEEN TO INVERNESS**

Drawing Title
**DALCROSS LOOP
LOCATION PLAN
SHEET 2 OF 2**

Drawn	Date	Designed	Date
MM	29.07.20	GM	29.07.20
Checked	Date	Approved	Date
NM	29.07.20	NM	29.07.20

Scale	Location
A1	DALCROSS
Drawing Number	Revision
150005-BNU-DRG-EMF-001021	P 02

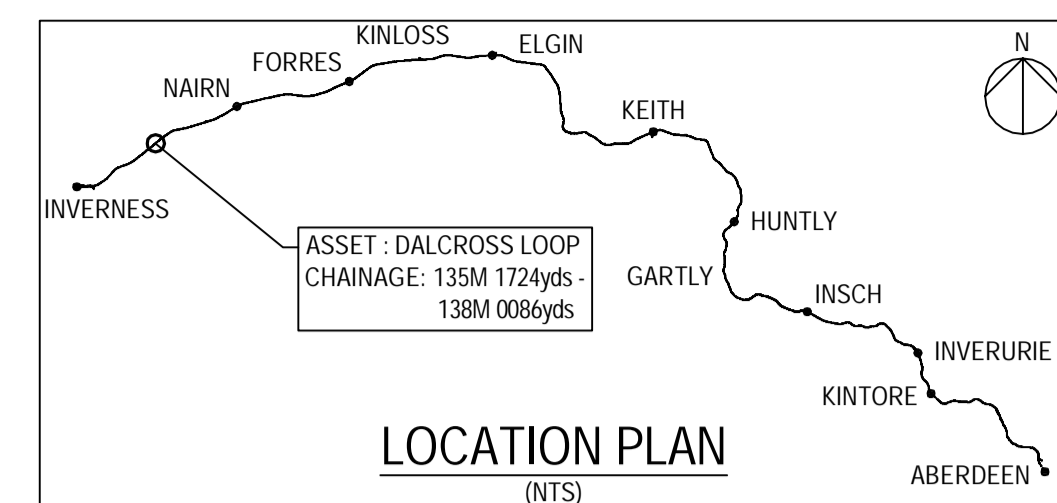
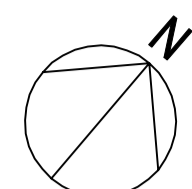


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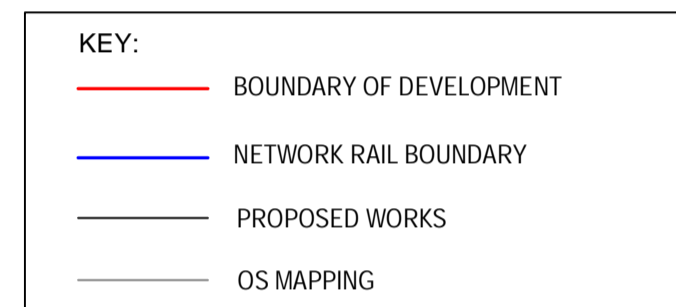
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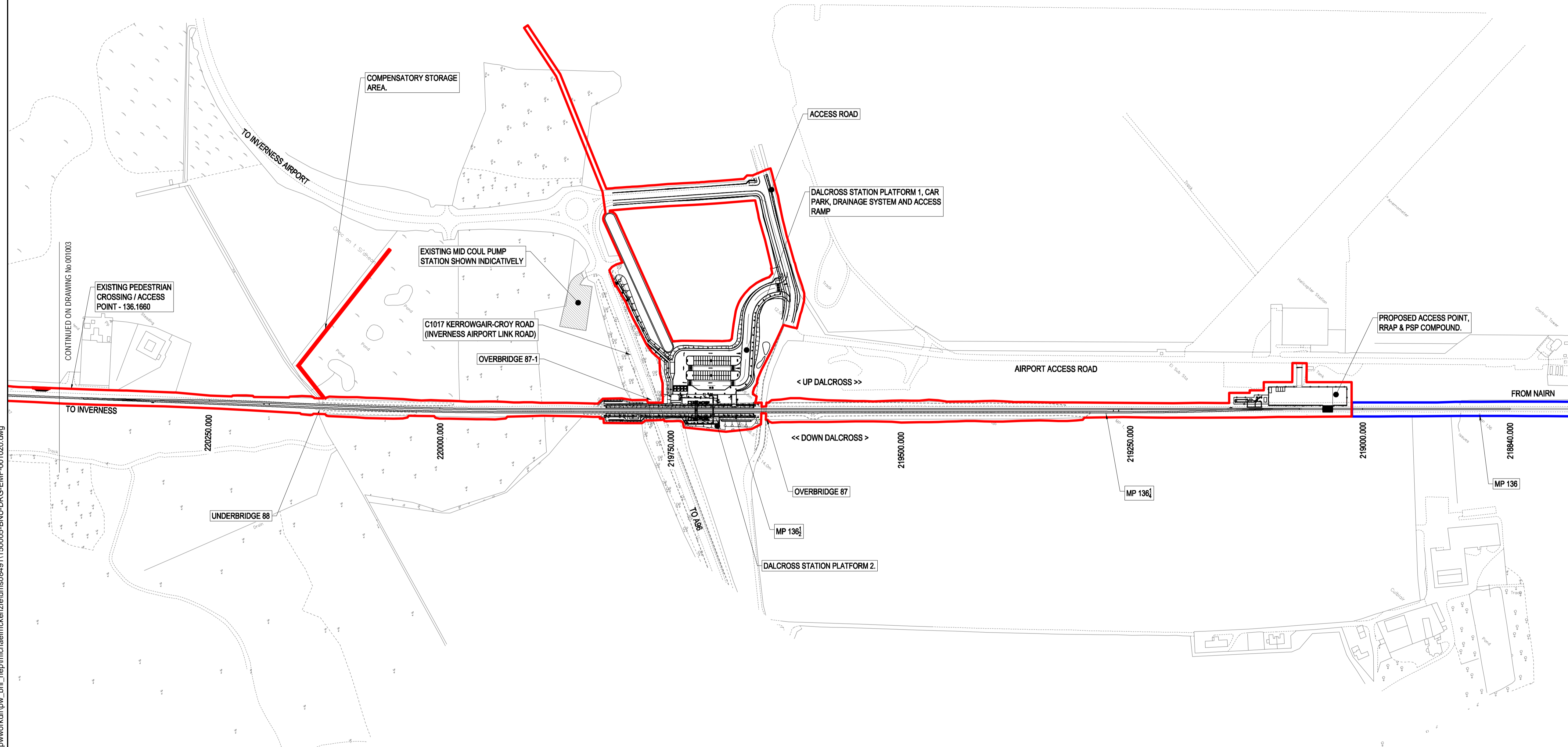
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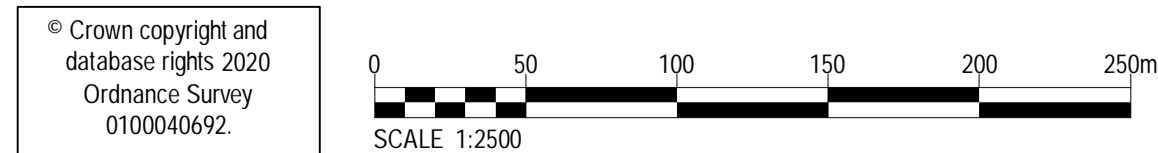
Project Title
**HIGHLANDS ENHANCEMENTS PROGRAMME
ABERDEEN TO INVERNESS**

Drawing Title
**DALCROSS LOOP
LOCATION PLAN
SHEET 1 OF 2**

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Checked	Date	Approved	Date
NM	29.07.20	NM	29.07.20

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Location: **DALCROSS**

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