

## THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE**  
**11 November 2014**

**14/04076/PAN**

**Report by Area Planning Manager – North**

Agenda Item	5.1
Report No	PLN/076/14

### **Proposal of Application Notice**

**Description :** Erection of building to form nuclear archive facility, formation of access and car parking, and landscaping (Major Development). The archive is to be a repository of information and records of the history, development, management and decommissioning of the UK's civil nuclear industry. It will be co-located with the Council's Caithness Archive. The building will include a public reception area, catalogue and reading rooms.

**Ward :** 03 – Wick

**Applicant :** NDA Properties Ltd

**Site Address :** Land north east of Clayquoy House, Wick Airport Industrial Estate, Wick

## **1.0 BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 24 October 2014. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 A formal request for pre-application advice and an Environmental Impact Assessment Screening opinion request have been submitted by the applicant to the Council.
- 1.4 The submitted information attached includes:
  - Proposal of Application Notice
  - Location Plan
  - Draft advert
  - Covering letter

## **2.0 SITE DESCRIPTION**

The site is brownfield as it was previously occupied by RAF accommodation. The current proposed application site is shown edged in red on the accompanying site location plan. The site is bounded to the west by Ackergill Street and Wick Airport; and to the north, south and west by agricultural land. The site is currently a 'field'

but is not used for any grazing or agricultural purpose. The site is in a natural / overgrown condition but there is planting along the boundaries which screen the site. The site is generally level.

### **3.0 DEVELOPMENT PLAN POLICY**

The following policies are likely to be relevant to the assessment of the proposal:

#### **3.1 Highland Wide Local Development Plan 2012**

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 34	Settlement Development Areas
Policy 41	Business and Industrial Land
Policy 42	Previously Used Land
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage

#### **3.2 Caithness and Sutherland Local Development Plan – Main Issues Report**

WK04	Mixed Use (Business – Industrial – Community)
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#### **3.3 Caithness Local Plan 2002 (as continued in force 2012)**

Business and Industry	18. Remaining land at Wick Industrial Estate is allocated for industrial uses
	28. Supports provision of a sports barn in principle

#### **3.4 Adopted Supplementary Planning Guidance**

- Managing Waste in New Developments
- Sustainable Design Guide
- Highland Statutorily Protected Species

- Flood Risk and Drainage Impact Assessment
- Trees, Woodland and Development

#### **4.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY**

- Planning history
- Development plan policies and supplementary guidance
- National policy
- Roads and transport
- Water – supply, flood risk, drainage
- Natural heritage
- Trees and forestry
- Built and cultural heritage
- Design, landscape and visual impact
- Access and recreation
- Economic impact
- Construction
- Amenity (residential and community)

#### **5.0 CONCLUSION**

5.1 The report presents 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.

#### **6.0 RECOMMENDATION**

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

Signature: Dafydd Jones  
 Designation: Area Planning Manager - North  
 Author: Emma Forbes  
 Background Papers: Documents referred to in report and in case file.  
 Relevant Plans: Plan 1 – Location Plan  
 Plan 2 – Site plan

## 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 ..... NDA Properties Ltd	Agent ..... GVA James Barr
Address ..... c/o agent ..... .....	Address ..... Quayside House ..... 127 Fountainbridge ..... Edinburgh, EH3 9QG .....
Phone No. ....	Phone ..... 0131 469 6007 .....
E-mail .....	E-mail ..... peter.carus@gvajb.co.uk .....

**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 to the east of Ackergill Street, Wick  
 .....  
 .....  
 .....

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

Creation of a new building to form a NDA Archive facility; site access and car parking, landscaping and associated  
 .....  
 infrastructure and works  
 .....  
 .....

**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.....<sup>x</sup>

**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

Royal Burgh of Wick Community Council

22 October 2014

Names/details of any other parties

Date Notice Served

Wick Ware Councillors: Cllr Bill Fernie, Cllr Neil MacDonald and Cllr Gail Ross

22 October 2014

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

Public Consultation Event at Pulteney Centre, Huddart Street, Wick, Caithness, KW1 5BA on 25 Nov 2014 2:00pm to 6:00pm

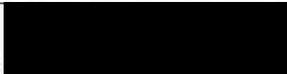
Newspaper Advert – name of newspaper

Advert date(where known)

John O' Groat Journal

14 November 2014

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

Signed .  .....

Date..... 22 October 2014 .....



**A Bilfinger Real Estate  
company**

Quayside House  
127 Fountainbridge  
Edinburgh EH3 9QG  
T: 0131 255 8000  
F: 0131 255 8001

[gva.co.uk/scotland](http://gva.co.uk/scotland)

22 October 2014

Highland Council  
Government Buildings  
Girnigoe Street  
Wick  
KW1 4HW

Direct Line: 0131 469 6007

Dear Sir/Madam

**PROPOSED NDA ARCHIVE BUILDING at LAND TO THE EAST OF ACKERGILL STREET, WICK  
PROPOSAL OF APPLICATION NOTICE**

We act on behalf of the Nuclear Decommissioning Authority (NDA) - NDA Properties Ltd and are pleased to submit a Proposal of Application Notice (PoAN) in respect of the above.

The proposed development comprises the creation of a new building to form the NDA Archive . The PoAN proposes the development as follows:

*Creation of a new building to form a NDA Archive; site access and car parking, landscaping and associated infrastructure and works.*

At:

*Land to the east of Ackergill Street, Wick.*

A site plan is enclosed with the PoAN.

A public event will be held at the Pulteney Centre in Wick on 25<sup>th</sup> November, as noted in the attached Proposal of Application Notice. The event will be properly advertised in advance.

The purpose of the archive facility is to be a repository of information and records of the history, development, management and decommissioning of the UK's civil nuclear industry. It will be accredited to the relevant standards to act as a Place of Deposit (PoD) on behalf of the National Archives (TNA) and the National Archives of Scotland (NAS) under the Public Records Act 1958 (& 1967). The development will be an exemplar facility within government and the information management sector and will develop links with other NDA initiatives and relevant organisations. It will also co-locate with the Council's Caithness Archive.

As well as the archive areas, the building will include a public reception area, catalogue and reading rooms. Further detailed information will be available at the public event on 25<sup>th</sup> November 2014.

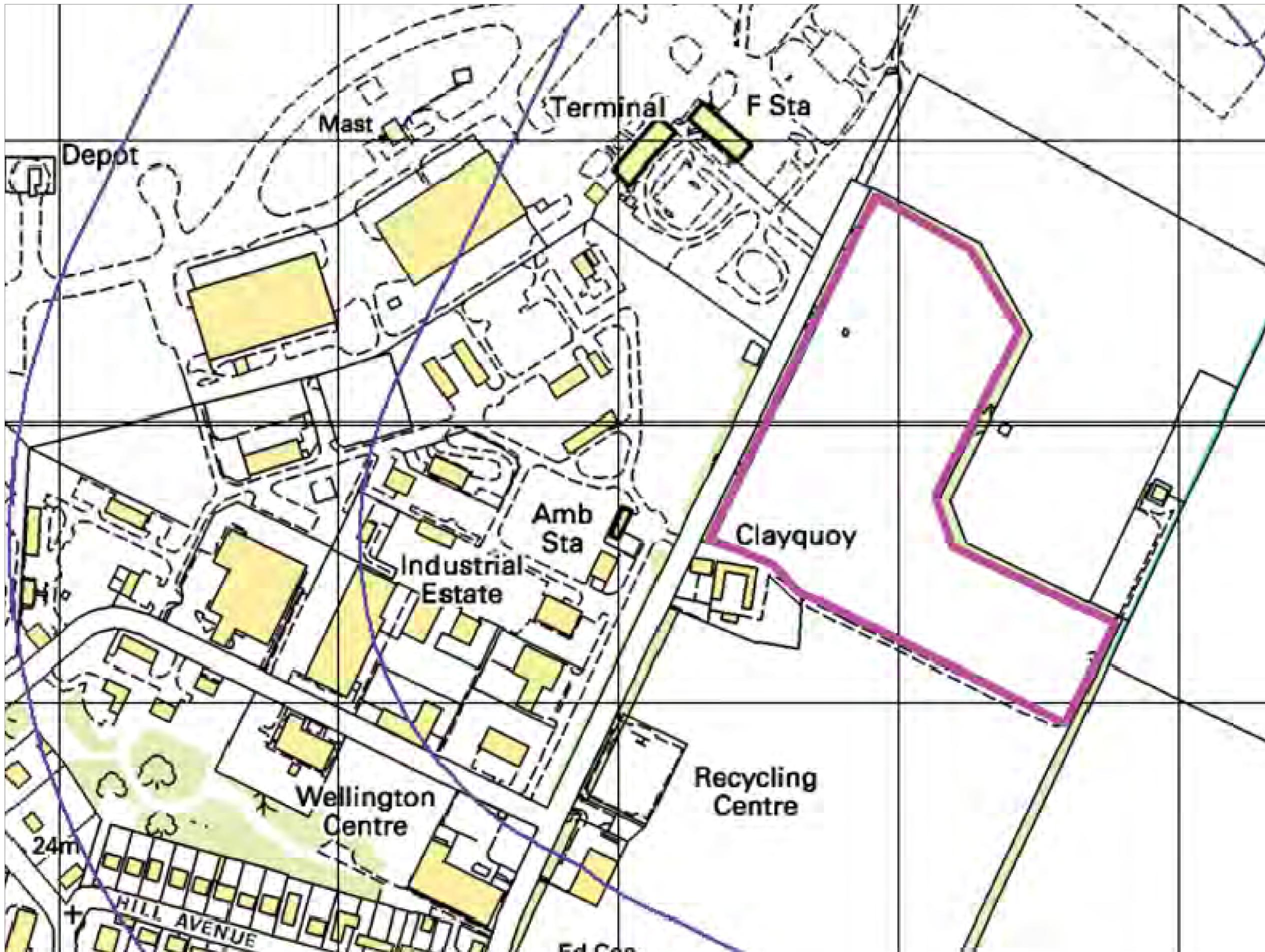
We look forward to receiving confirmation of receipt and validation of the Proposal of Application Notice at your earliest convenience. Please do not hesitate to contact me if you would like to discuss or if you require further information.

Yours faithfully



**For and on behalf of GVA**

Enc.



**DRAWING INFORMATION**

**Notes**  
 All dimensions should be checked on site.  
 Do not scale from this drawing.  
 Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

**Revision**  
 Rev - : 14/04/10  
 First Issue - Issued for information  
 Rev A: DDMMYY

**DRAWING STATUS**

**Reiach and Hall Architects**  
 National Nuclear Archive, Wick  
 Location Plan  
 Existing

3876 [PL] 001  
 Date : 14/04/10 Drawn : LS Scale : 1:1250@A1  
 6 Damaway St  
 Edinburgh EH3 6BG Tel : 0131 225 8444  
 www.riachandhall.co.uk