

Argyll and Bute Council
Development and Infrastructure Services

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 14/02508/PP

Planning Hierarchy: Local Application

Applicant: Ministry Of Defence

Proposal: Erection of Nuclear Support Hub building (NSH) on concrete podium with access ramp constructed over the Gareloch and associated on-shore buildings (two access control points, utilities building and cycle shelter)

Site Address: H M Naval Base Clyde Faslane Helensburgh

DECISION ROUTE

(i) Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

Erection of nuclear support hub;
Erection of utilities building.

(ii) Other specified operations

2 no. access control points (permitted development under class 75 of the General Permitted Development Order);
Cycle shelter (permitted development under class 75 of the General Permitted Development Order);
Erection of security fencing and gate (permitted under Class 92 of the General Permitted Development Order)
Connection to existing private water supply
Connection to existing private sewerage supply

(B) RECOMMENDATION:

It is recommended that planning permission be approved as a minor departure from policy LP SERV 1 subject to conditions.

(C) HISTORY: None relevant to this planning application.

(D) CONSULTATIONS:

Roads – Helensburgh and Lomond (dated 26/11/14): No objections.

SEPA (dated 19/12/14): No objections.

Environmental Health – Helensburgh and Lomond (dated 11/11/14): This type of development may give rise to noise nuisance during both the construction and operation phase. It was noted from the supporting documents that detailed noise assessments will be undertaken when the contractor and all plant and equipment is known. No objections in principle, however, noise assessments require to be submitted to this department for perusal. Contaminated land conditions also proposed.

Flood Risk Assessor (dated 26/11/14): No objections subject to conditions.

Biodiversity Officer: (dated 12/1/15): No objections. The recommendations of the biodiversity officer are covered within the mitigation proposed within the supporting Environmental Appraisal Report. A condition requiring these mitigation measures to be implemented is proposed.

(E) PUBLICITY:

ADVERT TYPE:
Regulation 20 Advert Local Application
EXPIRY DATE: 04.12.2014

(F) REPRESENTATIONS:

At the time of writing 732 objections had been received in connection with this planning application. Details of the representees are attached as an appendix to this report. It should be noted that three of the electronic submissions were marked as support but on reading the comments it was clear that they were in fact objections.

(i) Summary of issues raised

Opposed to nuclear weapons;
Comment: This political comment is not material to the determination of this planning application.

Do not want radioactive waste dumped in Scotland;
Comment: This political comment is not material to the determination of this planning application.

Opposed to the extension of the nuclear facility at Faslane;

Comment: This political comment is not material to the determination of this planning application.

There have been unauthorised discharges of coolant from nuclear submarines at Faslane on many occasions.

Comment: This would be a matter for SEPA and is not material to the determination of this planning application.

Concern over potential leakages of nuclear waste;

Comment: SEPA have been consulted on this application and have offered no objections.

The Health and Safety record at the base is already a concern;

Comment: The Health and Safety record at the base is not material to the consideration of this planning application.

Possible environmental and safety issues so close to a major population centre;

Comment: No objections have been received from statutory consultees on environmental and safety issues.

The proposed facilities at Faslane are not adequate for handling waste coolant from a submarine following a fuel cladding failure;

Comment: This issue is governed by separate legislation and is not a material planning consideration.

The Council should appoint suitably qualified, independent experts to assess the comparative risk of each alternative way of handling and processing the waste;

Comment: The Council has statutory consultees to provide advice on specialist areas.

Whilst the supporting statement says that there will be no storage of radioactive waste on site, it will be held at Faslane for considerable periods of time before, during and after processing;

Comment: See assessment.

Adverse impact on residential amenity including noise nuisance and smell;

Comment: A condition is proposed requiring noise assessments to be submitted prior to the commencement of development. Issues relating to smell have not been raised within the supporting statement or by statutory consultees.

The development is of poor aesthetic quality;

Comment: It is considered that the proposed development would be in keeping with the surrounding heavy industrial environment.

The development would have an adverse visual impact;

Comment: It is considered that the proposed development would be in keeping with the surrounding heavy industrial environment.

The development would cause water pollution;

Comment: SEPA have offered no objections to the application.

The development would have a negative impact on the local economy;

Comment: The Faslane Naval base provides a large number of jobs within the Helensburgh area which is considered to have a positive impact on the local economy.

The development would have an adverse environmental impact;

Comments: The supporting information submitted with the planning application indicates that there would be minimal impact on the environment and there have been no adverse comments from statutory consultees.

The proposal would be harmful to marine life;

Comments: The supporting information submitted with the planning application indicates that there would be minimal impact on marine life and there have been no adverse comments from statutory consultees.

The development represents an unacceptably high density / overdevelopment of the site;

Comment: This is already a densely developed site with a heavy industrial appearance. In these circumstances, it is not considered that the development under consideration would make a significant difference to this

The development will have a negative impact on the tourist trade;

Comment: The current proposal represents the consolidation and upgrading of more outdated facilities which currently exist on the site. It is not considered that this development which is within an existing, operational naval base would have a significant impact on tourism.

Problems with parking, traffic and road safety due to the transfer and delivery of dangerous materials;

Comments: The current proposal represents the consolidation and upgrading of outdated facilities which currently exist on the site. Therefore the Roads Officer considers that the development would have minimal impact on internal base parking. The supporting statement indicates that the transfer and delivery of material would mainly be sea based with small additional amounts of material coming from within the base itself. This replaces an existing facility and there would not be a material increase in the small amounts of low grade radioactive waste currently transported off-site. This would not therefore contribute to problems with parking, traffic and road safety.

Increased activity on the site would put further strain on small rural roads. These roads are unsafe for the transport of hazardous materials.

Comment: The supporting statement indicates that the transfer and delivery of material would mainly be sea based with small additional amounts of material coming from within the base itself. This replaces an existing facility and there would not be a material increase in the small amounts of low grade radioactive waste currently transported off-site. This would not therefore contribute to increased activity on rural roads.

Increased risk to public from hazardous materials;

Comment: The supporting statement advises that the current proposal will update and consolidate existing processes undertaken on the site thereby reducing the risk to the public. SEPA have no objection to the application and separate legislative process will control issues relating to hazardous materials outwith the remit of the planning system.

Note: All representations can be read in full via the Council's Public Access system.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) Environmental Statement: No.**
- (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: No**
- (iii) A design or design/access statement: No**
- (iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: Yes**

Planning Statement

Phase 1 Geo Environmental Desk Study

Drainage Impact Assessment Environmental Appraisal Report

(H) PLANNING OBLIGATIONS

- (i) Is a Section 75 agreement required: Not required.**

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- (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No**
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(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements
STRAT DC 10 – Flooding and Land Erosion

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 6 – Development Impact on Habitats and Species
LP ENV 12 – Water Quality and Environment
LP ENV 19 – Development Setting, Layout and Design

LP CST 1 – Coastal Development on the Developed Coast

LP BUS 1 – Business and Industry Proposals in Existing Settlements
LP BAD 1 – Bad Neighbour Development

LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems
LP SERV 3 – Drainage Impact Assessment (DIA)
LP SERV 4 – Water Supply
LP SERV 5 – Waste Related Development and Waste Management Sites
LP SERV 7 – Contaminated Land
LP SERV 8 – Flooding and Land Erosion – The Risk Framework for Development

LP TRAN 6 – Vehicle Parking Provision

Appendix C – Access and Parking Standards

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

Argyll and Bute Proposed Local Development Plan

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No. A screening opinion was issued on 4/2/14 advising that an Environmental Impact Assessment was not required.

In addition the proposal was not considered to fall within part 3 of Schedule 1 as it does not involve nuclear fuel reprocessing. The works are not for the production or processing of high-level radioactive waste. The project would provide facilities for the treatment and disposal of liquid and solid low level radioactive waste. Any material that cannot be treated on site will be transported off-site to approved locations.

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing (PAN41 or other):

In deciding whether to exercise the Council's discretion to allow respondents to appear at a discretionary hearing, the following are of significance:

- How up to date the Development Plan is, the relevance of the policies to the proposed development and whether the representations are on development plan policy grounds which have recently been considered through the development plan process.
- The degree of local interest and controversy on material considerations together with the relative size of community affected set against the relative number of representations, and their provenance.

The application has been the subject of 732 objections. Approximately 97% of the representations do not originate from the local area. Many of the representations relate to issues arising from the radioactive decontamination process and general opposition to nuclear weapons. As this is a planning application, the acceptability of the proposal relates to land use issues and its compliance with the adopted development plan. The proposed Local Development Plan which has recently been endorsed by the Scottish Government Reporter maintains a similar policy approach to the adopted Development Plan. The policy approach applied to this application is therefore up to date. In addition all technical issues have been resolved with statutory consultees. The proposal is considered to be a minor departure to Policy LP SERV 1. This relates to the fact that HMNB Clyde is served by its own well established private sewerage system. This is a justifiable minor departure and is not considered to be one of the primary determining issues on this application. In these circumstances, it is considered that a Hearing would not add value to the land use planning aspects.

It is therefore recommended that Members do not hold a hearing prior to the application being determined.

(P) Assessment and summary of determining issues and material considerations

Planning permission is sought for a Class 4 Nuclear Support Hub to be located within HMNB Clyde. HMNB Clyde currently uses two facilities to decontaminate solid and liquid radioactive waste arising from the operation of nuclear powered submarines. The

two current facilities are referred to as the Active Processing Facility (APF) and the Radioactive Effluent Decontamination Facility (REDF) and these are housed in separate buildings which are approaching the end of their life. Upon the successful completion of the proving period for the NSH, the work spaces comprising the REDF and APF will all be decommissioned and de-authorised under the appropriate Regulatory regime. Following this, the existing REDF Building is intended for demolition and land remediation and the existing effluent discharge pipe will be removed. The APF facilities comprise work spaces within Cochrane Building and this is not scheduled for demolition.

The process generates an effluent which is mainly composed of primary circuit water discharged during submarine reactor plant warm up and during maintenance and liquid effluent generated from the cleaning of contaminated tools and equipment. Further small quantities of active effluents generated by the sampling of reactor plant circuits are also received from the HMNB Labs at Faslane.

The effluent is treated by a 2 step process of filtration and ion exchange before discharging to the Gareloch. The radioactive treatment process methods are not a planning consideration other than ensuring that SEPA are content with the proposed outfall. Other more technical details relating to the process are regulated by SEPA under separate arrangements.

The Nuclear Support Hub would be constructed within the Gareloch adjacent to the existing shiplift and would sit on a podium supported by piles. This building would contain the Effluent Treatment Plant and supporting services and would have an outfall to the Gareloch.

The main determining issues in this application are whether the proposal is in accordance with the policies of the Development Plan and in particular those relating to settlement strategy and business and waste uses. Further considerations include the provision of infrastructure and flood implications. These issues are all considered in detail in the appendix of this report.

It is considered that the proposal would accord with the development plan other than being a minor departure from Policy LP SERV1 due to the base being serviced by a private sewerage system. This is because the site is classified as a large scale development located within a settlement with a population of more than 2000. There are no adverse material considerations including the policies of the emerging Local Development Plan which would indicate that an alternative recommendation be made. The proposal is therefore recommended for approval subject to conditions as a minor departure from Policy LP SERV 1.

(Q) Is the proposal consistent with the Development Plan: No. The proposal represents a minor departure from Policy LP SERV 1.

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

It is considered that the proposal would accord with all policies within the development plan with the exception of Policy LP SERV 1. Policy LP SERV 1 requires that large scale proposals within settlements with a population of greater than 2000 are connected to the public sewage system, however, this is considered to be a justified minor departure as there is already a private sewage treatment plant within the Base which has capacity and already operates in a nuisance free manner which will serve the development.

There are no other adverse material considerations and it is therefore considered that planning permission should be granted.

(S) Reasoned justification for a departure to the provisions of the Development Plan

The proposal is minor departure from policy LP SERV 1 in that the proposal which is a large scale development within a settlement with a population of greater than 2000 would drain to a private sewerage treatment plant. This sewerage treatment plant is already operational and serves the Faslane Base in a nuisance free manner and in these circumstances it is considered reasonable to depart from the policy.

(T) Need for notification to Scottish Ministers or Historic Scotland: No required.

Author of Report: Sandra Davies

Date: 8/1/15

Reviewing Officer: Angus Gilmour

Date: 8/1/15

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO.14/02508PP

1. The development shall be implemented in accordance with the details specified on the application form dated 16/10/14 and the approved drawing reference numbers:

MMD-330242-A-DR-NSH-SP-4000 – Rev P1;
MMD-330242-A-DR-NSH-SP-4001 – Rev P1;
MMD-330242-A-DR-NSH-SP-4003 – Rev P1;
MMD-330242-A-DR-NSH-ZZ-4110 – Rev P1;
MMD-330242-A-DR-NSH-ZZ-4111 – Rev P1;
MMD-330242-A-DR-NSH-00-4100 – Rev P1;
MMD-330242-A-DR-NSH-01-4101 – Rev P1;
MMD-330242-A-DR-NSH-ZZ-4004 – Rev P1;
MMD-330242-A-DR-NSH-ZZ-4120 – Rev P1;
MMD-330242-A-DR-NSH-ZZ-4121 – Rev P1;
MMD-330242-A-DR-NSH-02-4102 – Rev P1;
MMD-330242-A-DR-NSH-XX-4190 – Rev P1;
MMD-330242-A-DR-NSH-XX-4191 – Rev P1;
MMD-330242-A-DR-NSH-XX-4192 – Rev P1;
MMD-330242-A-DR-NSH-XX-4193 – Rev P1;
B1510101 (17) 101-1 B
B1510101 (17) 901-1 B
B1510101 (28) 101-1 B
B1510101 (28) 102-1 B
B1510101 (28) 201-1 B
B1510101 (28) 301-1 B
B1510101 (28) 302-1 B
B1510101 (28) 303-1 B
B1510101 (28) 304-1 B
B1510101 (28) 401-1 B
B1510101 (28) 701-1 B
B1510101 (28) 702-1 B
B1510101 (28) 703-1 B
B1510101 (95) 102-1 B
B1510101 (95) 701-1 B

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to the commencement of development a Noise Assessment covering construction noise shall be submitted to and approved in writing by the Council as Planning Authority.
Reason: In order to ensure that any noise caused during the construction phase is within acceptable limits.
3. Ecological mitigation shall be undertaken in accordance with Table 5C of the Environmental Appraisal Report dated October 2014.
Reason: In order to ensure that the development causes no unacceptable harm to the natural environment.

4. Prior to the commencement of development the Site Waste Management Plan referred to in the Planning Supporting Statement dated October 2014 shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with these details unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure that there is acceptable provision for waste on the site.

5. No development shall commence until such time as plans showing finalised soffit and podium levels have been submitted to and approved in writing by the Planning Authority.

Reason: In order to satisfactorily address the flood risk on this site.

6. Development shall not commence until an assessment of the condition of the land and seabed within the application area has been undertaken and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site and identify any potential risks to human health, the water environment, property or designated ecological sites. Where contamination is identified then a detailed remediation scheme must be prepared subject to the approval in writing of the Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria.

Reason: In order to ensure that contaminated land issues are fully considered prior to the commencement of development.

7. Any remediation scheme required by condition 6 must be carried out in accordance with its terms prior to the use of the site with the exception of those actions required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. A verification report confirming completion shall be submitted for the approval in writing by the Planning Authority.

Reason: In order to ensure that where remediation is required it is carried out in accordance with the approved remediation scheme.

8. Mitigation during the construction period shall be undertaken in accordance with Table 5G of the Environmental Appraisal Report dated October 2014.

Reason: In order to ensure that the development causes no unacceptable harm to the water environment.

NOTES TO APPLICANT

1. **The length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.

3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
4. Please see consultation response from SEPA dated 19/12/14.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 14/02508/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The site lies within the settlement boundary of Garelochhead which is classified as a Small Town / Village within the adopted Local Plan. Within settlements of this size Structure Plan policy STRAT DC1 notes that large scale development may be supported in exceptional cases. In terms of Local Plan schedule B1, the development is classified as large scale as it would have a footprint of greater than 600 square metres. As this development is within the HMNB Clyde facility which is now identified as a strategic industrial location in the forthcoming Local Development Plan a development of the scale is considered to be acceptable.

Policy LP BUS 1 refers to business and industry proposals within existing settlements. This policy is supportive of Class 4 developments where:

(A) the proposal is consistent with Structure Plan policy STRAT DC1 including Schedules B1 and B2;

(B) Greenfield sites to be avoided if brownfield sites are available;

(C) Point (C) refers to residential locations and the developments impact on amenity.

While the immediate vicinity of the site is not a residential area, the development would be located on the water and there is therefore the potential for sound to carry towards residential properties. The local Environmental Health Officer has been consulted and has advised that this type of development has the potential to give rise to noise during both the construction and operation stage. In this regard Environmental Health would wish to review proposed noise assessments referred to in the supporting statement. A pre start condition is therefore proposed;

(D) The proposal is consistent with other Structure Plan or Local Plan policy;

(E) Technical standards in terms of parking, traffic circulation, vehicular access are met in full; The local roads officer has no objections to the proposal as it is replacing an existing facility at the base.

(F) The design, scale and siting of the new development respects the landscape / townscape character and appearance of the surrounding area. The character of the building is considered acceptable in this heavy industrial setting.

Subject to compliance with other development plan policies, considered later in this report, the proposal would comply with Policy LP BUS 1.

As this proposal has a coastal location it also requires to be assessed against policy CST 1 which refers to coastal development on the developed coast. This development clearly requires a coastal location and will provide economic benefits to the local community by providing a modern facility important to the future of the Naval Base. The proposal would therefore accord with Policy LP CST 1.

B. Location, Nature and Design of Proposed Development

The site is located within a secure area at HMNB Clyde. The proposal is for the construction of a Nuclear Support Hub which would be located adjacent to the area where the submarines dock. The development would provide an integrated facility for the treatment of radioactive waste associated with the nuclear submarine operations at

Faslane. The information submitted in support of this application confirms that the current proposal will consolidate and replace two existing facilities located at the naval base.

The proposed two storey building would be located in the water and would sit on a concrete podium which would be connected to the existing shoreline by means of a vehicular access. In addition three ancillary buildings are proposed on the land. These are 2 no. Access Control Point Buildings and a Utility building. A cycle shelter would also be provided.

The main facility will provide the following key components:

- Effluent Treatment Plant including graded filtration and ion exchange;
- Covered area for the receipt and discharge of truck mounted Primary Effluent Tank;
- Floating pontoon for the mooring of up to two PET barges;
- Control room
- Central monitoring and administrative area;
- Radiochemistry and Non Active laboratories
- Facilities for the repair of active equipment;
- Office, changing, health physics and washroom / shower facilities;
- Associated plant rooms including ventilation, compressed air and demineralised water storage;
- Hard-standing, security fencing and lighting;
- Discharge pipeline and outfall;
- Solid waste handling plant including: Active Process Area, Decontamination Room; Facility for segregation, shredding and compaction of items into Low Level Waste LLWF and BNFL Drigg (in line with current arrangements);
- Storage areas for various incoming / outgoing materials.

The building would have a very functional, industrial design with a very shallow sloping roof. The walls would be clad in Kingspan Insulated wall panels in a grey white colour. The roof would be clad in Kingspan insulated roof panel range. The roof would also contain a number of photo-voltaic solar panels. Policy LP ENV 19 requires development to be sited and positioned so as to pay regard to the context within which it is located. The Faslane naval base has a heavy industrial appearance and the proposed development would be in keeping with this. In terms of longer distance views into Faslane, the proposed building would be dwarfed by the scale of the adjacent shiplift. It is considered that the proposal would accord with Policy LP ENV 19.

The proposal also falls within the description of a Bad Neighbour Development as it is a use which would treat waste materials. It is proposed that the NSH would be operational over a 24 hour period. However, the supporting Environmental Appraisal Report notes that the noise assessment has concluded that operational noise would not be likely to significantly affect the closest sensitive noise receptor given the distance and relatively high existing ambient noise. With regard to smell, the agent has advised that process would not have adverse impacts on amenity caused by odour. Subject to satisfactory noise assessments being submitted to Environmental Health, it is considered that the proposal would comply with Policy LP BAD1.

C. Flood Risk / Drainage Issues

A Flood Risk and Drainage Impact Assessment has been submitted in support of this application. This identifies that the principal source of flooding on this site is from coastal flooding and possibly wave overtopping. The risk of flooding due to pluvial, fluvial or ground water events is not considered likely.

During the processing of this planning application it has been ascertained that the 200 year event is most appropriate for this type of development. Additional engineering calculations have been requested by the Council's Flooding consultant in order to confirm the final level of the soffit and podium. The submitted plans indicate that these are currently 4.5 mAOD and 5.5 mAOD respectively and it is the Council's Flooding consultant's view that the finalised levels will be very close to these. It is considered that if a change in level is required it will be non material to the overall proposal. In these circumstances it is considered that a condition requiring the submission of final levels for the approval of the Planning Authority would be acceptable. Subject to the fulfilment of this condition, the proposal would comply with Structure Plan Policy STRAT DC 10 and Policy LP SERV 8.

D. Road Network, Parking and Associated Transport Matters.

Policy LP TRAN 6 requires that appropriate levels of off-street parking be provided for development. The supporting planning statement notes that as this facility will replace two existing facilities which are already on site and the staff currently employed at these facilities will be relocated to the new NSH facility there would be no requirement for additional parking. In these circumstances, the Road Network Manager has offered no objection and the proposal is therefore considered to comply with Policy LP TRAN 6.

E. Infrastructure

Policy LP SERV 5 addresses waste related development and waste management in developments. This development can be defined as a medium scale waste related development as its size falls between 500 square metres and 0.25 ha. Part (C) of this policy notes that "other than in exceptional circumstances there shall be resistance to waste related development involving:

1. The importation into and subsequent storage of radioactive waste products at any sites within Argyll and Bute."

The Supporting Planning Statement (p20) contends that that the proposal complies with this policy as it will not involve the storage of radioactive active waste.

It is accepted that the purpose of the proposed development is not to store radioactive waste, however it is considered that radioactive waste would be imported from submarines on their return from sea. It is considered that this is an exceptional case as it replaces and updates an existing facility at an operational nuclear submarine base which contributes significantly to national security and the economy of the area. It is therefore considered that part C of this policy has been complied with.

Part E of this policy also requires development to make provision for the storage, recycling, separation and collection of waste from within the development. The supporting statement notes that a Site Waste Management Plan will be provided prior to the commencement of work. This is considered acceptable and condition is proposed to ensure that the Planning Authority has sight of this plan prior to the commencement of development.

A Flood Risk and Drainage Impact Assessment has been submitted in accordance with Policy LP SERV 3. This requires the submission of a Drainage Impact Assessment for developments over a certain scale.

The foul drainage from the site would be connected up to the Base's own sewage treatment works. This represents a minor departure from policy LP SERV 1 which requires a public connection where significant (large scale) development is proposed within a settlement with a population of greater than 2000. However, as this development is within the secure Faslane Naval base which currently has its own sewage treatment plant which operates without nuisance, the foul drainage arrangements are considered acceptable in these circumstances.

The Faslane Naval Base has a private water supply fed from three private reservoirs. The water supply to the reservoirs is public from Scottish Water infrastructure. Policy LP SERV 4 is supportive of private water supplies where a public supply cannot be made available subject to the supply being of adequate quantity and quality to serve the proposed development. In the supporting planning statement it is stated that the projected levels of water use would not affect the capacity of the existing system. Taking account of the above, it is considered that the proposal would accord with Policy LP SERV 4.

F. Contaminated Land

Policy LP SERV 7 requires that where a site is known to be contaminated or where there is a reasonable prospect of contamination, the applicant will be required to undertake a contaminated land assessment. An initial assessment has been undertaken within the supporting environmental assessment and this indicates that further investigation is required prior to the commencement of works. Conditions relating to contaminated land investigations and remediation strategies, where required, have been recommended by the Council's Environmental Health section. Subject to the satisfactory discharge of these conditions policy LP SERV 7 will be complied with.

G. Natural Environment Issues

Policy LP ENV 6 – Development Impact on Habitats and Species requires that full consideration be given to legislation, policies and conservation issues relating to habitats and species with various levels of statutory and non-statutory protection. Policy LP ENV 12 requires and an assessment of development potential affecting water quality and environment. The supporting Environmental Appraisal Report contains sections on Ecology and the Water Environment. This advises that an environmental appraisal of the proposed works was undertaken through a combination of desk based review and field survey to gather baseline data. As access to the Gareloch was not possible only a desk based survey was undertaken in the area. As a result of these surveys a scheme of mitigation has been recommended which is it considered will ensure that no significant residual impact will occur in relation to protected species and birds using the site. Subject to the implementation of these mitigation measures it is considered that the proposal would comply with Policy LP ENV 6. A planning condition is therefore proposed in this respect.

In terms of water quality, Policy LP ENV 12 resists development that may have a significant environmental impact on the water environment which cannot be fully mitigated so as to ensure the non-deterioration of waterbody status as required by the EU Water Framework Directive. A desk based assessment of water quality, drainage and flood risk assessment was undertaken within the supporting Environmental Appraisal Report. This examines the potential for issues to arise during both construction and operational phases

During the construction phase, piling works and the construction of the new drainage outfall could result in the disturbance / mobilisation of bed sediments and potential contaminants in the inshore / offshore made ground. There is also the potential for runoff and pollution to be caused during construction. The Environmental Appraisal Report proposes a number of mitigation measures during the construction phase which will ensure that water quality is not adversely affected. Subject to these mitigation measures being implemented policy LP ENV 12 will be complied with.

During the operational phase, the main potential impact on water quality in the Gareloch is the discharge of treated liquid low-level radioactive effluent. In addition to the radionuclides in the effluent, a number of other non-radioactive chemical elements and compounds are also discharged into the Gareloch in the effluent. The operational discharges are already regulated by SEPA under the Radioactive Substances Act through Letters of Agreement and the treated effluent will require to comply with limits set by SEPA. Further mitigation measures during the operational phase will therefore not be required.