



Our Ref : TMCI/JL/1040

12 December 2017

The Head of Development Management
North Ayrshire Council
Cunninghame House
Irvine
KA12 8EE

Dear Sirs,

**PLANNING APPLICATION : HUNTERSTON MARINE CONSTRUCTION YARD
VARIATION OF CONDITION 1 OF CONSENT NO. 16/00268/PP UNDER SECTION 42
TO ALLOW USE OF THE SITE FOR DECOMMISSIONING OF LARGE MARINE STRUCTURES**

I refer to recent discussions with Mr Gordon Craig with regard to the future of the Hunterston Construction Yard and hereby attach for your attention **an application to vary the terms of Condition 1 of the existing consent to allow the decommissioning of large marine structures.**

In this regard Condition 1 of Consent No. 16/00268/PP currently states :

“That the planning permission shall be restricted to the use of the existing building dock, site, jetty and buildings; erection and use of other associated buildings and plant which would be located on the site in accordance with the operational demands of the work; and the use of the existing site access and jetty; all for the purpose of the construction, repair and subsequent removal on completion of large marine related structures; and the site shall be used for no other purpose.”

Upfront and for the avoidance of doubt it is submitted that this application seeks the rewording of this condition to read as follows :

“That the planning permission shall be restricted to the use of the existing building dock, site, jetty and buildings; erection and use of other associated buildings and plant which would be located on the site in accordance with the operational demands of the work; and the use of the existing site access and jetty; all for the purpose of the construction, repair and subsequent removal on completion **and decommissioning** of large marine related structures; and the site shall be used for no other purpose.”

P L A N N I N G & D E V E L O P M E N T C O N S U L T A N T S

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As you are aware the existing planning permission most recently granted on 31st August 2016 allows the use of the yard “for the purpose of the construction repair and subsequent removal on completion of large marine structures”.

Since the original consent the demands for large marine structures has changed with the focus now being on the decommissioning of such large marine structures, particularly in relation to the future activities in the North Sea Oil Industry.

In this context it has been determined by a variety of Government and other agencies that decommissioning opportunities in Scotland are set to grow significantly and that *“To remain at the forefront of the oil and gas industry, the sector in Scotland has to be ready to make the most of the new opportunities when they arise”* (Scottish Enterprise, Decommissioning Action Plan).

The Scottish Government has already established a new £5million fund to provide opportunities in Scotland to benefit from the decommissioning of North Sea infrastructure which is expected to generate £17.6 billion in decommissioning large marine structures over the next 10 years alone. Over the next 35 years the expectation is that some 470 platforms will require decommissioning from the North Sea. In relation to Hunterston it is important that decommissioning offers a significant opportunity for the creation of new jobs at Hunterston to replace jobs lost by the recent closure of the Coal Stockyard at this location.

Insofar as decommissioning is not included within the definition of work which can currently be carried out at the Hunterston Construction Yard it is necessary to seek a variation of Condition 1 to ensure that the opportunities arising from decommissioning can be attracted to a site which is eminently suited to such a use.

As stated previously, the site at Hunterston has been granted planning consent for the construction and repair of large marine structures with a range of planning conditions which equally apply to the deconstruction of these large marine structures. In effect the operation of the yard for decommissioning is simply the reverse process with similar impacts on the matters which are specified in conditions.

From the aforementioned discussions with Mr Craig it was intimated that the application would require to be supported by a Noise Assessment to ensure that there would be no detrimental impact on the local area from the operation of loading scrap metal onto ships and this has been addressed within the submissions made with this application.

In promoting this application it is relevant that Section 25 of the Town and Country Planning (Scotland) Act 1997 states :

“Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan.”