



██████████
Planning and Development
North West Leicestershire District Council
Council Offices
Coalville
Leicestershire
LE67 3FJ

6th May 2022

Dear ██████████

**PLANNING APPLICATION FOR RAIL TERMINAL HEIGHTS WITHIN ZONE C, EAST MIDLANDS
GATEWAY STRATEGIC RAIL FREIGHT INTERCHANGE**

Please find enclosed documentation which combines to comprise a Full application for planning permission for specific elements of the Rail Terminal within Zone C of the East Midlands Gateway (EMG) scheme. The East Midlands Gateway Rail Freight Interchange was granted a Development Consent Order (DCO) for a Strategic Rail Freight Interchange (SRFI) in 2016 and construction of the scheme is now nearly complete, with the Rail Terminal itself already operating.

This application is submitted in order to accommodate the bespoke operating requirements of the rail operator for the EMG Rail Terminal. A planning application is submitted because these requirements necessitate development which exceeds some of the parameters set by the DCO. The context for this application is therefore the approved EMG scheme; this submission seeks approval for the following items:

- Container storage of up to 15 metres (5 containers) high – DCO parameters set at 10 metres high (3 containers)
- Lighting columns of up to 25 meters high – originally identified in the EMG Environmental Statement (ES) as typically to be 12-15 metres high within the Rail Terminal area.

This application does not seek approval for matters outside of the specific elements identified above; all other Rail Terminal elements (including materials; landscaping; detailed design and layout; and drainage) are dealt with through the DCO and this application fits within this overarching framework.

In line with the above, the description of development for this application is:

Container storage area with containers stored at up to 15 metres high (5 containers) together with Rail Terminal lighting columns at 25 metres high.

The documents submitted in support of the application are:

Title/Description	Document Number	Notes
Covering Letter	N/A	
Site Location Plan	EMG-BWB-GEN-XX-SK-D-SK499-S8-P02	
Landscape and Visual Appraisal	N/A	Includes Cross Section
Rail Terminal Phase 2 Layout with Containers	22-110-1A – 2.1	Includes column, capping and illuminance details
Rail Terminal Phase 2 Layout with HGVs	22-110-2A – 2.1	Includes column, capping and illuminance details
Rail Terminal Phase 2 Finished Levels – Sheet 2	EMG-BWB-RGN-RT2a-DR-C-0602-S8-P01	Provided for levels reference only, submitted for approval under the DCO
Rail Terminal Phase 2 Finished Levels – Sheet 3	EMG-BWB-RGN-RT3a-DR-C-0603-S8-P01	Provided for levels reference only, submitted for approval under the DCO

The container storage and lighting column heights are integral to the business model and function of the rail operator. The additional heights will enable them to operate the terminal as efficiently and effectively as possible, which will be of benefit to the whole of the EMG development in the long term. Indeed, an application for increased heights for the lighting columns and container storage has already been approved for part of the Rail Terminal.

The application site sits within Zone C of the EMG development site, which is toward the east of the wider EMG site, close to Junction 24 of the M1 Motorway and the A453.

The application covers the eastern side of the Rail Terminal (Phase 2) and will bring the eastern side of the Terminal in line with the equivalent permitted heights for the western side of the Rail Terminal.

In order to assess the potential impacts of the proposed increase in heights, a Landscape and Visual Appraisal (LVA) has been undertaken and is submitted in support of the application. The LVA identifies that the proposals are designed to bring the operation of the eastern side of the Terminal in line with that of the western side. Consequently, the proposals will reflect, and not exceed, the current consented existing operational heights within the Terminal.

The LVA identifies that the proposed increase in container storage and lighting columns will result in no notable significant landscape and visual effects, in comparison with the consented parameters for the already operational area of the Rail Terminal.

As such the proposed changes will be limited and localised and it is important to note that they will be seen in the context of the wider EMG development and Rail Terminal operations.

In line with the Council's requirements, the application fee of £2,028.00 will be paid to the Council separately.

The fee has been calculated based on the total site area for the proposed 15 metre (5 high) container storage, as set out under the 'Other Operations' category of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

I trust that the application documentation is in order, but should you require any further information, please let me know.

Yours sincerely



Encl