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

20th August 2018

Dear ██████████

PLANNING APPLICATION FOR RAIL TERMINAL HEIGHTS WITHIN ZONE C, EAST MIDLANDS GATEWAY STRATEGIC RAILWAY 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 well underway.

This application is submitted in order to accommodate the bespoke operating requirements of the identified rail operator for the EMG Rail Terminal. A planning application is submitted because the specific operating requirements necessitate development which exceeds some of the parameters set by the DCO. The context for this application is therefore the approved EMG scheme and 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	3899-RF A101 Rev P1	
Site Layout Plan	3899-RF A100 Rev P3	

Landscape and Visual Appraisal	N/A	
Cross Sections	3252 L-51 Rev A	
Rail Terminal Lighting Column 25m	3d43157-02 Issue A	Also submitted for approval under DCO Requirement 14
Rail Terminal Lighting Layout	14056-1-A	For information only (submitted for approval under DCO Requirement 14)
Proposed Finished Levels Plans	EMG-BWB-RDG-RA01-DR-D-600-S4 Rev P2 EMG-BWB-RDG-RA02-DR-D-600-S4 Rev P2 EMG-BWB-RDG-RA03-DR-D-600-S4 Rev P2 EMG-BWB-RDG-RA04-DR-D-600-S4 Rev P2	For information only (submitted for approval under DCO Requirement 6(2), 7)

The container storage and lighting column heights are integral to the business model and function of the identified 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.

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 enclosed Site Location Plan shows the application site in context.

A Site Layout Plan is also enclosed which identifies the location of the area for the proposed 15m high container storage. It demonstrates that the proposed increased heights would apply to the central and southern part of the Rail Terminal plot, to the western side of the rail sidings, only. As such, the application relates to the relatively more enclosed and visually contained area of the Rail Terminal, which is consequently more likely to limit the extent of any increased visual effects.

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, whilst the increased heights would extend the visual influence of the Rail Terminal, this would not be to the extent that would represent a significant change to the landscape effects previously assessed and described in the Environmental Statement for the consented EMG development.

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



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