RAILFREIGHT INTERCHANGE, PARK STREET

Introduction

On 14th July 2014, the Secretary of State for Communities and Local Government granted planning permission for a rail freight interchange at a site in Park Street. This followed the applicant’s appeal against St Albans City and District Council’s refusal of planning permission on 21st July 2009.

The Secretary of State’s decision letter can be viewed on the Council’s website at http://www.stalbans.gov.uk/planning/rail_freight_interchange.aspx. The planning reference for this application is 5/2009/0708.

St Albans City & District Council subsequently lodged a claim in the High Court in August 2014 challenging the Secretary of State’s decision to grant planning permission. On 14th March 2015, the High Court rejected the Council’s challenge of the rail freight decision. The Council then applied to the Court of Appeal on 13th April 2015 for permission to appeal the dismissal. The Court of Appeal refused permission on 29th June 2015.

This means that the Secretary of State for Communities and Local Government’s decision to grant planning permission for a rail freight interchange at a site in Park Street stands.

What has been granted?

Full planning permission (outline and reserved matters) has been granted for a rail freight interchange on land in Park Street, St Albans.

The outline planning permission agreed the principle of the rail freight development in this location, together with the means of access, siting of the development and landscaping scheme.

Following the grant of outline planning permission, the applicant submitted reserved matters applications to agree the key details associated with the rail freight development. The three reserved matters applications are as follows:

- Development Site, i.e. buildings, intermodal, car parks, internal roads.
- Infrastructure reserved matters, i.e. the bypass, northern gateway, southern access and rail chord.
- Landscaping reserved matters, details approved as specified in Condition 15.

At the Planning Referrals Committee on 14th May 2018 approval for the three reserved matters applications was given subject to a set of additional conditions.

The outline planning permission is also subject to a number of conditions that will need to be discharged through separate applications to St Albans City and District Council.
Only two applications concerning the issue of land contamination are outstanding 5/2016/3013 – Discharge of Condition 24.1 (Contamination – Areas 1 & 2) and 5/2017/0869 – Discharge of Condition 24.1 (Contamination – Areas 3, 4 & 6).

How can I view the planning decisions and committee reports on reserved matters and discharge of planning conditions?

The decision notices for all of the various permissions (outline, reserved matters and discharge of planning conditions) are published on the Council’s website and are listed below.

To view these applications online go to: http://www.stalbans.gov.uk/planningapplications. Enter the full planning application reference number in the first box, “Application Reference Number” and click on the Search tab. The plans and all supporting documents are available by using the "Documents" button.

The discharge of planning condition applications relating to either the outline or the reserved matters deal strictly with technical matters only. This means that the Council will only notify relevant statutory consultees (such as Environmental Health or Highways England) and will not send notification letters to local residents.

Planning History up to 10th January 2019.

Outline

5/2009/0708 – Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest. The overall proposals involve some 419 hectares. Refused by St Albans City and District Council on 21st July 2009. Allowed on appeal on 14th July 2014.

Reserved Matters


5/2017/0864 – Approval of Reserved Matters (Landscaping). Withdrawn by applicant/agent 1st December 2017

Discharge of Conditions

5/2016/2880 – Discharge of Condition 31.1 (Countryside Management Plan). Withdrawn by applicant/agent 02/10/18


