

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
21 October 2014**

Agenda Item	5.1
Report No	PLS/080/14

**14/03609/PAN: AIRVOLUTION ENERGY LIMITED
LAND AT DINICHEAN, FARR, INVERNESS, IV2 6XG**

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Formation of a wind farm including the erection of up to 7 wind turbines (up to 126.5m to blade tip), access tracks and other ancillary development. The development is to be known as Carr Bann Wind Farm.

Ward : 13 - Aird and Loch Ness

1.0 BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 17th September 2014. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
 - Site Location Plan; and
 - Supporting Statement which includes:
 - Description of Development;
 - Details of Consultation to Date;
 - Details of Proposed Consultation; and
 - Details of Any Other Consultation Methods
- 1.4 In addition an e-mail was submitted on 30th September 2014 advising that the development would be known as the Carr Bann Wind Farm, not Dinichean as set out in the PAN.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 Based upon the information provided, the development is likely to comprise of the following:

- Up to 7 wind turbines of up to 126.5m tip-height;
- Access tracks; and
- Associated ancillary works.

3.0 SITE DESCRIPTION

3.1 The site lies approximately 4.5km to the south of Inverness to the west of the B861 and extends to approximately 205 hectares, although the built development will occupy a much smaller area. The turbines will be set on a plateau which is currently forested at elevations of between 220m AOD and 240m AOD.

3.2 The site will be accessed from the B861 road which connects to the A9(T).

3.3 There are a number of sites designated for natural heritage interests in the wider area. The closest designated sites are the Loch Ashie and Loch Ruthven Special Protection Areas.

3.4 There are a number of scheduled monuments in the area, including but not limited to the following:

- Mains of Gask, ring cairn and standing stones (Index no. 4651);
- Balnafoich Cupmarks (Index no. 11557);
- Carn Glas Chambered Cairns (Index no. 2392);
- Achvraid Hut Circles (Index no. 11561);
- Clachandruim Hut Circles (Index no. 11543); and
- Baile nan Creige Cairns (Index no. 11552).

3.5 In addition to the above there are a number of archaeological records, identified within the Highland Historic Environment Record, which exist within and in proximity to the site.

3.6 The site contains a number of watercourses which feed into Loch Bunachton and the Gask Burn.

3.7 The site is not located within any international or regional landscape designations. However, it is in close proximity to the Loch Ness and Duntelchaig Special Landscape Area (SLA).

3.8 When assessing a wind farm proposal consideration of similar developments around the site is required. The list below sets out the projects around this development site that are operational, approved or have been submitted but not yet determined.

Built and / or Consented

Farr
Dunmaglass
Moy
Tom nan Clach

Under consideration

Allt Duine

4.0 DEVELOPMENT PLAN POLICY

The following policies are likely to be relevant to the assessment of the proposal:

4.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 31	Developer Contributions
Policy 51	Trees and Development
Policy 55	Peat and Soils
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 67	Renewable Energy Developments <ul style="list-style-type: none">• Natural, Built and Cultural Heritage• Other Species and Habitat Interests• Landscape and Visual Impact• Amenity at Sensitive Locations• Safety and Amenity of Individuals and Individual Properties• The Water Environment• Safety of Airport, Defence and Emergency Service Operations• The Operational Efficiency of Other Communications• The Quantity and Quality of Public Access• Other Tourism and Recreation Interests• Traffic and Transport Interests
Policy 72	Pollution
Policy 77	Public Access

4.2 Inverness Local Plan (As Continued in Force) April 2012

The general policies and land allocations of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan.

4.3 Adopted Supplementary Planning Guidance

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- Planning History;
 - Interim Supplementary Guidance;
 - Highland Renewable Energy Strategy;
 - National Policy;
 - Roads and Transport;
 - Water (including private water supplies), Flood Risk, Drainage and Peat;
 - Natural Heritage;
 - Trees and Forestry;
 - Built and Cultural Heritage;
 - Design, Landscape and Visual Impact (including Cumulative impacts), Wild Land;
 - Access and Recreation;
 - Economic Impact and Tourism;
 - Noise and Shadow Flicker;
 - Telecommunications;
 - Aviation;
 - Construction;
 - Other Relevant Planning Documents including but not limited to:
 - Onshore Wind Energy: Interim Supplementary Guidance (March 2012);
 - Highland Renewable Energy Strategy (HRES) (May 2006);
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
 - PAN 56 – Planning and Noise;
 - PAN 58 – Environmental Impact Assessment;
 - PAN 60 – Planning for Natural Heritage;
 - 2020 Routemap for Renewable Energy;
 - Onshore Wind Turbines; and
 - Wind Farm developments on Peat Lands.
 - Any other material considerations within representations.

6.0 CONCLUSION

6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

7.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature:

Designation: Head of Planning and Building Standards

Author: Simon Hindson

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location Plan (Drawing No. AEL 006)

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant <u>REVOLUTION ENERGY LIMITED</u>	Agent <u>SAVILLS</u>
Address <u>PALLADIUM HOUSE</u>	Address <u>163 WEST GEORGE STREET</u>
<u>1-4 ARGYLL STREET</u>	<u>GLASGOW</u>
<u>LONDON W1F 7TA</u>	<u>G2 2JS</u>
Phone No.	Phone ... 
E-mail	E-mail 

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

LAND AT DINICHEAN

FARR

IN2 6XG (SEE ATTACHED LOCATION PLAN)

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

PLEASE REFER TO ATTACHED

.....

.....

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO........

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

PLEASE REFER TO ATTACHED.....

Names/details of any other parties

Date Notice Served

PLEASE REFER TO ATTACHED.....

Please give details of proposed consultation

Proposed public event

Venue

Date and time

PLEASE REFER TO ATTACHED.....

Newspaper Advert – name of newspaper

Advert date(when known)

PLEASE REFER TO ATTACHED.....

Details of any other consultation methods (date, time and with whom)

PLEASE REFER TO ATTACHED.....

Signed

Date... 17/9/14.....

**AIRVOLUTION ENERGY
PROPOSAL OF APPLICATION NOTICE ATTACHMENT**

Description of Development

Wind farm comprising up to 7 turbines (up to 126.5m to blade tip), access tracks and other ancillary development. The attached location plan show the boundary of the site outlined in red.

The development is classed as major under the terms of The Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

State which other parties have received a copy of the Proposal of Application Notice:

Community Council/s	Date Notice Served (By Post)
Strathnairn Community Council <ul style="list-style-type: none"> • Chair: Sally Moore • Secretary: Frances Matheson 	17 th September 2014
Inverness South Community Council <ul style="list-style-type: none"> • Chair: Kevin Findley • Chair: Bob Roberts 	17 th September 2014
Dores and Essich Community Council <ul style="list-style-type: none"> • Chair: Ella MacRae • Secretary: Sarah Hartley 	17 th September 2014
Names / details of other parties	
Aird and Loch Ness Ward Councillors: <ul style="list-style-type: none"> • Councillor Drew Hendry • Councillor Margaret Davidson • Councillor Helen Carmichael • Councillor Hamish Wood 	17 th September 2014

Details of proposed consultation

Proposed Public Event	Venue	Date	Time
Public Exhibition	Farr Community Hall, Farr, IV2, 6XF	12 th November 2014	3pm – 7pm

The public exhibitions will be advertised at least 7 days in advance of the exhibition in the following local newspapers:

- The Inverness Courier; and
- Highland News.


Households and businesses within a 6km radius of the centre of the proposed site will be sent an invitation to the public exhibition. Posters advertising the exhibition will also be sent to the above Community Councils.

Details of any other consultation methods

Airvolution will ensure that consultation and engagement methods and tone of public materials are appropriate and encourage involvement from all sectors of the community – residents, community groups, businesses, community councils and political representatives. Airvolution will contact and offer to meet with community councillors from the above community councils either formally at Community Council Meetings or informally. A dedicated project website will be established and kept up to date throughout the planning process, with a freepost and 0800 number to ensure access to the project team for all residents. As not all in the local community have access to the internet Airvolution will issue project updates (in the form of a letter or newsletter) to the local community, groups and community councillors. Should any directly affected community council be interested in further consultation Airvolution would seek to visit them separately.

**S097
Dinichean
Highland**

006 - Site Location Plan

 Red line boundary

Site Centre:
E 266,655 N 836,282

Revision no.
R1

Project Number:
AEL S097

Drawing Number:
AEL 006

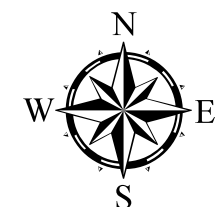
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09/09/2014

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