

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
23 December 2014

Agenda Item	5.3
Report No	PLS/091/14

**14/04293/PAN: FORCE 9 ENERGY PARTNERS LLP AND EDF ENERGY ER
LAND 9KM WEST OF DRUMNADROCHIT, NORTH OF LOCH MEIKLIE**

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Formation of a wind farm including the erection of up to 17 turbines (up to 126.5m to blade tip, access tracks and other ancillary development. The development is to be known as Cnoc an Eas 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 13th November 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
 - Application Notice which includes:
 - Description of development;
 - Details of proposed consultation; and
 - Details of any other consultation methods.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of the following:
 - Up to 17 wind turbines of up to 126.5m tip-height;
 - Access tracks;
 - Turbine foundations and transformer plinths and enclosures;
 - Electrical substation' underground power cable;
 - Borrow pits;

- Permanent anemometer mast; and
- Temporary site construction compound.

3.0 SITE DESCRIPTION

- 3.1 The site lies approximately 9km to the west of Drumnadrochit and approximately 1.75km to the north west of Balnain. The site extends to approximately 662 hectares, although the built development will occupy a much smaller area. The turbines will be set on a site which is currently a mix of rocky moorland and coniferous forestry. The highest point on the site is 430m AOD with the turbines sitting at elevations of between 240m AOD and 425m AOD.
- 3.2 The site will be accessed from the A831 road which connects to the A82(T). The site access will be in the vicinity of Kilmartin Farm.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area. The closest designated sites are the Glen Affric - Strathconon and North Inverness Lochs Special Protection Areas.
- 3.4 There are a number of scheduled monuments in the area, including but not limited to the following:
- Achratagan Hut Circle and Cairns (Index no. 11456);
 - Corriemony Chambered Cairn (Index no. 90081); and
 - Urquhart Castle (Index no. 90309).
- 3.5 In addition to the above there are a number of listed buildings and 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 Meiklie and the Camault Burn.
- 3.7 The site is not located within any international or regional landscape designations. However, it is in close proximity of a number of features, including but not limited to, the Glen Strathfarrar and Glen Affric National Scenic Areas, Loch Ness and Duntelchaig and Monar - Mullardoch Special Landscape Areas. In addition there are a number of Gardens and Designed Landscapes in the vicinity of the site.
- 3.8 While not located within a Wild Land Area, the study area of the site will contain some parts of Wild Land Areas, namely:
- Wild Land Area 20 - Monadhliath
 - Wild Land Area 24 - Central Highland
- 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

Beinneun
Bhlaraidh
Corriegarth
Corriemoille
Corriemony
Dunmaglass
Fairburn
Farr
Lochluichart (and extension)
Millennium (and Extensions)
Moy
Stronelairg

Under consideration

Aberarder
Beinn Mhor
Beinneun Extension
Culachy
Millennium South

4.0 DEVELOPMENT PLAN

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
Policy 77

Pollution
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 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 (Figure 1.1)

Plan 2 - Site Layout (Figure 1.2)

13 NOV 2011

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	Force 9 Energy Partners Agent ... LUC LLP and EDF Energy ER	
Address	[Redacted]	Address [Redacted]
Phone No.	[Redacted]	Phone [Redacted]
E-mail	[Redacted]	E-mail [Redacted]

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

Approximately 9km west of Drumnadrochit, north of Loch Meiklie
in the Scottish Highlands (see site location plan attached).

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.

Erection of up to 17 turbines, turbine foundations including associated transformer plinths and enclosures, an electrical substation, a site access point, underground power cables, site access tracks, borrow pits, a steel tower anemometer mast and a temporary site construction compound.

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...X.....

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
Glenurquhart Community Council, Strathglass Community Council
Kiltarlity..Community..Council,..Kilmorack..Community..Council,....
Inverness West Community Council. The PAN was served on the
above community councils on 12th November 2014.....

Names/details of any other parties Date Notice Served

None.
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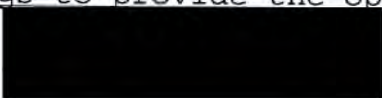
Please give details of proposed consultation

Proposed public event Venue Date and time
Four public exhibitions are proposed. These will be held in
Drumnadrochit Public Hall (24th November from 1:00pm-8:30pm),
Kilmorack Village Hall (25th November from 11:00am -6:00pm)
Kiltarlity..Village..Hall...(26th..November..from..10:00am-2:00pm),
and Cannich Village Hall (26th November from 4:00pm-8:30pm)
Newspaper Advert – name of newspaper Advert date(where known)

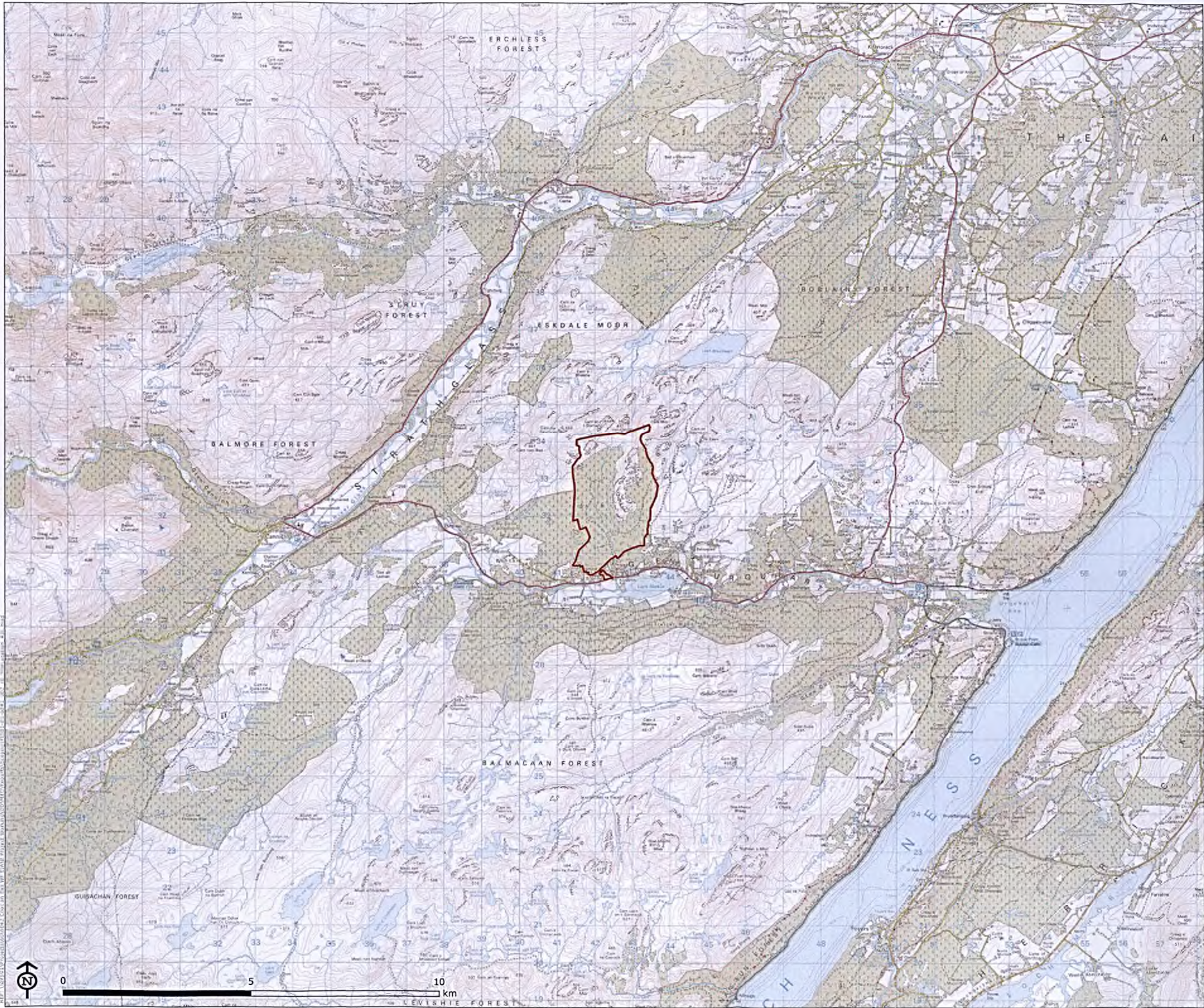
The public exhibitions will be advertised in the Inverness
Courier on 14th and 18th November 2014.
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Details of any other consultation methods (date, time and with whom)
Posters will be displayed locally in shops and on community
noticeboards in advance of the exhibitions. Letters, advising
of the details of the exhibitions, will be sent in advance to
the community councils...These letters will also offer further
meetings to provide the opportunity to discuss the project.

Signed



Date..12/11/2014.....



Cnoc an Eas
Wind Farm



Figure 1.1: Site Location

Site Boundary



Map Scale @ A3: 1:100,000



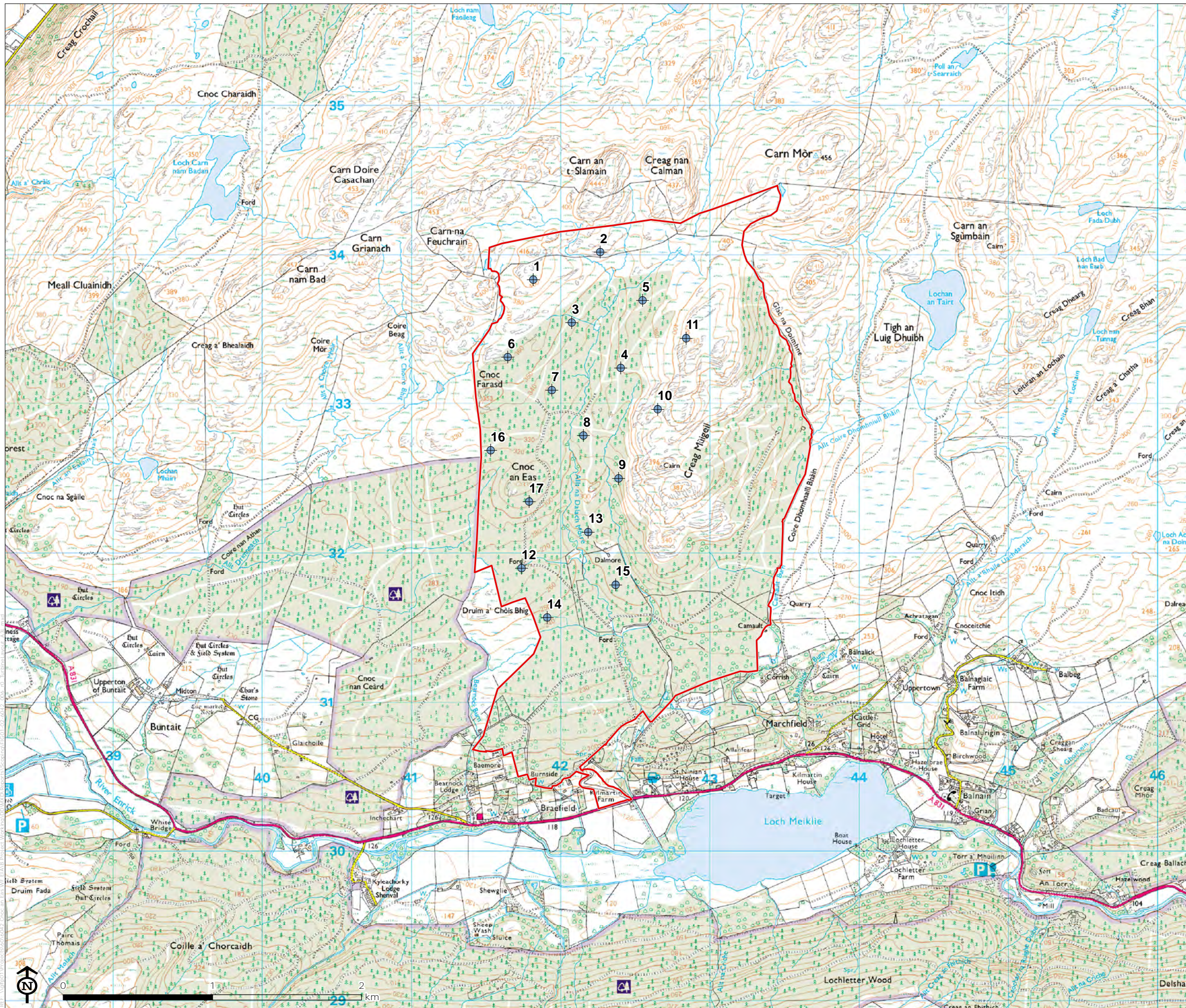


Figure 1.2: Turbine Layout

-  Turbine
-  Site Boundary



Map Scale @ A3: 1:25,000

