

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE  
23 June 2015**

Agenda Item	5.3
Report No	PLS/041/15

**15/02183/PAN : Druim Ba Sustainable Energy Ltd  
Blairmore, Kiltarlity, Inverness IV4 7HT**

**Report by Head of Planning and Building Standards**

**Proposal of Application Notice**

**Description :** 30MW wind farm (Druim Ba) comprising 10 turbines, each to 126.5m maximum blade tip, together with associated infrastructure, including a substation, anemometer mast, access tracks, borrow pit, temporary construction compound and new site access arrangements.

**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 02 June 2015. Members are asked to note this may form the basis of a subsequent major planning application.
- 1.3 The submitted information attached includes :
  - Proposal of Application Notice;
  - Site and location plan;
  - Covering letter – Notice of advertisement of Public Event.

**2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The development is for a wind farm comprising: -
  - 10 turbines, each of 3MW output, 126.5m maximum blade tip height and with internal transformers;
  - substation;
  - anemometer mast;
  - access tracks;
  - borrow pit;
  - temporary construction compound; and
  - site access arrangements.

### 3.0 SITE DESCRIPTION

The site totalling 186 ha lies within Druim Ba Forest, a commercial conifer woodland on undulating ground generally above the 250 metres contour, with a site high point of 370m. The site presents as a dissected plateau on the southwest side of the Glen Convinth watershed which drains northwards to the Beaully Firth. It lies 3-4 kilometres north of the hill tops which define the edge of the Great Glen between Drumnadrochit and Abriachan, including the hill tops of Cnoc Snataig (410m) and Carn na Leitire (434m).

### 4.0 DEVELOPMENT PLAN

4.1 The following development plan policies and other Council guidance are likely to be relevant to the assessment of the proposal:

#### 4.2 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 52	Principle of Development in Woodland
Policy 55	Peat and Soils
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 64	Flood Risk
Policy 67	Renewable Energy including significant effects on: - <ul style="list-style-type: none"><li>• Natural, Built and Cultural Heritage</li><li>• Other Species and Habitat Interests</li><li>• Landscape and Visual Impact</li><li>• Amenity at Sensitive Locations</li><li>• Safety and Amenity of Individuals and Individual Properties</li><li>• The Water Environment</li><li>• Safety of Airport, Defence and Emergency Service Operations</li><li>• The Operational Efficiency of Other Communications</li><li>• The Quantity and Quality of Public Access</li><li>• Other Tourism and Recreation Interests</li><li>• Traffic and Transport Interests</li></ul>
Policy 72	Pollution
Policy 77	Public Access

#### 4.3 Inner Moray Firth Proposed Local Development Plan 2014

None

#### 4.4 **Inverness Local Plan**

None – Superseded by HwLDP

#### 4.5 **Highland Council Supplementary Guidance**

- THC - Interim Supplementary Guidance: On-shore Wind Energy (March 2012);
  - An “Area of Search” requiring proposals to be assessed against Policy 67 and other relevant policies of the HwLDP as noted earlier.
- 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).

#### 4.6 **THC - Highland Renewable Energy Strategy (HRES) (May 2006)**

- Policy H1 Education and Training
- Policy K1 Community Benefit
- Policy N1 Local Content of Works

#### 5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- Development Plan
- National Policy – SPP June 2014
- Supplementary Guidance
- Planning History including: -
  - Section 36 of the Electricity Act 1989 for a 23 turbine (69MW) wind farm within Druim Ba Forest, Blairmore Estate (11/00955/S36).
- Roads and Traffic Impacts
- Water & Drainage.
- Flood Risk
- Natural Heritage
- Design
- Landscape and Visual Impact
- Noise / Shadow Flicker
- Residential Amenity
- Cultural Heritage
- Recreation and Tourism
- Socio – Economic Impact
- Peat
- Forestry / Woodland Management
- Construction Impacts

## **6.0 CONCLUSION**

6.1 The report presents 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 consultation responses and public representations.

## **7.0 RECOMMENDATION**

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.

Designation: Head of Planning and Building Standards

Author: Ken McCorquodale

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

Relevant Plans: Plan 1 – Location and Site Plan

## 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>Droim Be Sustainable Energy Ltd</u> .....	Agent <u>Ann Faulds</u> <u>CMS Cameron McKenna LLP</u> .....
Address <u>4th Floor, 115 George Street</u> <u>Edinburgh</u> ..... <u>EH2 4JN</u> .....	Address <u>4th Floor, Saltire Court</u> <u>20 Castle Terrace</u> ..... <u>Edinburgh EH1 2EN</u> .....
Phone No. ....	Phone <u>0131 228 8000</u> .....
E-mail .....	E-mail <u>ann.faulds@cms-cmk.com</u>

**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

Blairmore, Kiltarity, Inverness IV4 7HT.....

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**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

The construction and operation of a wind farm with a total installed capacity of up to 30MW, comprising 10 turbines, each with a ground to blade tip height of up to 126.5 metres and internal transformers, together with associated infrastructure including a substation, anemometer mast, hard standings, borrow pits, access tracks, a temporary construction compound and new site entrance arrangements (Major Development)

**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
Killarlity Community Council	1 June 2015
Glen Urquhart Community Council	1 June 2015
Beauly Community Council	1 June 2015
Kilmodrak Community Council	1 June 2015
Inverness West Community Council	1 June 2015

Names/details of any other parties	Date Notice Served
.....	.....
.....	.....

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
Maned public exhibition providing information, including visual aids, to inform members of the public and interested parties of the proposed development	Killarlity Village Hall	on Tuesday 23 June 2015 from 2pm to 7pm

Newspaper Advert - name of newspaper	Advert date (where known)
Inverness Courier	16 June 2015
Press and Journal	16 June 2015

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

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Signed ..... 

Date 1 June 2015.....

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1 June 2015

Mr Ken McCorquodale  
Principal Planner  
The Highland Council  
Council Headquarters  
Glenurquhart Road  
Inverness  
IV3 5NX

Our ref                      KEGE/ANFA/EDN/DRU040.00002

Dear Mr McCorquodale

**Proposal of Application Notice for the construction and operation of a wind farm with a total installed capacity of up to 30MW, comprising 10 turbines, each with a ground to blade tip height of up to 126.5 metres and internal transformers, together with associated infrastructure, including a substation, anemometer mast, hard standings, borrow pits, access tracks, a temporary construction compound and new site entrance arrangements. (Major Development)**

Please find enclosed the undernoted documents:

- Proposal of Application Notice – Please note that we have sent copies of the Notice to the Community Councils listed under the Community Consultation section;
- Location Plan;
- Notice of Advertisement for Public Event

We look forward to receiving your views in due course.

Yours sincerely

**Ann Faulds****CMS Cameron McKenna LLP****Enc.**

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