

Agenda item	5.1
Report No	PLN/030/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 5 June 2018

Report Title: 18/01905/PAN: Land 1000M SE Of Dalchork House, Lairg

Report By: Area Planning Manager – North

1. Proposal of Application Notice

Description : Construct a new 132kV substation comprising platform area, control building, associated electrical plant and infrastructure, ancillary facilities, access tracks and landscape works

Ward : 1 - North, West and Central Sutherland

Applicant : Scottish Hydro Electric Transmission Plc

2.0 RECOMMENDATION

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

1.0 BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN). The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on **25th April 2018**. Members are asked to note this may form the basis of a subsequent planning application.
- 1.2 The submitted information attached includes:
- Proposal of Application Notice
 - Location Plan
 - Copy of Advert
- 1.3 The proposed development is part of a wider upgrade to the grid transmission element with other aspects of the proposal being subject to forthcoming Section 37 applications (applications under the Electricity Act). This PAN relates solely to the proposed substation. The project has been subject to the Environment Impact Assessment procedures with an EIA Screening Opinion issued in May 2015 which concluded that a full EIA would not be required. Notwithstanding this position, it is noted that Scottish Hydro Electric Transmission Limited (SHETL) intends to submit a supporting Environmental Appraisal as part of a package of supporting information which shall accompany the application for planning permission. The proposal has also been subject to the Council's formal advice service for major developments with detailed advice provided in September 2014.

2.0 SITE DESCRIPTION

The site extends to over 50 hectares and lies within an area of commercial woodland (Dalchork Wood), just over 2km to the north of Lairg. The forest is under an approved Forest Design Plan and undergoing a felling and replanting. The site lies outwith any natural heritage or landscape designations.

3.0 DEVELOPMENT PLAN POLICY

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

3.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Placemaking
30	Physical Constraints
31	Developer Contributions
56	Travel
57	Natural, Built and Cultural Heritage
59	Protected Species

60	Other Important Habitats
61	Landscape
63	Water Environment
64	Flood Risk
66	Surface Water Drainage
69	Electricity Transmission Infrastructure
72	Pollution
77	Public Access

3.2 **Sutherland Local Plan (As Continued in Force, 2012)**

No site specific policies. The general policies which applied in respect of the site have been superseded by the Highland-wide Local Development Plan.

3.3 **Caithness and Sutherland Local Development Plan (Modified Proposed Plan, 2016)**

No site specific policies

3.4 **Adopted Supplementary Planning Guidance**

- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Developer Contributions (March 2013)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Physical Constraints (March 2013)
- Sustainable Design Guide (Jan 2013)

4.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY**

- National policy
- National Planning Framework 3
- Development plan policies and relevant supplementary guidance
- Planning history
- Siting and design including use of appropriate materials
- Landscape and visual impacts
- Access and parking (operational and construction)
- Impact on amenity including noise considerations
- Protected species and nature conservation
- Drainage
- Historic environment

5.0 CONCLUSION

5.1 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 public representations and consultation responses.

6.0 RECOMMENDATION

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

Designation: Area Planning Manager - North

Author: Gillian Webster

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

Relevant Plans: Plan 1 – Location Plan (No 1)

Plan 2 – PAN Form

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	Scottish Hydro Electric Transmission Plc	Agent
Address	c/o Kenneth Reid	Address
	10 Henderson Road, Inverness	
	IV1 1SN	
Phone No.	01463 728062	Phone
E-mail	kenneth.reid@sse.com	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

Dalchork Wood, near Lairg

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Grid Reference: X: 257847 Y:909652

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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.

Construct a new 132kV substation comprising platform area, control building, associated electrical plant

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and infrastructure, ancillary facilities, access tracks and landscape works.

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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
Lairg Community Council, Rogart Community Council,	w/e 27/04/2018
Creich Community Council, & Dornach Community Council	

Names/details of any other parties	Date Notice Served
Ward 01:North, West & Central Sutherland Ward: Cllr Currie, Morrison & Munro	w/e 27/04/2018
Ward 04: East Sutherland and Edderton: Cllrs Gale, Mackey, McGillivray Gail Ross MSP, Jamie Stone MP, Communities Against Lairg Loch Buidhe (CALL)	

Please give details of proposed consultation

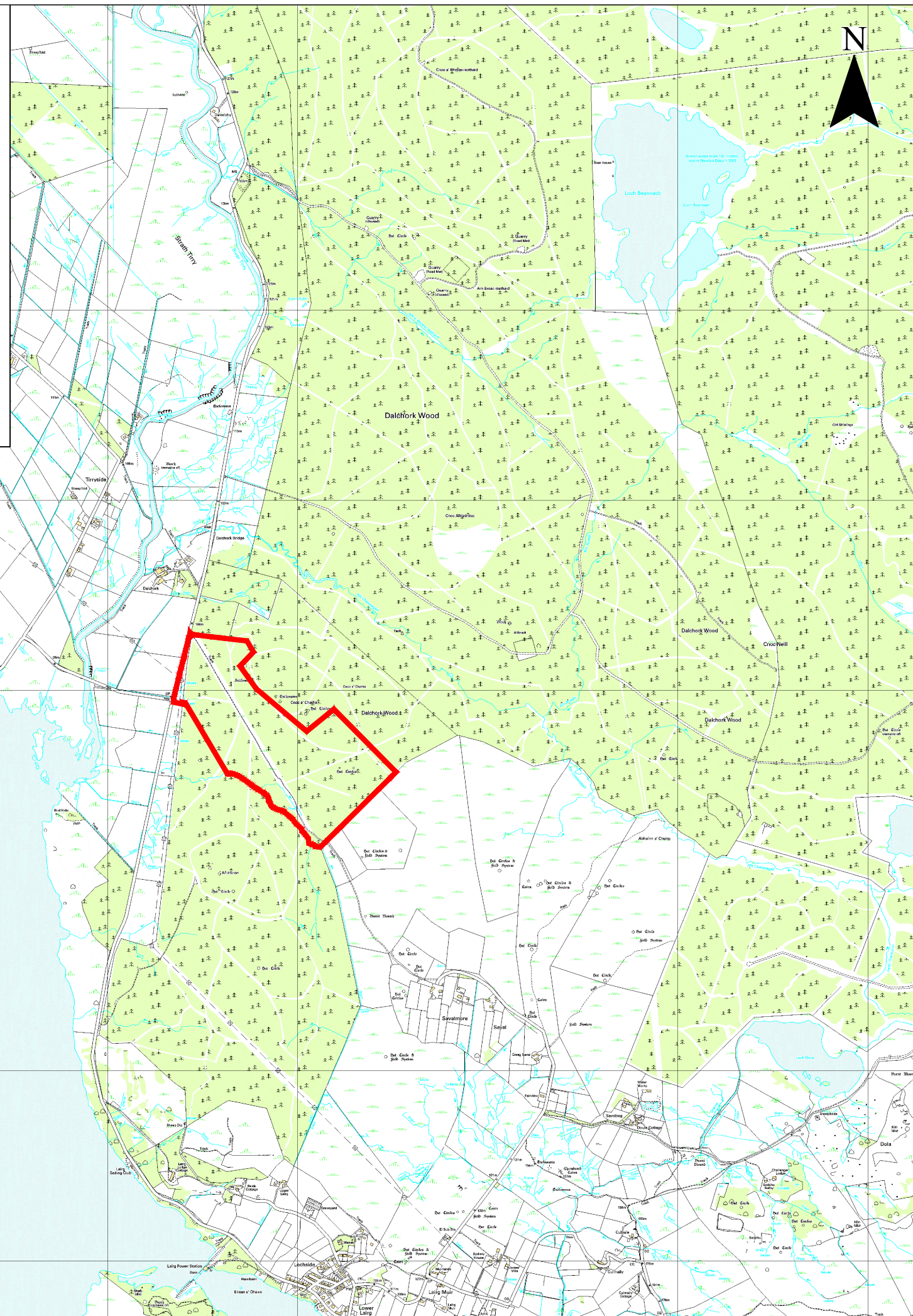
Proposed public event	Venue	Date and time
Public Exhibition Drop in Event	Lairg Community Centre, Main Street, Lairg, IV27 4DB	Thursday 24 May 2018 3pm - 7pm

Newspaper Advert – name of newspaper	Advert date(where known)
Rossshire Journal, Press and Journal	11th & 18th May 2018
Northern Times	10th & 17th May 2018

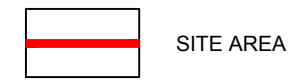
Details of any other consultation methods (date, time and with whom)
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Mail drop to local community notifying of public event; Posters advertising public event provided to community councils in advance of the event.
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Signed Kenneth Reid on behalf of Scottish Hydro Electric
Transmission plc

Date..... 25 April 2018



LEGEND



Revision	By	Chk'd By	Date	Comments
2	IG	RL	01/18	SITE BOUNDARY UPDATED
1	IG	RL	12/17	SITE BOUNDARY UPDATED
0	IG	DK	01/17	



SLR global environmental solutions

4/5 LOCHSIDE VIEW
EDINBURGH PARK
EDINBURGH
EH12 9DH

T: +44 (0)131 335 6830
www.slrconsulting.com

Site
LAIRG

Project
DALCHORK SUBSTATION

Drawing Title
SITE LOCATION

Scale
1:25,000 @ A3

Date
JANUARY 2018

Drawing Number	1	Revision	2
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00660.00024_09_001.2 Site Location Plan.dwg