

Agenda item	5.1
Report no	PLN/055/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 11 September 2018
Report Title: 18/04000/PAN: EnergieKontor UK Ltd
Lairg Wind Farm
Report By: Area Planning Manager – North

1. **Purpose/Executive Summary**

1.1 **Applicant:** EnergieKontor UK Ltd

Description: Formation of wind farm comprising approximately 12 turbines, associated tracks, substation and compound, crane pads, borrow pit, meteorological mast and temporary construction compound

Ward: 1- North, West and Central Sutherland

Category: Major Application

2. **Recommendation**

2.1 Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

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 **24 August 2018**. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes :
 - Proposal of Application Notice
 - Location Plan

A copy of the advert which will be used to publicise public events has also been requested from the agent.

2.0 SITE DESCRIPTION

The site extends over a vast area of land and is located approximately 4km southeast of Lairg. It consists principally of rough agricultural land and marshy grassland. There are a number of water courses on the site, and the land rises towards the northeast. Loch Cracail Mor, lies to the southeast of the site boundary. There are 3 x 100m to tip turbines which are existing and located to the north of the site. The A836 public road runs approximately 1km to the west of the western edge of the site. The site is not covered by 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

Policy 28	Sustainable Design
Policy 29	Design Quality and Place Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 51	Trees and Development
Policy 52	Principle of Development in Woodland
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 62	Geodiversity
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 66	Surface Water Drainage
Policy 69	Electricity Transmission Infrastructure
Policy 72	Pollution
Policy 77	Public Access

3.2 **Sutherland Local Development 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)
- Highland's Statutorily Protected Species (March 2013)
- Onshore Wind Energy Supplementary Guidance (2016)
- 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
- Landscape and visual impacts (including cumulatively)
- Access and parking (operational and construction) including public access
- Impact on amenity including noise considerations and shadow flicker
- Drainage
- Historic environment
- Impact on aviation
- Impact on protected species

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.

Signature:

Designation: Area Planning Manager - North

Author: Claire Farmer

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

- Proposal of Application Notice
- Location 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	ENERGIEKONTON O.k.	Agent
Address	11 SOMERSET PLACE GLASGOW	Address
Phone No.	0141 354 6544	Phone
E-mail	ALAN.MACINTYRE@ENERGIEKONTON.CO.UK	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

LAIRG WIND FARM, LAND 2.5km S.E. OF TORROBLE,
LAIRG

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.

A WIND FARM COMPRISING APPROXIMATELY 12 TURBINES,
ASSOCIATED TRACKS, SUBSTATION & COMPOUND, CRANE PADS,
BORROW PIT, METEOROLOGICAL MAST AND TEMPORARY 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

Community Consultation [See checklist of Statutory minimum consultation attached]

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

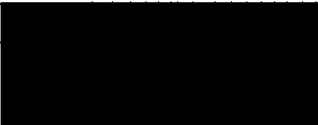
Community Council/s	Date Notice Served
LAIRG COMMUNITY COUNCIL	24/08/18
ROGART COMMUNITY COUNCIL	24/08/18
CREICH COMMUNITY COUNCIL	24/08/18
DORNNOCH COMMUNITY COUNCIL	24/08/18
ARDGAY DISTRICT COMMUNITY COUNCIL	24/08/18
Names/details of any other parties	Date Notice Served
.....
.....

Please give details of proposed consultation

Proposed public event	Venue	Date and time
PUBLIC EXHIBITION	LAIRG COMMUNITY CENTRE	20/09/18, 15:30-19:30
PUBLIC EXHIBITION	ROGART VILLAGE HALL	19/09/18, 15:30-19:30

Newspaper Advert – name of newspaper	Advert date(where known)
NORTHERN TIMES	PROPOSED FOR 10/09/18

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

Signed  Date 24/08/18

Proposed Lairg Wind Farm Extension

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11 Somerset Place
Glasgow
G3 7JT

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Figure 1.1 Proposed Site Location

Key

-  Planning Boundary
-  Existing Lairg Wind Farm



Date	By	Paper	Scale	Rev
24/05/18	AM	A3	1:75,000	1

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