

Agenda Item	<b>5.1</b>
Report No	<b>PLN/029/19</b>

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 9 April 2019  
**Report Title:** 19/00930/PAN: Global Energy Nigg Ltd  
Land 230M West Of Nigg Ferry Hotel, Nigg  
**Report By:** Acting Head of Development Management – Highland

### **Purpose/Executive Summary**

**Description:** Construction on new East Quay including dredging and filling, and the formation of laydown area for handling and temporary storage of North Sea oil related and renewable energy components  
**Ward:** 7 – Tain and Easter Ross

### **Recommendation**

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. 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 the 1st March 2019. 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
  - Site Layout Plan

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The PAN provides notice of the developer's intention to submit a planning application for the construction of a new quay. The proposal includes dredging and piling as well as the formation of laydown area for handling and temporary storage of north sea oil related and renewably energy components.

## **3. SITE DESCRIPTION**

The proposed development site is located to the south east of the existing Nigg Yard operated by Global Energy Ltd, and spans both land and sea. There are some former buildings within the site – Dunskeath House and Cottages – and it extends up to the B9175. The site totals 11.17 hectares.

## **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **4.1 Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 41 – Business and Industrial Land
- 55 – Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 – Landscape
- 63 – Water Environment
- 64 – Flood Risk

66 - Surface Water Drainage  
67 - Renewable Energy Developments  
77 – Public Access

#### 4.2 **Caithness and Sutherland Local Development Plan 2018**

No site specific policies

#### 4.3 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Highland Renewable Energy Strategy & Planning Guidelines (May 2006)  
Onshore Wind Energy: Interim Supplementary Guidance including Landscape Appraisals (March 2012 & December 2017)  
Standards for Archaeological Work (March 2012)  
Sustainable Design Guidance  
Trees, Woodlands and Development (Jan 2013)  
Nigg Masterplan

#### 4.4 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

### **5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

#### 5.1

- National Policy
- National Planning Framework 3
- Development plan policies and relevant supplementary guidance (including the Nigg Masterplan)
- Planning history
- Siting and design of buildings
- Landscape and visual impacts (including cumulatively)
- Access and parking (operational and construction) including public access
- Impact on amenity including noise considerations – construction and operation
- Impact upon the Historic Environment
- Drainage, Flooding and the Water Environment
- Impact on Ecology and protected species
- Impact on Natural Heritage designations – Moray Firth Special Area of Conservation; Dornoch Firth and Morrich SAC; Cormarty Firth Special Protection Area; Cromarty Firth Ramsar Site; Proposed Moray Firth SPA and Cromarty Firth Site of Special Scientific Interest.

## **6. 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. IMPLICATIONS**

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

## **8. 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: Acting Head of Development Management – Highland

Author: Gillian Pearson

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

Relevant Plans: Plan 1 - Application Form  
Plan 2 - Location Plan SK001 rev A  
Plan 3 – Site Layout Plan SK003 rev A

## 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.**

<b>Applicant</b> ..... GLOBAL ENERGY NIGG LTD .....  <b>Address</b> ..... NIGG ENERGY PARK ..... ..... NIGG ..... ..... IV19 1QU .....  <b>Phone No.</b> .....  <b>E-mail</b> .....	<b>Agent</b> ..... G H JOHNSTON BUILDING CONSULTANTS LTD .....  <b>Address</b> ..... WILLOW HOUSE ..... ..... STONEYFIELD BUSINESS PARK ..... ..... INVERNESS IV2 7PA ..... ..... <b>Phone</b> ..... 01463-237229 .....  <b>E-mail</b> ..... alanogilvie@ghjohnston.co.uk .....
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**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

..... SOUTH EASTERN AREA OF NIGG ENERGY PARK AND DUNSKEATH HOUSE LANDS, NIGG IV19 1QU .....  
 .....  
 .....

**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.

..... CONSTRUCTION OF NEW EAST QUAY INCLUDING DREDGING AND PILING, AND THE FORMATION OF LAYDOWN AREA FOR .....  
 ..... HANDLING AND TEMPORARY STORAGE OF NORTH SEA OIL RELATED AND RENEWABLE ENERGY COMPONENTS. ....  
 .....

**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
NIGG & SHANDWICK COMMUNITY COUNCIL	27 FEBRUARY 2019
CROMARTY COMMUNITY COUNCIL	27 FEBRUARY 2019

Names/details of any other parties	Date Notice Served
THE WAKELYN TRUST	27 FEBRUARY 2019

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
DROP-IN EXHIBITIONS AT WEST CHURCH HALL, CROMARTY		26 MARCH 2019 3 - 7.00PM
NIGG VILLAGE HALL		27 MARCH 2019 3 - 7.00PM

Newspaper Advert – name of newspaper	Advert date(where known)
ROSS-SHIRE JOURNAL	15 MARCH 2019

Details of any other consultation methods (date, time and with whom)  
WEB SITE AVAILABLE FOR PUBLIC CONSULTATION AND INFORMATION FROM 25 MARCH 2019

Signed .. 

Date.. 27 FEBRUARY 2019.....

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



site area : 11.258ha

**sketch  
 Proposal**

**REVISIONS**

Rev.	Description	Drawn	Date
A	Site boundary adjusted	ca	13.02.19

Client  
**Global Energy Nigg Ltd**

Project  
**Formation of East Quay,  
 Nigg**

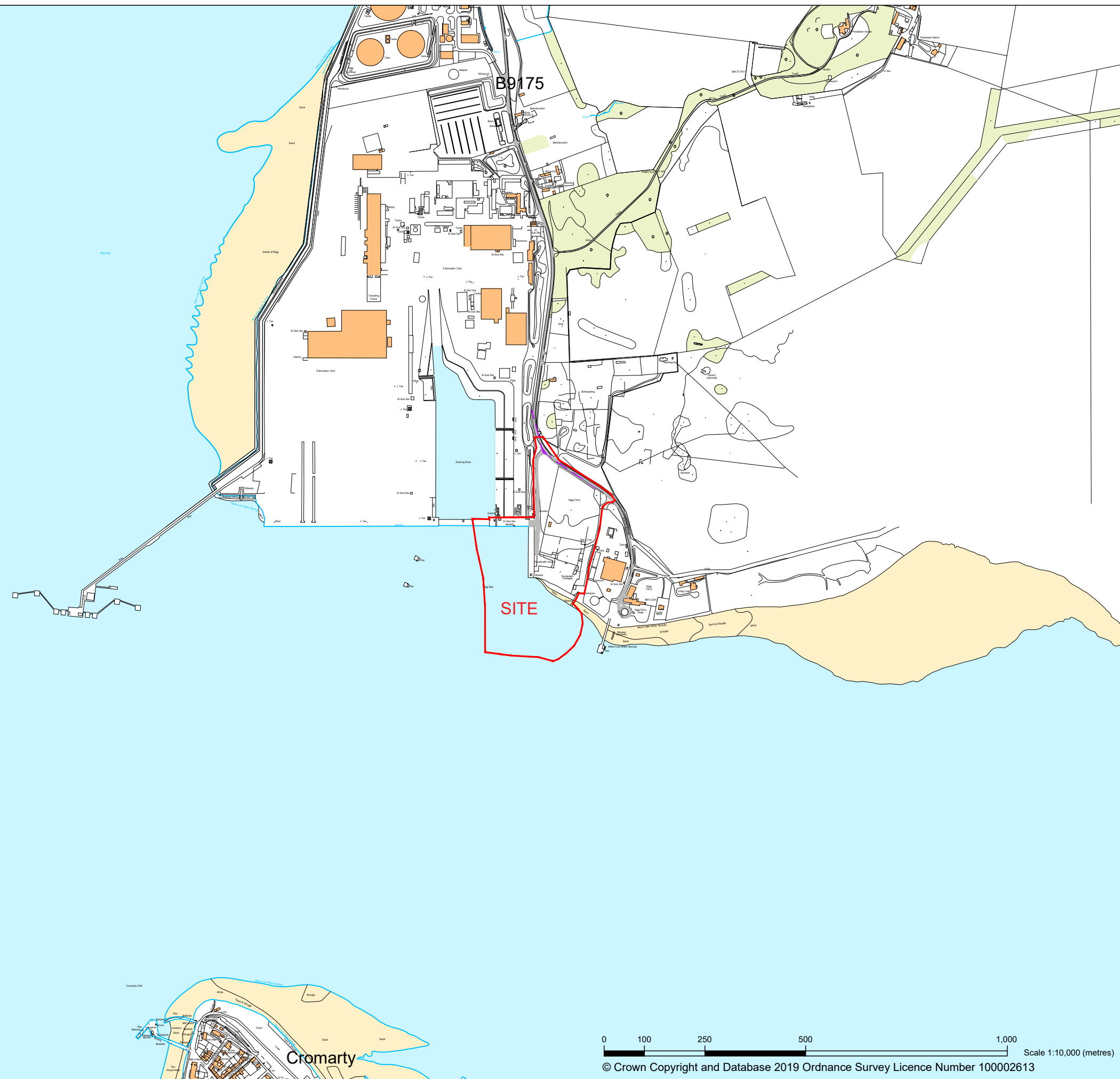
Drawing  
**Location Plan**

Scale <b>1:10,000@A3</b>	Date <b>02.2019</b>	Drawn by <b>ca</b>
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Project no <b>2494</b>	Dwg no <b>SK001</b>	Rev <b>A</b>
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**G.H.JOHNSTON**  
 BUILDING CONSULTANTS LTD

WILLOW HOUSE  
 STONEYFIELD BUSINESS PARK TEL (01463) 237229  
 INVERNESS IV2 7PA  
 Email: technical@ghjohnston.co.uk



0 100 250 500 1,000  
 Scale 1:10,000 (metres)  
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