

Agenda Item	5.2
Report No	PLN/078/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 8 October 2019

Report Title: 19/04209/PAN: Energiekontor UK Ltd

Land approximately 4 Km Northeast of Ardrross and approximately 8
8Km Northwest Of AIness

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

1.1 Description: Proposed development of up to 11 wind turbines, with surrounding infrastructure including a battery storage compound, associated crane pads, access tracks, a substation, control room and temporary construction compound.

1.2 Ward: 06 – Cromarty Firth

2. Recommendations

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.

3. BACKGROUND

- 3.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 18 September 2019 and made valid on 24 September 2019. Members are asked to note this may form the basis of a subsequent planning application
- 3.3 The submitted information attached includes:
- Proposal of Application Notice
 - Location Plan

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 The PAN provides notice of the developer's intention to submit a planning application for a proposed wind farm (known as Strathrory Wind Farm). The wind farm would comprise of the following infrastructure and has the potential to generate up to 62MW of electricity:
- 11 wind turbines, with a maximum height to blade tip of 180m;
 - Access tracks;
 - Turbine foundations and transformer plinths and enclosures;
 - Electrical substation and control building;
 - Battery storage compound; and
 - Temporary site construction compound.
- 4.2 Members should note that this PAN has been submitted as the applicant is going through an iterative design process and is not yet certain over the scale of their development. If the proposal remains of the scale set out in the PAN the application it will come forward as an application under the Electricity Act 1989 and this notice would not be required. If the application reduces in scale to less than 50MW output the application would then be brought forward under the Town and Country Planning Act 1997 (as Amended) where a PAN is required.

5. SITE DESCRIPTION

- 5.1 The site lies approximately 4km north east of Ardross and 8km north west of Alness. The site is a large area, although the built development will occupy a much smaller area. The turbines will be set on a site which is predominantly moorland bounded by commercial plantation. The highest point on the site is approximately 637m AOD with some parts of the site dropping down to approximately 320m AOD.
- 5.2 The site will likely be accessed from B9176 Struie Road. The delivery of abnormal loads is likely to be via Invergordon Port. At this stage the applicant is considering a number of site access options.

- 5.3 There are a number of sites designated for natural heritage interests in the wider area. The closest designated site is the Morangie Forest Special Protection Area. This bounds the site to the north west and south
- 5.4 There are a number of scheduled monuments in the wider area but none on the site. Further 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.
- 5.5 The site contains a number of watercourses which feed into the Strathroy River.
- 5.6 The site sits across the Rounded Hills and Moorland Slopes and Forest Edge Farming Landscape Character Types but is not located within any international or regional landscape designations.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 – Peats and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Protected Species
- 60 - Other Important Habitats
- 61 – Landscape
- 63 – Water Environment
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 68 – Community Renewable Energy Developments
- 72 – Pollution
- 77 – Public Access

6.2 Inner Moray Firth Local Development Plan (2015)

No site specific policies

6.3 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 and Planning Guidelines (May 2006)
Onshore Wind Energy: Supplementary Guidance including Landscape Appraisals (November 2016)
Standards for Archaeological Work (March 2012)
Sustainable Design Guidance
Trees, Woodlands and Development (Jan 2013)

6.4 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)
National Planning Framework 3 (June 2014)
Onshore Wind Policy Statement (December 2017)
Scottish Energy Strategy (December 2017)
PAN 1 / 2011 – Planning and Noise;
Circular 1/2017 – Environmental Impact Assessment;
PAN 60 – Planning for Natural Heritage;
2020 Routemap for Renewable Energy;
Onshore Wind Turbines; and
Wind Farm developments on Peat Lands.

7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 7.1
- Development Plan;
 - National Policy;
 - Planning History;
 - Roads and Transport;
 - Water Environment (including private water supplies);
 - Flood Risk and Drainage;
 - Peat;
 - Natural Heritage (including protected species, ornithology and designated sites);
 - Trees and Forestry;
 - Built and Cultural Heritage;
 - Design, Landscape and Visual Impact (including Cumulative impacts);
 - Access and Recreation;
 - Economic Impact and Tourism;
 - Noise and Shadow Flicker;
 - Telecommunications;
 - Aviation;
 - Construction.

8. CONCLUSION

- 8.1 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.

9. IMPLICATIONS

- 9.1 Resource: Not applicable
- 9.2 Legal: Not applicable
- 9.3 Community (Equality, Poverty and Rural): Not applicable
- 9.4 Climate Change/Carbon Clever: Not applicable
- 9.5 Risk: Not applicable
- 9.6 Gaelic: Not applicable

10. 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: Simon Hindson

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

Relevant Plans: Plan 1 - Application Form
Plan 2 - 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	Energiekontor UK Ltd	Agent	
Address	11 Somerset Place	Address	
	Glasgow		
	G3 7JT		
Phone No.	0141 354 6544	Phone	
E-mail	alasdair.adey@energiekontor.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

Land at Strathroy, situated north of Strathy Burn and east of the B 9176, approx
4 km northeast of Ardross and 8 km northwest of Alness. (See enclosed site location
plan for further details).

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.

Proposed development of up to 11 wind turbines, with supporting infrastructure
including a battery storage compound, associated crane pads, access tracks,
a substation, control room 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.....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
Ardross Community Council	17/09/2019

Names/details of any other parties	Date Notice Served
N/A	

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Community Consultation Event	Ardross Community Hall	30/10/2019 - 15:30 to 19:00

Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier	TBC (at least 7 days before 30/10/19)

Details of any other consultation methods (date, time and with whom)
Additional meeting with Ardross Community Council, date and time TBC

Signed



Date

17/09/2019

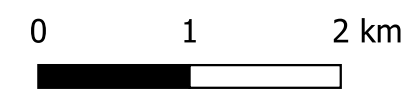
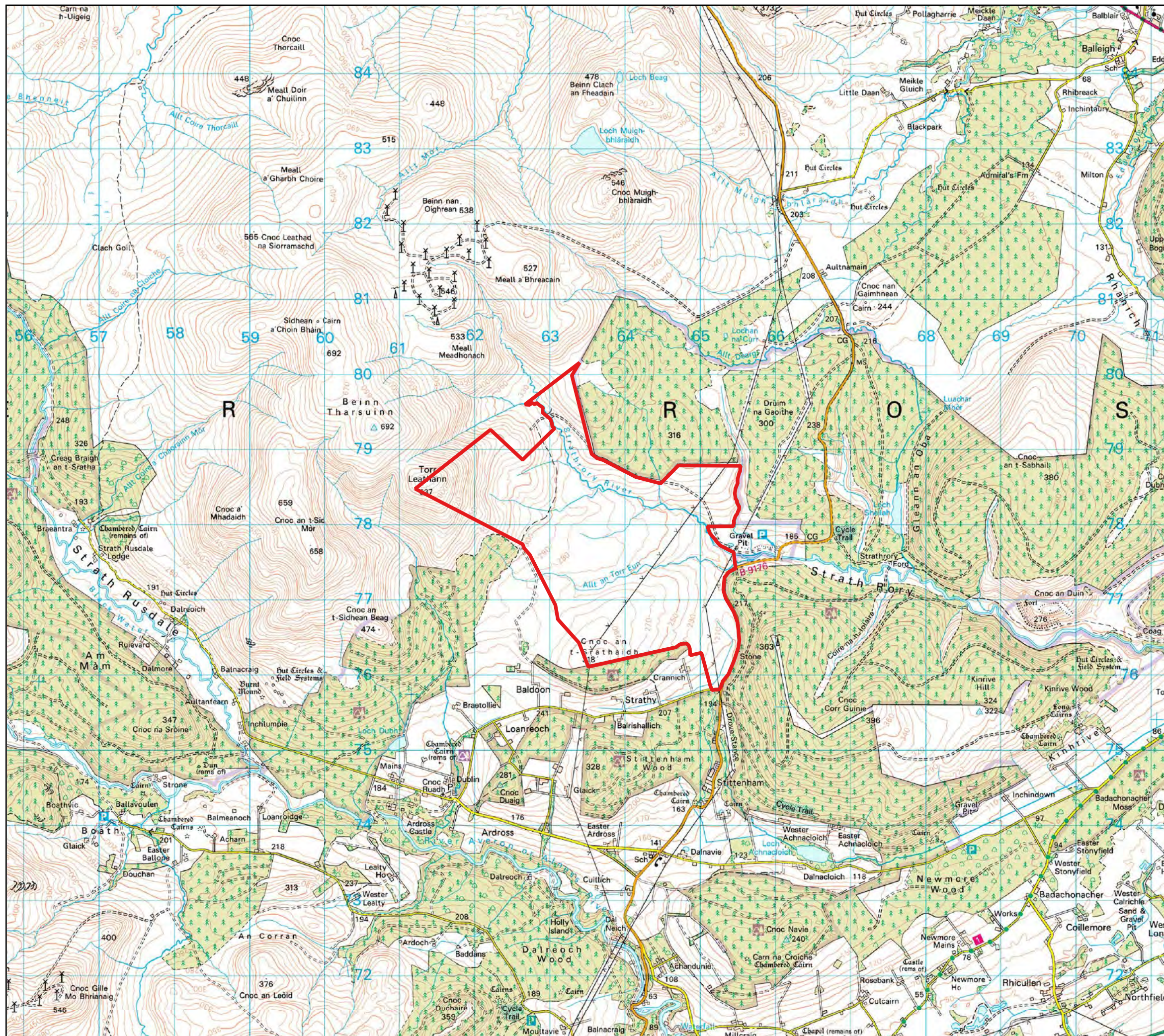
Strathroy Wind Farm

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11 Somerset Place
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T: +44 (0)141 354 6544

Figure 1 - Site Location Plan

Key:
 Site Boundary



Drawn by: AA Scale:1:50,000 @ A3 Date: 30/08/2019

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