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| Agenda Item | 5.1 |
| Report No | PLN/002/20 |

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 21 January 2020

Report Title: 19/05043/PAN: Drum Hollistan Renewables LLP
Land 2215M SW Of Under Keepers Cottage, Sandside, Reay

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

- 1.1 Description:** Erection of wind farm and associated infrastructure with overall generating capacity exceeding 20MW (Drum Hollistan Wind Farm)
- 1.2 Ward:** 02 – Thurso and North West Caithness

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 and made valid on 11 November 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 Drum Hollistan Wind Farm). The wind farm would likely comprise of the following infrastructure and has the potential to generate over 20MW of electricity:
- 7 wind turbines, with a maximum height to blade tip of 125m;
 - Access tracks;
 - Turbine foundations and transformer plinths and enclosures; and
 - Electrical car charging point and recreational walking routes.

5. SITE DESCRIPTION

- 5.1 The proposed development site forms approximately 224 hectares with the built development occupying a much smaller area to the south/south eastern boundary of the site. The application is within the area of a previous scheme refused by Scottish Ministers following an application under Section 36 of the Electricity Act 1989.
- 5.2 The site is located approximately 2.1km west of Reay, 3.1km east of Melvich and 4.3km from Portskerra. The immediate area to the south and north of the turbine envelope is sparsely populated. The site is located adjacent to the A836.
- 5.3 The site is not located within any natural heritage designation but there are a number of sites within a 20km radius study area of the site, including the following:

Special Areas of Conservation

- Caithness and Sutherland Peatlands
- Broubster Leans

Special Protection Areas

- Caithness and Sutherland Peatlands
- Caithness Lochs
- North Caithness Cliffs

Sites of Special Scientific Interest

- East Haladale
- Sandside Bay
- Strathy Coast
- Loch Caluim Flows
- Broubster Leans
- Red Point Coast
- Caithness and Sutherland Peatlands

- 5.4 There are a number of scheduled monuments within a 5km radius of the site. These include Sandside House, Sandside Harbour and Reay Parish Church.
- 5.5 There are a number of watercourses present within and adjacent to the site. The most notable are The Allt Clais Collie, Allt Achnadh na Gaodha and Gleann Creagach. There is also an unnamed watercourse running through the site and then out into Drum Hollistan Moss on the north side of the A836.
- 5.6 The site sits within the Sweeping Moorland and Flows Landscape Character Type. The Farr bay, Strathy and Portskerra Special Landscape Area lies to the north west of the site and the East Halladale Flows Wild Land Area is located to the south of the site.

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 & 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 & 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 **Caithness and Sutherland Local Development Plan (2019)**

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 & 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 and Impact on Wild Land Areas);
- 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: Claire Farmer

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 DRUMHOLLISTAY..... RENEWABLES LLP | Agent ...MUIRDEN ENERGY LLP |
| Address ..MUIRDEN..... | Address ..MUIRDEN..... |
| ..TURRIF..... | ..TURRIF..... |
| ..ABERDEENSHIRE..... AB53 4NH | ..ABERDEENSHIRE..... AB53 4NH |
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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

.....SANDSIDE ESTATE, 2KM WEST OF.....
.....REAY.....

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 AND ASSOCIATED INFRASTRUCTURE,.....
.....WITH OVERALL GENERATING CAPACITY.....
.....EXCEEDING 20MW.....

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

CAITHNESS WEST.....

11/11/2019.....

MELVICH.....

11/11/2019.....

Names/details of any other parties

Date Notice Served

.....
.....

Please give details of proposed consultation

Proposed public event

Venue

Date and time

EXHIBITION REAY VILLAGE HALL.....

THURSDAY 28th NOVEMBER 2019 15:30 - 19:30.....

Newspaper Advert – name of newspaper

Advert date(where known)

CAITHNESS COURIER.....

13/11/2019.....

JOHN O' GREAT JOURNAL.....

15/11/2019.....

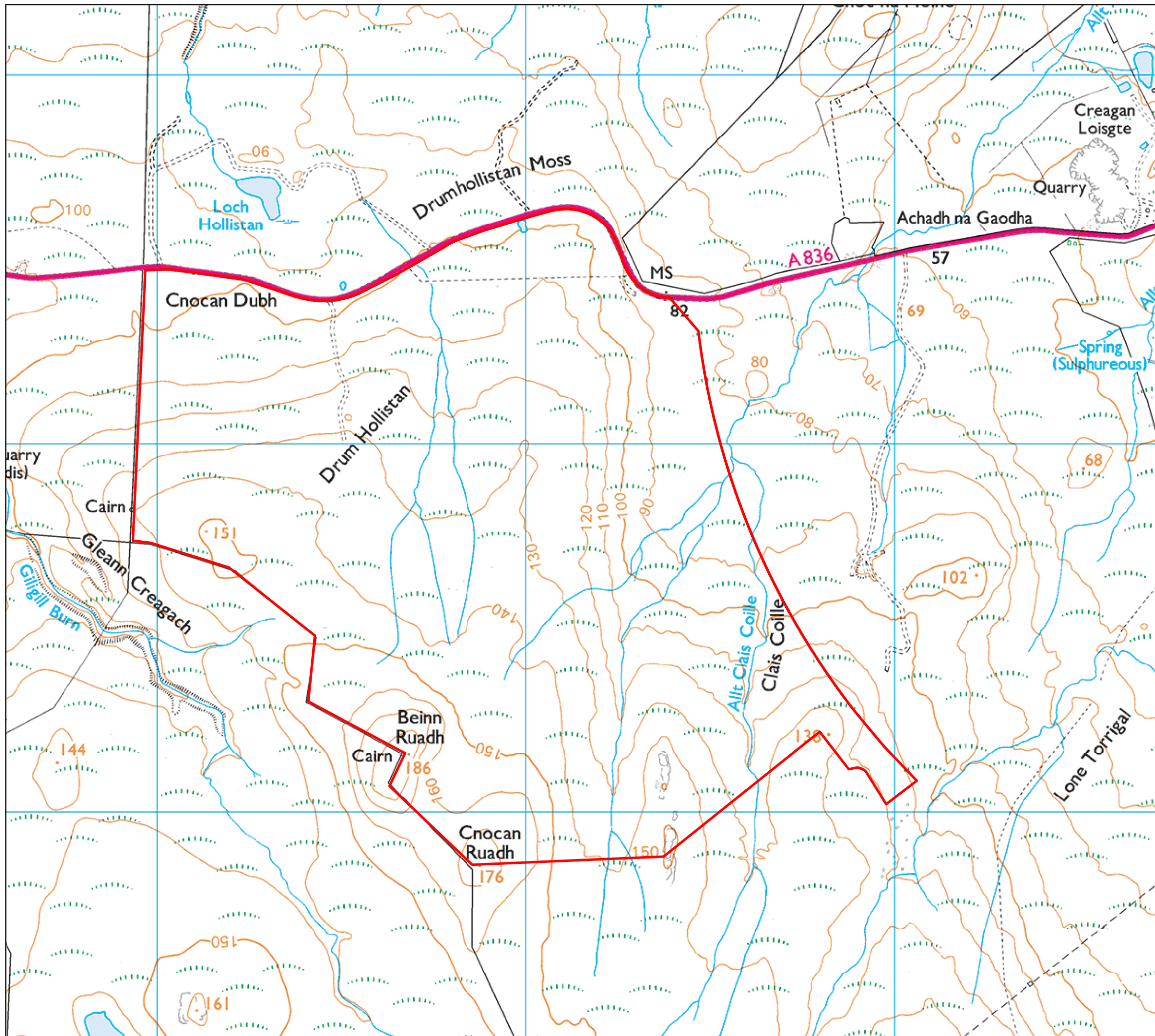
Details of any other consultation methods (date, time and with whom)

.....
.....

Signed



Date 11/11/2019.....



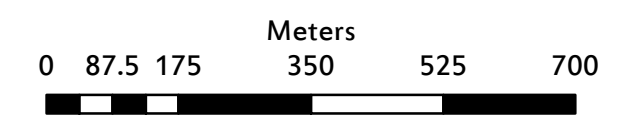
PROJECT: DRUM HOLLISTAN WIND FARM

CLIENT: DRUM HOLLISTAN RENEWABLES LLP

FIGURE 1
Proposal of Application Notice

Scale: 1:10,000 Checked by: AF
 Drawn by: AE Date: 11/11/2019

Key:
 Application Boundary



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