

Agenda Item	<b>5.2</b>
Report No	<b>PLS-016-20</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 10 March 2020

**Report Title:** 20/00442/PAN: SSE Renewables  
Land 9400M SE Of Glendoebeg, Upper Glendoe, Fort Augustus

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Proposed development of Cloiche Wind Farm, including up to 36 turbines, on site substation and ancillary infrastructure

**Ward:** 12 – Aird and Loch Ness

### **Recommendation**

Members are asked to note the submission of the voluntary PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application made under Section 36 of the Electricity Act 1989.

## **1.0 BACKGROUND**

- 1.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The PAN which was received by the Council on 29 January 2020 has been submitted voluntarily. The PAN is not a statutory requirement for an application made under Section 36 of the Electricity Act 1989, as is the case for full planning applications for major or national developments. It has therefore been submitted in the spirit of public engagement to advise the Council of public exhibitions taking place ahead of the submission of a Section 36 application to the Energy Consents Unit. The prospective applicant has also stated that the forthcoming application will also be accompanied by a Pre-Application Consultation (PAC) report.
- 1.3 The submitted information attached includes:
- Proposal of Application Notice
  - Location Plan
- 1.4 The applicant held their consultation events between 3pm - 7pm at the following locations:
- Fort Augustus Village Hall on 13 January 2020;
  - Laggan Village Hall on 03 February 2020; and
  - Stratherrick & Foyers Village Hall 04 February 2020.

## **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Based on the description of development contained within the proposal of application notice, the forthcoming application is anticipated to comprise of 36 wind turbines with an onsite substation and ancillary infrastructure.
- 2.2 The applicant sought formal pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments prior to lodging this Proposal of Application Notice.
- 2.3 The applicant has sought an Environmental Impact Assessment (EIA) Scoping Response (ref 18/04606/SCOP) for the development of up to 40 wind turbines with a maximum blade tip height of 175m. The Energy Consents Unit's response, which was informed by The Highland Council and other consultee responses, outlines the environmental and technical assessment requirements to help inform the design of any forthcoming wind farm proposal.

## **3.0 SITE DESCRIPTION**

- 3.1 The proposed Cloiche wind farm is located on an area of upland moorland approximately 11km to the south-east of Fort Augustus on the Glendoe and Garrogie Estates. The Stronelairg Wind Farm located to the south of the proposed development site.
- 3.2 The land surrounding the site contains existing and proposed wind farms. This includes but is not limited to: Stronelairg Wind Farm (operational); Dell Wind Farm (consented); Glenshero Wind Farm (pending determination by Scottish Ministers).

3.3 The site is not located within any natural heritage designation. There are however a range of landscape designations and features in proximity, including:

- The Loch Ness and Duntelchaig Special Landscape Area (SLA);
- Monadhliath Wild Land Area (WLA); and
- Cairngorm Mountains National Scenic Area (NSA), National Park and WLA.

The proposed eastern development boundary is also adjacent to Monadhliath Special Area of Conservation (SAC) designated for its blanket bog and it's under lying Site of Special Scientific Interest (SSSI) also designated for its blanket bog, birds and vascular plants. Part of the eastern development boundary is also within the catchment of, and therefore has connectivity to, the River Spey SAC and its underpinning SSSI designated for freshwater invertebrates, salmon, sea lamprey and otters.

## **4.0 DEVELOPMENT PLAN**

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

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

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 53 - Minerals
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 68 - Community Renewable Energy Developments
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution
- 73 - Air Quality
- 74 - Green Network
- 77 - Public Access
- 78 - Long Distance Routes

### **4.2 Inner Moray Firth Local Development Plan (2015)**

The site itself is not allocated for development, however, the Inner Moray Firth Local Development Plan (IMFLDP) identifies Special Landscape Areas. Any development in this area will be required to consider impacts on the special

qualities of the Special Landscape Area.

The IMFLDP is currently under review. The Main Issues Report is anticipated in Spring 2020 with the Proposed Plan due in around Spring 2021.

#### **4.3 Highland Council Supplementary Guidance**

- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Special Landscape Area Citations (Jun 2011)
- Onshore Wind Energy Supplementary Guidance (OWESG) (Nov 2016).

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

- Scottish Planning Policy
- National Planning Framework 3
- Scottish Energy Strategy (Dec 2017)
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 1/2011 – Planning and Noise
- PAN 1/2017 – Environmental Impact Assessment
- PAN 60 – Planning for Natural Heritage
- 2020 Routemap for Renewable Energy
- Onshore Wind Energy (Statement) (Dec 2017)
- Onshore Wind Turbines
- SNH Siting and Designing Wind Farms in the Landscape
- Wind Farm Developments on Peat Lands
- Scottish Government Energy Efficient Scotland Route Map (May 2018)

### **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan;
- b) National Policy;
- c) Planning History;
- d) Roads and Transport;
- e) Water Environment (including private water supplies);
- f) Flood Risk and Drainage;
- g) Peat;
- h) Natural Heritage (including protected species, ornithology and designated sites);
- i) Built and Cultural Heritage;
- j) Design, Landscape and Visual Impact (including Cumulative impacts and Impact on Wild Land Areas);
- k) Access and Recreation;

- l) Economic Impact and Tourism;
- m) Noise and Shadow Flicker;
- n) Telecommunications;
- o) Aviation;
- p) Construction; and
- q) Any Other Material Considerations Raised within Representations.

## **6.0 CONCLUSION**

6.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future 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.

## **7.0 IMPLICATIONS**

7.1 Not applicable.

## **8.0 RECOMMENDATION**

8.1 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: Area Planning Manager – South  
Author: Peter Wheelan

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

Relevant Plans: Plan 1 - 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 <b>Davall Developments Ltd</b>	Agent <b>Bracewell Stirling Consulting</b>
Address <b>First Floor</b>	Address <b>38 Walker Terrace</b>
<b>111 Grampian Road</b>	<b>Tillicoultry</b>
<b>Aviemore PH22 1RH</b>	<b>Clackmannanshire FK13 6EF</b>
Phone No. <b>01479 811570</b>	Phone <b>01259 750301</b>
E-mail -	E-mail <a href="mailto:planning@bracewell-stirling.co.uk">planning@bracewell-stirling.co.uk</a>

**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 accessed off ends of Kerrow Drive and Dunbarry Terrace, Kingussie**

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**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.

**New housing development for approximately 23no. detached houses with associated roads, infrastructure and landscaping**

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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

**Kingussie Community Council (Janet Kinnaird, Secretary) 7th Feb 2020**

Names/details of any other parties Date Notice Served

**Please give details of proposed consultation**

Proposed public event Venue Date and time

**Drop-In Session Talla Nan Ros Village Hall, King St, Kingussie, PH21 1HP**  
**Thu 12th March 2020 1-7pm**

Newspaper Advert – name of newspaper Advert date(where known)

**Strathspey & Badenoch Herald Thu 27th February 2020**

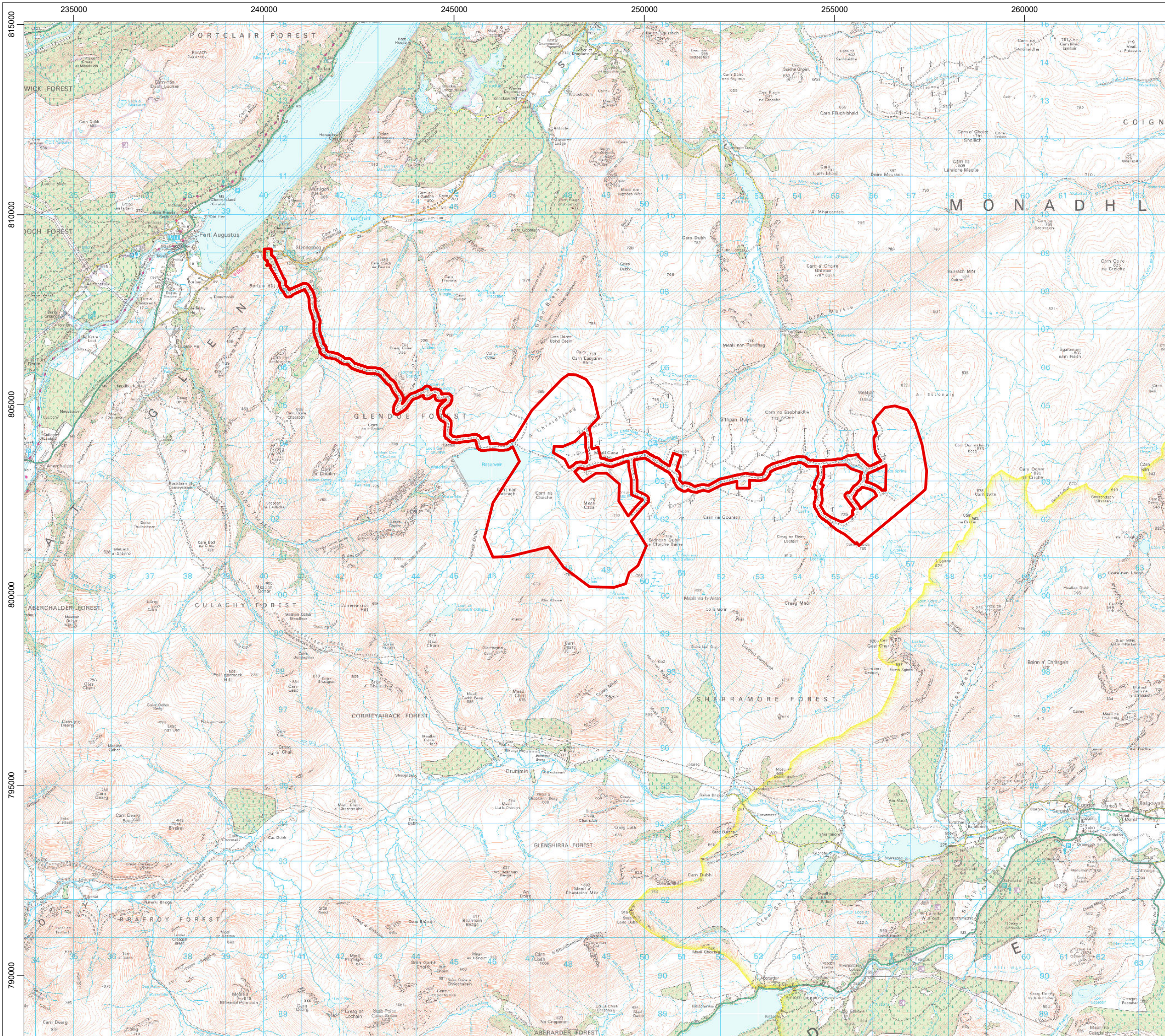
Details of any other consultation methods (date, time and with whom)


**Community Council (as above)**

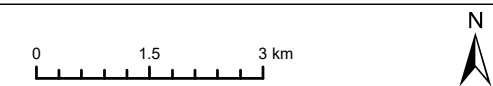
Signed .....

Date **7th February 2020**





**Legend**  
 Site Boundary



© Crown copyright and database rights 2019 Ordnance Survey 0100031673.

Project Name  
**CLOCHE WIND FARM**

Drawing Title  
**SITE BOUNDARY**

Rev	Date	Remarks	Drwn	Chkd
R0	07/10/2019	First issue	TD	AW

Drawing Number  
**LN000128-CLO-SID-SK-0017-04**

Scale: 1:100,000 | Plot Size: A3 | Datum: OSGB36 | Projection: BNG

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