

Agenda Item	5.1
Report No	PLN/026/20

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 5 August 2020

Report Title: 20/02189/PAN: Sallachy Wind Farm Ltd
Land At Sallachy Estate, Lairg

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

- 1.1 Description:** Sallachy Wind Farm - Erection of a Wind Farm of up to 9 turbines with a blade tip height of up to 149.9m, access tracks, access to the public road network, electrical cabling, onsite substation, laydown areas, permanent anemometer mast and other associated infrastructure (generating capacity of up to 50MW)
- 1.2**
- Ward:** 01 – North, West and Central Sutherland

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 This report informs 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 12 June 2020. 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 (Application Form)
 - Location Plan
 - Supporting Statement

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 Sallachy Wind Farm). The wind farm would likely comprise of the following infrastructure and has the potential to generate up to 50MW of electricity:
- Up to 9 wind turbines, with a maximum height to blade tip of 149.9m;
 - Access tracks;
 - Access to the public road network;
 - Anemometer Mast;
 - Turbine foundations;
 - Laydown Areas;
 - Substation; and
 - Associated infrastructure

5. SITE DESCRIPTION

- 5.1 The proposed development site forms part of Sallachy estate. Located to the western side of the site is a ridge line that runs from Maovally hill top to Cnoc Glas na Crionaiche hill top and Cnoc a Bhaid Bhain from north west to south east. Sallachy Estate covers the area from the ridge line down to Loch Shin located to the northern side of the site. The land cover across the application site is a mixture of heather and moorland grasses. The land is principally used for deer stalking.
- 5.2 The site is located approximately 18.2km north west of Lairg the nearest settlement and 28.3km east of Lochinver. The immediate areas surrounding the turbine envelope is sparsely populated. The site would be accessed from the A838 public road.

- 5.3 The site is located adjacent to a number of natural heritage designation, including the Caithness and Sutherland Peatlands Special Protection Area, Special Area of Conservation and Ramsar site and the Strath and Loin Site of Special Scientific Interest.
- 5.4 There are no known cultural or heritage interests within the site or close to the site.
- 5.5 There are a number of watercourses that flow through the site before discharging to Loch Shin.
- 5.6 The site sits within the Rounded Hills and Moorland Landscape Character Type. The proposed application site within the Reay – Cassley Wild Land Area (34).

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 Caithness and Sutherland Local Development Plan (2019)

No site specific policies apply.

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 Peatlands

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; and
 - 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

Appendix A

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: Sallachy Wind Farm Ltd	Agent: David Bell Planning Limited
Address: C/O Invicta, George House, 36 North Hanover Street, Glasgow G1 2AD	Address: 26 Alva Street, Edinburgh, EH2 4PY T: 0131 259 6017 E: db@dbplanning.co.uk
<p>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.</p> <p>Located within the northern part of the Sallachy Estate approximately 18.5km northwest of Lairg.</p>	
<p>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.</p> <p>Erection of a Wind Farm of up to 9 turbines with a blade tip height of up to 149.9m, access tracks, access to the public road network, electrical cabling, onsite substation, laydown areas, permanent anemometer mast and other associated infrastructure.</p>	
<p>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?</p> <p>NO</p>	

Community Consultation [See checklist of Statutory minimum consultation attached]
State which other parties have received a copy of this Proposal of Application Notice.

Lairg Community Council
Creich Community Council
Ardgay and District Community Council
Kinlochbervie Community Council
Durness Community Council
Scourie Community Council

Date Notice Served
12 June 2020

Please give details of proposed consultation

Proposed event	Venue	Date and time
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See the supporting PAN Report for more details of the proposed approach to consultation.

WKN GmbH will host a series of online webinars in July 2020 which will focus on the planning application, the local benefits to the community and the renewable energy benefits and location. There will also include Q&A sessions. The Applicant will host these events as follows:

Telephone conferences will be held on the following dates:

A telephone conference will be held for members of the public with limited access to the internet.

- 13 July, 6pm-7pm - Introduction to Proposed Development
- 20 July, 6pm-7pm - Introduction to Proposed Development

Web Seminars will be held on the following dates:

- 14 July 2020 - 4pm-7pm - Introduction to Proposed Development
- 21 July 2020 - 4pm-7pm - Introduction to Proposed Development

Further proposed Web Seminars for those living within the localities surrounding the project will be held on the following dates:

- 15 July 2020 - 4pm-7pm - focussed for residents living within the Lairg proximity
- 16 July 2020 - 4pm-7pm - focussed for residents living within the Creich proximity
- 17 July 2020 - 4pm-7pm - focussed for residents living within the Ardgay proximity
- 22 July 2020 - 4pm-7pm - focussed for residents living within the Durness proximity
- 23 July 2020 - 4pm-7pm - focussed for residents living within the Kinlochbervie proximity
- 24 July 2020 - 4pm-7pm - focussed for residents living within the Scourie proximity

The different topics / geographical locations will allow for different topical discussions as well as priority sessions for different geographical areas of the region to have enough availability to engage with the project team.

Newspaper Advert - name of newspaper

Press and Journal (19 June) / The Northern Times (19 June)

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

The Applicant has convened a Community Liaison Forum on a quarterly basis with the six Community Councils since November 2018. Since 2016, the Applicant has also met with each of the Community Councils individually on several occasions.

Ahead of consultation, the Applicant will inform all stakeholders of the public consultation events via formal letter. These will be:-

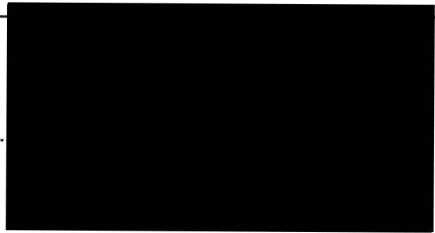
Lairg Community Council
Creich Community Council
Ardgay and District Community Council
Kinlochbervie Community Council
Scourie Community Council
Durness Community Council

The Kyle of Sutherland Development Trust
Lairg and District Community Initiatives

Councillor Hugh Morrison - North West and Central Sutherland
Councillor Linda Munro - North West and Central Sutherland
Councillor Kirsteen Currie - North West and Central Sutherland
Councillor Richard Gale - East Sutherland and Edderton
Councillor Deirdre Mackay - East Sutherland and Edderton
Councillor Jim McGillivray - East Sutherland and Edderton

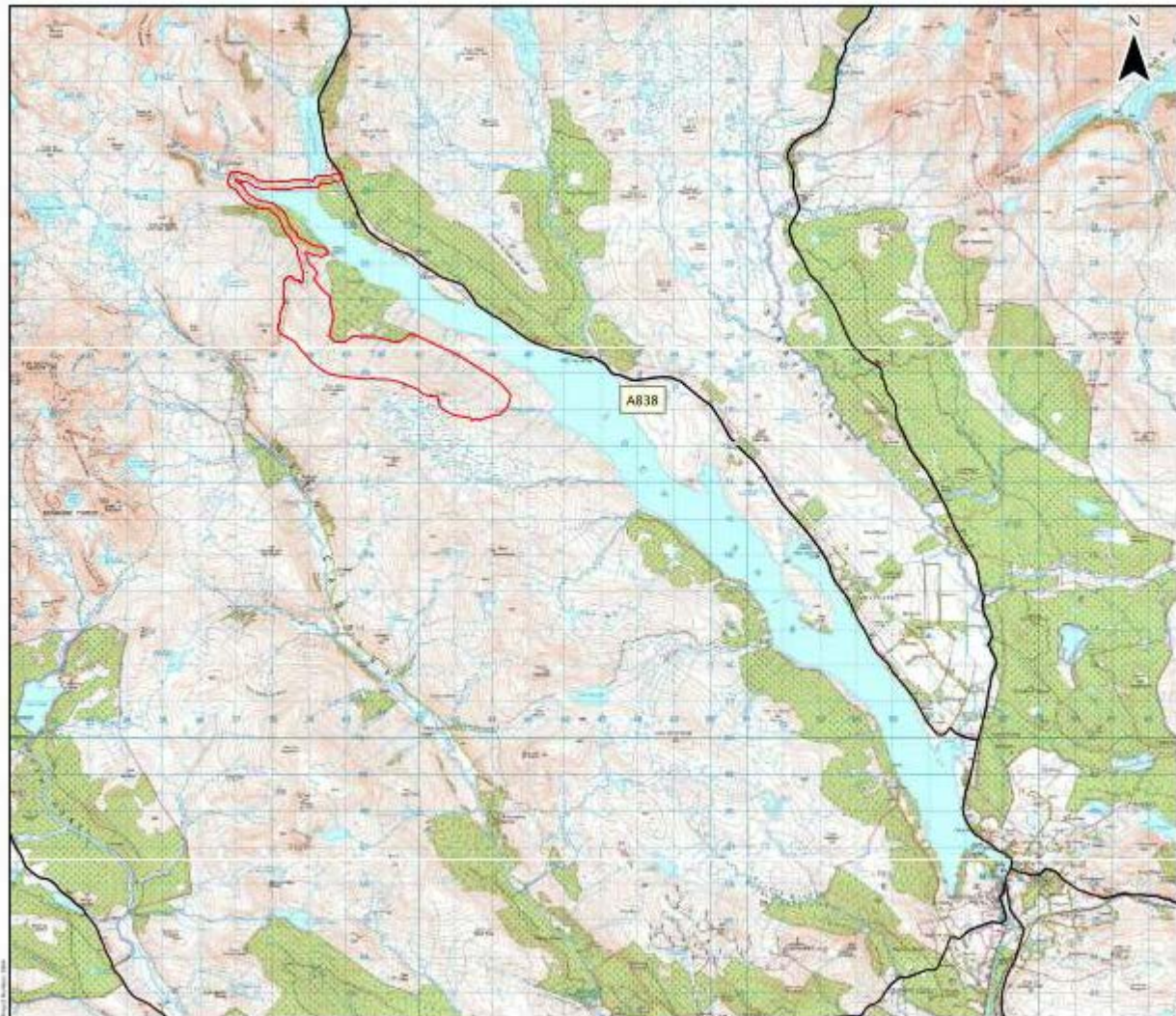
Gail Ross MSP - Caithness, Sutherland and Ross
Jamie Stone MP - Caithness, Sutherland and Easter Ross
Edward Mountain MSP - Highlands and Islands region
David Stewart MSP - Highlands and Islands region
Rhoda Grant MSP - Highlands and Islands region
Donald Cameron MSP - Highlands and Islands region
Jamie Halcro Johnston MSP - Highlands and Islands region
John Finnie MSP - Highlands and Islands region
Maree Todd MSP - Highlands and Islands region

Signed



Date.....

12 June 2020



- KEY**
- Site Boundary
 - Public A-Road



Scale 1:100,000 @ A3



Sallachy Wind Farm
PAN Report
Appendix B
Sub-regional Location Plan