

Agenda Item	5.2
Report No	PLN/027/20

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 5 August 2020

Report Title: 20/02607/PAN: EnergyFarm UK Lairg LLP
Land At 100M SE of 104 Torroble Lairg (Lairg II Wind Farm)

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

- 1.1 Description:** Lairg II Wind Farm - Construction of a wind farm up to 10 turbines (7 turbines to a maximum tip height of 190m and 3 turbines to a maximum tip height of 150m), including associated infrastructure
- 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

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 The PAN provides notice of the developer's intention to submit a planning application for increasing the tip heights of 7 wind turbines from 180m to 190m of the proposed wind farm (known as Lairg II Wind Farm) which was permitted in July 2020 following consideration of the application by members of the North Planning Applications Committee in June 2020. The wind farm would likely comprise of the following infrastructure and has the potential to generate up to 50MW of electricity:
- 7 wind turbines, with a maximum height to blade tip of 190m;
 - 3 wind turbines, with a maximum height to blade tip of 150m;
 - Access tracks;
 - Access to the public road network;
 - Turbine foundations;
 - Laydown Areas;
 - Energy storage;
 - 2 borrow pits;
 - Substation; and
 - Associated infrastructure

5. SITE DESCRIPTION

- 5.1 The site is located approximately 4km south-east of Lairg. The application site is extensive, covering approximately 720 hectares, although the developed area would have a much smaller footprint. Access to the development will be provided through the existing access to Lairg I Wind Farm, located to the north west corner of the site.
- 5.2 The site is located directly to the south of Lairg I Wind Farm. Lairg I Wind Farm consists of a three turbine array with the closest turbine approximately 0.8km from the northern site boundary of this development. Lairg I Wind Farm comprises of three 2.5MW turbines with an approximate tip height of 100 metres. Lairg I Wind Farm was granted consent in 2008 (ref: 06/00376/FULSU) and became operational in 2012.

- 5.3 There are a number of residential properties located in proximity to the development, with the nearest properties located to the north west of the development site. Although the properties lie relatively close to the main access to the site the closest turbine is approximately 1.6km away from the closest property (Cracail). There are no properties located within the boundary of the applications site.
- 5.4 The site includes both gently sloping areas and steeper areas of open moorland. There are several open lochs and lochans within the site, the largest two are Loch Cracail Mor in the south of the site and Loch Dailidh n'Airbh in the north as well as some smaller lochans, Loch and Fheoir and Loch Dubh. Furthermore, there are two main streams within the site; Allt Ramascaig Mor (forms the southern boundary) and Torroboll Burn, both run east to west. The watercourses are part of the river system that flows into the River Oykel SAC.
- 5.5 There are no statutory nature conservation designations within the proposed development area, but the proposed development area is within 10km of two SACs, three SPAs and three SSSI's.
- 5.6 There are cultural and heritage interests both within the site and close to the site.
- 5.7 The site sits within the Rounded Hills and Moorland Landscape Character.

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

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	ENERGY FARM UK LAIRG LLP	Agent
Address	4330 PARK APPROACH	Address
	THORPE PARK	
	LEEDS	
Phone No.	0113 204 4850	Phone
E-mail	info@energyfarm.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

800M SOUTH OF EXISTING LAIRG WIND
FARM, APPROXIMATELY 3.5km SOUTHEAST OF
LAIRG.

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.

CONSTRUCTION OF A NEW FARM COMPRISING UP TO 10
TURBINES (7 TURBINES TO A MAXIMUM TIP HEIGHT OF
190METRES & 3 TO A MAXIMUM TIP HEIGHT OF 150METRES),
INCLUDING ASSOCIATED INFRASTRUCTURE.

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
ROBERT COMMUNITY COUNCIL	13/07/20
LARG COMMUNITY COUNCIL	13/07/20
.....
CREICH COMMUNITY COUNCIL	13/07/20
.....
ALDAN DISTRICT COMMUNITY COUNCIL	13/07/20
DORNOCH COMMUNITY COUNCIL	13/07/20
Names/details of any other parties	Date Notice Served
.....
.....

Please give details of proposed consultation

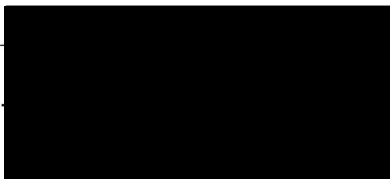
Proposed public event	Venue	Date and time
LARG WINDMILL FARM EXHIBITION	ONLINE	28/08/20 - 11/09/20
.....

Newspaper Advert – name of newspaper	Advert date(where known)
NORTHERN SCOT	21/08/20
.....

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

EMAIL COMMUNICATION WITH ALL FIVE COMMUNITY COUNCILS AT VARIOUS TIMES. EMAIL TO COUNCILLORS.

Signed



Date...9/07/20.....

Lairg II Wind Farm

Office England:
4330 Park Approach
Leeds
LS15 8GB

Offices Scotland:
11 Somerset Place
Glasgow, G3 7JT
31 Dewar Place Lane
Edinburgh EH3 8EF

T:+44 (0)113 204 4850

T:+44 (0)141 354 6544 T:+44 (0)131 600 0850

www.energiekontor.co.uk

Lairg II Wind Farm Planning Boundary



Drawn by: AM Scale:1:17,000 @ A3 Date:09/07/20

Digital map data reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2020. Ordnance Survey Licence Number: 0100031673

