

Agenda item	4
Report no	PLS-001-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 03 February 2021

Report Title: Major Development Update

Report By: Area Planning Manager - South

Purpose/Executive Summary

This report provides an update on progress of all cases within the 'Major' development category currently with the Planning and Development Service for determination. The report also details progress on proposals submitted under Section 36 or Section 37 of the Electricity Act 1989 on which the Council is consulted.

Implications

Resource: Not applicable

Legal: Not applicable

Community (Equality, Poverty and Rural): Not applicable

Climate Change / Carbon Clever: Not applicable.

Risk: Not applicable

Gaelic: Not applicable

Recommendation

Members are asked to:

- (i) note the current position of all cases within the 'Major' development category currently with the Planning and Development Service for determination as well as consultations on proposals submitted under Section 36 or Section 37 of the Electricity Act 1989 on which the Council is consulted; and
- (ii) note the update on the Coire Glas Pumped Storage Hydroelectric Scheme.

1. UPDATE ON PROGRESS

- 1.1 Appendix 1 contains a list of all applications for Major Development currently with the Service and awaiting determination. A brief update on the progress of these applications is provided, including a likely timescale for each case to be determined.
- 1.2 Appendix 2 provides a list of all significant Electricity Act applications. It should be noted that for many of these, the Council has already provided its response to Scottish Government. Only once Scottish Ministers determine these cases will they be removed from the list. From a performance point of view, the Council is not required to meet the same target timescales expected with planning applications.
- 1.3 Details for any of these applications can be obtained through the Council's e-planning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number provided. The following abbreviations have been used in the appendices:
- PCO – Pending Consideration
 - PDE – Pending Decision
 - S36RO – raised an objection to an application for energy generation under the Electricity Act
 - S36RNO – raised no objection to an application for energy generation under the Electricity Act
 - S37RO – raised an objection to an application for energy transmission under the Electricity Act
 - S37RNO – raised no objection to an application for energy transmission under the Electricity Act

2. COIRE GLAS PUMPED STORAGE SCHEME UPDATE

- 2.1 At South Planning Applications Committee in November 2020, Members requested a briefing on the progress of the Coire Glas Pumped Storage Scheme which was consented by Scottish Ministers on 15 October 2020.
- 2.2 The consented development involves the construction and operation of a pumped storage hydro scheme between Loch Lochy with a new reservoir created at Loch a'Choire Ghlais, approximately 19km to the south-west of Fort Augustus in the Highlands, with a maximum generating capacity of up to 1500MW. The principle elements of the development include:
- Dam and Upper Reservoir — Construction of a dam to enable the storage of water, increasing the size of the existing Loch a' Choire Ghlais to form an Upper Reservoir;
 - Upper Control Works - An intake tower, and access tunnel, screens, gate and gate shaft located within the upper reservoir to direct water into the headrace tunnel and underground waterway system;

- Underground Waterway System — which comprises of a headrace tunnel, surge shaft, ventilation shaft, high pressure shaft/tunnel, tailrace tunnel, all located underground between the upper and lower control works;
- Cavern Power Station - a series of underground caverns containing reversible pump-turbines and motor-generators together with associated equipment including transformers and switchgear;
- Lower Control Works - two screened inlet/outlet structures and stop logs, positioned at the end of the tailrace tunnel below minimum water level. These structures would channel water in and out of Loch Lochy;
- Jetty - located on the shore of Loch Lochy to facilitate use of the Caledonian Canal system for the transport of heavy equipment and materials, and the removal of tunnel spoil;
- Administration building - an above ground administration and workshop building required for day to day operational and maintenance tasks;
- Access Tunnels - a main access tunnel and an emergency access tunnel giving access to the underground power plant, close to the shore of Loch Lochy;
- Access Tracks and Water Crossings— providing access to the upper reservoir and lower control works; to include upgrading of existing routes, new permanent tracks and temporary tracks;
- Site Establishment Areas;
- Tree Felling;
- Workers' Camps; and
- Borrow Pits.

2.3 Discussions were held with the Scottish Government's Energy Consents Unit following the submission of the Council's response to discuss the approach to conditions. The discussions relayed the concerns highlighted by Members in relation to the potential impact of the exploratory and enabling works given their scale. As a result of these discussions, the conditions on the consent are structured in a manner which ensures that bespoke submissions and mitigation is secured in relation to the exploratory and enabling works. This approach secures the following mitigation for the exploratory and enabling works phase of the development:

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| <ul style="list-style-type: none"> • Employment of an Ecological Clerk of Works; • Employment of a Planning Monitoring Officer; • Programme for environmental auditing and monitoring; • Drainage and sediment management; • Working arrangements; • Site waste management and pollution controls; • Programme of archaeological evaluation, preservation and recording; | <ul style="list-style-type: none"> • Construction traffic management; • Dust and dirt control; • Measures to protect the existing public and private water supplies and drainage arrangements; • Access management plan to maintain public access; • Wheel washing facilities; • Lighting scheme; and • Enhancements to the public road network. |
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- Community Liaison Group;

2.4 Separate submissions are then required to address the main works. This includes the submission of:

- Finalised designs for each element of the scheme;
- Spoil Management Plan;
- Soil and Peat Management Plan
- Archaeological investigations;
- Construction Environmental Management Document;
- Details of proposed modifications to Mucomir Barrage and Power Station;
- Habitat Management Plan;
- Details of enhancement to the public road network;
- Financial Guarantee;
- Reinstatement, Decommissioning, Restoration and Aftercare Plan; and
- Provision of a community liaison group.

2.5 In addition to the above matters, which have been secured as conditions on the deemed planning permission, matters related to non-assignment of the consent, peat landslide risk, woodland replanting and serious incident reporting are attached to the Section 36 consent.

2.5 Subject to a final investment decision by the applicant, the applicant envisages that it will be in a position to begin satisfying the pre-commencement conditions in Spring 2021, with ground investigation works commencing shortly thereafter. It is proposed that exploratory works could commence in 2022 and construction of the main works in 2023. It is anticipated that the first electricity could be generated from the proposal in 2028.

3. RECOMMENDATION

3.1 That Members note the current position with these applications.

Designation: Area Planning Manager – South

Author: Simon Hindson, Team Leader – Strategic Projects

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Residential development of up to 101 dwellings and associated infrastructure	Land At Wester Inshes South Of West Park Inshes Inverness	R.F. More (Properties) Limited	The application replaces a previously withdrawn application on the site for the same scale of development. This application now includes a secondary point of access to the proposed development. The application will be determined in June 2021 following consideration comments from consultees and any public representations that may be received.	20/05048/PIP	PCO	19
Claire Farmer	Construction of two platform railway station and ancillary infrastructure including: car and cycle parking; bus drop off zone; electric vehicle charging points; waiting shelters; access road improvements; pedestrian and cycle access ramp off C1017; surface water drainage system; landscaping; earthworks for track loop; associated works to remove Overbridge 87; works to close the U5409 and associated pedestrian and cycle ramp off U5409; compound; layby; railway link; delivery of turning heads to facilitate closure of the Dalcross/Petty Level Crossing; new footbridge crossing at Woodend; and change of use of land to operational railway land	Land 685M South Of Inverness Airport Dalcross	Network Rail	It is anticipated that the application will be determined in April 2021 following submission of further information from the applicant to address matters raised by consultees, members of the public and the case officer.	20/04746/FUL	PCO	17
Keith Gibson	Erection of battery energy storage system, steel containers, GRP meter building, access track, fencing, new trees	Land 325M SW Of Torrdhuin Auchteraw Fort Augustus	Intelligent Land Investments Group Plc	The application will be determined in Spring 2021 following consideration of consultee comments and comments from members of the public.	20/04565/FUL	PCO	12
Elaine Watt	Erection of 42 houses and associated works	Land Adjacent To Fire Station East End Beaully	Springfield Properties PLC	The application will likely be reported to South Planning Applications Committee in March 2021.	20/03444/FUL	PCO	12
Susan Macmillan	Lateral extension to, and further workings at existing Banavie Quarry to incorporate revised working and progressive restoration; Proposed extraction rate of up to 80,000 tonnes per annum and extension of operational lifespan to 2045	Banavie Quarry Banavie Fort William	Breedon Northern Ltd	The application was determined at South Planning Applications Committee in December 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure restoration of the site.	20/02154/FUL	PDE	11

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Erection of 28 houses, commercial unit (Class 1, 2, 3 - excluding Hot Food Takeaway, 4 & 10), sports pitch and associated infrastructure	Development Site Opposite Spean Crescent Spean Bridge	R. E. Campbell (Joinery) Ltd	Amendments have been sought to the scheme to address technical and design issues. Further amendments due mid December 2020 and determination is likely in March 2021.	20/01909/FUL	PCO	11
John Kelly	Removal of Condition 4 (18/04829/FUL) (bus gateway) at Centre for Health Science 2	Land 330M NW Of Inverness College UHI1 Inverness Campus	NHS Highland	Information is currently awaited on the approach to the provision of the bus gateway. It is likely the application will be determined in early 2021.	20/01839/S42	PCO	19
Elaine Watt	Visitor accommodation with associated landscaping, access, footpaths, parking and associated amenity buildings	Land 280M SW Of Ballindoun Lodge Beaulieu	Gloag Investment Properties Portfolio 2 Ltd	The application will be presented to South Planning Applications Committee for determination in early 2021	20/01783/PIP	PDE	12
John Kelly	Erection of house	Land 730M NW Of King's Stables Cottage Westhill Inverness	Mr & Mrs C and D Wares	The application will be determined early 2021 following further discussions between Historic Environment Scotland and applicant.	20/00967/FUL	PCO	19
John Kelly	Conversion of buildings to form mixed use development comprising 6No. commercial units and 53No. residential flats	7 - 17 Union Street Inverness IV1 1PP	Forthpoint Ltd	The application was determined at South Planning Application Committee in May 2020 subject to prior conclusion of a legal agreement to secure developer contributions.	20/00898/FUL	PDE	14
Simon Hindson	Application for Non-Compliance with Condition 33 (08/00080/OUTNA) Seeking Amendment of Cross Reference to Phasing Condition	Land To North Of A96 Extending From Whiteness Access Road To The Common Good Land Nairn	Cawdor Maintenance Trust	Application was determined at South Planning Applications Committee in December 2020 where Members were minded to grant the application subject to conclusion of a modified Section 75 agreement.	20/00599/S42	PDE	18
Peter Wheelan	Mixed use masterplan for residential and leisure development including housing, marina, boat yacht club, visitor centre, nature conservation zones and hotel with supporting community facilities and sewage treatment plant (Renewal of Planning Permission in Principle 12/04225/S42 and 05/01294/OUTIN)	Former Fabrication Yard Ardersier Nairn	Ardersier Port Ltd	Further Environmental Information was required by NatureScot and it was submitted and re-advertised in October 2020. Anticipate determination at South Planning Applications Committee in March 2021 following any further consideration of comments from consultees. Drone footage is being provided by the applicant in lieu of the site visit requested by Members at the pre-application stage due to the.	20/00484/PIP	PCO	17

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Erection of 155no houses, roads, landscaping and infrastructure	Land 160M SW Of1 Parks Of InshesOld Edinburgh Road SouthInverness	Tulloch Homes Ltd; Mackenzie Parks LLP; D&N Mackenzie LLP	Following the minded to grant committee decision in October 2020, the legal agreement is being progressed in line with the reccomendations in the report. It is anticipated that the decision notice will be issued early 2021.	19/05179/FUL	PDE	19
Simon Hindson	Erection of 298 dwellings & associated works	Land 370M SE Of Balloch FarmCherry ParkBallochInverness	The Highland Council	Applicationreported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions.	19/04213/PIP	PDE	17
Peter Wheelan	Application under Section 42 of the Act for non compliance with Condition 1 of Planning Permission IN/1997/613 to extend the period of time of extraction.	Daviot QuarryDaviotInvernessIV2 5XL	Breedon Northern Limited	Application reported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions. Restoration bound amount now agreed and preparation of the S75 is in progress. Delay due to COVID-19 and the quarry manager being furloughed.	19/03995/S42	PDE	19
Keith Gibson	Formation of 2nd 18 hole championship golf course including all access routes, drainage, earthworks shaping, planting, irrigation systems, services and infrastructure	The Golf LodgeCastle StuartDalcrossInvernessIV2 7JL	Castle Stuart Golf LLP	Members of the South Planning Applications Committee were minded to grant the application subject to the modification of the legal agreement. We are awaitingthe legal agreement being registered by the applicant.	19/02933/FUL	PDE	17
Tim Stott	Formation of roads, access, drainage, foundations, ground works and services infrastructure for all phases of development and erection of 176 houses and associated works (Phase 1)	Land 130M East Of77 Lochaber RoadUpper AchintoreFort William	Link Group Ltd	Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement. Dialogue is ongoing with applicant on provisions of the legal agreement.	19/00898/FUL	PCO	21
Simon Hindson	New residential development of up to 325 dwellings including landscaping, access and associated site development works	Land 130M East Of77 Lochaber RoadUpper AchintoreFort William	Link Group Ltd	Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement. Dialogue is ongoing with applicant on provisions of the legal agreement.	19/00897/PIP	PDE	21

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Laura Stewart	Section 42 Planning Application to vary Condition 5 of planning permission 09/00089/FULNA to extend operational life of quarry	Park QuarryNairn	Tarmac Caledonian Ltd	Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement to secure restoration of the site. Dialogue is ongoing with the applicant on the legal agreement.	19/00542/S42	PDE	18
Laura Stewart	Construction and operation of a sand and gravel quarry, including material processing plant and concrete batching plant	Land 575M SW Of Upper RemoreNairn	Breedon Northern Ltd	Application approved at June committee. Currently pending resolution of a legal agreement for a restoration bond.	18/05787/FUL	PDE	18

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Laura Stewart	Construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro)	Land 630M East Of Park CottageDores	Aecom Infrastructure & Environment UK Limited	Application further considered at December 2019 committee for submission of Further Environmental Information where Members moved to Raise an Objection. Following the response being sent to the Energy Consents Unit, the case has now been passed to the DPEA and a Public Local Inquiry was held week commencing 24 August 2020. This comprised hearing sessions related to landscape and visual impact and net benefits of the proposal. The Reporter will compile their report and submit it to Scottish Ministers in due course.	18/05427/S36	S36RO	12
Roddy Dowell	Glenshero wind farm consisting of 39 turbines with an indicative capacity of 168 MW.	Land 3730M NW Of1 GarvamoreLaggan	SIMEC	The Council raised an objection to the application in October 2019. The DPEA have been passed the case and two The Public Local Inquiry was held virtually between 10th and 18th November 2020 covering matters related to landscape and visual impact, wild land impacts, impacts on the Cairngorms National Park, Policy and Conditions. Legal submissions will be made following the end of the Inquiry and the Reporter will then make their recommendation to Scottish Ministers.	18/04733/S36	S36RO	20
Peter Wheelan	Installation of 132kV overhead transmission line between Aberarder Estate and Dunmaglass Estate to connect to electricity grid network for Aberarder Wind Farm	Land 835M SE Of Dunmaglass MainsDunmaglassInverness	Scottish Hydro Electric Transmission Plc	Response to the Energy Consents Unit will be submitted in May 2021 following the minded to not raise an objection decision at South Planning Applications Committee in March 2020. The delay in response is due to the need to conclude the agreement related to road improvements.	19/03244/S37	PDE	12
Simon Hindson	Farr Wind Farm - Variation of Section 36 Consent under the Electricity Act 1989 to extend the operational period of Farr Wind Farm from 25 years to 35 years	Farr WindfarmMoyTomatinInvernessIV13 7ZA	Farr Windfarm Limited	The response was submitted to the Scottish Government's Energy Consents in December 2020 following South Planning Applications Committee in December 2020 where Members agreed the recommendation to Raise No Objection to the application.	20/03263/S36	S36RNO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Cloiche Wind Farm - Erection and Operation of a Wind Farm comprising 36 Wind Turbines (maximum blade tip height of 149.9m), access tracks, LiDAR, borrow pits, temporary construction compounds (inclusive of concrete batching area), substation and operations building	Land 9400M SE Of GlendoebegUpper GlendoeFort Augustus	SSE Generation Limited	Officers have written to the applicant to request substantial amendments to the application to address concerns related to landscape and visual impact. The CNPA and NatureScot have outstanding objections which the applicant is seeking to address. Supplementary Information addressing concerns raised is likely to be submitted in June 2021. It is anticipated that the response will be determined in September 2021.	20/01796/S36	PCO	12