

Agenda Item	7.2
Report No	PLN/042/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 15 June 2022

Report Title: 22/01644/PAN: Wind Harvest Limited
Land 1600M NE Of Sumardale Croft, Struan

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of a 21MW wind farm comprising 5 Enercon E115 wind turbines rated at 4.2MW [replace existing consent for 4 Enercon E82 wind turbines at Beinn Mheadhonach (18/03214/FUL modified by 20/04065/S42)]

Ward: 10 – Eilean A' Cheò

Recommendation

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 an application for planning permission.

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 submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was made valid on 04 April 2022. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
- Proposal of Application Notice (Application Form)
 - Location / Site Layout Plan
 - Supporting Statement.
- 1.4 The prospective developer held an online events between 23 and 29 May 2022 through a dedicated website with a dedicated online Question and Answer session held between 18h and 19h on 27 May 2022. The advertisement for the event was published in the West Highland Free Press on 12 May 2022.
- 1.5 The Proposal of Application Notice has also been served on Struan Community Council.
- 1.6 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a major development. In this instance the applicant seeks to replace the approval of a scheme of 4no turbines of 120m tip height, 78m hub height, and rotor diameters of 82m (as approved and subsequently modified under applications refs. 18/03214/FUL and 20/04065/S42), along with associated control building, site compound, cabling, access tracks, watercourse crossings, and hard standings. The new scheme is for 5no turbines of maximum 150m tip height, 92m hub height, and unspecified rotor diameter (although the Enercon website specifies a diameter of 116m), which increases the wind farm's energy output to 21MW making this a major development. The route of the access track is also amended from the previous permission.
- 2.3 The applicant has not sought pre-application advice through the Council's Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN site boundary follows the route of the proposed access track taking in the control building, site compound, and hardstanding areas, comprising of 12.8ha of rough agricultural grazing, commercial forestry, and upper moorland within the

Stepped Moorland Landscape Character Type. The turbines are located on elevated ground between 245m and 310m AOD. The site is accessed from the A863 public road via an existing rough track that currently serves an existing single turbine (referred to as Struan Turbine – 67m to tip) to the south west of the proposed wind farm where the track currently ends. There is another single turbine located further to the south and on the opposite side of the A863 (referred to as Meadale turbine- 61m to tip).

- 3.2 The nearest settlement of Struan is 4km to the northwest, Port na Long is 4.4km to the west, while Portree is 10km to the east. There is sporadic housing and farm steadings along the A863 and a private access track between the public road and the application site, with the closest residential properties being Sumardale Croft (13.km to turbines), Meadale Farm (2.3km to turbines), the housing groups at Coilore and Gesto Bay (3km to turbines), and Leachkin Cottage (3.3km to turbines).
- 3.3 The application site lies within a Group 2 Area of Significant Protection. This is due to it being located within an area of Carbon Rich Soils, deep peat and priority peatland habitat (CPP) which is a Group 2 constraint. There are no natural heritage designations on the wind farm site. The Cuillins Special Protection Area (SPA), the features of which are its breeding population of golden eagle, lies 5km southeast from the site, while the Roineval Site of Special Scientific Interest (SSSI) protected for its geological lava formations is 2.4km to the southeast.
- 3.4 There are no landscape designations covering the site itself however the Cuillin Hills National Scenic Area (NSA) is 10.5km distant southwards, and Trotternish NSA 25km NNE. The North West Skye Special Landscape Area (SLA) that covers much of the west coast of Skye is just west of the A863, while the Trotternish and Tianavaig NSA is 11km to the west, and Raasay and Rona NSA 16.5km further west still. There are two areas of wild land within 30km of the application site, Duirinish (13km west), and, Cuillin (9km south).
- 3.5 There are no cultural heritage features within the site itself however due to peat depths there is potential for archaeological remains. There are several Scheduled Monuments and listed buildings within 10km of the site

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 Constrains
- 31 - Developer Contributions
- 47 - Safeguarding Inbye/ Apportioned Croftland
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species

- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 69 - Electricity Transmission
- 72 - Pollution
- 77 - Public Access

4.2 **West Highland and Islands Local Development Plan (2019) (WestPlan)**

The site is not covered by any specific development allocation or safeguarding notation within the adopted West Highland and Islands LDP.

4.3 **Highland Council Supplementary Guidance**

- Onshore Wind Energy (Nov 2016) & associated Appendix
- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Special Landscape Area Citations (Jun 2011)
- Standards for Archaeological Work (Mar 2012)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Guidance**

- Scottish Planning Policy (Jun 2014)
- National Planning Framework 3, NPF3 (Jun 2014)
- National Planning Framework 4, NPF4 Consultative Draft (Nov 2021)
- Scotland's Energy Strategy 2017 and Scotland's Energy Strategy Position Statement (Mar 2021)
- Onshore Wind – Policy Statement Refresh 2021 Consultative Draft (Oct 2021)
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 1/2011 - Planning and Noise (Mar 2011)
- Circular 1/2017: Environmental Impact Assessment Regulations (May 2017)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- 2020 Routemap for Renewable Energy (Jun 2011)
- Onshore Wind Energy (Statement), Scottish Government (Dec 2017)
- Siting and Designing Wind Farms in the Landscape, SNH (Aug 2017)
- Wind Farm Developments on Peat Lands, Scottish Government (Jun 2011)
- Energy Efficient Scotland Route Map, Scottish Government (May 2018)
- Assessing Impacts on Wild Land Areas, Technical Guidance, NatureScot (Sep 2020)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan
- b) Planning History
- c) Onshore Wind Energy Supplementary Guidance
- d) National Policy
- e) Energy and Economic Benefits
- f) Construction
- g) Roads, Transport and Access
- h) Water, Flood Risk, Drainage and Peat
- i) Natural Heritage (including Ornithology)
- j) Built and Cultural Heritage
- k) Design, Landscape and Visual Impact (including Wild Land Areas and cumulative impacts) as well as Residential Visual Amenity Impact
- l) Noise and Shadow Flicker
- m) Telecommunications
- n) Aviation (including any requirement for visible turbine lighting)
- o) Other Material Considerations including matters raised within representations.

6.0 CONCLUSION

- 6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised 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 – North

Author: Mark Fitzpatrick

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

Relevant Plans: Plan 1 – Proposal of Application Notice

Plan 2 – Location / Site Layout Plan



PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAGH

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: Wind Harvest Limited Address: Corrary Farm, Glenelg, Kyle, IV40 8JX Phone: 01599-522333 E-mail: simon@windharvest.co.uk	Agent: Wind Harvest Limited Address: Corrary Farm, Glenelg, Kyle, IV40 8JX Phone: 01599-522333 E-mail: simon@windharvest.co.uk
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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

Land 1600m NE of Sumardale, Struan, Isle of Skye, IV56 8FX

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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.

Wind Harvest Limited intends to submit a planning application to construct and operate a wind farm at Beinn Mheadhonach, on owner-occupied croft land at Sumardale, Struan, Isle of Skye, IV56 8FX. The application would be for a 21MW wind farm comprising 5 Enercon E115 wind turbines rated at 4.2MW

each, with associated infrastructure as described in the Project Background & Description attached. If consented, this application would replace the existing consent for 4 Enercon E82 wind turbines at Beinn Mheadhonach (18/03214/FUL modified by 20/04065/S42).

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

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 Struan Community Council	Date Notice Served 4 th April 2022
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Names/details of any other parties	Date Notice Served
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Eilean a' Cheo Ward Members:

Cllr John Finlayson	4 th April 2022
Cllr John Gordon	4 th April 2022
Cllr Calum MacLeod	4 th April 2022
Cllr Calum Munro	4 th April 2022

(we note the elections in May 2022 and will contact elected members in May 2022)

Kate Forbes MSP, Skye, Lochaber and Badenoch	4 th April 2022
Ian Blackford MP, Ross, Skye and Lochaber	4 th April 2022

Please give details of proposed consultation

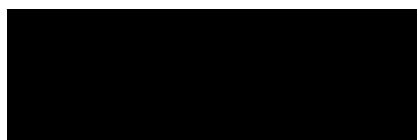
Proposed public event	Venue	Date and time
Virtual public exhibition / meeting	Online	See below

A virtual exhibition will be held 23rd – 29th May 2022 via a dedicated website, with an online Q&A session held 6-7pm on 27th May 2022.

Newspaper Advert – name of newspaper West Highland Free Press	Advert date(where known) 12 th May 2022
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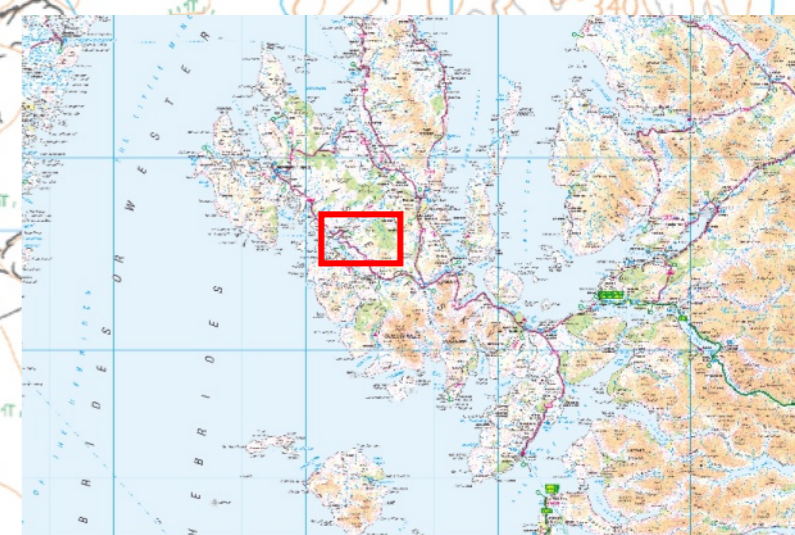
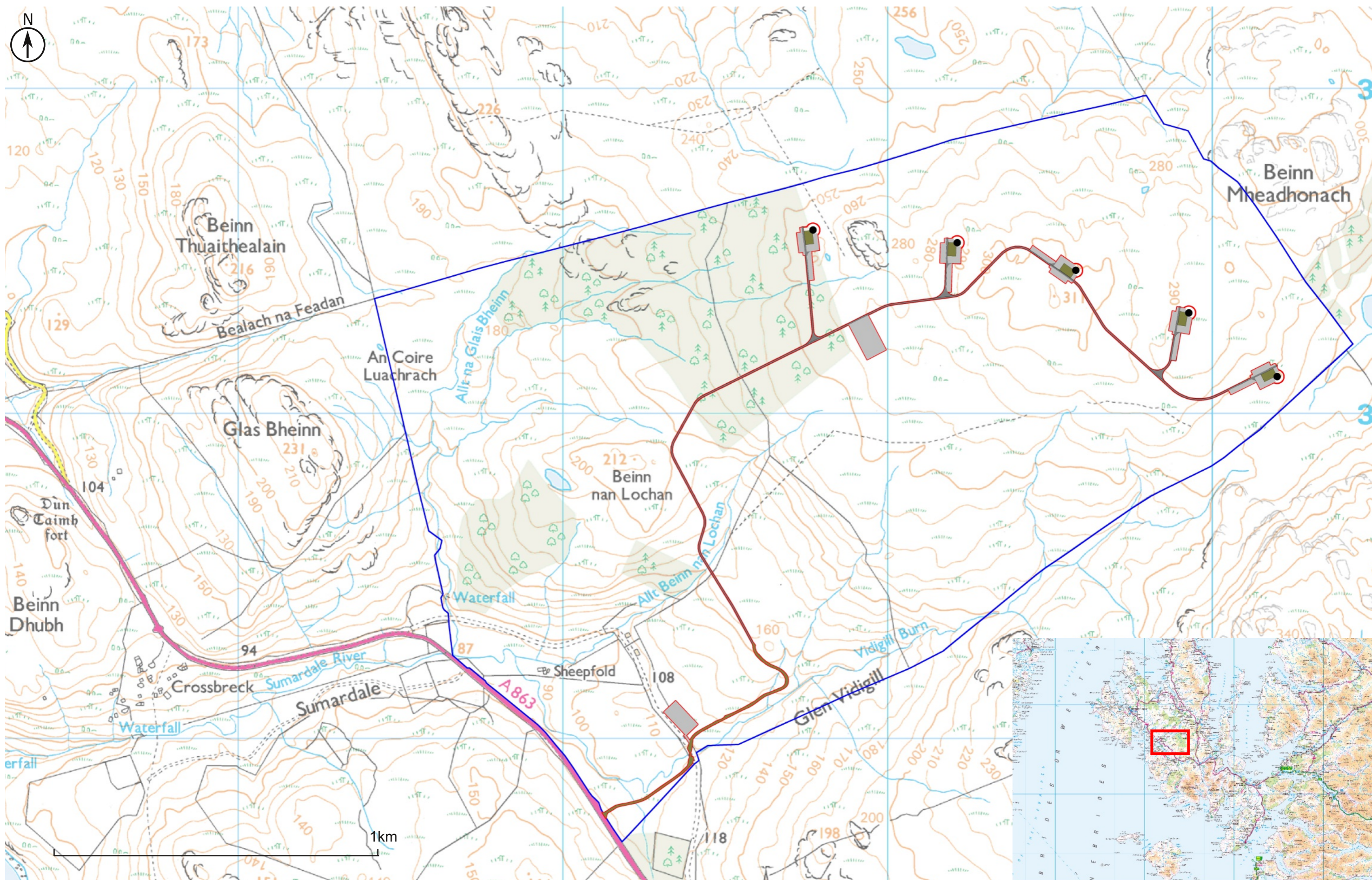
Details of any other consultation methods (date, time and with whom)

Website to be updated as project progresses, telephone contact details provided on website.



Signed

Date 4th April 2022



WIND
HARVEST

Corrary Farm • Glenelg • IV40 8JX
e info@windharvest.co.uk
t 01599 522 333

project : **BEINN MHEADHONACH WIND FARM**
figure PAN1 : **Location and layout plan**

drawing no : **BM2/PAN1/1.0**
scale : **1:10,000 @A3**