

Agenda Item	5.7
Report No	PLN/057/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 August 2022

Report Title: 22/03168/PAN : Copenhagen Offshore Partners
Land To South Of Existing Substation, Dounreay Nuclear Research Establishment, Dounreay

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Onshore substation, underground electricity cables, cable landfall and associated temporary and permanent infrastructure to export electricity from Pentland Floating Offshore Wind Farm into the national electricity transmission system network, including Transition Joint Bay, Cable Joint Bays, construction compounds and new and upgraded access tracks

Ward: 2 – Thurso and North West Caithness

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). This site has previously been subject to a Proposal of Application Notice in 2021 (21/04098/PAN) for the proposed development. However, as the design has evolved the applicant has identified that the site area required to be increased to accommodate the development. As a result, a new Proposal of Application Notice was required.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was made valid on 19 July 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 Plan
 - Supporting Statement Cover Letter
 - Advert wording
- 1.4 Consultation was already undertaken following the submission of the earlier Proposal of Application Notice therefore the applicant is proposing to hold a virtual event only. A virtual exhibition will be available online between 29 August 2022 and 19 September 2022 at www.pentlandfloatingwind.com. It is also proposing a live question and answer session between 12:00-14:30 and 18:00-20:30 on 01 September 2022. It has also set out that the design team will be able to take questions by telephone to accommodate those who are not able to access the internet. The event will be advertised in the John o' Groats Journal on 19 August 2022.
- 1.6 Details of all notified parties are contained / appended to the PAN form and include Caithness West and Melvich community councils.
- 1.7 Any 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 proposed scheme comprises the onshore infrastructure for the proposed Pentland Offshore Wind Farm which will be located approximately 6km off the coast from Dounreay. It is understood that the proposal will comprise:
- A cable landfall;
 - A joint cable transition bay where the onshore and offshore cables are spliced together;
 - Onshore buried cabling; and
 - Substation / switchgear to include transformers, harmonic filter reactive compensation devices, protective equipment, batteries and auxiliary equipment to be housed within a building and enclosed by a fenced compound.

2.2 This application will be brought forward at the same time as an application under the Electricity Act for the offshore wind turbines associated with the development. The Council will be consulted on the application by Marine Scotland.

2.3 The developer has sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

3.1 The PAN boundary comprises approximately 100.4ha of coastal land at the edge of the Dounreay Nuclear Facility and HMS Vulcan. The site is bounded to the north by the Pentland Firth and to the south by the A836 public road.

3.2 The Sandside Bay Site of Special Scientific Interest lies within the proposed site boundary. Beyond the site lies the North Caithness Cliff Special Area of Conservation.

3.3 There are no national or local landscape designations within the proposed application site boundary. The nearest local landscape designation is the Dunnet Head Special Landscape Area (SLA) which lies to the east of the site.

3.4 The Knock Urray Scheduled Ancient Monument is within the site boundary but there are no Listed Buildings or Conservation Areas within the proposed application site.

3.5 Small areas of the site are at risk of fluvial, coastal and pluvial flooding in the 1 in 200 year flood events based upon the indicative flood risk mapping produced by SEPA.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012) (IMFLDP)

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31- Developer Contributions
- 36 - Development in the Wider Countryside
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution

74 - Green Networks

77 - Public Access

4.2 **Caithness and Sutherland Local Development Plan, 2018 (CaSPlan)**

The site is not covered by any specific development allocation or safeguarding notation within the Caithness and Sutherland Local Development Plan.

4.4 **Highland Council Supplementary Guidance**

- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 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 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- Scottish Energy Strategy (Dec 2017)
- Scotland's Energy Strategy Position Statement (Mar 2021)
- 2020 Routemap for Renewable Energy (Jun 2011)
- Energy Efficient Scotland Route Map (May 2018)
- PAN 1/2013 – Environmental Impact Assessment (Aug 2013)
- PAN 1/2021 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 68 – Design Statements (Aug 2003)
- Historic Environment Policy for Scotland (Apr 2019)

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan;
- b) National Planning Policy;
- c) UK and Scottish Government Energy Policy;
- d) Planning History;
- e) Noise;
- f) Design, Landscape and Visual Impact (including cumulative impacts);
- g) Roads and Transport;
- h) Trees and Woodland;

- i) Natural Heritage including protected species, ornithology and designated sites;
- j) Built and Cultural Heritage;
- k) Water Environment including Flood Risk and Drainage;
- l) Soils and Peat;
- m) Economic Impact and Tourism;
- n) Outdoor Access and Recreation;
- o) Construction Impacts;
- p) 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. 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(s): Simon Hindson
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Proposal of Application Notice
Plan 2 – Location Plan

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 Peter Moore Address. [REDACTED] [REDACTED] [REDACTED]	Agent Address
[REDACTED] [REDACTED] E-mail pem@cop.dk	Phone 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

**Land adjacent of Dounreay Nuclear Facility
Thurso
Caithness
KW14 7TZ**

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.

Onshore substation, underground electricity cables, cable landfall and associated temporary and permanent infrastructure to export electricity from Pentland Floating Offshore Wind Farm into the national electricity transmission system network, including Transition Joint Bay, Cable Joint Bays, construction compounds and new and upgraded access tracks.

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

Date Notice Served

**Caithness West Community Council
Melvich Community Council**

**19 July 2022
19 July 2022**

Names/details of any other parties

Date Notice Served

N/A

N/A

Please give details of proposed consultation

Proposed public event

Venue

Date and time

A virtual exhibition available from a link on the PFOWF website, www.pentlandfloatingwind.com. The public exhibition material will be made available for viewing between 29 August 2022 and 19 September 2022.

A live and interactive question and answer session will take place between 12:00 – 14.30 hrs and 18:00 – 20.30 hrs on Thursday 1 September 2022. This will take place via a live chat function in the virtual public exhibition.

Newspaper Advert – name of newspaper

Advert date(where known)

John O' Groats Journal

19 August 2022

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

Please note consultation has already been undertaken on the project under 21/04098/PAN. See cover letter for further details.

Sign



Date 19/07/22

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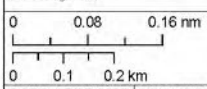
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- Onshore Site
- ★ White Geos
- Mean High Water
- Mean Low Water



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DATE: 07/07/2022 | SCALE @ A4: 1:15,000
 CRS: WGS 1984 UTM Zone 30N
 REF: A100671_S01_OnshoreSitePAN

Drawn: LM
 Check: AF
 Approve: AF