

Agenda Item	5.2
Report No	PLN/065/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 13 September 2022

Report Title: 22/03544/PAN: Renewable Energy Transmission Ltd
Land 1570M East Of Collie Mhuiridh, Applecross

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Allt Na Moine Hydro Electric Station Grid Connection – Installation and operation of approximately 26 kilometres of underground 33kv electricity cable

Ward: 5 – Wester Ross, Strathpeffer and Lochalsh

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 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
 - Private Cable Route (Sheets 1 to 8)
- 1.4 An in-person consultation event will be held on 23 August 2022 between 1800-2100hrs at Applecross Village Hall, Wester Ross. A virtual consultation event will also be held on 31 August 1800-2100hrs which will be accessible via the project website: www.hydroplan.co.uk/public-consultations or www.zoom.us/join, the I.D. being 989 2224 3896. The event will be advertised in the Ross-shire Journal on 12 August 2022.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Applecross Community Council. Event invitation leaflets are also to be hand delivered to properties within 1km of the proposed cable route on 9 August 2022.
- 1.6 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 installation and operation of approximately 26 kilometres of underground 33kv electricity cable for exporting electricity from Allt Na Moine Hydro Electric Station to Kishorn via the Bealach Na Ba in Wester Ross. Underground electricity cables are regularly installed by a statutory undertaker and therefore usually benefit from having permitted development rights. In this case however, the proposal is for a private electricity cable supply with planning permission therefore being required.
- 2.2 To date, the developer has not 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 covers an area measuring 12.8ha, comprising a proposed cable routing which runs from Corrie Mhor Salmon Farm, adjacent to Kishorn Yard in Wester Ross, heading west following the alignment of the public road 'Applecross Pass'

through Applecross, before heading north along the coast terminating at Allt Na Moine powerhouse / switch room which connects with the hydro electric station.

- 3.2 The proposed cable routing intersects a number of designations, environmental constraints and core paths. From Kishorn heading west the initial section of the line falls within the Wester Ross National Scenic Area (NSA), with the route following the southern boundary of the Beinn Bhan Site of Scientific Special Interest (SSSI) and Special Area of Conservation (SAC). The western area of the site also runs close to the coastline which is adjacent to the Inner Hebrides and Minches SAC.
- 3.3 From Kishorn heading west, a section of the route cuts through two areas of woodland which appear on the ancient woodland inventory as long established of plantation origin.
- 3.4 Public rights of way and core paths are also intersected by the proposed development, notably in proximity of Applecross and to the north west of the settlement.
- 3.5 The proposed routing also crosses areas which are mapped as falling within the 1 in 200 year fluvial flood event; these are most extensive in three sections, at Kishon and in two areas north of Applecross

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
- 30 - Physical Constrains
- 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
- 69 - Electricity Transmission Infrastructure
- 77 - Public Access

4.2 West Highland and Islands Local Development Plan (2019)

The site is not covered by any specific development allocation or safeguarding notation within the West Highland and Islands Local Development Plan (WHILDLP). The proposed routing does however connect to Corrie Mhor Salmon Farm, adjacent to industrial allocation EDA04: Kishorn Yard, Wester Ross. The route also follows the alignment of the 'Applecross Pass' public road which is identified on the WHILDLP Vision and Spatial Strategy as forming part of the North Coast 500, with the route

falling within 'Fragile Areas' which require broadband improvements, and Applicross being identified as a 'Potential Community Plan Settlement' with its Placemaking Priorities including:

- 'To make the community more energy efficient by introducing measures into existing and new properties; locating new development close to hydro and other energy generation schemes; lobbying for better connections to wider energy networks; and planting more trees to provide a sustainable long term local supply of wood fuel.'

4.3 Highland Council Supplementary Guidance

- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 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 Other 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 60 – Planning for Natural Heritage (Jan 2008)
- Historic Environment Policy for Scotland (Apr 2019)
- Construction Environmental Management Process for Large Scale Projects, Highland Council (Aug 2010)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan;
- b) National Planning Policy (including UK and Scottish Government Energy Policy);
- c) Cable routing and design;
- d) Roads and Outdoor Access;
- e) Trees and Woodland;
- f) Natural Heritage;
- g) Built and Cultural Heritage;
- h) Water Environment;
- i) Soils and Peat; and

j) 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): Peter Wheelan / Sile Tang

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

Relevant Plans: Plan 1 – Proposal of Application Notice
Plan 2 – Location Plan
Plans 3 to 10 – Private Cable Route Sheets 1 to 8

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 : Renewable Energy Transmission Ltd Address.	Agent: Hydroplan Address: Unit 12, Riverside Park, Station Road, WIMBORNE, Dorset, BH21 1QU
Phone E-mail	Phone: 01202 886622 E-mail: info@hydroplan.co.uk

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.

This is a linear development which would lie between Lonbain in Wester Ross and Kishorn in Wester Ross generally following the route of the public road.

The O.S references for start and finish respectively are: NG6935 5410 to NG8210 4045

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.

This application is in respect of approximately 26 kilometres of underground 33kv electricity cable for the purpose of exporting electricity from Allt Na Moine Hydro Electric Station to Kishorn via the Bealach Na Ba in Wester Ross.

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? **No**

A consultation/discussion was held with Simon Hindson of the Highland Council on Thursday 28th July who gave advices on how to proceed.

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

Applecross Community Council

4/8/2022

Names/details of any other parties

Date Notice Served

The Applecross Trust

4/8/2022

Applecross Community Company

4/8/2022

Ward 5 (Wester Ross, Strathpeffer and Lochalsh) Councillors:

Chris Birt , Isabelle Campbell, Liz Kraft & Patrick Logue **4/8/2022**

All notifications sent by e mail.

Please give details of proposed consultation

Proposed public event

Venue

Date and time

In person event, Applecross Village Hall, Wester Ross : 23rd August 18.00- 21.00

A virtual public event will be held on Wednesday 31st August from 18.00-21.00 which can be accessed via the Hydroplan website: www.hydroplan.co.uk/public-consultations or www.zoom.us/join , the I.D being 989 2224 3896.

Newspaper Advert – name of newspaper

Advert date(where known)

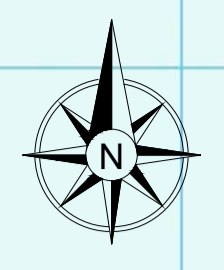
A notice will be in Ross shire Journal

Friday 12th August.

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

Information fliers will be hand delivered to properties within one kilometre of the proposed cable route on Tuesday 9th August.

Signed: Max Bigham..... Date:4/8/2022....



PREFERRED CABLE ROUTE

SITE BOUNDARY 12.8Ha

3	Cable Route Amended	RS	MB	04.08.22
2	Site Area Added	RS	MB	29.07.22
1	Route Updated	RS	AN	01.07.22
0	Original Drawing Issue	RS	AN	11.03.22
Rev	Description	Drawn	Chkd	Date

Client

CRF

Project Title

ALLT NA MOINE PRIVATE CABLE

Drawing Title

PRIVATE CABLE ROUTE

Hydroplan
Water & power engineering

Unit 12, Riverside Park, Station Road
Wimborne, Dorset, BH21 1QU, ENGLAND
Tel: +44 (0)1202 886622 Email: info@hydroplan.co.uk
Web: www.hydroplan.co.uk

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Project No	P868	Drawing No	100006	Revision	3	



- PREFERRED CABLE ROUTE
- SITE BOUNDARY 12.8Ha

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2	Site Area Added	RS	AN	29.07.22
1	Route Updated	RS	AN	01.07.22
0	Original Drawing Issue	RS	AN	11.03.22
Iss	Description	Drawn	Chk'd	Date

Client
CRF

Project Title
ALLT NA MOINE PRIVATE WIRE

Drawing Title
PRIVATE CABLE ROUTE SHEET 1 OF 8

Hydroplan
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Project No P868	Drawing No 10007-1	Issue 3



- PREFERRED CABLE ROUTE
- SITE BOUNDARY 12.8Ha

Iss	Description	Drawn	Chk'd	Date
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2	Site Area Added	RS	AN	29.07.22
1	Route Updated	RS	AN	01.07.22
0	Original Drawing Issue	RS	AN	11.03.22

Client
CRF

Project Title
ALLT NA MOINE PRIVATE WIRE

Drawing Title
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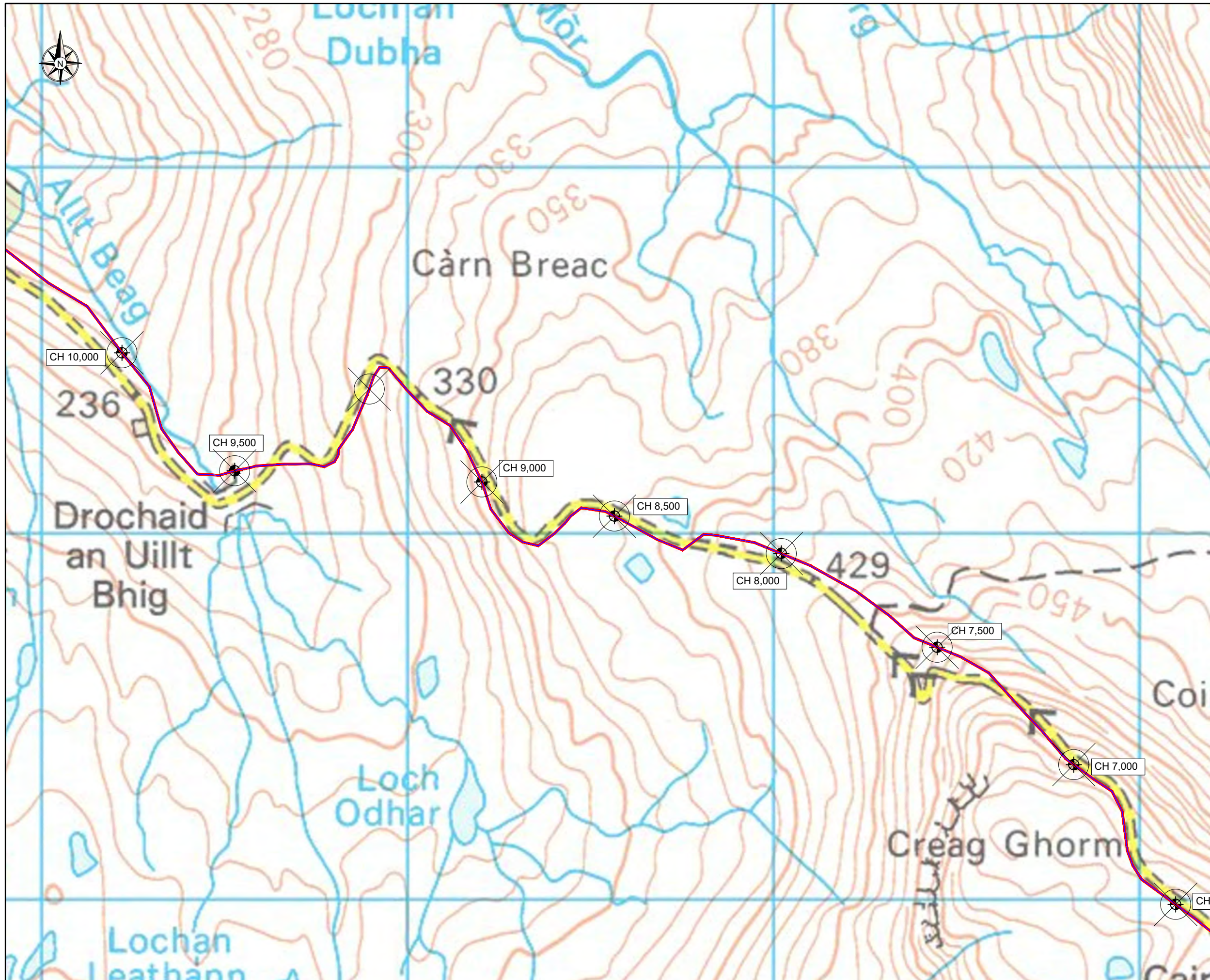
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- PREFERRED CABLE ROUTE
- SITE BOUNDARY 12.8Ha

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2	Site Area Added	RS	AN	29.07.22
1	Route Updated	RS	AN	01.07.22
0	Original Drawing Issue	RS	AN	11.03.22
Iss	Description	Drawn	Chk'd	Date

Client
CRF

Project Title
ALLT NA MOINE PRIVATE WIRE

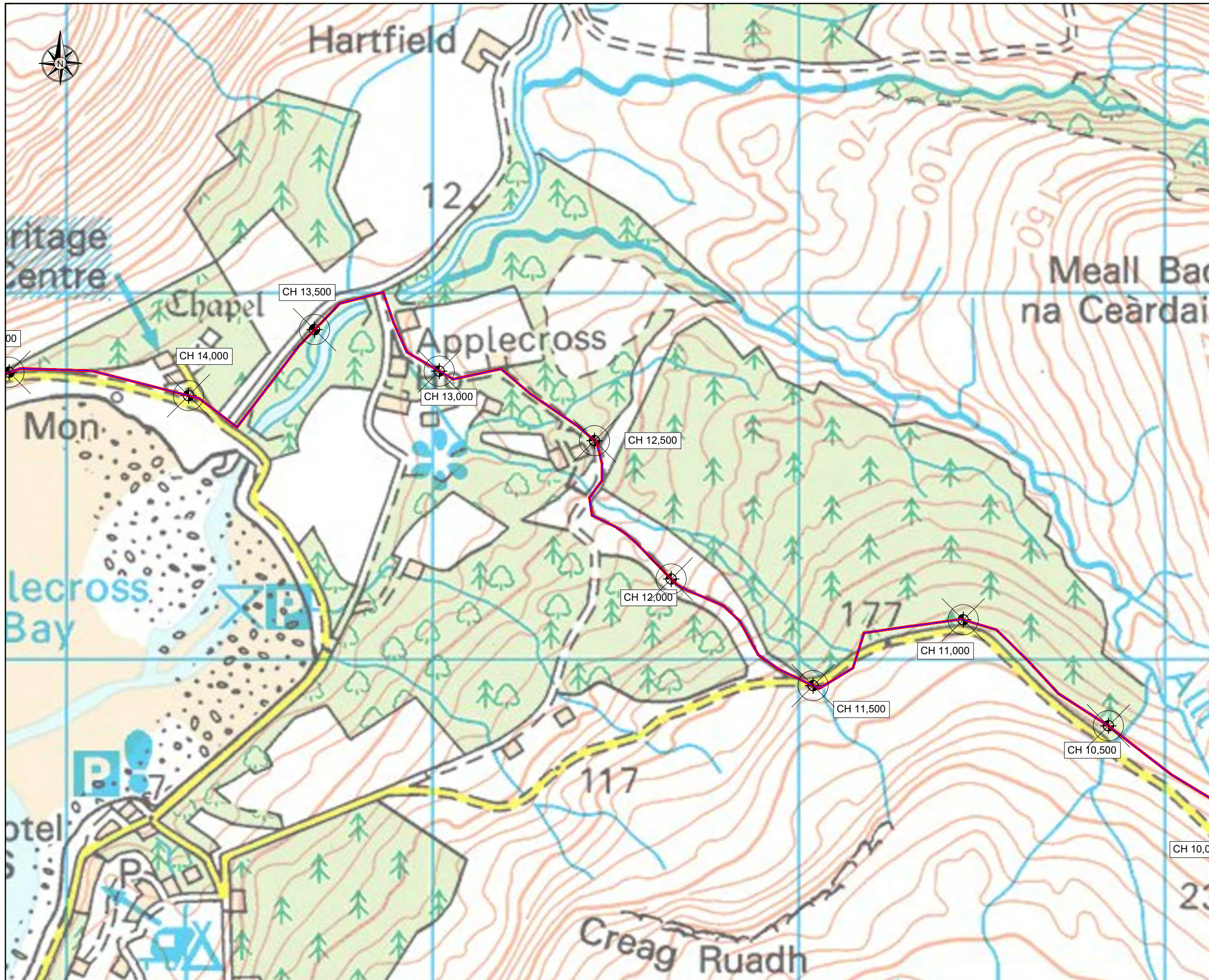
Drawing Title
PRIVATE CABLE ROUTE SHEET 3 OF 8

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P868	10007-3	2



- PREFERRED CABLE ROUTE
- SITE BOUNDARY 12.8Ha

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1	Route Updated	RS	AN	01.07.22
0	Original Drawing Issue	RS	AN	11.03.22
Iss	Description	Drawn	Chk'd	Date

Client
CRF

Project Title
ALLT NA MOINE PRIVATE WIRE

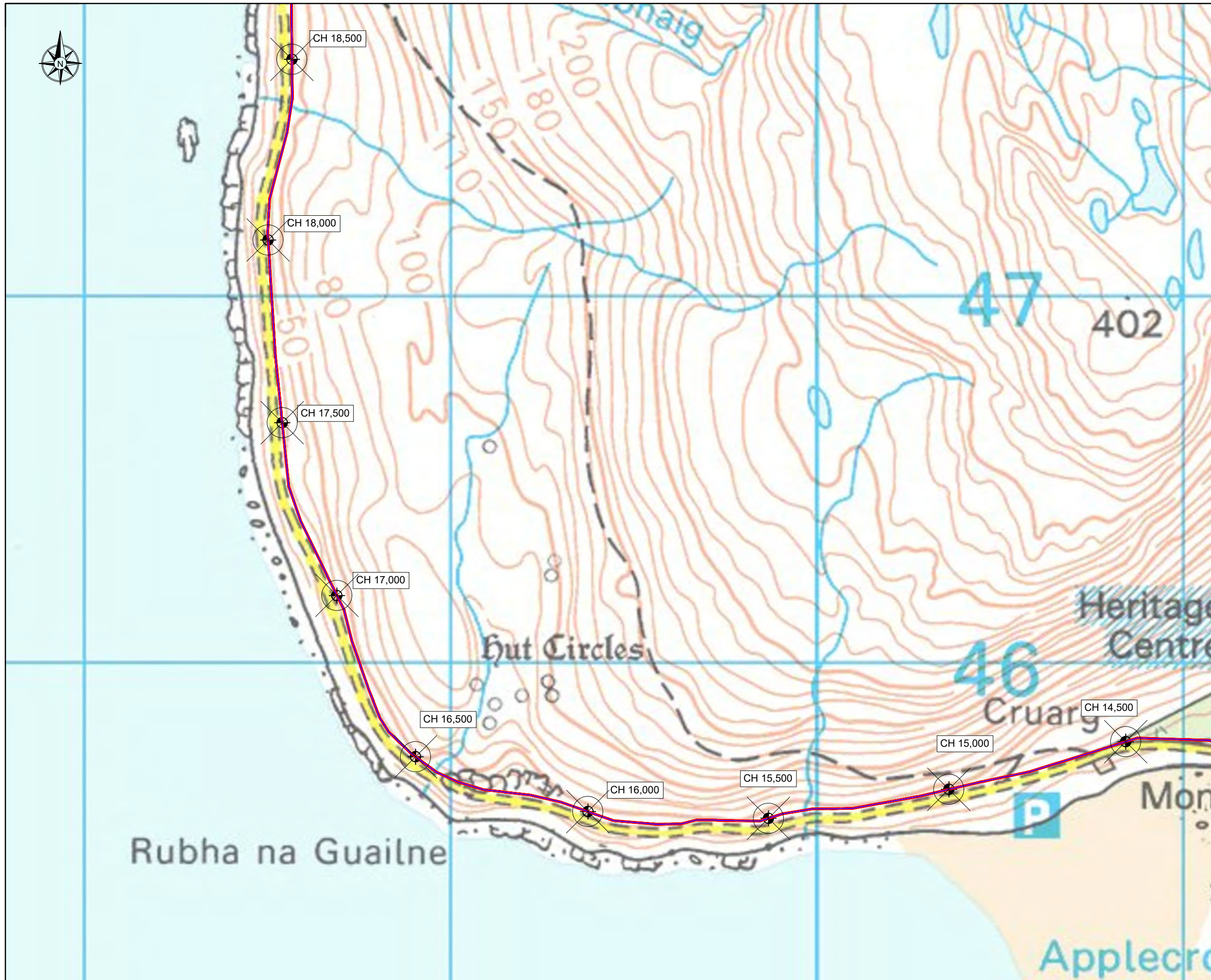
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PRIVATE CABLE ROUTE SHEET 4 OF 8

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Project No P868	Drawing No 10007-4	Issue 2



- PREFERRED CABLE ROUTE
- SITE BOUNDARY 12.8Ha

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1	Route Updated	RS	AN	01.07.22
0	Original Drawing Issue	RS	AN	11.03.22
Iss	Description	Drawn	Chk'd	Date

Client
CRF

Project Title
ALLT NA MOINE PRIVATE WIRE

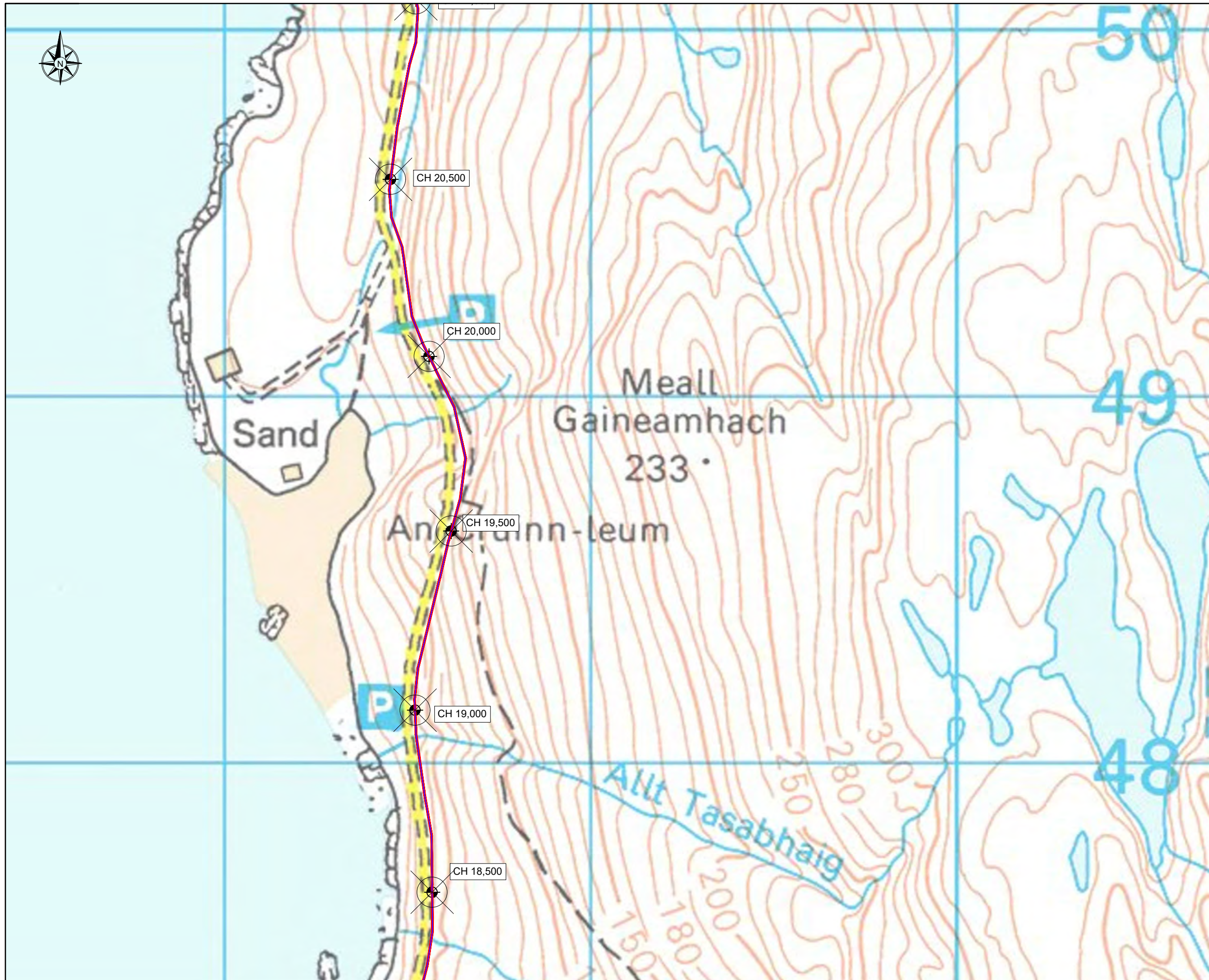
Drawing Title
PRIVATE CABLE ROUTE SHEET 5 OF 8

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P868	10007-5	2



- PREFERRED CABLE ROUTE
- SITE BOUNDARY 12.8Ha

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Iss	Description	Drawn	Chk'd	Date

Client
CRF

Project Title
ALLT NA MOINE PRIVATE WIRE

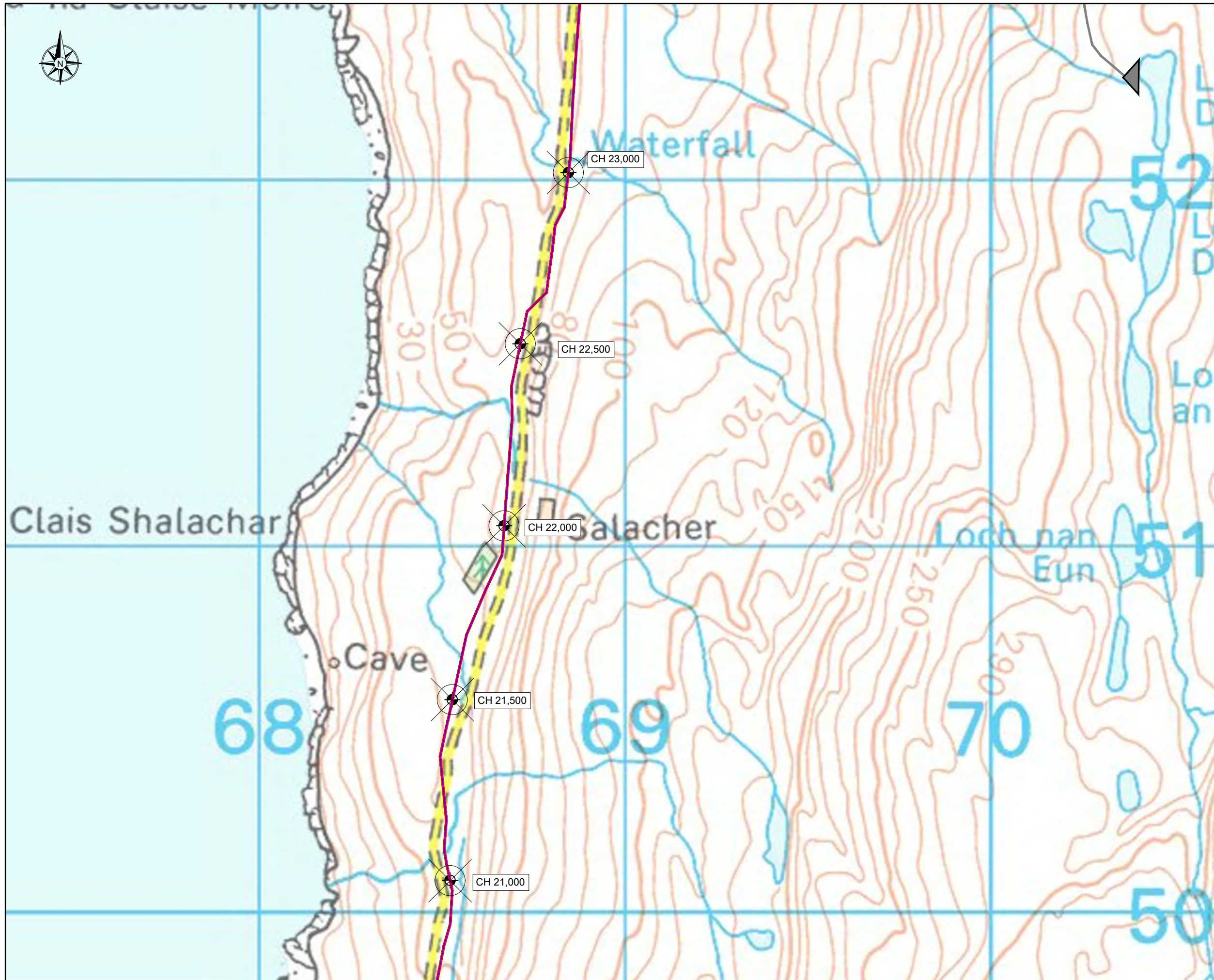
Drawing Title
PRIVATE CABLE ROUTE SHEET 6 OF 8

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- SITE BOUNDARY 12.8Ha

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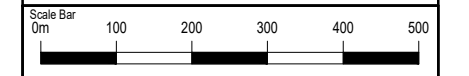
Client
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Project Title
ALLT NA MOINE PRIVATE WIRE

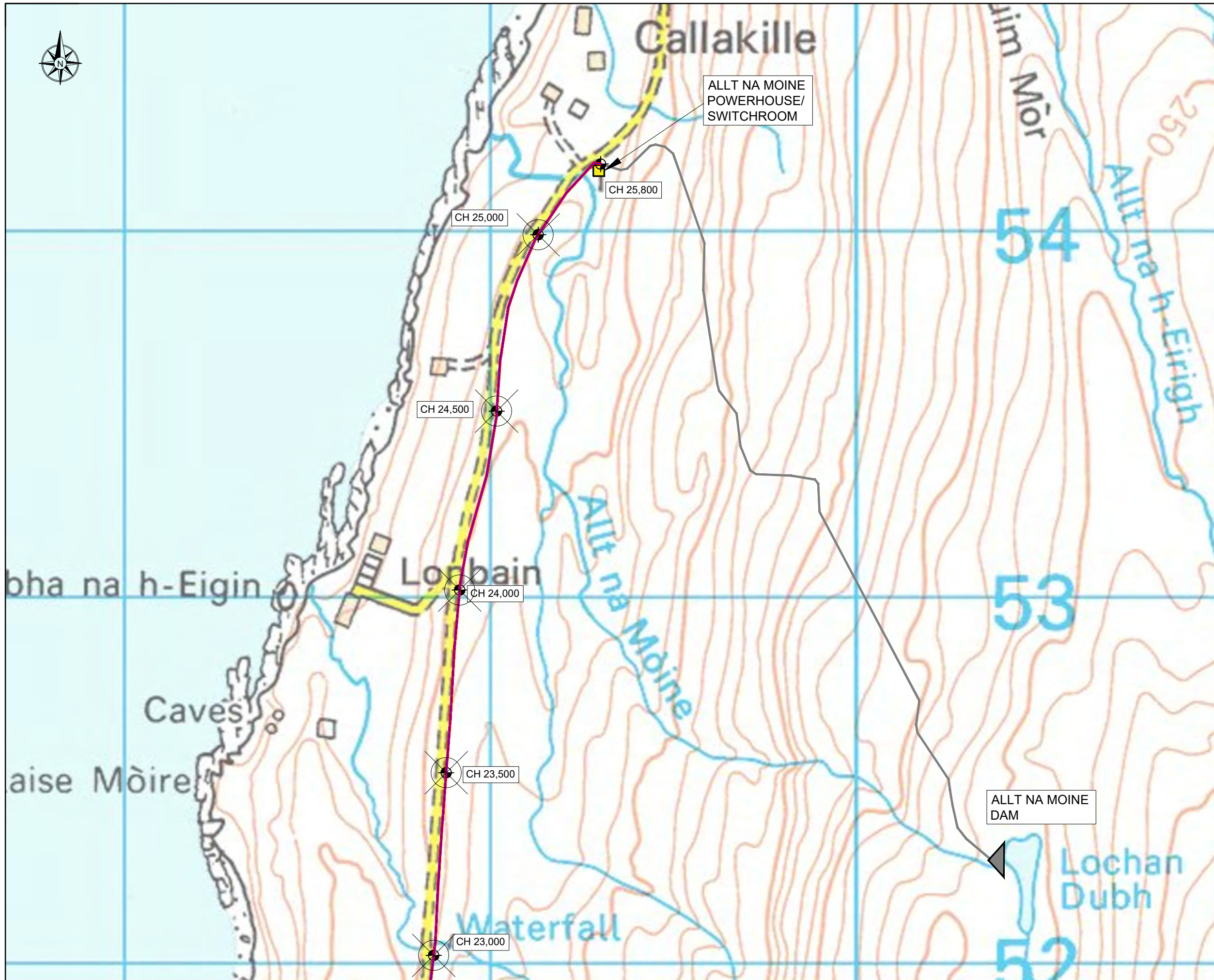
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PRIVATE CABLE ROUTE SHEET 7 OF 8

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P868	10007-7	2



- PREFERRED CABLE ROUTE
- SITE BOUNDARY 12.8Ha

Iss	Description	Drawn	Chk'd	Date
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2	Site Area Added	RS	AN	29.07.22
1	Route Updated	RS	AN	01.07.22
0	Original Drawing Issue	RS	AN	11.03.22

Client
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Project Title
ALLT NA MOINE PRIVATE WIRE

Drawing Title
PRIVATE CABLE ROUTE SHEET 8 OF 8

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