

Agenda Item	<b>5.1</b>
Report No	<b>PLN/036/23</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 7 June 2023  
**Report Title:** 23/01272/PAN: Global Energy Group Ltd  
Land 500M North of Nigg Welding School  
**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** High voltage cable manufacturing plant  
**Ward:** 07 – Tain and Easter Ross

### **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 9 March 2023. 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
  - Site Layout Plan
  - Detailed Site Plan
- 1.4 The PAN notes the developer's intentions with regards public consultation. A total of 4 events have taken place over the course of March and April; 2 in Cromarty at Victoria Hall and 2 within Nigg at the Village Hall. Two events took place in each venue in March and April.
- 1.5 In addition to the two in-person public consultation events, the applicant also noted that posters will be made available in the local area.
- 1.6 The consultation was publicised and advertised in accordance with the appropriate statutory requirements with an advert placed in the Ross-shire Journal, which covers both Cromarty and Nigg areas, on 10<sup>th</sup> March 2023.
- 1.7 Details of all notified parties are contained / appended to the PAN form and include Nigg and Shandwick Community Council and Cromarty Community Council. Ward Councillors, the MSP and the MP have also been notified.
- 1.8 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 This PAN provides notice of the developer's intention to submit a planning application for a scheme which is classified as a Major Development by virtue of the site area. The prospective development comprises the erection and operation of a high voltage cable manufacturing plant for the renewables industry including the following main buildings and their ground coverage:
- Main factory – 45,192m<sup>2</sup>
  - Vertical cabling – 2,107m<sup>2</sup>

- Catenary continuous vulcanising (CCV) building – 2161m<sup>2</sup>
- Alternating cable voltage hall (ACVH) – 3,631m<sup>2</sup>
- Warehouses – 3,200m<sup>2</sup>
- Shielding room – 605m<sup>2</sup>
- Office building – 605m<sup>2</sup>

A cable connection under the B9175 is also proposed to allow loading to ships, external storage of finished cables, vehicular access and parking.

2.2 The developer sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service in 2023 for the proposed development (HC ref. 22/06064/PREMAJ).

### 3.0 SITE DESCRIPTION

3.1 The PAN boundary comprises approximately 16ha of land lying to the eastern side of the B9175 opposite the existing Nigg Yard which lies to the western side. There is an area of mature woodland to the immediate north of the site, with the land making up the site comprising of vacant grazing land. There is an existing access from the B9175 which is initially surfaced then tapering down an unsurfaced track which leads to a abandoned house.

3.2 The site is not located within any Special Landscape Area, Special Area of Conservation, Special Protection Area, or Site of Special Scientific Interest although there are natural heritage designations covering the coast to the south and west. The area of woodland that lies north of the site is designated as Ancient Woodland (Long-Established of Plantation Origin) and is also covered by a Tree Protection Order (Pitcalzean Wood).

3.3 Planning history of the site includes:

15.02.2023	22/06064/PREMAJ	Response Issued
	High voltage cable manufacturing factory and ancillary facilities for renewables industry.	

### 4.0 DEVELOPMENT PLAN

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

#### 4.1 National Planning Framework 4 (Feb 2023)

- Policy 1 – Tackling the climate and nature crisis
- Policy 2 – Climate mitigation and adaptation
- Policy 3 – Biodiversity
- Policy 4 – Natural places
- Policy 5 – Soils
- Policy 6 – Forestry, woodland and trees
- Policy 7 – Historic assets and places
- Policy 11 – Energy
- Policy 13 – Sustainable transport

Policy 22 – Flood risk and water management  
Policy 23 – Health and safety  
Policy 25 – Community wealth benefits

### **Inner Moray Firth Local Development Plan 2 (Plan as submitted to Scottish Ministers, 2023)**

Industrial Allocation NG01 Nigg Yard

### **Inner Moray Firth Local Development Plan (Adopted 2015)**

Industrial Allocation NG1 Nigg Yard

## **4.2 Highland Wide Local Development Plan (2012) (HwLDP)**

23 - Nigg  
28 - Sustainable Design  
29 - Design Quality and Placemaking  
30 - Physical Constraints  
31 - Developer Contributions  
36 - Development in the Wider Countryside  
51 - Trees and Development  
52 - Principle of Development in Woodland  
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  
66 - Surface Water Drainage  
72 - Pollution  
74 - Green Networks  
77 - Public Access

## **4.4 Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)

- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

#### 4.5 **Scottish Government Policy and Other Guidance**

- Scottish Energy Strategy (Dec 2017)
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 56 - Planning and Noise
- PAN 58 - Environmental Impact Assessment
- PAN 60 - Planning for Natural Heritage

### 5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Roads and transport;
- e) Flood risk and drainage impacts;
- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Biodiversity & ecology
- j) Built and cultural heritage;
- k) Economic impact and tourism;
- l) Construction impacts;
- m) Pollution;
- n) Decommissioning and restoration;
- o) Outdoor access; and,
- 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): Gillian Pearson

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

Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)  
Plan 2 – Site Layout Plan  
Plan 3 – Detailed Site Layout

**The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019**

**Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021**

The Council will respond within 21 days of validation 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.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

**Contact Details**

Applicant	Agent
Global Energy Group Nigg Ltd	Mabbett Planning & Design
Address	Address
Nigg Energy Park Nigg, Tain, IV19 1QU	Willow House, Stoneyfield Business Park, Inverness, IV2 7PA
Phone	Phone 01463213040
Email	Email <a href="mailto:info@mabbett.eu">info@mabbett.eu</a>

**Address or Location of Proposed Development**

Land East of Nigg Energy Park and the B9175 road and 500M North of former Nigg Welding School site at Nigg, Tain, IV19 1QU, as outlined in red on the attached Location Plan.

**Description of Development**

High voltage cable manufacturing plant for the renewables industry including the following main buildings and their ground coverage: -

- main factory - 45,192 m<sup>2</sup>
- vertical cabling - 2,107 m<sup>2</sup>
- catenary continuous vulcanising (CCV) building – 2161 m<sup>2</sup>
- alternating cable voltage hall (ACVH) – 3,631 m<sup>2</sup>
- warehouses - 3,200 m<sup>2</sup>

- shielding room - 605 m<sup>2</sup>
- office building - 605 m<sup>2</sup>

A cable connection under the B9175 road to allow loading to ships, external storage of finished cables, vehicular access and parking.

See attached Location and Site Layout Plans.

### **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?

**Yes**

**No**

If yes, please provide a copy of this Opinion.

### **Community Consultation**

State which other parties have received a copy of this Proposal of Application Notice.

#### **Community Council/s**

#### **Date Notice Served**

Nigg and Shandwick	09 March 2023
Cromarty	As above
Kilmuir & Logie Easter	As above
Fearn	As above
Balintore & Hilton	As above
Tain	As above

#### **Local Elected Members**

#### **Date Notice Served**

Derek Loudon (Tain & Easter Ross)	09 March 2023
Sarah Rawlings (Tain & Easter Ross)	As above
Alasdair Rhind (Tain & Easter Ross)	As above
Sarah Aitkin (Black Isle)	As above
Lynsey Johnston (Black Isle)	As above
Morven-May MacCallum (Black Isle)	As above

#### **Members of Scottish Parliament and Members of Parliament**

#### **Date Notice Served**

Ariane Burgess MSP	09 March 2023
Donald Cameron MSP	As above
Rhoda Grant MSP	As above
Jamie Halcro Johnston MSP	As above
Edward Mountain MSP	As above
Emma Roddick MSP	As above
Douglas Ross MSP	As above



Maree Todd MSP As above  
Jamie Stone MP As above

<b>Names / details of other parties</b>	<b>Date Notice Served</b>
Robert Mackenzie, Pitcalzean House	09 March 2023
The Dunskaith Property Company Ltd.	As above

**Details of Proposed Consultation**

<b>Proposed Public Event 1</b>	<b>Venue</b>	<b>Date and Time</b>
(a) Cromarty	Victoria Hall	Tues 21 March 2023, 3 to 8pm
(b) Nigg and Shandwick	Nigg Village Hall	Wed 22 March 2023, 3 to 8pm

<b>Proposed Public Event 2</b>	<b>Venue</b>	<b>Date and Time</b>
(a) Cromarty	Victoria Hall	Tues 25 April 2023, 3 to 8pm
(b) Nigg and Shandwick	Nigg Village Hall	Wed 26 April 2023, 3 to 8pm

**Publication of Event**

<b>Newspaper Advert</b>	<b>Name of Newspaper</b>	<b>Advert Date</b>
	Ross-Shire Journal	Friday 10 <sup>th</sup> March

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

Circulation of posters in the local area

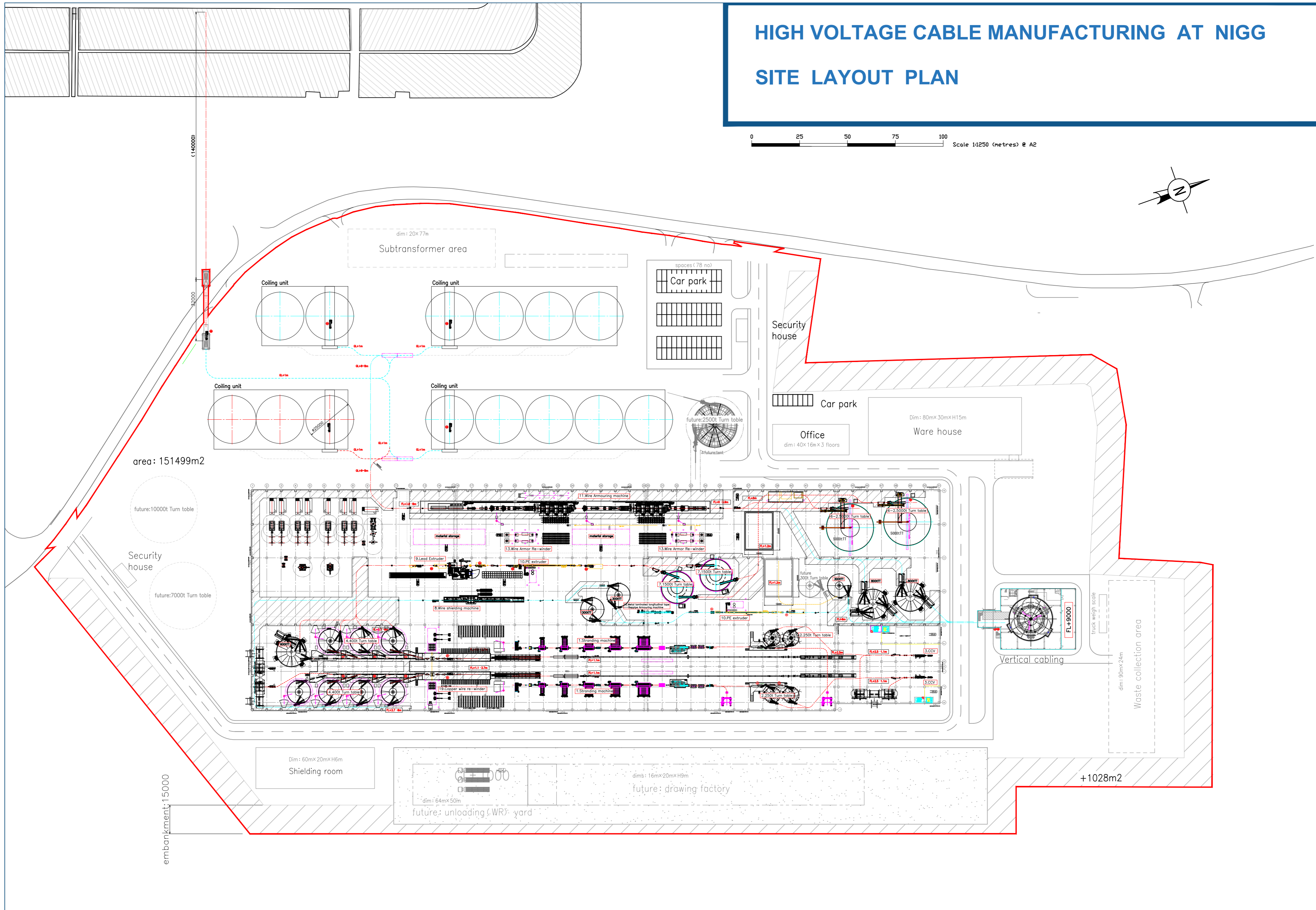
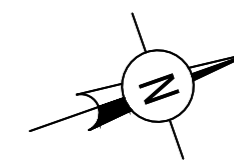
Signed Alan Ogilvie

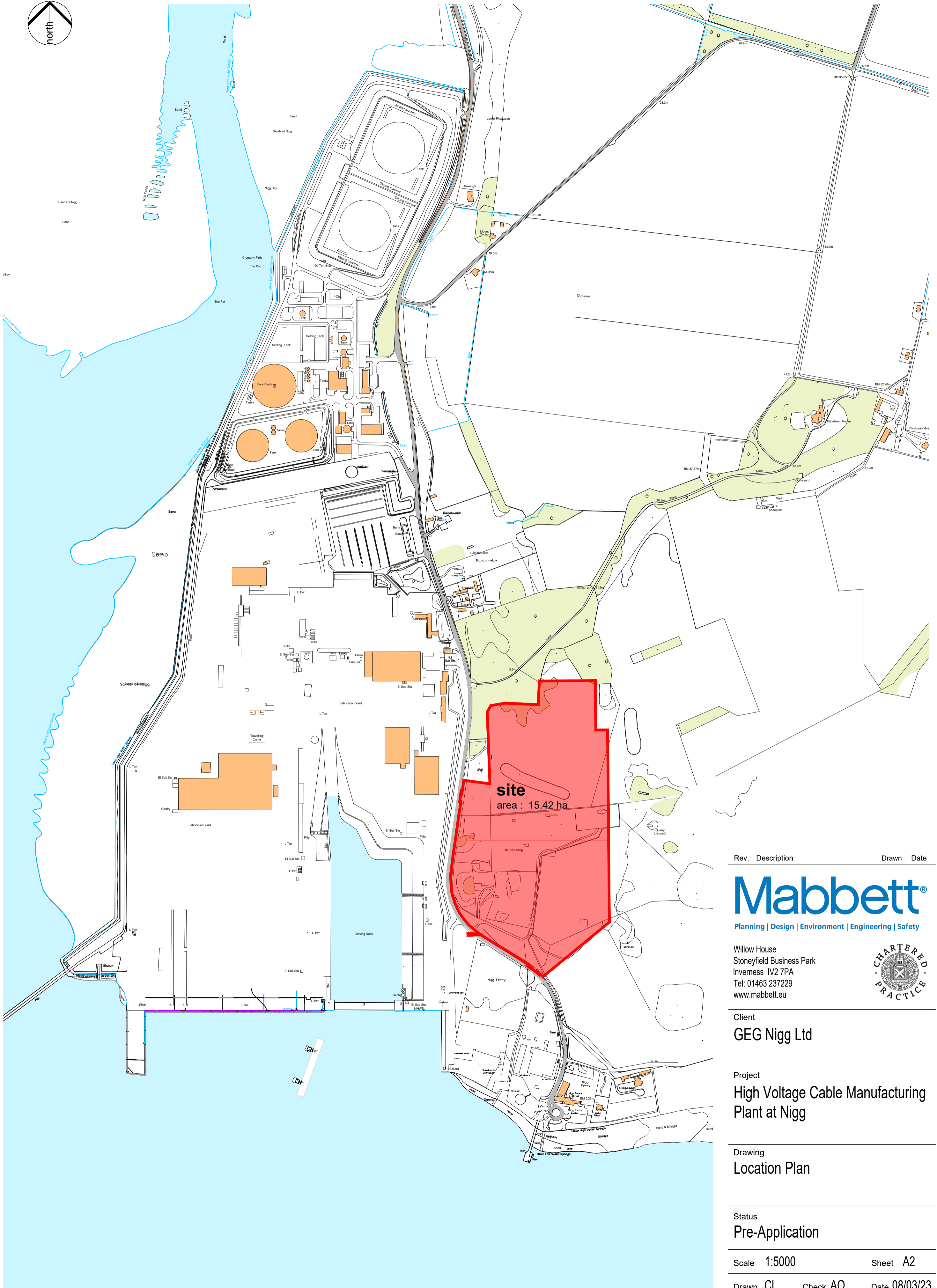
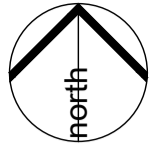
Date **9 March 2023**

# HIGH VOLTAGE CABLE MANUFACTURING AT NIGG

## SITE LAYOUT PLAN

0 25 50 75 100 Scale 1:1250 (metres) @ A2





Rev.	Description	Drawn	Date
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Client  
**GEG Nigg Ltd**

Project  
**High Voltage Cable Manufacturing Plant at Nigg**

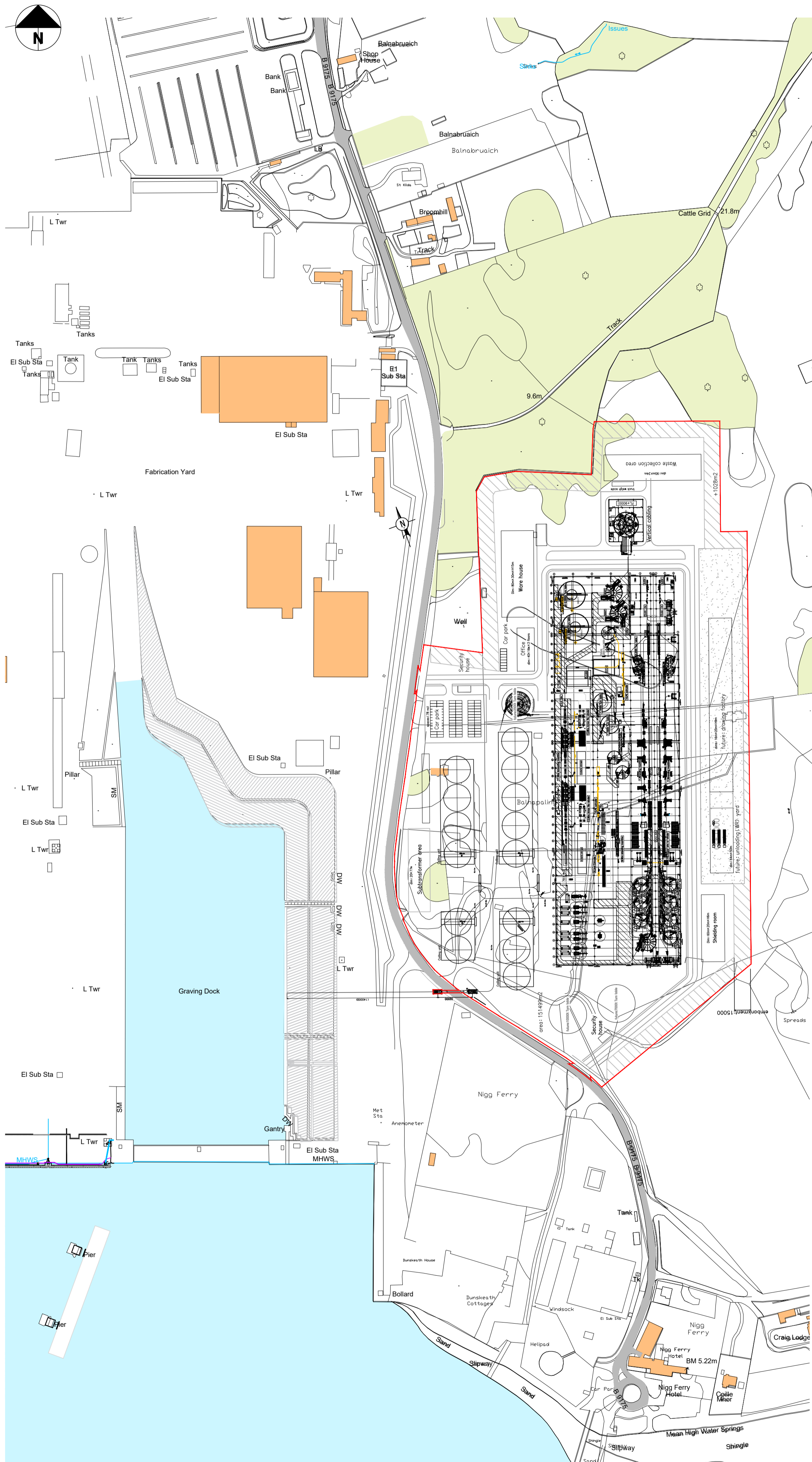
Drawing  
**Location Plan**

Status  
**Pre-Application**

Scale	1:5000	Sheet	A2
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Drawn	CL	Check	AO	Date	08/03/23
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Rev.	Description	Drawn	Date
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Client  
**GEG Nigg Ltd**

Project  
**High Voltage Cable Manufacturing Plant at Nigg**

Drawing  
**Site Plan**

Status  
**Pre-Application**

Scale 1:2500 Sheet A2

Drawn CL Check AO Date 08/03/23

Drawing No: 10231 PA002 X