

Agenda Item	6.5
Report No	PLN/067/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 12 September 2023

Report Title: 23/01446/FUL : Renewable Energy Transmission Ltd
Land 1570M East of Collie Mhuiridh,
Applecross

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation and operation of approximately 26km of underground 33kv electricity cable and associated infrastructure between the Allt na Moine hydro scheme powerhouse at Lonbain, Applecross and the fish farm at Kishorn base.

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

Development category: Major Development

Reason referred to Committee: Major Development Application

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the construction and operation of a 33kV underground cable over a length of 26km which would connect Allt na Moine hydro-electric power station, Lonbain, Wester Ross with the new Scottish salmon farm at Kishorn Base, Wester Ross. Due to constraints on the local electricity grid, the fish farm is currently unable to power its operation without the use of on-site diesel generators, which is unsatisfactory both from an environmental and cost perspective.
- 1.2 Owing to the development to be undertaken by a non-statutory undertaker, planning permission is required which would otherwise not have been the case as statutory undertakers would be able to undertake the works under permitted development rights. In addition to the proposed underground cable, a primary indoor sub-station is to be developed adjacent to Applecross Farm Steading which may allow the local import/export of electricity.
- 1.3 Key elements of the development proposal and environmental considerations include:
- The underground cable's route;
 - Proximity to private water supplies;
 - Cable watercourse crossings;
 - Cable joint bays;
 - Sections of the route to be within the running surface of the public road;
 - Sections of the route to be within the verge of the public road;
 - Sections of the route to be within tracks and the Core Path network at Applecross House;
 - Sections of the route to be on the open countryside;
 - The new Switching Compound at Allt na Moine Power Station; and
 - The primary Sub-station in Applecross.
- 1.4 It is proposed that 80 percent of the development will be within the corridor of the public highway and its verges. Therefore, there will be no need for dedicated access routes to be created in these areas. The remaining sections of the cable route will be laid within the open countryside, with access points to be agreed from the public roads in consultation with the THC Roads Authority. There will be no need to create any new temporary or permanent access tracks, with low ground pressure tracked excavators to be utilised. No micro-siting allowance has been applied for by the applicant for the cable location, hard switch compound or sub-station.
- 1.5 The operational life of the cable is expected to be of 50 years, however, some underground cables can operate for over a century with no maintenance. Should the cable be required to be decommissioned, then subject to the legislation and requirements at the time in the future, the cable can be removed by pulling it through the ducts within which it will be installed. This will avoid any significant excavation.
- 1.6 The applicant anticipates that the construction period will last no more than 20 months, guided by a Construction Traffic Management Plan (CTMP).
- 1.7 This planning application for the underground sections of the line is accompanied by a separate application (23/02983/S37) made under Section 37 of the Electricity Act

for part of the electricity line to be overhead for a limited length of around 0.5km where this runs parallel with the Applecross Pass where undergrounding the cable is constrained by principally topography and steep ground conditions.

- 1.8 The applicant has undertaken statutory pre-application consultation procedures, with two public events having taken place to seek the views of the local community. The public events were held in Applecross Village Hall in August 2022. The applicant raised awareness of these events by notifying residents and businesses within a 1km radius of the proposed cable route, by contacting elected members, community councils and by placing a statutory newspaper advert.
- 1.9 The applicant utilised the Council's Pre-Application Advice Service for major developments on 28 July 2022. At the time of the advice being sought, the proposal the laying of approximately 26km of underground 33kV cable. This advice also set out that the most significant effects would likely be the effects on peatland; woodland; historic environment assets; and landscape and visual impacts. The key considerations being impacts on the Wester Ross National Scenic Area (NSA); Wild Land Area (WLA) 25 – Applecross; South West Applecross and Crowlin Islands Special Landscape Area (SLA); Beinn Bhan Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI); and Inner Herbrides and Minches SAC.
- 1.10 The application is supported by an environmental appraisal / Supporting Environment Information (SEI), with a Screening Opinion having been issued confirming that the proposals do not constitute EIA Development. The SEI contains chapters on: Access and Traffic; Archaeology; Flora; Protected Mammals; Birds; Hydrology; Topographical Morphology; Land and Visual Impact; Noise; and Socio-Economic Impact. Post submission further information has also been provided, including: Tree Protection Plans, an Arboricultural Impact Assessment and a revised Habitat Improvement Plan. The application is also accompanied by a Pre-Application Consultation Report.
- 1.11 Since the Planning Authority were initially consulted on the application, the applicant has made minimal alterations to the proposed route, predominantly south east running from Applecross to the Fish Farm Switchroom. These alterations reduce the initial sections where the cable is to cross the public road and instead stay to one side where possible.

2. SITE DESCRIPTION

- 2.1 The site comprises 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. Approximately 17km of the cable route is proposed within the corridor and verges of the public highway. Approximately 3km will be within the vehicular tracks in the vicinity of Applecross House and approximately 6km is proposed on the eastern side of the Bealach na Ba within the open hillside.
- 2.2 The proposed cable follows the main road for the majority of the route; however, the main constraints will likely include the proximity to watercourses, watercourse

crossings, transecting very steep ground, and management of peat. The application boundary covers an area of site size is approximately 13.5ha, with the line extending to 26km. Occasional small sections will have to be laid in the hillside where no verge exists, however, the bulk of the route will be within the verge network of the highway.

- 2.3 The site has a rural character with the land being primarily heathland and moorland. The key recreational interests in this area include mountaineering, walking, and cycling whereby core paths adjoin to areas of the Applecross settlement. With the exception of Applecross, the site is distant from all other settlements which are located along the coastline. A small cluster of properties are located in Lonbain, approximately 1.2km from the Construction Compound in Lonbain.
- 2.4 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. PLANNING HISTORY

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|-----|------------|--|---|
| 3.1 | 17.01.2018 | 18/00210/TPNO - Installation of 3 telecoms antennas and 2 transmission dishes on 20m high mast (structure height 21.3m), satellite dish on 2.6m pole, generator and meter cabinet within fenced compound and formation of access track. | Prior Notification Approval Issued |
| 3.2 | 01.08.2022 | 22/03444/PREMAJ - Lay underground 33kv cable from Allt Na Moine Hydro Electric Station to Kishorn via Applecross. The approximate length of the cable is 25.2km, maximum working width of 5 metres for the corridor giving a maximum development area of 12.6 hectares. The start and finish grid co ordinates are 814080 398780 and 691330 536760 respectively. | Pre-Application Advice Issued |
| 3.3 | 04.08.2022 | 22/03591/PAN - 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. | Proposal of Application Notice Received |
| 3.4 | 04.08.2022 | 22/03544/PAN - Allt Na Moine Hydro Electric Station Grid Connection - Installation and operation of approximately 26 kilometres of underground 33kv electricity cable. | Proposal of Application Notice Received |
| 3.5 | 15.11.2022 | 22/05400/SCRE - The development is for approximately 26 kilometres of underground | Screening Opinion Issued |

		33kv cable to be laid between Lonbain and Kishorn in Wester Ross.	– EIA Not Required
3.6	14.02.2023	23/00797/PREAPP - Installation of 20m high telecoms tower and ancillary works.	Invalid Application – Insufficient Information
3.7	16.02.2023	23/00785/PDENQ - Proposed 20m High DC 410 heavy duty Lattice Tower on 5400 x 5400 x 1000mm reinforced concrete base and associated ancillary works.	Permitted Development Enquiry Advise Issued
3.8	06.03.2023	23/01213/SCRE - Request for Screening Opinion for proposed Allt Na Moine-Kishorn Brae 33 KV overhead line.	Screening Opinion Issued – EIA Not Required
3.9	18.05.2023	23/02466/PDENQ - Proposed upgrade to the existing 20m High DC 410 heavy duty Lattice Tower.	Permitted Development Enquiry Advise Issued
3.10	20.06.2023	23/02983/S37 - Section 37 Allt Na Moine-Kishorn Brae 33 KV overhead line.	Pending Consideration by the Energy Consents Unit

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: Ross-shire Journal 12.05.2023

Representation Deadline: 26.05.23

Representations Received: 0

4.2 Material considerations raised: None

4.3 Non-material considerations raised: None

5. CONSULTATIONS

5.1 **Applecross Community Council** does not object to the application. They have noted a preference to have the galvanised steel bridges to be painted a colour which will blend in with the surroundings.

5.2 **Access Officer** does not object to the application, subject to a condition of reinstating any core paths affected by construction works to their original state or better.

- 5.3 **Development Plans Team** do not object to the application. It highlights relevant policy and guidance documents including the National Planning Framework 4, the Highland wide Local Development Plan, and the West Highland and Island Local Development Plan. It also sets out potential developer contribution requirements and obligations.
- 5.4 **Ecology Officer** does not object to the application. Their initial objection has been withdrawn following the applicant committing to amended Habitat Improvement measures, and conditions are advised for the provision of a further detailed Habitat Management Plan, a Construction Environmental Management Plan, the appointment of an Environmental Clerk of Works, a nesting bird survey, and a preconstruction raptor survey which is to be conducted by a qualified ornithologist.
- 5.5 **Environmental Health Officer** does not object to the application. They have no further comments.
- 5.6 **Forestry Officer** does not object to the application. Their initial objection has been withdrawn following the applicant providing an Arboricultural Impact Assessment and Tree Protection Plans, with a condition being advised to require arboricultural supervision.
- 5.7 **Historic Environment Team** do not object to this proposal, subject to a condition of an archaeological Written Scheme of Investigation (WSI) being submitted to and approved in writing by the Planning Authority.
- 5.8 **Transport Planning Team** do not object to this proposal. They have however noted that the nature of the works will impact the C1091 and C1087, including the road carriageway, verges, associated structures, road users and the local community. Mitigation / improvement works have however been agreed in principle with the area roads team, and final detail are to be agreed through a Construction Traffic Management Plan (CTMP), all of which will be submitted to and approved in writing by the Planning Authority prior to any works commencing. A wear and tear agreement under Section 96 of the Roads (Scotland) Act is also sought. They have also stated that no works within or alongside the public road network shall commence until formal permission from the roads authority has been granted in the form of a Road Opening Permit or Permits.
- 5.9 **Historic Environment Scotland** does not object to the application. They have raised concerns over Applecross, monastic settlement, cross-slab and chapel Scheduled Monument (SM2802) not being marked on the application drawings. Although there are no proposed works within the scheduled area, the works are located in the immediate vicinity, and it is important that accurate spatial data for designated sites are included on any revised constraints maps. Compliance with this method statement can be secured by condition.
- 5.10 **NatureScot** does not object to the application. They have no further comments.
- 5.11 **Scottish Environment Protection Agency** do not object to the application and have noted that the amount of peat to be excavated and replaced is relatively minor

and should not result in a significant impact on peat and/or carbon rich soils, if the work is undertaken as proposed.

- 5.12 **Scottish Forestry** does not object to the application. They note that the development does not intend to have any impact on trees or woodland, however, the route runs between and directly adjacent to woodland. Therefore, the applicant is to ensure that any proposed changes to woodland address the requirements of the Control of Woodland Removal Policy and other relevant guidance.
- 5.13 **Scottish Water** does not object to the application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

6. DEVELOPMENT PLAN POLICY

- 6.1 The following documents comprise the adopted Development Plan are relevant to the assessment of the application.

National Planning Framework 4 (2023)

- 6.2 The NPF4 policies of most relevance to this proposal include:

Policy 1 – Tackling the climate and nature crisis
Policy 3 – Biodiversity
Policy 5 – Soils
Policy 6 – Forestry, Woodland and Trees
Policy 11 – Energy
Policy 14 – Design, Quality and Place
Policy 18 – Infrastructure First
Policy 22 – Flood Risk and Water Management
Policy 23 – Health and Safety
Policy 29 – Rural Development

Highland Wide Local Development Plan 2012

- 6.3 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
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
62 - Geodiversity
63 - Water Environment
64 - Flood Risk
66 - Surface Water Drainage
69 - Electricity Transmission Infrastructure
77 - Public Access

West Highland and Island Local Development Plan (WHILDP) (2019)

- 6.4 EDA04: Kishorn Yard, Wester Ross

Other Highland Council Supplementary Guidance

- 6.5 Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Physical Constraints (March 2013)
Roads and Transport Guidelines for New Developments (May 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

Emerging Highland Council Development Plan Documents and Planning Guidance

- 7.1 The Highland-wide Local Development Plan is currently under review and is at Main Issues Report Stage. It is anticipated the Proposed Plan will be published following publication of secondary legislation post National Planning Framework 4. The Highland Council also has further advice on the delivery of major developments in a number of documents, which include the Construction Environmental Management Process for Large Scale Projects.

Scottish Government Policy and Guidance

- 7.2 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)

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) Compliance with the Development Plan and other Planning Policy

- b) Energy
- c) Construction Impacts
- d) Roads, Transport and Access
- e) Design, Landscape and Visual Impacts
- f) Natural Heritage, Habitat, Peatland and the Water Environment
- g) Built and Cultural Heritage
- h) Impact on Infrastructure and Services (Developer Contributions)
- i) Other Material Considerations

Development Plan / Other Planning Policy

- 8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), the adopted West Highland and Islands Local Development Plan (WHILDP), and all statutorily adopted supplementary guidance.

National Policy

- 8.5 National Planning Framework 4 (NPF4) forms part of the Development Plan and was adopted in February 2023. It comprises three parts:
- Part 1 – sets out an overarching spatial strategy for Scotland in the future. This includes a vision and spatial principles.
 - Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. It is clear that this part of the document should be taken as a whole, and all relevant policies should be applied to each application.
 - Part 3 – contains a series of annexes which sets out how the document should be used, statements of need for national development, spatial planning priorities, qualities of successful places and other matters.
- 8.6 The Spatial Strategy sets out that we are facing unprecedented challenges and that we need to reduce greenhouse gas emissions and adapt to future impacts of climate change. It sets out that Scotland's environment is a national asset which supports our economy, identity, health and wellbeing. It sets out that choices need to be made about how we can make sustainable use of our natural assets in a way which benefits communities. The spatial strategy reflects legislation in setting out that decisions require to reflect the long term public interest. However, in doing so it is clear that we will need to make the right choices about where development should be located ensuring clarity is provided over the types of infrastructure that needs to be provided and the assets that should be protected to ensure they continue to benefit future generations. The Spatial Priorities support the planning and delivery of sustainable places, where we reduce emissions, restore and better connect biodiversity; liveable places, where we can all live better, healthier lives; and productive places, where we have a greener, fairer and more inclusive wellbeing economy.
- 8.7 As the proposed development does not constitute a high voltage connection, of 132kV or above, the project does not constitute a national development and in principle support for the development is not expressly established in national policy. That said, at the high level, NPF4's strategy for Highland aims to protect

environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change. The proposed development is capable of supporting these aims.

- 8.8 NPF4 Policies 1, 2, and 3 apply to all development proposals Scotland-wide, which means that significant weight must be given to the global climate and nature crises when considering all development proposals, as required by NPF4 Policy 1. To that end, development proposals must be sited and designed to minimise lifecycle greenhouse gas emissions as far as is practicably possible in accordance with NPF4 Policy 2, while contributing to the enhancement of biodiversity, as required by NPF4 Policy 3.
- 8.9 Specific to this proposal, as well as the support in Policy 1 (significant weight will be given to the global climate and nature crisis when considering development), Policy 11 of NPF4 supports all forms of proposals for renewable, low-carbon and zero emission technologies including enabling works such as electricity connections. However, any project requires to be considered at a project level to ensure all statutory tests are met, as set out in Annex 1 of the NPF4. This includes consideration against the provisions of the Development Plan, of which NPF4 is a part.
- 8.10 Complementing those policies is NPF4 Policy 4 Natural Places, which sets out that development proposals by virtue of type, location, or scale that have an unacceptable impact on the natural environment will not be supported. The policy goes on to clarify what that means for different designations. It sets out that development proposals that will affect a National Park, NSA or SSSI will only be supported where: i) the objectives of designation and the overall integrity of the areas will not be compromised; or ii) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. This is an important consideration given the proposal's location, falling partly within the Wester Ross National Scenic Area (NSA).

Highland-wide Local Development Plan

- 8.11 The Development Plan supports the broad principle of energy development. HwLDP Policy 69 specifically highlights that the "Council will have regard to their level of strategic significance in transmitting electricity from areas of generation to areas of consumption." "It will support proposals which are assessed as not having unacceptable impact on the environment including natural, built and cultural heritage features." Where development is assessed as not having unacceptable significant impact on the environment, then the proposal would accord with the Development Plan.

Area Local Development Plans

- 8.12 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 Applecross 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.'

Energy

- 8.13 This project will connect to the Allt na Moine hydro-electric power station which has the capacity of up to 2,000kW and will generate approximately 8,000MWh per annum. According to the Fuel Mix Disclosure, the overall average greenhouse gas (GHG) emission figure for UK electricity generation is in the region of 430kg/MWh of carbon dioxide equivalent. Hence, emissions saving from allowing this cable to be laid and operate is estimated to be approximately 3,440 tonnes of carbon dioxide in the first year and 86,000 tonnes over 25 years when compared to the on-site diesel generators currently being used to power the fish farm.

Construction Impacts

- 8.14 It is anticipated that the construction period for the development would last no more than 20 months. Construction will be scheduled from Monday to Friday 07:00 to 19:00 and Saturday 07:00 to 14:00. No working activities would be planned on Sundays.
- 8.15 Developers must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, plant and equipment used and noise levels etc. and is enforceable via Environmental Health and not Planning.
- 8.16 The nature of the project anticipates the need for a Construction Environmental Management Document / Plan (CEMP). The applicant has outlined in the application submission best practice mitigation measures relating to water crossings, access and traffic, operation, maintenance, and decommissioning. Compliance with these commitments can be secured via a CEMP condition. SEPA have also determined the amount of peat that is to be excavated and replaced to be relatively minor and should not result in a significant impact on peat / carbon rich soils.

Roads, Transport and Access

- 8.17 The applicant has highlighted the expected impact of this development, particularly through the construction phase is to be along the C1087 and C1091, with these routes forming part of the North Coast 500 tourist route. Construction related traffic and associated cable works will lead to disruption for road users, as works are undertaken to carriageways, structures, and verges.
- 8.18 The Roads and Transport Scoping Report indicates that the proposed development would lead to a potential increase of 9 percent in traffic volumes on the road network

during the construction phase. Traffic volumes would decrease considerably outside the peak period of construction. The anticipated total traffic volumes are projected to be well within the capacity of the roads in question and the environmental effect is considered not to be significant providing that a comprehensive CTMP is established.

- 8.19 A maximum of 20 percent of the cable route will be laid within the open hillside. Access points will need to be approved in writing by the Public Roads and Local Roads Supervisor within The Highland Council, the details of these can be secured via the CTMP. Points of access will also require to be to the necessary standard to ensure that there will be no damage to the roads, verges and roadside drainage from construction traffic.
- 8.20 The Highland Council Transport Planning Team have confirmed that development traffic can be accommodated on the road network, subject to conditions as well as the requirement for a legal agreement to address “wear and tear” provisions. These will be consistent with current best practice and need to highlight potential cumulative impacts arising with other developments. The conditions are to secure:
- A Construction Traffic Management Plan for approval and implementation as agreed highlighting all mitigation / improvement works required for general construction traffic including the timing of such works and appropriate reinstatement / restoration works.
 - Community liaison to ensure the project construction minimises impact on the local community, that construction traffic takes place outwith peak times on the network, including school travel times, and avoids identified community events.
 - All traffic management being undertaken by a quality assured contractor.
- 8.21 There are a small number of core paths present which directly adjoin or use the application route. Construction works which affect the route of a core path must be reinstated to a standard which is at the minimum as good as it was prior to construction or better; this will be mitigated through a condition. Affected core paths include:
- Applecross House Rose Walk – the proposed route runs approximately 300m along the core path, approximately 400m east of Applecross House. The total core path length is approximately 2km;
 - Kenmore-Applecross Path – the proposed route runs approximately 600m along the core path, approximately 300m north-west of Applecross House. The total core path length is approximately 14.5km; and
 - Cruarg-Sand Path - the proposed route connects at two points along the C1091. Other than these two points, the 5.7km core path does not adjoin to the proposed cable route.
- 8.22 The site, like most land in Scotland, is subject to the provisions of the Land Reform (Scotland) Act 2003. There are paths running through and around the site and the wider area is rich in opportunities to access the outdoors, including longer distance routes in the vicinity such as the Kenmore-Applecross Path. Where and when feasible however, existing tracks should be made available for public use during the

construction phase. Access tracks to the proposed development should be accessible to a wide variety of users.

- 8.23 To ensure access is provided throughout the construction period, a Recreational Access Management Plan will be required by planning condition. This will also be required to include details of signage to be installed to warn users of construction hazards.

Design, Landscape and Visual Impacts

- 8.24 The landscape is of high value, part of this being within the Wester Ross NSA. Limiting the visual impact on the landscape has been sought by following the linear feature of the public highway rather than going across remote open terrain. The impacts are considered to be very low during construction, with a maximum working corridor width of five metres being envisaged. Eighty percent of the proposed development route will be within road carriageway and the remaining twenty percent will be within the open countryside. With careful cable trench excavation and appropriate reinstatement, any indication of cable laying works will be removed within vegetation recovery within approximately three years.
- 8.25 Two cable bridges will be required for the scheme, one adjacent to the stone road bridge crossing the Allt Tarsuinn, the other adjacent to the stone road bridge crossing the Allt Beag burn, both on the C1087. The cable will be passed through 2 H-beams bolted together, in time the specified galvanised beams will discolour and become a dull grey which will allow it to blend into the landscape more effectively. Given their proximity to road users, their colour and finish has however been conditioned as their remains scope for these to be painted a recessive colour to better blend in with their surroundings. All other minor watercourses will have the cable ducted below.
- 8.26 Each joint bay will be measured approximately 1 metre wide by 3 metres long and up to 1 metre in depth where conditions allow. Once the cable has been jointed and tested, the hole will be reinstated with the material previously excavated.
- 8.27 Temporary and permanent compound / laydown areas will be required throughout the project. Two temporary areas will be alongside the track to the Sgurr a'chaorachain transmitter, north of the Bealach na Ba viewpoint car park which will be used for up to 10 weeks that work is underway in this area. One permanent site will be at the Allt na Moine power station and the other at Kishorn, both which will measure approximately 10 x 10 metres. No borrow pits are required or envisaged for this project.
- 8.28 Given that this is an underground cable, the typography of the landscape will not be altered. Visual indications of the cable route once laid on the hillside and reinstated will naturally "grow over" within 3 years, leaving the area to appear as it did prior to the works. Reinstatement of all temporary working areas upon completion of the works can also be secured via the CEMP condition.
- 8.29 In order for the cable to be controlled from out with the power station, an electrical plant will have to be housed in a separated compound measuring approximately 5 x 5 metres and approximately 3 metres in height. This would be contained within a GRP unit which will be hidden from public view by sitting to the immediate rear of the power station. Materials, finishings and lighting can be secured by condition.

- 8.30 A sub-station measuring approximately 6 x 11 metres and approximately 5 metres in height is to be erected within the curtilage of Applecross farmyard, to the east of Applecross Farm Steading which will be accessed via the Steading access track. The electrical equipment will be enclosed within a shed of agricultural appearance. The impact of this will be negligible given it will appear to be a farm shed within a farmyard.

Natural Heritage, Habitat, Peatland and the Water Environment

- 8.31 The route of the line and associated development area have been subject to ecological survey. The site has been found to support a range of habitats and significant areas of peatland including blanket bog and wet heath. Signs of otter, pine marten, badger and water vole have also been identified on site. Further pre-construction breeding bird and protected species site walkover surveys will also be required.
- 8.32 Habitats to be disturbed have been subject to NVC survey with priority habitats of peatland having been avoided. Of the Groundwater Dependent Terrestrial Ecosystems (GWDTE) recorded in the NVC survey, four main habitats (covering approximately 20 percent of the cable route) have been identified as being impacted by the underground cable route through construction activities. These communities are vulnerable to disturbance by hydrological changes, excavation, and vehicle traction associated with the planned works. These habitat types include neutral flush, flushed wet heath, wet heath, and acid grassland.
- 8.33 The predominant area for habitat improvement measures have been identified as being within a close proximity to the Allt Na Moine Powerstation. Highland Ecology and Development Ltd (HED Ltd) have produced recommendations on behalf of Hydroplan which include:
- Areas of bog myrtle should be left undisturbed;
 - Intermittent planting of grouped of eared-will and occasional downy birch;
 - Planting in grassland areas which could include oak, downy birch, rowan and holly;
 - Potential for trail of prostrate juniper along with occasional rowan and eared-willow in damper patches; and
 - Wet, acid mires with bog moss should not be disturbed due to their peat substrate.
- 8.34 The Highland Council's Ecology Officer has noted that the proposed habitat improvement measures and replanting plan require to be set out in further detail and this can be secured by condition requiring a Habitat Management Plan.
- 8.35 Two trees require removal to implement the proposed cable route, one of which is recommended for removal regardless of any planning determination. These trees include a Category U Ash to be removed to mitigate safety concerns in context of the existing land use, and a Category C Aspen to facilitate the underground cable. The Arboricultural Impact Assessment produced by Treetek have recommended that the two trees indicated for removal should have replacement trees planted in consultation with the Applecross Estate. Deer numbers are high and the replacement trees will need to be retained behind 1.8m high posts and rail fencing with wire mesh installed to prevent deer and rabbit browsing. This can be conditioned.

- 8.36 A peat survey was carried out by Highland Ecology and Development (HED) Ltd and Hydroplan in November 2022 and January 2023, HED subsequently provided a Peat Management Plan (PMP). Conclusions of the PMP outlined that the proposed cable route does not pass through any significant areas of deep peat and the amount of peat to be excavated and replaced is minor and would not result in a significant impact on peat/carbon rich soils.
- 8.37 No significant watercourses or lochs will be affected by this proposal. Where the cable route crosses minor natural drains and runs in close proximity to GWDTs, such works will be guided by the supervision of an Ecological Clerk of Works, which can be secured by condition.
- 8.38 There are no Scottish Water assets which would be affected. All water supplies in the vicinity are private. There are crossings of private water supplies to the rear of and in proximity to Applecross House and the dwelling nearby. These have been identified and consequently the underground cable route has been surveyed in order that these will be avoided completely, with no further mitigation being required.

Built and Cultural Heritage

- 8.39 The cable route has been designated in order that all known historic sites and features will be avoided. Any designated site within 30 metres of the development area [Applecross, monastic settlement, cross-slab and chapel (SM2802)] will be marked on site and advice given to the construction team by Highland Archaeology Services (HAS). An archaeological watching brief can also be secured by condition.

Impact on Infrastructure and Services (Developer Contributions)

- 8.40 HwLDP Policy 31 requires all developments to make fair and reasonable contributions towards improved public services as required. In this instance the development has not been found to trigger the requirement for any developer contributions, with the projects impacts to be mitigated through onsite direct works.

Other material considerations

- 8.41 None

Non-material considerations

- 8.42 None

Matters to be secured by Legal Agreement

- 8.43 None – A wear and tear agreement is however to be secured under Section 96 of the Road (Scotland) Act and can be concluded post determination when finalising the mitigation to be secured via the project's Construction Traffic Management Plan.

9. CONCLUSION

- 9.1 The proposed development has the potential to provide a private electricity supply to serve a fish farm development. By utilising the nearby renewable energy produced

at the hydro-electric dam, this would result in a substantial saving in terms of carbon emissions which would otherwise have arisen should the fish farm be continuously supplied by on-site diesel generators.

9.2 While it is acknowledged that the development does have potential to result a degree of disturbance and visual impacts for road users of the C1087 and C1091, it is considered that these temporary impacts have been minimised and can be accommodated. Additionally, supporting information submitted with the application demonstrates that, following mitigation, the proposal will not have any significantly detrimental impacts on the road network, residential amenity, or the natural, built, and cultural resources in proximity to the development.

9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: The application allows for the connection of renewable energy to serve industrial development, which may otherwise require to be energised by non-renewable sources.

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons:

1.	<u>Duration of Planning Permission</u>
----	--

	The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.
Reason:	In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).
2.	<p><u>Accordance with the Provisions of the Application</u></p> <p>The development shall be constructed and operated in accordance with the provisions of the application, the Environmental Appraisal (EA), except in so far as amended by the terms of this consent.</p>
Reason:	To identify the extent and terms of the development consent.
3.	<p>Elevation Details</p> <p>a) No development shall commence until location and elevation drawings of the proposed above ground infrastructure, including site boundary treatments, have been submitted to and approved in writing by the Planning Authority. These details shall include:</p> <p>i) The external materials, colours and finishes of all external structures and any site fencing, with a non-reflective, semi-matte finish to be specified throughout; and</p> <p>b) No element of the development shall have any text, sign or logo displayed on any external surface of the facility, save those required by the applicant's safety systems and law under other legislation; and</p> <p>Thereafter, the development shall be built out in accordance with these approved details and, with reference to part (a) above, the site shall be maintained in the approved colour, free from rust, staining or discolouration until such time as the development is decommissioned.</p>
Reason:	In the interest of visual amenity.
4.	<p><u>Access Management Plan</u></p> <p>No development shall commence on any individual section of the development until an Access Management Plan (AMP) has been submitted to, and agreed in writing by, the Planning Authority. The plan should look to maintain public access during construction of the development, as far as it is practicable and safe to do so, and thereafter enhance public access during the operation of the development. This shall include delivering net improvements to the accessibility of access paths on completion of the</p>

	development. The plan as agreed shall be implemented in full, unless otherwise approved in writing with the Planning Authority.
Reason:	In the interests of maintain public access rights and pedestrian safety.
5.	<p><u>Habitat Management Plan</u></p> <p>There shall be no Commencement of Development unless and until a Habitat Management Plan (HMP) has been submitted to, and approved in writing by the Planning Authority for the compensation and enhancement measures required to fulfil NPF4 Policy 3. This must include a detailed landscape plan of the proposed enhancement measures and shall provide for the maintenance, monitoring and reporting of the compensation and enhancement measures on site.</p> <p>The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.</p> <p>Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented in full.</p>
Reason:	In the interests of the protection of the habitats and species.
6.	<p><u>Construction Environment Management Plan</u></p> <ol style="list-style-type: none"> 1. There shall be no Commencement of Development unless and until a Construction and Environmental Management Plan (CEMP) containing site specific details of all on-site construction works, post-construction reinstatement, and mitigation, together with details of their timetabling, has been submitted to, and approved in writing by, the Planning Authority 2. The CEMP shall include (but is not limited to):[<ol style="list-style-type: none"> a) Risk assessment of potentially damaging construction-type activities on the environment; b) Mitigation to protect the ecological resources on site, including biodiversity protection zones, location and timing of works. This should include a water vole protection plan; c) Mitigation measures to protect watercourses and water quality; d) Site waste management plan (dealing with all aspects of waste produced during the construction period other than peat), including

	<p>details of contingency planning in the event of accidental release of materials which could cause harm to the environment;</p> <p>e) Details of the formation of the construction compound, welfare facilities, any areas of hardstanding, turning areas, internal access tracks, car parking, material stockpiles, oil storage, lighting columns, and any construction compound boundary fencing;</p> <p>f) Pollution prevention and control method statement, including arrangements for the storage and management of oil and fuel on the site;</p> <p>g) Details of soil storage and management;</p> <p>h) Details of post-construction restoration/reinstatement; and =</p> <p>i) Invasive Species Management Plan.</p> <p>3. The approved CEMP shall be implemented throughout the construction and post-construction site reinstatement phases in full unless otherwise approved in advance in writing by the Planning Authority.</p>
<p>Reason:</p>	<p>In the interest of pollution prevention and environmental protection.</p>
<p>7.</p>	<p><u>Ecological Clerk of Works</u></p> <p>1. There shall be no Commencement of Development unless and until the terms of appointment of an independent Environmental Clerk of Works (“ECoW”) by the Company have been submitted to, and approved in writing by, the Planning Authority. This must include a ECoW schedule, detailing when the ECoW shall be present on site. For the avoidance of doubt, the ECoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:</p> <p>a) Impose a duty to monitor compliance with the ecological and environmental commitments provided in the: Ecology Report and the Construction and Environmental Management Plan;</p> <p>b) Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;</p> <p>c) Require the ECoW to report to the nominated construction project manager any incidences of non-compliance with the ECoW works at the earliest practical opportunity;</p>

	<p>d) Undertake a pre-construction survey not more than 3 months prior to commencement of construction and as required throughout the duration of the project to protect the ecological resources within the site;</p> <p>e) Maintains a Register of the weekly inspections, to include an inventory of all measures on the site, their effectiveness, as well as any advice provided; and</p> <p>f) Require the ECoW to report to the Planning Authority monthly, with a concise summary of the actions on site.</p>
Reason:	To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the Development.
8.	<p><u>Nesting Birds</u></p> <p>Checks for nesting birds should be made, not more than 24 hours prior to the commencement of development if this coincides within the main bird breeding season (March- August inclusive). This survey should include the redline boundary and the NatureScot specified disturbance distances for waders. Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest.</p>
Reason:	In the interests of the protection of nesting birds and wildlife and to avoid interference and obstruction under the Wildlife and Countryside Act 1981 (as amended).
9.	<p><u>Raptor Survey</u></p> <p>Up to date raptor breeding records shall be obtained from HRSG and the RSPB. A preconstruction raptor survey is required and should be conducted by a qualified ornithologist to determine if there are any breeding raptors within NatureScot's specified disturbance zones. Works must not be undertaken within the disturbance zones of an active nest, until the young have fledged.</p>
Reason:	In the interests of the protection of Raptors and wildlife and to avoid interference and obstruction.
10.	<p><u>Arboricultural supervision</u></p> <p>A suitably qualified arboricultural consultant must be employed at the applicant's expense to ensure that the approved Tree Protection Plan and</p>

	<p>Arboricultural Method Statement are implemented to the agreed standard. Supervision is to be carried out in accordance with Section 6 of the approved Arboricultural Method Statement and certificates of compliance for each stage are to be submitted for approval. No development shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.</p>
Reason:	In the interests of the protection of trees and wildlife and to avoid interference and obstruction.
11.	<p><u>Archaeology</u></p> <p>No development or work (including site clearance) shall commence until an archaeological Working Scheme of Investigation (WSI) has been submitted to, and approved in writing by, the Planning Authority. The WSI should include:</p> <ul style="list-style-type: none"> a) Preservation and recording of any archaeological and historic features affected by the proposed development/work; b) A timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority; and c) A drawing demarkating all known historic features and specifying any required protective measures, including for all nearby Scheduled Monuments, notably SM2802 Applecross, monastic settlement, cross-slab and chapel 120 NE of Clachan Manse.
Reason:	In the interests of the protection of built heritage and historic monuments.
12.	<p><u>Construction Traffic Management Plan</u></p> <p>No development shall commence until a Construction Traffic Management Plan (CTMP) to manage all construction traffic with the exception of abnormal indivisible loads, has been submitted to and approved in writing by the Planning Authority, in consultation with the local Roads Authority. The CTMP shall be carried out as approved in accordance with the timetable specified within the approved CTMP. The CTMP shall include:</p> <ul style="list-style-type: none"> a) Identification of the routes to site for general construction traffic and details of the number and type of vehicle movements anticipated on these routes during the construction period; b) Scheduling and timing of movements, respecting any large public event taking place in the local area which would be unduly affected or disrupted by construction vehicles using the public road network;

	<ul style="list-style-type: none"> c) Traffic management measures on the routes to site for construction traffic. Measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs and banksman/escort details should be considered. During the delivery period of construction materials any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being delivered or removed must be undertaken by a recognised Quality Assured traffic management consultant, to be approved by the Local Roads Authority before delivery commences; d) Measures to mitigate the impact of general construction traffic on the routes to site following detailed assessment of the relevant roads; e) A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period; f) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development; g) The provision of a wear and tear agreement under Section 96 of the Roads (Scotland) Act 1984 under which the developer will be responsible for the repair of any damage to the local road network attributable to construction related traffic. As part of the agreement, pre-start and post construction road condition surveys must be carried out by the developer to the satisfaction of the Roads Authority. It will also require the submission of an appropriate financial bond acceptable to the Council in respect of the risk of any road reconstruction works. Any requirement to update the provisions of the Section 96 wear and tear agreement associated with related planning permission 21/04988/FUL, to cater for this development, shall be confirmed when finalising the CTMP; h) Provisions for emergency vehicle access; i) A timetable for implementation of the measures detailed in the CTMP; j) Identification of a nominated person to whom any road safety issues can be referred and measures for keeping the Community Council informed and dealing with queries and any complaints regarding construction traffic; k) Community liaison to ensure the project construction minimises impact on the local community, that construction traffic takes place outwith peak times on the network, including school travel times, and avoids identified community events; and l) All traffic management being undertaken by a quality assured contractor.
<p>Reason:</p>	<p>In the interests of road safety and to ensure adequate road safety measures are in place including measures to minimise conflict with routes to schools, cyclists and local events.</p>

13.	<p><u>Compensatory Planting</u></p> <p>No development shall commence until a detailed Compensatory Planting Plan (CPP) is submitted to and approved in writing by the Planning Authority. The CPP must include: the commitment to replant any trees which are to be permanently lost to accommodate the proposed development; the location of the replanting; the design of planting; timing of delivery; and ongoing management and maintenance arrangements. The approved CPP shall be implemented in full and in accordance with the approved timing, unless otherwise agreed in writing by the Planning Authority.</p>
Reason:	<p>To enable appropriate woodland removal to proceed, without incurring a net loss in woodland related public benefit, in accordance with the Scottish Government's policy on the Control of Woodland Removal.</p>

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a

strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Dafydd Jones
Designation: Area Planning Manager - North
Author: Harry Goacher / Peter Wheelan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Application Form
Plan 2 - Location Plan
Plan 3 - Site Layout Plan
Plan 4 - Route Arrangement
Plan 5 - Cable Section - Verge and Hillside
Plan 6 - Cable Section - Road and Verge

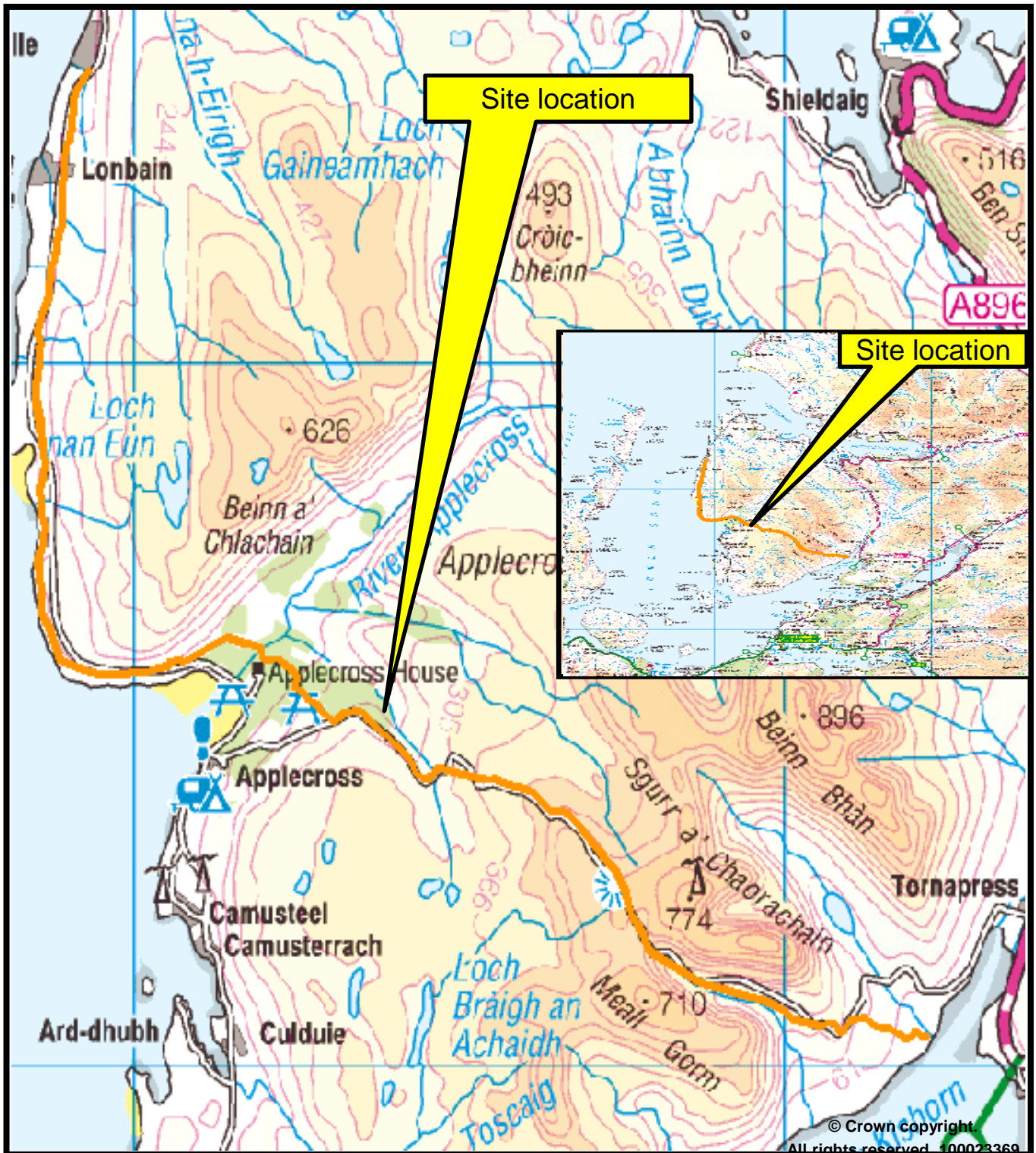
Plan 7 - Substation Elevations

Plan 8 - Switching Compound Elevations

Plan 9 - Tree Removal Plan

Appendix 1 – Letters of Representation

None



Infrastructure, Environment & Economy



23/01446/FUL

Installation and operation of approximately 26km of underground 33kV electricity cable and associated infrastructure between the Allt na Moine hydro scheme powerhouse at Lonbain, Applecross and the fish farm at Kishorn base

Land 1570m East of Collie Mhuiridh, Applecross

September 2023

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ePlanning Centre Highland Council Glenurquhart Road Inverness IV3 5NX Tel: 01349 886 608 Fax: 01463 702 298 Email: eplanning@highland.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100621443-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

The proposed development involves the installation and operation of approximately 26km of underground 33kv electricity cable and associated infrastructure. The cable will run between the Allt na Moine hydro scheme powerhouse at Lonbain, Applecross and the fish farm at Kishorn Base.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Hydroplan		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	Unit 12
Last Name: *	Nellins	Building Number:	
Telephone Number: *	01202886622	Address 1 (Street): *	Riverside Park
Extension Number:		Address 2:	Station Road
Mobile Number:		Town/City: *	Wimborne
Fax Number:		Country: *	United Kingdom
		Postcode: *	BH21 1QU
Email Address: *	info@hydroplangroup.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *		Building Number:	65
Last Name: *		Address 1 (Street): *	Craigton Road
Company/Organisation	Allt na Moine Hydro Ltd	Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	G51 3EQ
Fax Number:			
Email Address: *	Ramsay.MacDonald@fosterturnerhydro.co.uk		

Site Address Details

Planning Authority:

Highland Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

854128

Easting

169271

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Pre-application advice - following a Pre-Application Notification in summer 2022 (22/03544/PAN) we received Pre-Application Advice for Major Developments (22/03444/PREMAJ).

Title:	Mr	Other title:	
First Name:	Mark	Last Name:	Fitzpatrick
Correspondence Reference Number:	22/03444/PREMAJ	Date (dd/mm/yyyy):	04/11/2022

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

EIA screening application - the proposed development does not constitute EIA development and therefore an Environmental Impact Assessment is not required.

Title:	Mr	Other title:	
First Name:	Peter	Last Name:	Wheelan
Correspondence Reference Number:	22/05400/SCRE	Date (dd/mm/yyyy):	22/12/2022

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Discussions and meetings on site have been held with representatives of Highland Council Roads Department - requests for road betterment were made and agreed, in addition to refinements of detailed design.

Title:	Mr	Other title:	
First Name:	Eric	Last Name:	Morrison
Correspondence Reference Number:	n/a	Date (dd/mm/yyyy):	15/02/2023

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

13.50

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Public road, agricultural ground, wild land.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

The development is for a private underground electricity cable which will not result in the generation of waste.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 5 General Industry

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

66

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

66

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

A 6m x 11m primary sub-station is proposed

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Are you able to identify and give appropriate notice to ALL the other owners? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

The Applecross Trust, 5, Atholl Crescent, Edinburgh, UK, EH3 8EJ

Date of Service of Notice: *

20/03/2023

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Andrew Nellins

On behalf of: Allt na Moine Hydro Ltd

Date: 15/03/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. * Yes N/A

A Design Statement or Design and Access Statement. * Yes N/A

A Flood Risk Assessment. * Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * Yes N/A

Drainage/SUDS layout. * Yes N/A

A Transport Assessment or Travel Plan Yes N/A

Contaminated Land Assessment. * Yes N/A

Habitat Survey. * Yes N/A

A Processing Agreement. * Yes N/A

Other Statements (please specify). (Max 500 characters)

Archaeology Report, Peat Management Plan, GWDTE Impact Assessment, Habitat Improvement Measures

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

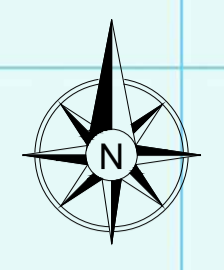
Declaration Name: Mr Andrew Nellins

Declaration Date: 22/03/2023

Payment Details

Pay Direct

Created: 22/03/2023 15:32



CONSTRUCTION COMPOUND
NEW SWITCHGEAR COMPOUND
POWERHOUSE

PRIMARY SUBSTATION

CABLE BRIDGE No1

CABLE BRIDGE No2

TEMPORARY CONSTRUCTION COMPOUNDS

FISH FARM SWITCHROOM

CONSTRUCTION COMPOUND

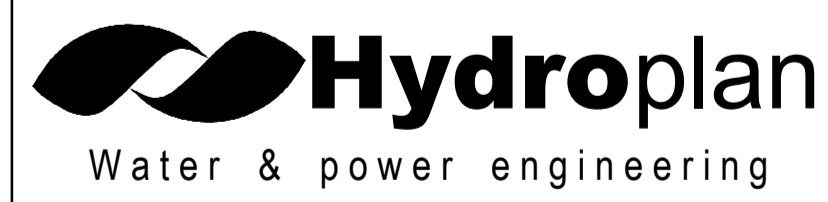
KEY:
 — SITE BOUNDARY
 AREA = 13.50 Ha
 — OWNERSHIP BOUNDARY (APPLECROSS TRUST)

0	Original Drawing Issue	RS	AM	11.03.23
Rev	Description	Drawn	Chkd	Date

Client
ALLT NA MOINE HYDRO Ltd

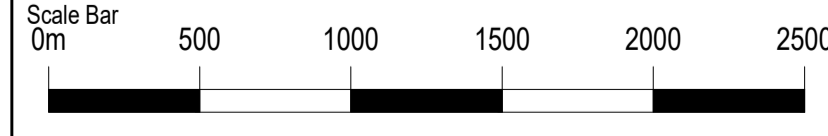
Project Title
ALLT NA MOINE KISHORN BASE 33KV CONNECTION

Drawing Title
LOCATION PLAN



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 10102	Revision 0



KEY:

- SITE BOUNDARY
AREA = 13.50 Ha
- CABLE ROUTE
- RE-SURFACING ROAD
- PASSING PLACE TO BE IMPROVED OR CREATED

Rev	Description	RS	MB	Date
9	Annotations Added	SKS	RS	14.03.23
8	Passing Place Updated	SKS	RS	02.03.23
7	Passing Place Updated	SKS	RS	17.02.23
6	Cable Route Amended	SKS	RS	06.02.23
5	Revision Adjusted	RS	MB	05.10.22
4	Cable Route Adjusted	RS	MB	05.10.22
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
ALLT NA MOINE HYDRO Ltd

Project Title
ALLT NA MOINE KISHORN BASE 33KV CONNECTION

Drawing Title
PRIVATE CABLE ROUTE

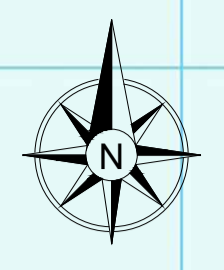
Hydroplan
Water & power engineering

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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Scale Bar
0m 500 1000 1500 2000 2500

Scale 1:25,000	Prints from this drawing are UNCONTROLLED unless otherwise indicated	Original Size A1
Project No P868	Drawing No 10106	Revision 9



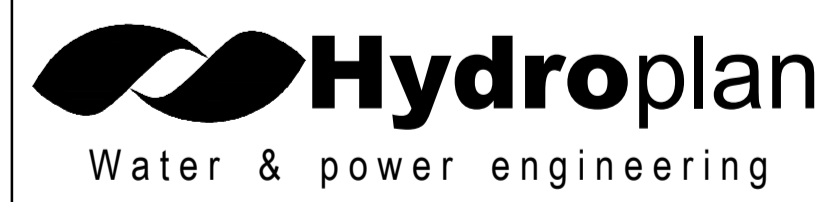
- KEY:**
- CABLE IN VERGE
 - CABLE IN ROAD
 - CABLE IN HILLSIDE
 - CABLE IN ESTATE TRACK AND VERGE

0	Original Drawing Issue	SKS	RS	08.02.23
Rev	Description	Drawn	Chkd	Date

Client
ALLT NA MOINE HYDRO Ltd

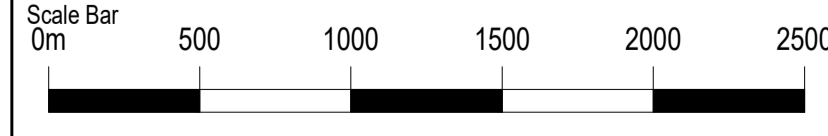
Project Title
ALLT NA MOINE KISHORN BASE 33KV CONNECTION

Drawing Title
PRIVATE CABLE ROUTE ARRANGEMENT

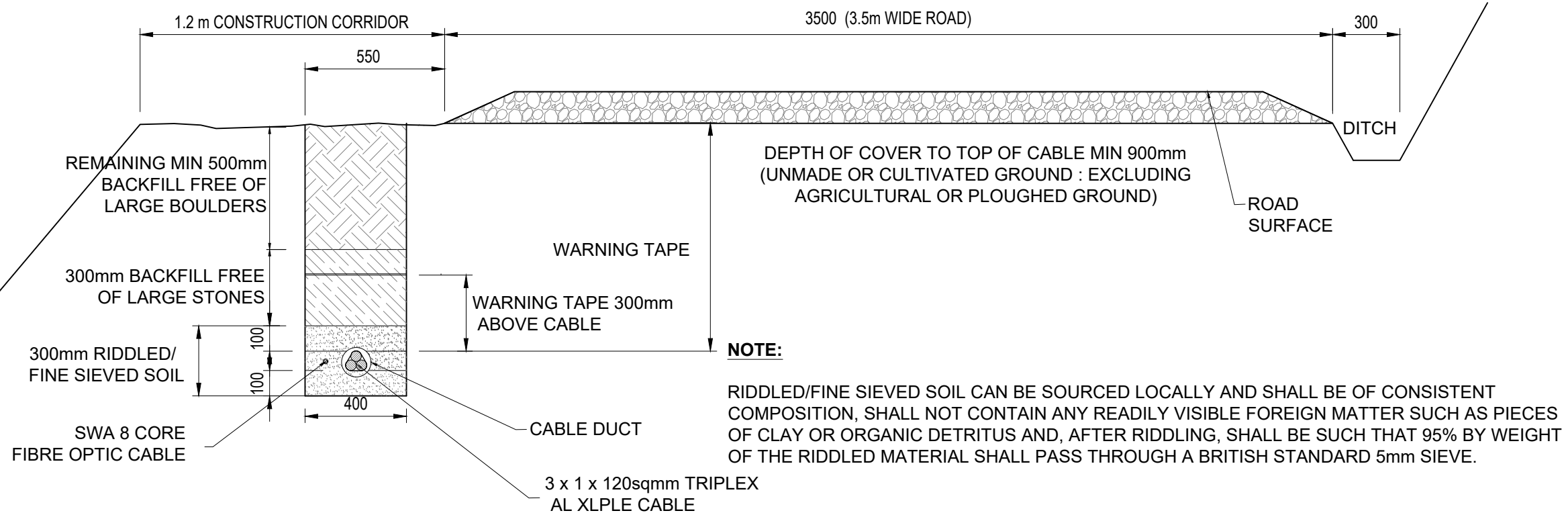


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Tel: +44 (0)1202 886622 Email: info@hydroplan.co.uk
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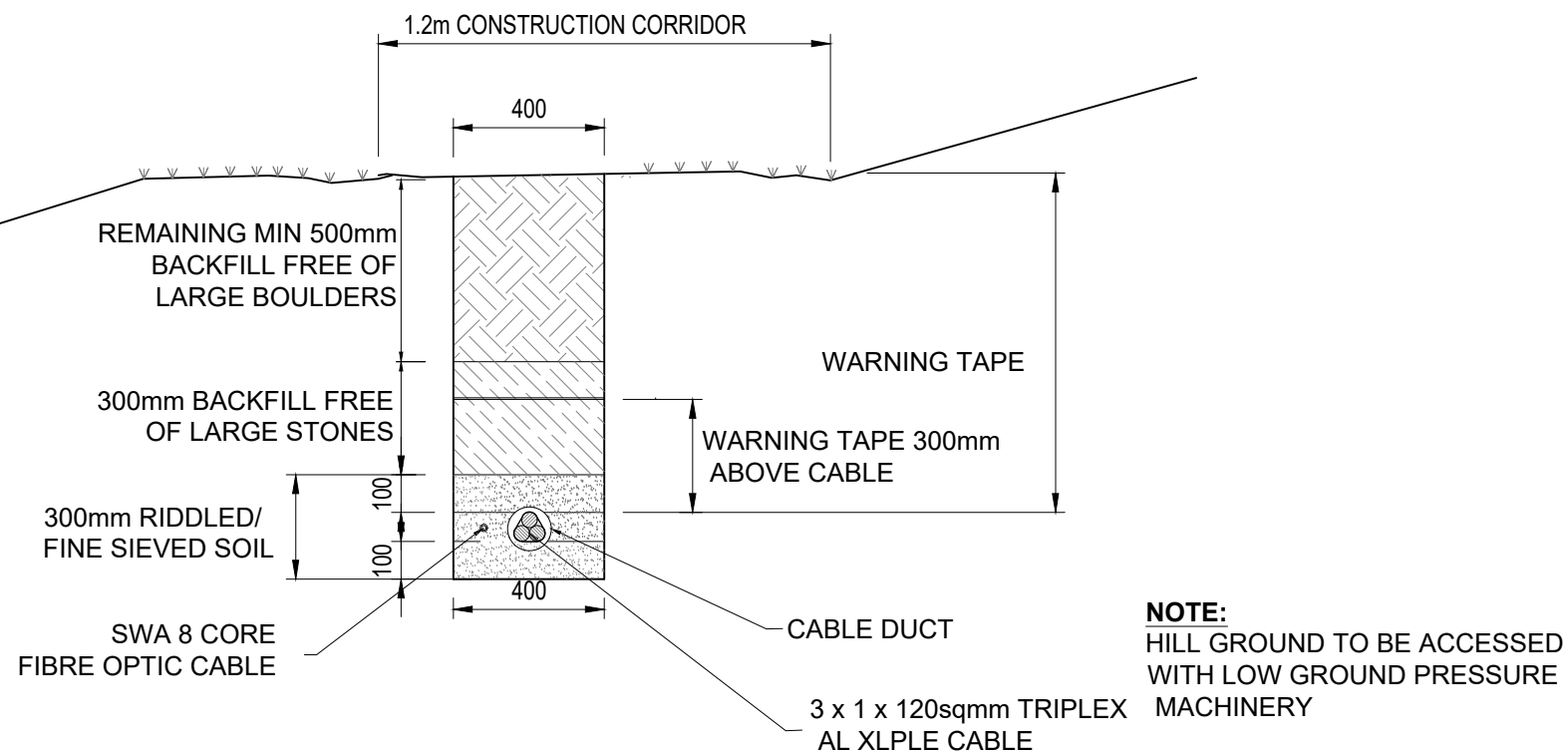
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Project No	P868	Drawing No 10111	Revision 0



DETAIL-A (CABLE IN VERGE)



DETAIL-B (CABLE IN HILLSIDE)

1	Details Updated	SKS	RS	14.03.23
0	Original Drawing Issue	SKS	RS	09.02.23
Iss	Description	Drawn	Chk'd	Date

Client

ALLT NA MOINE
HYDRO Ltd

Project Title

ALLT NA MOINE
KISHORN BASE
33 kV CONNECTION

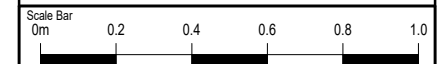
Drawing Title

CABLE TYPICAL DETAILS

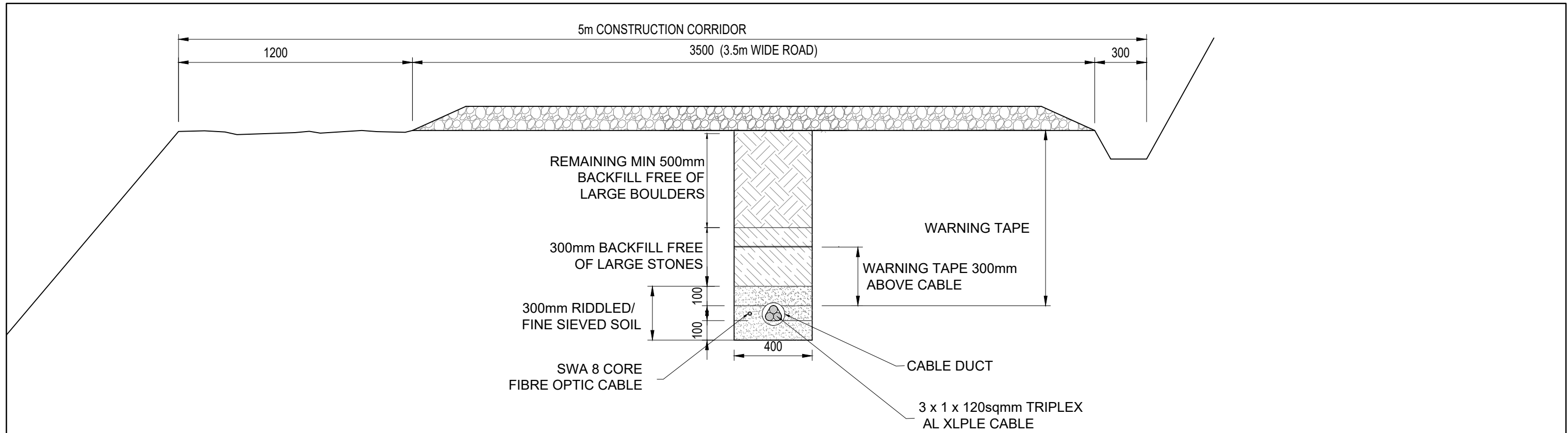
Hydroplan
Water & power engineering

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

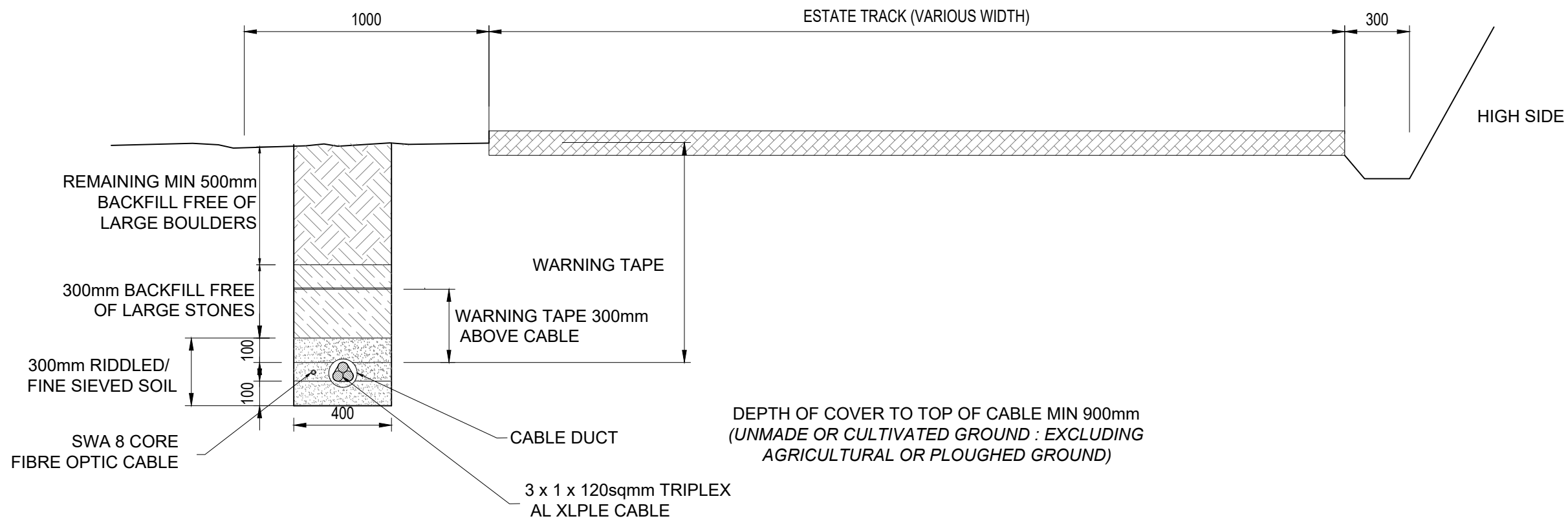
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1:20		A3
Project No	Drawing No	Revision
P868	10108-1	1



DETAIL-C (CABLE IN ROAD)



DETAIL-D (CABLE IN ESTATE VERGE)

1	Details Updated	SKS	RS	14.03.23
0	Original Drawing Issue	SKS	RS	09.02.23
Iss	Description	Drawn	Chk'd	Date

Client

**ALLT NA MOINE
HYDRO Ltd**

Project Title

**ALLT NA MOINE
KISHORN BASE
33 kV CONNECTION**

Drawing Title

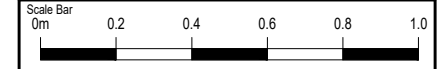
CABLE TYPICAL DETAILS

Hydroplan
Water & power engineering

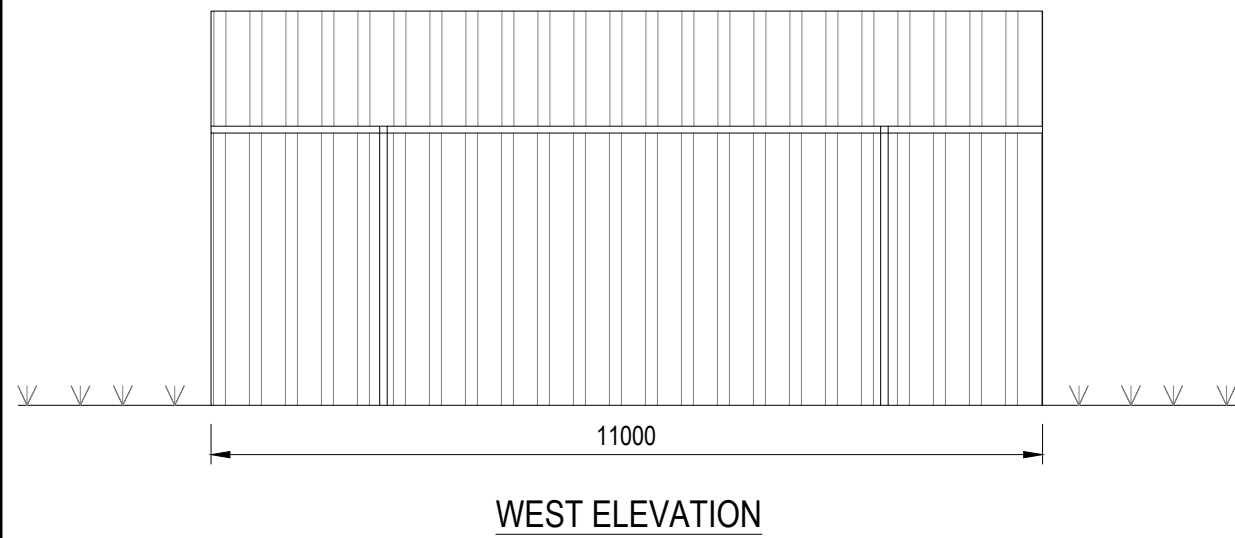
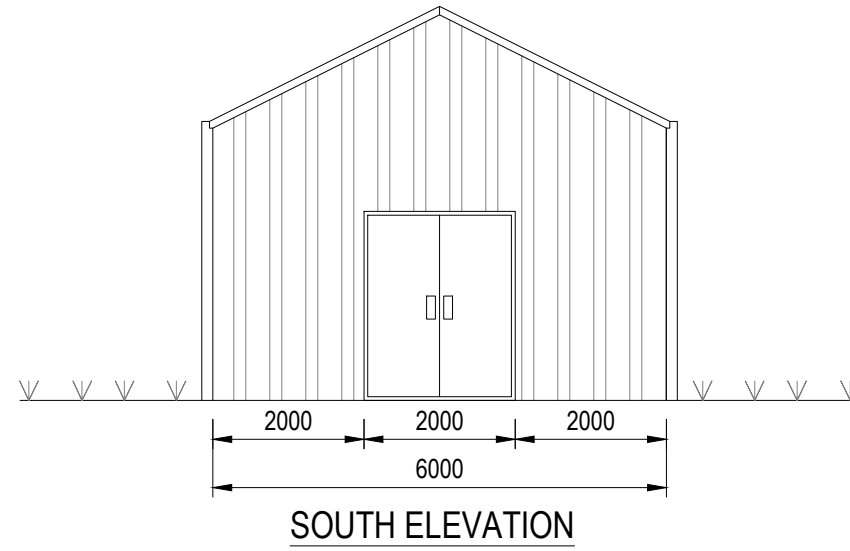
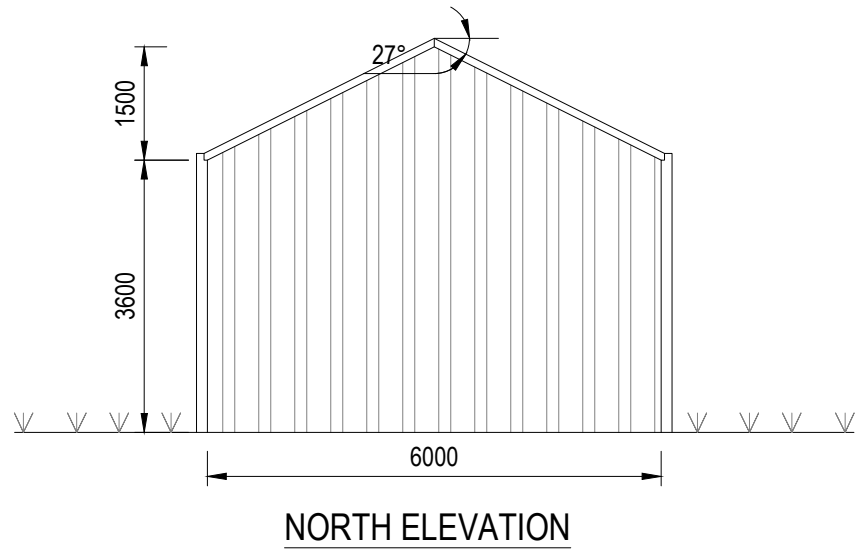
Unit 12, Riverside Park, Station Road
Wimborne, Dorset, BH21 1QU, ENGLAND
Tel: +44 (0)1202 886622 Email: info@hydroplan.co.uk
Web: www.hydroplan.co.uk

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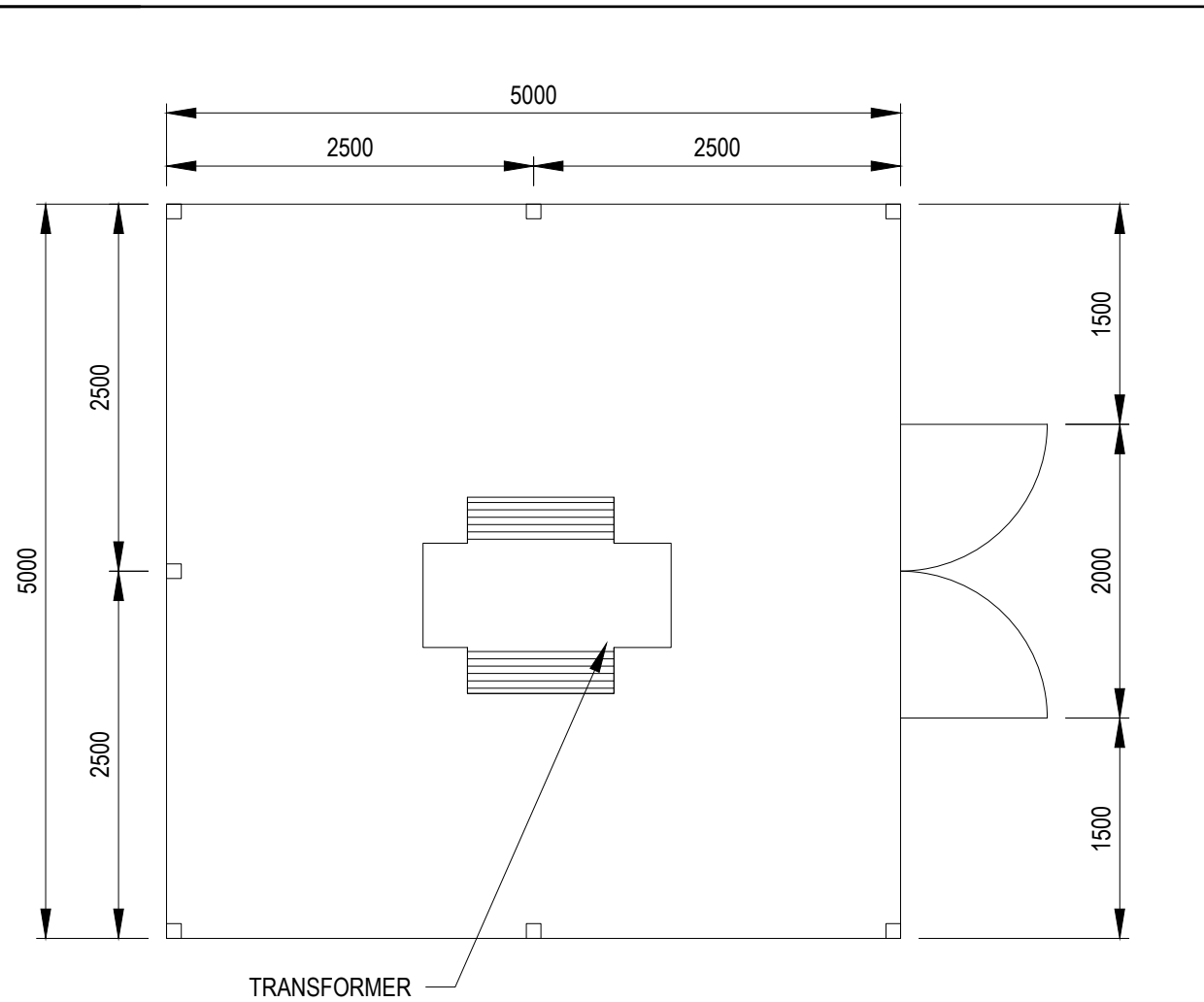


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P868	10108-2	1

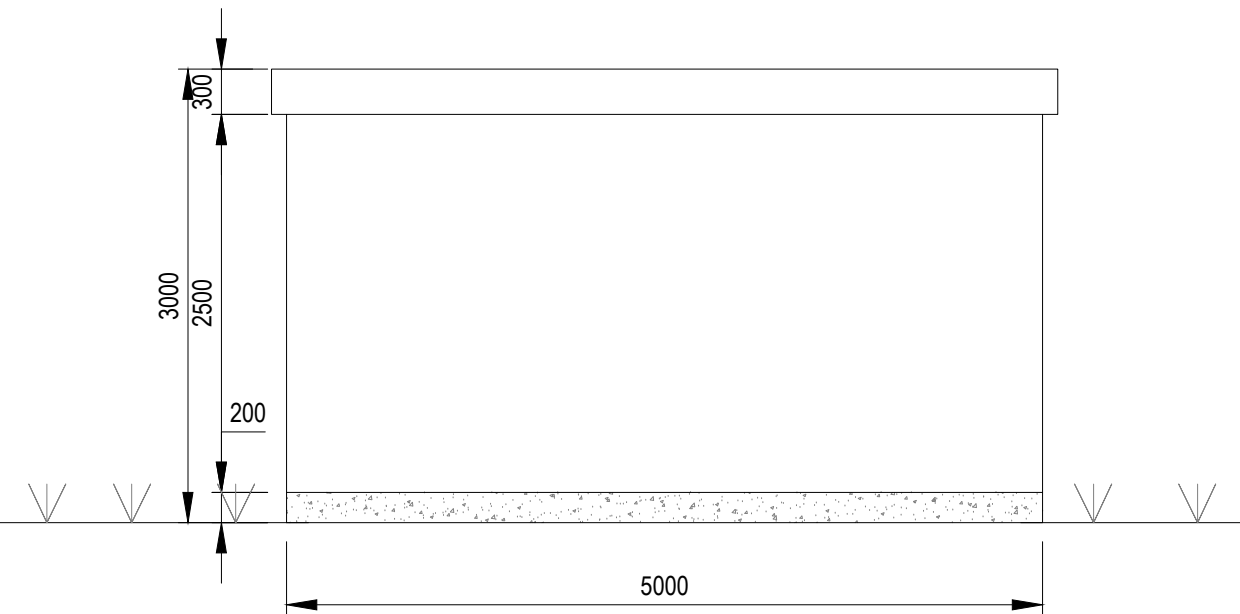


- NOTES:
1. ROOF AND WALLS-KINGSPAN KS1000RW TRAPEZOID INSULATED PANEL- JUNIPER GREEN.
 2. DOORS, SOFFITS, FASCIAS, AND LOUVERS TO BE BLACK.
 3. DOWNPIPES AND GUTTERS TO BE BLACK

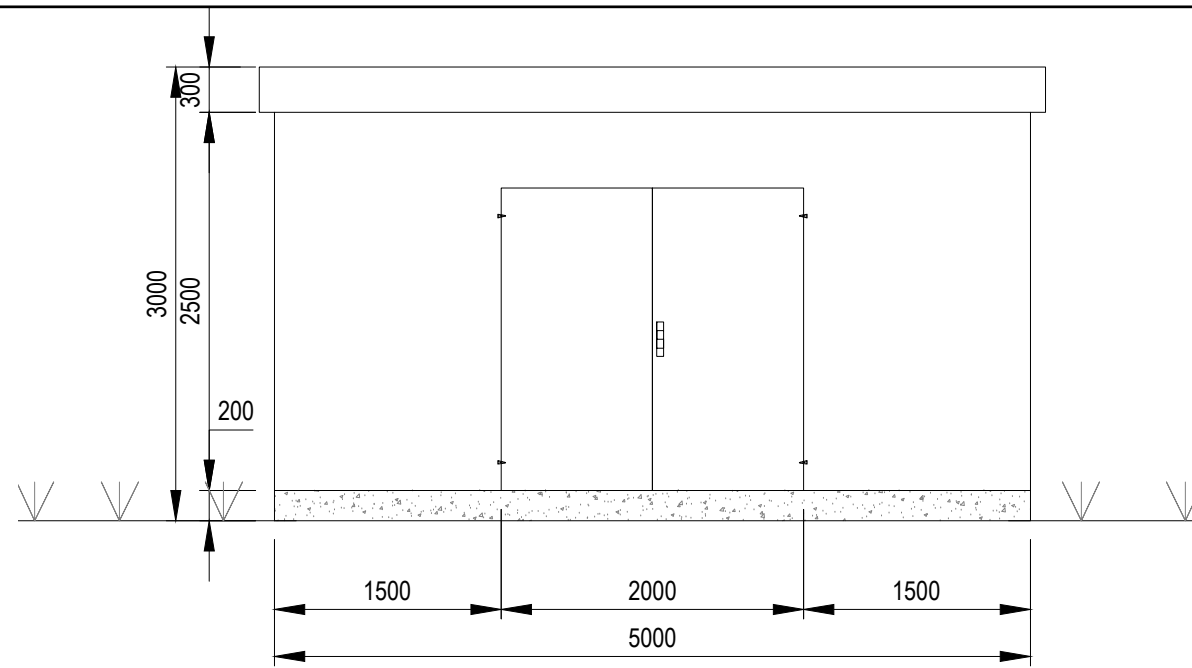
0	Original Drawing Issue	SKS	RS	13.03.23	
Iss	Description	Drawn	Chk'd	Date	
Client					
ALLT NA MOINE HYDRO Ltd					
Project Title					
ALLT NA MOINE KISHORN BASE 33KV CONNECTION					
Drawing Title					
PRIMARY SUBSTATION ELEVATION					
 Hydroplan Water & power engineering Unit 12, Riverside Park, Station Road Wimborne, Dorset, BH21 1QU, ENGLAND Tel: ++44 (0)1202 886622 Fax: ++44 (0)1202 886609 Email: info@hydroplan.co.uk					
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© 2023					
Scale Bar					
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Project No	P868	Drawing No	50112	Issue	0



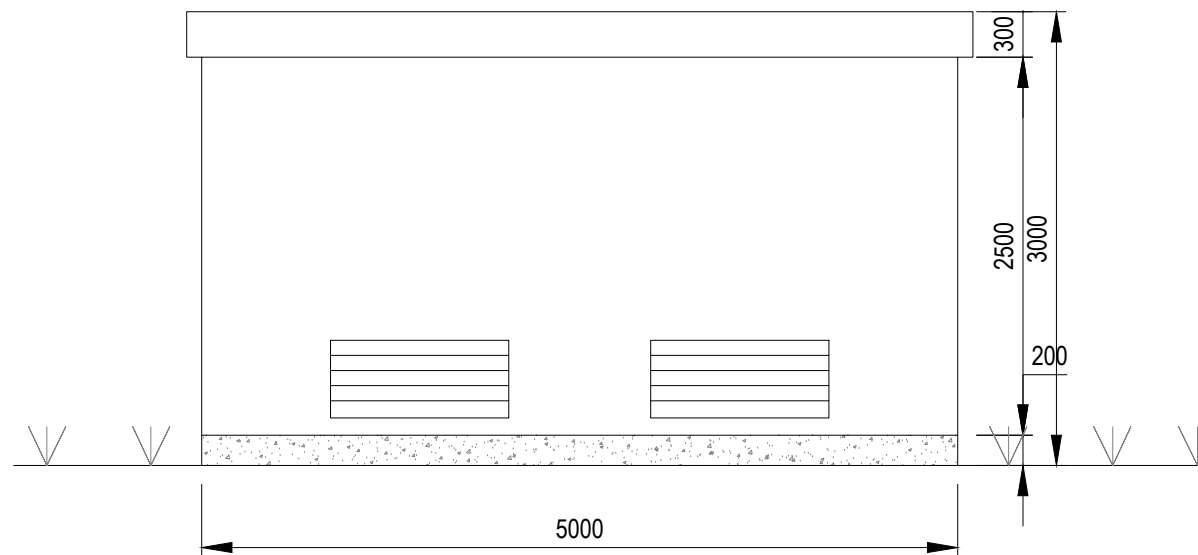
PLAN



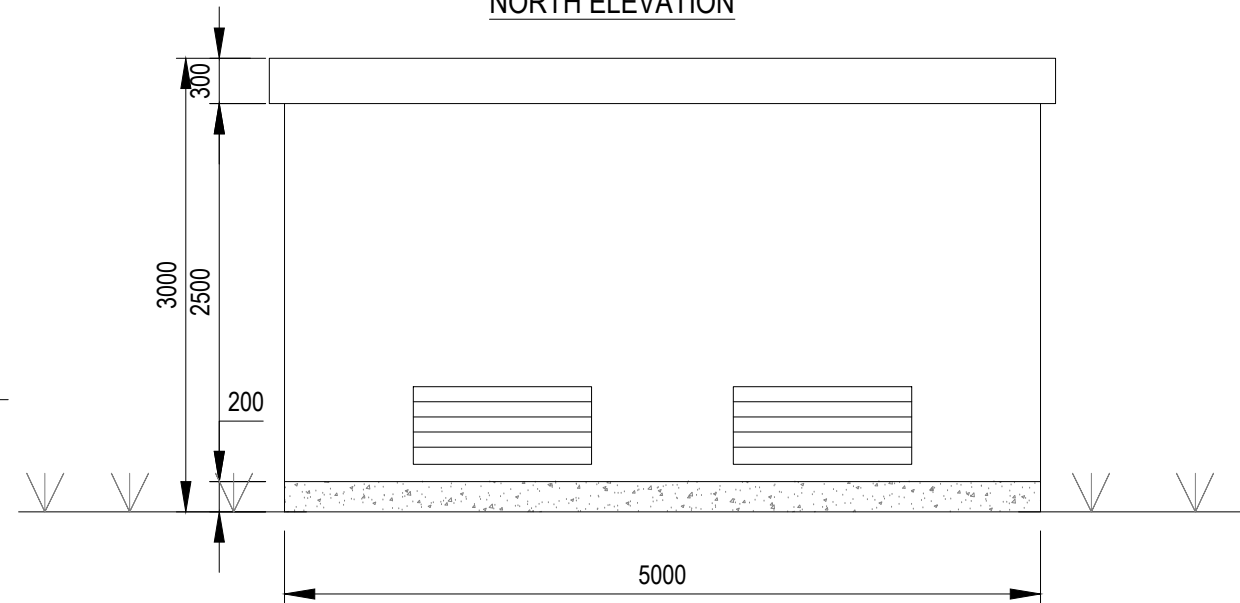
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

NOTES:

1. DOUBLE DOOR 2000 mm WIDE X 2000 mm HIGH CLEARING OPENING AND 4 NOS OF STAINLESS STEEL HINGES.
2. 2 NOS OF STAINLESS STEEL SPRING TOWER BOLTS.
3. 1 NO OF CYLINDER NIGHT LATCH LOCK OR HASP AND STAPLE.

0	Original Drawing Issue	SKS	RS	13.03.23
Iss	Description	Drawn	Chk'd	Date

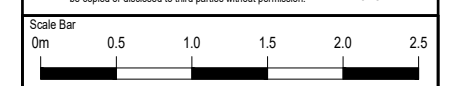
Client
**ALLT NA MOINE
HYDRO Ltd**

Project Title
**ALLT NA MOINE
KISHORN BASE
33KV CONNECTION**

Drawing Title
**SWITCHING COMPOUND
PLAN AND ELEVATION**

Hydroplan
Water & power engineering
Unit 12, Riverside Park, Station Road
Wimborne, Dorset, BH21 1QU, ENGLAND
Tel: ++44 (0)1202 886622 Fax: ++44 (0)1202 886609
Email: info@hydroplan.co.uk

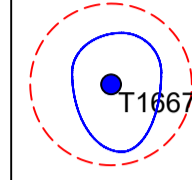
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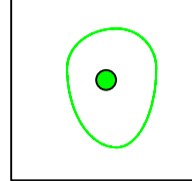


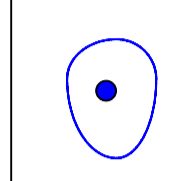
Scale	Prints from this drawing are UNCONTROLLED unless otherwise indicated	Original Size
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Project No	Drawing No	Issue
P868	50116	0

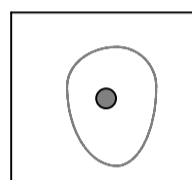
Tree Protection Plan

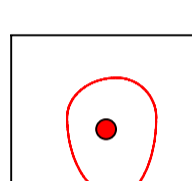
Detail of trees for removal and protection measures for retained trees

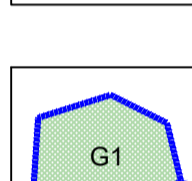
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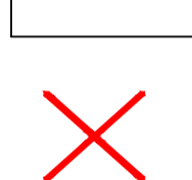
Tree
Showing Canopy extents, category colour, RPA circle (BS5837), tag number
- 


Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years
- 


Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
- 

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
- 

Category U
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
- 

Group
Showing canopy extents and category colour which will also represent RPA unless detailed separately
- 

Tree for Removal
- 

Tree Protection Fencing
- 

Centerline of proposed 33kV cable ducted and buried in 300mm x 600mm trench

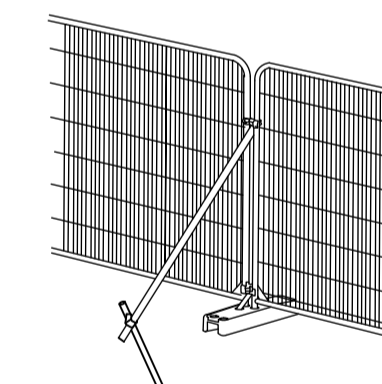


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012. SEE PLAN FOR POSITIONING

Treetek

Treetek, Woodland Park, Contin, Ross-shire. IV14 9EU
Tel: 07857 145226 Email: Lawrence@treetek.co.uk

Client
Hydroplan Group

Project
Applecross Estate, Proposed 33kv

Drawing Title
Tree Protection Plan

Scale: 1:250 @ A1 Date: 24th July 2023 DB LM

Drawing Number: TPP_HG_240723-1 Rev: DRAFT Sheet: 1 of 5

