

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 19/00599/PAN

Applicant: Creag Dhubh Renewables LLP

Proposal: Proposal of application notice for proposed wind farm and associated infrastructure, with overall generating capacity exceeding 20MW.

Site Address: Upper Succoth, Strachur, PA27 8DW

1.0 INTRODUCTION

Proposal of Application Notices only relate to Major Applications as defined by the Government's planning hierarchy and are a statutory requirement prior to the submission of the planning application. The PAN heralds the start of a minimum 12 week period to allow for community consultation before an application can be lodged. The Proposal of Application Notice took effect from 19th March 2019 and therefore and application cannot be made before 11th June 2019.

In considering this item Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness and impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

2.0 LOCATION AND SITE HISTORY

The location of the proposal is on land at Upper Succoth, Strachur. A Scoping Opinion was issued by the Council on the 19th December 2017 (17/02309/SCOPE).

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The PAN seeks to notify the Planning Authority of a prospective major planning application to construct a wind farm and associated infrastructure, with an overall generating capacity exceeding 20MW, as indicated on the accompanying location and site boundary plans. In accordance with Part 4, Major Application Schedule, of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 the proposal constitutes 'Major Development' as it relates to the construction of an electricity generating station with a capacity of 20MW.

4.0 SITE DESCRIPTION

The site is located over 1km to the northeast of the village of Strachur. The wind farm would be located on the slopes of Creag Dhubh, 484m AOD at its summit, and partially below Creag an t-Suidheachain, in an area of commercial forestry and open moorland.

Officers consider that the potential main considerations in respect of the proposal are likely to be: local development plan spatial strategy; location, nature and design of the proposed development; economic benefit; contribution to renewable energy targets; effect on greenhouse gas emissions; cumulative effects; impacts on communities/individual properties in terms of visual impact, residential amenity, shadow flicker, and noise; landscape and visual impact (including on wild land); natural heritage (including birds); carbon rich soils; public access including impact on long distance walking and cycling routes identified in NPF3; Historic environment; Tourism and recreation; Aviation and defence, plus seismological recording; Telecommunications and broadcasting installations; Impact on road traffic Including trunk roads; Hydrology, water environment and flood risk; Conditions regarding decommissioning and restoration including planning obligations; and Opportunities for energy storage.

5.0 DEVELOPMENT PLAN POLICY & OTHER GUIDANCE

Argyll and Bute Local Development Plan adopted March 2015

Policy LDP STRAT 1— Sustainable Development
Policy LDP DM1—Development within the Development Management Zones
Policy LDP 3—Supporting the Protection, Conservation and Enhancement of our Environment
Policy LDP 4 - Supporting the Sustainable Development of our Coastal Zone
Policy LDP 5—Supporting the Sustainable Growth of Our Economy
Policy LDP 6 – Supporting the Sustainable Growth of Renewables
Policy LDP 8 – Supporting the Strength of Our Communities
Policy LDP 9 - Developing Setting, Layout and Design
Policy LDP 10 - Maximising our Resources and Reducing our Consumption
Policy LDP 11 - Improving our Connectivity and Infrastructure

Supplementary Guidance 1

SG LDP ENV 1 Development Impact on Habitats, Species and our Biodiversity
SG LDP ENV 2 Development Impact on European Sites
SG LDP ENV 4 Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves
SG LDP ENV 5 Development Impact on Local Nature Conservation Sites (LNCS)
SG LDP ENV 6 Development Impact on Trees / Woodland
SG LDP ENV 7 Water Quality and the Environment
SG LDP ENV 9 Development Impact on Areas of Wild Land
SG LDP ENV 10 Geodiversity
SG LDP ENV 11 Protection of Soil and Peat Resources
SG LDP ENV 12 Development Impact on National Scenic Areas (NSAs)
SG LDP ENV 13 Development Impact on Areas of Panoramic Quality (APQs)
SG LDP ENV 14 Landscape
SG LDP ENV 15 Development Impact on Historic Gardens and Designed Landscapes
SG LDP ENV 16(a) Development Impact on Listed Buildings
SG LDP ENV 19 Development Impact on Scheduled Ancient Monuments
SG LDP ENV 20 Development Impact on Sites of Archaeological Importance
SG LDP PG 1 Planning Gain

SG LDP DEP Departures to the Local Development Plan
 SG LDP BAD 1 Bad Neighbour Development
 SG LDP Sustainable Siting and Design Principles
 SG LDP SERV 1 Private Sewage Treatment Plants and Wastewater (i.e. drainage) Systems
 SG LDP SERV 2 Incorporation of Natural Features / Sustainable Drainage Systems (SuDS)
 SG LDP SERV 3 Drainage Impact Assessment
 SG LDP SERV 5 Waste Related Development and Waste Management
 SG LDP SERV 5(b) Provision of Waste Storage and Collection Facilities within New Development
 SG LDP SERV 6 Private Water Supplies and Waste Conservation
 SG LDP SERV 9 Safeguarding Better Quality Agricultural Land
 SG LDP SERV 7 Flooding and Land Erosion – The Risk Framework for Development
 SG LDP MIN 1 Safeguarding of Mineral Resources
 SG LDP MIN 2 Mineral Extraction
 SG LDP TRAN 1 Access to the Outdoors
 SG LDP TRAN 4 New and Existing, Public Roads and Private Access Regimes
 SG LDP TRAN 5 Off-site Highway Improvements
 SG LDP TRAN 6 Vehicle Parking Provision
 SG LDP TRAN 7 Safeguarding of Airports
 SG LDP TEL 1 Telecommunications
 Supplementary Guidance 2 (December 2016)
[Supplementary Guidance 2 - Windfarm map 1](#)
[Supplementary Guidance 2 - Windfarm map 2](#)

Note: The Full Policies are available to view on the Council's Web Site at: www.argyll-bute.gov.uk

List of other Guidance

- National Planning Policy Framework 3 (NPF3), Scottish Government (June 2014)
- Scottish Planning Policy (SPP), Scottish Government (June 2014)
- The future of energy in Scotland: Scottish Energy Strategy, Scottish Government (December 2017)
- Onshore wind policy statement, Scottish Government (January 2017)
- SNH Review 78 – Landscape assessment of Argyll and the Firth of Clyde (1996)
- SNH Siting and Designing Wind Farms in the Landscape Guidance, (August 2017)
- 'Argyll and Bute Landscape Wind Energy Capacity Study' SNH and A&BC (2017);
- The Scottish Government's Policy on 'Control of Woodland Removal' (Forestry Commission Scotland 2009)
- Historic Environment Scotland Policy (June 2016)
- Argyll and Bute Renewable Energy Action Plan
- Argyll and Bute Economic Development Action Plan

6.0 CONCLUSION

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

That Members have regard to the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN in order to allow these matters to be considered by the applicants in finalising any future planning application submission.

Author of Report: Arlene Knox

Date: 25/4/19

Reviewing Officer: Sandra Davies

Date: 1/5/19

Angus Gilmour
Head of Planning, Housing and Regulatory Services