

Agenda item	5.1
Report no	PLN/050/17

THE HIGHLAND COUNCIL

Committee: North Area Planning Applications Committee

Date: 15 September 2017

Report Title: 17/03477/PAN - Nigg Energy Park Ltd per GH Johnston Building Consultants Ltd

Report By: Area Planning Manager (North)

1. Purpose/Executive Summary

- 1.1** Description of development: Erect extension to shop 7 to provide new blast and paint workshop and use land for the storage of raw materials and fabricated products for the off-shore renewables sector

Ward: 7 - Tain and Easter Ross

Category: PAN

Site address: Global Energy, Nigg, Tain, IV19 1QY

2. Recommendations

- 2.2** Members are asked to note the recommendation as set out in section 6 of the report.

3.0 BACKGROUND

3.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN). The PAN forms part of a wider proposal to extend and alter existing facilities to allow the yard to fabricate and store materials in connection with the off-shore renewables sector. Two additional 'local' planning applications have been received and are under consideration:

17/03409/FUL: Siting of demountable buildings to provide canteen in a single storey and office block over 2 storeys

17/03411/FUL: Extension to Assembly Shop 4 to join Fabrication Shop 7, erection of new buildings to provide outfitting warehouse and paint store and alterations to Shop 7 to provide new door and to existing warehouse north of Shop 7

3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 21st July 2017. Members are asked to note this may form the basis of a subsequent planning application.

3.3 The submitted information attached includes:

- Proposal of Application Notice
- Location Plan

4.0 SITE DESCRIPTION

The site is contained within the existing established Nigg Energy Park facility and comprises a large area of hardstanding to the west and east of an existing large fabrication building. The wider Yard totals around 70 hectares and comprises extensive fabrication, assembly and warehouse buildings as well as a graving dock and quayside loading area for oil rigs and other vessels. Around the buildings there are large areas of hardstanding. The site is accessed from the B9175 and a large number of parking spaces exist within the site at present.

5.0 DEVELOPMENT PLAN POLICY

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

5.1 Highland Wide Local Development Plan 2012

23	Nigg: The Council will support the development of the Nigg Yard and proximal lands in line with its approved Masterplan.
28	Sustainable Design
29	Design Quality and Placemaking
57	Natural, Built and Cultural Heritage
61	Landscape
66	Surface Water Drainage
75	Open Space

5.2 **Inner Moray Firth Local Development Plan 2016**

NG1 Nigg Yard (Industrial Allocation)

5.4 **Supplementary Planning Guidance**

Relevant but not adopted planning guidance:

- Nigg Development Masterplan

6.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY**

- National policy
- Development plan policies and relevant supplementary guidance
- Planning history
- Siting and design including materials
- Access and parking
- Contaminated Land
- Impact on amenity including noise considerations

7.0 **CONCLUSION**

7.1 The report presents 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 the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

8.0 **RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Gillian Webster

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

Relevant Plans: Plan 1 – Location Plan PL10
Application Form



The Highland Council
Comhairle na Gàidhealtachd

Development &
 Infrastructure Service

17/03477/PAN

Erect extension to shop 7 to provide new blast and paint workshop and use land for the storage of raw materials and fabricated products for the off-shore renewables sector at Nigg Energy Park.

30/08/2017





PLANNING APPLICATION

REV. NO.	DESCRIPTION	DATE

Client	Nigg Energy Park Ltd		
Project	Developments for the Proposed Fabrication of Off-shore Renewables, Nigg		
Drawing	Major Development Application		


Scale	Date	Drawn by
1:2500@A2	Jun 2017	PHJ
Project no	Dwg no	Rev
2423	PL10	

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Legend



Major development planning application site for extension to Shed 7 to provide new blast and paint facility and use of land for external storage of raw materials and fabricated renewables products

