

Agenda Item	<b>4</b>
Report No	<b>PLN-024A-25</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 23 April 2025

**Report Title:** Proposal of Application Notice Update

**Report By:** Area Planning Manager – North

### Purpose/Executive Summary

This report provides an update on the Proposal of Application Notices (PANs) submitted to the Planning and Development Service since the previous PAN update report presented to the last committee.

### Recommendation

Members are asked to note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

## **1. Update**

- 1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.
- 1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.
- 1.3 Details for any of these applications can be obtained through the Council's eplanning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number.

## **2. RECOMMENDATION**

- 2.1 That Members note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

## **3. IMPLICATIONS**

- 3.1 Resource: Not applicable.
- 3.2 Legal: Not applicable.
- 3.3 Community (Equality, Poverty and Rural): Not applicable.
- 3.4 Climate Change/Carbon Clever: Not applicable.
- 3.5 Risk: Not applicable.
- 3.6 Gaelic: Not applicable.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Peter Wheelan, Strategic Projects Team Leader

## APPENDIX 1 - PROPOSAL OF APPLICATION NOTICES – NORTH PLANNING APPLICATIONS COMMITTEE

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Ikram Ullah	25/00496/PAN	Thistle Wind Partners Limited	Land 1500M East Of Old Free Church Manse Bower	Provision of onshore transmission infrastructure for the Ayre Offshore Wind Farm. The proposal includes a Gas Insulated Substation (GIS), switchgear buildings, transformers and other electrical equipment, temporary construction areas, drainage, landscaping, temporary and permanent access tracks, cable corridor for 220-275 kV and 400kV cable circuits and associated infrastructure.	02	2.1 – PAN Form 2.2 – Location Plan
3	Aidan Brennan	25/00655/PAN	Thomas Band Pottinger	Land Adjacent To A836, Dounreay Disused Airfield, Upper Dounreay, Thurso	Temporary laydown area for storage of turbine components for Stathy South Wind Farm, crane set up areas, new access, parking and welfare facilities.	02	3.1 – PAN Form 3.2 – Location Plan





© 2025 RPS Group

**Notes**

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

**Legend**

PPP Application Boundary

**A TETRA TECH COMPANY**

20 Western Avenue,  
Milton Park,  
Abingdon, Oxfordshire,  
OX14 4SH  
T: +44(0)1235 821 888  
E: rps@rpsgroup.com

**Client**      Thistle Wind Partners

**Project**     Ayre Offshore Wind Farm

**Title**        PoAN

<b>Status</b>	<b>Drawn By</b>	<b>PM/Checked By</b>
FINAL	JM	SM
<b>Project Number</b>	<b>Scale @ A3</b>	<b>Date Created</b>
12705	1:65,000	JAN 2025
<b>Figure Number</b>		<b>Rev</b>
1		1

[rpsgroup.com](http://rpsgroup.com)



## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

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

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

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

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

#### **Data Protection**

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: [https://www.highland.gov.uk/directory\\_record/1052173/planning\\_applications\\_consents\\_and\\_notice\\_of\\_review](https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review)

☒ I have read and understood the privacy notice.

#### **Contact Details**

Applicant	Thistle Wind Partners Limited	Agent	Stuart Murison
Address	Capital Building, 12-13 St Andrew Square, Edinburgh, EH2 2AF	Address	RPS Consulting, Atholl Exchange 1st Floor, 6 Canning Street, Edinburgh, EH3 8EG
Phone	07523 686247	Phone	01224 219114
Email	<a href="mailto:m.paterson@twp.scot">m.paterson@twp.scot</a>	Email	<a href="mailto:Stuart.murison@rps.tetrattech.com">Stuart.murison@rps.tetrattech.com</a>

#### **Address or Location of Proposed Development**

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land 1,500 m east of old Free Church Manse, Bower.



**Description of Development**

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Onshore Infrastructure associated with the proposed Ayre Offshore Wind Farm, including:

- 220 - 275 kV export cable landfall.
- Gas Insulated Substation (GIS); 10 hectares to include three switchgear buildings, transformers, and other electrical equipment, 22 hectares for temporary construction areas, drainage and landscaping/mitigation.
- Approximately 24 km cable corridor for 220-275 kV cable circuits, 26 km temporary access tracks, 1.5 km permanent access tracks and associated infrastructure. Approximately 2.5 km cable corridor for 400 kV cable circuits and associated infrastructure.

See Ayre Onshore Infrastructure Red Line Boundary drawing attached.

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?  
If yes, please provide a copy of this Opinion.

☐ Yes

☒ No

**Community Consultation**

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

**Community Council/s****Date Notice Served**

Castletown Community Council

6th February 2025

Dunnet and Canisbay Community Council

6th February 2025

Halkirk Community Council

6th February 2025

Sinclair's Bay Community Council

6th February 2025

Watten Community Council

6th February 2025

Wick Community Council

6th February 2025

Thurso Community Council

6th February 2025

Tannach and District

6th February 2025

Bower Community Council

It is understood that Bower Community Council is currently not operational with no publicised contact details available on public forums. Efforts have been made to contact representatives of the community. Furthermore, following advice from THC, we have sent a consultation to a suggested email address and will update THC with any responses as appropriate.



<b>Local Elected Members</b>	<b>Date Notice Served</b>
Ward 2	
Ron Gunn	6th February 2025
Struan Mackie	6th February 2025
Matthew Reiss	6th February 2025
Karl Rosie	6th February 2025
Ward 3	
Raymond Bremner	6th February 2025
Andrew Jarvie	6th February 2025
Willie MacKay	6th February 2025
Jan McEwan	6th February 2025
<b>Members of Scottish Parliament and Members of Parliament</b>	<b>Date Notice Served</b>
Jamie Stone MP	6th February 2025
Maree Todd MSP	6th February 2025
Ariane Burgess MSP	6th February 2025
Tim Eagle MSP	6th February 2025
Rhoda Grant MSP	6th February 2025
Jamie Halcro Johnston MSP	6th February 2025
Edward Mountain MSP	6th February 2025
Emma Roddick MSP	6th February 2025
Douglas Ross MSP	6th February 2025
<b>Names / details of other parties</b>	<b>Date Notice Served</b>
Orkney Island Council	6th February 2025



Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Afternoon Session x 2 locations – public event with information boards and staff on hand to discuss and advise.	Ross Institute, Bridge Street, Halkirk, KW12 6XZ	19 <sup>th</sup> March 2025, 1:30pm – 7:30pm
	Keiss Village Hall, High Street, Keiss, Wick KW1 4XB	20 <sup>th</sup> March 2025, 1:00pm – 6:30pm
Proposed Public Event 2 (at least 14 days after Public Event 1)	Venue	Date and Time
Afternoon Session x 2 locations – public event with information boards and staff on hand to discuss and advise.	Ross Institute, Bridge Street, Halkirk, KW12 6XZ	30 <sup>th</sup> April 2025, 1:30pm – 7:30pm
	Keiss Village Hall, High Street, Keiss, Wick KW1 4XB	01 <sup>st</sup> May 2025, 1:00pm – 6:30pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Proposed Public Event 1 (19 <sup>th</sup> – 20 <sup>th</sup> March 2025)	John O’Groats Journal	28 <sup>th</sup> February and 07 <sup>th</sup> March 2025
Proposed Public Event 2 (30 <sup>th</sup> April – 01 <sup>st</sup> May 2025)	John O’Groats Journal	11 <sup>th</sup> and 18 <sup>th</sup> April 2025

Details of any other consultation methods (date, time and with whom)
<p>Mobile exhibitions were held in Caithness from the 14<sup>th</sup> – 16<sup>th</sup> November 2023 using an exhibition bus and at fixed venue events in Keiss Village Hall, Park Hotel Thurso, Ross Institute Halkirk and Spittal Village Hall and Norseman Hotel Wick from the 21<sup>st</sup> – 25<sup>th</sup> of November 2023.</p> <p>EIA Scoping Report [24/00243/SCOP] published at <a href="http://www.thistlewindpartners.scot/ayre/">www.thistlewindpartners.scot/ayre/</a> 22<sup>nd</sup> January 2024.</p> <p>TWP team also attended and exhibited at the following:</p> <ul style="list-style-type: none"> <li>- Caithness Science Festival 22<sup>nd</sup> March 2024.</li> <li>- Caithness Chamber Commerce Business Lunch 24<sup>th</sup> May 2024.</li> <li>- Young Engineers and Science Clubs Day Orkney 29<sup>th</sup> May 2024.</li> <li>- Caithness Show 20<sup>th</sup> July 2024.</li> <li>- Halkirk Games 27<sup>th</sup> July 2024.</li> <li>- Orkney Science Festival 7<sup>th</sup> September 2024 (and previously on 8<sup>th</sup> September 2023)</li> <li>- Orkney Business Breakfast 9<sup>th</sup> September 2024</li> </ul> <p>Public information events were held on 24<sup>th</sup> September and 25<sup>th</sup> September 2024 at Spittal Village Hall and Keiss Village Hall respectively. A virtual public consultation room launched on 20<sup>th</sup> September 2024, with all information available from the in-person events, this</p>



included an online feedback form and contact details for our Community Engagement Manager.

In addition, a leaflet drop is being undertaken on the week commencing 3<sup>rd</sup> March 2025 across Caithness, targeting postcodes: KW5, KW3, KW14, KW12 and KW1

Notices for the above PAC events will also be shared with public locations village halls and shops for putting up on local notice boards in February 2025 and April 2025. The virtual exhibition will also be updated to share the PAC event i.e. information boards.

Signed		Date	06/02/2025
--------	---	------	------------

## PROPOSAL OF APPLICATION NOTICE

### MOLADH BRATH IARRTAIS

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

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

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

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

#### **Data Protection**

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: [https://www.highland.gov.uk/directory\\_record/1052173/planning\\_applications\\_consents\\_and\\_notice\\_of\\_review](https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review)

☒ I have read and understood the privacy notice.

#### **Contact Details**

Applicant	Thomas Band Pottinger	Agent	SSE Generation Limited
Address	Isauld Farm, Reay, Thurso, KW14 7RW	Address	1 Waterloo Street Glasgow G2 6AY
Phone		Phone	01738 341866
Email		Email	Andrew.Leach@sse.com

#### **Address or Location of Proposed Development**

The Proposed Development is located at a disused airfield next to the now decommissioned Dounreay Nuclear Power Station, adjacent to the A836. The National Grid Reference is NC 99104 66539, E299104, N966539 and its location is provided at Appendix A.

#### **Description of Development**

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any



infrastructure project. Please attach any additional supporting information.	
<p>The Proposed Development would consist of a temporary laydown area and new access track, with improved junction from the A836. which is required to temporarily store turbine components ahead of construction of the consented Strathy South wind farm. The total area of the Proposed Development would be approximately 3.6 hectares.</p> <p>The main turbine component storage area would be located on existing concrete hardstand which forms part of the former airfield runway at Dounreay. The Proposed Development would also consist of crane and crane set up areas and a parking and welfare area – both of which would also be located on the former airfield runway. Appropriate ground investigation works are still to be undertaken to confirm the suitability of the existing concrete hardstand and additional levelling works may be required.</p> <p>The Proposed Development would also include road widening works to the existing access from the A836 alongside the formation of a new access track to the site to accommodate access and egress of abnormal load vehicles. The construction of the access track would consist of unbound type 1 or similar.</p>	
<p><b>Pre-application Screening Notice</b></p> <p>Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development? If yes, please provide a copy of this Opinion.</p>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p><b>Community Consultation</b></p> <p>State which other parties have received a copy of this Proposal of Application Notice.</p>	
<b>Community Council/s</b>	<b>Date Notice Served</b>
Caithness West - Ward 2	<p>Notice served via email – 27 January 2025</p> <p>Updated notice provided via email – 18 February 2025</p>
<b>Local Elected Members</b>	<b>Date Notice Served</b>
<p>Ron Gunn – Ward 2 Struan Mackie Matthew Reiss Karl Rosie</p> <p>Michael Baird - Ward 1 Marianne Hutchison Hugh Morrison</p>	<p>Notice served via email – 27 January 2025</p> <p>Updated notice provided via email – 18 February 2025</p>
<b>Members of Scottish Parliament and Members of Parliament</b>	<b>Date Notice Served</b>
N/A	
<b>Names / details of other parties</b>	<b>Date Notice Served</b>

SSE Renewables will complete a letter drop to all residents within 2.5km of site boundary.	Mail drop undertaken week commencing 27 January.
--	--

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Public Exhibition	Reay Village Hall	2pm – 7pm, Tuesday 4 February 2025
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Public Exhibition	Reay Village Hall	2pm – 7pm, Tuesday 4 March 2025
Proposed Public Event 3 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Public Exhibition	Thurso Library	4pm – 6pm, Wednesday 19 March 2025

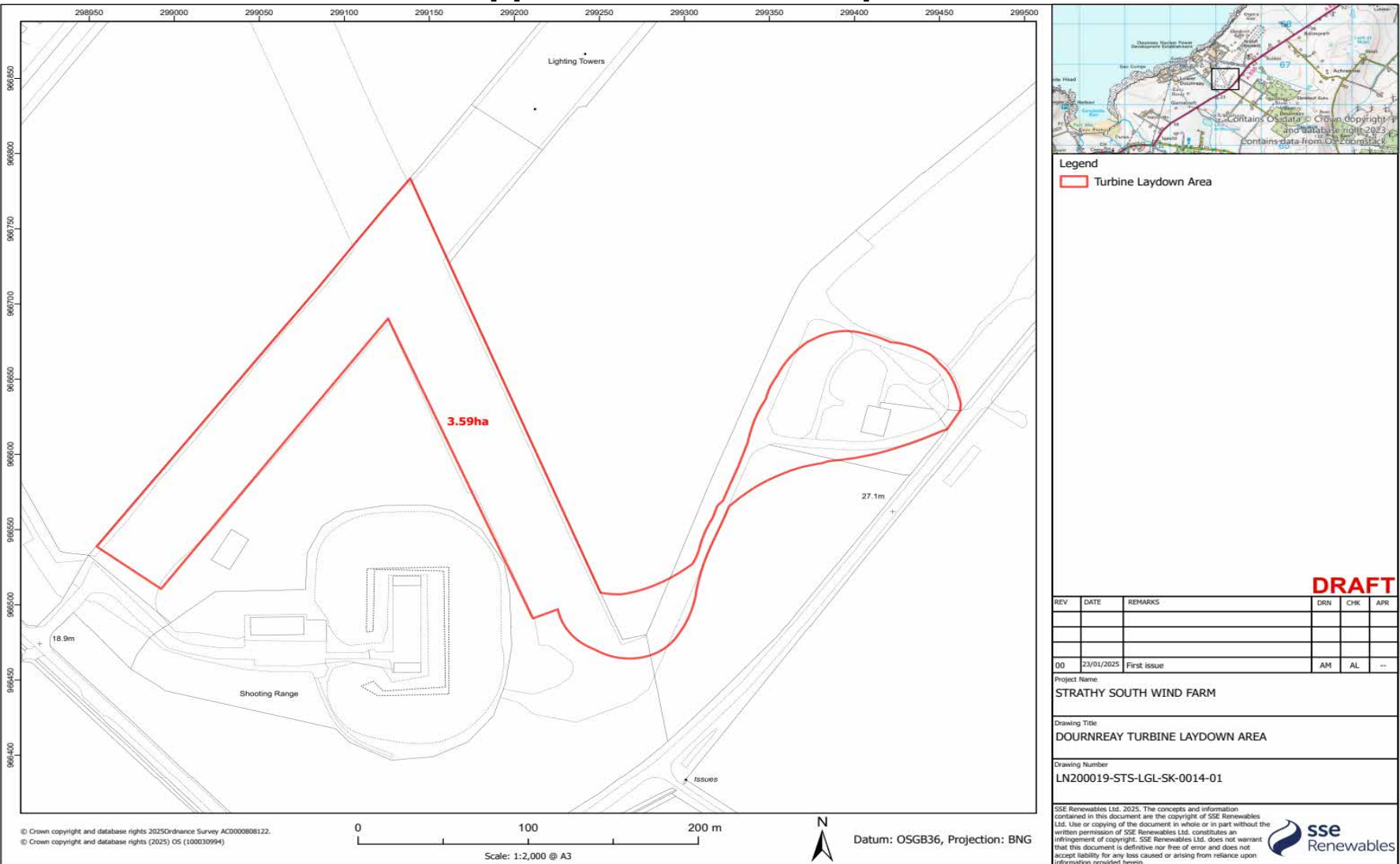
Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Advert will be designed and issued to the Highland News Media.  Please see Appendix B for a copy of the adverts.	Caithness Courier & John O’Groat Journal	Caithness Courier - publishing dates: - Wednesday 29th January, Wednesday 19th February, and Wednesday 5th March 2025.  John O’Groat Journal – publishing date – Friday 31st January, Friday 21st February, and Friday 7 March 2025.
Details of any other consultation methods (date, time and with whom)		
Exhibition boards are available for online viewing from the 4 <sup>th</sup> of February <a href="#">Strathy South   SSE Renewables</a>		



A virtual meeting with the Caithness West Community Council took place at 12pm on the 30<sup>th</sup> of January 2025.

Signed	Andrew Leach	Date	Original submitted: 24 January 2025  Updated on 18 February 2025
--------	--------------	------	--

# Appendix A: Location plan



**Legend**

- Turbine Laydown Area

**DRAFT**

REV	DATE	REMARKS	DRN	CHK	APR
00	23/01/2025	First issue	AM	AL	--

Project Name:  
**STRATHY SOUTH WIND FARM**

Drawing Title:  
**DOURNREAY TURBINE LAYDOWN AREA**

Drawing Number:  
**LN200019-ST5-LGL-SK-0014-01**

SSE Renewables Ltd. 2025. The concepts and information contained in this document are the copyright of SSE Renewables Ltd. Use or copying of the document in whole or in part without the written permission of SSE Renewables Ltd. constitutes an infringement of copyright. SSE Renewables Ltd. does not warrant that this document is definitive nor free of error and does not accept liability for any loss caused or arising from reliance upon information provided herein.



## **Appendix B: Copy of newspaper adverts**

### **Statutory advert notifying of first exhibition**

#### **PRE-APPLICATION CONSULTATION**

#### **TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013, & THE TOWN AND COUNTRY PLANNING (PRE-APPLICATION CONSULTATION) (SCOTLAND) AMENDMENT REGULATIONS 2021**

Notice under regulation 7(2)(b) of pre-application consultation by the prospective applicant.

**Description of Development:** A temporary laydown area at the former airfield at the former Dounreay Power Station is required to temporarily store turbine components ahead of construction of the consented Strathy South wind farm. The proposed development would also consist of crane and crane set up areas, a parking and welfare area and would include road improvement works to the existing access from the A836.

**Location:** Land at the former airfield at the former Dounreay Power Station, Thurso, KW14 7TZ

A public consultation event is being held between 2pm – 7pm on Tuesday 4 February 2025 at Reay Village Hall where representatives of the prospective applicant will be available to discuss the proposals.

Details of the proposed development will also be available to view at <https://www.sserenewables.com/onshore-wind/in-development/strathy-south/> from 4 February 2024.

Comments can be made at the event or can be sent after the event to [Eilidh.Edgar@sse.com](mailto:Eilidh.Edgar@sse.com)

This notice does not relate to a planning application. Comments should not be made to The Highland Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to The Highland Council, normal neighbour notification and publicity will be undertaken at the time, with a corresponding opportunity to make formal representations to the Council regarding the proposal.

---

## Statutory advert notifying of second exhibition

### **PRE-APPLICATION CONSULTATION¶**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013, & THE TOWN AND COUNTRY PLANNING (PRE-APPLICATION CONSULTATION) (SCOTLAND) AMENDMENT REGULATIONS 2021¶**

Notice under Regulation 7(2)(b) of pre-application consultation by the prospective applicant. ¶

**Description of Development:** A temporary laydown area is required to temporarily store turbine components ahead of construction of the consented Strathy South wind farm. The proposed development would be situated at the former airfield at Dounreay Power Station. In addition to storing components, the proposed development would consist of crane and crane set-up areas, a parking and welfare area, and road improvement works to the existing access from the A836.¶

**Location:** Land at the former airfield at Dounreay Power Station, Thurso, KW14 7TZ¶

A public consultation event is being held between 2pm – 7pm on Tuesday 4 March 2025 at Reay Hall where representatives of the prospective applicant will be available to discuss the proposals. ¶

Details of the proposed development are available to view at <https://www.sserenewables.com/onshore-wind/in-development/strathy-south/>.¶

Comments can be made at the event or can be sent after the event to [Eilidh.Edgar@sse.com](mailto:Eilidh.Edgar@sse.com)¶

This notice does not relate to a planning application. Comments should not be made to The Highland Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to The Highland Council, normal neighbour notification and publicity will be undertaken at the time, with a corresponding opportunity to make formal representations to the Council regarding the proposal.¶

## Statutory advert notifying of third exhibition

### **PRE-APPLICATION CONSULTATION¶**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013, & THE TOWN AND COUNTRY PLANNING (PRE-APPLICATION CONSULTATION) (SCOTLAND) AMENDMENT REGULATIONS 2021¶**

Notice under Regulation 7(2)(b) of pre-application consultation by the prospective applicant. ¶

**Description of Development:** A temporary laydown area is required to temporarily store turbine components ahead of construction of the consented Strathy South wind farm. The proposed development would be situated at the former airfield at Dounreay Power Station. In addition to storing components, the proposed development would consist of crane and crane set up areas, a parking and welfare area, and road improvement works to the existing access from the A836.¶

**Location:** Land at the former airfield at Dounreay Power Station, Thurso, KW14 7TZ¶

A public consultation event is being held between 4pm – 6pm on Wednesday 19 March 2025 at Thurso Library (Davidson's Lane, Thurso KW14 7AF) where representatives of the prospective applicant will be available to discuss the proposals. ¶

Details of the proposed development are available to view at <https://www.sserenewables.com/onshore-wind/in-development/strathy-south/>.¶

Comments can be made at the event or can be sent after the event to [Kirstanne.Land@sse.com](mailto:Kirstanne.Land@sse.com)¶

This notice does not relate to a planning application. Comments should not be made to The Highland Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to The Highland Council, normal neighbour notification and publicity will be undertaken at the time, with a corresponding opportunity to make formal representations to the Council regarding the proposal.¶



