

**REPORT TO:** Planning Committee

**MEETING DATE:** Tuesday 2 September 2014

**BY:** Depute Chief Executive  
(Partnerships and Community Services)

**SUBJECT:** Application for Planning Permission for Consideration

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Application No. **14/00456/PPM**

Proposal Planning permission in principle for the construction, operation and decommissioning of an onshore substation, electricity cables and associated infrastructure required to export electricity from the proposed inch cape offshore wind farm to the national electricity transmission system

Location **Land Adjacent To Cockenzie Power Station  
Cockenzie  
Prestonpans  
East Lothian**

Applicant Inch Cape Offshore Limited

RECOMMENDATION Consent Granted

#### PLANNING ASSESSMENT

As the area of the application site is greater than 2 hectares, the development proposed in this application is, under the provisions of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, defined as a major development and thus it cannot be decided through the Council's Scheme of Delegation. The application is therefore brought before the Planning Committee for a decision.

As a statutory requirement of major development type proposals this development proposal was the subject of a Proposal of Application Notice (Ref: 14/00005/PAN) and thus of community consultation prior to this application for planning permission in principle being made to the Council.

As an outcome of that and as a statutory requirement for dealing with major development type applications a pre-application consultation report is submitted with this application. The report informs that a total of approximately 375 people attended the three pre-application public exhibitions held in East Lothian, one held at Prestonpans Community Centre, one held at the Longniddry Inn, and one held at the Port Seton

Centre, and that those attendees made a number of comments regarding the proposals. The development for which planning permission in principle is now sought is of the same character as that which was the subject of the community engagement undertaken through the statutory pre-application consultation of the proposal.

The site that is the subject of this planning application has an area of some 22.9 hectares and is located immediately to the east of Prestonpans. It has a generally linear shape and extends from part of the beach that is immediately to the west of Preston Links to an area of open ground between the Cockenzie Coal Store and the B1361 road, a distance of some 1.5 km.

The part of the site at the beach is within the Firth of Forth Special Protection Area and within the Firth of Forth Site of Special Scientific Interest.

Part of a public right of way between Cockenzie and Tranent runs through the southeast part of the application site.

The John Muir Way crosses the northern part of the site.

The majority of the application site is within the boundary of the Battle of Prestonpans, a battlefield included within the Inventory of Historic Battlefields. The battlefield site includes the 1722 Tranent to Cockenzie Waggonway. The pyramidal Battle of Prestonpans viewpoint is located some 600 metres to the south of the application site.

A scheduled ancient monument, known as Seton West Mains, enclosures 500m SW of, is located to the south of the application site.

In July 2013 Inch Cape Offshore Limited submitted an application under Section 36 of the Electricity Act 1989 to Marine Scotland for the erection of an off-shore wind farm, to be known as the Inch Cape off shore wind farm. It would be located across a 15 to 22km range to the east of the Angus coastline. The application for the proposed Inch Cape off shore wind farm is currently pending consideration.

Planning permission in principle is sought through this application for the formation of onshore electrical transmission infrastructure within the application site.

In a planning statement submitted with the planning application, the applicant advises that the onshore electrical transmission infrastructure is required to facilitate the transmission of power from the proposed Inch Cape off shore wind farm. It will facilitate the distribution of up to 3,000 gigawatt hours of electricity per annum, enough power to meet the needs of up to 690,000 households.

The applicant further advises that they are applying for planning permission in principle, as at this stage it is not possible to provide a detailed description of all elements of the onshore electrical transmission infrastructure. Notwithstanding, the basic principles of development are set out in the planning application and supporting documents.

It is proposed that up to four export cables from the off shore wind farm would be brought ashore at the beach adjacent to Preston Links to underground structures, known as transition pits. Each transition pit would typically be 13 metres by 3 metres in size and up to 1.5 metres deep. The applicant has not specified how many transition pits would be required nor where they would be sited. A concrete cover would be placed over the top of the pits for protection and the ground above it would be reinstated to its previous condition.

The on-shore cables would run underground from the proposed transition pits to a proposed electrical sub-station, which would be positioned on land to the south of Cockenzie Coal Store and to the west of the public right of way from Cockenzie to Tranent.

From the beach, it is indicated that the cables would pass under the western end of Preston Links and then under the B1348 road, before breaking off eastwards towards the northwest corner of Cockenzie Coal Store, before following its western boundary southwards. It would then turn eastwards to the site of the proposed electrical sub-station.

The applicants have detailed a corridor at least 60 metres wide within which the on-shore cables would be installed. The final location for the cables will only be determined once further site investigations have been concluded. It is however indicated that there may be up to 4 separate cable trenches, each of which would be 1.0 metre wide.

Following the installation of the cables and the backfilling of each trench, the land around it would be backfilled and reinstated to allow a return to its former uses.

It is indicated that the sub-station could have a site area of some 2.7 hectares. It could be enclosed by security fencing and two gates and could contain an access road, electricity transformation equipment, a switchgear building and a control building. It is indicated that the switchgear building would have maximum dimensions of 46 metres long by 11 metres wide, and a maximum height of 14 metres. It is further indicated that the control building, which would be located adjacent to the switchgear building, would have approximate dimensions of 30 metres long by 7.5 metres wide, with an approximate height of 7.0 metres.

The sub-station would be accessed from the existing access to Cockenzie Coal Store from the B6371 road via an upgraded section of road.

It is indicated that landscaped earth bunds would be formed along the northwest, west and south boundaries of the sub-station.

An Environmental Impact Assessment was carried out for both the off-shore and on-shore components of the wind energy development being proposed by Inch Cape Offshore Limited. It was structured such that part of the Environmental Statement relating to the on-shore component could be assessed separately with the planning application under the Town and Country Planning (Scotland) Act 1997. The Environmental Statement relating to the on-shore component has been submitted with the planning application. It contains chapters on policy and legislation, process and methodology, site selection and alternatives, hydrology, hydrogeology and geology, ecology, landscape and visual, cultural heritage and archaeology, noise and vibration, traffic and transport, socio-economics, tourism, land use and recreation, and air quality.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application are Policies 1B (The Spatial Strategy: Development Principles) and 10 (Sustainable Energy Technologies) of the approved South East Scotland Strategic Development Plan (SESplan) and Policies DC1

(Development in the Countryside and Undeveloped Coast), C3 (Protection of Open Space), ENV1 (Residential Character and Amenity), NRG1 (Electricity Generating Stations), NH1a (Internationally Protected Areas), NH1b (Sites of Special Scientific Interest), ENV7 (Scheduled Monuments and Archaeological Sites), C6 (Rights of Way), C7 (Core Paths and Other Routes), T2 (General Transport Impact), DP1 (Landscape and Streetscape Character), DP2 (Design), DP14 (Trees on or adjacent to Development Sites) and DP17 (Art Works- Percent for Art) of the adopted East Lothian Local Plan 2008.

Material to the determination of the application is the Scottish Government's National Planning Framework 3 and Scottish Planning Policy: June 2014.

National Planning Framework 3 states that Cockenzie is a potentially important energy hub. There are significant plans for offshore wind to the east of the Firths of Forth and Tay. Proposals for grid connections for these projects are now emerging, requiring undersea cabling connecting with converter stations and substations. The Scottish Government want developers to work together to minimise the number and impacts of these developments by combining infrastructure where possible. Whilst Cockenzie is safeguarded by the Scottish Government as a site for future thermal generation, it may present significant opportunities for renewable energy-related investment. They expect developers, East Lothian Council and the key agencies, including Scottish Enterprise to work together to ensure that best use is made of the existing land and infrastructure in this area. Given the particular assets of Cockenzie, if there is insufficient land for competing proposals, the Scottish Government wish to see priority given to those which make best use of this location's assets and which will bring the greatest economic benefits.

Scottish Planning Policy on renewable energy states that planning must facilitate the transition to a low carbon economy. The planning system should support the development of a diverse range of electricity generation from renewable energy technologies - including the expansion of renewable energy generation capacity. The consideration of applications for proposals for energy infrastructure developments will vary relative to the scale of the proposal and area characteristics but are likely to include landscape and visual impacts, historic environment, effects on the natural heritage and water environment, amenity and communities, and any cumulative impacts that are likely to arise.

Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, Scottish Planning Policy states that permission should only be granted where there are exceptional circumstances.

Scottish Planning Policy further states that planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields.

Also material to the determination of the application are the representations received from the public.

There are a total of 3 written representations, all of which makes objection to the proposed development.

One of the representations does not state why they object to the proposed development.

The other two representations are submitted on behalf of the Battle of Prestonpans Heritage Trust. They object to the proposed substation, which they consider would both

physically disrupt the site and damage the setting of the 1722 Waggonway and battlefield. This would be an unacceptable intervention on the nationally significant battle site. In their view, the scale of the new building is unlikely to be successfully concealed by new landscaping. As such, the Trust suggest that the substation should be located within the former Coal Store. In a further representation, the Trust advise that they are incredulous that Historic Scotland consider that the proposal “does not raise issues of national significance”.

A copy of the written representations are contained in a shared electronic folder to which all Members of the Committee have had access.

Prestonpans Community Council are in support of this planning application. They advise that they did have concerns with the height of the proposed building, the visual appearance and the Battle site. They have however been reassured that the land will be reinstated to its current state after construction is complete, and that the size of the building has been reduced. They further advise that visualisations of the proposed development submitted by the applicant gave the Community Council the assurances they were looking for. The Community Council also state that they had some concerns over the impact of the proposed development on coastal erosion.

Tranent Community Council and Cockenzie and Port Seton Community Council were both consulted on this application but have not provided any comments on it.

The proposed onshore electrical transmission infrastructure is an essential component to enable the proposed Inch Cape off shore wind farm to connect into the national electricity grid. Therefore if approval were to be given by the Scottish Ministers for the proposed Inch Cape wind farm there would be an operational justification for the onshore electrical transmission infrastructure having to be formed in this particular location. In this regard, the infrastructure development proposed for the part of the site designated as countryside in the Local Plan is consistent with the provisions of Policy DC1 of the adopted East Lothian Local Plan 2008. In order to ensure there is an operational requirement for the proposed onshore electrical transmission infrastructure, i.e. that planning permission has been approved for the proposed Inch Cape wind farm, there should be imposed a condition on the grant of planning permission in principle that no development is carried out until it can be demonstrated to the Planning Authority that planning permission has been granted for the proposed Inch Cape wind farm. Subject to the imposition of this condition, the principle of the proposed onshore electrical transmission infrastructure is consistent with Policy DC1 of the adopted East Lothian Local Plan 2008.

Preston Links and the beach part of the site are both covered by Policy C3 of the adopted East Lothian Local Plan 2008. As the proposed transition pits and on-shore cabling would be sited underground, the proposed development would not result in the permanent loss of any open space. In this regard, the principle of the proposed onshore electrical transmission infrastructure is consistent with Policy C3 of the adopted East Lothian Local Plan 2008.

A very small part of the application site is within the existing settlement of Prestonpans. This part of the site forms part of the wide corridor within which the on-shore cabling would be sited. The potential siting of cables within this part of the application site would not have an adverse impact on the residential character or amenity of this part of Prestonpans. In this regard, the principle of the proposed onshore electrical transmission infrastructure is consistent with Policy ENV1 of the adopted East Lothian Local Plan 2008.

National Planning Framework 3 states that Cockenzie is a potentially important energy hub, which may present significant opportunities for renewable energy-related investment.

In June 2014 a Proposal of Application Notice (Ref: 14/00015/PAN) was submitted by Scottish Enterprise. The Notice indicates that they intend to bring forward a planning application for an energy park on land that includes the Cockenzie Power Station and Coal Yard site. The site the subject of planning application 14/00015/PAN includes the land that is the subject of this planning application. Notwithstanding, there is nothing to suggest that the proposed onshore electrical transmission infrastructure would prejudice the possible future development of Cockenzie Power Station and Coal Yard site for an energy park.

As the proposed onshore electrical transmission infrastructure would help to facilitate the provision of a significant renewable energy source that could contribute towards achieving national targets for electricity, the proposal is consistent with Proposal 10 of the approved South East Scotland Strategic Development Plan (SESplan).

The transition pits and on-shore cabling would be sited underground. Consequently they would have minimal impact on the landscape character and appearance of the area, including that of Preston Links and the adjacent beach.

The proposed substation would be sited on the generally flat land that is to the south of the Coal Store. The Coal Store and electricity pylons are man-made features that are readily visible in the locality. There is also areas of tree planting and vegetation, particularly between the site of the proposed substation and the public right of way that is to the east of it.

In its indicative position the proposed substation would be visible from a number of different public viewpoints, including the pyramidal Battle of Prestonpans viewpoint, the B6371 public road and the public right of way between Cockenzie and Tranent. In some public views the substation would be seen in relation to the existing pylons and the Cockenzie Coal Store. Moreover, the existing trees and landscaping that the proposed substation would be located in close proximity to would help to reduce the impact of the proposed substation. In such a landscape character setting the proposed substation would not appear as an unduly incongruous, dominant or intrusive feature.

To further reduce the impact of the proposed development, the applicant proposes that the switchgear building, which would be the largest of the proposed buildings, could have a curved roof and be finished in a matt green colour. Moreover, the landscaping and earth bunds proposed would further reduce the impact of the substation on the visual amenity of the area. For all of the foregoing reasons, it is concluded that the substation would not have an unacceptable landscape or visual impact.

On the consideration of landscape and visual impact, the proposed development is consistent with Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan) and Policies DP1, DP2 and Part 5 of Policy DC1 of the adopted East Lothian Local Plan 2008.

Scottish Natural Heritage raise no objection to the proposed onshore electrical transmission infrastructure, being satisfied that it would not have an unacceptable landscape or ecological impact. They do however recommend that the Council clarifies the possibility of reducing the height of the switchgear building by increasing its footprint. In response to this, the applicant has confirmed that this is not technically feasible. Scottish Natural Heritage also raise some concern over the proposed landscaping and

the proposed profile of the earth bunds. These are matters of detail that could be considered through any subsequent approval of matters specified in condition application.

There is no justification for the additional planting recommended by the Council's Landscape Project Officer. Nor is there any justification to seek an additional visual montage of the proposed development, as is also recommended by the Council's Landscape Project Officer.

The proposed development would not result in the loss of any trees that make a significant positive contribution to the setting, amenity or nature conservation value of the area. On this consideration the proposed onshore electrical transmission infrastructure does not conflict with Policy DP14 of the adopted East Lothian Local Plan 2008.

The onshore electrical transmission infrastructure is promoted as part of the proposed Inch Cape wind farm. It would be prudent to require that the infrastructure be decommissioned if the wind farm were to be approved, constructed, and thereafter decommissioned. This can be secured through a condition attached to a grant of planning permission in principle for the proposed development.

Historic Scotland raise no objection to the principles of the proposed development, being satisfied that it would not have an unacceptable impact on the site of the Battle of Prestonpans. In this respect they advise that in the majority of vantage points, both within and outwith the battlefield, the substation would not be identifiable as a dominant feature (e.g. from the Waggonway). Whilst accepting that it would be visible in certain views, including from the pyramidal Battle of Prestonpans viewpoint, Historic Scotland consider that even in this view much of the development would be viewed against the backdrop of the existing industrial structures.

The Seton West Mains enclosures to the south of the application site, which are a scheduled ancient monument, would not be directly impacted on by the proposed onshore electrical transmission infrastructure. In their consultation response, Historic Scotland do not consider that the infrastructure would significantly alter the setting of the scheduled ancient monument. On this matter the proposed development is consistent with Policy ENV7 of the adopted East Lothian Local Plan 2008.

The Council's Archaeology Officer advises that the proposed development will have a direct impact upon a designated Battlefield site and have the potential to have an impact upon currently unknown archaeological remains. Accordingly he recommends that a programme of archaeological works should be carried out by a professional archaeologist to evaluate the application site for any potential archaeological remains. This can be controlled through a conditional grant of planning permission in principle. This approach is consistent with Scottish Planning Policy: June 2014, Planning Advice Note (PAN) 2/2011: Planning and Archaeology and with Policy ENV7 of the adopted East Lothian Local Plan 2008.

Marine Scotland were consulted on this application but have not provided any comments on it.

The proposed onshore electrical transmission infrastructure would generally be installed at some distance from residential properties in the area, although the residential properties on the eastern edge of Prestonpans are located in relatively close proximity to the application site. The Council's Principal Environmental Protection Officer has considered this application in respect of the environmental impacts that might arise from it. He does not anticipate any loss of amenity to occupiers of nearby residential

properties during the operational phase of the development, although he does recommend that the design and construction of the substation shall be such that noise associated with the operation of the substation should not exceed a boundary noise threshold limit of 49 dB(A) at any time. This recommended control could be secured by the imposition of a planning condition. To protect the amenity of nearby residents during the construction of the proposed onshore electrical transmission infrastructure, he recommends that prior to the commencement of development, a Construction Method Statement should be submitted to and approved by the Planning Authority. The Statement should detail mitigation measures to be employed to control noise/ dust/ construction traffic and should include the proposed hours of working. A Construction Method Statement can be secured through a conditional grant of planning permission in principle for the proposed onshore electrical transmission infrastructure. The implementation of an agreed Construction Method Statement would ensure that the construction activities does not have a significantly harmful impact on the environment or on the privacy and amenity of any nearby properties.

In view of this advice it can be concluded that the proposed onshore electrical transmission infrastructure could be constructed and thereafter operated without occupiers of nearby properties suffering a significant loss of privacy or amenity.

The Council's contaminated land officer raises no objection to the principle of the proposed onshore electrical transmission infrastructure.

Scottish Natural Heritage advise that the proposed development will have a likely significant effect on the Firth of Forth Special Protection Area and the Forth Islands Special Protection Area. As such, they advise that the Council must carry out an appropriate assessment as required by the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), more commonly known as the 'Habitats Regulations'.

In the determination of this application for planning permission in principle the responsibility is on the Council, as planning authority to not only have carried out an appropriate assessment, as advised by Scottish Natural Heritage, but to also pay due regard to the findings of it. If this planning application is to be approved the Council must be satisfied that the appropriate assessment clearly ascertains that there will be no adverse affect on the integrity of the Special Protection Areas in respect of their conservation objectives. The tests in the Regulations are precautionary, which means that if there is uncertainty about the seriousness of the effects, permission should not be granted except in very special circumstances of overriding public interest.

Two appropriate assessments have been undertaken by the Council (one in respect of the Firth of Forth Special Protection Area and one in respect of the Forth Islands Special Protection Area). The appropriate assessments conclude that the proposed development would have no adverse effect on site integrity of either the Firth of Forth Special Protection Area or the Forth Islands Special Protection Area.

Scottish Natural Heritage support the reasoning and conclusions laid out in the two appropriate assessments. It can therefore be concluded that the appropriate assessments clearly ascertain that there will be no adverse affect from the proposed development on the integrity of the Special Protection Areas in respect of their conservation objectives. On this consideration the principle of the proposed development is consistent with Policies NH1a and NH1b of the adopted East Lothian Local Plan 2008.

The Council's Roads Service raise no objection to the principle of the proposed onshore electrical transmission infrastructure, being satisfied that it would have no significant



adverse risk for road safety. They do however recommend that a Traffic Management Plan should be submitted to and approved by the Planning Authority. The Traffic Management Plan should include details of construction vehicle routing and swept path analysis of large component delivery routes. It should also include details of any off site mitigation works required to enable the construction of the proposed development. It should also include details of wheel washing facilities that will be required during the construction phase of the development.

The Council's Roads Service also recommend that a detailed condition survey of the local road network should be undertaken prior to the commencement of development. A further detailed condition survey of the local road network should be undertaken once the development has been completed. Any damage identified that is attributable to construction vehicles using the network shall be repaired and/or resurfaced by the applicant in compliance with the Council's given specifications and requirements at no cost to the Council as Roads Authority.

These requirements can be secured through a conditional grant of planning permission for the proposed onshore electrical transmission infrastructure. Subject to the imposition of these recommended conditions, the principle of the proposed development is consistent with Policy T2 of the adopted East Lothian Local Plan 2008.

When the planning application was originally submitted, the proposal included for the decommissioning and removal of the existing rail link between the national rail network and Cockenzie Coal Store. Notwithstanding, it is now the applicant's intention to retain the existing rail link. Retention of the rail link, a requirement that can be made a condition of a grant of planning permission in principle for the proposed development, would allow for its use in any future development of the Coal Store.

The proposed onshore electrical transmission infrastructure would not result in the obstruction or loss of any right of way or core path. On this consideration the principle of the proposed development is consistent with Policies C6 and C7 of the adopted East Lothian Local Plan 2008.

The Council's Access Officer and Transport Scotland both raise no objection to the principle of the proposed onshore electrical transmission infrastructure.

Scottish Water raise no objection to the principle of the proposed onshore electrical transmission infrastructure.

The Scottish Environment Protection Agency (SEPA) raise no objection to the principle of the proposed onshore electrical transmission infrastructure, although they recommend that a Construction Environmental Management Plan should be submitted to and approved by the Planning Authority following consultation with SEPA. This requirement can be secured through a conditional grant of planning permission in principle for the proposed onshore electrical transmission infrastructure.

The Coal Authority raise no objection to the principle of the proposed onshore electrical transmission infrastructure, although they recommend that intrusive site investigation work should be undertaken prior to the commencement of development in order to establish the exact situation regarding coal mining legacy issues on the site. This requirement can be secured through a conditional grant of planning permission in principle for the proposed onshore electrical transmission infrastructure.

Given the scale of the proposed development, it would be appropriate for artwork to be incorporated either as an integral part of the overall design of it or as a related

commission to be located on the site or in an approved alternative location. This can be achieved by means of a condition on the grant of planning permission in principle. This is consistent with the requirements of Policy DP17 of the adopted East Lothian Local Plan 2008.

## RECOMMENDATION

That planning permission in principle for the proposed onshore electrical transmission infrastructure be granted subject to the following conditions:

## CONDITIONS

- 1 The submission for approval of matters specified in conditions of this grant of planning permission in principle in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended) shall include details of the siting, design and external appearance of the onshore substation, electricity cables and associated infrastructure, the means of access to them, the means of any enclosure of the boundaries of the site and the landscaping of the site; and those details shall generally accord with the "Inch Cape Onshore Transmission Works" drawing docketed to this planning permission in principle, and shall address the following requirements:

- a. The switchgear building shall be finished in a matt green colour;
- b. The railway track within the application site boundary shall be retained and kept available for use; and
- c. The access shall be designed to ensure that it does not encroach upon the railway track or interfere with its use for rail freight.

Reason:

To enable the Planning Authority to control the development in the interests of the amenity of the development and of the wider environment, and in the interest of the promotion of sustainable modes of transportation.

- 2 The development hereby approved shall be undertaken in accordance with the Environmental Statement docketed to this planning permission in principle, except where altered by the conditions above and below, or unless otherwise agreed with the Planning Authority in writing.

Reason:

To ensure that the reported likely environmental impacts of the development are not exceeded and the mitigation measures are put in place.

- 3 There shall be no commencement of the Development until it can be demonstrated to the Planning Authority that consent under Section 36 of the Electricity Act 1989 has been granted by the Scottish Ministers for the Inch Cape offshore wind farm.

Reason:

To ensure there is an operational requirement for the onshore electrical transmission infrastructure.

- 4 Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority, after consultation with SEPA and SNH.

The development shall thereafter be carried out in accordance with the approved CEMP unless otherwise agreed with the Planning Authority in writing.

Reason:

To minimise environmental impacts during the construction phase of the development.

- 5 Prior to the commencement of the development hereby approved, a Traffic Management Plan (TMP) for the construction phase of the development shall be submitted to and approved in writing

by the Planning Authority, after consultation with Transport Scotland. The TMP shall, unless otherwise agreed with the Planning Authority in writing, include the following details:

- a) A Method Statement detailing and controlling access routes to and from the site for large components and day-to-day deliveries/removals associated with the construction and decommissioning phases of the development. The Method Statement shall include a detailed swept path assessment of large component delivery routes, as well as frequencies and times of deliveries and arrangements for the removal of materials/plant from the site. The Method Statement shall also include details of any off-site mitigation works;
- b) Details of access and management for the onshore cabling works including the potential for traffic management on Edinburgh Road;
- c) Details of proposed alterations to the existing vehicular access onto the B6371/B1361 (Coal Store access) for large component deliveries, this shall also include the reinstatement of the access once works are completed;
- d) Wheel washing facilities shall be provided and maintained in working order during the period of construction and/or decommissioning of the site. All vehicles shall use the wheel washing facilities to prevent deleterious materials being carried onto the public road on vehicle wheels; and
- e) A Green Travel Plan to include measures to minimise dependency on the private car to and from the construction compounds.

The TMP shall also include vehicle tracking and swept path analysis for vehicles entering and exiting the site and details of the provision of visibility splays at all vehicular accesses. It shall also include details of any road closures and suitable alternative routes during the road closures.

The development shall thereafter be carried out in accordance with the approved TMP unless otherwise agreed with the Planning Authority in writing.

Reason:

In the interests of road safety.

- 6 Prior to the commencement of development, a programme for monitoring the condition of the public roads in the vicinity of the application site, prior to and immediately following the completion of the development, shall be submitted to and approved in writing by the Planning Authority. The public roads to be monitored shall be (i) the B1361/B6371, from the roundabout junction of the A198 at Meadowmill (just north of the railway) northwards to the B1348 Edinburgh Road; and (ii) the B1348, Edinburgh Road, along the full Power Station site frontage and access junctions from the junction East Lorimer Place to Appin Drive (Traffic signals).

Thereafter the approved programme of monitoring shall be implemented. Any remedial works shown by the monitoring as arising from the construction of the development, shall be undertaken by the applicant within 3 months of the completion of the final monitoring undertaken, unless an alternative means of securing the works is approved in writing by the Planning Authority.

Reason:

To ensure that damage to the public road network resulting from the proposed development is rectified.

- 7 No development shall take place until the applicant has, through the employ of an archaeologist or archaeological organisation, secured the implementation of a programme of archaeological work on the site of the proposed development in accordance with a written scheme of investigation which the applicant will submit to and have approved in advance by the Planning Authority.

Reason:

To facilitate an acceptable archaeological investigation of the site.

- 8 Within 24 months of the permanent cessation of generation at the offshore wind farm, the Company shall confirm in writing to the Planning Authority whether or not the development hereby approved continues to be required for electricity transmission purposes.

Where the development is not required for electricity transmission purposes beyond the operational period of the offshore wind farm, within 24 months of the permanent cessation of generation at the offshore wind farm, a decommissioning and site restoration plan (the 'Demolition and Restoration Scheme') shall be submitted to and approved in writing by the Planning Authority. The Demolition and Restoration Scheme shall have due regard to the Decommissioning Programme prepared in respect of the offshore wind farm and shall include details of:

- (i) The extent of substation and cable infrastructure to be removed and details of site

restoration;

- (ii) Management and timing of works;
- (iii) Environmental management provisions; and
- (iv) A traffic management plan to address any traffic impact issues during the decommissioning period.

The Demolition and Restoration Scheme shall be implemented in its entirety, unless otherwise agreed with the Planning Authority in writing.

Where the Development is required for electricity transmission purposes beyond the operational period of the offshore wind farm, within 24 months of the development no longer being required for electricity transmission purposes, a decommissioning and site restoration plan (the 'Demolition and Restoration Scheme') shall be prepared by the Company and shall be submitted to and approved in writing by the Planning Authority. The Demolition and Restoration Scheme shall include details of:

- (i) The extent of substation and cable infrastructure to be removed and details of site restoration;
- (ii) Management and timing of works;
- (iii) Environmental management provisions; and
- (iv) A traffic management plan to address any traffic impact issues during the decommissioning period.

The Demolition and Restoration Scheme shall be implemented in its entirety, unless otherwise agreed with the Planning Authority in writing.

Reason:

To ensure that the application site is satisfactorily restored in the interests of the amenity of the area.

- 9 Prior to the commencement of development details of artwork to be provided on the site or at an alternative location away from the site shall be submitted to and approved by the Planning Authority and the artwork as approved shall be provided prior to the operation of the onshore substation.

Reason:

To ensure that artwork is provided in the interest of the visual amenity of the locality or the wider area.

- 10 Prior to the commencement of development, intrusive site investigations shall be undertaken in order to establish the exact situation regarding coal mining legacy issues on the site.

In the event that the site investigations confirm the need for remedial works to treat the mine entries and areas of shallow mine workings to ensure the safety and stability of the proposed development, then any such remedial works shall be undertaken prior to the commencement of development.

Reason:

To ensure that the site is suitable for development, as the application site has been subject to previous coal mining activity.

- 11 No development shall take place until there has been submitted to and approved in writing by the Planning Authority a scheme of landscaping. The scheme shall provide details of : the height and slopes of any mounding on or recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 12 A Construction Method Statement to minimise the impact of construction activity on the amenity of

the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Construction Method Statement shall recommend mitigation measures to control noise, dust, construction traffic and shall include hours of construction. The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development.

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area.

- 13 The design and construction of the substation shall be such that noise associated with the operation of the substation shall not exceed a boundary noise threshold limit of 49 dB(A) at any time.

Reason:

To safeguard the amenity of nearby residential properties.

*Please note that the remainder of pages relating to this item have been removed as they contain personal information (for example - names and addresses of people that have made representation)*