

REPORT TO: Planning Committee
MEETING DATE: 10 January 2023
BY: Executive Director – Place
SUBJECT: Application for Planning Permission for Consideration

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Application No. **22/00992/AMM**

Proposal Approval of matters specified in condition 1 of planning permission in principle 21/01474/PPM - relating to the detailed layout, siting, design and external appearance of the Onshore Substation and onshore transmission works associated with the Offshore Inch Cape Wind Farm

Location **Former Cockenzie Power Station Site
Prestonpans
East Lothian**

Applicant Inch Cape Offshore Limited

Per Savills

RECOMMENDATION Consent Granted

REPORT OF HANDLING

Although this application is for the approval of matters specified in condition 1 of planning permission in principle 21/01474/PPM it has to be determined as a major development type application because the area of the application site is greater than 2 hectares. Accordingly, the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

APPLICATION SITE

This application relates to some 2.47 hectares of land to the north of the B1348 Edinburgh Road that forms a part of a larger area of land to the south and west of the site of the former Cockenzie Power Station for which approval in principle has been granted for onshore transmission works associated with the Inch Cape Offshore Wind Farm comprising the construction, operation and decommissioning of an onshore substation, electricity cables and associated infrastructure. The application site is located

to the southwest of that larger area of land and extends west from the eastern boundary of the former power station site. A coastal path which incorporates a part of the John Muir Way runs to the north of the site.

The nearest residential properties to the site are located at Edinburgh Road, Hawthorn Terrace and Whin Park to the southeast, West Harbour Road to the east and Atholl View to the southwest, albeit the properties on Atholl View have little interaction with the site due to the intervening bund. Also the residential properties of The Antiquaries are located to the west of the site. In addition to residential properties, the Whin Park industrial estate is located to the southeast of the site.

RELEVANT PLANNING HISTORY

Cockenzie Power Station was a coal-fired power station, which was in operation until 2013.

In October 2011 the Scottish Government granted planning permission (Ref: IEC/CKE/001) under Section 36 of the Electricity Act 1989 to Scottish Power for the conversion of the power station building and operation of it as a Combined-Cycle Gas Turbine plant (CCGT) on the land of the former Cockenzie Power Station site. The Power Station has since been demolished.

In August 2015 Scottish Power announced that they would not be progressing with the development of a CCGT on the application site.

In March 2018 Scottish Power sold the former Cockenzie Power Station site to East Lothian Council. The land sold to the Council, which has an area of nearly 100 hectares, includes Preston Links and land to the south of the Cockenzie Coal store. The area of land sold to East Lothian Council also includes the current application site.

Inch Cape Offshore Windfarm, located some 15 kilometres off the Angus coast, was consented by the Scottish Ministers on 10 October 2014 under section 36 of the Electricity Act 1989.

In September 2014 planning permission in principle (ref: 14/00456/PPM) was granted to Inch Cape Offshore Limited (ICOL) for the onshore electrical transmission infrastructure (on-shore cables and substation) associated with the Inch Cape Offshore Wind Farm on land to the immediate east of Prestonpans and to the south of the former Cockenzie Power Station Coal Store. That approved infrastructure would have facilitated the transmission of power from the proposed Inch Cape off shore wind farm to the national electricity grid. That approved onshore electrical transmission infrastructure consisted of up to four export cables from the off shore wind farm that would be brought ashore at the beach adjacent to Preston Links to underground structures, known as transition pits. The on-shore cables would run underground from the proposed transition pits to a proposed electrical sub-station positioned on land to the south of the Cockenzie Coal Store. ICOL subsequently chose not to submit details for approval of matters specified in conditions, and planning permission in principle 14/00456/PPM expired in September 2017.

In February 2018 ICOL instead submitted a new application for planning permission in principle (ref: 18/00189/PPM) for the onshore electrical transmission infrastructure (on-shore cables and substation) associated with the Inch Cape Offshore Wind Farm on the site of the former Cockenzie Power Station. This comprised of the construction, operation and decommissioning of an onshore substation, electricity cables and associated infrastructure required to export electricity from the Inch Cape Offshore Wind Farm to the National Electricity Transmission System.

On the 9 April 2018 a Direction under the terms of the Town and Country Planning (Scotland) Act 1997 was issued by the Scottish Ministers. This directed East Lothian Council to refer to them for determination the application for planning permission in principle (ref: 18/00189/PPM). In February 2019, Scottish Ministers granted planning permission in principle for the development. In accordance with the timescales and other limitations stipulated by section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended) and extended by The Town and Country Planning (Miscellaneous Temporary Modifications)(Coronavirus)(Scotland) Regulations 2021 further details of this development, including details of the layout, siting, design and external appearance of the onshore substation approved as part of that permission were required to form the subject of future approval of matters specified in conditions applications. No approval of matters specified in conditions applications have been submitted.

In August 2021 planning permission in principle (ref: 21/00290/PPM) was granted to Seagreen 1A Limited for onshore infrastructure for the export of electricity from the Seagreen Offshore Wind Farm located in the outer Firth of Forth and Firth of Tay to landfall at Cockenzie. This comprised of an onshore substation, underground electricity cables and associated temporary and permanent infrastructure on land to the west and south of the former Cockenzie Power Station site to export that electricity into the national electricity transmission network.

In February 2022 planning permission (Ref: 21/01448/P) was granted to Swift TG Energy (Scotland) Ltd for the erection of 1 wind turbine, welfare units, plant equipment, fencing and gates for a temporary period of 18 months on land within the former Cockenzie Power Station site to the east of the site of this application.

In March 2022 planning permission in principle (ref: 21/01474/PPM) was granted ICOL for renewal of planning permission in principle 18/00189/PPM for proposed onshore transmission works associated with the Inch Cape Offshore Wind Farm comprising the construction, operation and decommissioning of an onshore substation, electricity cables and associated infrastructure required to export electricity from the Inch Cape Offshore Wind Farm to the National Electricity Transmission System. Proposal submissions indicated a sub-station with a maximum footprint of some 2.5 hectares (excluding the embankment and landscaping) enclosed by security fencing, and two gates, access road, car park, electricity transformation equipment, a switchgear building and a control building. The largest building being the enclosure for two harmonic filters, which would be combined with the switchgear and control building. Two offshore export cables from the Inch Cape offshore wind farm would be brought ashore on the northwest boundary of the application site, under the existing sea wall, to the immediate east of Preston Links.

Condition 1 of planning permission in principle (Ref: 21/01474/PPM) states:

'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 layout, 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 landscaping (including landscape and visual mitigation) of the site in accordance with the matters listed below.

No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.

a) Details of the finished ground levels and finished floor levels of the buildings;

- b) The total height of any building shall not exceed 12.3 metres from the finished ground levels, as approved. The finished ground level shall be no higher than the adjacent average road level of Edinburgh Road;
- c) The proposed route of the temporary rerouted Coastal Path incorporating the John Muir Way within the northern section of the application site boundary;
- d) Details of the proposed colour treatment of the Onshore Substation and any other landscape and visual mitigation (which shall include architectural mitigation) to be incorporated into its design and external appearance;
- e) Details of all external lighting proposed;
- f) Details of the area of the Onshore Substation, which is not to exceed 2.5ha in total as shown on the drawing titled "Maximum Onshore Substation Area" docketed to planning permission in principle 18/00189/PPM and 21/01474/PPM;
- g) The layout shall ensure that the Onshore Substation is located outside the area identified as "No Onshore Substation Development" on the drawing titled "Maximum Onshore Substation Area" docketed to this planning permission in principle and to planning permission in principle 18/00189/PPM, and the Onshore Substation shall be located within the area identified as "Onshore Substation Site" on the said drawing as close to the south-western boundary of the Application Site as can be accommodated by the approved landscaping (including landscape and visual mitigation); and
- h) Details of landscape and visual mitigation (including architectural mitigation) shall not be submitted for approval under this condition 1 without consultation first having been carried out with the Planning Authority, NatureScot, Cockenzie and Port Seton Community Council and Prestonpans Community Council.

In this condition, the Onshore Substation means all the electrical equipment, ancillary equipment and internal roads to be located within the perimeter security fence, as indicatively described in paragraph 8 (Project Elements) of Chapter 5 of the Environmental Impact Assessment Report docketed to planning permission in principle 18/00189/PM and also to the addendum to that EIA Report (November 2021) docketed to this planning permission in principle.

Reason:

To ensure that the matters referred to are given full consideration in the interests of the visual amenity of the area and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.'

The above condition remains outstanding and is required to be addressed by the applicant prior to the commencement of any development of the site. A number of pre-commencement conditions imposed on the grant of planning permission in principle (Ref: 21/01474/PPM) have been addressed by the applicant.

PROPOSAL

The approval of matters specified in condition 1 of planning permission in principle (Ref: 21/01474/PPM) is now sought for the detailed layout, 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 and a scheme of landscaping for the site of this application at the Former Cockenzie Power Station and thus on part of the larger site to which planning permission in principle (Ref: 21/01474/PPM) applies.

The proposed Onshore Substation area would have a footprint of 2.47 hectares and would be sited to the southwest of the wider site of the Former Cockenzie Power Station. The proposed location of the substation is to the southwest of that indicated on drawings docketed to planning permissions in principle (Ref: 18/00189/PPM) and (Ref:

21/01474/PPM) however it remains within the "Maximum Onshore Substation Area" as shown on those drawings.

Proposal submissions show the Onshore Substation comprising of buildings to house electricity transformation equipment consisting of a large roughly L-shaped steel-framed pitched roof building to the northwest of the substation area and a steel-framed flat roof building to the southeast and an attached small pitched roof building to the south of the site. Transformation equipment would also be sited within open areas of the site. Finished floor levels of the buildings are shown as being some 1500mm higher than finished ground levels within the site. The proposed layout further provides details of proposed offshore export cables that will run underground from a point to the northwest of the site to the Onshore Substation and the proposed interconnector route that will run underground between the Onshore Substation to a grid connection point consisting of an existing substation building within the wider site for the onshore transmission works and to the south of the B1348 Edinburgh Road. The layout also includes underground cables that will run between the substation buildings on site. Those cables will be laid within shallow troughs capped with a concrete tile.

The substation building proposed for the northwest of the site would be some 95 meters in length and would project some 78.5 meters to the east at its widest point. It would be some 12 meters to ridge height and would provide a control area, a switchgear hall and harmonic filters. It would feature three roller shutter doors and windows on its north and south elevations, two roller shutter doors, windows and external transformation equipment on its west elevation and a roller shutter door, windows and extract vents on its east elevation.

The building to the southeast would be some 106 meters wide and would project north for some 78 meters. It would be some 10.7 meters in height and would house a number of electricity transformation reactors. It would feature four roller shutter doors and external transformation equipment on its south elevation. The combined pitched roof building to the south would function as an SVC building. It would be some 19 meters wide, some 8.3 meters to its ridge height and would project out some 2.2 meters to the south. It would feature a roller shutter door on its west elevation and door openings within its south and east elevations.

The external walls of the buildings would be finished in vertical steel composite cladding panels composed of a mix of colours to include ice blue (RAL 238010), albatross (RAL 2408005), goosewing (RAL 7038), meadowland (RAL 1008020,) moorland green (RAL 1006020) and olive green (RAL 1003020) and arranged to provide a wave design.

The proposed location of the substation is to the southwest of that indicated on drawings docketed to planning permissions in principle (Ref: 18/00189/PPM) and (Ref: 21/01474/PPM). Further to consultations between applicants and the Council's **Landscape Projects Officer**, NatureScot and local community councils on details of landscape and visual mitigation and architectural mitigation, and taking account of a reduction in the land available for bunding and planting, proposed landscape planting for the site involves areas of native shrub mix planting and coastal grassland mix to the northwest of area of the proposed substation

It is proposed that the Onshore Substation will be enclosed by a 2.4 meters high galvanised steel palisade fence. Double gates will facilitate access from the B1348 Road to the south. Internal access roads and a vehicle parking area will also be laid out within the site.

Manual and sensor controlled external lighting will be located across the site and will be

mounted on individual columns and on buildings and structures.

During construction of the offshore export cables from the Inch Cape offshore wind farm to the northwest of the application site it will be required to close-off a section of the coastal footpath to the north and east of the site incorporating the John Muir Way on grounds of public safety. It is proposed that during periods of closure the coastal path will be diverted south from the northwest of the site onto the existing footpath to the north of the B1348 public road to link with the existing John Muir Way to the east of the former Cockenzie Power Station site.

A Landscape and Visual Impact Assessment has been submitted in support of the application. It contains chapters on the detailed design for the Onshore Substation and on cumulative landscape and visual effects.

A Design Evolution Statement has been submitted with the planning application. The Statement provides information on the principles and approach that have guided the design process.

A Lighting Plan and a Proposed Diversion Plan have also been submitted in support of the application.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 the proposed development falls within the category of a Schedule 2 Development, being one that may require the submission of an Environmental Impact Assessment (EIA). Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. The matter of the requirement for an Environmental Impact Assessment (EIA) was considered through the determination of the grant of planning permission in principle (Ref: 21/01474/PPM), which includes the provision of an Onshore Substation on the site of the current application. That Environmental Impact Assessment (EIA) considered landscape, transportation, air quality, noise and cultural heritage matters. The proposal for the Onshore Substation has not changed significantly from the indicative details provided with planning permission in principle (Ref; 21/01474/PPM) and thus considered in the Environmental Impact Assessment (EIA) submitted with that application. Therefore, there is no requirement for the proposed Onshore Substation development to be the subject of an EIA.

DEVELOPMENT PLAN

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 Development Plan 2018.

Policies 1B (The Spatial Strategy: Development Principles), 9 (Infrastructure), and 10 (Sustainable Energy Technologies) of the approved South East Scotland Strategic Development Plan (SESplan) are relevant to the determination of the application.

Proposals EGT1 (Land at Former Cockenzie Power Station) and EGT3 (Forth Coast Area of Co-ordinated Action), and Policies DC6 (Development in the Coastal Area), DC9 (Special Landscape Areas), OS1 (Protection of Open Space), NH1 (Protection of Internationally Designated Sites), NH2 (Protection of Sites of Special Scientific Interest

and Geological Conservation Review Sites), NH11 (Flood Risk), CH5 (Battlefields), T2 (General Transport Impact), T4 (Active Travel Routes and Core Paths as part of the Green Network Strategy), DP1 (Landscape Character) and DP2 (Design) of the adopted East Lothian Local Development Plan 2018 (ELLDP) are relevant to the determination of the application.

Revised Draft National Planning Framework 4 (NPF4) was published by the Scottish Government on the 08 November 2022. The Town and Country Planning (Scotland) Act 1997 (as amended) requires that NPF4 must be approved by the Scottish Parliament before it can be adopted by Scottish Ministers. On adoption the Scottish Government will commence the provisions in the Planning Act which will make NPF4 part of the statutory development plan. The Existing National Planning Framework 3 and Scottish Planning Policy remain in place until NPF4 has been adopted by Scottish Ministers.

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 (NPF3) refers to the Cockerzie area with regard two national developments. These are National Development 3 (Carbon Capture and Storage Network and Thermal generation) and National Development 4 (High Voltage Electricity Transmission Network). NPF3 recognises Cockerzie, and the Forth coast extending to Torness, as 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 Cockerzie is safeguarded as a site for future thermal generation, it may present significant opportunities for renewable energy-related investment. Developers, East Lothian Council and the key agencies, including Scottish Enterprise should work together to ensure that best use is made of the existing land and infrastructure in this area. Given the particular assets of Cockerzie, if there is insufficient land for competing proposals, priority should be given to those which make best use of this location's assets and which will bring the greatest economic benefits. Whilst National Developments references a Scotland wide rather than a specific location, Cockerzie is nonetheless referenced as within an area of co-ordinated action for energy related development. This ties into the reference in paragraph 3.41 of NPF3 to renewable energy related investment on the site. The need for such development is established through the statement of need and description which states that this infrastructure is vital in meeting national targets for electricity generation, statutory climate change targets and the security of energy supplies.

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 the scale of contribution to renewable energy generation target, 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.

Scottish Planning Policy advises that there is a presumption in favour of development that contributes to sustainable development, the presumption in favour of sustainable development is a material consideration in favour of the proposal. Whether a proposed development is sustainable development should be assessed according to the principles

set out in paragraph 29.

Scottish Planning Policy further contains policy on protection of environmental assets including cultural assets, landscape and biodiversity. 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 relevant to the determination of the application is the Council's Special Landscape Areas Supplementary Planning Guidance adopted by the council on 30th October 2018.

REPRESENTATIONS

None.

COMMUNITY COUNCIL COMMENTS

Prestonpans and Cockenzie & Port Seton Community Councils have been consulted on the application and have commented on the following matters:

*a further Environmental Study is required to address the noise and light impacts of the proposed onshore substation;

*confirmation required on whether the site perimeter fence shown on submitted drawings is new or existing and if it is located on existing western boundary of wider site;

*proposed landscape planting for west of site is inappropriate and additional landscaping areas are required to north of the application site; and

*continued public use of John Muir Way to the north of the site during period of footpath closure.

PLANNING ASSESSMENT

The principles of the siting of an 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 landscaping (including landscape and visual mitigation) are already decided by the grants of planning permission in principle (18/00189/PPM) and (Ref: 21/01474/PPM). These include a sub-station with a maximum footprint of some 2.5 hectares (excluding the embankment and landscaping) enclosed by security fencing, and two gates, access road, car park, electricity transformation equipment, a switchgear building and a control building.

Therefore, in the determination of this application the Council, as Planning Authority, can only concern itself with the layout, 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 landscaping (including landscape and visual mitigation) of the site. In this regard the detailed proposals have to be considered against relevant development plan policy and the requirements of condition 1 attached to planning permission in principle (Ref: 21/01474/PPM).

The layout proposed through this approval of matters application for 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 landscaping of the site is broadly consistent with the indicative layout docketed to planning permission in principle (Ref: 21/01474/PPM).

The proposed substation is an essential component to enable the Inch Cape Offshore

Windfarm to connect into the national electricity grid.

Amongst other matters policy DP1 of the ELLDP requires that all new development, with the exception of changes of use and alterations and extensions to existing buildings, must be well integrated into its surroundings by responding to and respecting landform.

Policy DP2 requires, amongst other matters, that the design of all new development, with the exception of changes of use and alterations and extensions to existing buildings, must be appropriate to its location in terms of its positioning, size, form, massing, proportion and scale and ensure privacy and amenity, with particular regard to levels of sunlight, daylight and overlooking, including for the occupants of neighbouring properties.

The site proposed for the substation is located to the southwest of the wider site of the former Cockenzie Power Station. The proposed substation would be within a wider area that remains characterised by energy related infrastructure, notably the existing substation building on the south side of Edinburgh Road. The application site is enclosed by existing fencing and some structural vegetation. The proposed landscape planting to the northwest of substation area would contribute to the containment of impacts on neighbouring seascape, landscape and visual receptors. The proposed substation buildings would be set back from the B1348 road thereby avoiding structures projecting closer to that road. The design of the external wall finishes of the proposed buildings, along with their alignment south to north, would reduce the apparent mass and volume of the buildings in views experienced by road users on the B1348 public road whilst focusing the greatest extent of building facades within enclosed site areas.

When seen in this context, the proposed substation would not appear as an incongruous or alien feature. It would not harm the landscape character and visual amenity of this part of Cockenzie.

The proposed substation would be located at a considerable distance away from residential properties in the area. It would not give rise to a harmful loss of privacy or amenity to any residential property. The Council's **Senior Environmental Protection Officer** raises no objection to the proposed development.

In all of the above the proposals are consistent with policies DP1 and DP2 of the ELLDP.

The Council's **Biodiversity Officer** has been consulted and raises no objection to the application. She does however raise some concerns over proposed ecological scrapes as shown on submitted drawings in relation to their proximity to proposed areas of scrub and their effect on wader species and advises maintenance of the scrapes to prevent scrub encroachment. The Biodiversity Officer's consultation response has been forwarded to agents for the applicants.

The Council's **Landscape Project Officer** raises no objection to the application. She does however recommend that further information is submitted concerning plant specification, species mix and long term management of any approved planting. These matters can be secured by the imposition of a condition of the approval of matters specified in conditions for the proposed Onshore Substation.

The Council's **Access Officer** has been consulted on the application. He advises that he has engaged in discussions with applicants and accepts the requirement for the closure of the coastal footpath running to the north and east of the site during construction of the offshore export cables to the northwest of the application site. He is generally satisfied with the diversion route proposed. He recommends however that the proposed diversion route should be finished in a permeable hardsurface and that it should only operate

during periods when those works are undertaken within the area of the coastal footpath. He further recommends that unaffected areas of the walkway to the north of the site should remain accessible to members of the public during any works undertaken and that a signage strategy to provide details of signage to be displayed at each access point to the diversion route prior to and during the operational period of the proposed diversion is submitted for planning authority approval. These matters can reasonably be controlled by a condition attached to an Approval of Matters.

Subject to the above controls the Council's Access Officer raises no objection to the application.

The proposals are therefore consistent with policies T4 and OS1 of the ELLDP.

The Council's Roads Services have been consulted on the application and raise no objection.

The proposals are as such consistent with policy T2 of the ELLDP.

Historic Environment Scotland were consulted and raise no objection.

The Council's **Archaeology and Heritage Officer** has been consulted and offers no comments in relation to the Historic Environment.

Scottish Water raise no objections to the application having undertaken a Water Capacity Assessment that confirms that there is currently sufficient capacity in the Castle Moffat Water Treatment Works and a Waste Water Capacity Assessment confirming sufficient capacity for a foul only connection in the Edinburgh PFI Waste Water Treatment works to service the proposed development.

Scottish Water raise no objection to the application.

The Council's **Flooding and Structures Officer** has been consulted and advises that whilst a Flood Risk Assessment was submitted as part of planning permission in principle (Ref: 21/01474/PPM) for the wider site of the Former Cockenzie Power station, a Surface Water Drainage Strategy/Layout is required to be submitted for the application site.

That requirement can reasonably form the subject of a condition attached to an approval of matters.

In conclusion, the proposals are considered to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposal's accordance with the Development Plan.

RECOMMENDATION

That Approval of Matters specified in conditions for the detailed layout, siting, design and external appearance of the Onshore Substation and onshore transmission works be granted subject to the following conditions:

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving finished ground levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 3 Notwithstanding that which is stated on the drawings docketed to this approval of matters specified in conditions, a detailed specification of all external finishes of the proposed development shall be submitted to and approved by the Planning Authority prior to the use of the finishes in the development. All such materials used in the construction of the development shall conform to the details so approved.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 4 The submitted landscape information is not hereby approved. Instead, and prior to the commencement of development, a scheme of landscaping taking account of the detailed layout of the Onshore Substation hereby approved shall be submitted to and approved in writing by the Planning Authority.

The scheme shall provide details of the height and slopes of any mounding on or recontouring of the site, species, habitat, siting, planting distances and a programme of planting. It should also address long term management of the approved planting.

In accordance with the approved scheme 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.

- 5 Prior to the commencement of any development of the offshore export cables from the Inch Cape offshore wind farm to the northwest of the application site and the closure of the coastal footpath to the north, details of the footpath diversion to be provided shall be submitted to and approved by the Planning Authority.

The details submitted shall comply with the following requirements:

- i) the section of the coastal footpath to the north to be closed-off shall include only that area of development of the offshore export cables from the Inch Cape offshore wind farm to the northwest of the site and public access to the remaining areas of coastal footpath shall be retained;
- ii) during periods when no development of the offshore export cables from the Inch Cape offshore wind farm is undertaken the coastal footpath will remain fully in use;

- iii) a signage strategy to ensure that adequate signage shall be erected at each access to the footpath diversion at least 14 days prior to its implementation and for the duration of its use to include information on the diversion route, the dates during which it will operate and contractor contact details; and
- iv) all areas of the footpath diversion shall be finished in a permeable hardsurface.

Thereafter the footpath diversion shall be available for use by the public for the duration of the construction phases of the offshore export cables from the Inch Cape offshore wind farm to the northwest of the application site unless otherwise agreed by the Planning Authority.

Reason:

To safeguard safe access by members of the public.

- 6 No development shall take place on site unless and until a Surface Water Drainage Strategy/Layout Plan has been submitted to and approved in writing by the Planning Authority. Thereafter the drainage of the site shall be as laid out in accordance with the details so approved.

Reason:

To ensure the proposed development would be acceptable in terms of flood risk in the surrounding area.