

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 29 MARCH 2016**

**PROPOSAL OF APPLICATION NOTICE – LAND BETWEEN MEAN LOW WATER MARK,  
CARNOUSTIE BEACH AND TEALING SUBSTATION, TEALING**

**GRID REF: 340464 : 737009**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report advises Committee that a Proposal of Application Notice (ref. 16/00172/PAN) has been submitted in respect of a proposed application for the installation of electrical transmission infrastructure comprising 19km of underground electricity transmission cables, a new substation/ convertor station, access and ancillary works between the mean low water mark at Carnoustie Beach and Tealing Substation. Committee is invited to identify any issues that it considers should be addressed in the planning application.

**1. RECOMMENDATION**

It is recommended that the Committee notes the key issues identified at this stage and of any other issues it considers should be addressed in any planning application that is subsequently submitted.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/  
CORPORATE PLAN**

This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

**3. INTRODUCTION**

3.1 At its meeting on 19 June 2014, Council approved a guidance note on the role of Councillors in pre-application procedures in respect of national and major planning applications (Report 275/14 refers). A key element of that guidance requires officers to present a report to Committee when a Proposal of Application Notice (PAN) is submitted. Such a report will set out what are considered to be the key considerations in the determination of any subsequent planning application and allow Members opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.

3.2 At its meeting of November 2013 Committee agreed Report No 643/13 and resolved to grant Planning Permission in Principle (PPP) for a development including amongst other things, the formation of Onshore Electrical Transmission Infrastructure between Carnoustie and Tealing to service the proposed Seagreen Alpha and Seagreen Bravo Phase 1 Offshore Wind Farms. This transmission infrastructure included provision of some 19km of underground electricity transmission cables and associated landfall equipment and substation works. An additional planning permission in principle (PPP) was granted by Committee at the meeting of 24 February 2015 (Report No 109/15) for an alternative cable route consisting of a spur of around 1.5 km in length in the vicinity of Balhungie Farm Nr Monifieth.

3.3 A Proposal of Application Notice (PAN) (ref. 16/00172/PAN) was submitted on 10 March 2016. The PAN indicates that an application for the installation of underground electrical transmission infrastructure along a 19km route between the Carnoustie Beach and Tealing

will be submitted. As the proposed development relates to works that would contribute to the enhancement of the high voltage transmission network and as such the development would be a National Development in terms of National Planning Framework 3 (NPF3).

- 3.4 The PAN sets out the proposed consultation that the applicant intends to undertake with local communities and the applicant has indicated that a copy of the PAN has been served on Carnoustie, Murroes and Wellbank, Monikie and Newbigging, Tealing and Letham and District Community Councils as well as Broughty Ferry and Fintry Community Council in the Dundee City administrative area. Elected Members in the Carnoustie and District Ward and the Monifieth and Sidlaw Ward as well as the local MP and MSP have also been served with copies of the PAN.
- 3.5 It is indicated that the applicants intend to undertake a public exhibition at Tealing Hall, Inveraldie between 3:00pm and 7:00pm on Thursday 12 May. It is also indicated that copies of the exhibition information would be placed on the applicant's project web site. The results of the community consultation will be submitted with the application in the form of a pre-application consultation report (PAC Report) as required in regulations.
- 3.6 Members are also advised that in addition to the community consultation identified by the applicant the Planning Service has recommended to the applicant's agent that the pre-application consultation (PAC) proposed within the PAN should be extended to include Carnoustie Development Group. It has also been suggested that specific invitations to the consultation event should be sent to parties that neighbour the site and that a further public event should be held in Carnoustie. At this time confirmation was also given that a planning application could not be submitted prior to 02 June 2016 (the date 12 weeks from the submission of the PAN).

#### **4. DISCUSSION**

- 4.1 The site, that is subject of the PAN, stretches from the Mean Low Water Springs (MLWS) Mark at Carnoustie Beach to the existing electrical substation at Tealing and covers a distance of 19km. The full extent of the application site is shown on the plan that is attached to this report. The site runs from Carnoustie seafront, over Carnoustie Golf Links towards Barry before extending to the A92 in the vicinity of Mains of Ardestie. From Mains of Ardestie the site extends towards Newbigging Toll and runs in a westerly direction to the south of Drumsturdy Road for approximately 2.5km. At a point to the west of the junction of Drumsturdy Road with the minor road leading to Murroes the site runs in a westerly direction (to the south of Murroes and to the west of Kellas) to West Mains of Gagie. The site then extends in a westerly direction for a distance of approximately 3.25km (to the south of Murroes Primary School) joining the A90(T) to the south of Inveraldie. The site crosses the A90(T) and runs in a westerly direction to an area adjacent to the existing electricity substation at Tealing Airfield and terminates at the public road to the west of the Airfield. The site also includes the additional spur at Balhungie approved under ref: 14/00918/PPP.N.
- 4.2 The development that is proposed (underground export cables, cable joint bays and ancillary works including Horizontal Directional Drilling (HDD) working areas, temporary access tracks etc) and substation and converter station works is understood to be broadly the same as the works proposed in the extant planning permissions.
- 4.3 The key issues relevant to the determination of the application are considered to be similar to those that were relevant to the determination of the application for the originally approved route. Report 643/13 identified the relevant development plan policies and from those summarised the key issues as follows: -
- Amenity impacts;
  - Landscape and visual impact (including cumulative impacts);
  - Impact on natural and built heritage;
  - Transport and access;
  - Socio-economic impacts, including impacts on other land uses;
  - Flood Risk.
- 4.4 These are considered to be the key issues relevant to the determination of the planning application but Committee is invited to identify any additional matters that it considers to be relevant.

**5. FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

**6. OTHER IMPLICATIONS**

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

**VIVIEN SMITH  
HEAD OF PLANNING AND PLACE**

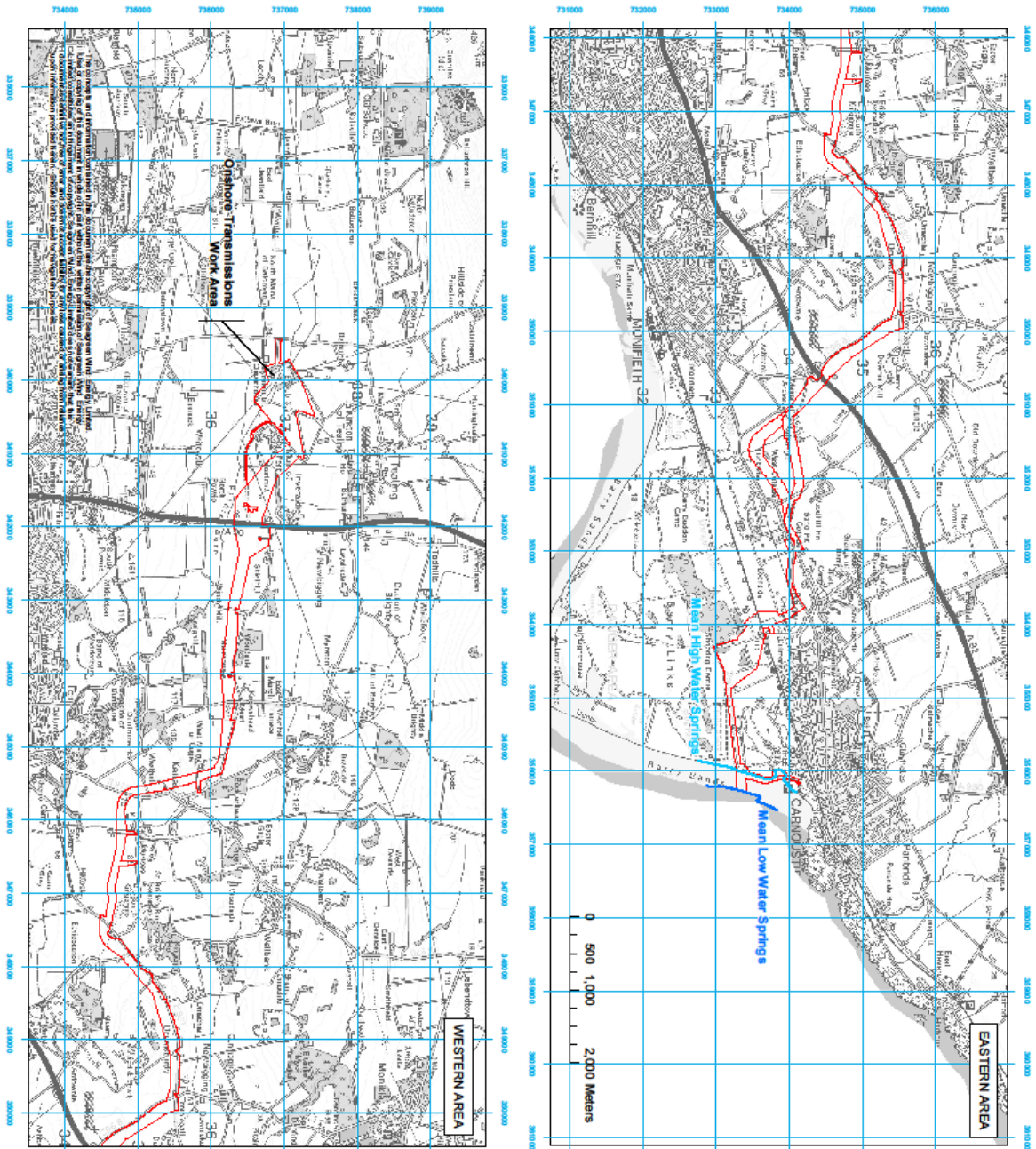
**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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**DATE: 17 MARCH 2016**

**APPENDIX 1 : LOCATION PLAN**

Appendix 1 : Location Plan



**Coordinate System**  
 North: National Grid (OSGB36)  
 Easting: 200000  
 Northing: 600000  
 UTM Zone: 29Q UTM  
 Datum: OSGB36  
 Datum Offset: 400000.0000  
 Reference: British Datum (OSGB36)

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The  
 Fish of Forth Offshore Wind Farm Zone

**Legend**

Red Line Boundary

Four (4) main title sheets  
**SEA GREEN PHASE 1 ONSHORE TRANSMISSION WORKS**  
**PROPOSAL OF APPLICATION NOTICE LOCATION PLAN**

Figure Drawing Number: MA/INSENG/ORD36/SMP-0005

UNLESS THE REVISIONS OR CHANGES TO THE DRAWINGS ARE NOTED BY THIS REVISION TABLE, THE DRAWINGS SHALL BE USED FOR DESIGN AND CONSTRUCTION.

REV	DATE	DESCRIPTION	BY	CHKD	APP'D
01	02 MAR 16	FOR FORMAL SUBMISSION	LH	08	RK
02	09 MAY 13	FOR FORMAL SUBMISSION	DT	08	RK
03	12 JAN 12	FOR INFORMATION	DT	08	LG
04	17 JAN 12	FOR INFORMATION	DT	08	LG

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