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Council Building
2 High Street
Perth
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24/08/2021

A meeting of the **Pre-Determination Committee** will be held virtually on **Monday, 30 August 2021** at **14:00**.

If you have any queries please contact Committee Services on (01738) 475000 or email Committee@pkc.gov.uk.

BARBARA RENTON
Interim Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.

Members:

Provost D Melloy
All Councillors

Pre-Determination Committee

Monday, 30 August 2021

AGENDA

MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.

1 DECLARATIONS OF INTEREST

- 2 PLANNING APPLICATION REFERENCE 21/00215/FLN - 5 - 30**
INSTALLATION OF AN ELECTRICITY SUBSTATION AND
ANCILLARY BUILDINGS, FORMATION OF A VEHICULAR
ACCESS AND TRACK AT LAND 1.1KM NORTH OF BRAES
LODGE, FOSS, PERTSHIRE
Report by Head of Planning and Determination (Recommendation -
Approve) (copy herewith 21/140)

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PERTH AND KINROSS COUNCIL

30 August 2021

PLANNING APPLICATION REFERENCE 21/00215/FLN – INSTALLATION OF AN ELECTRICITY SUBSTATION AND ANCILLARY BUILDINGS, FORMATION OF A VEHICULAR ACCESS AND TRACK AT LAND 1.1KM NORTH OF BRAES LODGE, FOSS, PERTHSHIRE

**Report by Head of Planning and Development
(Report No. 21/140)**

PURPOSE OF REPORT

This report recommends the approval of a 'National' category planning application [21/00215/FLN](#), relating to development of an electricity substation project and associated works.

1. BACKGROUND / MAIN ISSUES

- 1.1 The proposed site lies immediately west of the B846 Aberfeldy to Tummel Bridge road, 1.1km north of a property known as Braes Lodge, with Loch Kinardochoy in between. It is also around 3km south of Tummel Bridge. Land cover across the site is predominantly a plantation of coniferous woodland, semi-improved grassland, and heathland, as well as patches of sphagnum blanket bog. The area to be developed is approximately 5.86 hectares (Ha), whilst the overall site extends to 38.3Ha.
- 1.2 This electricity substation is a key element in supporting the 'Beaully-Denny Line 400/275 kilovolt (kV) double-circuit overhead line' (hereafter referred to as 'the Beaully-Denny Line'), identified by the Scottish Government as a 'National Development' within National Planning Framework 3 (NPF). The NPF itself seeks to establish an enhanced, high voltage energy transmission network, as part of a wider strategy to transition Scotland to becoming a 'low carbon place'.
- 1.3 The completion of the Beaully-Denny line in 2015 has significantly increased the thermal capacity of Scottish Hydro Electricity (SHE) transmission's network to transfer power from the Highlands to the Central Belt. This additional power generation, such as through the connection of the 228-megawatt (MW) Stronelairg Windfarm in March 2018, is expected to continue to see power flowing through the Beaully-Denny line significantly increase in the next 10 years, should anticipated renewable energy projects be granted consent.
- 1.4 However, connecting this generated power to the Beaully-Denny Line can cause changes to the voltage levels. This could see the network, without intervention, fail to meet the voltage requirements set out by the National Energy Transmission System Security and Quality of Supply Standard (NETS SQSS). Studies by the applicant have shown that the level of power currently contracted to be connected will cause such a voltage issue within the Tummel Bridge area. A site identification exercise was conducted by the applicant, for

the area between Tummel Bridge and Aberfeldy, due to the proximity to the Beaully-Denny line, the remote location and existing grid infrastructure within the landscape. This exercise assessed nine possible sites, with four of these being potentially viable in engineering terms then subject of environmental appraisal to assess the sensitivity and magnitude of environmental effects. The outcome of this assessment resulted in the proposed application site being progressed, as most suitable from both an environmental and technical perspective.

- 1.5 Reactive power support is therefore required to regulate voltage levels, accounting for various scenarios. The proposed substation will ensure this regulation to set limits and assists in the continuation of the quality and supply of electricity across the network. The proposal is of a type known as a Reactive Compensation Substation and would ensure the safe, efficient, and coordinated operation of the network. It is intended to operate at 275 kV, but capable of operating at 400kV if required.
- 1.6 The existing Beaully-Denny Line also sees related proposals (consisting of a new tower, a replacement tower and overhead line connection) and these are currently subject of a separate application, under Section 37 of the Electricity Act. Such applications are determined by the Scottish Ministers, although Perth and Kinross Council, as Planning Authority, were formally consulted and officers responded as a delegated matter, raising no objection. However, the proposed substation is a development required to be determined by the Council under the Town and Country Planning (Scotland) Act 1997.

Policy Background

National Planning Framework

- 1.7 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc. (Scotland) Act 2006, this is a statutory document and a material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies, and local authorities.
- 1.8 As mentioned, the project is included within NPF3; which confirms that developments for new and upgraded 132kV infrastructure are required to support the delivery of an enhanced high voltage electricity transmission grid. The network operators have identified this project as vital in meeting national targets for electricity generation, statutory climate change targets and the security of energy supply.

Scottish Planning Policy (SPP) 2014 (Revised December 2020)

- 1.9 The SPP is a statement of Scottish Government policy on land use planning and the following sections are of importance in the assessment of this proposal: -

A Successful Sustainable Place

- Paragraphs 24 – 35: Sustainability
- Paragraphs 36 – 57: Placemaking
- Paragraphs 92 – 108: Supporting Business & Employment
- Paragraphs 135 – 151: Valuing the Historic Environment
- A Low Carbon Place
- Paragraphs 152 – 174: Delivering Heat & Electricity

A Natural, Resilient Place

- Paragraphs 193 – 218: Valuing the Natural Environment
- Paragraphs 219 – 233: Maximising the Benefits of Green Infrastructure
- Paragraphs 254 – 268: Managing Flood Risk and Drainage

Development Plan

- 1.10 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYPlan Strategic Development Plan 2016-2036

- 1.11 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area set out in the plan states that:
- By 2036, the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.
- 1.12 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application.
- Policy 7: Energy, Waste and Resources
 - Policy 9: Managing TAYplans Assets.

Perth and Kinross Local Development Plan 2019

- 1.13 The Local Development Plan 2 (2019) (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. The LDP2 sets out a vision statement for the area and states that, *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

1.14 The site is located within the 'landward' area of LDP2, where the following policies apply:

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 15: Public Access.
- Policy 26: Scheduled Monuments and Archaeology
- Policy 27: Listed Buildings
- Policy 31: Other Historic Environmental Assets
- Policy 33: Renewable and Low-Carbon Energy
- Policy 35: Electricity Transmission Infrastructure
- Policy 38: Environment and Conservation
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 60: Transport Standards and Accessibility Requirements.

Site History

- 1.15 [19/00008/PAN](#) This advised PKC of a likely future application for: Erection of electricity substation with associated plant, infrastructure and creation of access track. PKC confirmed the approach to public consultation on 28 October 2019. The PoAN was reported to the Planning and Development Management Committee on 17 December 2019, with members noting: the large scale of the development; justification on the need for the development; possible ecological impacts; access track to be carefully designed; any tree felling to be replaced; any impacts and benefits should be stated by the developer. These matters are addressed in the Proposal / Appraisal section below.
- 1.16 [19/01854/SCRN](#) An EIA Screening Opinion from PKC, as Planning Authority, was requested for: Erection of an electricity substation and associated landscape works. PKC advised on 6 January 2020 that a supporting EIA Report would be required with any planning application.
- 1.17 [20/01234/SCOP](#) Following on from the above, an EIA Scoping was submitted to PKC for: Erection of an electricity substation and associated landscape works. The scope of the related EIA Report was agreed on 8 December 2020.
- 1.18 [20/00021/CONSUL](#) This notified PKC of an EIA screening opinion request made to the Scottish Government (Energy Consents Unit) relating to the development of a temporary 275kV and permanent new 132kV overhead line (OHL) at Kinardochoy. The proposed OHL would connect the Kinardochoy

Substation (which is subject of this planning application) to the national grid by connecting to the 400/275 kV Beauldy-Denny Line.

- 1.19 [21/00009/CONSUL](#) Following on from the EIA screening request above, this notified PKC of a formal application for development made to the Scottish Government (Energy Consents Unit) (Application Reference: ECU00002152). The development proposed is a modification of the Beauldy-Denny Line, comprising of new OHL, one new tower and one replacement tower to connect the proposed Substation (subject of this planning application) to the Beauldy-Denny Line.

2. PROPOSALS / APPRAISAL

- 2.1 The detail of the proposals sees provision of a hardstanding platform, measuring up to 302m x 212m (5.86 ha) and the following physical elements:

- a reactive power compensation substation, comprising of buildings, infrastructure and electrical equipment, all on the platform;
- a 4m high palisade security fence and a 2m wide perimeter path around the platform;
- an access track, connecting to the B846 road (Aberfeldy to Tummel Bridge);
- associated landscaping works including tree felling and associated compensatory planting; and
- drainage works, including two attenuation basins (SUDS ponds).

- 2.2 No building or standalone piece of infrastructure associated to the substation is to exceed 15.5m high. However, the transmission pylons linking into the substation are higher; however, as advised, these elements are subject to Section 37 Electricity Act application, where the determining Authority is the Scottish Government.

- 2.3 The project is indicated as being constructed in 3 phases across circa 26 months, with completion, including wider ground restoration/reinstatement, by May 2024. This is however, indicative and detailed programming will be a matter for the appointed contractor, subject to a detailed design and build contract. Related contract documents are anticipated to reflect any planning permission, whilst any material changes in design would require a fresh planning application.

- 2.4 In association with seeking permission for the proposal, the applicant asks that a five-year period to commence development is applied, instead of the default three years. This is to allow sufficient time to progress to the construction phases, should the detailed design change or to allow for any alterations or changes in the programme for delivery.

- 2.5 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan (including associated supplementary guidance) unless material considerations indicate otherwise. The relevant policies and other considerations are outlined above and are

considered in detail below. Other material considerations also include consultation response from key agencies, Perth and Kinross Council services and representations submitted by the public and organisations.

2.6 In terms of the two representations submitted, one is from a member of the public and the other from the John Muir Trust, who manage land at nearby East Schiehallion. The following concerns are raised and are addressed in the report:

- visual impact of proposed buildings and pylons
- loss of woodland and future felling plans
- compensatory planting concerns
- height of proposed buildings
- lack of visual impact assessment from Schiehallion; and
- lack of wild land impact assessment.

Environmental Impact

2.7 As set out above, the application required an Environmental Impact Assessment Report (EIAR), the content of which was agreed via an extensive Scoping Exercise. The following topic headings are covered:

- introduction
- development description
- design evolution and alternatives
- landscape and visual impact
- ecology
- ornithology
- hydrology, hydrogeology, geology and soils
- cultural heritage and archaeology
- forestry
- traffic and transport.

2.8 The key assessment and policy considerations for the proposal include:

Landscape and Visual

2.9 LDP2 Policies 1 and 39 require developments to contribute positively to the quality of the surrounding built and natural environment and to not conflict with maintaining and enhancing the landscape qualities of Perth and Kinross. The Landscape and Visual Impact Assessment (LVIA) chapter of the EIAR assesses the impact from key landscape and visual receptors, including the nearby designated sites of Loch Rannoch and Glen Lyon National Scenic Area (NSA), Loch Tummel NSA, residential properties, transport routes including Schiehallion Road and recreational routes (Core Paths DULL/147 and RANN/108).

2.10 In this instance, the design of the sub-station is largely defined by the scale, nature and type of infrastructure required. It is accepted that given the type of proposal, and its rural location, there will be a visual impact on the landscape,

within the context of the existing Beaully-Denny Line infrastructure. This impact relates particularly to the residential properties on the southern edge of Loch Kinardochy and from the summit and upper slopes of Schiehallion. The LVIA describes these visual impacts as significant, but largely localised and reducing quickly with distance. To help mitigate the visual impacts, the proposed site was identified by the applicant as it sits within a topographical basin between Meall Damh to the east and Schiehallion to the west.

- 2.11 Alongside the Landscape and Visual Impact Assessment of the EIAR, a 'Reinstatement and Landscape Design Specification' (EIAR Volume 4 - Appendix 2.2) has also been prepared in parallel with the sub-station design process, to help mitigate the landscape and visual impacts. Both during construction and when the facility is operational, the proposed specification incorporates site earthworks and earth mounds to be covered with a suitable vegetation mix, which would be recovered during construction operations and thus re-establishing existing vegetation. These areas would also be seeded, and landscape features created to be reflective of woodland in the wider landscape. Proposed areas of woodland would also screen/filter views of the proposed Development for users of the B846, C450 Schiehallion Road and visual receptors within the wider landscape, such as from nearby properties including 'Tombreck' and 'Braes Lodge'. Tree species would predominantly be of suitable locally native species, augmented with additional coniferous species, to increase year-round screening. Planting stock would be sourced locally or from a Scottish supplier.
- 2.12 The landscape and visual impact associated to construction phases will be temporary and difficult to significantly mitigate. Beyond this, the proposed design, structural landscape screening and woodland planting is considered to be a robust and appropriate mitigation for the visual impact associated to the completed development. The visual impact will be minimised as much as possible. It is recognised that there will be some permanent localised visual impacts, which are inevitable for such an industrial installation within a rural landscape. However, it is accepted that the infrastructure proposed is essential to secure a future green energy supply for Scotland. As such, subject to conditional control (recommended Conditions 4, 6 and 7) to secure the detailing and timing and delivery of the landscape mitigation proposed, it will satisfy the terms of LDP2 Policies 1 and 39.

Biodiversity and Woodland

- 2.13 LDP2 Policies 38, 40 and 41 are all relevant considerations in respect of potential biodiversity impacts or for identifying opportunities for enhancement or protection arising from the development. It is noted that the proposed development would result in the loss of 7.57ha of existing woodland. In this regard and as stated in LDP2 Policy 40: Forestry, Woodland and Trees, the Council will follow the principles of the Scottish Government (SG) Policy on Control of Woodland Removal.
- 2.14 The applicant's primary mitigation to address the trees lost due to the proposed development is through compensatory planting of a forest area of equivalent size. They have reached agreement with a local landowning charity

(Highland Perthshire Communities Land Trust (HPCLT)) to undertake off-site compensatory native woodland planting of 9ha at Dun Coilich, 1.6 km to the south. This mitigation and conditional control is in keeping with the aforementioned SG Policy on the Control of Woodland Removal and the associated 'implementation guidance' (February 2019). This approach is also consistent with the objectives of LDP2 Policy 40 and, subject to ensuring the proposed compensatory planting is delivered this aspect of mitigation, is considered acceptable (Condition 5).

- 2.15 The EIAR acknowledges that a number of protected species (bats, breeding birds (i.e. black grouse), red squirrel, pine marten and badger) and habitats (blanket bog) have been recorded in the vicinity, with a suite of background ecology survey work and mitigation recommendations set out.
- 2.16 Three areas within the site are classified as blanket bog habitat, although not within the area to be developed, and are recorded as in good condition. Blanket bog is a UK BAP Priority Habitat of national importance. However, the EIAR confirms there will not be any indirect impacts on them, as the water table will be unaffected due to topography and any potential pollutants or run-off associated to the development will be collected before it reaches these habitats.
- 2.17 The species surveys within the EIAR have been carried out in accordance with best practice. Four oak trees with bat roost potential are located on the route of the proposed access track. The principle of removing these trees to facilitate access is accepted, as this represents the most feasible route from the public road, which negates the need for more significant woodland removal. However, updated protected species and breeding bird surveys will be required before construction and a bat licence will be required from NatureScot.
- 2.18 In terms of mitigation measures, the Reinstatement and Landscape Design Specification (EIAR Volume 4 - Appendix 2.2) provides structural landscape planting proposals. These include native plant species, alongside other biodiversity enhancements (nesting boxes, bricks, tubes for bird and bat species). Together these measures will provide a valuable contribution to biodiversity and is consistent with the protection and enhancement requirements of LDP2 Policy 41.
- 2.19 Subject to the appropriate mitigation, including numerous species protection plans identified in Appendix 5 of the EIA Report Volume 4 (Ref: 21/00215/15), being secured through the recommended conditional control (Conditions 5, 6, 7, 8, 9, 10, 11, 18 and 19), the proposals are assessed to fully accord with LDP2 Policies 38, 40 and 41.

Soils and Peatland

- 2.20 The site contains areas of peatland, to which LDP2 Policy 51: Soils relates, stating the Council is committed to ensuring that development avoids disturbance to, and the loss of, carbon rich soils, including peatland, which are of value as carbon stores. Particularly development will only be permitted on

areas of carbon-rich soils, including peatland, where it has been clearly demonstrated that there is no viable alternative, or where the economic and social benefits of the development would outweigh any potential detrimental effect on the environment. Where exceptions are to be allowed, permitting development that would disturb carbon rich soils, such projects should be informed by:

- an appropriate peat survey and management plan
- any disturbance or excavation be minimised; and
- an assessment of the likely effects of the development on carbon dioxide emissions, and suitable mitigation measures implemented to minimise carbon emissions (with details of both submitted as part of the application)
- details setting out how the development could contribute towards local or strategic peatland habitat enhancement or restoration.

2.21 It is clear that the project is essential for the upgrade of the high voltage transmission network, consistent with NPF3, and that this specific site was selected, in preference over several alternative locations, because of reduced environmental sensitivities and that impacts can be more easily mitigated.

2.22 Nevertheless, the loss of peatland is a negative in environmental terms. Overall, however, this loss is considered acceptable because, when balanced against the wider economic and social benefits of this nationally identified project, it meets a specific need in futureproofing the nation's energy requirements. In offsetting the loss of peat LDP2, Policy 51 then requires development to implement appropriate peat management measures, adopt best practice when moving, storing, and reinstating peat and consider the opportunity to re-use peat necessarily excavated from the site. These requirements are proposed to be secured via Condition 3.

Cultural Heritage including Archaeology and Scheduled Monuments

2.23 Sites of archaeological interest and a Scheduled Monument are also identified close by. LDP2 Policy 26: Scheduled Monuments and Archaeology seeks to protect the integrity and settings of these features. The approach and scope of the works proposed, alongside the proposed mitigation measures, are considered satisfactory by both Historic Environment Scotland (HES) and Perth and Kinross Heritage Trust (PKHT). Therefore, in terms of the archaeology and scheduled monument impacts, subject to securing the identified mitigation, the terms of LDP2 Policies 26 and 31 would be satisfied (Conditions 12 and 13).

2.24 In terms of any impact on nearby listed buildings, the potential impact of the development on the Category 'C' listed 'Foss and Tummel Parish Church and Graveyard', and the Category 'B' listed 'Tomphubil Limekiln', do not raise any issues and thus LDP2 Policy 27: Listed Buildings is satisfied.

Noise

2.25 Careful consideration was given to the amenity of the nearest residential properties with regards to potential noise from the development, including,

during the construction stages. All findings within the related assessments were consistent with the requirements of LDP2 Policy 56: Noise Pollution.

- 2.26 Given the nearest residential property is just over 1km away, assessment indicates it is unlikely there will be any adverse noise impacts. Subject to the appropriate mitigation identified in Appendix Part 3 (Noise Survey Report) of the EIA Report Volume 4 (Plan Ref: 21/00215/15) and in association with recommended conditional control (Conditions 15 and 16), the proposals are assessed to accord with LDP2 Policy 56.

Traffic and Transport

- 2.27 Vehicle access to the site will be to the north of Tombreck – Tay Forest Park on the B846 and a new vehicle access from this road is required. Suitable visibility splays have been identified. The construction phase requires the site contain a 770-metre x 5-metre-wide access track.
- 2.28 It is appreciated that the construction phases will have the largest transport impact, in terms of trip generation, and this will then reduce during the operational phase. All construction traffic, including staff, will access the site from the south via the B846 and it is anticipated that there will be an increase in vehicle movements on the local road network as a result. Predicted increases are up to 3.5% to the east of Aberfeldy and approximately 14.5% along the B846, where the volume of baseline traffic is lower.
- 2.29 It is anticipated that there will be one abnormal indivisible load delivery (a transformer) to the site. Details of the route to the site have been provided, but further details are required once the applicant has determined the exact transformer dimensions. Subject to recommended conditions, covering matters such as roads maintenance and a Construction Traffic Management Plans, the proposals are considered to accord with LDP2 Policy 60: Transport Standards and Accessibility Requirements (Conditions 20 to 24).

Water, Flood Risk and Drainage

- 2.30 LDP2 Policies 52: New Development and Flooding and 53: Water Environment and Drainage are relevant considerations, as regards potential water quality impacts, flood risk and drainage requirements. In this respect, the site is located on the northern banks of Loch Kinardochoy, with two small watercourses flowing into the Loch. Particularly, Kinardochoy Burn, which flows out of the Loch to the north, will be crossed by the proposed access track. The site is also located within a designated 'Drinking Water Protected Area' (DWPA) and there are a number of private water supplies nearby. Adherence to Scottish Waters advice and requirements (Informative 8) plus protective measures recommended by PKC's Private Water Team will ensure there no adverse impact on the DWPA or any private water supply in the area (Condition 14).
- 2.31 In terms of flood risk and drainage, according to SEPA's flood mapping, parts of the site are at risk of flooding. However, the Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) (EIAR Volume 4: Technical Appendix

7.1) concluded that, with adequate design of drainage features, there would be minimal risk of flooding. SEPA have assessed the FRA and DIA, agreeing with their conclusions and raising no objection on flood risk grounds. To ensure there no flood risk, SEPA ask that final site-specific drainage details are submitted for approval, ahead of development commencing (Condition 2).

2.32 Subject to the above recommended conditions (2 and 14), the proposals are assessed to accord with LDP2 Policies 52 and 53.

3. CONCLUSION AND RECOMMENDATION

3.1 The principal land use considerations and environmental constraints are identified through the planning application and associated EIA Report. Overall, there are sensitivities regarding: landscape/visual impacts; impact on international and national designations; biodiversity; peatland; and the proximity and relationship with archaeology assets. In each of these areas, the impact has been assessed as being acceptable, subject to suitable mitigation measures being provided, all of which are secured through recommended planning conditions.

3.2 In summary, the substation is required at this location to address an identified technical constraint in the electricity grid network. The principle of supporting a substation of this nature and scale on this site is considered acceptable, although there would be a degree of adverse impact. However, in the context of the existing electricity infrastructure and the need to support future additional green energy supply to Scotland, the proposals are considered essential infrastructure and can be accepted, subject to mitigations. Officers are satisfied that the scheme, with the associated mitigation measures proposed, is compliant with the Development Plan policy position, and has continued support through NPF3.

3.3 The proposed extension of time to commence implementation of any planning permission approved, from 3 to 5 years, is also considered acceptable. This timescale is considered small and recognises the anticipated lead-in timescales and requirement for significant background work. In addition, it is anticipated that there will not be any significant change in planning circumstances during the additional 2-year period.

3.4 In conclusion, the application must be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this respect, account has been taken of the Local Development Plan and all other material considerations. In this case, it is considered by officers that the development proposed would not conflict with the Development Plan, subject to the conditional controls recommended.

RECOMMENDATIONS

3.5 The Council is asked to:

i) note the contents of the report

- ii) approve the proposals subject to the conditions and reasons amended as set out below
- iii) approve the departure from the standard three-year timescale to extend the permission to five years, consistent with project timescales.

Direction

Perth and Kinross Council direct that subsections (2), (3) and (3a) of section 58 of the Town and Country Planning (Scotland) Act 1997 apply as respects to application 19/01747/FLN; with the substitution of 3 years to 5 years.

A Conditions and Reasons for Recommendation

Compliance with Approved Plans

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason: To ensure a satisfactory development as indicated on the submitted drawings.

Drainage Details

2. A minimum of two months prior to the commencement of development, the final site-specific drainage details shall be submitted for the written approval of the Council as Planning Authority, in consultation with SEPA and the Council's Flood Prevention Authority, and all work shall be carried out in accordance with the said scheme. The submitted information shall include a detailed drawing of the SUDS layout for the proposal site.

Reason: To ensure the provision of an acceptable drainage system in the interests of the amenity of the area, for the protection of the water environment and to ensure that the development does not exacerbate flooding downstream of the development.

Peat Management Plan

3. A minimum of two months prior to the commencement of development, a Stage 2 Peat Management Plan shall be submitted for the written approval of the Council as Planning Authority, in consultation with SEPA and the Council's Biodiversity/Tree Officer, and all work shall be carried out in accordance with the agreed plan. For the avoidance of doubt, a Construction Method Statement (CMS) must be provided as part of the Peat Management Plan outlining the measures to protect the watercourses and peatland.

Reason: In the interests of protection of existing peatland.

External Finishing Materials

4. A minimum of two months prior to their use, details of the specification and colour of the proposed external finishing materials to be used on all structures and any hard landscaping shall be submitted to the Council as Planning Authority. Once agreed in writing by the Planning Authority, the scheme shall be implemented prior to the bringing into use any part of the development.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality; to reserve the rights of the Planning Authority.

Updated Compensatory Woodland Planting Plan

5. Prior to the commencement of development, an updated scheme of the submitted compensatory woodland planting plan at the Dun Coillich location (EIAR Volume 2 Figure 9.7) (PKC Ref: 21/00215/16), shall be submitted to and approved in writing by the Planning Authority. The agreed scheme shall thereafter be implemented in full prior to the completion of the development approved.

Reason: In the interest of forestry planting and biodiversity.

Updated Reinstatement and Landscape Design Specification

6. Prior to the commencement of development, an updated Reinstatement and Landscape Design Specification (EIAR Volume 4 Appendix 2.2) (PKC Ref: 21/00215/15) shall be submitted to and approved in writing by the Planning Authority. These details shall include proposed finished levels or contours/mounds detailing cut/fill and height and location of bunding in proximity to adjacent water feature; means of enclosure; hard surfacing materials and exact location of lighting and/or security cameras. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate. Thereafter the landscape works, and timings shall be carried out as approved. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date.

Reason: To bring forward and establish appropriate structural landscaping at the earliest opportunity, and long term ensure a satisfactory level of landscape and visual mitigation is achieved and to preserve and enhance nature conservation interests.

5 Year Planting Maintenance

7. Any planting failing to become established within five years following the date of Practical Completion, shall be replaced in the following planting season with others of similar size, species, and number.

Reason: To ensure that a satisfactory level of landscape and visual mitigation is achieved and ensure the Local Planning Authority retains effective control.

Construction Environmental Management Plan

8. A minimum of two months prior to the commencement of development, a site-specific Construction Environmental Management Plan (CEMP), which shall include a Construction Method Statement (CMS), shall be submitted to, and approved by, the Council as Planning Authority in consultation with key stakeholders as deemed appropriate. The CEMP must also include a Pollution Prevention Plan (PPP), Invasive Management Plan (IMP), Site Waste Management Plan (SWMP), Site Access Management Plan (SAMP), Construction Exclusion Zone (CEZ), Construction Traffic Management Plan (CTMP) and Environmental Management Plan (EMP). A detailed compound layout which sets out measures to ensure the public road network is kept free from mud or debris shall also be included. The CEMP will remain a live document, any working practices deemed to be having an adverse impact on ecology or the environment will be the subject of revision. All revisions must be submitted to the Planning Authority as soon as reasonably practicable. Thereafter the development shall be fully undertaken in accordance with the agreed CEMP.

Reason: In the interest of protecting environmental quality and of biodiversity. To minimise any associated adverse landscape and visual impact of the above ground elements and protect the character and visual amenity of the immediate and surrounding countryside and associated nature and cultural heritage conservation interests.

Ecological Clerk of Works

9. Prior to the commencement of the development hereby approved, an independent and suitably qualified Ecological Clerk of Works (ECoW) shall be appointed at the developers' expense. Details of this appointment shall be subject to the prior written agreement of the Council as Planning Authority. The appointed person will remain in post for the duration and subsequent restoration of the proposed development. The ECoW shall have responsibility for the following:
 - overseeing the implementation of the Construction Environmental Management Plan (CEMP) approved by this permission
 - authority to stop operations or to alter construction methods should there be any works occurring which are having an adverse impact on the natural heritage
 - prior to the commencement of development, they shall provide an environmental / ecological toolbox talk for construction staff
 - authority to amend working practices in the interests of natural heritage. Any amendments shall be submitted to the Council as Planning Authority as an addendum to the approved CEMP
 - weekly visits to the development site at a time of their choosing. No notification of this visit is required to be given to the developer or contractor

- within 10 working days of the end of each calendar month, they are required to submit a detailed monthly report for the review of the Planning Authority in consultation with Scottish Environment Protection Agency (SEPA) for the duration of development
- notifying the Council as Planning Authority in writing of any requirement to halt development in relation to this condition as soon as reasonably practicable.

The above shall be implemented throughout the construction, (including re-instatement and de-commissioning of the construction compounds) hereby approved unless otherwise agreed in writing with the Council as Planning Authority. The CEMP shall contain a site-specific Construction Method Statement (CMS) which will provide concise details for the implementation of the CEMP for site operatives.

Reason: To avoid habitat damage and safeguard natural heritage interests.

Biodiversity Survey Implementation

10. The conclusions and recommended action points within the supporting Biodiversity Survey (EIAR Volume 2 Chapter 5) (PKC Ref: 21/00215/15) and hereby approved shall be fully adhered to, respected, and undertaken as part of the construction phase of development.

Reason: To avoid habitat damage and safeguard natural heritage interests.

Animal Protection Measures

11. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150mm outside diameter being blanked off at the end of each working day.

Reason: To avoid habitat damage and safeguard natural heritage interests.

Archaeological Clerk of Works

12. A minimum of two months prior to the commencement of the development hereby approved, an independent and suitably qualified Archaeological Clerk of Works (ACoW) shall be appointed at the developers' expense. Details of this appointment shall be subject to the prior written agreement of the Council as Planning Authority in consultation with Perth and Kinross Heritage Trust. The appointed person will remain in post for the duration of the proposed development. The ACoW shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. The ACoW shall be kept informed by means of copy minutes to site meetings to ensure they are aware of development progress.

Reason: To safeguard any archaeological interest of the site.

Programme of Archaeological Work

13. Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation, which has been submitted by the applicant a minimum of two months prior to commencement of development and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust (PKHT). Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. In addition, the developer shall afford access at all reasonable times to PKHT or a nominated representative and shall allow them to observe work in progress.

Reason: To safeguard any archaeological interest of the site.

Private Foul Water and Drinking Water Safeguarding

14. A minimum of two months prior to the commencement of the development hereby approved, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways, private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within, and running through the application site, shall be submitted to, and approved in writing by the Council as Planning Authority. The subsequently agreed protective or replacement measures shall be put in place prior to the development being brought into use and shall thereafter be so maintained insofar as it relates to the development hereby approved.

Reason: To protect the private water supply to properties in area.

Noise Controls

15. Civil engineering and superstructure works shall be limited to Monday to Friday 0700 hours to 1900 hours and Saturday 0800 hours to 1300 hours with no noisy works out with these times or at any time on Sundays or bank holidays. Any variation in these working hours shall only be as agreed in writing and in advance by this Council as Planning Authority. Where works are required during these restricted hours, a mitigation scheme, detailing appropriate mitigation measures, shall be submitted for advance written agreement of this Council as Planning Authority.

Reason: To protect the residential amenity of nearby properties, users of Loch Kinardochy and the amenity of this area of Perth and Kinross in accordance with the adopted development plans.

Noise Complaints Procedure

16. In the event that justified noise complaints are received by the Council, the applicant, at their own expense, shall employ an independent and suitably qualified consultant to carry out a Noise Assessment from the operational development. The appointed consultant and methodology for the Noise Assessment shall be submitted to and approved in writing by the Planning Authority in consultation with Environmental Health within 28 days of being notified of the complaint. Within 28 days of approval of appointed consultant and methodology, a Noise Assessment shall be submitted, outlining mitigation and recommended timescales for delivery (if action is required). Thereafter, all mitigation measures shall be implemented within the timescales recommended.

Reason: To protect the residential amenity of the occupiers of neighbouring properties and the amenity of this area of Perth and Kinross in accordance with the adopted development plans.

External Lighting Design

17. All external lighting shall be sufficiently screened and aligned to protect ecology and to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised to a degree that it does not adversely affect the amenity of the neighbouring land.

Reason: To protect ecological interests and the residential amenity of the occupiers of neighbouring properties and the amenity of this area of Perth and Kinross in accordance with the adopted development plans.

Tree Removal

18. All trees required to be removed to accommodate the development shall be felled as close as practicable to the commencement of the relevant related development requiring their removal. No removal of hedgerows, trees or shrubs that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the Planning Authority on request.

Reason: To ensure a satisfactory standard of development and in the interests of protecting environmental quality and of biodiversity.

Tree Protection

19. Trees identified to remain on site and those which have Root Protection Areas which fall within the site shall be retained and protected. Protection methods shall be strictly in accordance with BS 5837 2012: Trees in Relation to Design, Demolition and Construction, and be identified on the Construction Exclusion

Zone (CEZ) Plan within the Construction Environment Management Plan (CEMP), in association with Condition 8. Protection measures, once in place, shall remain in-situ for the duration of construction.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

Access Road Completion

20. Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with approved drawing 21/00215/09 - Proposed access track and junction layout (KINA-SLR-XX-XX-DR-C-7203-P) and to a Construction Type D in accordance with Perth & Kinross Council's Road Development Guide. The Type D construction detail shall continue from the edge of the public road network for a minimum distance of 15 metres.

Reason: In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.

Traffic Counter

21. One month prior to the commencement of works on site, a temporary traffic counter shall be installed on the B846 and the C450 close to the proposed accesses of the development. The counters shall remain in place for the duration of the construction phase and for one month after Phase 5 of the project. The location of the counters and the timings that data will be provided, shall be approved in writing by the Planning Authority in consultation with the Roads Authority.

Reason: In the interests of road safety.

Roads Maintenance Agreement

22. Prior to the commencement of works, a maintenance agreement under Section 96 of the Roads (Scotland) Act 1984 shall be entered in to. Confirmation of this agreement being in place shall be provided to the Council, as Planning Authority, a minimum of two weeks prior to the commencement of development. The maintenance agreement shall be in respect of the:

- A827 Ballinluig – Aberfeldy – Killin Road
- C447 Strathray Road
- B846 Aberfeldy – Tummel Bridge – Rannoch Station Road

These roads shall be inspected on a regular basis and repairs carried out to the timescale and standards specified by the Council as Roads Authority to the satisfaction of Perth & Kinross Council.

Reason: In the interests of road safety.

Construction Traffic Management Scheme

23. A minimum of two months prior to the commencement of the development hereby approved, the applicant shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority (Structures), a Construction Traffic Management Scheme (CTMS) which shall include the following:
- restriction of construction traffic to approved routes and the measures to be put in place to avoid other routes being used
 - timing of construction traffic to minimise impact on local communities particularly at school start and finishing times, on days when refuse collection is undertaken, on Sundays and during local events
 - a code of conduct for HGV drivers to allow for queuing traffic to pass
 - arrangements for liaison with the Roads Authority regarding winter maintenance
 - emergency arrangements detailing communication and contingency arrangements in the event of vehicle breakdown
 - arrangements for the cleaning of wheels and chassis of vehicles to prevent material from construction sites associated with the development being deposited on the road
 - arrangements for cleaning of roads affected by material deposited from construction sites associated with the development
 - arrangements for signage at site accesses and crossovers and on roads to be used by construction traffic in order to provide safe access for pedestrians, cyclists and equestrians
 - details of information signs to inform other road users of construction traffic
 - arrangements to ensure that access for emergency service vehicles are not impeded
 - co-ordination with other significant developments known to use roads affected by construction traffic
 - traffic arrangements in the immediate vicinity of temporary construction compounds
 - the provision and installation of traffic counters at the applicant's expense at locations to be agreed prior to the commencement of construction
 - monitoring, reporting and implementation arrangements
 - arrangements for dealing with non-compliance; and
 - details of HGV movements to and from the site.

The CTMS as approved shall be strictly adhered to during the entire site construction programme.

Reason: In the interest of proper site management.

Public Road Network Impacts

24. A minimum of two months prior to the commencement of works on Phase 4 of the project as detailed on Page 2-19 of the EIA Report (SSE, February 2021) the requirement for, or extent of, any temporary removal or lowering of bridge

parapets, boundary walls and structures adjacent to the public network and the temporary hardening of verges to aid the passage of abnormal loads and construction vehicles shall require Technical Approval from Perth & Kinross Council. This submission shall include swept path assessments at constrained locations, along with drainage and ecological reviews of the proposed works.

Reason: In the interests of road safety and the safe transportation of the abnormal load.

B Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C Informatives

1. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123 (1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
3. The development will require the 'Display of Notice while development is carried out' under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41, the notice must be:
 - displayed in a prominent place at or in the vicinity of the site of the development
 - readily visible to the public
 - printed on durable material.
4. The applicant is advised that in terms of Section 56 of the Roads (Scotland) Act 1984, he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
5. On receiving consent, it is important that the developer, or his agent, contact Perth and Kinross Heritage Trust (PKHT) as soon as possible. PKHT can then explain the procedure of works required in respect of Conditions 12 and 13 and, if necessary, prepare for them written Terms of Reference.

6. The applicant is advised to refer to Perth & Kinross Council's [Supplementary guidance on Flood Risk and Flood Risk Assessments 2014](#) as it contains advice relevant to the development.
7. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
8. The applicant should take note of the information and advice contained within the consultation response from Scottish Water.
9. The applicant should take note of the information and advice contained within the consultation response from NatureScot.
10. The applicant should take note of the information and advice contained within the consultation response from RSPB.
11. The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
12. The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.
13. An application for Building Warrant will be required.

Author

Name	Designation	Contact Details
Steve Callan	Planning Officer – Development Management	01738 475000 ComCommitteeReports@pkc.gov.uk

Approved

Name	Designation	Date
Barbara Renton	Interim Chief Executive	16 August 2021

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All Council Services can offer a telephone translation facility.

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	No
Corporate Plan	No
Resource Implications	
Financial	No
Workforce	No
Asset Management (land, property, IST)	No
Assessments	
Equality Impact Assessment	No
Strategic Environmental Assessment	No
Sustainability (community, economic, environmental)	Yes
Legal and Governance	No
Risk	No
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	No

1. Strategic Implications

Community Plan / Single Outcome Agreement

1.1 N/A

Corporate Plan

1.2 N/A

2. Resource Implications

Financial

2.1 N/A

Workforce

2.2 N/A

Asset Management (land, property, IT)

2.3 N/A

3. Assessments

3.1 Following an assessment using the Integrated Appraisal Toolkit, it is considered the outcomes of the report and the resultant project outcomes will not have any significant impacts in relation to Equalities and Fairness Impacts (EqIA). The relevant statement on this basis is (i):

(i) Assessed as **not relevant** for the purposes of EqIA

Strategic Environmental Assessment

3.2 N/A

Sustainability

3.3 Following an assessment using the Integrated Appraisal Toolkit, it has been considered that the report and the associated proposals is likely to have some positive future implications regarding the Council's corporate sustainable development principles.

Legal and Governance

3.4 N/A

Risk

3.5 N/A

4. Consultation

4.1 As part of the planning application process the following bodies were consulted:

Internal

4.2 **Biodiversity/Tree Officer (B/TO)** – No objection. Initially sought clarification on specific biodiversity elements identified in the background surveys. These matters were raised with and responded to by the applicant. This subsequent response saw the B/TO advise of no objection, subject to the conditions recommended.

4.3 **Development Negotiations Officer** – No objection. Clarified that developer contributions do not apply to this proposal.

4.4 **Environmental Health (Noise)** – No objection. No concerns raised regarding noise and advised of satisfaction, subject to the mitigation proposed and that this was controlled through recommended conditions.

4.5 **Land Quality** – No objection. Advised that records do not raise any concerns regarding ground contamination.

- 4.6 **Private Water** – No objection. Advised of private water supplies in area and recommend conditional control and an informative to ensure private water supplies are not affected.
- 4.7 **Strategy & Policy** – No objection. Comment provided on the proposal and key LDP policies.
- 4.8 **Conservation Planning** – No objection. No concerns regarding impact on nearby Category ‘C’ and ‘B’ Listed buildings.
- 4.8 **Structures & Flooding** – No objection.
- 4.9 **Transport Planning** - No objection. Reiterated their comments at EIA Scoping stage, associated to local road widening and improvements, which are considered appropriate to cover, and address access requirements.

External

- 4.10 **Historic Environment Scotland (HES)** – No objection. Content with the conclusions of the ‘Cultural Heritage’ section of the EIA Report, which concludes that the settings of heritage assets listed in area would not be significantly adversely affected by the operation of the proposed development.
- 4.11 **NatureScot** – No objection, subject to proposed mitigation and conditions requiring a Construction Environmental Management Plan (CEMP) and Ecological Clerk of Works (ECoW) being applied to any permission. All to ensure no impact on the River Tay Special Area of Conservation (SAC), Keltneyburn SAC and Site of Special Scientific Interest (SSSI). They also advise that the proposal will not have significant effect on the qualities of the nearby Loch Tummel National Scenic Area (NSA) and Loch Rannoch and Glen Lyon NSA. Note that the proposed substation will be visible from the Breadalbane-Schiehallion Wild Land Areas (WLA), but the proposed design seeks to minimise the visual effects and is acceptable.
- 4.12 **Scottish Environment Protection Agency (SEPA)** - No objection. Commented on flooding and drainage matters, as well as peatland within site. Conditional control recommended in relation to approving finalised site drainage details and a Stage 2 Peat Management Plan.
- 4.13 **Scottish Water** – No objection. Advise there is no Scottish Water infrastructure in area and private options in terms of water supply and foul water arrangements. Also advise the proposals fall partly within a drinking water catchment area, where a Scottish Water abstraction is located. Scottish Water abstractions are designated as Drinking Water Protected Areas (DWPA) under Article 7 of the Water Framework Directive. As such it is essential that water quality and water quantity in the area are protected.
- 4.14 **Perth and Kinross Heritage Trust (PHKT)** – No objection. Commented in terms of impact on local archaeology and Scheduled Monument, recommending conditions be attached to any permission, including the requirement for an Archaeological Clerk of Works.

- 4.15 **Royal Society for the Protection of Birds (RSPB)** – No objection. Commented and recommend that the Tayside Raptor Group are consulted by the appointed Ecological Clerk of Works (ECoW) on the detailed construction elements of the Construction Environmental Management Plan (CEMP).
- 4.16 **Scottish Forestry** – No comments.
- 4.17 **Transport Scotland** – No objection. No issues raised in terms of impact on trunk road network.
- 4.18 **Health and Safety Executive (HSE)** - No objection. Advise there is no infrastructure in area.
- 4.19 **Dull and Weem Community Council** - No comments.
- 4.20 **British Geological Survey (BGS)** – No comments.

5. Communication

Pre-application Consultation

- 5.1 As a national planning project, the applicant undertook formal pre-application consultation (PAC) with the local community. In advance of this, a Proposal of Application Notice (PoAN) was submitted to and validated by Perth and Kinross Council on the 8 October 2019, setting out the consultation approach. PKC issued a decision on 28 October 2019, following detailed clarification. Public consultation events were held at Kynachan Hall in Tummel Bridge in August and November 2019 and an Online Consultation Event was ran in August 2020. A Pre-Application Consultation (PAC) report has been provided in support of the planning application, setting out the details and the outcomes of the consultation.

6. BACKGROUND PAPERS

- Planning etc. (Scotland) Act 1997
- National Planning Framework 3 (2014)
- Scottish Planning Policy (2014)
- TAYplan 2016-36
- Local Development Plan 2 (2019)

7. APPENDICES

- 7.1 N/A

