

Perth and Kinross Council  
Planning & Development Management Committee – 13 April 2022  
Pre-Application Report by Head of Planning and Development  
(Report No. 22/84)

Installation of a 14.5 GWh hydro scheme and associated works east of Corrievarkie Lodge, Rannoch.

Ref. No: [22/00010/PAN](#)

Ward No: P4- Highland

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for installation of a 14.5 GWh hydro scheme and associated works at east of Corrievarkie Lodge, Rannoch. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

### **BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 22 February 2022. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development for the installation of a 14.5 GWh hydro scheme and associated works. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish a major development. The exact range of scale and design of the development will be arrived at during pre-application discussions.

### **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 3 Due to the scale of the proposal a scoping request (21/00010/CONSUL) has been submitted and responded to in accordance with the EIA 2017 Regulations.

### **PRE-APPLICATION PROCESS**

- 4 The PoAN (reference 22/00010/PAN) confirmed that a public exhibition will be held at Kinloch Rannoch Village Hall on Wednesday 9<sup>th</sup> March 2022 and Dalwhinnie Community Trust Village Hall on Wednesday 23<sup>rd</sup> March 2022.

The Ward Councillors, Dalwhinnie Community Council, Newtonmore Community Council, Laggan Community Council, Blair Atholl and Struan Community Council, Killiecrankie and Fincastle Community Council and Pitlochry and Moulin Community Council have been notified. As the site crosses the PKC boundary at the northern section into the Highland Council planning authority area, a separate PAN application has been made to Highland Council. Whilst the second public exhibition is to be held in a location outwith the PKC boundary, it is accepted as it is in a location local to the application site. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

## **NATIONAL POLICY AND GUIDANCE**

- 5 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **National Planning Framework**

- 6 The 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 now 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.

### **The Scottish Planning Policy 2014 (SPP)**

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-

- Sustainability: paragraphs 24 – 35
- Placemaking: paragraphs 36 – 57
- Promoting Rural Development: paragraphs 74 – 91
- Supporting Business and Employment: paragraphs 92 – 108
- Valuing the Natural Environment : paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268

- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-

- PAN1/2011 Planning and Noise
- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 45 Renewable Energy
- PAN 51 Planning, Environmental Protection and Regulation

- PAN 58 Environmental Impact Assessment
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 69 Planning & Building Standards Advice on Flooding
- PAN 79 Water and Drainage

## **LOCAL POLICY AND GUIDANCE**

### **TAYplan Strategic Development Plan 2016-2036**

- 9 TAYplan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

*“By 2032 the TAYplan region 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”*

- 10 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYplans Assets
- Policy 6 – Energy and Waste/Resource Management Infrastructure

### **Perth and Kinross Local Development Plan 2019**

- 11 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 12 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.”*

- 13 Under the LDP2, the following policies are of particular importance in the assessment of this application:

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 8: Rural Business and Diversification
- Policy 15: Public Access
- Policy 32: Embedding Low and Zero Carbon generating Technologies in New Development
- Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy

- Policy 38A: Environment and Conservation: International Nature Conservation
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 47: River Tay Catchment Area
- Policy 52: New Development and Flooding
- Policy 53: Water, Environment and Drainage
- Policy 56: Noise Pollution
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## **OTHER POLICIES**

14 The following supplementary guidance and documents are of particular importance in the assessment of this application:

- Developer Contributions Supplementary Guidance 2020
- Flood Risk and Flood Risk Assessments – Developer Guidance March 2021
- Placemaking Supplementary Guidance 2020

## **PLANNING SITE HISTORY**

15 The site has no specific planning application history.

## **CONSULTATIONS**

16 As part of the planning application process the following would be consulted:-

### **External**

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- Scottish Environmental Protection Agency
- NatureScot
- Scottish Water
- Forestry Commission Scotland
- Perth and Kinross Heritage Trust
- Local Community Council

### **Internal**

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- Environmental Health (Noise and Odour)
- Environmental Health (Private Water)
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Economic Development
- Biodiversity Officer

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 19 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
  - b. Scale, Design and Layout
  - c. Relationship to Nearby Land Uses
  - d. Natural Heritage and Ecology
  - e. Landscape
  - f. Water Resources and Soils
  - g. Air Quality
  - h. Transport Implications
  - i. Tourism and Economy
  - j. Impact on Agriculture
  - k. Archaeology and Cultural Heritage

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

- 20 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
- a. Planning Statement
  - b. Design and Access Statement
  - c. Pre-Application Consultation (PAC) Report
  - d. Transport Assessment
  - e. Flood Risk and Drainage Assessment
  - f. Landscape and Visual Impact Assessment
  - g. Tree and Woodland Survey
  - h. Habitat Survey
  - i. Archaeological Assessment
  - j. Sustainability Assessment

## **CONCLUSION AND RECOMMENDATION**

- 21 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None

Contact Officer: Gillian Peebles

Date: 31 March 2022

### **DAVID LITTLEJOHN HEAD OF PLANNING & DEVELOPMENT**

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