

**FAO Michael Kordas**  
The Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX

**West of Orkney Windfarm**  
32 Charlotte Square  
Edinburgh  
EH2 4ET

Ref. WO1-WOW-CON-EV-AP-0002

7 November 2023

Dear Michael,

**Subject: Application for Planning Permission in Principle for the construction of an onshore substation, underground electricity cables, cable landfall, and associated temporary and permanent infrastructure to export electricity from the West of Orkney Windfarm into the National Grid.**

I write on behalf of Offshore Wind Power Limited (OWPL) to request Planning Permission in Principle (PPP) for the above works. This planning application comprises the following documentation, which will be couriered in both hard copy and USB to the Council Offices in Inverness:

Document Number	Document Name
WO1-WOW-CON-EV-AP-0002	Application Form
WO1-WOW-CON-EV-AP-0003	CONFIDENTIAL Certificate of Landowner Notification
WO1-WOW-CON-EV-AP-0004	CONFIDENTIAL Notices to Owners and Agricultural Tenants
WO1-WOW-CON-EV-MP-0005	Location Plans (due to the size of the onshore Project area a 1:10,000 scale has been used)
WO1-WOW-CON-EV-MP-0006	Indicative Substation Layout (a 1:2500 scale has been used to detail the indicative layout)
WO1-WOW-CON-EV-MP-0007	Development Zones Plan
WO1-WOW-CON-EV-RP-0074	Design and Access Statement
WO1-WOW-CON-EV-RP-0075	Onshore Planning Statement
WO1-WOW-CON-EV-RP-0011	Pre-Application Consultation Report
WO1-WOW-CON-EV-RP-0012	Pre-Application Consultation Report Appendices
WO1-WOW-CON-EV-RP-0013	Outline Biodiversity Enhancement Plan
WO1-WOW-CON-EV-RP-0079 to 0122	EIA Report comprising: <ul style="list-style-type: none"> <li>Volume 1: EIA Report</li> <li>Volume 2: EIA Supporting Studies</li> <li>Volume 3: Outline Management Plans</li> </ul>
WO1-WOW-CON-EV-RP-0123	Onshore HRA: Report to Inform Appropriate Assessment

This PPP application also includes four confidential documents that are not for public viewing. These confidential documents are as follows:

- CONFIDENTIAL Certificate of Landowner Notification
- CONFIDENTIAL Notice to Owners and Agricultural Tenants
- CONFIDENTIAL ANNEX Supporting Study 5 – Freshwater Pearl Mussel
- CONFIDENTIAL ANNEX Supporting Study 9 – Terrestrial Ornithology

As the application is for PPP, it is not possible at this stage to provide a detailed description of all elements of the proposed development. The PPP defines the application site boundary and development zones within the application site boundary to illustrate the areas of search within which different elements of the proposed development will be located. As such, the accompanying EIA is based on reasonable worst case spatial and temporal parameters to enable a robust assessment of the potential effects of the proposed development. Typical or indicative drawings are provided within the EIA Report to illustrate the potential physical characteristics of the proposed development within the spatial parameters shown in the Development Zones Plan; however, it is noted that detailed elements such as, but not limited to, layout, dimensions, colour, massing, and access are not yet fixed and the maximum parameters have been assessed within the EIA.

This PPP application relates to the onshore infrastructure required for the West of Orkney Windfarm. A section 36 consent application has been submitted to the Scottish Government's Marine Directorate in respect of the offshore generating station and this was accompanied by marine licence applications for the offshore generating station and offshore transmission infrastructure.

Additionally, this PPP application has been made in respect of Crown Land identified along the intertidal area of the onshore Project area, which includes the Crown Estate asset of a Stone Groyne at Crosskirk, tenanted by Fors House Fishings Association.

Yours faithfully,

**Stephen Kerr**  
Project Director

# APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

**Please refer to the accompanying Guidance Notes when completing this application**  
**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS**  
**ELECTRONICALLY VIA <https://www.eplanning.scot>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="Mr"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="Jack"/>	Forename	<input type="text"/>
Surname	<input type="text" value="Farnham"/>	Surname	<input type="text"/>
Company Name	<input type="text" value="Offshore Wind Power Limited"/>	Company Name	<input type="text"/>
Building No./Name	<input type="text"/>	Building No./Name	<input type="text"/>
Address Line 1	<input type="text" value="32 Charlotte Square"/>	Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text" value="Edinburgh"/>	Town/City	<input type="text"/>
Postcode	<input type="text" value="EH2 4ET"/>	Postcode	<input type="text"/>
Telephone	<input type="text"/>	Telephone	<input type="text"/>
Mobile	<input type="text" value="07875245015"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text" value="jack.farnham@westoforkney.com"/>	Email	<input type="text"/>
<b>3. Postal Address or Location of Proposed Development (<i>please include postcode</i>)</b>			
<div style="border: 1px solid black; padding: 5px;"> <p>Construction of onshore transmission infrastructure associated with an offshore windfarm, located approximately 28km off the Caithness coast. The proposal includes up to two cable landfalls located at Greeny Geo and / or Crosskirk, Thurso, Caithness, KW14 7UZ, an onshore substation located at or near the existing Spittal substation, Halkirk, Caithness, KW12 6XA and up to five associated export circuits running from the landfall(s) to the substation. See location plan for the Red Line Boundary that the onshore infrastructure will be situated within.</p> </div>			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
<b>4. Type of Application</b>			
What is the application for? Please select one of the following:			
Planning Permission	<input type="checkbox"/>		
Planning Permission in Principle	<input checked="" type="checkbox"/>		
Further Application*	<input type="checkbox"/>		
Application for Approval of Matters Specified in Conditions*	<input type="checkbox"/>		
Application for Mineral Works**	<input type="checkbox"/>		
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:	<input type="text"/>	Date:	<input type="text"/>
**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.			

**5. Description of the Proposal**

Please describe the proposal including any change of use:

The construction, operation and maintenance, and decommissioning of an onshore substation, underground electricity cables, cable landfall, and associated temporary and permanent infrastructure to export electricity from the West of Orkney Windfarm into the National Grid. This will include transition joint bays, cable joint bays, construction compounds and new and upgraded access tracks.

Is this a temporary permission?

Yes  No 

If yes, please state how long permission is required for and why:

Construction period of 4 years and operational period of 30 years (not including construction).

Have the works already been started or completed?

Yes  No 

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

**6. Pre-Application Discussion**

Have you received any advice from the planning authority in relation to this proposal?

Yes  No 

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting  Telephone call  Letter  Email Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes  No 

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.: 

Pre-application advice was sought in march 2022 and received response in May 2022 by THC and associated stakeholders. There have since been multiple forms of consultation throughout the EIA process with relevant stakeholders and THC, details of which are outlined within the topic specific chapters of the Onshore EIA Report and the Pre-Application Consultation (PAC) Report.

**7. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha): Square Metre (sq.m.) **8. Existing Use**

Please describe the current or most recent use:

Predominantly agricultural land. The existing SSE Spittal substation is located south of the preferred substation location.

## 9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes  No

*If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.*

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes  No

*If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.*

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

N/A

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

Will follow post-consent

*Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)*

## 10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes  No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network   
 No, proposing to make private drainage arrangements   
 Not applicable – only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway   
 Discharge to watercourse(s) (including partial soakaway)   
 Discharge to coastal waters

*Please show more details on your plans and supporting information*

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)   
 Other private drainage arrangement (such as a chemical toilets or composting toilets)

*Please show more details on your plans and supporting information.*

Do your proposals make provision for sustainable drainage of surface water? Yes  No

*Note:- Please include details of SUDS arrangements on your plans*

Are you proposing to connect to the public water supply network?

Yes  No

*If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)*

### 11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes  No

*If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.*

Do you think your proposal may increase the flood risk elsewhere? Yes  No  Don't Know

If yes, briefly describe how the risk of flooding might be increased elsewhere.

Details on the flood risk and drainage for the onshore Project are set out in Chapter 8: Geology and Hydrology and Supporting Study 3 - Flood Risk and Drainage Assessment.

### 12. Trees

Are there any trees on or adjacent to the application site?

Yes  No

*If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.*

### 13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes  No

*If yes, please provide details and illustrate on plans.*

*If no, please provide details as to why no provision for refuse/recycling storage is being made:*

A waste management plan will be developed post-consent, once detailed engineering studies and design are finalised.

### 14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes  No

If yes how many units do you propose in total?

*Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.*

**15. For all types of non housing development – new floorspace proposed**

Does your proposal alter or create non-residential floorspace?

Yes  No *If yes, please provide details below:*

Use type:

Transmission infrastructure (onshore substation)

If you are extending a building, please provide details of existing gross floorspace (sq.m):

N/A

Proposed gross floorspace (sq.m.):

Maximum 239, 200 sq.m.

*Please provide details of internal floorspace(sq.m)*

Net trading space:

Unknown at time of application

Non-trading space:

Unknown at time of application

Total net floorspace:

Unknown at time of application

**16. Schedule 3 Development**

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes  No  Don't Know 

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

**17. Planning Service Employee/Elected Member Interest**

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes  No 

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes  No 

If you have answered yes please provide details:

--

**DECLARATION**

I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed 

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes  No  N/A 

DocuSigned by:

Signature:

Jack Farnham

Name:

Jack Farnham

Date:

07/11/2023

CC11857865B4485...

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.