



Energiekontor UK Ltd

Margree Wind Farm

PROPOSAL OF APPLICATION NOTICE

January 2020

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1 INTRODUCTION

Introduction

- 1.1 This Proposal of Application Notice (PAN) relates to a proposal by Energiekontor UK Ltd for the development of a wind farm of up to 15 wind turbines, including associated development such as crane pads, access tracks, a substation and temporary construction compound ("the Proposed Development") at Margree, St John's Town of Dalry ("the Site" as illustrated on the Location Plan drawing at Appendix 1.1). Assessment of the technical, environmental and commercial constraints of the Site is currently ongoing and will inform the final design of the wind farm.
- 1.2 The purpose of this PAN is to outline our approach to consultation during the pre-application stage in order to comply with the requirements for meaningful community engagement.

Project Description

- 1.3 As set out in the Schedule of Regulations 2(1) of the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, Margree Wind Farm is defined as a 'Major Development', as the capacity would be, or would exceed, 20 megawatts (MW).
- 1.4 The Proposed Development at Margree would consist of:
- **Wind turbines** – It is proposed to erect up to 15 wind turbines on the Site. The turbines would be of a typical modern design comprising a three bladed rotor hub mounted on a rotatable nacelle (containing a gearbox and a generator), tower and foundation. Final turbine selection would be made following the grant of planning permission following a tendering and procurement exercise. The EIA will therefore be undertaken on the basis of a candidate turbine design consisting of:
 - Maximum height to vertical blade tip of up to 200m;
 - Turbines would generate power for all wind speeds between 4m/s and 25m/s; and
 - At wind speeds greater than 25m/s (gale force) the turbines would shut down for self-protection.
 - **Site access** – access to the Site would be taken either directly off the A702 or through the consented Margree Wind Farm.
 - **Site tracks** – to provide access for construction and maintenance vehicles from the site access to the substation and wind turbines. These would be installed at

the commencement of the construction phase and would remain until the end of the decommissioning phase. They would have a 5.0m running width with local widening on corners and would be surfaced with coarse aggregate. Depending on localised ground conditions they would either be cut into, or floated above, the ground.

- **Temporary construction compound / storage area** – to provide a secure area for site office facilities and storage of materials and components. To be constructed adjacent to the site track, with a 50m x 30m hardcore base, surrounded by a security fence and locked gates. The fence and gates would be removed at the end of the construction phase and the hardcore base retained but allowed to re-vegetate.
- **Crane hardstandings and outrigger pads** – to provide a level and firm base for the cranes at the location of each turbine. Each would be a maximum of 45m x 25m and surfaced with coarse aggregate.
- **Transformer housings** – the transformers to step up the voltage exported from each turbine (from 690V to 33kV) would either be placed within the wind turbines themselves, or in a small secure external transformer housing placed next to each wind turbine tower, depending on the final turbine choice.
- **High voltage and control cables** – to form power and control circuits linking each turbine to the on-site substation, cables would be placed in trenches (dimensions to be determined by ground conditions but typically 0.5m wide x 1m deep) routed alongside the tracks.
- **Substation building** – a 15m long by 10m wide single storey building, housing the switchgear and control equipment plus secure storage space.

Energiekontor UK Ltd

- 1.5 Energiekontor UK Ltd is a wind energy development company with offices in Leeds, Glasgow and Edinburgh. The company was formed in 1999 and develops onshore wind farms throughout the United Kingdom. The company has built seven wind farms in the UK with many more in the development process.
- 1.6 Energiekontor UK Ltd is part of the Energiekontor Group. The parent company, Energiekontor AG, was established in 1990 in Bremerhaven in Northern Germany. It has since grown to become one of the leading wind energy companies in Europe, having built more than 100 wind farms across the continent.

2 THE SITE AND ITS CONTEXT

The Site

- 2.1 The Site is located approximately 7km north east of St John's Town of Dalry and is set within three commercial forests: Knocksting, Margree and Holmhead, all planted between the 1970s and 1990s. The Site sits between the A702 and the site of the approved Glenshimmeroch Wind Farm. It occupies an upland plateau of rounded undulations and summits, contained by outlying rides and summits of Wether and Ewe Hills to the north east, Stroan Hill to the east, Knockman and Milnmark Hills to the south, and Hog, Kilnair and Glenshimmeroch Hills to the west.
- 2.2 As a result of the topography, views across the hills at high level are often extensive, whilst local views, often within steep sided valleys can be very contained, particularly where valleys are winding, narrow and forested, such as along the A702 between Moniaive and Dalry. The site is set back from the upper Glenkens valley and settled lowlands of the Drumlin Pastures to the south by intervening landform.
- 2.3 The surrounding area is very sparsely settled. There are no notable settlements within 5km of the Proposed Development. Instead, residential development within the locality of the Site is limited to a small number of scattered dwellings / farmsteads linked by minor roads extending across the open moorland.

Context

- 2.4 There are a number of wind farms, either operational, approved or within the planning system, within the surrounding area. Most notably these include the operational Blackcraig Wind Farm (approximately 3km south east), the approved Glenshimmeroch Wind Farm (immediately adjacent to the west) and the proposed Troston Loch Wind Farm (immediately adjacent to the north west).

3 APPROACH TO COMMUNITY ENGAGEMENT

Introduction

- 3.1 Energiekontor UK Ltd is an experienced wind developer that places community and stakeholder consultation at the heart of the development process. As a responsible developer we recognise the need for early and transparent engagement and believe we have an obligation to create an engagement process which captures local concerns at an early stage so that they can be fed into the design process. This section describes the approach to consultation and methods that will be undertaken as part of the pre-application process for Margree Wind Farm.

Engagement Approach

- 3.2 As Margree Wind Farm represents a Major Development, Energiekontor UK Ltd is obliged to carry out Pre-Application Consultation (PAC) with the local community and submit a PAC summary report as part of any future planning application. As a prerequisite, an applicant must provide a PAN setting out how it intends to carry out consultation and engage with the community local to its proposed development. The provision of this PAN fulfils this requirement.
- 3.3 Best practice guidance exists in Scotland on community engagement, in particular *PAN 3/2010 Community Engagement* which highlights the need for individual developments to have a tailor-made approach to community consultation. PAN 3/2010 sets out 10 'National Standards' for community engagement to plan, monitor and evaluate engagement. These are:
1. **Involvement** – Identify and involved the people and organisations who have an interest in the focus of engagement.
 2. **Support** – Identify and overcome any barriers to involvement.
 3. **Planning** – Gather evidence of need and resources to agree purpose, scope and actions.
 4. **Methods** – Agree and use methods of engagement that are fit for purpose.
 5. **Working Together** – Agree and use clear procedures that enable participants to work together effectively and efficiently.
 6. **Sharing Information** – Ensure necessary information is communicated between the participants.
 7. **Working with Others** – Work effectively with others with an interest.
 8. **Improvement** – Develop skills, knowledge and confidence of the participants.

9. **Feedback** – Feed results back to the wider community and agencies affected.

10. **Monitoring and Evaluation** – Monitor and evaluate whether engagement achieves its purpose and meets the national standard for community engagement.

3.4 In addition, Energiekontor UK Ltd will draw on the SP=EED (Successful Planning = Effective Engagement and Delivery) approach devised and produced by Planning Aid Scotland to effectively audit the consultation process and to describe it in the PAC Report.

3.5 Energiekontor UK Ltd will work closely with Dumfries and Galloway Council to identify local community stakeholders, drawing on their knowledge to build of a good understanding of the community. We will ensure that all sectors of the community are involved in the process, identifying any hard to reach individuals or groups with particular requirements.

3.6 Energiekontor UK Ltd is also working closely with statutory consultees and other technical stakeholders as part of the range of environmental studies required to identify the potential environmental effects of the Proposed Development.

Consultation Process

3.7 As set out in The Planning etc. (Scotland) Act 2006; the minimum consultation activity (Regulation 7 of the Development Management (Scotland) Regulations 2013) states that an applicant must consult with community councils and hold a public event. This is a minimum level of consultation activity which Energiekontor UK Ltd will also strive to go beyond.

Our aims

3.8 The aims of Energiekontor UK Ltd in undertaken pre-application consultation are to:

- To widely inform the local community about the Proposed Development, its potential effects and the associated benefits.
- To receive feedback from the community early in the process and make full use of opportunities to address concerns through design or mitigation.
- To improve the quality of the final planning application by tailoring it to local circumstances.
- To work with the community to define the structure of community benefits offered as part of the Proposed Development.

Who will be consulted

3.9 The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 provide that applicants should consult with every community council

whose area is within or adjoins the land where the proposed development is situated, and in doing so to give a copy of the PAN to such community councils.

3.10 The PAN will therefore be served on the following community councils:

- Dalry
- Balmaclellan

3.11 Other key stakeholders at the district and regional level include:

- Local ward Councillors
- MSPs, MPs and MEPs
- Statutory and non-statutory consultees
- Local media

Consultation methods

3.12 Energiekontor UK Ltd will use the following methods of consultation:

1.	Method	Community Council Meetings
	Stakeholders	Local community councils.
	Rationale	Identify key individuals and organisations who will be involved in the consultation process. Outline the proposed approach to consultation outlined in the PAN and seek feedback.
	Further Information	Letters will be sent to all the community councils surrounding the site alongside the PAN. Energiekontor UK Ltd will extend offers to meet with community councils to discuss the emerging proposals and approach to consultation.
2.	Method	Public Exhibitions
	Stakeholders	All.
	Rationale	To present information on the Proposed Development in an accessible way, to receive direct feedback from the community and to discuss any potential concerns.
	Further Information	Energiekontor UK Ltd will hold a public exhibition at Dalry Town Hall. The date of the exhibition will be agreed with Dalry Community Council prior to it being advertised. Representatives from Energiekontor UK Ltd would be present to take questions, note concerns and discuss any issues. A public notice will be placed in the Galloway Gazette prior

		<p>to the exhibition which will include the following details:</p> <ul style="list-style-type: none"> - A description and location of the proposed development; - Where to obtain further information; - Date, time and place of the exhibition(s); - Statement explaining how and by when comments to Energiekontor UK Ltd on the proposal should be made; and - Statement that comments made to Energiekontor UK Ltd are not representations to the planning authority and that these can be made once a planning application has been submitted. <p>The exhibition will also be advertised through other appropriate methods, for example posters, mail drops etc.</p>
3.	Method	Meetings
	Stakeholders	Key stakeholders (MSPs, MPs, community councils, ward Councillors).
	Rationale	To provide information on the proposed development to ensure key stakeholders are able to discuss and comment on the emerging proposals.
	Further Information	Energiekontor UK Ltd will extend an offer to meet with key stakeholders to provide a briefing on Margree Wind Farm to ensure that they have the information that they require to respond to any enquiries from constituents.
4.	Method	Mail drops / emails / letters
	Stakeholders	Residents living closest to the Margree Wind Farm site
	Rationale	<p>To keep those residents living closest to the Margree Wind Farm site updated with the timescale the project and disseminate key information in a meaningful way.</p> <p>To provide a point of contact within Energiekontor UK Ltd for local residents.</p> <p>To keep interested parties updated as the project progresses.</p>
	Further Information	<p>Mail drops will be sent out to those houses and businesses that are located the closest to the Margree Wind Farm site.</p> <p>Energiekontor UK Ltd will keep a database of those wishing to be kept informed of the Proposed Development in accordance with the Data Protection Act 1998.</p>
5.	Method	Website
	Stakeholders	All.
	Rationale	Enable the sharing of dissemination of information with a variety of hard to reach groups who may be unable to

		attend meetings of exhibitions. To allow regular updates to be disseminated containing detailed information.
	Further Information	Energiekontor UK Ltd will create a dedicated for Margree Wind Farm which will provide information about the proposal, news and details of the consultation process. The website will provide contact details should stakeholders or the local community wish to speak with someone at Energiekontor UK Ltd about the project.

3.13 Energiekontor UK Ltd will summarise the above methods of consultation and provide detailed findings within the PAC report submitted with a future planning application.

4 CONTACT DETAILS

4.1 For further information please contact:

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Appendix 1.1
Location Plan
