



COMHAIRLE NAN EILEAN SIAR

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Sporad na Mara Limited
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Writer Morag Ferguson (01870 604990)
Our Reference 24/00289/PAN/MF
Your Reference Fiona MacGregor
Date 05 September 2024

By email to fiona.macgregor@northlandpower.com

Dear Sirs,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) (The Act)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2013 (AS AMENDED) (The Regulations)
DECISION NOTICE - PROPOSAL OF APPLICATION NOTICE**

APPLICATION REFERENCE: 24/00327/PAN

TYPE OF APPLICATION: Proposal of Application Notice (PAN)

LOCATION OF DEVELOPMENT: Various Locations on the Isle of Lewis (A Landfall location on the west side between Arnol and Baile an Truiseil, A location on or near the Arnish Moor and a corridor between these two locations.

PROPOSED DEVELOPMENT: 6-8 cables exporting electricity from the offshore wind farm to transition joint bays (TJBs) at one of three potential landfall locations between Arnol and Baile an Truiseil on the west side of the Isle of Lewis; up to 2 onshore substations being: a Landfall Substation (if required) to be located close to the final selected landfall location and TJBs and a Grid Substation located near the Arnish Moors and the proposed Scottish and Southern Energy Networks (SSEN) Converter Station; 2 export cable circuits linking the TJBs to the Landfall Substation and subsequently to the Grid Substation, or (in the event that a Landfall Substation is not required) 2 export cable circuits linking the TJBs to the Grid Substation; and export cables from the Grid Substation to the SSEN Converter Station; and associated infrastructure.

VALID APPLICATION RECEIVED: 29 August 2024

With reference to the above detailed 'Proposal of Application Notice', Comhairle nan Eilean Siar, as Planning Authority (the Comhairle), in exercise of its power under The Act, hereby **APPROVE** the proposed consultation as detailed in the Proposal of Application Notice and covering letter.

A Proposal of Application Notice must be submitted a minimum of 12 weeks prior to the submission of a planning application.

[The Regulations](#) effective from 1 October 2022 are explained in [Planning Circular 3/2022 \(Pages 8 -18\)](#).

As a minimum, a developer **requires to host AT LEAST TWO PUBLIC EVENTS, the first of which cannot be held any earlier than seven days after advertising the event in a local newspaper, and the second public event, the date of which must also be published in a newspaper, must be held at least 14 days after the first public event.** At the second public event, the prospective developer must provide feedback to members of the public in respect of comments received by them at the first event and in any other fora, as regards the proposed development.

Comhairle nan Eilean Siar, notes that (on account of the diverse location and scale of the proposed developments) seven initial events are to be held at different locations around the Isle of Lewis and that the adverts required by the Regulations are to be placed in the Stornoway Gazette on 5 September 2024 and in Fios on the 6 November 2024, these press advert dates being no less than seven days in advance of the first of this schedule of 'first events' to be held on 4 October 2024.

Subject to the publicity and the Community Council and Elected Member, MP and MSP notices, as notified within the covering letter to the Proposal of Application Notice, Comhairle nan Eilean Siar deem the PAN Notice to be competent and the proposed publicity and schedule of events to satisfy the statutory requirements of a 'first event'.

The additional consultation and publicity detailed in the covering letter is noted, in particular a leaflet drop, to all residential and business properties in the HS1 and HS2 postcode areas, scheduled from 26th August 2024, to make the public aware of the consultation events and that Further adverts, for the benefit of the public, will be included in local newspapers and online platforms in the weeks leading up to the commencement of the consultation events.

There is a need to convey to communities attending the first events, that the pre-application consultation events are an opportunity for the developer to receive early views on their proposal ahead of submission of any planning application, that the plans presented to them may alter in some way before the final proposal is submitted as a planning application, that a second consultation event(s) is required to provide feedback and that any formal representations that persons or a community of interest wish to make in respect of a future planning application, must be made direct to the Planning Authority at the time of publicity of the relevant planning application.

The press advert, as per the submitted draft, must be published within the statutory timescales (at least 7 days prior to the first event(s) and in a format that complies with that prescribed by The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

[The Proposal of Application Notice will be made available for public viewing on the interim website of Comhairle nan Eilean Siar.](#)

It is noted that a second phase of public consultation will be carried out in 2025 in advance of the application submission and that the dates of these events will be confirmed closer to the time. The dates for this second event(s) must also be published in a newspaper and must be held at least 14 days after the first public event(s). Subject to compliance with these publicity requirements the 2025 events would satisfy the requirements of a 'second public event(s)',

If you have a general enquiry regarding this letter please contact me on the telephone number or email address above.

Yours faithfully



Morag Ferguson
Planning Manager
(Development Management)