



Inch Cape Onshore Transmission Works

New Energy for Scotland

PAC Report
2018

SDIC 
Red Rock Power Limited

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Glossary

EIA Report	Report presenting the findings of the Environmental Impact Assessment (EIA).
ICOL's Offshore Wind Farm	This includes proposed wind turbine generators, foundations and substructures and inter-array cables. This refers to either the Consented Offshore Wind Farm or Revised Offshore Wind Farm, as defined.
Onshore Substation	The electrical substation comprising of all the equipment and associate infrastructure required to enable connection to the electrical transmission grid.
Onshore Transmission Works (OnTW)	All proposed works within the Application Site, typically including the Onshore Substation, cables transition pits, cable jointing pits, underground electricity transmission cables connecting to the Onshore Substation and further underground cables required to facilitate connection to the national grid. This includes all permanent and temporary works required. See <i>Chapter 5: Description of Development</i> for full details.

Abbreviations and Acronyms

EIA	Environmental Impact Assessment
ELC	East Lothian Council
ICOL	Inch Cape Offshore Limited
NETS	National Electricity Transmission System
OnTW	Onshore Transmission Works
PAC	Pre-Application Consultation
PAN	Proposal of Application Notice
PPP	Planning Permission in Principle

1 Introduction and background

1.1 Purpose of this document

- 1 Inch Cape Offshore Limited (ICOL) is applying to East Lothian Council (ELC) for Planning Permission in Principle (PPP) under the Town and Country Planning (Scotland) Act 1997 (as amended) for the Onshore Substation, electricity cables and associated infrastructure, collectively referred to as the Onshore Transmission Works (OnTW), which is required to connect ICOL's Offshore Wind Farm to the National Electricity Transmission System (NETS). An Environmental Impact Assessment (EIA) Report has been submitted to ELC in support of this application.
- 2 This document comprises the pre-application consultation (PAC) report in respect of the OnTW and has been prepared by ICOL to document the PAC process that has been undertaken to inform the OnTW.

1.2 Proposal of Application Notice

- 3 Prior to the submission of any planning application for a national or major development, prospective applicants must first submit a Proposal of Application Notice (PAN) to the planning authority, in this case East Lothian Council (the Council), advising of the proposed application and seeking agreement on the scope of pre-application consultation proposed. A minimum period of 12 weeks must pass following submission of the PAN before a planning application can be submitted. During this 12 week period, the applicant must carry out statutory pre-application consultation in accordance with proposals to be set out in the PAN and agreed with the Council.
- 4 A PAN was submitted to the Council on 12th May 2017. A copy of the PAN is included in Appendix A. A copy of the PAN was also submitted to Cockenzie and Port Seton Community Council, Prestonpans Community Council and Tranent and Elphinstone Community Council, in accordance with the statutory requirements. The PAN was also copied to the Coastal Regeneration Alliance and the Battle of Prestonpans Heritage Trust.
- 5 The PAN proposed that two public events would be held in advance of the planning application submission, as detailed further below.
- 6 ICOL has engaged in a wide-ranging community consultation as part of its pre-planning consultation for the wider onshore transmission works proposed to be located on and around the site of the former Cockenzie Power Station. The consultation events detailed below were arranged in order to engage public opinion and ensure members of the public were kept informed of the application for the Proposed Development (the Proposed Application). Below ICOL has outlined the communication tools that were used to engage with the public in the local community and the nature of the comments we received. At all times ICOL ensured that residents and anyone attending the public exhibition were aware of how the Proposed Development differed from its predecessor, consented in 2014 under Council reference 14/00456/PPM.

2 Public Consultation Events

2.1 Dates and Location

7 Two public consultation “drop-in” events were held at community centres near to the site of the Proposed Development (the Site). These were held on the following dates and times:

- Prestonpans: Tuesday 6th June 2017, 3pm – 8.00pm, Prestonpans Primary School, Preston Road, Prestonpans, EH32 9EN
- Cockenzie & Port Seton: Tuesday 14th June 2017, 3.30pm – 8.00pm, Port Seton Centre, South Seton Park, Port Seton, EH32 0BG

8 The venues were chosen on the basis of their convenience to the local community. Both are well-established venues which are well-used by the public. The community drop-in events were also publicised in the local media.

2.2 Publicity for Public Consultation Events and Other Events

9 ICOL used a wide range of methods for engaging with the public. These included:

- Prestonpans Community Council publicised the Prestonpans event on their Facebook site (see Appendix C).
- Post-event attendance at the Prestonpans Community Council meeting on 13th June and, separately Cockenzie and Port Seton Community Council meeting on 5th June. Members of the public and the committee members were provided with a short update on the proposals and a Q&A session was held at each community council meeting.
- Advert placed in the East Lothian Courier on 18th May 2017 to allow 4 weeks’ notice ahead of the public consultation events
- Press article placed in the East Lothian Courier and distributed to other media outlets
- Direct correspondence delivered to 2200 households in the area

10 A copy of the advert placed in the Statutory Notices section of the East Lothian Courier can be found in Appendix B. A press release was also issued (see Appendix D) in advance of the drop-ins.

11 A letter drop to 2200 properties adjacent to or within sight of the Site was hand delivered by 2nd June. The area covered included the streets outlined below (within the areas marked in yellow on the map):

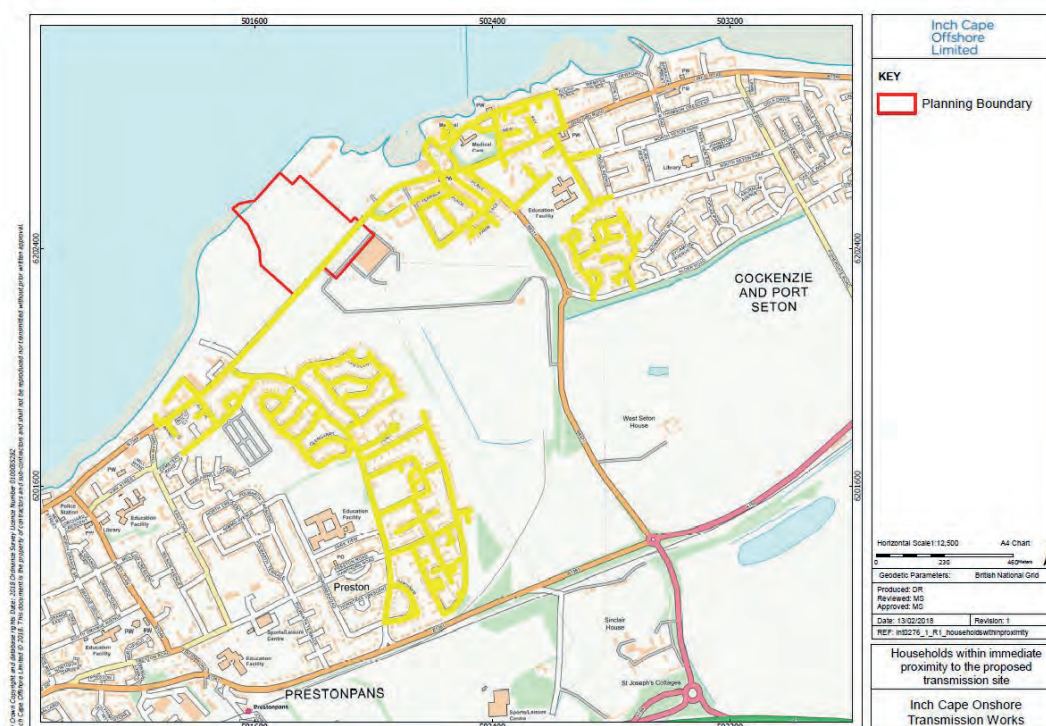


Figure 1: Properties that received letter drop

2.3 Event Collateral

- 12 A leaflet (See Appendix E) was produced for the events, which included a clear map of the Proposed Development.
- 13 Pop-up stands and maps were available at the venues to enable members of the public to clearly view the plans and understand the context of the proposals. Banners were displayed covering the topics listed in Table 1.1 below.

Table 1.1: Event Topics

Topics on the Banners
<ul style="list-style-type: none"> Welcome New Planning Permission in Principle Application Delivering offshore renewables ICOL and background to project Site outline Visualisation Environmental Issues What happens next?

- 14 Staff from ICOL and from agencies, including Grayling, were present to facilitate the meetings. Grayling's role was to welcome members of the public to the event, encourage feedback and direct questions to appropriate ICOL staff. Staff from ICOL included project leads, who were on hand throughout the events to answer any questions. Savills, ICOL's planning consultants, were present to provide detailed planning information.

Image of the drop-in at Prestonpans Primary School



- 15 It should be noted that the plans of the Proposed Development shown at the consultation events and contained in the leaflet (see Appendix E) showed a slightly larger redline area than had been shown on the plan which accompanied the PAN (the "PAN Plan"). The Development Site which will be the subject of the Proposed Application will reflect the PAN Plan.

2.4 Attendance at the events

- 16 **Attendance at the events was as follows:**

- Prestonpans (6th June): 16 attendees
- Port Seton & Cockenzie (14th June): 41 attendees
- Total attendees: 57

2.5 Feedback from the drop-in sessions

- 17 All attendees at the events were given an opportunity to write comments in feedback forms that were then posted into a secure box. Attendees were also notified of other methods to make comments, including in writing or via email.
- 18 Not all of the attendees provided comments. However, ICOL did receive a total of 12 comments (from the 57 attendees). A full list of all of the responses and attendees is provided in Appendix F.

19 Comments and feedback from the events was mixed. Below ICOL have included copies in full of all of the comments received from the events.

20 Positive comments included the following, though a number included caveats:

- *“A more acceptable proposal than the original.”*
- *“Looking at and talking to people about what you are going to do- looks like this will work for Prestonpans as long as you stick to what and where you are going to work from and will not move into the housing/buildings.”*
- *“Supportive in the main, with the proviso that: height kept to minimum for visual effect, environment not impacted to detriment of wildlife, noise and traffic not increased, surrounding area landscaped, local jobs created.”*
- *“Having read all the information provided and discussed this with Richard, it all appears to be satisfactory. We live close to the site and were glad to hear the proposals won’t create a lot of noise or impact our lifestyles too much. Our concerns are what is to happen to the remaining part of the site although we appreciate this is outwith your control.”*
- *“(neighbours) Pros: Thanks for giving us the opportunity to view the new plans; very pleased that this is no longer on the battlefield site; happy with scale/height at 14 m and plans to landscape/camouflage; delighted that the main road will be unaffected. Cons: only creating two jobs locally in the long term; impact to harbour communities/jobs due to dredging flow of traffic down East Lorimer Place during”*
- *“Very pleased to see the site moved to the old power station site rather than the green fields/Battlefield to the South. Might need or benefit from some imaginative landscaping or ‘architecture’? Thank you.”*

21 However, a number of more negative comments were received:

- *“I would wish the site/buildings to be as unobtrusive as possible. Landscaping & screening would be very important e.g native trees, plants art work etc.). I would hope there might be some financial payback to the community. I worry that even though Inchcape might listen to the community comments their very existence on that site will encourage other more intrusive construction & industry.”*
- *“Do not want industry that doesn’t yield jobs for the local area. If you receive planning permission I would like building and trees to screen the site effectively- especially from the road. Ideally, the coal store area would have been a good site, but avoiding the waggonway.”*
- *“I would rather the coal store be used. The coastline is a very attractive area and it would be a pity to spoil it. I realise wind energy is important but so is the attraction of Cockenzie and Port Seton for tourists. We have had one eyesore for many years, please don't give us a second.”*

2.6 Responding to concerns

- 22 In relation to concerns about making the Proposed Development as unobtrusive as possible, ICOL have embedded mitigation measures through the earth bunding and proposed landscaping. ICOL is committed to ensuring that the substation is concealed as far as practicable from public view through suitable landscaping.
- 23 Concerns were also expressed that the Proposed Development could prevent access to the pier and reduce the potential of the area for a cruise liner berth. The red line area demonstrates the total area required and ICOL have made it clear that the substation can be located in such a position within the red line area as to not obstruct the development of adjacent sites for leisure or tourist related activities.

2.7 Responding to the Previous Consultation

- 24 The previous consultation had taken place in January 2017 in Port Seton and Prestonpans and had provided members of the public to respond to the proposals for the development of the site shown below.

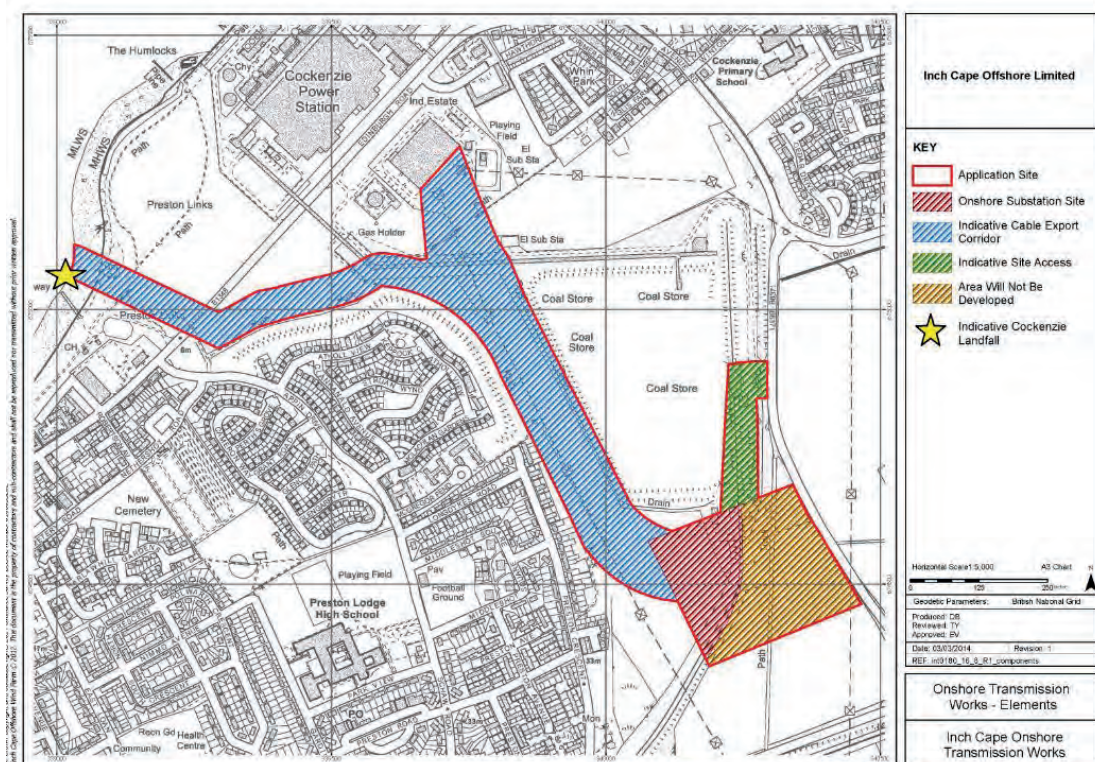



Figure 2: OnTW site proposed at previous consultation

- 25 In response to the proposals, a number of the public expressed concerns that the proposed site would impact on the historic battlefield site and compromise the setting of the historic wagon way. A number of comments were made at the drop-ins by local residents that they would prefer to see the site relocated to a new location away from the battlefield site and closer to the coast. Comments at the events included *"Can't support plans, why not see SP to give you an alternative to a battlefield?"*; *"The battlefield is our heritage site and our community deserve a right to keep it."* and *"Wrong site. Should not be here because of Battlefield & housing on each side of the site."* This view was reinforced by one of the written submissions from a resident that stated they were opposed *"to building transmission works on battle site"* – it should be *"built to the north, on brownfield land"*. The new application addresses these concerns by ensuring the Proposed Development is removed from the battlefield land and the wagon way.

3 Conclusion

- 26 The PAC has performed a variety of functions, including:
- Providing information to the local community on the developing proposals and an opportunity to ask for their views, issues, concerns or comments on the proposals at an early stage;
 - Helping to create a dialogue with the local community and interested parties with the aim of helping to clear the concerns of some members of the local community;
 - Providing the community with an opportunity to meet the project team and to ask the team questions, for further information and to arrange for other meetings; and
 - Providing the community with a chance to find out how to contribute comments and or information related to the proposals.
- 27 The PAC has complied with or exceeded the minimum statutory requirements.
- 28 The project team is committed to continuing dialogue with the public and other consultees through the next stages of development of the proposals.

Appendix A – Proposal of Application Notice and Response

		For Office Use Only	
		Ref No:	
		Registration Date:	

Proposal of Application Notice

(To be completed in respect of national and major categories of development)

The Town and Country Planning (Scotland) Act 1997

The Planning Authority will respond within 21 days of receipt of the Notice advising whether the proposed pre-application consultation is acceptable, or what additional notification and consultation above the statutory minimum requirements is necessary.

The minimum consultation activity includes consultation with every community council, any part of whose area is within or adjoins the land where the development is proposed, the holding of one public event, and the advertisement of the public event in a local newspaper.

1. Applicant

Name:	Inch Cape Offshore Limited	Tel No:	0131 557 7101
Address:	5th Floor, 40 Princes Street Edinburgh	Mobile:	
		Email:	nikki.christie@redrockpower.co.uk
Postcode:	EH2 2BY		

2. Agent (if applicable)

Name:	Savills (UK) Limited	Tel No:	0141 222 4138
Address:	c/o Simon Herriot 163 West George Street Glasgow	Mobile:	
		Email:	sherriot@savills.com
Postcode:	G2 2JJ		

3. Address or Location of Development Site

If the site has no postal address, describe its location. Please provide site plan indicating the outline of the site at which the development is to be carried out and sufficient to identify the site.

Site of the Former Cockenzie Power Station Edinburgh Road Cockenzie	
Postcode: EH32 0JA	

East Lothian Council, Environment Department, Julian House, Haddington, EH41 3HA - (T) 01620 827216 (F) 01620 817723

4. Describe in general terms the development to be carried out

Application for Planning Permission in Principle for the construction, operation and decommissioning of an onshore substation, underground electricity cables and associated infrastructure required to export electricity from Inch Cape Offshore Limited's proposed offshore wind farm to the National Electricity Transmission System.

State Class of Development (Please tick):

☒ - National

- Major

5. State which other parties have received a copy of this Proposal of Application Notice

Please continue on a separate sheet, if required.

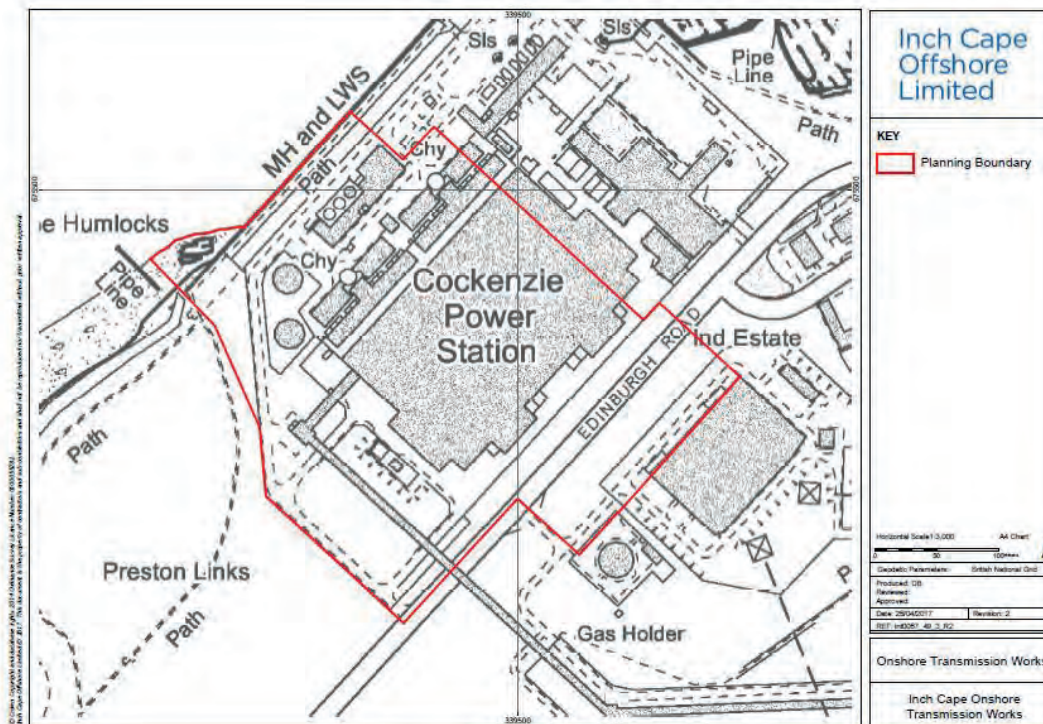
Community Council(s)	Date Notice served
i.) Cockenzie and Port Seton Community Council	Friday 12 May 2017
ii.) Prestonpans Community Council	Friday 12 May 2017
iii.) Tranent and Elphinstone Community Council	Friday 12 May 2017
Any other parties	Date Notice served
i.) Coastal Regeneration Alliance	Friday 12 May 2017
ii.) Battle of Prestonpans Heritage Trust	Friday 12 May 2017
iii.)	

6. Provide details of the proposed consultation

Please continue on a separate sheet, if required.

Proposed Public Event	Venue	Date and Time
i.) Public Consultation Event	Prestonpans Primary School	6 June 2017, 15:30 - 20:00
ii.) Public Consultation Event	Port Seton Centre	14 June 2017, 15:00 - 20:00
iii.)		
Proposed date for newspaper advert	Thursday 25 May 2017	
Newspaper(s) where it will be published	East Lothian Courier	

A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation Report.



Appendix B – Statutory Notices in East Lothian Courier

Public consultation events and a copy of the advert from East Lothian Courier, 25th May 2017:

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

Regulation 7(2)(b)

ICOL Onshore Application

Community Consultation Events

Inch Cape Offshore Limited (ICOL) invites you to attend a community consultation in your area.

The community consultation events are being held to present details of the onshore transmission works proposed to be located on the site of the former Cockenzie Power Station. The proposed works include the construction of a substation, electricity cables and associated infrastructure required to export electricity from ICOL's proposed offshore wind farm to the National Electricity Transmission System.

Members of the project team will be available to explain the proposal, listen to your views, answer questions, and record your feedback. Please join us to discuss our plans and express your views.

Prestonpans

Tuesday 6th June 2017, 15:30 – 20:00

Prestonpans Primary School, Preston Road, Prestonpans, EH32 9EN

Cockenzie & Port Seton

Wednesday 14th June 2017, 15:00 – 20:00

Port Seton Centre, South Seton Park, Port Seton, EH32 0BG

Further information regarding the proposed development may be obtained by contacting:

Inch Cape Offshore Limited

5th Floor

40 Princes Street

Edinburgh

EH2 2BY

Tel: 0131 557 7101

Or by email to: Consenting@InchCapeWind.com

Anyone wishing to make comments on the proposal is invited to send these to the prospective applicant, either at the event or in writing to the above postal or email addresses. Comments should be received by 7 July 2017.

As a formal planning application has not yet been submitted, all written representations should be sent to either of the above postal or email addresses and NOT to East Lothian Council. An opportunity to make representations to East Lothian Council will exist when a formal planning application is made.

www.eastlothiancourier.com

public notices


Public Notices

**The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Regulation 7(2)(b)
ICOL Onshore Application**

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Appendix C – Social media coverage on Facebook



Prestonpans Community Council added 2 new photos.

5 June · 🌐

There is a public consultation tomorrow (Tuesday) from 3.30-8pm in Prestonpans Primary School about the proposal from Inchcape Offshore Ltd to build a sub-station on the site of the former Power Station rather than as originally intended on the site of the former Coal Plant.

Many Prestonpans residents have been quite concerned about previous proposals for this vitally important local coastal site, this formal "consultation" is your chance to let this developer know your opinions both for and against their plans.


Don't miss the opportunity...



to have a look at plans for substation
Cockenzie Power Station site

Most popular

- 1 Complaints of gathering at site
- 2 Chance to have five former Coal Station site
- 3 Two East Loth 50 most expensive towns in Scotland
- 4 4,000 set to bid for Order parade
- 5 Calls to attract town centre as built
- 6 Sadness as pig restaurant site
- 7 Painter avoids tax dodging plot
- 8 Dunbar appeals show
- 9 Missing 8-year police hunt
- 10 DJ plays in fire after winning
- 11 Woman charged investigation church funds
- 12 Man in court a girl found in a wrapped in its
- 13 General Electric Statement from



NEWS

Bid to switch substation to ex-power station site

The proposed substation will be built on the site of the former Cockenzie Power Station, which was closed in 1984. The new substation will be built on the site of the former Coal Plant, which was closed in 1984. The new substation will be built on the site of the former Coal Plant, which was closed in 1984. The new substation will be built on the site of the former Coal Plant, which was closed in 1984.

Appendix D – Media coverage

Coverage in the East Lothian Courier 1st June 2017 original press release



Original press release

May 2017

LOCAL RESIDENTS TO BE CONSULTED ON NEW PROPOSALS FOR WIND FARM ONSHORE TRANSMISSION WORKS

- **Inch Cape Offshore Ltd is hosting community consultation events next month in Prestonpans and Cockenzie & Port Seton**
- **New plans recognise feedback from previous community consultations and propose new location**

Inch Cape Offshore Limited (ICOL) has invited members of the public to attend local community consultation events in June to hear about its new application for planning permission in principle for the onshore transmission works associated with its offshore wind farm.

This new application represents a revised proposal from ICOL, whereby the proposed location has been changed to the site of the former Cockenzie Power Station rather than the Coal Store. This comes after consideration of feedback from previous engagement events relating to the original planning permission held in January, along with the opportunity created by the full decommissioning of the Cockenzie power station.

The events will provide local residents and stakeholders with an opportunity to find out more about the proposals for the site. Members of the Inch Cape Project Team will be on hand to explain the proposal, listen to residents' views, and answer questions and record feedback.

The dates and locations of the two events are:

- **Prestonpans: Tuesday 6th June 2017, 3.30pm – 8.00pm**

Prestonpans Primary School, Preston Road, Prestonpans, EH32 9EN

- **Cockenzie & Port Seton: Wednesday 14th June 2017, 3pm – 8.00pm**

Port Seton Centre, South Seton Park, Port Seton, EH32 0BG

ICOL intends to submit a new application for planning permission in principle to East Lothian Council in late summer, and welcomes the local community's views and comments on the new location as well as other aspects of the proposal.

Richard Copeland, Inch Cape Project Manager, said: "The purpose of these events is to ensure members of the local community are informed about the new proposal. We appreciate that the proposed change in location of the onshore transmission works may cause some confusion and people may have new questions to ask. It will provide them with an opportunity to improve their understanding and contribute their views. We look forward to discussing the new proposal in person in coming weeks."

Anyone wishing to provide comment on the proposals but cannot attend the events can do so by contacting the Project Team in writing by emailing Consenting@InchCapeWind.com. The formal consultation period is open until 7 July 2017.

Ends

Media contact: For media enquiries please contact Grayling on 0131 226 2363 or email ICOL@grayling.com

Appendix E – Information leaflet at the public exhibition

Inch Cape Offshore Limited – community consultation

Thank you for attending today's community consultation event for Inch Cape Offshore Limited's (ICOL) proposed onshore planning permission application. We hope this provided an opportunity for you to ask the team questions and gain a better understanding of what is involved in the project.

Background

ICOL was initially granted planning permission in principle by East Lothian Council in September 2014 for onshore transmission works between Prestonpans and Cockenzie, which it intends to renew with a new application this summer.

The purpose of the planning application is to seek permission to develop the onshore transmission works. The consultation event was held to ensure the community is informed and given the opportunity to contribute views which will be included as part of the planning application submitted to East Lothian Council.

Once the final details of the onshore transmission works are known, ICOL will go through a further application process with East Lothian Council for detailed planning permission.

ICOL Onshore Transmission Works

In recognition of feedback from community engagement events ICOL is promoting a change in location for the onshore works and is taking forward a new planning application for this to be located on the site of the former Cockenzie Power Station.

The onshore transmission works includes an onshore substation, electricity cables and associated infrastructure required for the transmission of electricity from the proposed offshore wind farm. A grid connection is required at a location onshore to link the offshore wind farm to the National Electricity Transmission System. ICOL accepted a connection from National Grid Electricity Transmission in January 2012, with a connection point at the existing substation at Cockenzie. The site for the proposed onshore transmission works development is represented in the map below.



Have your say

We are keen to hear your thoughts on the proposed onshore transmission works. This can be done today or if you would prefer, comments can be sent to consenting@inchcapewind.com or via post to Inch Cape Offshore Limited, 5th Floor, 40 Princes Street, Edinburgh, EH2 2BY. For more information or to see the content you saw today, please visit www.inchcapewind.com

		A more acceptable proposal than the original.
Port Seton & Cockenzie - 14th June (41 attendees)		
	Cockenzie & Port Seton in Bloom	This proposal is a big improvement on the previous one. I'm pleased to note the reps' concern about the environmental impact, which at this stage, seems to me to be acceptable.
	Cockenzie Comm Council (positive)	
		Supportive in the main, with the proviso that: height kept to minimum for visual effect, environment not impacted to detriment of wildlife, noise and traffic not increased, surrounding area landscaped, local jobs created.

	Tenants and Residents Assoc	I would wish the site/buildings to be as unobtrusive as possible. Landscaping & screening would be very important e.g native trees, plants art work etc.). I would hope there might be some financial payback to the community. I worry that even though Inchcape might listen to the community comments their very existence on that site will encourage other more intrusive construction & industry.
		1. I prefer this site to the first site considered. 2. To make it less intrusive from the Edinburgh Road and the Greenhills, landscaping which would screen the industrial buildings from view will be needed. 3. Turfed roofs would also make it less conspicuous. 4. Any such arrangements will help to preserve the national environment around the development.
		Having read all the information provided and discussed this with Richard, it all appears to be satisfactory. We live close to the site and were glad to hear the proposals won't create a lot of noise or impact our lifestyles too much. Our concerns are what is to happen to the remaining part of the site although we appreciate this is outwith your control.
	Community Council	
		(neighbours) Pros: Thanks for giving us the opportunity to view the new plans; very pleased that this is no longer on the battlefield site; happy with scale/height at 14 m and plans to landscape/camouflage; delighted that the main road will be unaffected Cons: only creating two jobs locally in the long term; impact to harbour communities/jobs due to dredging flow of traffic down East Lorimer

		Place during construction (HLV); potential impact to future development on site.
		Very pleased to see the site moved to the old power station site rather than the green fields/Battlefield to the South. Might need or benefit from some imaginative landscaping or 'architecture'? Thank you.
		I do not support any industrial development near Prestonpans. However, I will wait until the plans are submitted to find out the impact on the surrounding landscape. Also, to see how well the structure would be 'hidden' by landscapign before providign my final opinoin. In no way would i support any development on the Greenhills, only consider the existing power station site.

