

PROPOSED HIGH-VOLTAGE CABLE MANUFACTURING PLANT ON LAND EAST OF NIGG ENERGY PARK



PRE-APPLICATION CONSULTATION
25 APRIL 2023
VICTORIA HALL, CROMARTY

THE PORT OF
NIGG



**GLOBAL
ENERGY
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PROPOSED HIGH-VOLTAGE CABLE MANUFACTURING PLANT ON LAND EAST OF NIGG ENERGY PARK



PRE-APPLICATION CONSULTATION
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NIGG VILLAGE HALL

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INTRODUCTION / BACKGROUND

In advance of bringing forward a formal planning application, Global Energy Group Nigg Ltd is conducting Pre-Application Consultation for a High Voltage Cable Manufacturing Plant for the Renewables Industry to be sited on 15.42 hectares (38 acres) of land East of Nigg Energy Park and the B9175 road, and north of the former Welding School at Nigg.

- ◆ The land is in a key location and has been part of a larger area earmarked for business and industrial development in successive Development Plans for at least the last 15 years.
- ◆ It is strategically located adjacent to the Port of Nigg and the Energy Park, Scotland's premier energy industry hub supporting the renewables industry, with storage, laydown and yard logistics support, backed up by a multi-disciplinary workforce.
- ◆ The development proposals now in preparation are part of the ongoing expansion of renewable energy initiatives in this rapidly growing sector of the Scottish economy.
- ◆ Once operating the manufacturing plant will help improve renewable energy generation connections across the Highlands and Islands, Scotland, and the UK.
- ◆ It is part of the wider objectives for the Cromarty Firth area to provide energy security, movement towards **Net Zero** and the Green Freeport (more information on the next board).



Aerial Photograph of Site and Nigg Energy Park

These attributes, the location of adjacent land for development and Green Freeport tax incentives are attracting considerable interest from potential investors in the renewables industry. The proposed High Voltage Cable Manufacturing Plant would be one of the first flagship projects under the Inverness and Cromarty Firth Green Freeport initiative that also demonstrates positive inward investment for the area.

It is anticipated that this development will create around 100 full time highly skilled jobs. Under Planning legislation any large scale development proposals in the 'National' or 'Major' category, i.e. on land in excess of 2 hectares or 5,000 square metres in floor area, require to be the subject of local community pre-application consultation and engagement. This is the second series of such consultation events.

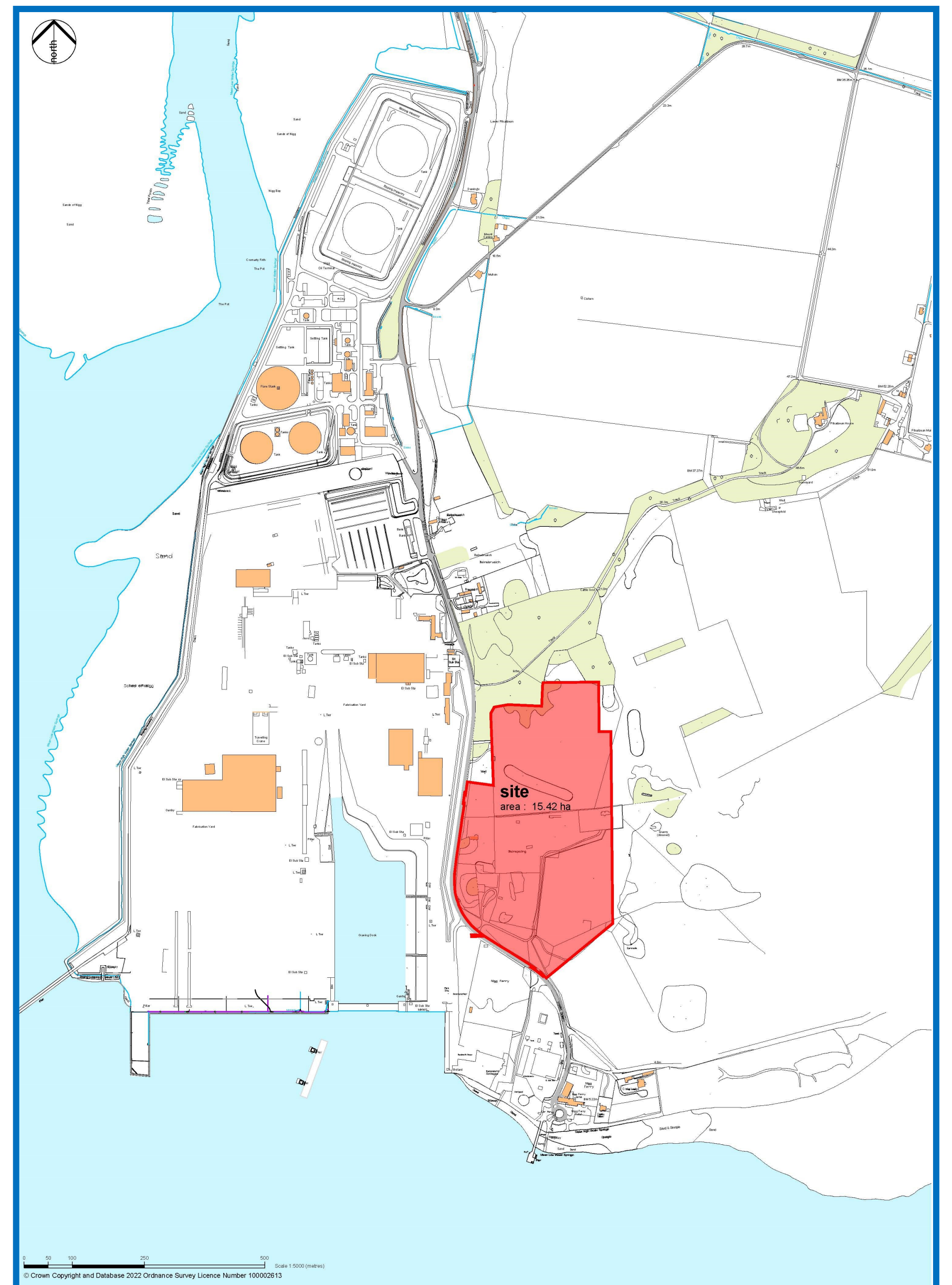
To take part please examine the information and illustrations on display. Comments made will be accounted for in advance of finalising the proposals. You can leave your comments on the forms provided today or submit them by 10 MAY 2023 via:

- ◆ email to ymacdonald@mabbett.eu or
- ◆ post to Mabbett Planning & Design, Willow House, Stoneyfield Business Park, Inverness, IV2 7PA

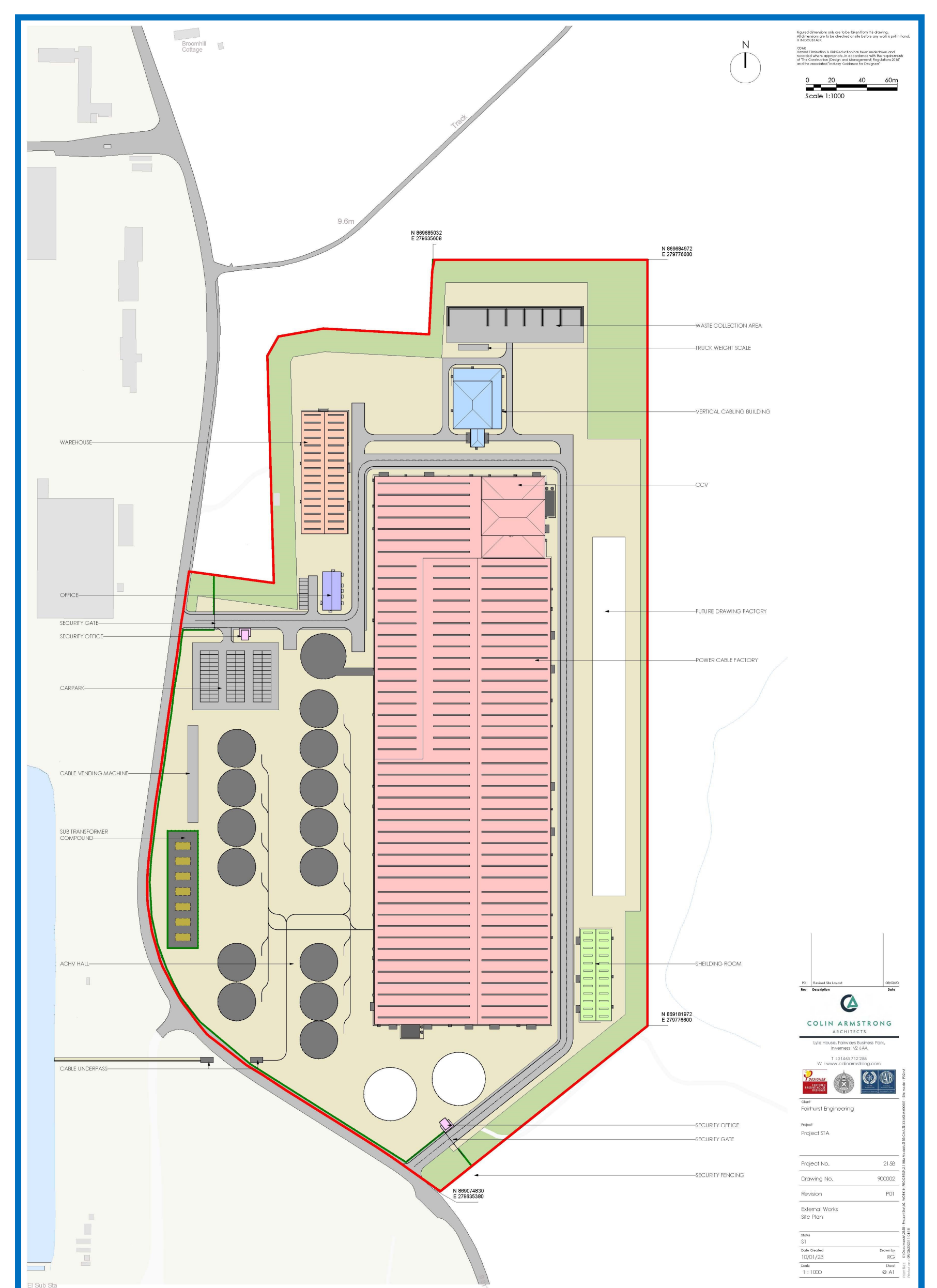
All of the information is available on www.mabbett.eu

PLEASE NOTE: No planning application has been submitted and your comments are only to Global Energy Nigg Ltd at this stage, not to The Highland Council.

THANK YOU FOR TAKING THE TIME TO PARTICIPATE.



Location Plan



Site Plan

INVERNESS & CROMARTY FIRTH GREEN FREEPORT



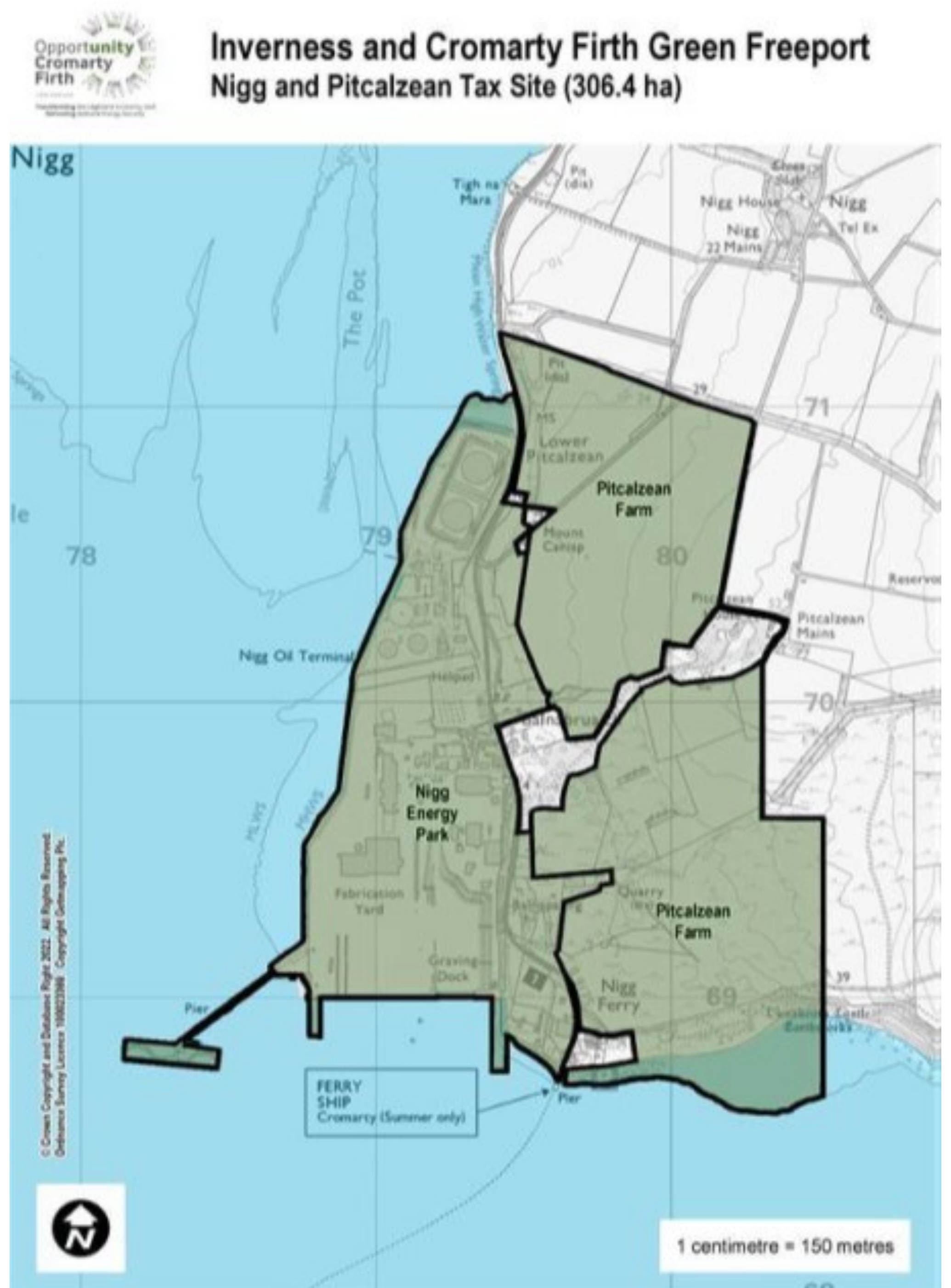
Green Freeports are being promoted by UK and Scottish Governments as large, zoned areas within a defined boundary within which operators and businesses can benefit from a package of tax and other incentives through a combination of devolved and reserved levers. Importantly, they are intended to deliver a wide range of significant social, environmental and economic benefits to their surrounding areas and region. The Inverness and Cromarty Firth Green Freeport clearly has the potential to deliver against local and national outcomes and its delivery is reinforced by the Highland Council's Indicative Regional Spatial Strategy, the new Inner Moray Firth Local Development Plan and the emerging vision for a net zero Highland.

The newly formed Inverness and Cromarty Firth Green Freeport company is backed by Port of Cromarty Firth, Global Energy Group, Port of Inverness and The Highland Council alongside over thirty regional and national businesses, public sector organisations and academic bodies. Green Freeport status will maximise local and Scotland-wide benefits from a pipeline of renewable energy projects placing the Highlands at the heart of the drive towards net-zero potentially creating up to 15,000 jobs locally with a further 10,000 estimated across the rest of Scotland and the UK.

The proposed high voltage cable manufacturing plant will be one of the first projects to be taken forward under the Green Freeport status. It is expected to create approximately 100 full time skilled jobs when in production and up to 300 jobs during construction.

Opportunity Cromarty Firth (OCF), was the consortium that led the successful Inverness and Cromarty Firth bid for Green Freeport status. As a partnership of organisations ranging from industry, academia, and the public sector they explored the opportunity for the region to become a national strategic renewable energy hub.

Winning the bid is set to “revolutionise” the Highland economy and stimulate major new manufacturing activity locally and elsewhere in Scotland and the UK.



The proposed Green Freeport tax sites put forward as part of the OCF bid are:

1. a cluster of sites in and around Invergordon comprising the Invergordon Service Base (CFPA), Railway Sidings, Admiralty Pier, Saltburn Pier and Cromarty Firth Industrial Park;
2. the area including Nigg Energy Park and Pitcalzean Farm (indicated on the map above); and
3. a cluster of sites in Inverness connecting the Port of Inverness, Longman Former Landfill and the Inverness Campus.



SITE AND SURROUNDINGS



Aerial view from the south east



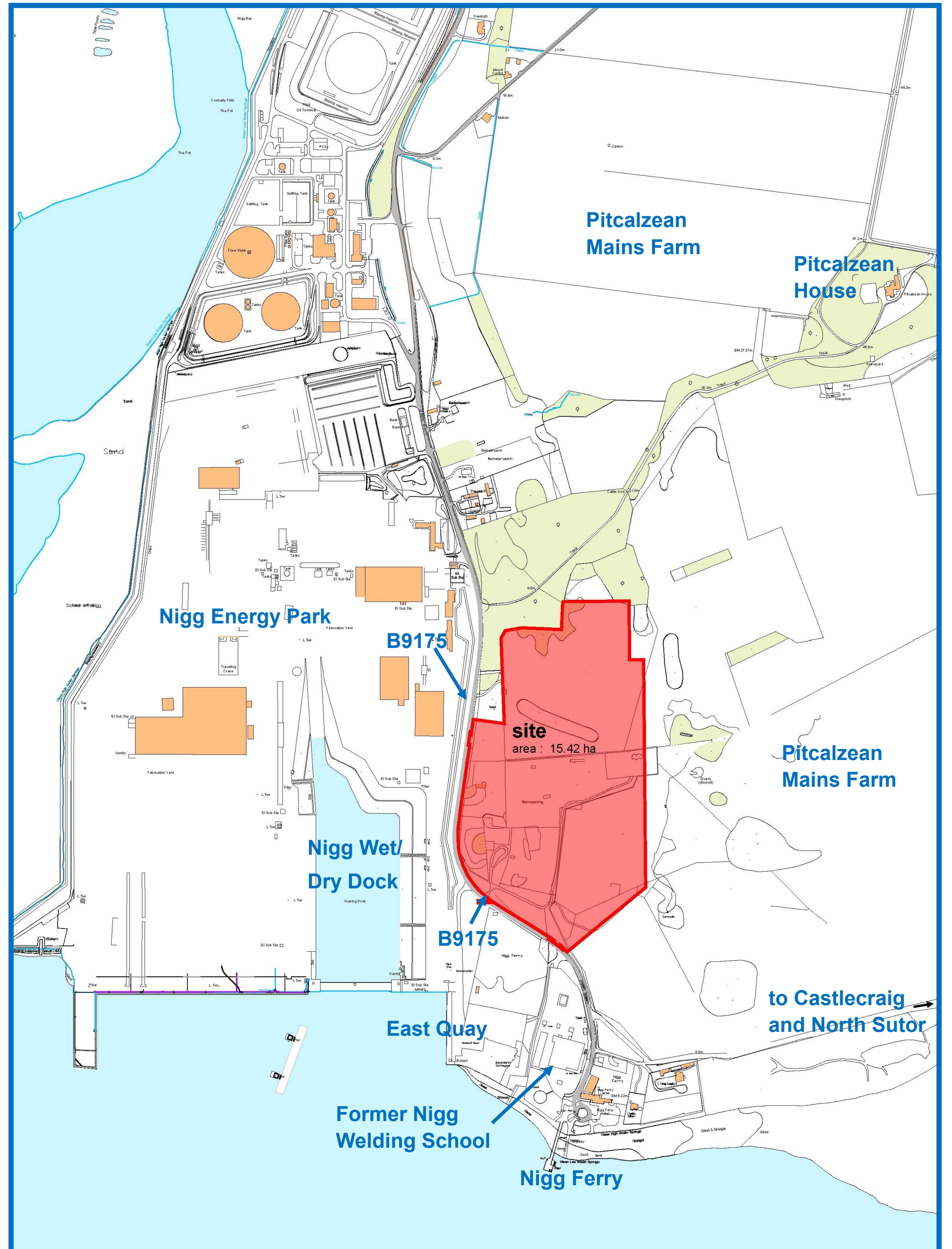
Ground level view from the south west



Ground level view from the south east



Ground level view from the west towards protected woodland on the north side of the site



Above: the western boundary on the right, adjacent to the B9175 road and the Nigg Energy Park to the west of the road.

Right: The Nigg East Quay laydown area to the south with offshore wind turbine towers awaiting shipment dominating this view from the B9175 road.



LOCAL PLANNING POLICY CONTEXT

HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN 2012

The Nigg Development Master Plan



The Nigg Development Master Plan with Site Area

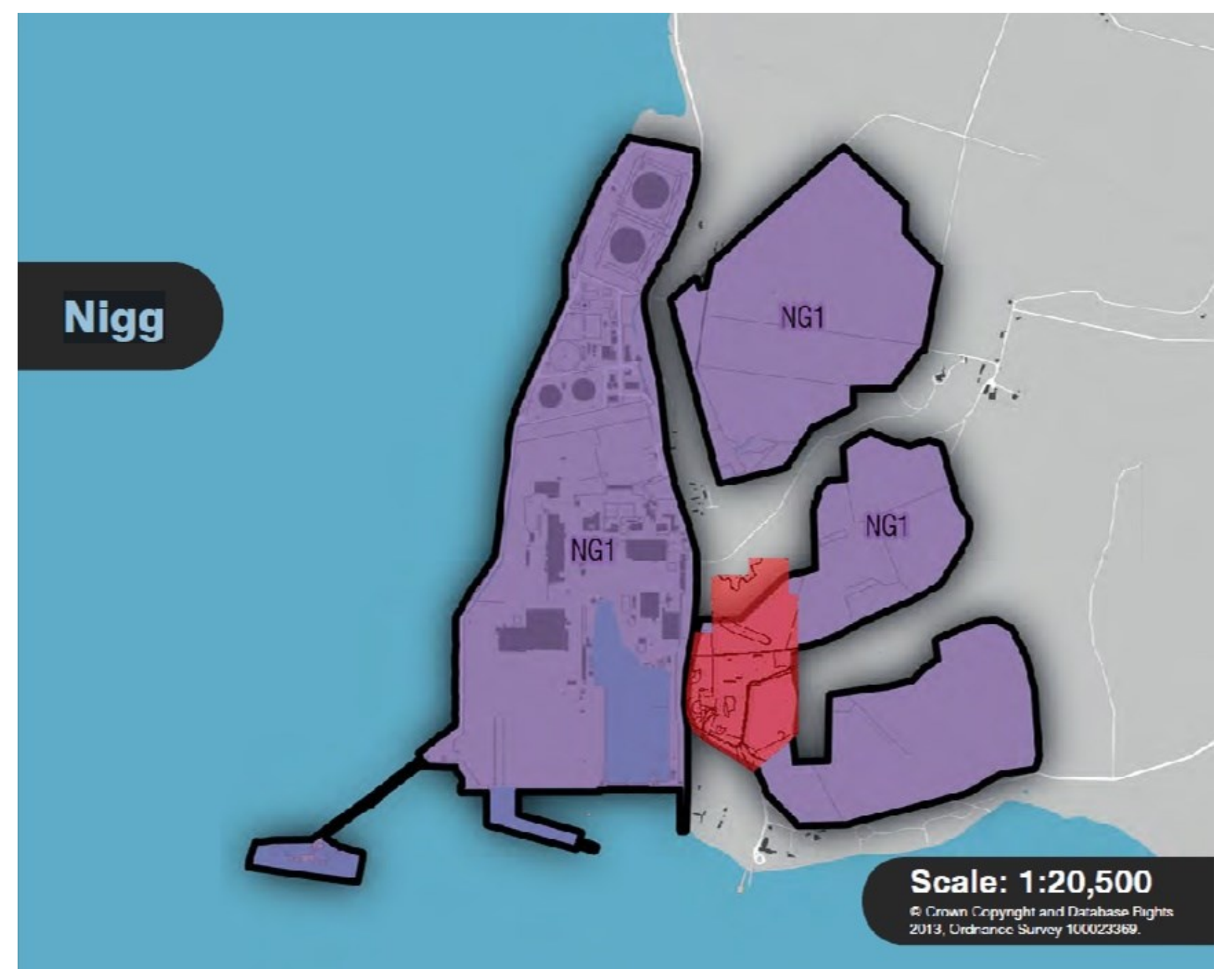
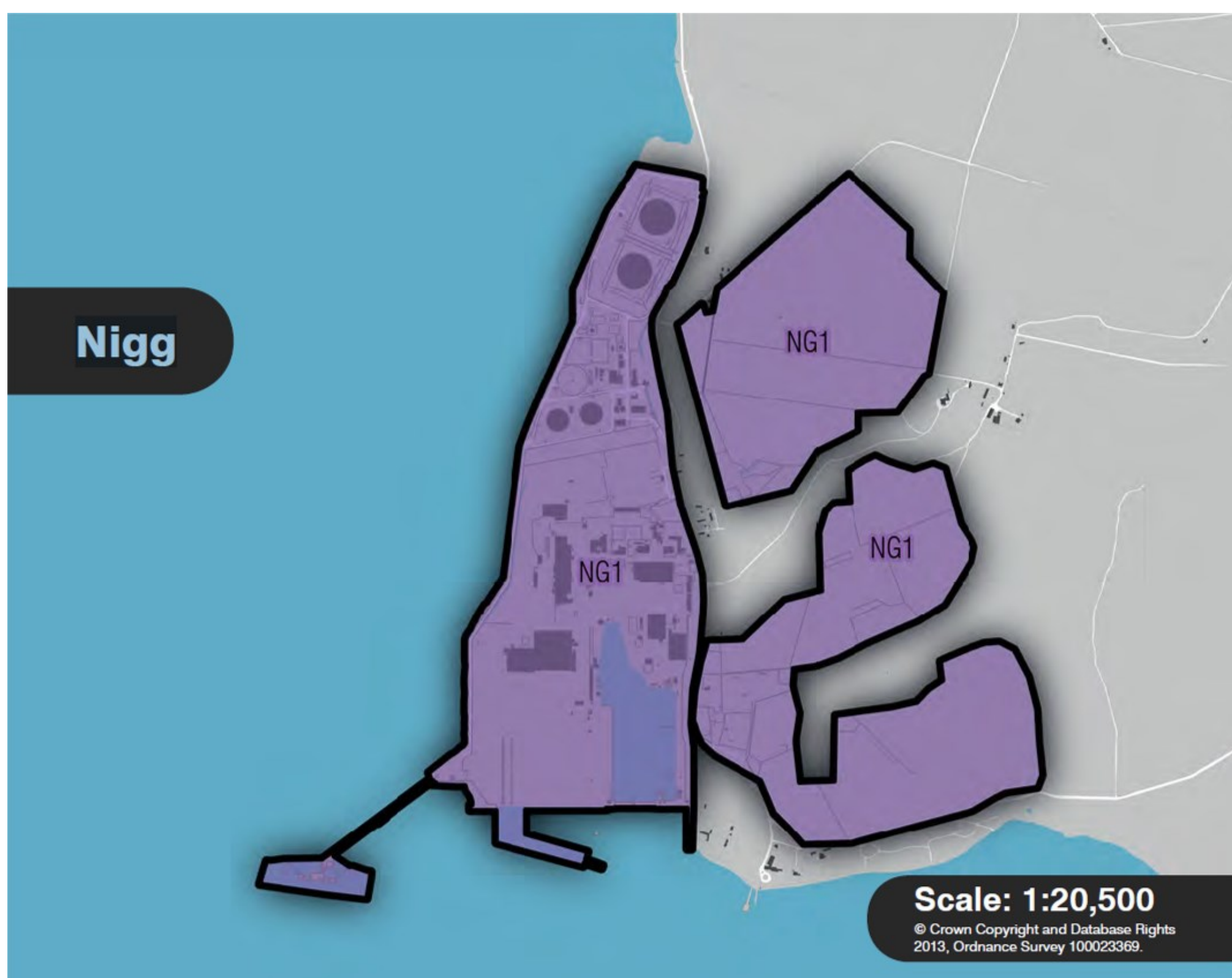


The Highland-wide Local Development Plan (HwLDP) emphasises the strategic importance of Nigg by identifying its potential for diversification, and redevelopment, to focus on renewable energy uses as per The Nigg Development Masterplan.

In 2008, the Highland Council and Highlands & Islands Enterprise (HIE) commissioned the preparation of The Nigg Development Masterplan to clearly identify the scope for future activities on the Nigg Yard Site (and proximal lands) and the potential land requirement to properly undertake these.

The site of the current proposals is indicated on the Masterplan area on the right hand side.

INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN 2015



The Inner Moray Firth Local Development Plan (adopted 2015) is the Highland Council's statutory development plan that guides where future development should and should not occur in the Inner Moray Firth area. It provides details of the sites allocated for developments ranging from residential, mixed-use, commercial, retail, and industry during the period between 2015 to 2024.

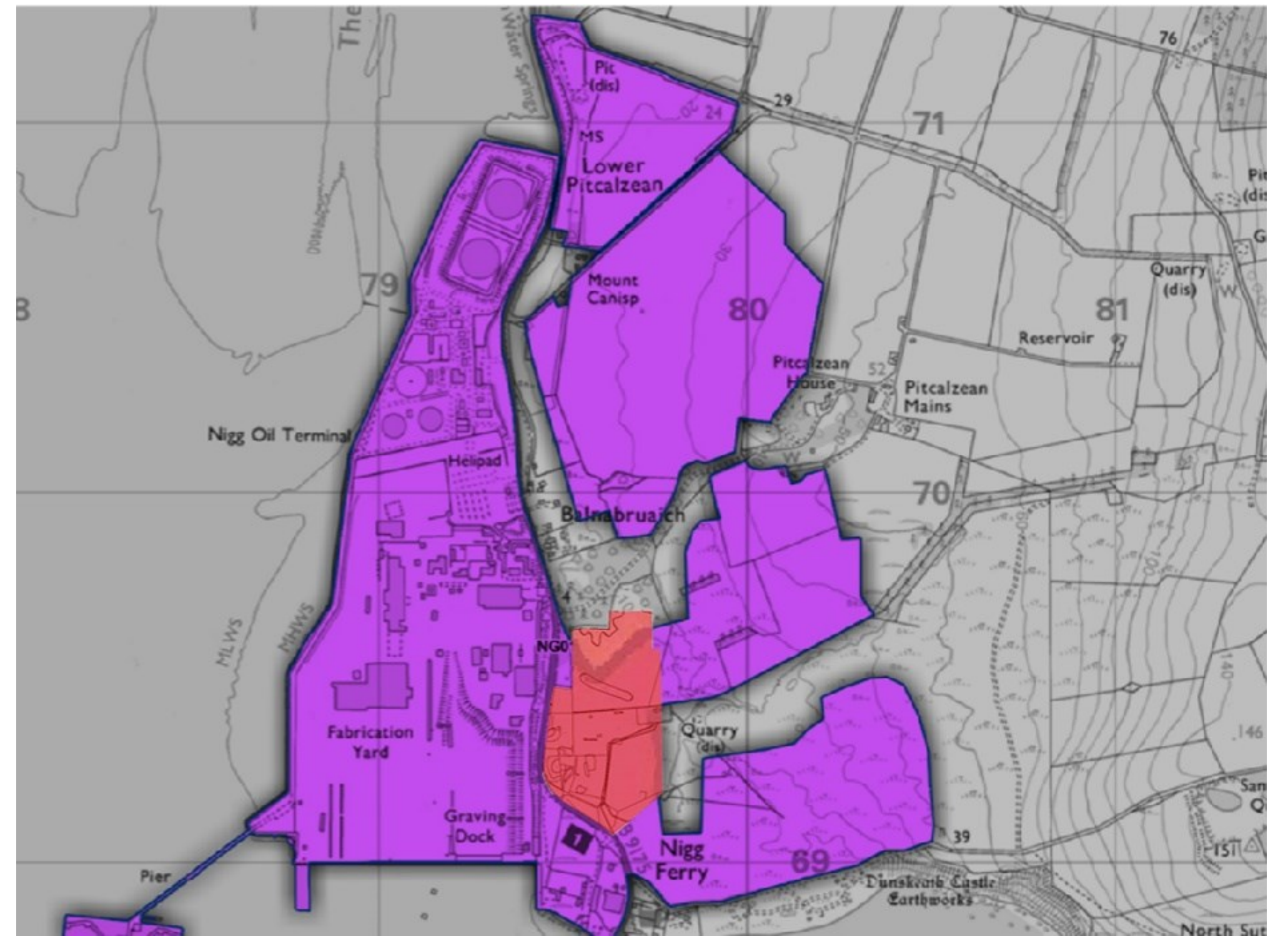
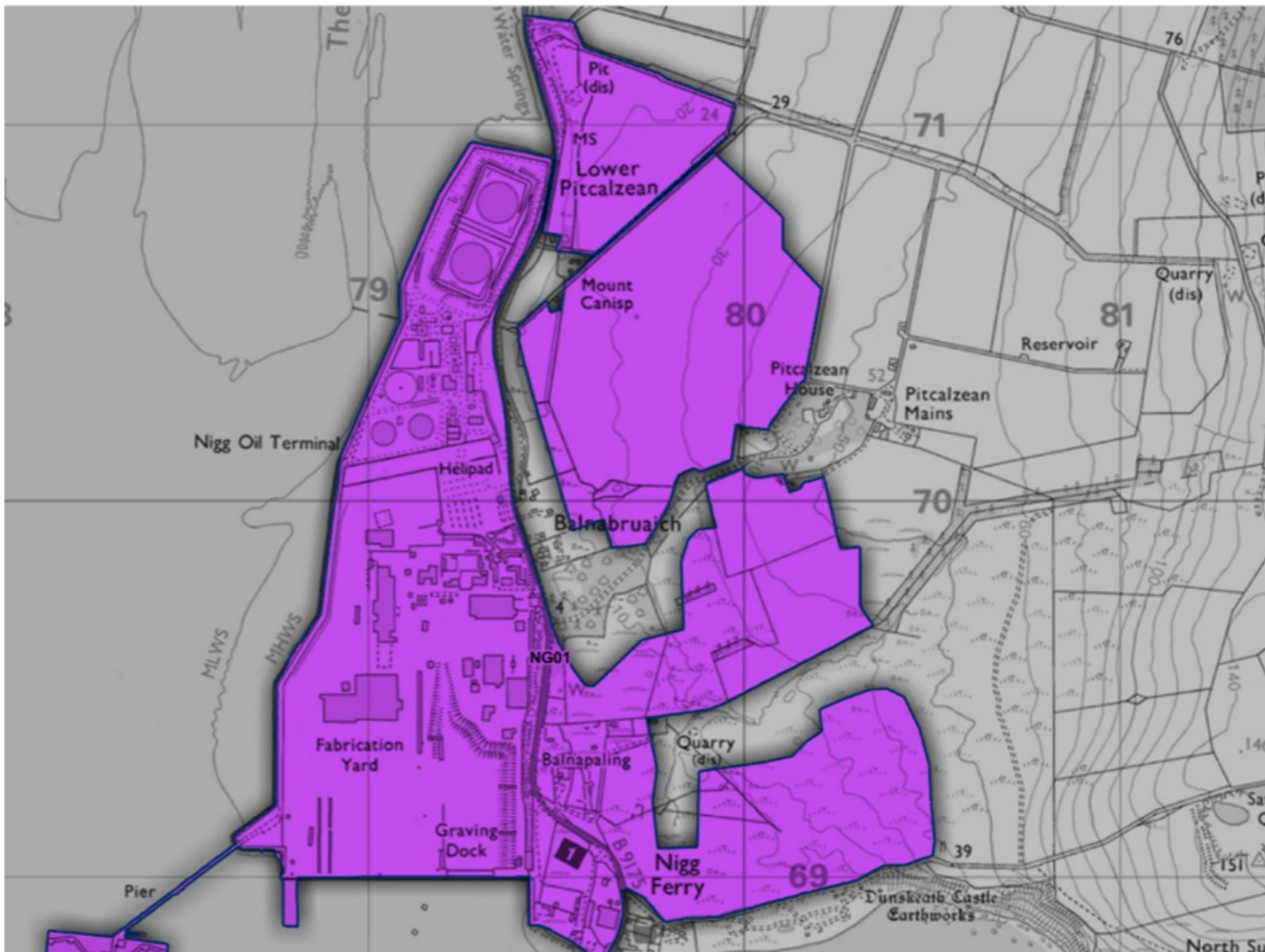
An area of 210.9 hectares of land (identified on the Inset Map above) is allocated at Nigg Yard for industry (NG1).

Requirements: Development in accordance with the adopted Nigg Masterplan including its Habitats Regulations Appraisal; consideration of the natural, built and cultural heritage of the wider area. Contamination Assessment; Flood Risk Assessment; Coastline Management Plan; Landscape and Visual Impact Assessment.

The site of the current proposals is superimposed on the adopted LDP allocated land above.

The Local Development Plan has been under Review since 2019. The land subject of this pre-application consultation is included in the new Proposed Inner Moray Firth Local Development Plan 2. See the next board.

PROPOSED INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN 2



NG01: NIGG YARD Area: 242.2 hectares

Significantly more Developer Requirements than the 2015 Adopted Plan

Developers masterplan which should address:

- ◆ Need to ensure no adverse impact on the water quality of the Outer Cromarty Firth;
- ◆ Flood risk assessment (no development in areas shown to be at risk of flooding);
- ◆ Drainage impact assessment;
- ◆ Protected species survey;
- ◆ Protect and enhance existing woodland and individual trees, create new woodland where opportunities exist, and integrate within the green/blue network;
- ◆ Landscape and visual impact assessment;
- ◆ Archaeological walkover survey in first instance with possible programme of archaeological works/mitigation;
- ◆ Safeguard fabric, historic character and setting of the Scheduled Monuments (Dunskeath Castle SM3319 and batteries and camps SM13750) and Listed Buildings at Pitcalzean House;
- ◆ Transport assessment including details of potential impact and alterations to B9175 and measures which promote the transport hierarchy;
- ◆ Protect and enhance wherever possible the National Cycle Network and Castlecraig Core Path;
- ◆ Noise assessment and inclusion of necessary mitigation;
- ◆ Demonstration of no adverse effect on the integrity of the Dornoch Firth and Morrich More Special Area of Conservation, Cromarty Firth Special Protection Area/RAMSAR, Moray Firth Special Area of Conservation, and the Moray Firth Special Protection Area by public sewer connection and comprehensive sustainable urban drainage system to deal with surface water run-off to avoid sedimentation and pollution reaching the Firth;
- ◆ Construction environmental management plan and operational environmental management plan both including prevention of sedimentation, pollution, noise, disturbance, and avoiding spread of invasive non-native species (Common Cord Grass *Spartina Anglica*)
- ◆ Recreational access management plan including consideration of water based activities, plan must include satisfactory provision and/or contribution towards open space, path and green network requirements,
- ◆ Potential impact on harbour seals should be addressed, assessment to consider impact and any required mitigation for harbour seals that use near by haul out sites,
- ◆ Noise mitigation plan (including construction and operational phases and disturbance effects),
- ◆ Oil spill contingency plan,
- ◆ Boat traffic management plan,
- ◆ Hydro-dynamic study to assess the impact of altered flows on sediment movement in the firth in relation to subtidal sandbanks, full compliance with appropriate regulatory frameworks for ballast water discharge, dredging and disposal and ship-to-ship transfers including Marine Scotland dredging and disposal guidance (both for capital and maintenance spoil) and JNCC piling guidance .

Inner Moray Firth
Local Development Plan 2
Plana Leasachaidh Ionadail
Linne Mhoireibh A-Staigh 2



KEY DEVELOPMENT FACTORS

SCALE & VISUAL IMPACT

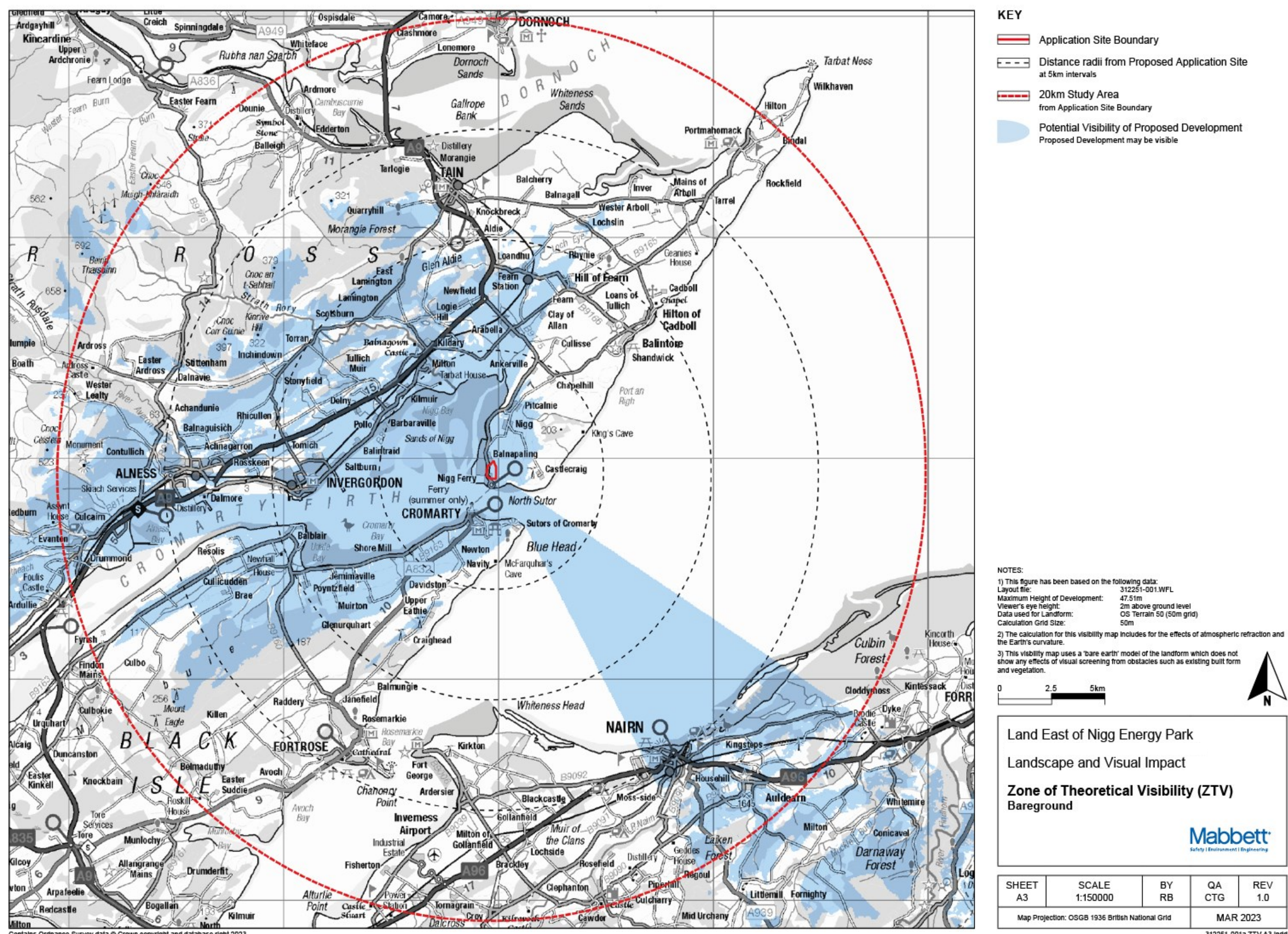
The 'scale' is a major consideration in assessing the landscape and visual impacts of the proposed development. This will be relevant both in the extent to which the development is visible from surrounding public areas and in its relationship to the local topography of the nearby Sutors of Cromarty, Rosemarkie and Fort George Special Landscape Area.

Scale – key figures

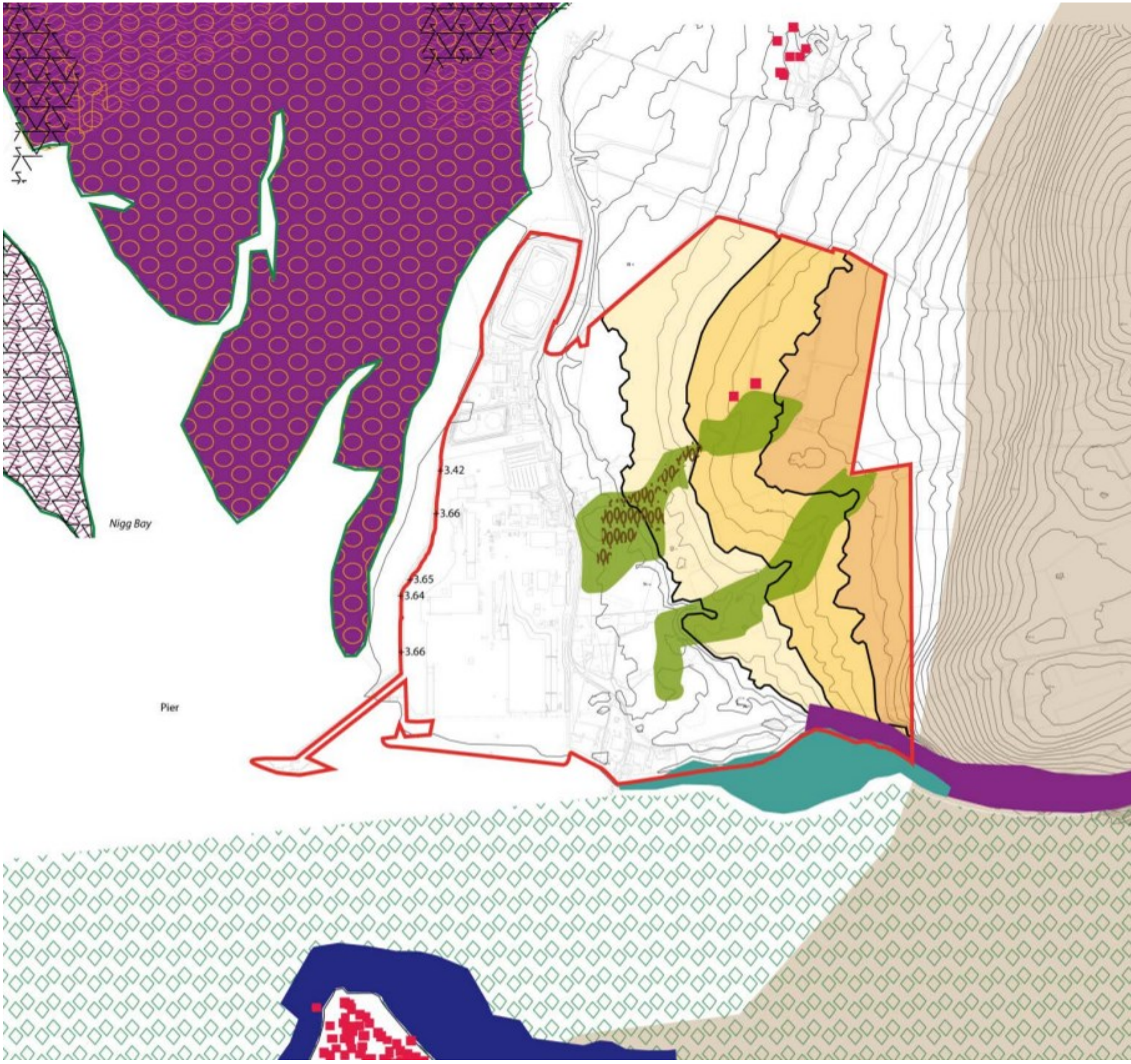
- ◆ Site area – 15.42 hectares/ 38 acres
- ◆ Main factory
 - floor area - 45,192 sqm.
 - footprint dimensions - 396m x 120m
 - height – from 12m at south end to 40m at north end
- ◆ Vertical cable assembly building – 44.375m in height

Initial pre-application advice from the Highland Council recommended that a Zone of Theoretical Visibility is mapped for the development, which can then be used to determine areas where significant impact on views or landscape character may be experienced. Viewpoint analysis will also help to determine the degree to which the development would, or would not be marked by the existing energy Park structures.

The initial Zone of Theoretical Visibility (ZTV) diagram has been produced to support the community engagement process. The next step will be to assess 20 viewpoints and create photomontages from these locations. Key viewpoints are expected to cover locations in Cromarty, the A9 along the north of the Cromarty Firth and locations on the B9175 which give views towards the Sutors.



ENVIRONMENTAL DESIGNATIONS & CONSIDERATIONS



Environmental Designations

Nigg Development Master Plan Area Boundary

BUILT HERITAGE

Listed Building

NATURAL HERITAGE + DESIGNATIONS

Ramsar site

Semi-Natural & Ancient Woodland

SSSI

SAC

SPA

Recreational Water

Shoreline Water

RSPB

NNR

Special Landscape Area

SITE ELEVATIONS

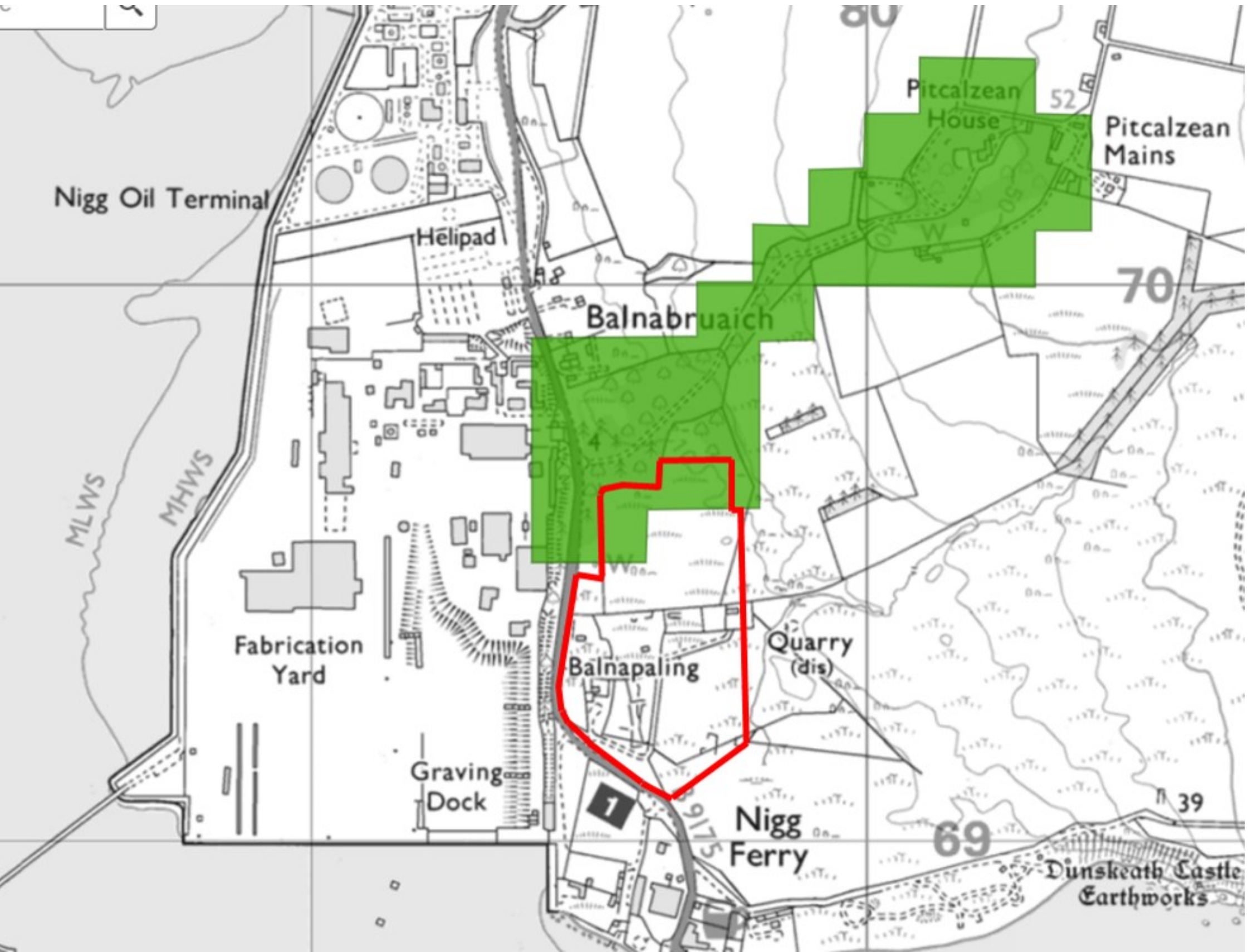
up to 20 m

20 - 35 m

35 - 50 m

50 - 65 m

Constraining Landform / Landscape



Highland Council Tree Preservation Order



Photos of Woodland under Tree Preservation Order
RCCC14 :Pitcalzean Wood



Other Environmental Considerations include:

- ◆ Mitigation of noise and dust issues to ensure no adverse amenity impact
- ◆ Traffic impact, both construction and operational
- ◆ Ensuring the proposal complies with National Planning Framework 4 with respect to ecology and biodiversity enhancement.

A MORE EXTENSIVE LIST OF SURVEYS, STUDIES AND ASSESSMENTS TO BE CARRIED OUT IS INDICATED ON THE NEXT BOARD

SUPPORTING SURVEYS/STUDIES



ENVIRONMENTAL

- ◆ Environmental Impact Assessment — [at the Scoping stage prior to full assessment and Report. Scoping report/request due to be sent to Highland Council early in May](#)
- ◆ Ecological phase 1 habitat survey of the site — [on site survey completed and report in progress; requirement for bats and reptile surveys confirmed and will be completed in July](#)
- ◆ Initial assessment of potential for impacts on nearby Special Protection Area for birds and Marine Special Area of Conservation — [under way](#)
- ◆ Tree survey ([imminent](#)), constraints plan, and compensatory planting plan



LANDSCAPE

- ◆ Landscape and Visual Impact assessment — [in progress; viewpoints to be agreed with Highland Council early May](#)
- ◆ Detailed site level and topography survey - [completed](#)
- ◆ Landscaping plan



GROUND BASED

- ◆ Foul and surface water drainage assessment and SUDS strategy — [to commence in May](#)
- ◆ Ground investigations for drainage capabilities and building works — [to commence in May; expected to take up to 12 weeks](#)
- ◆ Phase 1 contaminated land assessment
- ◆ Archaeological assessment — [commenced 20 April](#)
- ◆ Preliminary flood risk assessment — [commenced early April; hydrology modelling to be undertaken next](#)



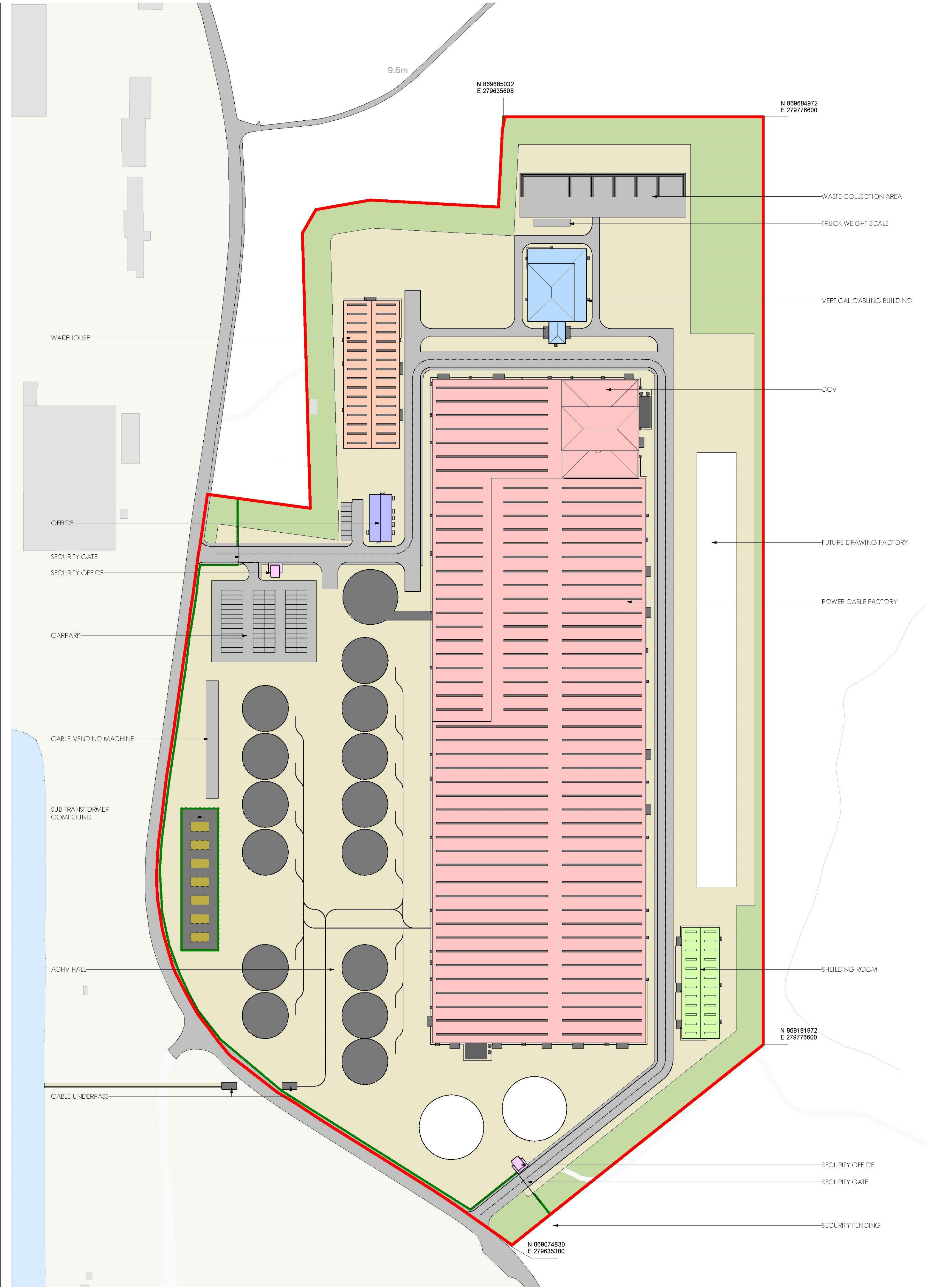
OPERATIONAL

- ◆ Transport/traffic assessment — [awaiting instruction](#)
- ◆ Noise assessment (construction and operational) - [on site monitoring commenced 19 April; off site monitoring to follow; apply operational data from similar plants elsewhere in Europe and Far East](#)
- ◆ Air quality/emissions assessment — [apply data from similar plants elsewhere in Europe and Far East](#)
- ◆ Waste management strategy
- ◆ Advice on permitting for all emissions, waste management and hazardous materials (later in the process); for process safety too
- ◆ Construction and operational traffic management plans — [will follow on from transport/traffic assessment](#)



DRAFT DETAILED PROPOSALS

SITE LAYOUT PLAN



DESCRIPTION OF DEVELOPMENT & 3-D IMPRESSIONS

The manufacturing plant contains following main buildings and their ground coverage: -

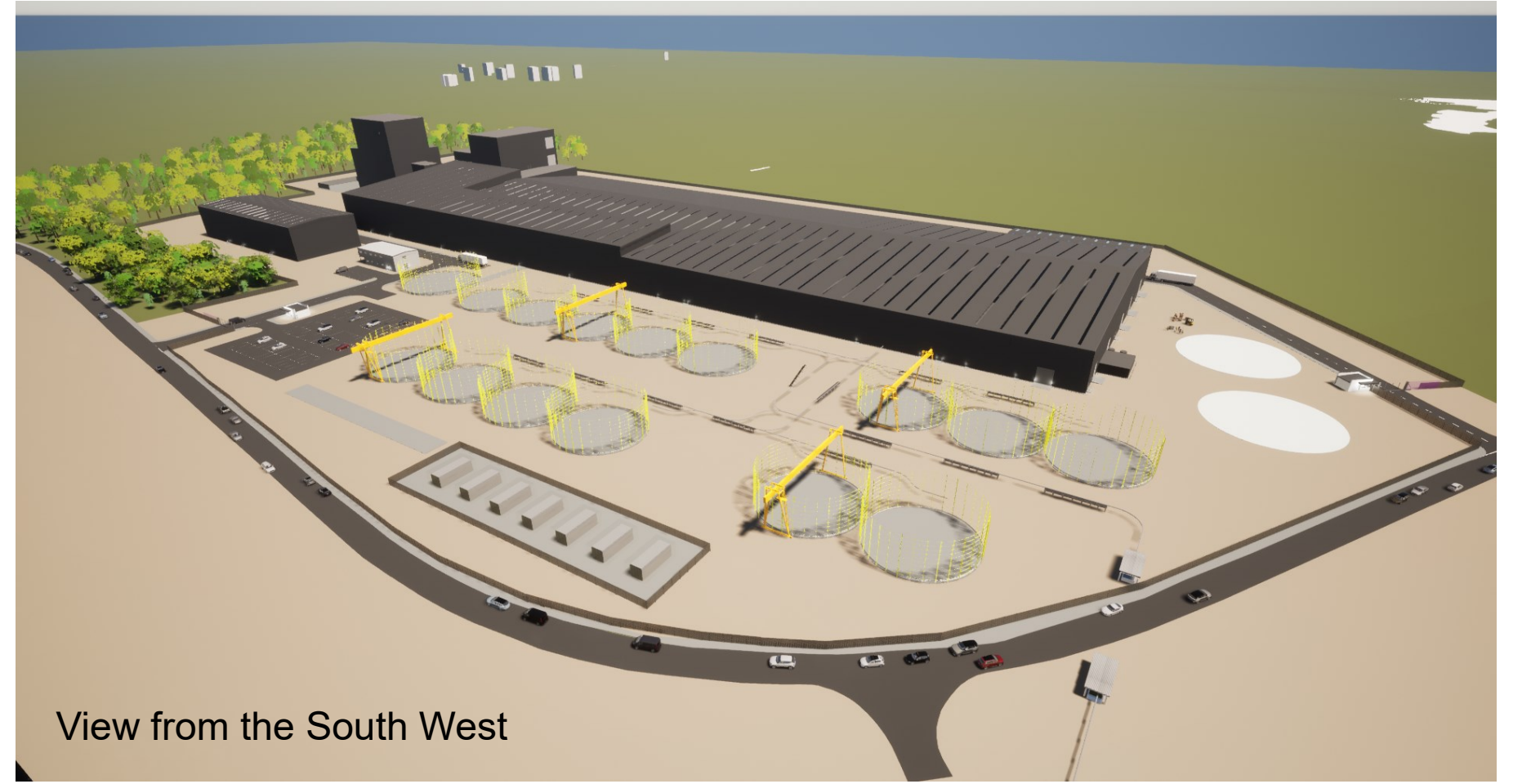
- ◆ main factory - 45,192 m²
- ◆ vertical cabling - 2,107 m²
- ◆ continuous catenary vulcanising (CCV) building – 2161 m²
- ◆ alternating cable voltage hall (ACVH) – 3,631 m²
- ◆ warehouses - 3,200 m²
- ◆ shielding room - 605 m²
- ◆ office building - 605 m²

The tallest structure on the site will be the vertical cabling assembly building which will be just over 44 metres in height.

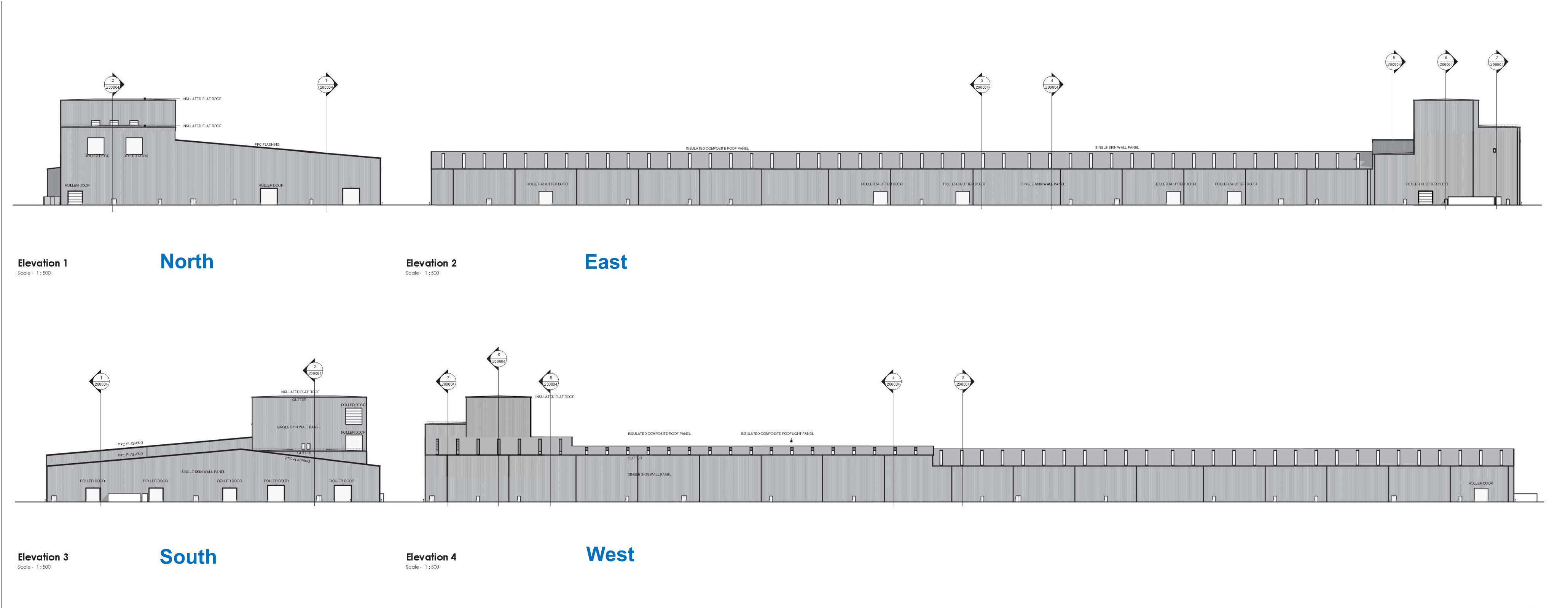
The main process involves the assembly of the high voltage cables from steel, copper and aluminium wires. There are various elements in the process which include heating of the wires, rotating machines, stranding and cabling.

The finished product will be stored in a series of coiling units before being fed via a duct across the public road to a ship berthed in the dock area of the Port of Nigg for onward transfer to off-shore wind farm locations.

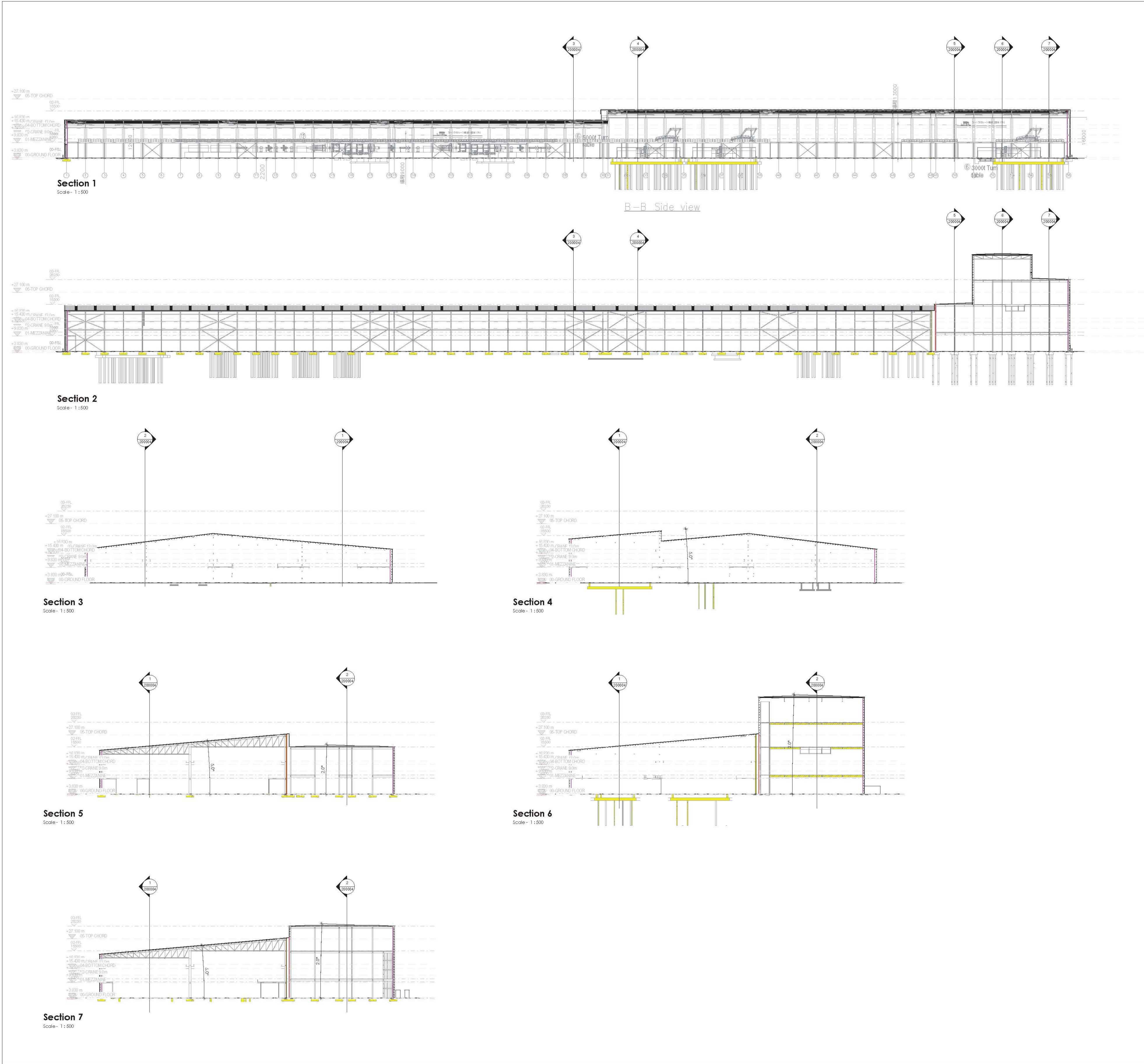
Two new vehicular accesses are proposed to the B9175 road as well as parking and unloading areas within the site.



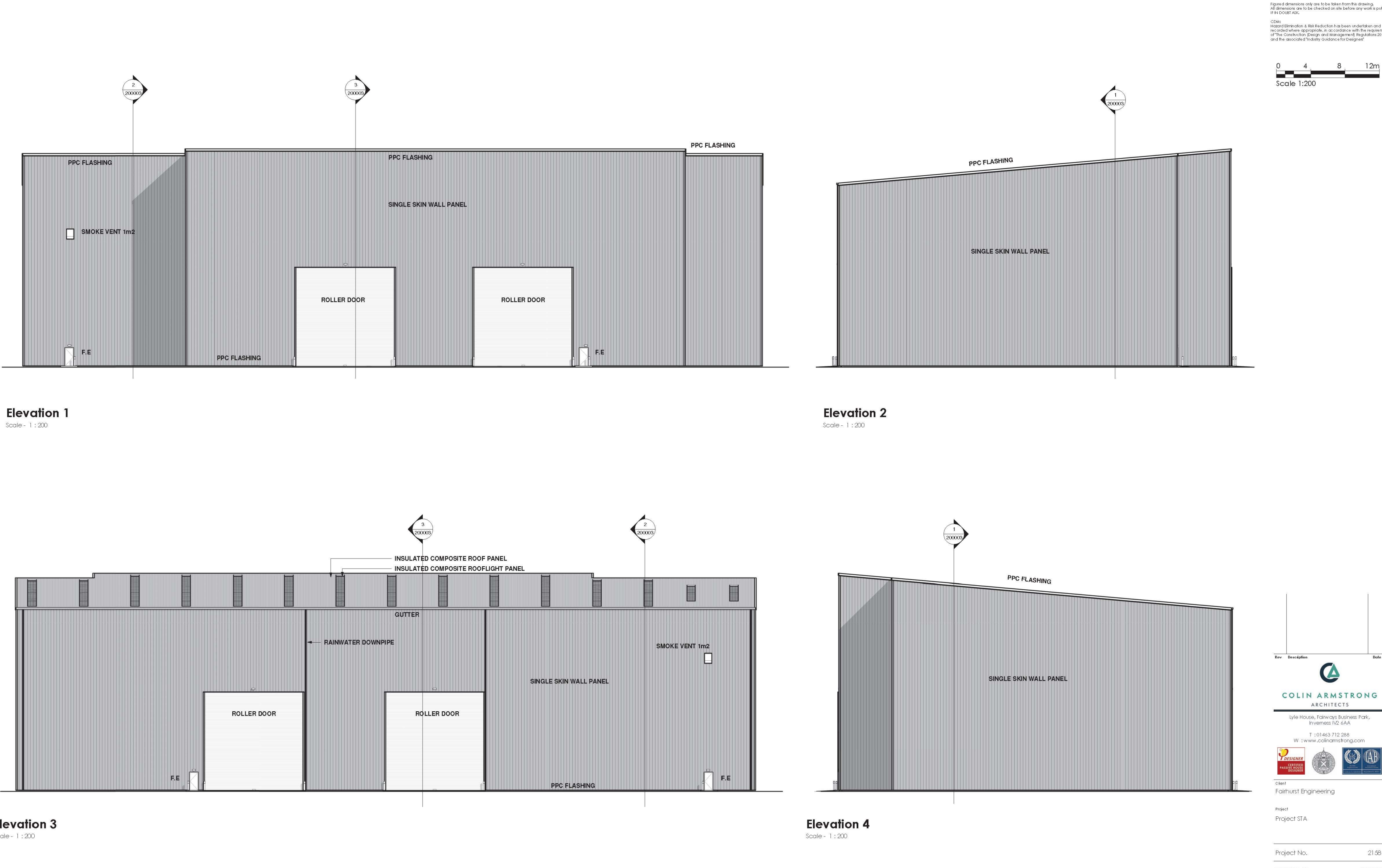
SELECTED LARGER BUILDING ELEVATIONS & SECTIONS



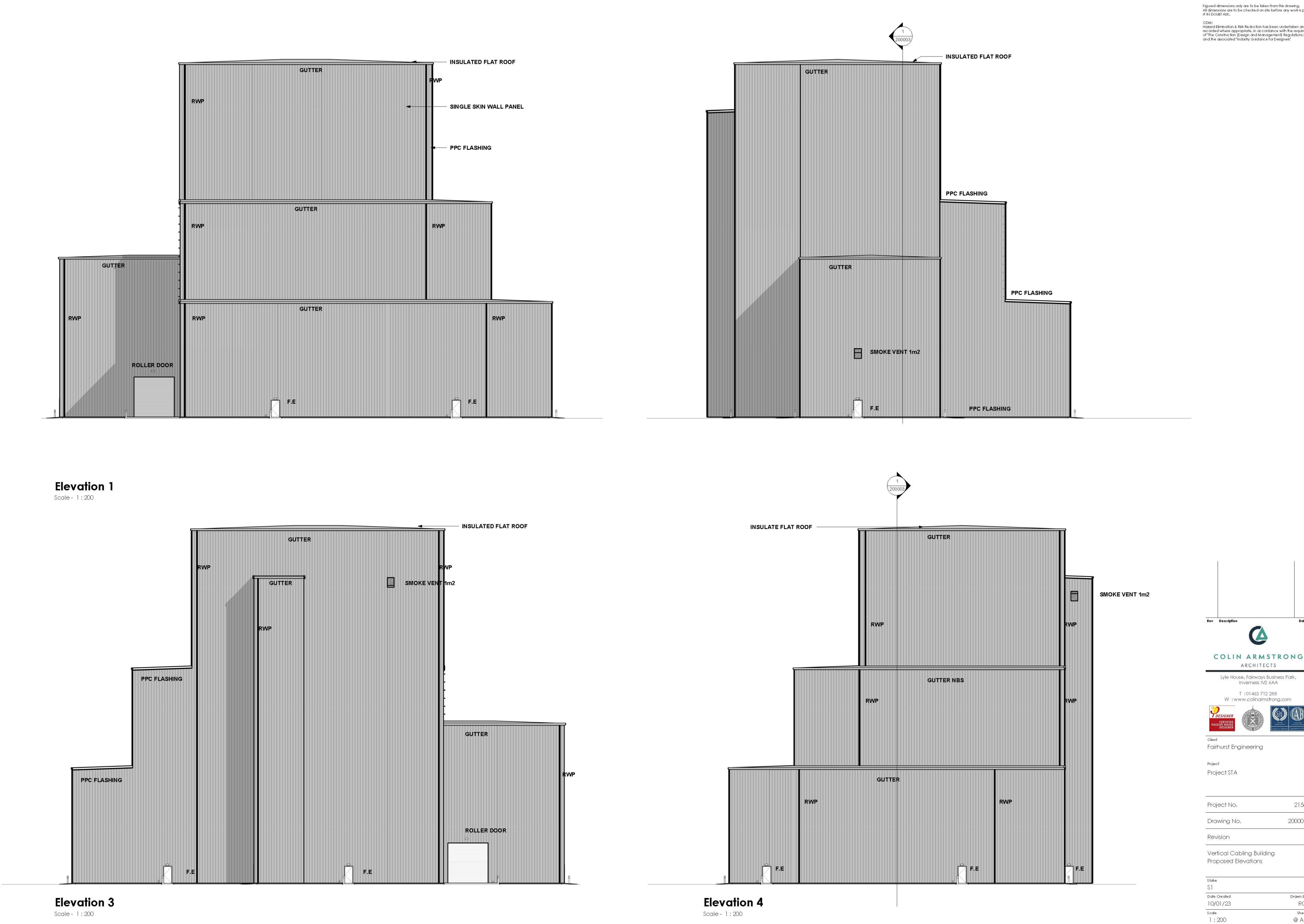
Main Factory



SELECTED LARGER BUILDING ELEVATIONS & SECTIONS



Alternating Cable Voltage Hall (ACVH)



Vertical Cabling Assembly Building

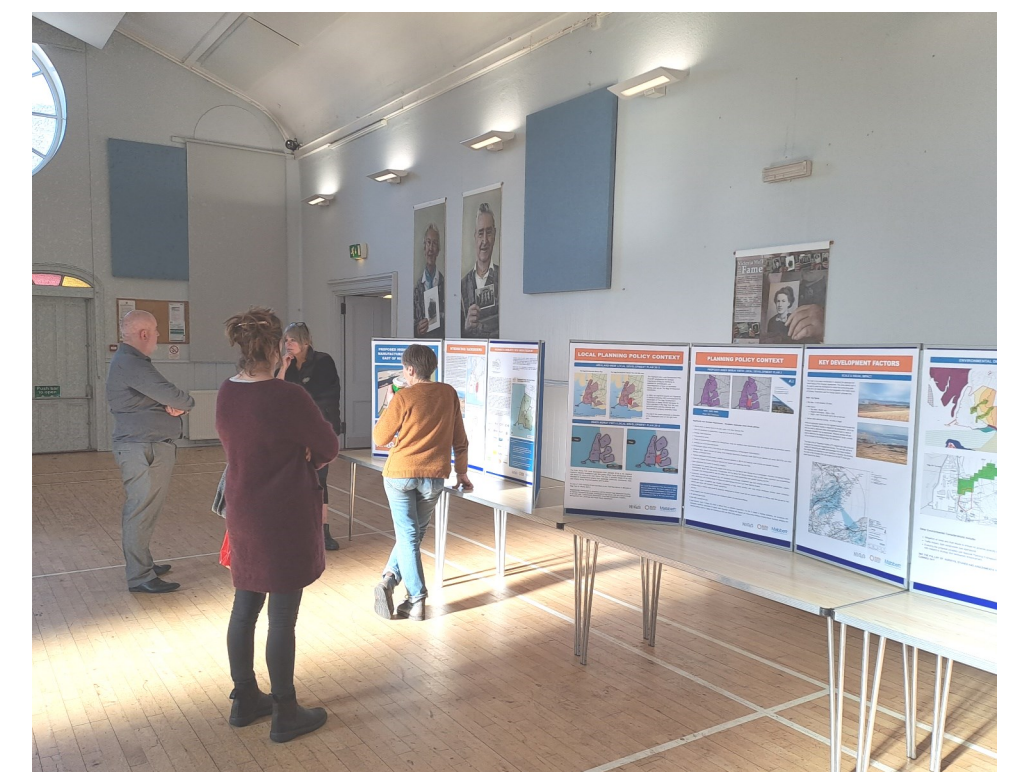
FEEDBACK FROM FIRST CONSULTATION EVENTS

Cromarty Exhibition 21 March 2023 — Victoria Hall

35 to 40 persons visited the exhibition between 3pm and 7:45pm.

Summary of comments made during discussions:

- ◆ Concerns about the industrialisation of a greenfield area.
- ◆ This will be the first of many heavy industrial developments on this land. The impacts on Cromarty from this is of concern.
- ◆ Many wish to see visualisation of what the building will look like from Cromarty.
- ◆ Concerns about the cumulative impact of developments upon Cromarty, with Nigg EP already, then the industrialisation of the area to the east.
- ◆ How many more ships in and out of the Port of Nigg? Any increase will bring additional noise and disturbance to residents in Cromarty.
- ◆ Consider onshore power for berthed ships to help reduce noise.
- ◆ Are the raw materials to come into the site by road or by ship?
- ◆ What benefits to Cromarty?
- ◆ Cromarty is busy/thriving. Locals unable to afford houses.
- ◆ Cromarty does not need or benefit from jobs at Nigg.
- ◆ Jobs are not that accessible to residents of Cromarty given to seasonal nature of the local ferry service.
- ◆ It will be large business that benefits financially, not local people who will have to suffer the environmental impacts.
- ◆ What about undertaking improvements to the ferry service as a community benefit from wider development on the Green Freeport land?
- ◆ What by-products waste and how will these be disposed of?
- ◆ Will there be a significant heavy use of water in the manufacturing process?
- ◆ Many enquired about the timescale for the planning application and the development construction period.
- ◆ When undertaking EIA work consider the low frequency noise elements and impacts upon Cromarty.

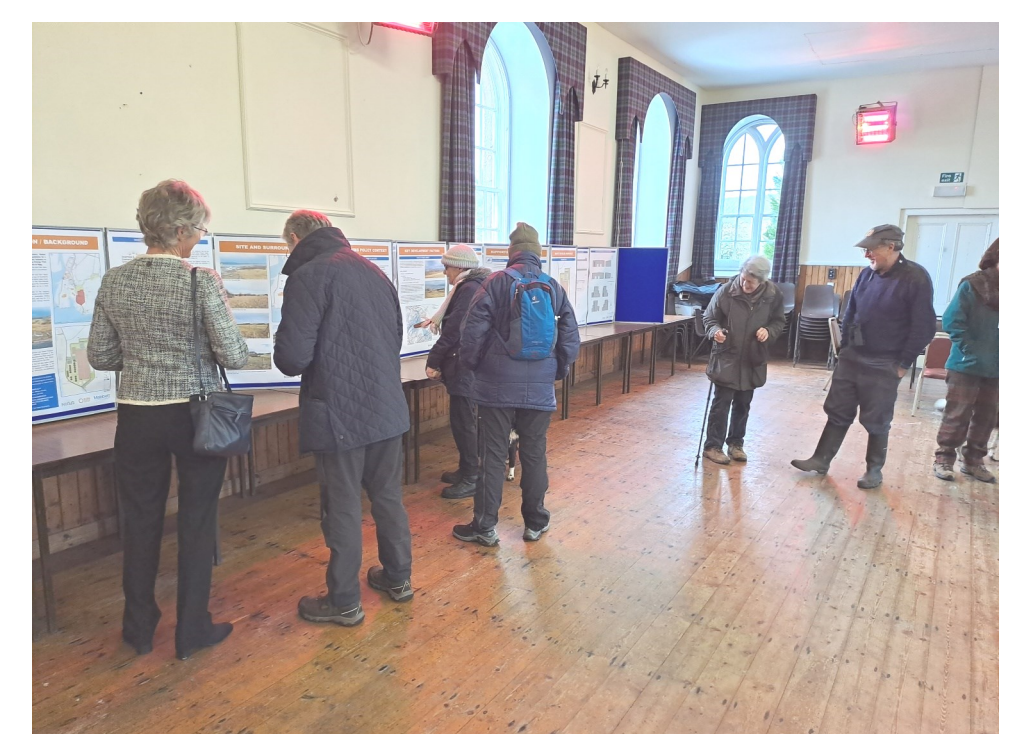


Nigg Exhibition Wednesday 22 March 2023 — Nigg Village Hall

Approximately 60 persons visited the exhibition between 2:50pm and 8:05pm.

Summary of comments made during discussions:

- ◆ New skilled jobs in the area will be a very welcome boost to the local economy.
- ◆ Where will potential workers live?
- ◆ Many questions about how the factory will operate from the process to the shift pattern and how workers will be trained.
- ◆ A lot of those attending were interested in the market the cables will serve, e.g. off-shore wind farm connections.
- ◆ Are the raw materials to come into the site by road or by ship?
- ◆ The existing public road is unsuitable for more development outside the Nigg Energy Park. Developers should pay for its upgrading or at the very least business rates raised from developments should be used by the Highland Council to upgrade it.
- ◆ Concerns about the industrialisation of a greenfield area.
- ◆ The small residential enclaves of Nigg Ferry and Balnabruaich will be impacted by potential industrial development surrounding them.
- ◆ The outstanding objections to the Inner Moray Firth Local Development Plan should be addressed before allowing further industrial development in the area.
- ◆ Potential impact upon local wildlife and the quality of water should be considered.
- ◆ What about the risk of coastal flooding in the long term?
- ◆ Many questions again about the timescale for the planning application and the development construction period.
- ◆ How does the Green Freeport taxation system work?



Other Comments on Forms Submitted or by Email

- ◆ EIA Report focus should include low frequency noise elements and combination noise elements.
- ◆ Noise monitoring programme should establish baseline noise data.
- ◆ Use onshore power for new vessels to reduce noise impact on Cromarty.
- ◆ Provide images of project as seen from Cromarty please.
- ◆ The main road from Nigg to the A9 roundabout is deteriorating at an alarming rate where the heavy vehicles are eroding the grass verges and causing holes where car tyres and springs can be broken.
- ◆ The environmental impact on the wildlife and the quality of the water.
- ◆ Concerns about the potential decrease in interest in tourism and bookings of a nearby Holiday Rental/ Wedding Venue/Wellness Retreat for large groups of people, particularly during construction work.

YOUR VIEWS ARE INVITED
Global Energy Group Nigg Ltd is seeking feedback as part of this pre-application consultation on a Major development proposal for a High Voltage Cable Manufacturing Plant for the Renewables Industry on Land East of Nigg Energy Park and the B9175 road and north of the former Welding School at Nigg.



This exhibition is one of a few opportunities to view the draft proposals for the development of the land. Please look at the information and drawings on display and discuss your views with the planning consultant and prospective applicants in attendance.

You can give your comments over the page and continue on a separate sheet as necessary then leave them in the box provided today. Alternatively, you can send these in by email and post to the addresses given over the page.

If you would like to be informed of the results of this consultation event you can give your contact details below.

Name: _____

Postal Address: _____

Email address: _____