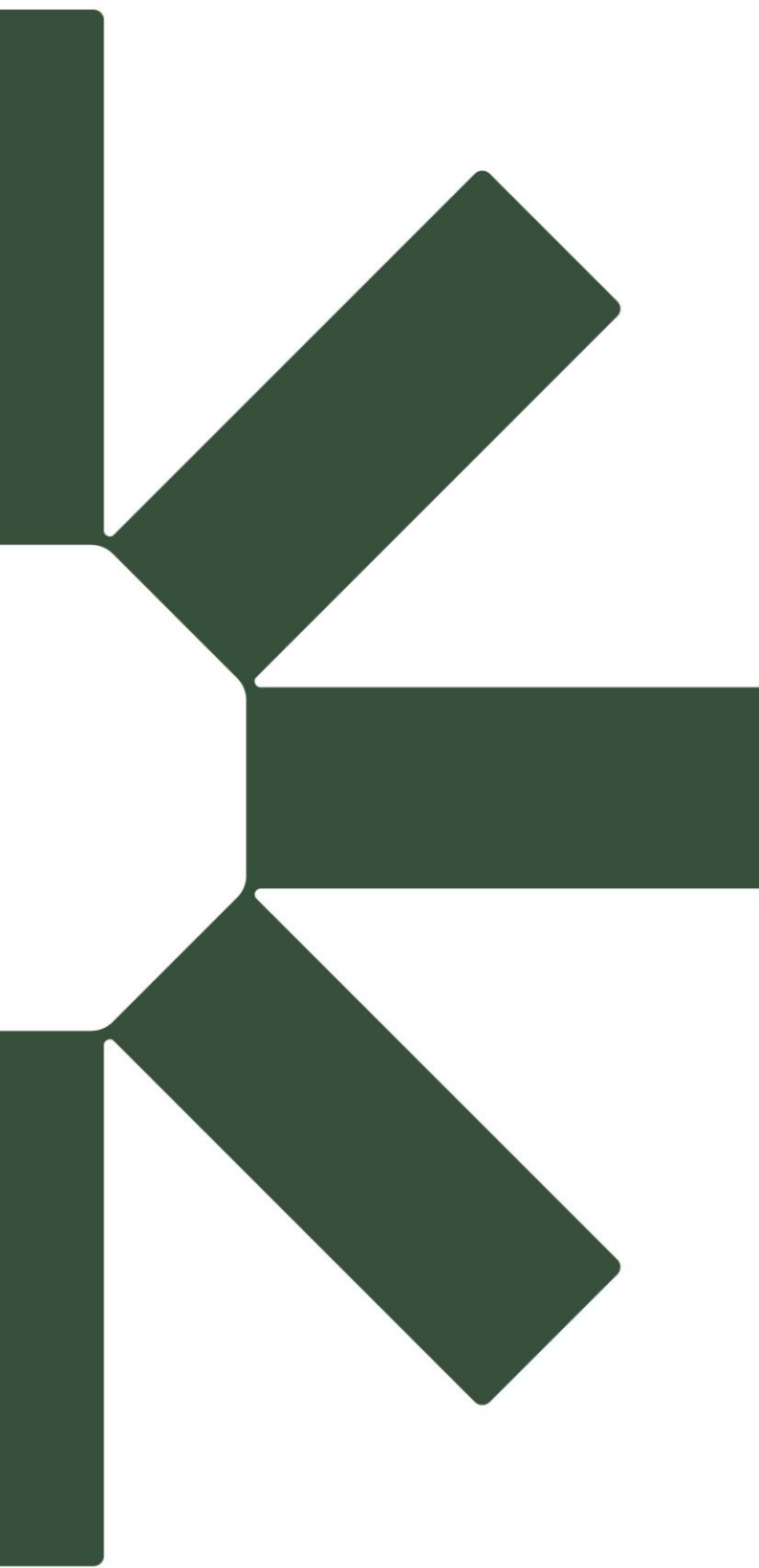




## **Appendix 1.1 Non Material Variation**

### **Lochluichart Wind Farm S42**

#### **Supporting Environmental Information Report**

**Bluebell Wind Limited**

SLR Project No.: 405.065579.00001

October 2025



# REQUEST FOR VARIATION

Town and Country Planning (Scotland) Act 1997 (as amended)

Please complete all sections of this form. This form can be filled in electronically. Please upload all supporting information using the [ePlanning.scot Portal](#) by selecting the Post Submission Additional Documents (PSAD) form and attach all of the documents to it. Please quote your original planning application reference on the PSAD on-line form.

| Applicant Details |                    |
|-------------------|--------------------|
| Title:            |                    |
| Forename:         |                    |
| Surname:          |                    |
| Company Name:     | Bluebell Wind Farm |
| Address Line 1:   | c/o Boralex        |
| Address Line 2:   | 16 West Borough    |
| Town/City:        | Wimborne           |
| Postcode:         | BH21 1NG           |
| Telephone:        |                    |
| Email:            |                    |

| Agent Details   |                 |
|-----------------|-----------------|
| Title:          |                 |
| Forename:       | Andrew          |
| Surname:        | Fido            |
| Company Name:   | Boralex         |
| Address Line 1: | 16 West Borough |
| Address Line 2: |                 |
| Town/City:      | Wimborne        |
| Postcode:       | BH21 1NG        |
| Telephone:      |                 |
| Email:          |                 |

|                            |                                              |
|----------------------------|----------------------------------------------|
| Planning Reference Number: | 21/02985                                     |
| Property/Site Address:     | Lochluichart Wind Farm Extension II Redesign |

| Has the planning application been decided by The Highland Council? |                                                                                                        |               |                 |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------|-----------------|
| <input checked="" type="checkbox"/>                                | Yes                                                                                                    | Date Decided: | 30 January 2023 |
| <input type="checkbox"/>                                           | No (no charge applies if the planning application remains under consideration by The Highland Council) |               |                 |

| Description of proposed changes:                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Please see attached letter seeking a non-material variation for:</p> <p>(a) realignment of the western access track spur, which leads from the existing main access track to serve turbines T6, T7 and T8.</p> <p>(b) as a result of the relocation of T8 (which is within the 50 metre micro-siting limit as set out in the tandem submission to condition 7), there is a consequential relocation of the turning head to a location north of the turbine.</p> |
| Drawing Number(s) to be superseded (list below):                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Figure 1 Site Layout Plan                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**New Drawing Number(s) (list below):**

Stage 1 Micrositing Layout- Rev1

**Signature:****Date:****13 June 2023**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

## **Make sure you pay the correct fee**

There is a fee for this service, please check our [Other Planning and Environment Fees and Charges document](#) for more details on how much you need to pay.

## **To Pay**

Pay by telephone using credit/debit card - call [REDACTED] between 08.00 and 17.00 hrs Mon to Fri.  
**Please quote PLV and the planning application reference number:**

Pay Online – via the Council's website <http://www.highland.gov.uk/> using the [Planning and building Standards payment form](#). **Please quote PLV and the planning application reference number:**

Pay by Bank Credit Transfer – please visit our [Planning Payment options page](#) for more details. Please quote 'Planning' and give your **name, planning application reference number and the payment reference PLV** as your reference.

**Proof of your payment must be sent to our ePlanning Centre at [REDACTED]**  
**Failure to do this could result in delay in progressing your application.**

**We do not accept cash or cheques**

13 June 2023

FAO Mr. Peter Wheelan  
Planning (South)  
Highland Council

By email to: [REDACTED] and via eprocessing team

Dear Mr Wheelan

**Subject: Non Material Variation - Lochluichart Wind Farm Extension II Redesign (21/02985), relating to submissions submitted in tandem pursuant to Wind Farm Condition 7 Micrositing beyond 50m limit**

### Introduction

Further to our telephone discussion on 13 June I write enclosing a request for a Section 64 Non-Material Variation to the above planning permission which relates to elements of wind farm access track (and associated construction) to be located beyond the micrositing allowance of 50 metres specified in condition 7.

### Background

At this pre-construction stage an initial civil engineering review has confirmed the need for the micrositing of certain elements of wind farm infrastructure. Whilst the majority of changes are within the micrositing allowance of 50 metres (details of which are made in a tandem submission pursuant to condition 7) we discussed on 13 June 2023 that the following elements which are in part beyond the 50 metre limit should be sought in a tandem non-material variation application for completeness:

- (a) realignment of the western access track spur, which leads from the existing main access track to serve turbines T6, T7 and T8.

- (b) as a result of the relocation of T8 (which is within the 50 metre micro-siting limit as set out in the tandem submission to condition 7), there is a consequential relocation of the turning head to a location north of the turbine.

Following initial discussions with Highland Council Planning department, the Applicant (Bluebell Wind Ltd) is now seeking a formal non-material variation under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended) to address these minor changes.

This submission comprises this covering letter and attached figure entitled 'Stage 1 Micro-siting layout' dated 13<sup>th</sup> June 2023.

## **Non-Material Variation**

The non-material variation sought is shown in attached figure entitled 'Stage 1 Micro-siting layout' dated 13<sup>th</sup> June 2023.

The context and summary of changes sought by this NMV is as follows:

(a) an engineering review, supported by site geotechnical investigations and discussions with turbine manufacturers has confirmed that the first part of the consented access track spur (c.250 metres in length) leading from the existing central access track to consented wind turbines T6, T7 and T8 was too steep for turbine delivery vehicles as it cuts directly across the contour lines. A review of the constraints has confirmed that a more shallow gradient can be achieved by relocating this track further north, a change which will also avoid a relocation into deeper peat.

(b) the engineering review, supported by site geotechnical investigations and discussions with turbine manufacturers has also provided further detail as to the likely track routing to T6, T7 and T8 including the location of turning heads, and identified the need to relocate T8. Whilst the majority of the newly proposed track alignment – and the relocation of T8 – remain within the agreed 50m micro-siting area, some small areas will fall outside the 50m limit, particularly when considering the wider access track/crane pad foundation and turning head works as set out in ES Figure 3.3. Notably the turning head to turbine 8 will need to be to the north of the relocated turbine which is a variation from the indicative ES Figure 3.3 where the turning head was shown to the south of the turbine.

The civil engineering arguments for accepting this relocation are therefore as follows:

- The original track alignment was inefficient and would have resulted in excessive cut and fill, and would have been very challenging in terms of access track gradient.

In terms of the environmental constraints at the Site, and as set out in the original ES, the revised track layout continues to avoid deep peat, impacts on groundwater dependent terrestrial ecosystems (there are none on site) and has no worst impact in terms of water crossings.

## **Assessment against NMV Guidance**

As you know, Highland Council has published web-based guidance which specifies various criteria against which a non-material variation is assessed. In summary these seek to ensure that the 'proposed changes will not significantly change the scheme that was originally granted planning permission'.

An assessment against the specified criteria is set out below.

| Requirement for 'varied scheme'                                                                                                                                                                                                                             | Analysis                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Must still comply with the policies of the Development Plan                                                                                                                                                                                                 | Criteria satisfied                                                                                                                                                                                                      |
| Does not require Listed Building or Conservation Area consent                                                                                                                                                                                               | Criteria satisfied                                                                                                                                                                                                      |
| Does not involve a material change of use requiring planning permission                                                                                                                                                                                     | Criteria satisfied                                                                                                                                                                                                      |
| Does not require the deletion or alteration of conditions imposed upon the original scheme                                                                                                                                                                  | Criteria satisfied                                                                                                                                                                                                      |
| Does not require the imposition of additional planning conditions in order to make it acceptable                                                                                                                                                            | Criteria satisfied                                                                                                                                                                                                      |
| Does not require further neighbour notification                                                                                                                                                                                                             | Criteria satisfied                                                                                                                                                                                                      |
| Does not conflict with a change to the originally approved scheme, or conditions imposed upon the originally approved scheme which were required to mitigate a material impact identified through third party representations made on the original proposal | Criteria satisfied                                                                                                                                                                                                      |
| Compliance with further detailed criteria where development proposal is for greater than ten homes                                                                                                                                                          | Not applicable                                                                                                                                                                                                          |
| The scale of change which can be considered as non-material will vary depending on the scale of the originally proposed development.                                                                                                                        | Criteria Satisfied. The change will result in the simple relocation of the consented access track and associated infrastructure. In the context of the overall wind farm site this is considered a non-material change. |

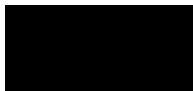
## Conclusion

We hereby request approval for the NMV as set out in summary above and shown in the enclosed figure entitled 'Stage 1 Micrositing Layout- Rev1' dated 13 June 2023.

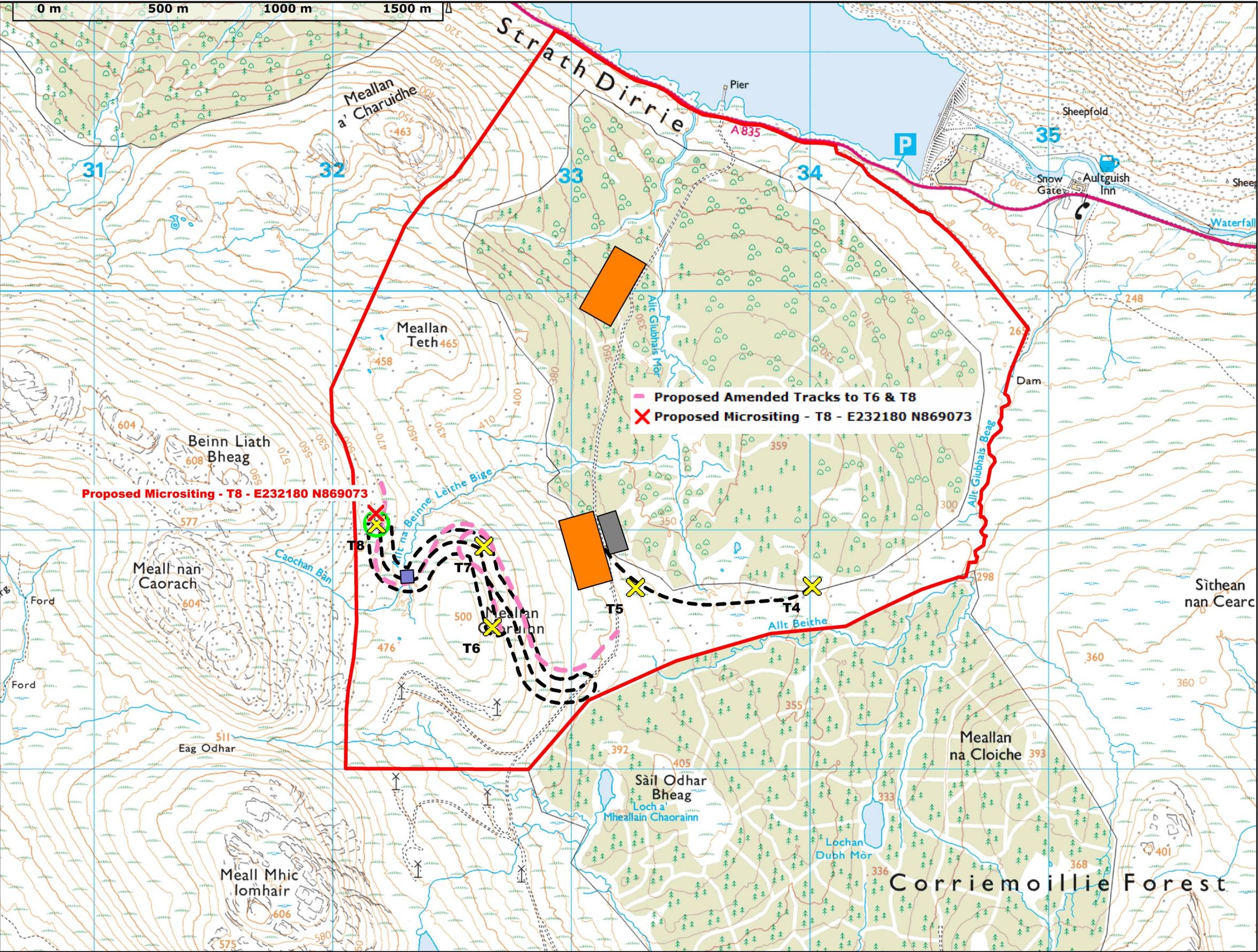
This submission is in response to our telephone conversation on the morning of 13 June 2023, where you requested the submission of a non-material variation submission in tandem with the associated micro-siting requests submitted today under condition 7.

Please do let me know if you wish to discuss.

Yours sincerely



Andrew Fido  
Project Director



- Consented Key:**
- Borrow Pit
  - Planning Boundary
  - Substation/Control Building Construction Compound
  - Watercourse Bridge
  - Access Track with 50m Micrositing Buffer
  - T8 Micrositing Buffer 50m
  - Consented Turbines:
    - T4 E234009 N868766
    - T5 E233268 N868761
    - T6 E232668 N868596
    - T7 E232633 N868934
    - T8 E232183 N869027

**Title:**  
Stage I Micrositing Layout

**Project:**  
Lochluichart Wind Farm Extension II

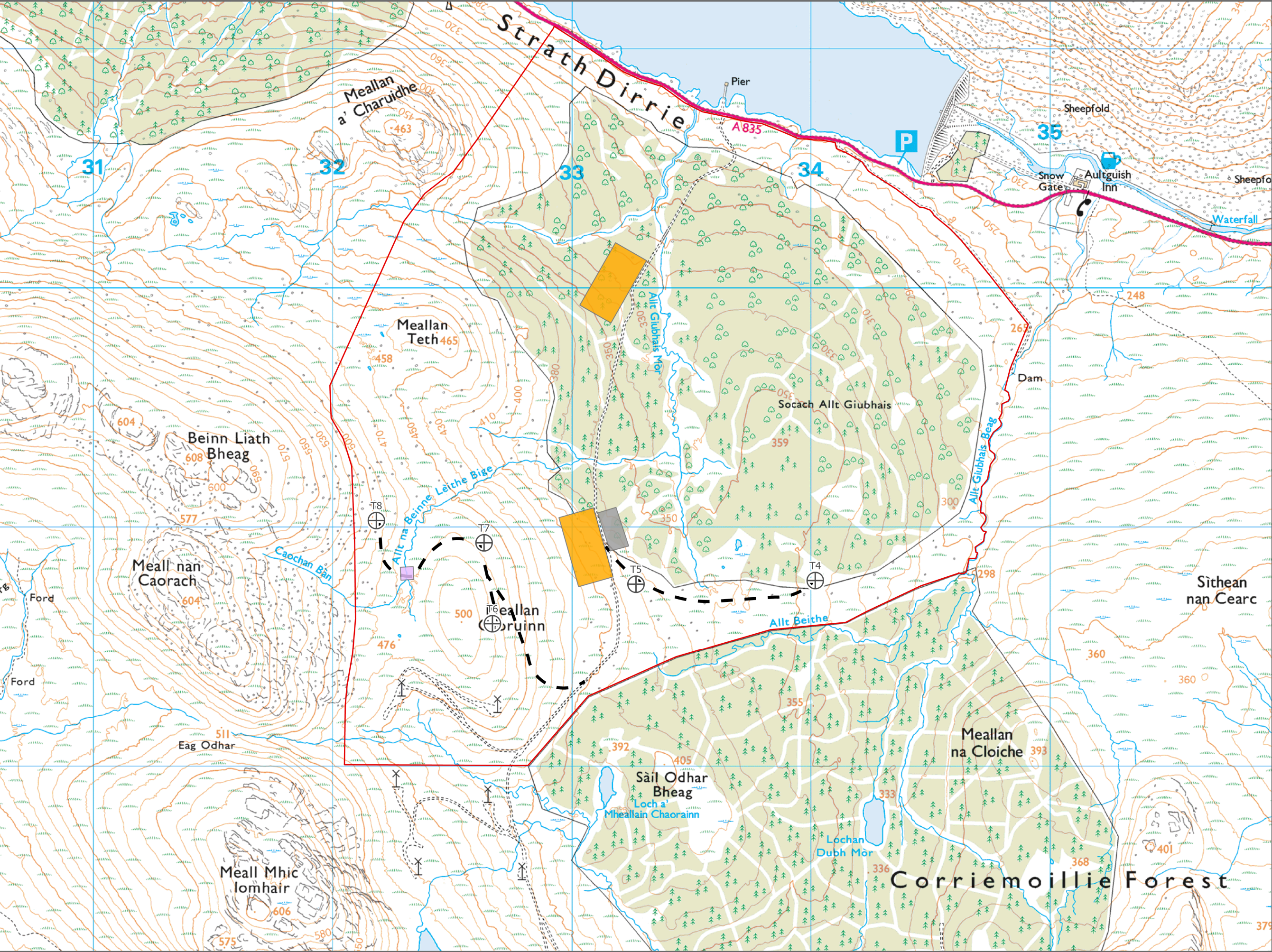
**Source:**  
Reproduced from Ordnance Survey maps ©  
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database rights 2023  
Ordnance Survey 0100031673

**Drawn By:** SSH  
**Checked:** AFI

**Date:** 13th June 2023  
**Figure:**

**Scale:** A3 @ 1-17000  
**Revision No:** 1

Figure 1: Site Layout



**Legend:**

- Planning Boundary
- Proposed Turbine Location
- Indicative Access Track
- Borrow Pit
- Substation/ Control Building/ Construction Compound
- Watercourse Bridge

T4: 234009, 868766  
T5: 233268, 868761  
T6: 232668, 868596  
T7: 232633, 868934  
T8: 232183, 869027

**Title:**

Figure 1: Site Layout

**Project:**

Lochluichart Wind Farm Extension II

**Source:**

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**Client:**

Infinergy

|                         |                     |
|-------------------------|---------------------|
| <b>Drawn by:</b>        | <b>Checked:</b>     |
| HW                      | AG                  |
| <b>Date:</b>            | <b>Figure:</b>      |
| 02/09/2019              | 1                   |
| <b>Scale:</b>           | <b>Revision No:</b> |
| 0 100 200 400<br>Meters |                     |

INFINERGY

|                                                       |                                                                                                                                                                                                                                                                              |                                       |                                                       |                                                                              |  |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|--|
| Reference:                                            | 21/02985/FUL                                                                                                                                                                                                                                                                 | Case Officer:                         | Harry Goacher                                         | Contact No:                                                                  |  |
| Email:                                                |                                                                                                                                                                                                                                                                              |                                       |                                                       |                                                                              |  |
| Proposal:                                             | Lochluichart Wind Farm Extension II Redesign - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 5 wind turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. |                                       |                                                       |                                                                              |  |
| Ward:                                                 | 05 - Wester Ross, Strathpeffer and Lochalsh                                                                                                                                                                                                                                  |                                       |                                                       |                                                                              |  |
| Date Decision Issued:                                 | 30 January 2023                                                                                                                                                                                                                                                              | Date Variation Requested: 5 July 2023 |                                                       |                                                                              |  |
| Name/Address of Applicant/Agent requesting Variation: | Applicant:<br>Bluebell Wind Farm<br>c/o Boralex<br>16 West Borough<br>Wimbourne<br>BH21 1NG                                                                                                                                                                                  |                                       |                                                       | Agent:<br>Andrew Fido<br>Boralex<br>16 West Borough<br>Wimbourne<br>BH21 1NG |  |
| Description of Variation:                             | 1. Realignment of the access track spur that leads from the existing main access track to serve turbines T6, T7, T8.<br>2. T8 turning head to be relocated to the north of the turbine.                                                                                      |                                       |                                                       |                                                                              |  |
| Variation No.                                         | 1                                                                                                                                                                                                                                                                            | Drawing No/s:                         | Stage 1 Micrositing Layout. drawing ref. 000001 REV 1 |                                                                              |  |

### **ASSESSMENT**

The amendment extends the track access and turning head approximately 140m north of micro-sited T8. Other sections of the track exceed the original micro-siting buffer by approximately 25m.

There are no concerns that the amendments will significantly impact deep peat, watercourses, habitats, or protected species as noted by SEPA and NatureScot. These statutory consultees have also been consulted on the related submissions for the satisfaction of pre-start planning Condition 8(d) – Micro-siting Allowance (22/00244/PSCON).

Given the scale of the overall development, it is considered that the amendments are non-material. This NMV regularises the change to the approved development as required in the micrositing condition.

### **DELEGATED DECISION**

The revision to the approved plans should be treated as a non-material variation in accordance with Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended) and the original consent amended accordingly.

## SIGNATURES

|                    |               |       |            |
|--------------------|---------------|-------|------------|
| Case Officer Name: | Harry Goacher | Date: | 01/08/2023 |
|                    |               |       |            |
| Team Leader etc:   | Peter Wheelan | Date: | 01/08/2023 |

## IMPORTANT NOTE TO APPLICANT

This non-material variation amends, but does not replace, approval ref. 21/02985/FUL. Therefore, all approved plans and conditions attached to that approval, unless amended by way of this variation, remain valid and must be adhered to.

## CHECK SHEET FOR PREPARING AND ISSUING DECISION

|                    |                    |                                        |
|--------------------|--------------------|----------------------------------------|
| Application Number | 21/02985/FUL       |                                        |
| Decision Date      |                    | Date signed by AM/TL or Committee date |
| Decision           | Grant              |                                        |
| Decision Type      | Delegated Decision |                                        |

| Include with Decision Notice   | (✓) |  | Notify of Decision | (✓) |
|--------------------------------|-----|--|--------------------|-----|
| Revised Approved Plans         | Y   |  | Ongoing Monitoring |     |
| Schedule of Revised Conditions |     |  |                    |     |
| Note to Applicant              |     |  |                    |     |