

What is this consultation event about?

Vestas is preparing proposals for a potential new manufacturing facility for offshore wind turbine blades, with laydown area and all associated development to be constructed at the Port of Leith.

This consultation event is intended to inform you and to seek your views on their proposed development. It forms part of the planning statutory Pre-Application Consultation engagement process, for which a 'Proposal of Application Notice' was submitted to City of Edinburgh Council on 7 June 2024.

We are happy to answer your questions and receive your feedback at the consultation event. If you would like more time to consider your feedback you can email or write to us using at the contact details below. Copies of the exhibition presentation and a feedback form can be downloaded from www.holderplanning.com. All feedback should be received by 27 August 2024.

A second and final consultation event will be held in September 2024 and at that event we will set out how we have responded to the feedback we have received.

If we submit a planning application, it shall be accompanied by a Pre-Application Consultation Report which will set out what comments were received as part of the preapplication process and how these have been considered by the Applicant. At the pre-application stage, all comments are comments to the prospective Applicant. Comments should not be made to the Planning Authority, City of Edinburgh Council. If a planning application is submitted to City of Edinburgh Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.

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Who is Vestas?

Vestas is a global leader in sustainable energy solutions. Vestas designs, manufactures, installs and services wind turbines around the world and has delivered more than 177 GW of wind power capacity in 88 countries, which is estimated to have avoided approximately 2 billion tonnes of CO2 emissions.

Since 2001, Vestas has been active in the United Kingdom and employs around 1,600 staff spanning technology, manufacturing, operations and maintenance, and support functions.

What does Vestas propose to develop?

In response to the need for affordable, clean and secure energy, Vestas is considering developing a manufacturing facility for offshore wind turbine blades to meet growing demand, and particularly growing demand in Scottish and wider UK waters for offshore wind turbines.

It is estimated that there is a potential pipeline for over 40 GW of offshore wind projects in Scotland -the equivalent to producing enough electricity annually to power every home in Scotland for 17 years or every home in the UK for over a year and a half. To harness the energy potential, offshore wind turbine blades must be manufactured to meet demand¹.

¹ Scottish Government, 2023, Draft Energy Strategy and Just Transition Plan



The global leader in sustainable energy solutions.

Benefits of Development

The manufacture of offshore wind turbine blades at Leith will:

- Create around 1,000 direct jobs and further indirect jobs in the local supply chain.
- Provide local employment opportunities with Vestas expecting that most of the jobs would be filled by local workers.
- Enhance Scotland's offshore wind knowledge and skill base, supporting the just transition to a net zero economy.
- Support the continued regeneration of Leith, Edinburgh's Waterfront and the wider area by bringing in new economic activity.
- Support delivery of one of the cheapest forms of electricity.
- Support the vital role that offshore wind plays in decarbonising our energy demand and securing government ambitions for a just transition to net zero, creating a fairer, greener Scotland.²
- Support energy security by supporting the deployment of windfarms in Scottish and UK waters.

² Scottish Government, 2021, Just Transition - A Fairer, Greener Scotland: Scottish Government response



Why Develop at the Port of Leith?

Vestas reviewed locations for the development in the UK by considering transportation to market requirements, land availability, port facilities and government policy.

Due to the scale and nature of the wind turbine blades, and the fact that they would be supplied to projects offshore, they must be manufactured at a location where they can be transferred by sea. The transfer of the finished goods to vessels requires specialised port infrastructure including transitory laydown areas, specialised mobilisation and lifting equipment, long engineered quaysides and deep water berths capable of accommodating the vessels used to transfer the finished goods to their offshore destination. The availability of suitable port infrastructure is limited and the Port of Leith can accommodate the necessary requirements.

The development of a manufacturing facility at the Port of Leith is supported by the Development Plan and is classified in National Planning Framework 4 (NPF4) as a National Development as part of the Edinburgh Waterfront.

Government incentives encourage the development of the facility at Leith including the Scottish and UK governments' Green Freeport initiative which is intended to:

- promote regeneration and high-quality job creation
- promote decarbonisation and a just transition to a net zero economy
- establish hubs for global trade and investment
- foster an innovative environment

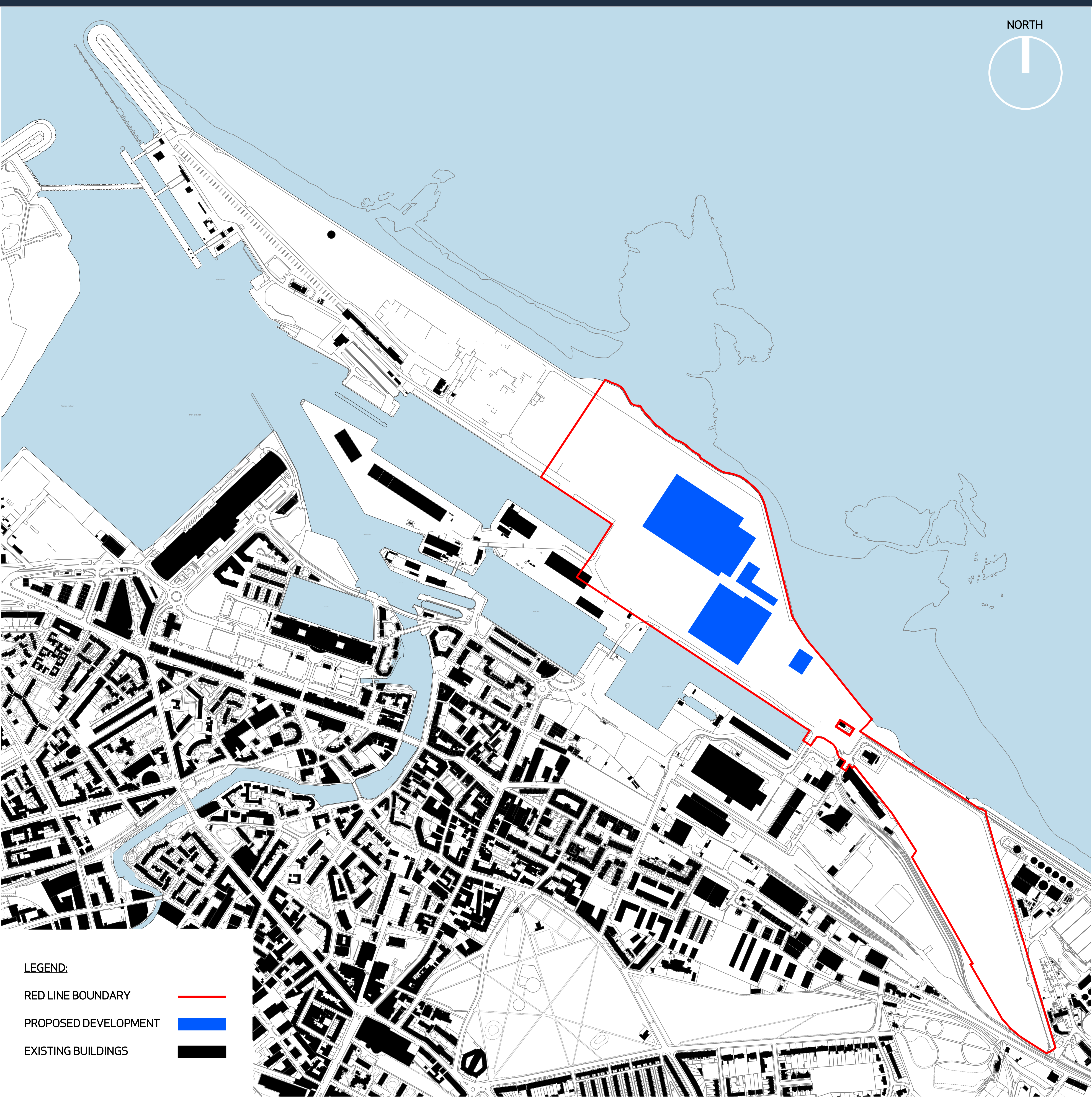


The Proposed Development

The manufacturing facility would be located to the east of Imperial Dock within the Port environment.

The proposed layout of the facility is illustrated below. The form and location of the buildings are carefully placed to accommodate and enable movement of the finished blades.

Once complete the blades would be transferred to transitory 'laydown areas' for storage before being loaded on to vessels for delivery to their final market destination. Transitory laydown and the loading / unloading of vessels are established port operations.



Site Layout

Access, Transport and Environment

All finished goods would leave the Port by sea.

Access for staff and delivery would be via the current Port access routes with the main port entrance, accessible from Bath Road being utilised as the primary vehicle access.

Access to public transport is available within 10 minutes of the site and is within walking distance of the established urban area of Leith.

Environmental Studies

The design of the proposed development is informed by ongoing environmental surveys and assessments including considering ecology, landscape, transport, acoustics, air quality, site investigations, flooding, drainage and cultural heritage. The proposed development would be informed by the findings of these studies.

All finished goods would leave the Port by sea.



Indicative Project Timelines



August 2024 First Public Event - now

September 2024 Second Public Event – at the event we will set out how we have considered comments received at the first event

October 2024 – Potential Planning Application submitted to City of Edinburgh Council

Spring 2025 – Determination of Planning Application

Summer 2025 – Commence development

Winter 2026 – Commence operations

