

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.

Welcome to the second and final, pre-planning public consultation for Vestas' proposals for their potential new manufacturing facility at the Port of Leith. The first public event was held on 6 August 2024 at Ocean Terminal, where details of the potential development were presented to the public and Vestas were available to answer questions and receive feedback.

Vestas proposals have since progressed. At this event further details are presented and responses to the feedback and comments received by the public are addressed.

The event 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 can be downloaded from www.larnermcgrath.co.uk. All feedback should be received by 6 October 2024.

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 pre-application 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 at the Port of Leith 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 of over 40 GW of offshore wind projects in Scotland alone - 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.
- Support local services including those providing supporting services such as hotels, restaurants and local shops.
- 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.¹
- Support energy security by supporting the deployment of windfarms in Scottish and UK waters.

¹ Scottish Government, 2021, Just Transition - A Fairer, Greener Scotland: Scottish Government response



Why Develop at the Port of Leith?

Vestas reviewed locations for the potential 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 is aligned with the intentions of Green Freeports.

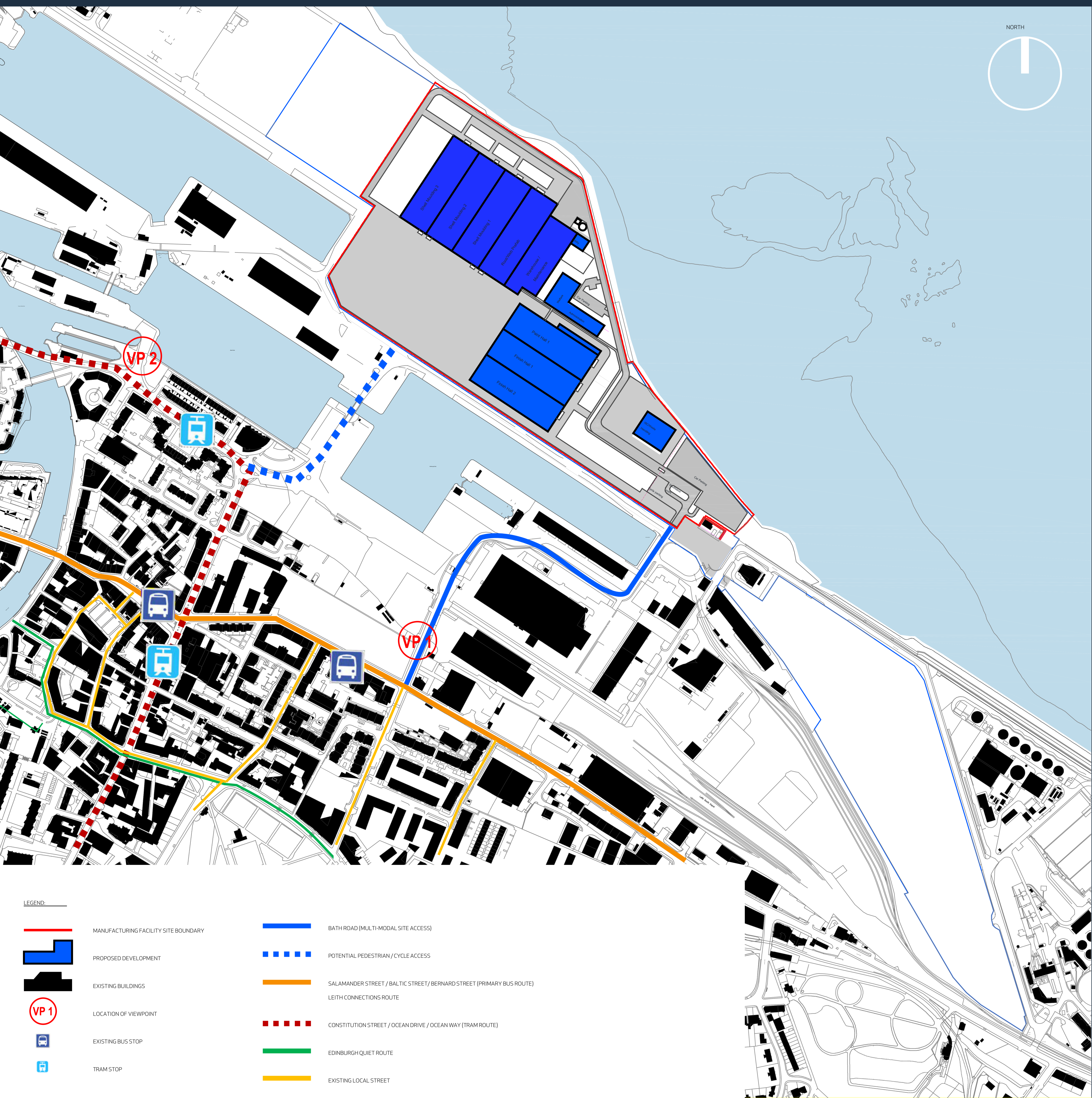


The Proposed Development

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' within the Port of Leith 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

What would the Manufacturing Facility Look Like?

These indicative visualisations illustrate what the facility would look like from local viewpoints.

A landscape and visual appraisal will accompany any planning application.



Viewpoint 1: Indicative Visualisation viewed from Bath Road



Viewpoint 2: Indicative Visualisation viewed from Albert Dock



Access, Transport and Environment

Transport

All finished goods would leave the Port by sea.

As far as possible raw materials will be brought to the site by sea where practical.

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

Access for staff and vehicle deliveries would be via the current Port access routes. Forth Ports has separate proposals to relocate the main port entrance on Bath Road to the north of Edinburgh Dock.

The manufacturing facility would operate over 3 shifts over a 24-hour period. Shift change over and associated staff movements would take place outside of peak road traffic periods.

Environmental Considerations

Manufacturing operations would take place within the manufacturing buildings. Operations are not undertaken outside of the buildings or with doors open.

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.



Feedback from First Public Event

Vestas would like to thank everyone who engaged in their first public event. We have set out below details of the feedback we received and how this has been considered by Vestas.

Comment	Response
Use	
Likes development to support green and sustainable energy provision	Vestas welcomes recognition of the benefits the proposal would bring
Support for industrial use in Leith and development at the Port of Leith	The Application site is identified for industrial, business and storage use in the Local Development Plan and the proposal is wholly compatible with the site's designation.
More detail required on what is being developed	Vestas are proposing to develop a factory for the manufacture of offshore wind turbine blades. The blades would be shipped by sea principally for deployment in offshore wind farms in the North Sea.
Community and Economy	
Likes new local jobs	Vestas welcomes this support. The factory would create approximately 1,000 direct jobs and further indirect jobs in the local supply chain when fully operational.
Encourage local hiring and support for training programmes for renewable jobs	Vestas anticipates that most of the positions would be filled by local workers and would work with appropriate local education institutions.
Support for contributing to environmental stewardship in the local area	Vestas has an ambitious sustainability strategy, aims to minimise the environmental footprint of its operations and welcomes ideas on how the project might contribute to environmental stewardship in the local area.
Support and utilise local businesses as part of business operations	Vestas would hold supplier days to raise awareness of commercial opportunities associated with the development amongst local businesses and identify potential new entrants to the supply chain.
Design	
Height of building and its height in relation to surrounding dock landscape	The development will be seen as part of the Port landscape. The building heights are not expected to be higher than existing buildings and lower than the 'big blue shed' located on Bath Road which is 30m at its highest point. Other warehouse buildings in the port generally range in height of between 10m and 15m. Housing development to the south of the site is around 20m in height. The mould, warehouse and utility building is expected to have a height of 2.1m at its highest point. Other buildings will be lower in height. A landscape and visual appraisal will accompany the Application.
Incorporate solar panels on the roof of the building and demonstrates a visible commitment to sustainable practices in the local area	One of the initiatives for creating a sustainable facility is to introduce solar panels on the site. This is to support Vestas' sustainability strategy, which is: <ul style="list-style-type: none"> • Carbon neutrality by 2030 without carbon offset • Producing zero-waste wind turbines by 2040 • Becoming the safest, most inclusive & socially responsible company in the energy industry • Leading the transition towards a world powered by sustainable energy <p>You can read more about Vestas and sustainability on Vestas' webpage https://www.vestas.com/en/sustainability/sustainability-strategy</p>
Transport	
Likes location of facility for movement of wind turbine blades by sea	Due to the size of the manufactured blades it is not possible to transport the wind turbine blades by road for onward transit by sea. All outbound products will leave the site by ship. Vestas welcomes recognition that the facility must be situated in a port location.
Detail sought regarding active travel and incentives to use active travel	A Travel Plan will be prepared and support for active travel is proposed including: <ul style="list-style-type: none"> • Pedestrian and cycle access will be available from Bath Road and potentially form Ocean Way across Albert and Edinburgh Dock. • Provision for cycle parking in accordance with City of Edinburgh Council's standards. • Company cycle to work scheme. <p>Potential for a shuttle bus from park and ride sites will be considered.</p>
Detail sought on proposals for car parking	Car parking will be provided in accordance with the Council's standards, we anticipate that there will be around 180 parking spaces. Incentives for car-sharing and electric vehicle parking are being considered.
Detail sought on service vehicle movement	Raw materials will be brought to the site by sea wherever practical. It is anticipated that around 20 additional service vehicles will access the site by road over a 24-hour period when the site is operational.
Development will increase traffic	The development will generate additional vehicle movements however most are expected to be outside peak traffic hours. Measures to mitigate growth will be put in place. The impact of traffic growth will be addressed in the Transport Assessment which will accompany the Application.
Access via Marine Esplanade should be considered.	The option has been considered however Marine Esplanade does not provide a suitable access due to its road layout and geometry, presence of Scottish Water infrastructure and land at the junction of Marine Esplanade at Seafield Road is under the control of a third party.
Amenity	
Potential for noise impact in local area from traffic and industrial operations	Manufacturing operations will take place within closed buildings. Vestas do not therefore anticipate adverse noise impacts on amenity. A detailed Noise Impact Assessment is being undertaken in support of the Application.
Support use of electric vehicles in operations to reduce noise	Provision for electric vehicle parking will be put in place as part of any proposal.
Detail sought on impact of construction on local area	As part of the Application, impact of construction and any necessary mitigation is considered including consideration of traffic, noise and air quality matters. A Transport Assessment, Noise Impact Assessment and Air Quality Impact Assessment will accompany the Application. Construction Management will be put in place aligned with the recommendations of the Assessments.

