

Intended for  
**Viking Energy Wind Farm LLP**

Date  
**July 2025**

Project Number  
**1620009158**

# **VIKING ENERGY WIND FARM PLANNING MONITORING OFFICER AUDIT REPORT 050: 13<sup>TH</sup> MARCH TO 11<sup>TH</sup> JUNE 2025**

**VIKING ENERGY WIND FARM  
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050: 13TH MARCH TO 11TH JUNE 2025**

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## 1. AUDIT DETAILS

### 1.1 Audit Details

<b>Audit Number</b>	PMO 050
<b>Location</b>	Kergord Sandwater Road Nesting North Nesting Main Compound
<b>Weather Conditions</b>	Sunny with clouds, 13°C
<b>Audit Date</b>	11 <sup>th</sup> June 2025
<b>Audit Period</b>	13 <sup>th</sup> March – 11 <sup>th</sup> June 2025
<b>Audit Owner</b>	Ramboll UK Ltd

### 1.2 Distribution

<b>Position</b>	<b>Action</b>
Ramboll Project Director Planning Monitoring Officer	For information
SSE Renewables Development Manager	For information
SSE Renewables Consents Manager	For information
SSE Renewables Environmental Advisor	For information
SSE Renewables Vestas Package Manager	For information
RJ McLeod Design Management Engineer	For Information
Shetland Islands Council Planning Enforcement Officer	For information
Shetland Islands Council Natural Heritage Officer	For information

### 1.3 Terms of Reference

This audit has been completed with reference to the following key documents:

- Application under Section 36C of the Electricity Act 1989 to vary the consent granted under Section 36 of that Act on 4 April 2012 to construct and operate the Viking Wind Farm located in Shetland Islands Council Planning Authority Area and for a direction under Section 57 of the Town and Country Planning (Scotland) Act 1997 for planning permission to be deemed to be granted in respect of the proposed development (i.e. the 'Variation Application').

The Viking Wind Farm project will comprise the construction of 103 wind turbines with a turbine tip height of 155 m; development of a temporary construction compound; construction of associated access tracks; development of a substation; development of a convertor station; erection of permanent Met Masts; and the excavation of borrow pits.

The project was consented as detailed above, receiving Section 36C Consent and deemed planning permission on the 24<sup>th</sup> of May 2019.

Separate planning consents are in place for the following specific aspects of the development:

- Construction of the Kergord Access Track<sup>1</sup> (consented on the 29<sup>th</sup> of April 2019).
- Re-alignment of Sandwater Road<sup>2</sup> between the Burn of Weisdale and the junction with the A970 to facilitate construction access for the Viking Wind Farm (consented on the 26<sup>th</sup> of May 2020).
- Formation of temporary construction compounds at two locations; Sandwater (Main)<sup>3</sup>, consented on 22<sup>nd</sup> June 2020; and North (South of Voe)<sup>4</sup> consented on the 9<sup>th</sup> of September 2020.

**1.4 Role of the Planning Monitoring Officer**

Condition No. 3 of the Variation Application states that:

“No development shall commence unless and until the Planning Authority has approved in writing the terms of appointment by the Company of an independent and suitably qualified environmental consultant to assist the Planning Authority in monitoring compliance with the terms of the deemed planning permission and conditions attached to this consent (a Planning Monitoring Officer (“PMO”). The terms of the appointment shall:

- Impose a duty to monitor compliance with the terms of the deemed planning permission and conditions attached to this consent;
- Require the PMO to submit a monthly report to the Planning Authority summarising works undertaken on site; and
- Require the PMO to report to the Planning Authority any incidences of non-compliance with the terms of the deemed planning permission and conditions attached to this consent at the earliest practical opportunity.

The PMO shall be appointed on the approved terms throughout the period from Commencement of Development to completion of post construction restoration works.

In order to discharge the above requirements, the PMO undertakes site-based audits at monthly intervals to monitor the compliance with the conditions of the consent. The primary documents used for compliance monitoring are the Construction Environmental Management Plan (CEMP); and the Pollution Prevention Plan (PPP). Additional documents will be referenced as required for specific detail.

The following traffic light system is used to indicate action status:

	Green – activities appear to be compliant with the CEMP, PPP and other applicable environmental management procedures and plans and there are no other issues.
	Amber – in general activities are compliant with the CEMP, PPP and other applicable environmental management procedures and plans but there are minor actions required.
	Red – activities may not be compliant with the CEMP, PPP and other applicable environmental management procedures and there are critical actions.

<sup>1</sup> Shetland Islands Council Planning Reference No: 2018/096/PPF

<sup>2</sup> Shetland Islands Council Planning Reference No: 2019/079/PPF

<sup>3</sup> Shetland Islands Council Planning Reference No: 2019/188/PPF

<sup>4</sup> Shetland Islands Council Planning Reference No: 2019/210/PPF

## **1.5 General Limitations and Reliance**

This report has been prepared by Ramboll UK Limited ("Ramboll") exclusively for the intended use by Viking Energy Wind Farm LLP (the "client"). No other warranty, expressed or implied, is made as to the professional advice included in this report or in respect of any matters outside the agreed scope of the services or the purpose for which the report and the associated agreed scope were intended, or any other services provided by Ramboll.

In preparation of the report and performance of any other services, Ramboll has relied upon site observations, publicly available information, information provided by the client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate, complete and available to Ramboll within the reporting schedule.

Ramboll's services are not intended as legal advice, nor an exhaustive review of site conditions and/or compliance. This report and accompanying documents are intended to form a record for the purpose of documenting compliance with Condition No. 3 of the Variation Application.

Ramboll neither owes nor accepts any duty to any third party, unless formally agreed by Ramboll through that party entering into, at Ramboll's sole discretion, a written reliance agreement.

## 2. INTRODUCTION

### 2.1 Objectives of Audit

The purpose of the PMO Audit is to monitor the provision of appropriate environmental management at active work sites of the project, via desk-based review of relevant documentation and site visits to be undertaken on a monthly basis to ensure compliance with the conditions of the planning consent and associated environmental management plans.

### 2.2 Scope of Audit

The scope of the audit was as follows:

- Liaison with Shetland Islands Council (SIC) regarding public concerns or complaints received during the audit period (if any).
- A site visit attended by the PMO, SIC and SSE Renewables (SSER) Consents Manager as undertaken on the 11<sup>th</sup> June 2025. The site visit included the observation of the following locations:
  - Sandwater Road;
  - Kergord;
  - North Nesting;
  - Nesting; and
  - Main compound.
- Update meetings between the PMO and SSER Geotechnical Clerk of Works (GCoW), Environmental Clerk of Works (ECoW), Archaeological Clerk of Works (AcoW), and SSER Operational Team. It is however noted that the GCoW has had limited knowledge of operations at the site since the construction phase has been completed, and outstanding geotechnical considerations have been handed over to the SSER operations team.

A selection of photographs taken during the audit are included in Appendix 1.

### 2.3 Site Personnel

The following site personnel were interviewed as part of this audit:

Company	Position
Tony Gee and Partners	Geotechnical Clerk of Works
MBEC	Environmental Clerk of Works
Headland Archaeology	Archaeological Clerk of Works
SSE	Consents Strategy Manager and Environmental Advisor

### 3. SITE SETTING, RECORDS AND OBSERVATIONS

Observations made during the audit are described in this section. Corresponding photographs are included in Appendix 1.

The majority of civil engineering work is now complete, with localised activities ongoing to deliver reinstatement work, e.g. reinstatement of the main compound. The new Sandwater Road has been surfaced with a permanent asphalt running surface and is now in use by the public.

#### 3.1 Kergord

##### 3.1.1 Site Setting and Activities

Access to the Kergord Arrays is taken via the Kergord Access Track (KAT), which is accessed from the Sandwater track along the southern boundary of the central area of the development.

No activity was observed during the audit visit.

##### 3.1.2 Observations

KAT has been formally handed over to SSE Operations, however as the water management and treatment relates to construction phase activities, this area will be monitored during the PMO audits to ensure that the management systems are operating effectively.

The new design for permanent surface water management to provide attenuation and treatment of surface water draining to the Burn of Droswell from the KAT was observed (photo 1). Slight siltation of the upper retention ponds was noted and SSER indicated that this would be dealt with during the week. Temporary silt fences remain near the Burn, these will be removed as part of the snagging phase. This area should be visited during the next PMO audit.

The PMO audit included inspection of the temporary drainage treatment at KBP02 (photos 2 and 3). SSER have taken on the monitoring and maintenance of the treatment system, with continued water monitoring and sampling which has shown an improvement of the water quality. A new design for the treatment system has been agreed with subject matter experts and SEPA, and will be implemented in the coming months to further improve the water quality.

The pond system located down from T026 was also observed and appeared in good condition (photo 4).

A good state of vegetation was observed at KBP02 and along the main track (photo 5) following the hydroseeding that took place in spring 2024.

The area of KBP02 and K51 should be visited during future PMO audits.

#### 3.2 Mid Kame Ridge and Sandwater Road

##### 3.2.1 Site Setting and Activities

The Mid Kame Ridge (MKR) is accessed from the Sandwater Road and stretches northwards to Hamarigrind Scord. Activities included the creation of a temporary car park on Sandwater Road.

##### 3.2.2 Observations

MKR was not observed during this PMO audit.

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The former B9075 remains closed to public traffic due to the ongoing works (photo 6). Once the road is formally "stopped up" and closed to public traffic, it will become a recreation route for pedestrian and bicycles.

It hasn't yet. The temporary carpark is in situ. Photo 7 shows the temp area on the left, the area to the right is being constructed at present. Upon completion the new permanent carpark will incorporate the old temporary area and will be surfaced.

The temporary car park located between the new Sandwater Road and the former B9075 remains (photo 7). This area is being extended and will form the permanent carpark, which will be surfaced. SSER have indicated that the car park will be used for carshare as well as for visitors taking part in recreational activities in the area.

### **3.3 North Compound**

#### **3.3.1 Site Setting and Activities**

The North Compound is located towards the northern limit of the site on the eastern side of the A970. The creation of a new recreational carpark is proposed for the North Compound, and a planning permission has been granted by SIC. SSER is working on discharging pre-commencement conditions, with construction anticipated to start late summer 2025.

#### **3.3.2 Observations**

The North Compound is currently closed off and no work has taken place in this area since the last audit visit. It is understood that completion works will commence soon.

### **3.4 North Nesting**

#### **3.4.1 Site Setting and Activities**

The northern Nesting turbine arrays are located towards the northern limit of the site on the eastern side of the A970. No activities were observed during the site visit.

#### **3.4.2 Observations**

North Nesting was observed during the audit visit. SSER indicate bird screens are erected and will remain for the duration of the breeding season, though these were not observed during the site visit.

Ongoing restoration has been being undertaken across the site, which includes enhancing the habitat for nesting birds. The ECoW will undertake independent annual audits of the restoration areas.

Hydroseeding was observed to be successful across the area (Photo 8).

It is understood that reinstatement work to remove/block up or reinstate construction cut-off ditches that were used during construction to mitigate pollution risks was on-going at the time of the audit and scheduled to take place over the coming weeks around North Nesting and the entire site (photo 9). The reinstatement of these features will prevent unnecessary drainage of the restored peatland.

### **3.5 Main Compound**

#### **3.5.1 Site Setting and Activities**

The Main Compound is located at the southern extent of the site, accessed from the A970. The majority of the area has been reinstated and has been hydroseeded. A small area remains in the centre and comprises of a temporary site office and parking area for operational vehicles.

#### **3.5.2 Observations**

The majority of the area has been reinstated with peat (photos 10), and hydroseeding has taken place. In the centre, a small area remains with a site office (former visitor centre) to the north, an area of carparking, and a skip (photo 11). The compound appeared tidy.

It is understood that the remainder of the compound will be reinstated in the next few months, with hydroseeding to take place in spring / summer 2026.

### **3.6 Nesting**

#### **3.6.1 Site Setting and Activities**

The Nesting arrays are accessed from the A970. Activities observed in this area during the audit visit comprised the placement of guards around the tree saplings planted at NPB05.

#### **3.6.2 Observations**

NBP05 was observed during the audit visit. The water features created appeared in good working order with a good state of vegetation on the slopes (photo 12). Works on-going during the audit visit included the placement of guards around the tree saplings that have been planted across the south-western part of the restoration area (photos 13 and 14). Landscaping personnel present on site indicated that the placement of guards will provide protection from wildlife and wind which has been shown to impact the tree growth. A tree health assessment will be undertaken in the coming weeks, and depending on the findings of the assessment additional measures may be implemented to help tree growth and restoration efforts.

Drainage at T076 was observed (photo 15). The water was noted to run clear close to NBP05 and further downstream across the peat towards the watercourse. Ongoing monitoring of groundwater and surface water levels are continuing in this area. This area should be visited during the next PMO audit.

SSER have indicated that peat restoration is on-going north of NPB05, with the creation of surface water features such as ponds and lochins, and the enhancement of existing features, to provide sites favourable for wildlife and to increase biodiversity.

### **3.7 Substation**

#### **3.7.1 Site Setting and Activities**

The Substation occupies the northern third of the HVDC Converter Station Platform located in the Kergord Valley, between Mid Kame Ridge and Kergord. Access to the Substation is taken via the KAT.

#### **3.7.2 Observations**

The substation has been handed over to operations, with no further construction works required, and no longer needs to be visited during PMO audits.

### **3.8 Communication with SSER Clerks of Work**

#### **3.8.1 GCoW**

Condition 39 of the planning consent requires the appointment of a Geotechnical Clerk of Works (GCoW) to minimise the risk of peat failure arising from the development. An update was provided on the 5<sup>th</sup> of March.

The GCoW confirmed that the remaining items on the geotechnical risk register and geotechnical event remediation has been handed over to the SSER operational team. The SSER team confirmed that one geotechnical event is still outstanding and will be looked at as part of the on-going snagging phase. A programme of monitoring and assessment has been put in place by the SSER operational team to monitor distinct areas such as drainage and track areas following periods of heavy rainfall. A number of areas are being monitored for peat movement, including the location of the outstanding geotechnical events.

#### **3.8.2 ECoW**

Condition 19 of the planning consent requires the appointment of an Ecological Clerk of Works (ECoW) to ensure protection of the natural heritage of the area. An update was provided by the ECoW on 25<sup>th</sup> of February. The ECoW confirmed that a visit is planned for July 2025, mainly to survey the peat restoration areas and areas of peat seeding across the site.

The ECoW has noted that further actions are being undertaken to reinstate construction stage surface water cut-off ditches. The construction team will continue to oversee the completion of this work.

#### **3.8.3 ACoW**

Condition 29 of the planning consent requires the appointment of an Archaeological Clerk of Works (ACoW) to ensure archaeological features are protected and recorded during the development. An update from the ACoW was provided on the 25<sup>th</sup> of February.

The ACoW works associated with the construction have been completed. An updated proposal for the final elements of the Heritage Strategy were submitted and have been approved. The works to implement the strategy will be put into place over the remainder of the year.

### **3.9 Communication with SIC**

The PMO asked SIC if there had been any observations or complaints from members of the public regarding activities on site. SIC confirmed that no complaints or observations were received during this PMO audit period and discussed with SSER.

### **3.10 Scope of next audit**

The next audit visit is scheduled for September 2025, as it was agreed with SIC that the PMO visits would continue on a quarterly basis for one year from September 2024 to September 2025. Additional visits may be required depending on progress of works on-site over the summer and whether any PMO related items remain on-site.

The PMO will liaise with the SSER operational environment manager and SIC to arrange future audit visits. Future audits will focus on the reinstatement of borrow pits and construction compounds, permanent surface water management including cut off ditch reinstatement, consideration of any issues raised by SIC, north compound, and handover of the new car park on the Sandwater Road for adoption by the Local Roads Authority.

## 4. AUDIT FINDINGS AND REQUIRED ACTIONS

Issue	Auditor Comments	Required Action	Action Owner	Status
Materials Storage and Handling (e.g. oil/fuel storage and peat/mineral soil storage and handling).	<p>Peat restoration areas are managed through the project Habitat Management Plan and by a dedicated HMPO which balances the geotechnical and ecological objectives of the restoration.</p> <p>Potential risks relating to storage of peat are recorded on the PRRs and communicated to the SSER operations team to allow mitigation / monitoring to be undertaken. The PMO will request evidence in future audits to confirm compliance with requirements for GCoW and ECoW approval of proposed peat restoration areas.</p>	No action required.	SSER Operational Team	Green
Materials Storage and Handling (e.g. oil/fuel storage and peat/mineral soil storage and handling).	Minimal materials are being stored on site. No COSHH stores, fuel stores or similar were present on site at the time of the audit.	No action required.	SSER Operational Team	Green
Natural and Built Environment (e.g. ecology, biosecurity, protected sites, archaeology and site restoration).	Ecological constraints identified by the ECoW team are communicated to the SSER operational team to allow mitigation measures to be implemented. The ECoW construction phase duties are now complete, albeit follow up surveys are proposed for 2025 to assess the success of reinstatement and the need for any remedial work. The construction phase duties of the ACoW are complete.	No action required.	SSER Operational Team	Green
Pollution Prevention and Response (e.g. use of spill)	Additional reinstatement work is required around the site to remove/block up or reinstate	Continued reinstatement of cut off ditches	Principal Contractor	Amber

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Issue	Auditor Comments	Required Action	Action Owner	Status
kits, silt control, cement/concrete, water resources).	construction cut-off ditches that were used during construction to mitigate pollution risks. This is ongoing.			
Pollution Prevention and Response (e.g. use of spill kits, silt control, cement/concrete, water resources).	Temporary silt fences used during the construction works remain at the Burn of Droswell.	To be removed by the Principal Contractor in the Spring	Principal Contractor	Amber
Pollution Prevention and Response (e.g. use of spill kits, silt control, cement/concrete, water resources).	The SSE Renewables Environmental Manager notified the PMO in March 2023 that there have been some exceedances of Environmental Quality Standards of some trace metals in water quality sampling in the Burn of Lunklet.	Short-term mitigation measures have been implemented as per the SEPA accepted mitigation plan. New design for treatment system to be implemented.	SSER Operational Team	Amber
Noise, Dust, and Air Quality	No complaints on Noise Dust or Air Quality had been received by SIC during the audit period.	Continued monitoring of dust conditions and implementation of control measures during dry periods.	N/A	Green

## **APPENDIX 1 PHOTOLOG**



**Photo 1.** Permanent surface water management at the Burn of Droswell



**Photo 2.** Temporary drainage treatment at KBP02

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025



**Photo 3.** Temporary drainage treatment at KBP02



**Photo 4.** Pond treatment system at T026

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025



**Photo 5.** Vegetated areas hydroseeded in 2024 north of KBP02



**Photo 6.** Former B9075 to become recreational route

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025



**Photo 7.** Sandwater Road – car park area and future recreational route to the A970



**Photo 8.** Vegetated areas hydroseeded in 2024 in North Nesting (T049)

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025



**Photo 9.** Ongoing reinstatement of cut-off ditches (North Nesting)



**Photo 10.** Main compound reinstatement

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025



**Photo 11.** Skip at main compound with appropriate labelling



**Photo 12.** Water features and vegetated slopes at NBP05

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025



**Photo 13.** Placement of tree guards at NBP05



**Photo 14.** Placement of tree guards at NBP05

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025



**Photo 15.** Drainage at T076

<b>Title:</b> Photographic Log	<b>Client:</b> Viking Energy Wind Farm
<b>Site:</b> Viking Energy Wind Farm	<b>Date:</b> 11 <sup>th</sup> June 2025