

Intended for
Viking Energy Wind Farm LLP

Date
September 2025

Project Number
1620009158

VIKING ENERGY WIND FARM PLANNING MONITORING OFFICER AUDIT REPORT 051: 12TH JUNE TO 3RD SEPTEMBER 2025

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051: 12TH JUNE TO 3RD SEPTEMBER 2025**

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1. AUDIT DETAILS

1.1 Audit Details

Audit Number	PMO 051
Location	Kergord Sandwater Road Nesting Main Compound
Weather Conditions	Cloudy, dry, 15°C
Audit Date	3 rd September 2025
Audit Period	12 th June – 3 rd September 2025
Audit Owner	Ramboll UK Ltd

1.2 Distribution

Position	Action
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 24th of May 2019.

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

- Construction of the Kergord Access Track¹ (consented on the 29th of April 2019).
- Re-alignment of Sandwater Road² between the Burn of Weisdale and the junction with the A970 to facilitate construction access for the Viking Wind Farm (consented on the 26th of May 2020).
- Formation of temporary construction compounds at two locations; Sandwater (Main)³, consented on 22nd June 2020; and North (South of Voe)⁴ consented on the 9th 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.

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

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

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

⁴ 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 3rd September 2025. The site visit included the observation of the following locations:
 - Sandwater Road;
 - Kergord;
 - North compound;
 - Nesting; and
 - Main compound.
- Update calls between the PMO and SSER Geotechnical Clerk of Works (GCoW), 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. Updates from the Environmental Clerk of Works (ECoW), were provided via email.

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.

Activities observed during the audit visit were associated with the drainage treatment at KBP02, with the installation of pilot trials for the new treatment design.

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. The upper retention ponds were dry during the audit visit, and siltation of their base was noted (photo 1). The main retention pond was noted to be full (photo 2). It is understood that SSE Operation are monitoring the ponds, with maintenance undertaken as required. 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 (photo 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 to further improve the water quality, and pilot trials were in the process of being installed during the audit visit (photo 4 and 5). The pilot trials will be monitoring over the coming months, and the results will help refining the design of the new treatment system.

The pond system located down from T026 was also observed and appeared in good condition (photo 6). It is understood that the new treatment design will also be implemented at this location.

A good state of vegetation was observed on the slopes of KBP02 (photo 7) 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.

The former B9075 remains closed to public traffic due to the ongoing works (photo 8). Once the road is formally "stopped up" and closed to public traffic, it will become a recreation route for pedestrian and bicycles.

The construction of the Sandwater road carpark is nearing completion, with only surfacing outstanding (photo 9). The construction of the bus layby off the B9070 at the junction with the former B9075 was on-going at the time of the audit visit (photo 10).

SSER have indicated that the carpark 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.

3.3.2 Observations

The North Compound was observed during the audit visit (photo 11). SSER is working on discharging pre-commencement conditions relating to pre commencement conditions. It is understood that works will commence when these conditions are discharged by SIC (anticipated Autumn 2025).

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 not observed during the audit visit. It is understood that construction stage surface water cut-off ditches reinstatement is on-going in this area.

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 Main Compound remains in a similar state as during the previous audit visit. Hydroseeding on the reinstated areas appears to have been successful (photo 12). In the centre remains a site office (former visitor centre) to the north, an area of carparking, and two skips (photo 13). The compound appeared tidy.

It is understood that the remainder of the compound will be reinstated in the coming 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. No activity was observed in this area during the audit visit.

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 14). Tree guards that were placed in June 2025 around the saplings across the south-western part of the restoration area were observed to be in good condition (photo 15). A tree health assessment was undertaken over the summer, and the success of the tree planting will be monitored and assessed again in Spring 2026. Following this, additional measures may be implemented to help tree growth and restoration efforts.

Drainage at T076 was observed (photo 16). 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 has been on-going north of NPB05, with the creation of surface water features such as ponds and lochans, 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 1st of September 2025.

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 is being 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 event.

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 email update was provided by the ECoW on the 4th of September 2025. The ECoW undertook a visit in July 2025, mainly to survey the peat restoration areas and areas of peat seeding across the site, and to assess the health of the trees planted at NBP05.

The ECoW indicated that a tree health assessment will be undertaken in Spring 2026, with further measures to be implemented to encourage tree growth depending on the results of the assessment. It was also noted that hydroseeding success is variable across the site, and that further hydroseeding will be required in 2026.

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 2nd of September 2025.

An updated proposal for the final elements of the Heritage Strategy was submitted and approved, and actions to implement the strategy have started to be put in place in the last few months. Some of these actions relating to public events (walk and learn events, lectures) have however been delayed and conditions associated with archaeology may not be fully discharged until 2026.

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

PMO related items remain onsite, and discussions are on-going to agree on the next audit visit, depending on progress of works onsite over the coming months.

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 2026 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 being trialled.	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. Permanent surface water management at the Burn of Droswell

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025



Photo 3. Temporary drainage treatment at KBP02



Photo 4. Pilot trials for new design of temporary drainage treatment at KBP02

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025



Photo 5. Vegetated areas hydroseeded in 2024 north of KBP02



Photo 6. Pond treatment system at T026

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025



Photo 7. Vegetated slopes at KBP02



Photo 8. Former B9075 to the left to become recreational route

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025



Photo 9. Sandwater Road – car park area and future recreational route to the A970



Photo 10. Bus layby off the B9070 under construction

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025



Photo 11. North Compound



Photo 12. Vegetated slopes at Main Compound

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025



Photo 13. Skips, carparking and office at Main Compound



Photo 14. Water features and vegetated slopes at NBP05

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025



Photo 15. Tree guards placed around saplings at NBP05



Photo 16. Drainage at T076

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025

Title: Photographic Log	Client: Viking Energy Wind Farm
Site: Viking Energy Wind Farm	Date: 3 rd September 2025