

Agenda Item	5.1
Report No	PLS-046-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 22 September 2020
Report Title: 20/02740/PAN : Intelligent Land Investments Group Plc
Land 325M SW Of Torrdhuin,Auchteraw, Fort Augustus
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Battery energy storage system 30MW comprising steel containers, GRP substation, tree planting and fencing
Ward: 12 - Aird And Loch Ness

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 17th July 2020. Members are asked to note this may form the basis of a subsequent planning application
- 1.3 The submitted information attached includes:
- Proposal of Application Notice
 - Location Plan

The applicant has set out that their consultation event took place on 25th August 2020 between 3pm-7pm and was an online meeting and presentation with a Q & A Session on the company's website. It was advertised in the Inverness Courier.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of 30MW battery energy storage system comprising steel containers, GRP substation, fencing, tree planting and associated works.
- 2.2 The applicant has not sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments in advance of submission of the PAN.

3. SITE DESCRIPTION

- 3.1 The site is located on the southeast boundary of an open field used for grazing purposes. There are open fields to the northeast and to the southeast and southwest there is forestry plantation. There is a public road, U1663, to the northwest of the known as the Auchterawe Road. To the northwest of that road there is forestry plantation, which rises to the northwest.
- 3.2 The site is at risk of fluvial flooding based upon the indicative flood risk maps produced by SEPA.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 53 - Minerals
- 55 - Peat and Soils
- 56 - Travel

57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
62 - Geodiversity
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
67 - Renewable Energy Developments
68 - Community Renewable Energy Developments
69 - Electricity Transmission Infrastructure
70 - Waste Management Facilities
72 - Pollution
73 - Air Quality
74 - Green Networks
77 - Public Access
78 - Long Distance Routes

4.2 **Inner Moray Firth Local Development Plan (2015)**

No specific policies apply.

4.3 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (March 2013)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Physical Constraints (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Planning Policy and Guidance**

- Scottish Planning Policy
- National Planning Framework 3
- Scottish Energy Strategy (Dec 2017)
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 1/2011 – Planning and Noise
- PAN 1/2017 – Environmental Impact Assessment
- 2020 Routemap for Renewable Energy
- Scottish Government Energy Efficient Scotland Route Map (May 2018)

5. POTENTIAL MATERIAL CONSIDERATIONS

- 5.1 a) Development Plan;
- b) National Policy;
- c) Planning History;
- d) Roads and Transport;
- e) Water Environment (including private water supplies);
- f) Flood Risk and Drainage;
- g) Natural Heritage (including protected species and designated sites);
- h) Built and Cultural Heritage;
- i) Design, Landscape and Visual Impact (including Cumulative impacts);
- j) Access and Recreation;
- k) Economic Impact;
- l) Noise and Shadow Flicker;
- m) Telecommunications;
- n) Construction; and
- o) Any Other Material Considerations Raised within Representations

6. CONCLUSION

- 6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7. IMPLICATIONS

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: David Mudie

Designation: Area Planning Manager – South

Author: Keith Gibson

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - Location Plan

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant Intelligent Land Investments Group plc

Address The Shires, 33 Bothwell Road

Hamilton ML3 0AS

Phone No. 01698 891 352

E-mail ah@ili-energy.com

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Land 280M Se Of Torrdhuin, Auchterawe, Fort Augustus, Highlands
PH32 4BT

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Battery energy storage system of up to 30MW comprising steel containers, GRP substation, fencing, new tree planting and associated works.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES..... NO...X.....

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Fort Augustus and Glenmoriston Community Council	21st July 2020

Names/details of any other parties	Date Notice Served
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Please give details of proposed consultation

Proposed public event	Venue	Date and time
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Online Presentation and Q&A at meetings.ili-energy.com		25th Aug 2020, 3pm-7pm
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Newspaper Advert – name of newspaper	Advert date(where known)
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Inverness Courier.....	11th of August 2020
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Details of any other consultation methods (date, time and with whom)

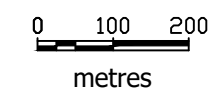
Signed ... [Redacted Signature]

Date 21st July 2020.....

Auchteraw

 Site location

Scale 1:10000 at A3



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Energy Project Management

Site location

Drawing number
J342/033/01072020

Status

