

Agenda Item	5.5
Report No	PLN/051/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 August 2021

Report Title: 21/02937/PAN Intelligent Land Investments Group Plc
Land 705M NW Of Grudie Cottage, Grudie, Lochluichart, Garve

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Energy Storage facility of up to 49.9 megawatts output comprising fenced compound of battery containers, power converters, transformers, security cameras, access track, drainage pond

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

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 an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs 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 made valid on 11 June 2021. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
 - Location Plan
 - Proposed Site Layout Plan
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the developer proposes to undertake online public consultation. Virtual events will allow members of the public to engage in live discussion. The first online event took place on 27 July 2021 between 1500-1700hrs. In line with the Planning Authorities request a second online consultation event will take place on 10 August 2021 between 1800-2000hrs.
- 1.5 The applicant has set up a dedicated webpage with information on the proposal - <https://meetings.ili-energy.com/lochluichart-energy-storage-project/>
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the Ross-shire Journal. The Planning Authority has confirmed that the adverts must be placed in the newspapers at least 7 days before each of the two consultation events. A maildrop will also be undertaken by the applicant to make people aware of the proposed development. The catchment area for this distribution will be within 10km of the site and it has been agreed with the Planning Authority that this will cover all properties, both residential and businesses.
- 1.7 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a Major Development. The proposed development is for the erection of an energy storage system with a storage capacity of up to 49.9MW. the development will likely comprise of battery containers (steel shipping style containers), power convertors, access, drainage infrastructure, security cameras, access track and fencing.

- 2.2 The development will collect energy from the grid and then discharge that energy, later, to provide electricity or other grid services when needed. Depending on the mix of electricity in the grid at the time of the collection of energy, the battery storage facility may or may not be storing and then releasing electricity generated from renewable sources. The benefit of such facilities means that when generators such as wind farms are producing excess electricity beyond the capacity of the grid, the battery storage facility can allow generation from wind farms and other renewable sources to continue for a longer period.
- 2.3 The developer has been advised to seek pre-application advice from the Planning Authority through the Council's Pre-Application Advice Service for Major Developments prior to lodging any application.

3.0 SITE DESCRIPTION

- 3.1 The proposed development is located approximately 800m north west of the Grudie Power Bridge Power Station. The development is within an area of mixed woodland adjacent to the River Grudie. The woodland adjacent to the River Grudie is designated as Ancient Woodland. The western edge of the site is subject to fluvial flooding from the River Grudie, there is also a risk of pluvial flooding in this part of the site.
- 3.2 There is an existing access to the site from the A835 which serves the forestry in the area and an existing hydro scheme. There are limited residential properties in the area with the nearest being approximately 700m to the north of the site. A core path is located to the north east of the site boundary.
- 3.3 There are no statutory natural, built or cultural heritage designations within or adjacent to the site boundary.
- 3.3 The site sits within the rounded hills and moorland slopes landscape character type. There are no national or local landscape designations within the application site boundary.

4.0 DEVELOPMENT PLAN

The following policies are relevant to the assessment of the proposal:

4.1 Highland Wide Local Development Plan (2012)

28 - Sustainable Design
29 - Design Quality and Place-making
30 – Physical Constraints
31 – Developer Contributions
36 – Wider Countryside
42 - Previously Used Land
51 - Trees and Development
54 – Mineral Wastes
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species

- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 67 – Renewable Energy Developments
- 69 – Electricity Transmission Infrastructure
- 70 - Waste Management Facilities
- 72 – Pollution
- 73 – Air Quality

4.2 West Highland and Islands Local Development Plan, 2018 (WestPlan)

- No specific policies relevant

4.3 Highland Council Supplementary Guidance

- Developer Contributions (Nov 2018)
- Physical Constraints (March 2013)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)
- Renewable Energy Strategy (May 2006)
- Construction Environmental Management Process for Large Scale Projects (August 2010)

4.4 Scottish Government Policy and Other Guidance

- Scottish Planning Policy (Jun 2014)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- PAN 33 – Development of contaminated land (Dec 2017)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 61 – Sustainable Drainage Systems (Jul 2001)
- PAN 64 - Reclamation of surface mineral workings
- PAN 68 – Design Statements (Aug 2003)
- PAN 75 – Planning for Transport (Aug 2005)
- PAN 1/2011 – Planning and Noise
- Energy Storage Planning Advice (July 2013)
- 2020 Routemap for Renewable Energy in Scotland

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Design and layout
- c) Landscape and visual impact;
- d) Amenity impacts (including construction and operational noise);

- e) Impact upon the road network, access and parking;
- f) Developer contributions;
- g) Natural heritage;
- h) Contaminated land;
- i) Water supply, flood risk and drainage;
- j) Impact on forestry resource;
- k) Impact on peats and soils; and
- l) Any other material considerations raised within representations.

6.0 CONCLUSION

- 6.1 The report presents 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.

7.0 IMPLICATIONS

- 7.1 Not applicable.

8.0 RECOMMENDATION

- 8.1 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.

Designation: Area Planning Manager – North

Author: Simon Hindson

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

Relevant Plans: Plan 1 – Proposal of Application Notice Form
Plan 2 - Location Plan - J359-016-07052021
Plan 3 – Site Layout Plan - J359-018-27062021

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 01698 891 352 E-mail ah@ili-energy.com	Agent LoganPM Ltd Address Inverlair Farm, Tulloch, Roy Bridge PH31 4AR Phone 07917 845 154 E-mail simon@loganpm.co.uk
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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 approx. 800 metres north west of Grudie Bridge Power Station, Garve IV23 2QB

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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.

Major application - energy storage facility of up to 49.9 megawatts output comprising fenced compound of battery containers, power converters, transformers, security cameras, access track, drainage pond.

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.

No – Proposal of Application notice is necessary by reason of the project capacity.

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
Garve and District (J. Haslam, Secretary by email)

Date Notice Served
10 Jun 2021 & 14 Jul 2021

Names/details of any other parties
Local premises list to be agreed with Highland Council

Date Notice Served
to be written to by 19 July

Please give details of proposed consultation

Proposed public event
Webinar event

Venue
Online

Date and times
27 July 2021, 3-5pm
10 August 2021, 6-8pm

Newspaper Advert – name of newspaper
Ross-shire Journal

Advert date(where known)
16 July 2021

Details of any other consultation methods (date, time and with whom)

Dedicated project website to be established:

<https://meetings.ili-energy.com/lochluichart-energy-storage-project/>

Signed

Date.....10 June 2021.....

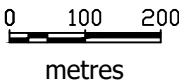


Lochluichart

Site location

Land at Grudie Bridge,
Lochluichart, Garve
IV23 2QB

Scale 1:10000 at A3



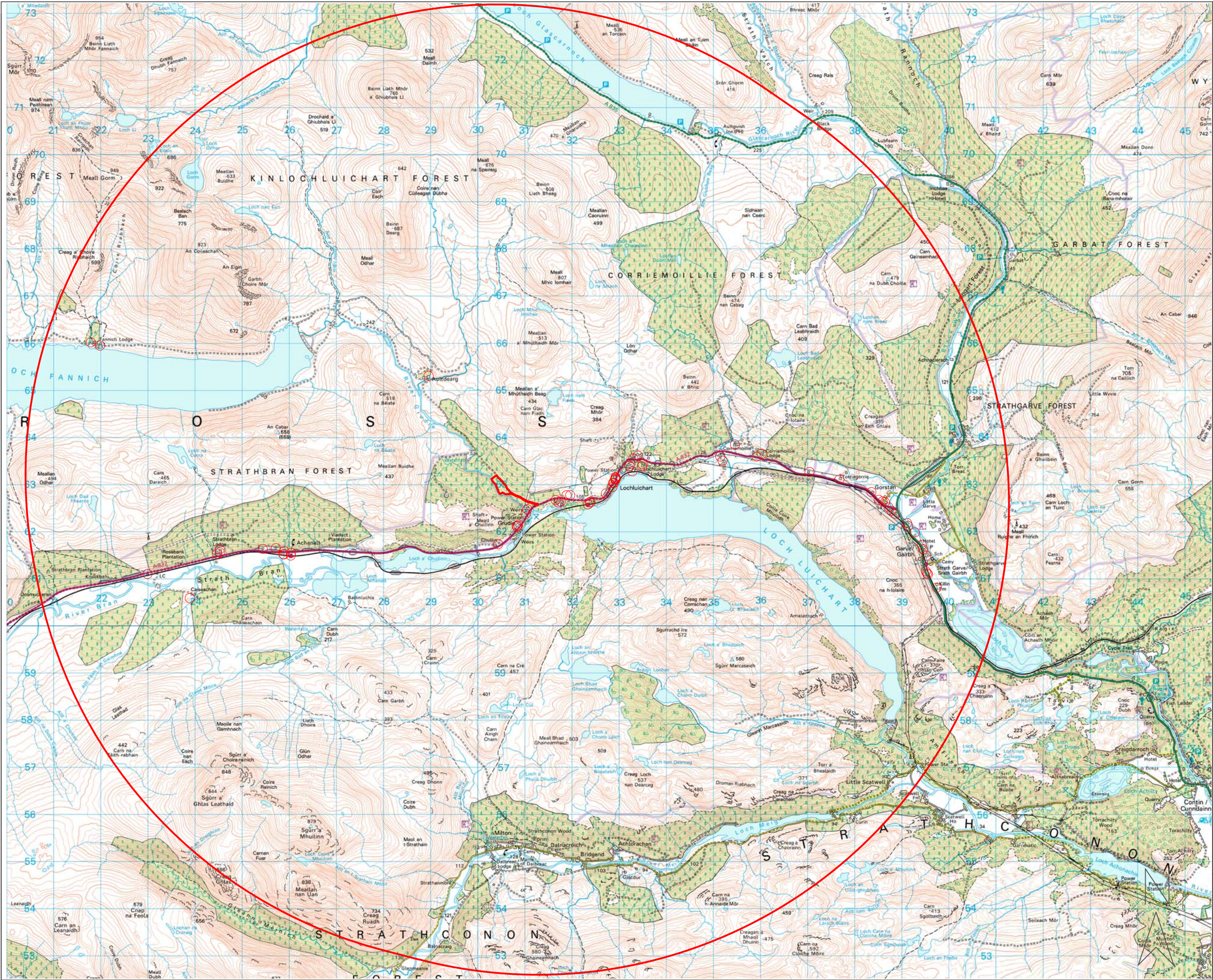
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Energy storage location -
Grudie Bridge

Drawing number
J359/016/07052021

Status



Lochluichart

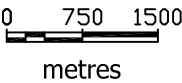
Site location and 10km buffer

Land at Grudie Bridge, Lochluichart, Garve IV23 2QB

No premises have visibility to site itself.

Nearby premises & on A835 / A832 access route

Scale 1:75000 at A3



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Grudie Energy Storage, nearby premises

Drawing number
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Status