

Agenda Item	6.1a
Report No	PLS/59/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 08 October 2025

Report Title: 23/04100/FUL: Logan PM
Land 500M NE Of Fasnakyle, Cannich

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Battery energy storage facility comprising access track, compound of battery and electrical equipment, stores, meter building, water tank, ancillary structures, fencing, security cameras, landscaping bunds, new trees

Ward: 12 – Aird and Loch Ness

Development category: Major development

Supplementary Paper : Secondary vehicle access and condition update

1. PROPOSED DEVELOPMENT

- 1.1 The application was considered by the South Planning Applications Committee (SPAC) at its meeting on 22 August 2025. The Committee agreed to defer the application pending a site visit being undertaken. The Committee considered that there was a need to see the site on the ground to appreciate the wider area, its historic setting, proximity to the River Glass, and the pedestrian access to the site.
- 1.2 Following SPAC and prior to the site visit, the applicant submitted two additional plans that indicatively show provision for a secondary emergency vehicle access route to into the site from the south. These are appended to this report.
- 1.3 This route utilises the existing access from the public road, west of the site, that serves Fasnakyle House, and from there, existing tracks that connect to the southern edge of the BESS site. This route is in addition to “potential on-foot access points” already identified in the proposals from the north and west. The applicant has confirmed that the ability to form and utilise this access is in the control of the developer.
- 1.4 The proposed new vehicle route would constitute a secondary emergency vehicle route to the site, from the opposite direction of the main access that could, if required, allow emergency vehicles to gain access to the site from another direction for firefighting purposes, in the event that the main access could not be used, for example due to wind direction. This approach reflects guidance in the National Fire Chiefs Council document: “Grid Scale Battery Energy Storage Systems planning – Guidance for FRS”.
- 1.5 The details of this proposed additional emergency access route are, at this stage, indicative. Subject to approval of the application (23/04100/FUL), full details of the access, including any required enhancements to width, surfacing, geometry etc, would be required to be applied for and assessed as part of a further detailed planning application.
- 1.6 Given the applicant’s commitment to the formation of a secondary access, recommended Condition 14 (vi) set out in the report on handling to SPAC of 22 August 2025 is proposed to be amended as follows:

14. Site Access

No development shall commence until full details including fully dimensioned and annotated plans of the site access with the public road have been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. Such details shall include:

- i. carriageway and verge widths;
- ii. junction radii geometry with swept path analysis to demonstrate the access can accommodate the largest vehicles anticipated to use it;
- iii. at least the first 6m of the access from the edge of the public road to be surfaced with a bound bituminous material;
- iv. any amendments to the public road drainage arrangements;

- v. suitable visibility splays in both directions from 2.4m setback from the carriageway edge; and
- vi. a surfaced emergency vehicular access between the public road and the site's secondary vehicle access point to the south of site.

Thereafter, the approved access arrangements shall be completed in full and made available for use prior to the first operational use of the development and maintained for this use in perpetuity.

Reason: In the interests of road safety, emergency vehicle access, and in accordance with the applicable standards.

- 2.1 In addition, to correct typographical errors in the report, the following conditions (2, 9(f), and 19) are updated:

2. **Accordance with the Provisions of the Application**

1) Permission is hereby granted for the erection and operation of a Battery Energy Storage System (BESS) with the following elements approved under this permission:

- 28 energy storage modules, similar to shipping containers, each measuring approximately 7.6m long by 2.6m wide by 2.9m high, situated above ground;
- 14 paired transformers/converters alongside each pair of battery units;
- Switchroom/electrical control building measuring 22m long by 7m wide and 2.8m high;
- Equipment store measuring 11.4m long by 2.4m wide by 2.5m high;
- Pre-fabricated GRP Meter building measuring 13m long by 6m wide by 3.2m high and on a plinth 0.2m above ground level;
- Water tank measuring 10m long by 10m wide by 3m high;
- Access track;
- 3m high weldmesh security fencing on SE and half of the SW side;
- Solid timber fence to all other sides, ranging in height from 3m to 4.3m
- Solid wooden security fence and gates;
- Deer fencing of 1.8m height on the roadsides
- Landscape bunds up to 3m in height to scree the site from surrounding roads and properties;
- Filtration basin and fire water run-off pond;
- Hard surfacing with gravel filter trenches within the main BESS area measuring approximately 105m by 45m;
- External lighting for infrequent use during maintenance periods and infrared security lighting and security cameras.

(2) Prior to the final commissioning of the development hereby approved, all elements of the development that relate to Part (1) above, and as approved in writing by the Planning Authority under Condition 3 below, along with site drainage infrastructure, site security measures, and fire safety measures including the means of containment of fire suppressant materials shall be constructed and installed in full, made available for use, and thereafter maintained for this use for the lifetime of the development.

(3) In the event of the Development not storing and supplying electricity on a commercial basis to the grid network for a continuous period of 12 months from 50% or more batteries installed and commissioned from time to time, the Company shall immediately notify the Planning Authority in writing of that situation and shall, if the Planning Authority direct in writing, decommission the development and reinstate the site to the specification and satisfaction of the Planning Authority in accordance with an approved Decommissioning, Restoration, and Aftercare Plan, which shall be based on the principles of the Decommissioning, Restoration, and Aftercare Strategy approved under Condition 4 of this permission and updated according with the relevant guidance and best practice at the time. The Planning Authority shall have due regard to the circumstances surrounding the failure to store electricity.

(4) At the time of the development's decommissioning, the development shall be decommissioned, the site restored, and aftercare undertaken in accordance with the approved Decommissioning, Restoration, and Aftercare Plan.

Reason: In order to clarify the terms of the planning permission and ensure the development proceeds as approved. To secure the decommissioning and removal of the development in an appropriate and environmentally responsible manner along with the restoration of the site in the interests of safety, amenity, and environmental protection.

9. **Biodiversity Net Gain**

No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- a) All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- b) A plan showing existing landscaping features and vegetation to be retained;
- c) The location and design, including materials, of any existing or proposed bunds, walls, fences and gates;
- d) All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities;
- e) A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works;
- f) Measures to ensure no trees are within 10m of a BESS unit, and maintenance regimes ensure a 10m set back is maintained between trees and any BESS unit, unless otherwise approved in writing by the Council as Planning Authority.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In the interests of Biodiversity Net Gain.

19. **Operational Noise**

The Rating Level of noise arising from this development as determined in accordance with BS4142:2014+A1:2019 Method for rating and assessing industrial and commercial sound shall not exceed 35dB(A) at the curtilage if any noise sensitive receptor.

Prior to the commencement of any works, a revised noise impact assessment shall be submitted to and approved in writing by the Planning Authority, demonstrating that the development hereby consented will comply with the above prescribed noise limit. Thereafter the development shall proceed in accordance with the revised assessment. If the predicted noise limit exceeds the prescribed noise limit, the noise impact assessment shall include details of the additional mitigation to be installed to ensure compliance with the consented limits.

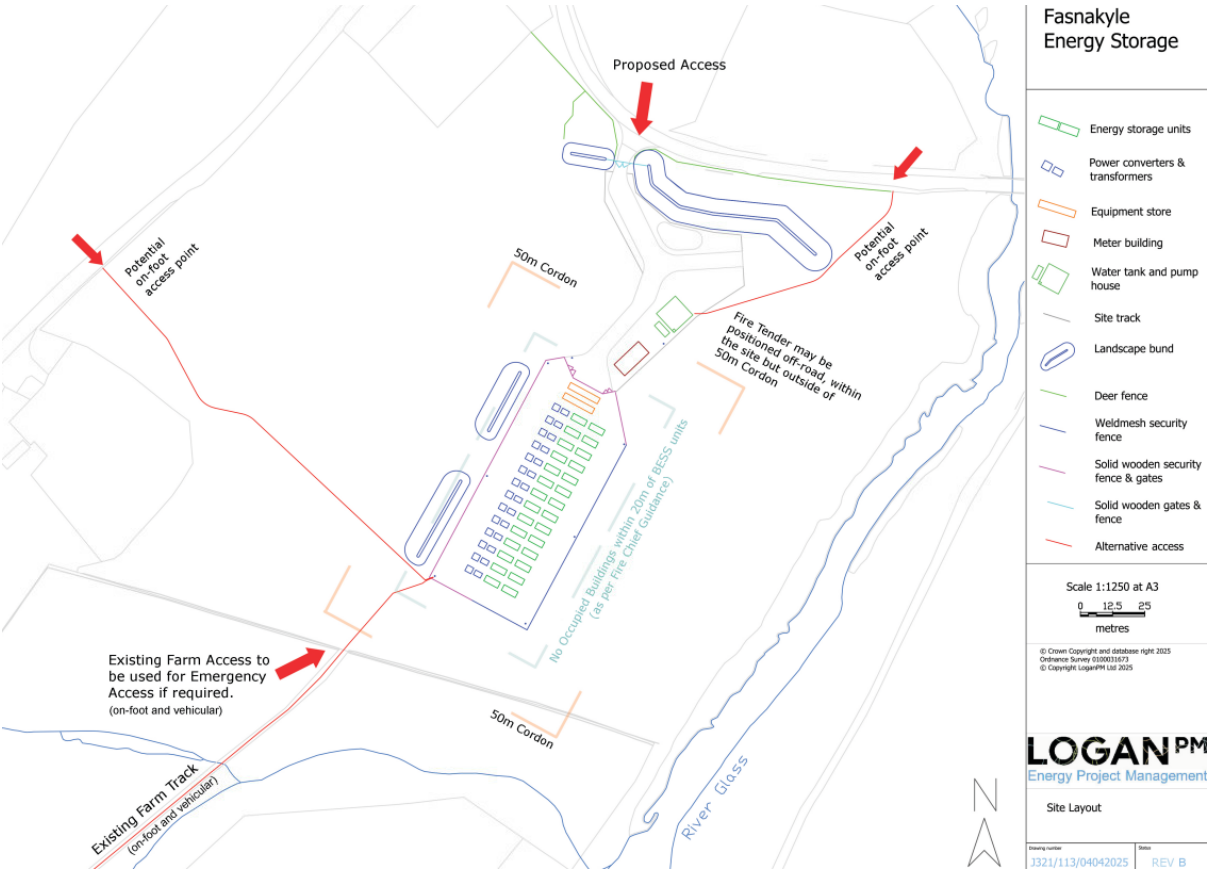
For the purposes of this condition, “noise-sensitive premises” includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions), or 9 (Houses) of The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In the interests of local amenity.

Signature:	Bob Robertson
Designation:	(Acting) Planning Manager - South
Author:	Grant Baxter
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 2024 078 - 000 REV E – Location/Site Layout Plan Plan 2 - 2024 078 - 006 REV A – Proposed Floor/Elevation Plan Plan 3 - 2024 078 - 101 – Biodiversity Enhancement Plan

Appendix 1

Alternative Site Access



Alternative Site Layout

