

Agenda Item	6.1
Report No	PLS/59/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 August 2025

Report Title: 23/04100/FUL: Fasnakyle Battery Storage Limited
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

Reason referred to Committee: Major development

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application is for the installation and operation of a battery energy storage system (BESS) with generating capacity of up to 50MW. The development comprises:
- 28 energy storage modules, similar to shipping containers, each measuring approximately 76m 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 on a plinth 0.2m above ground level;
 - Water tank measuring 10m long by 10m wide by 3m high;
 - 3m high weldmesh security fencing on south east and half of the southern west side of the site;
 - 3m to 4.3m high solid timber fence to all other sides of the site;
 - Access track, wooden security fence and gates;
 - 1.8m high roadside deer fencing;
 - Landscape bunds up to 3m in height to screen the site from surrounding roads and properties;
 - Hard surfacing with gravel filter trenches within the main BESS area measuring approximately 105m by 45m;
 - Filtration basin and fire water run-off pond; and
 - External lighting for infrequent use during maintenance periods and infrared security lighting and security cameras.
- 1.2 It is anticipated that the facility would contribute to National Grid's Balancing Services Programme. The Balancing Services Programme's aim is to ensure security of electricity supply by providing a system for reliable sources of electrical capacity, which ensure cost effective delivery of energy when needed. The proposed BESS would provide back-up electricity capacity to meet peaks in demand on the National Grid and used in response to calls for extra supply or absorb excess generation. Consequently, the equipment would not be in continuous use and may be called upon for a few minutes at a time, to several hours. Required cabling connections do not form part of the current application and would be undertaken under permitted development rights should this be installed by a licenced electricity operator. BESS projects require to be located where they can be connected to the electricity network, at points which can provide the capacity for the required import and export of electricity. The Fasnakyle substation lies approximately 500m to the north of the site, and the Fasnakyle Power Station is 100m from the site. While not part of this planning application, the intended grid connection is via an underground cable to Fasnakyle substation.
- 1.3 The applicant did not utilise the Highland Council's Major Pre-Application Service for this proposal. The applicant undertook an in-person consultation event at Cannich on 28 September 2022 and an online event on 13 October 2022, 7 December 2023 and 11 January 2023. The PAC Report advises that the issues raised by members of the public and other consultees have been addressed in the proposal. The main

issues raised were visual impact, safety and ecology. Other issues raised included site selection, noise, lighting, tourism, traffic and local benefit.

1.4 The proposed development has undergone EIA Screening, with the Planning Authority advising that the proposal does not constitute EIA Development. Nevertheless, the application is supported by the following suite of supporting documents:

- Pre-application Consultation Report;
- Supporting Statement;
- Design and Access Statement;
- Ecology report;
- Arboricultural Impact Assessment;
- Site Infiltration report;
- Noise Assessment;
- Viewpoint Visualisations;
- Outline De-commissioning Strategy;
- Surface Water Drainage Strategy;
- Flood Risk Assessment;
- Biodiversity Report;
- Woodland Management Plan.

1.5 Post submission of the application, the following variations have been made:

- The BESS area to be surfaced in impermeable material with a series of gravel filled trenches alongside each set of battery units to enable filtration before discharge to the surface water pipe network;
- Introduction of an additional on-foot access to the site from the minor road to the north; and
- Changes to bund profile and design to appear more natural.

2. SITE DESCRIPTION

2.1 The site extends to 8Ha, of which the BESS installation would occupy 0.7Ha in the centre of the site. The site boundary to the north runs along the minor Fasnakyke Road leading from the stone Fasnakyle Bridge over the River Glass, at its eastern end to Fasnakyle Free Church at its western end. The western site boundary then extends along the road heading to Glen Affric for 167m as far as three residential properties, including Tigh na Bradhan. The southern site boundary follows small watercourses and woodland edge boundaries between the Glen Affric Road over low-lying ground to join the western bank of the River Glass. Here the boundary runs north alongside the steep sided gorge of the river back to Fasnakyle Bridge.

2.2 The site is mainly flat rough grazing land interspersed with natural trees and woodland comprising silver birch. Tree cover is denser on the eastern and western sides of the site, whilst the central part of the site where the BESS would be located is more open ground. The proposed vehicle access location would be on the northern edge of the site from the minor Fasnakyle Road, at a point where an existing field gate serves a track into the site.

2.3 The site lies approximately 3km south of the village of Cannich, and as noted above, close to the Fasnakyle Power Station, which forms part of the Affric-Beaully Hydro Scheme. The former Fasnakyle Free Church joins the site to the west, and three houses lie immediately to the south of the site: Tigh na Bradhan, Rivendell and The Gate Lodge (which sits at the access to Fasnakyle House and its associated farm, cottages and outbuildings, a further 400m to the south). Immediately to the north of the site, on the opposite side of Fasnakyle Road, a newly built house, on the site of a former derelict cottage has been erected.

2.4 The site lies within Landscape Character Type (LCT) 227 – Farmed Strath – Inverness, as identified and mapped by NatureScot. It does not sit within any natural or built heritage designation, however, the following designations and features lie nearby:

- Fasnakyle Bridge – Category B Listed Building – Immediately east of the site;
- Fasnakyle Power Station – Category A Listed Building – 100m to the north;
- Affric-Kintail Way – Long Distance Route– 1km to the west;
- Glen Affric National Nature Reserve – 1km to the west;
- Glen Affric and Strathconon Special Protection Area – 1km to the west;
- Glen Affric Site of Special Scientific Interest and Special Area of Conservation – 1.2km to the south;
- Strathconon, Monar and Mullardoch Special Landscape Area – 2.5km to the west;
- Glen Affric National Scenic Area – 4.3km to the south; and
- Central Highland Wild Land Area – 6km to the west.

3. PLANNING HISTORY

3.1	15.08.2022	22/03650/PAN: Battery Storage Facility up to 50MW comprising access track, compound of energy storage equipment, meter building, security cameras, fencing and landscaping	Reported to Planning Committee for noting
3.2	17.11.2022	22/04640/SCRE: EIA Screening Request - Erection and operation of battery energy storage system and associated infrastructure	EIA not required

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 development and unknown neighbour

Date Advertised: 22.09.2023

Representation deadline: 06.10.2023

Timeous representations: 66 objections, 1 general comment

Late representations: 9 objections, 25 support

4.2 Material considerations raised in objections are summarised as follows:

- siting and design poses health and safety risk due to proximity to residential properties and Fasnakyle Church, especially in light of recent wildfires;
- poor site selection with alternative sites being preferred;
- absence of a fire management plan and emergency response strategy;
- potential for toxic emissions from lithium-ion batteries;
- loss of trees, including some within designated Ancient Woodland; replanting proposals are considered inadequate compensation for the ecological loss;
- disruption of soil and habitats for protected species such as red squirrels, bats, and badgers;
- the industrial appearance of the facility, including fencing, lighting, and surveillance equipment being incompatible with the rural and scenic character of the area;
- construction and ongoing noise impacts disrupt the tranquillity of the local environment, particularly affecting elevated homes nearby;
- adverse visual, landscape impacts; site lies close to Glen Affric National Scenic Area and project undermines efforts to establish a National Park in the area;
- adverse cultural heritage impacts; several nearby heritage assets, including Fasnakyle Church, Fasnakyle Power Station (A-listed), and Fasnakyle Bridge (B-listed);
- Adverse economic impact on tourism, local business, with a lack of economic benefit;
- missing details on infrastructure elements like cabling, water supply, and communications; and
- incompatible with the Highland Council's Social Value Charter and National Planning Framework 4.

4.3 Material considerations raised in supportive comments are summarised as follows:

- support for renewable energy and development will support the drive to net zero; and
- proposal will result in local employment.

4.4 Non-material considerations raised are summarised as follows:

- rationale for site selection is speculative, profit-driven, lacking transparency and proper justification;
- ethical concerns are raised about the sourcing of lithium batteries; and
- development will help reduce energy costs.

4.5 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.hIGHLAND.gov.uk/wam.

5. CONSULTATIONS

5.1 **Strathglass Community Council object** to the application. Concerns include: visual impact, lack of representative photomontages and full assessment of visual impact; setting impacts for listed Fasnakyle Bridge and Hydro Station; noise and light impacts, including loss of dark skies; proximity to homes; ancient woodland and

biodiversity impact; and fire risk given recent wildfires and limited local fire service capacity.

- 5.2 **Access Officer** does not object to the application. Any public access along the west bank of the River Glass should not be obstructed and recommend that a planning condition is introduced to secure this through provision of an Access Management Plan.
- 5.3 **Environmental Health Officer** does not object to the application. Initial response sought further clarification on a number of noise related matters, including potential impact on nearby residents. Following the submission of an updated assessment demonstrating that operational noise levels would be below background levels, a number of noise related planning conditions are recommended to be imposed. A condition is also recommended to secure a dust mitigation scheme. Following further consultation on any noise impacts arising from amendments to the site's landscaping and bund profile, an updated noise assessment is advised to be secured via an additional pre-development commencement planning condition, with a further condition requiring a noise management plan, with provision for monitoring of the noise levels to ensure compliance with the consented noise limits.
- 5.4 **Flood Risk Management Team** do not object to the application. Their initial objection on flood risk grounds was withdrawn following receipt of additional information which confirmed that the site is at low risk from flooding. Further drainage information submitted is also satisfactory.
- 5.5 **Forestry Officer** does not object to the application. Parts of the site comprises Ancient semi-natural woodland and Long-established plantation origin. Their initial objection has been withdrawn following the submission of a Tree and Woodland Management Plan and Tree Planting Plan showing an acceptable compensatory planting plan. Tree related conditions are recommended to be imposed.
- 5.6 **Historic Environment Team** does not object to the application. The application lies within an area of archaeological potential and suspensive conditions are proposed requiring a scheme of archaeological investigation.
- 5.7 **Transportation Planning Team** does not object to the application. More information was initially sought on construction management, in particular on how it affects the local road network and communities, design of access and associated transport infrastructure. Planning conditions are proposed requiring a Construction Traffic Management Plan (CTMP) and design details of access and associated visibility splays. Without substantial road improvements, no construction or ongoing operational access should be taken along the single-track leg of the C1110 east of the River Glass. This restriction should be specifically referenced in any permission issued.
- 5.8 **Historic Environment Scotland** do not object to the application. Having considered the information received, they have no further comment to make on the proposal.
- 5.9 **NatureScot** do not object to the application. The proposal lies outwith any designated sites for nature conservation. No concerns are raised regarding potential

impacts of the proposal on Special Areas of Conservation, Special Protection Areas, Sites of Scientific Special Interest, or other designated sites.

- 5.10 **Scottish Environmental Protection Agency** do not object to the application and refer to Standing Advice on BESS.
- 5.11 **Scottish Fire and Rescue Service** did not respond to the consultation.
- 5.12 **Scottish Forestry** do not object to the application. They welcome the arboricultural report and recommend conditions are proposed to secure more detail on woodland removal and compensatory planting.
- 5.13 **Scottish Water** do not object to the application and provide standing advice.
- 5.14 **Transport Scotland** do not object to the application, subject to planning conditions in respect of any use/impacts on trunk road network. These provisions overlap with conditions required by the Council's Transportation Planning Team.

6. DEVELOPMENT PLAN POLICY

- 6.1 The following policies are relevant to the assessment of the application

National Planning Framework 4 (2023) (NPF4)

- 6.2 NPF4 comprises three parts:

- Part 1 – sets out an overarching spatial strategy for Scotland in the future and includes six spatial principles (just transition / conserving and recycling assets / local living / compact urban growth / rebalanced development / rural revitalisation. Part 1 sets out that there are eighteen national developments to support the spatial strategy and regional spatial priorities, which includes single large-scale projects and networks of smaller proposals that are collectively nationally significant.
- Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. This part of the document should be taken as a whole in that all relevant policies should be applied to each application.
- Part 3 – provides a series of annexes that provide the rationale for the strategies and policies of NPF4. The annexes outline how the document should be used and sets out how the Scottish Government will implement the strategies and policies contained in the document.

- 6.3 NPF4 pertinent policies for the assessment of this application include:

- 1 - Tackling the Climate and Nature Crises
- 2 - Climate Mitigation and Adaptation
- 3 - Biodiversity
- 4 - Natural Places
- 5 - Soils
- 6 - Forestry, Woodland and Trees
- 7 - Historic Assets and Places

- 11 - Energy
- 20 - Blue and Green Infrastructure
- 22 - Flood Risk and Water Management
- 23 - Health and Safety
- 25 - Community Wealth Building
- 29 - Rural Development

Highland Wide Local Development Plan 2012 (HwLDP)

- 6.4 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 36 - Development in the Wider Countryside
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 - Peat and Soils
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 72 - Pollution
- 73 - Air Quality
- 77 - Public Access

Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

- 6.5 No specific policies apply.

Highland Council Supplementary Planning Guidance

- 6.6 Biodiversity Enhancement Planning Guidance (May 2024)
- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Highland Renewable Energy Strategy and Planning Guidelines (May 2006)
- Physical Constraints (March 2013)
- Standards for Archaeological Work (March 2012)
- Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

- 7.1 Control of Woodland Removal (2009)
- Scottish Energy Strategy (2017)
- Draft Energy Strategy and Just Transition Plan (2023)
- 2020 Routemap for Renewable Energy (Jun 2011)
- Energy Efficient Scotland Route Map (May 2018)
- PAN 1/2021 – Planning and Noise (Mar 2011)

PAN 68 – Design Statements (Aug 2003)

Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems' (UK Government, Mar 2024)

National Fire Chiefs Council's guidance - Guidance on Grid Scale Battery Energy Storage System planning (Nov 2022) ('the NFCC guidance') and a related draft revision (Jul 2024)

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.2

The key considerations in this case are:

- a) Compliance with the Development Plan and other Planning Policy;
- b) Energy and Carbon Saving;
- c) Socio-Economic Impacts;
- d) Siting, Design, Landscape and Visual Impacts;
- e) Natural Heritage and Habitats;
- g) Protected Species;
- h) Construction Impacts and Operational Noise;
- i) Health and Safety;
- j) Traffic and Transport;
- k) Flood Risk and Drainage;
- l) Decommissioning and Reinstatement; and,
- m) Any Other Material Considerations.

Development Plan / Other Planning Policy

- 8.2 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), Inner Moray Firth Local Development Plan (IMFLDP), and all statutorily adopted supplementary guidance.
- 8.4 NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and, that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as deliver on other policy considerations. These are assessed in the following sections, which set out that the proposal is generally in conformity with the provisions of the development plan.

Energy and Carbon Saving

- 8.5 The proposal would be interconnected to the grid's transmission / distribution network and is located close to an existing substation. The development would collect energy from the grid when the supply outstrips demand. Such facilities make a commercial return by buying electricity from the grid when rates are cheaper and selling it back to the grid when rates are more expensive. However, the development will also provide electricity or other grid services when needed. Depending on the mix of electricity at the time of collection, the BESS facility may or may not be storing and then releasing renewable energy. That said all electricity generation in the region comes from renewable sources and therefore the proposal is considered to 'regenerate' renewable energy.
- 8.6 The benefit of BESS is that it stores excess energy being generated by renewable generating stations such as wind farms when the grid has reached full capacity, much of which would otherwise be lost. BESS therefore allows renewable generating stations to operate for longer periods and provides flexibility to the grid to respond to peaks and troughs in energy demand. As a result, the technology is considered to support government policy that seeks to end a reliance on backup electricity generation from fossil fuel reliant generators and allow the full benefits of renewables, which is where the development's intrinsic carbon saving benefits are to be realised.

Socio-economic Impacts

- 8.7 Energy storage facilities are an emergent technology and are expected to be a significant component of national energy infrastructure in the coming years and are therefore expected to support jobs and economic development. The Council has worked with public, private, and community partners to develop its priorities through the Highland Outcome Improvement Plan 2024-2027. This Plan has a vision to maximise opportunities and tackle inequality to build a thriving Highlands for all and includes three high level strategic priorities around people, place and prosperity. A Community Wealth Building Strategy was approved in September 2024. It provides an alternative approach to economic development and a practical response that aims to keep wealth within a local area. It aims to ensure every area and community can participate in, and benefit from, economic activity. The ongoing Local Place Plans initiative will likely identify other local opportunities too. The Council's position on Community Benefits has recently been updated with the approval of a 'Social Values Charter for Renewables Investment' (June 2024). The charter sets out The Highland Council's expectations from developers wishing to invest in renewables related projects in the Highland area and what the Highland partnership will do to support and enable this contribution, namely:
- embed an approach to community wealth building into Highland;
 - maximise economic benefits from our natural environment and resources;
 - engage and involve relevant stakeholders to understand how we can continually improve our impact; and,
 - unlock economic opportunities for the area.
- 8.8 The Council's Social Value Charter Statement would expect this development to: 1) maximise local economic impact and employment; 2) prioritise local employment and

supply chain opportunities along with promoting environmental stewardship; 3) support the community through flexible contributions to a community and a strategic fund; 4) provide grid resilience and environmental benefits; and 5) provide training and skill development. These commitments would align with the Council's Social Values Charter by contributing to the emerging Community Wealth Building Strategy and would also ensure that the proposal results in long-lasting socio-economic benefits for the local community. The Community Wealth Building Team are aware of the application and have approached the developer separately to discuss how the development can deliver in respect of social values.

- 8.9 A condition is proposed to secure a Local Employment Scheme to maximise socio-economic benefits for construction contractors as well as specialists for site landscaping / habitat management. Compliance with NPF4 Policies 11 and 25 is therefore capable of being demonstrated, as they relate to maximising socio-economic benefits and building community wealth.
- 8.10 The developer has stated that the development will have an overall capital cost of £25-30m. It is estimated that it will create 27 full-time equivalent (FTE) job years mainly in construction and local caretaking, 50 indirect FTE job years, including in supply chain and 73 "induced" FTE job years created through spending in the local economy. The developer has indicated a commitment to prioritise local contractors and suppliers and is also seeking to support projects in the community, either through direct contributions or in-kind.

Siting, Design, Landscape and Visual Impact

- 8.11 The location was selected due to its relative proximity to the Fasnakyle Power Station and accompanying electricity substation. Locations considered included immediately adjacent to the substation but involved steep gradients and potential significant impact on ancient woodland. Other locations on the flat river strath presented issues of a lack of visual screening or flood risk impact. The chosen location was favoured as it was flat, outwith the medium and high flood risk zones, well screened by woodland, required minimal tree removal and did not affect any statutory designations. Whilst not part of this application, it is intended that the existing pole mounted 11kV electricity line that runs through the site would be undergrounded as part of the project, allowing for tree cover to enclose the wayleave around the line and further screen the site, in particular from Fasnakyle Road.
- 8.12 The site lies within the Farmed Strath – Inverness Landscape Character Type (LCT 227), in NatureScot's National Landscape Character Assessment. This landscape is characterised by open farmed valley floors, central meandering rivers contained within steep, mainly forested and wooded slopes. The description notes existence of small settlements in the strath floor, as well as blocks of woodland and the contrast between the farmed and inhabited valley floor and the steep wooded sides, with moorland and mountains above. This development sits within a part of the valley floor that is visually detached from the river by the steep sided gorge that it runs through at this location. The open section of valley floor proposed for the development is also enclosed by woodland and has built development, in the form of houses, Fasnakyle Church and Power Station in close proximity. The low lying nature of the development, its position in the valley floor and relationship to its

surroundings means it has a minimal impact on the key characteristics of the landscape character of the area.

- 8.13 As well as existing woodland, extensive new planting, timber fencing and earth bunding will be used to further screen the BESS from all sides. The visual mitigation features take account of views into the site from the public road and private residential properties in the immediate vicinity. It is noted that there are little or no visibility from Cannich, Tomich, the Affric-Kintail Way, or nearby hill summits and viewpoints. Whilst 39 trees would be removed to accommodate the development, 10 areas of new planting have been identified on the site, with a total of 2,092 trees (8,279m²) of new native planting is proposed.
- 8.14 The development is on low lying ground already well screened by existing woodland cover and local landforms. The BESS facility would take advantage of a central part of the site that is not fronting a road or immediately adjacent to other sensitive receptors, such as nearby houses. The overall site area has provided ample opportunity for extensive areas of new native planting and naturally shaped bunding to be provided, to further screen and soften views of the facility from public and private viewpoints. The dominant man-made features in the landscape are the Fasnakyle Power Station and substation, and related 45m high pylons that run across the strath of the River Glass, north of the site. In contrast, the BESS facility will typically have elements that are a maximum of 3.3m high, with a section of timber screen fencing proposed to reach 4.3m high.
- 8.15 The siting of the development relates to proximity to nearby grid infrastructure. It already benefits from good natural screening, with the applicant having responded well to officer feedback by agreeing to amending the initial screen bund design to soften its appearance when viewed in the strath floor from the surrounding road network. The location, scale and nature of the development means that it would not be a prominent or significant feature in the landscape. Extensive mitigation measures to further reduce visual and landscape impact ensures that the development would have an acceptable landscape and visual impact. Planning conditions would be used to ensure full implementation of all mitigation measures.

Natural Heritage and Habitats

- 8.16 The information included with the application includes a landscaping plan, arboricultural impact assessment, tree planting and woodland management plans, ecology report, and biodiversity report. These assess the development's likely impacts on designated sites, habitats, protected species, and birds. The development is not situated within any sites designated for ecological interests. NatureScot notes that the proposal is outwith any designated sites and has no concerns regarding potential impacts on designated sites. The ecology report sets out in detail any potential impacts on protected species and does not identify any impacts that cannot be adequately mitigated before and during construction or once the site is operational. Disturbance to any habitats is expected to be minimal, with no formal designations affected.
- 8.17 Biodiversity enhancement measures would be introduced to provide mitigation, in accordance with NPF4 Policy 3(b), which states that "development proposals for national or major development... will only be supported where it can be

demonstrated that the proposal will conserve, restore and enhance biodiversity.” The biodiversity report indicates that 21,666m² of new habitat would be created, comprising broadleaf woodland, upland heath and bare ground (bunds for planting). In addition, 13,310m² of existing habitat would be enhanced, including upland birchwood, hay meadow and pine woodland.

- 8.18 The applicant has indicated that the measures they propose to take, in addition to any others required by planning conditions will ensure Biodiversity Net Gain meets or exceeds the Council's 10% requirement. Delivery of this and future maintenance arrangements can be delivered by conditions.

Protected Species

- 8.19 NatureScot has confirmed that they have no concerns regarding the any potential impact of the development on any surrounding designated sites or their protected characteristics or qualifying species. The ecology report identifies protected species activity in and around the site, including otters, badgers and bats. It details a set of mitigation measures, which if followed, will ensure no detrimental impacts on such species and their habitats. A construction Environmental Management Plan (CEMP) would be a conditional requirement of any planning permission with the inclusion of Species Protection Plans (SPPs), the implementation of which would be overseen by an Environmental Clerk of Works (ECoW).

Construction Impacts and Operational Noise

- 8.20 There is likely to be some disruption during the anticipated construction period, particularly as construction materials are being delivered and during works to connect the site to related infrastructure. Residential properties immediately adjoin the application site boundary, albeit the nearest house to the BESS itself is around 100m away.
- 8.21 Developers and contractors must comply with reasonable operational practices regarding construction noise so as not to cause nuisance in any case, as required by Section 60 of the Control of Pollution Act 1974, which is regulated by Environmental Health. Working hours on the construction site would be restricted, with the applicant proposing: 08.00 – 18.00 Monday to Friday, 08.00 – 13.00 on Saturday with no Sunday. Non-working days would be extended to include Public Holiday and working also include deliveries. Construction activities that do not generate impacts beyond the site boundary may be permissible outwith these hours.
- 8.22 The application is supported by a noise assessment, which assesses the background noise environment, considers the existing sensitive receptors (such as nearby houses) and the impacts of the development (as under construction and operational) on the noise environment. It firstly recommends that through good practice measures, construction noise can be managed to minimise disturbance. It should be noted that issues related to construction noise would be dealt with under Environmental Health legislation (Section 60 of the Control of Pollution Act 1974).
- 8.23 Operational noise is not predicted to exceed existing background levels for nearby sensitive receptors, however noise mitigation in the form of acoustic timber fencing (3m – 4.3m in height) is proposed along the elevations of the site facing houses, with

final details of design to be determined prior to construction. The proposed bunding is not required to address any noise mitigation issues but is for visual screening. The Council's Environmental Health Service has no objection to the proposed development in terms of noise or any other amenity impacts, subject to a number of conditions, ensuring compliance with required standards and best practice.

- 8.24 As part of the assessment of the application, planning officers considered that bund design around the edges of the BESS site could be enhanced to have a more natural profile, similar to natural undulations that already existing on the site, in particular fronting Fasnakyle Road. The applicant responded positively to this request. Notwithstanding that the functions of the bunds are not to provide noise attenuation, Environmental Health were reconsulted and continue to have no objections, however, noted that as there may be other minor post planning consent siting and design changes to the development, along with bund profiles. As such, pre-commencement of any works, a revised Noise Impact Assessment is to be provided via planning condition, with other conditions securing provision for operational noise compliance monitoring.

Health and Safety

- 8.25 The paired battery units will generally lie 3m apart. The separate battery cabinets would consist of steel enclosures, and each will include fire detection and suppression systems. The National Fire Chiefs Council (NFCC) guidance suggests a separation distance of 6m unless suitable design features can be introduced to reduce that spacing, however, draft NFCC Guidance points to different design approaches that may lead to different spacing requirements, and it does not specify a minimum distance in terms of layout. The layout also includes a water storage tank and a firewater run-off pond, both of which have a capacity to provide for 2 hours of firefighting water and 2 hours of fire water runoff retention, respectively. This capacity is generally in accordance with the guidance of the National Fire Chiefs Council's (NFCC) on BESS.
- 8.26 Notwithstanding these firefighting features, the development would include built in monitoring and safety features to allow for shutdown of individual components should they malfunction or if thermal issues are detected. The units are designed to ensure that a runaway fire in one of the battery units would not spread to other units. In the event of a fire within an individual unit, a venting system is designed to prevent flammable gases from building up, assisting with firefighting, and preventing any potential risk of explosion from combustion products when exposed to the air. Planning conditions would ensure no trees are within 10m of the BESS units, and the site is maintained as such.
- 8.27 Whilst the Scottish Fire and Rescue Service (SFRS) has been consulted on the planning application, they have not responded, however, advice is BESS fire safety is available in the NFCC's Guidance. If planning consent is granted, a Fire Response Plan would be agreed with fire service once final technical specifications are known.
- 8.28 At a recent appeal case, where a Reporter upheld an appeal against THC's refusal of planning permission (23/03113/FUL) for a BESS a Kilmorack near Beaulay, the Reporter observed that he did not consider the specific matters of BESS fire risk or fire safety standards to be directly planning considerations. The Reporter concluded

that matters related to management of fire risk, such as agreement of a Fire Response Plan, as is proposed in this case, would be for the appellant and the fire service in the context of existing fire regulations and not for the Planning Authority to regulate through planning conditions. The Reporter did however conclude that where fire related matters impact on issues that are within the scope of planning considerations (such as access, layout, and the appearance of a development), then they can be indirectly relevant to a planning decision. Where fire safety measures potentially have implications for designated sites, this would also be material to our considerations in instances where a proposal could impact on such a site.

- 8.29 In respect of fire safety matters, planning officers have previously raised the issue of a secondary fire-fighting access to the BESS, and in response, the applicant showed a proposed additional “on-foot” route from Fasnakyle Road, east of the main vehicle access. Upon receipt of the above-noted appeal decision, planning officers raised the issue of a possible secondary vehicle access to the site. In response, the applicant has referenced other recent Scottish Government decisions on BESS elsewhere that have only one access. They have advised that a draft “Verification and Compliance Report” prepared for this site by an experienced fire safety consultant concludes that the current layout, with one vehicle access, is already compliant with required standards. The applicant is content with a planning condition requiring final details of access arrangements to be submitted to and approved by the Council before development commences, similar to those that they have referenced from other Scottish Government decisions elsewhere in Scotland.
- 8.30 It is likely that this approach would be suitable in this case, however, it should be noted that, if compliance with fire safety regulations require a second vehicle access to be formed, this would both be a material change to the approved development and a form of development (a new vehicle access onto a classified road) that would require planning consent in its own right, and any wider implications for the site layout and design may also have to be submitted and assessed in that process.
- 8.31 Notwithstanding the Reporter’s comment in respect of the materiality of fire safety matters in the Kilmorack appeal (23/03113/FUL), Fire Management and Emergency Response Plans are to be ready prior to the delivery of battery equipment to the site, can be secured by condition. With these plans and procedures in place, the applicant will require to demonstrate that the proposal’s potential adverse impacts on human health, safety, and the environment, in the unlikely event of a battery fire, has been duly considered and mitigated against. As such, the proposal complies with NPF4 Policy 23 for Health and Safety. It should also be noted however that both plans will be working documents that will require updating from time to time in accordance with best practice and to take account of equipment and conditions on site. The regulation of fire safety, health, and other safety and environmental matters are not, however, matters for the Planning Service to regulate. Consequently, the ongoing currency of these documents will be the responsibility of the operator in consultation with the relevant agencies including the fire service without the involvement of the Planning Authority.
- 8.32 As noted, the fire service did not respond to the consultation on this application and rely on NFCC Guidance for Grid Scale BESS planning. At this present time, there is no further guidance available from the fire service on BESS site developments. In the absence of a national approach, no regional office comment can be provided,

however the guidance provided helps inform the Planning Authority's consideration of the application, as noted above. This proposal has been found to be in general accordance with the NFCC guidance. A condition is suggested to secure details of the final layout of the proposal, which will be required to reflect best practice in that regard.

Traffic and Transport

- 8.33 Access to the site would be off the Fasnakyle Road (C1110 public road), to the north of the facility. The Council's Transportation Planning Team require a Construction Traffic Management Plan (CTMP) as a pre-commencement condition. There are concerns about construction access routes using the section of the C1110 east of the River Glass and it is stated that this should not be used for construction access, and this has been specified in the proposed CTMP condition. Access to the west will require to go through Cannich, which also requires careful consideration on traffic management and the need for any required physical improvements. Details of the access design will also be required by condition, and this is already referred to in respect of fire safety access above.
- 8.34 Transport Scotland advice also requires conditions aligned with those specified by the Council's own Transport Planning team and these can all be reflected in any decision.

Flood Risk and Drainage

- 8.35 SEPA note that the site is partly within an area shown to be at risk of flooding based on the SEPA Future Flood Maps. This indicates that there is a risk of flooding from surface water, although there is no evident risk of fluvial flood risk from the River Glass, which, as SEPA note, runs in a deep channel, at this location with high ground separating it from the site. SEPA note that as the development would appear to fall under Essential Infrastructure under NPF4, and as they hold no information to indicate a flood risk at the site, they have no objection to the proposals on flood risk grounds. They are also satisfied that the landscape bunds are unlikely to have an impact on flood risk elsewhere. They further advise that to avoid potential surface water flood risk, the final site design avoids the lowest areas and ensuring any infrastructure sensitive to flooding is elevated above ground levels.
- 8.36 After initially objecting on the lack of information on flood risk, the Council's Flood Risk Management Team reviewed flooding information submitted by the applicant and withdrew this objection, being satisfied that the site was not at risk from flooding from the River Glass, and that any risk from a small watercourse on the site was low.
- 8.37 The site surface water drainage arrangements have been assessed to ensure no polluted fire water resulting from an incident on the site could permeate into the surrounding natural water environment. Since submission of the application, the applicant has submitted further details demonstrating a "sealed solution" can be achieved in order to address this theoretical risk. This entails surface water run-off being captured on site via a series of gravel-filled drains leading to an on-site fire water run-off pond and infiltration basin. An automated pollution shut-off valve would be located in the outfall of the fire water run-off pond to prevent fire water from

entering the infiltration basin. Final details of drainage arrangements would be a requirement of a suspensive planning condition.

Decommissioning and Reinstatement

- 8.38 The proposed development would have an operational life of 30 years, after which the site would be restored to its former use. While there is no suggestion to limit the lifetime of this development by condition, it is appropriate as well as required under NPF4 Policy 11 e) and HwLDP Policy 67 to condition an outline Decommissioning and Reinstatement Plan (DRP) prior to the commencement of development on site. The DRP would be prepared in consultation with and approved by the Planning Authority prior to the commencement of any works. Decommissioning works would then be undertaken in accordance with a statement of operations covering safety and environmental issues, including the safe removal of electrical equipment and foundations down to 1m below ground level, to ensure the site can be effectively returned to its former use. The DRP will also outline measures to safeguard and guarantee finances in the event the operator or owner is no longer solvent. The strategy and financial safeguard would also require to be reviewed at regular intervals.

Other Material Considerations

- 8.39 There are no other material considerations.

Non-material considerations

- 8.40 The issue around the process of sourcing lithium batteries, the commercial nature of the applicant or impact on energy costs, as well as those related to compliance with fire safety regulations are not material planning considerations.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.41 A financial guarantee to cover all decommissioning and site restoration works will require to be in place prior to the commencement of development and is covered by condition.
- 8.42 It is noted that the Transport Planning Team, having been consulted, have recommended that any permission issued includes a requirement for the Developer to enter into a formal Wear and Tear Agreement with Highland Council, in accordance with Section 96 of the Roads (Scotland) Act 1984. Any such agreement is likely to require a Road Bond or some other form of financial security to protect the Council from any such extraordinary expenses.

9. CONCLUSION

- 9.1 The proposed development has the potential to play a role in addressing supply and demand peaks and troughs within the electricity transmission network by virtue of storing excess energy produced by generating stations, including from renewable sources. In that way, the proposal is considered to contribute to national climate change and carbon net-zero targets. It is a technology that has strong support within National Planning Framework 4 Policy 11 Energy.

- 9.2 The proposal has attracted a number of objections, including from the host Strathglass Community Council, albeit that there have also been comments received in support of the application. Several material planning considerations have been raised and as a result amendments have been made to the application through the determination process with additional supporting information having been provided.
- 9.3 Although industrial in appearance, the proposal would be well sited away and screened from the public road and residential properties and well screened from other locations, sitting low in the river valley and surrounded by woodland. The development as operational should not exceed existing background noise levels, however acoustic fencing is proposed as an additional safeguard and will bolster visual screening from the nearest houses. Naturally designed earth bunds formed from material on site will further reduce visual impact. The traffic and environmental impacts of construction will require to be carefully managed, however, once operational the facility will have a low impact on the area. While 39 trees would be removed to accommodate the development, a substantial amount of new native planting and management of existing woodland will more than compensate for this loss, and the development will achieve net biodiversity gain of 10% as required by the Council. As such, habitat, landscape and visual impacts are well within acceptable limits.
- 9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: The proposal has potential to contribute to climate change and carbon net-zero targets.
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued None

It is recommended to **GRANT** the application subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

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 76m 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.

3. **Final Layout, Design, and Specifications**

(1) No development shall commence unless and until full siting and design details of the development including all proposed battery cabinets, buildings, and ancillary infrastructure hereby permitted, have been submitted to, and approved in writing by, the Planning Authority. These details shall include:

a) the make, model, design, power rating, sound power level of the batteries, the dimensions of the battery storage cabinets and ancillary infrastructure, control building, storage and office facilities to be installed, and show separation distances between battery storage units which shall comply with the prevailing fire safety legislation and best practice guidelines at the time of installation.

b) the external colour and/or finish of the storage containers, buildings, and ancillary infrastructure on site, which shall have a dark-neutral, non-reflective, semi-matte finish.

c) Dimensioned plans (and swept path) showing access and turning within the site to enable safe access/egress in a forward gear.

d) Dimensioned plans showing the parking layout and a statement justifying the parking provision during construction.

e) Details of an additional vehicle or pedestrian access point for the purposes of firefighting if required by the terms of Condition 13.

(2) No element of the development shall have any text, sign or logo displayed on any external surface, save those required by law under other legislation.

(3) Thereafter, the storage cabinets, buildings, and ancillary infrastructure shall be installed and operated in accordance with these approved details and, with reference to part (b) above, the storage containers, buildings, and ancillary infrastructure shall be maintained in the approved colour, free from rust, staining or discolouration until such time as the development is decommissioned. All cables between the storage containers, buildings, and ancillary infrastructure shall be installed and kept underground.

Reason: To ensure the Planning Authority is aware of the development details and to protect the visual amenity of the area.

4. **Decommissioning, Restoration, and Aftercare**

(1) No development shall commence unless and until a Decommissioning, Restoration, and Aftercare Strategy has been submitted to, and approved in writing by, the Planning Authority. The strategy shall outline measures for the decommissioning of the development along with the restoration and aftercare of the site, and shall include proposals for the removal of individual components of the development as well as the development as a whole as well as the treatment of ground surfaces, and, the management and timing of the works and environmental management provisions which shall include, but not be limited to, the following:

a) site waste management plan (dealing with all aspects of waste produced during the decommissioning, restoration and aftercare phases);

b) details of measures to be taken to prevent loose or deleterious material being deposited on the local road network, including wheel cleaning and lorry sheeting facilities, and measures to clean the site entrances and the adjacent local road network;

c) a pollution prevention and control method statement, including arrangements for the storage and management of oil and fuel on the site;

d) details of measures for soil storage and management;

e) a surface water and groundwater management and treatment plan, including details of the separation of clean and dirty water drains, and location of settlement lagoons for silt laden water;

f) temporary site illumination;

g) management and timing of the works; and

h) a traffic management plan to address any traffic impact issues during the decommissioning period.

Reason: To ensure the decommissioning and removal of the development, along with the site's restoration in an appropriate and environmentally responsible manner in the interests of safety, amenity, and environmental protection.

5. **Financial Guarantee**

No development shall commence until:

(1) Full details of a guarantee, bond or other financial provision to be put in place to cover all of the decommissioning and site restoration measures outlined in the Decommissioning and Restoration Plan approved under Condition 4 of this permission have been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt the bond shall be able to be called upon by The Highland Council and be enforceable against the operator and landowner and/or leaseholder; and

(2) Confirmation in writing by a suitably qualified independent professional that the amount of financial provision proposed under part (1) above is sufficient to meet the full estimated costs of all decommissioning, dismantling, removal, disposal / recycling, site restoration, remediation and incidental work, as well as associated professional costs, has been submitted to, and approved in writing by, the Planning Authority; and

(3) Documentary evidence that the guarantee, bond or other financial provision approved under parts (1) and (2) above is in place has been submitted to, and confirmation in writing that the financial provision is satisfactory has been issued by, the Planning Authority;

(4) Thereafter, the Operator, and Leaseholder and/or Landowner, shall:

a) Ensure that the guarantee, bond or other financial provision is maintained throughout the duration of this permission; and

b) Pay for the guarantee, bond or other financial provision to be subject to a review five years after the commencement of development and every five years thereafter until such time as the development is decommissioned and the site restored.

(5) Each review shall be:

a) conducted by a suitably qualified independent professional; and

b) published within three months of each five-year period ending, with a copy submitted upon its publication to both the landowner(s) and the Planning Authority; and

c) approved in writing by the Planning Authority without amendment or, as the case may be, approved in writing by the Planning Authority following amendment to their reasonable satisfaction.

Where a review approved under part (c) above recommends that the amount of the guarantee, bond or other financial provision should be altered (be that an increase or decrease) or the framework governing the bond or other financial provision requires to be amended, the Operator, and Leaseholder and/or Landowner shall do so within one month of receiving that written information, or another timescale as may be agreed in writing by the Planning Authority, and in accordance with the recommendations contained therein.

Reason: To ensure that there are sufficient funds to secure the implementation of the Decommissioning, Restoration, and Aftercare Plan at the time of the development's decommissioning.

6. **Drainage**

No development shall commence until details of the final drainage design (including final ground levels and discharge rates information) have been submitted to, and approved in writing by, the Planning Authority, which shall include measures for the testing of spent fire suppressant water and where necessary its containment and disposal, as well as calculations to demonstrate that all storm events up to the 1 in 200 year plus climate change storm event shall be managed from within the application site boundary. Details shall include a methodology in respect of contamination testing and the range of disposal methods, as well as full details of each proposed disposal method (e.g. on-site treatment and controlled release, conveyance from the site via tanker vehicle etc). Thereafter, the development shall be constructed in accordance with the approved details, which shall be made available for use prior to the development's first occupation and maintained in perpetuity.

Reason: In order to ensure the site is adequately drained in accordance with the principles of Sustainable Urban Drainage Systems.

7. **External Lighting**

No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. The details shall not include dusk to dawn external lighting and shall include any proposals for infra-red lighting and arrangements for use of external lighting during maintenance periods.

Thereafter only the approved details shall be implemented.

Reason: In the interests of visual amenity, to prevent permanent lighting and minimise light pollution and to ensure the development does not have an adverse impact on residents and nocturnal animals.

8. **Habitat Management Plan (HMP)**

(1) No Development shall commence unless and until a Habitat Management Plan (HMP) has been submitted to, and approved in writing by, the Planning Authority. The HMP shall set out the proposed habitat management of the site including full details of biodiversity enhancement measures.

(2) The HMP shall provide for the maintenance, monitoring, and reporting of the habitat within the HMP area.

(3) The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.

(4) Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented within 12 months of following ground works commencing on site and shall remain in place for a minimum of 30 years.

(5) GIS shapefiles of HMP areas shall be supplied with the HMP to the Planning Authority prior to the commencement of any works.

Reason: To ensure that the development secures positive effects for biodiversity in accordance with NPF4 and to allow the Planning Authority to map areas of compensation and enhancement.

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.

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.

10. **Species Protection**

(1) No development or Site Enabling Works shall commence until pre-construction ecological surveys are undertaken, which shall be undertaken at the appropriate time of year and no more than 3 months prior to works commencing on site, and a report of the survey has been submitted to, and approved in writing by, the Planning Authority. The surveys shall cover the application site including an appropriate buffer from its boundary.

(2) In the event that works are intended to be carried out within the main bird breeding season, March through August inclusive, surveys for ground nesting birds shall be undertaken no more than 24 hours prior to any works commencing on site including site clearance works.

(3) Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: In the interest of protecting ecology, protected species including nesting birds, and their habitats.

11. **Construction Environment Management Plan (CEMP)**

No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved CEMP, subject to any variations approved in writing by the Planning Authority. The CEMP shall include:

- a) details of the phasing of construction works;

- b) details of any temporary site construction compound including temporary structures/buildings, fencing, parking and storage provision to be used in connection with the construction of the development;
- c) details and implementation and a timetable for post construction restoration/reinstatement of the temporary working areas, and the construction compound;
- d) details of the method of construction and erection of the structures and any underbuilding/platforms;
- e) details of pollution control: protection of the water environment, bunding of fuel storage areas, surface water drainage, sewage disposal and discharge of foul drainage;
- f) details of temporary site illumination during the construction period;
- g) details of timing of works;
- h) details of surface treatments and the construction of all hard surfaces and access tracks between each element of the proposed development This shall include details of the tracks in a dark, non-reflective finish with details of the chemical properties of any and all imported stone provided;
- i) details of routeing of onsite cabling;
- j) details of emergency procedures and pollution response plans;
- k) siting and details of wheel washing facilities;
- l) cleaning of site entrances, site tracks and the adjacent public highway and the sheeting of all HGVs taking spoil or construction materials to/from the site to prevent spillage or deposit of any materials on the highway;
- m) details of working practices for protecting nearby residential dwellings, including general measures to control noise and vibration arising from on-site activities, to be adopted as set out in British Standard 5228 Part 1: 2009;
- n) a Species Protection Plan;
- o) details of measures to reduce the risk of invasive non-native species being introduced/spread, such as via SUDs or contaminated vehicles from other sites;
- p) details of areas on the site designated for the storage, loading, off-loading, parking and manoeuvring of heavy duty plant, equipment and vehicles; and,
- q) details of how the best practicable measures will be implemented to reduce the impact of construction noise at noise sensitive locations.

Reason: To ensure that construction works are undertaken in accordance with applicable standards in the interests of environmental protection, amenity, and safety.

12. Environmental Clerk of Works (EnvCoW)

An Environmental Clerk of Works (EnvCoW) will incorporate the roles of an Ecological Clerk of Works (ECoW).

There shall be no Commencement of Development unless and until the terms of appointment of an independent Environmental Clerk of Works (EnvCoW) by the Company have been submitted to, and approved in writing by, the Planning Authority. This shall include a EnvCoW schedule, detailing when the EnvCoW shall be present on site. For the avoidance of doubt, the EnvCoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include (but not be limited to):

- a) Impose a duty to monitor compliance with the environmental commitments provided in the EIA Report as well as the following (the EnvCoW works):
 - i. the Pre-Construction Ecological Survey under Condition 10;
 - ii. the Construction Environment Management Plan (CEMP) under Condition 11;
 - iii. the Habitat Management Plan under Condition 8.
- b) Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;
- c) Require the EnvCoW to report to the nominated construction project manager any incidences of non-compliance with the EnvCoW works at the earliest practical opportunity;
- d) Require the EnvCoW to report to the Planning Authority any incidences of non-compliance with the EnvCoW Works at the earliest practical opportunity
- e) Maintain a Register of all inspections and audits, to include an inventory of all measures on the site, their effectiveness, as well as any advice provided;
- f) Require the EnvCoW to report to the Planning Authority monthly, with a concise summary of the actions on site.
- g) Require a statement that the EnvCoW shall be engaged by the Planning Authority but funded by the developer. The EnvCoW shall be appointed on the approved terms throughout the period from Commencement of

Development to completion of construction works and post-construction site reinstatement works.

Reason: To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the Development during the construction phase.

Construction Traffic Management Plan (CTMP)

(1) No development shall commence on site until a Construction Traffic Management Plan has been submitted to, and approved in writing by, The Council in consultation with Transport Scotland. The Construction Traffic Management Plan shall include:

a) Identification of the routes to site for general construction traffic and details of the number and type of vehicle movements anticipated on these routes during the construction period. This shall demonstrate that construction traffic will not use the C1110 road east of Fasnakyle Bridge and include appropriate traffic management measures on the C1110 between the site and the A831 road at Cannich;

b) Scheduling and timing of movements, avoiding local school peak travel times, and any large public event taking place in the local area which would be unduly affected or disrupted by construction vehicles using the public road network;

c) Traffic management measures on the routes to site for construction traffic including details of traffic management proposals to prevent HGVs meeting on the private access to the site or at its junction with the public road. In addition, measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs and banksman/escort details shall be considered. During the delivery period of construction materials any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being delivered or removed shall be undertaken by a recognised Quality Assured traffic management consultant, to be approved by the Local Roads Authority before delivery commences;

d) Measures to mitigate the impact of general construction traffic on the routes to site following detailed assessment of the relevant roads;

e) A procedure for condition surveys of the site access and construction traffic routes along with the regular monitoring of road conditions and the implementation of any remedial works required during the construction period;

f) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development;

g) Provisions for emergency vehicle access;

h) A timetable for implementation of the measures detailed in the CTMP;

and

i) Identification of a nominated person to whom any road safety issues can be referred and measures for keeping local Community Councils informed and dealing with queries and any complaints regarding construction traffic.

(2) In the event that Abnormal Indivisible Loads (AIL) are required, prior to the delivery of any AIL to the site, the CTMP shall be updated to include the proposed route for any AIL on the public road network along with any accommodation measures required, including the removal of street furniture, junction widening, and traffic management measures.

Thereafter the approved CTMP shall be implemented in full prior to development commencing and remain in place until the development is complete.

Reason: In the interest of road safety and to mitigate any impacts of construction traffic and the delivery of abnormal loads on the public road network.

14. **Site Access**

No development shall commence until full details including fully dimensioned and annotated plans of the site access with the C1110 public road have been submitted to, and approved in writing by, the Planning 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; and,
- v. suitable visibility splays in both directions from 2.4m setback from the carriageway edge.
- vi. details of a secondary vehicle or pedestrian access from the public road for emergency vehicles or personnel.

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

Reason: In the interests of road safety and in accordance with the applicable standards.

15. **Fire Risk Management and Emergency Response Procedures**

Prior to the first commissioning of the development hereby approved the following documents shall be submitted to, and approved in writing by, the Planning Authority in consultation with the Scottish Fire and Rescue Service:

- a) a complete and fully implementable Fire Risk Management Plan; and,
- b) a complete and fully implementable Fire Emergency Response Plan.

The developer shall thereafter undertake any review and amendment to both documents as may be required from time to time, in consultation with the relevant agencies.

Reason: In order to provide the Planning Authority sight of on-site management practices and procedures as they relate to fire risk management and fire emergency response, and to ensure the ongoing currency of both plans in the interests of human health, safety, amenity, and environmental protection.

16. **Water Supply**

No development shall commence until full details of the water supply to serve the development for the suppression of fire have been submitted to, and approved in writing by, the Planning Authority. These details shall demonstrate:

- a) confirmation from Scottish Water that sufficient capacity is reserved at its water treatment plant to serve the development;

Or,

- b) that the development can be sufficiently served by a private water supply through an appraisal specifying the means by which a water supply shall be provided and thereafter maintained to the development. This appraisal, which shall be carried out by an appropriately qualified person(s), shall demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

Reason: To ensure that an adequate water supply can be provided to meet the requirements of the proposed development and, where relevant, without compromising the interests of other users of the same or nearby private water supplies.

17. **Construction Noise and Vibration**

1. Prior to construction commencing the applicant shall submit, for the written approval of the Planning Authority, a construction noise/vibration mitigation scheme which demonstrates how the applicant/contractor will ensure the best

practicable measures are implemented in order to reduce the impact of construction noise and vibration. The assessment should include but is not limited to the following: -

- A description of the most significant noise sources in terms of equipment;
- processes or phases of construction.
- The proposed operating hours and the estimated duration of the works for each phase.
- A detailed plan showing the location of noise sources, noise sensitive premises and any survey measurement locations (if required).
- A description of noise mitigation methods that will be put in place including any proposals for community liaison. The best practice found in BS5228 Code of practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.

Thereafter the development shall progress in accordance with the approved Construction Noise/Vibration Mitigation Scheme and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority.

Reason: In the interests of local amenity.

18. **Dust Mitigation**

Prior to the development commencing, the applicant shall submit, for the written approval of the Planning Authority, details of a dust mitigation scheme designed to protect neighbouring properties from dust arising from the construction of this development.

Thereafter the development shall progress in accordance with the approved dust suppression scheme and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority.

Reason: In the interests of local amenity.

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 Flare 180052/ZS02136 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.

20. Noise Management Plan

Prior to the development commencing, the applicant shall submit, for the written approval of the Planning Authority, a noise management plan (NMP.) The NMP should outline how the noise sources within the development will be managed to ensure compliance with the prescribed noise limits and minimise disturbance. The NMP should include but limited to the following:-

- A clear statement of the plan's purpose
- A description of the noise sources on site and the noise mitigations measures installed;
- Details of the site management responsibilities, procedures in place for the inspection and maintenance of the noise generating equipment and of noise mitigation measures on site;
- Details of the procedures for monitoring of the noise levels to ensure
- compliance with the consented noise limits;
- Details of procedure for responding to any complaints.

Reason: In the interests of local amenity.

21. Record Keeping

The Operator shall, at all times after the first commissioning of the development, record information regarding the details of power stored and generated, inclusive of dates and times of any failures, and retain the information in perpetuity. The information shall be made available to the Planning Authority within one month of any request by them.

Reason: To ensure end of life decommissioning of the site.

22. Socio-Economic Benefit

Prior to the Commencement of Development, a Local Employment Scheme for the construction of the development shall be submitted to and agreed in writing by the Planning Authority. The submitted Scheme shall make reference to the supporting Social Value Charter Statement (dated December 2024). The Scheme shall include the following:

- a) details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies will take place in relation to maximising the access of the local workforce to information about employment opportunities;
- b) details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;
- c) a procedure setting out criteria for employment, and for matching of candidates to the vacancies;
- d) measures to be taken to offer and provide college and/or work placement opportunities at the development to students within the locality;
- e) details of the promotion of the Local Employment Scheme and liaison with contractors engaged in the construction of the development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;
- f) a procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the Council; and
- g) a timetable for the implementation of the Local Employment Scheme.

Thereafter, the development shall be implemented in accordance with the approved scheme.

Reason: In order to ensure compliance with NPF4 Policy 11c) and to maximise the local socio-economic benefits of the development to the wider community. To make provision for publicity and details relating to any local employment opportunities.

23. **Battery Safety Management Plan**

No development shall commence until a full Battery Safety Management Plan has been submitted to and approved in writing by the Planning Authority. Thereafter the construction of the development shall only be carried out in strict accordance with the approved Plan's specifications.

Reason: In the interests of safety and environmental protection.

24. **Archaeology**

No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI)

has been submitted to and approved in writing by the Planning Authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied or brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the Planning Authority. The PERD shall be carried out in complete accordance with the approved details.

Reason. In order to protect the archaeological and historic interest of the site.

25. Outdoor Access

No development shall commence until an Outdoor Access Plan of public access across the site (as existing, during construction and following completion) has been submitted to, and approved in writing by, the Planning Authority. The plan shall include details showing where public access will and will not be accommodated before, during and on completion of the development.

Reason: In order to safeguard public access

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that, subject to the conditions suggested below, the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a

strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

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 – 3135974 - LOCATION PLAN

Plan 2 – 3135972 - BLOCK PLAN

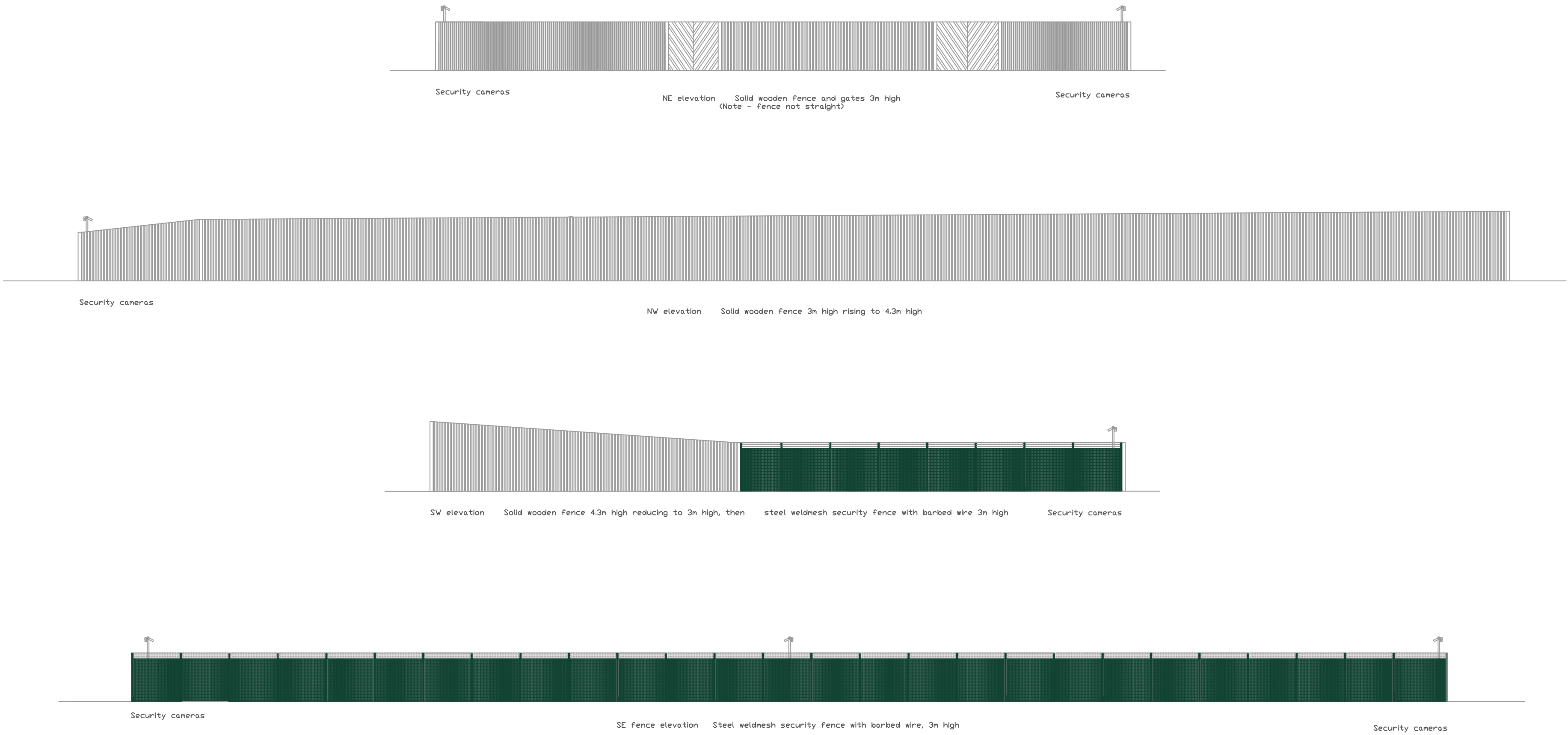
Plan 3 – 3110683 - GENERAL PLAN - ELEVATIONS & SECTIONS

Plan 4 – 3110684 - ELEVATIONS - EQUIPMENT

Plan 5 – 3110685 - FENCING PLAN

Plan 6 – 3110690 - GENERAL PLAN - METER BUILDING
Plan 7 – 3110697- GENERAL PLAN - EQUIPMENT STORE
Plan 8 – 3110702 - GENERAL PLAN - WATER HOUSE
Plan 9 – 3110703 - ELEVATIONS - WATER TANK
Plan 10 – 3115586 - TREE PROTECTION PLAN
Plan 11 – 3115591 - TREE PROTECTION PLAN
Plan 12 – 3115592 - TREE PROTECTION PLAN
Plan 13 – 3115593 - TREE PROTECTION PLAN
Plan 14 – 3135975 - LANDSCAPE PLAN
Plan 15 – 3567001 - DRAINAGE - PROPOSED SURFACE WATER DRAINAGE
STRATEGY
Plan 16 – 3567002 - SITE LAYOUT PLAN
Plan 17 - 3601956 - GENERAL PLAN – SIGHTLINES
Plan 18 – 3601961 - GENERAL PLAN - BUND PROFILE

Solid wooden fence height to be determined in association with final equipment selection.



Existing trees
New trees

Final solid wooden fence height to be selected in association with final equipment selection

Scale 1:200 at A0
0 2 4
metres

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Energy Project Management

Fence and road elevations

Drawing number: 1321/079/21072023
Date: Draft

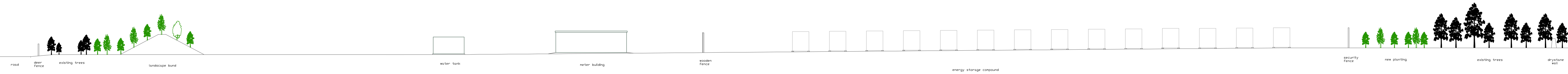
Elevation towards road



Cross section A-B

A

B



Cross section C-D

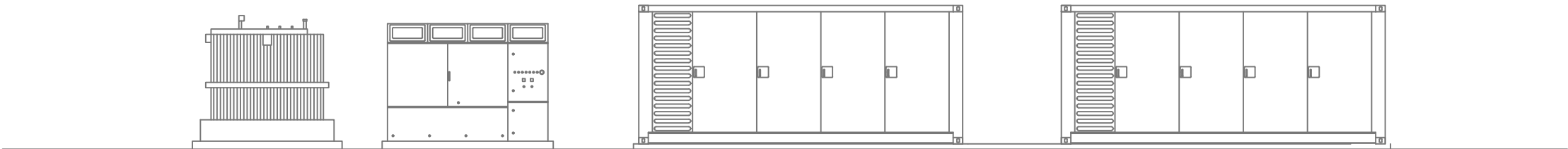
C

D



Fasnakyle
Energy Storage

Metal equipment, grey colour



Transformer

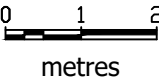
Converter

Energy storage units



End elevations

Scale 1:100 at A3



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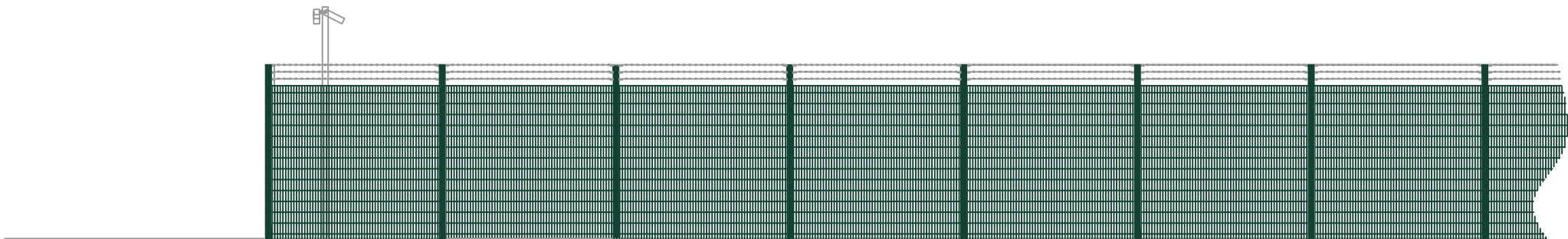
Typical equipment elevations

Drawing number	Status
J321/074/21072023	Draft

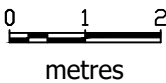


Example
cameras
on pole
(not to
scale)

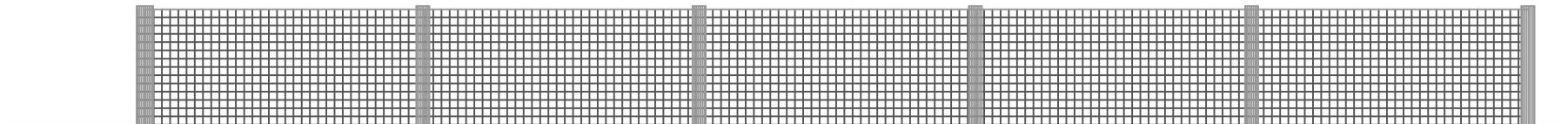
Steel weldmesh security fence with barbed wire, 3m high



Scale 1:100 at A3



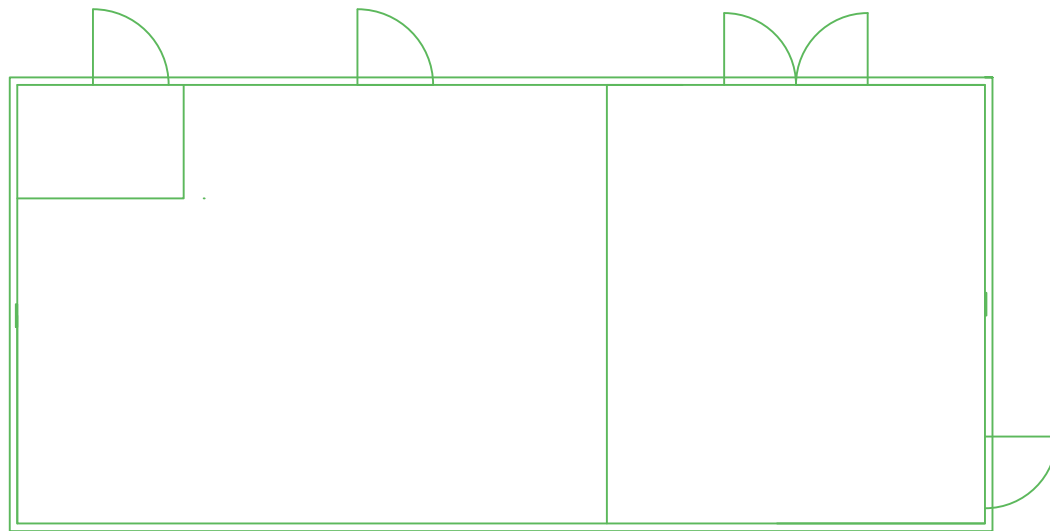
Wooden post and wire deer fence 1.8m high



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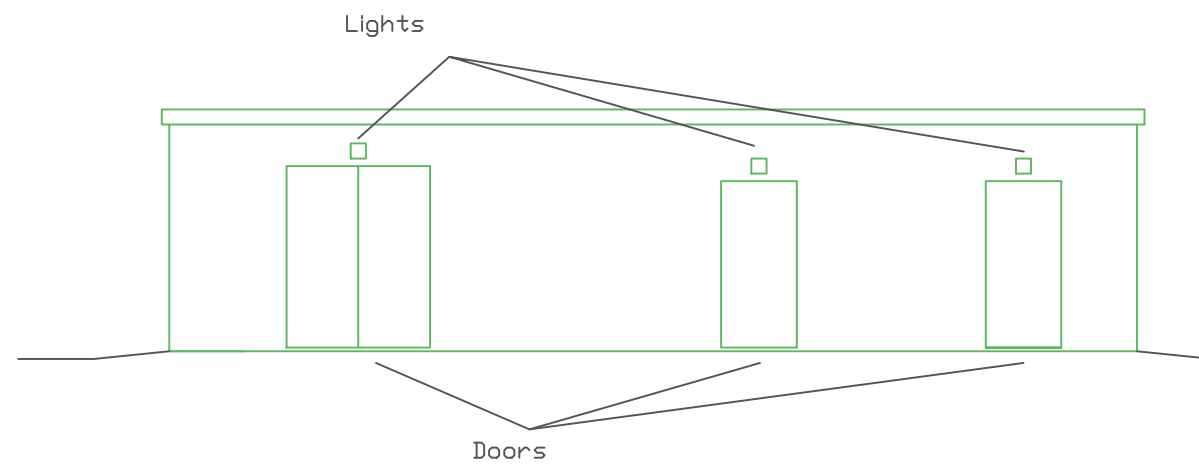


Typical fencing & security

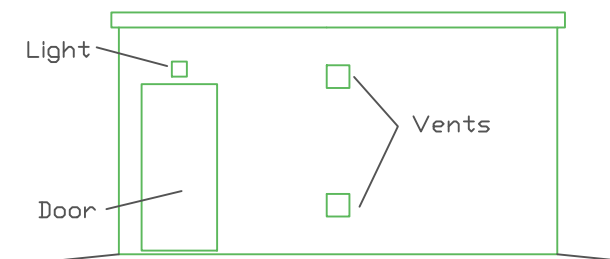


Plan view

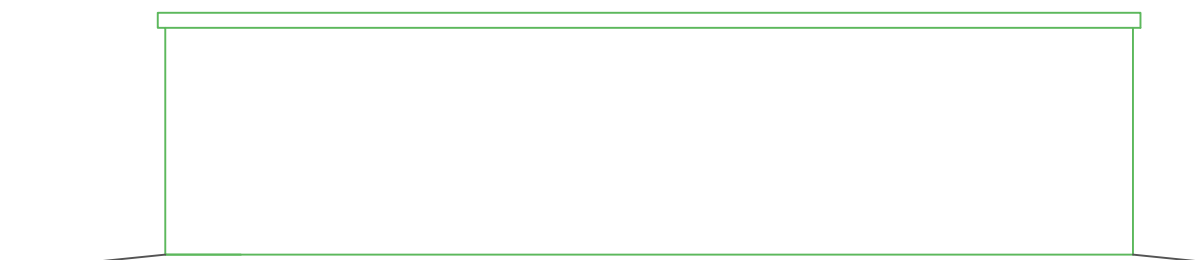
North west elevation



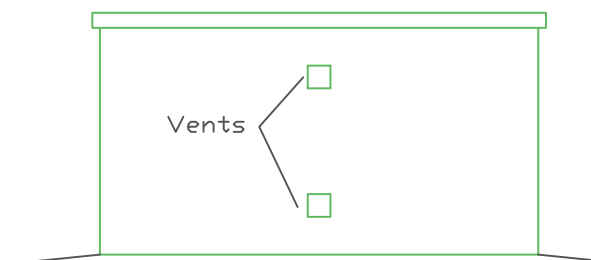
North east elevation



South east elevation



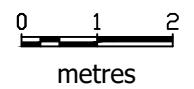
West elevation



Fasnakyle Energy Storage

Prefabricated GRP building,
hollybush green, 3.2 metres
high

Scale 1:100 at A3



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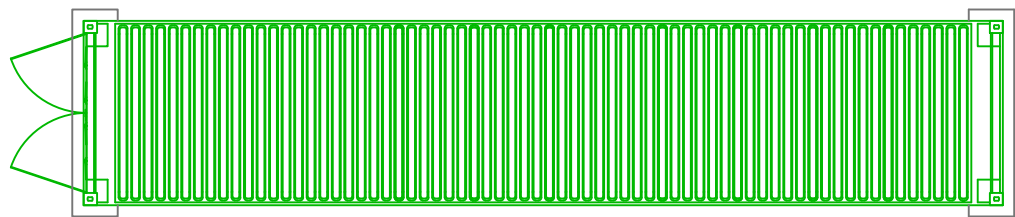
Typical meter building

Drawing number
J321/075/21072023

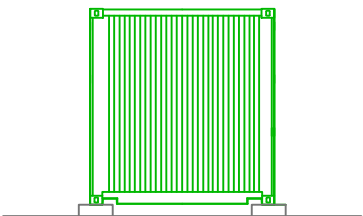
Status
Draft

Fasnakyle
Energy Storage

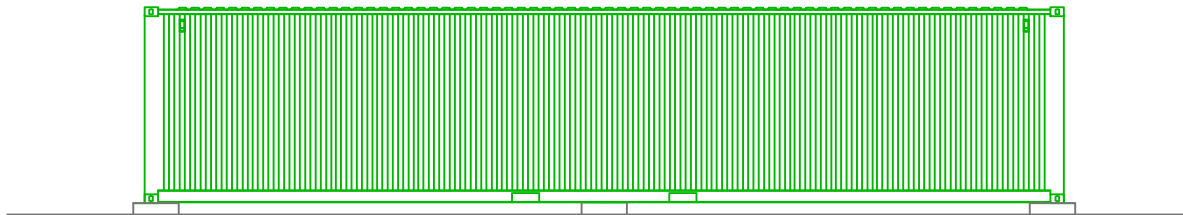
Metal container dark green



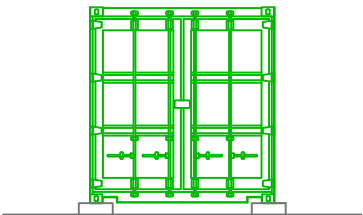
Plan view



Elevation, opposite end

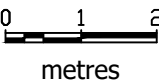


Elevation, side



Elevation, door end

Scale 1:100 at A3



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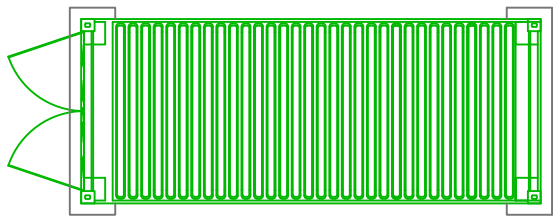


Typical equipment store

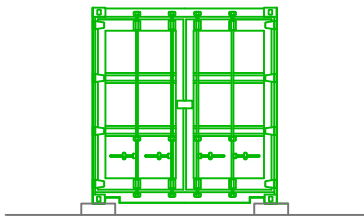
Drawing number	Status
J321/077/21072023	Draft

Fasnakyle
Energy Storage

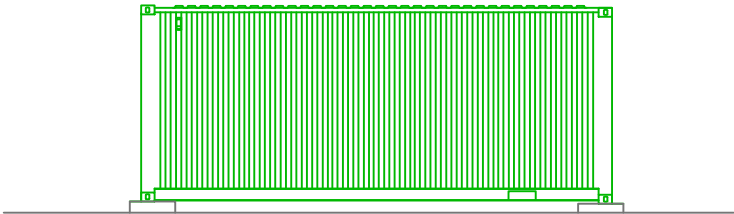
Metal container dark green



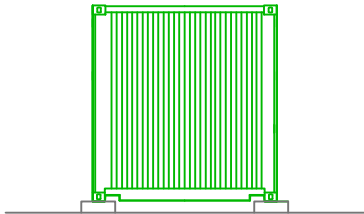
Plan view



Elevation, door end

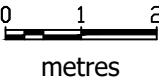


Elevation, side



Elevation, opposite end

Scale 1:100 at A3



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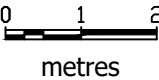
Typical water pump housing

Drawing number	Status
J321/081/21072023	Draft

Fasnakyle
Energy Storage

Sectional GRP water storage
tank, hollybush green,
3 metres high

Scale 1:100 at A3

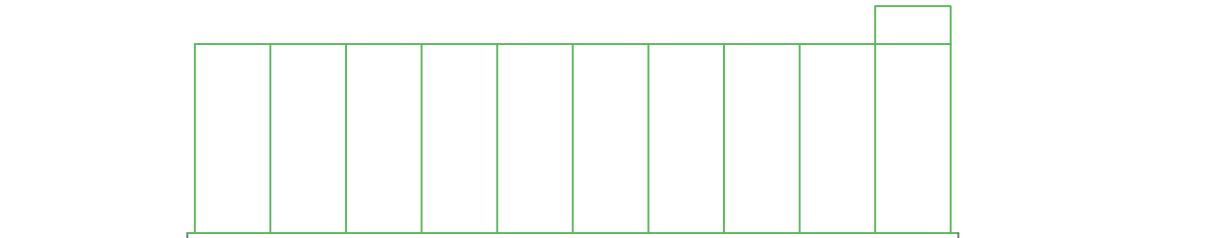


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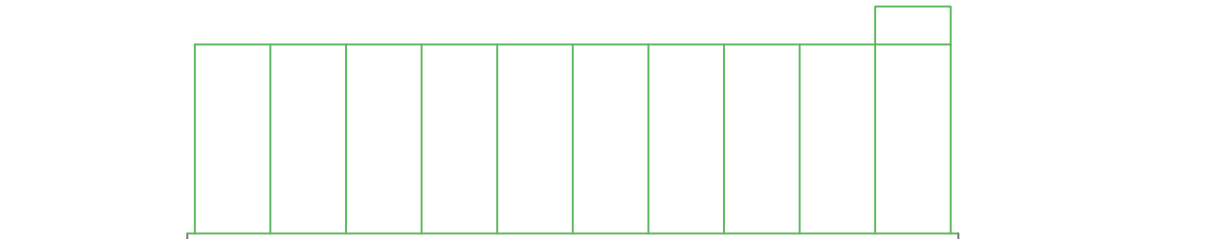


Typical water tank

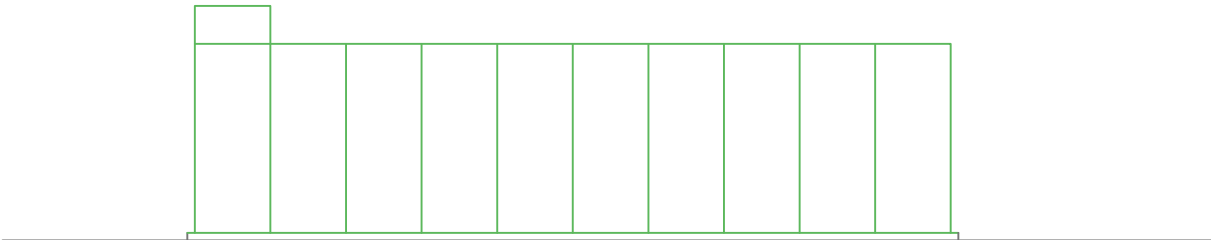
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J321/076/21072023	Draft



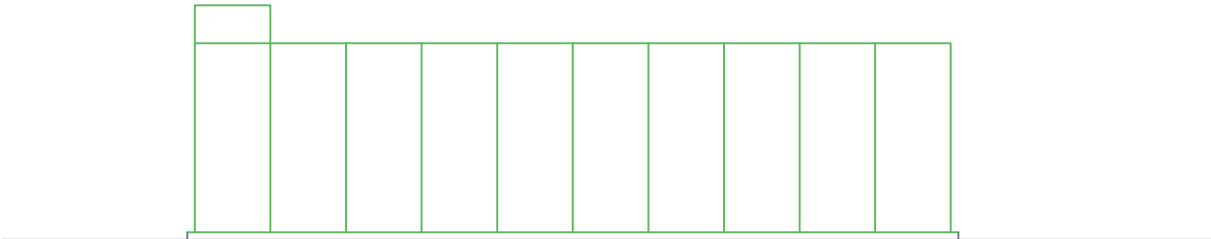
NW elevation



SW elevation

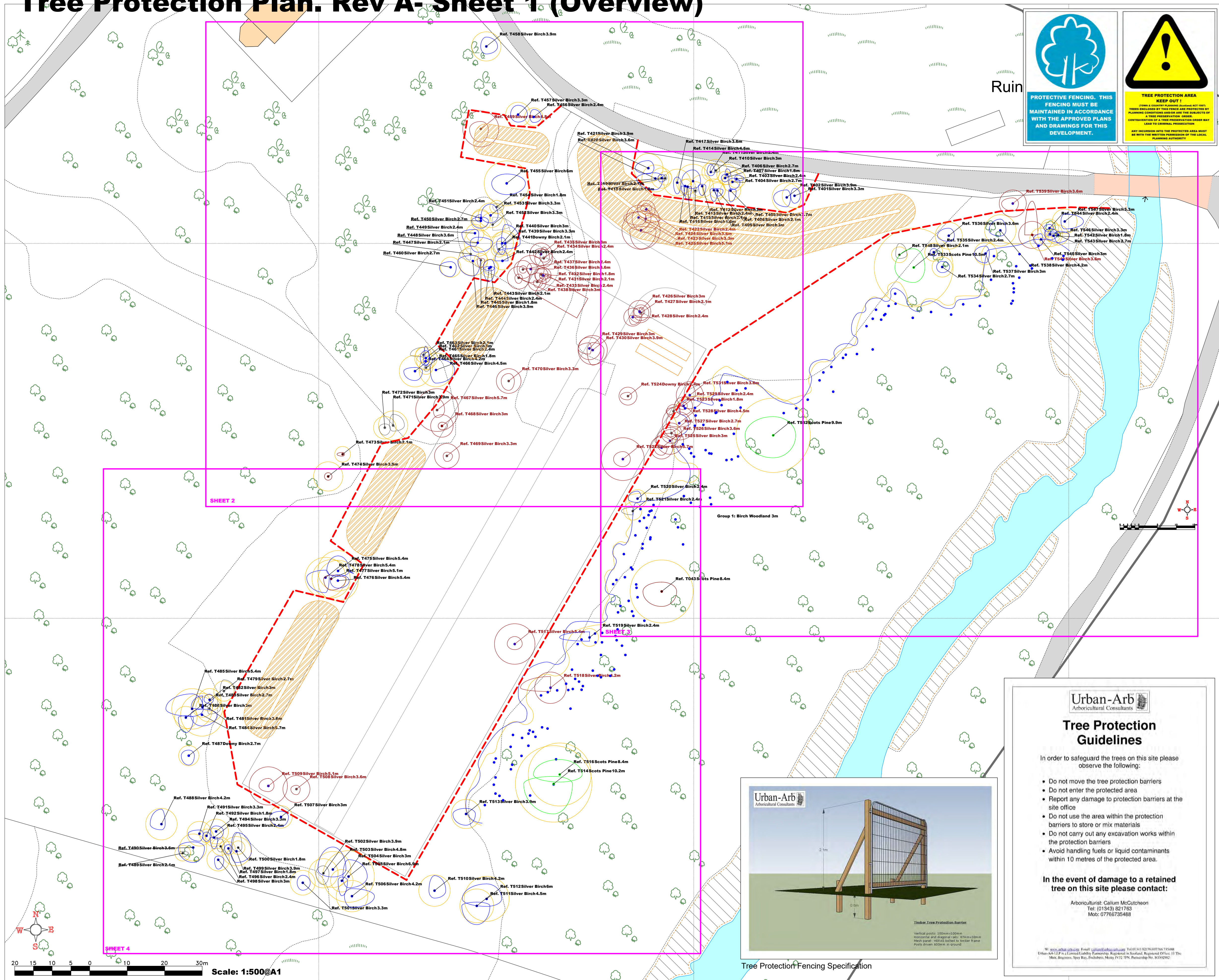


SE elevation



NE elevation

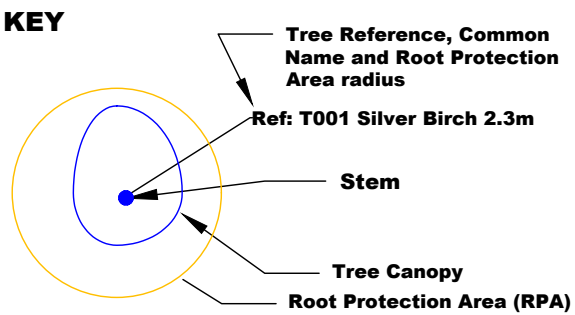
Tree Protection Plan. Rev A- Sheet 1 (Overview)



PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



TREE PROTECTION AREA KEEP OUT!
THIS IS A COUNTRY PLANNING (COUNTRYPARK) SITE. TREES INCLUDED IN THIS PLAN ARE PROTECTED BY PLANNING CONSERVATION ORDERS AND THE PROTECTION OF A TREE PRESERVATION ORDER. ANY CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION. ANY INCLUSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.

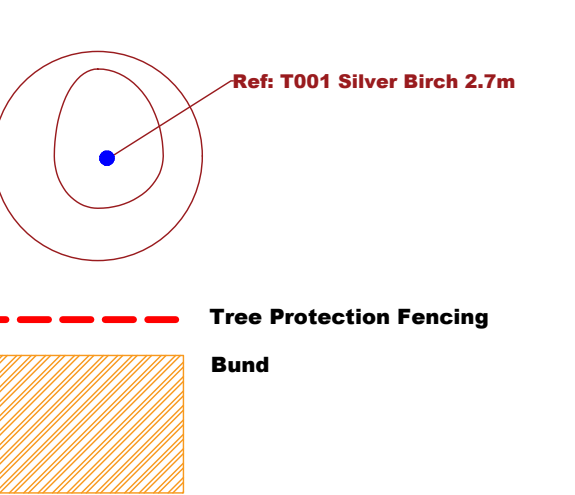


Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

TREE TO BE REMOVED



Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 05-06.01.2023

Urban-Arb
Arboricultural Consultants

No.	Revision/Issue	Date

Form Name and Address
Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey By
Fochabers
Moray IV32 7PN
www.urban-arb.com

Project Name and Address
Fasnakyle Cannich

Project	Sheet
TREE PROTECTION PLAN	
Date	
11.07.2023	002a (1)
Scale	
AS NOTED	

Urban-Arb
Arboricultural Consultants

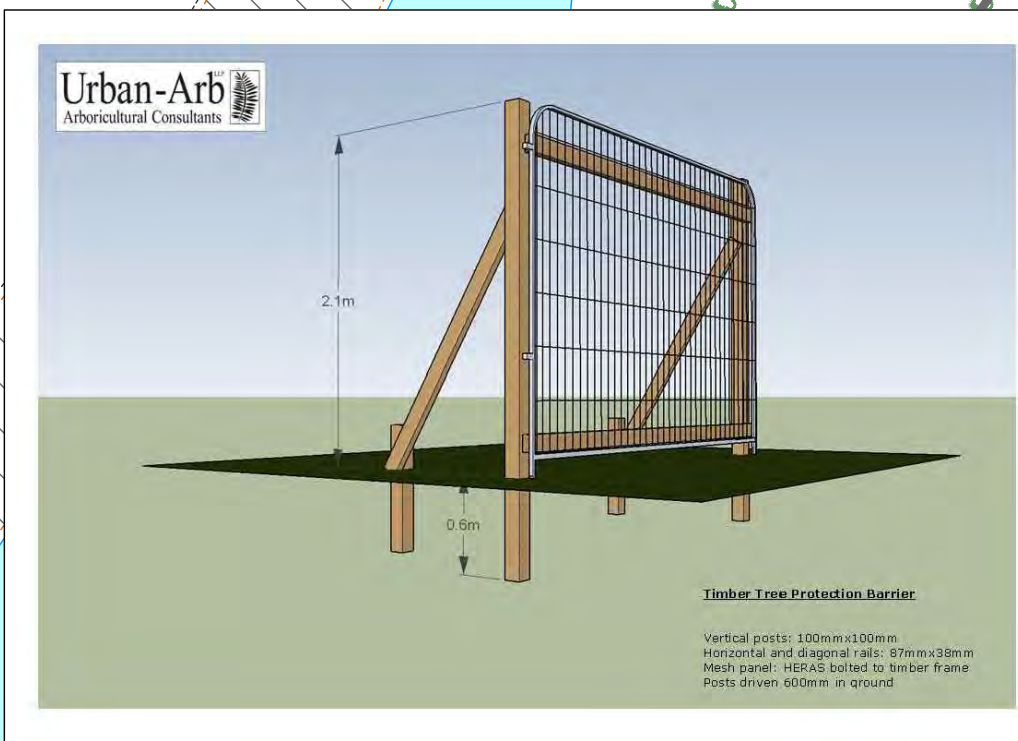
Tree Protection Guidelines

In order to safeguard the trees on this site please observe the following:

- Do not move the tree protection barriers
- Do not enter the protected area
- Report any damage to protection barriers at the site office
- Do not use the area within the protection barriers to store or mix materials
- Do not carry out any excavation works within the protection barriers
- Avoid handling fuels or liquid contaminants within 10 metres of the protected area.

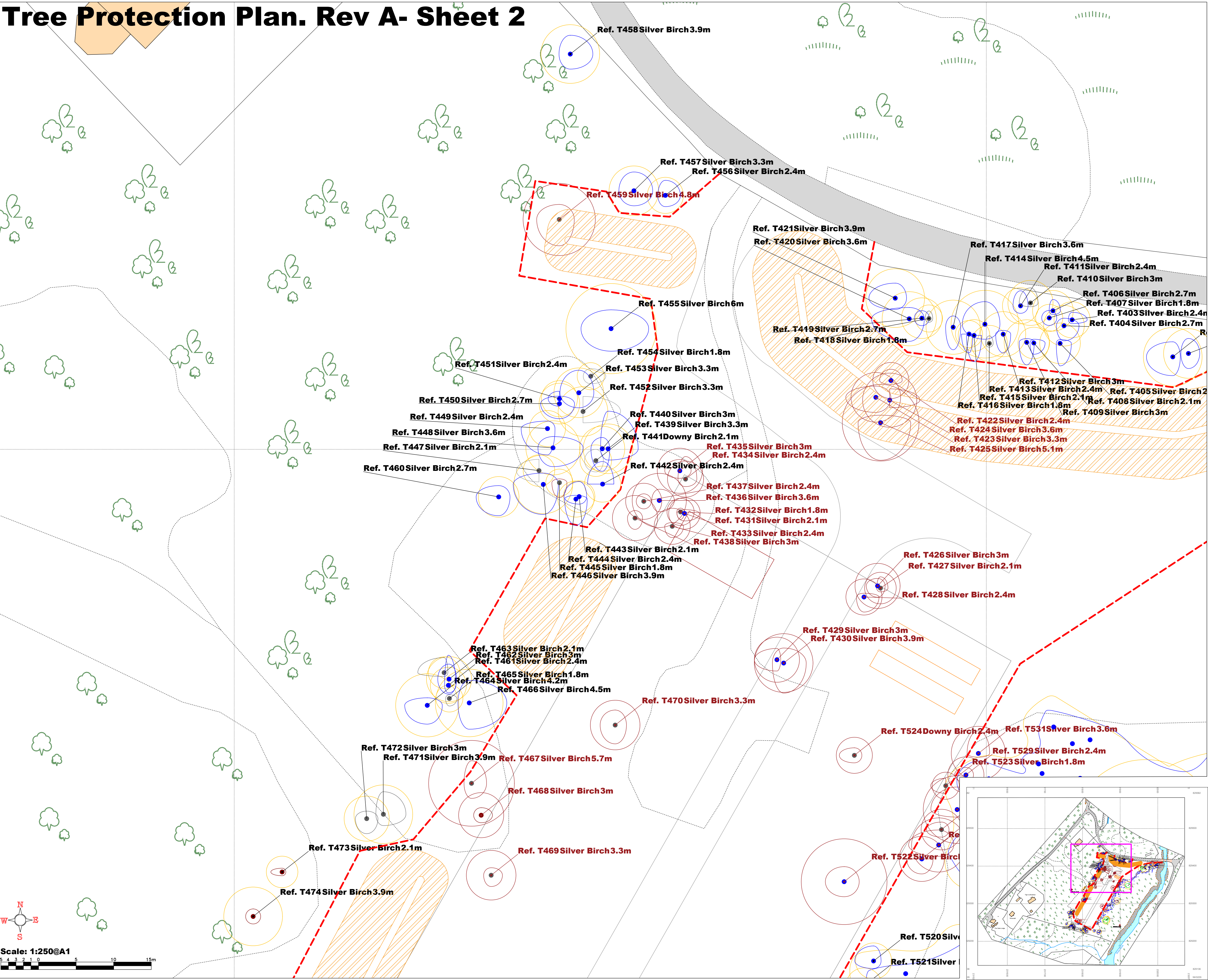
In the event of damage to a retained tree on this site please contact:

Arboriculturist: Callum McCutcheon
Tel: (01343) 821763
Mob: 07766735468



Tree Protection Fencing Specification

Tree Protection Plan. Rev A- Sheet 2



General Notes

KEY

Tree Reference, Common Name and Root Protection Area radius

Ref: T001 Silver Birch 2.3m

Stem

Tree Canopy

Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5837:2012)

TREE TO BE REMOVED

Ref: T001 Silver Birch 2.7m

Tree Protection Fencing

Bund

Urban-Arb
Arboricultural Consultants

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

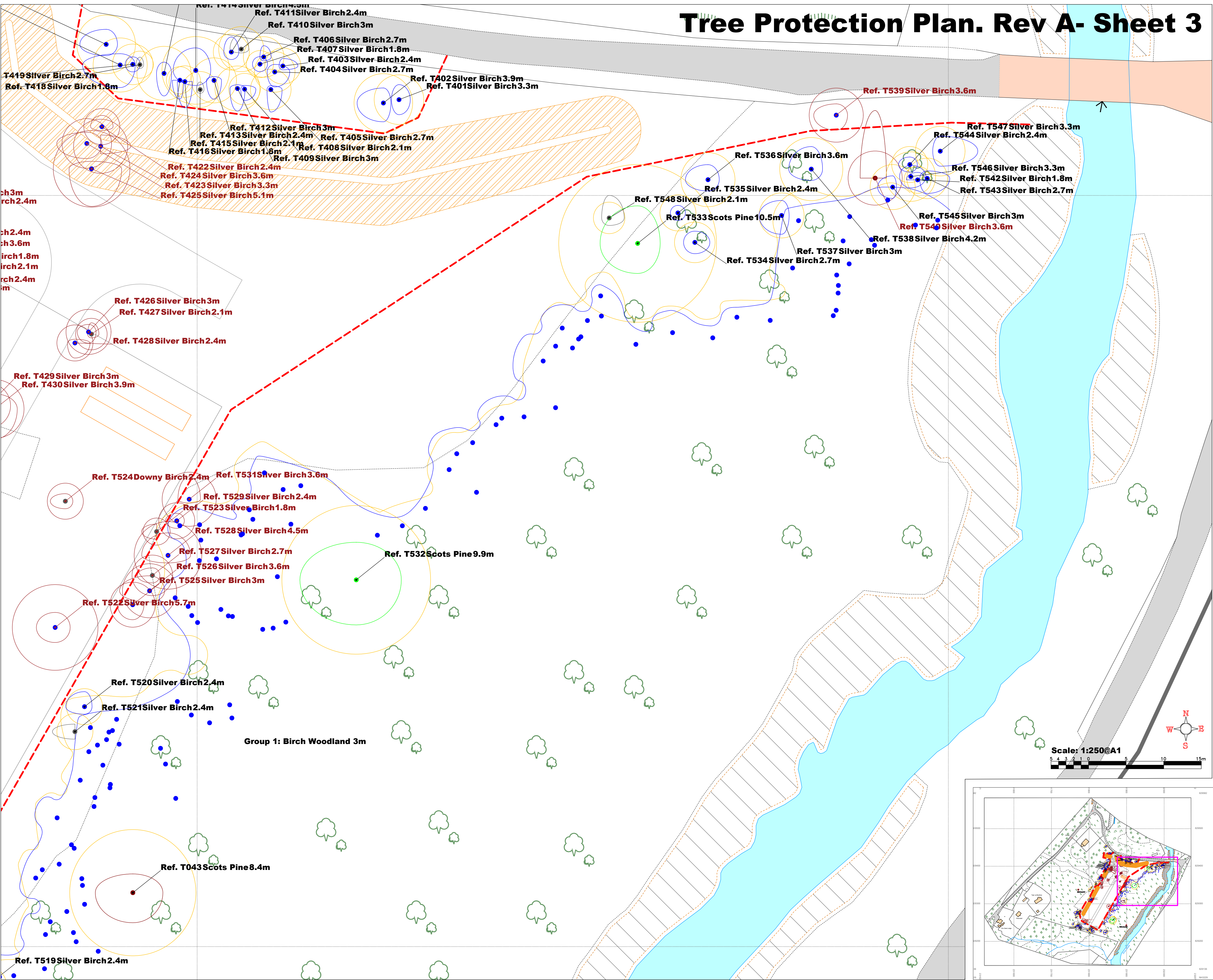
Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey By
Fochabers
Moray IV32 7PN
www.urban-arb.com

Project Name and Address

Fasnakyle Cannich

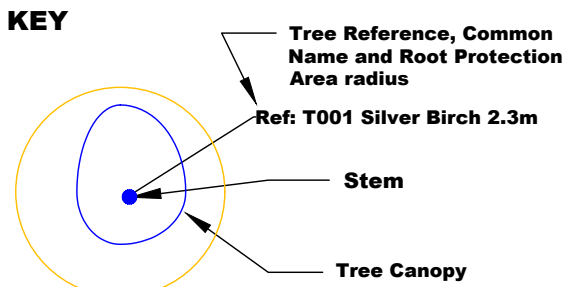
Project	Sheet
TREE PROTECTION PLAN	
Date	
11.07.2023	002a (2)
Scale	
As Noted	

Tree Protection Plan. Rev A- Sheet 3



General Notes

KEY

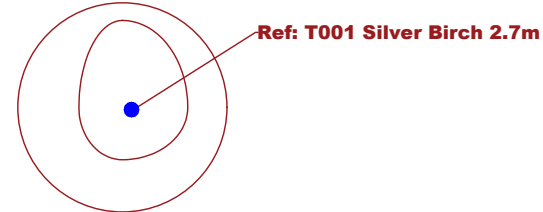


Colours are in accordance with BS5837:2012 quality grading:

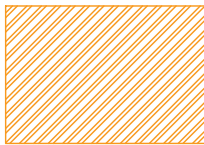
Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5837:2012)

TREE TO BE REMOVED



Tree Protection Fencing



Bund

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 05-06.01.2023

Urban-Arb
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address
Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey By
Fochabers
Moray IV32 7PN
www.urban-arb.com



Project Name and Address

Fasnakyle Cannich

Project

TREE PROTECTION PLAN

Date

11.07.2023

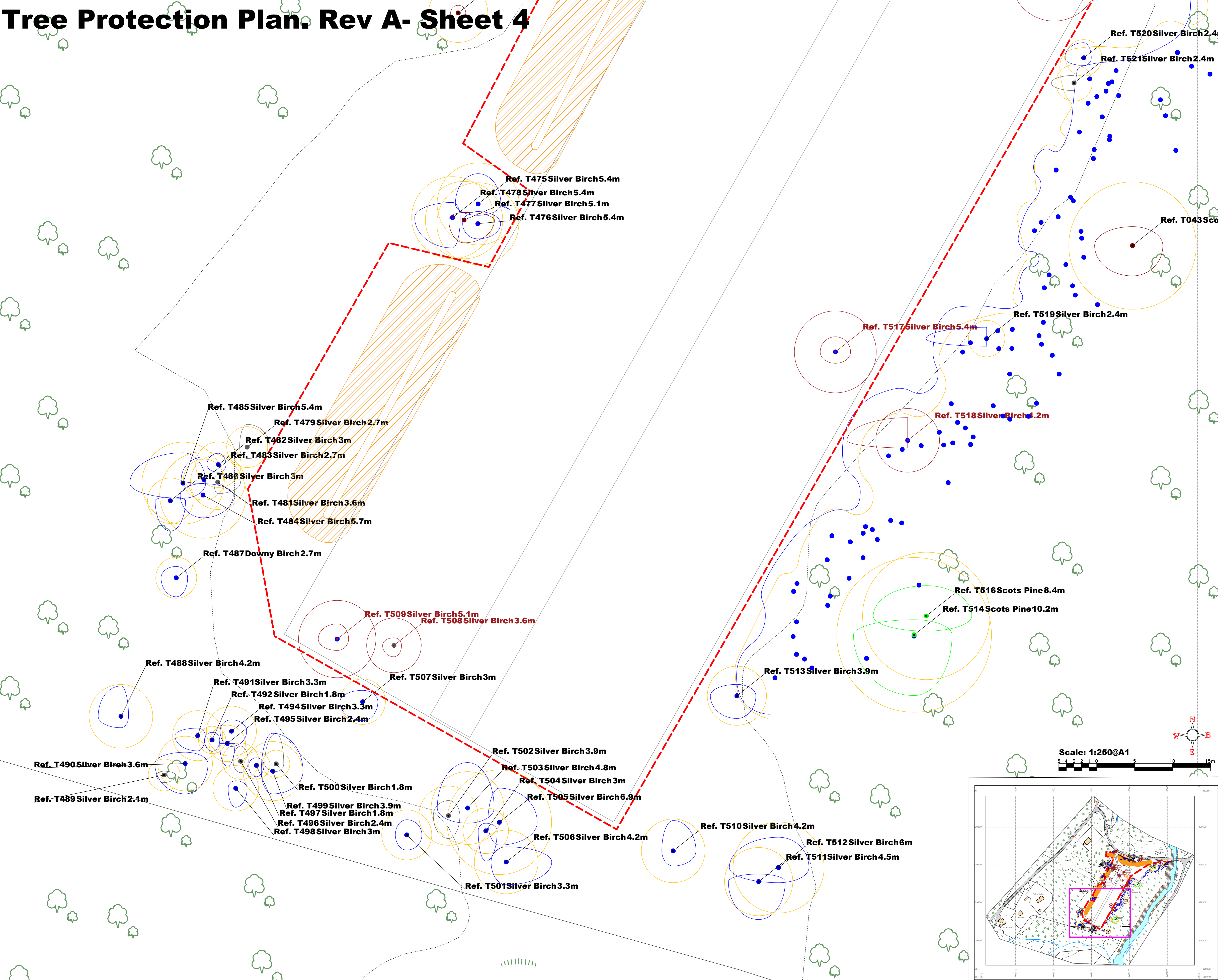
Scale

As Noted

Sheet

002a (3)

Tree Protection Plan, Rev A- Sheet 4



General Notes

KEY

Tree Reference, Common Name and Root Protection Area radius
Ref: T001 Silver Birch 2.3m

Stem

Tree Canopy

Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5837:2012)

TREE TO BE REMOVED

Ref: T001 Silver Birch 2.7m

Tree Protection Fencing

Bund

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 05-06.01.2023

Urban-Arb
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address
Urban-Arb LLP
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11 The Muir
Bogmoor
Spey By
Fochabers
Moray IV32 7PN
www.urban-arb.com

Project Name and Address

Fasnakyle Cannich

Project	Sheet
TREE PROTECTION PLAN	
Date	
11.07.2023	002a (4)
Scale	
As Noted	

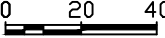




Fasnakyle Energy Storage

-  Planning Boundary
-  Landownership

Scale 1:2000 at A3



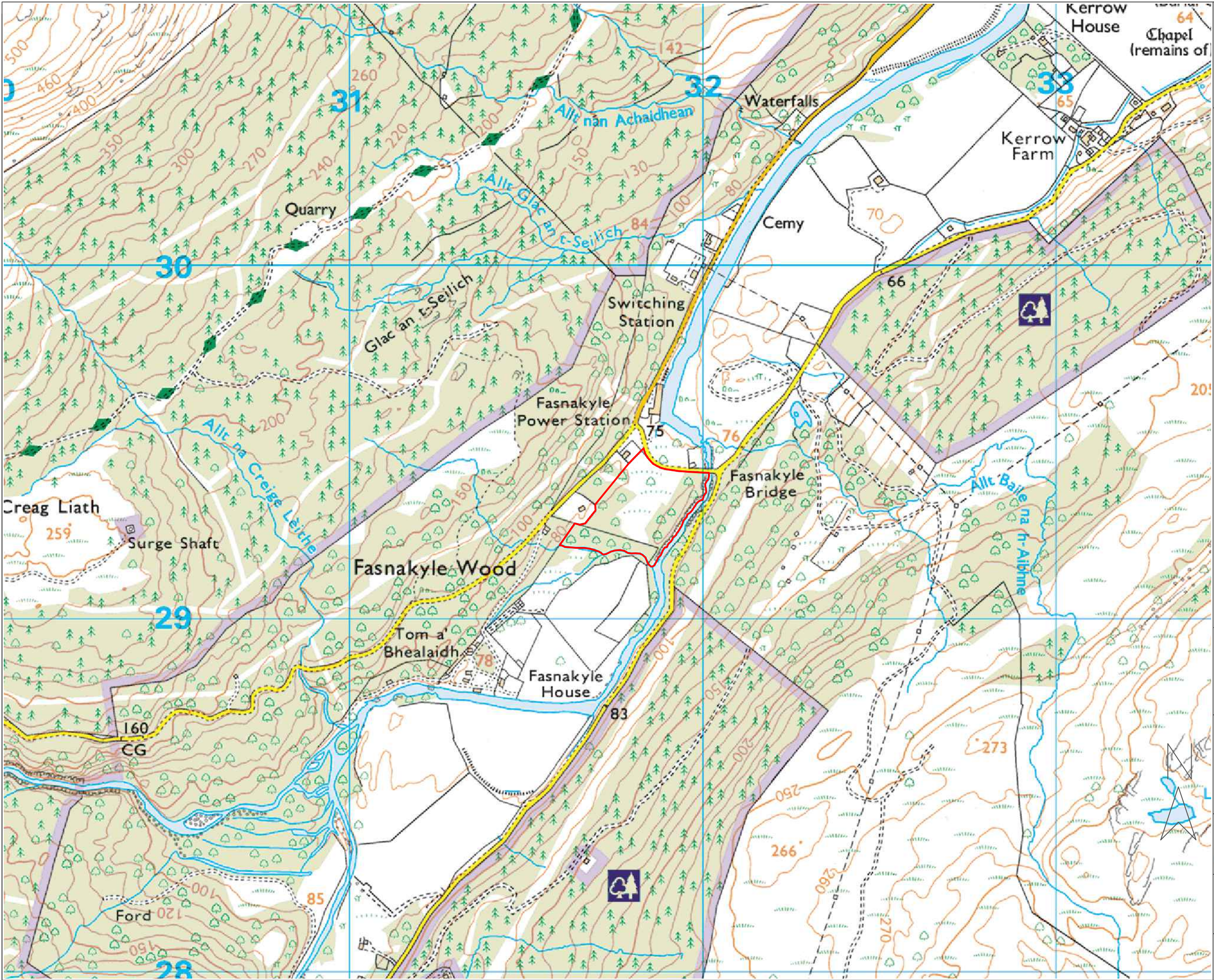
metres

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Block plan

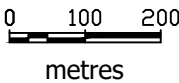
Drawing number	Status
J321/098/26092023	Draft



Fasnakyle
Energy Storage

Land south of Fasnakyle Power
Station, Cannich IV4 7NB

Scale 1:10,000 at A3



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Project Location

Drawing number
J321/097/26092023

Status



Fasnakyle Energy Storage

Main tree planting areas



Frontage, high quality mixed denser planting



Bunds, mixed denser planting



Flat areas, infill of native broadleaves



Bracken cutting and infill of native broadleaves



Tree protection fencing



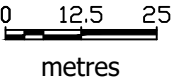
Create / enhance heath



Flower meadow

Habitat management will enhance woodland regeneration within the wider woodland

Scale 1:1250 at A3



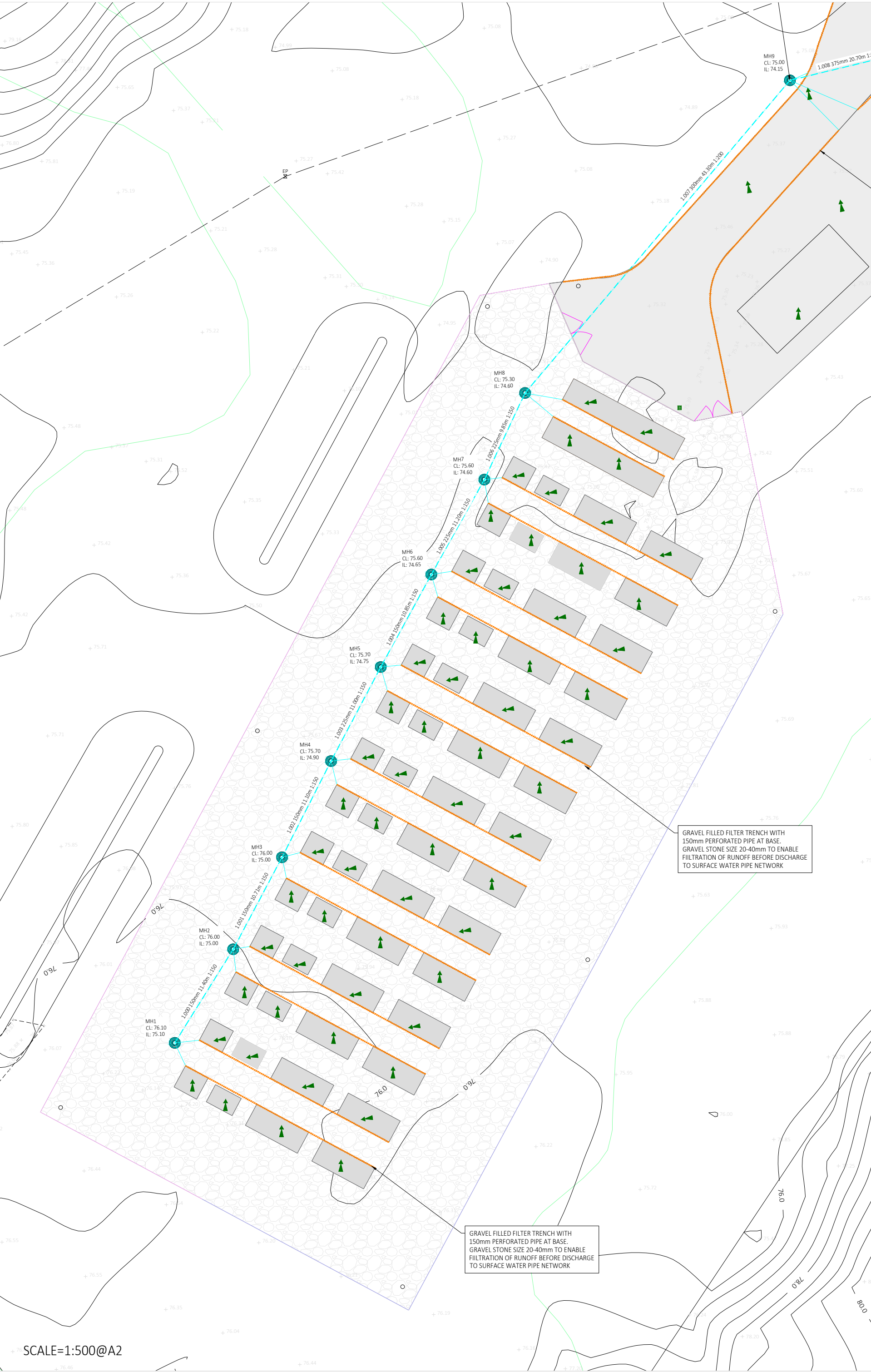
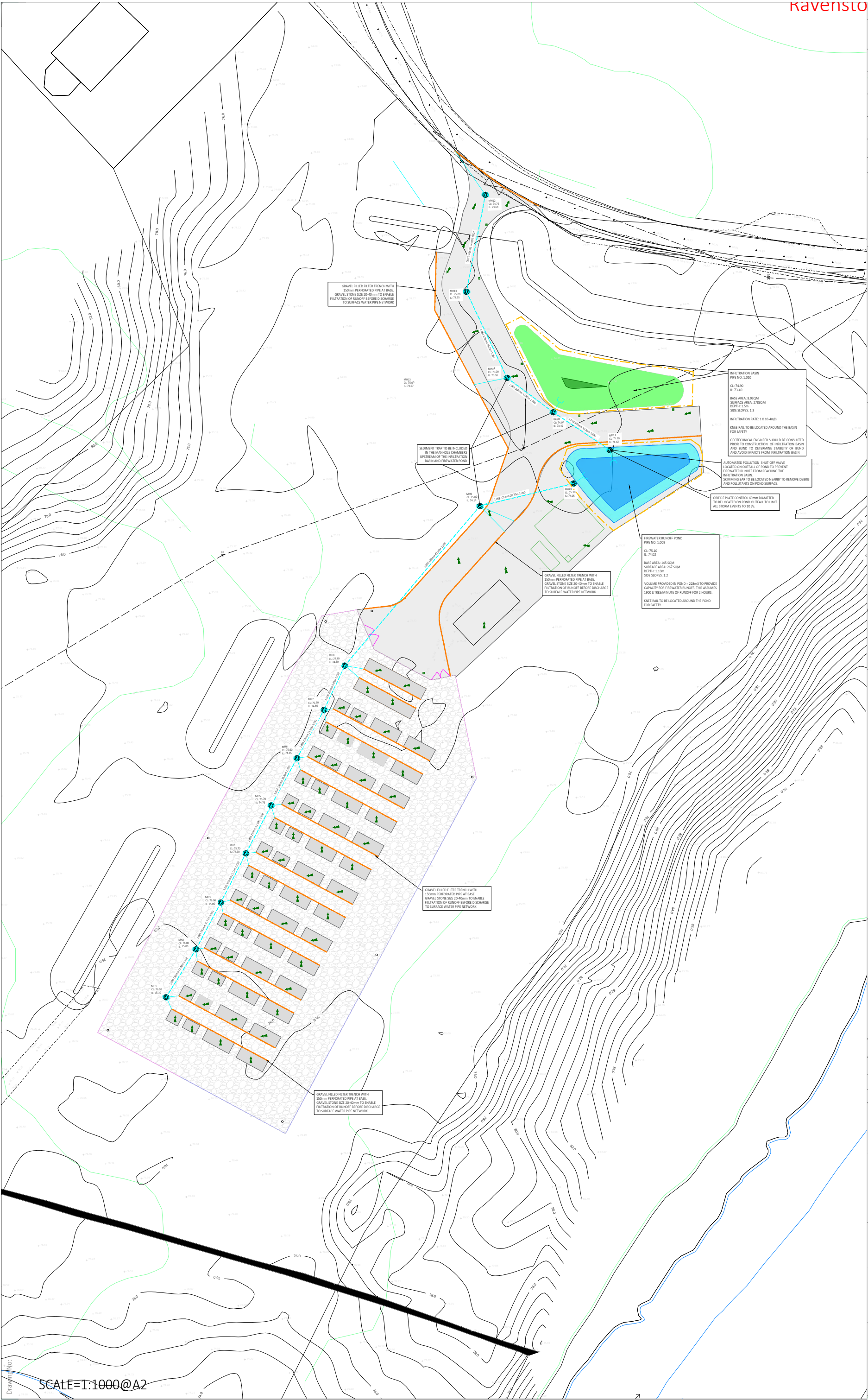
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Planting and Layout

Drawing number
J321/102/26092023

Status



1. GENERAL

(i) WORK TO FIGURED DIMENSIONS ONLY.

(ii) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, DETAILED SPECIFICATIONS WHERE APPLICABLE AND ALL ASSOCIATED DRAWINGS IN THIS SERIES.

(iii) ANY DISCREPANCY ON THIS DRAWING IS TO BE REPORTED IMMEDIATELY TO THE COMPANY FOR CLARIFICATION.

(iv) THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.

2. DRAINAGE GENERAL

(i) ALL FOUL AND STORM WATER DRAINS WHICH ARE NOT TO BE ADOPTED AS PUBLIC SEWERS UNDER A SECTION 104 AGREEMENT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, BS EN 752 AND WHERE APPROPRIATE THE RELEVANT AGREEMENT CERTIFICATES.

(ii) MANHOLES, GULLIES, GULLY CONNECTIONS, SEWERS AND OTHER SEWERAGE STRUCTURES INTENDED TO CONVEY SURFACE WATER ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE WATER AUTHORITIES ASSOCIATION SPECIFICATION 'SEWERS FOR ADOPTION' 6TH EDITION AND RELEVANT COUNCIL DESIGN GUIDE.

(iii) ALL CONCRETE USED IN DRAINAGE WORKS TO COMPLY WITH BRE DIGEST 363 FOR CLASS 2 SULPHATE CONDITIONS.

3. MANHOLE COVERS AND FRAMES

(i) MANHOLE COVERS TO BE CLASS D400 IN HIGHWAYS, CLASS B125 IN FOOTWAYS AND VERGES, CLASS A15 IN NON-TRAFFICKED AREAS.

(ii) MANHOLE COVER AND FRAME TO BE BEDDED AND SURROUNDED IN 1:3 MORTAR.

4. MANHOLE RINGS, COVER SLABS & TAPERS

(i) PRECAST CONCRETE MANHOLE UNITS SHALL COMPLY WITH THE REQUIREMENTS OF BS 5911. THE RELEVANT ABSORPTION TESTS REQUIRED SHALL BE CARRIED OUT ON A SAMPLE OF THOSE RINGS AND SLABS USED UNLESS A CERTIFICATE OF TESTING IS SUPPLIED BY THE MANUFACTURER. COVER SLABS SITUATED UNDER CARRIAGEWAYS OR TRAFFICKED AREAS SHALL BE HEAVY DUTY AND THOSE ELSEWHERE SHALL BE LIGHT DUTY. MANHOLE UNITS SHALL BE COMPLETE WITH STEP IRONS IF REQUIRED.

5. PIPES

(i) PLASTIC PIPES SHALL BE OF UNPLASTICISED POLYVINYL CHLORIDE (UPVC) COMPLYING WITH THE REQUIREMENTS OF BS EN 1401.

(ii) CONCRETE PIPES SHALL BE SPUN BY A CENTRIFUGAL PROCESS OR BE VERTICALLY PRESSED. THEY SHALL POSSESS SELF INVERTING SOCKETS AND SHALL COMPLY WITH THE REQUIREMENTS OF AND BE TESTED IN ACCORDANCE WITH BS 5911.

(iii) SOLID WALL CONCENTRIC EXTERNAL RIB-REINFORCED UNPLASTICISED PVC PIPE SHALL COMPLY WITH ASTM A978.

(iv) ALL VITRIFIED CLAY PIPES TO BE IN ACCORDANCE WITH BS EN 295.

(v) ALL PIPE CONNECTIONS TO MHS AND CATCH PITS TO HAVE MIN 600MM ROCKER PIPE AS CLOSE AS PRACTICABLE TO CHAMBER WALL.

6. GULLY GRATES & FRAMES

(i) GULLY GRATES AND FRAMES FOR CARRIAGEWAY GULLIES SHALL COMPLY WITH BS EN 142. GULLIES SHALL BE PATTERN GB4-325 FOR ROADS BELOW 50 DV AND PATTERN GA2-450 FOR ROADS ABOVE 50 DV. GULLY GRATES AND FRAMES FOR KERB SIDE GULLIES SHALL BE PATTERN GK-115 FOR ROADS BELOW 50 DV AND GK-165 FOR ROADS ABOVE 50 DV. CURVED BAR GULLY GRATES SHALL BE USED IN ROADS WHERE THE GRADIENT EXCEEDS 4%.

WARNING!

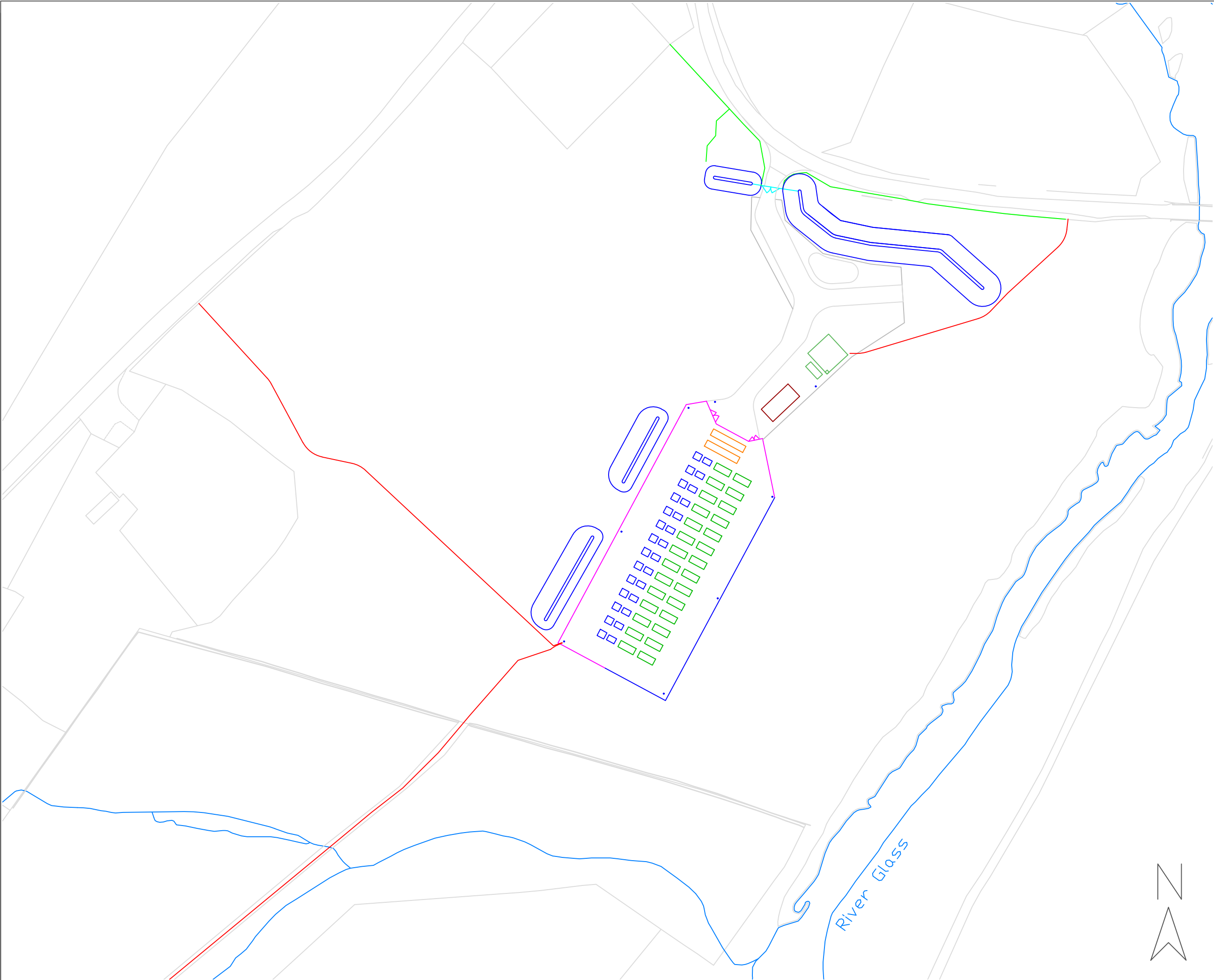
WORKING ON LIVE DRAINAGE INFRASTRUCTURE AND IN CONFINED SPACES MUST BE UNDERTAKEN IN ACCORDANCE WITH AN APPROPRIATE RISK ASSESSMENT.

PRIOR TO OCCUPATION OF THE DEVELOPMENT A CCTV DRAINAGE SURVEY AND INSPECTION OF THE INSTALLED DRAINAGE ASSETS MUST BE UNDERTAKEN TO CONFIRM THAT THE SYSTEM HAS BEEN CONSTRUCTED PROPERLY. ANY DEFECTS IN THE SYSTEM SHALL BE REPAIRED PRIOR TO OCCUPATION OF THE DEVELOPMENT.

LEGEND

PRIVATE SURFACE WATER DRAIN
PERFORATED SURFACE WATER DRAIN
TYPE 2 MANHOLE
PERMEABLE AGGREGATE
PROPOSED IMPERMEABLE AREA
PROPOSED ROAD GULLY
OVERLAND FLOW

REV	DATE	BY	CKD	APP	DESCRIPTION
PRELIMINARY DRAWING FOR INFORMATION ONLY. NOT FOR CONSTRUCTION.					
Client FASNAKYLE BATTERY STORAGE LIMITED					
 RHDHV Third Floor Telecom House 125-135 Preston Road Brighton BN1 6AF www.royalhaskoningdhv.com					
Project FASNAKYLE BATTERY ENERGY STORAGE SITE					
Drawing PROPOSED SURFACE WATER DRAINAGE STRATEGY INCLUDING FIREWATER POND					
Drawn by: LW				Date: 12/03/2025	
Drawing No. PC7202 - 3500				Revision A	
Drawing Scale: AS SHOWN					



Fasnakyle Energy Storage

-  Energy storage units
-  Power converters & transformers
-  Equipment store
-  Meter building
-  Water tank and pump house
-  Site track
-  Landscape bund
-  Deer fence
-  Weldmesh security fence
-  Solid wooden security fence & gates
-  Solid wooden gates & fence
-  Alternative foot access

Scale 1:1250 at A3

0 12.5 25
metres

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Site Layout

Drawing number
J321/113/04042025

Status
Draft

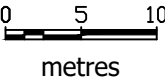


Fasnakyle

- Sightlines 2.4 x 90
- Deer fence
- Wooden entrance gate

No trees or fences within sightlines. Selected existing trees on site shown and main proposed planting areas. Remainder of wood to be enhanced.

Scale 1:500 at A3



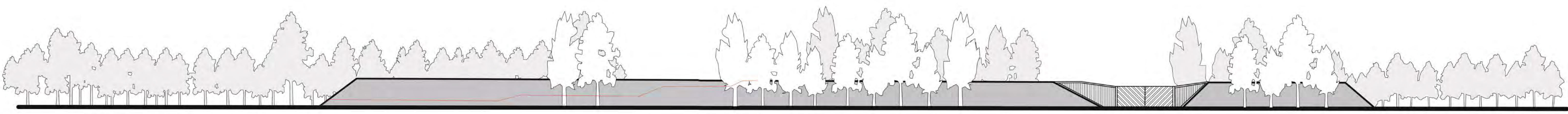
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Sightlines

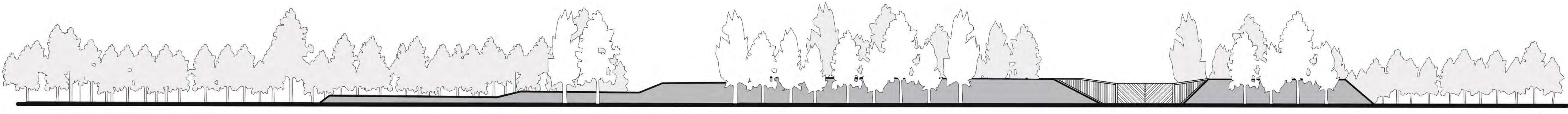
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J321/108/11122024

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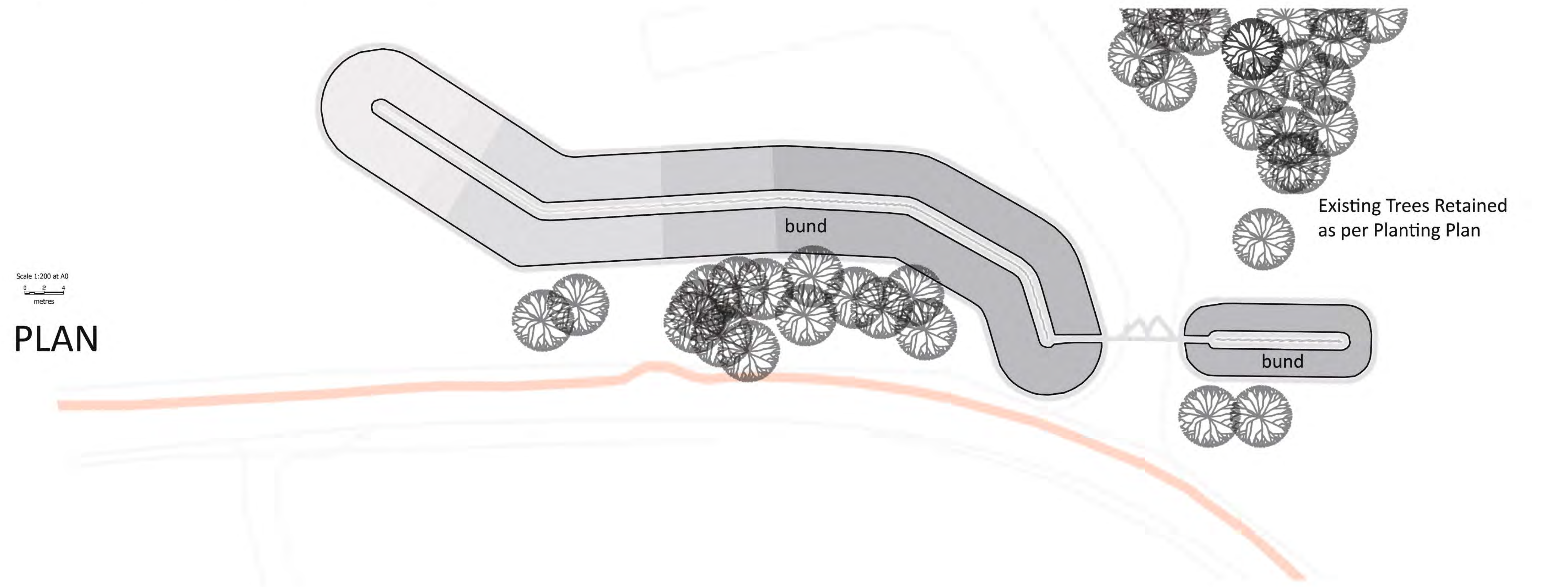
Bund Profile as submitted

Scale 1:200 at A0
0 2 4
metres



Stepped Bund Profile for disussion

Scale 1:200 at A0
0 2 4
metres



Scale 1:200 at A0
0 2 4
metres

PLAN

Existing Trees Retained
as per Planting Plan