

Agenda Item	6.1
Report No	PLN/011/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 23 April 2026

Report Title: 24/05255/S36 : Field Corriemoillie Ltd

Land At Corriemoillie Quarry, Garve

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Corriemoillie battery energy storage system (BESS) facility with a capacity of up to 200MW and associated infrastructure. This case will be determined by the Energy Consents Unit.

Ward: 05 – Wester Ross, Strathpeffer And Lochalsh

Development category: National Development (Section 36 Application)

Reason referred to Committee: Section 36 Application

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 **RAISE NO OBJECTION** to the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The Highland Council has been consulted by the Scottish Government's Energy Consents Unit (ECU) on an application made under Section 36 of the Electricity Act 1989 (as amended) for the installation of a battery energy storage system (BESS) and associated infrastructure with a generating capacity of up to 200 MW. Due to the installed capacity exceeding 50 MW, the proposed development falls under the provisions of the Electricity Act 1989 and is classed as National Development by National Planning Framework 4 (NPF4).
- 1.2 The proposed development consists of the following:
- Battery Storage Units, approximately 2.9 m tall and arranged into pairs;
 - Medium Voltage (MV) Skids, approximately 3.6m tall (one per pair of battery units), each of which houses two power conversion systems (PCS) units and one medium voltage transformer;
 - A Transmission Operator (TO) Substation compound (58 m x 54 m) comprising;
 - Two High Voltage grid transformers (7.6 m x 4.4 m x 6.3 m);
 - Ancillary infrastructure including low-voltage (LV) cabinets, auxiliary transformers and underground ducting and cabling;
 - A substation building including a control room, a switch room and office and welfare facilities (30 m x 15 m x 4.8 m);
 - An underground 132 kV grid connection cable between the HV substation and Corriemoillie Substation;
 - Access arrangements including two site access points, parking spaces and 5 m wide internal access tracks;
 - 3 m high palisade security fencing around the Site compounds;
 - 5 m high acoustic fencing along the eastern and southern boundaries of the Site;
 - CCTV and lighting columns across the Site;
 - Drainage infrastructure, including an attenuation basin; and
 - Landscaping and biodiversity mitigation and enhancement measures.
- 1.3 The BESS facility will charge and discharge from the electricity transmission network via the existing Corriemoillie Substation which is located 200m to the southwest of the main development area and is included within the site boundary. The proposed development is a 200MW transmission-connected BESS facility. It will provide grid stability and constraint management services to the National Grid.
- 1.4 The applicant undertook voluntary Pre-Application Consultation (PAC) and has submitted a PAC Report with the application which identifies how the applicant has responded to the issues raised.

1.5 The applicant also sought a formal EIA Screening Opinion from the ECU, which confirmed that an EIA was not required. Nevertheless, the application is supported by a suite of environmental information, including:

- Abnormal Indivisible Load Access Summary;
- Biodiversity Enhancement Assessment;
- Drainage Impact Assessment;
- Ecological Impact Assessment;
- Flood Risk Assessment;
- Geoenvironmental and Geotechnical Desk Study;
- Groundwater Dependent Terrestrial Ecosystem Assessment Report;
- Historic Environment Desk-Based Assessment;
- Landscape and Visual Appraisal;
- Landscape Management Plan;
- Noise Impact Assessment;
- Outline Battery Safety Management Plan;
- Planning, Design and Access Statement;
- Preliminary Ecological Appraisal Report;
- Shadow Habitats Regulations Appraisal- Screening;
- Transport Statement and Construction Traffic Management Plan;
- Tree Management Report.

1.6 The application has been varied on two occasions since submission to the Energy Consents Unit:

- 07 February 2025:
 - Updated Substation Compound Plan;
 - Updated Site Elevations;
 - Updated Fire Safety Plan;
 - Fire Water Tank Plan and Elevations;
 - Updated Site Finish Levels Plan; and
 - Updated Indicative Site Layout Plan.
- 19 March 2026- On-site woodland loss reduced with off-site biodiversity enhancement proposed.
 - Landscape Plan (Rev. N);
 - Indicative Site Layout Plan Rev. 04;
 - Biodiversity Enhancement Assessment;
 - Statutory Biodiversity Metric

2. SITE DESCRIPTION

2.1 The application site is located on forestry land 200m to the northeast of the operational Corriemoillie Substation, 4.7km northwest of Garve. The application site is 18.3ha in size. It primarily comprises an area of cleared forestry but also includes the existing substation and existing access tracks. The site is on land that generally slopes from the summit of Beinn a'Bhrich to the northwest down towards lower ground adjacent to Loch Luichart to the south.

2.2 The application site is within Landscape Character Type (LCT) 330 – Rounded Hills and Moorland Slopes which is characterised by broad, rounded hills, large coniferous

forests on accessible lower slopes and occasional man-made structures including pylons, wind farms and reservoirs. The surrounding area is rural in character with agricultural and forestry uses predominant. Landscape character transitions from the lower strath to the south to rounded hills and moorland slopes to the north. The A832 runs generally east-west through the area. There are scattered dwellings with 5 being within 1km of the site. The closest of these is 300m to the southeast with a further dwelling being 340m to the south.

- 2.3 The area contains existing electrical infrastructure in the form of the Corriemoillie substation 200m to the southwest and its associated overhead line (OHL) which runs to the south of the A832 and then generally east-west. Corriemoillie, Lochluichart and Lochluichart Extension Wind Farms are situated within the upland to the north of the application site. The closest turbine is approximately 1.8km to the north.
- 2.4 The site is not located within any international or national statutory designations. There are 43 areas of Ancient Woodland within 3km of the application site. The following natural heritage designations are within 10km of the application site:
- Achanalt Marshes Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI);
 - Ben Wyvis SPA, SAC, SSSI and National Nature Reserve (NNR);
 - Fannich Hills SAC; and
 - Carn Gorm SSSI and Geological Conservation Review Site (GCRS).
- 2.5 There are no designated cultural heritage assets within 3km of the site however the following Listed Buildings and Scheduled Monuments are within 10km of the site:
- Kinlochluichart Old Manse and Steading, Category C Listed Building, 3.2km southwest;
 - Kinlochluichart Church of Scotland and Burial Ground, Category B Listed Building, 3.2km southwest;
 - Conon Valley, Hydro Electric Scheme, Achanalt Power Station and Dam, including Fish Pass, Category C Listed Building, 4.2km southwest; and
 - Little Garve, bridge over Black Water, Scheduled Monument, 4.4km east.
- 2.6 The main development area is not within an area of flood risk however SEPA flood risk maps show that land to the east and south, including part of the emergency site access, has some risk of flooding associated with the watercourse Allt Core Mhuilidh.

3. PLANNING HISTORY

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|-----|------------|---|--------------|-----|
| 3.1 | 28.01.2026 | 25/04809/SCRE: EIA Screening Opinion Request for extension to Corriemoillie Substation | EIA Required | Not |
| 3.2 | 16.01.2026 | 25/04018/PAN: Extension to Corriemoillie Substation comprising platform extension, plant and machinery, laydown/work compound area(s), landscaping, site drainage and other ancillary works | Closed | |

3.3	25.08.2025	25/02274/FUL: Installation of kiosk, ancillary cabling infrastructure, access track and associated site works	Planning Permission Granted	
3.4	09.07.2025	25/02072/SCRE: EIA Screening Opinion Request for extension to Corriemoillie Substation	EIA Required	Not
3.5	27.08.2024	24/02940/SCRE: Construction and operation of a Battery Energy Storage System exceeding 50MW, earthworks, access, drainage, cable route, landscaping, biodiversity enhancement, associated infrastructure and ancillary works.	EIA Required	Not
3.6	14.08.2024	24/02669/PAN: Construction and operation of a Battery Energy Storage System (BESS) up to 200MW along with associated infrastructure and ancillary works, earthworks, access, drainage, cable route, landscaping, and biodiversity enhancements	Closed	
3.7	05.08.2015	15/02242/FUL: Retention of section of track	Planning Permission Granted	
3.8	10.03.2015	15/00321/FUL: Formation of access track in relation to Beauly-Mossford 132kv overhead line	Planning Permission Granted	
3.9	29.01.2015	15/00286/SCRE: Formation of access track in relation to Beauly-Mossford 132kv overhead line (Screening request under EIA Scotland Regulations 2011)	EIA Required	Not
3.10	24.04.2014	14/00608/FUL: Formation of access track	Planning Permission Granted	
3.11	11.11.2013	13/02398/FUL: Installation of two underground power cables and associated equipment	Planning Permission Granted	
3.12	19.04.2013	13/00852/FUL: Installation of two sections of underground electricity cable	Planning Permission Granted	
3.13	12.03.2012	12/00278/S37: Beauly to Mossford 132 kv transmission overhead line replacement (from tower 3 to tower 97) and associated groundworks	Approved	

- Cumulative impacts;
 - Adds to existing pressures from other energy projects nearby and across Highland in terms of industrialisation and environmental damage;
- Non-compliance with planning policy, including NPF4 Policies 2, 3, 4, 11, 14, 16 and 22.

Planning Response: All of the above issues are assessed in the appraisal of the application.

4.3 Non-material considerations raised are summarised as follows:

- Disagreement with government energy policies;
- Fire safety concerns where this is covered by other legislation and does not affect the layout or design of the development;
- Decline in property values.

4.4 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 **Garve and District Community Council (Host)** does not object to the application but raises concerns relating to fire safety and possible impacts on local wildlife and land. It is considered that a condition should be added requiring a fire safety plan and that this should include consideration of run-off should water or chemicals be needed to put a fire out. It is also considered that an EIA should be done as the battery technology is relatively new and any possible impact on the local wildlife and land should be given due consideration.

5.2 **Historic Environment Team (Archaeology)** does not object to the application. No specific mitigation is considered necessary or justified in this case. It is recommended that a protocol to cover the chance find of historic environment assets or features is included within a Construction Environment Management Plan.

5.3 **Historic Environment Team (Conservation)** does not object to the application as there are no listed buildings within its immediate vicinity or wider setting to be affected by it.

5.4 **Contaminated Land** does not object to the application. Environmental Health records indicate that there is a small quarry/borrow pit within the site. There is potential for historical contamination to be present at quarries/borrow pits if they have been infilled with materials of unknown provenance or if fly-tipping has occurred. The development does not appear to be within the area of the borrow pit, however. It is recommended that an informative is added to advise the applicant of this.

5.5 **Transport Planning** does not object to the application subject to conditions relating to construction traffic and abnormal loads. A Section 96 Agreement to protect the Council's interest with regards to local road infrastructure is also recommended.

5.6 **Flood Risk Management Team** does not object to the application on flood risk or drainage grounds.

- 5.7 **Access Officer** does not object to the application. The application site is not in an area of high demand for public access. There are no designed core paths or public rights of way through the site. There is a public right of way and proposed core path to the east and north of the site. There is evidence of use of tracks to the east and north of the site which link to wind farm tracks to the north. Gates should not be locked on the track or gaps/side gates should be installed to permit access to reach the open hill ground north of the site.
- 5.8 **Environmental Health** does not object subject to conditions relating to construction and operational impacts.
- 5.9 **Ecology** does not object subject to conditions requiring a Habitat Management Plan, submission of GIS shapefile data of biodiversity enhancement areas, a Construction Environmental Management Plan, employment of an Environmental Clerk of Works, carrying out of pre-construction surveys and nesting bird surveys.
- 5.10 **Forestry** initially objected to the application due to non-compliance with NPF4 Policies 3 and 6, HWLDP Policies 51 and 51, or the Scottish Government Policy on the Control of Woodland Removal. This is because the removal of woodland was not restricted to areas where there was no option other than removal and an acceptable Arboricultural Impact Assessment has not been submitted to show that acceptable impacts on an area of mature Scots pine can be achieved.
- Following amendment of the application to reduce on-site woodland loss, the Forestry Officer advises that conditions can cover the outstanding matters. These are conditions requiring a detailed Compensatory Planting Plan, employment of an Arboricultural consultant and employment of a landscape consultant. No objection is raised subject to the inclusion of these conditions.
- 5.11 **Consultations undertaken by the Scottish Government's Energy Consents Unit**
- 5.12 **NatureScot** does not object to the application. There are natural heritage interests of international importance on the site, but these will not be adversely affected by the proposal. The proposal may be likely to have a significant effect on the breeding golden eagle feature of the Glen Affric to Strathconon SPA but will not adversely affect the integrity of the site.
- 5.13 **Health and Safety Executive** No comment.
- 5.14 **Ministry of Defence** does not object to the application.
- 5.15 **Scottish Water** does not object to the application. There are no Scottish Water drinking water catchments or water abstraction sources in the area that may be affected by the proposed activity.
- 5.16 **BT** does not object to the application. The proposed development should not cause interference to BT's current and presently planned radio network.

- 5.17 **Highlands and Islands Airport Limited** does not object to the application. The proposed development would not infringe the safeguarding criteria and operation of Inverness Airport.
- 5.18 **SGN** does not object to the application. SGN does not have High Pressure assets within the vicinity of the application site.
- 5.19 **NATS Safeguarding** does not object to the application. The proposed development does not conflict with safeguarding criteria.
- 5.20 **Historic Environment Scotland** do not have any comments to make.
- 5.21 **SEPA** has no site specific advice to provide but refers to SEPA's standing advice.
- 5.22 **British Horse Society** notes that there is a network of paths and tracks in the wider area which are likely to be used by equestrians. This increases the likelihood of construction traffic on the road meeting equestrians as they access off-road routes. It is requested that BHS advice on safely passing horse riders be included in a Construction Traffic Management Plan.
- 5.23 **Transport Scotland** does not object to the application subject to conditions relating to abnormal loads. Advisories relating to working on trunk roads are also recommended.
- 5.24 **SSEN Transmission** does not object to the application but notes that the proposed development would utilise SSEN Transmission's existing substation access. It is requested that this is addressed through a Construction Traffic Management Plan condition.
- 5.25 **Scottish Forestry** does not object to the application. The Tree Report predominantly describes impact on commercial plantation at varying stages of establishment. Potential impacts on Native Pinewood and an area of Upland Birch are noted. Their removal would require further mitigation. The developer commits to providing compensatory planting and it is recommended that this be conditioned to ensure a compensatory planting plan is in place prior to the felling of any trees.

6. DEVELOPMENT PLAN POLICY

- 6.1 Appendix 2 of this report provides details of the documents that comprise the adopted Development Plan, including details of pertinent planning policies as well as adopted supplementary guidance, and other material policy considerations which are relevant to the assessment of the application.

7.1 PLANNING APPRAISAL

- 7.2 This application has been submitted to the Scottish Government under Section 36 of the Electricity Act 1989 (as amended). Should Ministers approve the development, it will receive deemed planning permission under Section 57(2) of the Town and Country Planning (Scotland) Act 1997 (as amended). Although not a planning application, the Council processes S36 applications in a similar manner given that planning permission may be deemed to be granted.

7.3 Schedule 9 of The Electricity Act 1989 contains considerations in relation to the impact of proposals on amenity and fisheries. These considerations mean the decision maker (Scottish Ministers) is required to:

- have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings, and objects of architectural, historic or archaeological interest; and
- reasonably mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.

7.4 It should be noted that for applications under the Electricity Act 1989 that the Development Plan is just one of a number of considerations, and therefore Section 25 of the Town and Country Planning (Scotland) Act 1997 which requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise, is not engaged. That said, the application is still required to be assessed against all policies of the Development Plan relevant to the proposal, all national and local policy guidance, and all other material considerations relevant to the application.

7.5 **Planning Considerations**

7.6 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 impact;
- e) Natural heritage;
- f) Construction and operational amenity impacts;
- g) Traffic and transport;
- h) Health and safety;
- i) Flood risk and drainage;
- j) Woodland and trees;
- k) Decommissioning and reinstatement; and,
- l) Any other material considerations.

7.7 **Energy and Carbon Saving**

7.8 Battery Energy Storage Systems (BESS) play an important role in supporting both local distribution and national transmission networks by helping to balance electricity supply and demand. They store surplus electricity when generation exceeds consumption and release it back to the grid during periods of high demand and limited supply. In addition, BESS provide essential services to network operators, such as grid stability, constraint management, and balancing mechanisms.

7.9 The proposed development is a 200MW BESS facility which will link directly to the National Grid via the adjacent Corriemoillie Substation. By storing excess electricity when the grid reaches capacity, the development will enable wind farms and other renewable generators to operate more efficiently. This reduces reliance on fossil-fuelled backup generation during peak demand periods and supports carbon reduction targets in line with national and local energy transition policies.

7.10 **Socio-Economic Impacts**

7.11 BESS represent an emerging technology and are anticipated to play a key role in national energy infrastructure in the years ahead. Developers of BESS are therefore expected to create employment opportunities and drive economic growth, contributing to the general wealth and economic wellbeing of the communities that host them.

7.12 The Council's approach to Community Wealth Building is outlined in the Social Values Charter for Renewables Investment (2024). This charter sets out the Highland Council's expectations for companies seeking to invest in renewable energy within the region, with a focus on supporting the success of local communities. Its objectives are to:

- 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.

7.13 The proposed development will have direct and indirect socio-economic impacts. It will create employment during the construction phase and, to a lesser extent, during its operational and decommissioning phases. Economic activity will be stimulated at a regional and local level from increased employment and supply chain effects. The proposed development will also result in the loss of land used for forestry.

7.14 The applicant will seek to maximise local employment and socio-economic benefits by:

- Establishing a clear and accessible framework to promote supply chain opportunities in the local area;
- Regularly participating in supply chain events and promoting tendering opportunities through local industry bodies and organisations;
- Engaging directly with competent local contractors with a view to developing long term partnerships across Field's portfolio of sites in the North of Scotland;
- Including local content considerations within Field's procurement evaluation criteria across both construction and operational contracts; and
- Monitoring the local content of sub-contracts and encouraging main contractors to utilise local resource where possible.

7.15 The applicant has demonstrated that the proposed development will contribute to local and regional community wealth building. It is recommended that a condition be added to any grant of permission requiring a Local Employment Scheme be submitted to and approved in writing by the planning authority.

7.16 **Siting, Design, Landscape and Visual Impact**

7.17 The application site was chosen following a site selection process which took into account the requirement for a grid connection and environmental constraints. In particular the applicant sought to avoid any notable ridgelines or visually prominent sections of skyline and located the site within an area of forestry. The applicant advises that it has secured a grid offer allowing the project to be connected to the National Grid in 2029. Consequently, proximity to the Corriemoillie Substation is a benefit for the developer as it reduces energy losses associated with the transport of electricity and reduces the extent of environmental impacts from installing an underground cable. The application's red line includes the Corriemoillie Substation site to provide flexibility on the route of the underground grid connection.

7.18 The application site comprises a sloping area of ground running from the strath landscape to the south of the site towards rolling uplands to the north of the site. The area is in commercial forestry use with the site having been clear-felled and land to the south and east still occupied by trees.

7.19 The design of the proposed development incorporates the following mitigation, as set out in the submitted Landscape and Visual Appraisal (LVA):

- Land clearance and occupation limited to the minimum necessary area to limit the geographic spread of infrastructure;
- Existing pockets of birch woodland and Scots pine within the site are to be retained;
- The acoustic fence is to be painted a recessive colour such as muted green;
- Landscaping works are to include native scrub, woodland and tree planting around the peripheries of the site;
- Biodiversity enhancement measures include acid grassland around the site and heathland to its north.

7.20 The National scale land capability for agriculture map classifies the land as "5.3 Land capable of use as improved grassland. Pasture deteriorates quickly." The site is therefore not prime agricultural land.

7.21 The Carbon and peatland 2016 map indicates that the site has Class 5 soils which are peat soils without peat habitats. This mapping is indicative however and the applicant has included further information in the submission to demonstrate that the peat is outwith the main construction area. The Geotechnical Report also notes that there is only limited evidence of peat on site.

7.22 **Landscape**

7.23 The site is not within any landscape designation. The closest designation is the Fisherfield – Letterewe – Fannichs Wild Land Area which is 4.1km to the northwest of the site and entirely outwith the Zone of Theoretical Visibility (ZTV). No adverse impacts on the WLA are expected.

7.24 The application site primarily sits within the 330- Rounded Hills and Moorland Slopes – Ross & Cromarty Landscape Character Type (LCT). The LCT is characterised by broad, rounded hills and upland moorlands with smooth, gentle slopes down to broad

straths. There are large coniferous forests on lower slopes, small groups of buildings around road junctions and rail stations, and further man-made structures in the form of pylons, wind farms and reservoirs.

- 7.25 The 340- Strath- Ross and Cromarty LCT is immediately to the south of the application site, although 80m south of the main development area, and the 331- Rounded Rocky Hills- Ross and Cromarty LCT is to the south of this LCT.
- 7.26 The applicant has submitted a bare earth ZTV and a ZTV including building and vegetation screening. The bare earth ZTV shows widespread visibility from within 1km of the site. Views from a wider area are predominantly restricted to the slopes of Creag nan Corrachan to the south of Loch Luichart, at distances of 2-4km, and the lower slopes of Cnoc na h-Iolaire to the north side of Loch Luichart. Views are further restricted when taking into account available screening. The overall extent of visibility is similar however, particularly within 1km, areas with theoretical visibility of the development are much more fragmented.
- 7.27 The application site is in a lower lying section of the 330- Rounded Hills and Moorland Slopes LCT which includes the existing Corriemoillie Substation and a section of its associated OHL. Part of the Lochluichart Wind Farm, to the north, is also within the LCT. The Key Characteristics of the LCT reflect the existence of such man-made structures and the proposed development would be in keeping with this. The change of use of land away from forestry will reduce the extent of a “large coniferous forest on accessible lower slopes” however the remaining area of surrounding forestry, and the proposed planting to help the development assimilate with this setting, will continue to reflect this key characteristic. This increase in built form, at the expense of characteristic forestry, will have an adverse impact on landscape character however this will largely be restricted to short-range views from within the site and from land up to 500m to the north. Whilst longer range views are possible, particularly from the south of Loch Luichart, the proposed development would not appear overly prominent given the open nature of the landscape. Overall impacts on the Rounded Hills and Moorland Slopes LCT are assessed in the LVA as being Minor/Negligible which is agreed.
- 7.28 ZTV coverage within the 340- Strath- Ross and Cromarty LCT is very limited and restricted to localised areas of low-lying farmland to the northern side of Loch Luichart. Views towards the proposed development from these areas would be restricted by intervening tree cover with only the taller elements of the development visible. This would be experienced in the context of surrounding forestry and be backclothed by the higher land to the north. The OHL that extends through this LCT would remain a more prominent feature in the foreground. The LVA assesses the level of effect on LCT 340 is Minor/Negligible which is agreed.
- 7.29 ZTV coverage within the 331 Rounded Rocky Hills LCT is also limited, being restricted to areas of the slopes and summits of minor hills to the south and southeast. The proposed development would be partly screened by forestry and would be backclothed by forestry and higher land to the north. The proposed development would be experienced alongside the existing Corriemoillie substation and OHL. The LVA assesses the level of effect on this LCT as Minor which is agreed.

7.30 **Visual**

- 7.31 The applicant has assessed the impact of the proposed development on residential receptors within 4km of the application site. Residential properties are considered to have a high sensitivity to change. The majority of residential receptors are outwith the ZTV so will experience no effect. Gardener's Cottage, 780m to the east, and Tigh Tioram, 830m to the east, are both on the edge of the ZTV however, in reality, landform and vegetation will fully screen the proposed development and the residents will experience no effect.
- 7.32 Corriemoillie Farm, 320m to the east, is within the ZTV. Its outlook is primarily to the south however oblique views towards the proposed development, and views from its curtilage, may provide glimpses of the tallest elements of the proposal. These views would be largely screened by intervening vegetation however. The overall impact on visual amenity of residents would be minimal and is not considered to be significant.
- 7.33 Recreational receptors are also considered to have a high sensitivity to change. The LVA identifies three groups of recreational receptors which is considered to be comprehensive. These are hill-walkers visiting Beinn a'Bhric and Cnoc na h-lolaire, watersports users of Loch Luichart, and users of a picnic area off the A832.
- 7.34 Beinn a'Bhric and Cnoc na h-lolaire, 442m and 355m respectively, are not readily accessible or promoted for recreational purposes. The LVA describes the slopes and summits as not being signposted and requiring navigation through field gates and deer fencing. It states that they do not show signs of regular visitation by the public. This is reflected by Strava's Global Heatmap which does not show use of either summit although it does suggest a degree of use of the access track, from where viewpoint 3 is taken, by cyclists.
- 7.35 Viewpoint 2 of the LVA shows the view from the summit of Beinn a'Bhric. It is an expansive view encompassing areas of upland, loch and strath character. Land to the north of Loch Luichart is a mosaic of agricultural fields and forestry with the existing Corriemoillie substation and its associated OHL comprising the most prominent built form. To the south of Loch Luichart is higher ground in the form of open moorland.
- 7.36 There are open views across the proposed development from the summit of Beinn a'Bhric, approximately 900m to the north. It is an overtly man-made structure which contrasts with the surrounding forestry and agriculture uses. The proposed development is viewed alongside the nearby Corriemoillie Substation which increases the extent of energy infrastructure in the view, albeit within a limited extent of the overall view. It is back-clothed by the existing forestry to the south of the site which serves to reduce its visual prominence. In addition, the proposed landscaping, and appropriate acoustic fence colour, is effective in softening the edges of the facility and providing some screening. This helps it to sit more comfortably alongside adjacent forestry land uses. There would be an adverse effect on recreational users of Beinn a'Bhric however, given its limited use for recreation and the mitigation proposed, this is not considered to be significant.
- 7.37 The upper slopes of Cnoc na h-lolaire are located approximately 1km to the north east of the proposed development. Viewpoint 3 shows that the view from this

perspective is expansive, taking in lower lying strath with agriculture and forestry, rolling hills above and large mountains in the distance to the west. The proposed development would be partially screened by intervening forestry and would be backclothed by existing forestry to the south and west. The existing Corriemoillie Substation is partially screened by forestry but there would nevertheless be some visibility of the proposed development alongside the substation and its associated OHL. This visibility would nevertheless be within a limited extent of the view and the proposed mitigation is effective in assimilating the proposed development with the surrounding forestry to reduce its visual prominence. There would be an adverse impact on the visual amenity of recreational users of Cnoc na h-Iolaire and users of the access track. Nevertheless, given the limited extent of the view affected and the effective mitigation proposed, this is not considered to be significant.

- 7.38 There is ZTV coverage from higher ground to the south of Loch Luichart, particularly the slopes of Creag nan Corrachan, and from the lower slopes of Cnoc na h-Iolaire to the north of the Loch. Views from these summits are not assessed in the LVA however also appear to be of limited recreational use. The proposed development would be seen in a similar context to the previously assessed viewpoints albeit at distances of 2-3km rather than 1km or below. This increased distance, alongside the previously identified mitigation, suggests no significant impact on recreational users of these summits.
- 7.39 The bare earth ZTV demonstrates that the proposed development would be screened by landform from the vast majority of Loch Luichart. There is some visibility from an area by its south shore, directly south of the application site, however this would be further screened by forestry to significantly reduce views. The LVA finds that only the upper parts of the development would be visible and that these would be seen in the context of existing forestry and the OHL. It concludes that the impact on watersports users would be negligible and this is accepted.
- 7.40 The ZTV shows no visibility of the proposed development from a picnic area 3.9km to the southwest of the application site. Consequently, users of the picnic area would experience no views and no adverse effect.
- 7.41 Road and rail users are assessed as having medium sensitivity; however, the surrounding landscape is attractive, and the A832 is part of the North Coast 500 as well as serving as a route to areas of high landscape value to the west. Consequently, users, particularly cyclists, vehicle passengers and rail passengers, are likely to be more visually aware of their surroundings than might typically be expected elsewhere.
- 7.42 The bare ground ZTV shows some, albeit not continuous, visibility of the proposed development from the A832 along a stretch of approximately 2km, between the dwellings at Strathmore House and Corriemoillie Cottage. The ZTV including screening from vegetation suggests that intervening forestry reduces visibility from the route to almost zero, however. The proposed landscaping plan includes some tree planting along the south and east boundaries of the site, as well as the retention of small stands of Scots Pine and Birch trees. Consequently, even in the event that all intervening commercial forestry were felled, some screening between the A832

and the proposed development would be retained. The impact of the proposed development on users of the A832 is therefore not considered to be significant.

7.43 The Kyle of Lochalsh railway line runs broadly parallel to the A832, 900m to the south of the proposed development. There is bareground ZTV coverage for a similar extent of the line as the A832 however this reduces to fragmented coverage at the foot of Cnoc an Tearnaidh when intervening vegetation is taken into account. The LVA considers that only the tallest elements of proposed infrastructure would be visible and that these would be seen alongside existing forestry and be backclothed by the higher ground beyond. Given the proposed mitigation, including appropriately coloured fencing and landscaping, visual impacts on this receptor group are not considered to be significant.

7.44 **Cumulative Effects**

7.45 There are a number of energy related developments within the vicinity of the application site with which cumulative landscape and visual effects may occur. Existing developments comprise Corriemoillie Substation 200m to the southwest, its associated OHL, Lochluichart Wind Farm (05/01052/S36RC) 2.5km to the north west and Corriemoillie Wind Farm (13/01082/S42) which is 2km to the north. In addition, planning permission was granted for a BESS facility of less than 50MW on land at Grudie Bridge in November 2024 (23/05905/FUL). Lochluichart East BESS, a facility of less than 50MW on land 700m east of Ardachy, is also currently under consideration (25/03004/FUL) and is situated on land approximately 250m west of the Corriemoillie Substation. An extension to the existing Corriemoillie substation, comprising a 0.2ha extension to its platform and installation of equipment up to 10m in height was the subject of a negative screening opinion in January 2026 (25/04809/SCRE).

7.46 The approved BESS facility at Grudie Bridge sits within a wooded glen at a distance of more than 3.5km from the application site. Higher ground to its east, as well as forestry, provides effective screening. Its ZTV primarily extends to the west suggesting limited intervisibility with the proposed development.

7.47 Should Lochluichart East BESS facility be approved and constructed, it would increase the amount of electricity infrastructure in the vicinity of Corriemoillie Substation. It is recognised that these developments would further reduce the area of forestry which is a key characteristic of the Rounded Hills and Moorland Slopes LCT. Nevertheless, a sufficient extent of forestry would be retained to ensure no undue harm to this key characteristic. It is also noted that the higher ground to the north, including Beinn a'Bhric limits the extent of the LCT from which the proposed development, Lochluichart East BESS and an extended Corriemoillie Substation would be visible from. Cumulative impacts would therefore affect a limited extent of the landscape.

7.48 Settlement and residential receptors are scoped out of the Landscape and Visual Appraisal submitted in support of the Lochluichart East BESS proposal due to separation distances, screening afforded by landform and vegetation, and the scale and height of that development. Consequently, cumulative visual impacts on residential receptors are not considered likely.

- 7.49 Longer range views of the proposed development, particularly from the south and southeast, are likely to include Lochluichart and Corriemoillie Wind Farms to the north. These longer-range views would nevertheless be expansive and so the addition of the proposed development would not be expected to cause significant harm.
- 7.50 **Natural Heritage**
- 7.51 **Designated Sites**
- 7.52 The site is not covered by any natural heritage designations. The submitted Ecological Impact Assessment (EclA) identifies international designated sites within 10km, national and locally designated sites within 3km and Ancient Woodland Inventory (AWI) sites within 2km. The following sites were identified:
- Glen Affric to Strathconon SPA – 1.6km to south – Golden eagle, breeding;
 - Achanalt Marshes SPA – 7.3km to southwest – Wood sandpiper, breeding;
 - Fannich Hills SAC – 8.2km northwest – Acidic scree, Alpine and subalpine heaths, Blanket bog, Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels;
 - Ben Wyvis SPA – 8.6km east – Dotterel, breeding;
 - Ben Wyvis SAC – 9.2km east – Acidic scree, Alpine and subalpine heaths, Blanket bog, Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels;
 - 19 parcels of AWI within 2km, two parcels within 200m of site boundary.
- 7.53 The site's status means that the requirements of the Conservation (Natural Habitats, etc.) Regulations 1994 as amended (the "Habitats Regulations") apply. Scottish Government is therefore required to consider the effect of the proposal on the SPA before it can be consented.
- 7.54 The EclA considers habitat on-site as not being optimal for supporting golden eagle. Nevertheless, five incidental sightings of golden eagle were made over three days suggesting that SPA golden eagles make use of habitats surrounding the site. As a consequence of potential disturbance to SPA golden eagles by construction and decommissioning activities, NatureScot advise that the proposal is likely to have a significant effect on this feature of the Glen Affric to Strathconon SPA. The Energy Consents Unit, as competent authority, is therefore required to carry out an appropriate assessment. NatureScot nevertheless advise that the proposal will not adversely affect the integrity of Glen Affric to Strathconon SPA because:
- NatureScot do not hold records of any golden eagle nesting sites within disturbance distance (<1km) of the proposal site.
 - The supporting documentation states that further survey work will be undertaken, including a raptor vantage point survey and pre-construction surveys, and that there will then be discussion with NatureScot to identify any mitigation requirements to prevent adverse impacts to golden eagles.
- 7.55 There is no AWI within the application site and the EclA does not find adverse effects on AWI.

7.56 The remaining designated sites are all in excess of 7km away from the application site and are not considered to have any connectivity with the proposed development. The proposed development would therefore have no likely significant effect on Achanalt Marshes SPA, Fannich Hills SAC, Ben Wyvis SPA and Ben Wyvis SAC.

7.57 **Habitats**

7.58 The submitted EclA includes an assessment of habitat types across the site. A UKHab survey was carried out for the entire application site, and a National Vegetation Classification (NVC) survey was carried out for a wetland area on site. Most of the site is covered by felled plantation woodland with its former rides occupied by wet heathland. There are smaller patches of bracken, upland acid grassland, upland birchwoods and scots pine woodland. There are also several drainage ditches running through the site.

7.59 The EclA considers the following habitats to be important ecological features with the potential for loss of habitat and damage of fragmentation of habits:

- Northern Atlantic wet heaths with *Erica tetralix* (annex 1 habitat),
- Upland birchwoods,
- Scots pine woodland,
- Upland acid grassland,
- Other coniferous woodland.

7.60 Impacts on the Northern Atlantic wet heaths with *Erica tetralix* habitat will be avoided by ensuring that the proposed landscaping, including tree planting, is designed in such a way as to retain as much wet heathland on-site as possible. Upland birchwoods, and the majority of Scots pine woodland within the site, will also be retained within landscaping proposals.

7.61 Impacts on retained habitats will be mitigated through the implementation of a Pollution Prevention Plan which will be required as part of a Habitat Management and Monitoring Plan condition.

7.62 The residual effects on habitats comprise the permanent loss of 0.7ha of wet heathland and 0.16ha of upland acid grassland. The wet heathland loss is considered significant at the local scale because it is a priority habitat, however it is limited in extent on this site and is common in this region. The loss of upland acid grassland is not considered significant as it is limited in extent and is common in the region.

7.63 **Biodiversity**

7.64 The application was initially supported by biodiversity enhancement proposals which, amongst other things, involved the replacement of forestry land within the north of the site with upland heath habitat. The Council's Forestry Officer objected to this proposal on the basis that woodland removal for biodiversity gain is not a form of development supported by the Control of Woodland Removal Policy. The applicant has therefore revised their proposals to retain the area of on-site woodland and provide some biodiversity enhancement measures off-site. Off-site BNG provision is

proposed within an area referred to as “Knocknagael off-site area” which relates to a site at Essich, Inverness.

- 7.65 The applicant has submitted a Revised Biodiversity Enhancement Assessment (dated 17 March 2026) which uses the Department for Environment Food and Rural Affairs (DEFRA) biodiversity metric to calculate whether the proposed development achieves suitable biodiversity enhancement.
- 7.66 Existing habitats at the site include upland acid grassland, upland heathland and coniferous woodland. Baseline biodiversity units (BDUs) were calculated as being:
- Habitat units = 33.84 BDU; and
 - Watercourse linear units = 5.53 BDU
- 7.67 The applicant has designed the scheme to retain some habitats and watercourse linear habitats within the application site. These include high distinctiveness upland birchwoods, which will be retained in full, as well as areas of Scots pine, upland heathland and acid grassland. 0.1km of ditch will also be retained. In addition, some habitat creation will take place within the site. This includes the creation of 2.3ha of upland grassland and 1ha of broadleaved woodland. These measures are calculated to result in an on-site shortfall of 4.86 BDU for habitat areas and a gain of 0.22 BDU for linear watercourse units.
- 7.68 The Knocknagael off-site area presently consists of good condition modified grassland with a value of 20.70 BDU. It is proposed to create 3.45ha of good condition mixed scrub at the Knocknagael off-site area which will result in an overall value of 28.99 BDU, an increase of 8.29 units. Bearing in mind the 4.86 BDU shortfall at the application site, the off-site works would deliver a 10.16% uplift for habitat areas.
- 7.69 It is also proposed to create 0.2km of ditch within the Knocknagael off-site area which would deliver a further 1.13 linear watercourse units. There would be an overall uplift of 24.33% in linear watercourse units.
- 7.70 The Council’s Ecologist is satisfied that the information provided on biodiversity enhancements can be delivered and is sufficient to achieve significant biodiversity enhancement. It is recommended that a Habitat Management Plan and GIS shapefiles of enhancement areas are required by condition.
- 7.71 **Protected Species**
- 7.72 There are records of two bat species within an area of 10km² which are brown long-eared bat (*Plecotus auritus*) and pipistrelle (*Pipistrellus* sp.). The application is supported by the results of bat surveys which identified common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared, Daubenton’s bat, (*Myotis daubentonii*) and Natterer’s bat (*Myotis nattereri*) foraging and commuting on site. The habitats on-site, particularly woodland edges, provide habitat suitable for commuting and foraging by bats. The plantation on site is young and no bat roost features were identified the survey. A comprehensive roost assessment of all trees on site was not possible due to the density of planting

however the EclA considers it unlikely that there are bat roosts at the site due to the recorded species and the age of the trees.

- 7.73 The loss of foraging and commuting habitat has the potential to adversely affect bats, as well as disturbance from construction activities and light emissions. The applicant proposes a lighting strategy and a further pre-construction bat roost survey to mitigate impacts on bats. Subject to this mitigation being secured by condition, the impact on bats is not anticipated to be significant.
- 7.74 There are records of badger within the an area of 10km². The grassland, heath and woodland on-site provide suitable habitat for badger setts and foraging. No field signs of badger were observed on site however dense vegetation prevented access in places. Updated surveys will be carried out prior to commencement of development with a protected species licence being obtained from NatureScot should badger activity at the site be identified. Construction excavations will also be covered at night to avoid the entrapment of badgers and other species.
- 7.75 There are no records of otter within an area of 10km². A single spraint has been identified at the site but no otter resting places have been identified. There is potential for otters to be killed or injured or their holts to be damaged by construction activities at the site. The applicant proposes carrying out an updated otter survey prior to commencement and the appropriate licence will be sought from NatureScot should otter activity be identified. The applicant also proposes that excavations be covered overnight to avoid the entrapment of otters.
- 7.76 There are no records of pine marten within an area of 10km² however there are records of red squirrel. Areas of mature woodland near the site could be suitable for these species although no signs of either species were found during site surveys. There is also record of mountain hare within an area of 10km² although the habitat at the site is considered to be sub-optimal. Updated surveys for pine marten, red squirrel and mountain hare will be carried out prior to commencement to ensure the appropriate licence from NatureScot is sought, if required. Construction excavations will also be covered to avoid accidental entrapment.
- 7.77 There are no records of water vole within an area of 10km² however a Habitat Suitability Assessment found habitat at the site to be optimal for water voles. Nevertheless, no field signs of water vole have been found on-site, including in two water vole surveys, and so water vole are not considered further.
- 7.78 Subject to the identified mitigation, the proposed development is not anticipated to have significant adverse effects on protected species.
- 7.79 **Ornithology**
- 7.80 The EclA lists 30 notable bird species recorded within an area of 10km². These are birds listed on Schedule 1 of the Wildlife and Countryside Act, the European Birds Directive, Annex 1, Priority Species and those with a conservation status currently listed as red or amber. In addition, golden eagle, osprey and red kite have all been incidentally observed at the application site. The grassland, heath and woodland habitat at the site provide potential wintering and breeding habitat for many of these species.

- 7.81 It is proposed that impacts on birds will be avoided by, where possible, ensuring that vegetation clearance is undertaken outside the core nesting period.
- 7.82 In addition, impacts on birds will be mitigated by carrying out breeding bird surveys prior to construction activities commencing to ensure species that may be breeding on the site, or within disturbance distance of the site, are identified. The EclA recognises the additional protection from disturbance whilst breeding that applies to red kite. It also notes that a pre-works check for nesting birds will be required should vegetation clearance be required to commence during the core nesting season.
- 7.83 **Construction and Operational Amenity Impacts**
- 7.84 The application site is in a rural location with scattered residential properties. There are Noise Sensitive Receptors (NSRs) at Corriemoillie Farm, to the southeast, and Glenview, to the south. These are both dwellinghouses. Corriemoillie Farm is 100m from the site boundary and 300m from the main development platform whilst Glenview is 100m from the site boundary and 450m from the main development platform.
- 7.85 Construction noise and dust impacts could arise from vehicle movements along the public road, earthworks, the construction of a development platform and the installation of battery and ancillary equipment.
- 7.86 Developers must comply with reasonable operating practices in relation to construction noise and vibration emissions so as not to cause a statutory nuisance. This is required by Section 60 of the Control of Pollution Act 1974 which is regulated by Environmental Health. Consequently, planning conditions are not used to control the impact of construction noise and vibration emissions. It is nevertheless expected that the developer will employ the best practicable means to reduce the impact of noise and vibration from construction activities. It is recommended that a construction noise and vibration mitigation scheme is required by condition.
- 7.87 There is also potential for dust emission impacts arising from construction activities due to the proximity of the application site to residential properties. Consequently, it is recommended that a construction dust mitigation scheme be required by condition.
- 7.88 The application is supported by a Noise Impact Assessment (NIA) which assesses predicted noise emissions from the site during its operational phase. It assesses noise from the proposed DC skid BESS containers, AC skid twin inverters and transformer units, and the HV grid transformers. The assessment is based on the inverters operating at 30% speed and a 5m high acoustic barrier being erected along the south and south-eastern boundaries of the site. The NIA concludes that acceptable sound levels at the nearest NSRs can be achieved. The NIA states that the predicted levels at 100 Hz third-octave band levels are lower than the prevailing ambient sound levels in the same band. The noise will therefore not be tonal and will have a low impact. Environmental Health raise no objection to these findings and recommend conditions restricting the rating level of noise from the development, submission of an updated NIA, and independent assessment of compliance with noise limits.

7.89 The proposed development is not expected to have adverse impacts on residential amenity as a result of noise or dust emissions arising from construction and operational activities.

7.90 **Historic Environment**

7.91 There are no designated heritage assets within the application site. The closest designated listed buildings are the B-listed Kinlochluichart Church and associated C-listed manse and steading 3.4km to the southwest. The closest scheduled monument is the Little Garve Bridge 4.5km to the southeast. None of these assets are within the ZTV and so direct impacts and impacts on setting are not anticipated. The Council's Conservation Officer raises no objection to the proposal on the basis that there are no listed buildings within its immediate vicinity or wider setting to be affected.

7.92 There are no recorded non-designated heritage assets within the application site and limited records around the site. The Desk Based Assessment (DBA) considers that there is low potential for prehistoric and early medieval archaeology to be present and very low potential in respect of medieval and post-medieval periods. It notes that any such remains would have been severely disturbed by forestry ploughing. The Council's Historic Environment Team agree with this view and consider that there is no requirement for specific mitigation. It is nevertheless recommended that a protocol to cover the chance find of historic environment artefacts or features is included within the Construction Environment Management Plan.

7.93 **Traffic and Transport**

7.94 **Access**

7.95 The proposed development will utilise the existing network of access tracks currently serving SSEN for access to Corriemoillie Substation, as well as for forestry and estate management activities. The main access into the application site from this network is taken from the west, with an additional emergency access taken from the east. Access from the public road is taken from the A832 which is a Highland Council maintained road to the south of the application site. Transport Planning raises no objection to this arrangement which is therefore considered acceptable.

7.96 **Impact on the Road Network**

7.97 The submitted Transport Statement (TS) presents the results of Automatic Traffic Surveys and provides estimates for a baseline level of usage taking into account National Road Traffic Forecast factors and expected traffic levels associated with committed developments. It is noted that the TS was written prior to the approval of Lochluichart BESS however it is considered that any cumulative effects can be effectively mitigated through a conditions requiring Construction Traffic Forecasts and a Construction Traffic Management Plan.

7.98 The British Horse Society (BHS), in their response to the ECU, welcome the applicant's comments that drivers will be briefed to be aware of pedestrian, cyclist and equestrian traffic. The BHS request advice on passing horse riders and carriage

drivers is included in a CTMP. It is recommended that this be incorporated into the CTMP condition.

7.99 Abnormal Indivisible Loads (AIL)

7.100 The application does not make clear how many AIL movements are required for the proposed development. The proposal does require the transport of a transformer weighing 88.4 tonnes to the site. Abnormal loads may also consist of cranes which will require to be escorted to the site.

7.101 The Council's Transport Planning Team are satisfied that there are unlikely to be any significant issues relating to the impacts of AILs on Highland Council roads that cannot be mitigated for and controlled through the use of conditions. It is therefore recommended that details of abnormal loads are required by condition.

7.102 Health and Safety

7.103 The operators of BESS are subject to the requirements of the Fire (Scotland) Act 2005 and the Health and Safety at Work Act 1974 which require that fire safety benchmarks are met and that reasonable measures are taken to ensure that employees and members of the public are not harmed, respectively. It is an established principle that the planning system does not duplicate other regulatory regimes. As a result, fire safety is not typically a material consideration in planning decision making. However, fire safety considerations relating to site layout, emergency access, and firewater supply and containment are material planning considerations.

7.104 The National Fire Chiefs Council (NFCC) has produced Grid scale energy storage system planning- Guidance for fire and rescue services (2025) which provides advice on matters such as unit spacing, buffer distances, emergency accesses, water supply and firewater containment.

7.105 The proposed BESS facility is 300m away from the dwellinghouse at Corriemoillie Farm and 450m away from the dwelling at Glenview. The prevailing wind is westerly or south westerly. There are no buildings immediately to the east although it is recognised that the dwelling at Corriemoillie Farm is to the south-east.

7.106 The application is supported by an Outline Battery Safety Management Plan (OBSMP) which outlines key safety measures and design principles adopted for the proposed BESS.

7.107 The OBSMP contains reference to the NFCC's 2023 guidance, which was current at the time of submission. Table 3.1 comprises a summary of the applicant's response to the NFCC 2023 guidance. The following points are of particular relevance:

- The site includes two separate vehicular access points to account for varying wind conditions/direction;
- Roads and hardstanding areas have been designed to accommodate fire service vehicles, including a minimum width of 4m. A continuous loop allows emergency vehicles to traverse the site in a forward gear;
- 3m separation distance between battery enclosures;

- No buildings within 25m- 30m to site operations building and 300m to nearest dwelling;
- No combustible materials stored adjacent to battery units, no combustible vegetation within 10m of battery units;
- Drainage system designed to contain contaminated water run-off at a rate of 1,900 l/min for two hours. This includes the use of a penstock valve to ensure contaminated water does not enter the surrounding environment.

7.108 The proposal also meets the guidance in the updated 2025 NFCC guidance in these areas.

7.109 The OBSMP does not commit to a particular method or volume of water supply. It states that water supplies may be provided following an order of hierarchy existing hydrant within suitable proximity, existing watercourse within suitably proximity or water storage facility provided on site in order to provide for up to 1900 litres per minute for 2 hours. The OBSMP confirms that a “controlled burn” strategy will be used which significantly decreases the volume of water storage required. It is recommended that details of water supply be required by condition.

7.110 The applicant states that a Battery Safety Management Plan, based on the key principles outlined in the OBSMP, will be finalised prior to the commencement of construction works. It is considered that this is a matter for the operator to address in consultation with the Scottish Fire and Rescue Service.

7.111 It is considered that the applicant has sought to protect people and places from environmental harm and mitigate risks arising from potential safety hazards of the proposal such that it aligns with the policy intent of NPF4 Policy 23 for Health and Safety.

7.112 Flood Risk, Drainage and Water

7.113 The proposed development falls within the definition of essential infrastructure contained within NPF4. Consequently, if the location is required for operational reasons, there may be some flexibility in assessing flood risk should the proposal be at risk of flooding.

7.114 The application is supported by a Flood Risk Assessment (FRA). The FRA states that the site is not at risk of coastal flooding due to its inland location. The risk of fluvial flooding is low with the main site area not being identified on SEPA flood maps as being an area at flood risk. Part of the red edge, containing the emergency access, is identified as being at High risk, meaning a 10% chance of flooding each year. This is associated with the watercourse “Allt Coire Mhuilidh” which flows in a southerly direction, away from the site, and is at a lower level than the site. The site is not located on a flood plain so there is no reduction in flood plain capacity. Overall, the site is at low risk of flooding from tidal and fluvial sources.

7.115 Surface water flood risk is assessed by the FRA as being low with SEPA flood mapping showing limited areas of the site being at risk. Similarly, groundwater flooding risk is also assessed as being low due to ground conditions in the area, specifically its steep topography. There are no sewers in the vicinity of the site, nor

are there reservoirs or other artificial sources. Flood risk from these sources is therefore also assessed as being low.

7.116 The application is also supported by a Drainage Impact Assessment (DIA). The DIA assumes that infiltration is unlikely to be feasible due to the existing ditch network, the steep topography of the site and the proximity of a watercourse. It is proposed to discharge surface water run-off to a watercourse which itself discharges to Allt Coire Mhuilidh. This is understood to replicate the existing drainage regime for the site.

7.117 It is proposed that overland flows from the higher ground to the north are intercepted by a drainage ditch which runs to the east of the proposal and discharges to the watercourse. Filter drains within the site will collect surface water and discharge to an attenuation basin that has been sized for rainfall events up to and including the 1 in 200 year event (equivalent to 1 in 100 year + climate change). The FRM Team note that the standard requirement is for attenuation to be provided to accommodate 1 in 200 year events + climate change. In this case, however, the FRM Team accept the drainage approach as the applicant proposes to limit the discharge to the Qbar rainfall runoff rate which is a benefit.

7.118 **Trees and Woodland**

7.119 The original submission proposed a total removal of 16.5ha of productive woodland. This was derived from removals associated with the development itself and an initial area which was to be reverted to upland heath for biodiversity enhancement purposes. The Forestry Officer objected to this proposal on the basis that woodland removal for biodiversity enhancement, in these circumstances, is not supported by the Control of Woodland Removal Policy (CWRP). Consequently, a revised proposal has been submitted to address these concerns which is the proposal now under consideration.

7.120 Woodland removal has now been reduced to a practicable minimum and is limited to the footprint of the development and associated infrastructure. This covers an area of 5.4ha of productive woodland. The CWRP allows woodland removal, with compensatory planting, where the development will help “Scotland mitigate or adapt to climate change.” This is considered to be the case and so, subject to satisfactory compensatory planting, the proposed woodland removal is acceptable.

7.121 The applicant has identified an alternative site in the vicinity of Achnasheen which lies at a similar elevation and comprises the same general site type. This site is proposed for compensatory planting with a 10% gain in productive woodland alongside native broadleaf planting. This amounts to 6.4ha of Sitka spruce and 1.3 ha of native broadleaves. In principle, the proposed compensatory planting is considered acceptable and it is recommended that a compensatory planting condition be added to any consent to secure it.

7.122 The application is supported by an Arboricultural Impact Assessment (AIA) which provides an analysis of the development proposal on trees. This includes consideration of the impact that forming a secondary emergency access into the site would have on trees. This route currently has four category B and four category C self-sown birch trees which will need to be removed. The removal of these trees is accounted for in the compensatory planting proposals.

7.123 The Forestry Officer advises that their initial concerns have not been fully addressed, but considers that the application is now at a point whereby outstanding concerns can be addressed by planning condition. Consequently, conditions are recommended requiring a detailed Compensatory Planting Plan, implementation of the approved Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), and implementation of the approved Landscape Plan. The Forestry Officer recommends that the employment of an arboricultural consultant and a landscape consultant be required to secure the implementation of the TPP and AMS, and the Landscape Plan, respectively. Subject to the addition of these conditions, the proposal is considered acceptable on forestry grounds.

7.124 **Decommissioning and Reinstatement**

7.125 The Proposed development is expected to have a 30-year lifespan. It is not considered necessary to apply a time limit condition to the permission, which is not standard practice for applications for BESS, however it is considered appropriate to require a Decommissioning and Reinstatement Plan, as required by NPF4 Policy 11 and HwLDP Policy 67. It is also recommended that a condition be added requiring the operator to keep record of the power stored and generated to ensure that end of life decommissioning of the site takes place at the appropriate time. A condition requiring a financial guarantee to cover the decommissioning and reinstatement of the site is also recommended.

7.126 **Other material considerations**

7.127 None.

7.128 **Non-material considerations**

7.129 None.

8. MATTERS TO BE SECURED BY LEGAL AGREEMENT

8.1 A Section 96 agreement to cover any excessive damage to the local road network is required.

8.2 A Section 75 agreement to secure off-site compensatory planting will be required if the land is outwith the applicant's control.

9. CONCLUSION

9.1 The proposed development can contribute to national climate change and carbon net-zero targets by storing electricity from generating stations including from renewable sources, at times of peak production and releasing it at times where supply does not meet demand. This type of development is given significant support by NPF4 Policies, including Policies 1 and 11.

9.2 The proposed development is anticipated to have minor adverse effects on landscape character and visual amenity. This is due to the incorporation of suitable design-led mitigation, which will ensure that all landscape and visual impacts, including cumulative effects with other similar developments, remain localised.

- 9.3 In terms of impacts on residential amenity, roads, natural heritage, flood risk, drainage, trees, woodlands, and health and safety, the proposed development is acceptable, subject to the application of the recommended conditions to secure appropriate environmental mitigation.
- 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. It is recommended that the Council Raises No Objection to the application.

10. IMPLICATIONS

- 10.1 Resource: There are significant staffing and financial resource implications if the application is to be subject to a Public Local Inquiry.
- 10.2 Legal: If an objection is raised to the proposal, the application may be subject to a Public Local Inquiry.
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: The Proposed development will make a meaningful contribution to the low carbon energy transition.
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before consultation response issued to Scottish Ministers:

None.

- 11.1 It is recommended to **RAISE NO OBJECTION** to the application subject to:
- A. The Committee granting delegated authority to the Area Planning Manager – North to agree the finished condition wording, with any substantive amendments to be subject to prior consultation with the Chair of the North Planning Applications Committee; and
 - B. The following conditions and reasons.

Conditions and Reasons to be attached to any Section 36 consent which may be approved will be applied by the Scottish Ministers.

Conditions to be attached to any deemed Planning Permission

1. Commencement of Development

- (1) The development must be begun not later than the expiration of 5 years beginning with the date of this permission.

(2) Written confirmation of the intended date of Commencement of development shall be provided to the Planning Authority and the Scottish Ministers no later than one calendar month before that date.

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

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

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

- Individual battery storage units;
- MV Skids;
- Substation compound comprising HV transformers, switchgear and auxiliary transformers;
- Underground 132 kV grid connection cable;
- Auxiliary Transformer;
- Office building;
- Two site accesses;
- Internal access tracks;
- Security and acoustic fencing;
- Lighting columns;
- Temporary construction compound.

(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 and flood mitigation 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; and,

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.

(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) The submission shall explain and demonstrate how the proposed BESS layout satisfies the Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems, National Fire Chiefs Council's Guidance - Guidance on Grid Scale Battery Energy Storage System Planning, and Draft Guidance National Fire Chiefs Council on Grid Scale Battery Energy Storage Systems and/or any or any superseding guidance prevailing at the time.

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.

The Decommissioning, Restoration and Aftercare Strategy shall thereafter be complied with in full in accordance with the timeline approved therein.

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 8 of this permission have been submitted to, and approved in writing

by, the Planning Authority. For the avoidance of doubt the bond must 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.

(6) 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 approval, 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 surface water drainage design have been submitted to, and approved in writing by, the Council, which shall include measures for the testing of a 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. For the avoidance of doubt the submitted details shall be in accordance with the submitted Drainage Impact Assessment. 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, and shall be Bat friendly. 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**

- (1) No Development shall commence unless and until a Habitat Management Plan (HMP), in accordance with the Outline Habitat Management Plan (65214947-SWE-XX-XX-RP-J-0003 Rev. C02), has been submitted to, and approved in writing by, the Planning Authority, in consultation with the councils Ecology Team. The HMP shall set out the proposed habitat management of the site during the period of construction, operation, and decommissioning, restoration and aftercare, 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 in full within 12

months of following ground works commencing on site and shall remain in place for a minimum of 30 years.

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

Reason: To detail how all mitigation, compensation and enhancement measures of biodiversity for the site will be delivered.

9. Data

GIS Shapefiles must be supplied of the compensation and enhancement boundaries (including offsite locations) to the Planning Authority prior to the commencement of works.

Reason: To allow the compensation and enhancement areas to be mapped to ensure no developments occur on these sites for a minimum of 30 years.

10. Pre-Construction Survey

(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 and the HMP areas with the report including mitigation measures where any impact, or potential impact, on protected species, including but not limited to birds and bats, and their habitats have been identified.

(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 bats and nesting birds, and their habitats.

11. Species Protection Plan

No development shall commence until Species Protection Plans have been submitted to and approved in writing by the Planning Authority, in consultation with the Council's Ecology Team. For the avoidance of doubt, the submitted plans shall include a Bird Protection Plan, and any other protected species identified on-site during the pre-construction surveys required by condition 9. Thereafter, the development shall be constructed in accordance with the approved details and maintained in perpetuity.

Reason: To ensure that all construction and operation of the proposed development has a limited impact on protected species, and to ensure that the mitigation measures contained in the Ecological Impact Assessment Report which accompanied the application, or as otherwise agreed, are fully implemented

12. **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, but is not limited to:

- 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 via a Pollution Prevention Plan (PPP): protection of the water environment and existing private water supplies, 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 best practicable 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) Inclusion of any Species Protection Plans required by Condition 10;

- o) details of areas on the site designated for the storage, loading, off-loading, parking and manoeuvring of heavy-duty plant, equipment and vehicles.
- p) Protocol to cover the chance find of historic environment artefacts or features.

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

13. **Ecological Clerk of Works**

- (1) 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 must 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 ecological and environmental commitments provided in the: EIA Report, including any micrositing; the Construction and Environmental Management Plan; the Habitat Management Plan and Species and Habitat Protection Plans.
 - 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. maintains 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. The ECoW shall thereafter be appointed on the terms approved throughout the period from pre-construction works, 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.

14. **Construction Traffic Forecasts**

No development shall commence until an updated forecast of construction traffic has been submitted to and approved in writing by the Planning Authority. The updated forecast shall be based on the latest available construction programme and shall include:

- a) predicted volumes, types and frequency of construction traffic;
- b) identified construction traffic routes; and
- c) a comparison with the assumptions set out in the approved Transport Statement.

Where the updated forecast demonstrates a material increase in construction traffic volumes or changes to routes from those previously assessed, the submission shall include a review of the proposed mitigation measures and, where necessary, details of revised or additional mitigation proportionate to the scale of change identified.

The development shall thereafter be carried out in accordance with the approved forecast and any approved mitigation measures.

Reason: To ensure that the impacts of construction traffic on the local road network and residential amenity are accurately assessed and appropriately mitigated in the interests of road safety and amenity.

15. **Construction Traffic Management Plan**

(1) No development shall commence on site until a finalised Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the planning authority in consultation with Transport Scotland. The CTMP shall be based on the Outline CTMP and shall include:

- a. The proposed routing of all construction related traffic to and from this development.
- b. A risk assessment for transportation during daylight hours and hours of darkness.
- c. Proposed traffic management and mitigation measures within settlements along the access routes as required. Measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs should be considered.
- d. A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period.
- e. Details of any upgrading works required at the junction of the site access and the A832. Such works may include suitable drainage measures, improved geometry and construction, measures to protect the public road and the provision and maintenance of appropriate visibility splays.
- f. Details of appropriate traffic management which shall be established and maintained at the site access for the duration of the construction period.

- g. Measures to ensure that all affected public roads are kept free of mud and debris arising from the development.
- h. Measures to ensure that construction traffic adheres to agreed routes.
- i. Measures to ensure the safe passing of horse riders and carriage drivers by construction vehicles.
- j. Confirmation that any extraordinary wear and tear on Highland Council roads identified by part e) shall be repaired by the developer at the developer's expense, with the applicant entering into a section 96 agreement under the Roads (Scotland) Act 1984 (as amended) with the Council, and to the satisfaction of the Council within three months of the post-construction survey being carried out;

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

16. **Abnormal Loads**

Prior to commencement of deliveries to site, should any abnormal loads be identified, an Abnormal Indivisible Loads Plan shall be submitted to, and approved in writing by the Planning Authority, in consultation with the local Roads Authority and Transport Scotland. For the avoidance of doubt the submitted plan shall include:

- a) A detailed assessment of structures along the routes to be carried out in consultation with and the satisfaction of the Council's Structures Section.
- b) Full details of all road improvements and mitigation measures needed to facilitate abnormal load movements and general construction traffic shall be agreed with the Council. The said measures shall be fully implemented to the satisfaction of the Council. Such measures may include: modifications to bridges and culverts, carriageway widening and/or edge strengthening, road safety improvements and traffic management.
- c) A contingency plan prepared by the abnormal load haulier. The plan shall be adopted only after consultation and agreement with the Police and the respective Roads Authorities. It shall include measures to deal with any haulage incidents that may result in public roads becoming temporarily closed or restricted.
- d) A detailed protocol for the delivery of abnormal loads/vehicles, prepared in consultation and agreement with interested parties. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of demountable signs or similar approved, shall be established when required, to alert road users and local residents of expected abnormal load movements. All such movements on Council

maintained roads shall take place outwith peak times on the network including school travel times and shall avoid local community events.

- e) A detailed delivery programme for abnormal load movements which shall be made available to Highland Council and community representatives.

Thereafter, the approved details shall be adhered to in full.

Reason: To ensure that the transportation of abnormal loads will not have any detrimental effect on the trunk road and local road networks.

17. **Community Liaison Group**

No development shall commence on site until a community liaison group has been established by the developer, in collaboration with The Highland Council and local Community Council(s). The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all mitigation measures and to keep these under review. The liaison group shall be maintained for the duration of construction activity.

Reason: To assist with the provision of mitigation measures.

18. **Operational Maintenance**

No delivery requiring any significant HGV or abnormal load movements shall take place during the operational phase of the development unless full details of the significant HGV or abnormal load movements have been submitted to, and approved in writing by, the Council, in consultation with Transport Scotland and community representatives as required. For the avoidance of doubt, 'significant increase of HGV traffic' shall be defined as a 10% increase of HGV movements on sensitive (evolved) roads and an increase of 30% on designed roads. Thereafter, the approved details shall be implemented in full.

Reason: To ensure that the transportation of abnormal loads will not have any detrimental effect on the trunk road and local road networks.

19. **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 shall not be brought into use 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.

20. **Construction Noise and Vibration Scheme**

Development shall not commence unless and until a Construction Noise and Vibration Mitigation Scheme has been submitted to and approved in writing by the planning authority. The approved scheme shall demonstrate how the applicant/contractor will ensure the best practicable measures are implemented to reduce the impact of construction noise. The assessment shall include but not be 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 from BS5228 shall be justified.

Thereafter, the approved Scheme shall be implemented in full and be complied with for the duration of construction works, unless otherwise agreed in writing by the planning authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

21. **Dust**

Development shall not commence unless and until a Dust Mitigation Scheme, designed to protect neighbouring properties from dust arising from the construction of this development, has been submitted to and approved in writing by the Planning Authority. Development shall be carried out entirely in accordance with the Dust Mitigation Scheme with all approved mitigation measures implemented prior to the commencement of development and retained for the duration of construction works, unless otherwise agreed in writing by the Planning Authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

22. **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.

23. **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 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.

24. **Operational Noise**

The Rating Level of noise arising from this development as determined in accordance with BS4142 Methods for Rating and Assessing Industrial and

Commercial Sound shall not exceed 30dB(A) or background whichever is lower, at the curtilage of any noise sensitive receptor.

Noise arising from the development, when measured and/or calculated as an LZeq, 5min, in the 100Hz one third octave frequency band must not exceed 30 dB, at the curtilage of any noise sensitive premises.

Reason: In the interests of protecting residential amenity.

25. Updated Noise Impact Assessment

The development hereby approved shall not be brought into use unless and until an updated Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Planning Authority. The NIA shall include:

- Full details of the specific plant which is to be installed on site and the noise levels assessed at the nearest residential noise sensitive receptors;
- Full details of all mitigation required to ensure that a rating level of no more than 30dB LAr,Tr is achieved at the curtilage of the nearest residential noise sensitive receptors (as existing at the date of consent of the deemed planning permission) when assessed using BS 4142:2014 + A1:2019.

The mitigation measures contained in the approved NIA shall be implemented in full prior to the development hereby approved being brought into use and shall be maintained in an effective working condition for the lifetime of the development.

Reason: In the interests of protecting residential amenity.

26. Independent Assessment of Compliance with Noise Limits

Within 21 days following the development becoming fully operational, the site operator shall, at its expense, employ an independent consultant to assess the level of noise in terms of compliance with consented noise limits.

The site operator shall submit the report of the independent consultant's assessment for the approval of the Planning Authority within 4 months of the development becoming fully operational.

If the noise level exceeds the prescribed noise limits, the assessment report shall include a scheme of mitigation to be enacted, including timescales for implementation, to ensure compliance with consented noise limits.

Details of the proposed compliance monitoring shall be agreed in writing beforehand with the Council's Environmental Health Service.

Reason: In the interests of protecting residential amenity.

27.

Compensatory Planting

No development, including tree felling, shall commence until a detailed Compensatory Planting Plan has been submitted to and approved in writing by the Planning Authority, following consultation with Scottish Forestry, the Forestry Authority, and any other relevant stakeholders.

The Compensatory Planting Plan shall:

- i. Propose a minimum of 7.70 hectares of compensatory planting which shall primarily be productive species;
- ii. Provide all compensatory planting within the Highland Council area.
- iii. The area identified for compensatory planting must be considered under The Forestry (Environmental Impact Assessment) (Scotland) Regulations 2017, where this exceeds the current thresholds. In all cases, due diligence must be undertaken to demonstrate that the proposed compensatory planting is a viable scheme;
- iv. Be in accordance with the "Process for preparing a woodland creation application" as set out in the Scottish Forestry publication: Woodland Creation Application Guidance;
- v. Specify future maintenance measures for the areas of compensatory planting;
- vi. Be prepared by, and be implemented under the supervision of, a suitably qualified forestry consultant, first approved in writing by the Planning Authority;
- vii. Include a detailed schedule of supervision, with compliance monitoring reports to be issued at agreed stages, prepared by the appointed forestry consultant;
- viii. Include confirmation that, should Compensatory Planting be proposed on land located outside the planning application boundary and/or on land that is not under the ownership of the applicant, a Section 75 legal agreement will first be secured between the applicant, the landowner and the planning authority.

The development hereby approved shall not be brought into operational use until the approved Compensatory Planting Plan has been implemented in full. The compensatory planting shall be maintained thereafter in accordance with the approved scheme, until established to the full satisfaction of the Planning Authority and then shall remain as woodland in perpetuity.

Woodland removal shall not commence until construction work is imminent. Should development fail to commence within 3 years of woodland felling, the land shall be reverted to forestry use and be replanted within the following 12 months. Replanting shall be carried out to a specification submitted to and approved in writing by the Planning Authority within 3 years and 6 months of initial felling.

The development hereby approved shall not be brought into operational use until GIS shapefiles have been submitted to the Planning Authority which

clearly identify the approved areas of woodland removal and the areas of compensatory planting.

Reason: To protect Scotland's woodland resource, in accordance with the Scottish Government's policy on the Control of Woodland Removal.

28. **Woodland Removal**

The area of permanent woodland removal shall not exceed 5.41 hectares, as shown in Table 1 and Map A of the Compensatory Planting Report prepared by Bowlits Chartered Surveyors (March 2026), unless otherwise agreed in writing with the Planning Authority. All other woodland shall be retained and managed as required by Scottish Forestry and in accordance with the UK Forest Standard.

Reason: To ensure the level of compensatory planting proposed takes into account all woodland removal at the site and to ensure proper management of remaining woodland.

29. **Tree Protection**

- (1) Development shall be carried out entirely in accordance with the submitted Arboricultural Impact Assessment (November 2025), including but not limited to:
 - a. Implementation of the Tree Protection Plan (TPP) detailed at Map 3;
 - b. Implementation of the Preliminary Arboricultural Method Statement (AMS); and
 - c. Employment of an appropriately qualified arboricultural consultant to oversee and record works on site including to ensure compliance with the TPP and AMS.
- (2) The arboricultural consultant required at part (1) c) of this condition shall be appointed prior to commencement of development, including site clearance or demolition.
- (3) Details of the stages requiring supervision by the arboricultural consultant shall be submitted to and approved in writing by the Planning Authority prior to commencement of development.
- (4) Certificates of compliance with the TPP and AMS shall be submitted to the Planning Authority at the conclusion of each phase identified at part (3) of this condition.

Reason: To secure the successful implementation of the approved Tree Protection Plan.

30. **Landscape Plan**

A suitably qualified landscape consultant shall be employed at the developer's expense to ensure that the approved Landscape Plan prepared by TGP

Landscape Architects (LVA Figure 5, L01 Rev. N) is implemented to the agreed standard and maintained thereafter, until established to the satisfaction of the planning authority. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a landscape consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation and future maintenance of the approved Landscape Plan.

Signature:

Designation: Area Manager North

Author: Jack Wiseman

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

Relevant Plans:

- Plan 1 - 002.1.2 REV 03 SITE LOCATION PLAN
- Plan 2 - 004.1 REV 00 SUBSTATION BUILDING PLAN AND ELEVATIONS
- Plan 3 - 004.2 REV 00 MV SKID PLAN AND ELEVATIONS
- Plan 4 - 004.3 REV 00 BATTERY CONTAINER PLAN AND ELEVATIONS
- Plan 5 - 004.4 REV 00 AUXILIARY TRANSFORMER PLAN AND ELEVATIONS
- Plan 6 - 004.5 REV 00 LV CABINET AND ELEVATIONS
- Plan 7 - 004.6 REV 00 LIGHTING AND CCTV COLUMN PLAN AND ELEVATIONS
- Plan 8 - 004.7 REV 00 PALISADE FENCING PLAN AND ELEVATIONS
- Plan 9 - 004.8 REV 00 ACOUSTIC FENCING PLAN AND ELEVATIONS
- Plan 10 - 004.9 REV 00 HIGH VOLTAGE TRANSFORMER PLAN AND ELEVATIONS
- Plan 11 - 005.2 REV 03 SITE FINISH LEVELS PLAN
- Plan 12 - 005.5 REV 00 SUBSTATION COMPOUND PLAN
- Plan 13 - 005.6 REV 00 SITE ELEVATIONS
- Plan 14 - 009.1 REV 01 FIRE SAFETY PLAN
- Plan 15 - 001.1 REV 04 INDICATIVE SITE LAYOUT PLAN
- Plan 16 - LVA FIGURE 5 REV N LANDSCAPE PLAN

Appendix 1 – Letters of Representation

OBJECTORS

1.	Mr George Masson	Gowans Farm, By Drumlithie, Stonehaven, Aberdeenshire, Ab393uy,	27/01/25
2.	Mrs Mary Young	32 Birch Road, Killearn, Glasgow, G63 9SQ,	27/01/25
3.	Ms Andrea Goring	4 Crescent Court, TQ6 9LU,	27/01/25
4.	Mrs Margaret	Railway Cottage, Strathpeffer, IV14 9DH	26/01/25
5.	Ms Pearl Peterkin	Mill Of Mergie, Mergie, Rickarton, Stonehaven, AB39 3TH	28/01/25
6.	Mr Anthony Davidson	Mill Cottage, Kilmorack, Beauly, IV4 7AL,	28/01/25
7.	Mr Robert Fowler & Mrs Susan Fowler	Old Manse, Drumoak, Banchory , AB31 5AT	28/01/25
8.	Miss Maren Hagen & Mr Simon Bedwell	Achnaclerach, Garve, IV23 2PG	28/01/25
9.	Ms Lynn Morrison	Greenspot Stables, Oldmeldrum, AB51 0AG	24/01/25
10.	Mr & Mrs Ian John & Tammy Heywood	64-68 Victoria Street, Newton Stewart, DG8 6DB	24/01/25
11.	Lorna Reynolds	49 Old Evanton Road, Dingwall, IV15 9RB	24/01/25
12.	Mrs Rosemary Knights	8A Mapleridge Close, Llandrindod Wells, Powys, LD1 5NX,	24/01/25
13.	Mrs Lyndsey & Mr Nicholas Ward	Darach Brae, Beauly, IV4 7AE,	24/01/25

14.	Mr Michael Grimes	11 St. Kennera Terrace , Kirkinner, DG8 9AW	24/01/25
15.	Mrs Jan Pratt	6 Hallforest Close, Kintore, Aberdeenshire, AB51 0TU	24/01/25
16.	Dr Fiona Fawcett	Tigh Faire, Reelig Wood, IV5 7PR	24/01/25
17.	Ms Robin McIntosh	36 Church St, Edzell, DD9 7TQ	24/01/25
18.	Mr Paul Thomson	North Lodge, Church St, Edzell, DD9 7TQ	24/01/25
19.	Mrs Lindsay Thatcher	Tor Na Sith, Sallachy, Dornie, Ross-shire, IV40 8DZ	24/01/25
20.	Mrs Linda McKay	Bog Of Artamford , Maud , Peterhead, AB42 4QD	24/01/25
21.	Miss Karen Bell	152 Little Rogart, Rogart, IV28 3XF,	24/01/25
22.	Ms Lorraine Thomson	10 Harbour Street, Creetown, Newton Stewart, Wigtownshire, DG8 7JJ	24/01/25
23.	Mr Alec Scott	Drumnaheath Farmhouse, Leylodge, Kintore, Inverurie, AB51 0YE	24/01/25
24.	Mr Simon Friend	The Cottage, Strathgarve Farm, Garve, Ross-shire, IV23 2PU	24/01/25
25.	Mrs Helen Smith	Westraven, Beechwood, Strathpeffer, IV14 9AB,	24/01/25
26.	Mrs Donna Stewart	The Old Rectory, Challoch, Newton Stewart, DG8 6RB	24/01/25

27.	Mrs June Harris	19 Tarrant, Peterborough, PE4 5EF	24/01/25
28.	Mrs Marina MacLennan	Kinellan Croft House, Strathpeffer, IV14 9ET,	24/01/25
29.	Mr Andrew Kaye	Carsegowan Lodge, Causeway End, Newton Stewart, DG8 6BG	24/01/25
30.	Miss Kate Matthews & Isla Bell	The Coppings, Auchenblae, AB30 1WQ	24/01/25
31.	Mrs Janet Shooter	Glenluce, Newtonstewart, DG8 0PS	24/01/25
32.	Mrs Adina Lyon	North Hill Forest Cottage, Silverbridge, Garve, IV23 2PG,	25/01/25
33.	Miss Demi Simpson	5 Cromartie Drive, Strathpeffer, IV14 9DB,	25/01/25
34.	Miss Kate Archer	9 Garron Drive, Stonehaven, AB39 3UF	25/01/25
35.	Ms Janice Mair, Mr Angus & Mr Callum Farquhar	The Steading, East Mains Of Fairburn, Muir Of Ord, IV6 7UT,	25/01/25
36.	Mrs Sylvia Dahn	19 Beverley Court, Pioneer Park, Eye, Peterborough, PE6 7UL,	25/01/25
37.	Mrs Carol Campbell	29 Beverley Court, Pioneer Way, Eye, Peterborough	25/01/25
38.	Miss Becky Jones	345 High Street,, Dalbeattie,, Kirkcudbrightshire, DG5 4DY,	25/01/25
39.	Mr & Mrs William Jackson	Knockglass, Uplawmoor, G78 4DB,	25/01/25
40.	Mrs Joanne Jamieson	Mill Of Newmill, Drumlithie, Stonehaven, AB39 3YJ,	25/01/25

41.	Mr Peter Smith	Mill Of Kair, Fordoun, Laurencekirk, AB30 1LA	25/01/25
42.	Mr Alexander Kidd	16 Boswell Road, Inverness, IV2 3EJ,	25/01/25
43.	Mr David Baker	Lochside Lodge, Migdale, Bonar Bridge, Ardgay, IV24 3AR,	25/01/25
44.	Mrs Sarah Walker	Laggan, Glenburn Road, PA30 8EU,	25/01/25
45.	Mr Simon Bates	Miltoga, Jamestown, Strathpeffer, IV14 9ER,	25/01/25
46.	Ms Ellen Ritter	Clach Mhor, Dalnacroich, Strathconon, Muir Of Ord, IV6 7QQ,	25/01/25
47.	Mr John Holmes	High Carston, Ochiltree, Cumnock, KA18 2RY,	25/01/25
48.	Mrs Cherry Alexander	Burn Song, Kincardine, Ardgay, IV24 3DJ,	25/01/25
49.	Mr Nigel Martin	Glenelg, Carsphairn, DG7 3TQ	25/01/25
50.	Mr Charles & Mrs Anne Hawkes	Howeview, North Craigo, DD10 9LD,	25/01/25
51.	Ms M Knight & Mr J Shearer	1 Culcraggie Farm Cottages, Alness, IV17 0XE,	25/01/25
52.	Mrs Sue Joslin	4 Windsor Crescent, DG8 6HW	24/01/25
53.	Sharon, William, Harvey, Elliot & Fraser Wright	Corriemoillie Lodge, Garve, Ross-shire, IV23 2PY	23/01/25
54.	Mr Mathew & Michael Rennie	1 Bengairn View, Castle Douglas, Kirkcudbrightshire, DG7 1DL	24/01/25

55.	Mrs June Morrison	1 Northleylodge Cottage, Kintore, Inverurie, AB51 0XY	24/01/25
56.	Ms Joy Drysdale	Kyleash, Old Edinburgh Road, Newton Stewart, DG8 6PL	24/01/25
57.	Miss Jane Eddie	Montsnaught Farmhouse, Netherley, Stonehaven, AB39 3RB	25/01/25
58.	Mr John White	30 Langside Park, Kilbarchan, PA10 2EP	25/01/25
59.	Ms Kathryn Grist	Hard Park House, Strathgarve, Ross-shire, IV23 2PU,	25/01/25
60.	Ms Heather Bryce	Aultnagar, Nether Burnhaugh, Netherley, Stonehaven, AB39 3QQ,	25/01/25
61.	Mr Barry Peters & Mrs Debbie Peters	The Cottage, Achnasheen, IV22 2EE,	25/01/25
62.	Mrs Alison Cruickshank	Stankeye, Fettercairn, Laurencekirk, AB30 1DQ	27/01/25
63.	Jessica Kyle	35 Princes St, Newton Stewart, DG8 6RN	24/01/25
64.	Mr S T Campbell	33 Whitehall Place, Rosemount, Aberdeen, AB25 2RH	28/01/25
65.	Ms Lesley	Carseriggan Cottages, Kirkcowan, Newton Stewart, DG8 0EJ	24/01/25
66.	Mrs Jayne Roberts	Lynrya House, Braehead, Kirkinner, Newton Stewart, DG8 9AL	24/01/25
67.	Mr Peter Dunn	Glencairn, Ruisaurie, Beauly, IV4 7EY	24/01/25

68.	Dr Dawn Westwood, Linda Stewart & McKenna Westwood-Stewart	2 Blackwater Cottages, Tarvie, Strathpeffer, IV14 9EJ,	25/01/25
69.	Mr Thomas McNab Lawson, Katie & Jane Lawson	Mosspark, Auchenblae, Laurencekirk, AB30 1TX	27/01/25
70.	Mr John Mcaughtrie	1 Millbank, West Cairnbeg, Laurencekirk, AB30 1SU,	27/01/25
71.	Miss Caroline Carruthers	4 New Street, Stonehaven, Aberdeenshire, AB392LE	27/01/25
72.	Mrs Morag Mclaughlin	Northhill Farmhouse, Laurencekirk, AB30 1EQ	27/01/25
73.	Mr Richard & Joanne Leadbeatter	3 Chapelbank, Burnett Street, Auchenblae, Aberdeenshire, AB30 1ZQ	27/01/25
74.	Ms Karen Allan	3 Fairfield Road, Inverbervie, Montrose, DD10 0SG	27/01/25
75.	Mrs Anne Dunbar- Nobes	Easterburn, Menmuir, Brechin, Angus, DD9 7RN	27/01/25
76.	Mr Jeffrey Greer	8 Kinmonth Road, Drumlithie, AB39 3YF	27/01/25
77.	Mrs Jeanette Hoedl	Briar Cottage, Inverurie Street, Auchenblae, AB30 1XS	27/01/25
78.	Mr Stewart Nicolson	Wattieston House, Fordoun, Laurencekirk, AB30 1FZ,	27/01/25
79.	Mrs Shirley Moro	Redhall House, Fordoun, Laurencekirk, AB30 1SD,	27/01/25

80.	Miss Charlotte Wilson	Banff Farmhouse, Arbuthnott, AB30 1JP,	27/01/25
81.	Mrs Sari Fraser	2 Glenury Close, Stonehaven, AB39 3LE	27/01/25
82.	Mr Brian Wade	1 Annamuick Cottages, Stonehaven, Aberdeenshire, AB39 3UX,	27/01/25
83.	Dr Jane Valentine	North Blairs, Auchenblae, AB30 1TX	27/01/25
84.	Mrs Carlyne Murdoch	Braeview, Inverurie Street, Auchenblae, AB30 1XS	27/01/25
85.	Contin Community Council	John Heathcote MA PhD CGeol FGS, Secretary	27/01/25
86.	Mrs Chamila Brieske	Hedderwick Barn, Montrose, DD10 9EF	27/01/25
87.	Mr Mark Leigh	Rosehall Cottage, Drumoak, Banchory, Aberdeenshire, AB31 5AE,	26/01/25
88.	Mrs Jeannie Wallis	Taigh Chuileann, Kiltarlity, IV4 7HG	26/01/25
89.	Mrs Emma Timms	2 Brynglas Road, Llanbadarn, Aberystwyth, Ceredigion, Wales, SY23 3QR	26/01/25
90.	Lesley Lesely Sharman	Upper Gallery, Logie Pert, DD10 9JX	27/01/25
91.	Mr Daniel Still	17 Tor View, Contin, IV14 9EF	27/01/25
92.	Mrs Mags Goodlet	34 Forest Park, AB39 2GF	27/01/25
93.	Mrs Margaret Cassie	8 Learney Place, Aberdeen, AB15 4UW	27/01/25

94.	Mr & Mrs Alexander & Julie Cave	1 Mill Of Kincardine Cottages, Laurencekirk, AB30 1HA	27/01/25
95.	Dr Lindsey Hunter	21 St Ternan's Road, Newtonhill, Aberdeenshire, AB39 3PF	27/01/25
96.	Mr & Mrs Fraser & Vivienne Morrison	Tigh Na Croc, Strathpeffer, IV14 9AT	27/01/25
97.	Miss Alison Drummond	3 Finella Grange, West Cairnbeg, Laurencekirk	27/01/25
98.	Mr Joe Miller	83 Hawick Drive, Dundee, DD4 0JY	27/01/25
99.	Mr Jack Mann	25 Trinity Road, Brechin, DD9 6BJ	27/01/25
100.	Mr Ian F Hall	21 Malcolm's Mount, Stonehaven, Aberdeenshire, AB39 2SR	27/01/25
101.	Mrs Rachel Leslie	Tannachie, AB39 3UY	27/01/25
102.	Mr Dan Bailey	The Round House, 5 Kinellan, IV14 9ET	27/01/25
103.	Miss Melanie Sayer	West Ballochry Farm, DD10 9LP	27/01/25
104.	Mrs Emma Durrant	1 Brynymor Road, Loughor, Swansea, SA4 6TD,	26/01/25
105.	Mr Greg Watson & Miss Alison Ellerington	Glenssor, Latheron, KW5 6DU, ,	26/01/25
106.	Mrs Eilidh Murray	Hillview, 6 Blackdyke, Urray, Muir Of Ord, IV6 7UZ,	26/01/25
107.	Dr Miriam Ann Bibby	Raeburnhead, Eskdalemuir, DG13 0QT	26/01/25

108.	Mrs Seonaid & Mr George Blackie	Cherrybank, Orange Lane, Coldstream, TD12 4LY,	26/01/25
109.	Mrs Anne Matthews	39 Church Street , Edzell, Brechin, DD9 7TQ, ,	26/01/25
110.	Sadie-Michaela Harris	The Cottage, Strathgarve Mains, Garve, IV23 2PU	23/01/25
111.	Mr Jim Wilson	Hilton Of Fern Farm, Fern, DD9 6SB,	03/03/25
112.	Mrs Joanne Turnbull	38 Park View, Wideopen, Newcastle Upon Tyne, NE13 6LH,	26/01/25
113.	Dr James Harvey	Howan, Egilsay, Orkney, KW17 2QD	26/01/25
114.	Kiltarlity Community Council	5 Allarburn Park, Kiltarlity, Beauly, IV4 7HD,	26/01/25
115.	Mrs Caroline Gamble	Bridgefield House, Little Garve, Garve, Ross-shire, IV23 2PU	26/01/25
116.	Mrs Jean Bailey	Corran, Gorstan, Garve, IV23 2PX,	26/01/25
117.	Mr Tommy Heron	11 Afton Road, New Cumnock, Ayrshire, KA18 4NE	26/01/25
118.	Miss Edith Budge	Maldon, Achalone, Halkirk, KW12 6XA,	26/01/25
119.	Mrs Julie-Anne Kinnear	Firwood, Edzell, DD9 7TN	26/01/25
120.	Mr Colin Davies	15 Bernham Crescent, Stonehaven, Kincardineshire, AB39 2WQ,	26/01/25

121.	Mr Jonathan Wynne Evans	Loch Ness Clay Works, Bunloit Rd, Drumnadrochit, IV63 6XH,	26/01/25
122.	Mr Julian Parsons	1 Castle Gardens, Edzell, Angus, DD9 7SY	26/01/25
123.	Miss Julia Veronica	Corrieglen, Arcanside, Marybank, Muir Of Ord, IV6 7UW	26/01/25
124.	Mr Fraser Sommerville	6/4 Northview Court, Edinburgh, EH4 4HG	26/01/25
125.	Mr Antonio Harris	42 White Cross, Ravensthorpe, Peterborough, PE3 7LP	26/01/25
126.	Miss Carol Hutton	14 South Street, Johnshaven, Kincardineshire, DD10 0HE	26/01/25
127.	Mr Angus Jack	10 Manse Street, Tain, IV19 1AN,	26/01/25
128.	Barry Donnan	51 Glentrool, DG8 6SY	10/02/25
129.	Bob McNaughton	8 South Street Garlieston, Newton Stewart, DG8 8BH	09/02/25
130.	Mr Cameron Kemp	West Alltnaceardaich, Lentrán, IV3 8RN,	06/02/25
131.	Mrs Catherine Johnson	4 Lessons Park, Minnigaff, DG8 6PY	24/01/25
132.	Miss Sheena Hickey	Nether Quithel Cottage, Stonehaven, AB39 3UX	25/01/25
133.	Miss Heather Jameson	3 Broughton Mains Cottages, Sorbie, Newton Stewart, DG8 8HD,	26/01/25
134.	Mr Mark Swindlehurst	Kirkland Farm, Old Minnigaff, Newton Stewart, DG8 6AD,	26/01/25

135.	Miss Louise Letson & Mr Andrew Brown	4 Dowrie Place, Fettercairn, AB30 1YW, ,	26/01/25
136.	Miss Marian Robertson	High Street, Edzell, Brechin, Angus, DD9 7TA	26/01/25
137.	Mrs L Yoneda	Eriskay, Southend, Argyll & Bute, PA28 6RF	26/01/25
138.	Mrs Deb Wilson	The Dower House, Highfield, Muir Of Ord, IV6 7XN	28/01/25
139.	Miss Hazel Greenstiles	5 Old Drill Hall, Old Brewery Yard, Halesworth, Suffolk, IP19 8BG	24/01/25
140.	Mr Iain Campbell	Westcroft, Kirkhill, IV5 7PD	28/01/25
141.	Mrs Jane Cooper	1 North Esk Road , Edzell, Angus, DD9 7TW,	28/01/25
142.	Mrs Janie Thorburn	Drumindorsair Wood, Torgormack, By Beaully, IV4 7AQ	29/01/25
143.	Mr Ian Mcmillan & Ms Eileen Mcmillan	Redhall Lodge, Fordoun, Laurencekirk, AB30 1SD, ,	29/01/25
144.	Miss Alison Ball	Craigenrae, By Bargrennan, Newton Stewart, DG8 6TB	29/01/25
145.	Mrs Angela Dunsire	6 Fore Street, Johnshaven, DD10 0EU	29/01/25
146.	Mrs Linda Mackie	Strathairly, Dunlappie Road, Edzell, DD9 7UB	29/01/25
147.	Miss Tasha Maclennan	Wards Drive, Muir Of Ord, IV6 7PX	29/01/25

148.	Mr Jonathan Thomson	Hoolet House, Tarvie, Strathpeffer, IV14 9EJ,	29/01/25
149.	Miss Caroline Macrae	23 Culburnie Kiltarlity, Beauly, IV4 7JJ	30/01/25
150.	Ms Heather Jardine	47 Dalhalvaig, Forsinard , KW13 6YT,	30/01/25
151.	Mr Nicholas Margiotta	Templebank Croft, Auchenblae , AB30 1TL	30/01/25
152.	Dr Steve Mcswiggan	Coldstream, Tealing, Dundee, DD4 0RG	30/01/25
153.	Mrs Alison & Mr John Wiseman	Balnuith Farm, Tealing, Dundee, DD4 0RE	30/01/25
154.	Mrs Elaine Hodgson	Bothan Learag, Cabrigh, Inverness, IV5 7PJ	31/01/25
155.	Mrs Angela Taylor	The Old Shop, North Quilkoe, DD8 3RS	31/01/25
156.	Mrs Morna Laing	6 Milton Of Arbuthnott, Laurencekirk, AB30 1PF	31/01/25
157.	Dr David Corsar	50 Faulkner Avenue, Laurencekirk, AB30 1GU	31/01/25
158.	Miss Karen Nichols	2 Windsor Terrace, Fern, Brechin, DD9 6SD	01/02/25
159.	Mr Andrew Hockenhull	Station Road, Newton Stewart, DG8 6NA	03/02/25
160.	Ms Gillian Lange	5A Newport Road, DD6 9AU,	27/01/25
161.	Amanda Martin	The Old Farmhouse, Lochty,, Menmuir,, By Brechin, DD9 6RY,	27/01/25

162.	Mr & Mrs Gareth & Jennifer Ladd	13 Deeside Crescent, AB15 7PT,	27/01/25
163.	Mr Andrew Manson	Old Schoolhouse, Barras, Stonehaven, AB39 2XU,	27/01/25
164.	Miss Katie Mctaggart Wilson	32 Church Street, Edzell, Angus, DD9 7TQ	27/01/25
165.	Mrs Fiona Tavendale	65 Mearns Drive,, Stonehaven, AB39 2ES,	27/01/25
166.	Mrs Katharine McKay	Kingennie, Burnside Road, Fettercairn, AB30 1XX	24/01/25
167.	Mrs Margaret Wyllie	68 Queen Street, Newton Stewart, DG8 6JL	24/01/25
168.	Mrs Helen Cadden	12 Lagos Lane, Glasgow, G73 5RN	24/01/25
169.	Mr Jacques Shooter	Main Street, Glenluce, DG8 OPS	24/01/25
170.	Mr David Hargrave	48 Bell Lane, Moulton, PE12 6PH	24/01/25
171.	Mr Paul Comacchio	87B Queen Street, Newton Stewart, DG8 6JR,	24/01/25
172.	Mr James O'Shea	36 Wyndford Rd, Mary Hill, Glasgow, G20	24/01/25
173.	Mr James Leiper	52 Easter Drive, Portlethen, AB12 4XD,	24/01/25
174.	Miss Gail Beveridge	34 Eilean Donan Road, Inverness, IV2 6EJ,	24/01/25
175.	Mrs Christopher	46 Victoria Street, Billinghamay, LN4 4HQ	24/01/25
176.	Mrs Hazel Tyson	11 Barry Walk, PE2 8EG	24/01/25

177.	Dr Zoe Archer	Burnhead Cottage, Auchenblae, AB30 1TB	24/01/25
178.	Miss Louise Malcolm	Deep Farm, Arbuthnott, AB30 1PJ	24/01/25
179.	Mr & Mrs Richard And Pauline Wright	67 Pioneer Way, Thorney Road, Eye, Peterborough, PE6 7UF	24/01/25
180.	Mr Ozzy, Mrs Nancy & Ms Clare Kennedy	Cruachan, Glencoe, PH49 4HS	27/01/25
181.	Mr Peter Humphries	35 Lyall Way, Laurencekirk, AB30 1FU	24/01/25
182.	Mrs Jennifer Reid	64 Martin Drive, Stonehaven, AB39 2LU	24/01/25
183.	Mr & Mrs John & Alison McCullough	2 Cottage, West Cairnbeg, Laurencekirk, Aberdeenshire, AB30 1SR	24/01/25
184.	Mrs Margaret Usher	62 Charleston Village, Charleston, DD8 1UG	25/01/25
185.	Mr & Mrs John & Irene Lavety	The Bothy Mains Of Drumtochty, Auchenblae, AB30 1TR	25/01/25
186.	Ms Jill Randalls	Knockhill Farm, Strachan, AB31 6LL	25/01/25
187.	Ms Carolyn Yates	Meikle Knox House, DG7 1NS	25/01/25
188.	Mark Mark Williams	Taigh Dubh, Kinerras, Inverness, IV4 7JL	25/01/25
189.	Mrs Deborah Williams	48 West Park, Inverbervie, Montrose, DD10 0TT,	27/01/25
190.	Mr Kenneth Black	3 Dunnottar Avenue, Stonehaven, AB39 2JD	27/01/25

- | | | | |
|------|---------------------------------------|--|----------|
| 191. | Miss Rose Clewley | Monboddo Castle , Fordoun, Laurencekirk,
Aberdeenshire, AB30 1JT | 27/01/25 |
| 192. | Mr & Mrs Alastair
& Janice Menzies | Airyhill, Banchory, AB31 6PT, | 27/01/25 |
| 193. | Mr & Mrs Stephen
& Karen Gibb | Broomfield Cottage, Drumoak, AB31 5EP, | 27/01/25 |
| 194. | Mrs Fiona Newton | Grianan, Heights Of Fodderty, Strathpeffer,
Ross-shire, IV14 9AF, | 27/01/25 |

Appendix 2: Development Plan and Other Material Policy Considerations

DEVELOPMENT PLAN

National Planning Framework 4 (2023) (NPF4)

- A2.1 Policy 1 - Tackling the Climate and Nature Crises
- Policy 2 - Climate Mitigation and Adaptation
- Policy 3 - Biodiversity
- Policy 4 - Natural Places
- Policy 5 – Soils
- Policy 6 – Forestry, Woodland and Trees
- Policy 7 - Historic Assets and Places
- Policy 11 - Energy
- Policy 14 - Design Quality and Place
- Policy 18 – Infrastructure First
- Policy 20 - Blue and Green Infrastructure
- Policy 22 - Flood Risk and Water Management
- Policy 23 - Health and Safety
- Policy 25 - Community Wealth Building
- Policy 29 – Rural Development
- Policy 33 - Minerals

Highland Wide Local Development Plan 2012 (HwLDP)

- A2.2 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Important Habitats
- 61 - Landscape

- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution

6.3 West Highlands and Island Development Plan

No specific policies apply.

6.4 Highland Council Supplementary Planning Policy Guidance

Biodiversity Enhancement Planning Guidance (May 2024)

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

Developer Contributions (Mar 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (Mar 2013)

Highland Renewable Energy Strategy and Planning Guidelines (May 2006)

Managing Waste in New Developments (Mar 2013)

Physical Constraints (Mar 2013)

Public Art Strategy (Mar 2013)

Sustainable Design Guide (Jan 2013)

Forest and Woodland Strategy (Nov 2018)

OTHER MATERIAL POLICY CONSIDERATIONS

Scottish and UK Government Planning Policy and Other Guidance

Planning Guidance: Battery Energy Storage Systems (March 2026)

Onshore Wind Policy Statement (Dec 2022)

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)

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

Grid Scale Battery Energy Storage System Planning – Guidance for Fire and Rescue Service (2025)

UK Government Clean Power Action Plan (Dec 2024)

Climate Change Committee Report to UK Parliament (July 2024)

Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 – interim and annual targets replaced by Climate Change (Emissions Reduction Targets) (Scotland) Bill in November 2024

Appendix 3 – Compliance with the Development Plan / Other Planning Policy

- A3.1 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), the West Highland and Islands Local Development Plan 2019 and any statutory supplementary guidance.

National Planning Framework 4

- A3.2 The Proposed development is “National” development by virtue of being an application for electricity storage with a capacity exceeding 50MW.
- A3.3 NPF4 Policies 1, 2 and 3 relate to all development proposals in Scotland. NPF4 Policy 1 requires that significant weight is given to the global climate and nature crises. NPF4 Policy 2 requires that development proposals be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and to adapt to current and future risks from climate change. NPF4 Policy 3 states that development proposals for national development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity so that they are in a demonstrably better state than without intervention. The assessment has considered the proposal in relation to these policies and is considered to be compliant.
- A3.4 NPF4 Policy 4 relates to natural places and intends to protect, restore and enhance natural assets making best use of nature-based solutions. It sets out the protections that will apply to protected species, which have been adequately considered in the submission. NPF4 Policy 5 intends to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. It states that development proposals will only be supported if they are designed and constructed in accordance with the mitigation hierarchy, which has been adequately demonstrated in the submission meaning that impacts on agriculturally valuable ground and carbon rich soils are avoided in this instance. NPF4 Policy 6 relates to forestry, woodland and trees and intends to protect and expand forests, woodland and trees. The application is for essential infrastructure and all lost woodland is to be compensated for by compensatory planting.
- A3.5 NPF4 Policy 20 for Blue and Green Infrastructure supports facilities that design protect and enhance blue and green infrastructure and their networks by making climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management integral to design. The Burn of Achanarras runs immediately adjacent to the site and so the requirements of NPF4 Policy 22, relating to flood risk and water management, also apply. The policy intends to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future developments to flooding. In this instance, all components of the proposal have been shown to be outwith a fluvial flood risk area. The requirements of NPF4 Policy 23, relating to health and safety, are also relevant as they seek to protect people and places from environmental harm, mitigate risks arising from safety hazards, and encourage, promote and facilitate development that

improves health and wellbeing. Paragraphs 7.75-7.84 set out how the applicant has mitigated the risk to human and environmental health from battery fire.

A3.6 NPF4 Policy 25, relating to community wealth building, is also relevant to the proposal. It provides support for development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities.

A3.7 NPF4 Policy 11 relates to energy and is the key NPF4 policy for assessing energy developments. It provides support for all forms of renewable, low-carbon and zero emission development proposals, including battery storage. This support is dependent on development proposals maximising net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities. It sets out several areas, including impacts on communities, landscape and visual, and public access, where project design and mitigation is required to demonstrate how impacts upon them have been addressed. Subject to the suggested conditions, it is considered that the proposal is in general compliance with this policy.

Highland-wide Local Development Plan (HwLDP)

A3.8 The key policy for assessing renewable energy developments within the HwLDP is Policy 67. It states that renewable energy developments should be well-related to the source of the primary renewable resources that are needed for their operation. The Council will consider the contribution of the proposed development towards meeting renewable energy generation targets and any positive or negative effects it is likely to have on the local and national economy. It states that the Council will support proposals where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other developments, with regard to 11 identified areas, including natural, built and cultural heritage features, species and habitats and visual and landscape impacts. Policy 28 relates to sustainable design and supports developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland. It introduces the concept of achieving the right development in the right place and not to allow development at any cost.

West Highland and Islands Local Development Plan (2019)

A3.9 The West Highland and Islands Local Development Plan is the Area Local Development Plan covering the application site. It does not contain any allocations related to the application site or the type of development proposed.

Draft Energy Strategy and Just Transition Plan (2023)

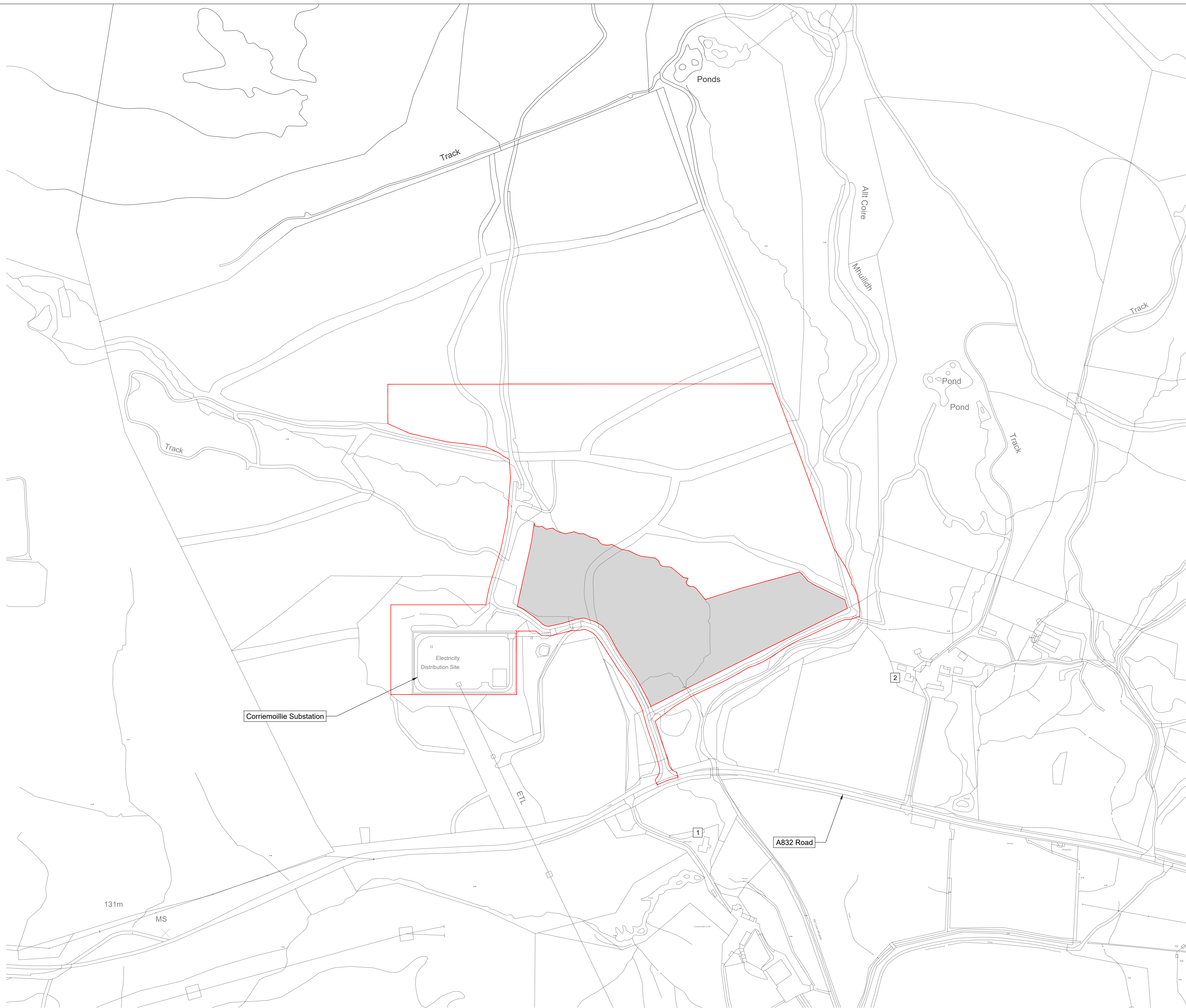
A3.10 The Draft Energy Strategy and Just Transition Plan (2023) notes the importance of efficiently matching energy supply and demand for power. It recognises the role that grid scale battery storage can play in achieving this

and attaches particular importance to Long Duration Energy Storage (LDES). The draft energy strategy notes that, as of September 2021, only 124MW of the total 864MW of energy storage in Scotland was provided by BESS with a further 2.1GW having secured by planning condition. Energy Statistics for Scotland- Q2 2025 show that there is now 26.3GW of battery storage in the planning pipeline.

- A3.11 The policies of NPF4 and the Draft Energy Strategy set out the Scottish Government's clear support for renewable energy development and associated transmission infrastructure.

Summary

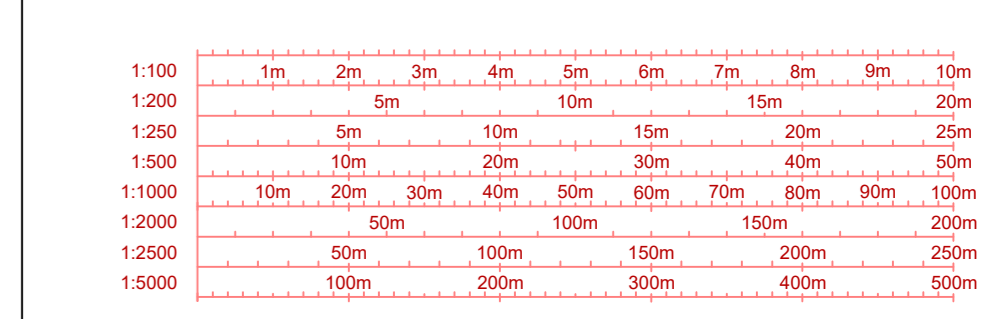
- A3.12 The Development Plan must be considered in the round. It provides clear support for the principle of renewable technologies, including proposals for battery storage. This support is not unqualified however with it needing to be demonstrated that the detailed impacts of renewable technology developments are acceptable when assessed against Development Plan policy. The current application is considered to comply with provisions of NPF4 and the Development Plan as a whole.



- Notes**
1. All dimensions are shown in metres unless noted otherwise.
 2. Do not scale from this drawing.
 3. Total planning boundary area = 16.774ha

- Legend**
- Planning Boundary
 - Area Excluded From Planning Boundary

List of Addresses	
1	Glenview, Corriemollie, Garve, IV23 2PY
2	Corriemollie Farm, Garve, IV23 2PY



REV	DATE	DESCRIPTION	BY	CHKD
3	06.11.2024	Planning boundary amended	WL	RS
2	24.10.2024	Planning boundary amended. Area excluded from planning boundary added.	JH	AP
1	23.10.2024	Planning boundary amended.	JH	AP
0	21.10.2024	Site Location Plan - Original	JH	AP



Field
 Fora Montacute Yards
 186 Shoreditch High Street
 London
 E1 6HU

PROJECT: Corriemollie

TITLE: Site Location Plan

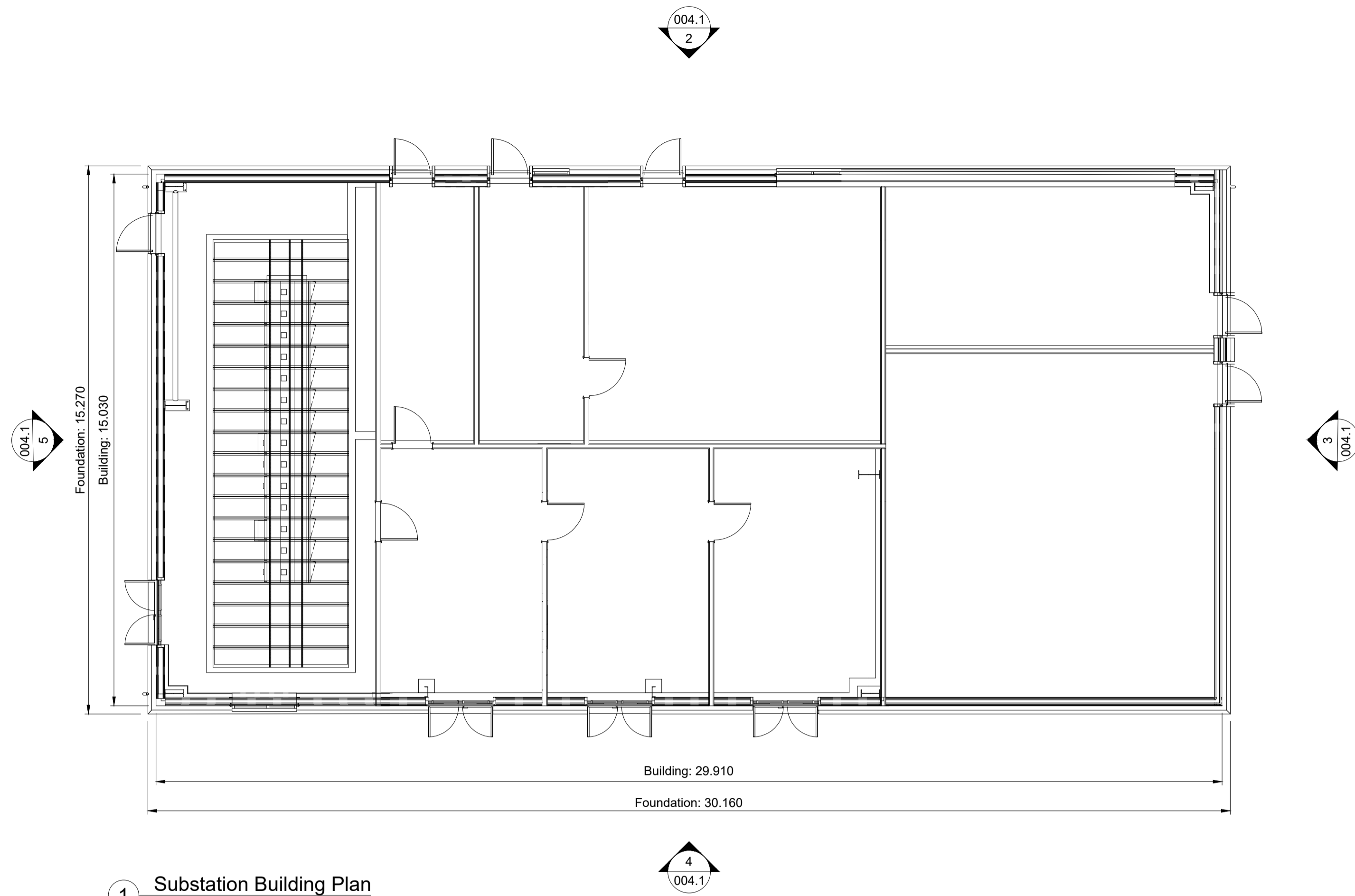
DISCIPLINE: PLANNING

DRAWING STATUS: FOR PLANNING

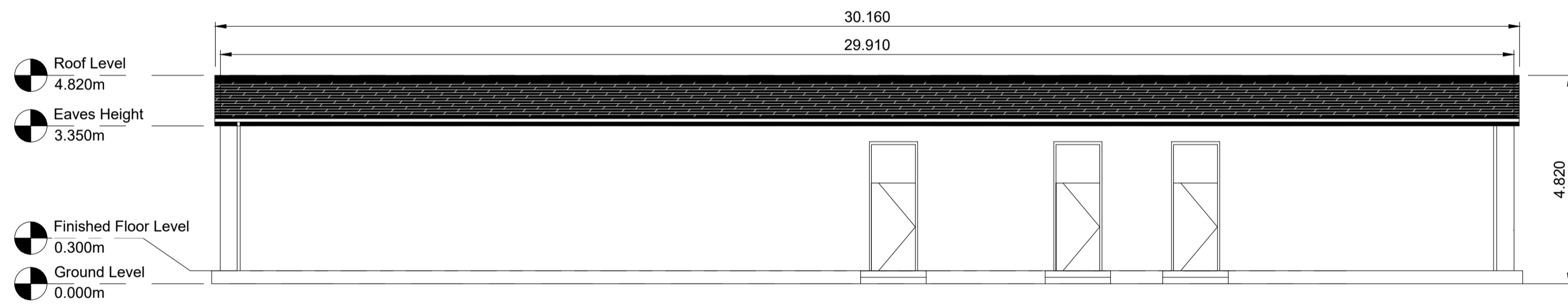
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:2000 @ A0	21.10.2024	JH	AP	RS
PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	002.1.2	03		

Drawing Notes

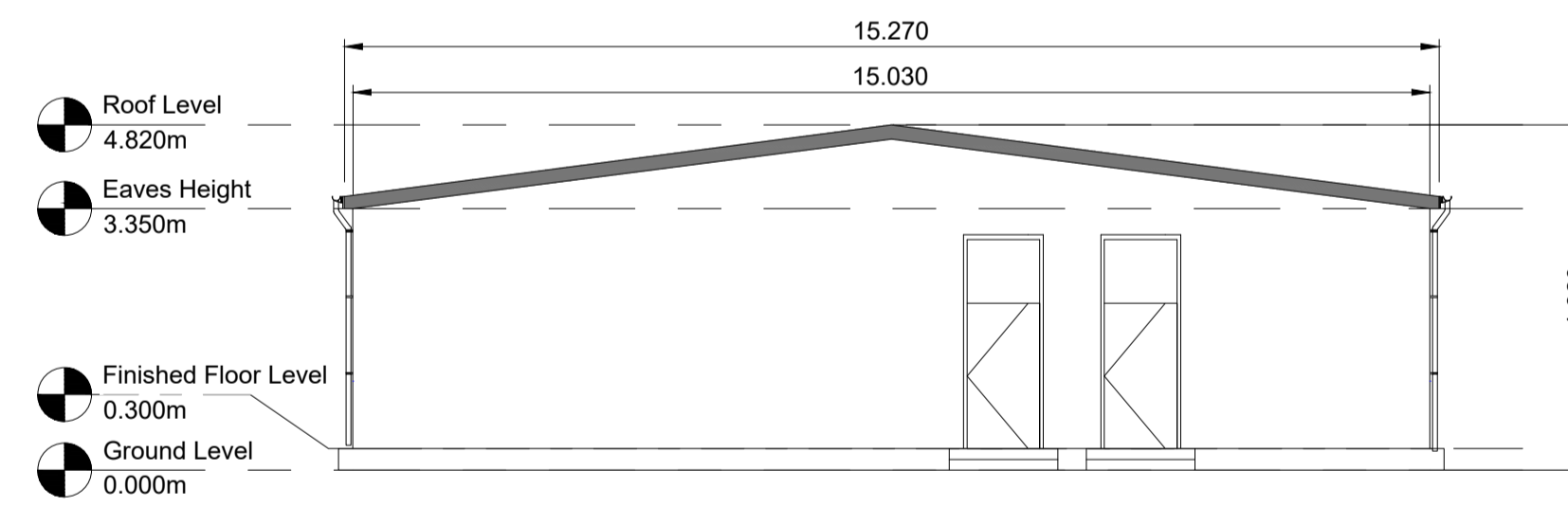
1. All dimensions are shown in metres unless noted otherwise.
2. Do not scale from this drawing.



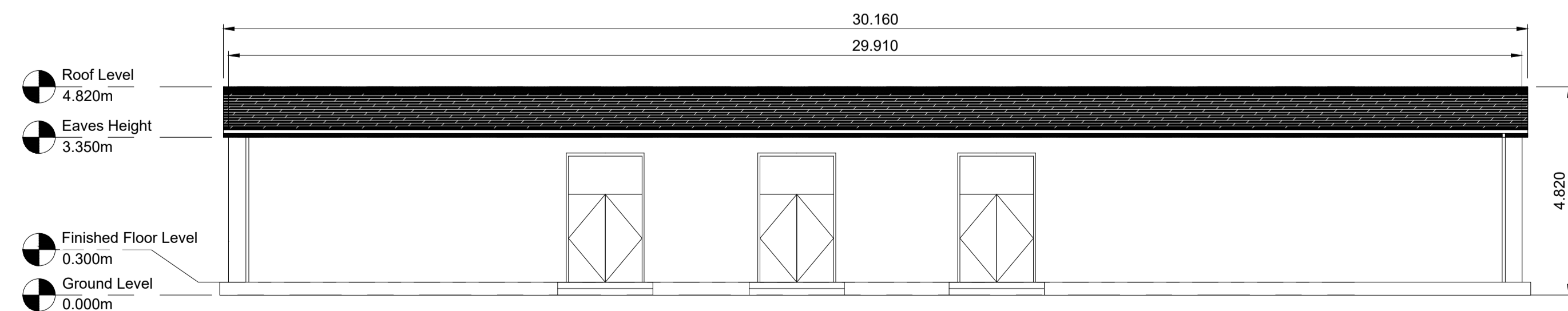
1 Substation Building Plan
Scale 1:100 @ A1



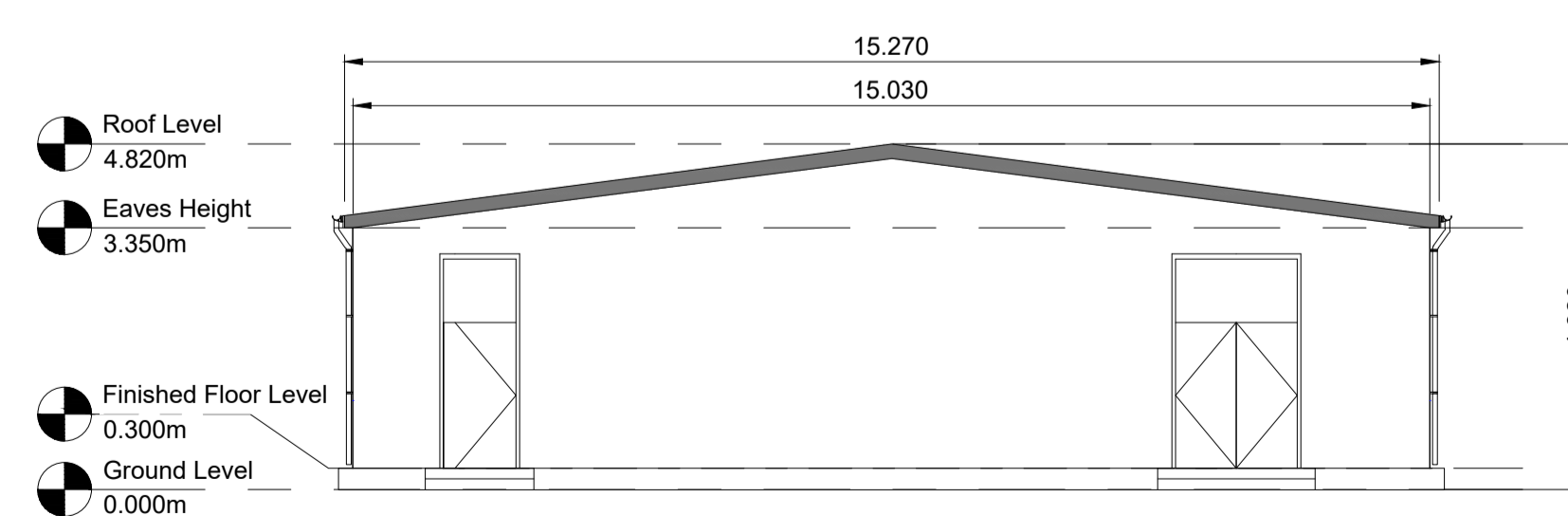
2 Substation Building North Elevation
Scale 1:100 @ A1



3 Substation Building East Elevation
Scale 1:100 @ A1



4 Substation Building South Elevation
Scale 1:100 @ A1



5 Substation Building West Elevation
Scale 1:100 @ A1

1:10	0	100mm	200mm	300mm	400mm	500mm	600mm	700mm	800mm	900mm	1m	
1:20			0.5m		1m		1.5m		2m		2.5m	
1:25		0.5m		1m		1.5m		2m		2.5m		
1:50		1m		2m		3m		4m		5m		
1:100		1m	2m	3m	4m	5m	6m	7m	8m	9m	10m	
1:200			5m		10m		15m		20m			
1:250			5m		10m		15m		20m		25m	
1:500			10m		20m		30m		40m		50m	
1:1000			10m	20m	30m	40m	50m	60m	70m	80m	90m	100m

REV	DATE	DESCRIPTION	BY	CHKD
0	07.10.2024	SUBSTATION BUILDING PLAN AND ELEVATION - ORIGINAL	JH	EW

FIELD

Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

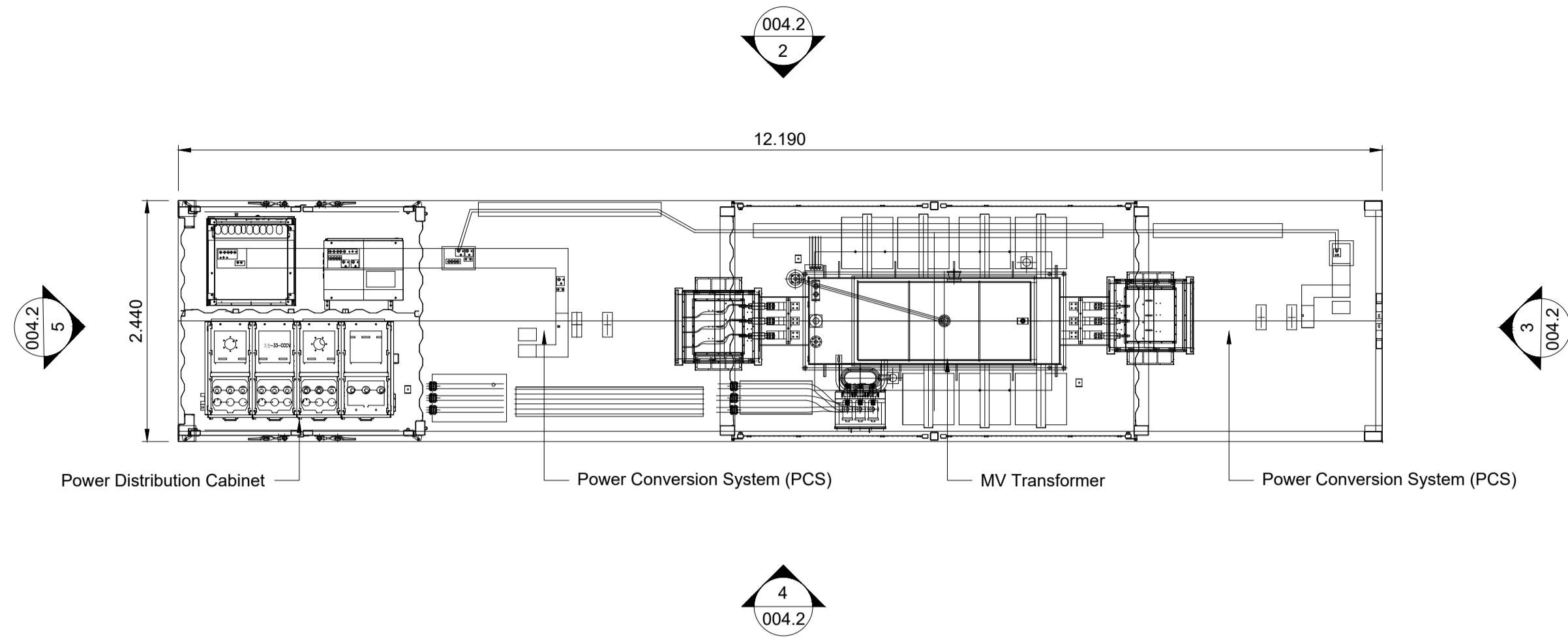
PROJECT
Corriemollie

TITLE
Substation Building
Plan and Elevations

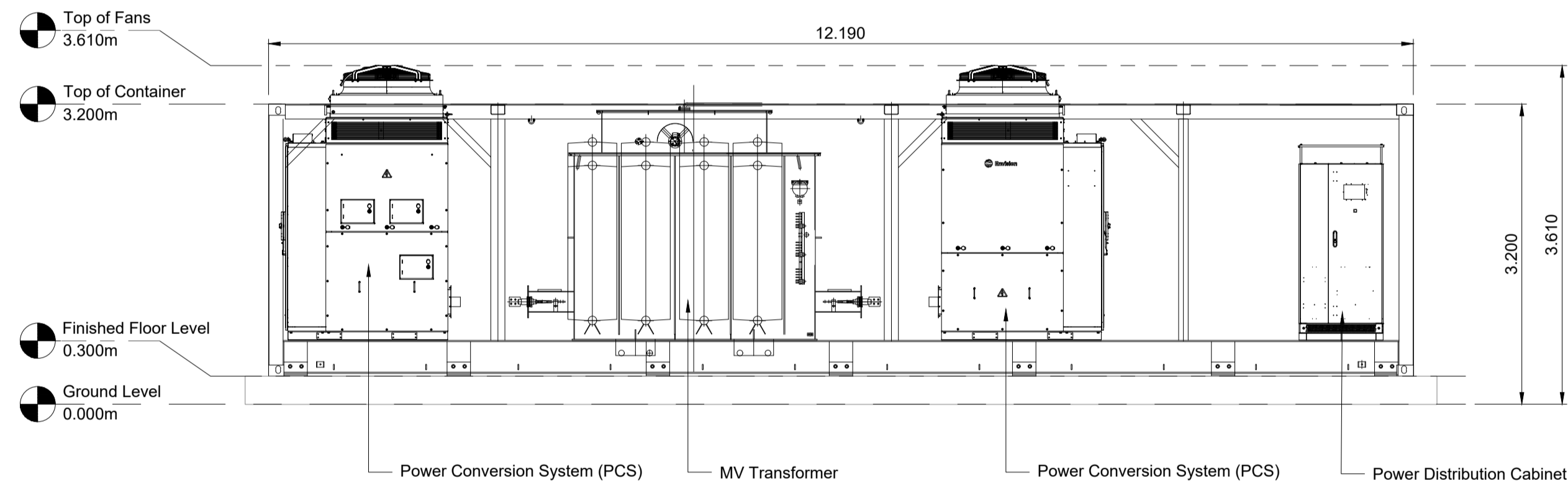
DISCIPLINE
PLANNING

DRAWING STATUS
FOR PLANNING

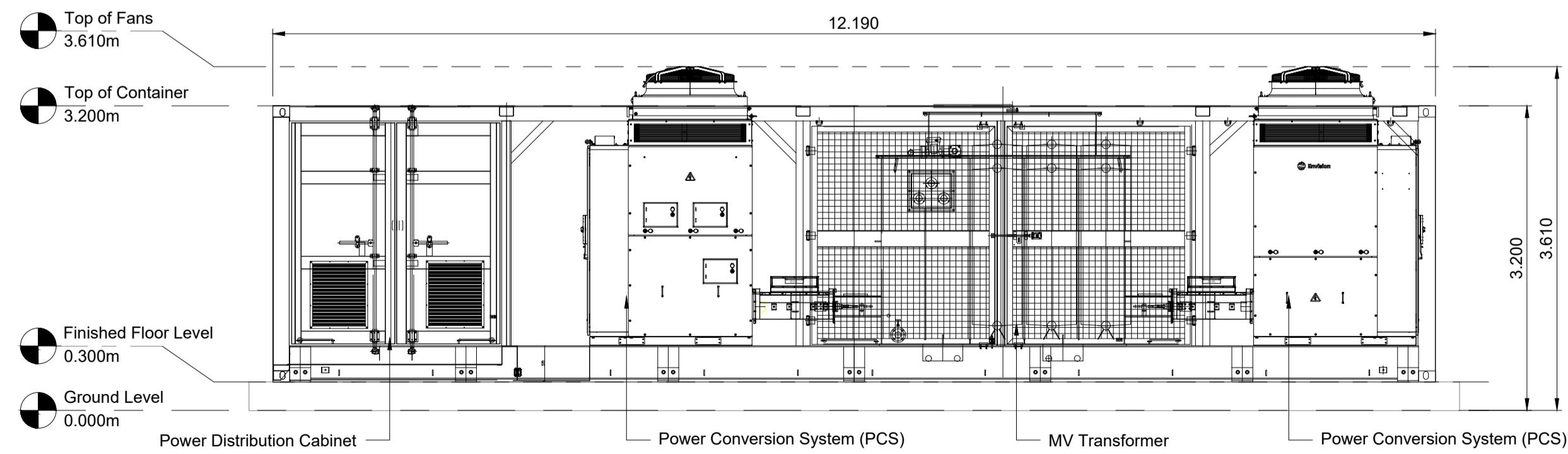
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
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PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	004.1	00		



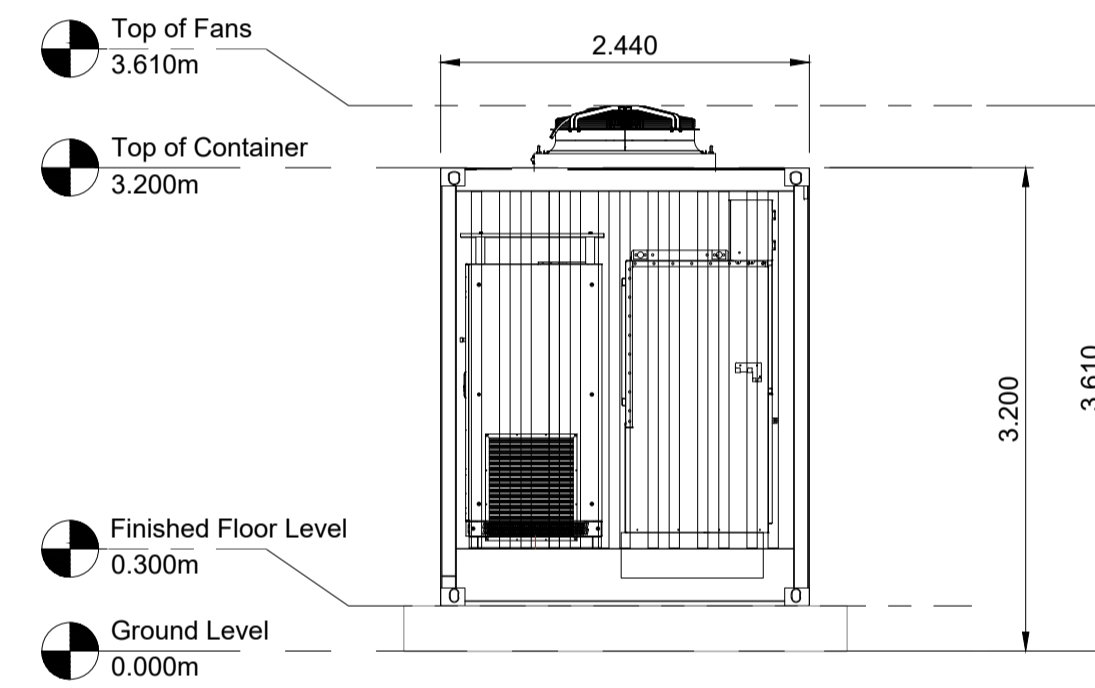
1 MV Skid Plan
Scale 1:50 @ A1



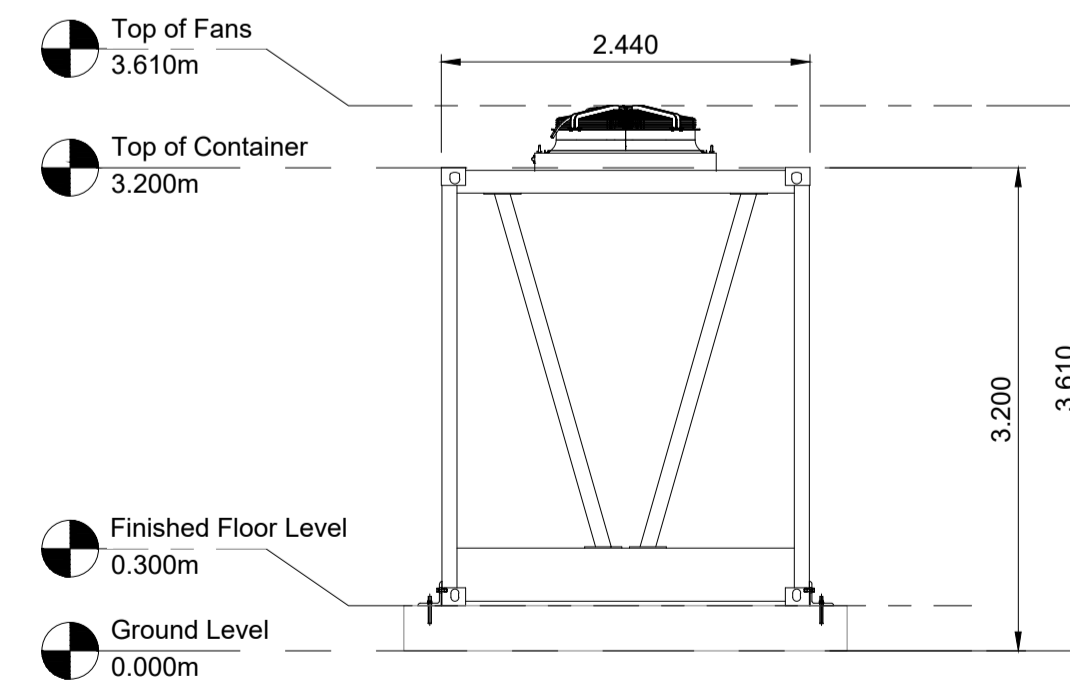
2 MV Skid North Elevation
Scale 1:50 @ A1



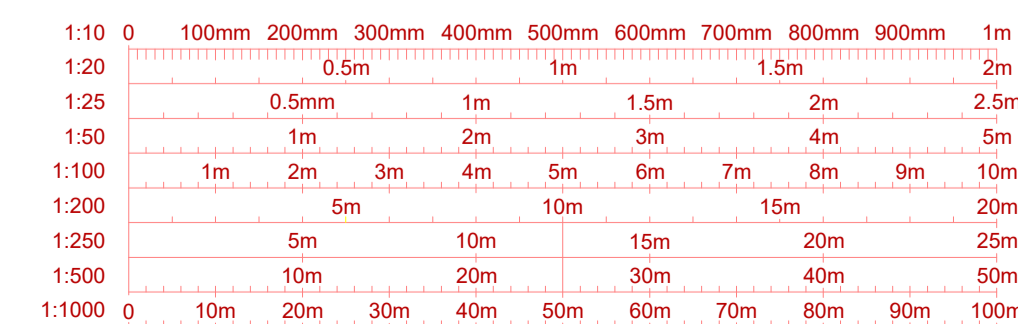
4 MV Skid South Elevation
Scale 1:50 @ A1



3 MV Skid East Elevation
Scale 1:50 @ A1



5 MV Skid West Elevation
Scale 1:50 @ A1



Drawing Notes

- All dimensions are shown in metres unless noted otherwise.
- Do not scale from this drawing.

REV	DATE	DESCRIPTION	BY	CHKD
0	07.10.2024	MV Skid Plan and Elevations - Original	JH	EW

FIELD
Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

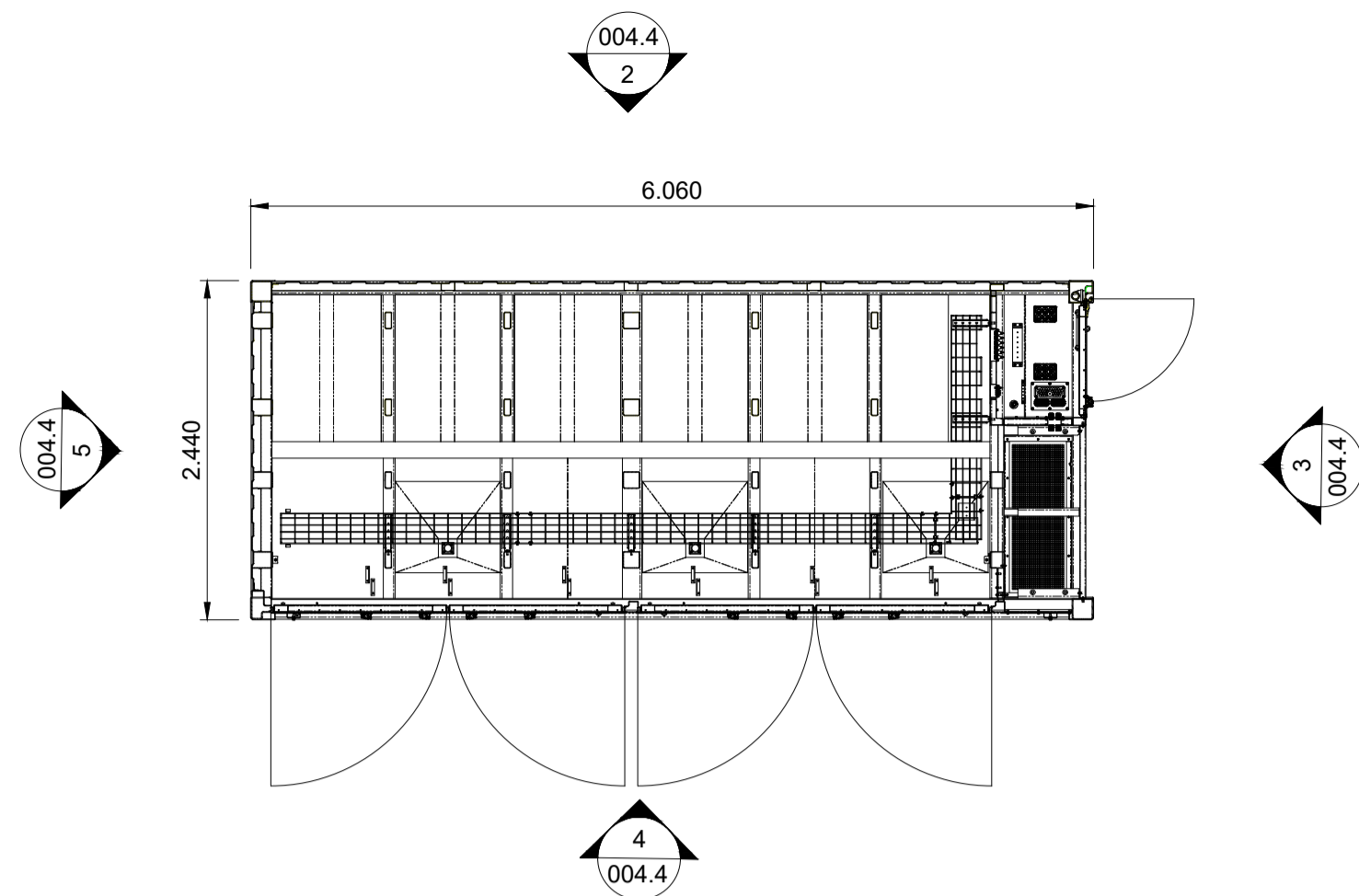
PROJECT
Corriemollie

TITLE
MV Skid
Plan and Elevations

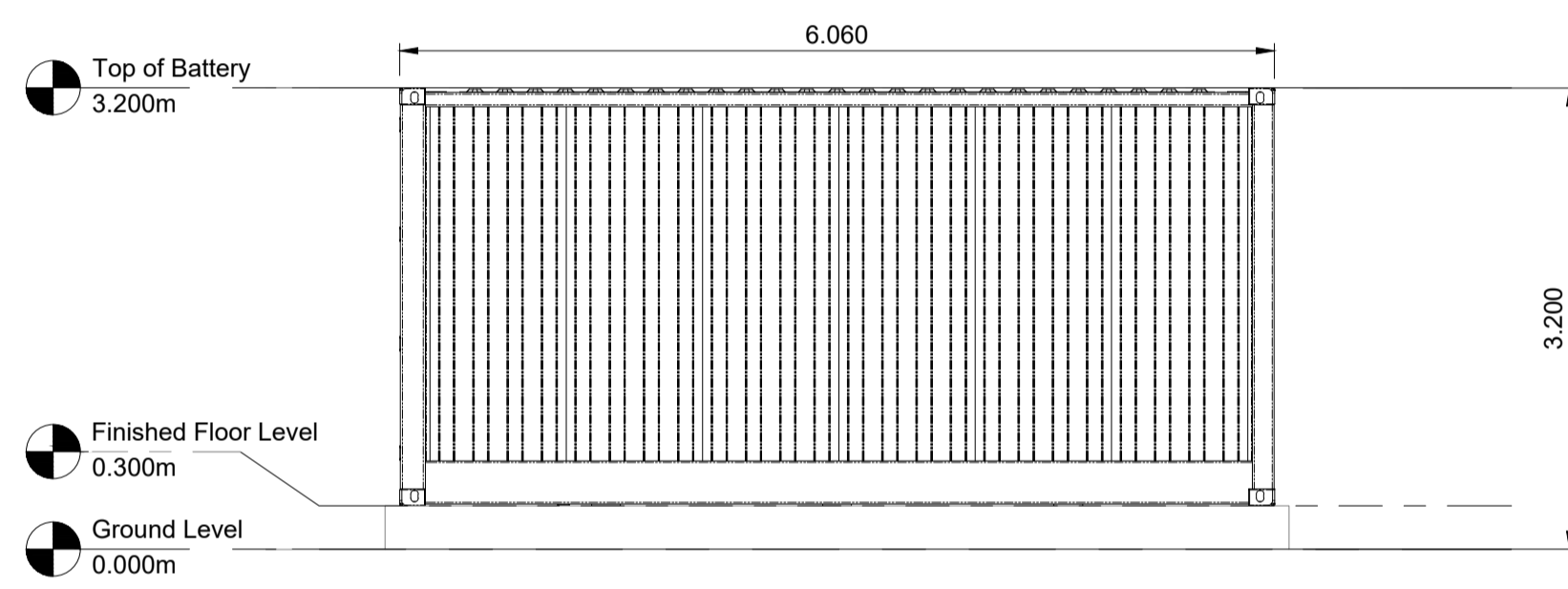
DISCIPLINE
PLANNING

DRAWING STATUS
FOR PLANNING

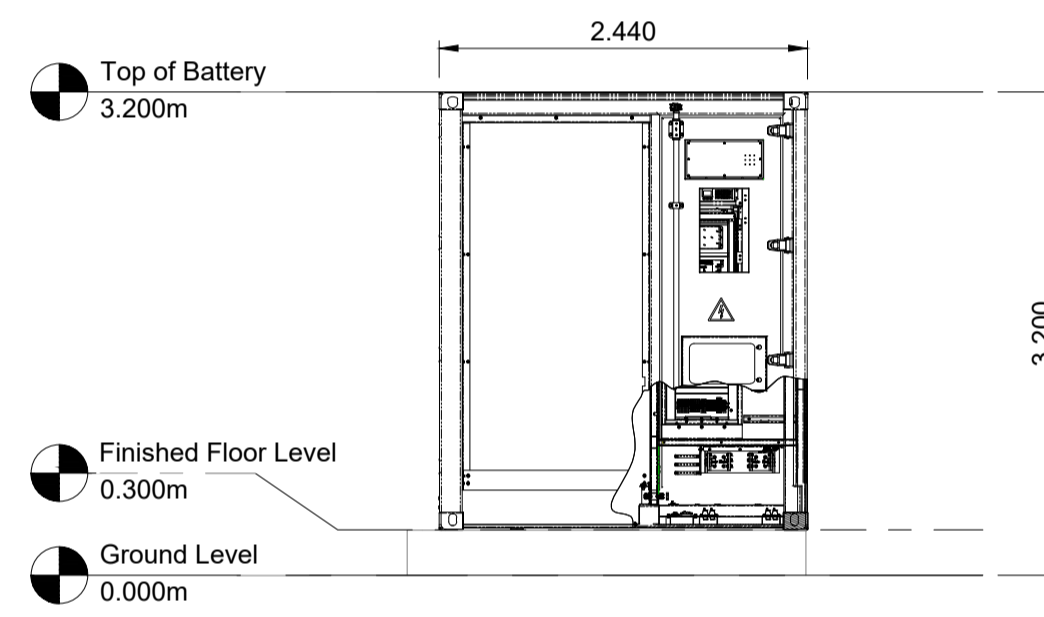
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
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PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	004.2	00		



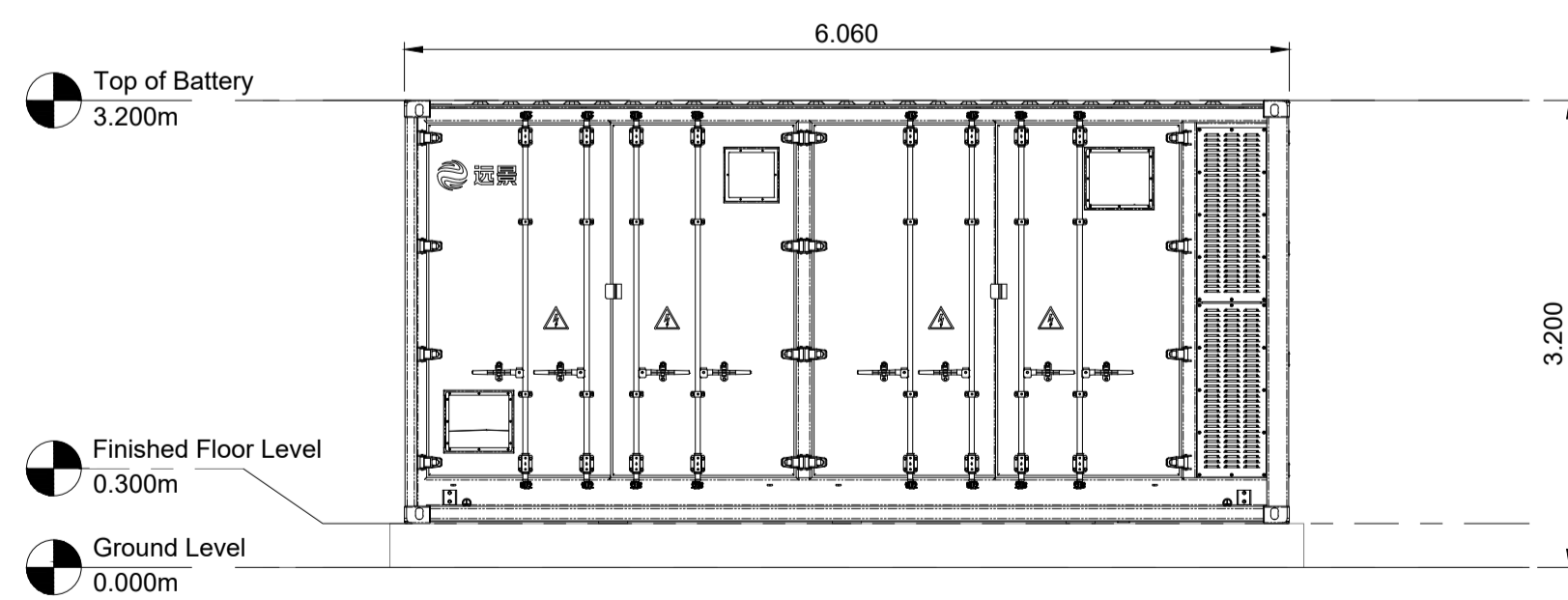
1 Battery Container Plan
Scale 1:50 @ A1



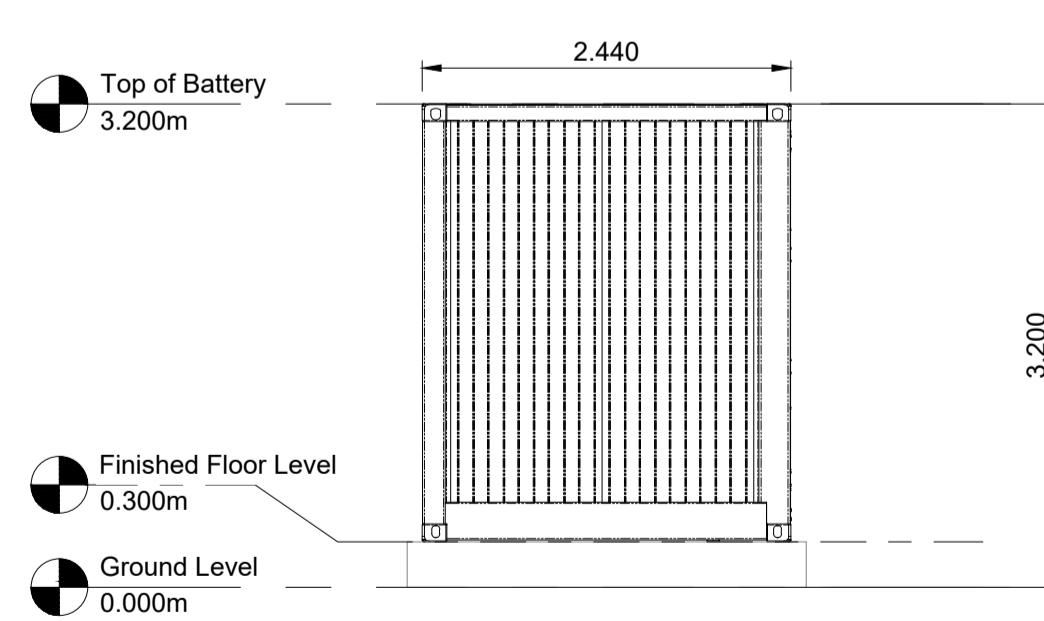
2 Battery Container North Elevation
Scale 1:50 @ A1



3 Battery Container East Elevation
Scale 1:50 @ A1



4 Battery Container South Elevation
Scale 1:50 @ A1



5 Battery Container West Elevation
Scale 1:50 @ A1

Drawing Notes

- All dimensions are shown in metres unless noted otherwise.
- Do not scale from this drawing.

REV	DATE	DESCRIPTION	BY	CHKD
0	07.10.2024	Battery Container Plan and Elevations - Original	JH	EW

FIELD

Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

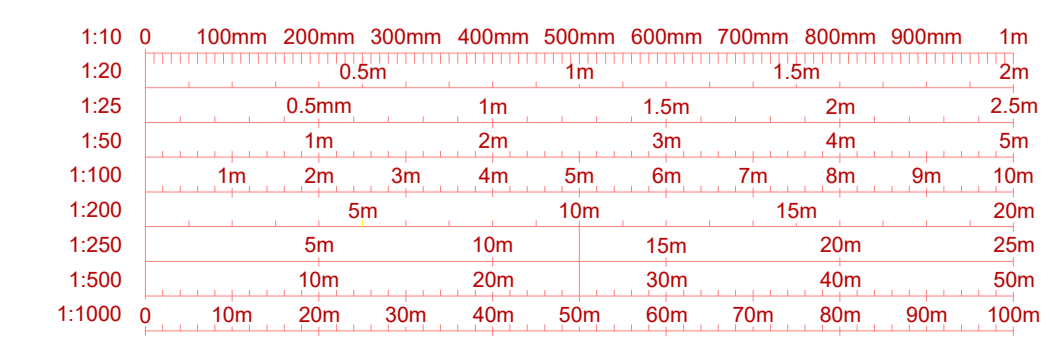
PROJECT Corriemollie

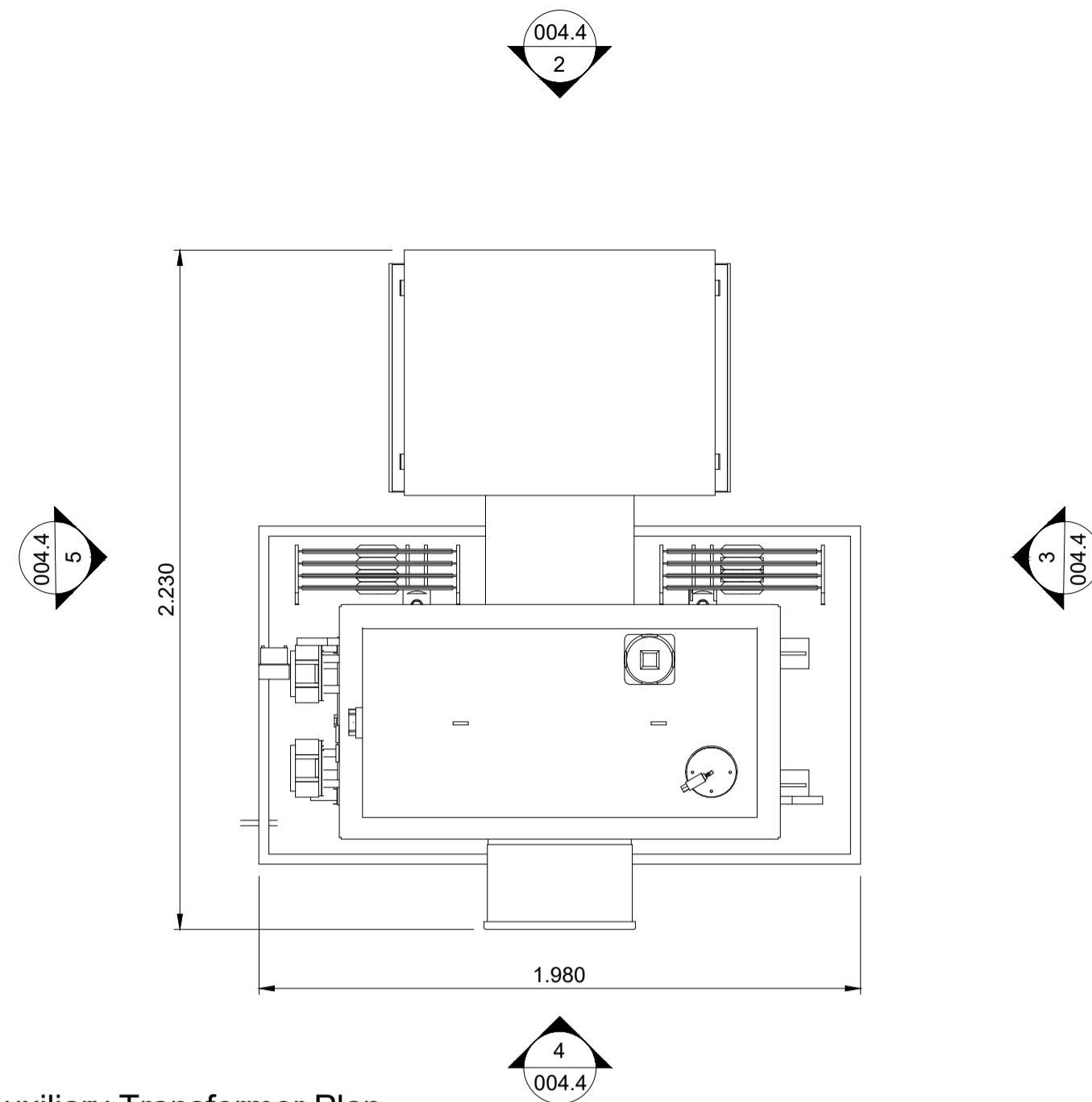
TITLE Battery Container
Plan and Elevations

DISCIPLINE PLANNING

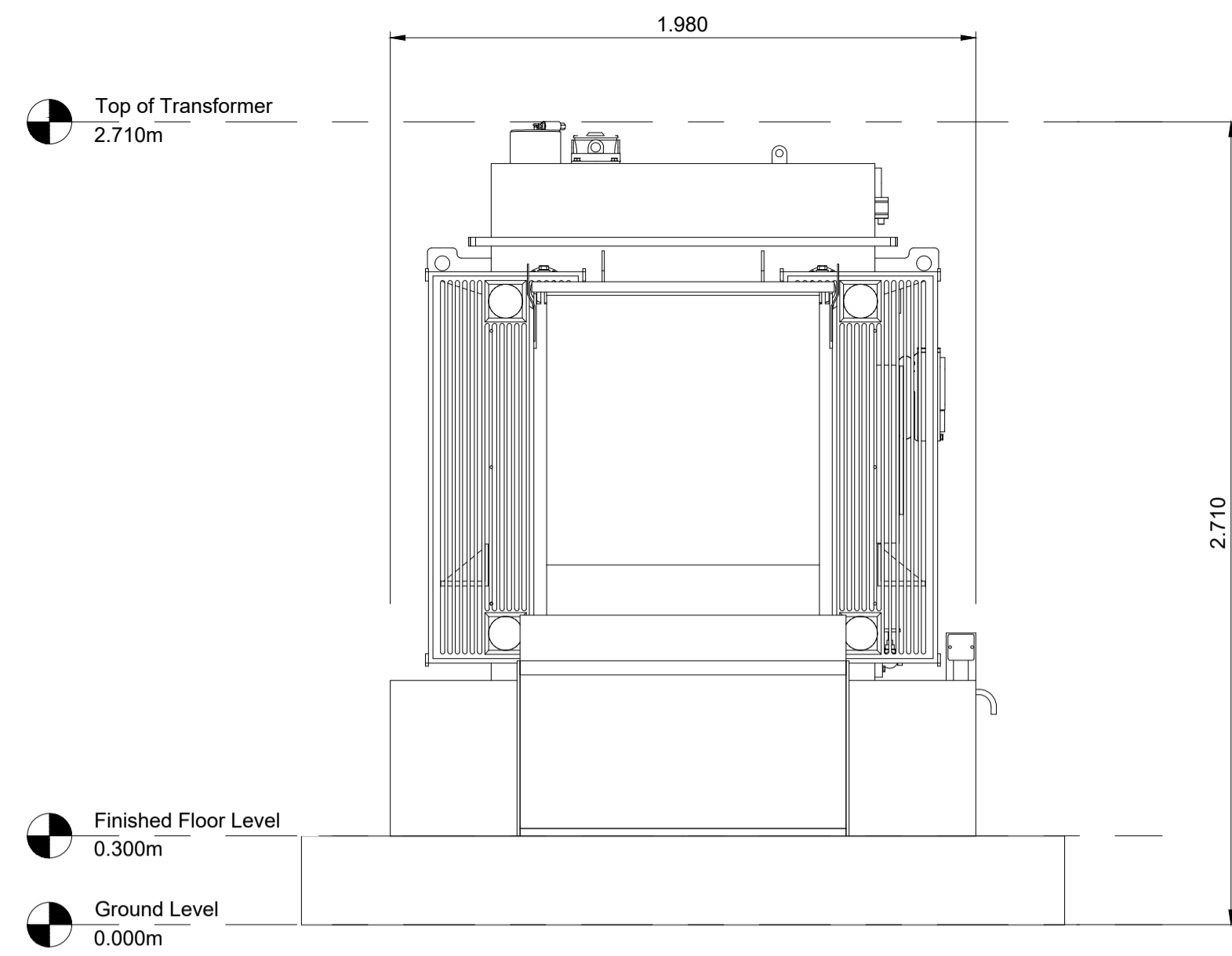
DRAWING STATUS FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
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PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	004.3	00		

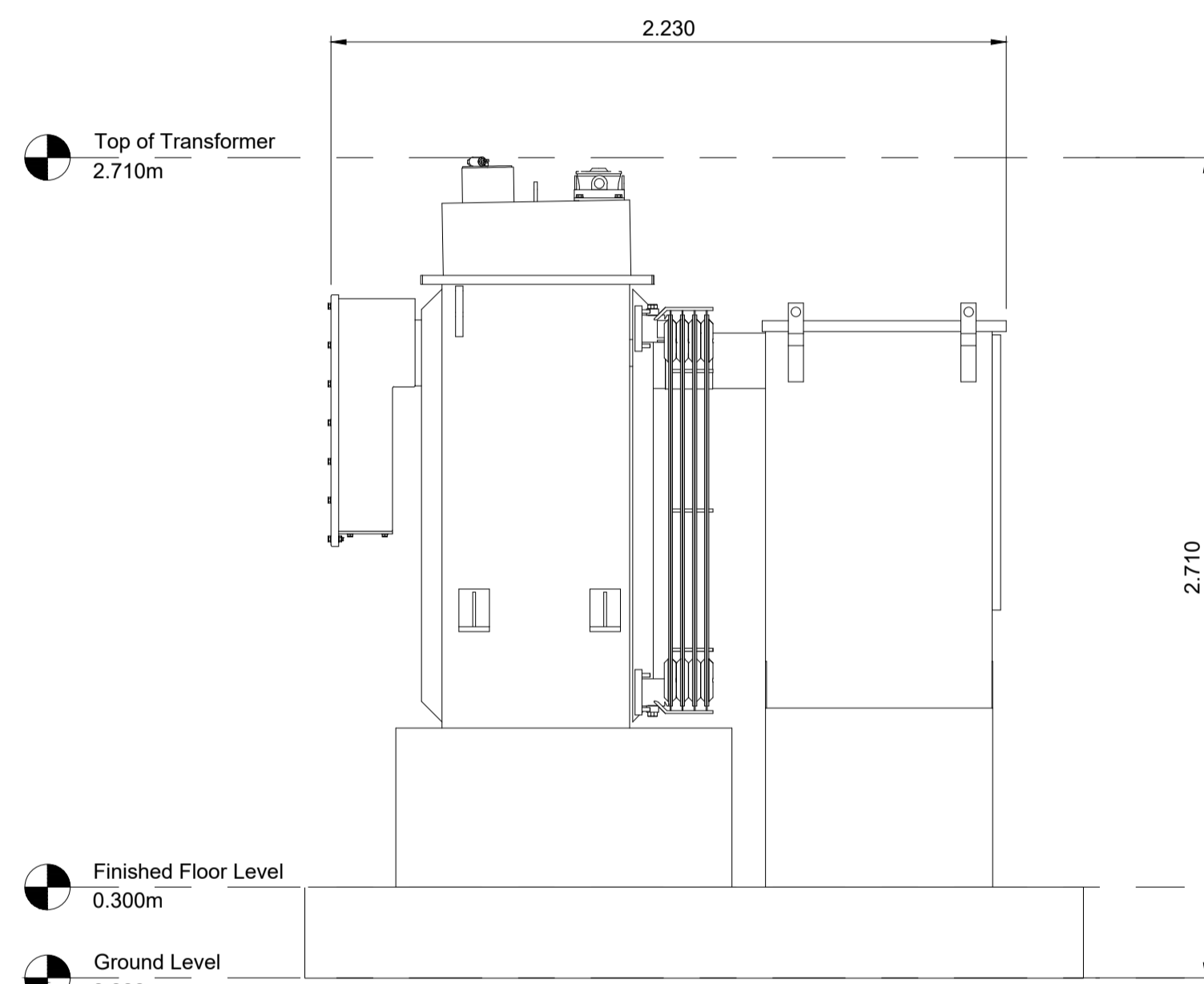




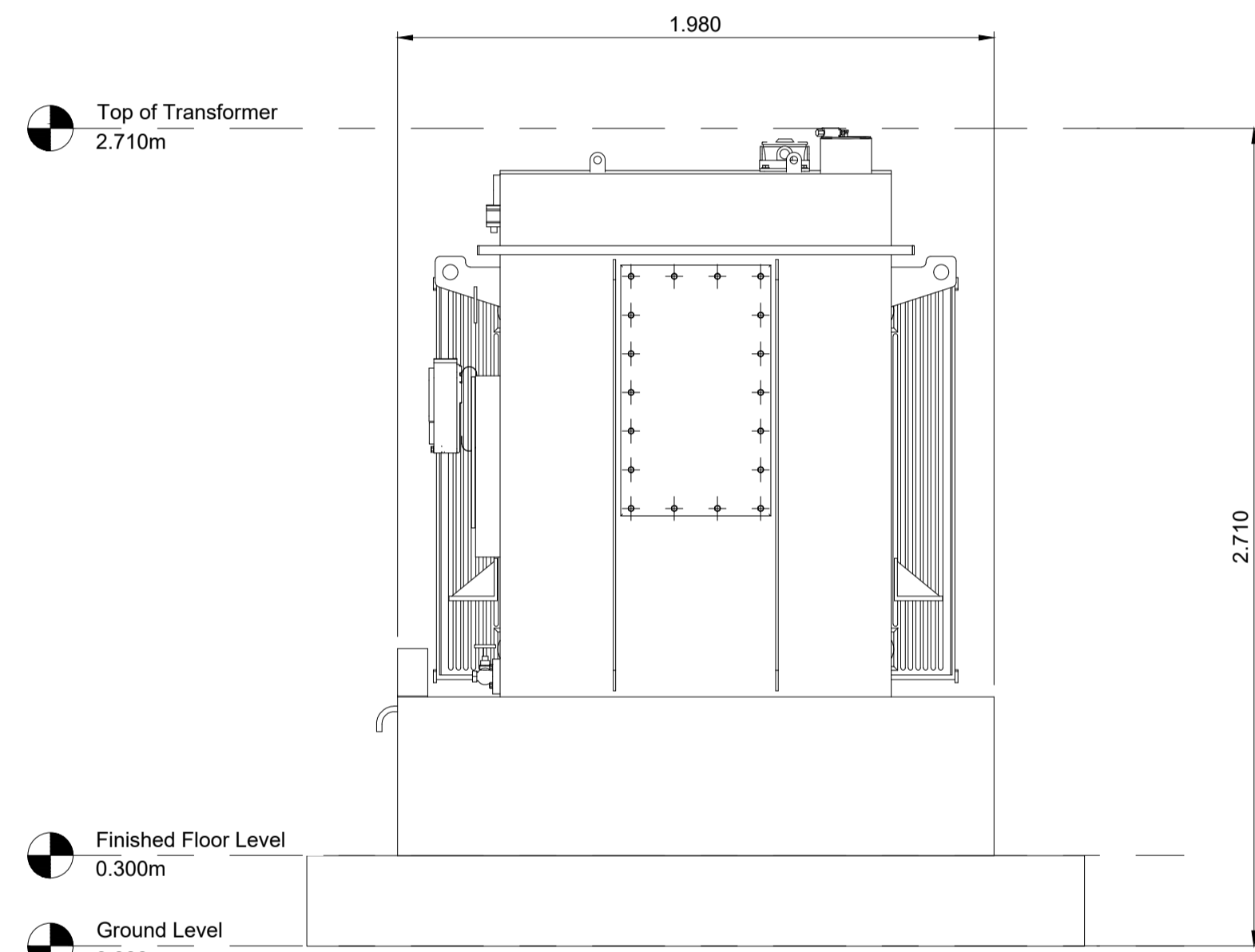
1 Auxiliary Transformer Plan
Scale 1:20 @ A1



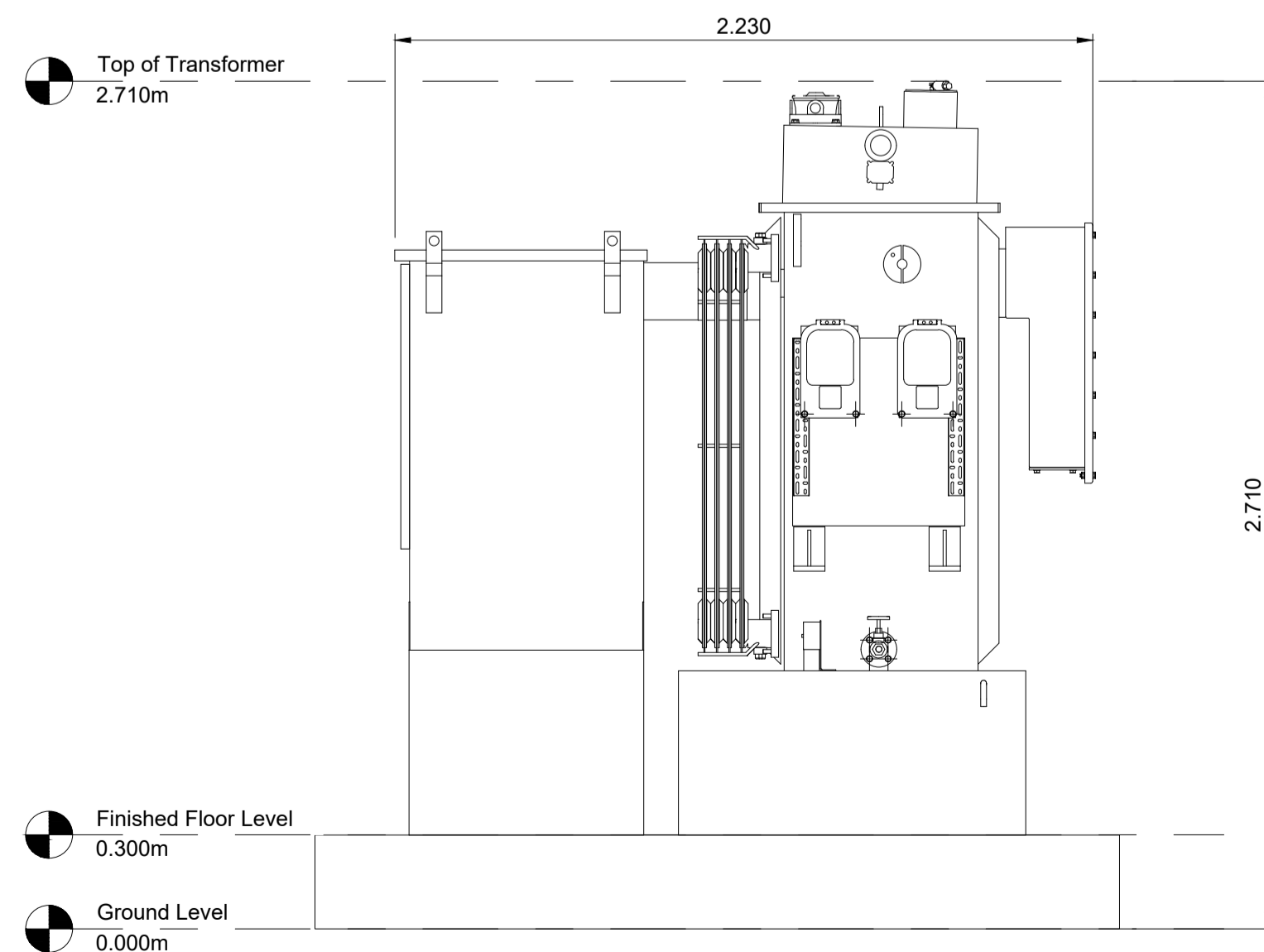
2 Auxiliary Transformer North Elevation
Scale 1:20 @ A1



3 Auxiliary Transformer East Elevation
Scale 1:20 @ A1



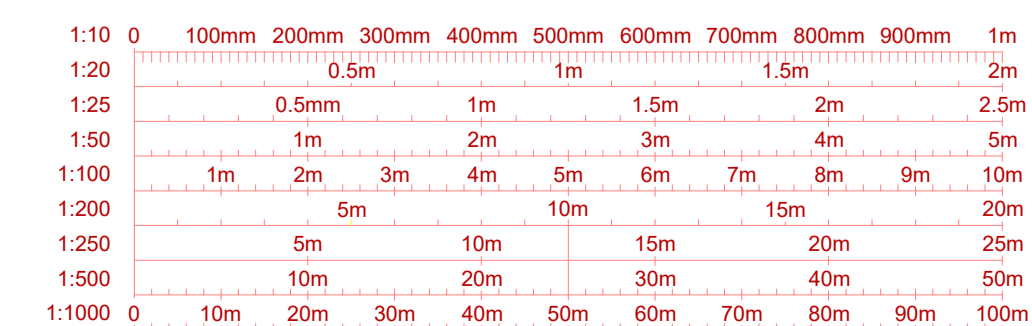
4 Auxiliary Transformer South Elevation
Scale 1:20 @ A1



5 Auxiliary Transformer West Elevation
Scale 1:20 @ A1

Drawing Notes

- All dimensions are shown in metres unless noted otherwise.
- Do not scale from this drawing.



0	07.10.2024	Auxiliary Transformer Plan and Elevations - Original	JH	EW
REV	DATE	DESCRIPTION	BY	CHKD



Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

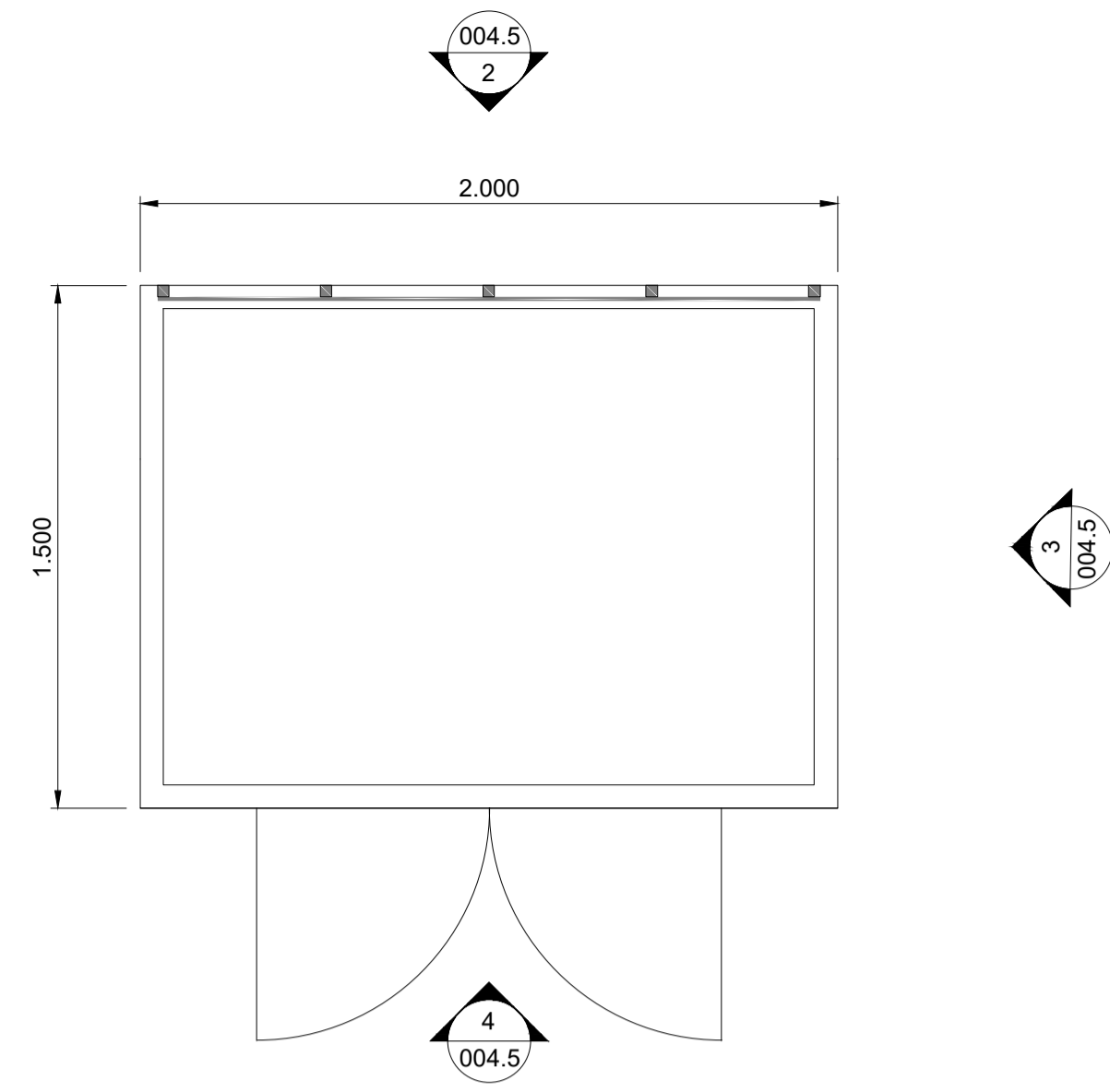
PROJECT Corriemoillie

TITLE Auxiliary Transformer Plan and Elevations

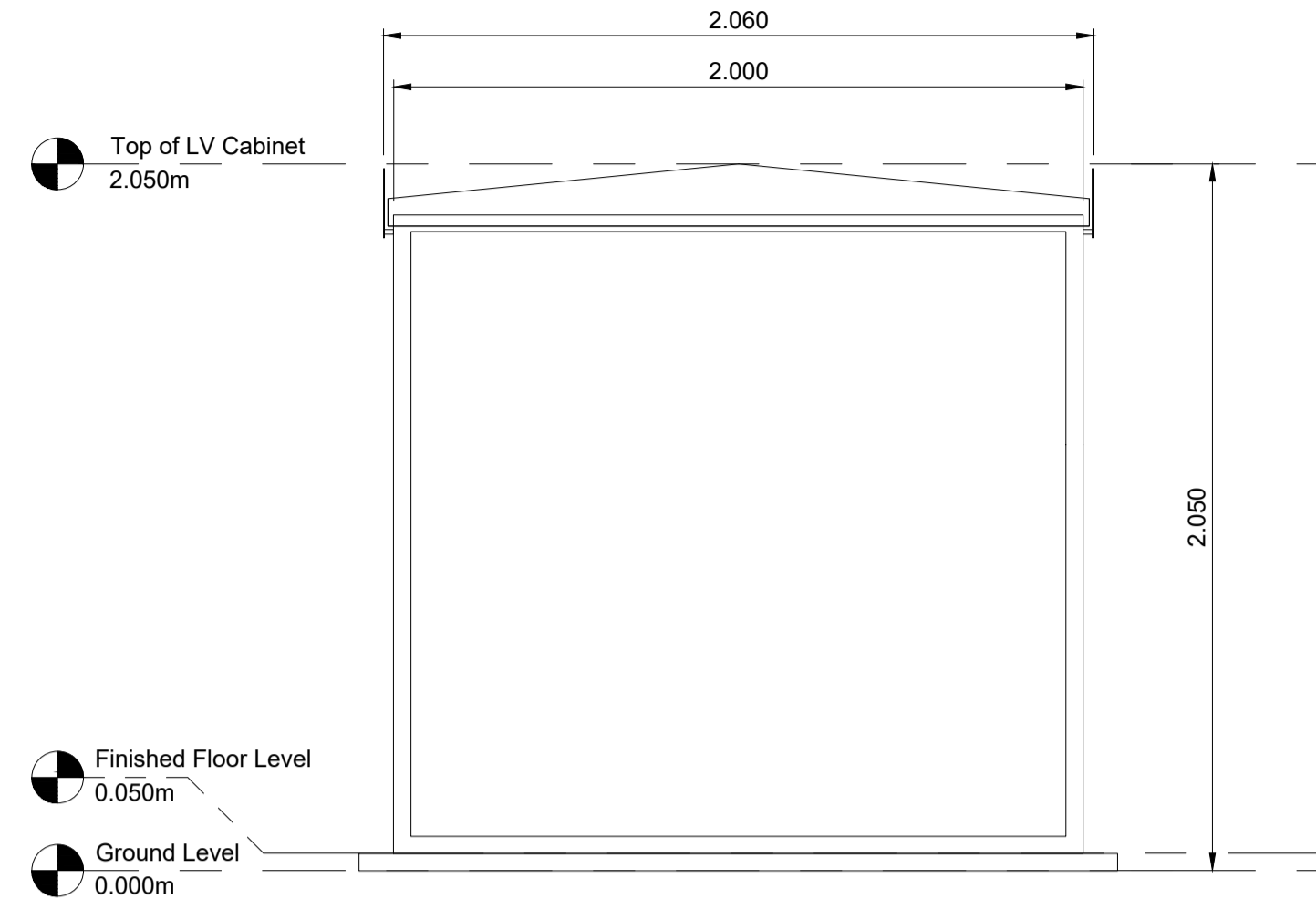
DISCIPLINE PLANNING

DRAWING STATUS FOR PLANNING

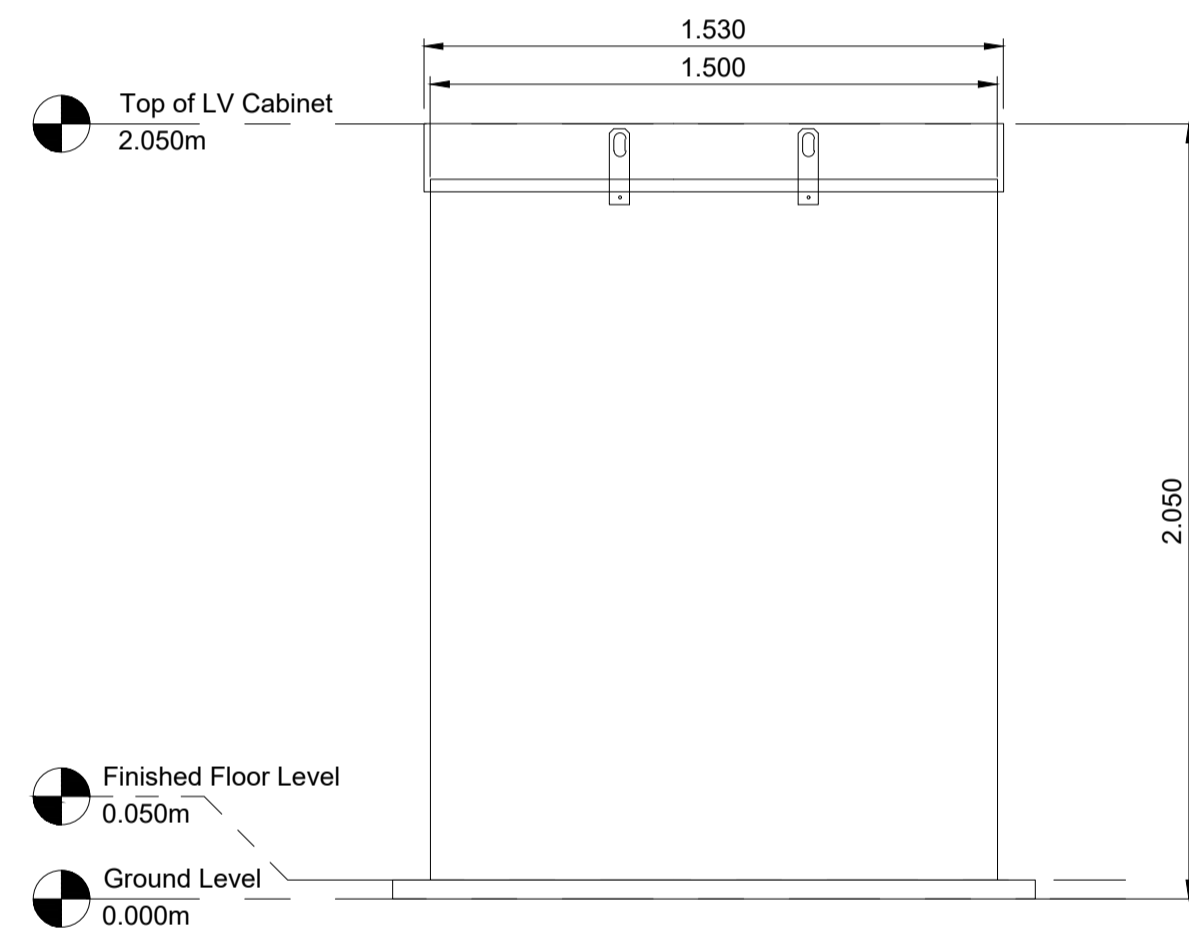
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PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	004.4	00		



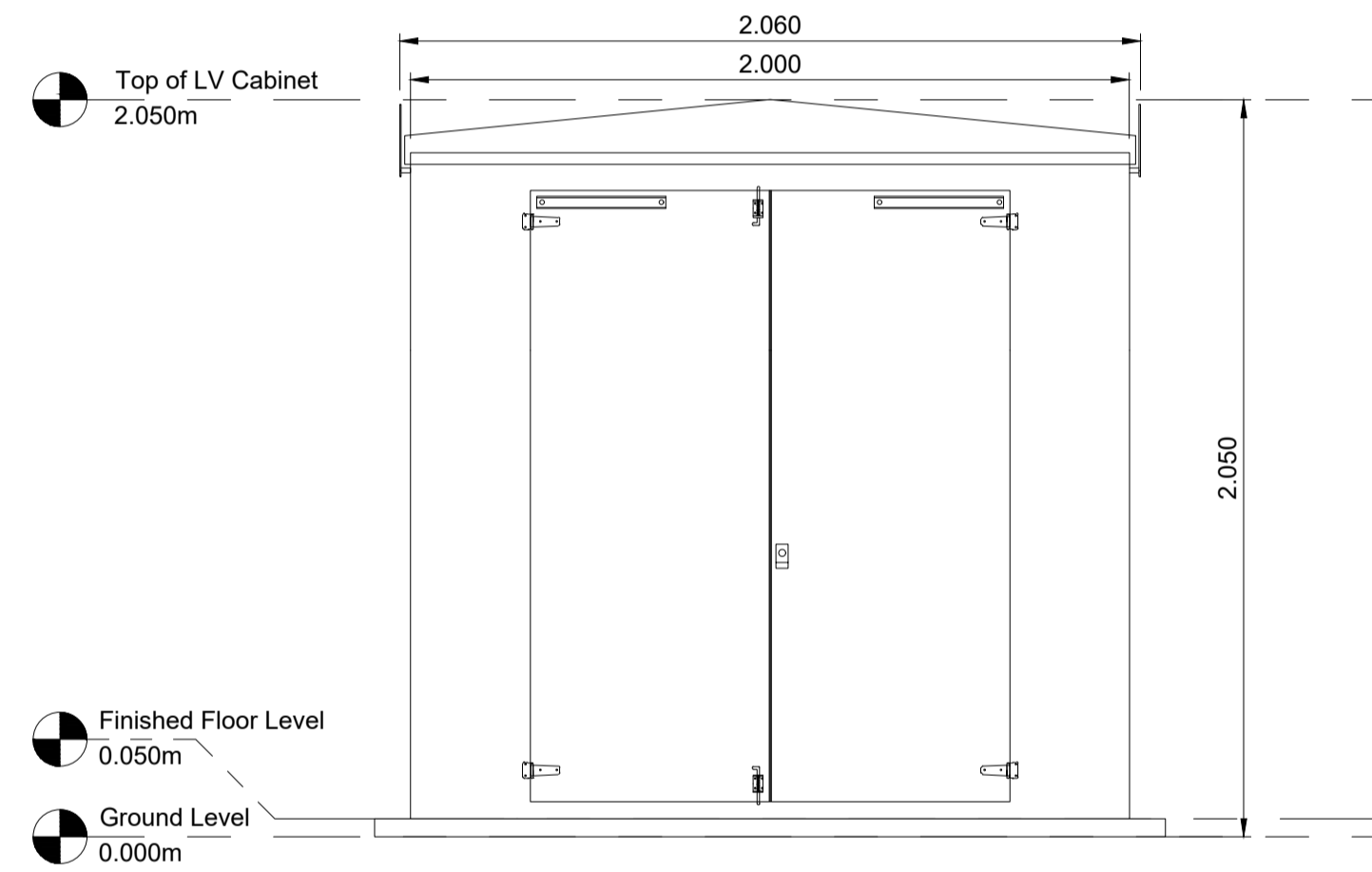
1 LV Cabinet Plan
Scale 1:20 @ A1



2 LV Cabinet North Elevation
Scale 1:20 @ A1



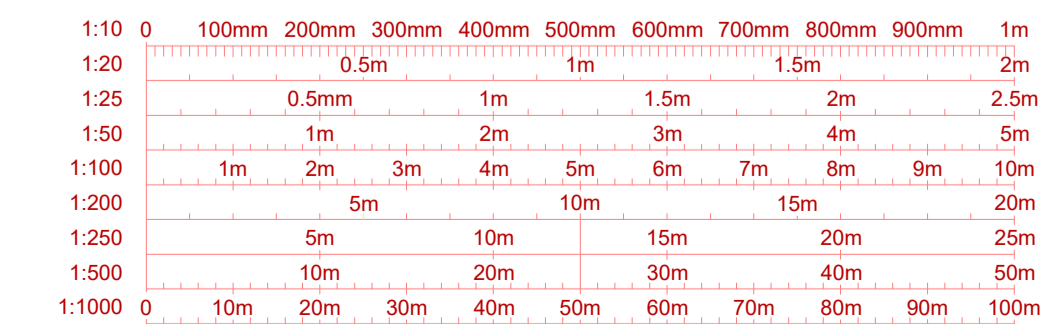
3 LV Cabinet East Elevation
Scale 1:20 @ A1



4 LV Cabinet South Elevation
Scale 1:20 @ A1

Drawing Notes

- All dimensions are shown in metres unless noted otherwise.
- Do not scale from this drawing.



REV	DATE	DESCRIPTION	BY	CHKD
0	07.10.2024	LV Cabinet Plan and Elevations - Original	JH	EW

FIELD
Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

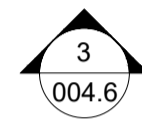
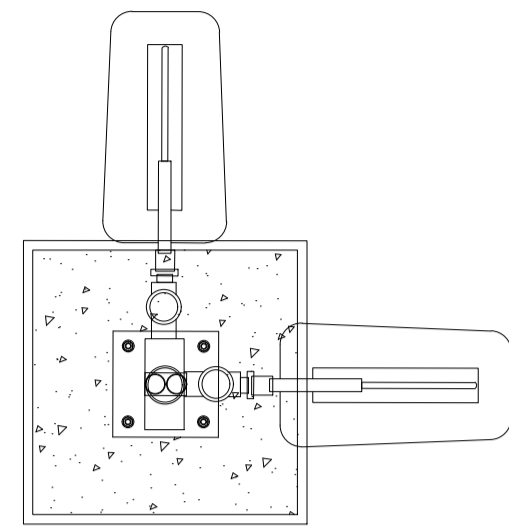
PROJECT
Corriemollie

TITLE
LV Cabinet
Plan and Elevations

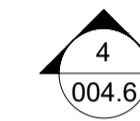
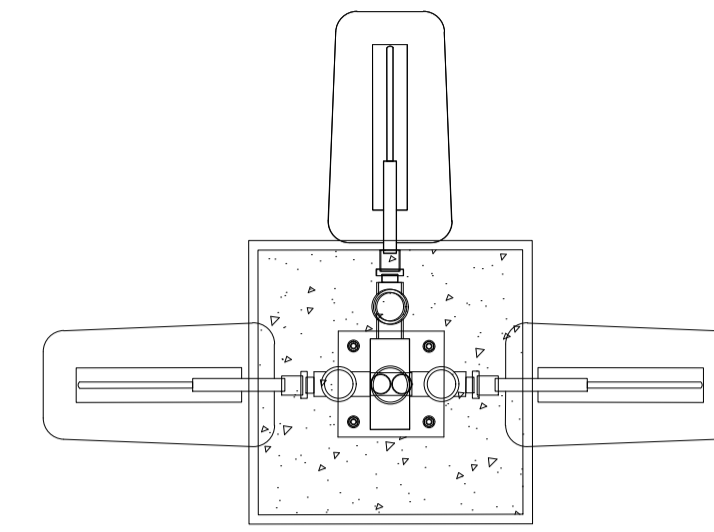
DISCIPLINE
PLANNING

DRAWING STATUS
FOR PLANNING

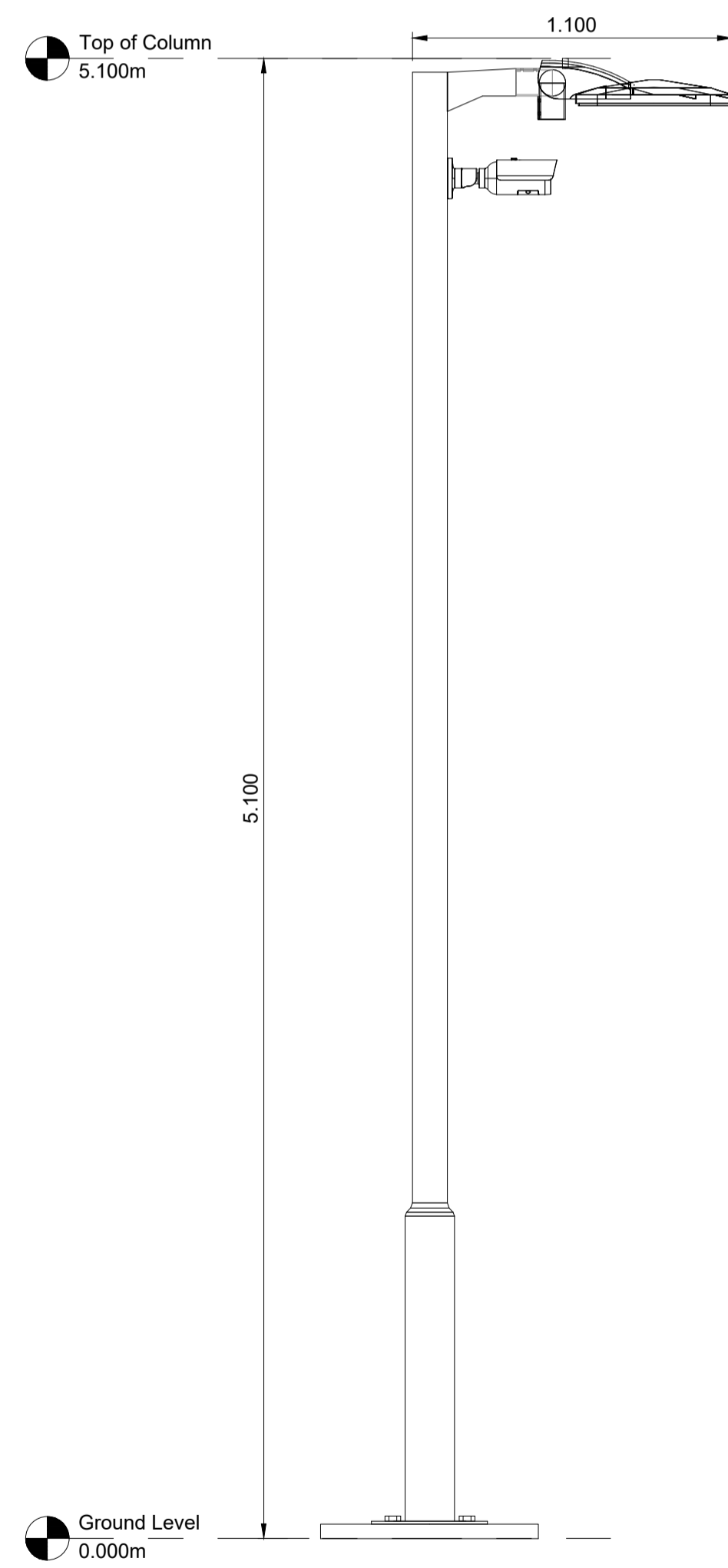
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
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PROJECT NO.	DRAWING NO.		REV.	
BTGBCOR01	004.5		00	



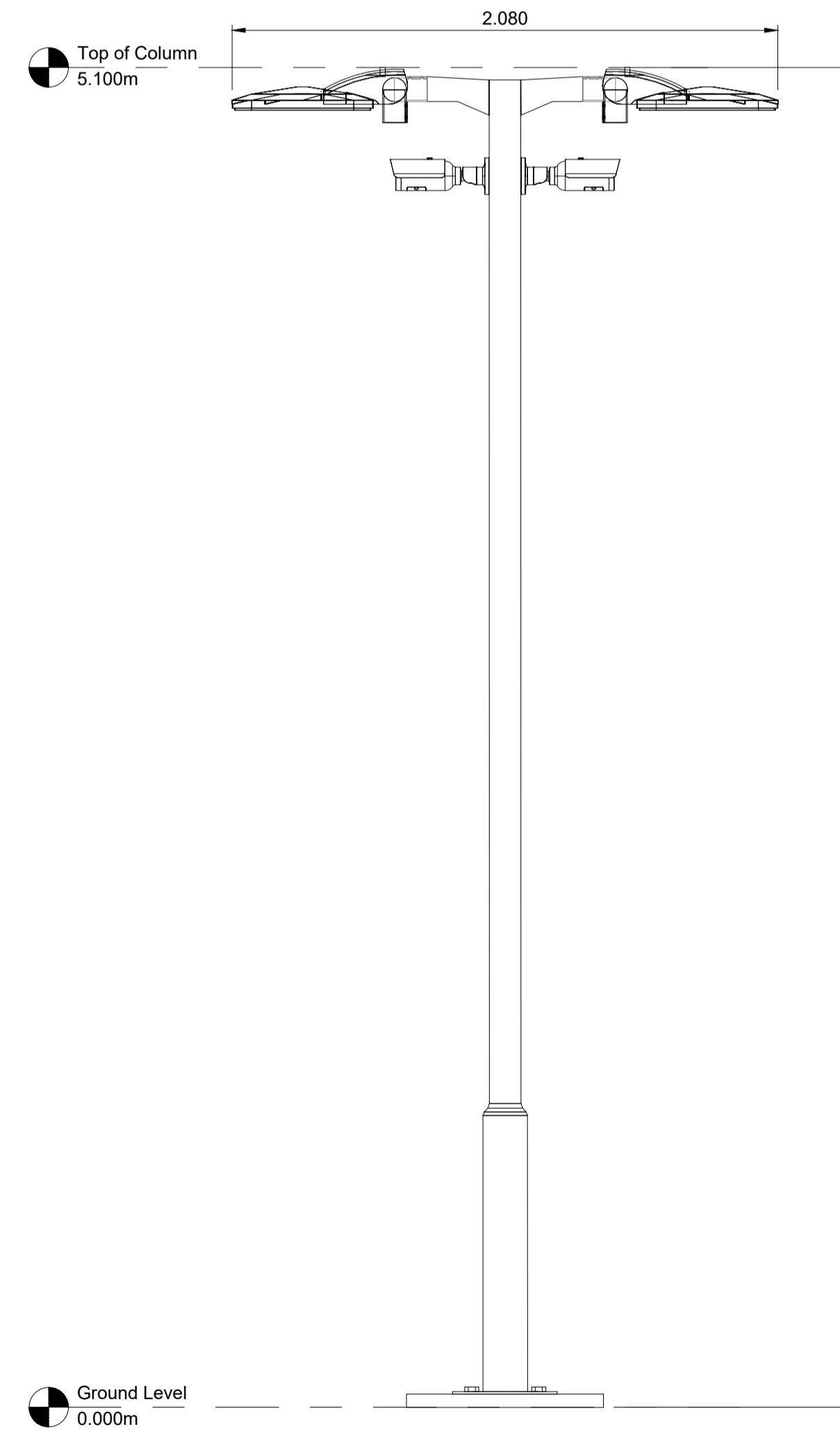
1 Lighting and CCTV Column Plan - Double Bracket
Scale 1:20 @ A1



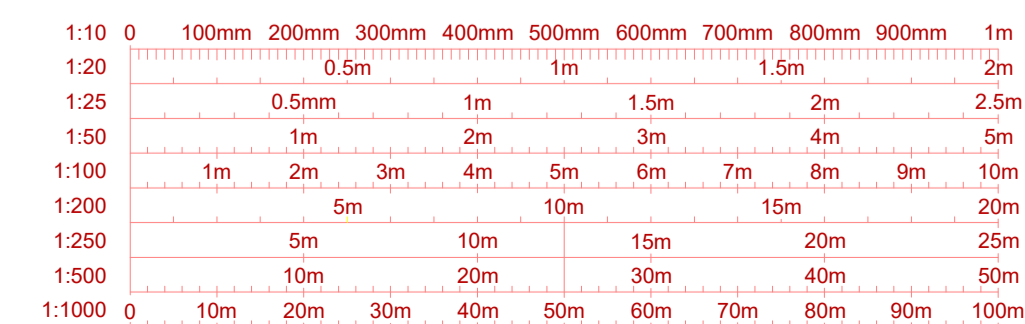
2 Lighting and CCTV Column Plan - Triple Bracket
Scale 1:20 @ A1



3 Lighting and CCTV Column Elevation - Double Bracket
Scale 1:20 @ A1



4 Lighting and CCTV Column Elevation - Triple Bracket
Scale 1:20 @ A1



- Drawing Notes**
- All dimensions are shown in metres unless noted otherwise.
 - Do not scale from this drawing.

REV	DATE	DESCRIPTION	BY	CHKD
0	07.10.2024	Lighting and CCTV Column Plan and Elevations - Original	JH	EW

FIELD
Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

PROJECT
Corriemollie

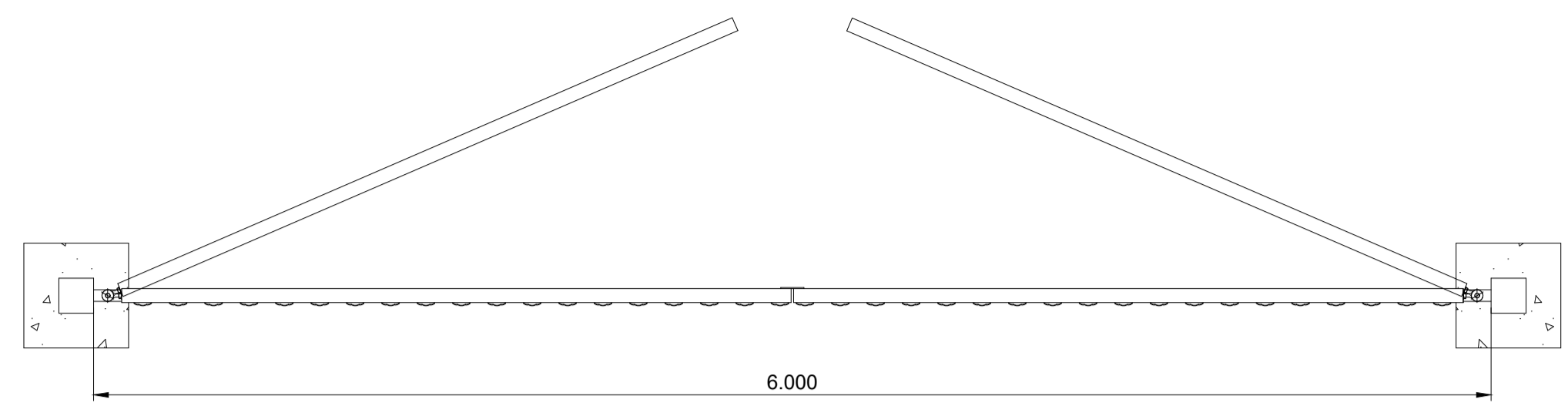
TITLE
Lighting and CCTV Column
Plan and Elevations

DISCIPLINE
PLANNING

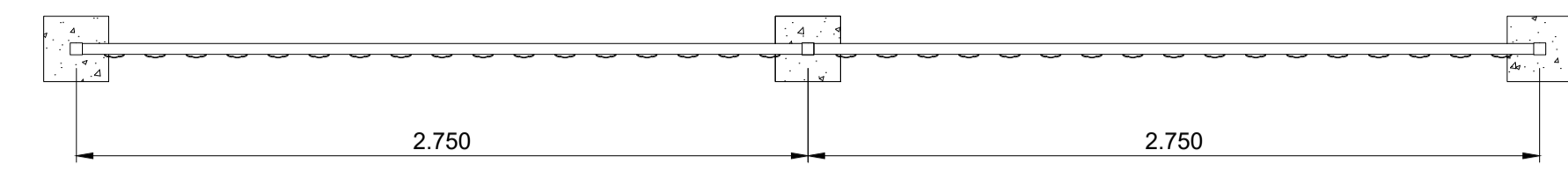
DRAWING STATUS
FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
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PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	004.6	00		

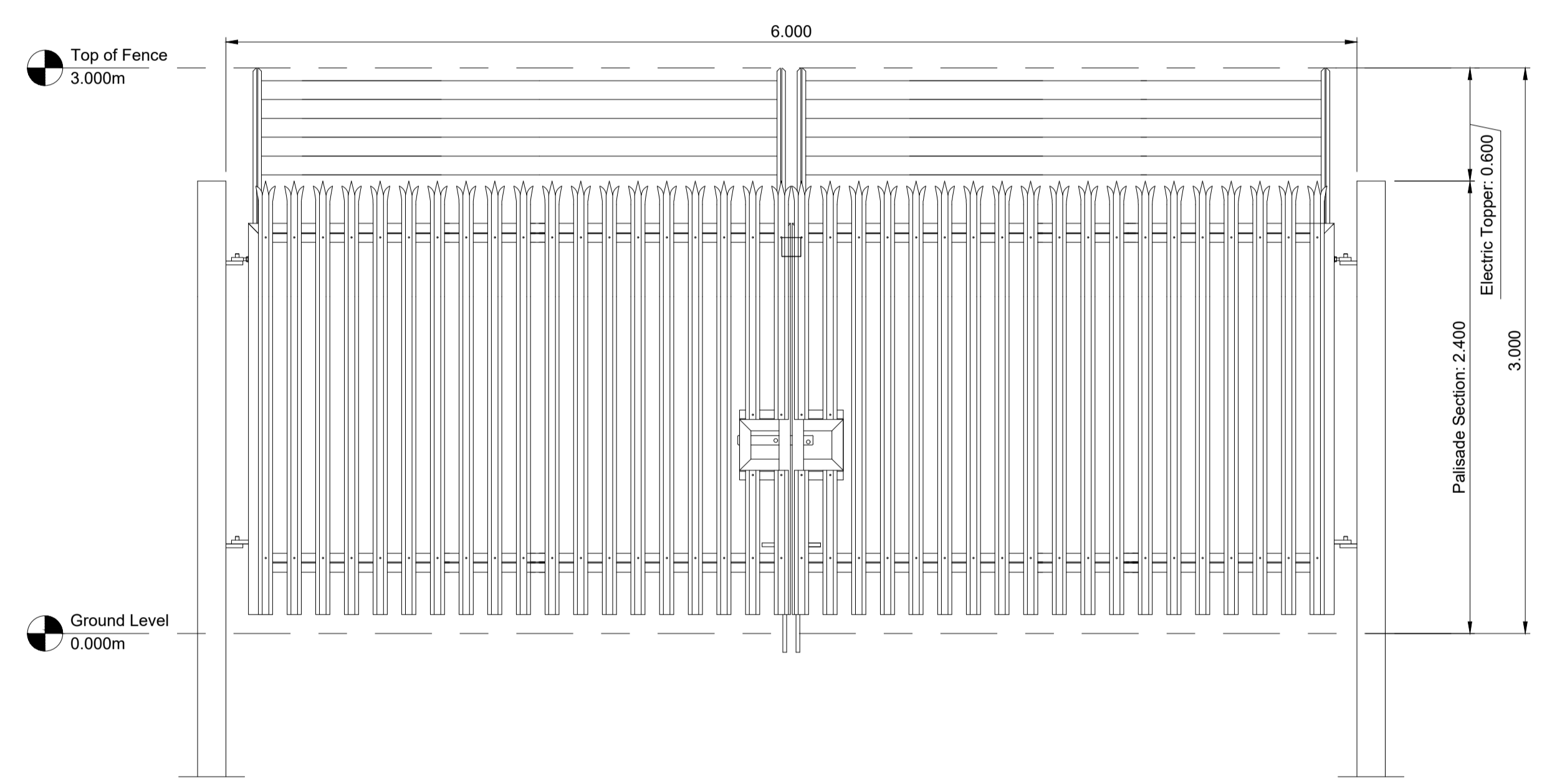
- Drawing Notes**
- All dimensions are shown in metres unless noted otherwise.
 - Do not scale from this drawing.



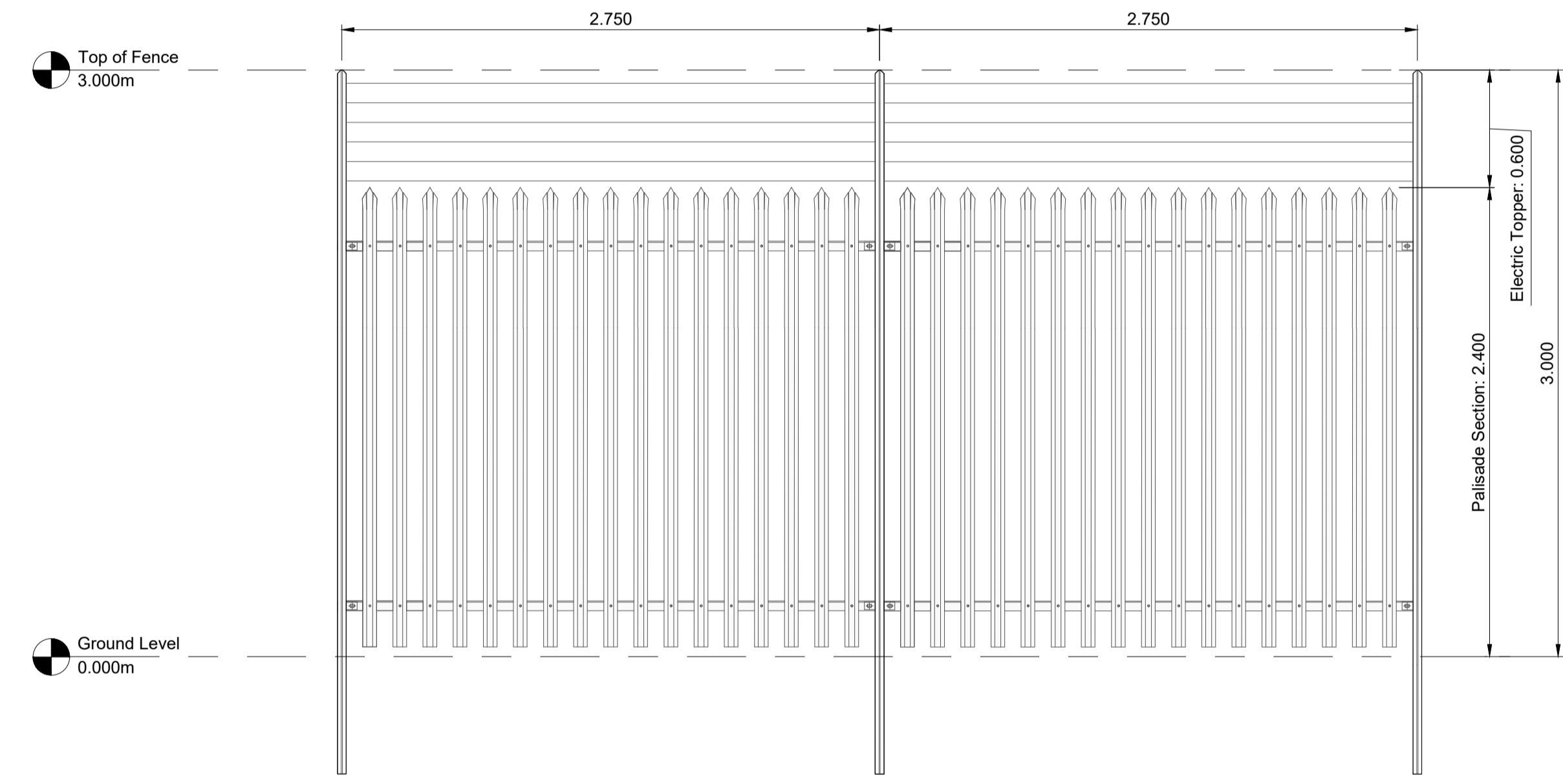
1 6 Metre Access Gate Plan
Scale 1:25 @ A1



2 Typical Palisade Fence Plan
Scale 1:25 @ A1



3 6 Metre Access Gate Elevation
Scale 1:25 @ A1



4 Typical Palisade Fence Elevation
Scale 1:25 @ A1

REV	DATE	DESCRIPTION	BY	CHK'D
0	03.10.2024	Typical Fencing Plan and Elevations - Original	JH	EW



Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

PROJECT
Corriemoillie

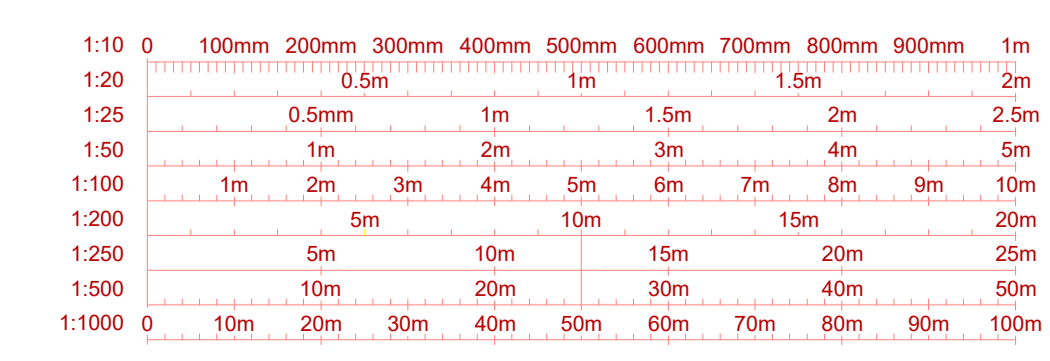
TITLE
Palisade Fencing
Plan and Elevations

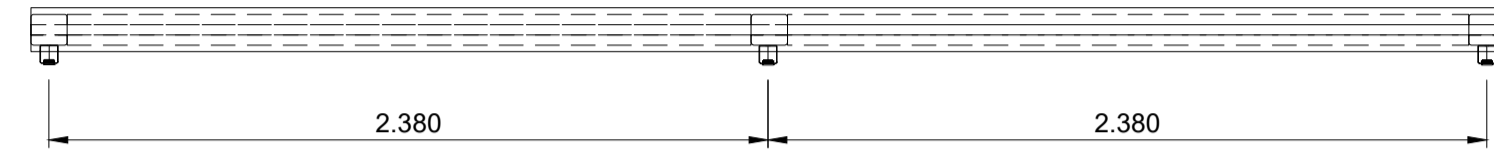
DISCIPLINE
PLANNING

DRAWING STATUS
FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:25 @ A1	03.10.2024	JH	EW	AP

PROJECT NO.	DRAWING NO.	REV.
BTGBCOR01	004.7	00

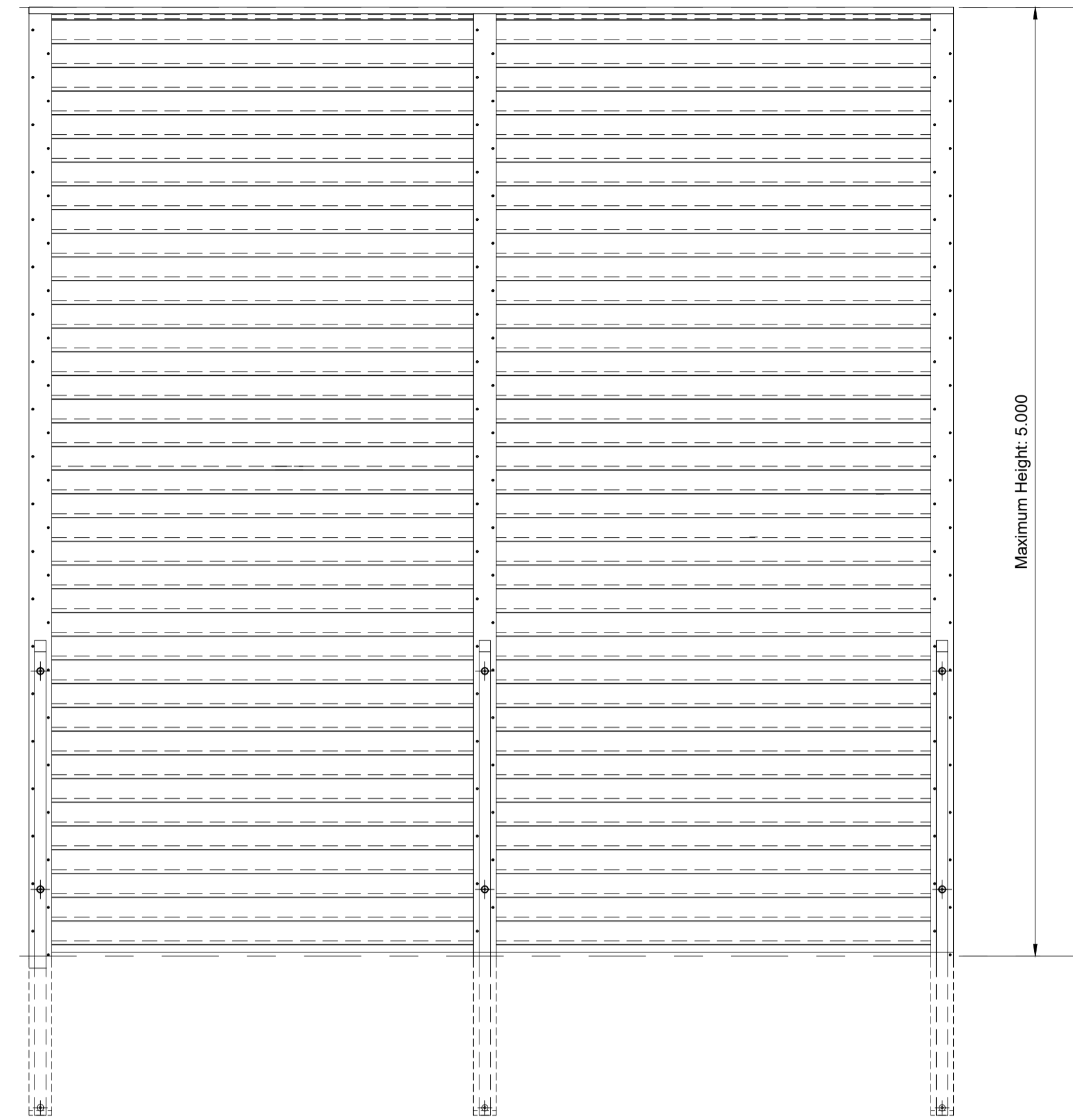




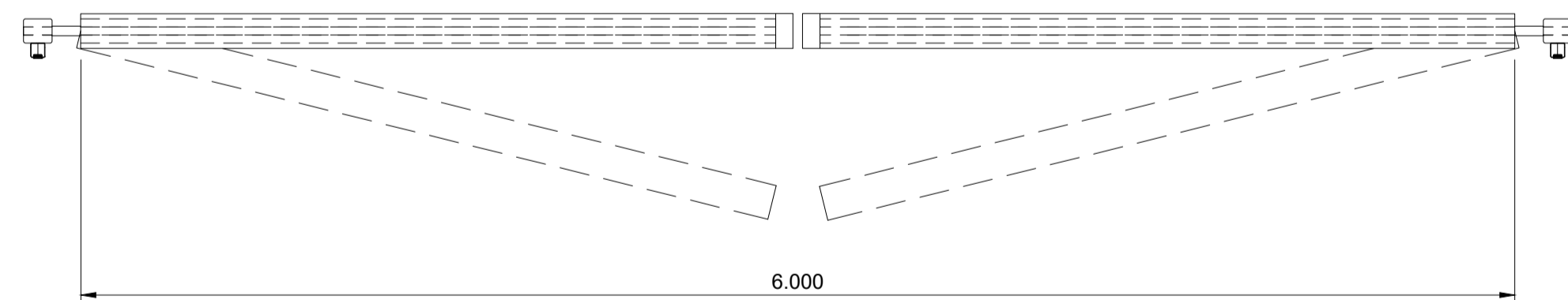
1 Typical Acoustic Fence Plan
Scale 1:25 @ A1

Top of Fence
5.000m

Ground Level
0.000m



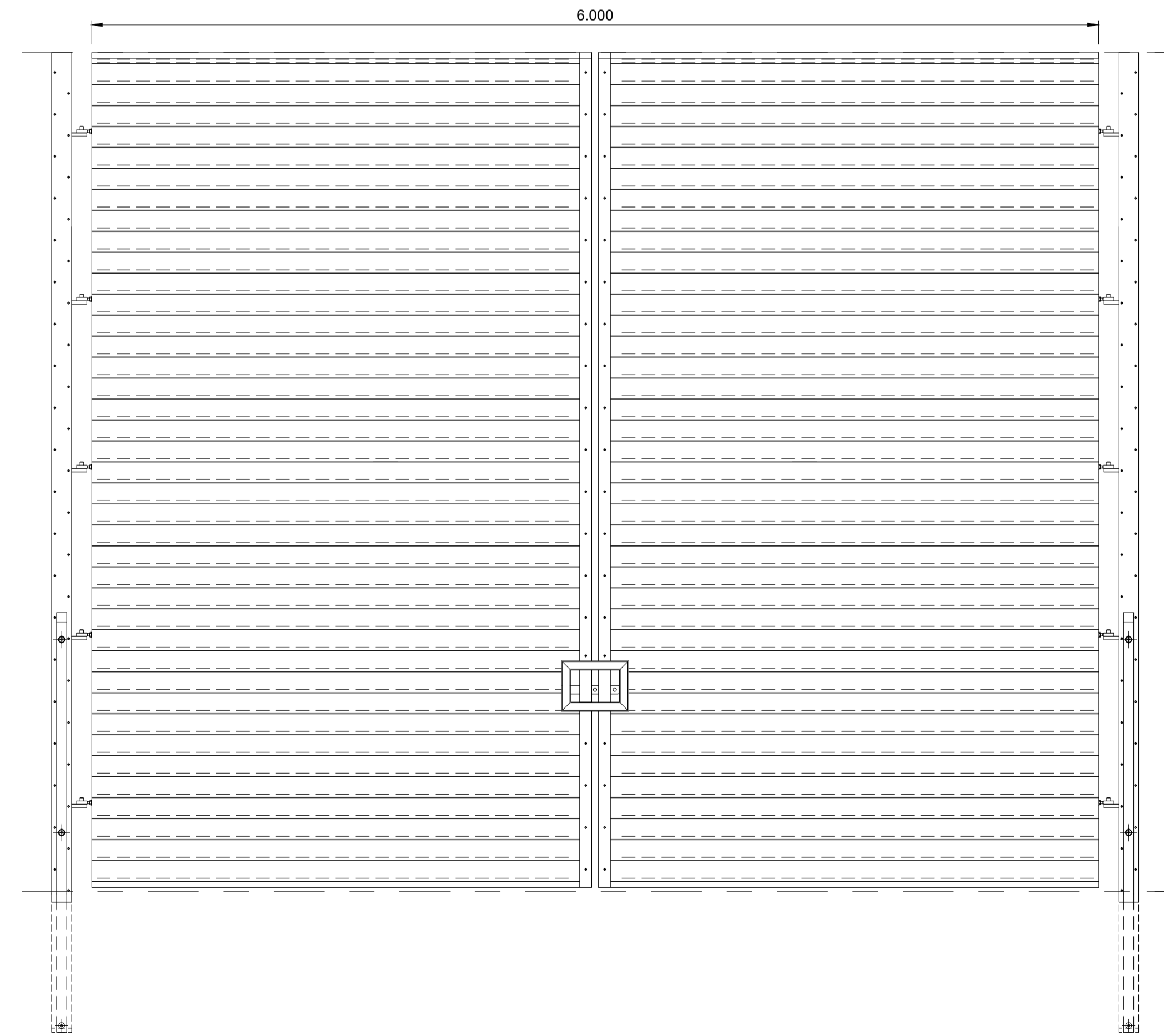
2 Typical Acoustic Fence Elevation
Scale 1:25 @ A1



3 Acoustic Barrier Gate Plan
Scale 1:25 @ A1

Top of Gate
5.000m

Ground Level
0.000m



4 Acoustic Barrier Gate Elevation
Scale 1:25 @ A1

Drawing Notes

1. All dimensions are shown in metres unless noted otherwise.
2. Do not scale from this drawing.

REV	DATE	DESCRIPTION	BY	CHKD
0	03.10.2024	Acoustic Fencing Plan and Elevations - Original	JH	EW

FIELD
Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

PROJECT
Corriemoillie

TITLE
Acoustic Fencing
Plan and Elevations

DISCIPLINE
PLANNING

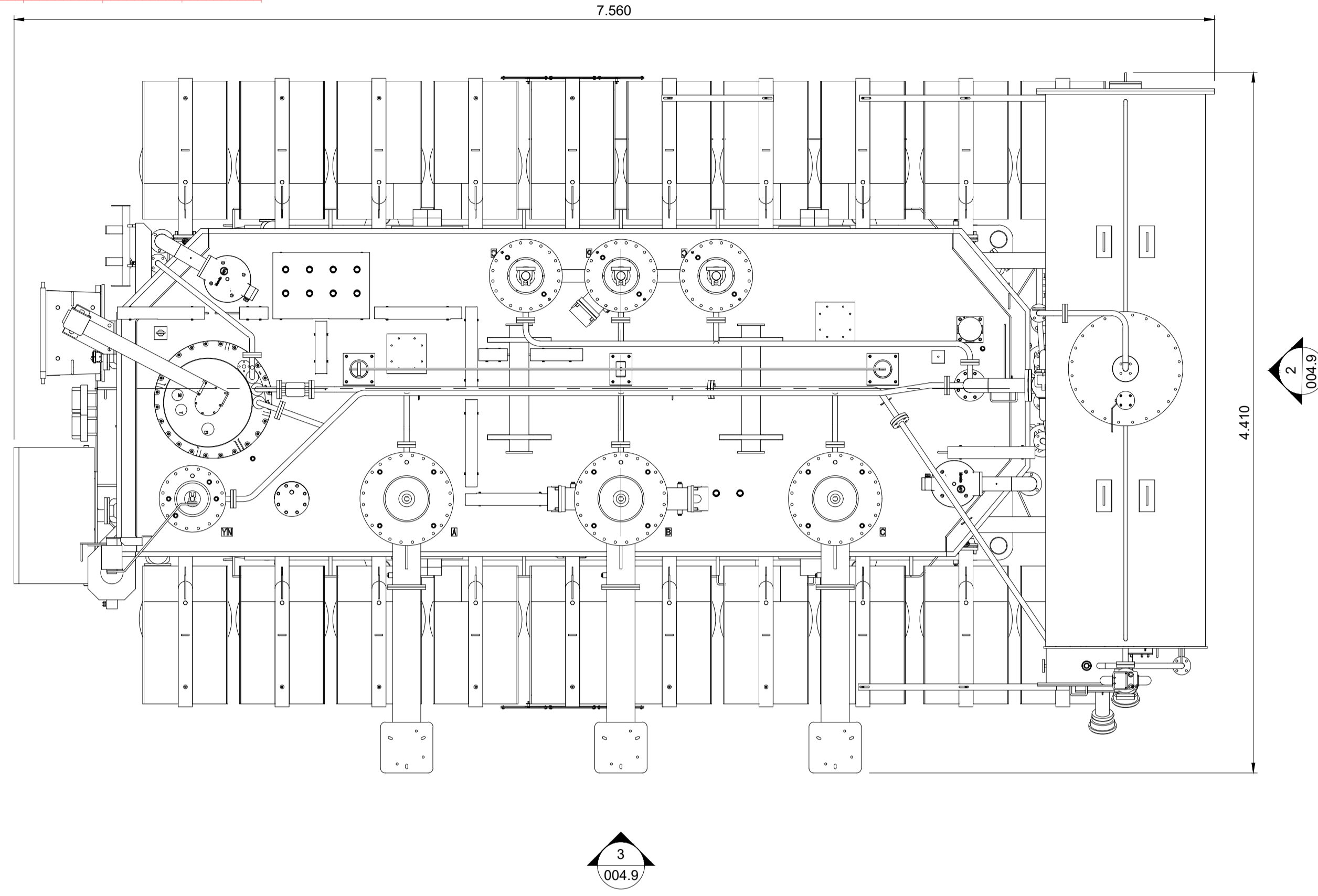
DRAWING STATUS
FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
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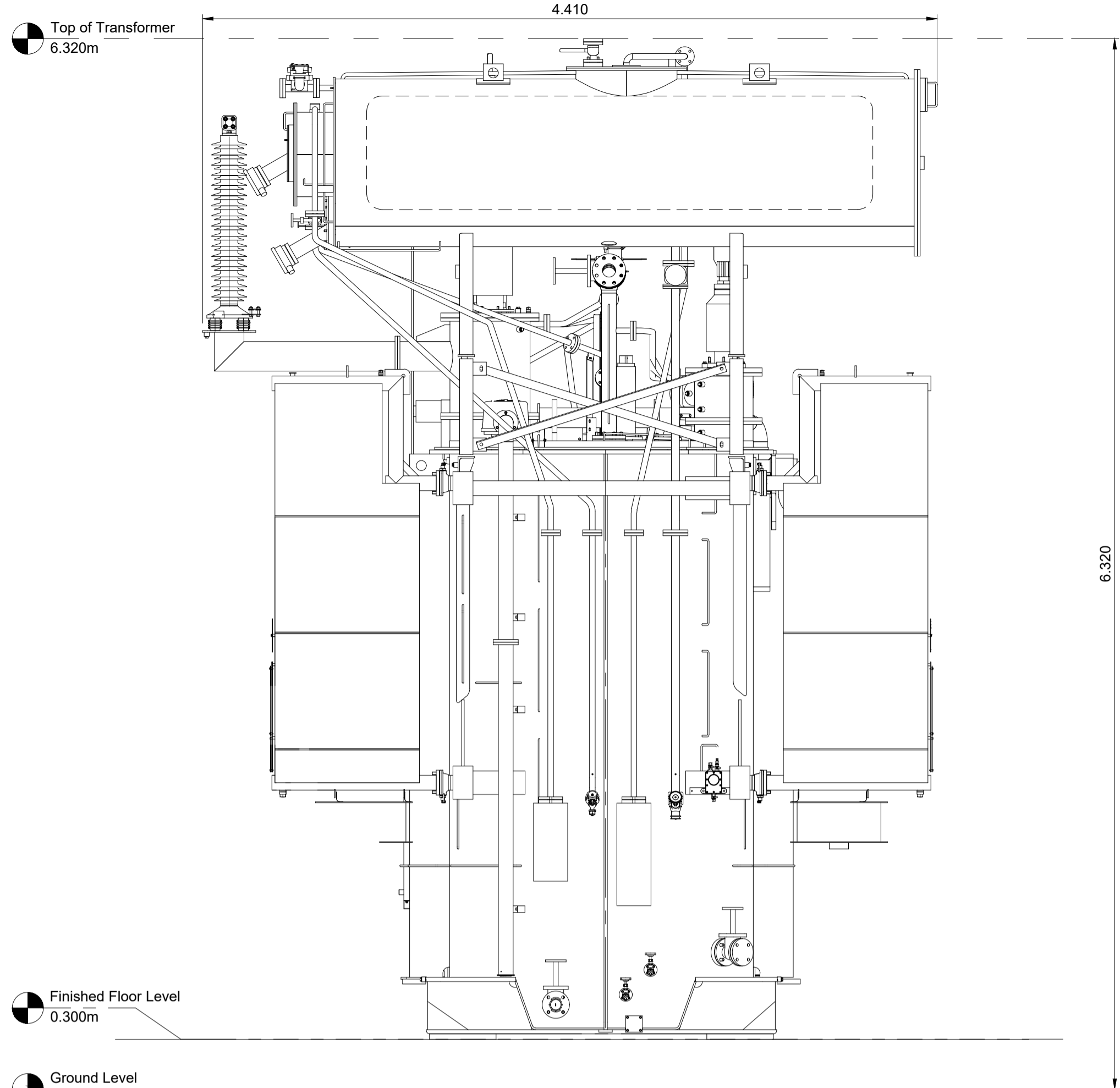
PROJECT NO.	DRAWING NO.	REV.
BTGBKN001	004.8	00

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1m	0.5m	1m	1.5m	2m	2.5m	3m	4m	5m	6m
10m	1m	2m	3m	4m	5m	6m	7m	8m	9m
100m	10m	20m	30m	40m	50m	60m	70m	80m	90m
1000m	100m	200m	300m	400m	500m	600m	700m	800m	900m

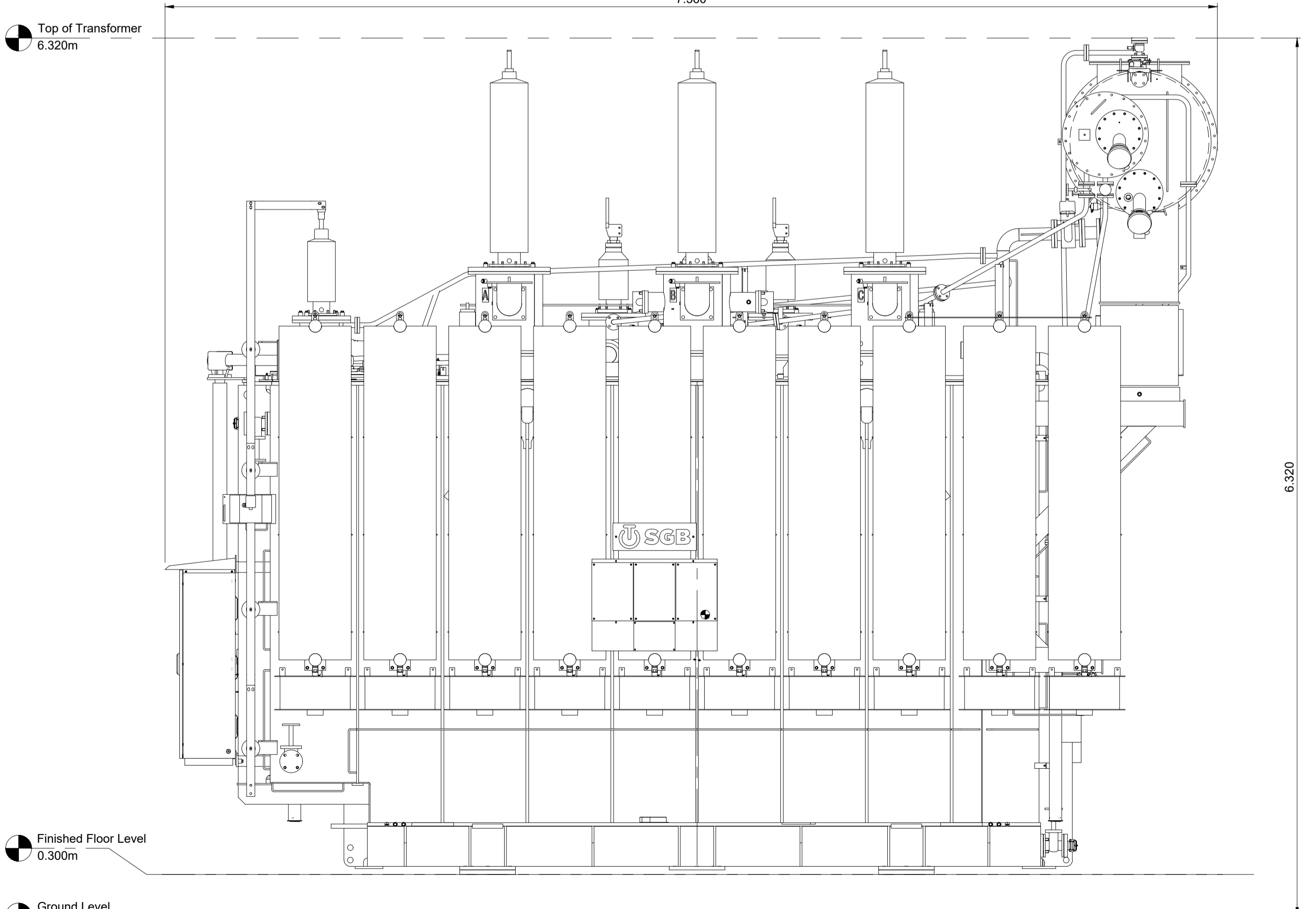
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1:50		1m	2m	3m	4m	5m						
1:100		1m	2m	3m	4m	5m	6m	7m	8m	9m	10m	
1:200		5m		10m	15m	20m						
1:250		5m		10m	15m	20m						
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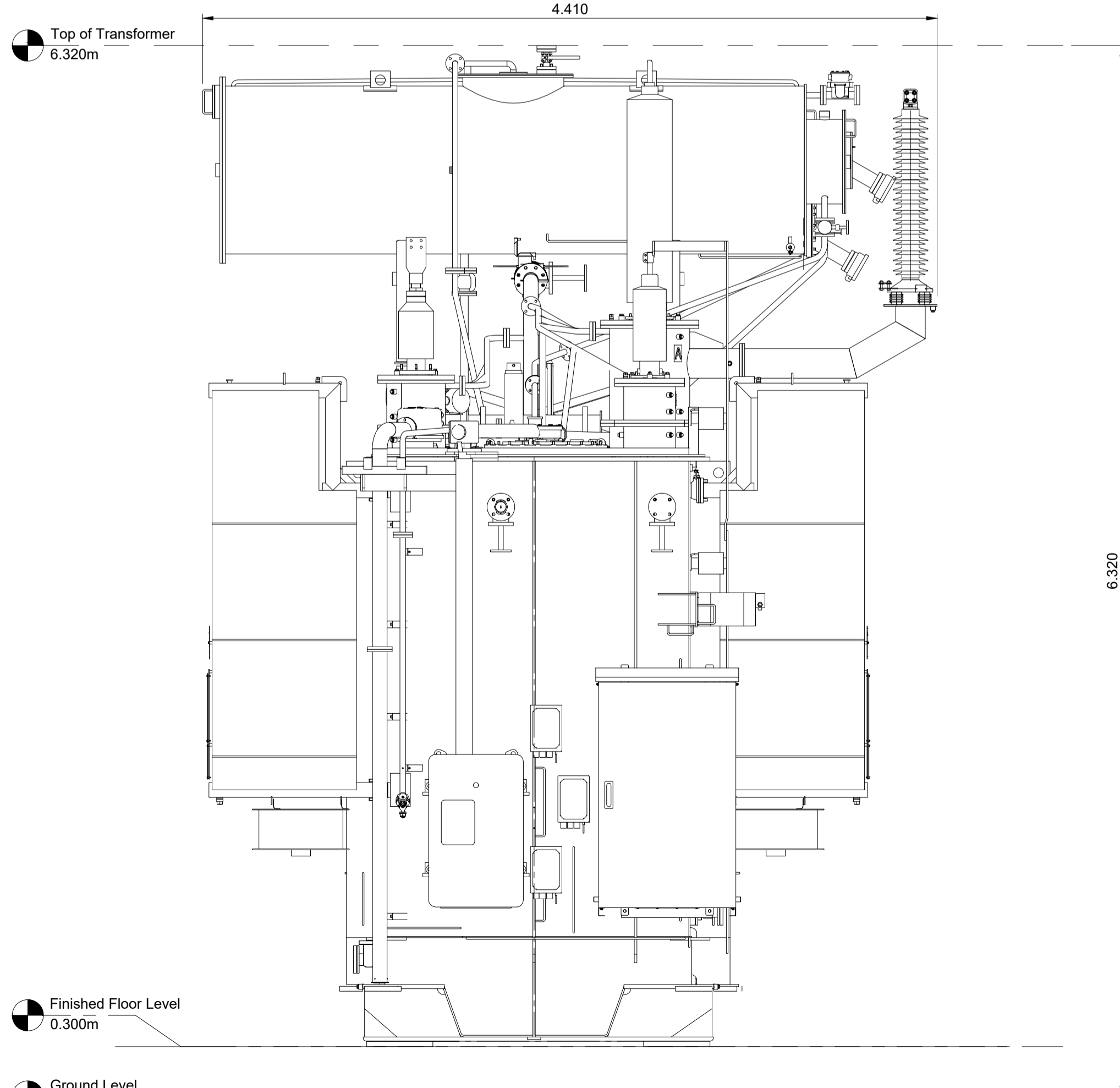
1 High Voltage Transformer Plan
Scale 1:25 @ A1



2 High Voltage Transformer East Elevation
Scale 1:25 @ A1



3 High Voltage Transformer South Elevation
Scale 1:25 @ A1



4 High Voltage Transformer West Elevation
Scale 1:25 @ A1

Drawing Notes

- All dimensions are shown in metres unless noted otherwise.
- Do not scale from this drawing.

REV	DATE	DESCRIPTION	BY	CHKD
0	07.10.2024	High Voltage Transformer Plan and Elevations	JH	EW

FIELD
Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

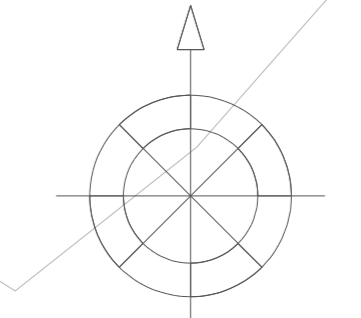
PROJECT: Corriemollie

TITLE: High Voltage Transformer Plan and Elevations

DISCIPLINE: PLANNING

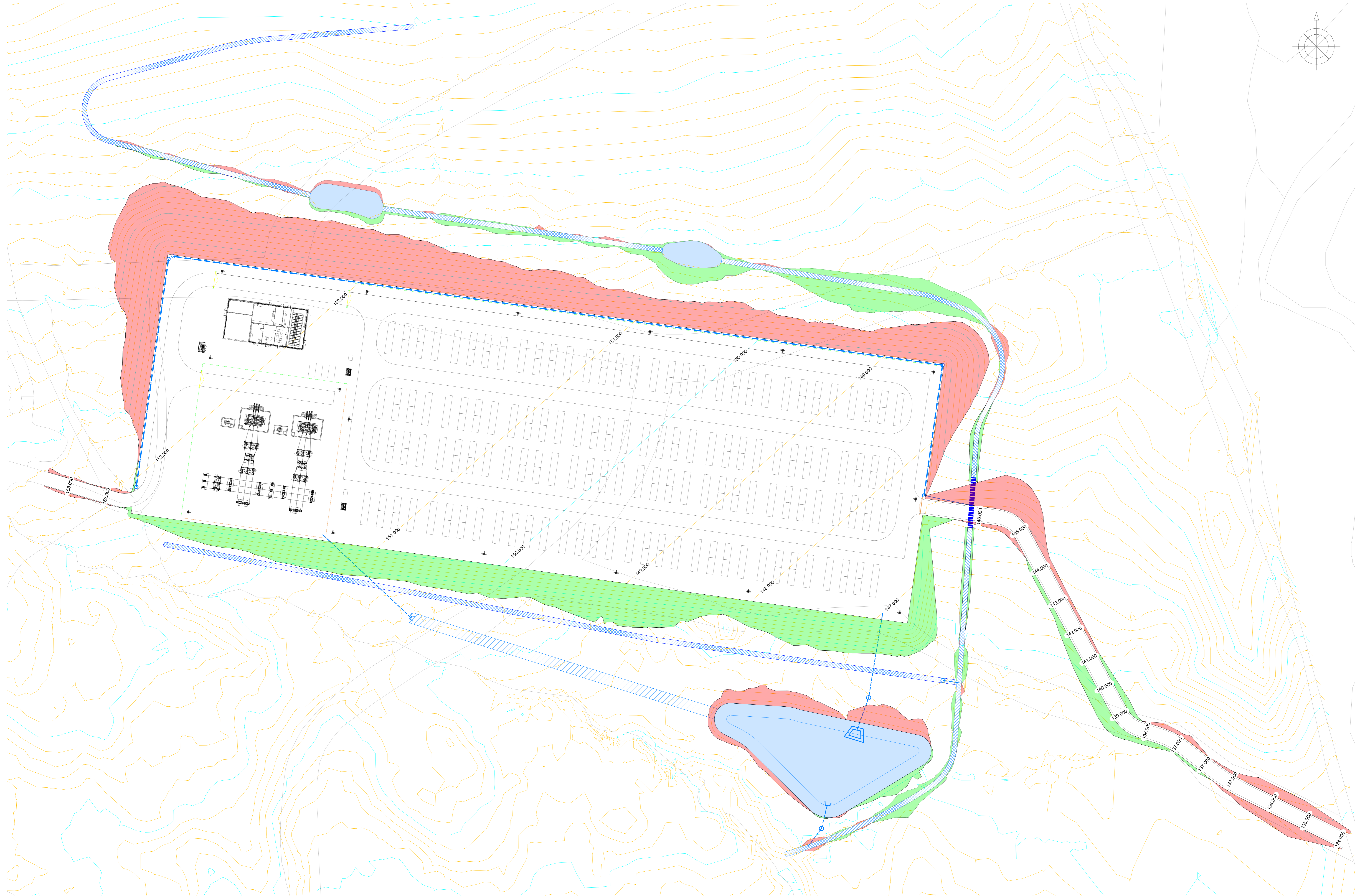
DRAWING STATUS: FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:25 @ A1	07.10.2024	JH	EW	AP
PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	004.9	00		



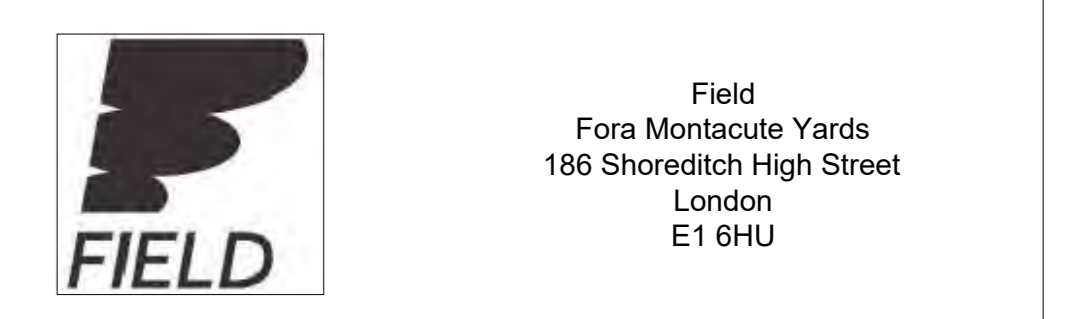
- Drawing Notes:**
- All dimensions are shown in metres unless noted otherwise.
 - Do not scale from this drawing.
 - Refer to drawing 001.1 for site layout details.
 - Levels shown are metres above ordnance datum (AOD).
 - Aggregate and finish volumes do not include the additional 11,753,234m³ required. Assume this volume is made up with type 1 aggregate.

- Legend**
- Major Contour (5m)
 - Minor Contour (1m)
 - Site Grading (Fill)
 - Site Grading (Cut)



1:10 @ 100mm	200mm	300mm	400mm	500mm	600mm	700mm	800mm	900mm	1m
1:20	0.5m	1m	1.5m	2m	2.5m	3m	4m	5m	6m
1:50	1m	2m	3m	4m	5m	6m	7m	8m	10m
1:100	1m	2m	3m	4m	5m	6m	7m	8m	10m
1:200	5m	10m	15m	20m	25m	30m	40m	50m	60m
1:500	10m	20m	30m	40m	50m	60m	80m	100m	120m
1:1000 @ 10m	20m	30m	40m	50m	60m	70m	80m	100m	120m

REV	DATE	DESCRIPTION	BY	CHKD
3	10.10.2024	Ending ground levels added to plan.	JH	AP
2	10.09.2024	Site layout and levels amended.	JH	AP
1	12.08.2024	DC container and MW shafts for possible expansion removed from plan.	JH	AP
0	06.08.2024	Site Finish Levels Plan	JH	AP



PROJECT: Corriemollie

TITLE: Site Finish Levels Plan

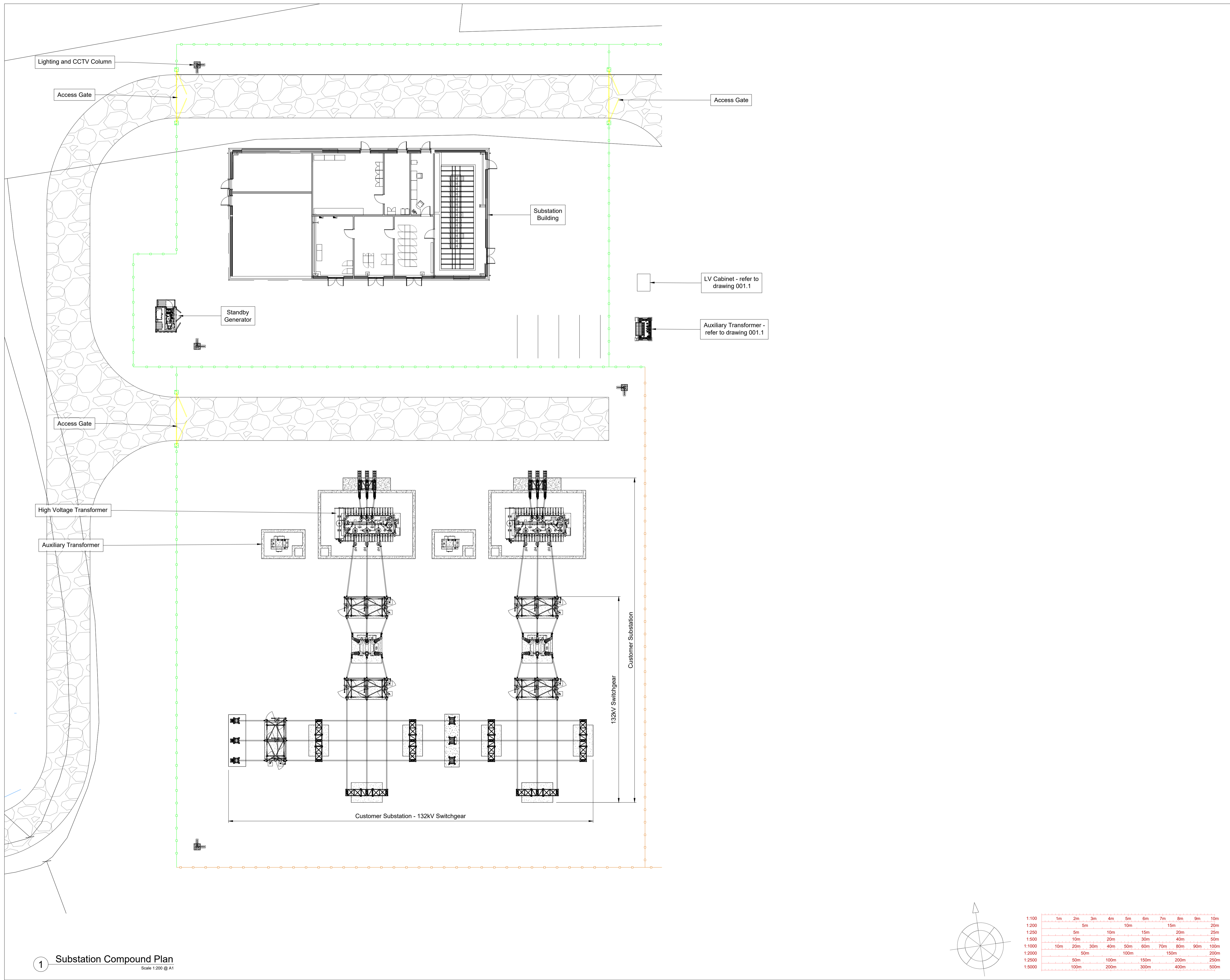
DISCIPLINE: DESIGN

DRAWING STATUS: FOR INFORMATION

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:500 @ A0	05.08.2024	JH	AP	RS
PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	005.2	03		

1 Site Finish Levels Plan
Scale: 1:500 @ A0

Volume Summary		
Description	Unit	Area/Volume
Topsoil Removal (Assumed 300mm)	m ³	12,994.464
Cut Volume	m ³	49,241.547
Fill Volume	m ³	63,324.838
Additional Cut for Attenuation Basin	m ³	2,330.057
Net (Fill)	m ³	11,753.234
Import Fill Required	N/A	Yes
Topsoil Reused (Grading Area)	m ³	2,852.545
Topsoil Remaining	m ³	9,385.749
Site Aggregate Volume (Assumed 225mm CGA)	m ³	5,651.642
Site Finish Volume (Assumed 75mm Chippings)	m ³	1,883.881
Access Road Sub Base Volume (Assumed 350mm 6F5)	m ³	2,158.597
Access Road Finish Volume (Assumed 150mm Type 1)	m ³	925.113



- Notes**
1. All dimensions are shown in metres unless noted otherwise.
 2. Do not scale from this drawing.
 3. The site layout is indicative only and is likely to change as information becomes available.
 4. For site layout details refer to drawing number BTGBCOR01 - 001.1 - Indicative Site Layout Plan.

REV	DATE	DESCRIPTION	BY	CHKD
0	10.10.2024	Substation Compound Plan - Original	JH	AP

FIELD

Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

PROJECT
Corriemollie

TITLE
Substation Compound Plan

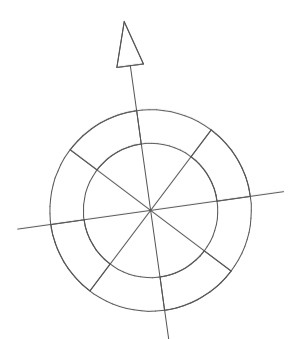
DISCIPLINE
PLANNING

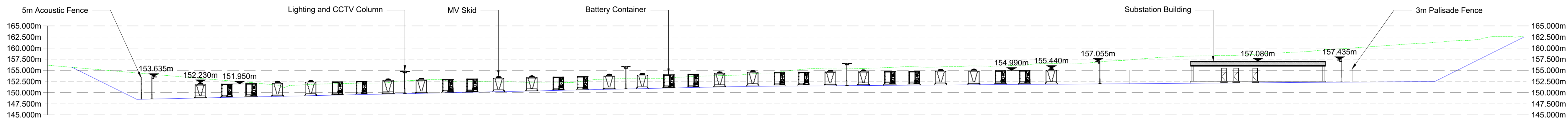
DRAWING STATUS
FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
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PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	005.5	00		

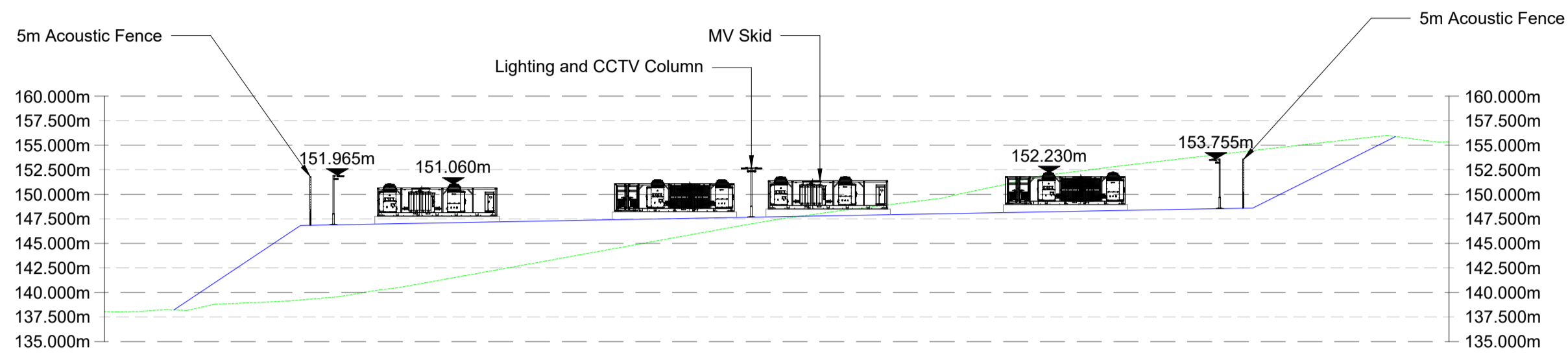
1 Substation Compound Plan
Scale 1:200 @ A1

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1:250		5m	10m	15m	20m	25m	30m	35m	40m	45m
1:500		10m	20m	30m	40m	50m	60m	70m	80m	90m
1:1000		10m	20m	30m	40m	50m	60m	70m	80m	90m
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1:2500		50m	100m	150m	200m	250m	300m	350m	400m	450m
1:5000		100m	200m	300m	400m	500m	600m	700m	800m	900m

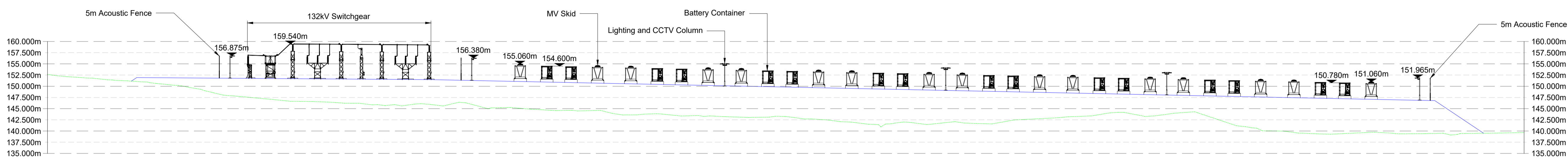




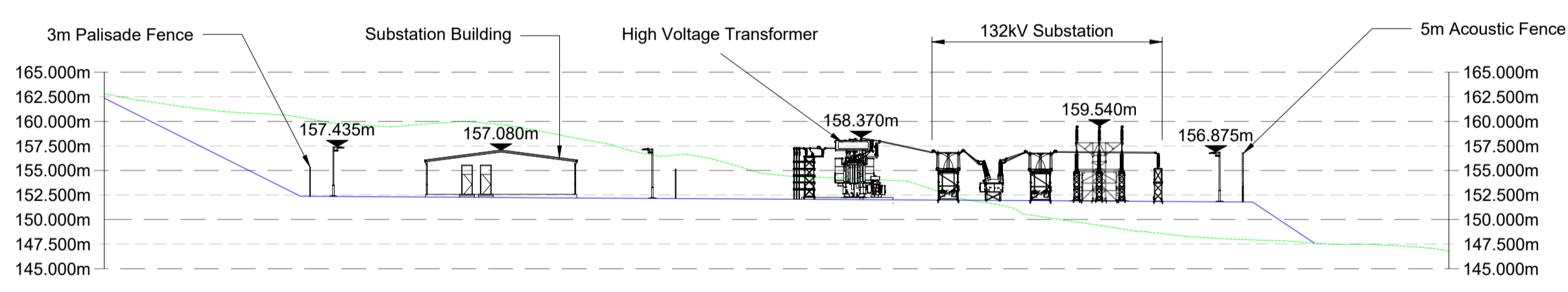
1 North Elevation
Scale 1:500 @ A1



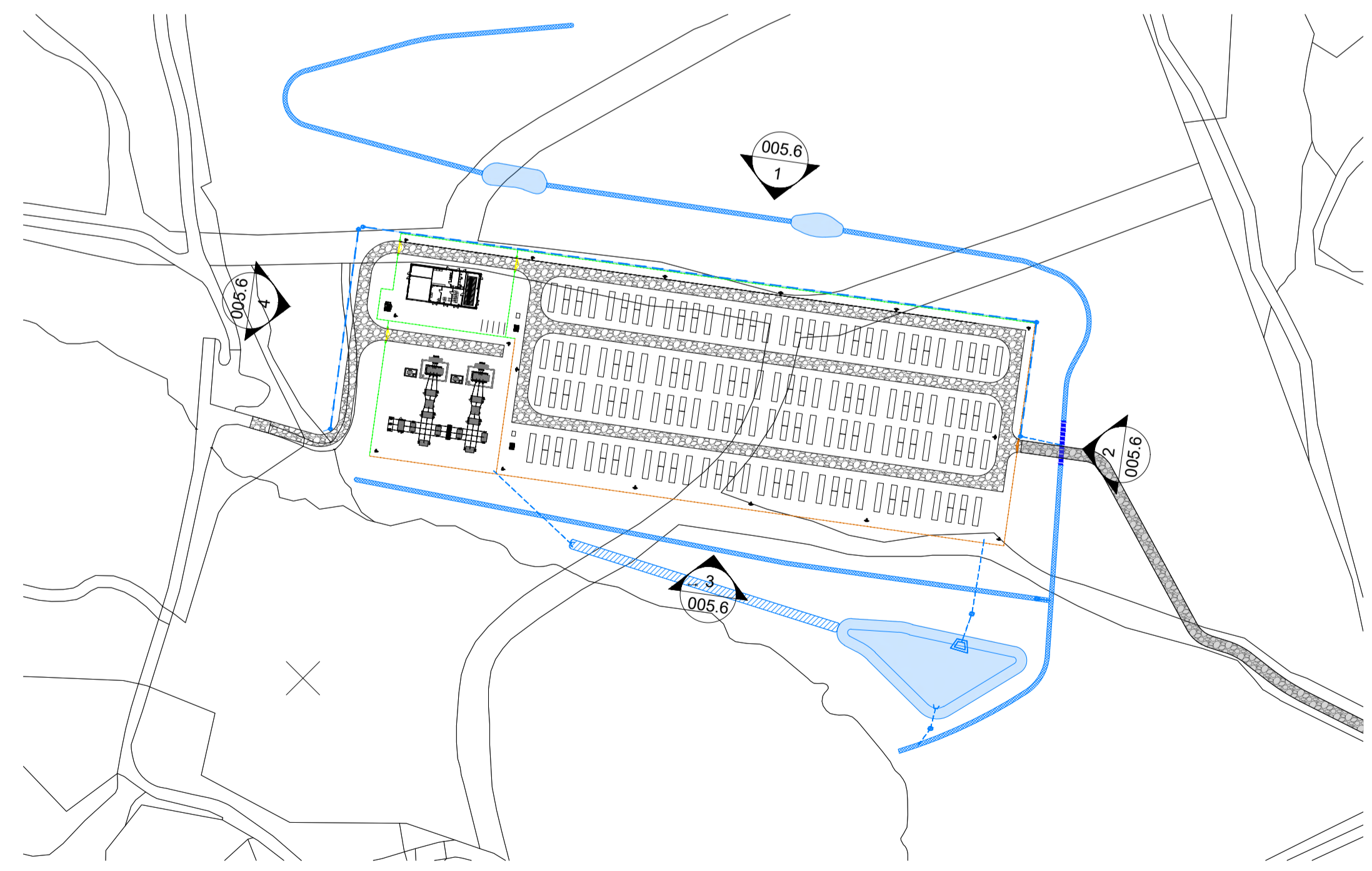
2 East Elevation
Scale 1:500 @ A1



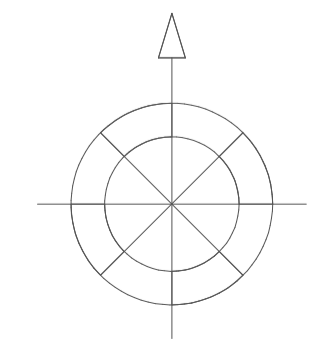
3 South Elevation
Scale 1:500 @ A1



4 West Elevation
Scale 1:500 @ A1



5 Site Plan
Scale 1:2,000 @ A1



1:100	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:200	5m		10m	15m	20m	15m		20m		
1:250	5m		10m	15m	20m	15m		25m		
1:500	10m		20m	30m	40m	30m		50m		
1:1000	10m		20m	30m	40m	50m	60m	70m	80m	100m
1:2000	50m		100m	150m	200m	150m		200m		
1:2500	50m		100m	150m	200m	150m		250m		
1:5000	100m		200m	300m	400m	300m		500m		

Drawing Notes:

- All dimensions are shown in metres unless noted otherwise.
- Do not scale from this drawing.
- All levels are metres above ordnance datum (AOD).

Legend:

- Site Finish Surface
- Existing Ground Level

REV	DATE	DESCRIPTION	BY	CHKD
0	17.1.2024	Site Elevations - Original	JH	AP

FIELD
Field
Fora Montacute Yards
186 Shoreditch High Street
London
E1 6HU

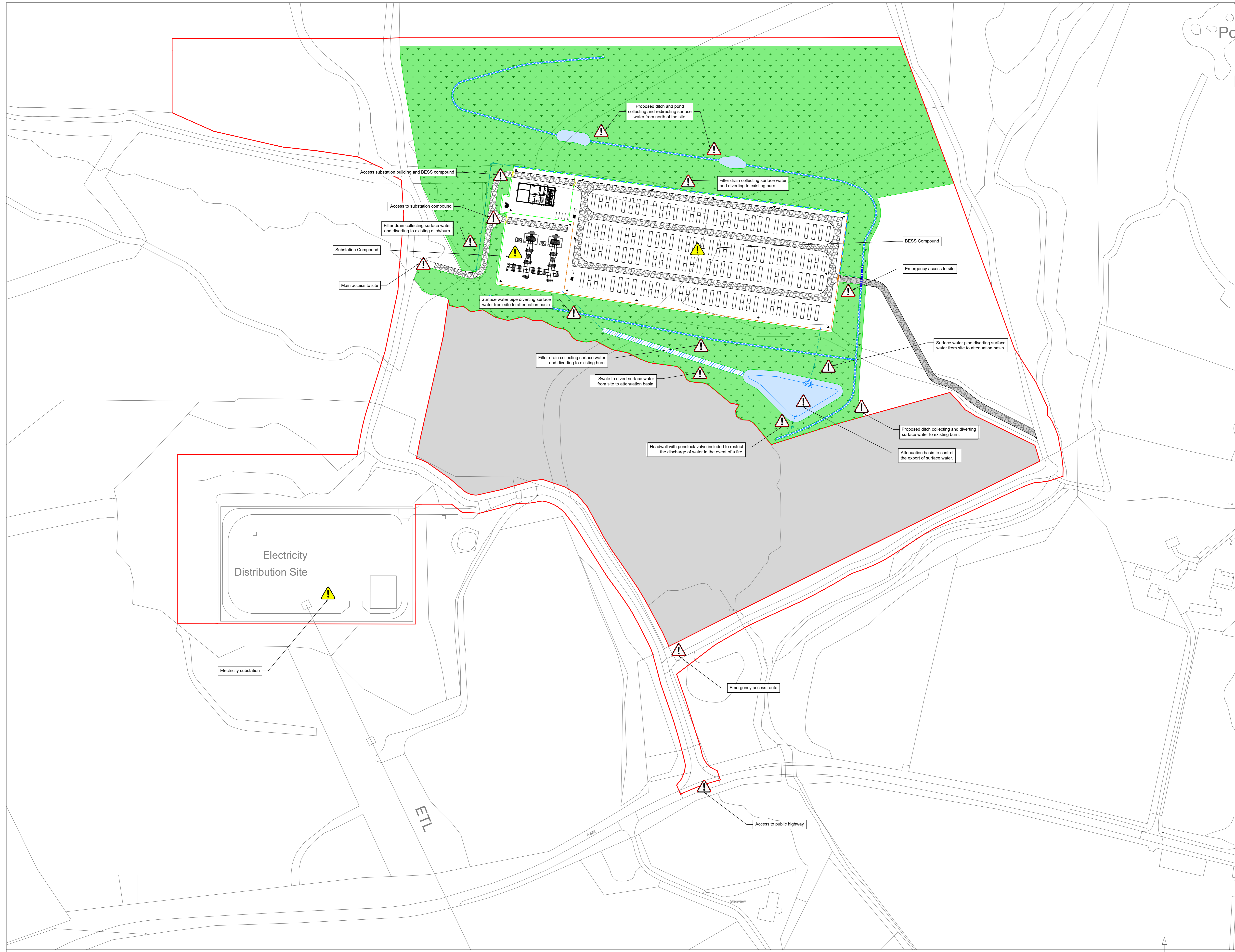
PROJECT
Corriemollie

TITLE
Site Elevations

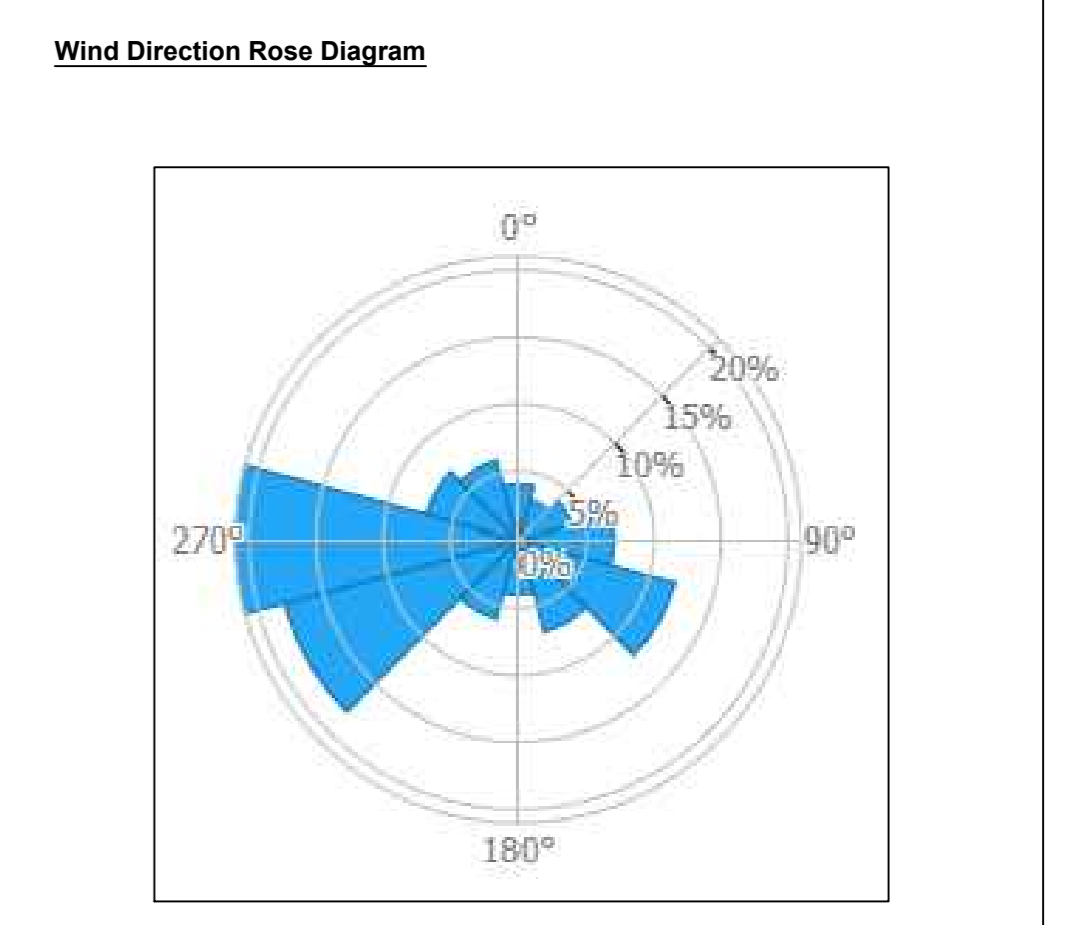
DISCIPLINE
PLANNING

DRAWING STATUS
FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
As Shown	17.10.2024	JH	AP	RS
PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	005.6	00		



- Notes**
- All dimensions are shown in metres unless noted otherwise.
 - Do not scale from this drawing.
 - The site layout is indicative only and is likely to change as information becomes available.
- Legend**
- Planning Red Line Boundary
 - Area Excluded From Planning Boundary
 - Access Track
 - Access Track - Secondary Access for Emergency Use Only
 - Site Fence Line - Palisade Fence
 - Site Fence Line - 5m Acoustic Fence
 - Attenuation Basin
 - Proposed Ditch
 - Proposed Swale
 - Box Culvert
 - Landscaping/Planting
 - Information Identification
 - Hazard Identification



1:100	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:200	5m	10m	15m	20m	25m	30m	35m	40m	45m	50m
1:500	10m	20m	30m	40m	50m	60m	70m	80m	90m	100m
1:1000	20m	40m	60m	80m	100m	150m	200m	250m	300m	400m
1:2000	40m	80m	120m	160m	200m	300m	400m	500m	600m	800m

REV	DATE	DESCRIPTION	BY	CHKD
01	07/11/2024	Planning Red Line Boundary amended	WL	RS
0	16/10/2024	Fire Safety Plan - Original	JH	AP

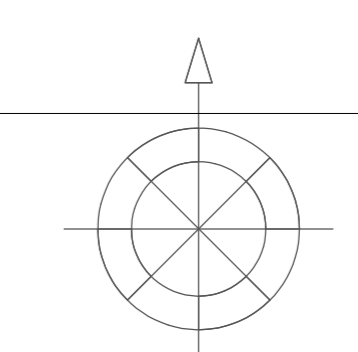
Field
 Fora Montacute Yards
 186 Shoreditch High Street
 London
 E1 6HU

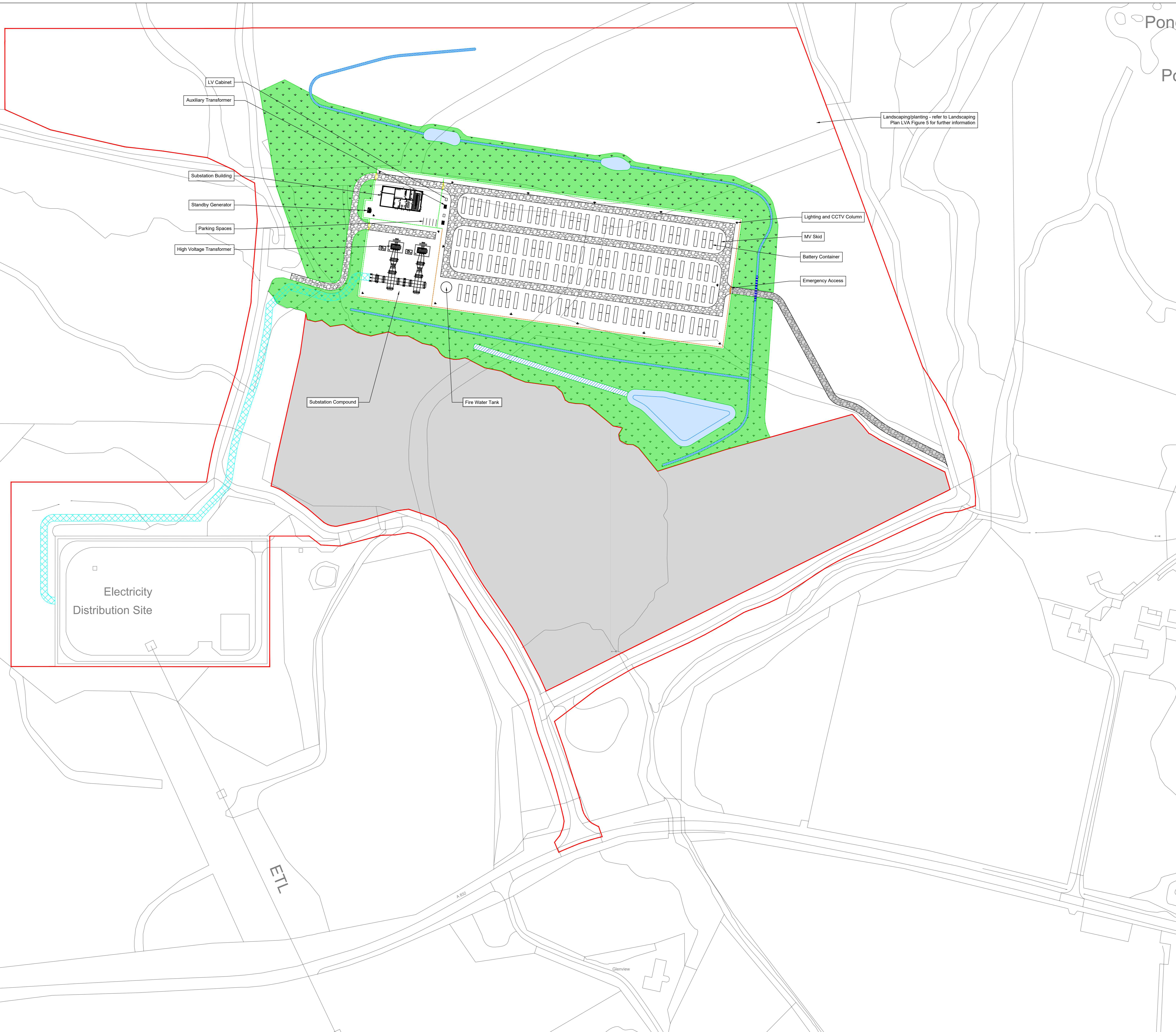
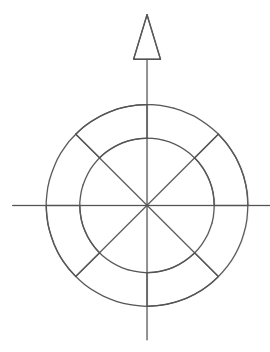
PROJECT: Corriemollie

TITLE: Fire Safety Plan

DISCIPLINE: FOR PLANNING
 DRAWING STATUS: FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:1000 @ A0	16.10.2024	JH	AP	RS
PROJECT NO.	DRAWING NO.	REV.		
BTGBCOR01	009.1	01		






- Notes**
- All dimensions are shown in metres unless noted otherwise.
 - Do not scale from this drawing.
 - The site layout is indicative only and is likely to change as information becomes available.
- Legend**
- Planning Boundary
 - Area Excluded From Planning Boundary
 - Access Track
 - Access Track - Secondary Access for Emergency Use Only
 - Site Fence Line - Palisade Fence
 - Site Fence Line - 5m Acoustic Fence
 - Access Gate - Palisade Fence
 - Access Gate - Acoustic Fence
 - Attenuation Basin
 - Ditch
 - Swale
 - Box Culvert
 - Indicative Cable Route
 - Landscaping/Planting

1:500	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
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1:200	5m	10m	15m	20m	25m	30m	35m	40m	45m	50m
1:100	10m	20m	30m	40m	50m	60m	70m	80m	90m	100m
1:500	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:200	5m	10m	15m	20m	25m	30m	35m	40m	45m	50m
1:100	10m	20m	30m	40m	50m	60m	70m	80m	90m	100m

REV	DATE	DESCRIPTION	BY	CHKD
4	11.03.2026	Landscaping/Planting area amended	WL	EG
3	26.02.2025	Minor amendment to landscaping/Planting area	JH	JH
2	27.01.2025	Fire water tank added. Minor BESS compound layout amendments	JH	ED
1	06.11.2024	Planning boundary amended	WL	RS
0	08.10.2024	Indicative Site Layout Plan - Original	JH	AP



Field
 Fora Montacute Yards
 186 Shoreditch High Street
 London
 E1 6HU

PROJECT: Corriemollie

TITLE: Indicative Site Layout Plan

DISCIPLINE: FOR PLANNING
 DRAWING STATUS: FOR PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:1000 @A0	08.10.2024	JH	AP	RS
PROJECT NO.	DRAWING NO.		REV.	
BTGBCOR01	001.1		04	

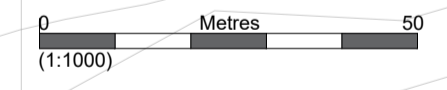
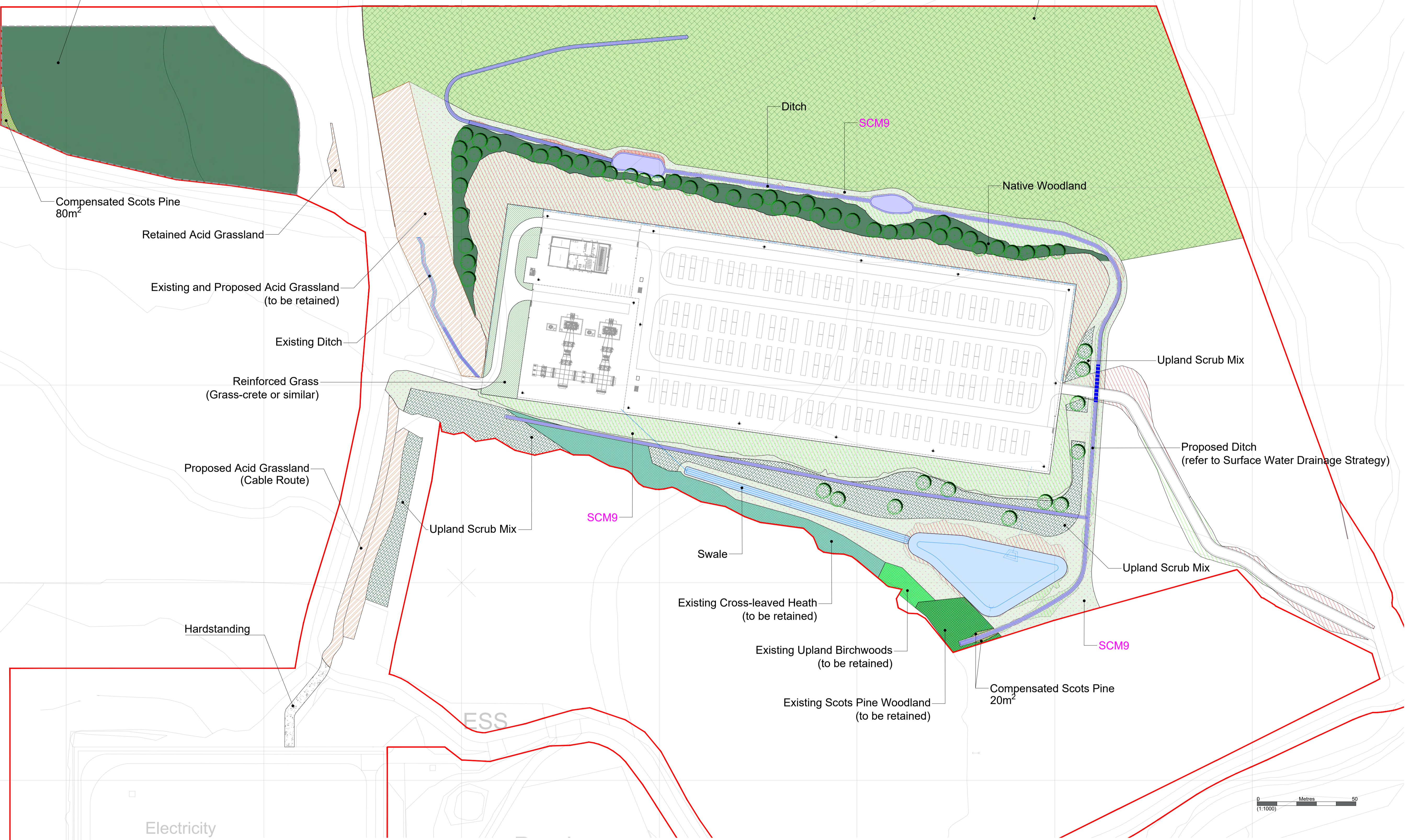


Native Woodland
(Temporary Construction Compound)

Commercial Forestry Operations

KEY

- Site Boundary
- Temporary Construction Compound
- Existing Scots Pine Woodland
- Existing Upland Birchwoods
- Existing Wet Heathland with Cross-leaved Heath
- Existing, Retained & Proposed Acid Grassland
- Existing Commercial Forestry Operations Retained / Ongoing
- Proposed Native Woodland
- Compensated Scots Pine
- Proposed Upland Scrub Mix
- Native Broadleaved Tree
- Species-rich Acid Grassland 'Highland Grassland Mix (SCM9) by Scotia Seeds, or similar'
- Reinforced Grass (Grass-crete or similar)
- SuDs Basin
- Site Grading - Cut
- Site Grading - Fill
- Proposed Upland Heath
- Hardstanding



Upland Scrub Mix (at 2m centres, groups of 7-9no. same species)

% mix	Species	Size (cm)	Grown
50	Ulex europeas (Gorse)	15-30	Cell
20	Betula pubescens (Downy Birch)	60-80	B 1+1
20	Betula pendula (Silver Birch)	60-80	B 1+1
10	Sorbus aucuparia (Rowan)	60-80	B 1+1

Gorse Scrub Mix (at 2m centres, groups of 7-9no. same species)

% mix	Species	Size (cm)	Grown
60	Ulex europeas (Gorse)	15-30	Cell
25	Cytisus scoparius (Broom)	15-30	Cell
10	Sorbus aucuparia (Rowan)	60-80	B 1+1
5	Betula pubescens (Downy Birch)	60-80	B 1+1

Species-rich Acid Grassland

Seed Mix	Description	Sowing rate
SCM9	Highland Grassland Mix (SCM9) by Scotia Seeds, or similar	3g / m ²

Native Broadleaved Trees - 'Standard'

Species	Form	Size (cm)	Grown
Sorbus aucuparia (Rowan)	175 clear stem, 8-10 girth	250-300	BR
Betula pubescens (Downy Birch)	175 clear stem, 8-10 girth	250-300	BR
Betula pendula (Silver Birch)	175 clear stem, 8-10 girth	250-300	BR

Native Woodland (at 1.8m centres, groups of 5-7no. same species)

% mix	Species	Form	Size (cm)	Grown
40	Betula pubescens (Downy Birch)	Transplant	60-80	B 1+1
40	Betula pendula (Silver Birch)	Transplant	60-80	B 1+1
10	Sorbus aucuparia (Rowan)	Transplant	60-80	B 1+1
10	Pinus sylvestris (Scots Pine)	Transplant	30-40	B 1+2

Notes: Planting Approach

All areas to be planted to be thoroughly cultivated to a minimum depth of at least 300mm, and graded to smooth falls. No cultivation should take place in wet / waterlogged conditions or within the RPAs of existing trees. Subsequent planting shall be undertaken at first available planting season (Oct - March for bare root plants).

Native Broadleaved Tree Standards to be planted in individual pits (850 x 850 x 450mm), supported via single 75mm dia untreated softwood stake, 1.5m length, and protected via rabbit guard.

Native Woodland, Upland Scrub Mix & Gorse Scrub Mix to be planted in groups of 5 - 7 and 7-9 respectively of the same species. Transplants to be notch planted into a T-shaped opening of sufficient size for the roots to fully spread out. Container-grown plants to be pi-planted to size. All plants to be held by cane and protected via rabbit guard. Following the completion of planting, apply a 50mm layer of bark mulch around the base of each plant.

Post and wire fencing with mesh to be provided around planting areas to protect establishing trees and shrubs from livestock.

For Species-rich Acid Grassland, prior to sowing, the ground shall be cultivated to a minimum depth of 50mm, reducing upper soil to fine tilth. Sowing to be undertaken at first available season in Spring (March to May), or Autumn (Aug to Sept). Seed to be sown at 3g / m².

For long-term maintenance and aftercare, refer to maintenance schedule within the separate Landscape Management Plan.

- 13/03/26 Rev N. Planting north of compound changed to forestry & woodland, cable route updated.
- 04/12/25 Rev M. Planting along cable route amended
- 03/12/25 Rev L. Planting along cable route amended
- 10/11/25 Rev K. Added hardstanding along the cable route
- 05/11/25 Rev J. Added proposed Scots pine on the western corner of the compound and acid grassland along the cable route
- 10/10/25 Rev I. Revised planting around Temporary Compound and northern site area
- 06/10/25 Rev H. Additional areas of upland scrub
- 06/11/24 Rev G. Update RLB
- 04/11/24 Rev F. Additional proposed ditch
- 30/10/24 Rev E. Site boundary update
- 28/10/24 Rev D. Amended track layout
- 25/10/24 Rev C. Increased heath and grassland areas
- 10/10/24 Rev B. Retain existing habitat along southern edge of Site. Amend grassland mix & tree spcs
- 26/09/24 Rev A. Update site layout & scrub planting to north

Suite 4.01, West Regent Street,
Glasgow, G2 2QD Tel: 0141 429 2999
info@tgp.uk.com/www.tgp.uk.com
Also in Edinburgh & Newcastle

Project Corriemoullie BESS			
Title Landscape Plan LVA Figure 5			
Date 02/09/24	Scale 1:1000 @ A1	Drawn OM/AK	Checked NH
Job 2211	Suitability -	No. L01	Issue -
LI WORKSTAGE: 0/1	2	3	4 5 6
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DISCLAIMER:
Do not scale from this drawing.
All dimensions to be verified on site prior to commencement of works.
Drawing to be read in conjunction with related TGP drawings, consultants drawings and any other relevant information.
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